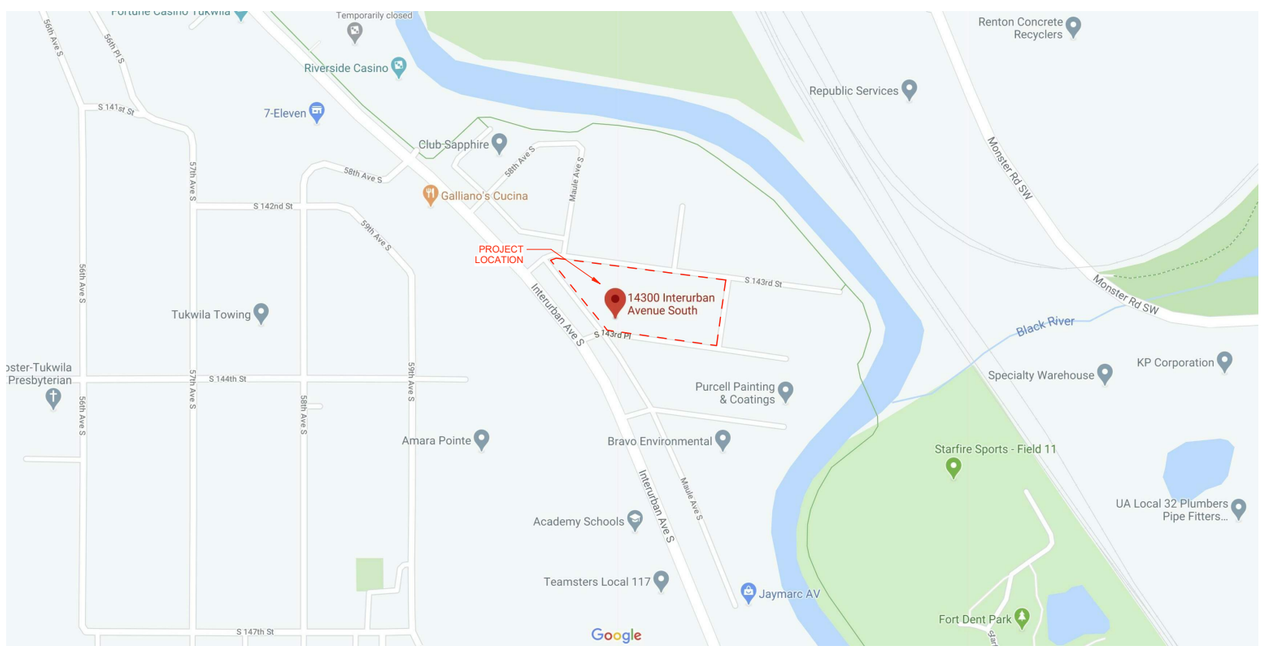


VICINITY MAP

ZONING ANALYSIS

ZONING JURISDICTION: CITY OR COUNTY NAME
ZONE: CLI - COMMERCIAL/LIGHT INDUSTRIAL

SETBACKS:

FRONT	25 ft
SECOND FRONT	12.5 ft
SIDES	5 ft
REAR	5 ft

HEIGHT MAX: 4 STORIES OR 45 ft

LANDSCAPE REQUIREMENTS:

FRONTS	12.5 ft
SIDES	5 ft
REAR	None

SHEET INDEX.

GENERAL INFORMATION
G.001 COVER
G.300 3D VIEWS
G.301 LANDSCAPE RENDERING VIEWS
3
CIVIL
C1.01 CIVIL COVER SHEET
C1.02 ALTANCPS LAND TITLE SURVEY
C1.03 SITE PLAN
C2.01 EROSION CONTROL PLAN
C3.01 ROAD & GRADING PLAN
C4.01 STORM DRAINAGE PLAN
C4.02 OFFSITE STORM DRAINAGE PLAN & PROFILE
C4.21 ROAD & STORM DRAINAGE PROFILES
C4.31 BIPOD 1 AND 2 DETAILS
C4.32 WATER QUALITY VAULT DETAILS
C4.33 WATER QUALITY VAULT DETAILS
C5.01 SEWER & WATER PLAN
12
LANDSCAPE
L2.01 LANDSCAPE PLAN

L2.31 LANDSCAPE DETAILS
L3.01 IRRIGATION PLAN
L3.02 IRRIGATION SCHEDULE AND NOTES
L3.31 IRRIGATION DETAILS
6
ARCHITECTURAL
A.001 LEVEL 1 PLAN
A.200 ELEVATIONS
A.500 MATERIAL BOARD
3
ELECTRICAL
E0.0 ELECTRICAL COVER SHEET
E1.1 SITE PHOTOMETRIC PLAN
E6.1 FIXTURE CUT SHEETS
3
Grand total: 27

GROSS BUILDING

NAME	AREA
LEVEL 1	31,625 SF
LEVEL 1 - BLDG 2	2,715 SF
LEVEL 1 - EXTERIOR RV PARKING	3,240 SF
LEVEL 1 - OFFICE	994 SF
LEVEL 2	34,459 SF
LEVEL 3	35,436 SF
Grand total: 6	108,469 SF

ATTACHMENT A

di'velept DESIGN
454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
w: www.divelept.com

BRX TUKWILA

REVISIONS:

No.	Date	Description

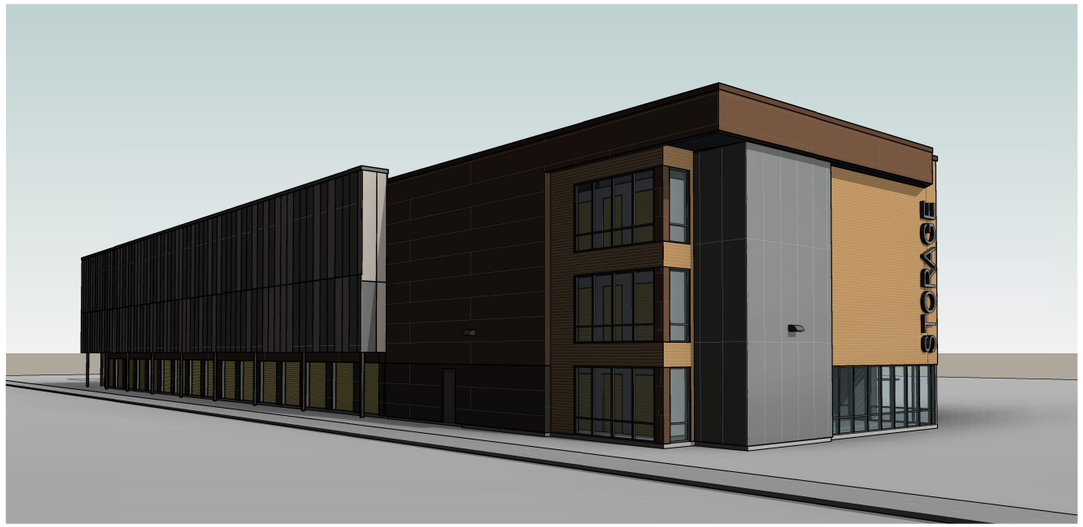
PROFESSIONAL SEAL:

OWNER: BRIXX
PROJECT ADDRESS: 14300 Interurban Ave. S. Tukwila, WA 89168
ARCH PROJECT #: 19-15
A.O.R.: JDH
PHASE: DESIGN REVIEW
PUBLISH DATE: DD MONTH YYYY
SHEET SCALE: 1/8" = 1'-0"
SHEET NAME: COVER

