

LAKEWOOD INTERIM LIBRARY

08/04/23





SITE BID SET

COVERSHEET

08/04/2023

SITE BID SET **G000**

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BUILDINGWORK LAKEWOOD INTERIM

architecture design preservation

159 western avenue west, suite 486

seattle, washington 98119 office 206 775-8668

www.buildingwork.design

PROJECT

LIBRARY

LOCATION

PREPARED FOR

ARCHITECT STAMP

REGISTERE ARCHITECT

THEW C. AAL

PIERCE COUNTY

LIBRARY SYSTEM

10202 Gravelly Lake Dr SW

Lakewood WA 98499

ABBREVIATIONS

@ Ø		EXIST	EXISTING
Ø #	DIAMETER OR ROUND POUND OR NUMBER	EXP EXPAN	EXPOSED EXPANSION
		EXT	EXTERIOR
AB	ANCHOR BOLT		
ABE	AVERAGE BUILDING ELEVATION	FAB	FABRICATED
ABV ACT	ABOVE ACOUSTIC TILE	FB FD	FLUSH BEAM FLOOR DRAIN
ACW	AUMINUM-CLAD WOOD	FE	FIRE EXTINGUISHER
AD	AREA DRAIN	FF	FINISH FLOOR/
ADJ	ADJUSTABLE, ADJACENT		FACTORY FINISHED
AFF AHJ	ABOVE FINISH FLOOR AUTHORITY HAVING	FG FP	FINISH GRADE FACTORY PRIME PAINTED
АПЈ	JURISDICTION	FP FS	FEDERAL SPECIFICATION
AHU	AIR HANDLING UNIT	FEC	FE CABINET
ALT	ALTERNATE	FIN	FINISH(ED)
ALUM/AL AP		FLASH	FLASHING FLEXIBLE
AP APPD	ACCESS PANEL APPROVED	FLEX FLR	FLEXIBLE
APPROX	-	FOC	FACE OF CONCRETE
ARCH	ARCHITECTURAL	FOF	FACE OF FINISH
ASF	ABOVE SUBFLOOR	FOIC	FURNISHED BY OWNER,
AVG	AVERAGE	FOM	INSTALLED BY CONTRACTOR FACE OF MASONRY
BAL	BALANCING	FOS	FACE OF STUD
BD	BOARD	FP	FIREPROOF
BE	BATH FAN EXHAUST	FPHB	FROST PROOF HOSE BIB
BEL	BELOW	FRM	FRAMING FIBERGLASS REINFORCED
BEY BLDG	BEYOND BUILDING	FRP	PANEL
BLK	BLOCK, BLOCKING	FRDT	FIRE RETARDANT
BM	BENCH MARK	FRZR	FREEZER
BO	BOTTOM OF	FS	FULL SIZE
BOT PDK MTI	BOTTOM BRAKE METAL	FSD FT	FIRE SEPARATION DISTANCE FOOT OR FEET
BRK MIL	BETWEEN	FTG	FOOTING
C to C	CENTER TO CENTER	GA	GAUGE
CAB	CABINET	GAL	GALLON
CAP CG	CAPACITY CORNER GUARD	GALV GEN	GALVANIZED GENERAL
CHT	BABY CHANGING TABLE	GFI	GROUND FAULT INTERRUPTER
CIP	CAST-IN-PLACE	GFRC	GLASS FIBER REINFORCED
CJ	CONTROL JOINT		CONCRETE
CL	CENTERLINE	GL	GLASS
CLG CLKG	CEILING CAULKING	GND GOVT	GROUND GOVERNMENT
CLO	CLOSET	GR	GRADE
CLR	CLEAR	GSM	GALVANIZED SHEET METAL
CMU	CONCRETE MASONRY UNIT	GWB	GYPSUM WALL BOARD
COL CONC	COLUMN CONCRETE	GYP	GYPSUM
COND	CONDITION	НВ	HOSE BIB
CONN	CONNECTION	HC	HANDICAP/HOLLOW CORE
CONST	CONSTRUCTION	HD	HEAD/HEAVY DUTY
CONT	CONTINUOUS	HDWD	HARDWOOD
CONTR CORR	CONTRACTOR CORRIDOR/CORRUGATED	HDR HE	HEADER HOOD FAN EXHAUST
CPT		HM	
СТ	CERAMIC TILE	HOL	HOLLOW
CTR		HOR/	
	CUSTOM CLEAR WALL PANEL	HORIZ	
CWP	CLEAR WALL PANEL	HP HR	HIGH POINT HOUR
D	DEEP (DIM)/DRYER	НТ	
DE	DRYER EXHAUST	HWH	HOT WATER HEATER
	DEPARTMENT		
DET/DTL		IBC ID	
DF DIA	DRINKING FOUNTAIN DIAMETER	ID IN	INSIDE DIAMETER
DIAG		INCL	
DICA	DRILLED-IN CONC ANCHOR	INCR	
DIM	DIMENSION	INSUL	
DIR DIV	DIRECTION DIVISION	INT INTM	
DN	DOWN	INTUM	
DP	DAMPROOFING	INV	INVERT
DO	DITTO		
DOM DR	DOMESTIC	JST JT	JOIST
DR DS	DOOR DOWNSPOUT (EXTERIOR)	JI	JOINT
DW	DISHWASHER	L	LONG/LENGTH
DWG	DRAWING	LAM	LAMINATE
(E) E	EXISTING EAST		LAUNDRY FAN EXHAUST
E EA	EACH	LH LIN	LEFT HAND LINEAR/LINEAL
EL	ELEVATION	LOCN	LOCATION
ELEV		LP	LOW POINT
ELEC		LT	LIGHT
EMER EMR	EMERGENCY ELEVATOR MACHINE ROOM	LTG LVL	LIGHTING LEVEL
EMR	EQUAL	LV L	
EQJ		MATL	MATERIAL
EQPT		MAX	MAXIMUM
EPL	EMERGENCY PATHWAY LIGHTING	MC MDE	MEDICINE CABINET
EST EW	ESTIMATE; ESTIMATED EACH WAY	MDF MECH	
EXC	EXCAVATED	MEMB	
EXH	EXHAUST	MFR	MANUFACTURER

MIN	MINIMUM	STD	STANDARD/STUD
MISC	MISCELLANEOUS	STIFF	STIFFENER
MLDG	MOLDING	STL	STEEL
MO	MASONRY OPENING	STOR	STORAGE
MTD MET/MTL	MOUNTED METAL	STFNT STRUCT	STOREFRONT STRUCTURAL
		SUB	SUBSTITUTE
Ν	NORTH	SUSP	SUSPENDED
(N)	NEW	SYM	SYMMETRICAL
NEG	NEGATIVE	SYS	SYSTEM
NIC NO or #	NOT IN CONTRACT NUMBER	т	TOP/TREAD/TOILET
NO 01 #	NOMINAL	T&G	TONGUE&GROOVE
NTS	NOT TO SCALE	T-STAT	THERMOSTAT
		тс	TOP OF CURB
OA	OVERALL	TD	TRENCH DRAIN
00	ON CENTER	TEL	TELEPHONE
OD OFD	OUTSIDE DIAMETER OVERFLOW DRAIN	TEMP	TEMPORARY/TEMP TEMPERED
OH	OPPOSITE HAND/OVERHEAD	тнк	THICK(NESS)
OHW	ORDINARY HIGH WATER	THRU	THROUGH
OPNG	OPENING	ТО	TOP OF
OPP	OPPOSITE	TOC	TOP OF CONCRETE
OVHD	OVERHEAD	Tou	TOP OF CURB
OWSJ OZ	OPEN-WEB STEEL JOIST OUNCE	TOIL TOP	TOILET TOPPING/TOP OF PI
02	OUNCE	IUP	TOP OF PARAPET
(P)	PROPOSED	TOSF	TOP OF SUBFLOOR
PAR	PARALLEL	TOW	TOP OF WALL
PART	PARTITION	TP	TOP OF PAVEMENT
PC	PRECAST	TRANSL	TRANSLUCENT
PERF PERP	PERFORATED PERPENDICULAR	TRTD TV	
PERP	PARKING	TWP	TELEVISION TRANSLUCENT WAL
PL	PLATE/PROPERTY LINE/PLASTIC	TYP	TYPICAL
PLAM	PLASTIC LAMINATE		
PLYWD/		UL	UNDERWRITERS' LA
PLY	PLYWOOD	UNFIN	UNFINISHED
PNL	PANEL	UNO	UNLESS NOTED OTH
PNT POL	PAINT(ED) POLISH/POLISHED	VAP	VAPOR BARRIER
PPL	POLISHED PLATE	VAF	VARIES/VARIABLE
PR	PAIR	VB	VINYL BASE
PREFAB	PREFABRICATE(D)	VCT	VINYL COMPOSITIO
PRELIM	PRELIMINARY	VENT	VENTILATION
PROJ	PROJECT/PROJECTION	VERT	VERTICAL
PROP PSI	PROPERTY POUNDS PER SQUARE INCH	VEST VFY	VESTIBULE VERIFY
PT	POINT/POINT OF TANGENCY	VIF	VERIFY IN FIELD
	PRESSURE TREATED	VG	VERTICAL GRAIN
PTD	FIELD PAINTED	VOC	VOLATILE ORGANIC
	(NOT FACTORY FINISHED)	VOL	VOLUME
PTN	PARTITION	VS	VINYL SHEET/SHEE
QTR	QUARTER	VTR	
QTY	QUANTITY	W	WEST/WIDE/WASHE
		W/	WITH
R	RISER/RADIUS/RESISTANCE	W/O	WITHOUT
RB	RUBBER BASE	WAIN	WAINSCOT
RD REC	ROOF DRAIN RECEIVE	WC WD	WATER CLOSET WOOD
REC	REFERENCE	WDW	WINDOW
REFR	REFRIGERATOR	WSEC	WASH. STATE ENER
REINF	REINFORCED	WGL	WIRE GLASS
REQD	REQUIRED	WH	WALL HUNG
RET		WIND	WINDOW
REV RF	REVERSE/REVISED/REVISION	WP	WATERPROOF(ING) WATER REPELLENT
RFG	ROOF ROOFING	WR WRB	WATER REPELLENT WEATHER RESISTAN
RH	RIGHT HAND	WS	WEATHERSTRIP
RIGID	RIGID INSULATION	WT	WEIGHT
RL	RAIN LEADER (INTERIOR)	WWM	WELDED WIRE MESH
RM	ROOM		
RND		YD	YARD DRAIN
R/O RO	RANGE/OVEN ROUGH OPENING		
RUB	RUBBER		
RWL	RAINWATER LEADER (INDOORS)		
S	SOUTH		
SALV SAM	SALVAGE (D) SELF-ADHESIVE MEMBRANE		
SBC	IBC w/ SEATTLE AMENDMENTS		
SC	SOLID CORE		
SCHED	SCHEDULE		
SD	SMOKE DETECTOR		
SECT	SECTION		
SF SH	SQUARE FEET SHELF		
SH SHT	SHELF SHEET		
SHTG	SHEATHING		
SID	SIDING		
SIM	SIMILAR		
SL	SLOPE		
SLNT SPEC	SEALANT SPECIFICATIONS		
SPEC	SPECIFICATIONS SPORT FLOORING (RUBBER)		
SQ	SQUARE		
SST	STAINLESS STEEL		
STC	SOUND TRANSMISSION CLASS		

SOUND TRANSMISSION CLASS

	GRAPHI	<u>C SYN</u>	/ BOLS	PROJECT DATA		DIREC
ARD/STUD			DETAIL INDICATOR	PROJECT LOCATION:		<u>TENANT</u>
IER			DETAIL NUMBER SHEET NUMBER	10202 Gravelly Lake Dr SW Lakewood, WA 98499		PIERCE COU 3005 112TH
ν Γ			SHEET NUMBER			TACOMA, W
E RONT	•			PROJECT SUMMARY	S SITE PREPARATION AND DEVELOPMENT	CHRISTINA
URAL			ELEVATION INDICATOR		ARCEL LOCATED AT THE SOUTHWEST	T: 253 548-3
TUTE			DETAIL NUMBER	• •	RIVE SOUTHWEST AND ALFARETTA STREET	E: cneville-n
IDED		<i>?</i>	SHEET NUMBER		KEWOOD, WASHINGTON. SCOPE INCLUDES,	
TRICAL					NG UTILITIES TO THE BUILDING SITE FROM AVING, LANDSCAPING, RIGHT OF WAY	<u>PROPERTY</u> BETA - LAKI
1	1				R IS RESPONSIBLE FOR THE CONSTRUCTION	18827 BOTH
	XX	\mathbf{X}	RM ELEVATION INDICATOR		ID UTILITY STUBS TO SUPPORT A NEW	BOTHELL, W
EAD/TOILET/TEMPERED	$4 \overbrace{AXX}^{\wedge \wedge}$				DING. SITE FINISH ELEMENTS INCLUDE A	
E&GROOVE		/ _	SHEET NUMBER ELEVATION		ASSOCIATED STAIRS, RAMPS, RAILINGS, AND A AND TRASH ENCLOSURE, AND SITE	ARCHITECT
OSTAT	3				EDULE FOR WORK IS TO BE COMPLETED	BUILDINGW 159 WESTE
CURB					HAT IS PROVIDING AND INSTALLING THE	SEATTLE, W
				PREFABRICATED LIBRARY UNITS	S.	MICHELE H
ONE	A		LAYOUT GRID			T: 206 775-8
RARY/TEMPERATURE/			LATOUT GRID	LEGAL DESCRIPTION		E: michele@
ERED					LAKE STEILACOOM PARK, ACCORDING TO DF PLATS AT PAGE 103, IN PIERCE COUNTY,	
NESS)				WASHINGTON.		CIVIL ENGIN
θH		<u>x x</u>	PARTITION LABEL			CRW ENGIN 14900 INTE
CONCRETE	•		SEE PARTITION SCHEDULE FOR	PIERCE COUNTY ASSESSOR'S P 5030002011	ARCEL NUMBERS	SEATTLE, W
OF CURB			EXPLANATION	BLA TO COMBINE INTO (1) PARC	CEL IS IN PROGRESS	ALMA ABAZ
						T: 206 674-4
G/TOP OF PLATE	•	-XX>	EXTERIOR WALL TYPE LABEL	CODES		E: aabaza@
F PARAPET				2018 INTERNATIONAL BOILDING	G CODE WITH LAKEWOOD AMENDMENTS IICAL CODE WITH LAKEWOOD	
SUBFLOOR		207		AMENDMENTS		
WALL	0	XX	HORIZONTAL ASSEMBLY LABEL	NATIONAL ELECTRICAL CODE W		HERRERA 2200 SIXTH
PAVEMENT				INTERNATIONAL FIRE CODE WIT	FH LAKEWOOD AMENDMENTS RGY CODE WITH LAKEWOOD AMENDMENTS	SEATTLE, W
UCENT				ICC/ANSI A117.1-2009	NOT CODE WITT EAREWOOD AMENDMENTS	RANDALL T
D		· · · ·	- CENTERLINE			T: 206 441-9
SION				OCCUPANCY A-3 & B		E: rtaylor@h
UCENT WALL PANEL				A G G D		MEQUANIO
-			- GRID LINE	CONSTRUCTION TYPE		
VRITERS' LABORATORY				ASSUMED VB		CRW ENGIN 14900 INTE
HED	<u>-</u> <u></u>		- PROPERTY LINE	FIRE SPRINKLER		SEATTLE, W
NOTED OTHERWISE					LERS THROUGHOUT IN ACCORDANCE WITH	JENNIFER F
				NFPA 13 AND IBC / IFC WITH LA	KEWOOD AMENDMENTS	T: 206 674-4
BARRIER			- OVERHEAD LINE	EASEMENTS:		E: jparkhurs
VARIABLE				NO RECORDED EASEMENTS		ELECTRICA
ASE						CRW ENGIN
OMPOSITION TILE		A-1			CONC WALL (PLAN)	14900 INTE
ATION			SEE PARTITION SCHEDULE FOR EXPLANATION		CONC WALL OR FLOOR (SECTION)	SEATTLE, W
AL .						IAN HOFMA
JLE				$\begin{array}{cccccccccccccccccccccccccccccccccccc$		T: 206 674-4
		— 122.5'	SPOT ELEVATION		CONCRETE (DETAILS)	E: ihofmann
	é					PREFABRIC
						MODERN BL
E ORGANIC COMPOUNDS			BUILDING SECTION		GWB (DETAILS)	1550 THOR
- HEET/SHEET VINYL	XX	∕∕	DETAIL NUMBER			PACIFIC, WA
HROUGH ROOF			SHEET NUMBER			RICK NEIL
		/			BATT INSULATION (DETAILS)	T: 253-863-8
VIDE/WASHER						E: RNEIL@N
	•			+++++++++++++++++++++++++++++++++++++++		
IT		>	WALL SECTION DETAIL NUMBER		RIGID INSULATION (DETAILS)	
OT	$\frac{XX}{AXX}$		SHEET NUMBER			
CLOSET				VICINIT	Y MAP	
N	FE					The Frederick
STATE ENERGY CODE			FIRE EXTINGUISHER	and the second second	States of the second se	100TH ST
ASS			ON WALL HOOK	1005		
UNG						VE DE
				P. 1. 19		
PROOF(ING) MEMBRANE	FEC	 ;	FIRE EXTINGUISHER CABINET SURFACE AND RECESSED	计和中心中 正 显		5
REPELLENT ER RESISTANT BARRIER						7 41
ER RESISTANT BARRIER						
		\sim	EXIT SIGNS (OVERHEAD)	a de la		
WIRE MESH	V € V	${\color{black}}$	BLACK QUADRANTS INDICATE LIGHTED S	SIDES	AI FARE	ETTA ST SW
			ARROWS SHOW DIRECTION ARROWS	Barrey Walt		
RAIN						34

 $\left[12\right]$

 $\langle 12 \rangle$

CMU WALL (PLAN & SECTION)

FRAMED WALL OR FLOOR (SECTION)

EXIT SIGNS (WALL MTD)

WINDOW NUMBER

LOUVER NUMBER

FRAMED WALL (PLAN)

ARROWS SHOW DIRECTION ARROWS

BLACK QUADRANTS INDICATE LIGHTED SIDES

BRICK WALL (PLAN & SECTION)



8/04/23

IRECTORY

ERCE COUNTY LIBRARY SYSTEM 05 112TH ST E COMA, WA 98446 IRISTINA NEVILLE-NEIL 253 548-3300 cneville-niel@piercecountylibrary.org OPERTY OWNER ETA - LAKEWOOD LLC 3827 BOTHELL WAY NE, SUITE 110 THELL, WA 98011 CHITECT (PRIMARY CONTACT) ILDINGWORK 9 WESTERN AVE W, SUITE 486 ATTLE, WA 98119 CHELE HILL 206 775-8670 michele@buildingwork.design

VIL ENGINEER

RW ENGINEERING GROUP 1900 INTERURBAN AVE S, SUITE 271 ATTLE, WA 98168 _MA ABAZA 206 674-4640 aabaza@crweng.com

NDSCAPE ARCHITECT

RRERA 200 SIXTH AVE ATTLE, WA 98121 ANDALL TAYLOR 206 441-9080 rtaylor@herrerainc.com

ECHANICAL/PLUMBING ENGINEER

W ENGINEERING GROUP 900 INTERURBAN AVE S, SUITE 271 ATTLE, WA 98168 NNIFER PARKHURST 206 674-4640 jparkhurst@crweng.com

ECTRICAL ENGINEER

RW ENGINEERING GROUP 1900 INTERURBAN AVE S, SUITE 271 ATTLE, WA 98168 N HOFMANN 206 674-4640 hofmann@crweng.com

EFABRICATED BUILDING SUPPLIER

DDERN BUILDING SYSTEMS 50 THORNTON AVE SW CIFIC, WA 98047

CK NEIL 253-863-8863

RNEIL@MODERNBUILDINGSYSTEMS.COM

HSTS

PROJECT SITE

S1.1

LIGHTIN

S1.1

PHOTOMETRIC PLAN

DRAWING INDEX GENERAL: G000 COVERSHEET G001 GENERAL INFORMATION SURVEY: ALTA/NPS LAND TITLE SURVEY ALTA/NPS LAND TITLE SURVEY RECORD OF SURVEY FOR BLA <u>CIVIL:</u> C100 COVER SHEET C101 LEGEND, ABBREVIATIONS & GENERAL NOTES C102 DEMOLITION PLAN C103 SITE PLAN C103 SITE PLAN GRADING, EROSION, AND SEDIMENT CONTROL C201 PLAN - EAST C202 GRADING, EROSION, AND SEDIMENT CONTROL PLAN - WEST GRADING, EROSION, AND SEDIMENT CONTROL C203 PLAN - SECTION AND NOTES C301 UTILITY PLAN WATER PLAN & PROFILE - DOMESTIC WATER C302 C303 WATER PLAN & PROFILE - FIRE SERVICE C304 SEWER PLAN AND PROFILE C305 STORM PLAN AND PROFILE C305 STORM PLAN AND PROFILE C306 STORM PLAN AND PROFILE C307 STORM PLAN AND PROFILE C401 CONSTRUCTION DETAILS C402 CONSTRUCTION DETAILS C403 CONSTRUCTION DETAILS LANDSCAPE:

L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN AND DETAILS
L103	LANDSCAPE DETAILS
L201	IRRIGATION PLAN
L202	IRRIGATION DETAILS
L301	RETENTION PLAN
L302	RETENTION PLAN

302	RETENTION PLAN
RCHITEC	τιβαι
	TORAL
S000	ARCHITECTURAL SITE PLAN
S450	PLAZA ENLARGED PLAN
S451	LOADING DOCK ENLARGED PLAN
S460	ENTRY PLAZA DETAILS
S461	PLAZA & LOADING DOCK DETAILS
S462	CONCRETE POLE DETAILS

ITEC	TURAL:
D	ARCHITECTURAL SITE PLAN
D	PLAZA ENLARGED PLAN
1	LOADING DOCK ENLARGED PLAN
C	ENTRY PLAZA DETAILS
1	PLAZA & LOADING DOCK DETAILS
2	CONCRETE POLE DETAILS
CTU	RAL

ARCHITECTURAL SITE PLAN
PLAZA ENLARGED PLAN
LOADING DOCK ENLARGED PLAN
ENTRY PLAZA DETAILS
PLAZA & LOADING DOCK DETAILS
CONCRETE POLE DETAILS
URAL
FOUNDATION PLAN

STRUC

	ENTRY PLAZA DETAILS
	PLAZA & LOADING DOCK DETAILS
	CONCRETE POLE DETAILS
R/	<u>AL</u> FOUNDATION PLAN
	FOUNDATION DETAILS

<u>G:</u>	
	LIGHTING CONTROL
	ΡΗΟΤΟΜΕΤΡΙΟ ΡΙ ΔΝ

GENERAL INFORMATION

08/04/2023

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159 western avenue west, suite 486 seattle, washington 98119 office 206 775-8668

architecture

preservation

design

www.buildingwork.design

PROJECT LAKEWOOD INTERIM LIBRARY

LOCATION 10202 Gravelly Lake Dr SW Lakewood WA 98499

PREPARED FOR **PIERCE COUNTY** LIBRARY SYSTEM

DATE

NAME

REVISION

ARCHITECT STAMP





<u>P</u>	ROPERTY LEGAL DESCRIPTION:	TABL	E A NOTES
тп	ED ON "EXHIBIT A" OF AN ALTA COMMITMENT FOR TITLE INSURANCE FROM FIRST AMERICAN E COMPANY, COMMITMENT NO. NCS—1108912—WA1. THE DATE AND TIME OF THE COMMITMENT JANUARY 10, 2022 AT 7:30 A.M.	1.	PROPERTY CORNER OFF CORNER OF THE SUBJE HAVE BEEN PLACED AS
	S 1, 2, 9 AND 10, BLOCK 13, LAKE STEILACOOM PARK, ACCORDING TO PLAT RECORDED IN .UME 4 OF PLATS AT PAGE 103, IN PIERCE COUNTY, WASHINGTON.	2.	PROPERTY ADDRESSES: APN5030002000 - N0 APN5030002010 - 631
_	PECIAL EXCEPTIONS: ED ON "SCHEDULE B SECTION TO, SPECIAL EXCEPTIONS" OF AN ALTA COMMITMENT FOR TITLE		APN5030001890 - 102 APN5030001900 - 102 APN5030001900 - 102
INS	URANCE FROM FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. NCS-1108912-WA1. THE E AND TIME OF THE COMMITMENT IS JANUARY 10, 2022 AT 7:30 A.M.	3.	THE FLOOD ZONE CLAS SUBJECT PROPERTY IS
* 9.	LIEN OF REAL ESTATE EXCISE TAX UPON SALE OF SAID PREMISES, OR TRANSFER OF A CONTROLLING INTEREST, IF UNPAID. AS OF THE DATE HEREIN, THE EXCISE TAX RATES ARE AS FOLLOWS: LEVY/AREA CODE:760 STATE EXCISE TAX FOR REAL PROPERTY CLASSIFIED AS		DETERMINED TO BE OUT CHANCE FLOODPLAIN" E NUMBER 53053C0292E, OF MARCH 7, 2017.
	TIMBERLAND (RCW 84.34 OR RCW 84.33) OR AGRICULTURAL LAND (RCW 84.34.020): 1.28% OF THE SELLING PRICE ALL OTHER STATE EXCISE TAX: 1.10% OF THE SELLING PRICE LESS THAN OR EQUAL TO \$500,000.00 1.28% OF THE SELLING PRICE FROM \$500,000.01 TO \$1,500,000.00 2.75% OF THE SELLING PRICE FROM \$1,500,000.01 TO \$3,000,000.00 2.00% OF THE SELLING PRICE FROM \$1,500,000.01 TO \$3,000,000.00	4.	THE GROSS LAND AREA DESCRIBED HEREIN IS 4 MORE-OR-LESS.
	3.00% OF THE SELLING PRICE OVER \$3,000,000.00 LOCAL EXCISE TAX FOR LAKEWOOD .50% OF THE SELLING PRICE IN ADDITIONAL TO EXCISE TAX DUE, A FEE OF \$5.00 WILL BE CHARGED ON ALL TAXABLE TRANSACTIONS (\$10.00 ON ALL EXEMPT TRANSACTIONS)	8.	VISIBLE SUBSTANTIAL FE SUBJECT PARCEL AND & BEEN SURVEYED AND S
* 10.	GENERAL TAXES FOR THE YEAR 2022, IN AN AMOUNT NOT YET AVAILABLE, WHICH CANNOT BE PAID UNTIL FEBRUARY 15, 2022. TAX ACCOUNT NO.: 503000–189–0 NOTE: TAXES AND CHARGES FOR 2021 WERE PAID IN FULL IN THE AMOUNT OF \$ 1,469.65. (AFFECTS PORTION OF LOT 1)	11(a)(b)	UNDERGROUND UTILITIES MARKS PROVIDED A PRI UNDERGROUND UTILITY
* 11.			WITH PUBLICLY AVAILABI OTHER MAPS OR PLANS CLIENT.
* 12.	BE PAID UNTIL FEBRUARY15, 2022. TAX ACCOUNT NO.: 503000–192–0 NOTE: TAXES AND	13	NAMES OF ADJACENT P BEEN PROVIDED HEREOI COUNTY ASSESSOR.
* 13.	BE PAID UNTIL FEBRUARY 15, 2022. TAX ACCOUNT NO.: 503000-200-0 NOTE: TAXES AND	14	THE NORTHEAST CORNE LIES AT THE INTERSECT SW AND ALFARETTA STR
* 14.	BE PAID UNTIL FEBRUARY15, 2022. TAX ACCOUNT NO.: 503000–201–0 NOTE: TAXES AND	18.	NO PLOTTABLE OFFSITE THE REPRESENTING TITL
* 15.	CHARGES FOR 2021 WERE PAID IN FULL IN THE AMOUNT OF \$2,152.12. (AFFECTS LOT 10) POTENTIAL CHARGES, FOR THE KING COUNTY SEWAGE TREATMENT CAPACITY CHARGE, AS AUTHORIZED UNDER RCW 35.58 AND KING COUNTY CODE 28.84.050. SAID CHARGES COULD APPLY FOR ANY PROPERTY THAT CONNECTED TO THE KING COUNTY SEWER SERVICE AREA ON OR AFTER FEBRUARY 1, 1990. NOTE: PROPERTIES LOCATED IN SNOHOMISH COUNTY AND PIERCE COUNTY MAY BE SUBJECT TO THE KING COUNTY SEWAGE TREATMENT CAPACITY CHARGES. TO VERIFY CHARGES		
* 16.	CONTACT: (206) 296–1450 OR CAPCHARGEESCROW@KINGCOUNTY.GOV. A CERTIFICATE OF GOOD STANDING FROM THE STATE OF PENNSYLVANIA FOR CHEVRON U.S.A. INC., A PENNSYLVANIA CORPORATION, SHOULD BE SUBMITTED PRIOR TO CLOSING, TOGETHER WITH EVIDENCE OF THE AUTHORITY OF THE OFFICERS THEREOF TO EXECUTE THE FORTHCOMING INSTRUMENT.		
* 17.	TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF THE PARTNERSHIP AGREEMENT OF BETA HOLDINGS, LP, A WASHINGTON LIMITED PARTNERSHIP. A COPY OF THE CERTIFICATE OF AGREEMENT AND ALL AMENDMENTS WHICH ARE PROPERLY FILED WITH THE SECRETARY OF STATE MUST BE SUBMITTED PRIOR TO CLOSING. ANY CONVEYANCE OR ENCUMBRANCE OF THE PARTNERSHIP PROPERTY MUST BE EXECUTED BY ALL OF THE GENERAL PARTNERS.		
	NOTE: IF THE PROPOSED TRANSACTION INVOLVES A SALE OF ALL OR SUBSTANTIALLY ALL OF THE PARTNERSHIP'S ASSETS THE WRITTEN CONSENT OF ALL OF THE LIMITED PARTNERS SHOULD BE SUBMITTED, PRIOR TO CLOSING.		
* 18.	MATTERS WHICH MAY BE DISCLOSED BY A SEARCH OF THE RECORDS AGAINST THE NAME(S) OF THE GENERAL/MANAGING PARTNER(S) OF THE PARTNERSHIP NAMED BELOW, PROVIDED S AID MATTERS REPRESENT PARTNERSHIP OBLIGATIONS. PARTNERSHIP: BETA HOLDINGS, LP, A WASHINGTON LIMITED PARTNERSHIP		
* 19.	UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.		
* 20.	PRIOR TO ISSUANCE OF AN EXTENDED COVERAGE POLICY, THE COMPANY WILL REQUIRE AN OWNER'S AFFIDAVIT BE COMPLETED AND SUBMITTED TO THE COMPANY FOR APPROVAL PRIOR TO CLOSING. THE COMPANY RESERVES THE RIGHT TO MAKE ANY ADDITIONAL REQUIREMENT AS WARRANTED.		

SPECIAL EXCEPTION LEGEND:

* SPECIAL EXCEPTION (NOT PLOTTABLE)

	By	Date	Scale: 1"=30'		SECTION INDEX			
Surveyed	ЈК/ЈМ	09/2022	Date: SEPT-2022	QUARTER	SECTION	TOWNSHIP	RANGE	
Drawn	RP	09/2022	Drawing Number	SW,NW	02	19 NORTH	2 EAST W.M.	
Checked	JK	09/2022	TLS-1059-001	511,111	02			
Approved	RP	09/2022						
Accepted			Sheet1 of _2					

S IER OFFSETS TO EACH E SUBJECT PROPERTY CED AS INDICATED.

NO ADDRESS ASSIGNED
 6312 ALFAREITA ST SW
 10202 GRAVELLY LK DR
 10202 GRAVELLY LAKE DR
 10202 GRAVELLY LAKE DR

E CLASSIFICATION FOR THIS RTY IS "ZONE X, AREAS BE OUTSIDE THE 0.2% ANNUAL LAIN" BASED ON FEMA MAP 20292E, WITH AN EFFECTIVE DATE 017.

D AREA FOR THE PROPERTY IN IS 47,672 SQUARE FEET,

ITIAL FEATURES FOUND ON THE . AND ADJACENT STREETS HAVE AND SHOWN HEREON.

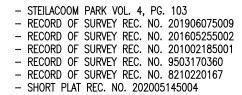
ITILITIES ARE SHOWN BASED ON A PRIVATE CONDUCTIBLE ITILITY LOCATE SERVICE COMBINED IVAILABLE AS-BUILT PLANS. NO PLANS WERE PROVIDED BY THE

CENT PROPERTY OWNERS HAVE HEREON, BASED ON THE PIERCE

CORNER OF THE SUBJECT PARCEL ERSECTION OF GRAVELLY LAKE DR ITA STREET SW.

OFFSITE EASEMENTS WERE NOTED IN ING TITLE REPORT.

REFERENCES



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS S89°07'12"E ALONG THE CENTERLINE OF ALFARETTA ST. SW BETWEEN A FOUND MONUMENT AT THE INTERSECTION OF ALFARETTA ST. SW AND GRAVELLY LAKE DR SW AND A FOUND MONUMENT AT THE INTERSECTION OF ALFARETTA ST. SW AND LEXINGTON AVE. SW.

STATISTICS

EQUIPMENT: HEMISPHERE S320 GPS AND LEICA TS12-3" ROBOTIC TOTAL STATION METHODOLOGY: FIELD TRAVERSE AND GPS MEETS OR EXCEEDS SURVEY STANDARD AS PER: WAC 332-130-050 WAC 332-130-090 WAC 332-130-100

ALL SURVEY WORK OCCURRED IN SEPTEMBER OF 2022.

HORIZONTAL DATUM

THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/11, WASHINGTON STATE PLANE SOUTH ZONE. HORIZONTAL DATUM IS BASED ON OBSERVATIONS TO WSDOT MONUMENT DESIGNATION "CUSTER".

DESIGNATION: CUSTER NORTHING: 678634.745' EASTING: 1136572.596'

VERTICAL DATUM

THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88. VERTICAL DATUM IS BASED ON OBSERVATIONS TO WSDOT MONUMENT DESIGNATION "CUSTER".

