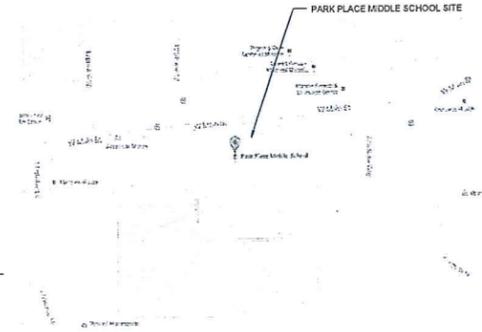


# Park Place Middle School Modernization

1408 W MAIN ST, MONROE, WA 98272  
CITY OF MONROE  
FILE NUMBER: SITE 2016-01



**PROJECT TEAM**

**Client**  
Monroe School District  
Monroe Public Schools No. 103  
200 East Fremont Street  
Monroe, WA 98272  
Contact: Heidi Hansen,  
Director of Capital Projects  
Phone: (360) 804-2677

**Architectural & Structural**  
Integrus Architecture  
117 S Main Street  
Suite 100  
Seattle, WA 98104  
206.628.2137

**Civil & Survey**  
Hansen & Associates Inc.  
128 East Main Street  
Suite 104  
Monroe, WA 98272  
360.794.7611

**Landscape**  
Welman Design Group  
2329 E Madison Street  
Seattle, WA 98122  
206.322.1732

**Mechanical & Accountical**  
Greenback Group Inc.  
1920 W. Nickerson Street  
Suite 201  
Seattle, WA 98119  
206-378-0589

**Electrical**  
Coffman Engineers  
1601 Fifth Avenue  
Suite 900  
Seattle, WA 98101  
206.623.0717

**Food Service**  
Stafford Design Group  
19228 Twelfth Avenue  
Seattle, WA 98155  
206.266.4506

**Hazmat**  
ENV International  
1011 SW Klickitat Way  
Suite 104  
Seattle, WA 98134  
206.381.1128

**Geotechnical**  
Associated Earth Sciences  
911 5th Ave  
Kirkland, WA 98033  
425.827.7701

**Wetland Bio**  
Ravelle  
2111 North Northgate Way  
Suite 219  
Seattle, WA 98113  
206.525.8122

**SITE INFORMATION**

USE CLASSIFICATION (PER MMC 18.10.050 TABLE)	PS
DENSITY AND DIMENSIONAL CALCULATIONS	SEE SITE PLAN SHEET A002
ADJACENT STREET NAMES AND CLASSIFICATIONS	WEST MAIN STREET: MINOR ARTERIAL - EXISTING
SCREENING TYPES	N/A
UTILITY PROVIDER: ELECTRIC/WATER WATER/SEWER TELEPHONE ELECTRIC NATURAL GAS	SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT CITY OF MONROE INTEGRA LIGHT WAVE PUGET SOUND ENERGY
SHORELINE CLASSIFICATION	N/A

**SHEET INDEX**

SHEET	NUMBER
<b>ARCHITECTURAL</b>	
COVER SHEET	COVER S1
SURVEY COVER SHEET	A002
SITE PLAN	A201
OVERALL EXTERIOR ELEVATIONS	A201
<b>CIVIL</b>	
SEWER AND WATER PLAN	C-200
STORM DRAINAGE PLAN	C-300
STORM DRAINAGE PLAN	C-301
PAVING PLAN	C-400
PAVING PLAN	C-401
<b>LANDSCAPE</b>	
FIRE ACCESS PLAN	L-100a
OVERALL LANDSCAPE PLAN	L-200
LANDSCAPE PLAN	L-201
LANDSCAPE PLAN	L-202
LANDSCAPE PLAN	L-203
LANDSCAPE PLAN	L-204
OVERALL IRRIGATION PLAN	L-300
IRRIGATION PLAN	L-301
IRRIGATION PLAN	L-302
IRRIGATION PLAN	L-303
IRRIGATION PLAN	L-304
IRRIGATION DETAILS	L-305
<b>ELECTRICAL</b>	
SITE PLAN - LIGHTING	E101
DETAILS - LIGHTING	E701

**ZONING DATA**

LEGAL DESCRIPTION:  
PARCEL NUMBER(S): 270801002005000, 27080200409400, 270811001003000, 270812002010000  
(PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER 2476865, DATED JUNE 22, 2015)  
A PORTION OF THE WEST 735.0 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 E. W.M.; A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 27 NORTH, RANGE 6 E. W.M.; A PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 27 NORTH, RANGE 6 E. W.M.; AND A PORTION OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 27 NORTH, RANGE 6 E. W.M., DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 735.0 FEET OF SAID SW 1/4 OF SW 1/4 OF SECTION 1;  
THENCE NORTH 1°11'51" WEST ALONG THE EAST LINE OF SAID WEST 735.0 FEET, FOR 375.0 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89°21'15" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 1, FOR 93.0 FEET;  
THENCE SOUTH 1°11'51" EAST FOR 469.0 FEET TO THE BANK LINE OF THE OLD CHANNEL OF THE SKYKOMISH RIVER;  
THENCE ALONG A TRAVERSE LINE THAT GENERALLY FOLLOWS SAID BANK LINE, NORTH 65°19'55" WEST FOR 243.33 FEET;  
THENCE NORTH 89°28'43" WEST FOR 200.45 FEET;  
THENCE SOUTH 87°46'18" WEST FOR 200.02 FEET;  
THENCE SOUTH 83°33'51" WEST FOR 99.37 FEET;  
THENCE SOUTH 75°36'31" WEST FOR 102.56 FEET;  
THENCE SOUTH 61°39'33" WEST FOR 77.50 FEET;  
THENCE DEPARTING FROM SAID LINE NORTH 1°11'51" WEST PARALLEL WITH THE EAST LINE OF THE SAID SE 1/4 OF THE SE 1/4 OF SECTION 2 FOR 37.15 FEET;  
THENCE SOUTH 89°58'43" WEST PARALLEL WITH THE SOUTH LINE OF SAID SE 1/4 OF SE 1/4 OF SECTION 2 FOR 349.21 FEET TO THE EASTERLY MARGIN OF THE RECREATION ROAD;  
THENCE NORTH 0°34'20" WEST ALONG SAID ROAD MARGIN FOR 103.06 FEET;  
THENCE NORTH 89°58'43" EAST FOR 92.0 FEET;  
THENCE NORTH 0°34'20" WEST FOR 267.82 FEET TO THE SOUTHERLY MARGIN OF THE COUNTY ROAD (ACQUING-SNOHOMISH CITY ROAD);  
THENCE NORTH 82°15'40" EAST ALONG THE SOUTHERLY MARGIN OF SAID COUNTY ROAD FOR 124.13 FEET;  
THENCE CONTINUING ALONG THE SOUTHERLY MARGIN OF SAID ROAD ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.29 FEET AND COMPRISING AN ANGLE OF 3°17'33" FOR 63.17 FEET TO THE EAST LINE OF THE WEST 735.0 FEET OF THE SAID SW 1/4 OF SW 1/4 OF SECTION 1;  
THENCE SOUTH 1°11'51" EAST ALONG THE EAST LINE OF THE SAID WEST 735.0 FEET FOR 430.98 FEET TO THE TRUE POINT OF BEGINNING;  
EXCEPT THAT PORTION THEREOF CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 870180368.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**CRITICAL AREA TYPE LOCATED ON -SITE**

CATEGORY 1 WETLAND

**ZONING CLASSIFICATION**

Zoning Classification: PS Public Space  
Comprehensive Plan Designation: (PFS) - Public Facilities School.  
LOT SIZE: 1,163,873 SF = 20.1 ACRES

**SITE VICINITY MAP - NO SCALE**



**PARKING COUNT**

**WEST LOT (Main Parking)**  
ADA Stalls - 5  
Regular Stalls - 81  
Compact Stalls - 32  
Total Stalls - 118

**EAST LOT (Building F Parking)**  
ADA Stalls - 2  
Regular Stalls - 20  
Compact Stalls - 11  
Total Stalls - 33

**TOTAL PARKING COUNTS (Both Lots Combined)**

ADA Stalls - 7  
Regular Stalls - 101  
Compact Stalls - 43  
Total Stalls - 151

CLASSIFICATION	REQUIRED	ACTUAL
SETBACKS PER MMC 18.10.140 TABLE D - MOST RESTRICTIVE PER MMC 18.10.140 TABLE D (NOTE 2)	20 FEET	
FRONT(NORTH)	20 FEET	85'-1" OK
SIDE (WEST)	10 FEET	412'-8" OK
SIDE (EAST)	20 FEET	49'-5" OK
REAR (SOUTH)	20 FEET	367'-4" OK
MAXIMUM BUILDING HEIGHT PER MMC 18.10.140 TABLE D REF: FIGURE MMC 18.10.230B	45 FEET	34'-0" OK
REQUIRED PARKING PER MMC 18.86.050	126	151
MAXIMUM LOT COVERAGE BY STRUCTURES	75%	86,915 / 1,163,873= 1%, OK

integrus ARCHITECTURE

CITY OF MONROE  
RECEIVED  
JAN 06 2016  
COMMUNITY DEVELOPMENT

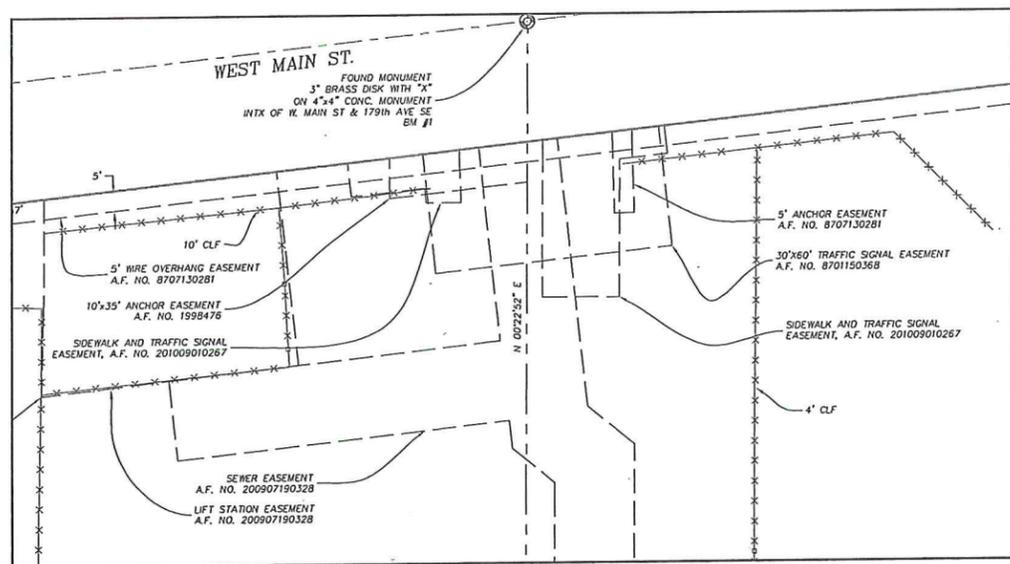
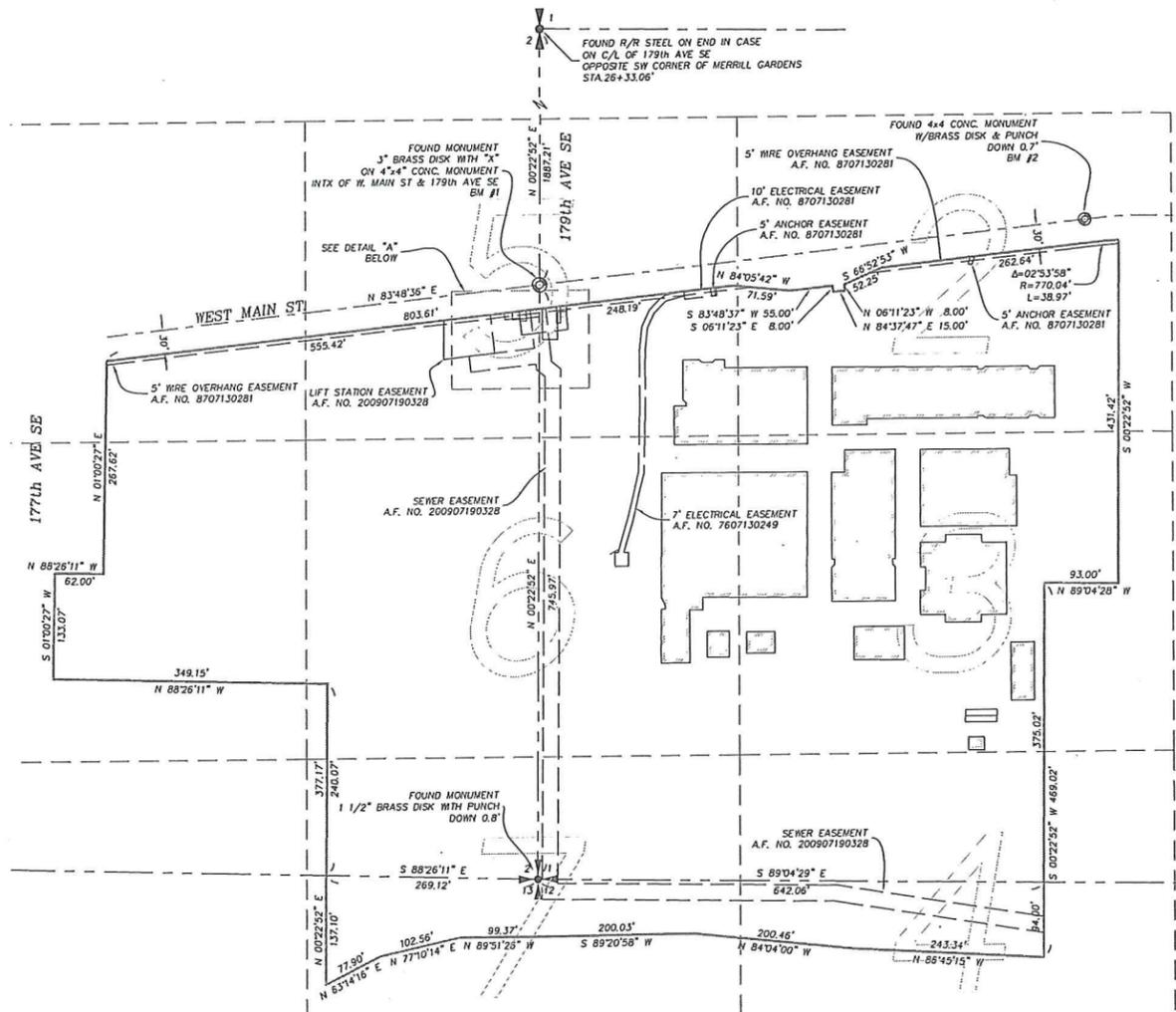
Monroe School District  
Park Place Middle School  
1408 W Main St, Monroe, WA 98272

Date:	12.18.2015
Job No.:	21004.00
Drawn By:	Author
Checked by:	Checker
Revisions	
#	Date Description

COVER SHEET -  
SITE PLAN  
SUBMITTAL -  
DNS

**COVER**

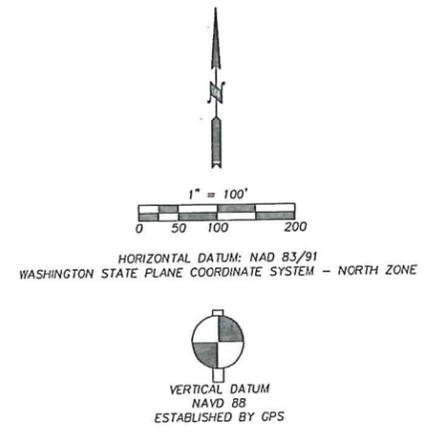
SW 1/4, SW 1/4, SECTION 1 and SE 1/4, SE 1/4, SECTION 2, T.27N., R.6E., W.M.