SHEET NUMBER: 15 G.001

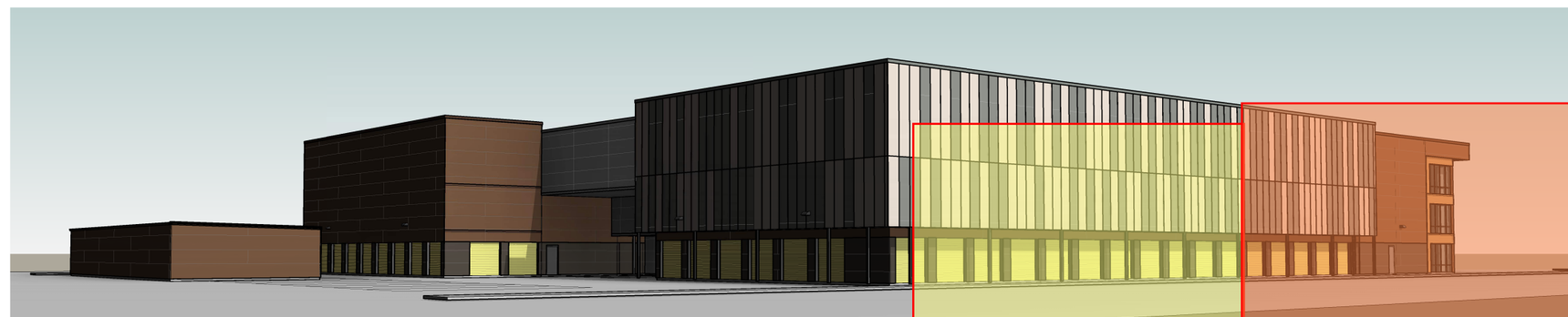
2/11/2021 3:08:11 PM

DIVELEPT DESIGN LLC © 2020

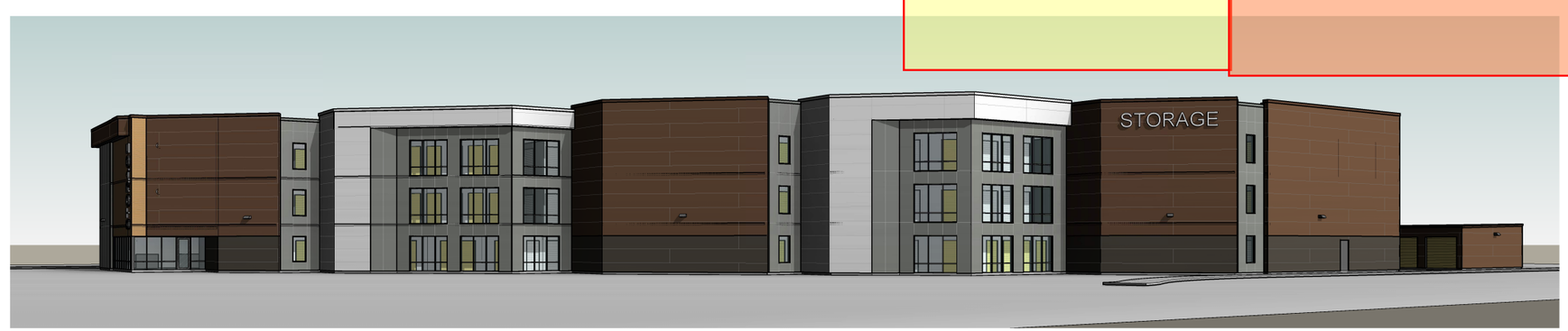


NORTH WEST - OVERALL.

SOUTH EAST - OVERALL.



NORTH EAST - OVERALL.



SOUTH WEST - OVERALL.

3D VIEW GENERAL NOTES

THE THREE DIMENSIONAL VIEWS SHOWN IN THIS SET OF DRAWINGS ARE PROVIDED TO HELP EXPLAIN THE OVERALL CONCEPT AND INTENT OF THE BUILDING DESIGN AND ARE TO BE USED FOR REFERENCE ONLY. BIDDERS ARE NOT TO USE THESE VIEWS TO DETERMINE COMPONENT TYPES, QUANITITIES, ASSEMBLY METHODS OR ANY OTHER INFORMATION WHICH RELATE TO CONSTRUCTION COST.

di'velept DESIGN
454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
w: www.divelept.com

TUKWILA

BRIXX

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

OWNER:	BRIXX
PROJECT ADDRESS:	14300 Interurban Ave. S. Tukwila, WA 89168
ARCH PROJECT #:	19-15
A.O.R.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	DD MONTH YYYY
SHEET SCALE:	1/8" = 1'-0"

SHEET NAME:

3D VIEWS

SHEET NUMBER:

17 **G.300**

DIVELEPT DESIGN LLC © 2020

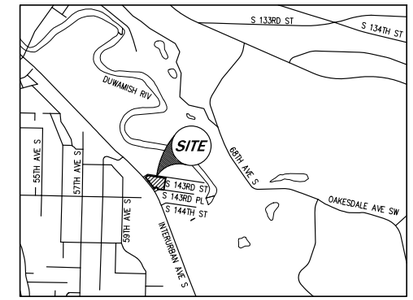
1/28/2021 9:08:37 AM

Tukwila BRX Street View Illustration

TUKWILA SELF STORAGE

CIVIL CONSTRUCTION PLANS

TUKWILA, WA



N

VICINITY MAP

1" = 1,500'

LEGAL DESCRIPTION

PARCEL A:
LOTS 1, 2 AND 3 AND THE WEST 30 FEET OF LOT 4, ALL IN BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON.

PARCEL B:
THE EAST 10 FEET OF LOT 4 AND ALL OF LOT 5, BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 119 FEET THEREOF.

PARCEL C:
THE NORTH 119 FEET OF LOT 5 AND THE NORTH 119 FEET OF THE EAST 10 FEET OF LOT 4, BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS, VOL. 11, PGS. 24, IN KING COUNTY, WASHINGTON.

PARCEL D:
LOTS 6 AND 7, BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON.

PARCEL E:
THAT PORTION OF THE PUGET SOUND ELECTRIC RAILROAD RIGHT-OF-WAY IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, BOUNDED ON THE NORTHEAST BY MAULE AVENUE, ON THE SOUTHWEST BY SR 181, ON THE SOUTHEAST BY RIGHT-OF-WAY NUMBER 4 AND ON THE NORTHWEST BY RIGHT-OF-WAY NUMBER 5, BOTH RIGHTS-OF-WAY AS DESCRIBED IN KING COUNTY RECORDING NUMBER 6557639;

EXCEPT THE WESTERLY 20.00 FEET CONVEYED TO THE CITY OF TUKWILA BY DEED RECORDED UNDER RECORDING NUMBER 20050210001490;

TOGETHER WITH THAT PORTION OF VACATED MAULE AVENUE LYING BETWEEN THE FOLLOWING DESCRIBED LINES, AS CONVEYED BY REVISED QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 20051212000780:

A LINE BEGINNING FROM THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS; THENCE SOUTH 48°18'29" WEST, ON A RADIAL LINE TO SAID RIGHT OF WAY, 20.00 FEET TO THE SOUTHEAST CORNER OF RIGHT-OF-WAY NUMBER 5, AS DESCRIBED IN KING COUNTY RECORDING NUMBER 6557639;

AND A LINE BEGINNING AT THE NORTHEAST CORNER OF RIGHT-OF-WAY NUMBER 4, AS DESCRIBED IN KING COUNTY
RECORDING NUMBER 6557639;

THENCE BEARING NORTH 54° 13'12" EAST, 20.00 FEET, TO INTERSECT THE EAST RIGHT OF WAY OF MAULE AVENUE SOUTH.

DATUM

NAVD88-PER CITY OF SEATTLE CONTROL

BASIS OF BEARINGS

N38°28'57"W BETWEEN TWO MONUMENTS FOUND AT THE CENTERLINE OF INTERURBAN AVENUE S. - NAD83/91 NORTH ZONE

BENCHMARK

CITY OF SEATTLE 93V-901
BRASS PIN IN 2" PIPE IN CASE AT THE INTERSECTION OF S 144TH ST AND 59TH AVE S
ELEVATION = 174.18

REFERENCES

1. HORTON DENNIS & ASSOCIATES RECORD OF SURVEY, RECORDED JANUARY 5TH, 1984 IN BOOK 38 OF SURVEYS, PAGE 186, UNDER KING COUNTY RECORDING NUMBER 8401059003.
2. RECORD OF SURVEY, RECORDED MARCH 9TH, 1984, IN BOOK 39 OF SURVEYS, PAGE 112, UNDER KING COUNTY RECORDING NUMBER 8403099004.
3. HILLMAN'S SEATTLE GARDEN TRACTS, RECORDED IN VOLUME 11 OF PLATS, PAGE 24, UNDER KING COUNTY RECORDING NUMBER 19031130281147.