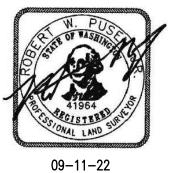
DESIGNATION: CUSTER ELEVATION: 263.635'

SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN TITLE COMPANY AND CHEVRON U.S.A. INC., A PENNSYLVANIA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(a), 11(b), 13, 14, AND 18 THEREOF.

non ROBERT W. PUSEY JR., PLS CERTIFICATE NO. 41964



ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 2 EAST, W.M. CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON

TRULAND Survey LLC

AUDITOR'S CERTIFICATE

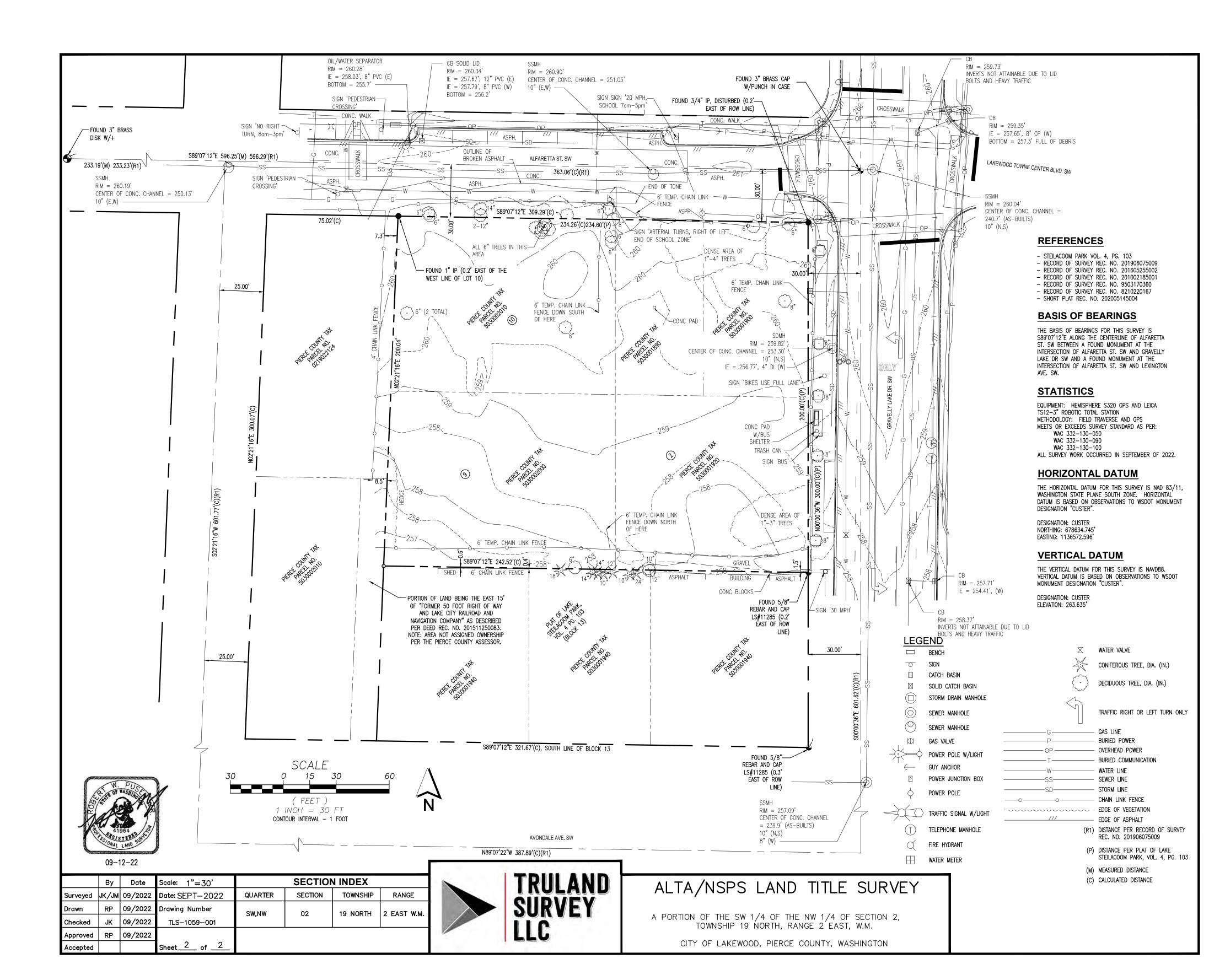
 FILED FOR RECORD THIS _____ DAY OF _____ 2022,

 AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____

 AT THE REQUEST OF TRULAND SURVEY, LLC.

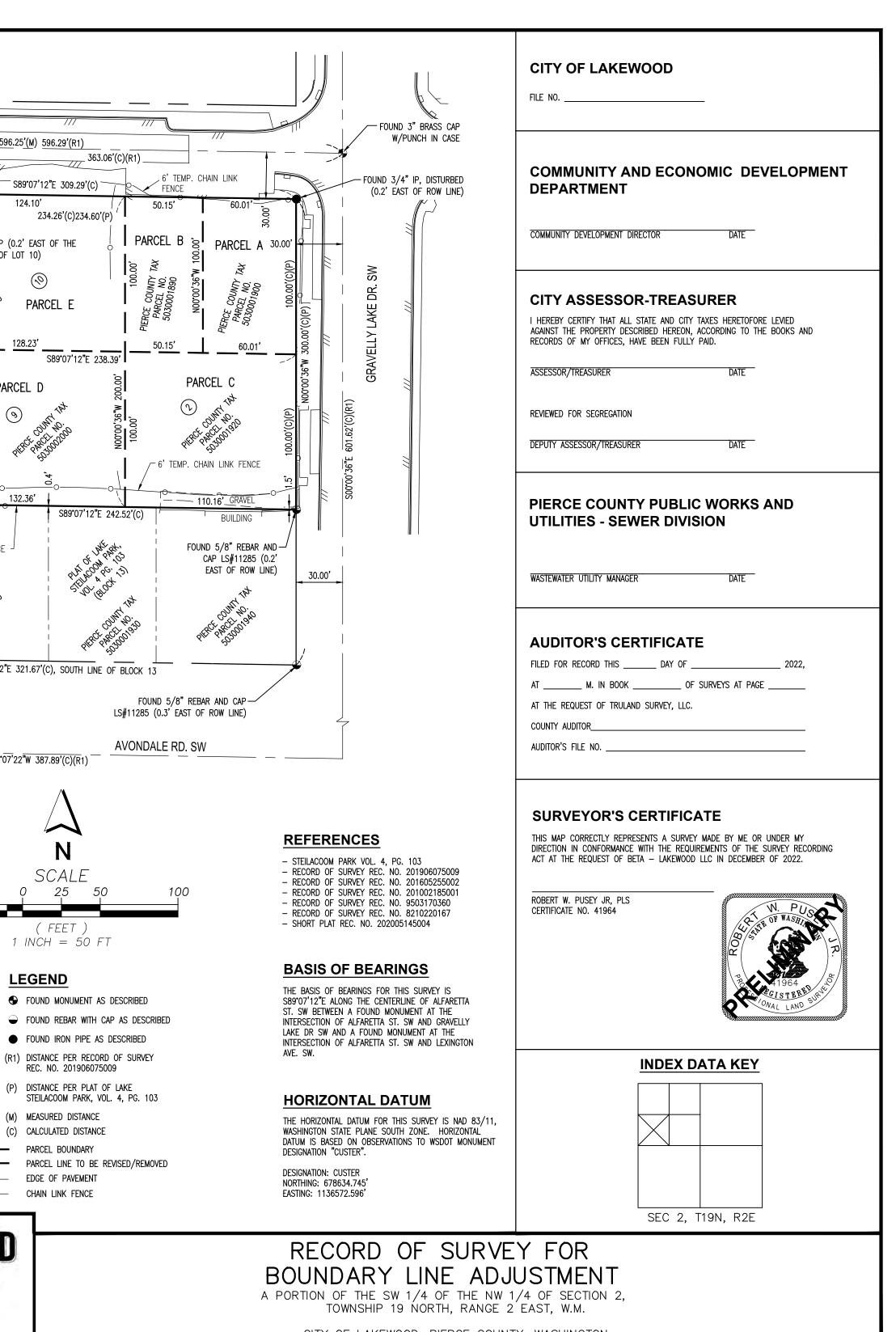
 COUNTY AUDITOR ______

 AUDITOR'S FILE NO. ______

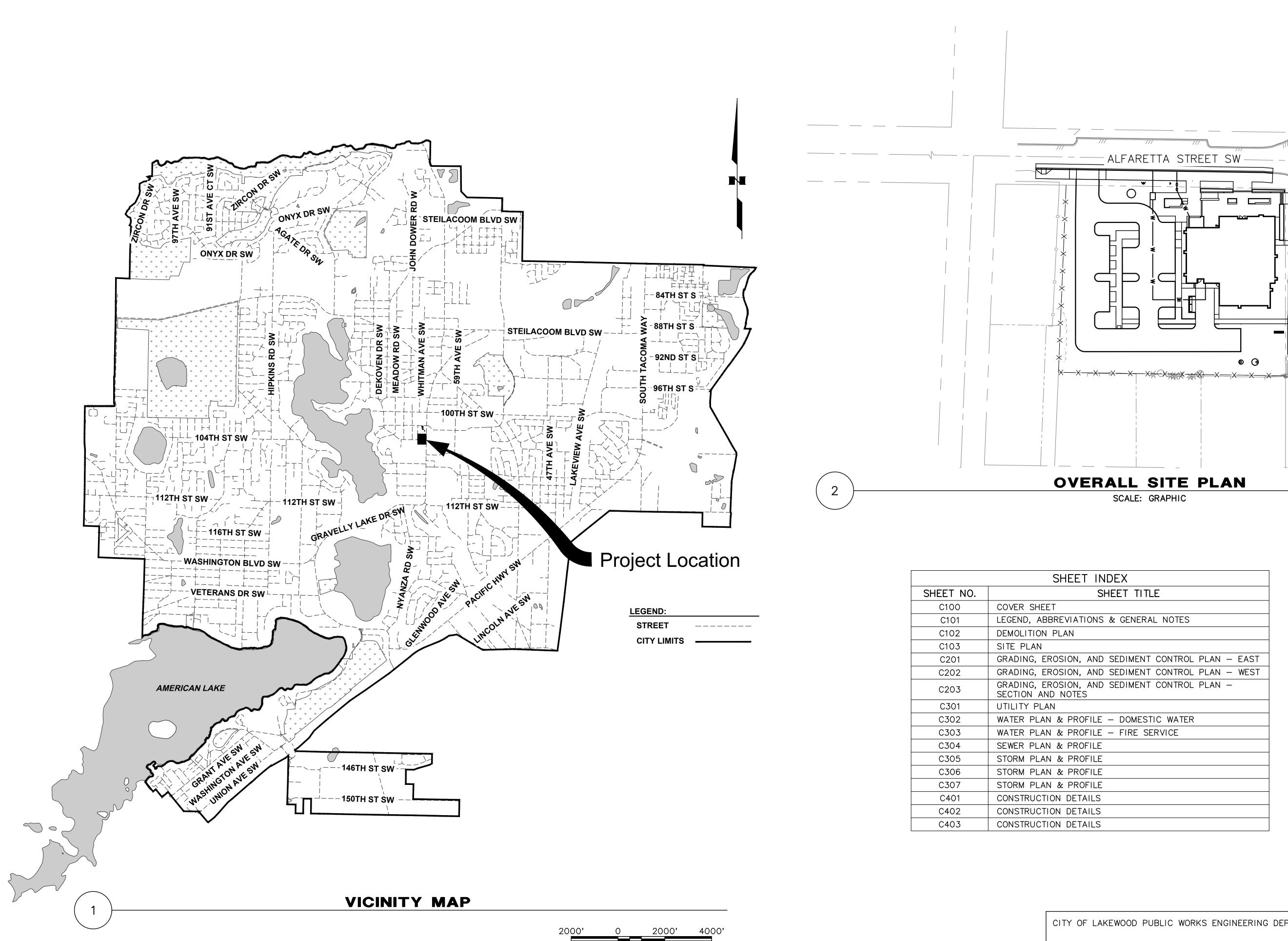


OWNER'S FREE CONSENT STATEMENT THE UNDERSIGNED AGREE THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER. /-FOUND 3" BRASS DISK W/+ BETA – LAKEWOOD LLC ALFARETTA ST. SW _ S89°07'12"E 596.25'(M) 596.29'(R1) 233.19'(M) 233.23'(R1) ACKNOWLEDGMENT S89°07'12"E 309.29'(C) 75.02'(C) 124.10′ STATE OF WASHINGTON 7.3 { SS. COUNTY OF PIERCE FOUND 1" IP (0.2' EAST OF THE ON THIS DAY PERSONALLY APPEARED BEFORE ME _ , TO ME KNOWN _25.00' TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING WEST LINE OF LOT 10) INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT. PARCEL E GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _ , 2022 128.23' 01 40. V NOTARY PUBLIC PARCEL D RESIDING IN _____ \bigcirc MY COMMISSION EXPIRES: _ _____ -8.5' <u>NOTE</u> THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION. APPROVAL OF A BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PHECE PHECE DUNIN. PERMITS WILL BE GRANTED FOR ANY STRUCTURE OR DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT. SHED-6' CHAIN LINK FENCE **ORIGINAL LEGAL DESCRIPTIONS** PARCEL A (APN 5030001900) 25.00' THE EAST 60 FEET OF LOT 1, BLOCK 13, LAKE STEILACOOM PARK, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 103, IN PIERCE COUNTY, WASHINGTON. PARCEL B (APN 5030001890) LOT 1, BLOCK 13, LAKE STEILACOOM PARK, ACCORDING TO PLAT RECORDED S89'07'12"E 321.67'(C), SOUTH LINE OF BLOCK 13 IN VOLUME 4 OF PLATS AT PAGE 103, IN PIERCE COUNTY, WASHINGTON. PORTION OF LAND BEING THE EAST 15' OF EXCEPT THE EAST 60 FEET. "FORMER 50 FOOT RIGHT OF WAY AND LAKE CITY RAILROAD AND NAVIGATION COMPANY" AS PARCEL C (APN 5030001920) DESCRIBED PER DEED REC. NO. 201511250083. NOTE: AREA NOT ASSIGNED OWNERSHIP PER THE LOT 2, BLOCK 13, LAKE STEILACOOM PARK, ACCORDING TO PLAT RECORDED PIERCE COUNTY ASSESSOR. IN VOLUME 4 OF PLATS AT PAGE 103, IN PIERCE COUNTY, WASHINGTON. PARCEL D (APN 5030002000) N89°07'22"W 387.89'(C)(R1) LOT 9, BLOCK 13, LAKE STEILACOOM PARK, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 103, IN PIERCE COUNTY, WASHINGTON. **ORIGINAL PARCEL AREA** PARCEL E (APN 5030002010) PARCEL A - 6,000 \pm S.F. LOT 10, BLOCK 13, LAKE STEILACOOM PARK, ACCORDING TO PLAT RECORDED PARCEL B - 5,015± S.F. IN VOLUME 4 OF PLATS AT PAGE 103, IN PIERCE COUNTY, WASHINGTON. Ν PARCEL C - 11,014± S.F. PARCEL D - 13,028± S.F. PARCEL E - 12,615± S.F. SCALE **REVISED LEGAL DESCRIPTION** 50 **REVISED PARCEL AREA** PARCEL A (CONSOLIDATED) PARCEL A (CONSOLIDATED) - 47,672± S.F. (FEET) LOTS 1, 2, 9 AND 10, BLOCK 13, LAKE STEILACOOM PARK, ACCORDING TO 1 INCH = 50 FTPLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 103, IN PIERCE COUNTY, WASHINGTON. STATISTICS LEGEND EQUIPMENT: HEMISPHERE S320 GPS AND LEICA TS12-3" ROBOTIC TOTAL STATION **ORIGINAL ADDRESSES** METHODOLOGY: FIELD TRAVERSE AND GPS MEETS OR EXCEEDS SURVEY STANDARD AS PER: APN5030002000 - NO ADDRESS ASSIGNED WAC 332-130-050 APN5030002010 - 6312 ALFARETTA ST SW WAC 332-130-090 APN5030001890 - 10202 GRAVELLY LAKE DR WAC 332-130-100 APN5030001900 - 10202 GRAVELLY LAKE DR ALL SURVEY WORK OCCURRED IN DECEMBER OF 2022. APN5030001920 - 10202 GRAVELLY LAKE DR SURVEYOR'S NOTES PARCEL INFORMATION, PARCELS A-E 1. THE PURPOSE OF THIS SURVEY IS TO ASCERTAIN THE LOCATION OF (M) MEASURED DISTANCE THE BOUNDARIES AND TO PERFORM A BOUNDARY LINE ADJUSTMENT BETA – LAKEWOOD LLC THAT WILL CONSOLIDATE 5 SEPARATE TAX PARCELS INTO 1 PARCEL. (C) CALCULATED DISTANCE 18827 BOTHELL WAY NE STE 110 2. THE TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE PARCEL BOUNDARY INSURANCE COMPANY, GUARANTEE NUMBER NCS-1108912-WA1, DATED BOTHELL, WA 98011 CENTRAL BUSINESS DISTRICT (CBD) EXISTING ZONING: JANUARY 10, 2022. PARCEL LINE TO BE REVISED/REMOVED LAKEWOOD WATER DISTRICT 3. NO STRUCTURES EXIST ON THE SITE. SOURCE OF WATER: ______EDGE_OF_PAVEMENT 4. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE TYPE OF ACCESS: PUBLIC ACCESS PIERCE COUNTY SEWER SEWER SYSTEM: "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC.

	Ву	Date	Scale: 1"=50'		SECTIO	N INDEX		TRULAN
Surveyed	ЈМ/ЈК	12/2022	Date: DEC-2022	QUARTER	SECTION	TOWNSHIP	RANGE	
Drawn	JM	12/2022	Drawing Number	SW, NW	2	19 NORTH	2 EAST W.M.	SURVEY
Checked	JK	12/2022	TLS-1059-001	5 % , NW	2		2 LAST W.W.	
Approved	RP	12/2022				P	0 BOX 268	LLG
Accepted	RP	12/2022	Sheet1 of1		GIG	HARBOR,	WA 98335	



CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON



SHEET INDEX			
SHEET NO.	SHEET TITLE		
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C103	SITE PLAN		
C201	GRADING, EROSION, AND SEDIMENT CONTROL PLAN - EAST		
C202	GRADING, EROSION, AND SEDIMENT CONTROL PLAN - WEST		
C203	GRADING, EROSION, AND SEDIMENT CONTROL PLAN - SECTION AND NOTES		
C301	UTILITY PLAN		
C302	WATER PLAN & PROFILE - DOMESTIC WATER		
C303	WATER PLAN & PROFILE - FIRE SERVICE		
C304	SEWER PLAN & PROFILE		
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C306	STORM PLAN & PROFILE		
C307	STORM PLAN & PROFILE		
C401	CONSTRUCTION DETAILS		
C402	CONSTRUCTION DETAILS		
C403	CONSTRUCTION DETAILS		

APPROVED THIS ______ DAY OF _____ BY THE CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT

CITY ENGINEER OR DESI

CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT

_, 20____

COVER SHEET 8/4/2023

100'

14900 INTERURBAN AVE S. SUITE 271 SEATTLE, WASHINGTON 98168 PHONE: (206) 674-4640

SITE BID SET

C100

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LAKEWOOD INTERIM

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seattle, washington 98119

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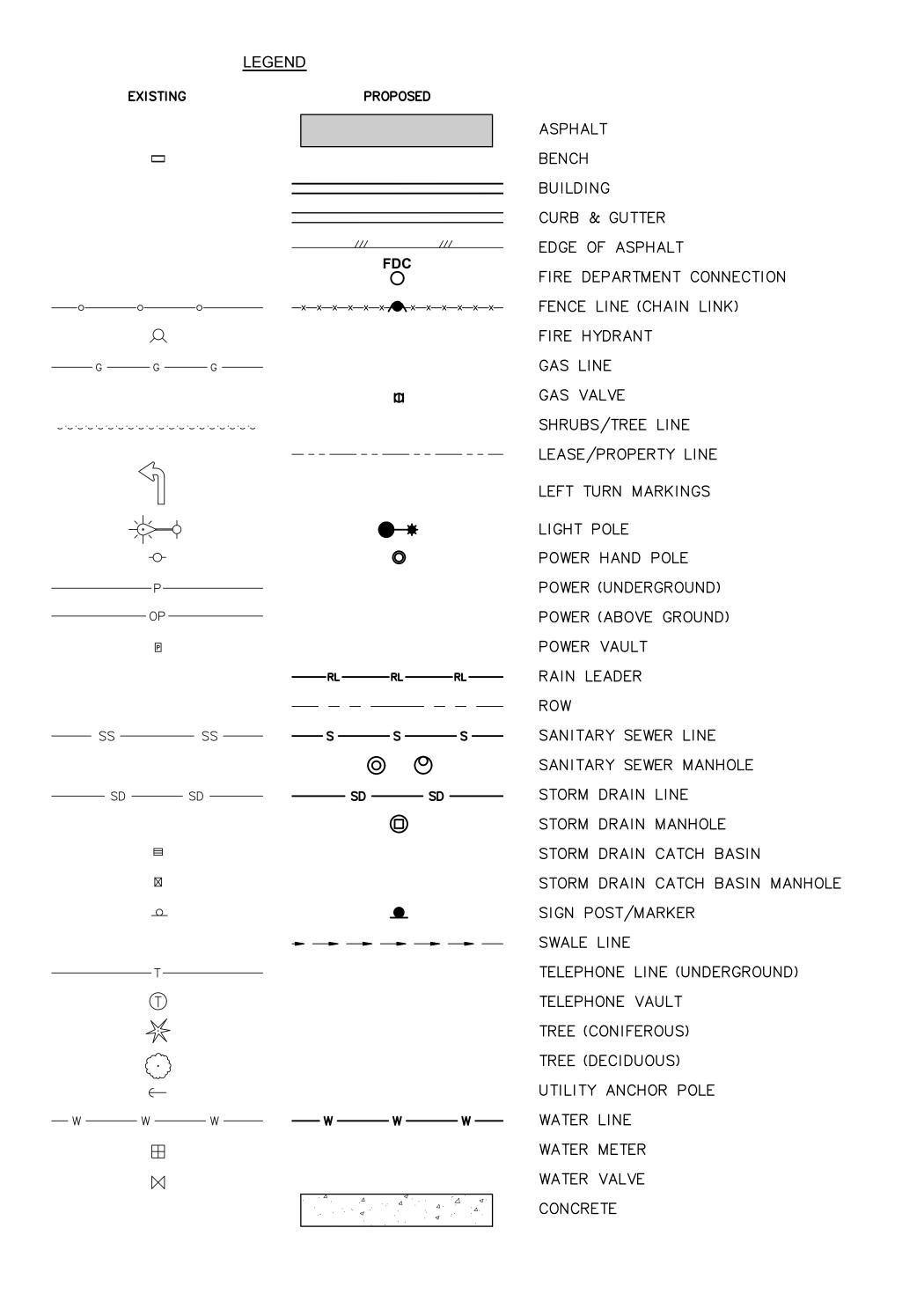
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COMMON ABBREVIATIONS		
ABBR.	DESCRIPTION	
AC	ASPHALT CONCRETE	
APPROX, APPX	APPROXIMATE	
BMP	BEST MANAGEMENT PRACTICES	
C&G	CURB AND GUTTER	
СВ	CATCH BASIN	
СВМН	CATCH BASIN MANHOLE	
CL	CENTERLINE	
С.О.	CLEANOUT	
CSTC	CRUSHED SURFACE TOP COURSE	
CSBC	CRUSHED SURFACE BASE COURSE	
СҮ	CUBIC YARD	
DI	DUCTILE IRON PIPE	
FDC	FIRE DEPARTMENT CONNECTION	
FF	FINISHED FLOOR	
LF	LINEAR FOOT	
LMC	LAKEWOOD MUNICIPAL CODE	
MAX	MAXIMUM	
МН	MANHOLE	
MIN	MINIMUM	
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	
NO.	NUMBER	
OP	OVERHEAD POWER	
Р	POWER	
PCC	PORTLAND CONCRETE CEMENT	
ROW	RIGHT OF WAY	
S	SEWER	
SD	STORM DRAIN	
SF	SQUARE FEET	
SS	SANITARY SEWER	
TYP	TYPICAL	
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION	

GENERAL NOTES:

- 1. ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT FROM THE CITY OF LAKEWOOD.
- 2. AFTER COMPLETION OF ALL ITEMS SHOWN ON THESE PLANS AND BEFORE ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN A "PUNCH LIST" PREPARED BY THE CITY'S INSPECTOR DETAILING REMAINING ITEMS OF WORK TO BE COMPLETED. ALL ITEMS OF WORK SHOWN ON THESE PLANS SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THE PROJECT.
- 3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF LAKEWOOD PUBLIC WORKS CODE, ENGINEERING STANDARDS MANUAL, AND OTHER REFERENCED MANUALS OR DOCUMENTS INCLUDING WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
- 4. A COPY OF THESE APPROVED PLANS, SPECIFICATIONS, AND DETAILS SHALL BE ON SITE DURING CONSTRUCTION.
- 5. ANY REVISIONS MADE TO THESE PLANS MUST BE REVIEWED AND APPROVED BY THE DEVELOPER'S ENGINEERS AND THE CITY ENGINEER PRIOR TO ANY IMPLEMENTATION IN THE FIELD. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND/OR OMISSIONS IN THESE PLANS.
- 6. THE CONTRACTOR SHALL HAVE ALL UTILITIES VERIFIED ON THE GROUND PRIOR TO ANY CONSTRUCTION. CALL 811 OR 1-800-424-5555 (CALL BEFORE YOU DIG HOTLINE) AT LEAST 48 HOURS IN ADVANCE. THE APPLICANT AND APPLICANT'S ENGINEER SHALL BE CONTACTED IMMEDIATELY IF A CONFLICT EXISTS.
- 7. ANY STRUCTURE AND/OR OBSTRUCTION WHICH REQUIRE REMOVAL OR RELOCATION RELATING TO THIS PROJECT SHALL BE DONE SO AT THE DEVELOPER'S EXPENSE.
- 8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF HIDDEN UTILITIES. ALL VISIBLE ITEMS SHALL BE THE ENGINEER'S RESPONSIBILITY.
- 9. THE CONTRACTOR SHALL INSTALL, REPLACE, OR RELOCATE ALL SIGNS, AS SHOWN IN THE PLANS OR AS AFFECTED BY CONSTRUCTION.
- 10. ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER.
- 11. DURING CONSTRUCTION, ALL PUBLIC STREETS ADJACENT TO THIS PROJECT SHALL BE KEPT CLEAN OF ALL MATERIAL DEPOSITS RESULTING FROM ON-SITE CONSTRUCTION, AND EXISTING STRUCTURES SHALL BE PROTECTED AS DIRECTED BY THE CITY.
- 12. CERTIFIED RECORD (AS-BUILT) DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE PER LMC SECTION 12.06.010.
- 13. A NPDES CONSTRUCTION STORMWATER GENERAL PERMIT & COVERAGE MAY BE REQUIRED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY FOR THIS PROJECT. CONTACT THE DEPARTMENT OF ECOLOGY FOR MORE INFORMATION.
- 14. ANY DISTURBANCES OR DAMAGE TO CRITICAL AREA AND ASSOCIATED BUFFERS, OR SIGNIFICANT TREES DESIGNATED FOR PRESERVATION AND PROTECTION SHALL BE MITIGATED IN ACCORDANCE WITH A MITIGATION PLAN REVIEWED AND APPROVED BY THE CITY OF LAKEWOOD COMMUNITY DEVELOPMENT DEPARTMENT. PREPARATION AND IMPLEMENTATION OF THE MITIGATION PLAN SHALL BE AT THE DEVELOPER'S EXPENSE.



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office 206 775-8668

159 western avenue west, suite 486

PROJECT LAKEWOOD INTERIM LIBRARY

LOCATION 10202 Gravelly Lake Dr SW Lakewood WA 98499

PREPARED FOR PIERCE COUNTY LIBRARY SYSTEM

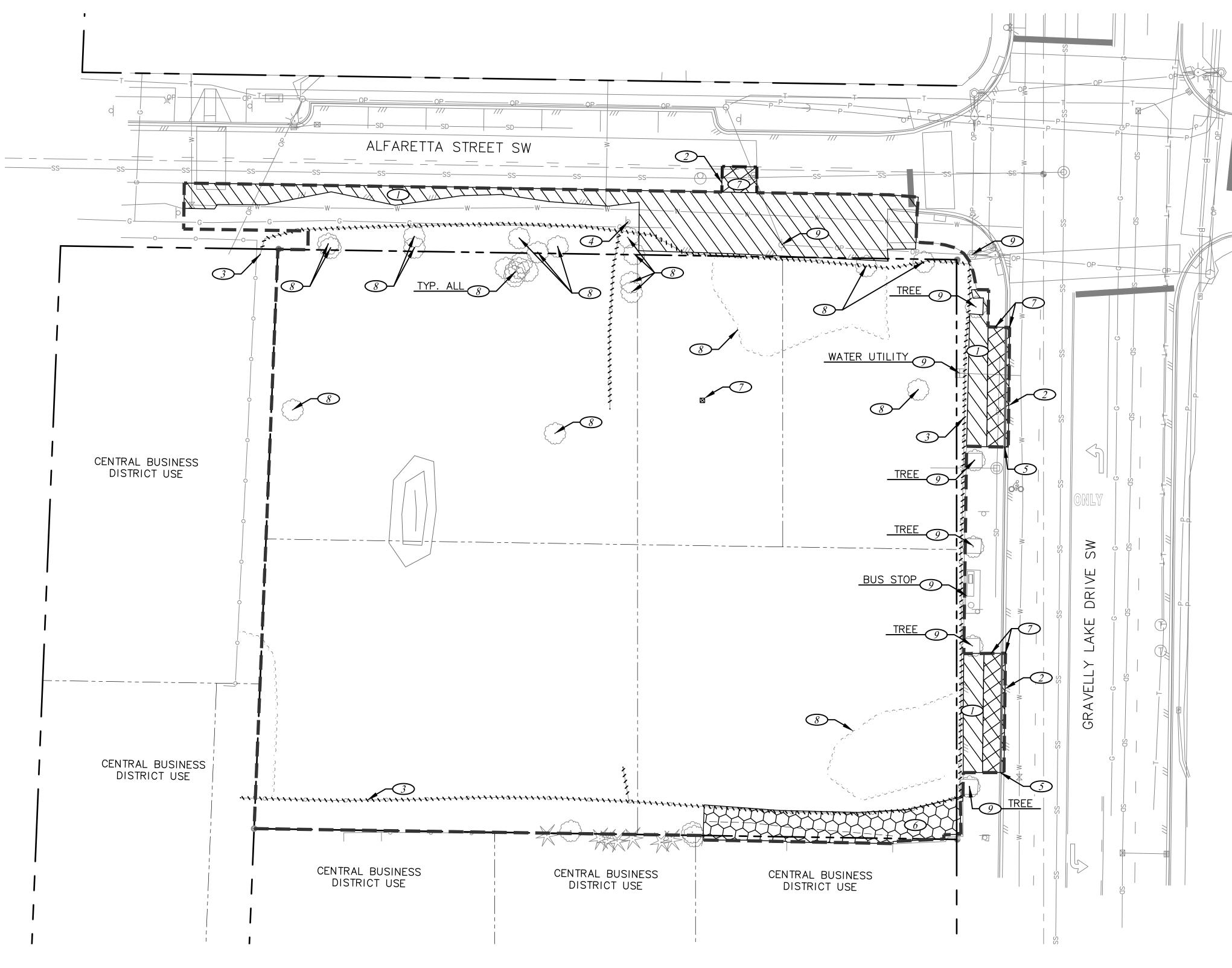
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LEGEND, ABBREVIATIONS & GENERAL NOTES 8/4/2023

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DEMOLITION PLAN

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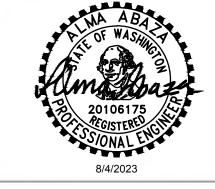
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PROJECT LAKEWOOD INTERIM LIBRARY

LOCATION 10202 Gravelly Lake Dr SW Lakewood WA 98499

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PROFESSIONAL		





DEMOLITION PLAN

8/4/2023

SITE BID SET

C102

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	REMOVE EXISTING ASPHALT SURFACE, SAW CUT AT ALL LOCATIONS
\bigcirc	SAW CUT
3	REMOVE EXISTING FENCE
(4)	REMOVE EXISTING SIGN AND SIGN FOUNDATION
5	REMOVE EXISTING PCC CURB, SAW CUT OR REMOVE AT CONSTRUCTION JOINT
	REMOVE GRAVEL
	APPROXIMATE LIMITS OF PROJECT DISTURBANCE (CLEARING AND GRUBBING LIMITS)
	REMOVE CONCRETE
\bigotimes	SEE TREE RETENTION PLAN FOR TREE/VEGETATION REMOVAL
9	PROTECT IN PLACE