**A** DETAIL OF EASEMENTS AT ENTRY AT INTX OF 179th AVE SE  
 S1 SCALE: 1" = 20'

**LEGEND**

- |                            |                                     |
|----------------------------|-------------------------------------|
| ○ FOUND MONUMENT IN CASE   | ○ MANHOLE (UNKNOWN)                 |
| ⊕ BASKETBALL HOOP          | ⊕ POWER POLE W/ U.G. FEED           |
| ⊕ GATE POST                | ⊕ POWER POLE                        |
| ⊕ CATCH BASIN              | ⊕ GUY ANCHOR                        |
| ⊕ TURN ARROW               | ⊕ FIRE HYDRANT                      |
| ⊕ WATER VALVE              | ⊕ BOLLARD                           |
| ⊕ FINISHED FLOOR ELEVATION | ⊕ WATER METER                       |
| ⊕ GAS VALVE                | ⊕ WATER VAULT                       |
| ⊕ IRRIGATION CONTROL VALVE | ⊕ FENCE LINE                        |
| ⊕ LUMINAIRE                | ⊕ GAS LINE                          |
| ⊕ POLE & LUMINAIRE         | ⊕ POWER LINE                        |
| ⊕ YARD POLE                | ⊕ POWER LINE (UNDERGROUND)          |
| ⊕ GAS STUB TO BLDG         | ⊕ SEWER LINE                        |
| ⊕ TRANSFORMER PAD          | ⊕ STORM DRAIN LINE                  |
| ⊕ POWER VAULT              | ⊕ TELEPHONE LINE                    |
| ⊕ FLAGPOLE                 | ⊕ TELEPHONE LINE (UNDERGROUND)      |
| ⊕ STORM DRAIN MANHOLE      | ⊕ WATER LINE                        |
| ⊕ SIGN POST                | ⊕ SHEET INDEX                       |
| ⊕ SEWER MANHOLE            | ⊕ ASPHALT PAVING                    |
| ⊕ CEDAR TREE               | ⊕ CONCRETE SIDEWALK                 |
| ⊕ DECIDUOUS TREE           | ⊕ 4" DIA STEEL COLUMN - O/H SUPPORT |
| ⊕ FIR TREE                 | ⊕ 5"x5" STEEL COLUMN - O/H SUPPORT  |
| ⊕ FRUIT TREE WITH DRIPLINE | ⊕ WETLAND FLAG                      |
| ⊕ TELEPHONE PEDESTAL       | ⊕ WETLAND                           |
| ⊕ TELEPHONE GAS CANISTER   | ⊕ WETLAND BUFFER                    |
| ⊕ JUNCTION BOX             |                                     |



**BENCHMARK #1:**  
 FOUND MONUMENT 3" BRASS DISK WITH  
 "X" ON 4"x4" CONC. MONUMENT  
 INTX OF W. MAIN ST & 179th AVE SE  
 ELEV: 57.24'

**BENCHMARK #2:**  
 FOUND 4x4 CONC. MONUMENT  
 W/BRASS DISK & PUNCH DOWN 0.7"  
 ON C/L W. MAIN ST., NORTH OF EAST  
 DRIVEWAY ENTRY TO SCHOOL.  
 ELEV: 60.40'

**WETLAND NOTES:**

THE WETLANDS BOUNDARIES WERE DELINEATED IN JULY 2015, USING PINK HAND LABELLED FLAGS BY:  
 RAEDEKE ASSOCIATES, INC.,  
 9510 STONE AVE N  
 SEATTLE, WA 98103  
 206-525-8122

THE FLAGS WERE LOCATED BY HARMSSEN & ASSOC. ON AUGUST 3, 2015.

**MONUMENT PRESERVATION:**

PURSUANT TO RCW 58.24.040 AND WAC 332-120, APPLICATION TO THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, PUBLIC LAND SURVEY OFFICE MUST BE MADE FOR ANY SURVEY MONUMENT AT RISK OF DISTURBANCE OR DESTRUCTION IN ORDER TO REFERENCE AND PERPETUATE THE MONUMENT POSITION. THIS WORK IS REQUIRED TO BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON.

**SURVEY NOTES:**

- 1) SURVEY PROCEDURES & EQUIPMENT:  
 SECTION CONTROL: LEICA VIVA GNSS GS14 GPS RECEIVER.  
 ON SITE, CONTROL AND STAKING: FIELD TRAVERSE & 10' TOTAL STATION.
- 2) THE GPS SURVEY PERFORMED FOR THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-160. THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090.
- 3) DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 4) ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 5) THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS.

**UTILITY NOTE:**

ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON STRUCTURES LOCATED BY FIELD MEASUREMENTS IN JUNE 2015 AND LOCATIONS PROVIDED BY:

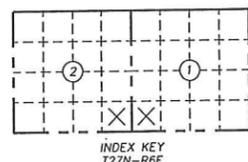
APPLIED PROFESSIONAL SERVICES  
 43530 SE NORTH BEND WAY  
 NORTH BEND, WA 98045  
 (425) 888-2590

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION.

**SURVEYOR'S CERTIFICATION:**

LOCATIONS SHOWN ON THIS MAP ARE BASED ON A FIELD SURVEY BY HARMSSEN AND ASSOCIATES ON JUNE 17, THROUGH JULY 14, 2015 AND RECORDED IN FIELDBOOK 1151. BOUNDARY INFORMATION IS BASED UPON A RECORD OF SURVEY BY HARMSSEN AND ASSOCIATES RECORDED UNDER AUDITOR'S FILE NO. 9001315003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. LOCATION SURVEY WAS PERFORMED UNDER MY SUPERVISION IN CONFORMANCE WITH APPLICABLE STATE AND INDUSTRY STANDARDS AT THE REQUEST OF MONROE SCHOOL DISTRICT.

RICHARD F. CARPENTER, PROFESSIONAL LAND SURVEYOR (DATE)  
 REGISTRATION NO. 34137



REVISIONS

DWN. BY: RML  
 CHK. BY: RFC  
 DATE: 8-6-15  
 JOB #: 15-127  
 P/B #: 1151  
 SCALE: 1" = 100'

HARMSSEN & ASSOCIATES INC.  
 ENGINEERS SURVEYORS  
 (360) 794-7811  
 (206) 343-5903  
 (360) 805-9732  
 125 EAST MAIN STREET, SUITE 104  
 P.O. BOX 516  
 MONROE, WA 98272  
 FAX: 86272

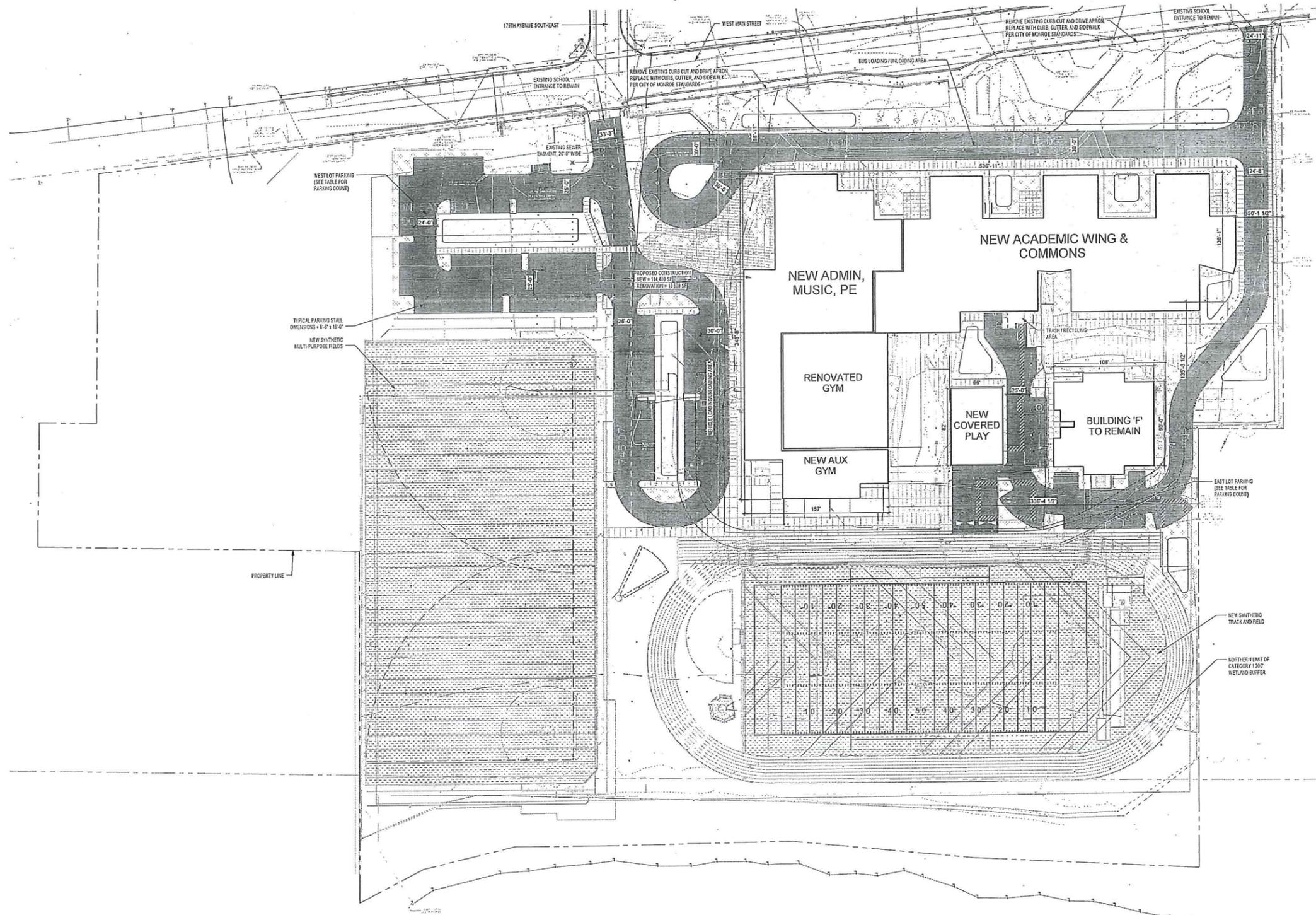


MONROE SCHOOL DISTRICT #103  
 200 E. FREMONT ST.  
 MONROE, WA 98272  
 PARK PLACE MIDDLE SCHOOL  
 TOPOGRAPHIC SURVEY

DRAWING:

S1

SHEET: 1 OF 7



**1** ARCH SITE PLAN  
SCALE: 1" = 40'-0"

**PROJECT TEAM**

<b>Architectural &amp; Structural</b> Integrus Architecture 117 S Main Street Suite 100 Seattle, WA 98104 206.628.3137	<b>Civil &amp; Survey</b> Hammison & Associates Inc. 125 East Main Street Suite 104 Monroe, WA 98272 360.794.7811	<b>Landscape</b> Wellman Design Group 2329 S Madison Street Seattle, WA 98122 206.322.1732	<b>Mechanical &amp; Acoustical</b> Greenbrush Group Inc. 1900 W. Vickers Street Suite 201 Seattle, WA 98119 206.378.0559	<b>Electrical</b> Coffman Engineers 1601 Fifth Avenue Suite 800 Seattle, WA 98101 206.623.0717	<b>Food Service</b> Stafford Design Group 18528 Twelfth Avenue Seattle, WA 98155 206.269.4505	<b>Hazmat</b> EHS International 1011 SW Nicklita Way Suite 104 Seattle, WA 98134 206.381.1128	<b>Geotechnical</b> Associated Earth Sciences 911 5th Ave Kirkland, WA 98033 425.627.7701	<b>Web&amp;BIO</b> Ravelle 2111 North Northgate Way Suite 219 Seattle, WA 98113 206.525.8122
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**Monroe School District  
Park Place Middle School**

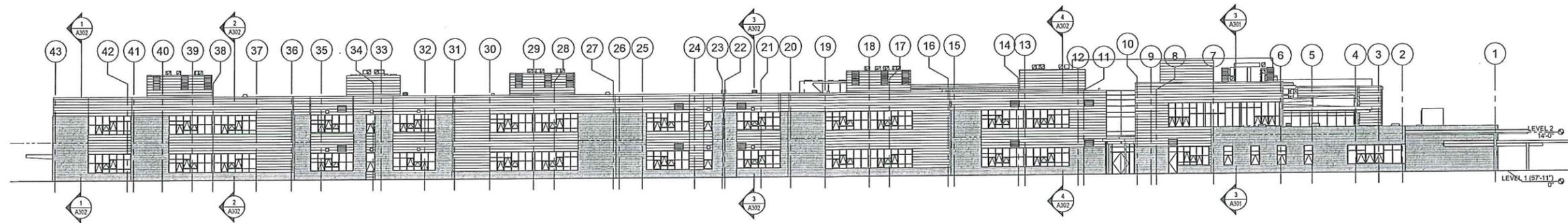
1408 W Main St, Monroe, WA 98272

Date: 12.18.2015  
Job No.: 21004.03  
Drawn By: HW  
Checked by: JH

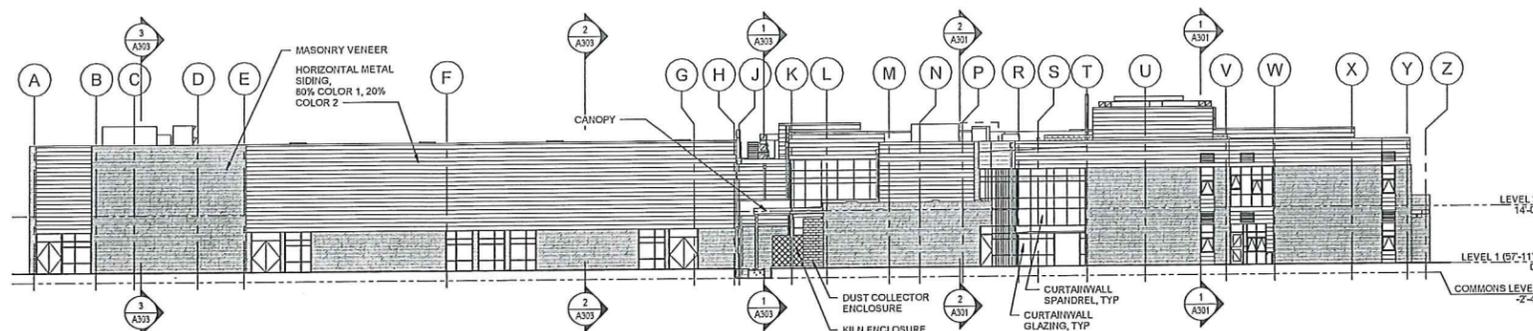
Revisions	
#	Description

SITE PLAN

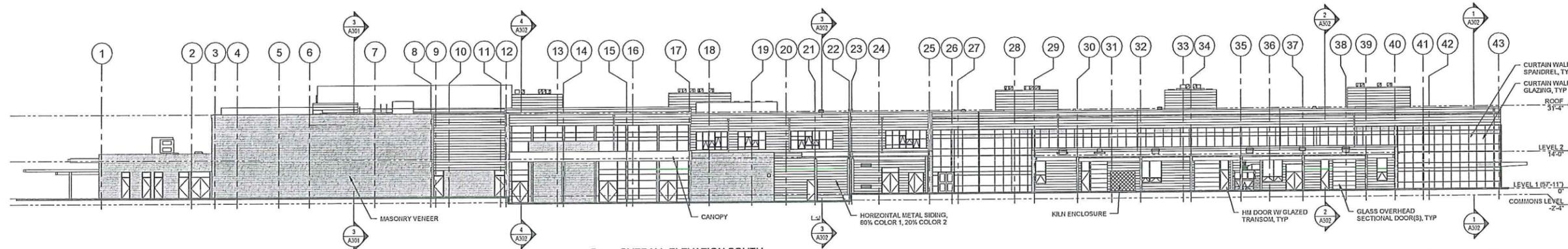
**A002**



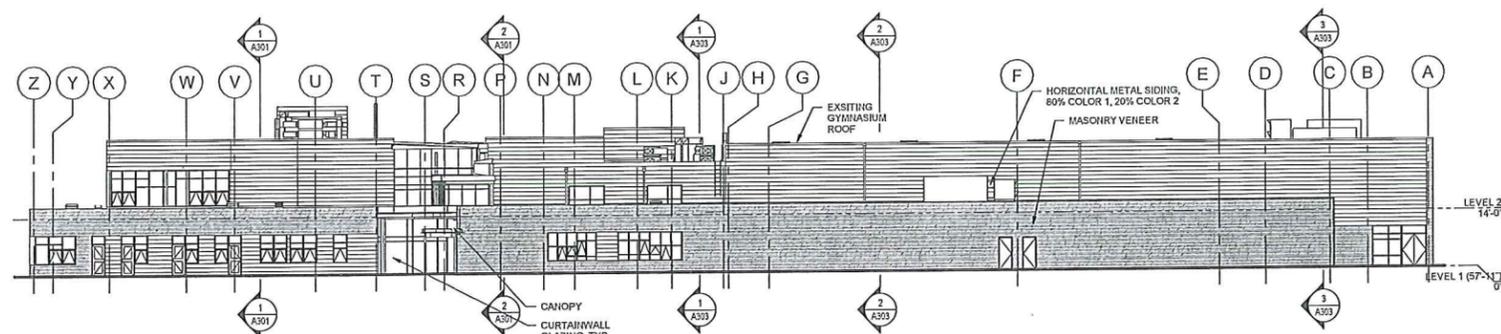
**1** OVERALL ELEVATION NORTH  
SCALE: 1/16" = 1'-0"