PROPERTY INFORMATION

PARCEL NUMBER: 336590-1665; -1680, -1690
000280-007

SITE ADDRESS: 14300 INTERURBAN AVE S
TUKWILA, WA 98168

SITE AREA: ±81,028 SF (±1.86 ACRES)

OWNER/APPLICANT

BRIXX DEVELOPMENT
7084 E 2300 ST
COTTONWOOD, UT 84121
CONTACT: BRETT McDONOUGH
PHONE: (801) 792-1540

CIVIL ENGINEER/SURVEYOR LANDSCAPE ARCHITECT

CORE DESIGN, INC.
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
CONTACT: PRESTON J. LONGONI, P.E. (ENGINEER)
CONTACT: KEN W. SHIPLEY, P.L.S. (SURVEYOR)
PHONE: (425) 885-7877

ARCHITECT

DI'VELEPT DESIGN
454 N 600W
SALT LAKE CITY, UT 84116
CONTACT: JAROD HALL, A.I.A.
PHONE: (801) 680-4485

GEOTECH

TERRACON CONSULTANTS, INC.
21905 64TH AVE W, SUITE 100
MOUNTLAKE TERRACE, WA 98043
CONTACT: ZACHARY KOEHN, P.E.
PHONE: (425) 697-1131

SHEET INDEX

1	C1.01	COVER SHEET
2	C1.02	ALTA/NSPS LAND TITLE SURVEY
3	C1.03	SITE PLAN
4	C2.01	EROSION CONTROL PLAN
5	C3.01	ROAD & GRADING PLAN
6	C4.01	STORM DRAINAGE PLAN
7	C4.02	OFFSITE STORM DRAINAGE PLAN & PROFILE
8	C4.21	ROAD & STORM DRAINAGE PROFILES
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11	C4.33	WATER QUALITY VAULT DETAILS
12	C5.01	SEWER & WATER PLAN
13	L2.01	LANDSCAPE PLAN
14	L2.31	LANDSCAPE DETAILS & NOTES
15	L3.01	IRRIGATION PLAN
16	L3.02	IRRIGATION SCHEDULES & NOTES
17	L3.31	IRRIGATION DETAILS

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER AHJ'S DESIGN REVIEW COMMENTS	1/26/21

1/26/2021

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

COVER SHEET
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
DESIGNED	PRESTON J. LONGONI, P.E.
DRAWN	MARY MOORE
APPROVED	PRESTON J. LONGONI, P.E.
	GARY SHARNBROICH, P.E.
	PROJECT MANAGER

SHEET
C1.01
1 OF 17
PROJECT NUMBER
19173

1/29/2021 10:17 AM J:\2019\191721\ENGINEERING\FINAL\SHEETS\19173 C1.01.DWG

TABLE A OPTIONS

2. ADDRESSES OF THE SURVEYED PROPERTY ARE SHOWN HEREON.
3. FLOOD ZONE DESIGNATION = X (AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN) AND AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD). ACCORDING TO FLOOD INSURANCE RATE MAP, ("FIRM") NO. 53033C0957 COMMUNITY NO. 530091,(TUKWILA) PANEL NO. 957, SUFFIX F, EFFECTIVE MAY 16, 1995, KING COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA"). SURVEYED PROPERTY LIES ABOVE BASE FLOOD ELEVATION WITHIN ZONE AE.
4. PROPERTY AREA: 80,430 ± SQUARE FEET (1.8464 ± ACRES)
5. VERTICAL RELIEF IS SHOWN HEREON. SOURCE INFORMATION IS FROM A GROUND SURVEY. THE CONTOUR INTERVAL, VERTICAL DATUM AND ORIGINATING BENCHMARK ARE SHOWN HEREON.

6(A). ZONING INFORMATION IS PER CITY OF TUKWILA COMPREHENSIVE PLAN AND ZONING MAP, DATED DECEMBER, 2015. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION.
ZONING CLASSIFICATION: COMMERCIAL LIGHT INDUSTRIAL
CURRENT MINIMUM BUILDING SETBACKS: 25 FEET FRONT; 5 FEET REAR; 5 FEET SIDE; MINIMUM PER THE TUKWILA MUNICIPAL CODE 18.30.
MAX. BUILDING HEIGHT = 4 STORIES OR 45 FEET.
PARKING REQUIREMENTS: WAREHOUSE– 1 PER 2,000 SQFT USABLE FLOOR AREA
OFFICE– 3 PER 1,000 SQFT USABLE FLOOR AREA
RETAIL– 2.5 PER 1,000 SQFT USABLE FLOOR AREA
MANUFACTURING– 1 PER 1,000 SQFT USABLE FLOOR AREA

8. SUBSTANTIAL FEATURES AS OBSERVED IN THE FIELD ARE SHOWN HEREON.
11. THE LOCATION OF THE UTILITIES UPON OR SERVING THE SURVEYED PROPERTY ARE SHOWN HEREON.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN HEREON.
19. NO OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED IN ANY DOCUMENTS PROVIDED TO THE SURVEYOR.

SURVEYOR'S NOTES

1. THIS "ALTA/NSPS LAND TITLE SURVEY" HAS BEEN PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS" AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016.
2. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-958539-WA1, DATED JULY 1, 2019. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
3. THIS PROPERTY HAS LEGAL ACCESS TO INTERURBAN AVENUE SOUTH, SOUTH 143RD STREET, AND SOUTH 143RD PLACE SHOWN HEREON AS PUBLIC RIGHT-OF-WAY. PHYSICAL ACCESS MAY BE LIMITED BY IMPROVEMENTS, OR LACK THEREOF, AS SHOWN ON THE SURVEY.
4. BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES FROM PROPERTY LINE TO BUILDING CORNERS AT POSITIONS INDICATED. (UNLESS SHOWN OTHERWISE.)
5. NO BUILDINGS OR PORTIONS THEREOF ENCROACH OVER PROPERTY LINES, EASEMENTS, OR BUILDING SETBACK LINES UNLESS SPECIFICALLY SHOWN ON THE SURVEY DRAWING.
6. BUILDINGS ARE OF WOOD-FRAME CONSTRUCTION, WITH CONCRETE FOUNDATIONS. (UNLESS SHOWN OTHERWISE.)
7. HEIGHTS OF BUILDINGS ARE MEASURED TO RIDGELINE EXCLUDING CHIMNEY HEIGHTS.
8. CORE DESIGN. INC. DID NOT LOCATE THE EXTENTS OF ANY UNDERGROUND FOUNDATIONS OR SLABS FOR THIS SURVEY.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.
10. CORE DESIGN, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, RUBBISH FILLS, SLOUGHS, SPRINGS, FILLED-IN WELLS, CISTERNS, OR SEEP HOLES ON THE PROPERTY.
11. THERE ARE NO RAILROAD TRACKS ON THE SITE OR ON PARCELS CONTIGUOUS TO THE SITE.
12. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 29, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER OF 2019.
13. ALL DISTANCES ARE IN FEET.
14. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. DISTANCE MEASURING EQUIPMENT HAS BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' GUIDELINES.
15. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE PARTIES LISTED IN THE SURVEYOR'S CERTIFICATE. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY CORE DESIGN, INC. AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.

LEGAL DESCRIPTION

PARCEL A:
LOTS 1, 2 AND 3 AND THE WEST 30 FEET OF LOT 4, ALL IN BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON.

PARCEL B:
THE EAST 10 FEET OF LOT 4 AND ALL OF LOT 5, BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 119 FEET THEREOF.

PARCEL C:
THE NORTH 119 FEET OF LOT 5 AND THE NORTH 119 FEET OF THE EAST 10 FEET OF LOT 4, BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS, VOL. 11, PGS. 24, IN KING COUNTY, WASHINGTON.

PARCEL D:
LOTS 6 AND 7, BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON.

PARCEL E:
THAT PORTION OF THE PUGET SOUND ELECTRIC RAILROAD RIGHT-OF-WAY IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, BOUNDED ON THE NORTHEAST BY MAULE AVENUE, ON THE SOUTHWEST BY SR 181, ON THE SOUTHEAST BY RIGHT-OF-WAY NUMBER 4 AND ON THE NORTHWEST BY RIGHT-OF-WAY NUMBER 5, BOTH RIGHTS-OF-WAY AS DESCRIBED IN KING COUNTY RECORDING NUMBER 6557639;

EXCEPT THE WESTERLY 20.00 FEET CONVEYED TO THE CITY OF TUKWILA BY DEED RECORDED UNDER RECORDING NUMBER 200502 10001490;

TOGETHER WITH THAT PORTION OF VACATED MAULE AVENUE LYING BETWEEN THE FOLLOWING DESCRIBED LINES, AS CONVEYED BY REVISED QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 20051212000780:

A LINE BEGINNING FROM THE MOST NORTHWESTERLY CORNER OF LOT 1, BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS; THENCE SOUTH 48°18'29" WEST, ON A RADIAL LINE TO SAID RIGHT OF WAY, 20.00 FEET TO THE SOUTHEAST CORNER OF RIGHT-OF-WAY NUMBER 5, AS DESCRIBED IN KING COUNTY RECORDING NUMBER 6557639;

AND A LINE BEGINNING AT THE NORTHEAST CORNER OF RIGHT-OF-WAY NUMBER 4, AS DESCRIBED IN KING COUNTY RECORDING NUMBER 6557639;

THENCE BEARING NORTH 54° 13'12" EAST, 20.00 FEET, TO INTERSECT THE EAST RIGHT OF WAY OF MAULE AVENUE SOUTH.