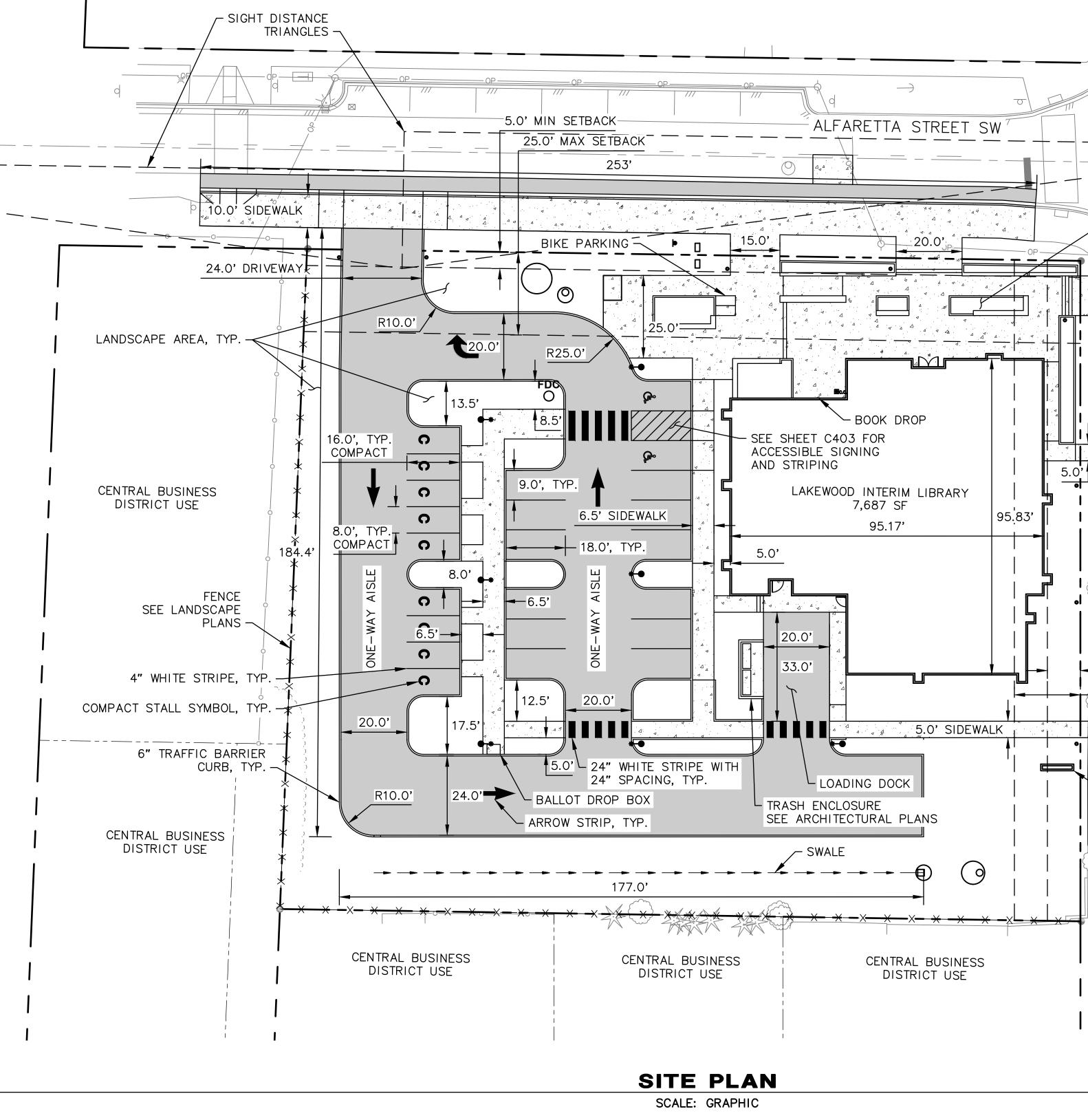
20' 0 20' 40'

ROADWAY STANDARD NOTES:

- ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT FROM THE CITY OF LAKEWOOD. PRIOR TO ANY WORK COMMENCING, THE GENERAL CONTRACTOR SHALL ARRANGE FOR A PRECONSTRUCTION MEETING TO BE ATTENDED BY ALL MAJOR CONTRACTORS, REPRESENTATIVES OF INVOLVED UTILITIES, AND THE CITY OF LAKEWOOD. CONTACT THE CITY OF LAKEWOOD PUBLIC WORKS ENGINEERING DEPARTMENT TO SCHEDULE THE MEETING. THE CONTRACTOR IS RESPONSIBLE TO HAVE THEIR SET OF PLANS AT THE MEETING.
- 2. FOR WORK IN CITY RIGHT-OF-WAY, INSPECTIONS ARE REQUIRED AT THE FOLLOWING CONSTRUCTION STAGES:
- 2.1. INSPECTION NO. 1: CLEARING AND GRUBBING, EMBANKMENT AND EXCAVATION, UNDERGROUND DRAINAGE, WHEN TRENCHING AND PLACEMENT OF PIPE ARE COMPLETE BUT PRIOR TO COVER OR TEMPORARY WATER DETENTION/RETENTION AND SILTATION CONTROL
- 2.2. INSPECTION NO. 2: GENERAL ROADWAY, WHEN THE DRAINAGE SYSTEM, UNDERGROUND UTILITIES, AND GRADING TO SUITABLE SUBGRADE ARE COMPLETE, INCLUDING GRAVEL BALLAST IF REQUIRED.
- 2.3. INSPECTION NO. 3: GENERAL ROADWAY, WHEN THE CRUSHED GRAVEL SURFACING HAS BEEN PLACED.
- 2.4. INSPECTION NO. 4: GENERAL ROADWAY, WHILE THE PAVING IS IN PROGRESS.
- 2.5. INSPECTION NO. 5: OVERALL ROADWAY, AFTER PAVING, CLEANING OF DRAINAGE SYSTEM AND ALL NECESSARY CLEANUP, STRIPING, BUTTONING, MONUMENTS, AND ALL DELINEATION WORK.
- 3. MONUMENTS SHALL BE INSTALLED AT ALL STREET INTERSECTIONS, AT ANGLE POINTS, AND POINTS OF CURVATURE IN EACH STREET. ALL BOUNDARY MONUMENTS.
- 4. SIGNAGE AND TRAFFIC CONTROL DEVICES ARE SAFETY ITEMS AND SHALL BE INSTALLED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE MUTCD.
- 5. SIDEWALKS, DRIVEWAYS, AND OTHER IMPROVEMENTS IDENTIFIED IN THE PRELIMINARY PLAT APPROVAL SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL UNLESS A FINANCIAL GUARANTEE HAS BEEN GRANTED FOR THE INSTALLATION OF SAID IMPROVEMENTS.
- 6. PRIOR TO ANY SIGN OR STRIPING INSTALLATION OR REMOVAL, THE CONTRACTOR SHALL CONTACT THE CITY TO ARRANGE FOR AN ON-SITE MEETING TO DISCUSS PLACEMENT AND UNIFORMITY.
- 7. NEW OR REVISED STOP SIGNS, YIELD SIGNS, AND TRAFFIC SIGNALS SHALL BE ADVANCE-WARNED USING THE PROCEDURE OUTLINED IN THE MUTCD. ADVANCE WARNING SIGNS AND FLAGS SHALL BE MAINTAINED BY INSTALLER FOR 30 DAYS AND THEN REMOVED.

SITE PLAN NOTES:

1. ALL RADII IS 5' FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.



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PROJECT

LIBRARY

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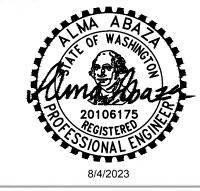
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LOCATION 10202 Gravelly Lake Dr SW Lakewood WA 98499

LAKEWOOD INTERIM

PREPARED FOR PIERCE COUNTY LIBRARY SYSTEM

PROFESSIONAL STAMP

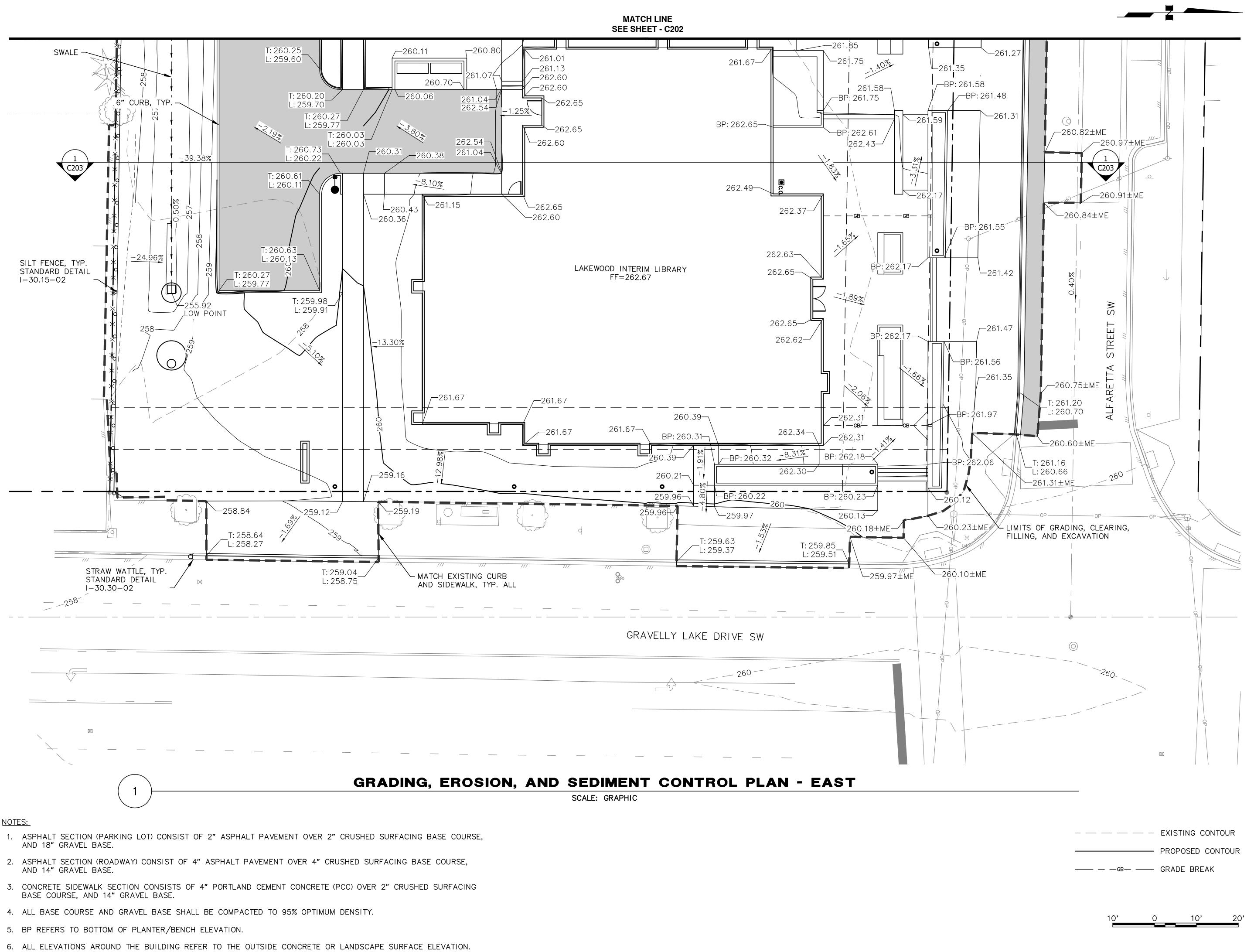




SITE PLAN

8/4/2023

SITE BID SET C103



NOTES:



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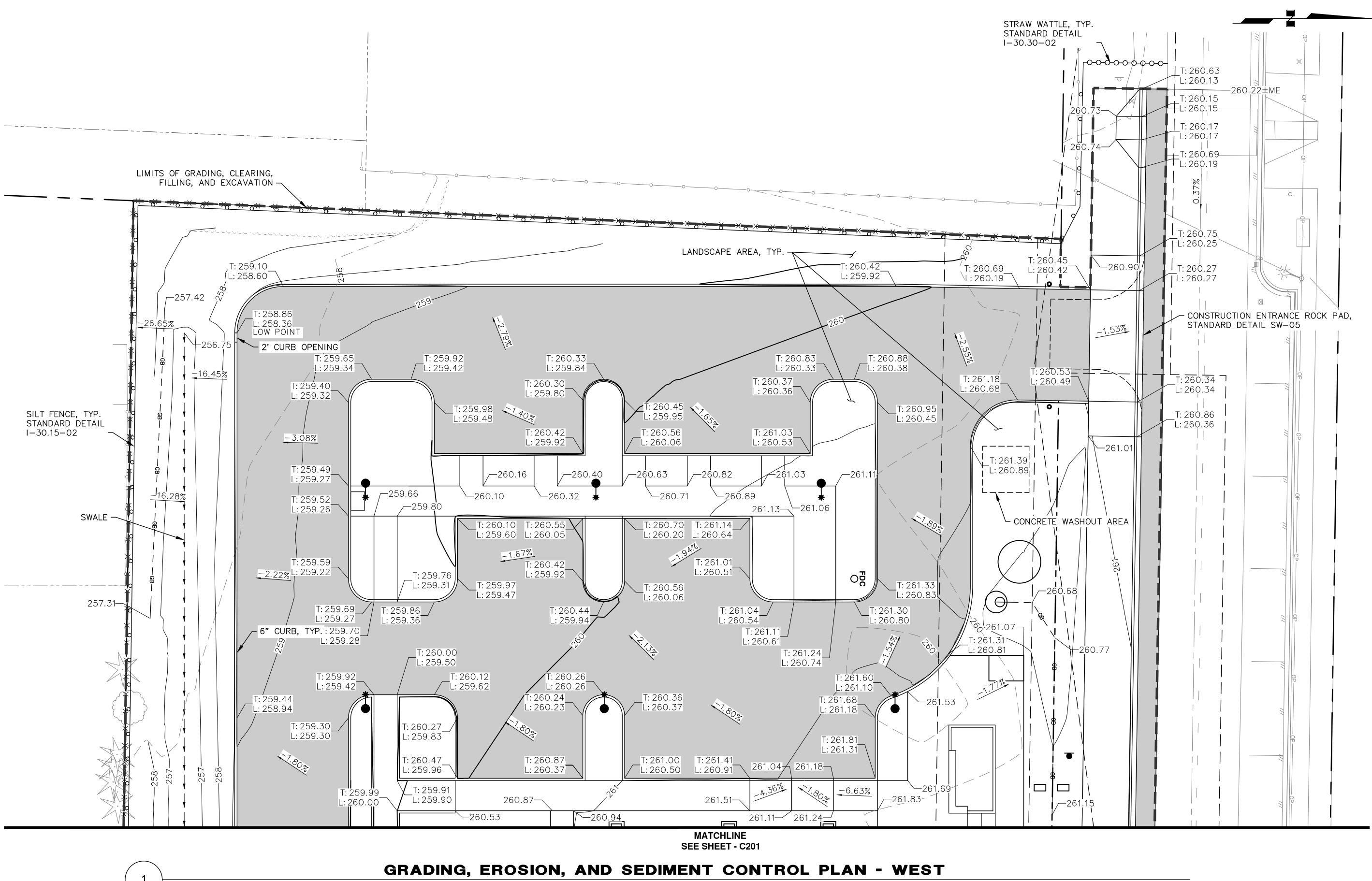
PROFESSIONAL STAMP 8/4/2023



GRADING, EROSION, AND SEDIMENT **CONTROL PLAN - EAST** 8/4/2023

SITE BID SET

C201



NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE, AND CITY LAWS THAT PROHIBIT UNPERMITTED DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENTS, THAT ARE A RESULT OF EROSION AND OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONDUCT ALL WORK SO SEDIMENT IS NOT TRANSPORTED ONTO THE ROADWAY OR ADJACENT PROPERTY. AT A MINIMUM, THE CONTRACTOR SHALL SWEEP UP ANY SEDIMENT TRACKED ONTO PAVED SURFACES IN PUBLIC RIGHT-OF-WAY WITHIN 24 HOURS OF THE TRACKING TO MINIMIZE THE WASH-OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.



14900 INTERURBAN AVE S. SUITE 271 SEATTLE, WASHINGTON 98168 PHONE: (206) 674-4640 GRADING, EROSION, AND SEDIMENT **CONTROL PLAN -**WEST 8/4/2023 SITE BID SET C202

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architecture

159 western avenue west, suite 486

LAKEWOOD INTERIM

Lakewood WA 98499

10202 Gravelly Lake Dr SW

seattle, washington 98119

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PROJECT

LIBRARY

LOCATION

PREPARED FOR

PROFESSIONAL STAMP

PIERCE COUNTY

LIBRARY SYSTEM

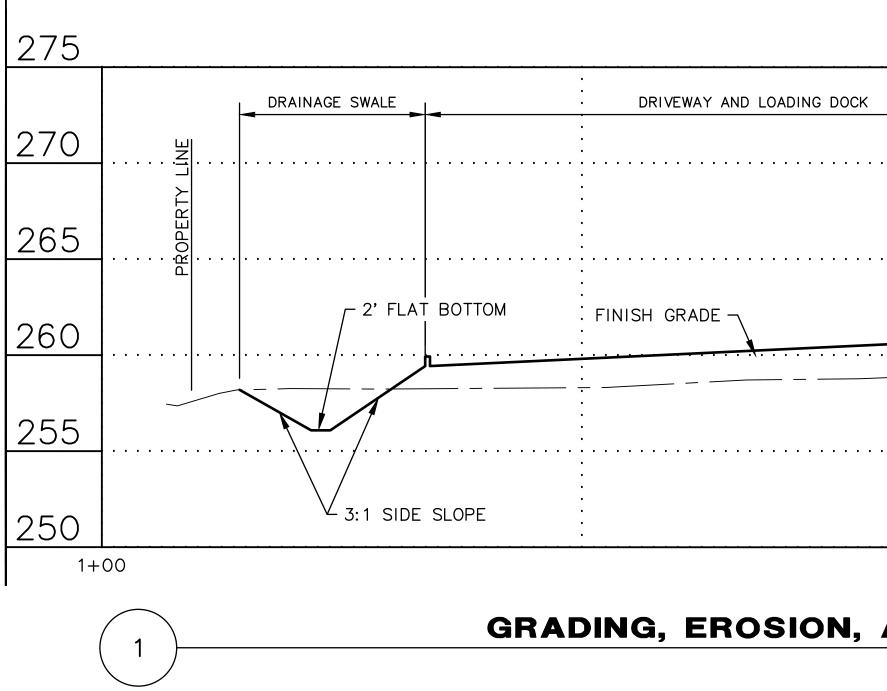
design preservation

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EXISTING CONTOUR

PROPOSED CONTOUR



GRADING, EROSION, AND SEDIMENT CONTROL NOTES:

- 1. 1. ON-SITE INSPECTIONS ARE REQUIRED AT THE FOLLOWING CONSTRUCTION STAGES:
- 1.1. INSPECTION NO. 1: INSTALLATION OF EROSION CONTROL FACILITIES PRIOR TO CLEARING
- 1.2. INSPECTION NO. 2: COMPLETION OF CLEARING 1.3. INSPECTION NO. 3: UPON COMPLETION OF EXCAVATION, FILLING, AND EARTHWORK
- 1.4. INSPECTION NO. 4: COMPLETION OF PROJECT
- 1.5. INSPECTION NO. 5: AS NEEDED TO DETERMINE COMPLIANCE WITH APPROVED PLANS AND/OR SPECIFICATIONS. 2. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION AS PRESCRIBED ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD AND OBSERVED DURING CONSTRUCTION.
- 3. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES, AND PROTECTIVE MEASURES FOR CRITICAL AREAS AND SIGNIFICANT TREES SHALL BE INSTALLED PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES.
- 4. ALL REQUIRED SEDIMENTATION AND EROSION CONTROL FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER ANY EXISTING DRAINAGE SYSTEM. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE EROSION CONTROL FACILITIES PRIOR TO ANY LAND CLEARING AND/OR OTHER CONSTRUCTION. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS DETERMINED BY THE CITY, UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT, AND ADDITIONS TO THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
- 5. THE EROSION AND SEDIMENTATION CONTROL SYSTEM FACILITIES DEPICTED ON THESE PLANS ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY THEIR ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- 6. ANY DISTURBED AREA WHICH HAS BEEN STRIPPED OF VEGETATION AND WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 7 DAYS OR MORE DURING THE DRY SEASON (MAY 1-SEPT 30) OR 2 DAYS OR MORE IN THE WET SEASON (OCT 1-APR 30), SHALL BE IMMEDIATELY STABILIZED WITH MULCHING, GRASS PLANTING, OR OTHER APPROVED EROSION CONTROL TREATMENT APPLICABLE TO THE TIME OF YEAR IN QUESTION. GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF MAY THROUGH SEPTEMBER INCLUSIVE. SEEDING MAY PROCEED OUTSIDE THE SPECIFIED TIME PERIOD WHENEVER IT IS IN THE INTEREST OF THE PERMITTEE BUT SHALL BE AUGMENTED WITH MULCHING, NETTING, OR OTHER TREATMENT APPROVED BY THE CITY.
- 7. IN CASE EROSION OR SEDIMENTATION OCCURS TO ADJACENT PROPERTIES, ALL CONSTRUCTION WORK WITHIN THE DEVELOPMENT THAT WILL FURTHER AGGRAVATE THE SITUATION MUST CEASE, AND THE OWNER/CONTRACTOR SHALL IMMEDIATELY COMMENCE RESTORATION METHODS. RESTORATION ACTIVITY WILL CONTINUE UNTIL SUCH TIME AS THE AFFECTED PROPERTY OWNER IS SATISFIED.
- 8. NO TEMPORARY OR PERMANENT STOCKPILING OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN CRITICAL AREAS OR ASSOCIATED BUFFERS, OR THE CRITICAL ROOT ZONE FOR VEGETATION PROPOSED FOR RETENTION.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS AS NECESSARY TO COMPLY WITH FEDERAL, STATE, AND CITY LAWS THAT PROHIBIT UNPERMITTED DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENTS, THAT ARE A RESULT OF EROSION AND OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONDUCT ALL WORK SO SEDIMENT IS NOT TRANSPORTED ONTO THE ROADWAY OR ADJACENT PROPERTY. AT A MINIMUM, THE CONTRACTOR SHALL SWEEP UP ANY SEDIMENT TRACKED ONTO PAVED SURFACES IN PUBLIC RIGHT-OF-WAY WITHIN 24 HOURS OF THE TRACKING TO MINIMIZE THE WASH-OFF OF SEDIMENT INTO THE STORM DRAINS OR WATERWAYS.

	PROPOSED BUILDING FF = 262.67'	CONCRETE COURTYARD
WALKWAY		PLANTER
·	EXISTING GRADE	TRAFFIC CUF
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GRADING, EROSION, AND SEDIMENT CONTROL PLAN - SECTION AND NOTES

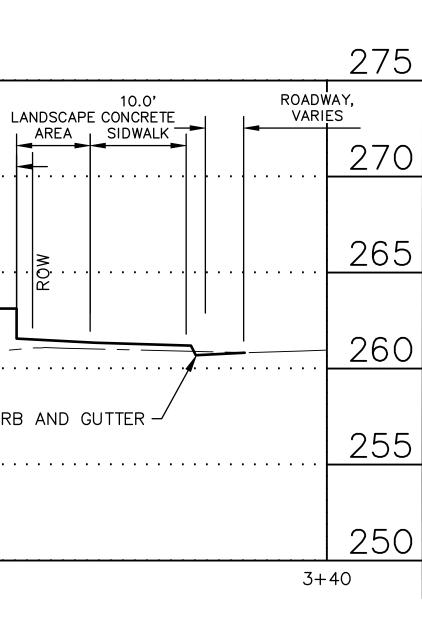
SCALE: GRAPHIC

STRUCTURAL SECTION NOTES:

- 1. ASPHALT SECTION (PARKING LOT) CONSIST OF 2" ASPHALT CONCRETE OVER 2" CRUSHED SURFACING BASE COURSE, AND 18" GRAVEL BASE.
- 2. ASPHALT SECTION (ROADWAY) CONSIST OF 4" ASPHALT CONCRETE OVER 4" CRUSHED SURFACING BASE COURSE, AND 14" GRAVEL BASE.
- 3. CONCRETE SIDEWALK SECTION CONSISTS OF 4" PORTLAND CEMENT CONCRETE (PCC) OVER 2" CRUSHED SURFACING BASE COURSE, AND 14" GRAVEL BASE.
- 4. ALL BASE COURSE AND GRAVEL BASE SHALL BE COMPACTED TO 95% OPTIMUM DENSITY.

EXCAVATION AND FILL QUANTITIES:

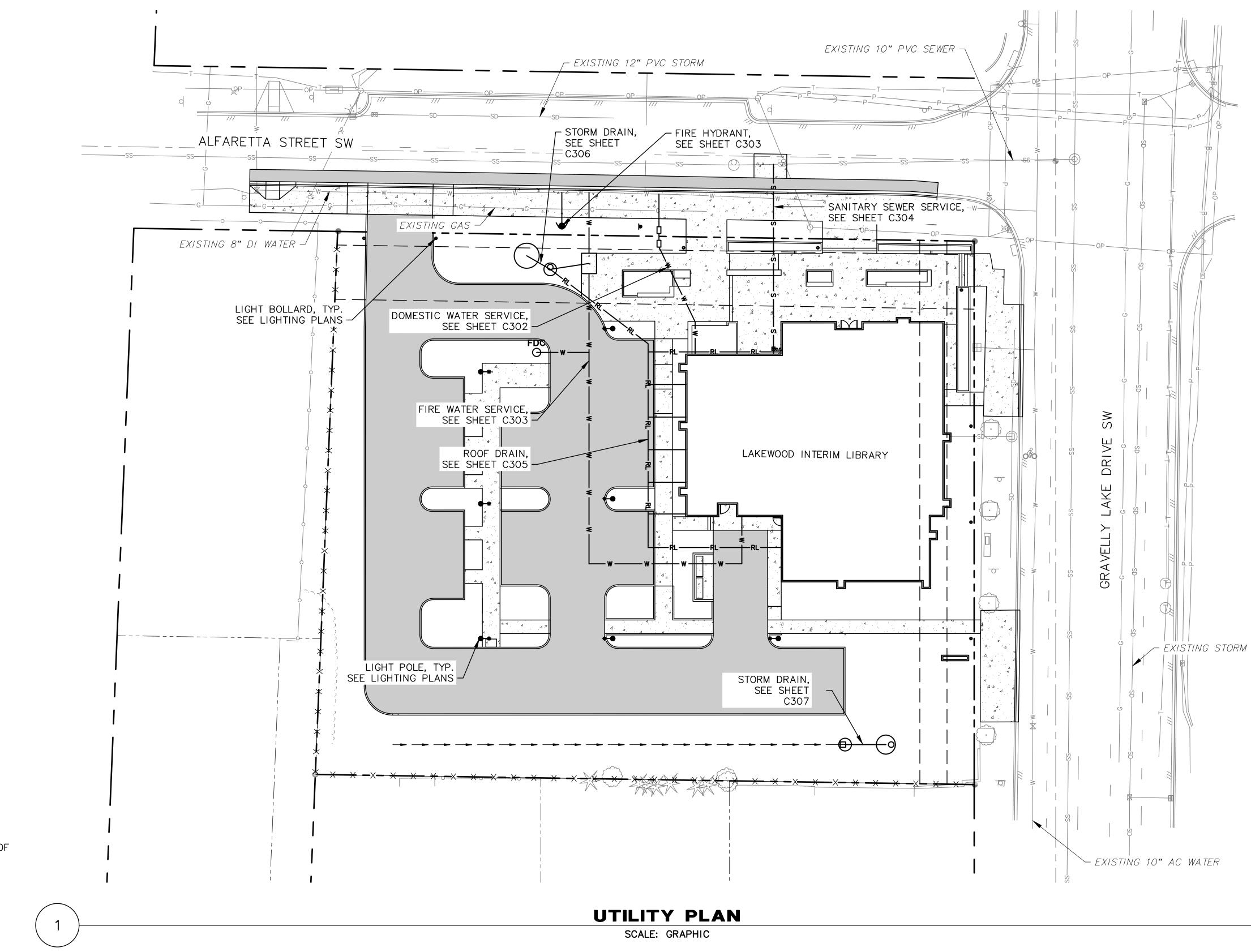
- EXCAVATED MATERIAL (APPROX.)
- 1. EXCAVATION
- FILL MATERIAL (APPROX.)
- 1. ASPHALT CONCRETE
- CRUSHED SURFACING BASE COURSE 2.
- GRAVEL BASE 3.
- 4. PORTLAND CONCRETE
- = 1,500 CUBIC YARD
- = 113 CUBIC YARD
- = 185 CUBIC YARD
- = 1,460 CUBIC YARD
- = 175 CUBIC YARD



	VERTICA	L SCALE	
5'	0	5'	10'
	HORIZONT	AL SCALE	
10'	0	10'	20'

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PROJECT LAKEWOOD INTERI LIBRARY	м
LOCATION 10202 Gravelly Lake Lakewood WA 9849	
PREPARED FOR PIERCE COUNTY LIBRARY SYSTEM	
REVISION DATE NAME	
PROFESSIONAL STAMP	
I 4900 INTERURBAN AVE S. SU SEATTLE, WASHINGTON 981 PHONE: (206) 674–4640	ITE 271 68
GRADING, ERO AND SEDIMENT CONTROL PLAN SECTION AND N & NOTES 8/4/2023	- J -

SITE BID SET



NOTES:

1. ELEVATION OF EXISTING WATER MAIN IS UNKNOWN. CONTRACTOR TO VERIFY BOP ELEVATIONS FOR ALL CONNECTION POINTS AND CROSSINGS. INFORM ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

20'	0	20'	40'

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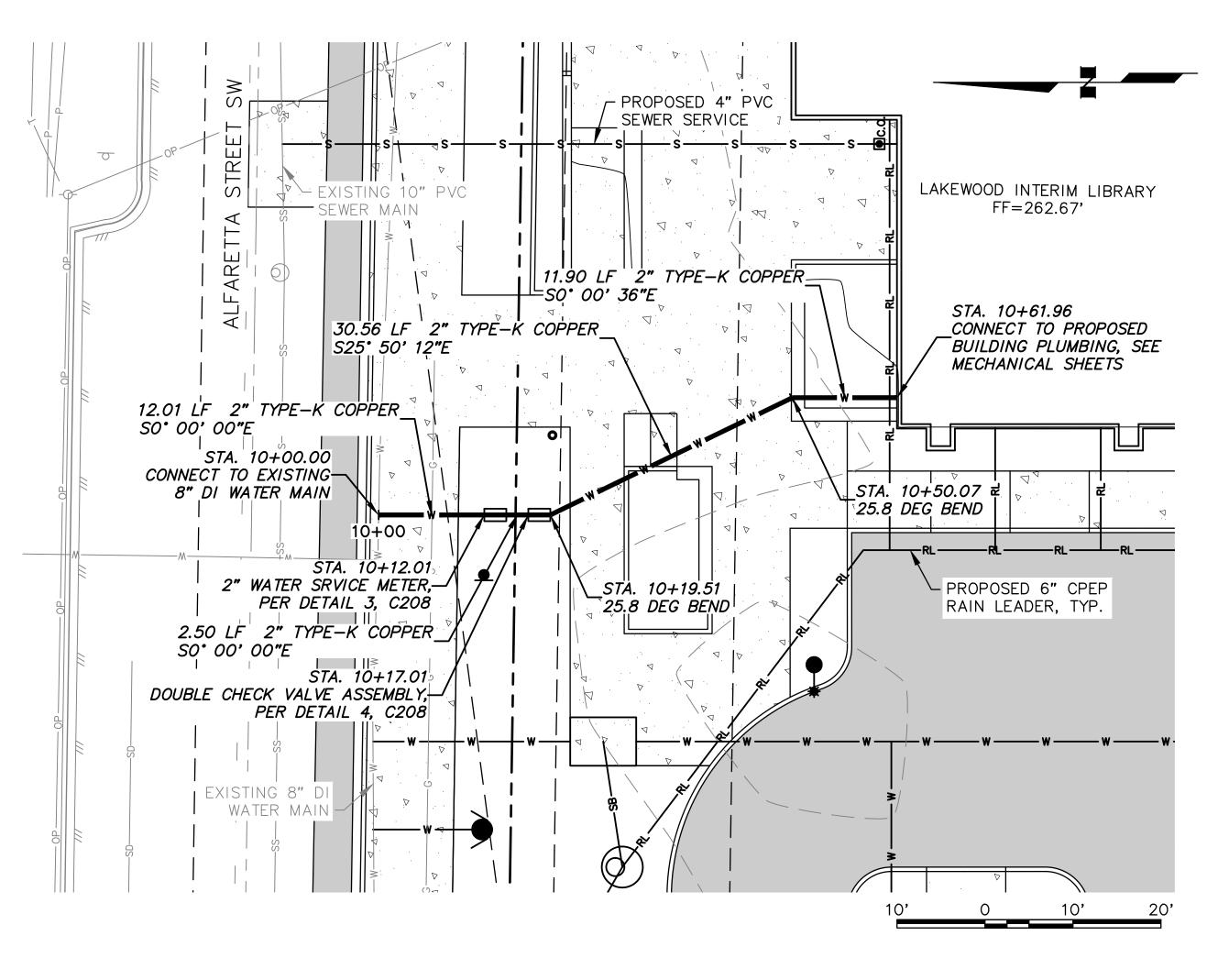
PROFESSIONAL STAMP



UTILITY PLAN

8/4/2023

SITE BID SET C301

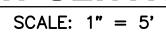


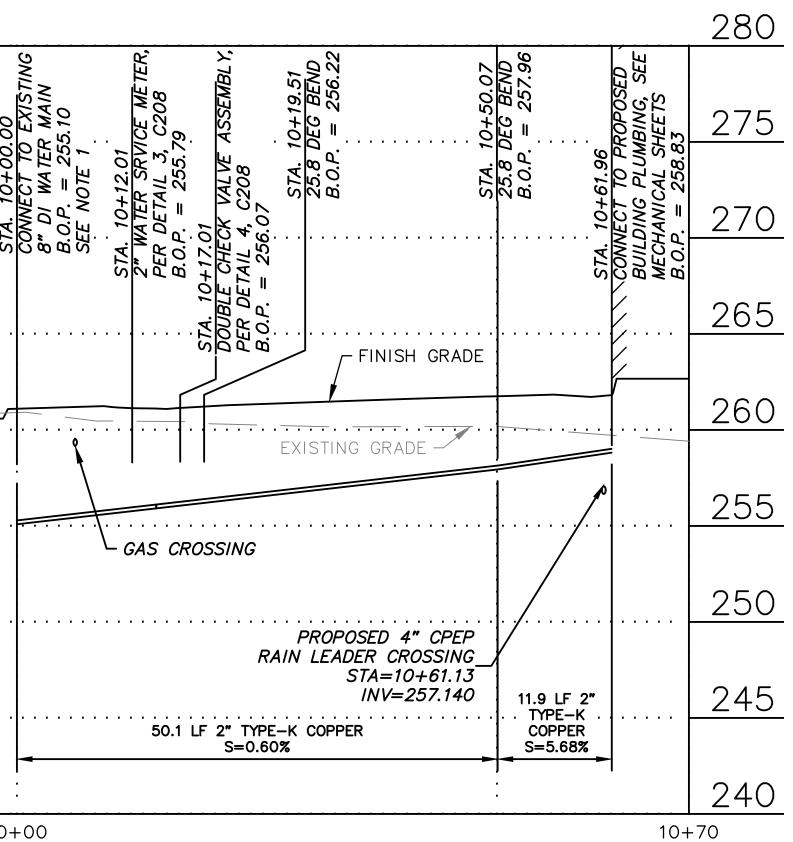
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NOTES:	

1. ELEVATION OF EXISTING WATER MAIN IS UNKNOWN. CONTRACTOR TO VERIFY BOP ELEVATIONS FOR ALL CONNECTION POINTS AND CROSSINGS. INFORM ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.