**2** OVERALL ELEVATION EAST  
SCALE: 1/16" = 1'-0"



**3** OVERALL ELEVATION SOUTH  
SCALE: 1/16" = 1'-0"



**4** OVERALL ELEVATION WEST  
SCALE: 1/16" = 1'-0"

Monroe School District  
Park Place Middle School

1408 W Main St, Monroe, WA 98272

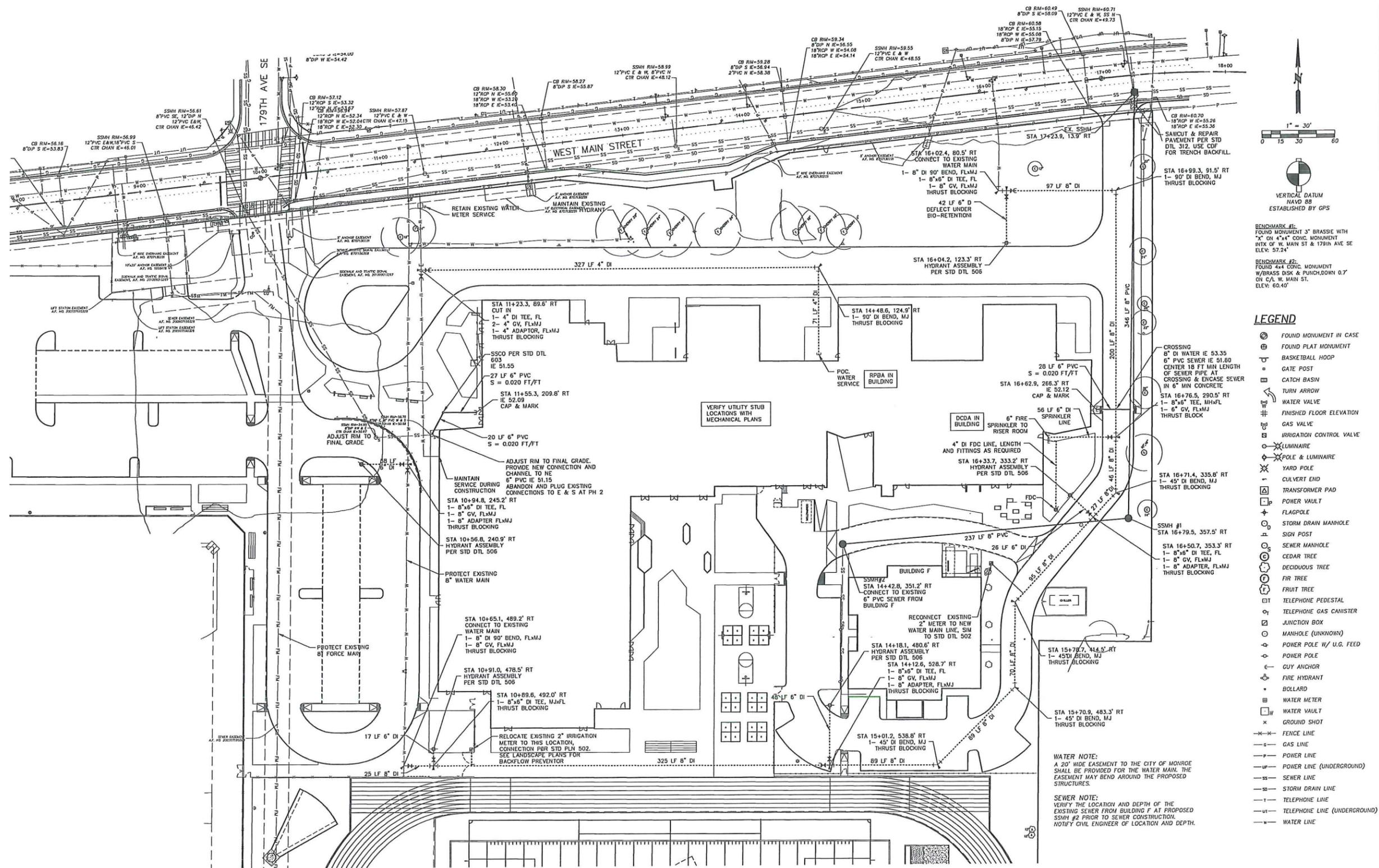
Date: 12.18.2015  
Job No.: 21004.00  
Drawn By: MTD  
Checked by: Checker

Revisions		
#	Date	Description

OVERALL  
EXTERIOR  
ELEVATIONS

A201

SECTION 1 & 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



- LEGEND**
- ⊙ FOUND MONUMENT IN CASE
  - ⊕ FOUND PLAT MONUMENT
  - ⊕ BASKETBALL HOOP
  - ⊕ GATE POST
  - ⊕ CATCH BASIN
  - ↻ TURN ARROW
  - ⊕ WATER VALVE
  - ⊕ FINISHED FLOOR ELEVATION
  - ⊕ GAS VALVE
  - ⊕ IRRIGATION CONTROL VALVE
  - ⊕ LUMINAIRE
  - ⊕ POLE & LUMINAIRE
  - ⊕ YARD POLE
  - ⊕ CULVERT END
  - ⊕ TRANSFORMER PAD
  - ⊕ POWER VAULT
  - ⊕ FLAGPOLE
  - ⊕ STORM DRAIN MANHOLE
  - ⊕ SIGN POST
  - ⊕ SEWER MANHOLE
  - ⊕ CEDAR TREE
  - ⊕ DECIDUOUS TREE
  - ⊕ FIR TREE
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ TELEPHONE GAS CANISTER
  - ⊕ JUNCTION BOX
  - ⊕ MANHOLE (UNKNOWN)
  - ⊕ POWER POLE W/ U.G. FEED
  - ⊕ POWER POLE
  - ⊕ GUY ANCHOR
  - ⊕ FIRE HYDRANT
  - ⊕ BOLLARD
  - ⊕ WATER METER
  - ⊕ WATER VAULT
  - ⊕ GROUND SHOT
  - FENCE LINE
  - GAS LINE
  - POWER LINE
  - POWER LINE (UNDERGROUND)
  - SEWER LINE
  - STORM DRAIN LINE
  - TELEPHONE LINE
  - TELEPHONE LINE (UNDERGROUND)
  - WATER LINE

**WATER NOTE:**  
A 20' WIDE EASEMENT TO THE CITY OF MONROE SHALL BE PROVIDED FOR THE WATER MAIN. THE EASEMENT MAY BEND AROUND THE PROPOSED STRUCTURES.

**SEWER NOTE:**  
VERIFY THE LOCATION AND DEPTH OF THE EXISTING SEWER FROM BUILDING F AT PROPOSED SSMH #2 PRIOR TO SEWER CONSTRUCTION. NOTIFY CIVIL ENGINEER OF LOCATION AND DEPTH.

**integrus**  
ARCHITECTURE

**Monroe School District**  
**Park Place Middle School**

Date:	12.15.2015	
Job No.:	21004.00	
Drawn By:	AWK	
Checked by:	DWH	
Revisions		
#	Date	Description

**SEWER & WATER PLAN**

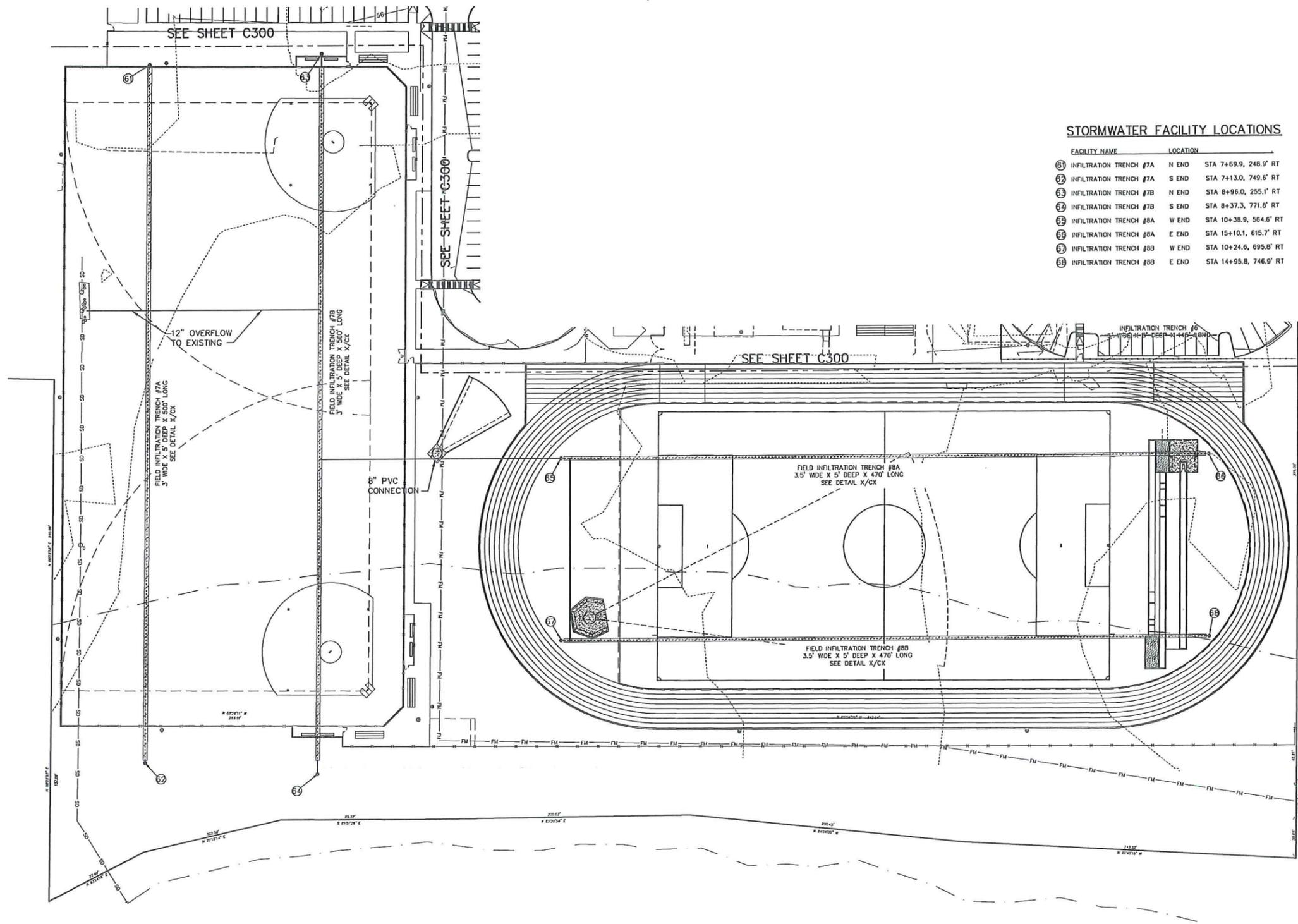


**C200**

70% CD

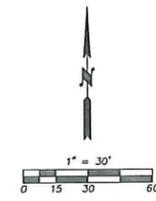
**SEWER & WATER PLAN**  
SCALE: 1" = 30'

SECTION 1 & 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



**STORMWATER FACILITY LOCATIONS**

FACILITY NAME	LOCATION
⑥ INFILTRATION TRENCH #7A	N END STA 7+69.9, 248.9' RT
⑦ INFILTRATION TRENCH #7A	S END STA 7+13.0, 749.6' RT
⑧ INFILTRATION TRENCH #7B	N END STA 8+96.0, 255.1' RT
⑨ INFILTRATION TRENCH #7B	S END STA 8+37.3, 771.6' RT
⑩ INFILTRATION TRENCH #8A	W END STA 10+38.9, 564.6' RT
⑪ INFILTRATION TRENCH #8A	E END STA 15+10.1, 615.7' RT
⑫ INFILTRATION TRENCH #8B	W END STA 10+24.6, 695.8' RT
⑬ INFILTRATION TRENCH #8B	E END STA 14+95.8, 746.9' RT



VERTICAL DATUM  
NAVD 88  
ESTABLISHED BY GPS

BENCHMARK #1:  
FOUND MONUMENT 3" BRASSIE WITH  
"X" ON 4"x4" CONC. MONUMENT  
INTX OF W. MAIN ST & 179th AVE SE  
ELEV: 57.24'

BENCHMARK #2:  
FOUND 4"x4" CONC. MONUMENT  
W/BRASS DISK & PUNCHDOWN D.7'  
ON C/A W. MAIN ST.  
ELEV: 60.40'

**LEGEND**

- ⊙ FOUND MONUMENT IN CASE
- ⊕ FOUND PLAT MONUMENT
- ⊕ BASKETBALL HOOP
- ⊕ GATE POST
- ⊕ CATCH BASIN
- ↻ TURN ARROW
- ⊕ WATER VALVE
- ⊕ FINISHED FLOOR ELEVATION
- ⊕ GAS VALVE
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ LUMINAIRE
- ⊕ POLE & LUMINAIRE
- ⊕ YARD POLE
- ⊕ CULVERT END
- ⊕ TRANSFORMER PAD
- ⊕ POWER VAULT
- ⊕ FLAGPOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ SIGN POST
- ⊕ SEWER MANHOLE
- ⊕ CEDAR TREE
- ⊕ DECIDUOUS TREE
- ⊕ FIR TREE
- ⊕ FRUIT TREE
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE GAS CANISTER
- ⊕ JUNCTION BOX
- ⊕ MANHOLE (UNKNOWN)
- ⊕ POWER POLE W/ U.G. FEED
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- ⊕ FIRE HYDRANT
- ⊕ BOLLARD
- ⊕ WATER METER
- ⊕ WATER VAULT
- ⊕ GROUND SHOT
- FENCE LINE
- GAS LINE
- POWER LINE
- UNDERGROUND POWER
- SEWER LINE
- STORM DRAIN LINE
- TELEPHONE LINE
- UNDERGROUND TELEPHONE
- WATER LINE

**integrus**  
ARCHITECTURE

**Monroe School District**  
**Park Place Middle School**

1408 W Main St, Monroe, WA 98272

#	Date	Description
	12.15.2015	
	21004.00	
	AWK	
	DWH	
		Revisions

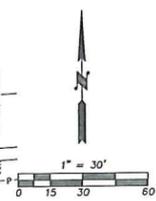
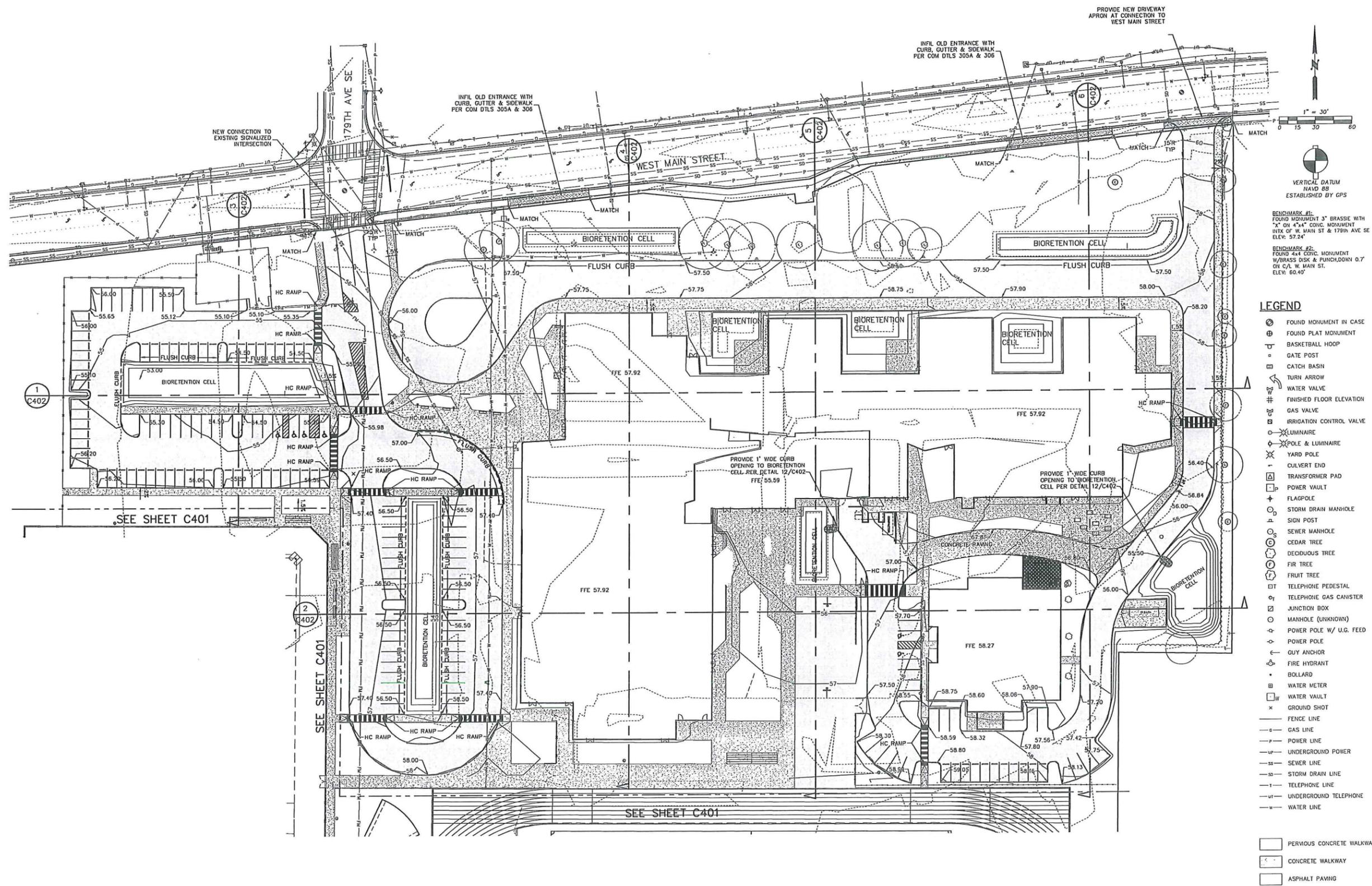
STORM  
DRAINAGE PLAN

**C301**

STORM DRAINAGE PLAN  
SCALE: 1" = 30'



SECTION 1 & 2, TOWNSHIP 27 NORTH, RANGE 6 EAST, W.M.