BASIS OF BEARINGS

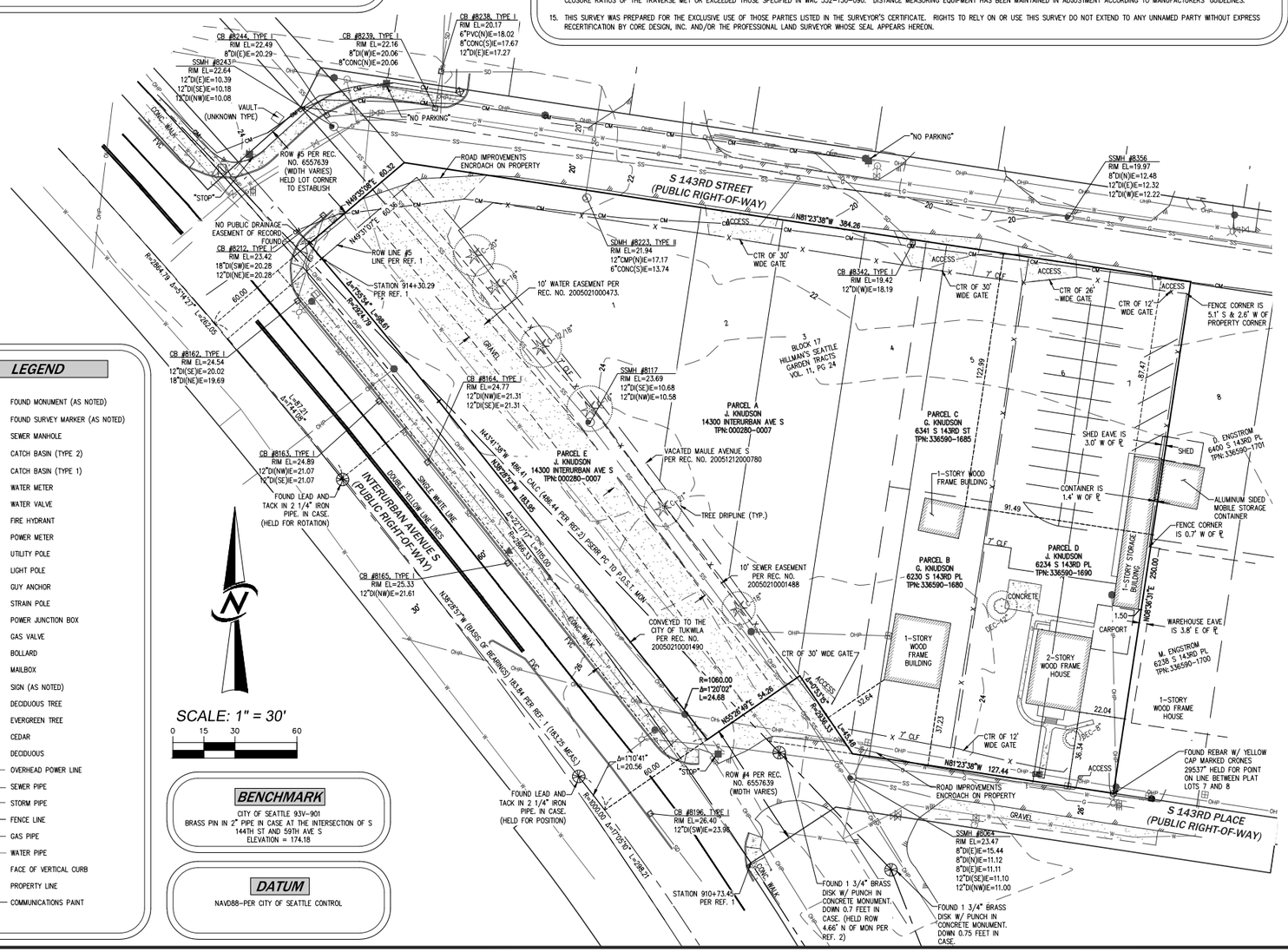
N38°28'57"W BETWEEN TWO MONUMENTS FOUND AT THE CENTERLINE OF INTERURBAN AVENUE S. – NAD83/91 NORTH ZONE

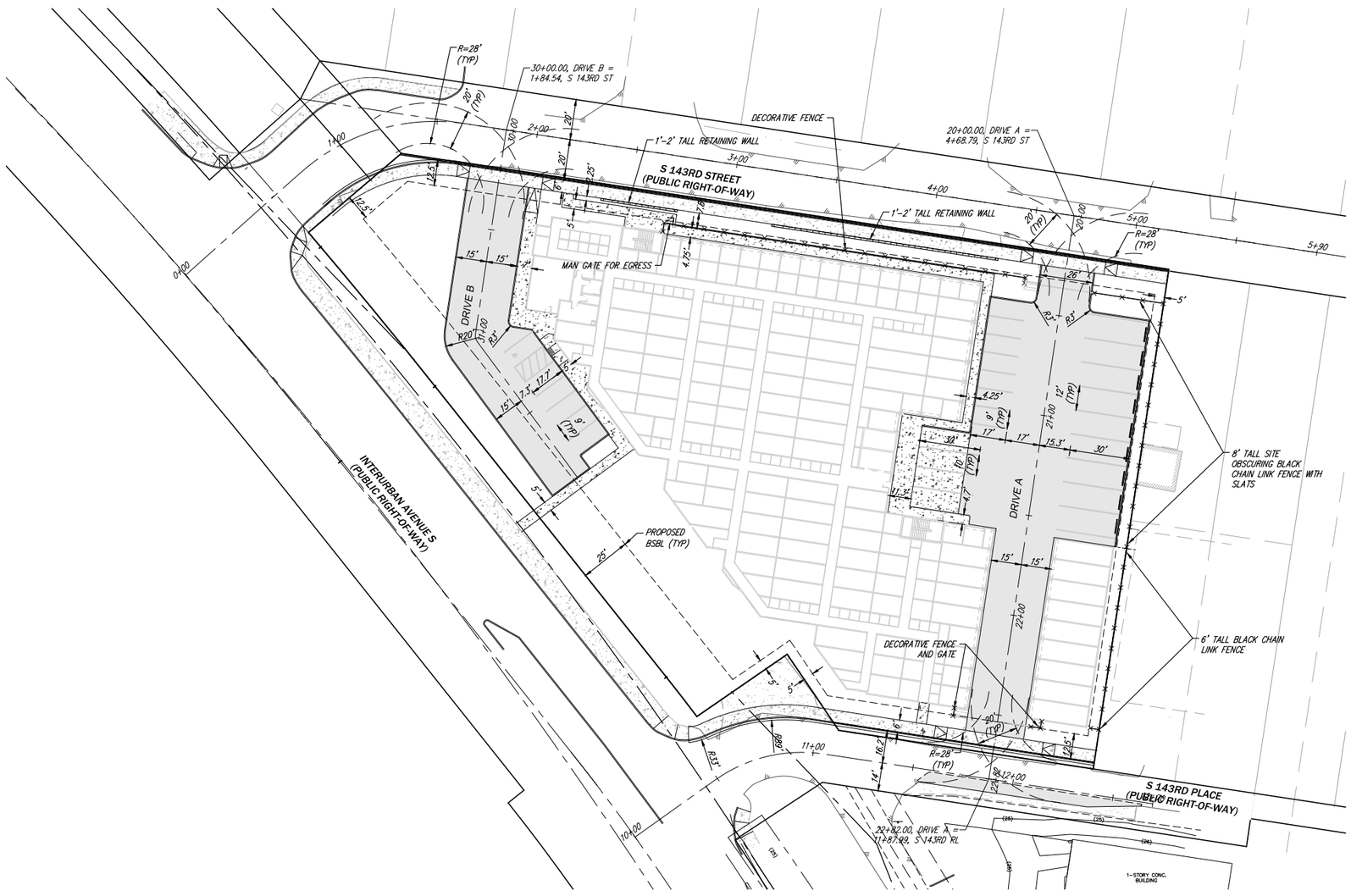
REFERENCES

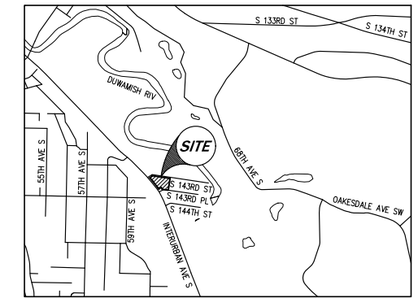
1. HORTON DENNIS & ASSOCIATES RECORD OF SURVEY, RECORDED JANUARY 5TH, 1984 IN BOOK 38 OF SURVEYS, PAGE 186, UNDER KING COUNTY RECORDING NUMBER 8401059003.
2. RECORD OF SURVEY, RECORDED MARCH 9TH, 1984, IN BOOK 39 OF SURVEYS, PAGE 112, UNDER KING COUNTY RECORDING NUMBER 8403099004.
3. HILLMAN'S SEATTLE GARDEN TRACTS, RECORDED IN VOLUME 11 OF PLATS, PAGE 24, UNDER KING COUNTY RECORDING NUMBER 19031130281147.