DOMESTIC WATER SERVICE PLAN VIEW SCALE: 1" = 10'

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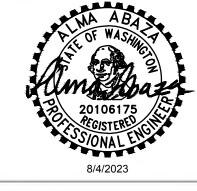
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Lakewood WA 98499

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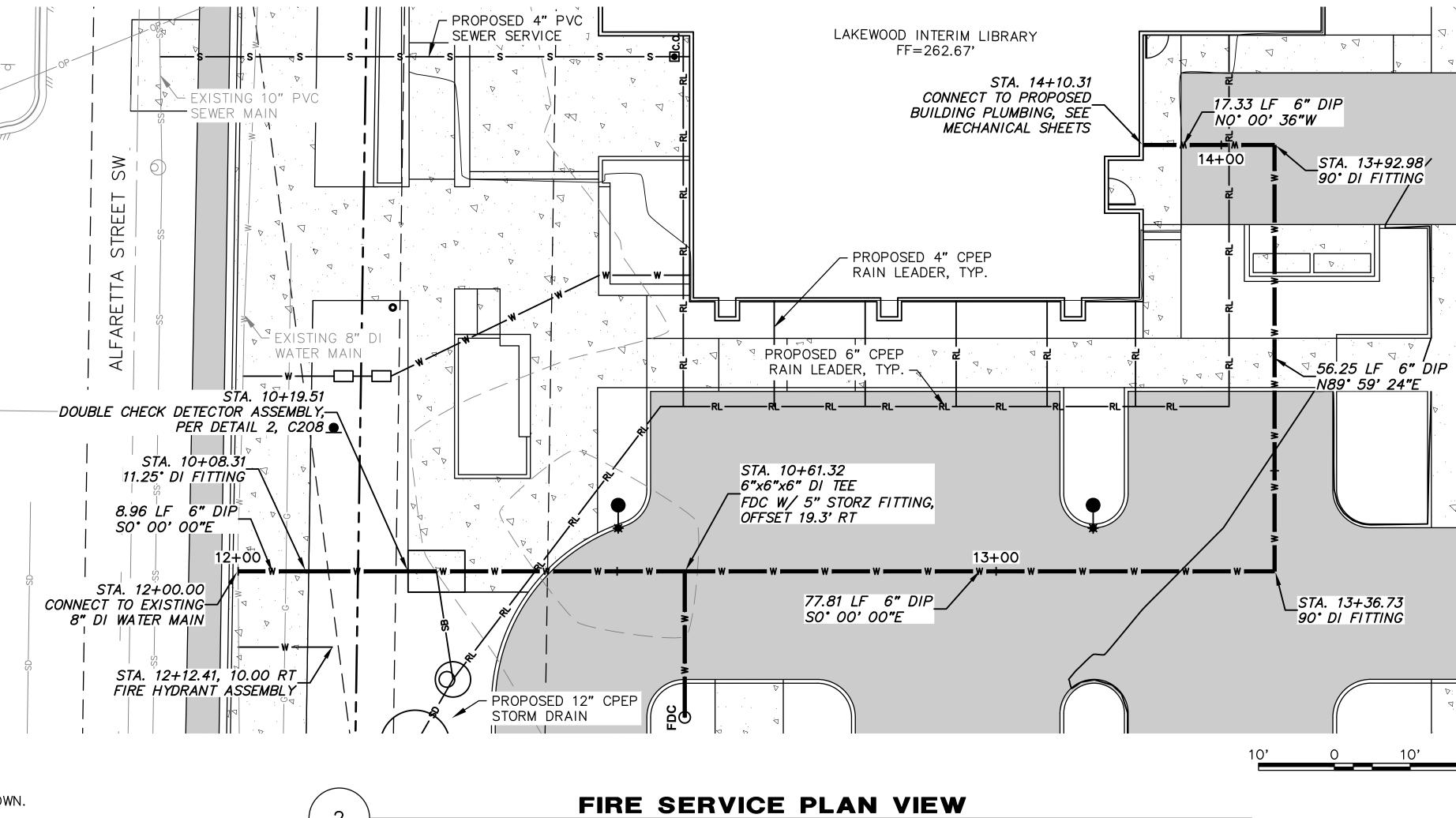




WATER PLAN & PROFILE - DOMESTIC WATER 8/4/2023

SITE BID SET

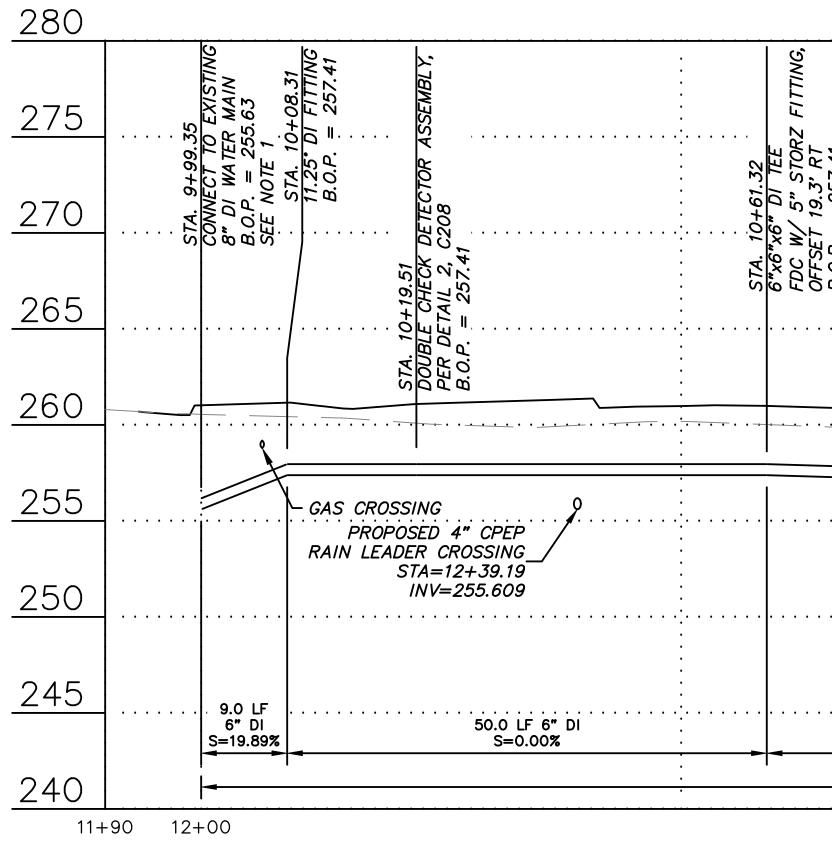
C302



SCALE: 1' = 10'

NOTES:

ELEVATION OF EXISTING WATER MAIN IS UNKNOWN.
 CONTRACTOR TO VERIFY BOP ELEVATIONS FOR ALL
 CONNECTION POINTS AND CROSSINGS. INFORM ENGINEER OF
 ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

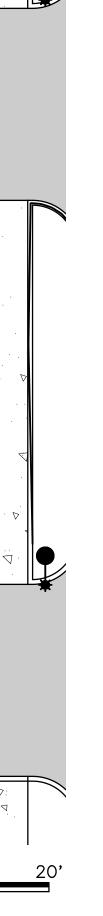


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FIRE SERVICE PROFILE VIEW SCALE: 1' = 5'

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RESTRAIN	134.1 LF 6" DI S=1.49%	· · · · · · · · · · · · · · · · · · ·		17.3 LF 6" DI S=20.87%		240
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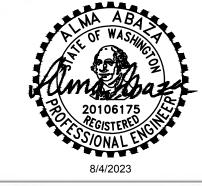
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PROJECT LAKEWOOD INTERIM LIBRARY

LOCATION 10202 Gravelly Lake Dr SW Lakewood WA 98499

PREPARED FOR PIERCE COUNTY LIBRARY SYSTEM

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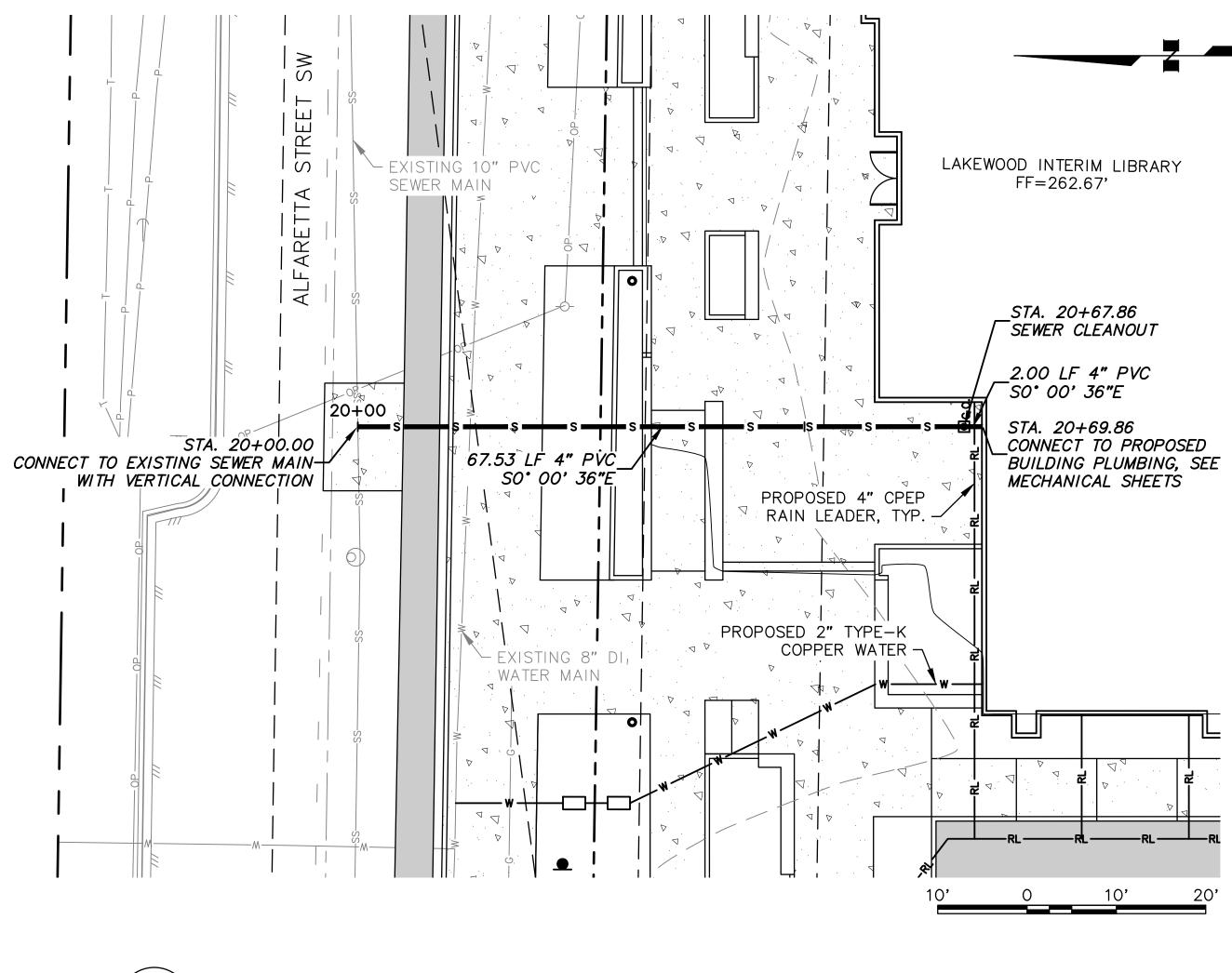


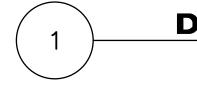


WATER PLAN & PROFILE - FIRE SERVICE 8/4/2023

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C303

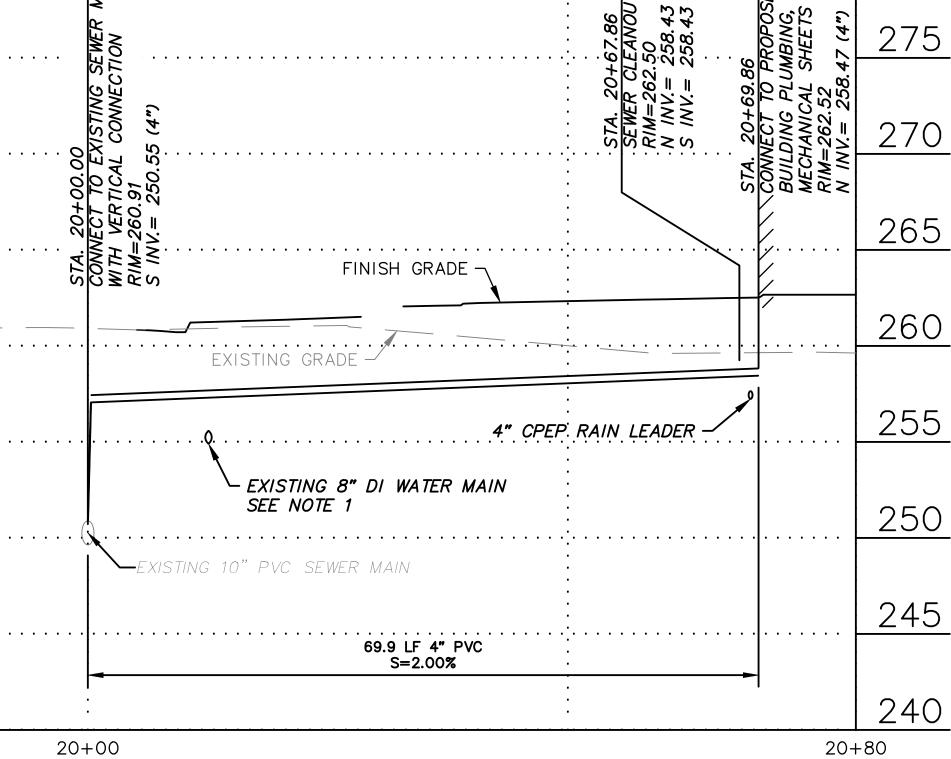


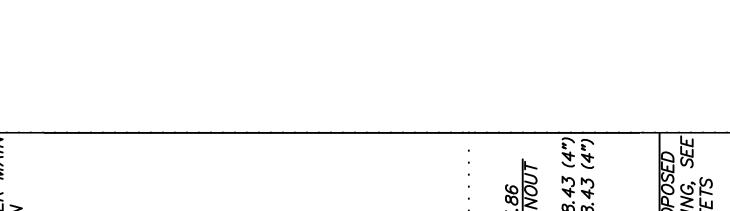


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	CONTRACTOR TO VERIFY BOP ELEVATIONS FOR ALL
	CONNECTION POINTS AND CROSSINGS. INFORM ENGINEER OF
	ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

MESTIC SEWER SERVICE PROFILE VIEW SCALE: 1" = 5'





280



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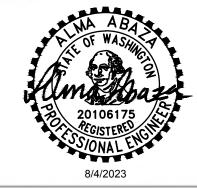
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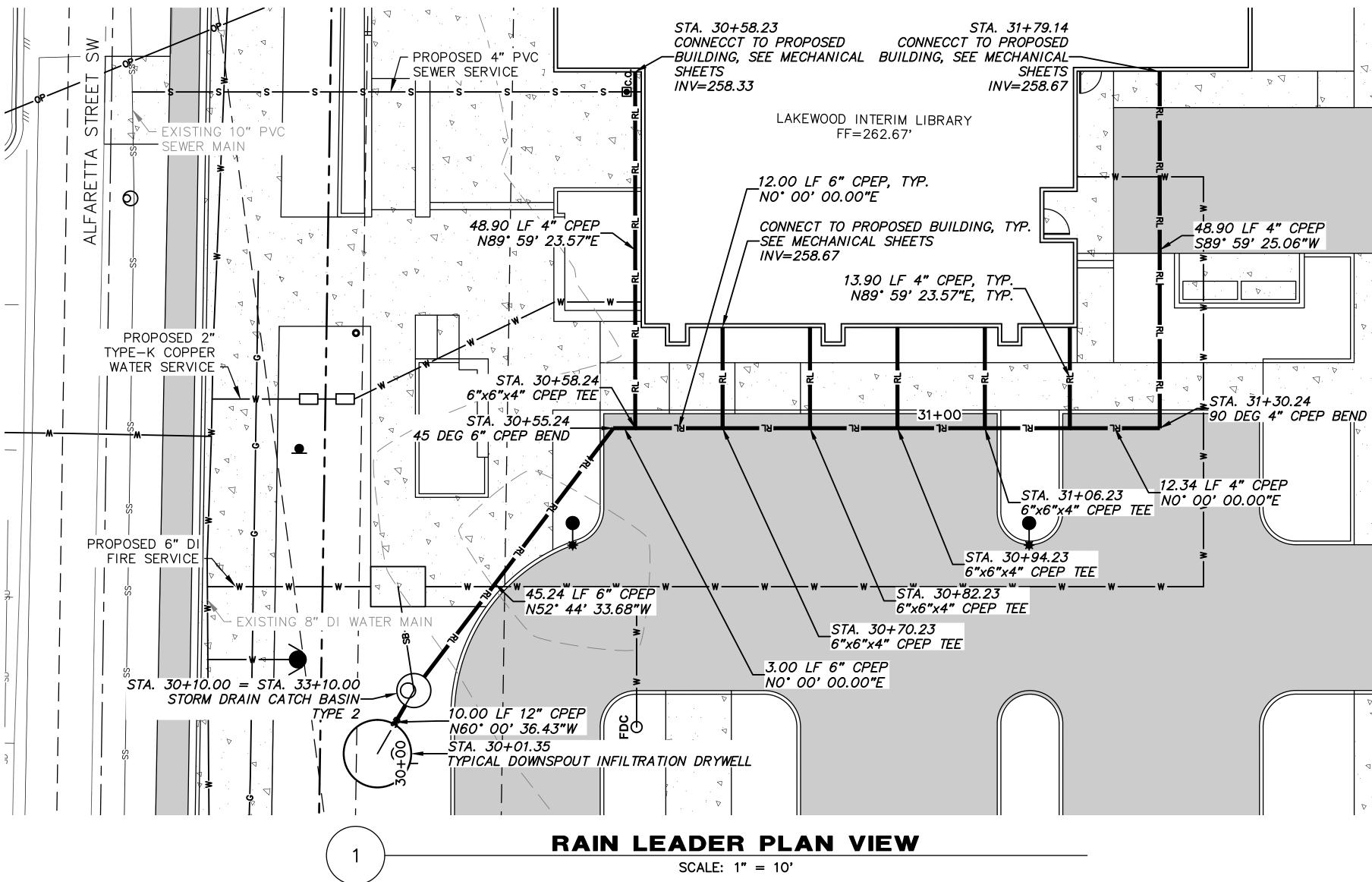


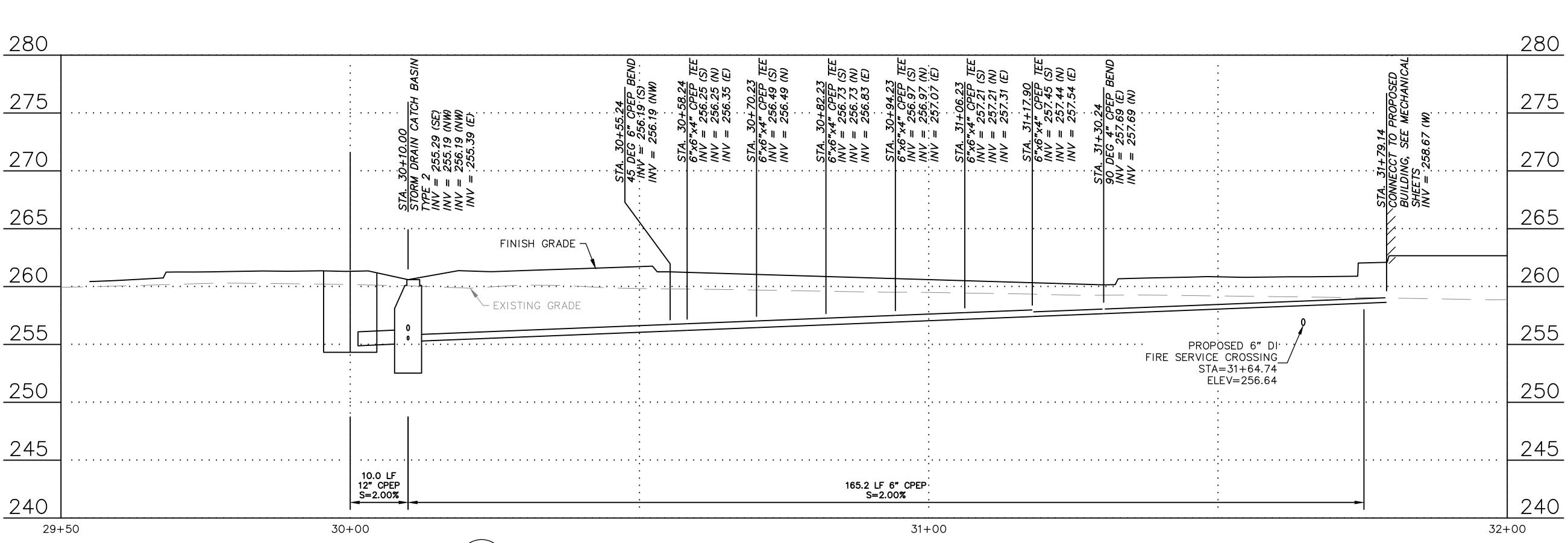


SEWER PLAN & PROFILE 8/4/2023

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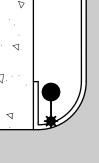
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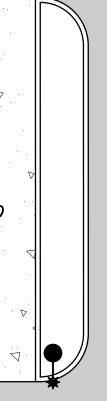


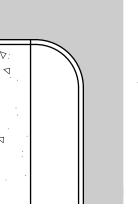


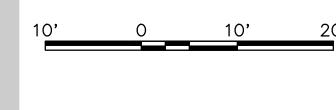
RAIN LEADER PROFILE VIEW SCALE: 1" = 5'











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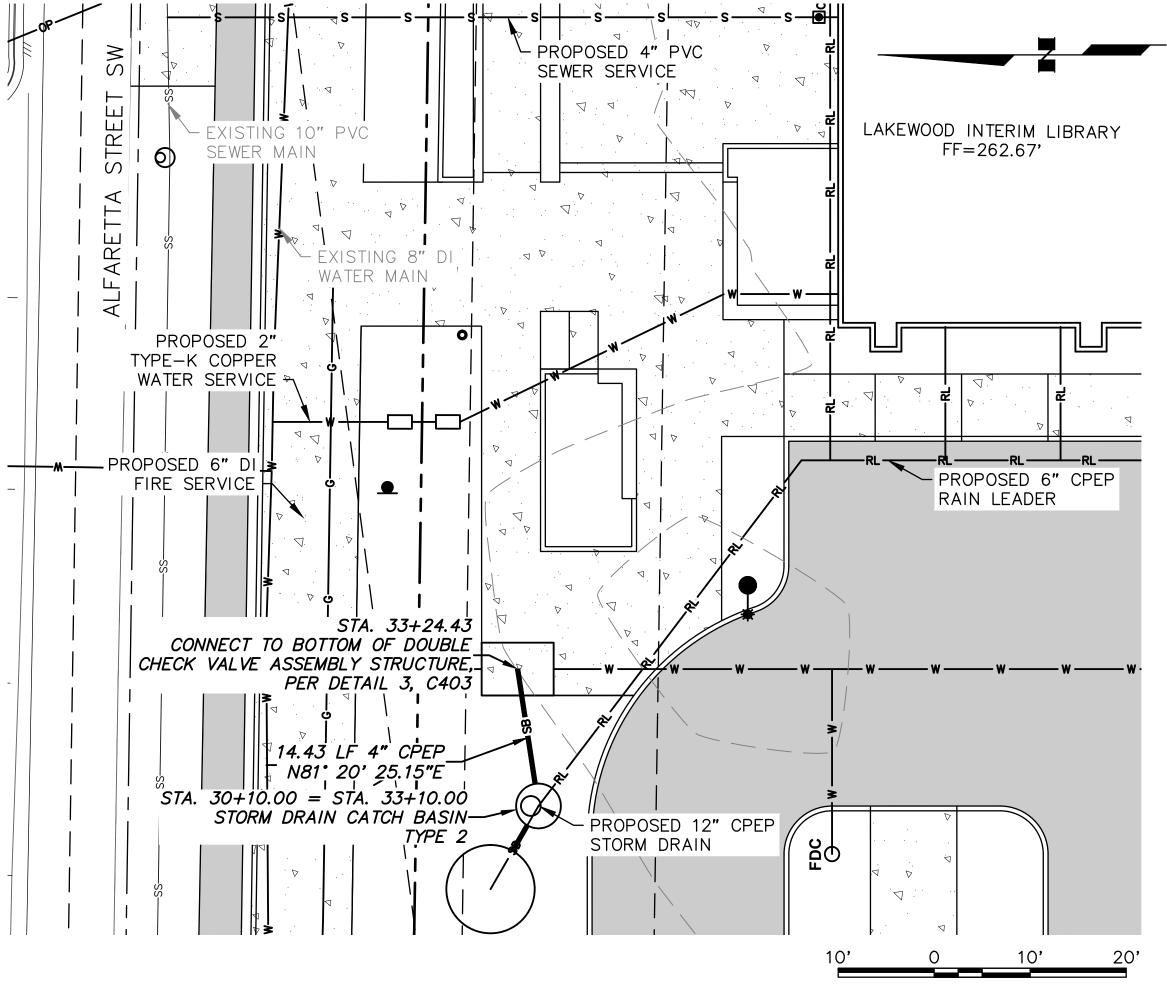


STORM PLAN & PROFILE 8/4/2023

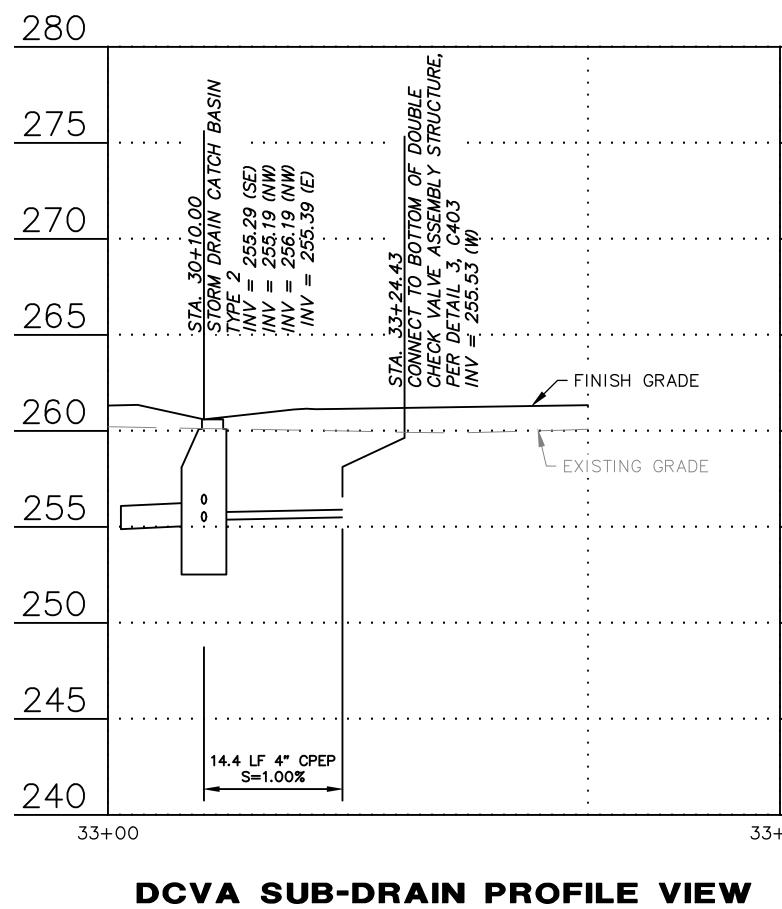
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SCALE: 1" = 5'

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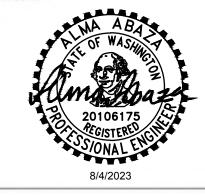
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LOCATION 10202 Gravelly Lake Dr SW Lakewood WA 98499

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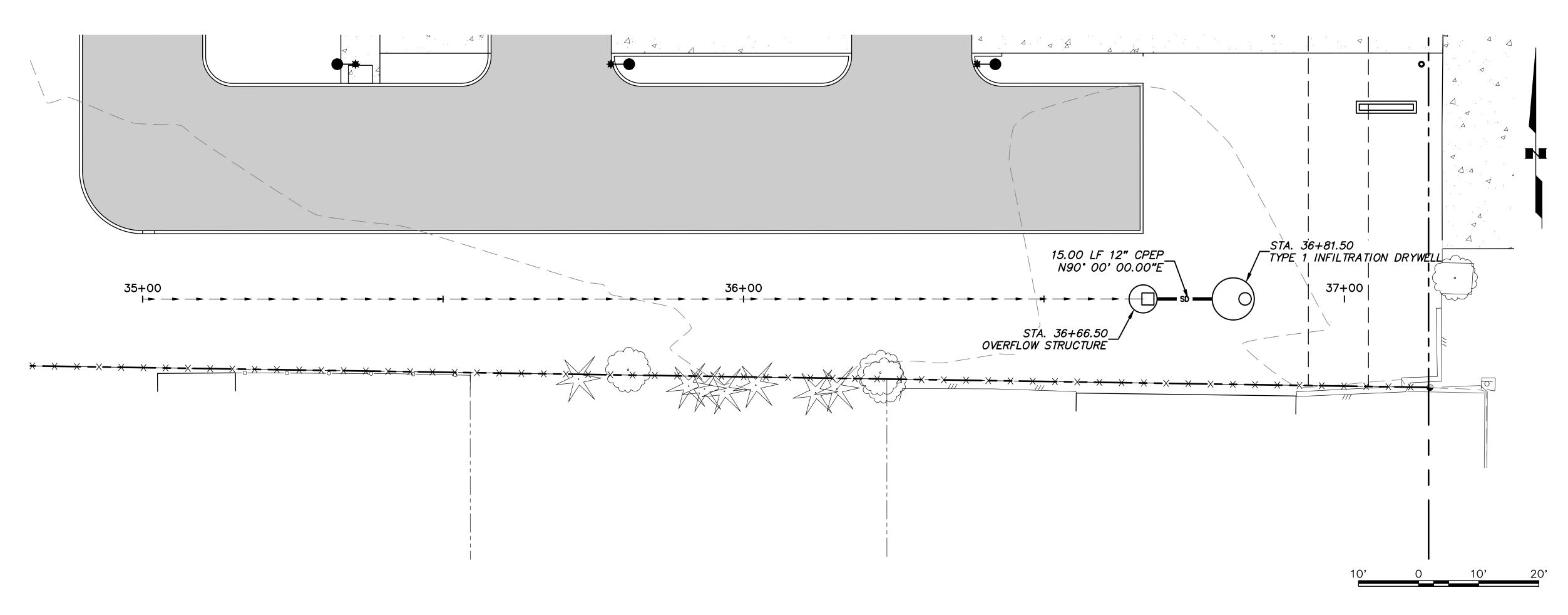


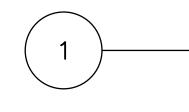


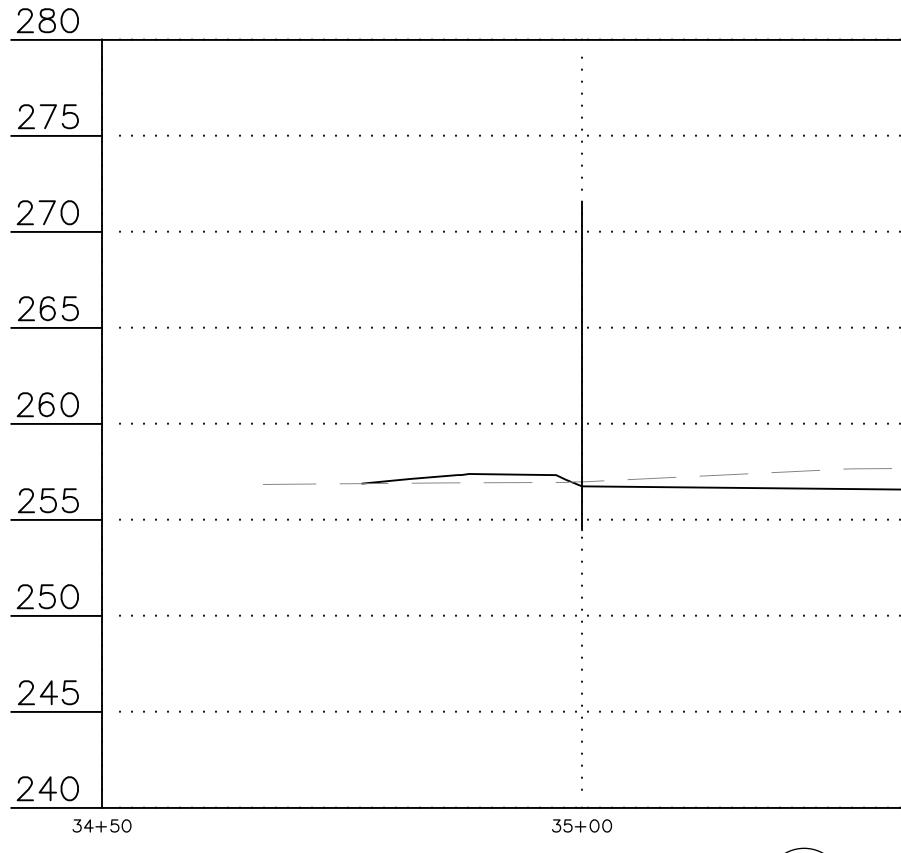
STORM PLAN & PROFILE 8/4/2023

SITE BID SET

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STORM DRAIN PROFILE VIEW

SCALE: 1" = 5'