VERTICAL DATUM  
NAVD 88  
ESTABLISHED BY GPS

BENCHMARK #1:  
FOUND MONUMENT 3" BRASSIE WITH  
7" ON 4"x4" CONC. MONUMENT  
INTK OF W. MAIN ST & 179th AVE. SE  
ELEV: 57.24'

BENCHMARK #2:  
FOUND 4"x4" CONC. MONUMENT  
W/BRASS DISK & PUNCH, DOWN 0.7'  
ON C/L W. MAIN ST.  
ELEV: 60.40'

- LEGEND**
- ⊙ FOUND MONUMENT IN CASE
  - ⊕ FOUND PLAT MONUMENT
  - ⊕ BASKETBALL HOOP
  - ⊕ GATE POST
  - ⊕ CATCH BASIN
  - ⊕ TURN ARROW
  - ⊕ WATER VALVE
  - ⊕ FINISHED FLOOR ELEVATION
  - ⊕ GAS VALVE
  - ⊕ IRRIGATION CONTROL VALVE
  - ⊕ LUMINAIRE
  - ⊕ POLE & LUMINAIRE
  - ⊕ YARD POLE
  - ⊕ CULVERT END
  - ⊕ TRANSFORMER PAD
  - ⊕ POWER VAULT
  - ⊕ FLAGPOLE
  - ⊕ STORM DRAIN MANHOLE
  - ⊕ SIGN POST
  - ⊕ SEWER MANHOLE
  - ⊕ CEDAR TREE
  - ⊕ DECIDUOUS TREE
  - ⊕ FIR TREE
  - ⊕ FRUIT TREE
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ TELEPHONE GAS CANISTER
  - ⊕ JUNCTION BOX
  - ⊕ MANHOLE (UNKNOWN)
  - ⊕ POWER POLE W/ U.G. FEED
  - ⊕ POWER POLE
  - ⊕ GUY ANCHOR
  - ⊕ FIRE HYDRANT
  - ⊕ BOLLARD
  - ⊕ WATER METER
  - ⊕ WATER VAULT
  - ⊕ GROUND SHOT
  - FENCE LINE
  - GAS LINE
  - POWER LINE
  - UNDERGROUND POWER
  - SEWER LINE
  - STORM DRAIN LINE
  - TELEPHONE LINE
  - UNDERGROUND TELEPHONE
  - WATER LINE

Revisions	
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**Integrus**  
ARCHITECTURE

**Monroe School District**  
**Park Place Middle School**

1408 W Main St, Monroe, WA 98272

Date: 12.15.2015  
Job No.: 21004.00  
Drawn By: AWK  
Checked by: DWH

PAVING PLAN

**C400**

PAVING PLAN  
SCALE: 1" = 30'



70% CD

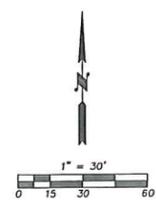
Date:	12.15.2015	
Job No.:	21004.00	
Drawn By:	AWK	
Checked by:	DWH	
Revisions		
#	Date	Description

PAVING PLAN

**C401**



70% CD



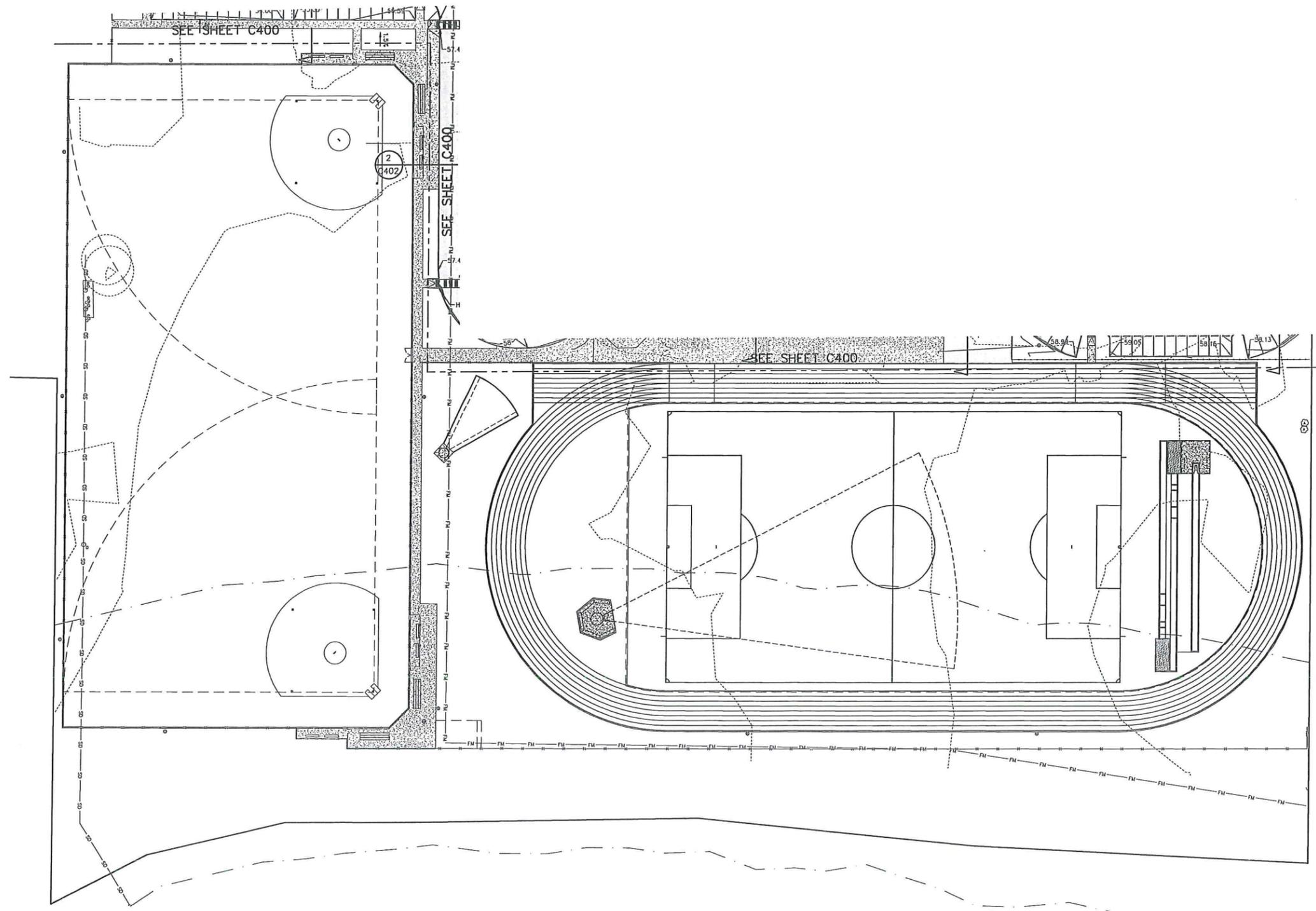
**BENCHMARK #1:**  
FOUND MONUMENT 3" BRASSE WITH  
"X" ON 4"x4" CONC. MONUMENT  
INTX OF W. MAIN ST & 179th AVE SE  
ELEV. 57.24

**BENCHMARK #2:**  
FOUND 4"x4" CONC. MONUMENT  
W/BRASS DISK & PUNCH, DOWN 0.7'  
ON C/L W. MAIN ST.  
ELEV. 60.40'

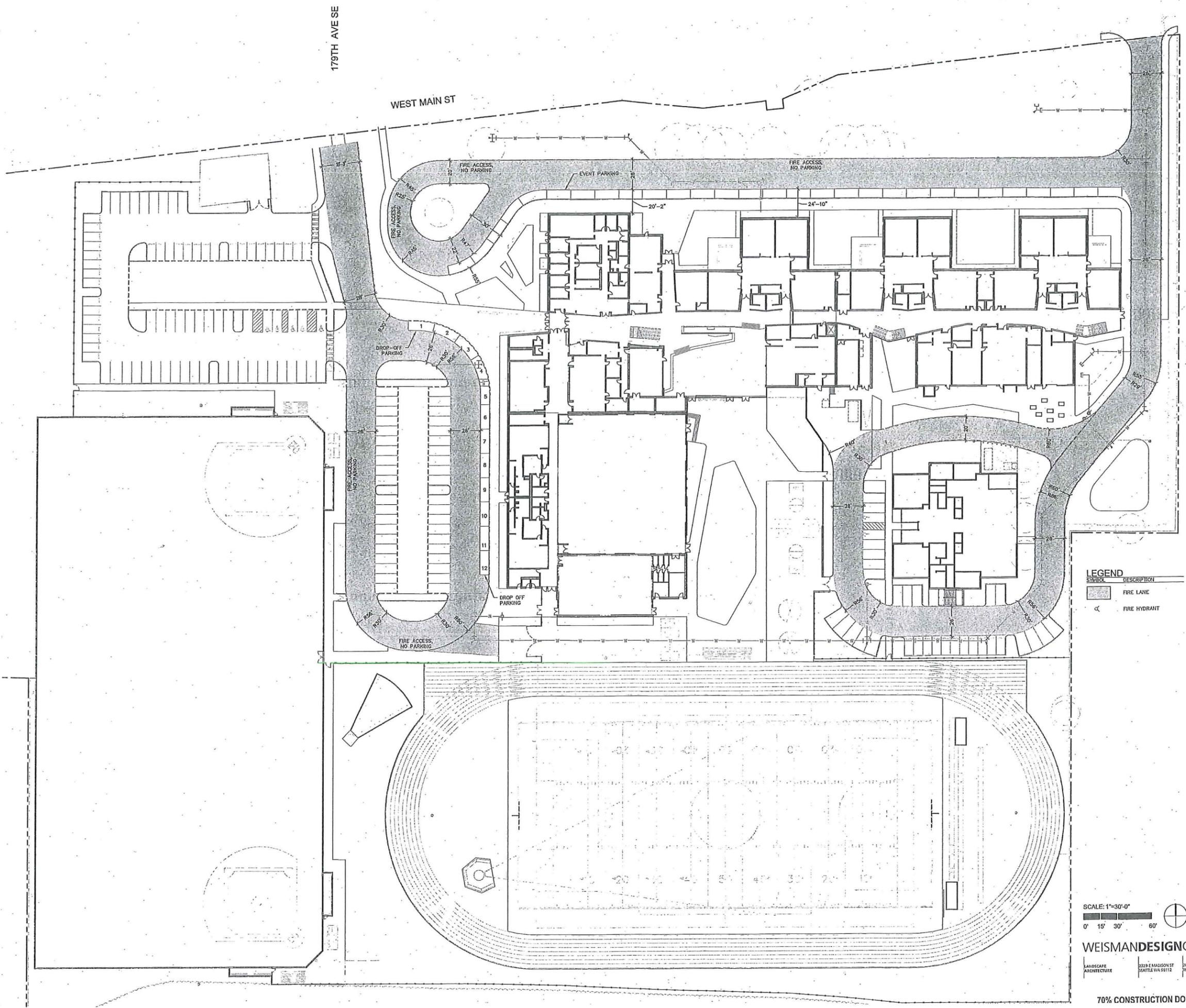
**LEGEND**

- ⊙ FOUND MONUMENT IN CASE
- ⊕ FOUND PLAT MONUMENT
- ⌢ BASKETBALL HOOP
- GATE POST
- ⊞ CATCH BASIN
- ↷ TURN ARROW
- ⊕ WATER VALVE
- ## FINISHED FLOOR ELEVATION
- ⊕ GAS VALVE
- ⊞ IRRIGATION CONTROL VALVE
- ⊕ LUMINAIRE
- ⊕ POLE & LUMINAIRE
- ⊕ YARD POLE
- ⊕ CULVERT END
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- ⊕ POWER POLE
- ⊕ CUY ANCHOR
- ⊕ FIRE HYDRANT
- BOLLARD
- ⊕ WATER METER
- ⊕ WATER VAULT
- ⊕ GROUND SHOT
- FENCE LINE
- c- GAS LINE
- P- POWER LINE
- UP- UNDERGROUND POWER
- SS- SEWER LINE
- SD- STORM DRAIN LINE
- T- TELEPHONE LINE
- UT- UNDERGROUND TELEPHONE
- W- WATER LINE

- ▭ PERVIOUS CONCRETE WALKWAY
- ▭ CONCRETE WALKWAY
- ▭ ASPHALT PAVING



PAVING PLAN  
SCALE: 1" = 30'



**LEGEND**

SYMBOL	DESCRIPTION
	FIRE LANE
	FIRE HYDRANT

SCALE: 1"=30'-0"  
 0' 15' 30' 60'

**WEISMANDESIGNGROUP**  
 LANDSCAPE ARCHITECTURE  
 2229 E MADISON ST  
 SEATTLE WA 98112  
 206-322-4732  
 WWW.WDGN.COM