SCHEDULE B ITEMS

16. THIS SITE IS SUBJECT TO ANY FUTURE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF SAID PREMISES LYING WITHIN A RAILROAD RIGHT-OF-WAY PURSUANT TO TITLE 43, UNITED STATES CODE, SECTION 912 (RAILROAD RIGHT OF WAY ABANDONMENT ACT). (NOTED HERE)
18. THIS SITE IS SUBJECT TO AN EASEMENT FOR LIGHT AND POWER DISTRIBUTION DISTRIBUTION SYSTEM FOR THE DISTRIBUTION AND SALE OF ELECTRIC POWER AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 1885693 (UNABLE TO PLOT, INSUFFICIENT LEGAL)
19. THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR ROAD AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 6557639. (SHOWN AS ROW #4 & 5 HEREON)
20. THIS SITE IS SUBJECT TO AN ELECTRIC TRANSMISSION AND OR DISTRIBUTION LINE EASEMENT INCLUDING THE TERMS AND PROVISION CONTAINED THEREIN AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 9012211358. (UNABLE TO PLOT, AS CONTRUCTED)
21. THE SITE IS SUBJECT TO A WATERLINE AND TEMPORARY CONSTRUCTION EASEMENT INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20050210001473. (SHOWN HEREON)
22. THIS SITE IS SUBJECT TO A SEWER PIPELINE EASEMENT INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NUMBER 20050210001488. (SHOWN HEREON)


S 143RD STREET (PUBLIC RIGHT-OF-WAY)
S 143RD PLACE (PUBLIC RIGHT-OF-WAY)
INTERURBAN AVENUE S (PUBLIC RIGHT-OF-WAY)
PARCEL A J. KNUDSON 14300 INTERURBAN AVE S TPN: 000280-0007
PARCEL B G. KNUDSON 6230 S 143RD PL TPN: 336590-1680
PARCEL C G. KNUDSON 6341 S 143RD ST TPN: 336590-1685
PARCEL D J. KNUDSON 6234 S 143RD PL TPN: 336590-1690
PARCEL E J. KNUDSON 14300 INTERURBAN AVE S TPN: 000280-0007
D. ENGSTROM 6400 S 143RD PL TPN: 336590-1701
M. ENGSTROM 6238 S 143RD PL TPN: 336590-1700
BLOCK 17 HILLMAN'S SEATTLE GARDEN TRACTS VOL. 11, PG 24
CB #8238, TYPE I RIM EL=20.17 6"PVC(N)E=18.02 8"CONC(S)E=17.67 12"DI(E)E=17.27
CB #8239, TYPE I RIM EL=22.16 8"DI(W)E=20.06 8"CONC(N)E=20.06
CB #8244, TYPE I RIM EL=22.49 8"DI(E)E=20.29
SSMH #8243 RIM EL=22.64 12"DI(E)E=10.39 12"DI(SE)E=10.18 12"DI(NW)E=10.08
VAULT (UNKNOWN TYPE)
ROW #5 PER REC. NO. 6557639 (WIDTH VARIES) HELD LOT CORNER TO ESTABLISH
NO PUBLIC DRAINAGE EASEMENT OF RECORD FOUND
CB #8212, TYPE I RIM EL=23.42 18"DI(SW)E=20.28 12"DI(NE)E=20.28
CB #8162, TYPE I RIM EL=24.54 12"DI(SE)E=20.02 18"DI(NE)E=19.69
CB #8163, TYPE I RIM EL=24.89 12"DI(NW)E=21.07 12"DI(SE)E=21.07
CB #8164, TYPE I RIM EL=24.77 12"DI(NW)E=21.31 12"DI(SE)E=21.31
CB #8165, TYPE I RIM EL=25.33 12"DI(NW)E=21.61
CB #8342, TYPE I RIM EL=19.42 12"DI(W)E=18.19
SSMH #8223, TYPE II RIM EL=21.94 12"CMP(N)E=17.17 6"CONC(S)E=13.74
SSMH #8117 RIM EL=23.69 12"DI(SE)E=10.68 12"DI(NW)E=10.58
SSMH #8356 RIM EL=19.97 8"DI(N)E=12.48 12"DI(E)E=12.32 12"DI(W)E=12.22
SSMH #8064 RIM EL=23.47 8"DI(E)E=15.44 8"DI(N)E=11.12 8"DI(E)E=11.11 12"DI(SE)E=11.10 12"DI(NW)E=11.00
CB #8196, TYPE I RIM EL=26.40 12"DI(SW)E=23.99
"NO PARKING"
ROAD IMPROVEMENTS ENCROACH ON PROPERTY
10' WATER EASEMENT PER REC. NO. 20050210001473.
VACATED MAULE AVENUE S PER REC. NO. 20051212000780
TREE DRIPLINE (TYP.)
10' SEWER EASEMENT PER REC. NO. 20050210001488
CONVEYED TO THE CITY OF TUKWILA PER REC. NO. 20050210001490
CTR OF 30' WIDE GATE
CTR OF 26' WIDE GATE
CTR OF 12' WIDE GATE
FENCE CORNER IS 5.1' S & 2.6' W OF PROPERTY CORNER
SHED EAVE IS 3.0' W OF ℄
CONTAINER IS 1.4' W OF ℄
ALUMINUM SIDED MOBILE STORAGE CONTAINER
FENCE CORNER IS 0.7' W OF ℄
WAREHOUSE EAVE IS 3.8' E OF ℄
1-STORY WOOD FRAME BUILDING
2-STORY WOOD FRAME HOUSE
1-STORY STORAGE BUILDING
CARPORT
CONCRETE
FOUND REBAR W/ YELLOW CAP MARKED CRONES 29537" HELD FOR POINT ON LINE BETWEEN PLAT LOTS 7 AND 8
FOUND LEAD AND TACK IN 2 1/4" IRON PIPE. IN CASE. (HELD FOR ROTATION)
FOUND LEAD AND TACK IN 2 1/4" IRON PIPE. IN CASE. (HELD FOR POSITION)
FOUND 1 3/4" BRASS DISK W/ PUNCH IN CONCRETE MONUMENT. DOWN 0.7 FEET IN CASE. (HELD ROW 4.66' N OF MON PER REF. 2)
FOUND 1 3/4" BRASS DISK W/ PUNCH IN CONCRETE MONUMENT. DOWN 0.75 FEET IN CASE.
STATION 914+30.29 PER REF. 1
STATION 910+73.42 PER REF. 1
ROW LINE #5 LINE PER REF. 1
ROW #4 PER REC. NO. 6557639 (WIDTH VARIES)
N38°28'57"W (BASIS OF BEARINGS) 183.84 PER REF. 1 (183.85 MEAS)
N81°23'38"W 384.26
N81°23'38"W 127.44
N49°33'05"E 60.32
N49°31'07"E 60.36
S48°34'14"E 60.00
N48°28'57"W 165.99
N65°26'49"E 54.36
N38°28'57"W 10.00
N38°28'57"W 10.00
N38°28'57"W 10.00





VICINITY MAP
1" = 1,500'

SCALE: 1" = 30'
0 15 30 60

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER AHJ'S DESIGN REVIEW COMMENTS	1/26/21
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1/26/2021

