Pierce County Library System

Parkland Spanaway Storm Replacement

13718 Pacific Ave S, Tacoma, WA 98444

Contract Documents

Abbreviations: Terminology

(SEE LEGENDS & NOTES FOR EACH DISCIPLINE FOR ADDITIONAL ABBREVIATIONS)

Units of Measure:

AWG	American wire gauge
BTU	British thermal unit
CF	cubic foot (feet)
CU IN	cubic inch(es)
CY	cubic yard
FT	foot, feet
GA	gauge
GAL	gallon(s)
IN	inch(es)
LB	pounds
LF	linear feet
MIN	minimum
MAX	maximum
PSF	pounds per square foot
PSI	pounds per square inch
R VALUE	thermal resistance
SF	square foot (feet)
SQ IN	square inches
U VALUE	thermal conductance (1/R)
V	volt(s)
VAC	volts, AC
VDC	volts, DC
W	watts
YD	yard

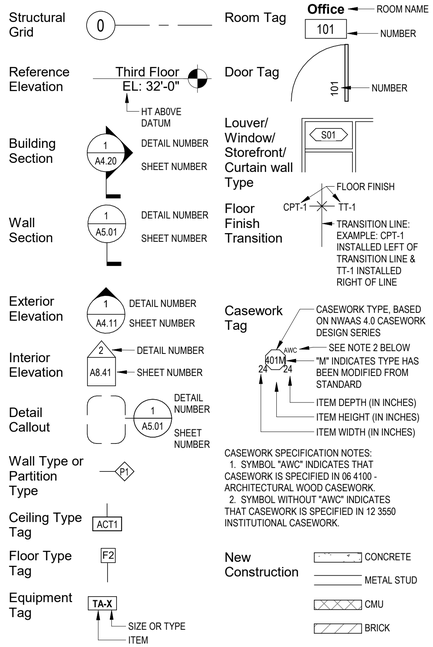
Terminology:

@	at
&	and
AB	anchor bolt
ACOUST	acoustic
ACP	asphalt concrete paving
ACT	acoustic ceiling tile
ACM	aluminum composite material
ADA	accessible per IBC chap. 11
ADJ	adjacent, adjustable
A/E	architect/ engineer
AESS	architecturally exposed structural steel
AFF	above finish floor
AHJ	authority having jurisdiction
ALUM	aluminum
ANCH	anchor
ANOD	anodized
APPROX	approximate
AVG	average
AWP	acoustic wall panel
B	base cabinet
BB	bulletin board
BD	board
BF	braced frame
BLDG	building
BLKG	blocking
BOT	bottom
BR	brochure rack
BRG	bearing
BTF	beat to fit
BTWN	between
CB	catch basin
CD	ceiling diffuser
CEM	cement
CFCI	contractor furnished/ contractor installed
CG	corner guard
CIP	cast-in-place
CJ	control joint
CLG	ceiling
CLR	clear
CMU	concrete masonry unit
COL	column
CONC	concrete
CONT	continuous
CONT	contractor
COORD	coordinate
CPT	carpet
CR	card reader
CT	ceramic tile
CTR	center
CUST	custodial
CW	cold water
CWC	continuous work-counter
CWP	composite aluminum wall panel
DA	door actuator
DBL	double
DC	recessed display cabinet
DET	detail
DF	drinking fountain
DIAG	diagonal
DIM	dimension
DN	down
DS	downspout
DWG	drawing
E	east
EA	each
EF	each face; exhaust fan
EJ	expansion joint
ELEC	electrical
EQ	equal
EST	estimated
EUT	extended utility tunnel
EWC	electric water cooler
(E)/EX	existing
EXH	exhaust
EXP	expansion; exposed
EXT	exterior
FACP	fire alarm control panel
FCR	future card reader
FD	floor drain
FDC	fire department connection
FDN	foundation
FE	fire extinguisher
FEC	fire extinguisher cabinet
FH	fire hydrant
FHA	fire hydrant assembly
FIN	finish(ed)
FLG	flooring
FLR	floor
FOS	face of stud
FPA	fall protection anchor
FURN	furnish
GA	gauge
GALV	galvanized
GEN	generator, general
GFR	glass fiber reinforced
GL	glass
GWB	gypsum wallboard
GYP	gypsum
HB	hose bibb
HDWR	hardware
HGT	height, high
HID	high intensity discharge
HM	hollow metal
HORIZ	horizontal
ID	inside diameter
INCL	include(d)
INSUL	insulation
INT	interior
INV	invert
JB	junction box - electrical, AV, or communications
JST	joist
JT	joint
LAM	laminate
LAV	lavatory
LB	light bollard
LF	light fixture
LIN	linear
LOCS	locations
LPS	laptop storage area
MACH	machine
MAS	masonry
MATL	material
MAX	maximum
MB	marker board
MDF	medium density fiberboard
MDO	medium density overlay
MECH	mechanical
MFR	manufacturer
MH	manhole
MIN	minimum
MISC	miscellaneous
MO	masonry opening
MT	mount
MTD	mounted
MWP	manufactured wall panel
N	north
NAT	natural
NIC	not in contract
NOM	nominal
NRC	noise reduction coefficient
NTS	not to scale
O/	over
OC	on center; overcurrent
OD	outside diameter
OFCI	owner furnished / contractor installed
OFOI	owner furnished / owner installed
OH	overhead
OPNG	opening
OPP	opposite
PATT	pattern
PERF	perforated
PERM	permanent
PIV	post indicator valve
PLAM	plastic laminate
PLBG	plumbing
PT	paint
PR	pair
PT	pressure treated
PTD	painted
PTN	partition
PV	photovoltaic
PVC	polyvinylchloride
PVMT	pavement
PLYWD	plywood
RA	relief angle
RB	resilient base
RD	roof drain
REF	reference, refer
REIN	reinforced
REQ'D	required
REV	revise, revision, reverse
RFB	recessed floor box
RHP	radiant heat panel
RJ	reveal joint
RL	rain leader
RM	room
RO	rough opening
S	sink cabinet
SAN	sanitary
SB	standing height base cabinet
SCHED	schedule
SF	supply fan
SGL	single
SIM	similar
SJC	siesmic joint cover
SMB	sliding marker board
SP	stand pipe
SPEC	specification
SQ	square
SS	stainless steel
STD	standard
STL	steel
STRUCT	structural
SURF	surface
SUSP	suspended
T	toilet
TB	tackboard
TC	tall cabinet
TEMP	temporary
TESC	temporary erosion & sediment control
T/O	top of
TOC	top of concrete
TOS	top of steel; top of structure
TOW	top of wall
TP	toilet partition
TYP	typical
UH	unit heater
UNEX	unexcavated
UNFIN	unfinished
UON	unless otherwise noted
VB	vapor barrier
VEH	vehicle
VERT	vertical
VIF	verify in field
VOL	volume
W	west; wall cabinet
W/	with
WC	water closet
WD	wood
WF	wide flange
WH	water heater; wall hydrant
WL	wind load
W/O	without
WP	weatherproof / waterproof
WWF	welded wire fabric
WWP	welded wire partition

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A1.00	Reference Site Plan
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E0.01	Electrical Legend
E1.01	Electrical Site Plan
E6.01	One-Line Diagram

Symbols Legend



Scope of Work

Replacement of existing stormwater conveyance and treatment/flow control system serving the Parkland Spanaway Library site, including removal and replacement of below-grade piping, structures, and appurtences; installation of new bioretention facility; associated site restoration; asphalt and concrete paving; and parking lot re-striping.

Legal Description

BEGINNING AT A POINT 171.5 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 5 IN SECTION 16, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 660.15 FEET TO A POINT 173.5 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 171.5 FEET; THENCE WEST 660.16 FEET; THEN NORTH 171.5 FEET, TO THE POINT OF THE BEGINNING IN PIERCE COUNTY, WASHINGTON.
EXCEPT THE WEST 30 FEET FOR SOUTH 'C' STREET.
ALSO EXCEPT THE EAST 50 FEET FOR PACIFIC AVENUE.

Project Information

Project Address
13718 Pacific Ave. S., Tacoma, WA 98444

Parcel Number: 0319163011

Permit Fee Quantities:
Cut/Fill: 455 cubic yards
New plus replaced hard surface: 23,087 square feet

Applicable Codes

- 2021 International Building Code, as amended by the Washington State Building Code Council in Chapter 51-50 WAC
- 2021 Uniform Plumbing Code, as amended by the State Building Code Council in Chapter 51-56 WAC
- 2023 Edition, NFPA 70/National Electrical Code (NEC)
- 2017 Edition, ICC/ANSI A117.1-Accessible and Usable Buildings and Facilities
- Americans with Disabilities Act (ADA)
- ADA Accessibility Guidelines (ADAAG)
- Washington State Regulations for Barrier-Free Facilities (Amended IBC Chapter 11)
- Pierce County Code

General Notes

1. These drawings are intended to provide a general description of the scope of work and must be reviewed for intent as well as specific information. It is the sole responsibility of the Contractor to execute the work with generally accepted standards of quality construction to provide a completed project for intended purpose.
2. Field-verify all relevant dimensions and existing conditions.
3. 2021 IBC with adopted local amendments governs. Verify with agency having jurisdiction prior to start of work.
4. Call for all inspections required by public officials and agencies having jurisdiction at the project site.
5. DO NOT SCALE DRAWINGS.
6. Contractor is responsible for site security at all times during the construction phase of this project.

Location Map



Owner:

Pierce County Library System

3005 112th St
Tacoma, WA 98446
253-230-9204
Contact: Gabe Johnson

Architect:

Starling Whitehead & Lux Architects

901 Fifth Avenue, Suite 3100
Seattle, WA 98164
206-755-3553
Contact: Stephen Starling, AIA

Civil Engineer:

KPFF Engineers

1601 Fifth Avenue, Suite 1600
Seattle, WA 98101
206-926-0714
Contact: Dan Veldee, PE

Landscape Architect:

HBB Landscape Architecture

2101 4th Avenue, Suite 1800
Seattle, WA 98121
253-720-8016
Contact: Julia Bakke, ASLA

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6542 REGISTERED ARCHITECT STEPHEN J. STARLING STATE OF WASHINGTON

Pierce County Library System
Information & Imagination

Parkland Spanaway Storm Replacement

Contract Documents
Drawings

Title Sheet

Revision Schedule

No.	Description	Date

Client Project No.: -
SWL Architects Project No.: 26014
Date: 10/07/2026

T1.00

Reference Site Plan Legend

- Construction Limits
- Property Line
- Parcel Boundary
- Easement
- Road Centerline
- New Tree
- Existing Tree to Remain

Land Use Code Compliance

Applicable Land Use Codes
Pierce County Code (PCC)

Project Address
13718 Pacific Ave. S., Tacoma, WA 98444

Parcel and Lot Area
Parcel Number: 0319163011
Parcel Area: 2.26 Acres

Zoning
Zoning Code: UCor
Zoning Name: Urban Corridor
Plan Area: Parkland-Spanaway Midland Communities Plan
Potential Wetland Review: Yes

Parking (PCC Table 18A.35.040-1)
Pierce County Code parking standards requires 1 stall per 250 square feet for Medical, Dental, Emergency Medical, Libraries, Museums, and Art Galleries. The Parkland-Spanaway Library total floor area is 15,576 square feet.

15,576/250 = **62.3 stalls required.**

There are a total of 96 existing parking stalls on site. 18 stalls will be removed as part of this project to create the new bioretention planter. **A total of 78 stalls will remain, 15 more than required.**

Accessible Parking (2021 IBC Section 1106)
Per Table 1106.1, where the total number of parking stalls is between 76-100, 4 accessible spaces are required.

Per Section 1106.6, for every 6 or fraction of six accessible spaces, at least one shall be a van accessible parking space.

The existing parking lot has 4 ADA parking stalls, 2 of which are van accessible. **Parking lot will be restriped to add 2 additional ADA stalls for a combined total of 4 ADA-compliant stalls**. One of these will be designated for Staff.

State Environmental Policy ACt (SEPA) Exemption (PCC 18D.20.010, Exemption F)
Total material brought onto site will be less than 500 cubic yards and therefore SEPA is not required.

Surface Parking Lot Landscaping (PCC 18J.15.090)
A. Applicability.
1. Perimeter parking lot landscaping is required for any portion of a surface parking lot that is within 20 feet of a public or private road right-of-way or shared access.

2. Interior parking lot landscaping is required for all new surface parking lots with 10 or more spaces.

3. Interior parking lot landscaping is required for the addition of 10 spaces or more to an existing parking lot.

Impervious surface area and number of stalls are being reduced as part of this project to make room for new bioretention planter. As stall count is being reduced, interior parking lot landscaping is not required.

Surface Parking Lot Landscaping Continued
D. Standards.
2. Perimeter Parking Lot Landscaping.

a. Any portion of the parking area within 20 feet of a public road right-of-way shall provide a Level 2 Landscape Buffer, per PCC 18J.15.040.H.1, along the right-of-way line.

b. The perimeter street landscaping for the parking lot shall not count toward the total interior landscaping required for the parking lot.

c. For ECOR, NCOR, TCTR, and UCOR zones, any portion of the parking area within 20 feet of a public road right-of-way shall provide a Level 1 Landscape Buffer, per PCC 18J.15.040.H.1, along the right-of-way line. Street trees provided through Title 17B PCC and PCC 18J.15.050 shall be adequate to satisfy this requirement.

Project is in UCOR zone. Level 1 Landscape Buffer applies.

Level 1 Landscape Buffer (PCC 18J.15.040 H.1)
a. The L1 standard consists of Canopy Vegetation-L1 plus a Vegetative Screen-L1 or Berm-L1.

b. Canopy Vegetation-L1. Trees at a rate of 1 per 40 lineal feet of lot line shall be interspersed throughout the landscape strip in clusters or uniform rows. Spacing shall be the minimum required by the selected species pursuant to the landscape plan, but in no case shall spacing be greater than 40 feet for individual trees or 100 feet between clusters. Minimum mature heights shall be 20 feet.

c. Vegetative Screen-L1. Continuous vegetative screen a minimum of 3 feet high and a maximum of 4 feet high at maturity, planted at a rate of 1 shrub per 4 feet of lot line, minus any driveway widths. The screen may consist of either clusters or a solid row of material. Plant spacing shall be such that shrubs create a continuous screen of vegetation at maturity. Installation of vegetative groundcover is encouraged within the planting area, but not required.

d. Berm-L1. The earthen berm a minimum of 3 feet high and a maximum of 4 feet high, measured from street curb or the crown of the adjacent paved way for road frontages or existing grade for interior lot lines. The berm shall be planted with enough vegetative ground cover to achieve a 50 percent coverage rate at maturity.

e. Screen Width-L1. Vegetation shall be located adjacent to the lot line and shall have a minimum planting bed width of 5 feet for shrubs and groundcover; and 8 feet for trees, with no tree located more than 15 feet from the right-of-way line.

Existing perimeter landscape buffers will be maintained and enhanced where found not to be in compliance.

2026 Pierce County Stormwater Management and Site Development Manual

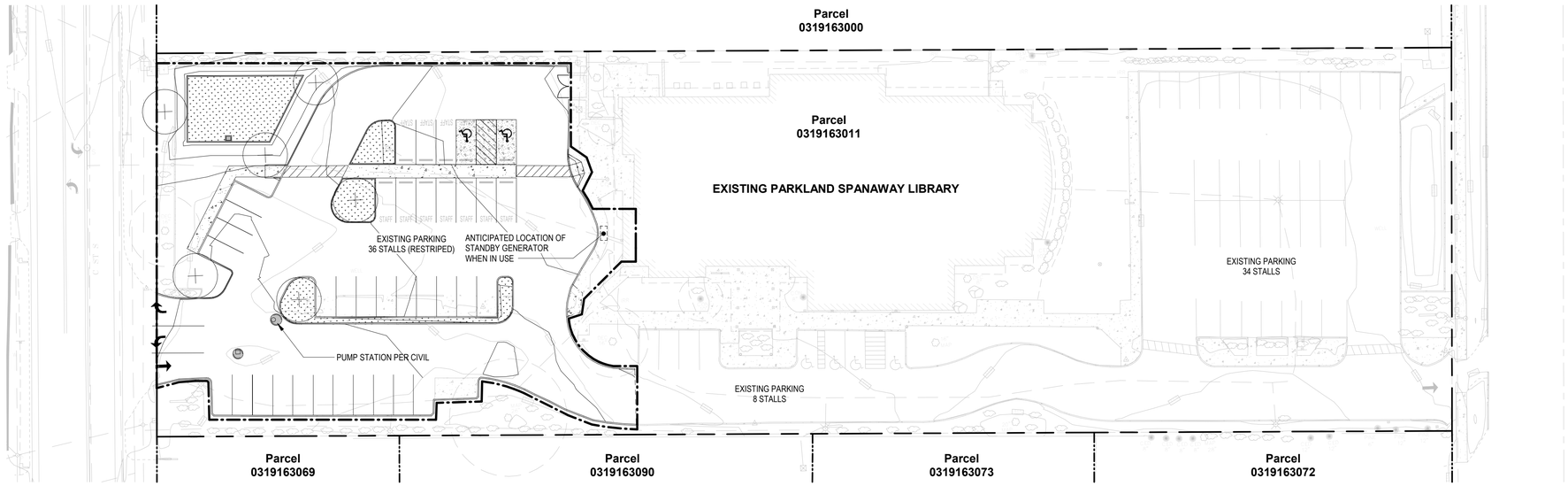
Stormwater Code Compliance for Emergency Power Source (Section 2.2.10.2): The stormwater pump station serving this project is to be equipped with an on-site, automatic standby generator power source sized to operate the pumps through a utility outage occurring during the design storm event. **See 1/R1.00 and C4.00 for standby generator location.**

Design Storm & Runoff Assumptions
- Design storm: NOAA 100-year, 24-hour event — 5.0 inches of rainfall
- Contributing (tributary) area: 61,376 sf
- Design storm runoff volume: 191,000 gallons (25,535 ft³)

Pump Station – Design Performance Requirements
- Configuration: Duplex submersible lift station, lead-lag control with staggered (interlocked) starts
- Pumps: Two (2) × 7.5 HP, 3-phase
- Lead pump duty point: ≈511 gpm
- Required run time to evacuate design volume: ≈373 min (6.2 hr) — single lead pump
- Include pump failure alarm
- *Final make/model, confirmed at construction submittal*

Standby Generator — Design Performance Requirements
- Minimum output: 15 kW standby, 3-phase, voltage matched to pump motors
- Minimum run time: 6+ hours continuous full-load duty on a single on-site fuel supply (no refueling)
- Load compatibility: Sized for staggered lead-lag pump starting; avoids simultaneous locked-rotor inrush
- Transfer: Manual transfer switch (MTS)
- Power failure alarm
- *Final make/model, fuel capacity, and voltage confirmed at electrical construction submittal*

The performance specified 15 kW / 6+ hour 3-phase standby generator meets or exceeds the 6.2-hour pump run time required to convey the 191,000-gallon design storm runoff volume, satisfying the intent of Section 2.2.10.2 for continued pump station operation during a coincident utility outage and design storm event.