**Monroe School District  
 Park Place Middle School**

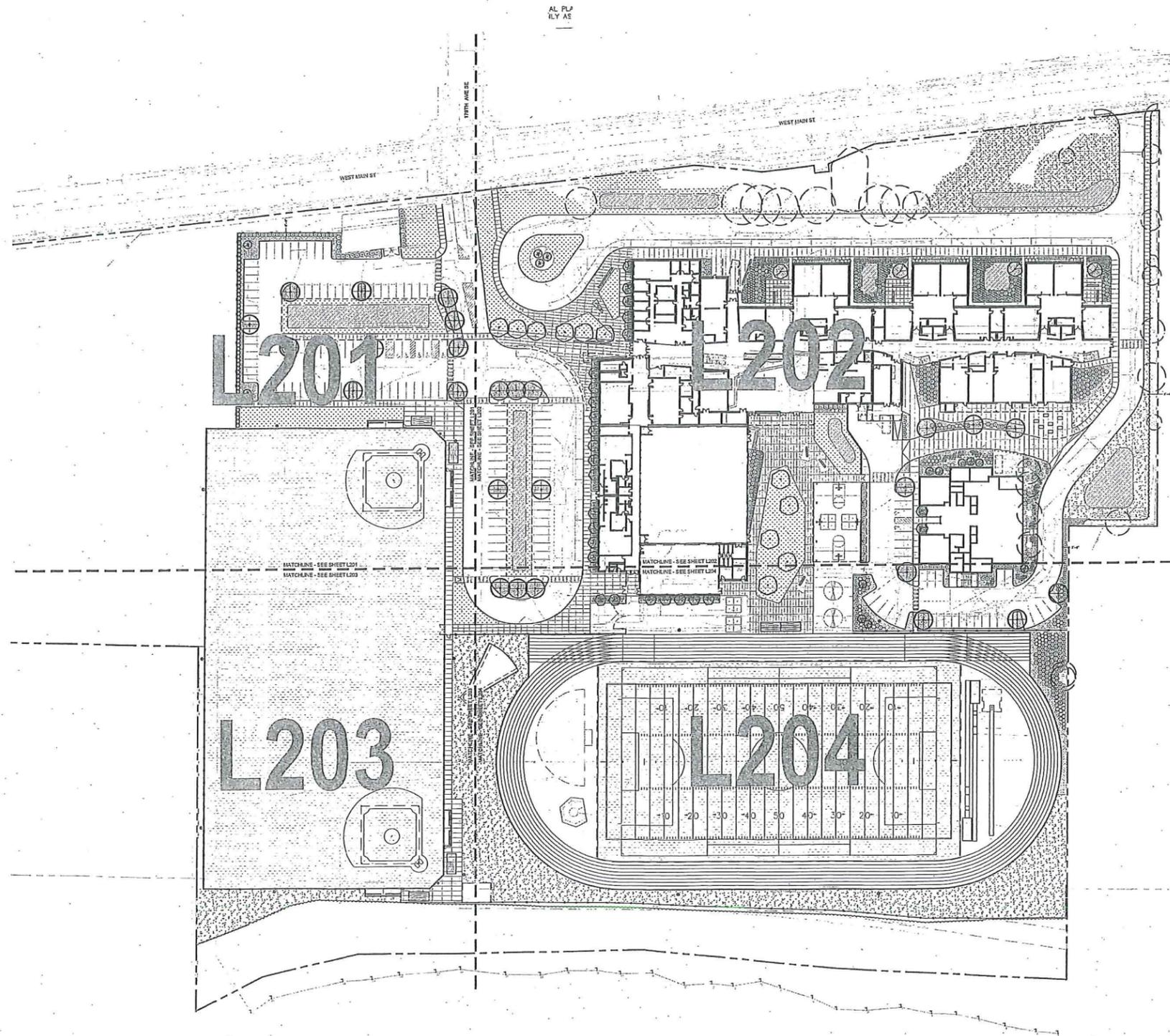
1408 W Main St, Monroe, WA 98272

Date: 12.18.2015  
 Job No.: 21004.00  
 Drawn By: TY  
 Checked by: NH

Revisions		
#	Date	Description

FIRE ACCESS PLAN

**L-100a**



**LANDSCAPE SCHEDULE** (LEGEND SHOWN AT 1"=40'-0") \* INDICATES PACIFIC NORTHWEST NATIVE SPECIES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/CONDITION/REMARKS	QTY
<b>DECIDUOUS TREES</b>			
	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINKGO	MALE SECTION, MIN. 3" CALIPER, 12-14' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.	11
	ACER X FREEMANII 'EFFERSRED' AUTUMN BLAZE MAPLE	MIN. 3" CALIPER, 12-14' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.	26
	BETULA UTILIS VAR. JACQUEMONTII WHITEBARKED HIMALAYAN BIRCH	MIN. 3" CALIPER, 12-14' HT. WELL-BRANCHED ABOVE 6' HT., MATCHED, B&B.	4
	*AMELANCHIER X 'AUTUMN BRILLIANCE' SERVICEBERRY	MULTI-STEMMED, MIN (3) 1" CALIPER TRUNKS, 8'-10' HT., WELL-BRANCHED, FULL & BUSHY, MATCHED, B&B.	26
<b>EVERGREEN TREES</b>			
	PICEA OMORIKA SERBIAN SPRUCE	10' HT., FULL & BUSHY TO BASE, B&B	5
	*THUJA PLICATA 'HOGAN' HOGAN CEDAR	10' HT., FULL & BUSHY TO BASE, B&B	9
	*THUJA OCCIDENTALIS 'SMARAGO' EMERALD GREEN ARBORVITAE	8' HT., FULL & BUSHY TO BASE, B&B	48
<b>SHRUBS / ORNAMENTAL GRASSES</b>			
	*CORNUS ALBA 'ELEGANTISSIMA' VARIEGATED REDTWIG DOGWOOD	MIN. 18-24" HT. & SPR, FULL & BUSHY, CONT.	60
	*CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	MIN. 18-24" HT. AND SPREAD, FULL & BUSHY, CONT.	695
	*MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 42" HT., FULL & BUSHY, CONT.	91
	*RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.	61
	*RUBUS SPECTABILIS SALMONBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.	41
	*SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.	255
	*VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.	88
	*MAHONIA AQUIFOLIUM 'COMPACTA' DWARF OREGON GRAPE	MIN. 18-24" HT. & SPR., FULL & BUSHY, CONT.	30
	*POLYSTICHUM MUNITUM SWORD FERN	MIN. 18-24" HT. & SPR., FULL & BUSHY, MIN. 12 HEALTHY FRONDS, CONT.	488
<b>GROUNDCOVERS</b>			
	*MAHONIA REPENS CREEPING MAHONIA	1 GAL. POTS @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.	
	*GAULTHERIA SHALLON SALAL	1 GAL. POTS @ 24" O.C. TRIANGULAR SPACING, START FIRST ROW 12" FROM EDGE OF PLANTING AREA.	
<b>EMERGENT MIX</b>			
	*CAREX OENANTHIFOLIA (50% BOTTOM) SLOUGH SEDGE	10" PLUGS @ 8" O.C., TRIANGULAR SPACING. PLANT SPECIES THAT TOLERATE DEEPER WATER LEVELS AT BOTTOM OF BIO-RETENTION AREAS	
	*JUNCUS ACUMINATUS (20% BOTTOM) TAPERED BULRUSH		
	*SCIRPUS MICROCARPUS SMALL FRUITED BULRUSH (10% BOTTOM)		
	*ELEOCHARIS PALUSTRIS (10% BANK) COMMON SPIKE RUSH		
	*SCIRPUS ACUTUS HARDSTEM BULRUSH (10% BANK)		
	SEEDED LAWN	SEE SPECIFICATIONS	
	NO-NET SOD LAWN	SEE SPECIFICATIONS	
	SYNTHETIC FIELD TURF	SEE SPECIFICATIONS	
	EXISTING VEGETATION	SEE CIVIL FOR LIMITS OF CLEARING	
	EXISTING TREE TO REMAIN	SAVE AND PROTECT, SEE CIVIL FOR LIMITS OF CLEARING	

**FENCING LEGEND** (LEGEND SHOWN AT 1"=20'-0")

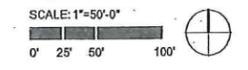
SYMBOL	FENCE TYPE
	30' HT. BACKSTOP FENCING
	10' HT. CHAIN LINK FENCE
	10' HT. CHAIN LINK FENCE WITH 15' NETTING
	6' HT. CHAIN LINK FENCE
	EXISTING CHAIN LINK FENCE TO REMAIN

**GENERAL NOTES:**

- SUBMIT COLOR PHOTOS REPRESENTATIVE OF PROPOSED NURSERY STOCK FOR EACH PLANT SPECIES AND VARIETY LISTED IN LANDSCAPE SCHEDULE. FINAL APPROVAL OF PLANT MATERIAL WILL NOT BE PROVIDED UNTIL DELIVERY AND REVIEW ON SITE.
- CONTAINERIZED TREES ARE STRONGLY DISCOURAGED. TREES WITH LARGE CIRCLING ROOTS OR TOO DEEP ROOT SYSTEMS WILL BE REJECTED.
- ALL ROOT PACKAGES MUST BE FREE OF ANY WEEDS.
- TREE STAKING REQUIREMENTS WILL BE DETERMINED BY LANDSCAPE ARCHITECT AT THE TIME OF PLANTING. PROPERLY PROPORTIONED AND PLANTED TREES WITH HEALTHY ROOT PACKAGES MAY NOT REQUIRE STAKING.
- ALL TREE STAKES MUST BE REMOVED BY THE CONTRACTOR BY THE END OF THE FIRST FULL GROWING SEASON.
- AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, PRUNING MAY BE REQUIRED TO REMOVE DAMAGED, CROSSING, MISSHAPEN OR LOW BRANCHING LIMBS. TREES SHOULD NOT REQUIRE SIGNIFICANT PRUNING TO CORRECT HEALTH OR AESTHETIC DEFICIENCIES.
- INSTALL 3" DEPTH SPECIFIED MULCH IN ALL LANDSCAPE AREAS.
- INSTALL 8" DEPTH SPECIFIED TOPSOIL IN ALL LANDSCAPE AREAS.
- PROVIDE A 4" DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS.
- REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS AND PROTECTION FENCING AROUND EXISTING VEGETATION.
- REFER TO TREE PRESERVATION PLANS FOR SCHEDULE OF EXISTING TREES TO BE SAVED OR REMOVED.
- REFER TO CIVIL PLANS FOR NEW UTILITY WORK. CONTRACTOR RESPONSIBLE FOR PATCH AND REPAIR OF ALL EXISTING LANDSCAPE AREAS DISTURBED BY CONSTRUCTION WORK UNDER THIS CONTRACT.
- REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS, INCLUDING EXTENDED MAINTENANCE REQUIREMENTS.

**PARKING LOT LANDSCAPE CALCULATION**

89,646 SF	TOTAL PARKING LOT AREA PROPOSED (TOTAL SF LANDSCAPE + TOTAL SF PARKING)
4,482 SF	PARKING LOT LANDSCAPE REQUIRED TO MEET 5% MINIMUM
23,675 SF	TOTAL PARKING LOT LANDSCAPE AREA PROPOSED (23,675 / 89,646 = 26%)



**WEISMANDESIGNGROUP**  
LANDSCAPE ARCHITECTURE  
3238 E MADISON ST  
SEATTLE WA 98112  
206-322-1732  
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**Integrus**  
ARCHITECTURE  
117 SOUTH MAIN STREET, SUITE 100, SEATTLE, WA 98101  
TELEPHONE: (206) 461-1111 FAX: (206) 461-1111

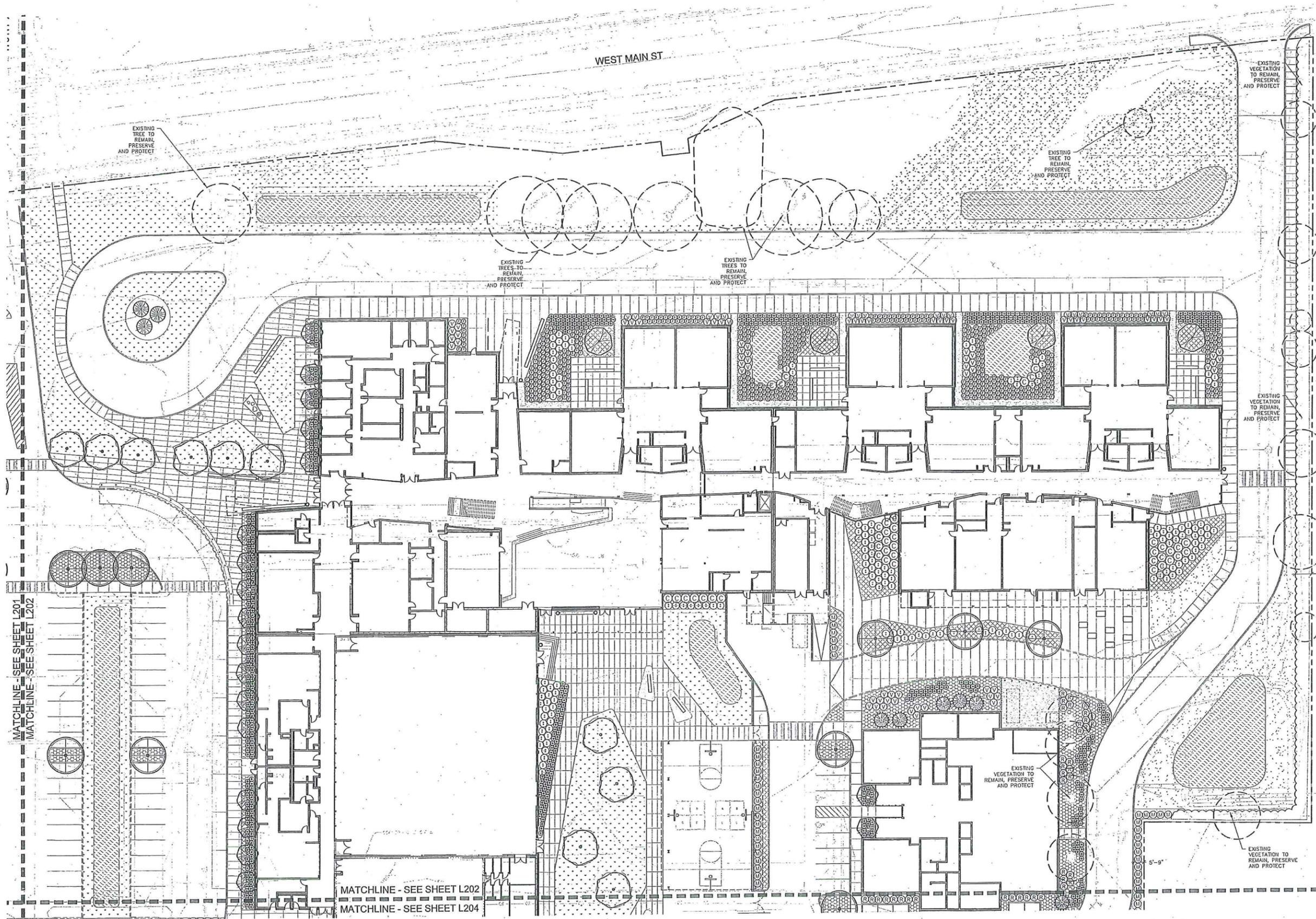


**Monroe School District**  
**Park Place Middle School**  
1408 W Main St, Monroe, WA 98272

#	Date	Description
	12.18.2015	21004.00
		TY
		NH
		Revisions

OVERALL LANDSCAPE PLAN

**L-200**



**integrus**  
ARCHITECTURE

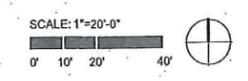


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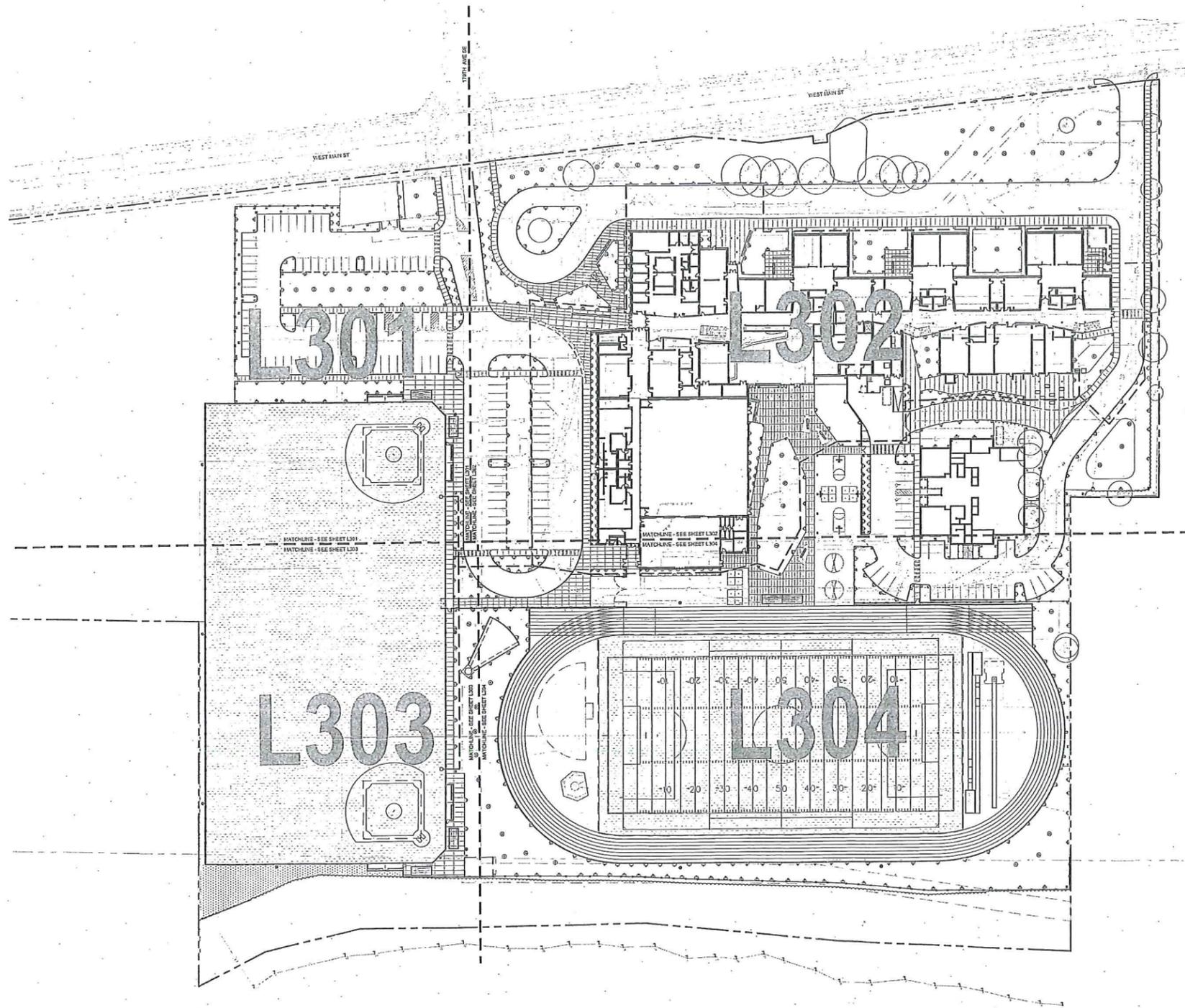
Date:	12.18.2015
Job No.:	21004.00
Drawn By:	TY
Checked by:	NH
Revisions	
#	Date Description