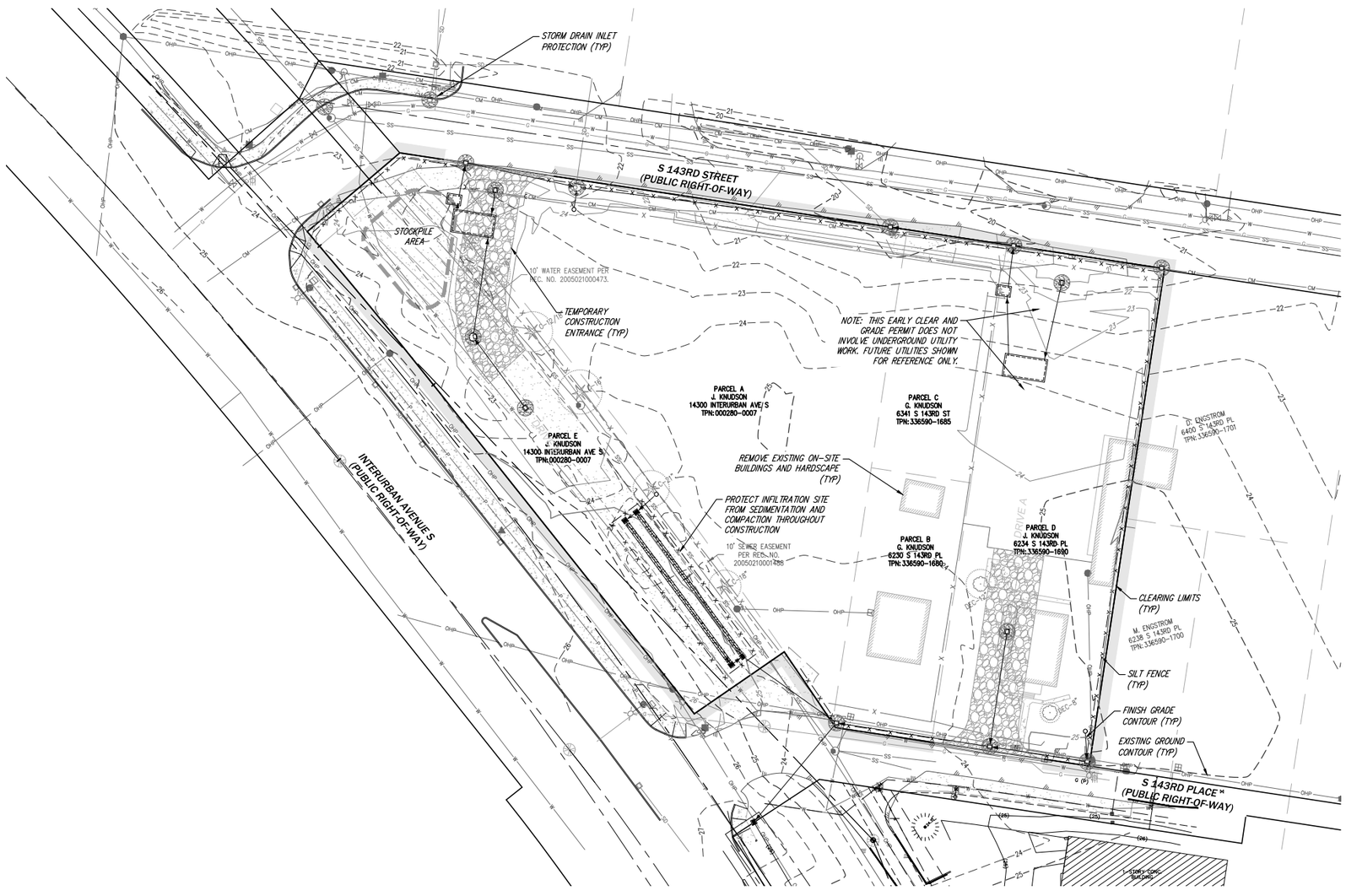
CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

SITE PLAN
TUKWILA SELF STORAGE
BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
DESIGNED	PRESTON J. LONGOM, P.E.
DRAWN	MARY MOORE
APPROVED	PRESTON J. LONGOM, P.E.
	GARY SHARNBROICH, P.E.
	PROJECT MANAGER

SHEET
C1.03
3 OF 17
PROJECT NUMBER
19173

1/29/2021 10:18 AM J:\2019\19173\ENGINEERING\FINAL\SHEETS\19173 C1.03.DWG



SCALE: 1" = 30'

0 15 30 60

UNDERGROUND LOCATOR SERVICE
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1-800-424-5555 (811)

NO.	REVISIONS	DATE
1	REVISED PER AHJ'S DESIGN REVIEW COMMENTS	1/26/21
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WASHINGTON STATE PROFESSIONAL ENGINEER PRESTON J. LONGONI 35966

1/26/2021

CORE DESIGN
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LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

EROSION CONTROL PLAN
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
DESIGNED	PRESTON J. LONGONI, P.E.
DRAWN	MARY MOORE
APPROVED	PRESTON J. LONGONI, P.E.
	GARY SHARNBROICH, P.E.
	PROJECT MANAGER

SHEET
C2.01

#	OF
4	17

PROJECT NUMBER
19173

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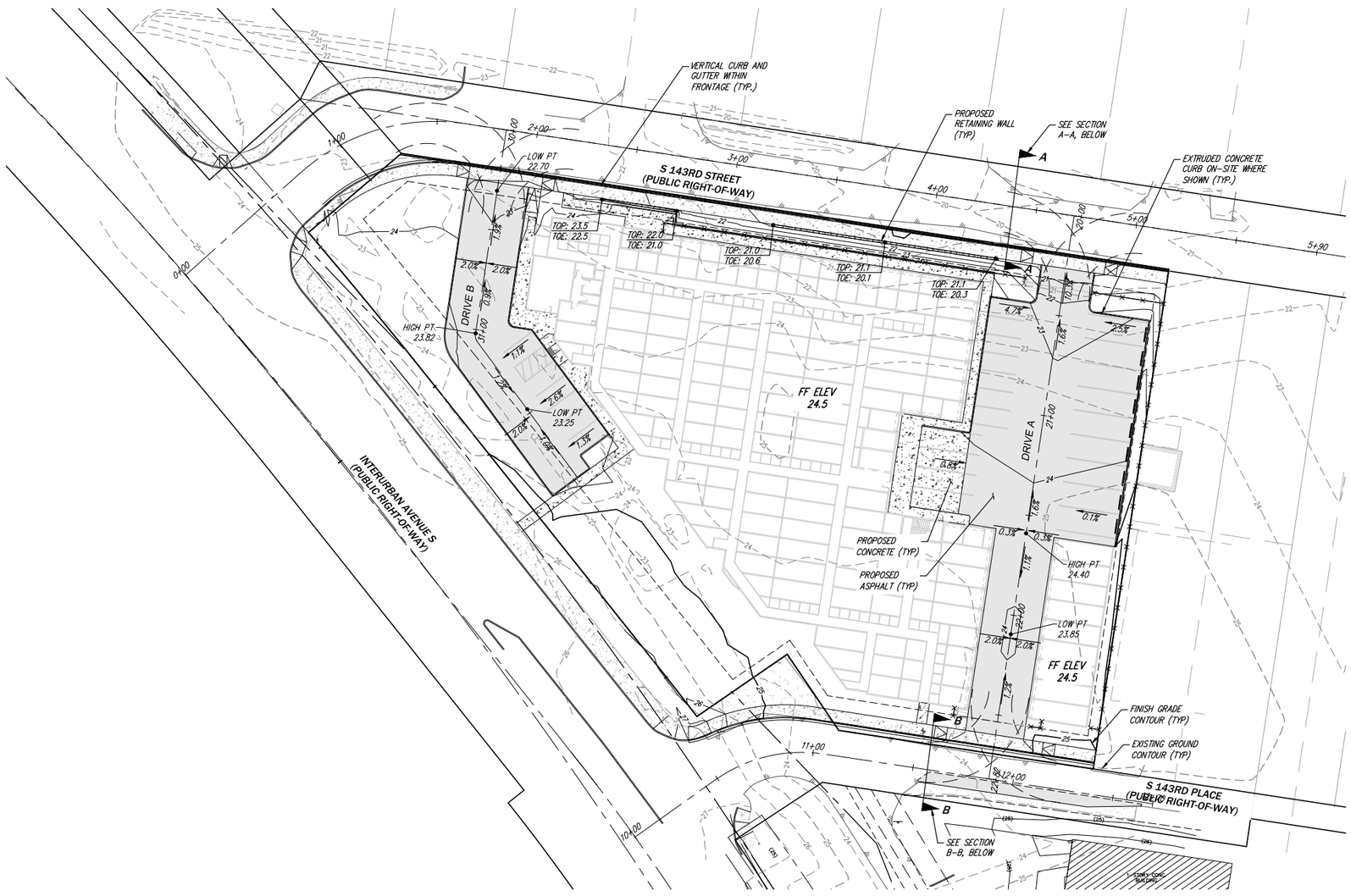
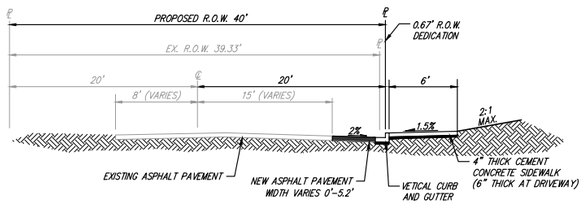


SURFACE LEGEND

20	EXISTING GROUND CONTOUR MAJR
21	EXISTING GROUND CONTOUR MINR
20	FINISH GRADE CONTOUR MAJR
21	FINISH GRADE CONTOUR MINR

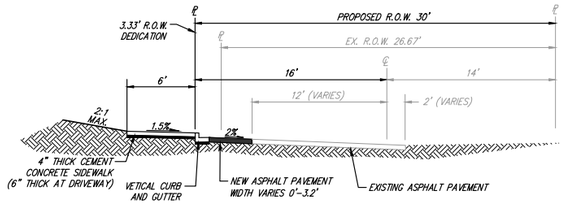
EARTHWORK QUANTITIES

CUT: 1,000 CY
FILL: 1,000 CY



SECTION A-A — S 143RD ST

NO SCALE



SECTION B-B — S 143RD PL

NO SCALE

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ROAD & GRADING PLAN
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT

7084 E. 2300 STREET
COTTONWOOD, UT 54121

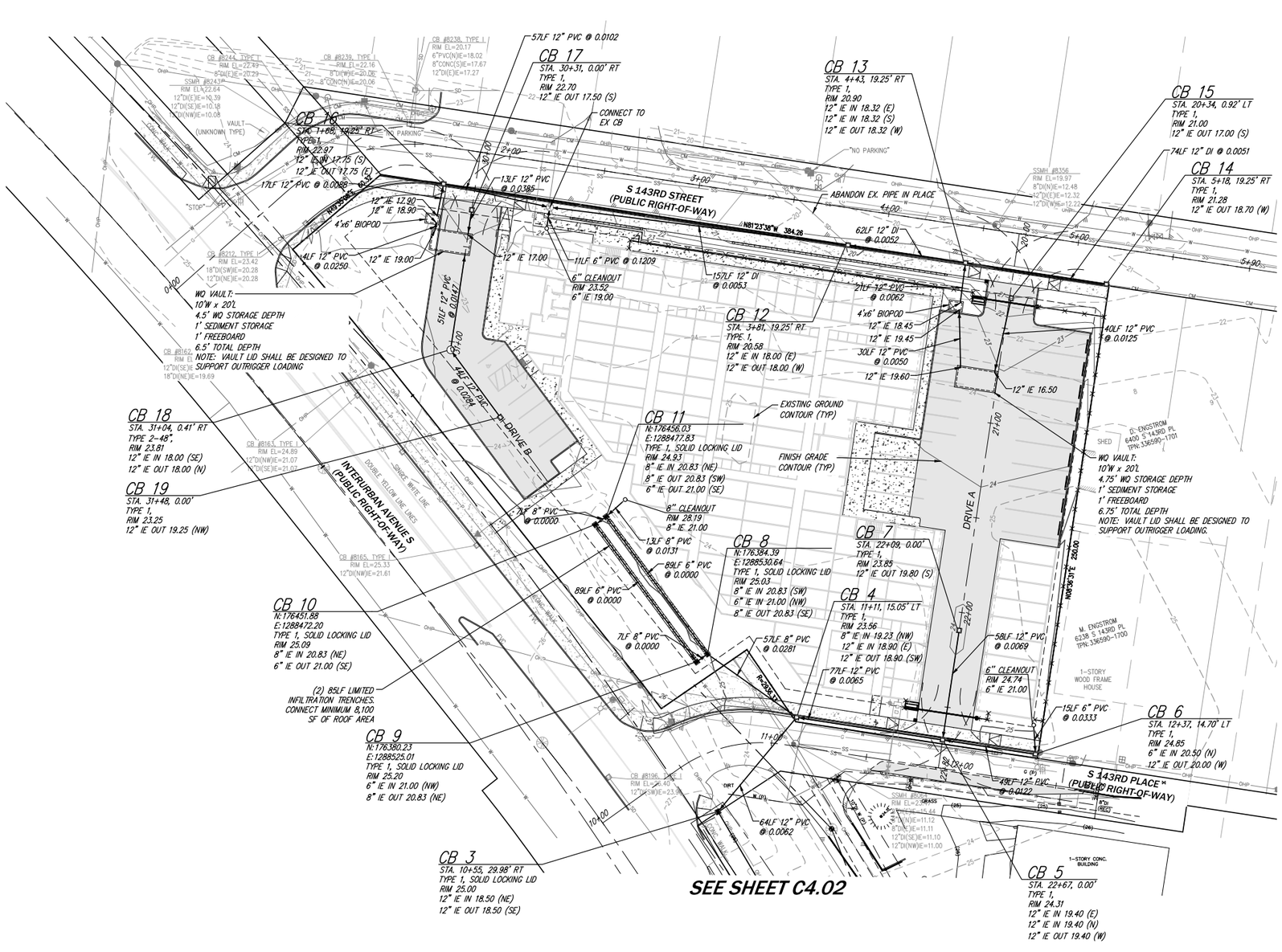
DATE	SEE STAMP DATE
DESIGNED	PRESTON J. LONGONI, P.E.
DRAWN	MARY MOORE
APPROVED	PRESTON J. LONGONI, P.E.
	GARY SHARNBROICH, P.E.
	PROJECT MANAGER

SHEET C3.01

5 OF 17

PROJECT NUMBER 19173

1/29/2021 10:19 AM J:\2019\19173\ENGINEERING\FINAL\SHEETS\19173 C3.01.DWG



SCALE: 1" = 30'

0 15 30 60

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NO.	REVISIONS	DATE
1	REVISED PER JRE'S DESIGN REVIEW COMMENTS	1/26/21
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STORM DRAINAGE PLAN
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
DESIGNED	PRESTON J. LONGINI, P.E.
DRAWN	MARY MOORE
APPROVED	PRESTON J. LONGINI, P.E.
	GARY SHARNBROICH, P.E.
	PROJECT MANAGER

SHEET **C4.01**

#	OF
6	17

PROJECT NUMBER **19173**

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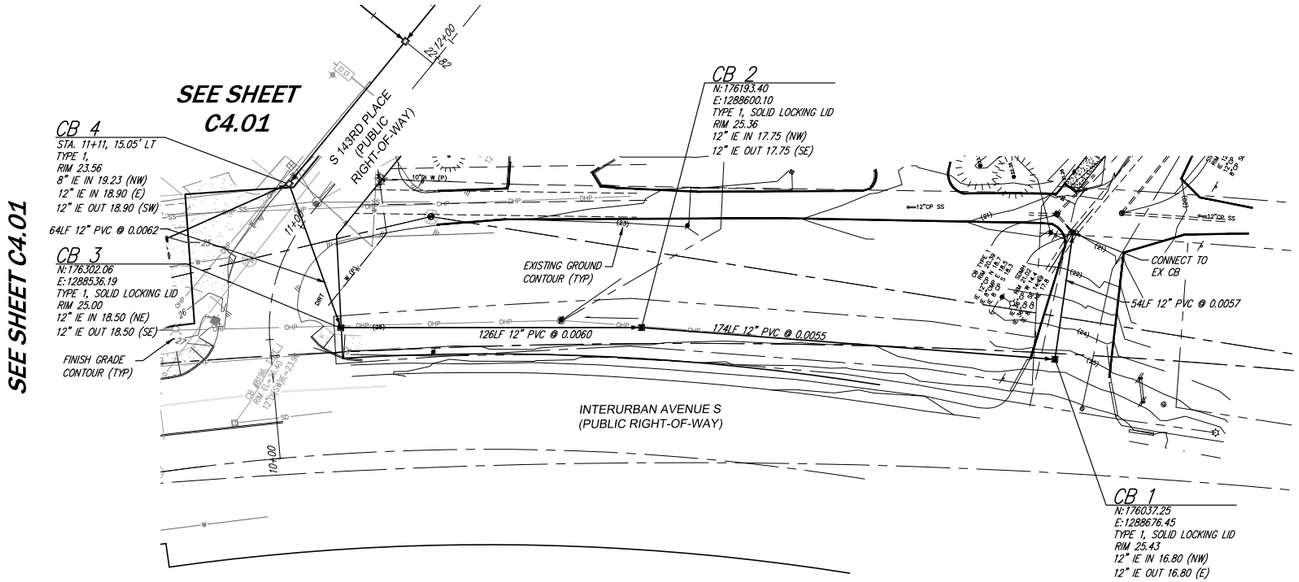
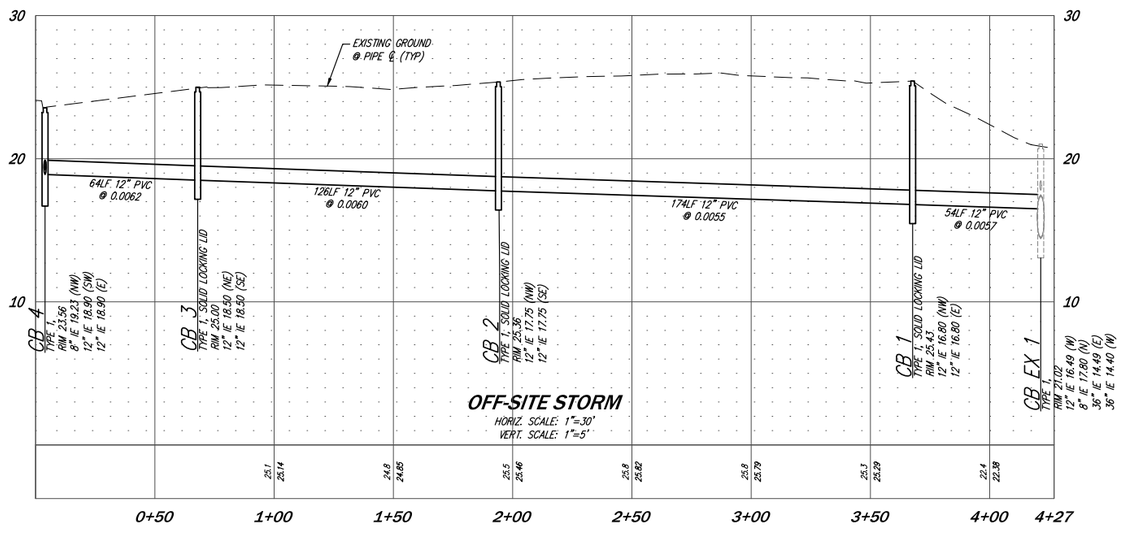