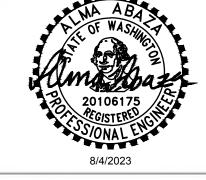
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STORM DRAIN PLAN VIEW SCALE: 1" = 10'

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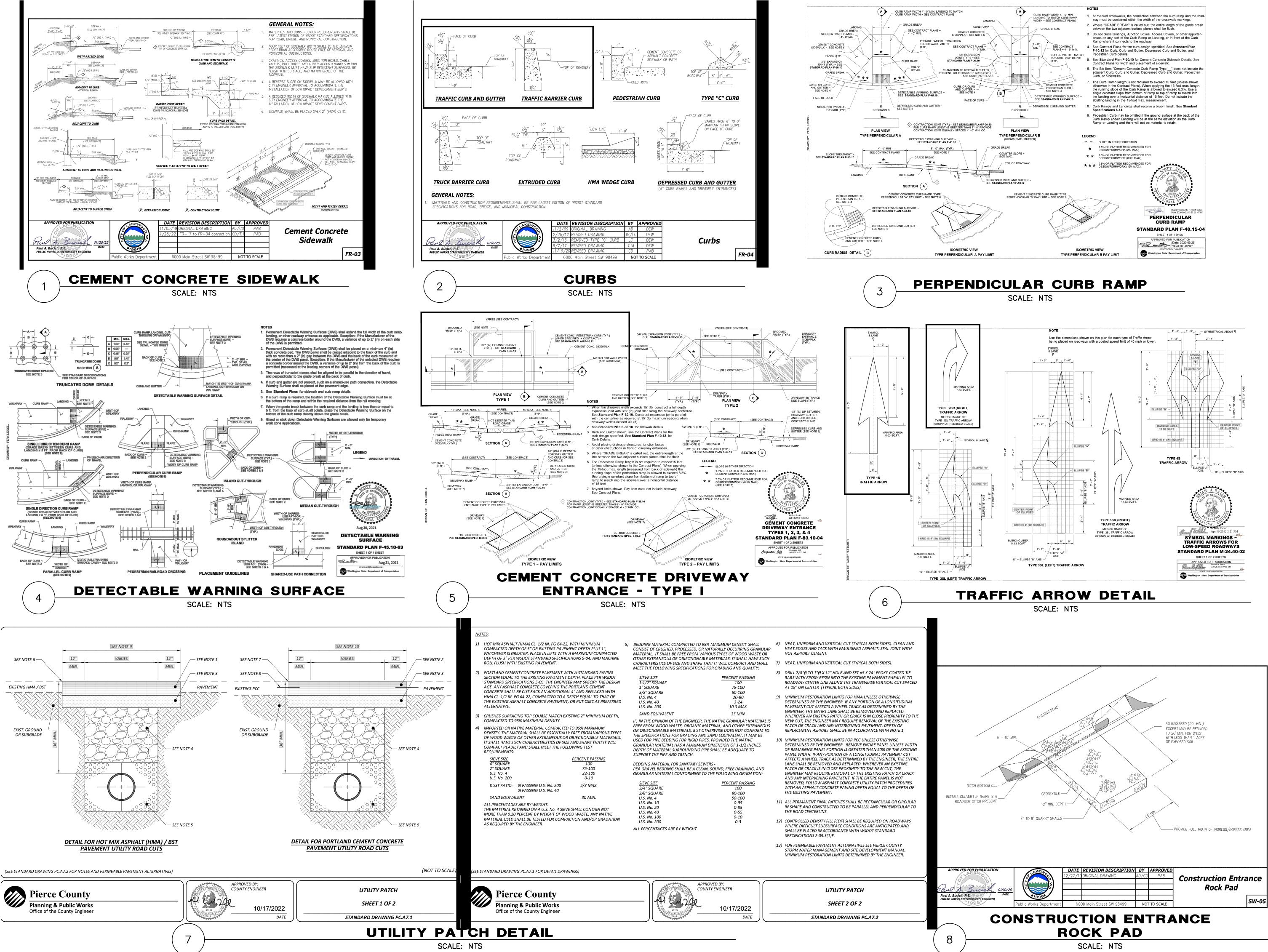
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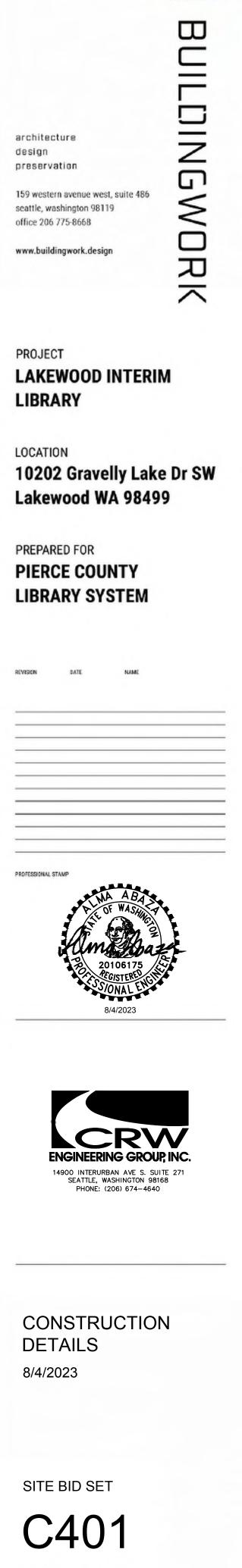


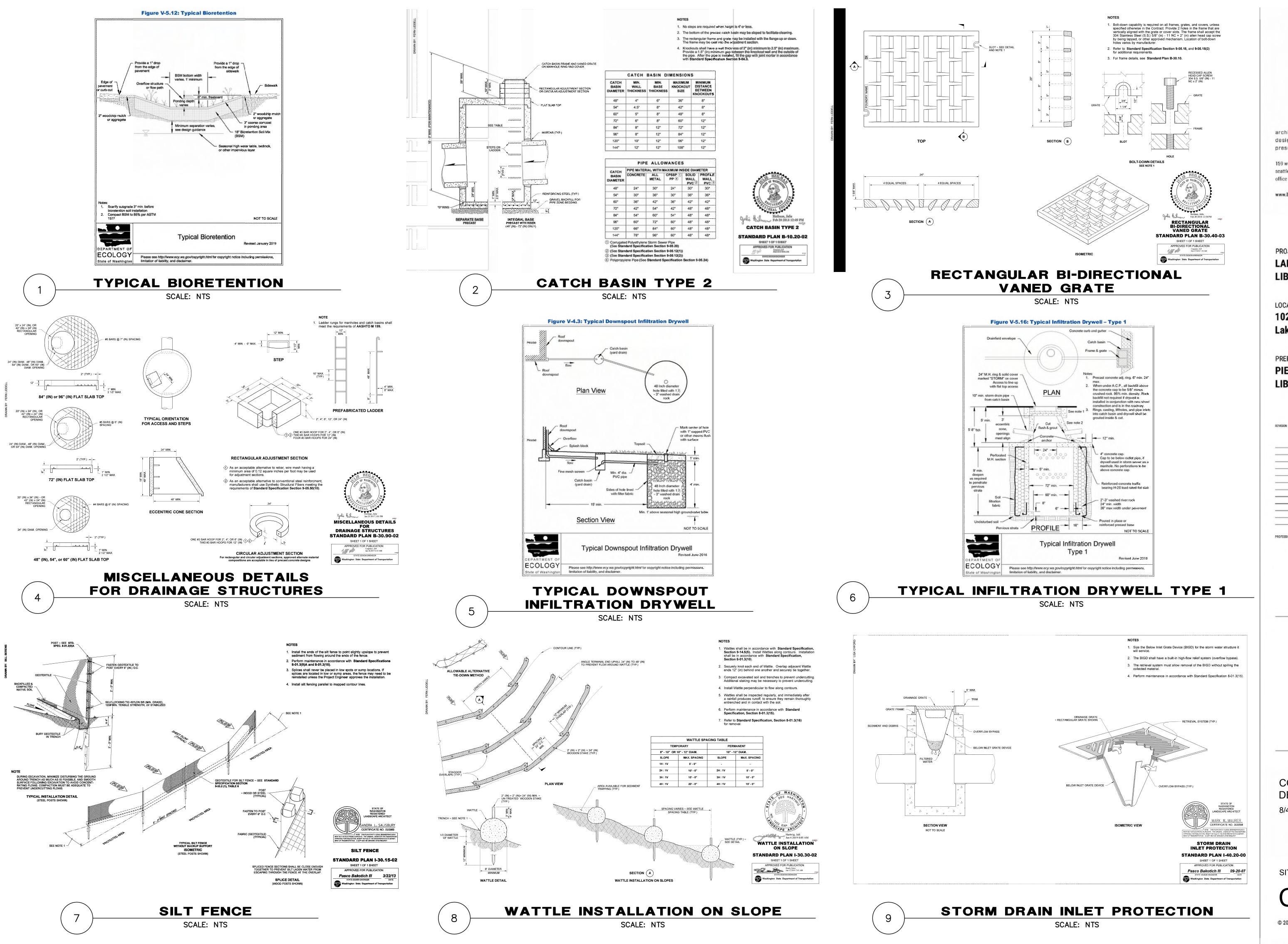


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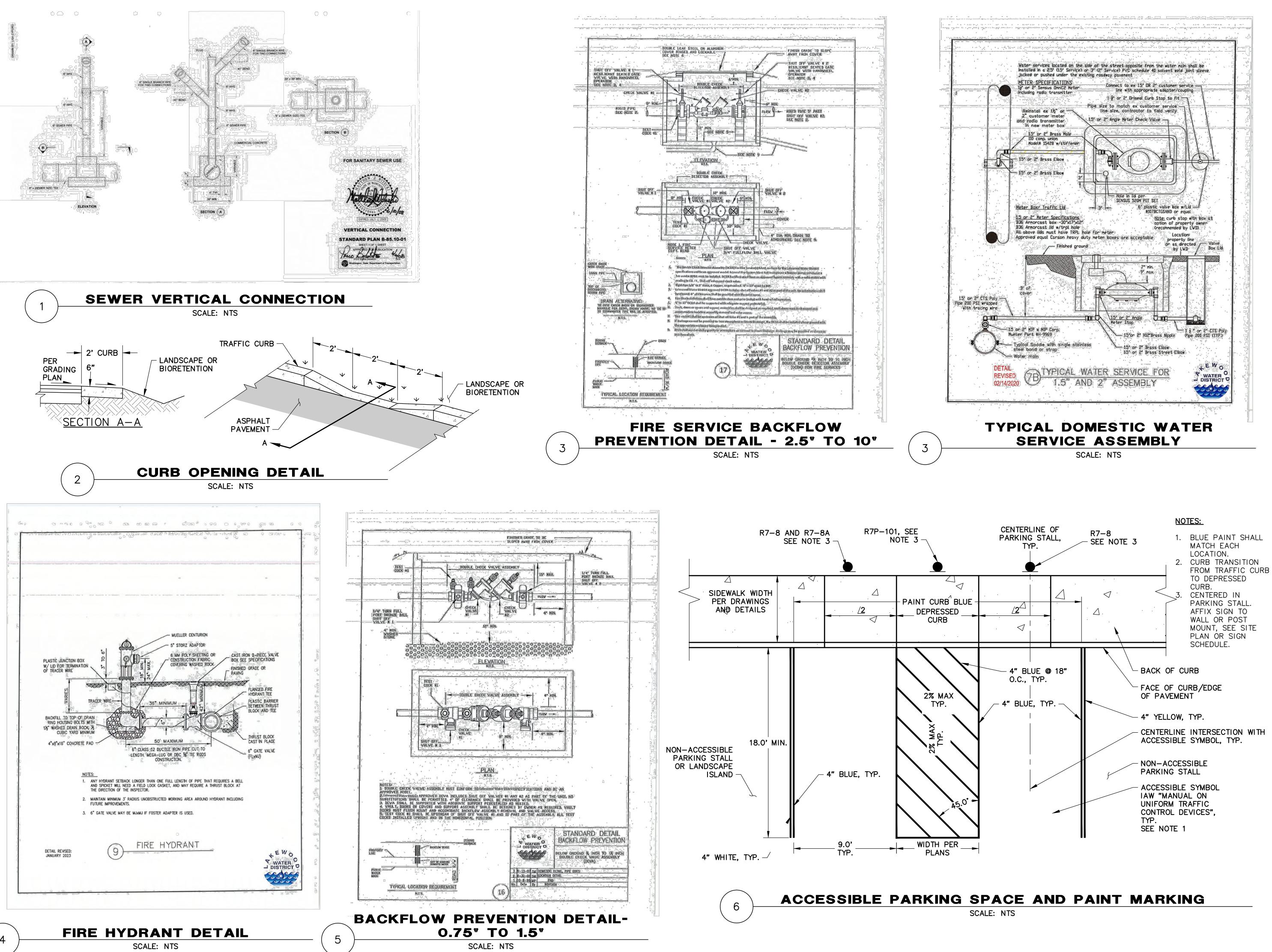




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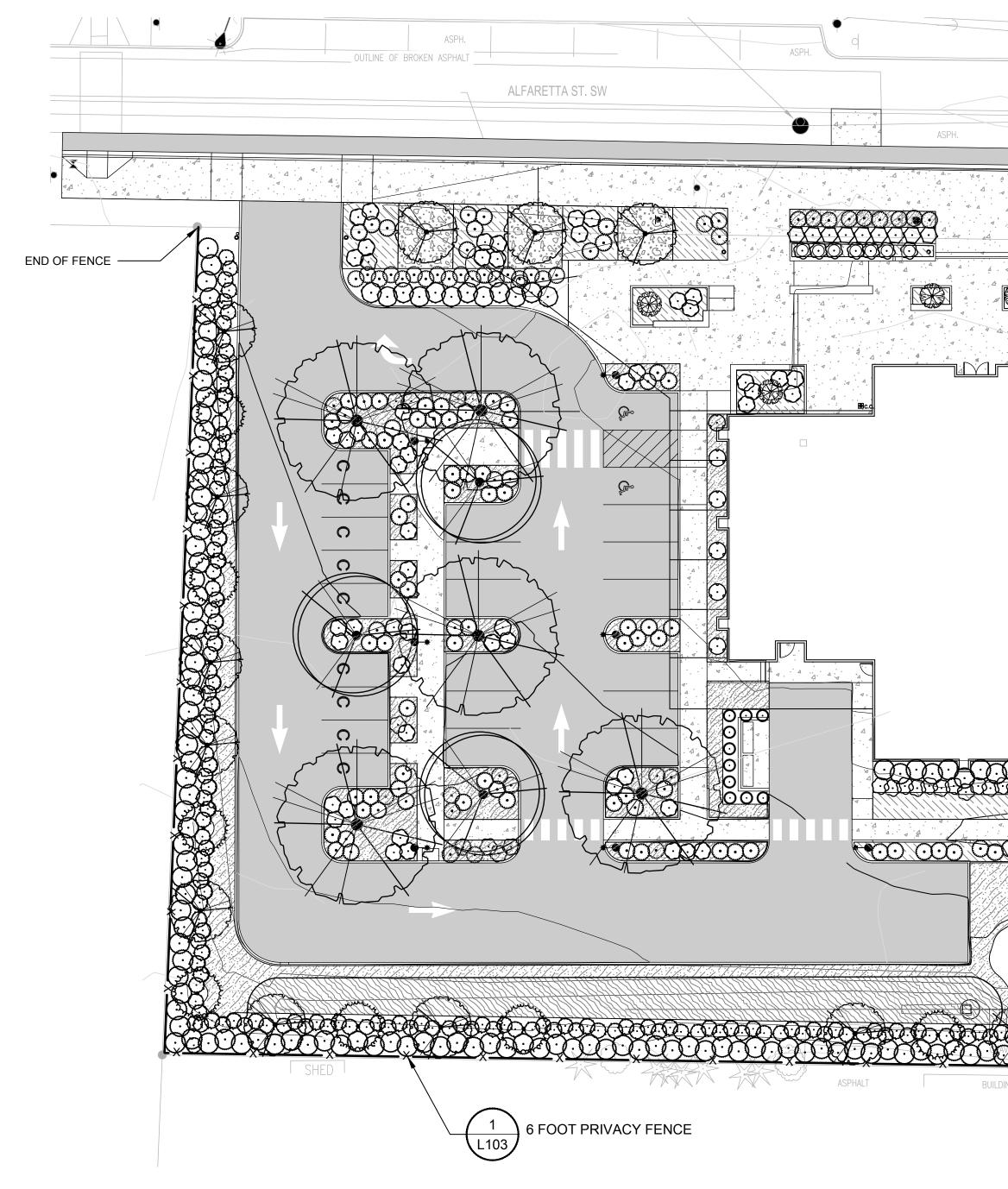
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NOT FOR CONSTRUCTION

	PLANT SCHEDU	JLE (SIZES [DEFINED BY	LMC 18A.70.140B PLANT STANDARD	S)			
	TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
		ACE SHD	4	Acer palmatum 'Shin Deshojo'	Shin Deshojo Japanese Maple	5 gal.	Pot	
		ACE XFM	5	Acer x freemanii	Freeman Maple	3" Cal.	B&B	
		CAR FRA	15	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	3" Cal.	B&B	
		GIN AUT	3	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3" Cal.	B&B	
		TSU MER	7	Tsuga mertensiana	Mountain Hemlock	6` Ht.	B&B	
	SHRUBS	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE		SPACING
	\odot	BER VER	130	Berberis verruculosa	Warty Barberry	3 gal.	Pot	60" o.c.
	$\overline{\mathbf{O}}$	CEA GLO	108	Ceanothus gloriosus	Point Reyes Ceanothus	1 gal.	Pot	48" o.c.
EXISTING TREE TO REMAIN, PROTECT	\bigcirc	CEA VCT	29	Ceanothus x 'Victoria'	Victoria Wild Lilac	3 gal.	Pot	48" o.c.
THROUGHOUT CONSTRUCTION.	\odot	CIS HYB	142	Cistus x hybridus	White Rockrose	5 gal.	Pot	48" o.c.
DR. SW	\odot	LON PIL	6	Lonicera pileata	Privet Honeysuckle	1 gal.	Pot	48" o.c.
	\odot	MAH NER	150	Mahonia nervosa	Oregon Grape	1 gal.	Pot	48" o.c.
BEAVELLY AND A REAL PROVIDENCE OF A REAL PROVIDENCE	\bigcirc	PHI WI	12	Philadelphus lewisii	Wild Mockorange	3 gal.	Pot	60" o.c.
EXISTING TREE TO REMAIN, PROTECT THROUGHOUT	O	THU SMA	10	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6` Ht.	Pot	36" o.c.
	SHRUB AREAS	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
		COT DAM	55	Cotoneaster dammeri	Bearberry Cotoneaster	1 gal.	Pot	36" o.c.
EXISTING TREES IN THIS AREA TO REMAIN		LON PI2	69	Lonicera pileata	Privet Honeysuckle	1 gal.	Pot	36" o.c.
EXISTING TREE TO REMAIN, PROTECT	GROUND COVERS	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	CONTAINER	<u>SPACING</u>
BUILDING ASPHALT		HEL SEM MIS YAK PEN HAM	4,389 sf 400 343 400	GRASS MIX Helictotrichon sempervirens Miscanthus sinensis 'Yaku Jima' Pennisetum alopecuroides 'Hameln'	Blue Oat Grass Yaku Jima Eulalia Grass Hameln Fountain Grass	1 gal. 1 gal. 1 gal.	Pot Pot Pot	35% @ 24" o.c. 30% @ 24" o.c. 35% @ 24" o.c.
		ALL CER ECH PUR HEL SEM PEN HAM RUD HIR	2,308 sf 288 128 180 180 96	GRASS AND PERENNIAL MIX Allium cernuum Echinacea purpurea Helictotrichon sempervirens Pennisetum alopecuroides 'Hameln' Rudbeckia hirta	Nodding Onion Coneflower Blue Oat Grass Hameln Fountain Grass Black-eyed Susan	1 gal. 1 gal. 1 gal. 1 gal. 1 gal.	Pot Pot Pot Pot Pot	12% @ 12" o.c. 12% @ 18" o.c. 30% @ 24" o.c. 30% @ 24" o.c. 16% @ 24" o.c.
		BIO SEE	1,786 sf	Bioswale Seed Mix	Bioswale Seed Mix			

BIOSWALE SEED MIX

		% SPECIES
BOTANICAL NAME	COMMON NAME	COMPOSITION OF MIX
Elymus glaucus	Blue Wildrye	10%
Festuca rubra rubra	Creeping Red Fescue	15%
Hordeum brachyantherum	Meadow Barley	5%
Glyceria occidentalis	Northwestern Mannagr	ass 30%
Beckmannia syzigachne	American Sloughgrass	15%
Deschampsia caespitosa	Tufetd Hairgrass	25%

SEEDING RATE: 1.00 PLS lbs. per 1,000 SF

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PROJECT LAKEWOOD INTERIM LIBRARY

LOCATION 10202 Gravelly Lake Dr SW Lakewood WA 98499

PREPARED FOR **PIERCE COUNTY** LIBRARY SYSTEM

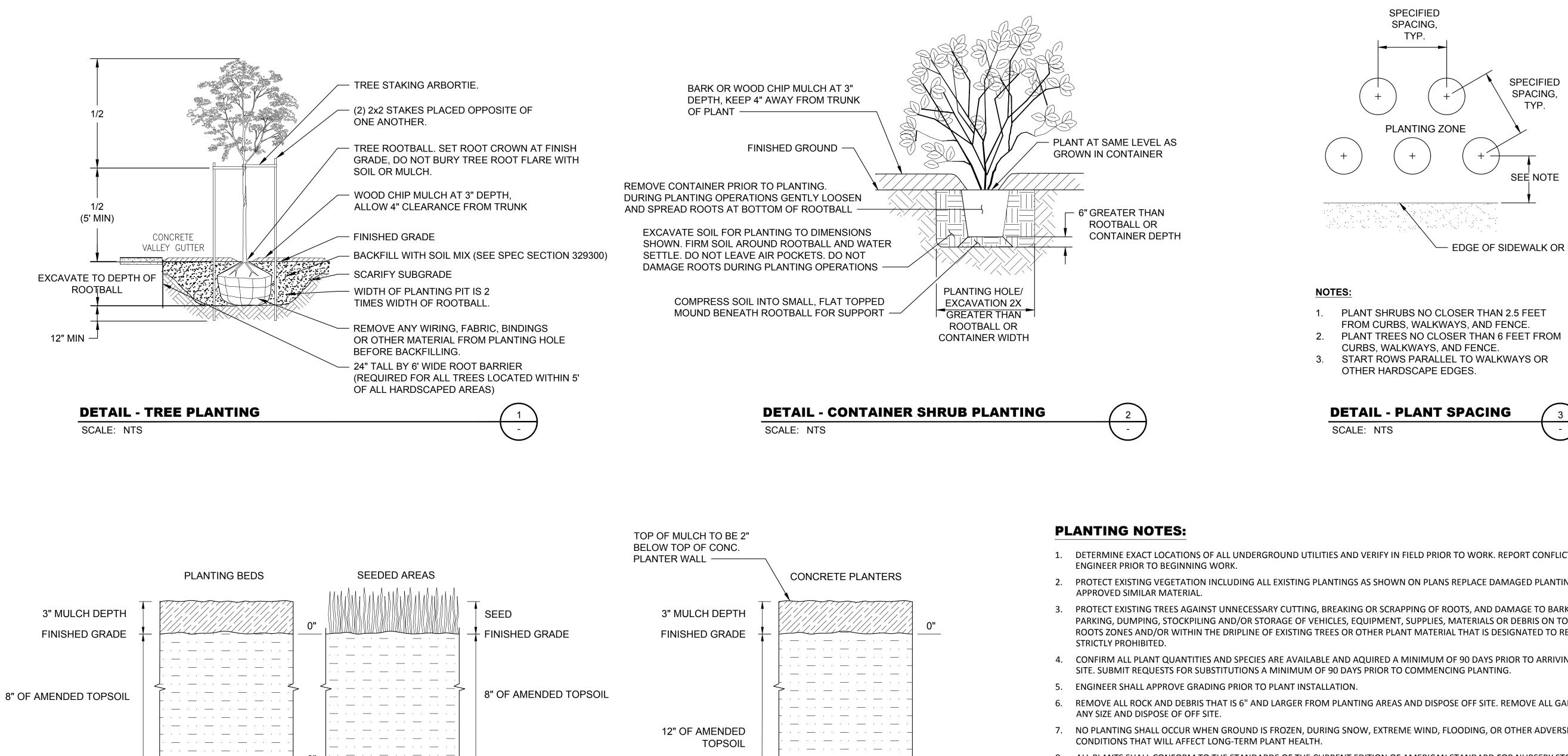


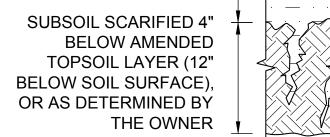


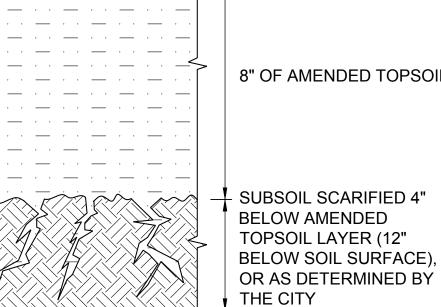
LANDSCAPE PLAN

August 4, 2023

SITE BID SET







NOTES:

- 1. POST CONSTRUCTION SOIL AMENDMENT IS REQUIRED ON ALL AREAS NOT COVERED BY IMPERVIOUS SURFACE WHERE SOIL IS DISTURBED DURING CONSTRUCTION.
- 2. SOIL AMENDMENT MUST PASS A 12 INCH MINIMUM PROBE TEST.

DETAIL - SOIL AMENDMENT

SCALE: NONE

NOT FOR CONSTRUCTION

12" SUBSOIL SCARIFIED 4" **BELOW AMENDED TOPSOIL LAYER (16" BELOW SOIL SURFACE),** OR AS DETERMINED BY THE OWNER



- 1. DETERMINE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES AND VERIFY IN FIELD PRIOR TO WORK. REPORT CONFLICTS TO
- 2. PROTECT EXISTING VEGETATION INCLUDING ALL EXISTING PLANTINGS AS SHOWN ON PLANS REPLACE DAMAGED PLANTINGS WITH
- PROTECT EXISTING TREES AGAINST UNNECESSARY CUTTING, BREAKING OR SCRAPPING OF ROOTS, AND DAMAGE TO BARK. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP OF THE ROOTS ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL THAT IS DESIGNATED TO REMAIN IS
- 4. CONFIRM ALL PLANT QUANTITIES AND SPECIES ARE AVAILABLE AND AQUIRED A MINIMUM OF 90 DAYS PRIOR TO ARRIVING ON
- 6. REMOVE ALL ROCK AND DEBRIS THAT IS 6" AND LARGER FROM PLANTING AREAS AND DISPOSE OFF SITE. REMOVE ALL GARBAGE OF
- 7. NO PLANTING SHALL OCCUR WHEN GROUND IS FROZEN, DURING SNOW, EXTREME WIND, FLOODING, OR OTHER ADVERSE
- 8. ALL PLANTS SHALL CONFORM TO THE STANDARDS OF THE CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK AS APPROVED BY THE AMERICAN STANDARDS INSTITUTE (ANSI Z60.1-2014).
- 9. PLANT SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
- 10. PLANTS SHALL BE TAGGED OR MARKED FOR IDENTIFICATION WHEN DELIVERED.
- 11. THE LANDSCAPE ARCHITECT SHALL INSPECT ALL PLANT MATERIAL UPON EACH DAY OF DELIVERY. PROVIDE HEALTHY STOCK, GROWN IN NURSERY AND REASONABLY FREE OF DIE-BACK, DISEASE, INSECTS, EGGS, BORES, AND LARVAE. PLANTS SHALL HAVE A ROOT SYSTEM, STEM, AND BRANCH FORM THAT WILL NOT RESTRICT NORMAL GROWTH, STABILITY AND HEALTH FOR THE EXPECTED LIFE OF THE PLANT. ALL PLANTS WITH DAMAGED ROOTS, LEADERS, OR BRANCHES SHALL BE REJECTED. ROOTBOUND AND J-ROOTED PLANTS WILL BE REJECTED.
- 12. PLANT MATERIAL MAY BE REJECTED AT ANY TIME DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING. 13. KEEP PLANTS SHADED UNTIL THE ACTUAL TIME OF PLANTING. DO NOT LET THE PLANT MATERIAL SIT IN THE SUN OR DRY OUT
- BEFORE PLANTING.
- 14. THE PLANTING PLANS ARE DIAGRAMMATIC. PRIOR TO PLANTING, LAYOUT PLANT MATERIAL APPROXIMATELY AS SHOWN ON THE LANDSCAPE PLAN. THE LANDSCAPE ARCHITECT SHALL REVIEW PLANTING LAYOUT PRIOR TO REMOVING PLANTS FROM CONTAINERS AND PLANTING INSTALLATION.
- 15. THOROUGHLY WATER ALL PLANTED AREAS IMMEDIATELY AFTER PLANTING. WATER FOR OPTIMAL GROWTH DURING DRY PERIODS DURING PLANT ESTABLISHMENT.
- 16. REMOVE ALL CONTAINERS, FABRIC, FASTENERS, PLANT TYING MATERIAL, AND MARKING TAPES AT TIME OF PLANTING.
- 17. APPLY 3" OF BARK MULCH TO ALL PLANTING AREAS.