LANDSCAPE PLAN



**WEISMANDESIGNGROUP**  
LANDSCAPE ARCHITECTURE  
2328 E MADISON ST  
SEATTLE WA 98112  
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**L-202**



**IRRIGATION NOTES:**

1. ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY, AND NO FOGGING. SET ALL HEADS BACK FROM CURBS, PAVING, AND WALLS.
2. LOCATION OF IRRIGATION MAINLINE, LATERALS, AND SLEEVING ARE SCHEMATIC ONLY, AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. IF SLEEVES ARE SHOWN THEY ARE TO BE STRAIGHT RUNS, TYP. MAKE MINOR CHANGES TO COORDINATE WITH ACTUAL AS-BUILT DIMENSIONS AND CONDITIONS.
3. VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREAS ONLY. LOCATE IN APPROXIMATE LOCATIONS AS SHOWN ON PLAN.
4. SEE CIVIL PLANS FOR LOCATION OF IRRIGATION STUB-OUT FROM \_\_\_ METER.
5. ANTICIPATED AVAILABLE STATIC WATER PRESSURE IS +/- \_\_\_ PSI, AS PROVIDED BY \_\_\_ ON \_\_\_. VERIFY EXACT PRESSURE AT POINT OF CONNECTION PRIOR TO START OF WORK.
6. THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH SEPARATE HYDROZONES ACCORDING TO THE HEADS OF THE PLANT MATERIAL. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO PROVIDE A MINIMUM AVERAGE DISTRIBUTION UNIFORMITY OF 0.625. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, AND OVERSPRAY. AVOID IRRIGATION DURING TIMES OF HIGH WINDS, WHEN RAINING, OR DURING THE MIDDLE OF THE DAY.
7. LATERAL LINE PIPE SHALL BE SIZED PER THE FOLLOWING:  
 0-6.9 GPM = 3/4" PIPE  
 7-13.9 GPM = 1" PIPE  
 14-23.9 GPM = 1-1/4" PIPE  
 24-33.9 GPM = 1-1/2" PIPE  
 34-56 GPM = 2" PIPE
8. WHERE IRRIGATION PIPING IS SHOWN ADJACENT OR UNDER EXISTING TREES, MAKE MINOR ROUTE ADJUSTMENTS TO AVOID TRENCHING THROUGH LARGE TREE ROOTS. REFER TO SPECIFICATION SECTION 02810 FOR FURTHER INSTRUCTIONS.
9. REFER TO IRRIGATION SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

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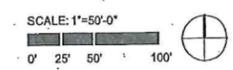
1408 W MAIN ST, MONROE, WA 98272  
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**WEISMANDESIGNGROUP**

LANDSCAPE ARCHITECTURE | 2329 E MADISON ST SEATTLE WA 98112 | 206-322-1732 WWW.WEISMANDESIGN.COM

OVERALL  
IRRIGATION  
PLAN

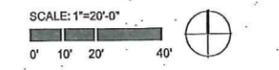
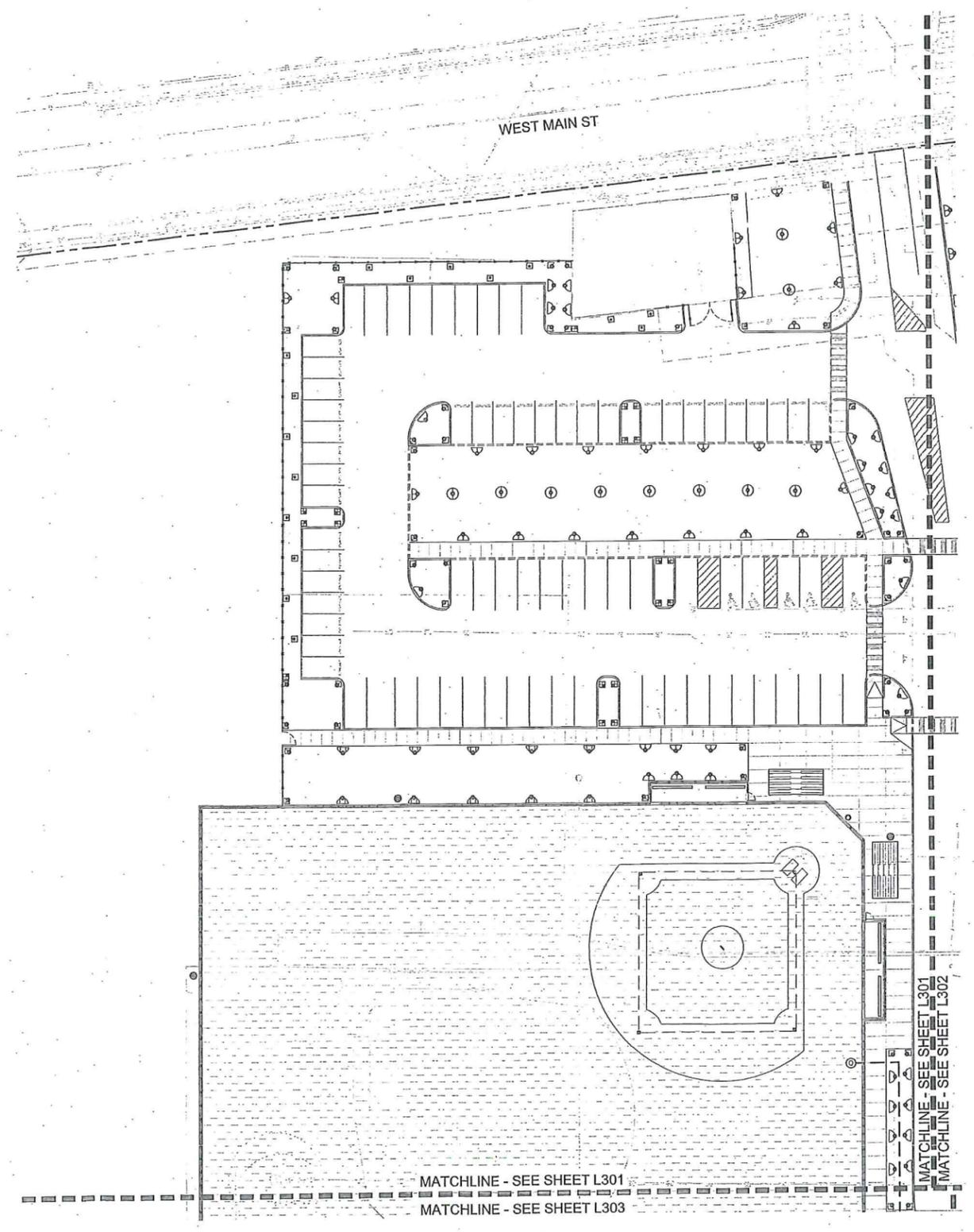
**L-300**

**IRRIGATION LEGEND** (SYMBOLS SHOWN AT 1"=20'-0")

SYMBOL	ITEM	MANUFACTURER / CAT NO.	DESCRIPTION-REMARKS
	CONTROLLER	RAINBIRD ESP-(24-48)-LXME	48 STATION CONTROLLER, WALL MOUNT INSIDE BUILDING IN LOCATION AS SHOWN ON PLAN. VERIFY WITH ARCHITECT. INSTALL PER DETAIL 'B', SHEET L-305.
	AUTOMATIC RAIN SHUTOFF	RAINBIRD WR2-RFC	WIRELESS RAIN/FREEZE SENSOR WITH MOUNTING BRACKET, MOUNT ON ROOF PARAPET IN LOCATION SHOWN ON PLAN. OPERATION WILL BE TESTED AT PUNCH LIST REVIEW.
NO SYMBOL	CONTROL WIRES	#14 CONTROL AND SPARE WIRES, NO MULTI-STRAND.	SEE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
	IRRIGATION METER AND STUB-OUT		APPROXIMATE LOCATION, SEE CIVIL DRAWINGS.
	<b>POINT OF CONNECTION</b>		
	GATE / SHUTOFF VALVE	HAMMOND, NIBCO, WILKINS GATE VALVE (2") OR APPROVED EQUAL.	200 PSI THREADED ENDS, BRONZE, SCREW IN BONNET, NON-RISING STEM, SOLID WEDGE, INSTALL PER DETAIL 'A', SHEET L-305.
	BACKFLOW PREVENTER	FEBCO B50U (2")	DOUBLE CHECK VALVE. INSTALL PER DETAIL 'A', SHEET L-305.
	STRAINER	WILKINS SXL CAST BRONZE 'Y' STRAINER (2")	INSTALL AT POINT OF CONNECTION AS PER DETAIL 'A', SHEET L-305.
	PRESSURE REDUCING VALVE	WILKINS 500-XL PRESSURE REDUCING VALVE (2")	INSTALL AT POINT OF CONNECTION AS PER DETAIL 'A', SHEET L-305.
	MANUAL DRAIN	CHAMPION 300RS-200 ANGLE VALVE (2")	INSTALL AT POINT OF CONNECTION AS PER DETAILS 'A' AND 'C', SHEET L-305.
	QUICK COUPLER	RAINBIRD #SRC B5K-1 KEY SH-2 SWIVEL HOSE ELL	INSTALL AT P.O.C. AND ELSEWHERE AS SHOWN ON PLAN, PER DETAILS 'A' AND 'E', SHEET L-305. PROVIDE (2) KEYS AND (2) ELLS.
	MASTER VALVE	RAINBIRD 200-GB-R SERIES VALVE (2")	BRASS NORMALLY CLOSED MASTER CONTROL VALVE. INSTALL AT P.O.C. ASSEMBLY PER DETAIL 'A', SHEET L-305.
	CONTROL VALVE	RAINBIRD XXX-PEB-PRS-D 100- (1"), 150- (1-1/2"), 200- (2")	PLASTIC CONTROL VALVE WITH PRESSURE REGULATING DIAL, INSTALL PER DETAIL 'G', SHEET L-305.
	VALVE NUMBER	SEE ZONE SUMMARY	
	VALVE SIZE		
	GALLONS PER MINUTE		
	ISOLATION VALVE	HAMMOND, NIBCO, WILKINS BALL VALVE (2") OR APPROVED EQUAL.	BRONZE BALL VALVE, INSTALL PER DETAIL 'D', SHEET L-305, SEE SPECIFICATIONS, SIZE TO MATCH MAINLINE SIZE.
NO SYMBOL	VALVE BOXES	SPECIFICATION GRADE (COMMERCIAL GRADE) VALVE BOXES AND EXTENSIONS.	SEE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
	MAINLINE	PVC-SCHEDULE 40	2-1/2" MINIMUM SIZE UNLESS NOTED OTHERWISE, SEE SPECIFICATIONS FOR MINIMUM BURIAL DEPTH. SEE DETAILS 'F' AND 'I', SHEET L-305.
	LATERALS	PVC-CLASS 200	SIZE AS PER PLAN, 3/4" MINIMUM. UNLABELED PIPE SECTIONS TO MATCH THE LARGEST OF THE ADJACENT PIPES. UNLABELED PIPE AT THE END OF LATERAL RUNS TO BE 3/4". SEE SPECIFICATIONS FOR MINIMUM BURIAL DEPTH. SEE DETAIL 'F', SHEET L-305.
	SLEEVES	PVC-SCHEDULE 40	UNDERPAVEMENT SLEEVING, 4" DIAMETER UNLESS OTHERWISE INDICATED ON PLAN. TO BE INSTALLED BY LANDSCAPE CONTRACTOR AT DEPTHS SPECIFIED. SEE DETAIL 'F', SHEET L-305.
	MP ROTATOR	PROS-06-PRS40-CV- MP3000-360, MP3000-210 or MP3000-90 (22'-30' RADIUS)	40 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	MP ROTATOR	PROS-06-PRS40-CV- MP2000-360, MP2000-210 or MP2000-90 (13'-21' RADIUS)	40 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	MP ROTATOR	PROS-06-PRS40-CV- MP1000-360, MP1000-210 or MP1000-90 (8'-15' RADIUS)	40 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	MP ROTATOR	PROS-06-PRS40-CV- MPLCS915, MPRCS915 or MPSS530	40 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	MP ROTATOR	PROS-06-PRS40-CV-MPCORNER	40 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	ROTOR HEAD	RAINBIRD 8005-PL-PC-SAM QUARTER - 08 NOZ (RADIUS= 49") HALF - 12 NOZ (RADIUS= 57") FULL - 12 NOZ (RADIUS= 57")	50 PSI POP UP ROTOR - WITH SEAL-A-MATIC CHECK VALVE. INSTALL PER DETAIL 'H', SHEET L-305.
	SPRAY HEAD	RAINBIRD 180X-SAM-PRS-15 SERIES HE-VAN (1804 - LAWN, 1806 - SHRUB)	30 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	SPRAY HEAD	RAINBIRD 180x-SAM-PRS-12 SERIES HE-VAN (1804 - LAWN, 1806 - SHRUB)	30 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	SPRAY HEAD	RAINBIRD 180x-SAM-PRS-10 SERIES HE-VAN (1804 - LAWN, 1806 - SHRUB)	30 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	SPRAY HEAD	RAINBIRD 180x-SAM-PRS-8 SERIES HE-VAN (1804 - LAWN, 1806 - SHRUB)	30 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	SPRAY HEAD	RAINBIRD 180x-SAM-PRS-5 SERIES MPR (1804 - LAWN, 1806 - SHRUB)	30 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	SPRAY HEAD	RAINBIRD 180X-SAM-PRS-15 STRIP SERIES MPR (1804 - LAWN, 1806 - SHRUB)	30 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.
	SPRAY HEAD	RAINBIRD SQ ADP 24 W/ SQ SERIES NOZZLE (1804 - LAWN, 1806 - SHRUB)	30 PSI ADJUST RADIUS AS REQUIRED, INSTALL PER DETAIL 'H', SHEET L-305.

TEMPORARY IRRIGATED AREAS

ABOVE GROUND LATERAL PIPING WITH ROTOR AND SPRAY SPRINKLER HEADS. INSTALL BATTERY POWERED CONTROL VALVE AT QUICK COUPLER LOCATIONS DURING PLANT ESTABLISHMENT PERIOD. AFTER ESTABLISHMENT PERIOD IS OVER, REPLACE VALVES WITH QUICK COUPLER ASSEMBLIES. REMOVE ALL TEMPORARY LATERAL PIPING AND SPRINKLERS FROM THE SITE AT THE END OF THE MAINTENANCE PERIOD. SEE SPECIFICATIONS FOR MORE INFORMATION.