N 1 R1.00 Reference Site Plan
Scale: 1" = 30'-0"

0 15' 30' 60'

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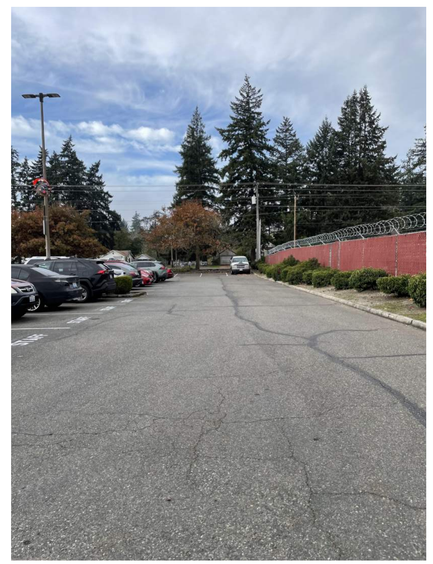
Client Project No.: -
SWL Architects Project No.: 26014
Date: 10/07/2026

R1.00



8 R3.00 View Towards Book Drop and Exit Door

7 R3.00 View North at Center Island & Light Pole



6 R3.00 West Parking Lot - View West at North Fence



5 R3.00 West Parking Lot - View West



4 R3.00 Existing West Parking Lot - View South



3 R3.00 West Parking Lot - View NW



2 R3.00 Dumpster Enclosure



1 R3.00 Library - West Elevation

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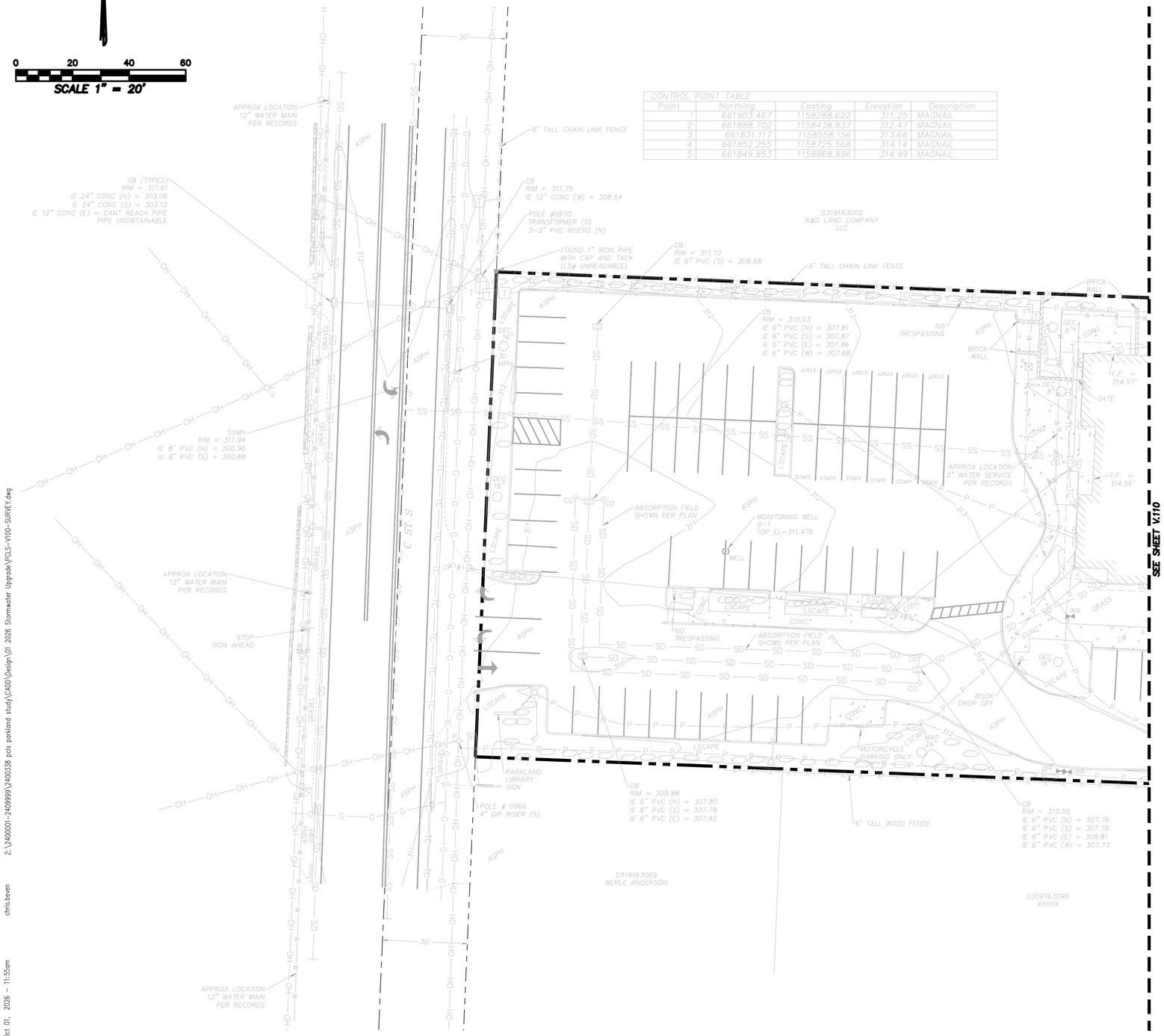
No.	Description	Date

Client Project No.: -
SWL Architects Project No.: 26014
Date: 10/07/2026

R3.00

TOPOGRAPHIC SURVEY
IN
SECTION 16, TOWNSHIP 19N, RANGE 3 EAST, W.M.

0 20 40 60
SCALE 1" = 20'



CONTROL POINT TABLE

Point	Northing	Easting	Elevation	Description
1	661903.467	1158288.622	311.25	MAGNAIL
2	661888.702	1158438.837	312.47	MAGNAIL
3	661831.117	1158558.156	313.66	MAGNAIL
4	661852.255	1158725.568	314.14	MAGNAIL
5	661849.853	1158868.896	314.99	MAGNAIL

LEGEND

- KPFF CONTROL POINT
- FOUND MONUMENT
- LT LIGHT JUNCTION BOX
- LIGHT STANDARD
- P POWER VAULT
- POWER METER
- STREET LIGHT
- POWER POLE
- POWER TRANSFORMER
- ANCHOR
- BOLLARD
- T TELEPHONE VAULT
- T TELEPHONE PEDESTAL
- HYDRANT
- W WATER METER
- IRR IRRIGATION VALVE
- WATER VALVE
- SEWER MAINTENANCE HOLE
- SEWER CLEAN OUT
- STORM DRAIN CATCH BASIN
- SPECIES SIZE CONIFEROUS TREE
- SPECIES SIZE DECIDUOUS TREE
- BUSH
- HEDGE
- SIGN AS NOTED
- MAILBOX
- POST/PILLAR
- ROCK
- RIGHT OF WAY
- PROPERTY LINE
- CENTER LINE
- WATER
- FENCE AS NOTED
- GAS
- UNDERGROUND POWER
- LANDSCAPE
- SANITARY SEWER
- STORM DRAIN
- UNDERGROUND TELECOMMUNICATION
- ASPHALT
- OVERHEAD UTILITIES
- CONCRETE
- ROCKERY
- BUILDING

BASIS OF MERIDIAN
WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE 4602, NAD 83/11 PER PIERCE COUNTY MONUMENT SM-591.

VERTICAL DATUM
NAVD 88 PER WSDOT MON BM27007-69, ELEVATION = 355.17' - CONTRACTOR TO VERIFY VERTICAL DATUM FROM PROVIDED CONTROL AND SITE FEATURES PRIOR TO CONSTRUCTION.

UTILITY NOTE
UTILITIES SHOWN HEREON ARE PER KPFF AS-BUILT OF SITE SURFACE FEATURES IN CONJUNCTION WITH UNDERGROUND UTILITY LOCATES PERFORMED BY KPFF. ALL UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE ONLY AND VERIFIED PRIOR TO EXCAVATION.

BOUNDARY NOTE
BOUNDARY AND RIGHT OF WAY SHOWN HEREON IS PER BEST AVAILABLE RECORD INFORMATION, NO TITLE REPORTS WERE OBTAINED, EASEMENTS IF ANY SHOWN ARE NOT INCLUSIVE OF ALL EASEMENTS OR ENCUMBRANCES ON THE ADJACENT PARCELS.

METHOD OF SURVEY
CONTROL SURVEY PERFORMED WITH THE USE OF TOPCON GPS RECEIVERS, TOPOGRAPHIC AND SUPPLEMENTAL CONTROL SURVEY PERFORMED USING CONVENTIONAL GROUND METHODS USING A TOPCON GT SERIES ROBOTIC TOTAL STATION.

THE WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS AS SET FORTH IN WAC 332-130-090.

SURVEY WORK PERFORMED IN MARCH 2026.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION MADE BY ME OR UNDER MY DIRECTION.

JEROME F. CHAPMAN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 46779

4/20/26
DATE

JEROME F. CHAPMAN — 46779 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON — 4/20/26

kpff
640 Woodland Square Loop SE, Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

TOPOGRAPHIC SURVEY
OF A PORTION OF
SEC. 16 TWP 19 N, R 3 E, W.M.,
AT THE REQUEST OF
PIERCE COUNTY LIBRARY

SCALE: 1" = 20'
JOB: 42600005
DATE: 4/20/2026
SHEET 1 OF 2
42600005TOPO

SWL ARCHITECTS
STARLING WHITEHEAD & LUX
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SEATTLE, WA 98164
206-682-8300
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kpff
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Seattle, WA 98101
206.622.5822
www.kpff.com

FOR REFERENCE ONLY

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Parkland Spanaway Storm Replacement

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Drawings

SURVEY

Client Project No.: 20260155
SWL Architects Project No.: 26014
Date: 10/7/2026

V1.00

Oct 01, 2026 - 11:55am chris.beven Z:\2400001-2409999\2400338 pcls parkland study\CADD\Design\01 2026 Stormwater Upgrade\PCLS-V100-SURVEY.dwg

TOPOGRAPHIC SURVEY
IN
SECTION 16, TOWNSHIP 19N, RANGE 3 EAST, W.M.



LEGEND

- KPFF CONTROL POINT
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- LIGHT STANDARD
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- STREET LIGHT
- POWER POLE
- POWER TRANSFORMER
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- WATER VALVE
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- SEWER CLEAN OUT
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- ROCKERY
- BUILDING

SURVEYORS CERTIFICATE

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4/20/26
DATE

JEROME F. CHAPMAN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 46779

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SURVEY

Client Project No.: 20260155
SWL Architects Project No.: 26014
Date: 10/7/2026

V1.10

Oct 01, 2026 - 11:55am chris.beven Z:\2400001-2409999\2400338 pcls parkland study\CAD\Design\01 2026 Stormwater Upgrade\PCLS-V100-SURVEY.dwg

PIERCE COUNTY CONSTRUCTION NOTES

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA) AND AS AMENDED BY THE COUNTY OR THE STATE.

2. TEMPORARY EROSION/WATER POLLUTION PREVENTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE PIERCE COUNTY STORMWATER MANAGEMENT MANUAL AND THE DEPT. OF ECOLOGY'S CONSTRUCTION STORMWATER GENERAL PERMIT. SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE APPLICANT/CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.

3. CALL THE UNDERGROUND LOCATE LINE 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.

4. THE STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED ACCORDING TO APPROVED PLANS ON FILE WITH THE COUNTY. ANY SIGNIFICANT DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE THE COUNTY.

5. A COPY OF THE APPROVED CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND STORMWATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.

6. ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE DESIGNATED CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) DURING CONSTRUCTION

7. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL & SAFETY WHEN WORKING IN THE ROAD RIGHT-OF-WAY.

8. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, STANDING GROUNDWATER, OR SEVERE DISCREPANCIES FROM SOIL LOG DESCRIPTIONS AS NOTED ON THE PLANS.

9. FOR PUBLIC SYSTEMS, THE CONTRACTOR SHALL CALL FOR INSPECTION 48 HOURS PRIOR TO COVERING ANY DRAINAGE STRUCTURE.

10. ALL DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED ROADWAY OR SIDEWALK, SHALL HAVE SOLID LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT RETENTION/DETENTION FACILITY SHALL HAVE SOLID LOCKING LIDS.

SURVEY INFORMATION

1. BASIS OF MERIDIAN
   WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE 4602, NAD 83/11 PER PIERCE COUNTY MONUMENT SM-591.

2. VERTICAL DATUM
   NAVD 88 PER WSDOT MON BM27007-69, ELEVATION = 355.17' - CONTRACTOR TO VERIFY VERTICAL DATUM FROM PROVIDED CONTROL AND SITE FEATURES PRIOR TO CONSTRUCTION.

3. UTILITY NOTE
   UTILITIES SHOWN IN BACKGROUNDS ARE PER KPFF AS-BUILT OF SITE SURFACE FEATURES IN CONJUNCTION WITH UNDERGROUND UTILITY LOCATES PERFORMED BY KPFF. ALL UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE ONLY AND VERIFIED PRIOR TO EXCAVATION.

4. BOUNDARY NOTE
   BOUNDARY AND RIGHT OF WAY SHOWN HEREON IS PER BEST AVAILABLE RECORD INFORMATION, NO TITLE REPORTS WERE OBTAINED, EASEMENTS IF ANY SHOWN ARE NOT INCLUSIVE OF ALL EASEMENTS OR ENCUMBRANCES ON THE ADJACENT PARCELS.

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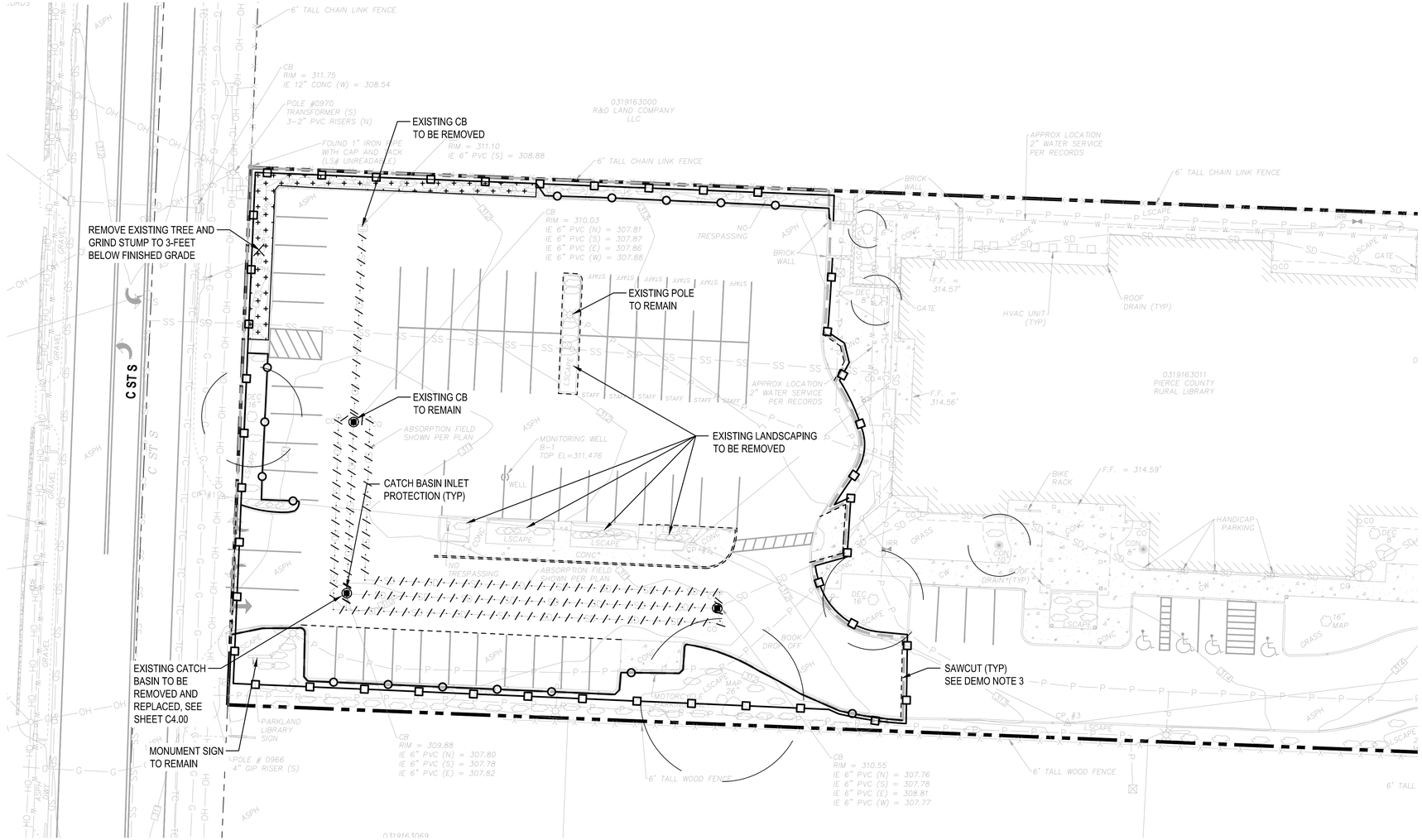
CIVIL GENERAL NOTES

Client Project No.:	20260155
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Date:	10/7/2026

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NOTES

1. THE LIBRARY WILL REMAIN OPEN AND OPERATIONAL THROUGHOUT CONSTRUCTION. PHASE WORK AS NECESSARY TO MAINTAIN AT LEAST 30 AVAILABLE PARKING STALLS AND PEDESTRIAN ACCESS TO THE BUILDING ENTRY AT ALL TIMES. A 7-DAY FULL LIBRARY CLOSURE IS ALLOWED BUT MUST BE COORDINATED WITH THE PIERCE COUNTY LIBRARY PROJECT MANAGER AT LEAST 4-WEEKS IN ADVANCE OF THE CLOSURE.

DEMOLITION NOTES

1. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED.
2. ALL EXISTING UTILITIES TO REMAIN AND TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING UTILITY LOCATIONS IN THE PROJECT AREA, AND REPLACING ANY DAMAGED PROPERTY AS A RESULT OF CONSTRUCTION ACTIVITIES.
3. DEMOLISH ALL ABOVE GROUND SITE FEATURES WITHIN THE LIMITS OF WORK UNLESS OTHERWISE NOTED. ALL EXISTING LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED.
4. SAWCUT EXISTING PAVEMENT AS REQUIRED TO PROVIDE NEAT, STRAIGHT EDGE FOR PROPOSED PAVEMENT AND CURB IMPROVEMENTS.
5. SEE DRAWING LI.10 FOR REMOVAL, SALVAGE, AND CAPPING OF EXISTING IRRIGATION SYSTEM, MATERIALS, AND EQUIPMENT.

LEGEND

- APPROXIMATE LIMITS OF WORK
- TEMPORARY CHAINLINK CONSTRUCTION FENCE
- CATCH BASIN INLET PROTECTION
- SAWCUT HMA PAVEMENT
- EX PIPE REMOVAL
- TREE PROTECTION FENCE
- CLEAR AND GRUB TO 4" DEPTH
- TREE DRIP LINE

N

0 10' 20' 40'

1 inch = 20 feet

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TESC AND DEMOLITION PLAN

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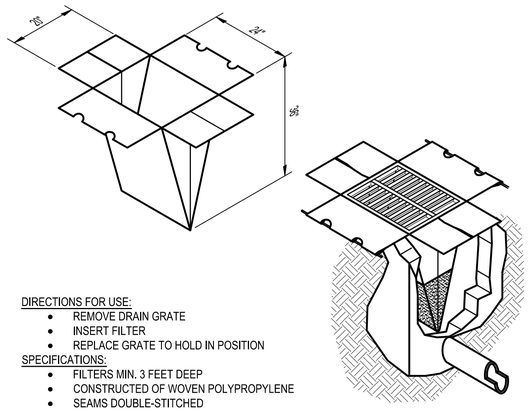
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chris.beven
Oct 01, 2026 - 11:54am

TESC NOTES

1. THE IMPLEMENTATION, MAINTENANCE, AND REPLACEMENT OF ALL TESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE ESC FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE, ENTER THE DRAINAGE SYSTEM, OR VIOLATE APPLICABLE WATER STANDARDS.
3. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL UPGRADE THE ESC FACILITIES TO ACCOUNT FOR ALL STORM EVENTS.
4. THE ESC FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND MAINTAINED AS NECESSARY OR AS DIRECTED BY THE OWNER OR ENGINEER.
5. CATCH BASIN INSERTS SHALL BE PROVIDED FOR ALL STORM DRAIN INLETS UNTIL THE SITE IS FULLY STABILIZED.
6. NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM ALL TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE.
7. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL FACILITIES AS NECESSARY TO PROTECT COMPLETED SITE IMPROVEMENTS FROM COLLECTING AND CONVEYING SEDIMENT LADEN WATER FROM THE SITE. ALL EROSION AND SEDIMENT CONTROL FACILITIES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION.