EDGE OF SIDEWALK OR FENCE

3



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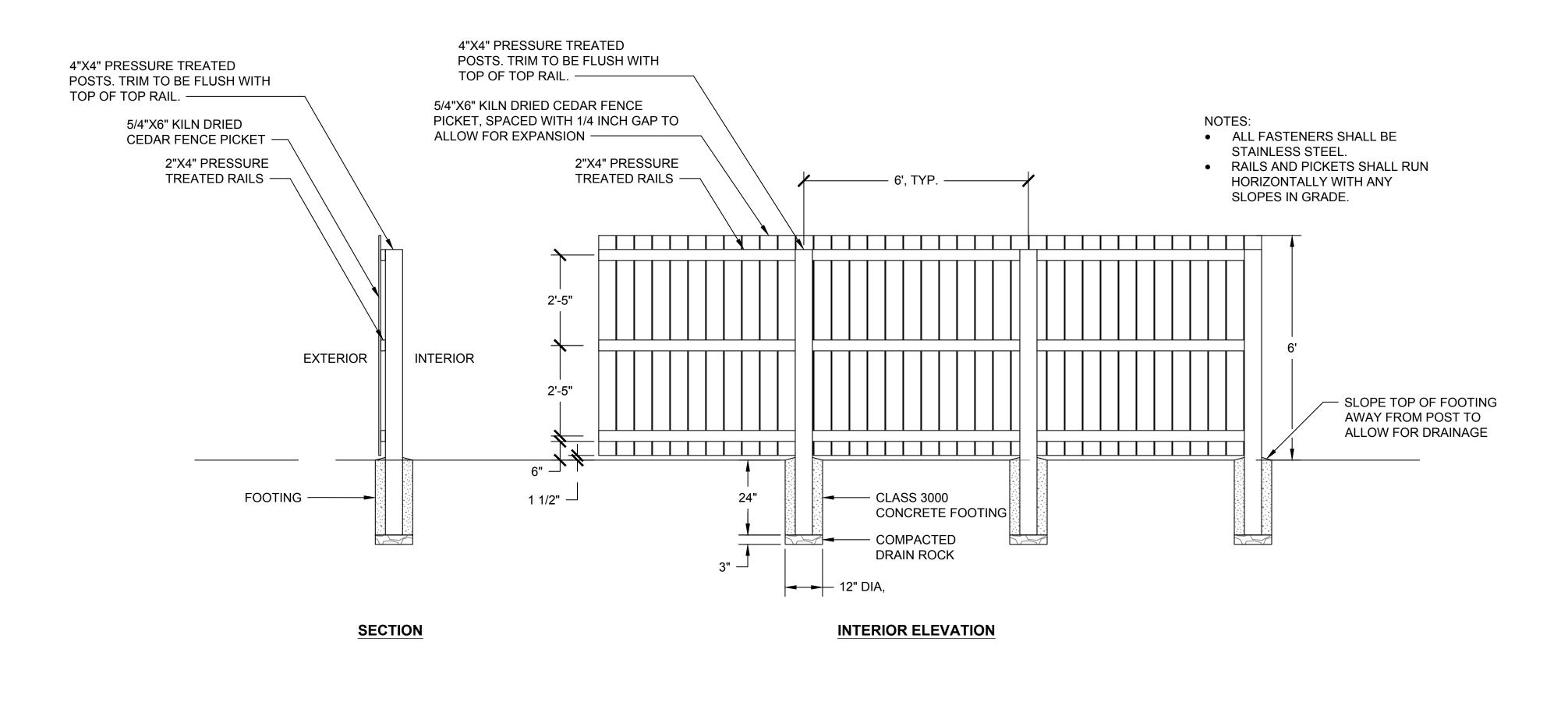
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LANDSCAPE NOTES AND DETAILS August 4, 2023

SITE BID SET



DETAIL - 6 FOOT PRIVACY FENCE SCALE: NTS

NOT FOR CONSTRUCTION



SITE BID SET

L103 © 2022 BUILDINGWORK, LLC

LANDSCAPE DETAILS

HERRERA

August 4, 2023

 \square BUILDING WORK

PREPARED FOR **PIERCE COUNTY** LIBRARY SYSTEM

DATE

REVISION

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PROFESSIONAL STAM

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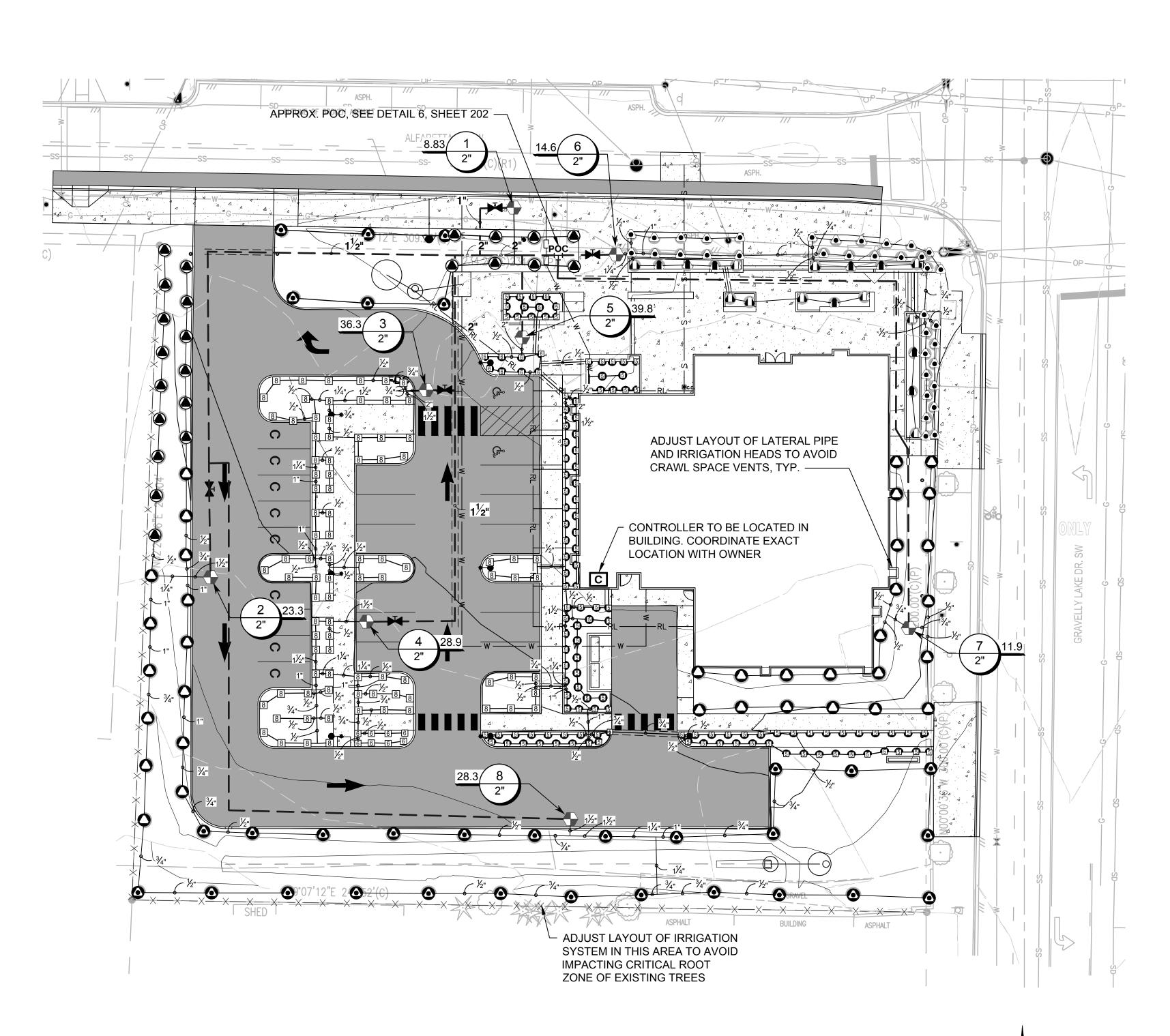
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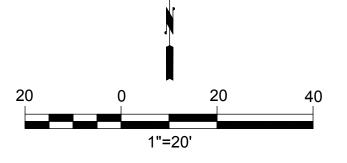
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
[또 편 4] 4] 6] 6] 2Q 2H 4Q 4H 6Q 6H	Hunter PROS-12-PRS30 SR Series Shrub Spray, 30 psi regulated 12in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	8
5) 5) 5) Q H F	Hunter PROS-12-PRS30 5 Series Shrub Spray, 30 psi regulated 12in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	122
4 6 8 10 12 15 17	Hunter PROS-12-PRS30 Adj Series Shrub Spray, 30 psi regulated 12in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	98
LST SST RST	Hunter MP Strip PROS-12-PRS30-CV Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	18
1000	Hunter MP1000 PROS-12-PRS30-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	23
2000	Hunter MP2000 PROS-12-PRS30-CV Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	35
3000	Hunter MP3000 PROS-12-PRS30-CV Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	31
600 A 800 F	Hunter MP800SR PROS-12-PRS30-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 30 psi, MP Rotator nozzle on PRS30 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360)	36
<u>SYMBOL</u>	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-201 Globe 2" 2in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Globe Configuration.	8
M	Shut Off Valve LINE SIZED SPEARS TRU UNION 2000 STANDARD PVC BALL VLAVE	6
BF	Zurn 350XL 2" Double Check Valve Assembly w/ EZSwap insert.	1
РОС	Hunter I2C-1600-M/ICC-PED 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Metal Pedestal.	1
· · · · · · · · · · · · · · · · · · ·	Point of Connection Irrigation Lateral Line: PVC Schedule 40	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	273.9 l.1 2,075 l.1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	369.8 1.1
	Irrigation Lateral Line: PVC Schedule 40 1"	205.2 1.1
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	112.5 l.f
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	149.2 l.f
	Irrigation Lateral Line: PVC Schedule 40 2"	37.6 l.f.
	Irrigation Mainline: PVC Schedule 40 1"	242.1 l.1
	Irrigation Mainline: PVC Schedule 40 1 1/4"	17.7 l.f.
	Irrigation Mainline: PVC Schedule 40 1 1/2"	489.0 l.1
	Irrigation Mainline: PVC Schedule 40 2"	106.6 I.f
	Pipe Sleeve: PVC Class 200 SDR 21	261.7 l.1
	Valve Callout ———— Valve Number	
	Valve Flow Valve Size	
\ # •		

VALVE SCHEDULE

、#" •

------ Valve Size

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter PGV-201 Globe	2"	Shrub Rotary	8.83	207.9	43.5	44.1	0.47 in/h
2	Hunter PGV-201 Globe	2"	Shrub Rotary	23.31	350.6	34.5	37.6	0.54 in/h
3	Hunter PGV-201 Globe	2"	Shrub Spray	36.32	143.2	35.0	35.9	2.44 in/h
4	Hunter PGV-201 Globe	2"	Shrub Spray	28.93	72.6	32.9	35.9	2.95 in/h
5	Hunter PGV-201 Globe	2"	Shrub Spray	39.82	221.3	37.9	38.4	1.75 in/h
6	Hunter PGV-201 Globe	2"	Shrub Rotary	14.64	224.9	34.4	34.7	1.01 in/h
7	Hunter PGV-201 Globe	2"	Shrub Rotary	11.9	424.7	33.4	42.0	0.52 in/h
8	Hunter PGV-201 Globe	2"	Shrub Rotary	28.31	532.4	36.3	45.1	0.51 in/h
	Common Wire				855.4			

PSI		
30		
30		
30		IRRIGATION NOTES
	1.	THIS PLAN IS DIAGRAMMATIC ONLY. VERIFY ALL DIMENSIONS AND ELEVATIONS IN FIELD. ADJUST LAYOUT TO SUIT FIELD CONDITIONS AND SITE CONSTRAINTS. ADJUST SPRAY PATTERNS TO WATER LANDSCAPE AREA ONLY AND MINIMIZE
30		OVERSPRAY ONTO PAVEMENT.

30

30

30

30

- 2. PIPE AND EQUIPMENT SHOWN IN PAVED AREAS OR OUTSIDE PROJECT LIMITS IS FOR GRAPHIC CLARITY ONLY. IRRIGATION PLUMBING AND EQUIPMENT SHALL BE INSTALLED IN TURF OR LANDSCAPE BED AREAS AND WITHIN THE RIGHT-OF-WAY.
- 3. DESIGN ASSUMPTIONS: DOWNSTREAM OF THE BACKFLOW PREVENTER, WATER FLOW IS 300 GPM AND STATIC PRESSURE IS 51 PSI
- 4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND AT NO COST TO THE CONTRACTING AGENCY.
- 5. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY UPON RECOGNITION.
- 6. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
- 7. TOP OF MAINLINE SHALL BE BURIED 18" BELOW FINISHED GRADE. LATERAL PIPE SHALL BE BURIED 12" BELOW FINISHED GRADE.
- ALL PIPING UNDER HARD SURFACES SHALL BE SLEEVED. SEE DETAIL
 2, SHEET L202.
- 9. ALL CONTROL WIRING NOT IN MAINLINE OR LATERAL TRENCH SHALL BE DIRECT BURY AND MARKED WITH TRACER WIRE.
- 10. PIPE SIZE SHALL BE THE SAME ON BOTH SIDES OF VALVES. PIPE SHALL REMAIN CONSTANT BETWEEN PIPE SIZE CALLOUTS. 1/2" SCHEDULE 40 PVC SHALL BE THE SMALLEST LATERAL LINE USED.
- 11. FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
- 12. WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4" SEPARATION BETWEEN PIPES. DO NOT CROSS PIPES OVER EACH OTHER UNLESS THEY ARE AT A 90 DEGREE ANGLE.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL IRRIGATION EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM.
- 14. LOCATE QUICK COUPLERS EVERY 100 FEET ALONG THE LENGTH OF THE MAIN LINE AND AT THE END OF EACH MAINLINE BRANCH .

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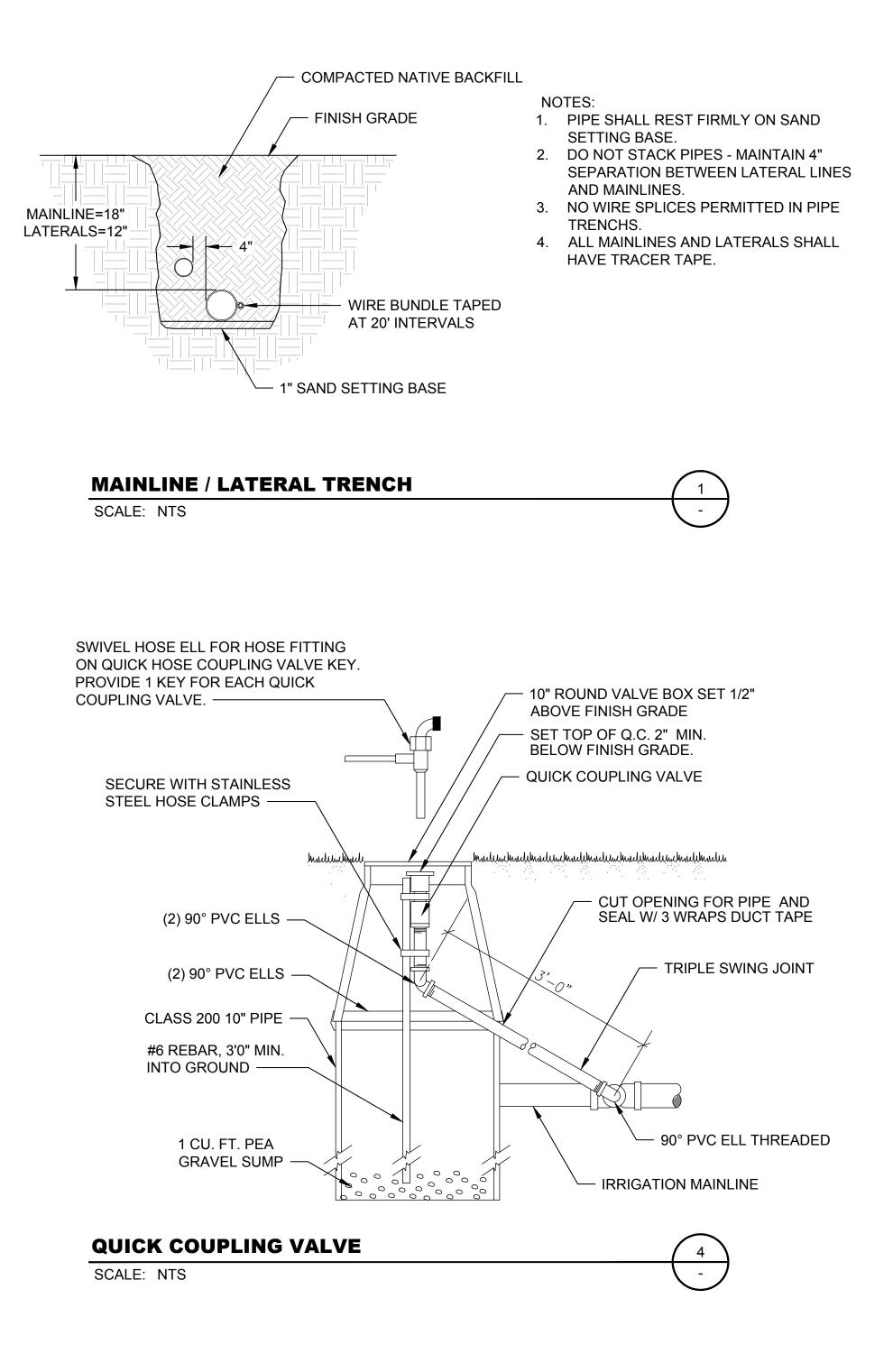


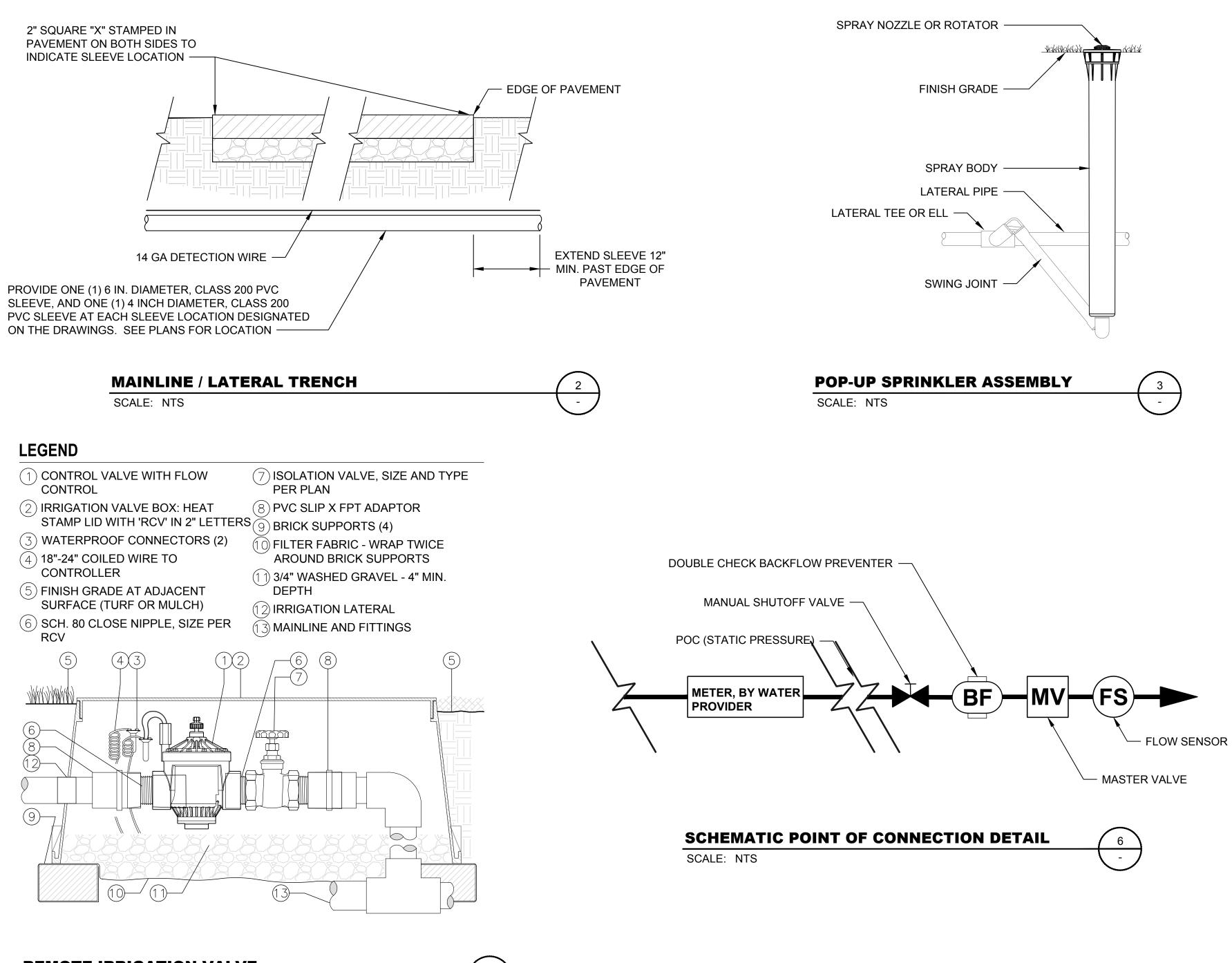


IRRIGATION PLAN

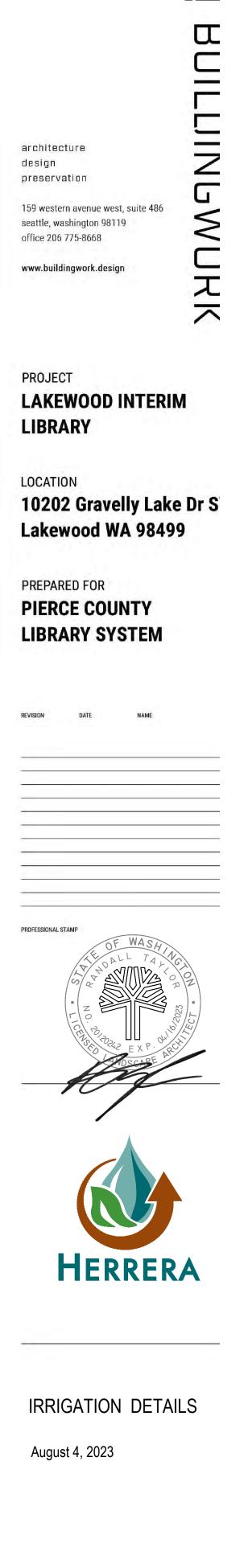
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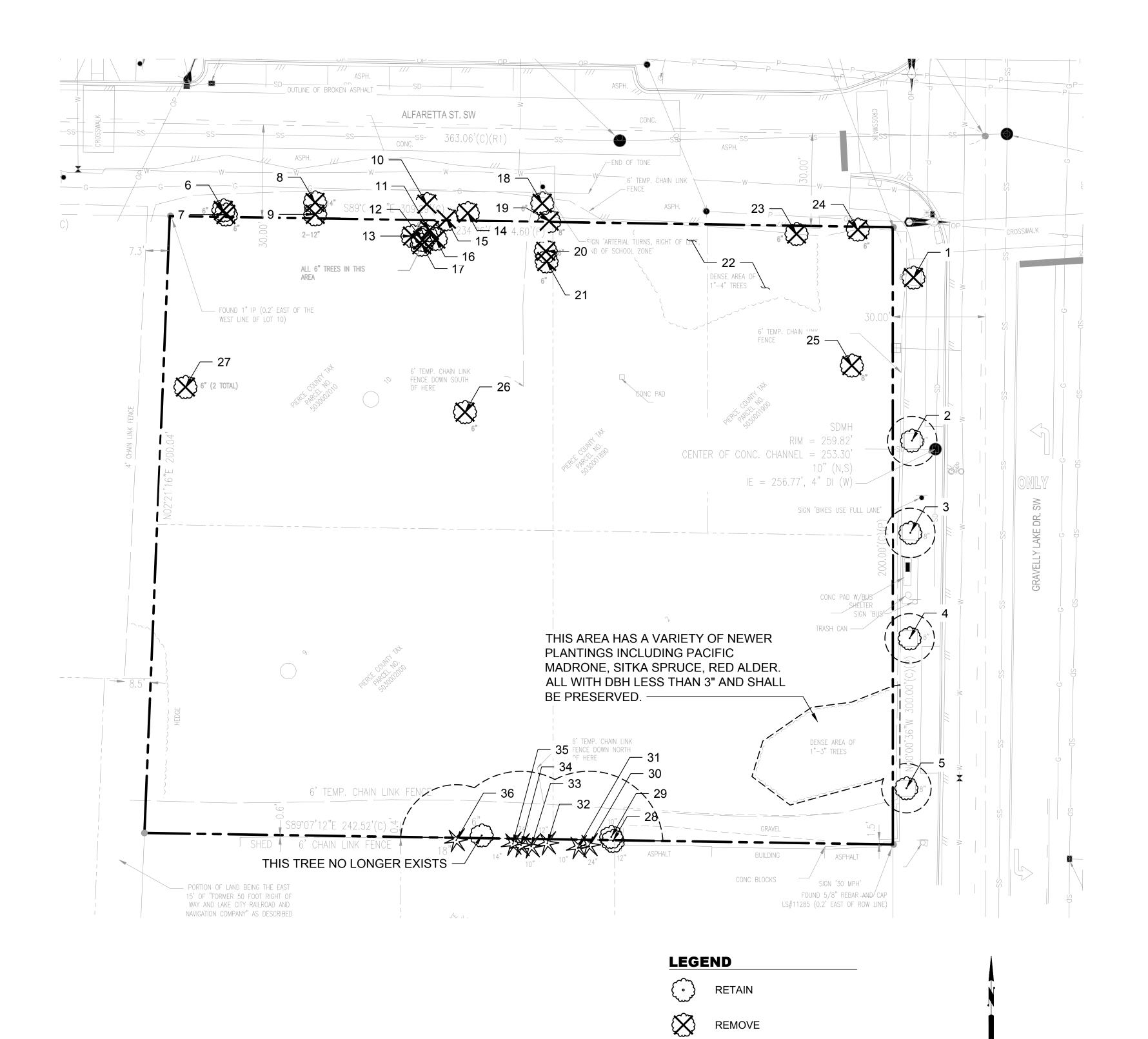












NOT FOR CONSTRUCTION

TREE PROTECTION 1"=20'

j ZONE

SUMMARY:

THIS TREE SURVEY IS FOR THE CITY OF LAKEWOOD INTERIM LIBRARY SITE LOCATED AT 10202 GRAVELLY LAKE DR. SW, LAKEWOOD, WA 98499. TREES WERE SURVEYED ON DECEMBER 3, 2022 BY AN ISA CERTIFIED ARBORIST (PN-8280A). THIS TREE INVENTORY AND ASSESSMENT MEETS THE CITY OF LAKEWOOD STANDARDS AS DEFINED BY THE CITY OF LAKEWOOD MUNICIPAL CODE ARTICLE III, TREE PRESERVATION

THE SITE IS AN APPROXIMATE 1.1 ACRE PARCEL AND IS LOCATED AT THE INTERSECTION OF GRAVELLY LAKE DR. SW AND ALFARETTA ST. SW. THE EXISTING TREE POPULATION ON THE PARCEL IS MADE UP OF SMALLER TREES (LESS THAN 3" DBH) LOCATED ON THE EASTERN PORTION OF THE SITE THAT MAY HAVE BEEN PLANTED AS PART OF A BEAUTIFICATION PROJECT IN THE RECENT PAST AND INCLUDE SITKA SPRUCE, PACIFIC MADRONE, RED ALDER, AND ASPEN. THE REMAINDER OF THE SITE CONSISTS OF MOSTLY BLACK LOCUST WHICH ARE CONSIDERED INVASIVE IN THE PACIFIC NORTHWEST AND SHOULD BE REMOVED. THERE IS A ROW OF DOUG FIR, (1) SITKA SPRUCE, AND (2) MAPLES ON THE SOUTH SIDE OF THE SITE BUT MOST OF THESE ARE ON THE NEIGHBORING PROPERTY. IT IS RECOMMENDED THAT THE CRITICAL ROOT ZONE OF THESE TREES BE PROTECTED DURING CONSTRUCTION TO AVOID ANY LONG TERM DAMAGE. LASTLY, THERE ARE (5) NORWAY MAPLE THAT ARE PLANTED AS STREET TREES ADJACENT TO GRAVELLY LAKE ROAD WHICH WILL REMAIN AND BE PROTECTED.

ONLY (1) TREE (#29) CAN BE IDENTIFIED AS A SIGNIFICANT TREE AS DEFINED PER LMC 18A.70.320. THIS TREE IS BEING RETAINED THUS MEETING THE CITY'S TREE RETAINAGE STANDARDS. IT SHOULD BE NOTED THAT TREE #8 WOULD ALSO BE CONSIDERED SIGNIFICANT IF IT WERE NOT AN INVASIVE SPECIES.

SURVEY METHODS:

EACH TREE WAS VISUALLY INSPECTED FROM THE GROUND. THE SURVEY WAS LIMITED TO TREES WITH DBH GREATER THAN 3".

THE ASSESSMENT PROCEDURE CONSISTED OF THE FOLLOWING STEPS:

- 1. TREES WERE IDENTIFIED BY GENUS AND SPECIES.
- 2. DBH WAS MEASURED AND RECORDED FOR EACH TREE WITH A DBH OF 3" OR GREATER.
- THE DRIPLINE WAS MEASURED AND RECORDED FOR EACH TREE SURVEYED.

TREE PROTECTION ZONE REQUIREMENTS

CONSTRUCTION ACTIVITIES SHALL MEET OR EXCEED MINIMUM REQUIRED TREE PROTECTION STANDARDS AS PER LMC 18A.70.320(H) AND AS NOTED BELOW THROUGH AN ESTABLISHED TREE PROTECTION ZONE (TPZ) FOR THOSE TREES DETERMINED TO REMAIN ON THE SITE.

- AT A MINIMUM THE TPZ BARRIER SHALL BE INSTALLED 5 FEET OUT FROM THE DRIPLINE AND FOLLOW BACK OF EXISTING CURB WHEN CURB FALLS WITHIN 5'-0" OFFSET OF DRIPLINE (FENCE FOLLOWING EXISTING CURB DOES NOT TRIGGER IMPACT STATUS).
- EACH TPZ WILL FOLLOW THE EDGE OF BUILDING/ROAD/PAVED PATH WHERE NECESSARY AND IS NOT REQUIRED TO EXTEND TO THE DRIPLINE WHERE IMPERVIOUS SURFACES ARE DETERMINED TO BE THE LIMITING FACTOR FOR ROOT DEVELOPMENT
- ALL CONSTRUCTION ACTIVITIES ARE PROHIBITED FIVE (5) FEET FROM THE TPZ WHERE TREE PROTECTION BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE. THIS INCLUDES BUT IS NOT LIMITED TO THE STORAGE OF MATERIALS, PARKING, CONTAMINATING SOIL BY WASHING OUT EQUIPMENT, (CONCRETE, PAINT, ETC.), CHANGING SOIL GRADE, OR DAMAGING OVERHEAD BRANCHES.
- ANY ENTRY OR WORK WITHIN THE TPZ OF RETAINED OR IMPACTED TREES WILL NEED TO OCCUR UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
- TPZ FENCING SHALL BE A MINIMUM OF 4 FEET HIGH, CONSTRUCTED OF CHAIN LINK OR POLYETHYLENE LAMINAR SAFETY FENCING OR SIMILAR MATERIAL.
- "TREE PROTECTION AREA KEEP OUT" OR SIMILAR SIGNS ARE REQUIRED TO ACCOMPANY THE TPZ FENCING AT REGULAR INTERVALS AND INCLUDE THE CONTACT INFORMATION OF THE CONSULTING ARBORIST OR ENTITY RESPONSIBLE FOR ENFORCING TREE PROTECTION STANDARDS.
- EACH TPZ SHALL REMAIN IN PLACE FOR THE ENTIRETY OF PROJECT CONSTRUCTION AND ONLY REMOVED, TEMPORARILY OR OTHERWISE, WITH AUTHORIZATION BY AN ISA CERTIFIED ARBORIST AFTER SUBMITTAL AND APPROVAL OF INTENT BY THE CITY OF LAKEWOOD.
- PREVENTATIVE MEASURES ARE RECOMMENDED IN ADDITION TO THE INSTALLATION OF TREE PROTECTION BARRIERS INCLUDING MULCHING OVER DRIP LINE, FERTILIZATION FOR STRESSED TREES, SUPPLEMENTAL IRRIGATION AS NECESSARY, SOIL AMENDMENTS AND SOIL AERATION, AND PRUNING TO REMOVE DEADWOOD OR CREATE CLEARANCE ON TREES TO BE PROTECTED.

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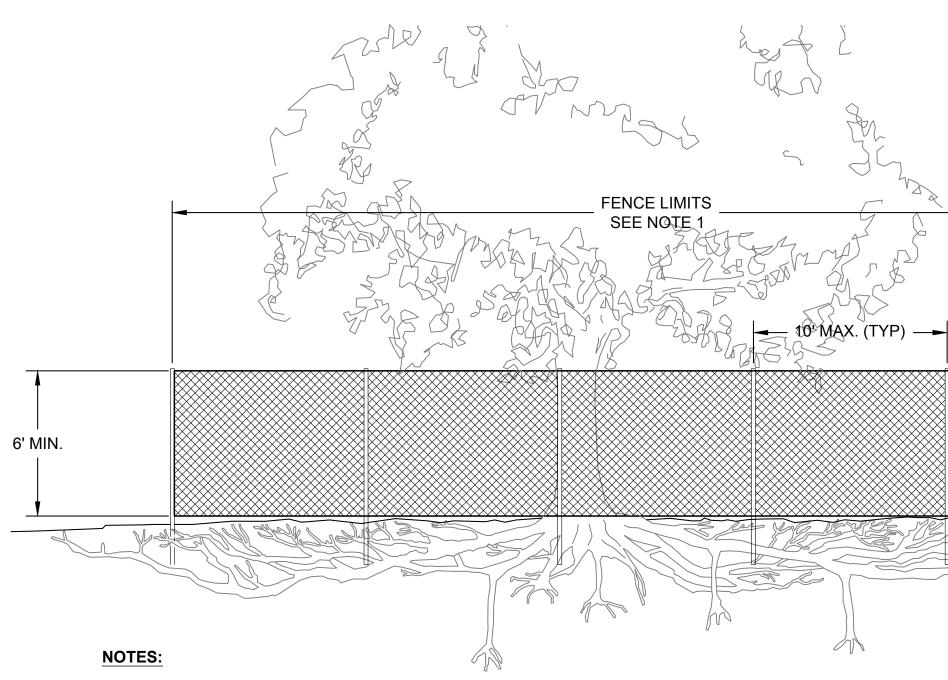
TREE RETENTION PLAN

August 4, 2023

SITE BID SET L301 © 2022 BUILDINGWORK, LLC

ID #	Common Name	Scientific Name	DBH	Canopy Radius	Significant	Remove/ Retain	Notes
1	Norway maple	Acer platanoides	8"	8'	No	Remove	
2	Norway maple	Acer platanoides	8"	6'	No	Retain	
3	Norway maple	Acer platanoides	8"	7'	No	Retain	
4	Norway maple	Acer platanoides	8"	8'	No	Retain	
5	Norway maple	Acer platanoides	8"	10'	No	Retain	
6	Black locust	Robinia pseudoacacia	6"	11'	No	Remove	Invasive species
7	Black locust	Robinia pseudoacacia	6"	11'	No	Remove	Invasive species
8	Black locust	Robinia pseudoacacia	14"	11'	No	Remove	Invasive species
9	Black locust	Robinia pseudoacacia	5"	12'	No	Remove	Invasive species
10	Black locust	Robinia pseudoacacia	6"	12'	No	Remove	Invasive species
11	Black locust	Robinia pseudoacacia	6"	8'	No	Remove	Invasive species
12	Black locust	Robinia pseudoacacia	4"	6'	No	Remove	Invasive species
13	Black locust	Robinia pseudoacacia	5"	6'	No	Remove	Invasive species
14	Black locust	Robinia pseudoacacia	7"	6'	No	Remove	Invasive species
15	Black locust	Robinia pseudoacacia	6"	8'	No	Remove	Invasive species
16	Black locust	Robinia pseudoacacia	7"	6'	No	Remove	Invasive species
17	Black locust	Robinia pseudoacacia	4"	6'	No	Remove	Invasive species
18	Black locust	Robinia pseudoacacia	6"	10'	No	Remove	Invasive species
19	Black locust	Robinia pseudoacacia	8"	10'	No	Remove	Invasive species
20	Black locust	Robinia pseudoacacia	6"	10'	No	Remove	Invasive species
21	Black locust	Robinia pseudoacacia	6"	10'	No	Remove	Invasive species
22	Pacific madrone	Arbutus menziesii	3.5"	5'	No	Remove	
	Pacific madrone	Arbutus menziesii	6"	8'	No	Remove	
	Pacific madrone	Arbutus menziesii	3.5"	6'	No	Remove	
	Pacific madrone	Arbutus menziesii	4.5"	6'	No	Remove	
23	Pacific madrone	Arbutus menziesii	6"	8'	No	Remove	
24	Pacific madrone	Arbutus menziesii	6"	10'	No	Remove	
25	Cottonwood	Populus spp.	8"	11'	No	Remove	
26	Black locust	Robinia pseudoacacia	6"	7'	No	Remove	Invasive species
27	Black locust	Robinia pseudoacacia	6"	6'	No	Remove	Invasive species
28	Maple	Acer, spp.	10"	25'	Yes	Retain	Not within property boundaries but protect during construction.
29	Maple	Acer, spp.	12"	25'	Yes	Retain	
30	Douglas fir	Psudotsuga menziesii	24"	15'	Yes	Retain	Not within property boundaries but should be protected during construction.
31	Douglas fir	Psudotsuga menziesii	10"	12'	Yes	Retain	Not within property boundaries but should be protected during construction.
32	Douglas fir	Psudotsuga menziesii	12"	12'	Yes	Retain	Not within property boundaries but should be protected during construction.
33	Douglas fir	Psudotsuga menziesii	10"	12'	Yes	Retain	Not within property boundaries but should be protected during construction.
34	Douglas fir	Psudotsuga menziesii	24"	18'	Yes	Retain	Not within property boundaries but should be protected during construction.
35	Douglas fir	Psudotsuga menziesii	14"	12'	Yes	Retain	Not within property boundaries but should be protected during construction.
36	Sitka spruce	Picea sitchensis	18"	12'	Yes	Retain	Not within property boundaries but should be protected during construction.