**WEISMANDESIGNGROUP**  
 LANDSCAPE ARCHITECTURE  
 3239 E MADISON ST  
 SEATTLE WA 98112  
 206-322-1732  
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**Integrus** ARCHITECTURE  
 115 10TH AVE, SUITE 100, SEATTLE, WA 98101  
 TEL: 206-461-1155 FAX: 206-461-1154

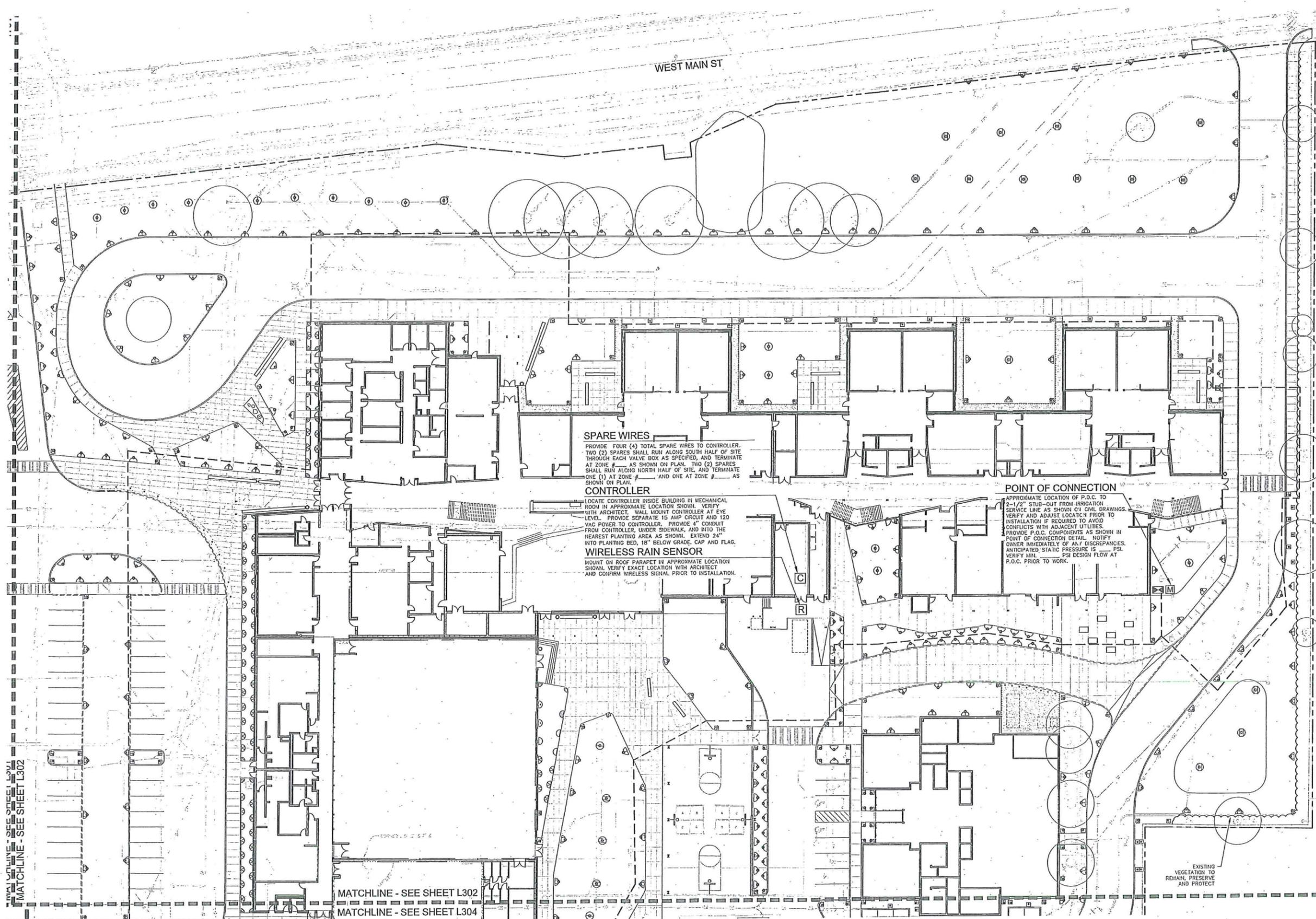


**Monroe School District**  
**Park Place Middle School**  
 1408 W Main St, Monroe, WA 98272

Date:	12.18.2015	
Job No.:	21004.00	
Drawn By:	TY	
Checked by:	NH	
Revisions		
#	Date	Description

IRRIGATION PLAN

**L-301**



**SPARE WIRES**  
 PROVIDE FOUR (4) TOTAL SPARE WIRES TO CONTROLLER.  
 TWO (2) SPARES SHALL RUN ALONG SOUTH HALF OF SITE  
 THROUGH EACH VALVE BOX AS SPECIFIED, AND TERMINATE  
 AT ZONE # AS SHOWN ON PLAN. TWO (2) SPARES  
 SHALL RUN ALONG NORTH HALF OF SITE, AND TERMINATE  
 ONE (1) AT ZONE # AND ONE AT ZONE # AS  
 SHOWN ON PLAN.

**CONTROLLER**  
 LOCATE CONTROLLER INSIDE BUILDING IN MECHANICAL  
 ROOM IN APPROXIMATE LOCATION SHOWN. VERIFY  
 WITH ARCHITECT. WALL MOUNT CONTROLLER AT EYE  
 LEVEL. PROVIDE SEPARATE 15 AMP CIRCUIT AND 120  
 VAC POWER TO CONTROLLER. PROVIDE 4" CONDUIT  
 FROM CONTROLLER, UNDER SIDEWALK, AND INTO THE  
 NEAREST PLANTING AREA AS SHOWN. EXTEND 24"  
 INTO PLANTING BED, 18" BELOW GRADE, CAP AND FLAG.

**WIRELESS RAIN SENSOR**  
 MOUNT ON ROOF PARAPET IN APPROXIMATE LOCATION  
 SHOWN. VERIFY EXACT LOCATION WITH ARCHITECT  
 AND CONFIRM WIRELESS SIGNAL PRIOR TO INSTALLATION.

**POINT OF CONNECTION**  
 APPROXIMATE LOCATION OF P.O.C. TO  
 2-1/2" STUB-OUT FROM IRRIGATION  
 SERVICE LINE AS SHOWN ON CIVIL DRAWINGS.  
 VERIFY AND ADJUST LOCATION PRIOR TO  
 INSTALLATION IF REQUIRED TO AVOID  
 CONFLICTS WITH ADJACENT UTILITIES.  
 PROVIDE P.O.C. COMPONENTS AS SHOWN IN  
 POINT OF CONNECTION DETAIL. NOTIFY  
 OWNER IMMEDIATELY OF ANY DISCREPANCIES.  
 ANTICIPATED STATIC PRESSURE IS \_\_\_\_\_ PSI.  
 VERIFY MIN. \_\_\_\_\_ PSI DESIGN FLOW AT  
 P.O.C. PRIOR TO WORK.

MAIN LANDING - SEE SHEET L301  
 MATCHLINE - SEE SHEET L302

MATCHLINE - SEE SHEET L302  
 MATCHLINE - SEE SHEET L304



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 111 SOUTH MAIN STREET, SUITE 100, SEATTLE, WA 98104  
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**Monroe School District  
 Park Place Middle School**

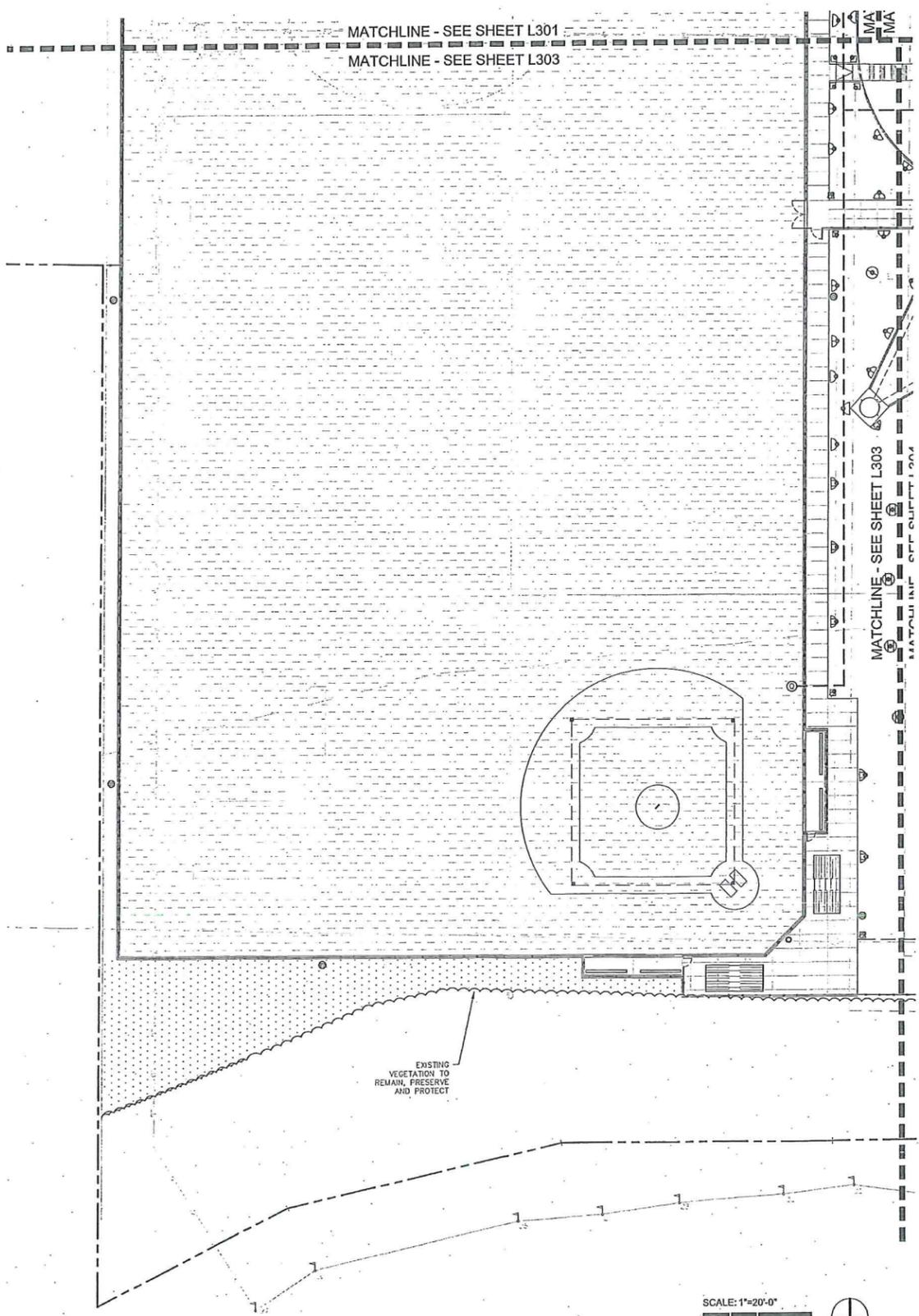
1408 W Main St, Monroe, WA 98272

Date: 12.18.2015  
 Job No.: 21004.00  
 Drawn By: TY  
 Checked by: NH

Revisions	
#	Description

IRRIGATION PLAN

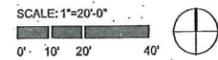
**L302**



MATCHLINE - SEE SHEET L301  
 MATCHLINE - SEE SHEET L303

MATCHLINE - SEE SHEET L303  
 MATCHLINE - SEE SHEET L304

EXISTING  
 VEGETATION TO  
 REMAIN, PRESERVE  
 AND PROTECT



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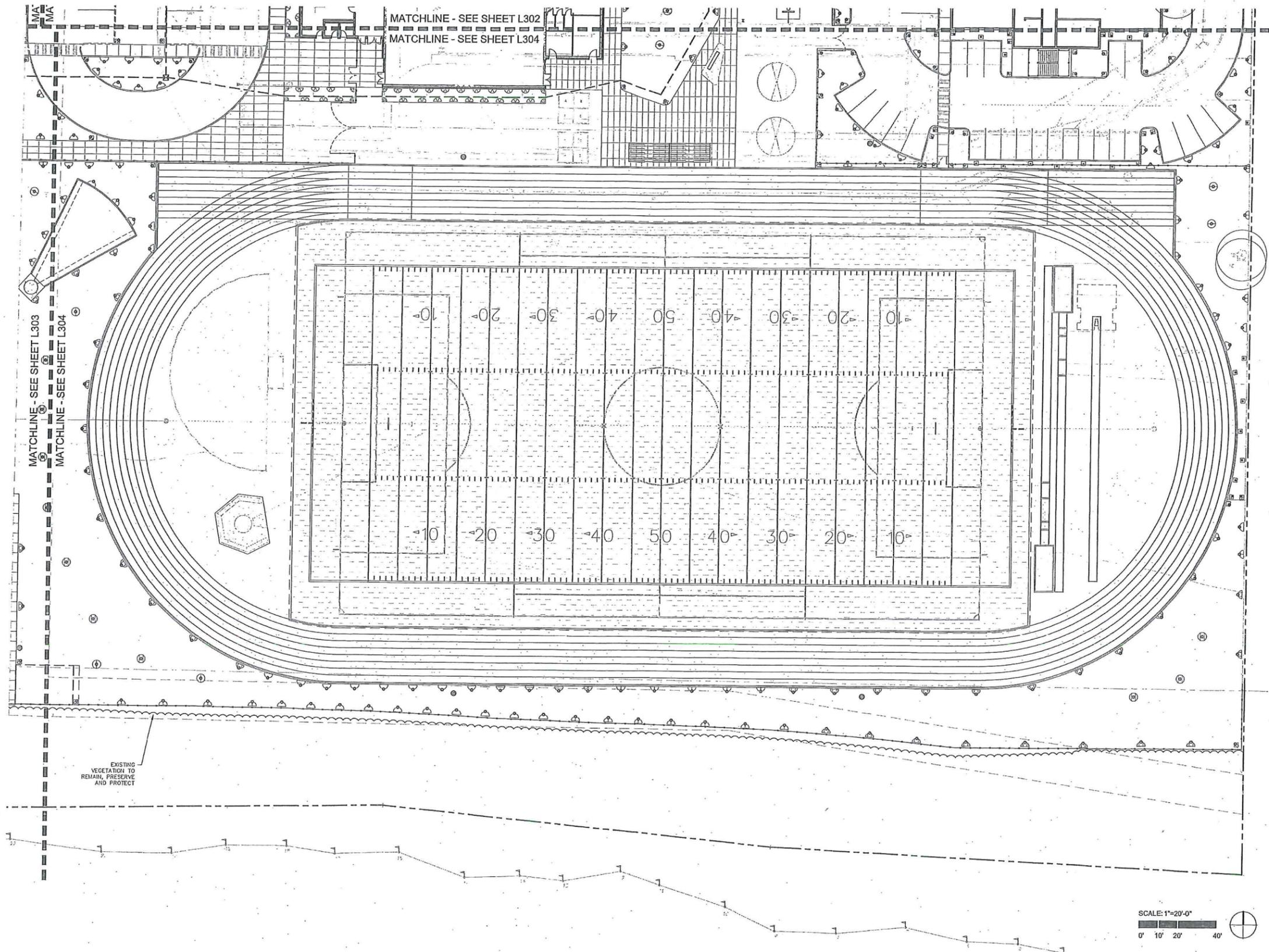
**Monroe School District**  
**Park Place Middle School**  
 1408 W Main St, Monroe, WA 98272

Date: 12.18.2015  
 Job No.: 21004.00  
 Drawn By: TY  
 Checked by: JH

Revisions	
#	Description

IRRIGATION PLAN

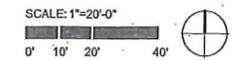
**L-303**



MATCHLINE - SEE SHEET L303  
 MATCHLINE - SEE SHEET L304

MATCHLINE - SEE SHEET L302  
 MATCHLINE - SEE SHEET L304

EXISTING VEGETATION TO REMAIN, PRESERVE AND PROTECT



SCALE: 1"=20'-0"

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Monroe School District  
 Park Place Middle School

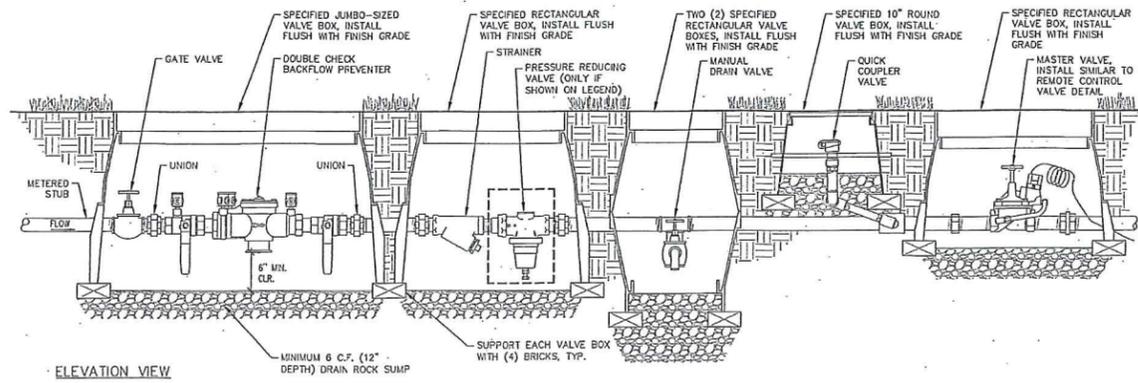
1408 W Main St, Monroe, WA 98272

Date: 12.18.2015  
 Job No.: 21004.00  
 Drawn By: TY  
 Checked by: NH

Revisions	
#	Description

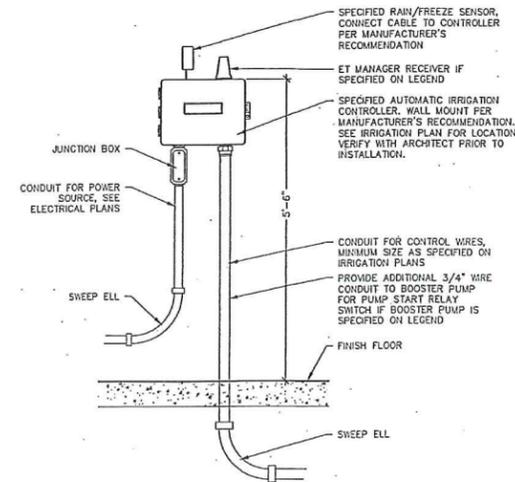
IRRIGATION PLAN

L-304



- NOTES:
1. PROVIDE ONE QUICK COUPLER AT P.O.C. AND ELSEWHERE AS SHOWN ON PLAN.
  2. INSURE POSITIVE DRAINAGE FROM P.O.C. COMPONENTS. PROVIDE DAYLIGHT DRAIN AS NECESSARY.
  3. PROVIDE SIZE & QUANTITY OF VALVE BOXES AS NECESSARY TO ACCOMMODATE ALL COMPONENTS.