PIERCE COUNTY STANDARD NOTES FOR CONSTRUCTION STORMWATER POLLUTION PREVENTION

1. APPROVAL OF THIS CONSTRUCTION SWPPP DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION/ DETENTION/ INFILTRATION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THIS CONSTRUCTION SWPPP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE CONSTRUCTION STORMWATER BMPS IS THE RESPONSIBILITY OF THE APPLICANT / CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION.LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN 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.
4. THE CONSTRUCTION STORMWATER BMPS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE CONSTRUCTION STORMWATER BMPS SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE CONSTRUCTION STORMWATER BMPS SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE CONSTRUCTION STORMWATER BMPS SHALL BE INSPECTED DAILY BY THE APPLICANT/ CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE CONSTRUCTION STORMWATER BMPS ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN 1-FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. 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.
9. STABILIZED CONSTRUCTION ACCESSES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.



DIRECTIONS FOR USE:
- REMOVE DRAIN GRATE
- INSERT FILTER
- REPLACE GRATE TO HOLD IN POSITION

SPECIFICATIONS:
- FILTERS MIN. 3 FEET DEEP
- CONSTRUCTED OF WOVEN POLYPROPYLENE
- SEAMS DOUBLE-STITCHED
- PERMEABILITY-40GAL. PER MINUTE PER SQUARE FOOT
- REUSABLE OR THROW-AWAY

MAINTENANCE:
- REMOVE WHEN FILLED TO HALF-WAY MARK (USE FRONT-LOADER OR OTHER EQUIPMENT FOR REMOVAL)
- CLEAN AND RE-USE, OR REPLACE

CATCH BASIN PROTECTION — NTS — 1 / C1.00

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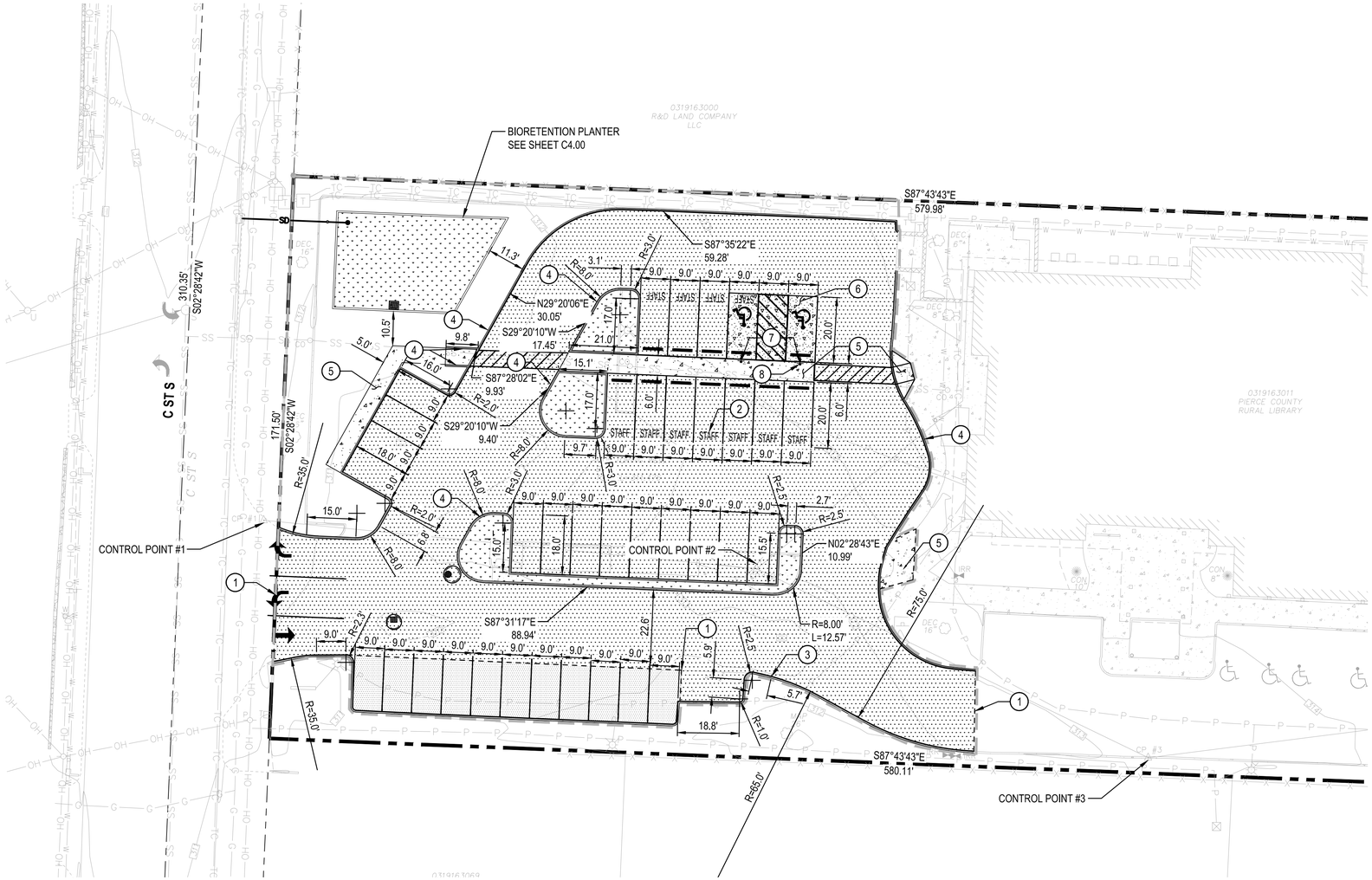
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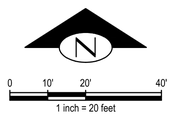
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CONTROL POINT TABLE				
Point	Northing	Easting	Elevation	Description
1	661903.467	1158288.622	311.25	MAGNAIL
2	661888.702	1158438.837	312.47	MAGNAIL
3	661831.117	1158558.156	313.66	MAGNAIL



FLAG NOTES

1. SAWCUT FOR HMA GRIND AND OVERLAY TRANSITION. MATCH EXISTING GRADES.
2. PROVIDE PAVEMENT TEXT "STAFF" IN 14-INCH BLOCK LETTERS AS INDICATED ON THE PLANS PER WSDOT STANDARD SPEC 9-34, TYPICAL (10) LOCATIONS.
3. EXTRUDED CURB
4. VERTICAL CURB
5. CONCRETE SIDEWALK
6. CONCRETE PAVEMENT
7. ADA PERMIT PARKING SIGNAGE. SIGN SHALL BE METAL AND MEET MUTCD STANDARD R7-8 WITH "RESERVED PARKING" TEXT. SIGN SHALL BE INSTALLED AT A MINIMUM HEIGHT OF 60-INCHES MEASURED FROM THE HIGHEST POINT OF THE ADA STALL. POST SHALL BE GALVANIZED METAL AND INSTALLED 6" FROM BACK OF STALL.
8. ADA VAN-ACCESSIBLE SIGNAGE. SIGN SHALL BE METAL AND MEET MUTCD STANDARD R7-8A WITH "VAN-ACCESSIBLE" TEXT.

GENERAL NOTES

1. BASE MAP IS A COMPOSITE OF MULTIPLE RECORD DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL RELEVANT CONDITIONS NOTED ON THE BASE MAP AND NOTIFY ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
2. THE LIBRARY WILL REMAIN OPEN AND OPERATIONAL THROUGHOUT CONSTRUCTION. PHASE WORK AS NECESSARY TO MAINTAIN AT LEAST 30 AVAILABLE PARKING STALLS AND PEDESTRIAN ACCESS TO THE BUILDING ENTRY AT ALL TIMES. A 7-DAY FULL LIBRARY CLOSURE IS ALLOWED BUT MUST BE COORDINATED WITH THE PIERCE COUNTY LIBRARY PROJECT MANAGER AT LEAST 4-WEEKS IN ADVANCE OF THE CLOSURE.
3. PAVEMENT STRIPING SHOWN HEREIN IS FOR HORIZONTAL LAYOUT ONLY.

NOTES

1. MATCH ALL EXISTING CURB LOCATIONS UNLESS NOTED OTHERWISE.
2. PROTECT ALL EXISTING SURFACE STRUCTURES AND ASSOCIATED FEATURES UNLESS NOTED OTHERWISE.
3. MAINTAIN EXISTING DRAINAGE PATTERNS UNLESS OTHERWISE NOTED. UTILITY RIMS TO BE FLUSH WITH PAVEMENT OVERLAY UNLESS OTHERWISE NOTED.
4. PRIOR TO CONSTRUCTING NEW HMA ON THE EXISTING PAVED PARKING LOT, PREPARE AND CLEAN THE ENTIRE PARKING LOT SURFACE PER PROJECT SPECIFICATIONS.
5. PLACE PAVEMENT MARKINGS AT CENTER OF TRAVEL LANE AT APPROXIMATE LOCATIONS SHOWN ON THIS PLAN.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. PARKING STALL WIDTHS ARE DIMENSIONED FROM CENTER OF PAVEMENT STRIPING.
8. ALL DISTURBED SOIL AREAS ARE SUBJECT TO THE REQUIREMENTS OF SOIL PRESERVATION AND AMENDMENT PER THE 2026 PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL VOLUME V SECTION 2.6.

LEGEND

- PROJECT LIMITS
- 6" EXTRUDED CONCRETE CURB — 2 / C3.50
- VERTICAL CURB — 5 / C3.50
- PARKING STALL STRIPES (4 INCH WIDE WHITE TRAFFIC PAINT, NEAT STRAIT LINES)
- SAWCUT LINE
- EDGE OF GRIND
- CONCRETE WHEEL STOP — 3 / C3.50
- SIGN
- CONCRETE SIDEWALK — 6 / C3.50
- 4" HMA PAVEMENT — 1 / C3.50
- LANDSCAPE
- 2" GRIND AND OVERLAY — 4 / C3.50
- CONCRETE PAVEMENT — 7 / C3.50

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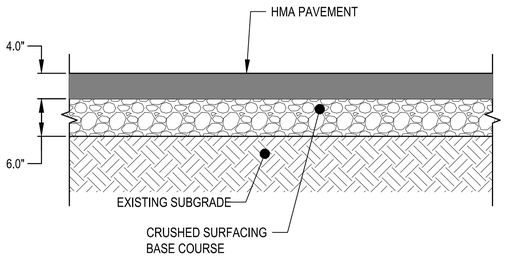
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SITE PAVING & HORIZONTAL CONTROL PLAN

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C3.00

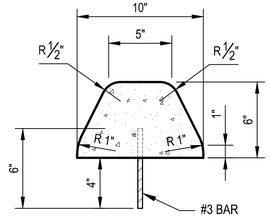
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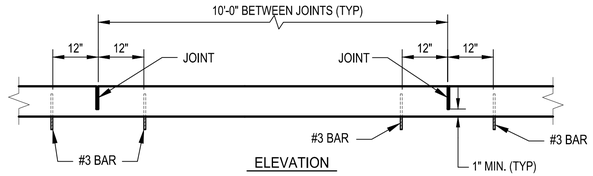
4" HMA PAVEMENT

SCALE: NTS

1 C3.00



SECTION

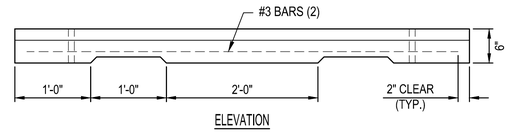


ELEVATION

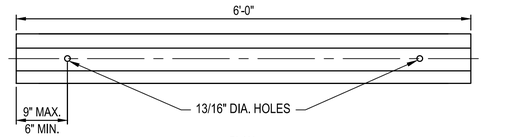
EXTRUDED CONCRETE CURB

SCALE: NTS

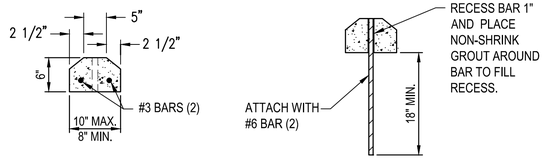
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ELEVATION



PLAN



ATTACHMENT DETAIL

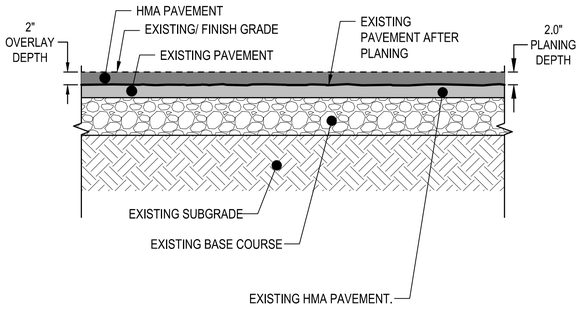
NOTES:

1. THE NON-SHRINK GROUT USED TO ATTACH THE PRECAST CURB SHALL CONSIST OF 3:1 SAND AND CEMENT. GROUT TO A DEPTH OF 1" FROM THE TOP OF THE CURB.
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. LOCATE INSIDE FACE OF WHEEL STOP 2-FEET FROM BACK OF PARKING STALL OR FACE OF NEAREST OBSTRUCTION. TYP.

PRECAST CONCRETE WHEEL STOP

SCALE: NTS

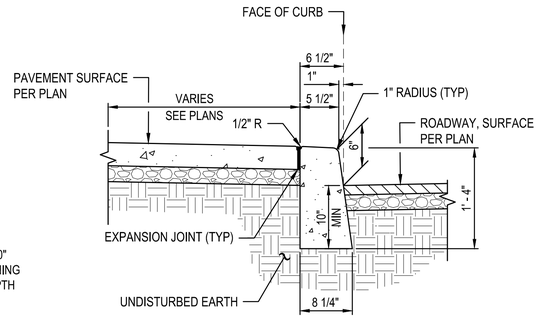
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2" HMA GRIND AND OVERLAY

SCALE: NTS

4 C3.00



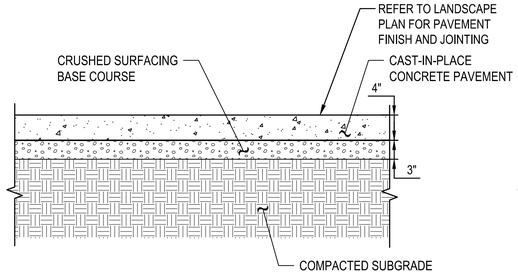
NOTES:

1. CONCRETE CURB SHALL BE CLASS 4000 CEMENT CONCRETE.
2. CURBS SHALL BE TACK COATED WITH AN ASPHALT EMULSION PRIOR TO PLACEMENT OF ASPHALT CONCRETE.
3. CURBS SHALL HAVE THRU-JOINTS AT 10 FT OC.

VERTICAL CURB

NTS

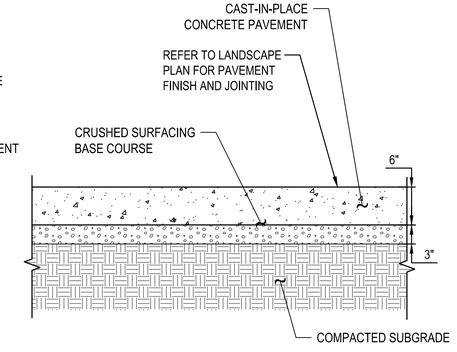
5 C3.00



CONCRETE SIDEWALK

NTS

6 C3.00



CONCRETE PAVEMENT

NTS

7 C3.00

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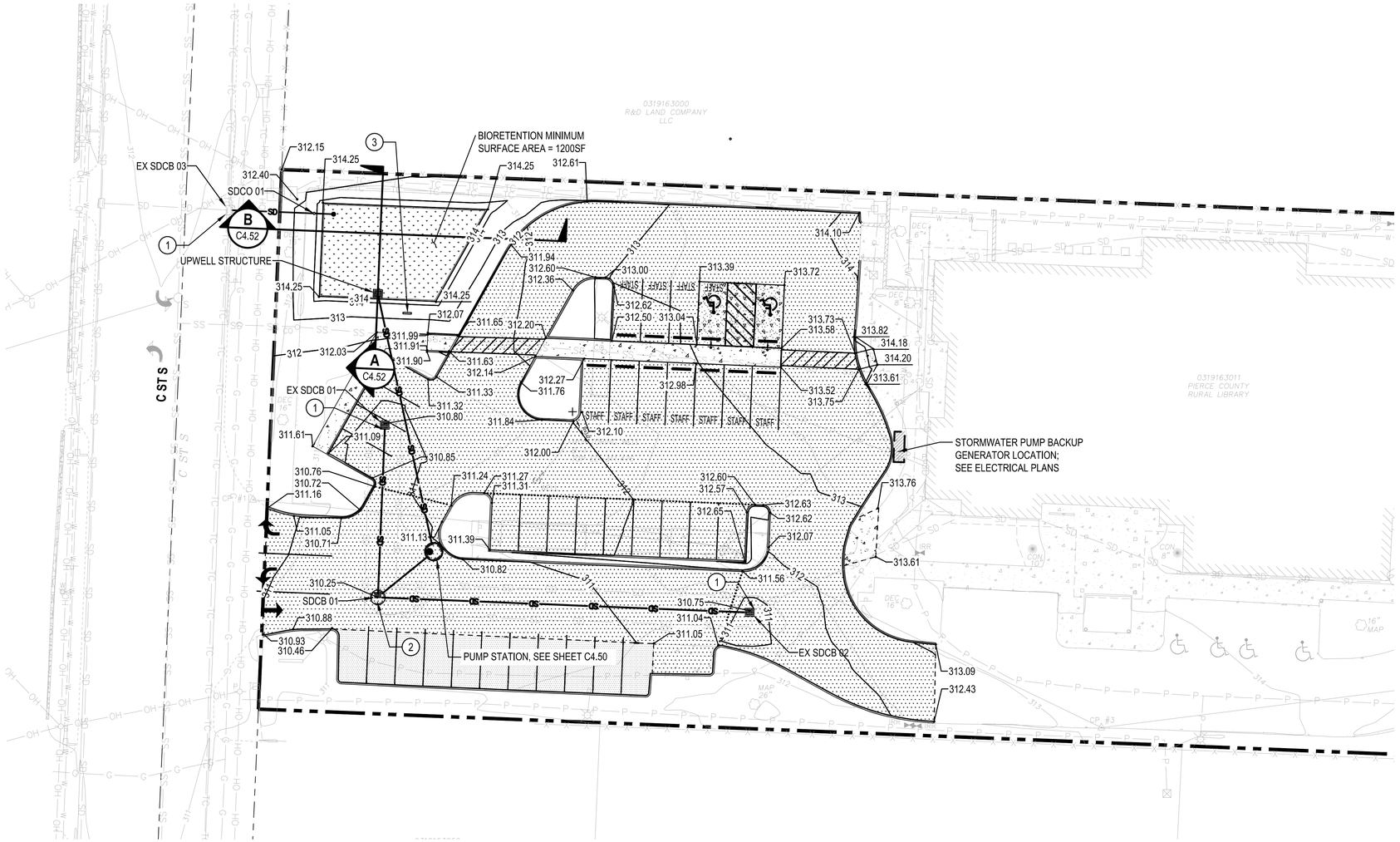
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PAVING DETAILS

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NOTES

1. ALL CURB SPOT ELEVATIONS ARE TO BOTTOM OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS ARE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
3. SITE GRADING INSTALLATION MUST UTILIZE THE FOLLOWING ORDER OF PRIORITY:
   3.1. SPOT ELEVATIONS
   3.2. SLOPES
   3.3. CONTOURS
4. ALL CATCH BASIN GRATES ARE REQUIRED TO HAVE A MARKER TO DISCOURAGE IMPROPER DISPOSAL OF POLLUTANTS. SEE PIERCE COUNTY STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL VOL VI SECTION 2.2.
5. BIORETENTION PLANTINGS MUST ACHIEVE 90 PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS WILL BE PROVIDED UNTIL THIS COVERAGE REQUIREMENT IS MET. ADDITIONAL PLANTINGS WILL BE PROVIDED BY OWNER IF REQUIRED.
6. PROVISIONS MUST BE MADE FOR SUPPLEMENTAL IRRIGATION OF BIORETENTION PLANTINGS DURING THE FIRST TWO GROWING SEASONS FOLLOWING INSTALLATION. ADDITIONAL PLANTINGS WILL BE PROVIDED BY OWNER IF REQUIRED.