NOT FOR CONSTRUCTION



1. PLACE FENCING OUTSIDE OF THE ROOT PROTECTION ZONE (RPZ). RPZ IS DEFINED AS AREA EQUAL TO A 1-FOOT RADIUS FROM THE BASE OF THE TREE'S TRUNK FOR EACH 1-INCH OF THE TREE'S DIAMETER AT 4.5 FEET ABOVE GRADE (DIAMETER AT BREAST HEIGHT: DBH).

DETAIL - TREE PROTECTION FENCING

SCALE: NTS



RETENTION PLAN

A061288/232023



LAKEWOOD INTERIM LIBRARY

Lakewood WA 98499

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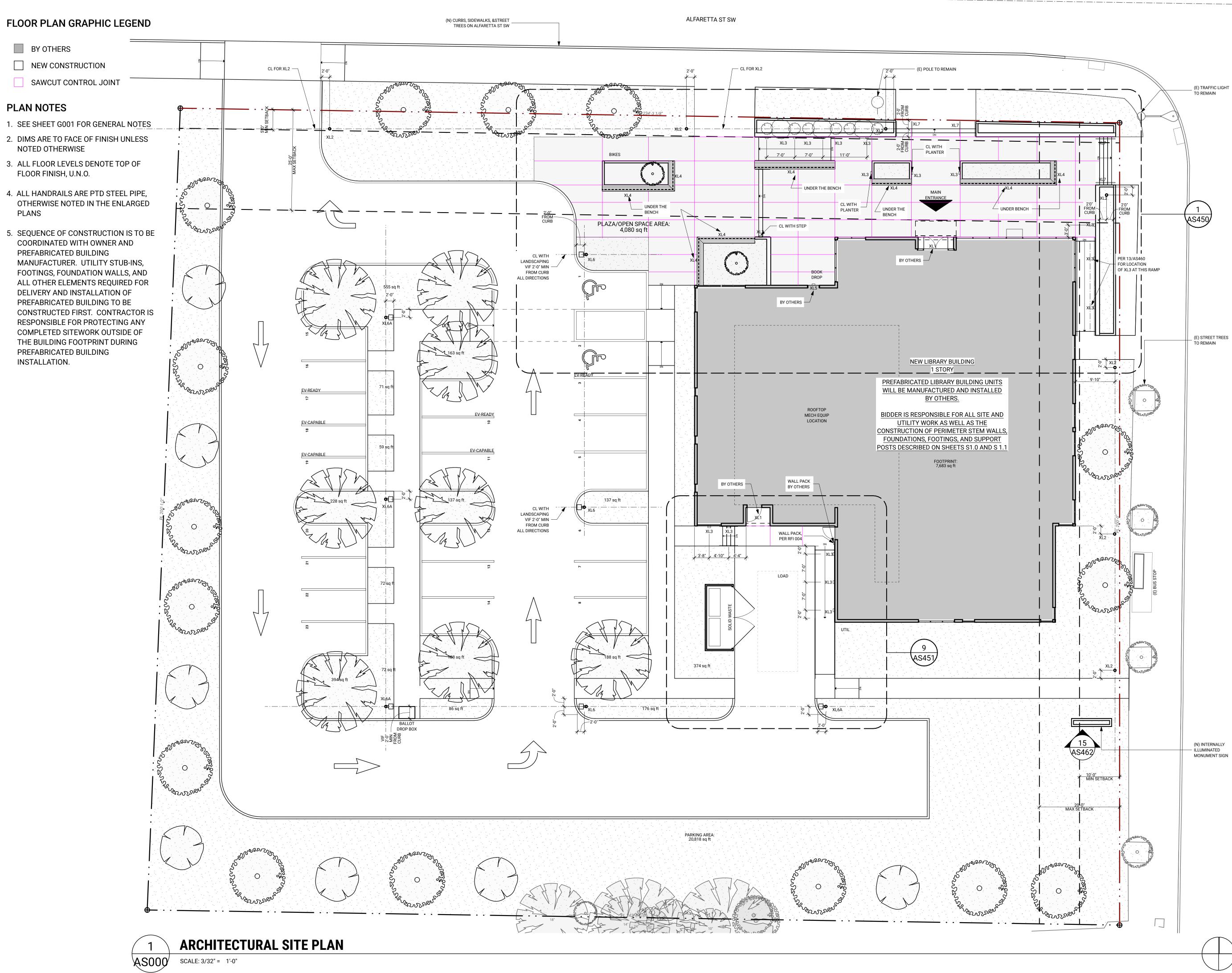
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TOP BAR OR WIRE CHAIN-LINK MESH 8' MIN. METAL POSTS 2' EMBEDMENT OR USE TEMPORARY POST SUPPORTS WITH CITY ARBORIST APPROVAL

1

BUILDINGWORK





— · — · — · — · — · — · — · — ·

ARCHITECT STAMP REGISTERE ARCHITECT MATTHEW C. AALFS **ARCHITECTURAL SITE** PLAN 08/04/2023

SITE BID SET

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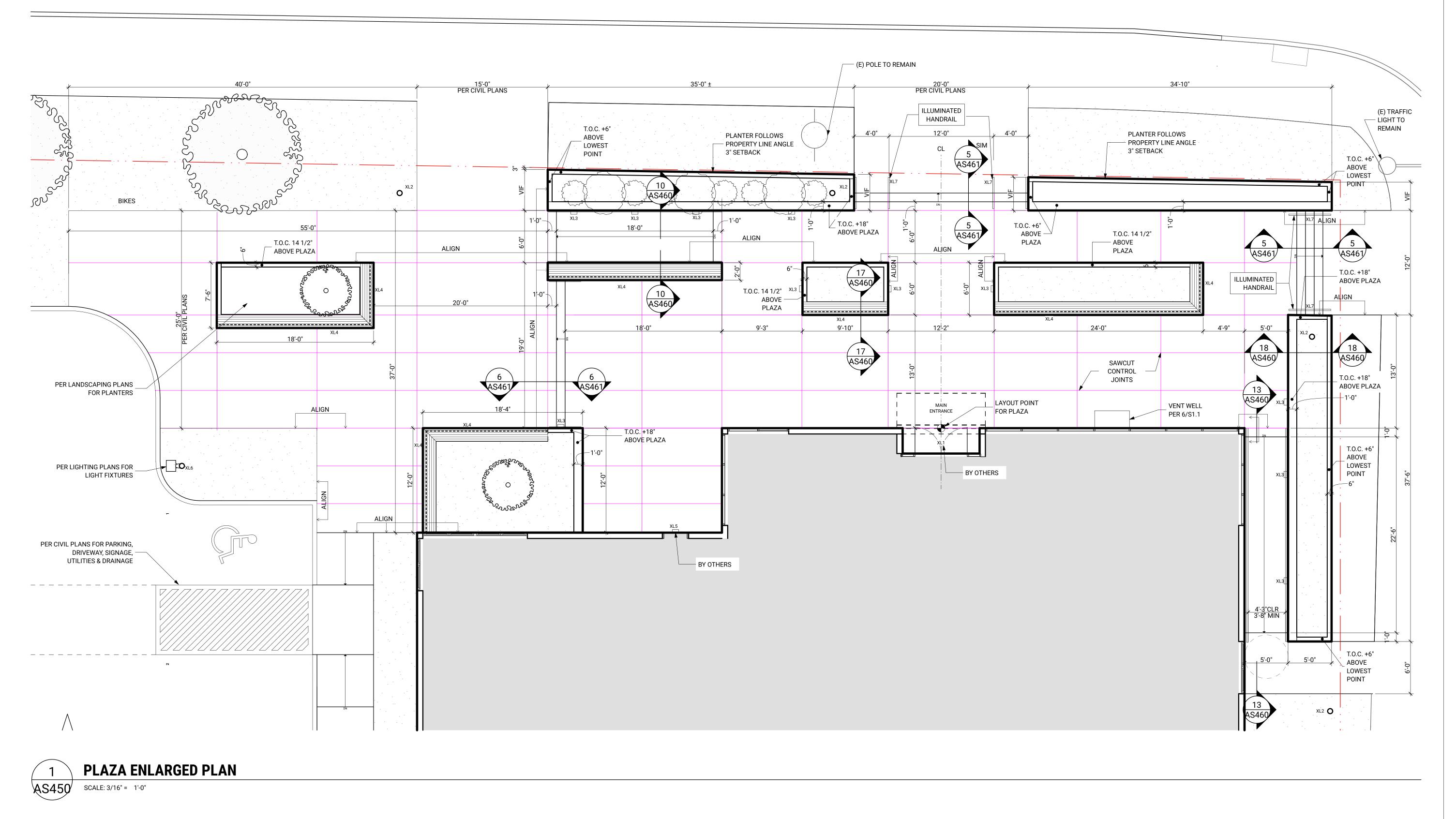
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FLOOR PLAN GRAPHIC LEGEND

- BY OTHERS
- NEW CONSTRUCTION
- SAWCUT CONTROL JOINT

PLAN NOTES

- 1. SEE SHEET G001 FOR GENERAL NOTES
- 2. DIMS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE
- 3. ALL FLOOR LEVELS DENOTE TOP OF FLOOR FINISH, U.N.O.
- 4. ALL HANDRAILS ARE PTD STEEL PIPE, OTHERWISE NOTED IN THE ENLARGED PLANS
- 5. SEQUENCE OF CONSTRUCTION IS TO BE COORDINATED WITH OWNER AND PREFABRICATED BUILDING MANUFACTURER. UTILITY STUB-INS, FOOTINGS, FOUNDATION WALLS, AND ALL OTHER ELEMENTS REQUIRED FOR DELIVERY AND INSTALLATION OF PREFABRICATED BUILDING TO BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY COMPLETED SITEWORK OUTSIDE OF THE BUILDING FOOTPRINT DURING PREFABRICATED BUILDING INSTALLATION.



PREPARED FOR **PIERCE COUNTY** LIBRARY SYSTEM

REVISION

ARCHITECT STAMP

8569

REGISTERED ARCHITECT

MATTHEW C. AALFS STATE OF WASHINGTON

LOCATION 10202 Gravelly Lake Dr SW Lakewood WA 98499

PROJECT LAKEWOOD INTERIM LIBRARY

www.buildingwork.design

159 western avenue west, suite 486 seattle, washington 98119 office 206 775-8668

architecture design preservation \square UILDING \leq ORK

PLAZA ENLARGED PLAN

08/04/2023

SITE BID SET

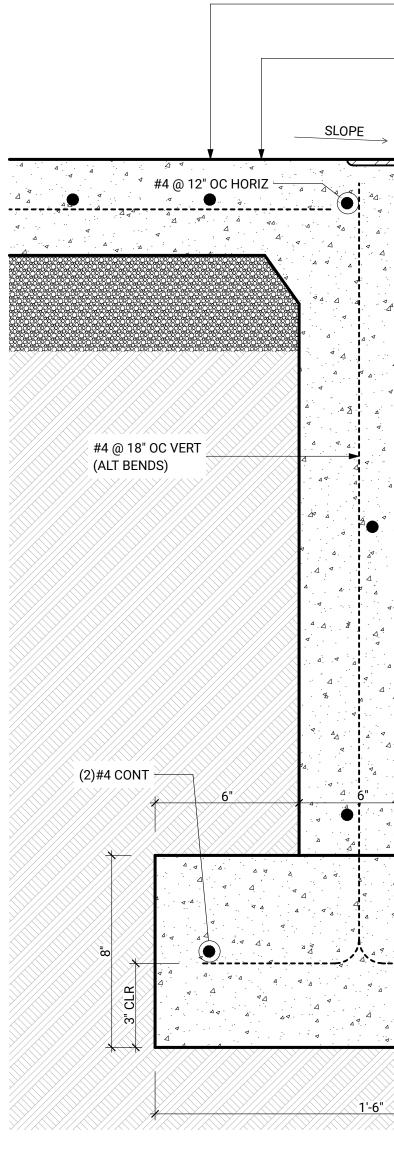


FLOOR PLAN GRAPHIC LEGEND

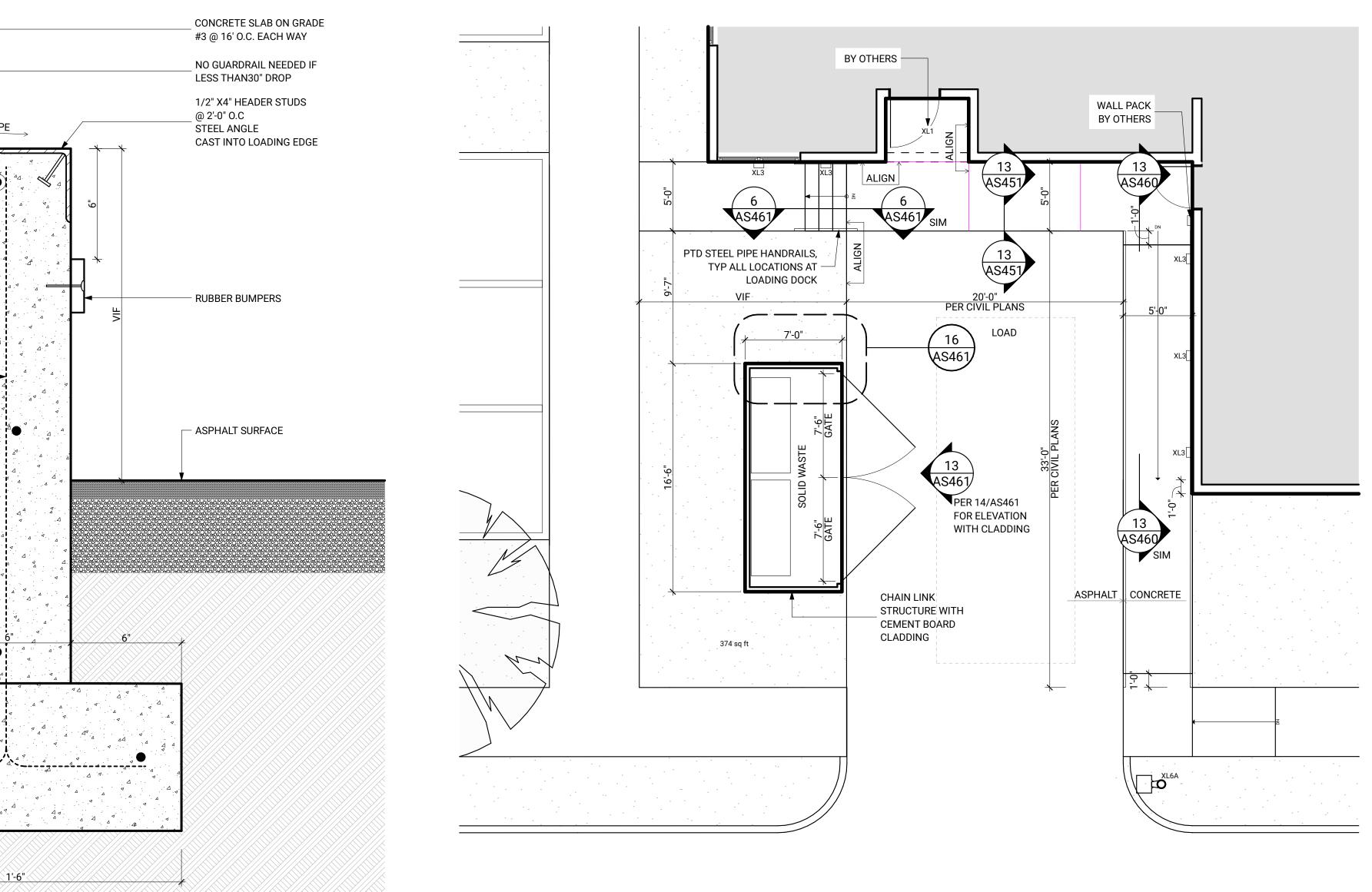
- BY OTHERS
- NEW CONSTRUCTION
- SAWCUT CONTROL JOINT

PLAN NOTES

- 1. SEE SHEET G001 FOR GENERAL NOTES
- 2. DIMS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE
- 3. ALL FLOOR LEVELS DENOTE TOP OF FLOOR FINISH, U.N.O.
- 4. ALL HANDRAILS ARE PTD STEEL PIPE, OTHERWISE NOTED IN THE ENLARGED PLANS
- 5. SEQUENCE OF CONSTRUCTION IS TO BE COORDINATED WITH OWNER AND PREFABRICATED BUILDING MANUFACTURER. UTILITY STUB-INS, FOOTINGS, FOUNDATION WALLS, AND ALL OTHER ELEMENTS REQUIRED FOR DELIVERY AND INSTALLATION OF PREFABRICATED BUILDING TO BE CONSTRUCTED FIRST. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY COMPLETED SITEWORK OUTSIDE OF THE BUILDING FOOTPRINT DURING PREFABRICATED BUILDING INSTALLATION.







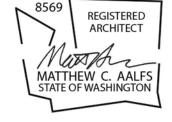


LOADING DOCK ENLARGED PLAN 08/04/2023

SITE BID SET

AS451

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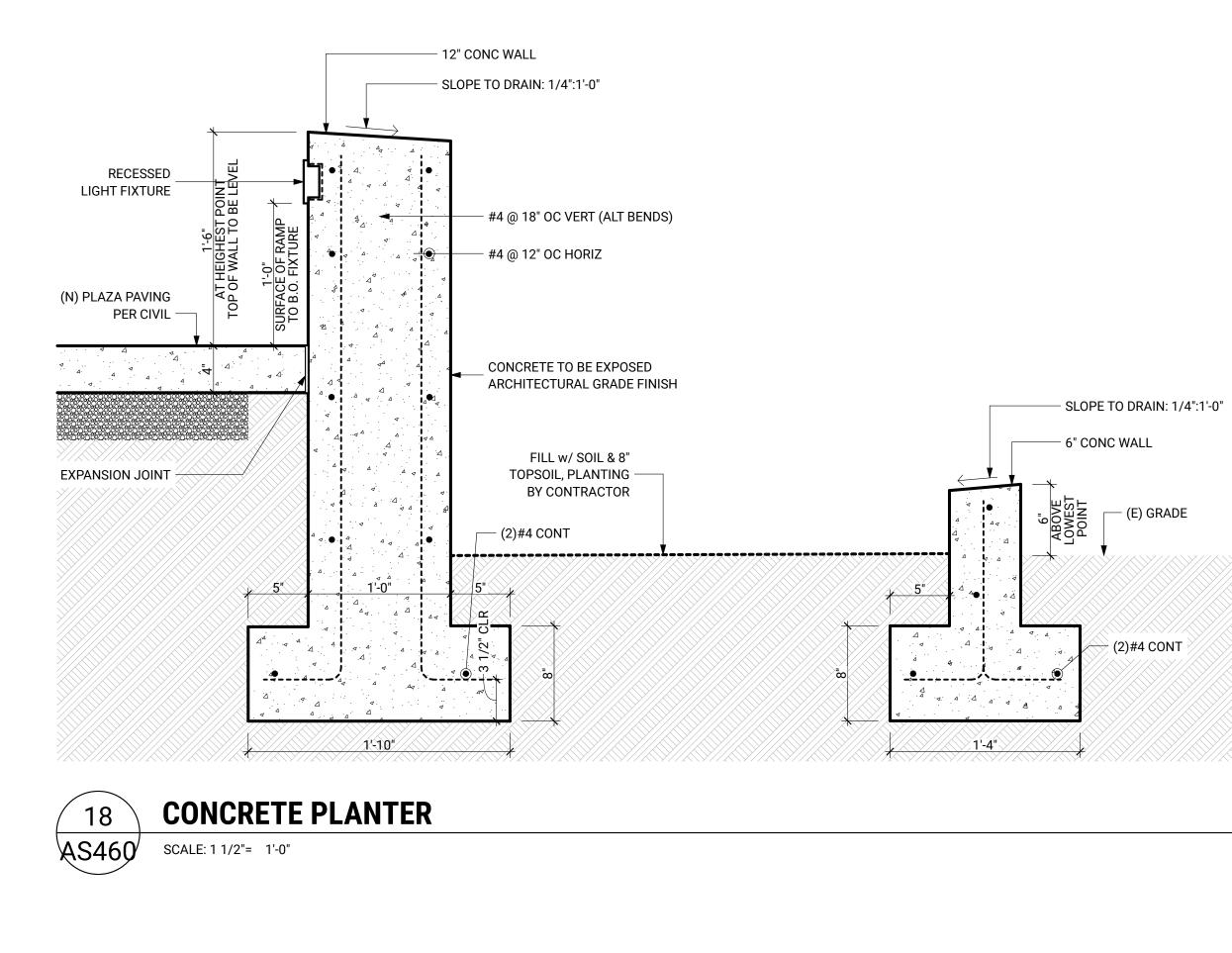
PROJECT LAKEWOOD INTERIM LIBRARY

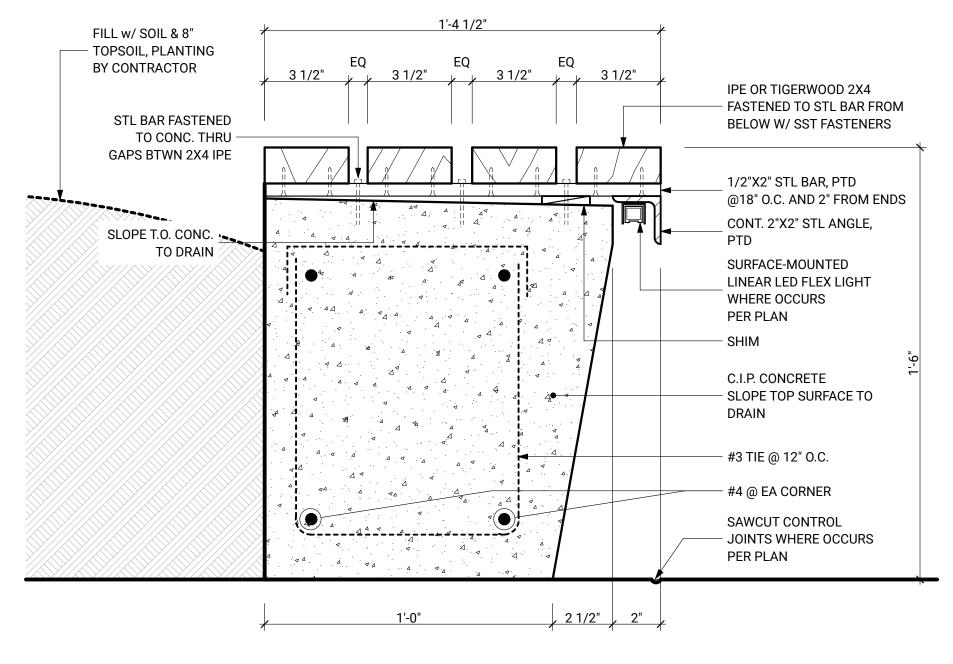
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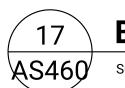
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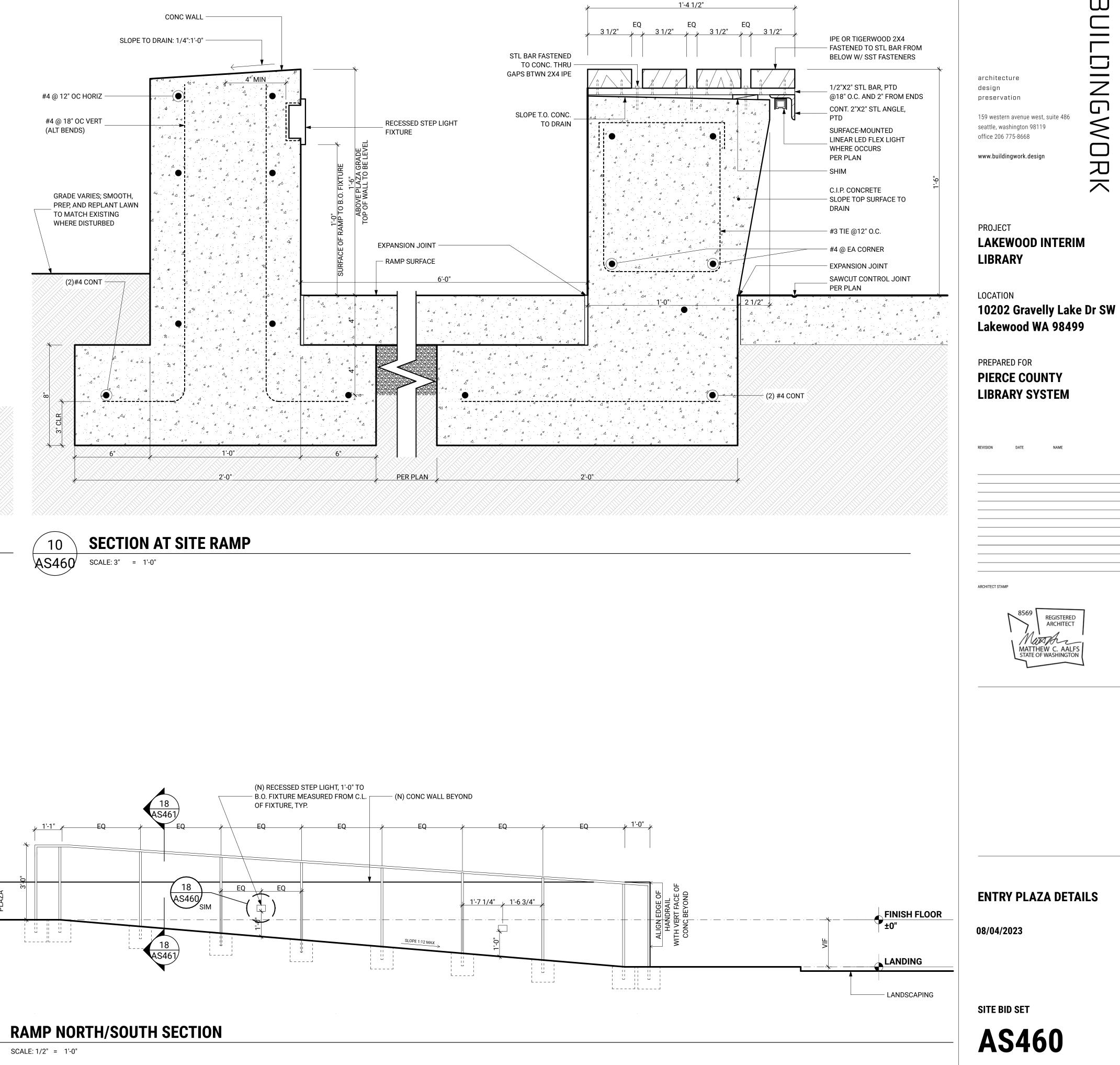




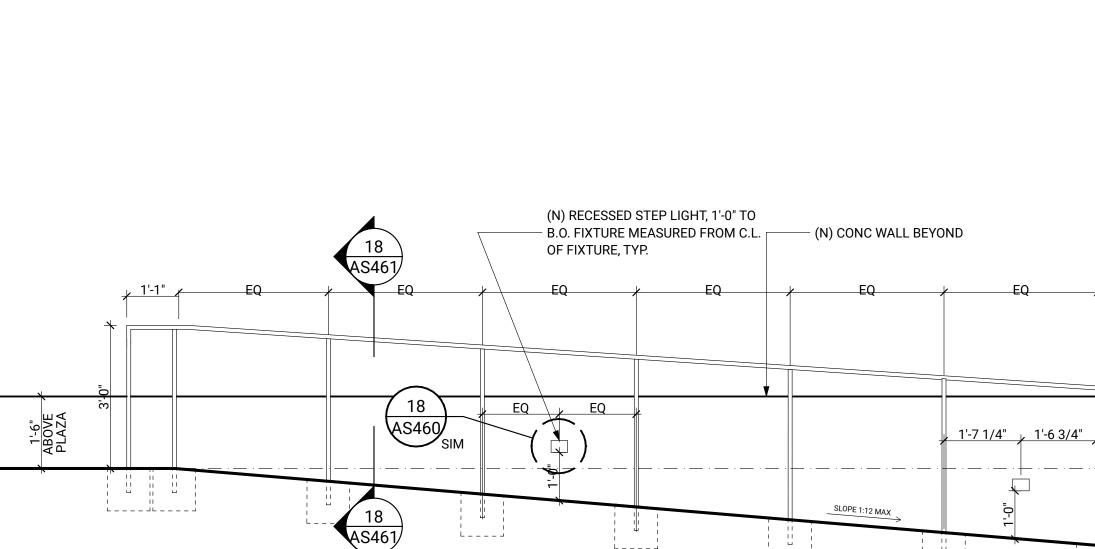


BENCH

SCALE: 3" = 1'-0"