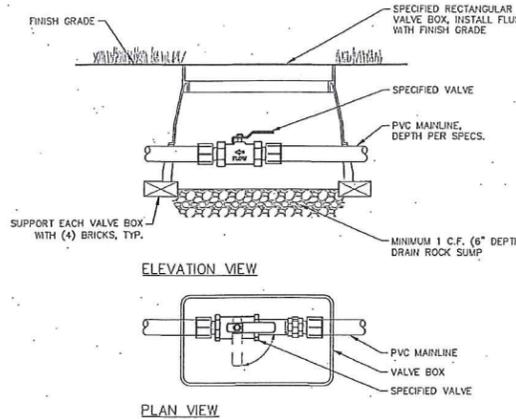
**A POINT OF CONNECTION** Scale: 1 1/2"=1'-0"



- NOTES:
1. ALL PIPE AND FITTINGS TO BE SAME DIA. AS I.P.S. FEMALE CONNECTION TO DRAIN VALVE.

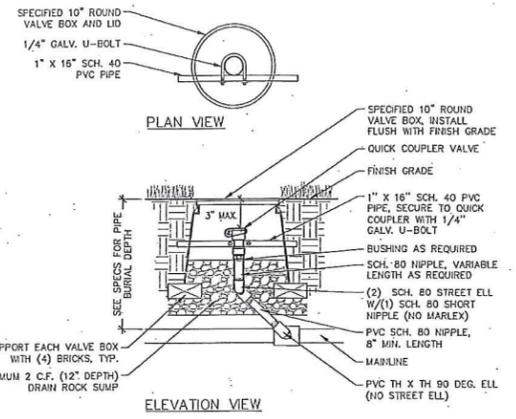
**B CONTROLLER** Scale: 3/4"=1'-0"

**C MANUAL DRAIN VALVE** Scale: 1 1/2"=1'-0"



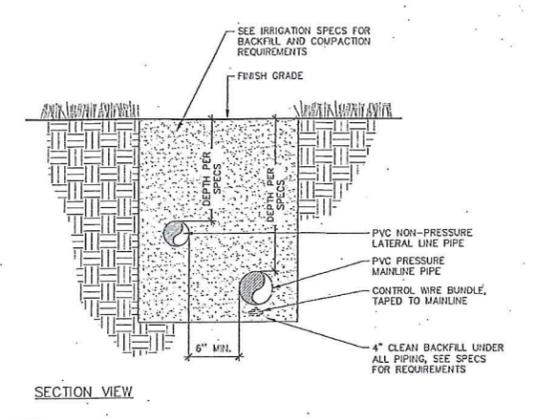
- NOTES:
1. BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE OFF-CENTER IN BOX.
  2. INSTALL VALVE BOX EXTENSIONS AS REQUIRED FOR PROPER VALVE INSTALLATION AT MAINLINE DEPTH.

**D ISOLATION VALVE** Scale: 1 1/2"=1'-0"



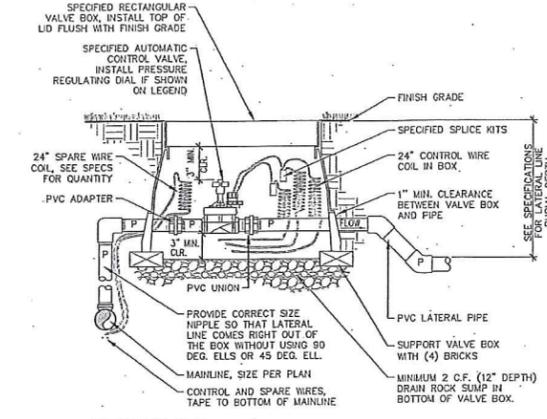
- NOTES:
1. ALL THE FITTINGS AND PIPE TO BE SAME DIA. AS I.P.S. FEMALE CONNECTION OF QUICK COUPLER.
  2. QUICK COUPLER KEY MUST CLEAR VALVE BOX.

**E QUICK COUPLER** Scale: 1 1/2"=1'-0"



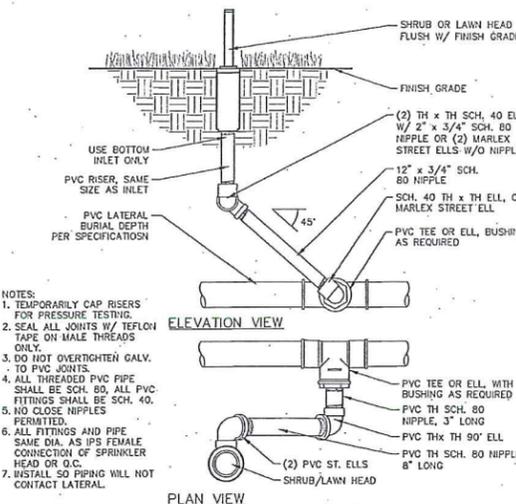
- NOTES:
1. NO OTHER TRADES (ELECT. LIGHTING) ALLOWED TO USE SAME TRENCH AS IRRIGATION PIPE.
  2. PROVIDE 24\"/>

**F TYPICAL TRENCH SECTION** Scale: 1 1/2"=1'-0"



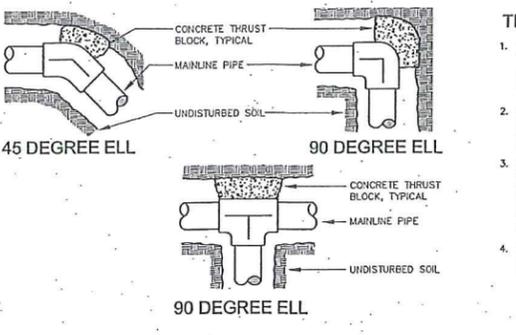
- NOTE:
1. PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.

**G REMOTE CONTROL VALVE** Scale: 1 1/2"=1'-0"



- NOTES:
1. TEMPORARILY CAP RISERS FOR PRESSURE TESTING.
  2. SEAL ALL JOINTS W/ TEFLON TAPE ON MALE THREADS ONLY.
  3. DO NOT OVERTIGHTEN GALV. TO PVC JOINTS.
  4. ALL THREADED PVC PIPE SHALL BE SCH. 80, ALL PVC FITTINGS SHALL BE SCH. 40.
  5. NO CLOSE NIPPLES PERMITTED.
  6. ALL FITTINGS AND PIPE SAME DIA. AS I.P.S. FEMALE CONNECTION OF SPRINKLER HEAD OR Q.C.
  7. INSTALL SO PIPING WILL NOT CONTACT LATERAL.

**H IRRIGATION HEAD** Scale: 3"=1'-0"

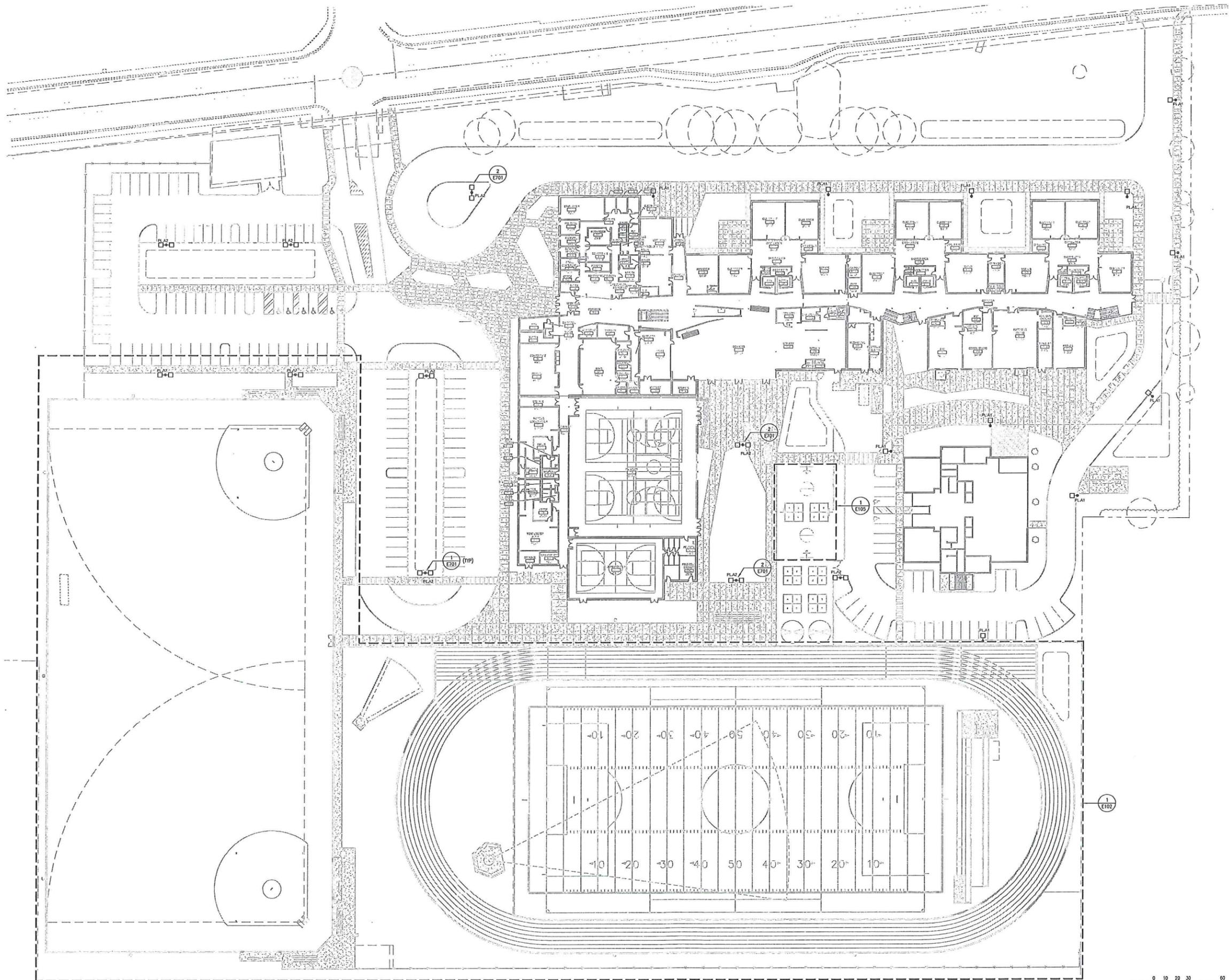


**THRUST BLOCKS**

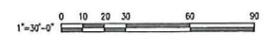
1. THRUST BLOCKS SHALL BE INSTALLED WHERE THE IRRIGATION MAIN AND LATERAL (2-1/2" AND LARGER) CHANGES DIRECTION, AS AT ELLS AND TEES AND THE IRRIGATION MAIN TERMINATES.
2. PRESSURE TESTS SHALL NO BE MADE FOR A PERIOD OF 36 TO 48 HOURS FOLLOWING THE COMPLETION OF POURING OF THE THRUST BLOCKS.
3. CONCRETE THRUST BLOCKS FOR THESE LINES SHALL BE SIZED AND PLACED AND SECURED IN STRICT ACCORDANCE WITH THE PIPE MANUFACTURER'S SPECIFICATIONS, AND SHALL BE OF AN ADEQUATE SIZE AND SO PLACED TO TAKE ALL THRUST CREATED BY THE MAXIMUM INTERNAL WATER PRESSURE.
4. THRUST BLOCKS SHALL BE 1 CUBIC FT OF CONCRETE MIN. PIPE SHALL NOT BE ENCASED IN CONCRETE.

**I THRUST BLOCKING** NTS

Date:	12.18.2015	
Job No.:	21004.00	
Drawn By:	TY	
Checked by:	NH	
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**SITE PLAN - LIGHTING**  
SCALE: 1" = 30'-0"



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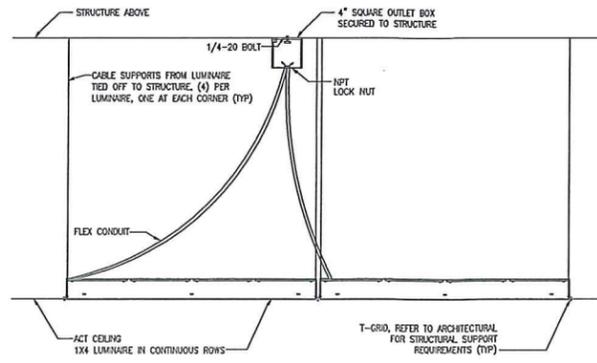
**Monroe Public Schools District**  
**Park Place Middle School**  
1408 W Main St, Monroe, WA 98272

Date: 12.18.2015  
CEI Job No.: 150550  
Drawn By: CEI  
Checked by: CEA

Revisions	
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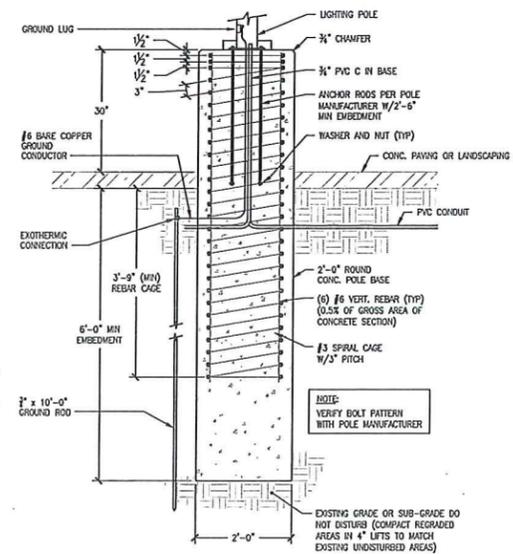
SITE PLAN -  
LIGHTING

**E101**

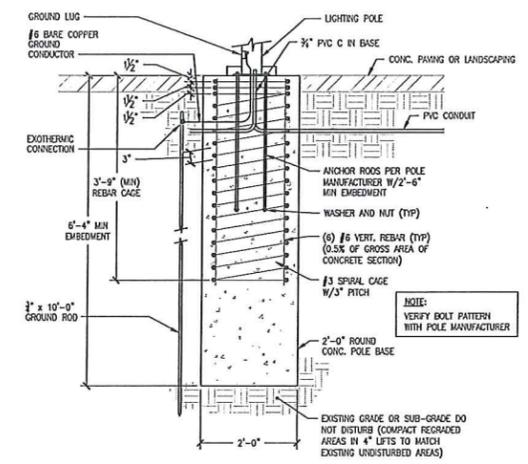


**4**  
E701 **LUMINAIRE MOUNTING DETAIL**  
NOT TO SCALE

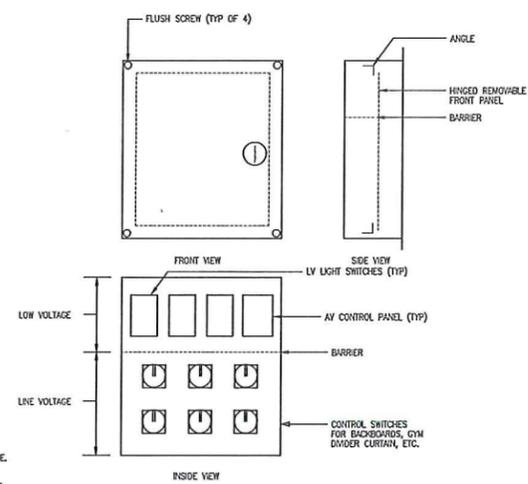
- NOTES: (APPLY TO DETAILS 1 & 2)
1. PROVIDE DRAINAGE SLOT OR TUBE TO PERMIT WATER TO DRAIN FROM THE BASE OF THE POLE.
  2. PROVIDE NON-SHRINK GROUT AFTER LEVELING POLE.
  3. (3) STRIPUPS MINIMUM ABOVE GRADE - STRIPUPS MAXIMUM 6" O.C. ABOVE GRADE, MAXIMUM 12" O.C. BELOW GRADE.



**1**  
E701 **LIGHTING POLE BASE DETAIL - 30" HIGH BASE**  
NOT TO SCALE



**2**  
E701 **LIGHTING POLE BASE DETAIL - FLUSH BASE**  
NOT TO SCALE



- NOTES:
1. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
  2. POWDER COAT COVER TO MATCH ADJACENT SURFACE. ARCHITECT TO SELECT COLOR.
  3. VERIFY ALL CONTROL SWITCH KNOCKOUTS REQUIRED FOR FRONT PANEL PRIOR TO ORDERING.
  4. PROVIDE ENGRAVED DESCRIPTIONS ON FRONT PANEL FOR EACH CONTROL SWITCH.

**3**  
E701 **CONTROL CABINET**  
NOT TO SCALE

Date:	12.18.2015
CEI Job No.:	150559
Drawn By:	CEI
Checked by:	CEA
Revisions	
#	Date Description