LEGEND

- PUMP STATION — 1 / C4.50
- STORM DRAIN PIPING (SD)
- PROPOSED BIORETENTION PLANTER — 1 / C4.53
- GRADE BREAK / RIDGELINE
- TYPE 1 CATCH BASIN
- 54-INCH TYPE 2 CATCH BASIN

FLAG NOTES

1. CONNECT TO EX STORM DRAIN SYSTEM
2. IMPLEMENT SEDIMENT CONTROL TEE (SEE SEDIMENT/OIL CONTROL STRUCTURE DETAIL) — 1 / C4.51
3. STORMWATER SIGN — 2 / C4.51

N

0 10' 20' 40'
1 inch = 20 feet

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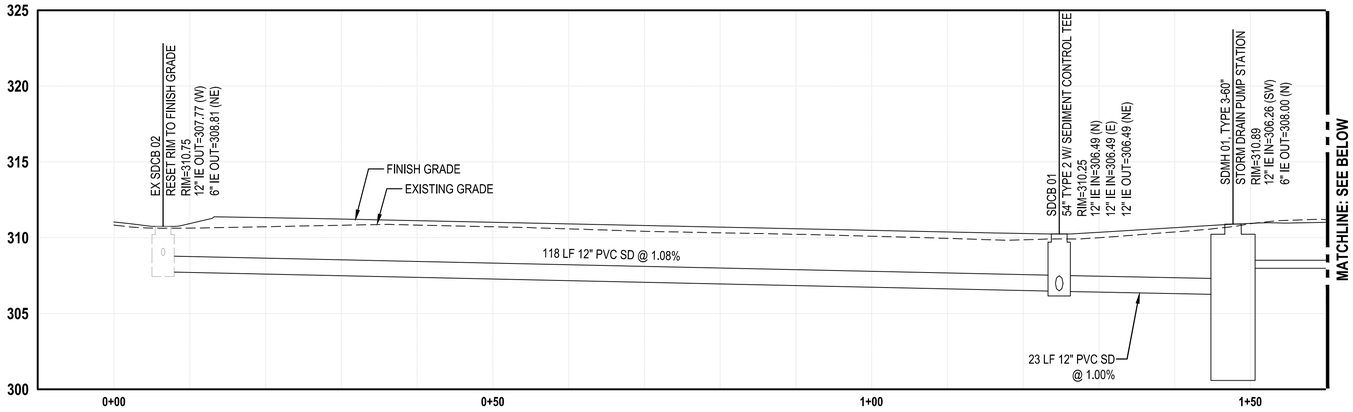
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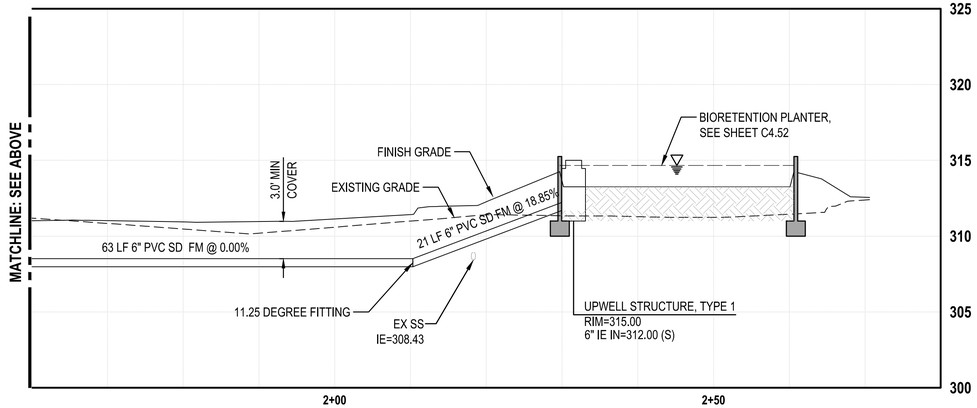
GRADING & DRAINAGE PLAN

Client Project No.:	20260155
SWL Architects Project No.:	26014
Date:	10/7/2026

C4.00

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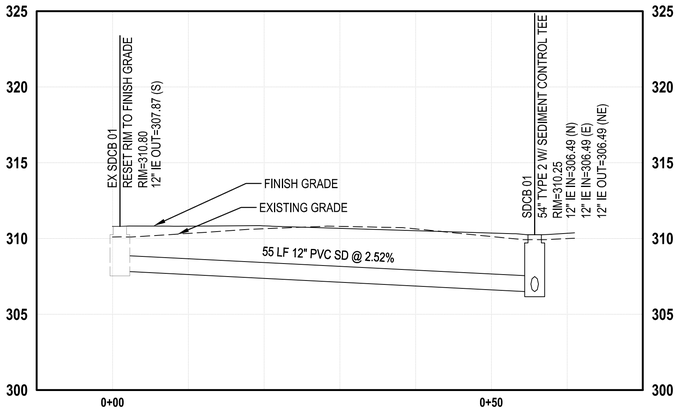




STORM DRAINAGE PROFILE 1

SCALE: 1"=10' H, 1"=5' V

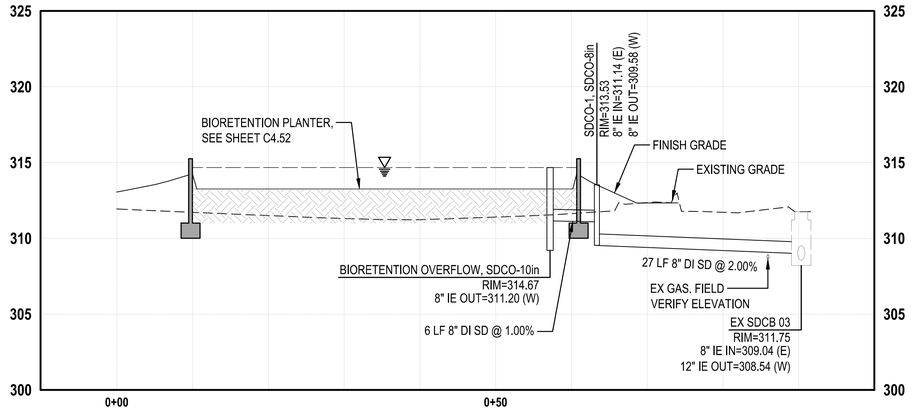
C4.00



STORM DRAINAGE PROFILE 2

SCALE: 1"=10' H, 1"=5' V

C4.00



STORM DRAINAGE PROFILE 3

SCALE: 1"=10' H, 1"=5' V

C4.00

0 5' 10' 20'
1 inch = 10 ft. HORZ

0 2.5' 5' 10'
1 inch = 5 ft. VERT

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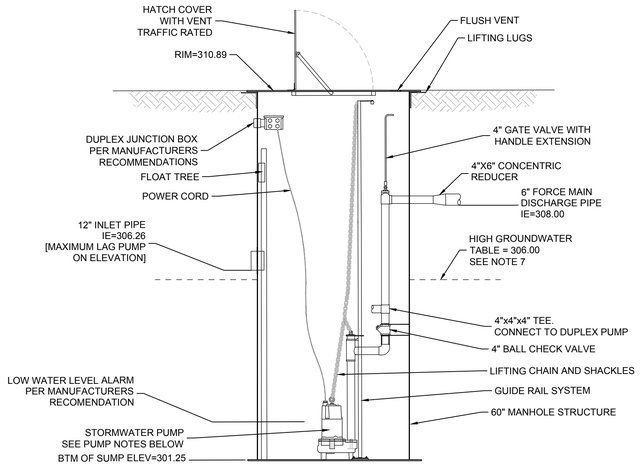
Contract Documents
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STORM DRAINAGE PROFILES

Client Project No.:	20260155
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NOTES:

1. PUMP STATION SHALL BE BIDDER DESIGNED TO MEET THE FOLLOWING REQUIREMENTS.
2. SEWER PUMP STATION SHALL BE A DUPLEX PUMP SYSTEM WITH TWO EQUIVALENT PUMPS. PROVIDE APPURTENANCES SHOWN IN THIS DETAIL FOR EACH PUMP AND CONNECT THE DISCHARGE PIPES AS SHOWN.
3. MINIMUM PUMP OPERATING POINT = 511 GPM
4. MAXIMUM PUMP OPERATING POINT = 550 GPM
5. PROVIDE A CONTROL PANEL FOR THE PUMP SYSTEM. THE PUMP CONTROL PANEL MUST BE LOCATED AS SHOWN ON ARCHITECTURAL PLANS.
6. PROVIDE THE FOLLOWING ALARMS, WITH AUDIO, VISUAL, AND REMOTE (DIGITAL) ALARM SYSTEMS. AUDIO AND VISUAL ALARM SYSTEMS MUST BE PROVIDED AT THE CONTROL PANEL, AND ADJACENT TO THE PUMP LOCATION ON THE SITE. REMOTE DIGITAL ALARM SYSTEM MUST BE CAPABLE OF SENDING AN EMAIL OR TEXT MESSAGE NOTIFICATION OF THE FOLLOWING:
   - HIGH WATER LEVEL (HWL). ALARM ELEVATION AS SHOWN ON DETAIL
   - LOW WATER LEVEL (LWL). ALARM ELEVATION PER MANUFACTURERS RECOMMENDATION
   - PUMP FAILURE
7. SEE ELECTRICAL PLANS FOR ELECTRICAL SERVICE TO THE PUMP SYSTEM.
8. PUMPS SHALL USE BOTH FLOATS AND TRANSDUCERS FOR WET WELL LEVEL SENSING CONTROLS.
9. PUMP MANHOLE IS DESIGNED TO BE PRE-CAST CONCRETE. ALTERNATIVE MANHOLE TYPES WILL BE CONSIDERED, BUT BIDDER IS RESPONSIBLE FOR PROVIDING BUOYANCY CALCULATIONS FOR THE FACILITY.

STORMWATER PUMP STATION

NTS

1
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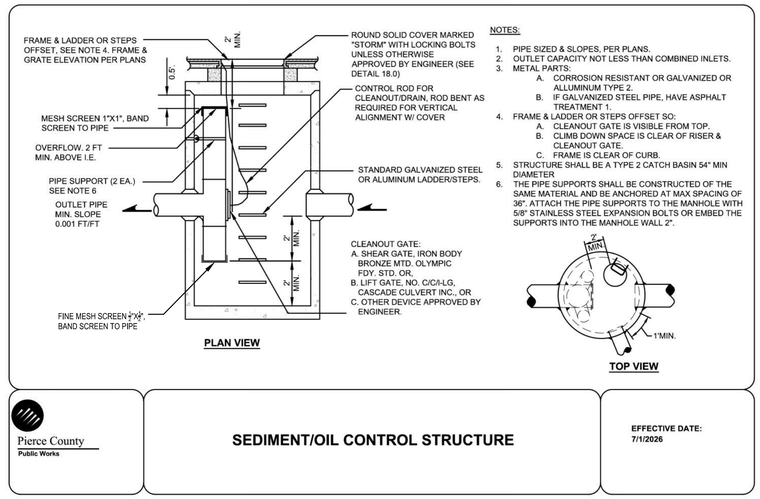
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GRADING & DRAINAGE DETAILS

Client Project No.:	20260155
SWL Architects Project No.:	26014
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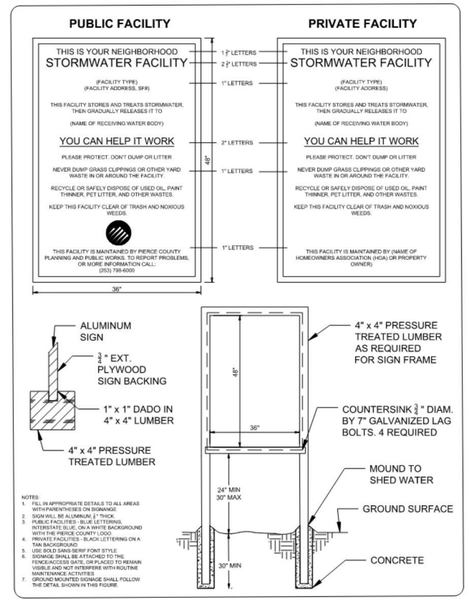


SEDIMENT/OIL CONTROL STRUCTURE

1 C4.00

NTS

Figure 13.20 – Stormwater Signage.



STORMWATER SIGN

2 C4.00

NTS

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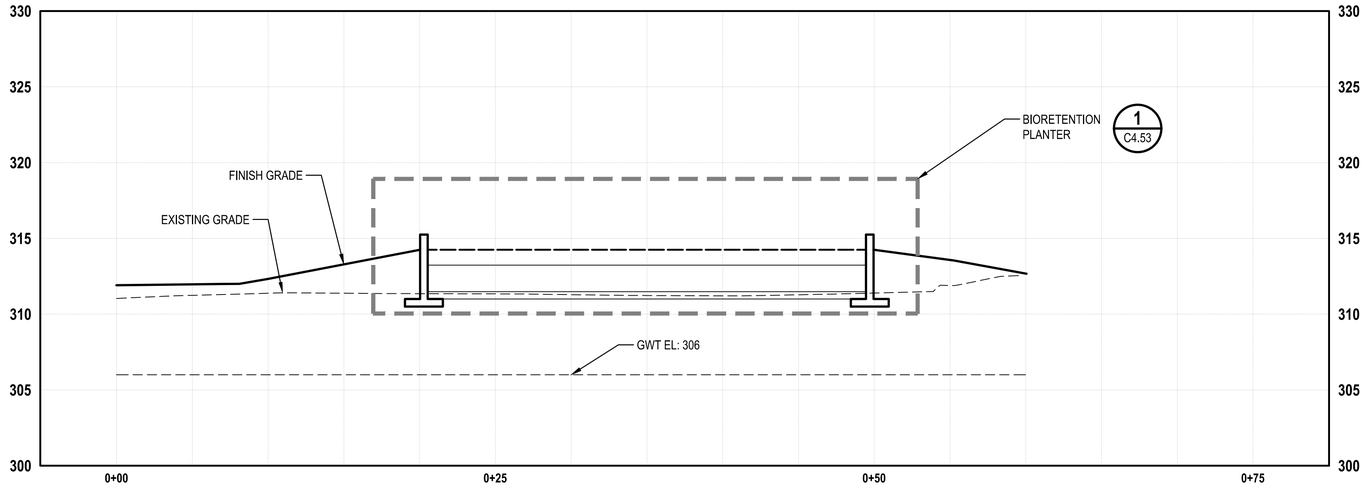
GRADING & DRAINAGE DETAILS

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Date: 10/7/2026

C4.51

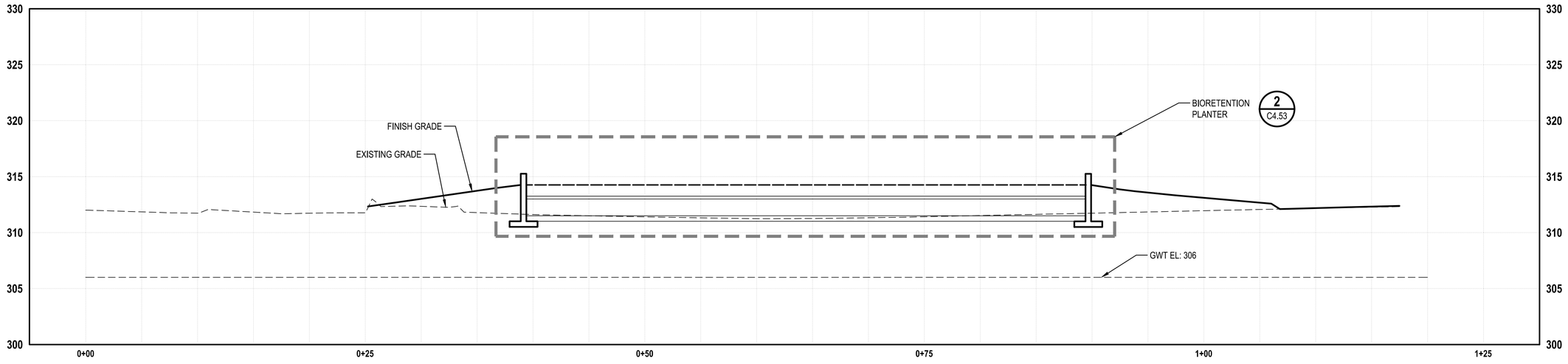
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BIORETENTION SECTION
SCALE: 1"=5' H, 1'=5'V