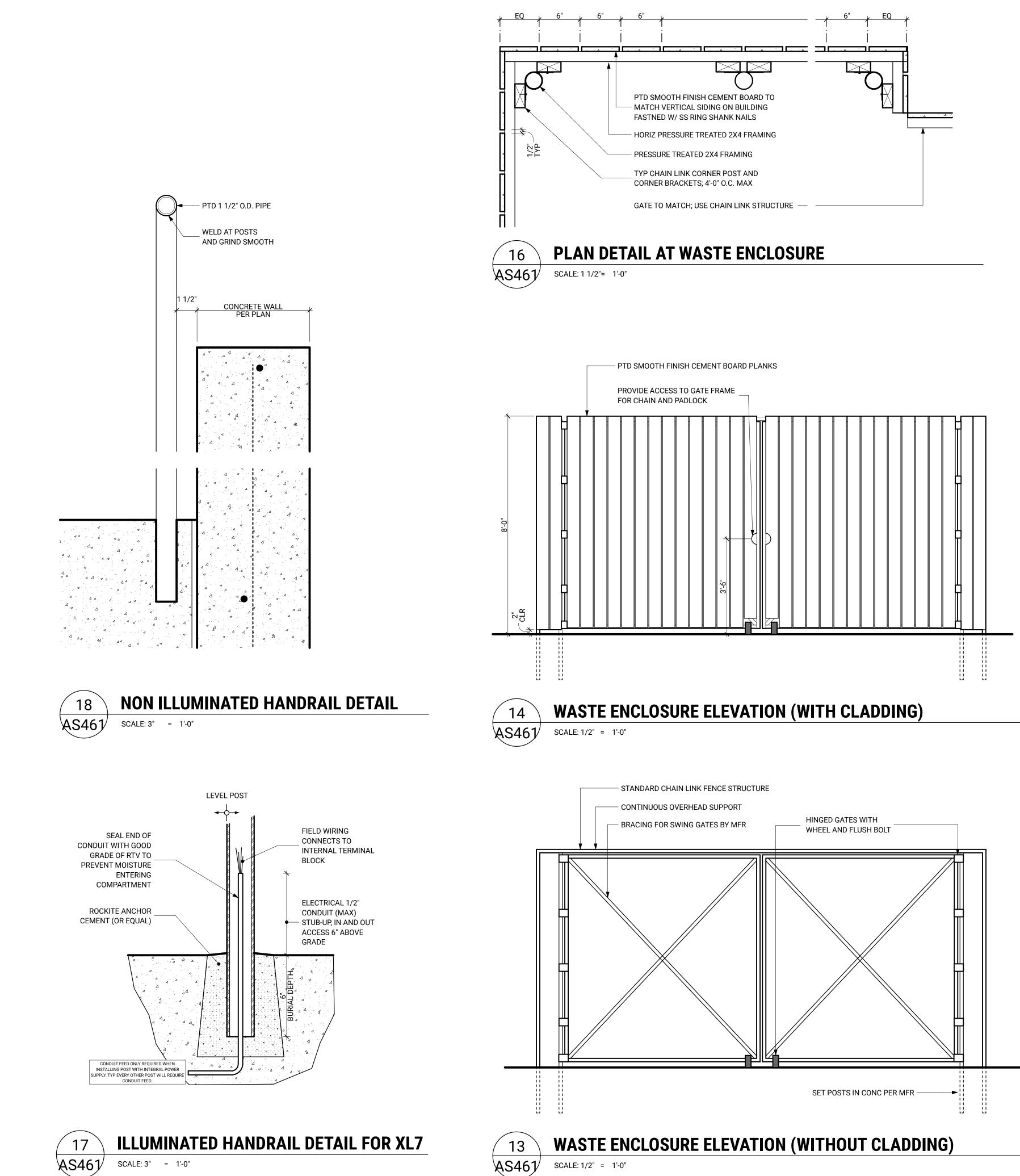


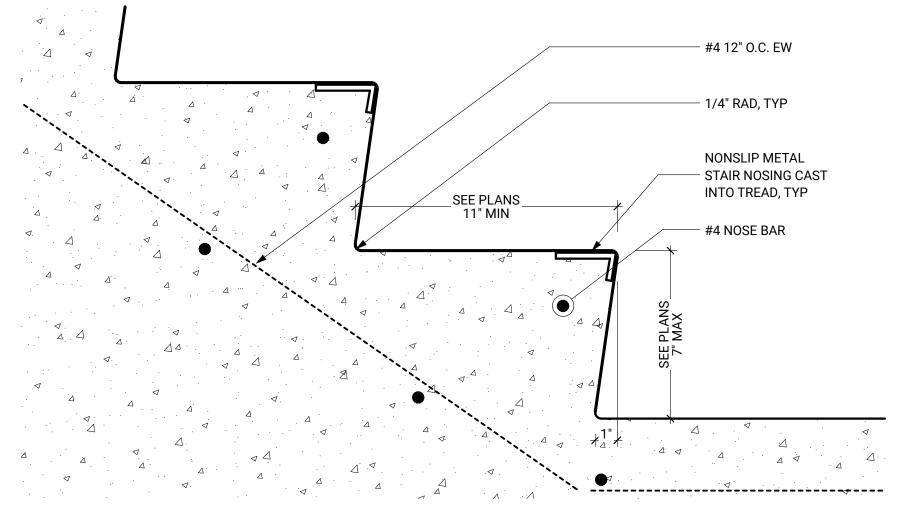




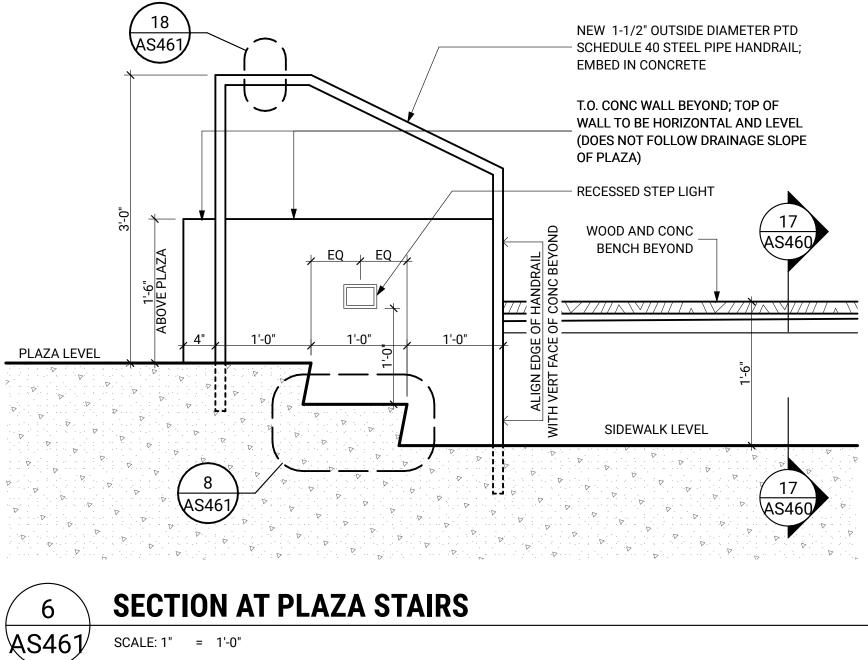
AS460

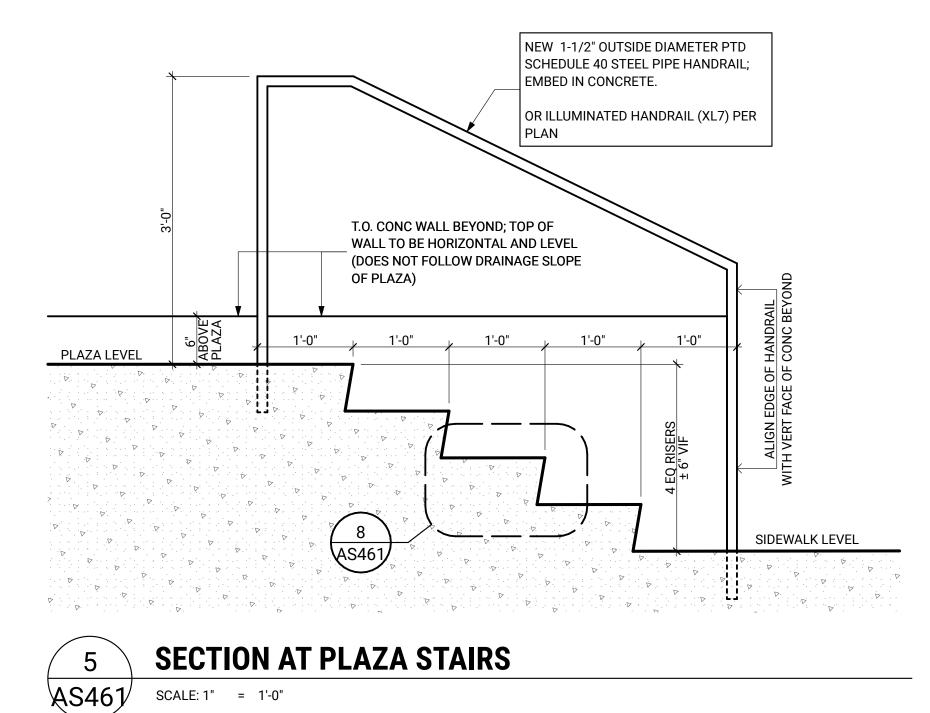
DING \leq











DETAIL AT CONCRETE STAIR

PLAZA & LOADING DOCK DETAILS 08/04/2023

SITE BID SET

AS461

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ARCHITECT STAMP

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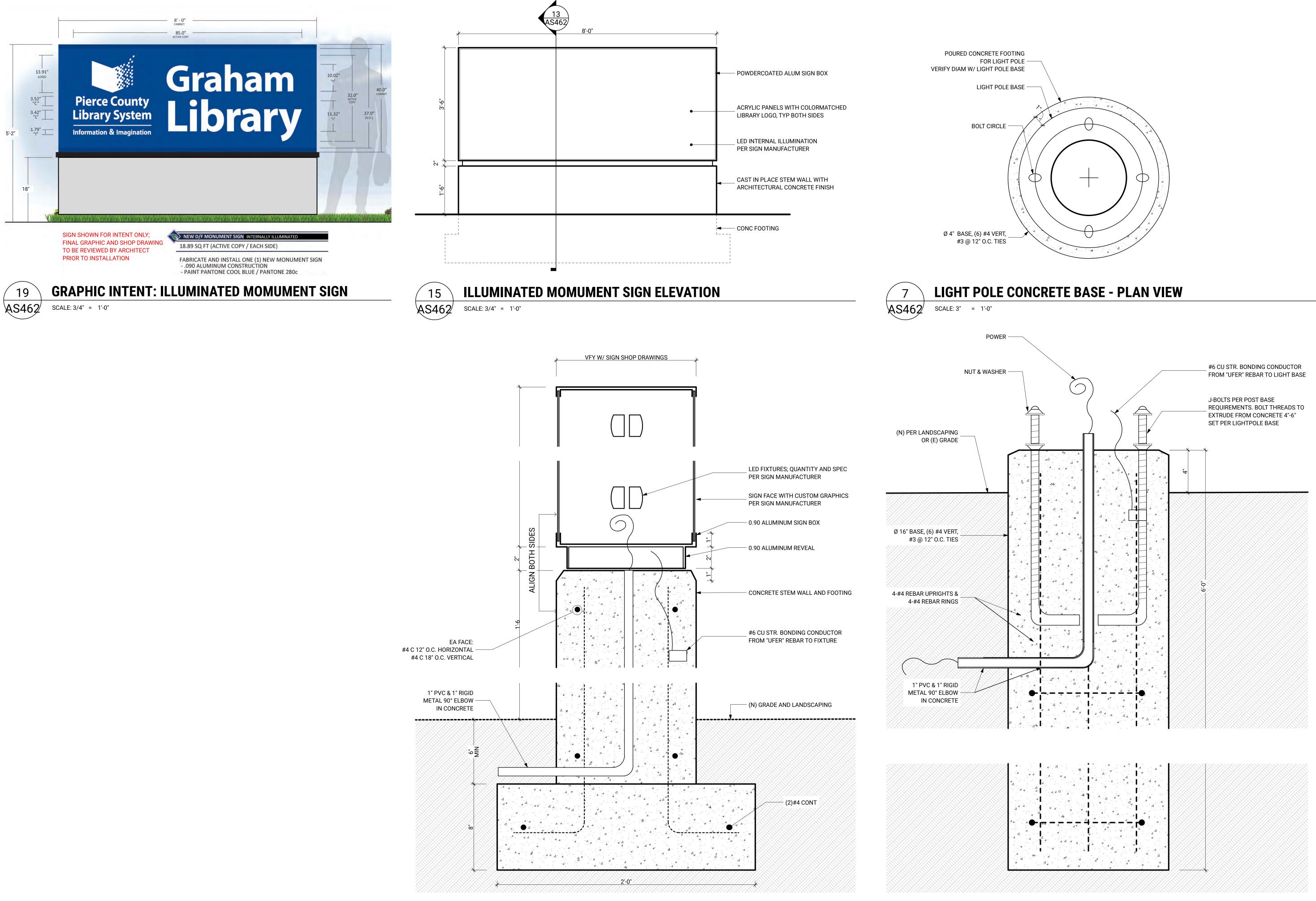
LOCATION 10202 Gravelly Lake Dr SW Lakewood WA 98499

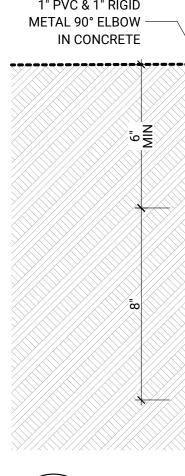
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ILLUMINATED MONUMENT SIGN - SECTION

LIGHT POLE CONCRETE BASE - SECTION

5

AS462 SCALE: 3" = 1'-0"

Lakewood WA 98499 PREPARED FOR

PIERCE COUNTY

LIBRARY SYSTEM

REVISION

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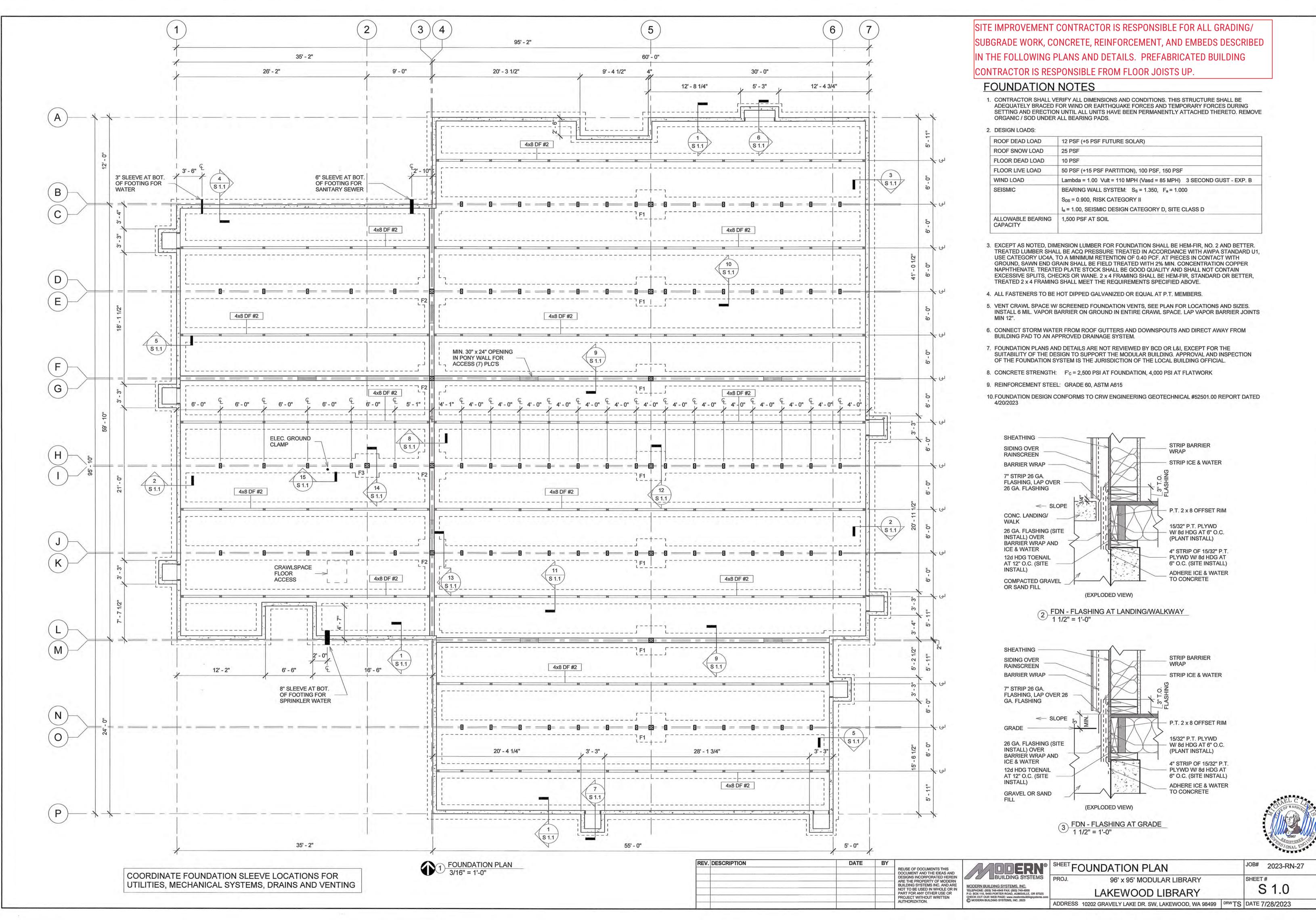
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architecture design preservation BUILDING WORK

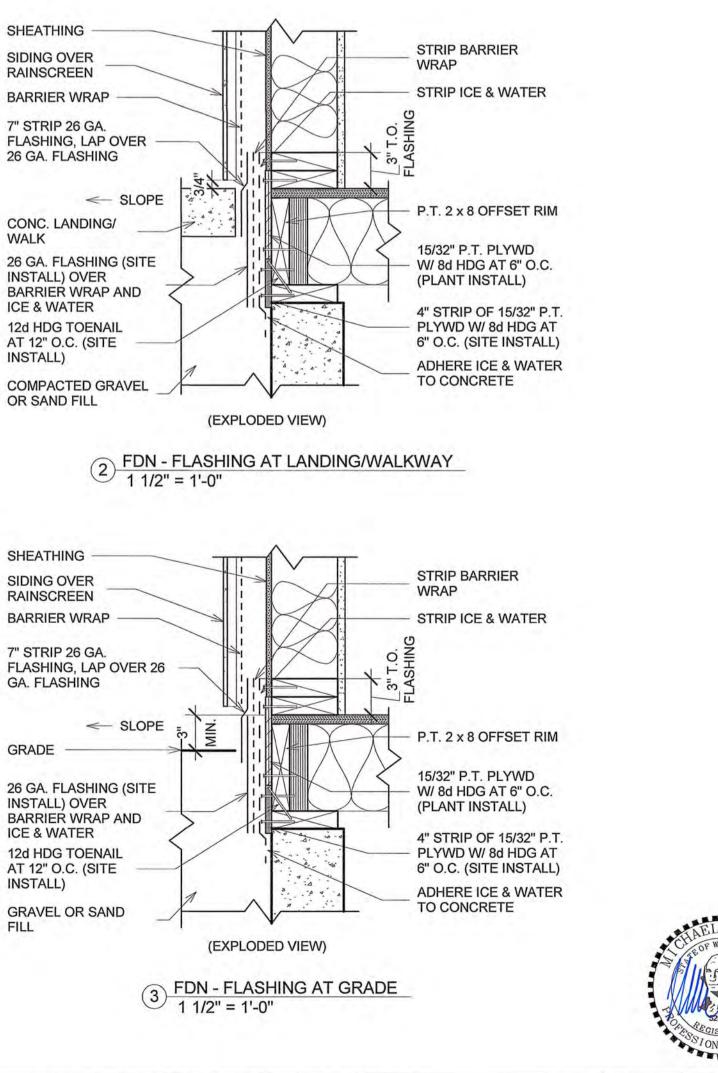
SIGN AND LIGHTING DETAILS 08/04/2023

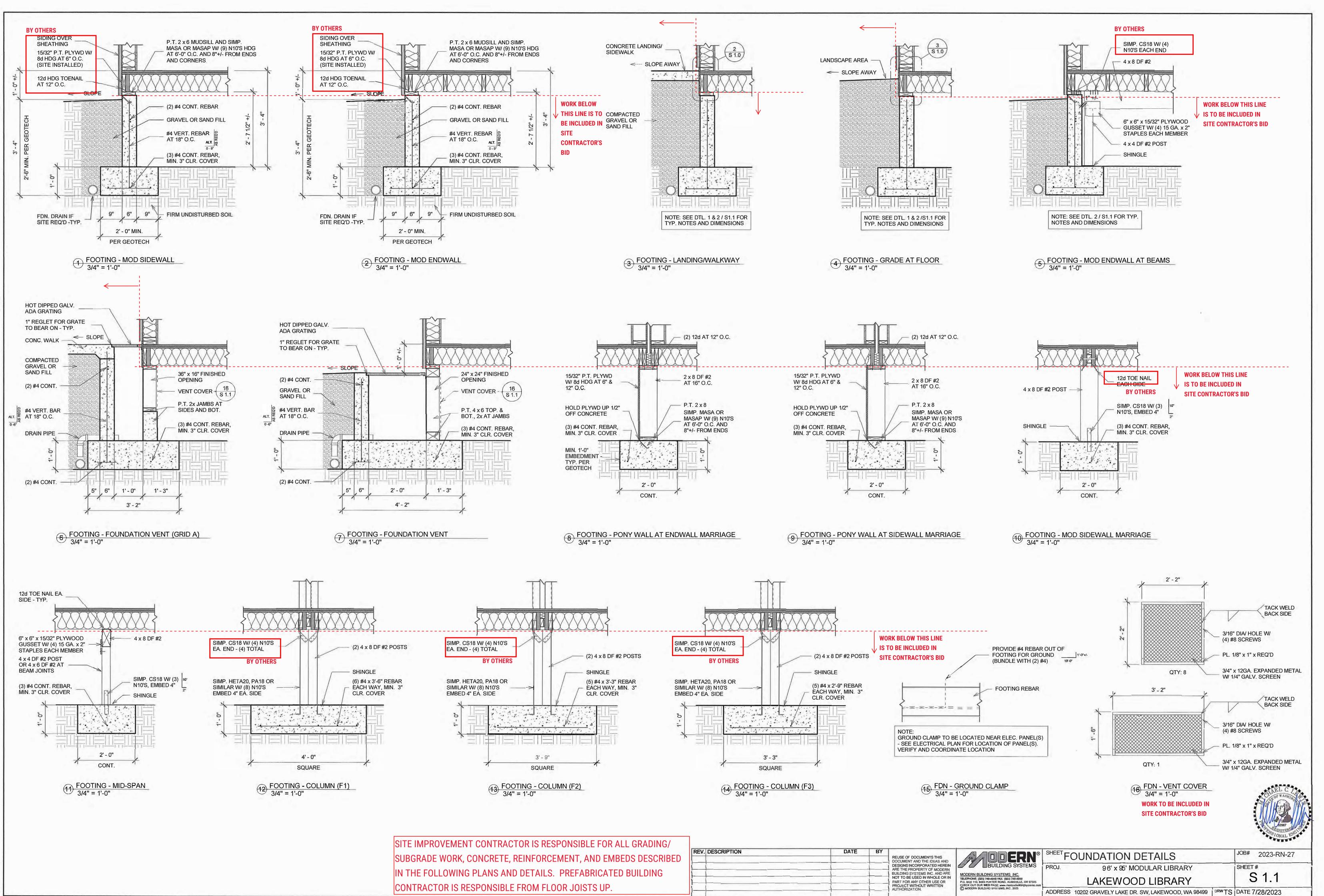
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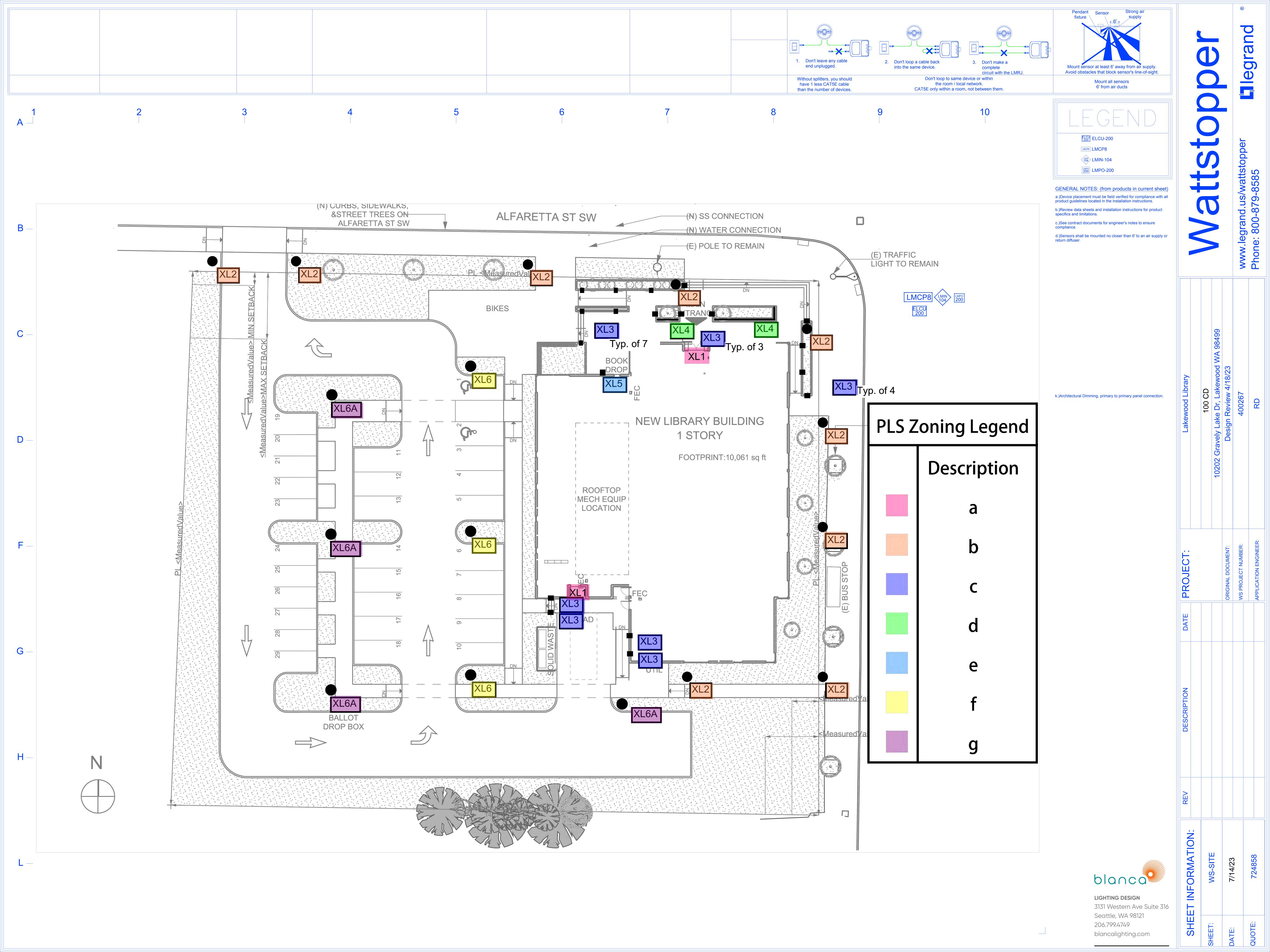


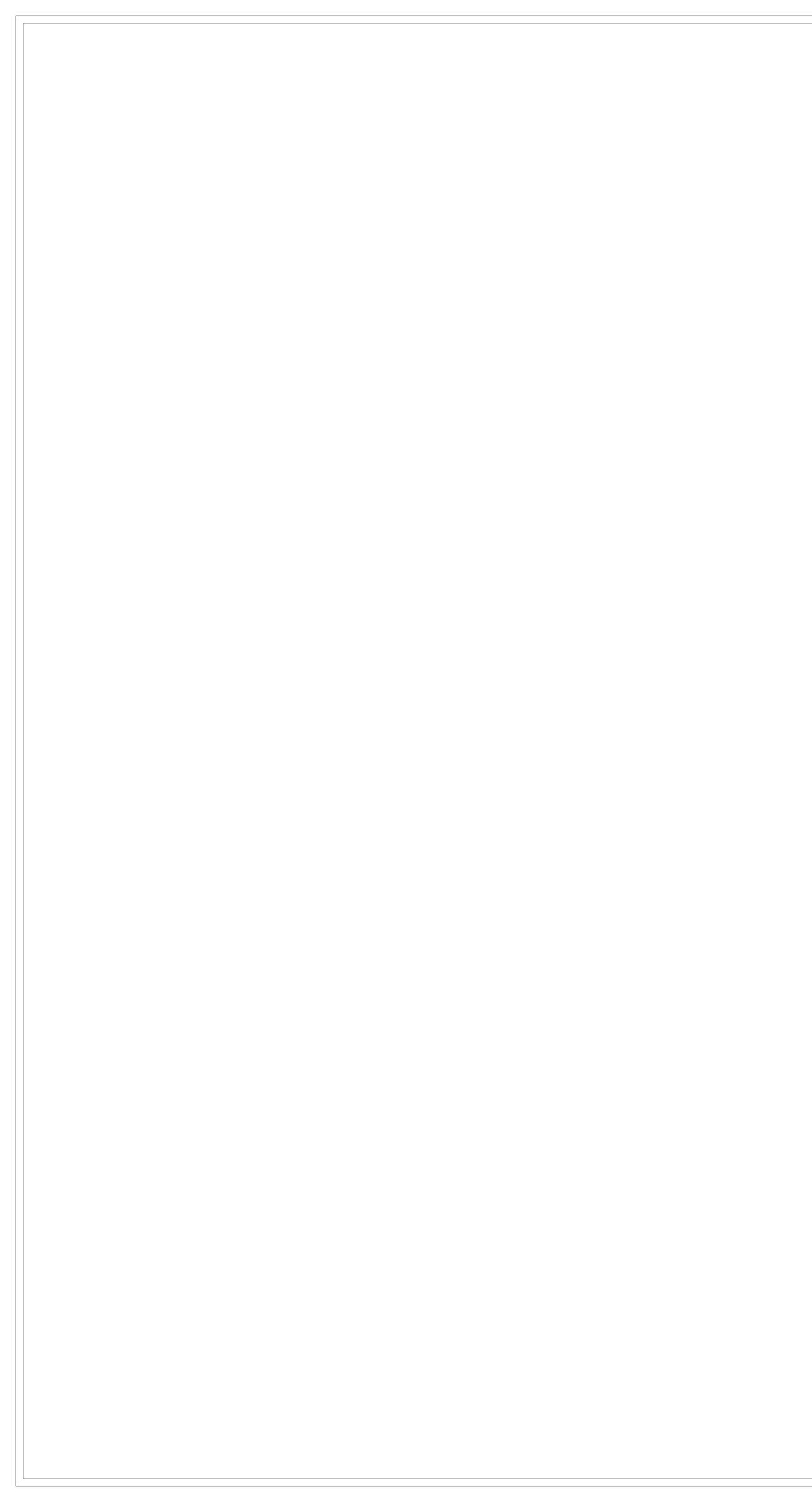


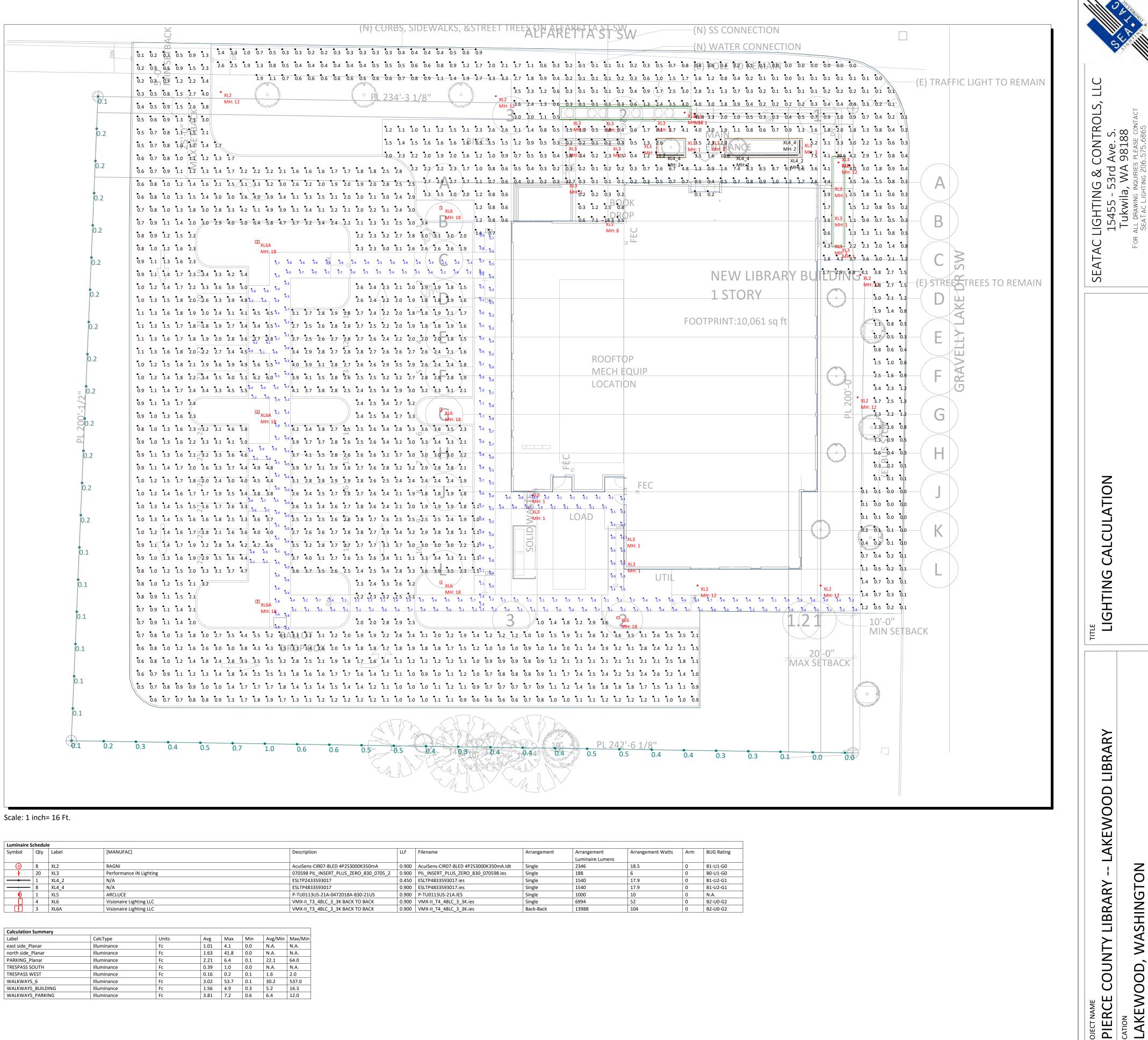
DESIGN LOADS:	<i>a</i>
ROOF DEAD LOAD	12 PSF (+5 PSF FUTURE SOLAR)
ROOF SNOW LOAD	25 PSF
FLOOR DEAD LOAD	10 PSF
FLOOR LIVE LOAD	50 PSF (+15 PSF PARTITION), 100 PSF, 150 PSF
WIND LOAD	Lambda = 1.00 Vult = 110 MPH (Vasd = 85 MPH) 3 SECOND GUST - EXP. B
SEISMIC	BEARING WALL SYSTEM: $S_S = 1.350$, $F_a = 1.000$ $S_{DS} = 0.900$, RISK CATEGORY II $I_e = 1.00$, SEISMIC DESIGN CATEGORY D, SITE CLASS D
ALLOWABLE BEARING CAPACITY	1,500 PSF AT SOIL











Lummane	Scheuui	e						
Symbol	Qty	Label	[MANUFAC]	Description	LLF	Filename	Arrangement	Arrangement
								Luminaire Lun
€	8	XL2	RAGNI	AcuiSens-CIR07-8LED 4P2S3000K350mA	0.900	AcuiSens-CIR07-8LED 4P2S3000K350mA.ldt	Single	2346
- →	20	XL3	Performance iN Lighting	070598 PIL_INSERT_PLUS_ZERO_830_0705_2	0.900	PIL_INSERT_PLUS_ZERO_830_070598.ies	Single	188
	1	XL4_2	N/A	ESLTP2433593017	0.450	ESLTP4833593017.ies	Single	1540
	8	XL4_4	N/A	ESLTP4833593017	0.900	ESLTP4833593017.ies	Single	1540
	1	XL5	ARCLUCE	P-TU0113US-21A-0472018A-830-21US	0.900	P-TU0113US-21A.IES	Single	1000
Ð	4	XL6	Visionaire Lighting LLC	VMX-II_T3_48LC_3_3K BACK TO BACK	0.900	VMX-II_T4_48LC_3_3K.ies	Single	6994
I	3	XL6A	Visionaire Lighting LLC	VMX-II_T3_48LC_3_3K BACK TO BACK	0.900	VMX-II_T4_48LC_3_3K.ies	Back-Back	13988

	Calculation	Summar
1		

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
east side_Planar	Illuminance	Fc	1.01	4.1	0.0	N.A.	N.A.
north side_Planar	Illuminance	Fc	1.63	41.8	0.0	N.A.	N.A.
PARKING_Planar	Illuminance	Fc	2.21	6.4	0.1	22.1	64.0
TRESPASS SOUTH	Illuminance	Fc	0.39	1.0	0.0	N.A.	N.A.
TRESPASS WEST	Illuminance	Fc	0.16	0.2	0.1	1.6	2.0
WALKWAYS_6	Illuminance	Fc	3.02	53.7	0.1	30.2	537.0
WALKWAYS_BUILDING	Illuminance	Fc	1.56	4.9	0.3	5.2	16.3
WALKWAYS_PARKING	Illuminance	Fc	3.81	7.2	0.6	6.4	12.0

1.LIGHT LOSS FACTOR APPLIED, INITIAL VALUES WILL BE HIGHER 2.FIXTURE HEIGHT: VARIES 3.POLE HEIGHT: 18' POLE: 8' COLUMNS

4.STANDARD REFLECTANCE USED: 26% GROUND EQUAL TO ASPHALT 5.CALCULATION POINTS LOCATED ON GROUND 6.TARGET ILLUMINANCE: 3 FC WALKWAY, 2 FC PARKING

NOTED SHEET NO. Page 1 of 1

PIERCE

DATE

4/3/2023

DRAWN BY

SCALE

JWILLIAMS