A
C4.00



BIORETENTION SECTION
SCALE: 1"=5' H, 1'=5'V

B
C4.00

0 2.5' 5' 10'
1 inch = 5 ft. HORZ

0 2.5' 5' 10'
1 inch = 5 ft. VERT

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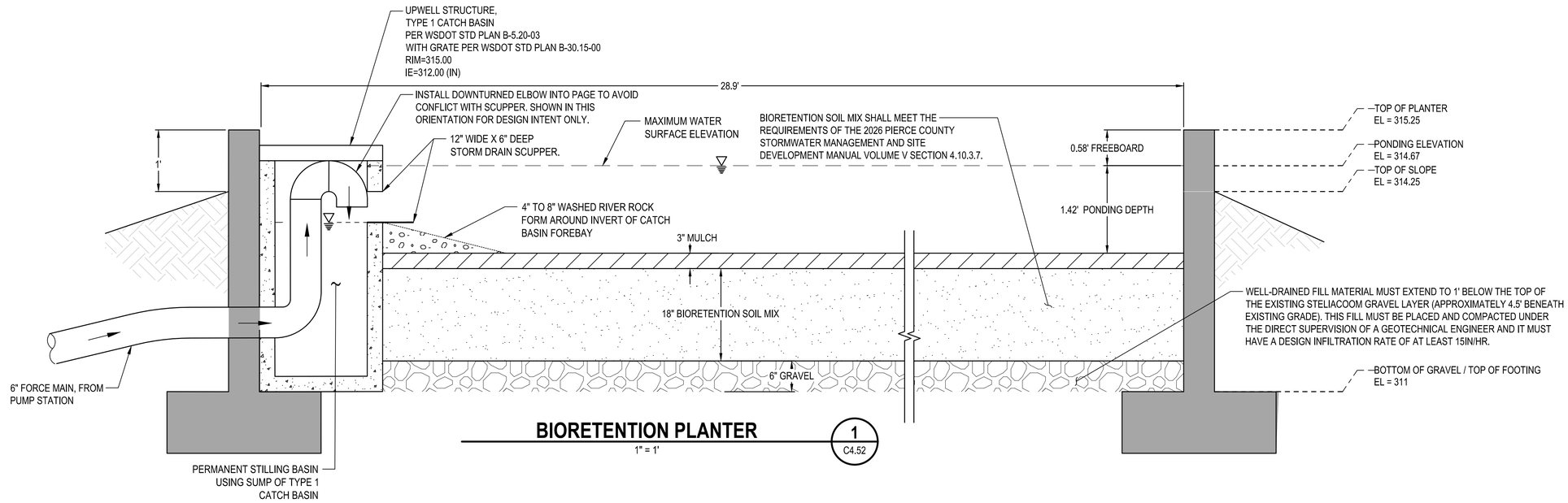
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BIORETENTION SECTIONS

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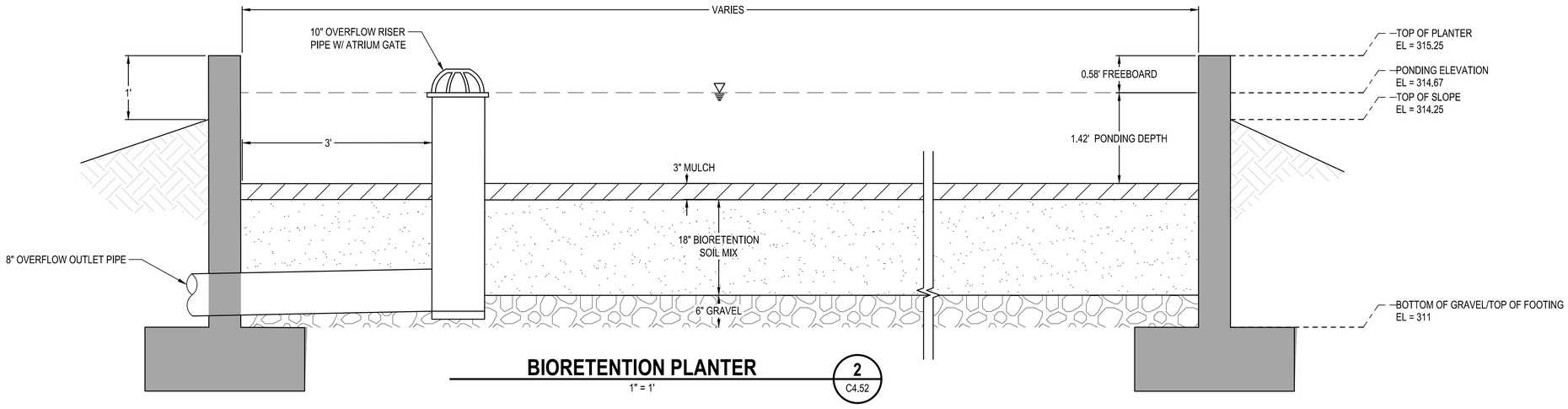
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BIORETENTION PLANTER

1" = 1'

1 / C4.52



BIORETENTION PLANTER

1" = 1'

2 / C4.52

0 2.5' 5' 10'
1 inch = 5 ft. HORZ

0 2.5' 5' 10'
1 inch = 5 ft. VERT

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PLANT SCHEDULE

SYM	QTY	SCIENTIFIC/COMMON NAME	SIZE	REMARKS
		TREES		
	6	Maackia amurensis / AMUR MAACKIA	2" CAL; B&B/ FABRIC BAG	FULL & WELL BRANCHED; STRAIGHT SINGLE CENTRAL LEADER & SYMMETRICAL BRANCHING HABIT W/ 6' BRANCH HT
	1	Quercus rubra / NORTHERN RED OAK		
		SHRUBS		
	72	Rosa Rugosa 'Pink Pavement' / PINK PAVEMENT ROSE	#2 CONT; 18" TO 24" SPREAD	FULL, WELL BRANCHED & WELL ROOTED
	20	Brachyglottis greyi / DAISY BUSH		
	24	Pinus mugo 'Compacta' / COMPACT MUGO PINE		
	73	Berberis thunbergii 'crimson pygmy' / JAPANESE BARBERRY		
	36	Spiraea japonica 'Magic Carpet' / MAGIC CARPET SPIRAEA		
	69	Lonicera nitida / BOX HONEYSUCKLE		
	23	Prunus lusitanica / PORTUGUESE LAUREL		
		GROUNDCOVERS		
	60	Juniperus horizontalis 'Wiltonii' / BLUE RUG JUNIPER	#1 CONT	FULL, WELL BRANCHED & WELL ROOTED
	69	Ceanothus gloriosus 'Point Reyes' / POINT REYES CEANOTHUS		
	25	Rhus aromatica 'Gro Low' / GRO-LOW FRAGRANT SUMAC		
		BIORETENTION MIX		
	252	Juncus effusus / COMMON RUSH	#1 CONT	FULL & WELL ROOTED; TRIANGULAR SPACING @ 18" OC; INTERMIX SPECIES
	252	Juncus ensifolius / DAGGER-LEAF RUSH		
	55	Iris douglasiana / DOUGLAS IRIS		
		SOIL PREPERATION		
	465 SF	MULCH	3" DEPTH	
	910 SF	SOIL PREP IN EX PLANTING AREAS	SEE DETAIL 3/LP.20	
	3,715 SF	SOIL PREP IN NEW PLANTING AREAS	SEE DETAIL 1/LP.20	
	1,260 SF	BIORETENTION SOIL PREP	SEE CIVIL DRAWINGS	

PLANTING LEGEND

- TREE PROTECTION FENCE
- PROPERTY LINE
- RIGHT-OF-WAY
- EX SHRUBS
- EX TREES
- DRIPLINE
- X LF — ROOT BARRIER, 24" DEPTH

PLANTING ABBREVIATIONS

%	PERCENT	LF	LINEAR FEET
&	AND	MAX	MAXIMUM
@	AT	MIN	MINIMUM
#	NUMBER	OC	ON CENTER
B&B	BALLED AND BURLAPPED	PREP	PREPARATION
CAL	CALIPER	QTY	QUANTITY
CONT	CONTAINER	SPECS	SPECIFICATIONS
DIA	DIAMETER	SYM	SYMBOL
DWGS	DRAWINGS	TYP	TYPICAL
EQ	EQUAL	REP	REPRESENTATIVE
EX	EXISTING	W/	WITH
HT	HEIGHT		

PLANTING NOTES

1. BRING ANY DISCREPANCIES WITH THE DWGS AND/OR SPECS & SITE CONDITIONS TO THE ATTENTION OF OWNER'S REP PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. LOCATE UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. VERIFY ALL GRADES WITH THE OWNER'S REP BEFORE COMMENCEMENT OF PLANTING:
   a. ALL GRADES SHALL FLOW SMOOTHLY INTO ONE ANOTHER WITH NO ABRUPT TRANSITIONS AND PRODUCE POSITIVE STORMWATER DRAINAGE.
   b. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADVERSE DRAINAGE CONDITIONS THAT MAY AFFECT PLANT GROWTH UNLESS THE CONTRACTOR CONTACTS THE OWNER'S REP IMMEDIATELY, INDICATING ANY POSSIBLE PROBLEM.
5. FIELD STAKE OR DEMARCATE PLANT LOCATIONS FOR OWNER'S REP REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. TREE LOCATIONS SHOWN ON PLANTING PLAN ARE APPROXIMATE; STAKE ALL TREE LOCATIONS IN THE FIELD FOR OWNER'S REP REVIEW AND APPROVAL PRIOR TO INSTALLING THE TREES.
7. COORDINATE PLANTING LOCATIONS WITH SPRINKLER HEAD LOCATIONS TO AVOID ANY CONFLICTS.
8. ENSURE PLANT MATERIAL RECEIVE ADEQUATE WATER THROUGHOUT ONE (1) YEAR GUARANTEE PERIOD FOR PLANT ESTABLISHMENT.
9. WHERE SHOWN IN PLANT SCHEDULE INSTALL PLANT MATERIAL IN A TRIANGULAR PATTERN AT SPACING SHOWN IN THE PLANT SCHEDULE. WHERE PLANT MATERIAL ABUTS CURBING, WALLS, OR WALKS, MIN PLANTING DISTANCE MUST BE NINE (9) INCHES FROM SAME UNLESS OTHERWISE NOTED.
10. TREE LOCATIONS SHOWN ON PLANTING PLANS ARE APPROXIMATE; IF FIELD ADJUSTMENTS ARE NECESSARY THE FOLLOWING MIN SETBACKS FOR CENTERLINE OF TREE TRUNKS TO EDGE OF DRIVEWAY, FACE OF CURB OR INTERSECTION AND TO CENTER OF ALL OTHERS SHOWN APPLY:

A.	LIGHTS	10'
B.	DRIVEWAYS	10'
C.	UNDERGROUND SEWER & WATER LINES	5'
D.	UTILITY/POWER POLES	5'
E.	UNDERGROUND FIBER CABLE	5'
F.	UNDERGROUND GAS LINES	5'
G.	OTHER TREES	10'
H.	FACE OF CURB	3'
I.	STORMWATER LINES	5'
J.	COMMUNICATION LINES	3'

NOTES TO OWNER

1. BIORETENTION PLANTINGS MUST ACHIEVE 90 PERCENT COVERAGE WITHIN 2 YEARS OR ADDITIONAL PLANTINGS WILL BE PROVIDED UNTIL THIS COVERAGE REQUIREMENT IS MET.
2. AT A MINIMUM, PROVISIONS MUST BE MADE FOR SUPPLEMENTAL IRRIGATION OF BIORETENTION PLANTINGS DURING THE FIRST TWO GROWING SEASONS FOLLOWING INSTALLATION.

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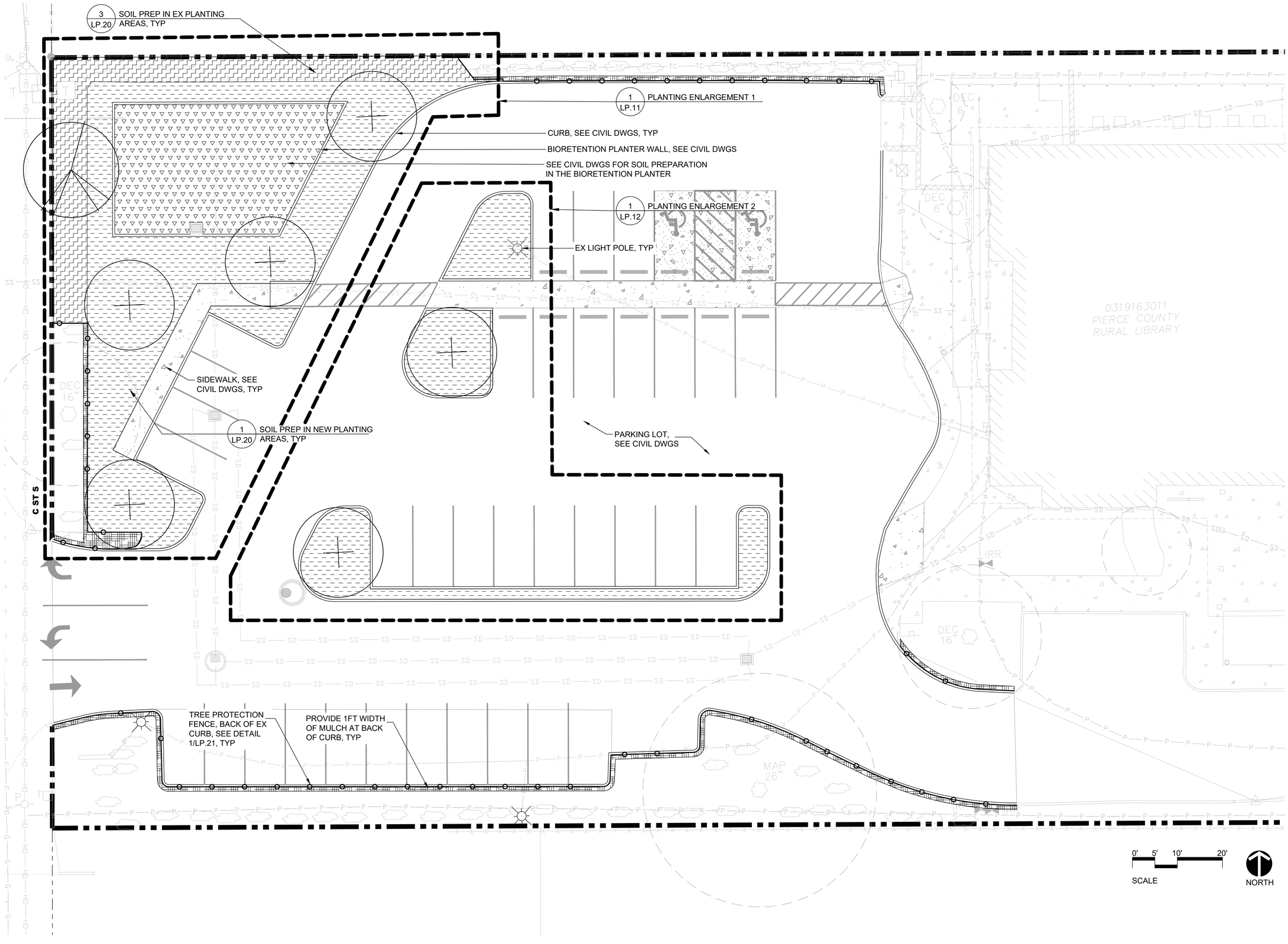
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PLANTING SCHEDULE, LEGEND, ABBREVIATIONS AND NOTES

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SWL Architects Project No.: 26014
Date: 10/7/2026

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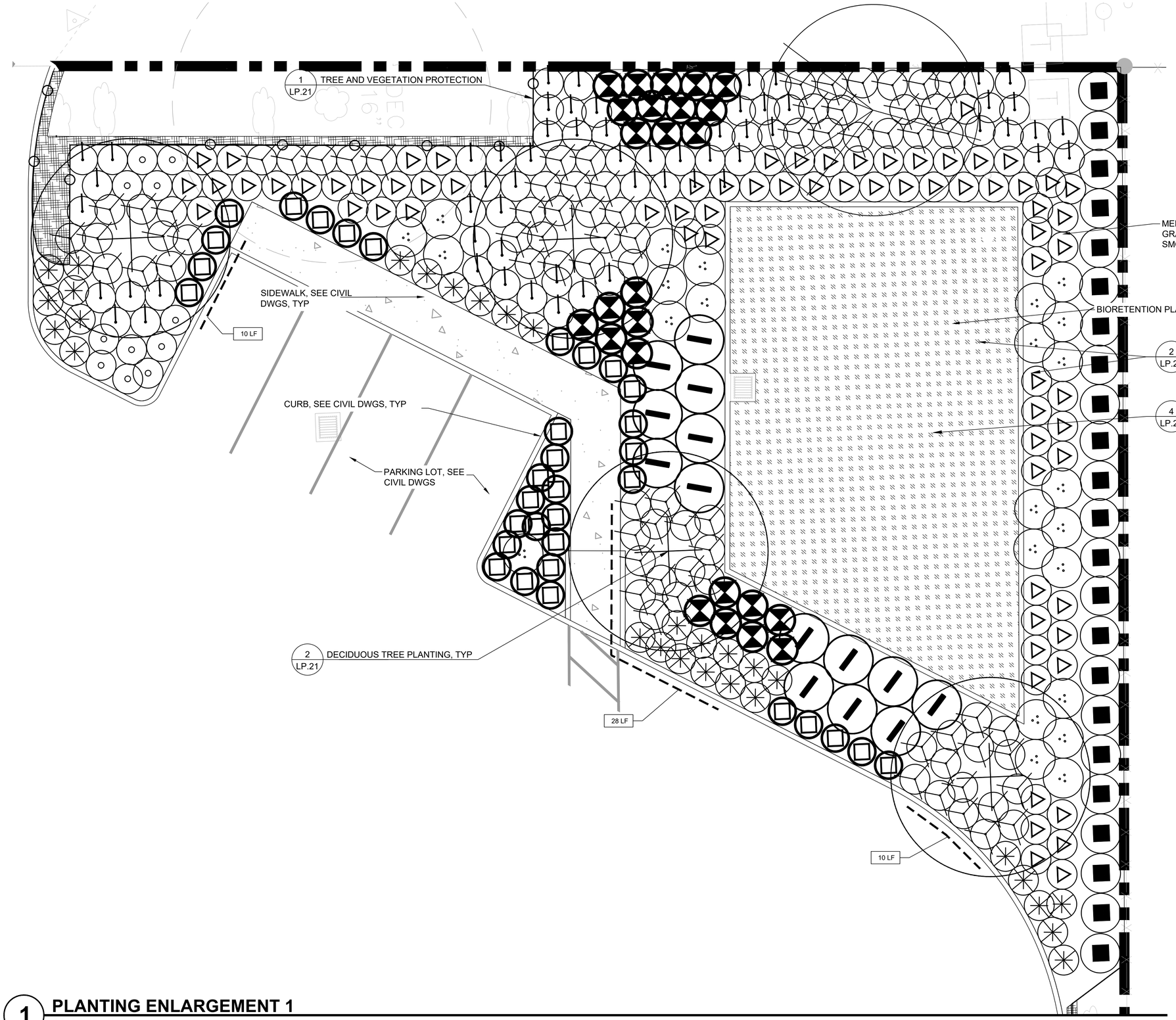
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PLANTING AND SOIL PREP PLAN

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LP.10



1 PLANTING ENLARGEMENT 1

SCALE: 1" = 5'-0"

0' 2.5" 5' 10'

SCALE

NORTH

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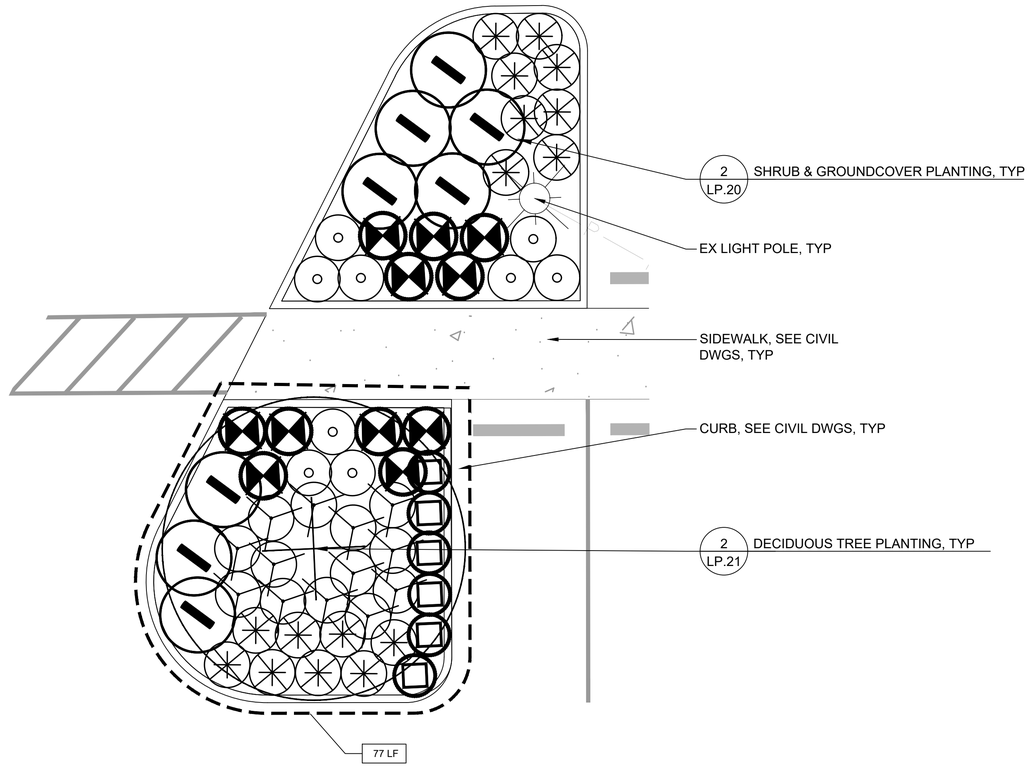
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PLANTING ENLARGEMENT

Client Project No.: 20260155
SWL Architects Project No.: 26014
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LP.11



0' 2.5" 5' 10'

SCALE

NORTH

1 PLANTING ENLARGEMENT 2

SCALE: 1" = 5'-0"

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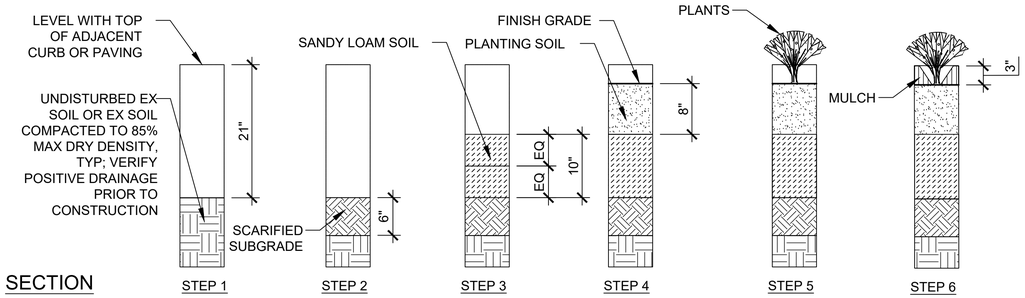
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PLANTING ENLARGEMENT

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LP.12



SECTION

STEP 1
EXCAVATE EX SOIL TO DEPTH SHOWN, BELOW ADJACENT CURB OR PAVING. AVOID UNDERMINING ADJACENT CURB OR PAVING. PROVIDE PERCOLATION TEST PER SPECS, PRIOR TO PROCEEDING TO STEP 2.

STEP 2
THOROUGHLY SCARIFY SUBGRADE TO DEPTH SHOWN. OWNER'S REP SHALL REVIEW & APPROVE WORK PRIOR TO PROCEEDING TO STEP 3.

STEP 3
INSTALL SANDY LOAM SOIL TO DEPTH SHOWN. INSTALL IN EQ LIFTS. WATER SETTLE/ COMPACT EACH LIFT PRIOR TO INSTALLING THE NEXT LIFT.

STEP 4
INSTALL PLANTING SOIL TO DEPTH SHOWN & SETTLE/COMPACT PRIOR TO INSTALLING PLANTS. REVIEW FINISH GRADE WITH OWNER'S REP PRIOR TO PLANT INSTALLATION.

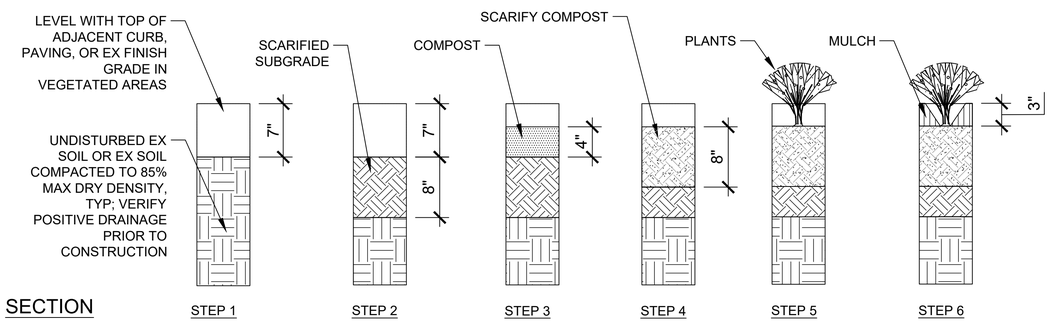
STEP 5
INSTALL PLANTS.

STEP 6
INSTALL MULCH TO DEPTH SHOWN. INSTALL TOP OF MULCH FLUSH WITH TOP OF ADJACENT CURB OR PAVING.

NOTE(S):
1. ALL DIMENSIONS INDICATE COMPACTED DEPTHS.

1 SOIL PREP IN NEW PLANTING AREAS

NOT TO SCALE



SECTION

STEP 1
EXCAVATE EX SOIL TO DEPTH SHOWN, BELOW ADJACENT CURB OR PAVING. AVOID UNDERMINING ADJACENT CURB OR PAVING SUBBASE MATERIAL. PROVIDE PERCOLATION TEST, PER SPECS, PRIOR TO PROCEEDING TO STEP 2.

STEP 2
SCARIFY SUBGRADE TO DEPTH SHOWN. OWNER'S REP SHALL REVIEW & APPROVE WORK PRIOR TO PROCEEDING TO STEP 3.

STEP 3
INSTALL COMPOST TO DEPTH SHOWN.

STEP 4
SCARIFY COMPOST INTO SUBGRADE TO DEPTH SHOWN. COMPACT TO 85% MAX DRY DENSITY. FINISH GRADE TO BE REVIEWED AND APPROVED PRIOR TO PLANTING.

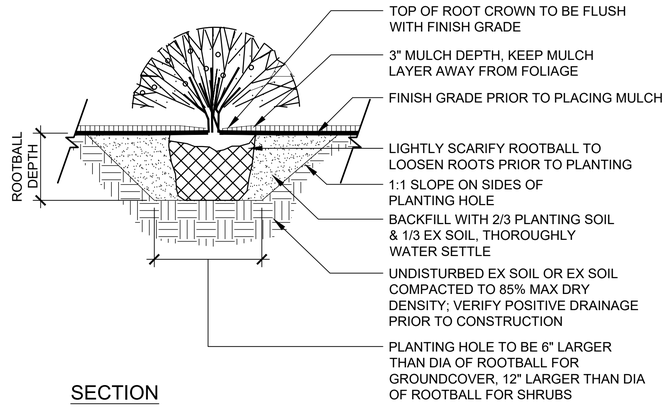
STEP 5
INSTALL PLANTS.

STEP 6
INSTALL MULCH TO DEPTH SHOWN. INSTALL TOP OF MULCH FLUSH WITH TOP OF ADJACENT CURB OR PAVING.

NOTE:
1. ALL DIMENSIONS INDICATE COMPACTED DEPTHS.

3 SOIL PREP IN EX PLANTING AREAS

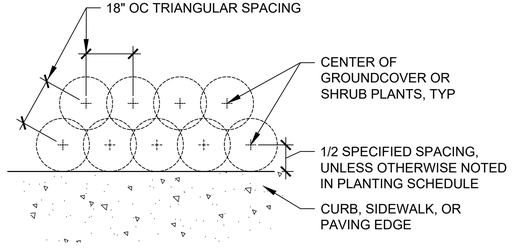
NOT TO SCALE



SECTION

2 SHRUB AND GROUNDCOVER PLANTING

NOT TO SCALE



PLAN

4 PLANT TRIANGULAR SPACING LAYOUT

NOT TO SCALE

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Pierce County Library System
Information & Imagination

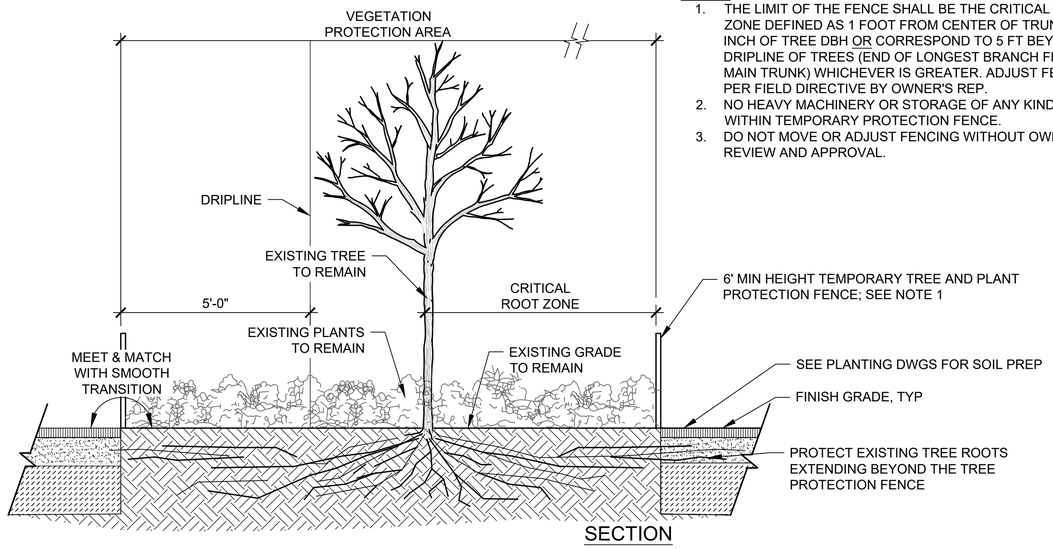
Parkland Spanaway Storm Replacement

Contract Documents
Drawings

PLANTING DETAILS

Client Project No.:	20260155
SWL Architects Project No.:	26014
Date:	10/7/2026

LP.20



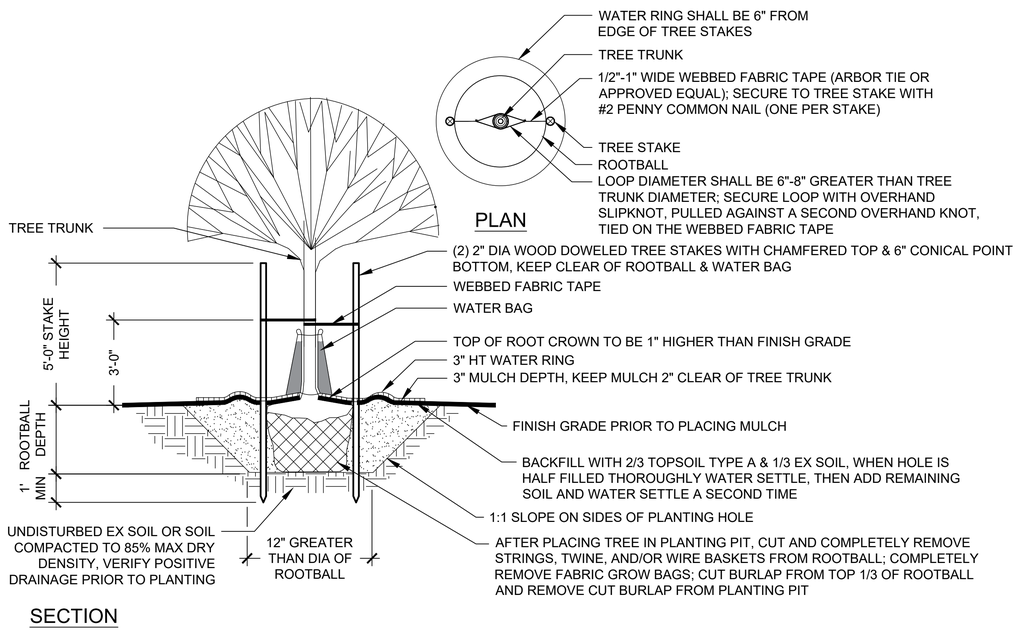
SECTION

NOTES:

1. THE LIMIT OF THE FENCE SHALL BE THE CRITICAL ROOT ZONE DEFINED AS 1 FOOT FROM CENTER OF TRUNK PER 1 INCH OF TREE DBH OR CORRESPOND TO 5 FT BEYOND THE DRIPLINE OF TREES (END OF LONGEST BRANCH FROM THE MAIN TRUNK) WHICHEVER IS GREATER. ADJUST FENCING PER FIELD DIRECTIVE BY OWNER'S REP.
2. NO HEAVY MACHINERY OR STORAGE OF ANY KIND ALLOWED WITHIN TEMPORARY PROTECTION FENCE.
3. DO NOT MOVE OR ADJUST FENCING WITHOUT OWNER'S REP REVIEW AND APPROVAL.

1 TREE AND VEGETATION PROTECTION

NOT TO SCALE



SECTION

2 DECIDUOUS TREE PLANTING

NOT TO SCALE

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Parkland Spanaway Storm Replacement

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PLANTING DETAIL

Client Project No.:	20260155
SWL Architects Project No.:	26014
Date:	10/7/2026

LP.21

IRRIGATION SCHEDULE

DETAIL — POP-UP SPRAY HEADS

2 / LI.20

SYMBOL	MFR	MODEL	NOZZLE	R	PSI	GPM+10%
	RAINBIRD	1804-SAM-PRS	MPR	8'	30	0.29
	RAINBIRD	1804-SAM-PRS	MPR	8'	30	0.57
	RAINBIRD	1804-SAM-PRS	VAN	12'	30	0.65
	RAINBIRD	1804-SAM-PRS	VAN	12'	30	0.98
	RAINBIRD	1804-SAM-PRS	VAN	12'	30	1.30
	RAINBIRD	1804-SAM-PRS	VAN	12'	30	2.07
	RAINBIRD	1804-SAM-PRS	VAN	12'	30	2.60
	RAINBIRD	1804-SAM-PRS	15SST	4'X30'	30	1.33
	RAINBIRD	1804-SAM-PRS	15LCS	4'X15'	30	0.54
	RAINBIRD	1804-SAM-PRS	VAN	15'	30	1.01
	RAINBIRD	1804-SAM-PRS	VAN	15'	30	1.53
	RAINBIRD	1804-SAM-PRS	VAN	15'	30	2.04

IRRIGATION LEGEND

DETAILS	SYMBOL	DESCRIPTION
SPRAY IRRIGATION	X" SLEEVE X" MAINLINE X" LATERAL LINE	
4 / LI.20		PIPE SLEEVES (SCH 80 PVC), WITH SIZE & LINES
3 / LI.20		LATERAL LINE (CLASS 200), SEE PIPE SIZE LEGEND
3 / LI.20		2" MAINLINE (SCH 40 PVC)
	GPM → 1.23 ← CIRCUIT # VALVE SIZE → 1"	
1 / LI.20		AUTOMATIC CONTROL VALVES WITH SIZE - RAINBIRD PEB SERIES
		CONTROL WIRE

PIPE SIZE LEGEND

- 3/4"
- 1"
- 1-1/2"
- 2"
- 2-1/2"

LEGEND

SYMBOL	DESCRIPTION
	EX PIPE SLEEVES
	EX LATERAL LINE
	EX MAINLINE
	EX IRRIGATION SYSTEM; SEE IRRIGATION NOTE 3
C	EX IRRIGATION CONTROLLER - RAINBIRD ESP - LX PLUS
X / XXX	DETAIL IDENTIFICATION / SHEET IDENTIFICATION

IRRIGATION NOTES

1. DRAWING IS SCHEMATIC. ACTUAL LOCATIONS MAY VARY DUE TO PLANT MATERIALS, UTILITIES OR EX CONDITIONS.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. DOCUMENT THE WORKING ORDER OF THE EX IRR SYSTEM PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR RESTORING THE EX IRR SYSTEM DAMAGED BY CONSTRUCTION TO ITS PRECONSTRUCTION CONDITION.
4. EX STATIC PSI AT IRR WATER METER IS 85 PSI. INFORMATION PROVIDED BY PARKLAND WATER AND LIGHT, 12918 PARK AVENUE SOUTH, TACOMA, WA, 98448, (253) 531-5666, RECEIVED ON 09/03/26. PRIOR TO INSTALLATION OF IRR SYSTEM. FIELD VERIFY EX PSI & NOTIFY OWNER'S REP OF ANY DISCREPANCIES BETWEEN THE DESIGN PSI & EX PSI PRIOR TO PROCEEDING WITH WORK.
5. SYSTEM DESIGNED TO 85 PSI AT IRR METER, 30 PSI (SPRAY HEADS).
6. THERE IS A LOSS OF PRESSURE IN EACH PIPE FITTING DUE TO FRICTION. COMPENSATE THESE LOSSES BY ADDING TEN (10) PERCENT TO THE MFR(S) RATED GPM FOR EACH NOZZLE. PROVIDE ADDITIONAL HEADS AS NEEDED TO ACHIEVE FULL HEAD-TO-HEAD COVERAGE DUE TO FRICTION LOSS.
7. WHERE PIPE SIZES ARE NOT SHOWN ON THE PLAN, SIZE THE PIPE TO THE NEXT LARGEST PIPE SIZE SHOWN UPSTREAM ON THE PLAN.
8. COORDINATE IRR SLEEVE LOCATIONS WITH GENERAL CONTRACTOR.
9. STAKE ALL IRR SLEEVES IN THE FIELD & LOCATE ON DIMENSIONED "AS-BUILT" DRAWING TO ALLOW FOR LOCATING & USE IN THE FUTURE.
10. COORDINATE IRR EQUIPMENT LOCATION WITH PLANT MATERIAL & OTHER SITE ELEMENTS, TO AVOID CONFLICTS.
11. ADJUST HEAD LOCATIONS IN THE FIELD TO AVOID SPRAY BLOCKAGE BY PLANT MATERIALS & OTHER SITE ELEMENTS WITHOUT COMPROMISING HEAD-TO-HEAD COVERAGE.
12. LOCATE AUTOMATIC CONTROL VALVES IN SHRUB/GROUNDCOVER AREAS AT A POINT OF EASY ACCESS. OWNER'S REP TO REVIEW & APPROVE FINAL LOCATION OF ALL AUTOMATIC CONTROL VALVES PRIOR TO INSTALLATION.
13. WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, DO NOT CUT TREE ROOTS; TUNNEL THE TRENCH UNDER OR AROUND THE ROOTS BY CAREFUL HAND-DIGGING & WITHOUT INJURY TO THE ROOTS.
14. REMOVE AND SALVAGE EX IRRIGATION SPRAY HEADS, SPRAY BODIES, AND LATERAL LINES IN THE EX LANDSCAPE AREAS THAT WILL BE CLEARED AND GRUBBED. CAREFULLY SALVAGE EQUIPMENT TO MAINTAIN THEIR OPERABLE CONDITION. OWNER'S REP TO PROVIDE STOCKPILE LOCATION FOR REMOVED IRRIGATION EQUIPMENT.

IRRIGATION ABBREVIATIONS

%	PERCENT	MECH	MECHANICAL
&	AND	MFR(S)	MANUFACTURER(S)
@	AT	MIN	MINIMUM
℄	CENTER LINE	PVC	POLYVINYL CHLORIDE
DWG(S)	DRAWING(S)	PSI	POUNDS PER SQUARE INCH
EX	EXISTING	REP	REPRESENTATIVE
GAL	GALLON	R	RADIUS
GPM	GALLONS PER MINUTE	SCH	SCHEDULE
IRR	IRRIGATION	SPEC	SPECIFICATION
MAX	MAXIMUM	TYP	TYPICAL

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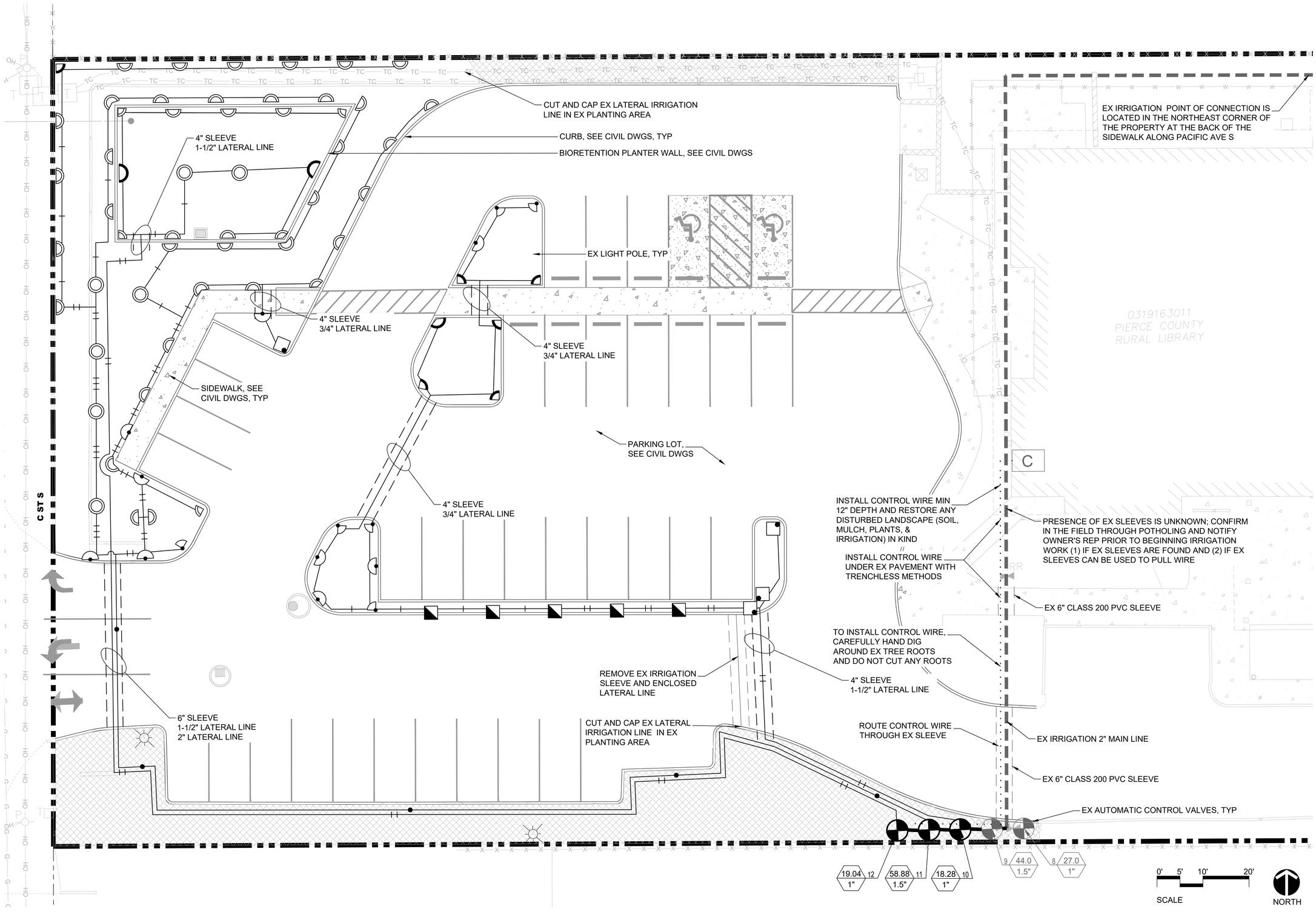
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Contract Documents
Drawings

IRRIGATION SCHEDULE, LEGEND, NOTES, AND ABBREVIATIONS

Client Project No.: 20260155
SWL Architects Project No.: 26014
Date: 10/7/2026

LI.00



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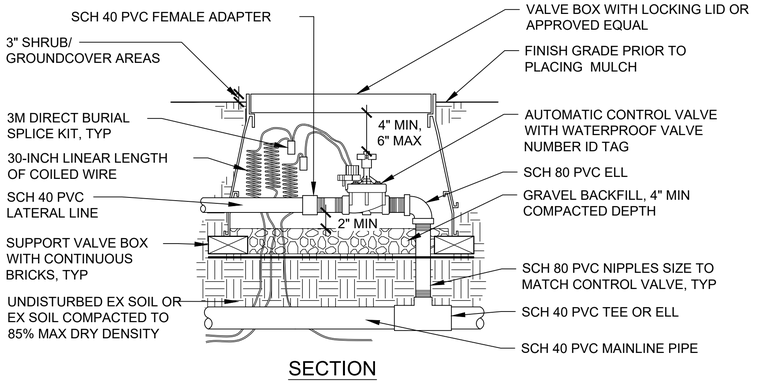
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Contract Documents
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IRRIGATION PLAN

Client Project No.: 20260155
SWL Architects Project No.: 26014
Date: 10/7/2026

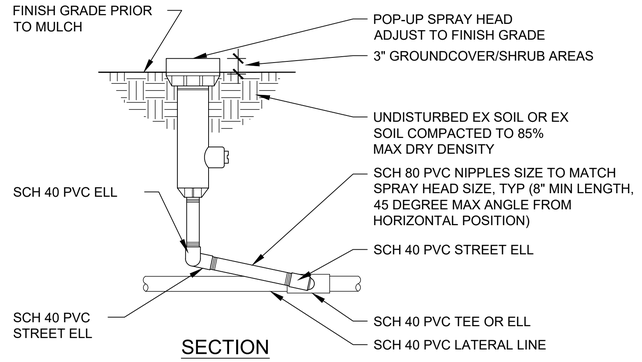
LI.10



SECTION

1 AUTOMATIC CONTROL VALVE

NOT TO SCALE

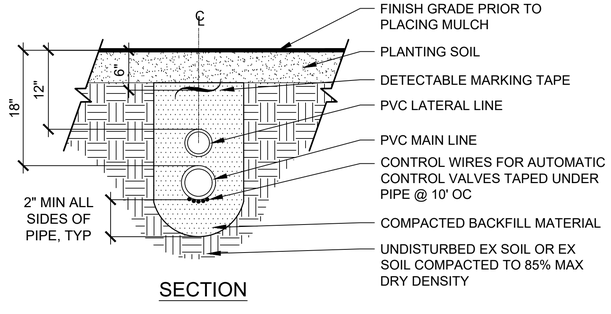


SECTION

2 POP UP SPRINKLER HEAD WITH TRIPLE SWING JOINT RISER

NOT TO SCALE

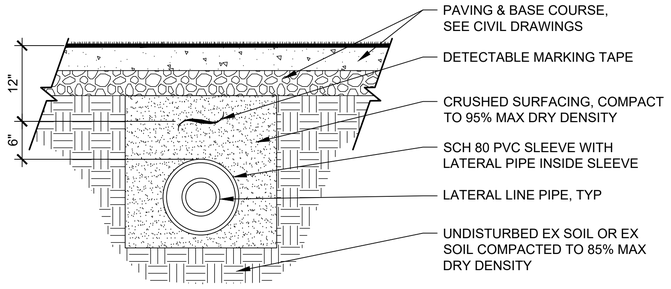
NOTES:
1. ALL MAIN LINE PIPE UNDER PAVEMENT SHALL BE SLEEVED, SEE DETAIL 4/LI.20.
2. BACKFILL MATERIAL TO BE FREE OF ROCK OR DEBRIS LARGER THAN 1". ABSOLUTELY NO ROCK OR DEBRIS SHALL BE PLACED DIRECTLY ADJACENT TO ANY PIPE.



SECTION

3 MAIN & LATERAL PIPE TRENCH

NOT TO SCALE



SECTION

4 PIPE SLEEVES

NOT TO SCALE

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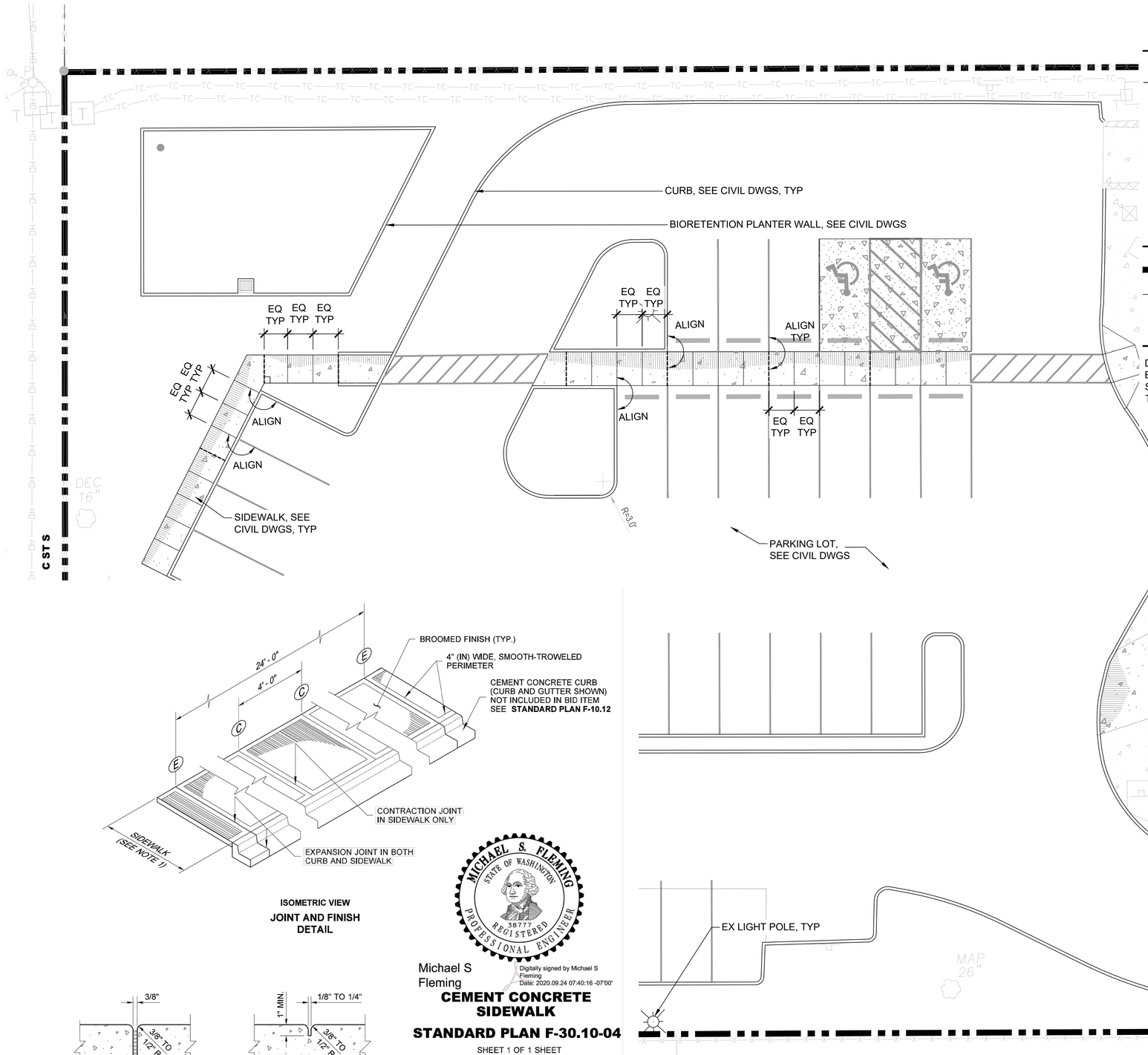
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IRRIGATION DETAILS

Client Project No.:	20260155
SWL Architects Project No.:	26014
Date:	10/7/2026

LI.20



SITE FINISHES SCHEDULE

SYM	ITEM	NOTES
1 / UD.10	CONCRETE CONTRACTION JOINT	SEE WSDOT SPEC 5-05.3(8)A
1 / UD.10	CONCRETE EXPANSION JOINT	SEE WSDOT SPEC 6-02.3(13) AND 6-01.14
1 / UD.10	BROOM FINISH DIRECTION	

LEGEND

PROPERTY LINE

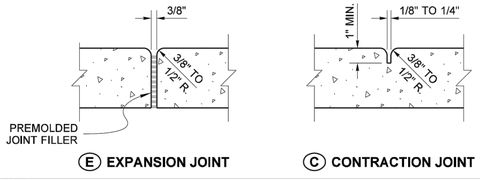
RIGHT-OF-WAY

ABBREVIATIONS

DWGS	DRAWINGS	EQ	EQUAL
EX	EXISTING		
SYM	SYMBOL		
TYP	TYPICAL		

ISOMETRIC VIEW

JOINT AND FINISH DETAIL



E EXPANSION JOINT

C CONTRACTION JOINT

MICHAEL S. FLEMING
STATE OF WASHINGTON
38777
REGISTERED
PROFESSIONAL ENGINEER

Michael S Fleming

Digitally signed by Michael S Fleming
Date: 2020.09.24 07:40:16 -07'00'

CEMENT CONCRETE SIDEWALK

STANDARD PLAN F-30.10-04

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Date: 2020.09.25 15:43:50 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

1 CONCRETE JOINTS AND FINISH

NOT TO SCALE

SCALE 0' 5' 10' 20'

NORTH

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Contract Documents
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SITE FINISHES PLAN AND SCHEDULE

Client Project No.:	20260155
SWL Architects Project No.:	26014
Date:	10/7/2026

UD.10

Site Notes

1. Construction limits, spot elevations, grades and site utilities indicated for reference only, see Civil drawings for requirements.
2. Paving indicated for reference only, see Civil and Landscape drawings for requirements.
3. Landscaping indicated for reference only, see Landscape drawings for requirements.
4. Electrical site utilities described for reference only, see Electrical drawings for requirements.
5. Comply with Pierce County requirements for all Work in ROW.
6. Provide construction fence at limits of construction. Minimum fence height shall be six feet. Provide gates as necessary.
7. Field verify all relevant existing conditions and dimensions prior to the start of Work. Notify Architect immediately of any discrepancies.
8. Protect all existing conditions to remain on site and adjacent to Work area. Notify Architect of any damage to existing conditions to remain and restore or replace to original condition.
9. Confirm all underground utility locations prior to the start of Work and protect all existing conditions to remain.
10. Confirm locations of adjacent overhead utilities and protect all existing conditions to remain.
11. Provide expansion and control joints per Landscape Drawings.

LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION

DUMPSTER ENCLOSURE GATE - SEE 1/A1.20

(E) LIGHT POLE TO REMAIN

STAFF

STAFF

STAFF

STAFF

STAFF

STAFF

STAFF

STAFF

STAFF

STAFF

STAFF

4' - 0"

MAINTAIN ADA MANEUVERING CLEARANCES

STORM WATER PUMP CONTROLLER PANEL - RECESS IN WALL. VERIFY LOCATION W/ OWNER & ARCHITECT PRIOR TO INSTALLATION OF PANEL & CONDUIT. RELOCATE EXISTING FIRE PULL STATION AS REQ'D FOR INSTALLATION. REMOVE (E) BULLETIN BOARD AT THIS LOC & SALVAGE TO OWNER.

Book Return

OFOI GENERATOR

Site Stor.

MANUAL TRANSFER SWITCH PER ELEC - COORD EXACT LOCATION IN FIELD W/ OWNER & ARCHITECT

Mech/ Elec Room

EXISTING PARKLAND SPANAWAY LIBRARY

WELL

PUMP STATION PER CIVIL

NOTE: ONE LANE OF VEHICLE CIRCULATION MUST BE MAINTAINED & KEPT OPEN FOR EGRESS DURING ALL LIBRARY HOURS. COORDINATE THE WORK TO FACILITATE THIS

LIMITS OF CONSTRUCTION

N

1 / A1.00

Site Plan

Scale: 1" = 10'-0"

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STEPHEN J. STARLING
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Reference Site Plan

Revision Schedule

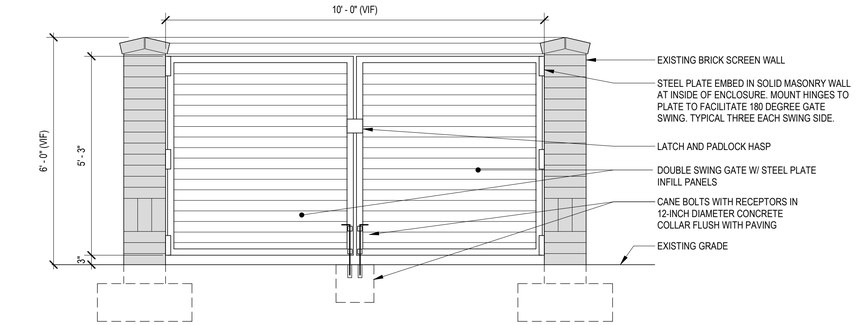
No.	Description	Date

Client Project No.: -

SWL Architects Project No.: 26014

Date: 10/07/2026

A1.00



1 / A1.20 Dumpster Enclosure Gate - Elevation

Scale: 1/2" = 1'-0"

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Site Details

Revision Schedule

No.	Description	Date

Client Project No.: -

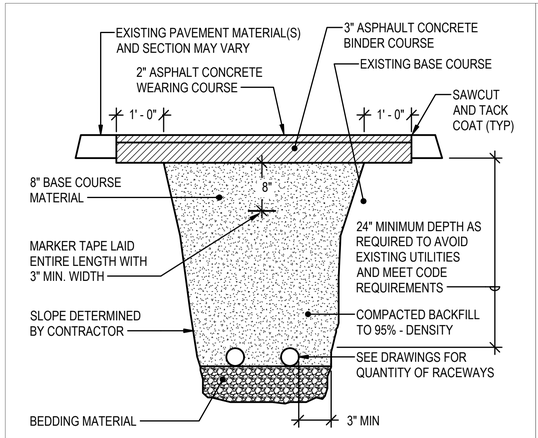
SWL Architects Project No.: 26014

Date: 10/07/2026

A1.20

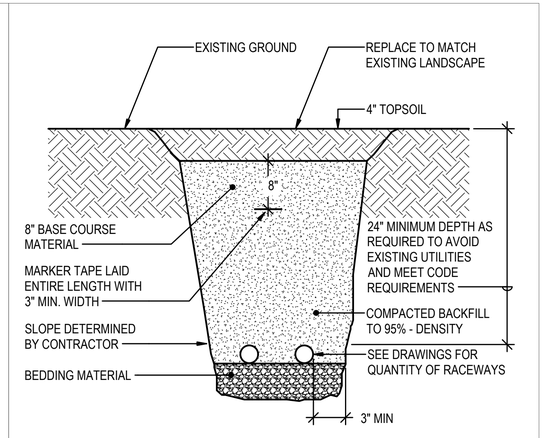
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	EQUIPMENT, WIRING AND RACEWAYS
	RACEWAY CONCEALED UNDERGROUND
	GROUNDING SYSTEM PER CODE
	EXISTING PANELBOARD TO BE RETAINED
	ENCLOSED CIRCUIT BREAKER, AMPERES AS INDICATED
	PORTABLE GENERATOR MANUAL TRANSFER SWITCH CONNECTION POINT
	MOTOR CONNECTION
	MISCELLANEOUS
①	CONSTRUCTION NOTES
	ALL DEVICES WITH LIGHT LINE WEIGHT INDICATES EXISTING TO BE RETAINED



1 UNDERGROUND RACEWAY - ASPHALT AREAS

SCALE: DIAGRAMMATIC



2 UNDERGROUND RACEWAY - GRASS AREAS

SCALE: DIAGRAMMATIC

GENERAL NOTES

1. SEE EACH SHEET FOR ADDITIONAL GENERAL NOTES THAT ARE SPECIFIC TO AN AREA OR SHEET.
2. THE CONTRACTOR/INSTALLING VENDOR IS RESPONSIBLE TO VERIFY ALL CMU/CONCRETE WALLS, BRICK WALLS, CABLE ROUTING AND ALL WORK REQUIRED TO FACILITATE A COMPLETE AND FULLY FUNCTIONAL SYSTEM.
3. PANEL DESIGNATIONS AND CIRCUIT NUMBERS ARE ONLY INDICATED ON THE DRAWINGS FOR REFERENCE BY THE ELECTRICAL CONTRACTOR. THE E.C. IS RESPONSIBLE TO PROVIDE ALL CONDUIT, WIRING, JUNCTION BOXES AND MISCELLANEOUS ACCESSORIES TO ACCOMMODATE INSTALLATION AND CONNECTION OF ALL DEVICES INDICATED ON THE CONTRACT DOCUMENTS. ALL WIRING HOMERUNS SHALL BE IN HARD CONDUIT BACK TO THE DESIGNATED PANELBOARD. ALL JUNCTION BOXES SHALL BE LABELED IDENTIFYING THE PANELBOARD AND CIRCUIT CONTAINED WITHIN. ALL WIRING SHALL BE SIZED ACCORDING TO THE AMPACITY OF THE CIRCUIT BREAKER INDICATED ON THE PANEL SCHEDULE. ALL CONDUITS SHALL BE SIZED PER NEC CODE BASED ON THE CONDUCTOR SIZE, TYPE, QUANTITY AND MINIMUM FILL REQUIREMENTS. E.C. IS RESPONSIBLE TO SHOW ALL JUNCTION BOX LOCATIONS, CONDUIT ROUTING AND HOMERUNS ON THE OF AS-BUILT DRAWINGS.
4. GROUNDING SHALL CONFORM TO NEC 250.
5. PAINT, PATCH AND SEAL ALL PENETRATIONS TO MATCH ADJACENT WALL.

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GFT

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JAMES A. SMITH — STATE OF WASHINGTON — 30402 — REGISTERED PROFESSIONAL ENGINEER — 9/25/26

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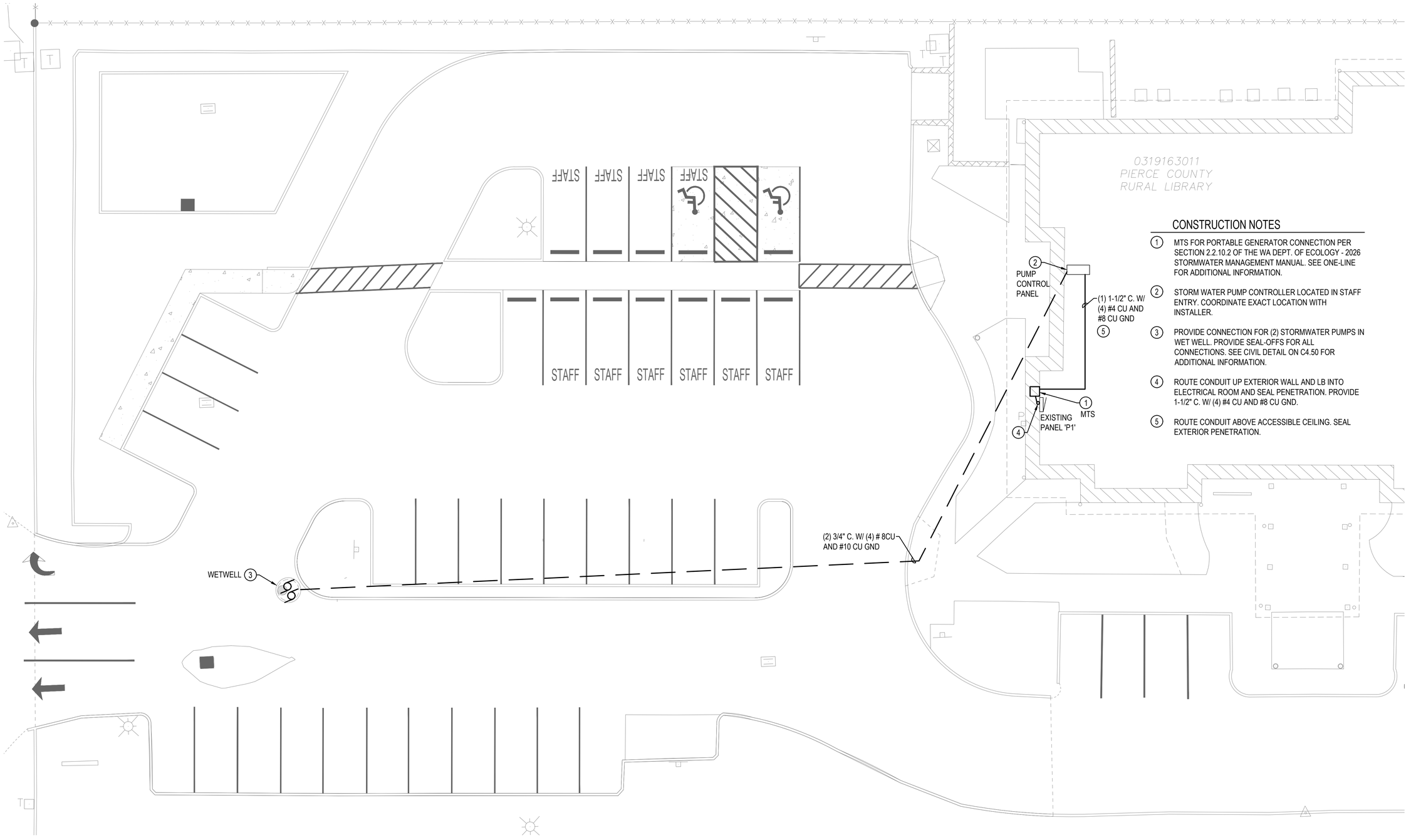
Parkland Spanaway Storm Replacement

Contract Documents
Drawings

Sheet Title
ELECTRICAL LEGEND

Client Project No.:	20260155
SWL Architects Project No.:	26014
Date:	10/7/2026

E0.01



CONSTRUCTION NOTES

1. MTS FOR PORTABLE GENERATOR CONNECTION PER SECTION 2.2.10.2 OF THE WA DEPT. OF ECOLOGY - 2026 STORMWATER MANAGEMENT MANUAL. SEE ONE-LINE FOR ADDITIONAL INFORMATION.
2. STORM WATER PUMP CONTROLLER LOCATED IN STAFF ENTRY. COORDINATE EXACT LOCATION WITH INSTALLER.
3. PROVIDE CONNECTION FOR (2) STORMWATER PUMPS IN WET WELL. PROVIDE SEAL-OFFS FOR ALL CONNECTIONS. SEE CIVIL DETAIL ON C4.50 FOR ADDITIONAL INFORMATION.
4. ROUTE CONDUIT UP EXTERIOR WALL AND LB INTO ELECTRICAL ROOM AND SEAL PENETRATION. PROVIDE 1-1/2" C. W/ (4) #4 CU AND #8 CU GND.
5. ROUTE CONDUIT ABOVE ACCESSIBLE CEILING. SEAL EXTERIOR PENETRATION.

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9/25/26

Pierce County Library System
Information & Imagination

Parkland Spanaway Storm Replacement

Contract Documents
Drawings

Sheet Title
ELECTRICAL SITE PLAN

Client Project No.:	20260155
SWL Architects Project No.:	26014
Date:	10/7/2026

E1.01

	PANEL:	EXISTING 'P1' (BEFORE)		3 PH	4 WIRE		VOLTAGE: 208Y/120V				225A MLO		
	LOC:			MOUNT: SURFACE			FEED: BOTTOM				225A BUS		
	TYPE:	NEMA 1		POLES: 42			SF MAINS:				25,000AIC MINIMUM		
LOAD TYPE	LOAD	CIRCUIT DIRECTORY	CIR. NO.	CIR. BRKR P	CIR. BRKR AMP	A	B	C	CIR. BRKR P	CIR. BRKR AMP	CIR. NO.	CIRCUIT DIRECTORY	LOAD	LOAD TYPE
R	180	PLUGS PHONE BOARD	1	1	20	486			1	20	2	LIGHTS - MECH	306	L
R	180	PLUGS EMS	3	1	20		1070		1	20	4	EXTERIOR CANS	890	L
MO	810	CIRC. PUMP	5	1	20			1850	1	20	6	EXTERIOR CANS	1040	L
WH	2250	HOT WATER HEATER	7	2		3060			1	20	8	VEST. LIGHTS	810	L
WH	2250		9		30		3140		1	20	10	PHOTOCELL	890	L
R	180	PLUGS SCP	11	1	20			870	2		12	POLE LIGHTS	690	L
R	180	PLUGS ICP	13	1	20	870				20	14		690	L
R	180	PLUGMOLD CARD ACCESS	15	1	20		1100		2		16	POLE LIGHTS	920	L
R	180	FLOOR BOX MEETING ROOM	17	1	20			1100		20	18		920	L
D	1176	VIEWING SCREEN	19	1	20	1776			1	20	20	BOLLARDS	600	L
		SPACE	21				600		1	20	22	BOLLARDS	600	L
D	1200	HAND DRYER	23	1	20			1800	1	20	24	SIGNS	600	D
		SPACE	25			360			1	20	26	PLUGS MECH	360	R
		SPACE	27				500		1	20	28	UPS SLIDING DOORS	500	D
		SPACE	29					500	1	20	30	SONITROL SECURITY	500	D
		SPACE	31								32	SPACE		
		SPACE	33								34	SPACE		
		SPACE	35								36	SPACE		
		SPD	37	3							38	SPACE		
			39								40	SPACE		
			41		20						42	SPACE		
	8766	TOTAL			THIS PANEL->	6552	6410	6120				TOTAL	10316	
						6552	6410	6120						

LIGHTING(125%) = 10445.00 | RECEPTS<=10000(100%) = 1440.00 | RECEPTS>10000(50%) = 0.00 | RECEPTS TOTAL = 1440.00 | ELECTRIC HEAT(100%) = 0.00

LARGEST MOTOR(125%) = 0.00 | OTHER MOTORS(100%) = 810.00 | MOTOR TOTAL = 810.00 | WATER HEATERS(100%) = 4500.00

KITCHEN LOADS(65%) = 0.00 | APPLIANCES(100%) = 0.00 | DEDICATED(100%) = 3976.00 | MISC(100%) = 0.00

TOTAL CONNECTED LOAD (VA): 19,082.00
TOTAL CONNECTED CURRENT (A): 52.97
TOTAL DEMAND LOAD (VA): 21,171.00
TOTAL DEMAND CURRENT (A) 58.76

NOTES: L=LIGHTING, R=RECEPTACLES, H=ELECTRIC HEAT, ML=LARGEST MOTOR, MO=OTHER MOTORS, WH=WATER HEATERS, K=KITCHEN LOADS, A=APPLIANCES, D=DEDICATED, X=MISC, SF=SUB FEED

	PANEL:	EXISTING 'P1' (AFTER)		3 PH	4 WIRE		VOLTAGE: 208Y/120V				225A MLO		
	LOC:			MOUNT: SURFACE			FEED: BOTTOM				225A BUS		
	TYPE:	NEMA 1		POLES: 42			SF MAINS:				25,000AIC MINIMUM		
LOAD TYPE	LOAD	CIRCUIT DIRECTORY	CIR. NO.	CIR. BRKR P	CIR. BRKR AMP	A	B	C	CIR. BRKR P	CIR. BRKR AMP	CIR. NO.	CIRCUIT DIRECTORY	LOAD	LOAD TYPE
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WH	2250		9		30		3140		1	20	10	PHOTOCELL	890	L
R	180	PLUGS SCP	11	1	20			870	2		12	POLE LIGHTS	690	L
R	180	PLUGS ICP	13	1	20	870				20	14		690	L
R	180	PLUGMOLD CARD ACCESS	15	1	20		1100		2		16	POLE LIGHTS	920	L
R	180	FLOOR BOX MEETING ROOM	17	1	20			1100		20	18		920	L
D	1176	VIEWING SCREEN	19	1	20	1776			1	20	20	BOLLARDS	600	L
		SPACE	21				600		1	20	22	BOLLARDS	600	L
D	1200	HAND DRYER	23	1	20			1800	1	20	24	SIGNS	600	D
		SPACE	25			360			1	20	26	PLUGS MECH	360	R
		SPACE	27				500		1	20	28	UPS SLIDING DOORS	500	D
		SPACE	29					500	1	20	30	SONITROL SECURITY	500	D
		SPACE	31			3666			**3**		32	**STORMWATER PUMPS**	3666	MO (2)
		SPACE	33				3666				34	**VIA ATS AND CONTROLLER**	3666	MO
		SPACE	35					3666		**80**	36		3666	MO
		SPD	37	3							38	SPACE		
			39								40	SPACE		
			41		20						42	SPACE		
	8766	TOTAL			THIS PANEL->	10218	10076	9786				TOTAL	21314	
						10218	10076	9786						

LIGHTING(125%) = 10445.00 | RECEPTS<=10000(100%) = 1440.00 | RECEPTS>10000(50%) = 0.00 | RECEPTS TOTAL = 1440.00 | ELECTRIC HEAT(100%) = 0.00

LARGEST MOTOR(125%) = 6873.75 | OTHER MOTORS(100%) = 6309.00 | MOTOR TOTAL = 13182.75 | WATER HEATERS(100%) = 4500.00

KITCHEN LOADS(65%) = 0.00 | APPLIANCES(100%) = 0.00 | DEDICATED(100%) = 3976.00 | MISC(100%) = 0.00

TOTAL CONNECTED LOAD (VA): 30,080.00
TOTAL CONNECTED CURRENT (A): 83.49
TOTAL DEMAND LOAD (VA): 33,543.75
TOTAL DEMAND CURRENT (A) 93.11

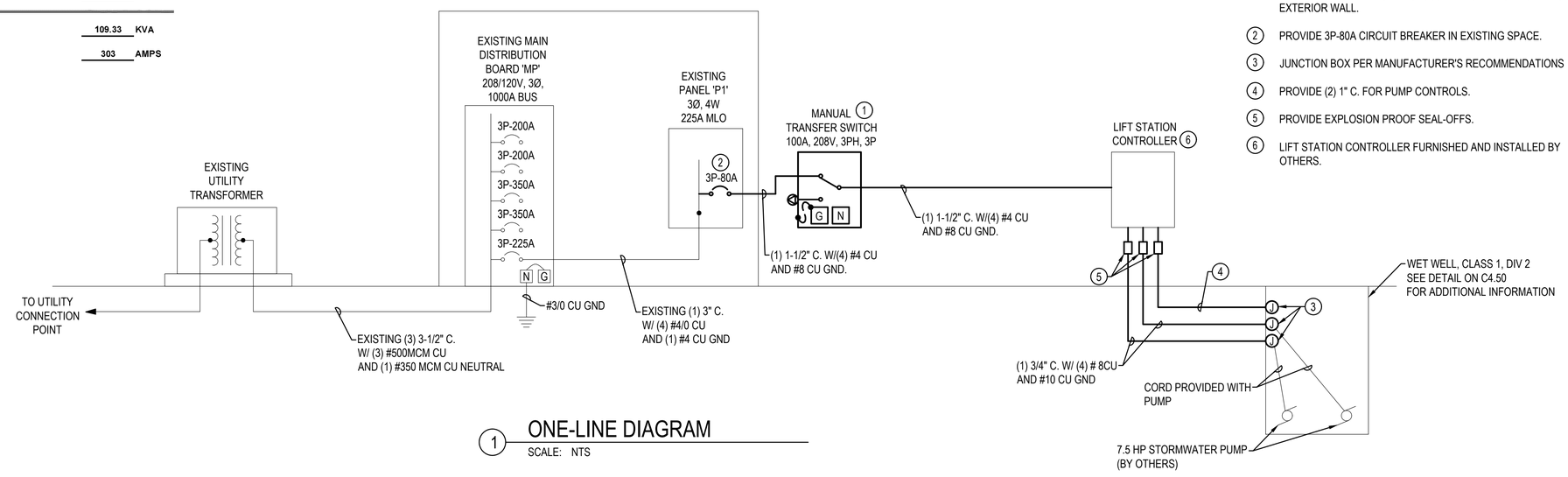
NOTES: L=LIGHTING, R=RECEPTACLES, H=ELECTRIC HEAT, ML=LARGEST MOTOR, MO=OTHER MOTORS, WH=WATER HEATERS, K=KITCHEN LOADS, A=APPLIANCES, D=DEDICATED, X=MISC, SF=SUB FEED

PARKLAND SPANAWAY STORM REPLACEMENT
UTILITY 12 MONTH PEAK DEMAND CALCULATION WORKSHEET
MP

NEC 220.87 AND WAC 296-46B-900(3)(j)

12 Month Peak Demand (Month & Year) : February 2026
Phase to Phase Voltage (Volts) : 208
Phases (1=Single Phase, 3=Three Phase) : 3

Utility Peak Demand	=	70.8	KW
Power Factor	/	0.90	(P.F.)
Apparent Peak Demand	=	78.67	KVA
NEC 220.87(2) adjustment factor	X	1.25	
Adjusted Peak Demand	=	98.33	KVA
Seasonal adjustment factor	X	1.00	
Seasonal adjustment peak demand	=	98.33	KVA
Occupancy adjustment factor	X	1.00	
Occupancy adjustment peak demand	=	98.33	KVA
Other adjustement factor(s)	X	1.00	
Utility Peak Demand with Adjustments	=	98.33	KVA
New Calculated Demand Load Added	+	11.00	KVA
Metered Demand Based CALCULATED DEMAND LOAD :		109.33	**KVA**
CALCULATED DEMAND CURRENT :		303	**AMPS**



1 ONE-LINE DIAGRAM
SCALE: NTS

CONSTRUCTION NOTES

1. MANUAL TRANSFER SWITCH FOR PORTABLE GENERATOR CONNECTION PER SECTION 2.2.10.2 OF THE WA DEPT. OF ECOLOGY - 2026 STORMWATER MANAGEMENT MANUAL. PROVIDE WITH NEMA 3R ENCLOSURE. INSTALL ON BUILDING EXTERIOR WALL.
2. PROVIDE 3P-80A CIRCUIT BREAKER IN EXISTING SPACE.
3. JUNCTION BOX PER MANUFACTURER'S RECOMMENDATIONS
4. PROVIDE (2) 1" C. FOR PUMP CONTROLS.
5. PROVIDE EXPLOSION PROOF SEAL-OFFS.
6. LIFT STATION CONTROLLER FURNISHED AND INSTALLED BY OTHERS.

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E6.01