SCALE: 1" = 30'

0 15 30 60



OFF-SITE STORM

HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

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OFFSITE STORM DRAINAGE PLAN & PROFILE
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

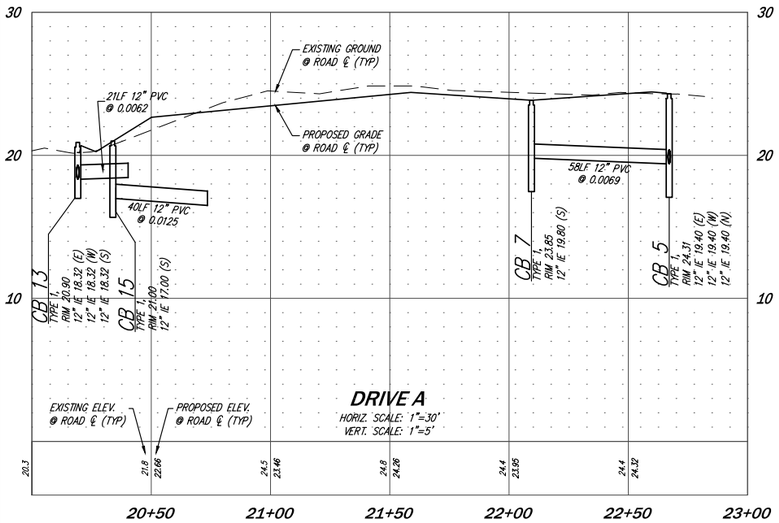
DATE	SEE STAMP DATE	
DESIGNED	PRESTON J. LONGOM, P.E.	
DRAWN	MARY MOORE	
APPROVED	PRESTON J. LONGOM, P.E.	
	GARY SHARNBROICH, P.E.	PROJECT MANAGER

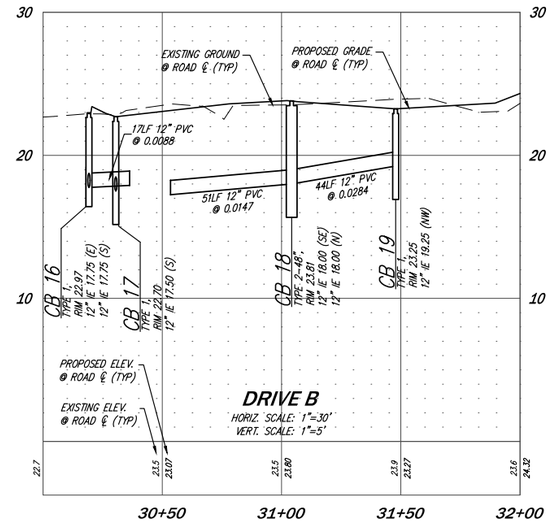
SHEET C4.02

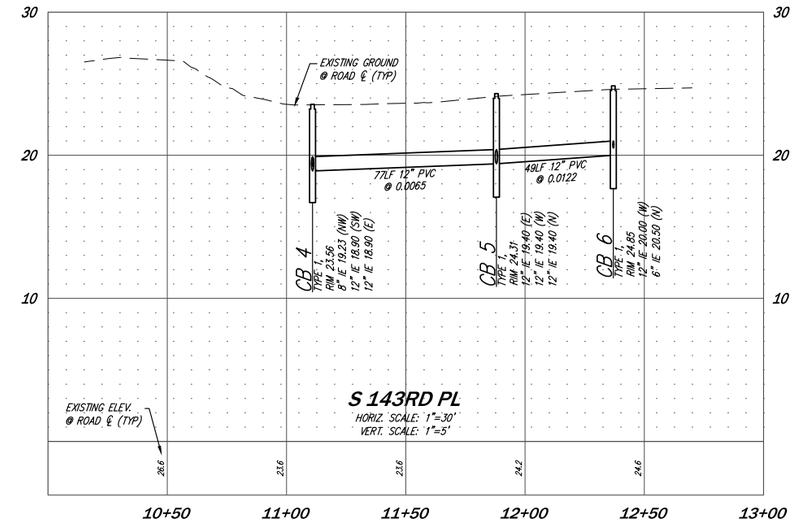
7 OF 17

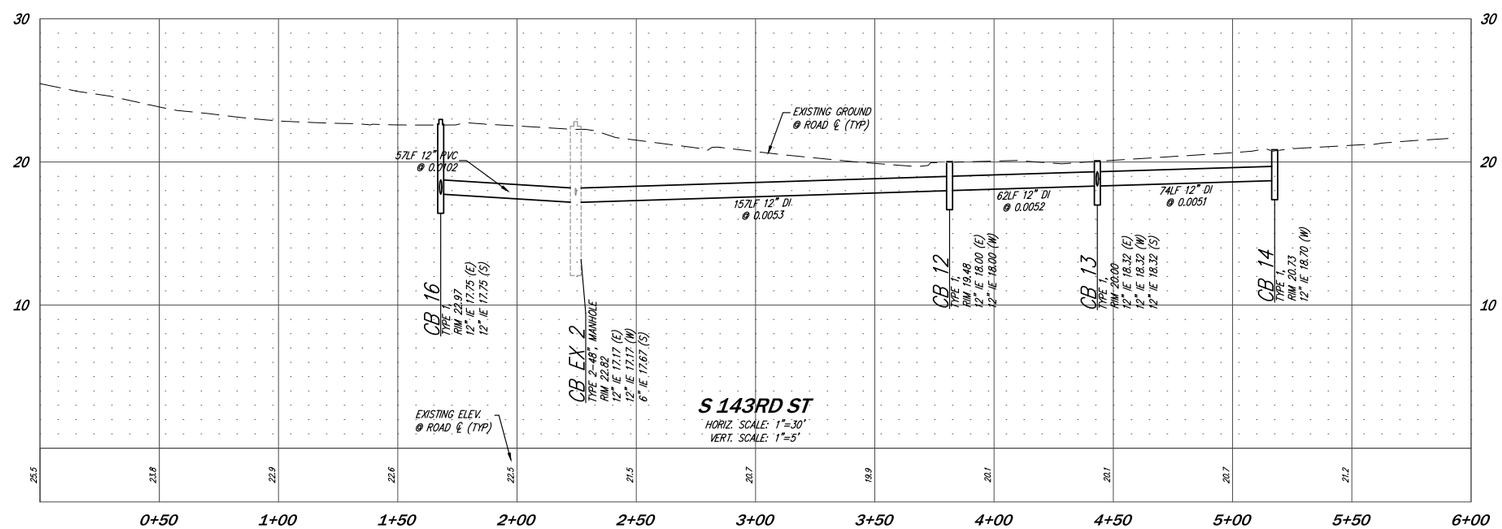
PROJECT NUMBER 19173

1/29/2021 10:19 AM J:\2019\19173\ENGINEERING\FINAL\SHEETS\19173 C4.02.DWG









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1/26/2021

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STORM DRAINAGE PROFILES
TUKWILA SELF STORAGE

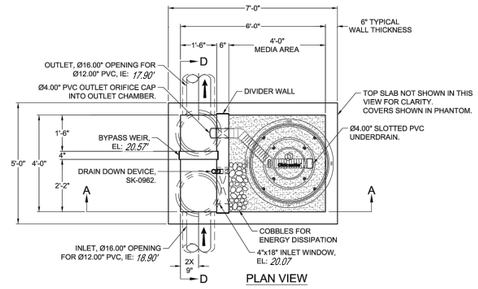
BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
DESIGNED	PRESTON J. LOMGON, P.E.
DRAWN	MARY MOORE
APPROVED	PRESTON J. LOMGON, P.E.
	GARY SHARMBROICH, P.E.
	PROJECT MANAGER

SHEET
C4.21
8 OF 17
PROJECT NUMBER
19173

1/29/2021 10:20 AM J:\2019\19173\ENGINEERING\FINAL\SHEETS\19173 C4.21.DWG

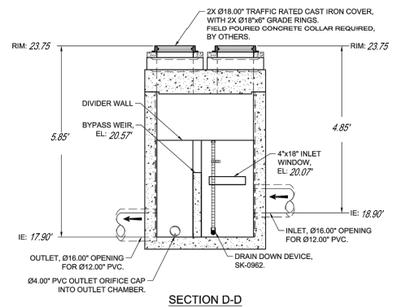
UNIT ID: *WEST*
BPU-46IB
WADOE GULD
Treatment Flow Capacity
25.6 gpm / 0.057 cfs



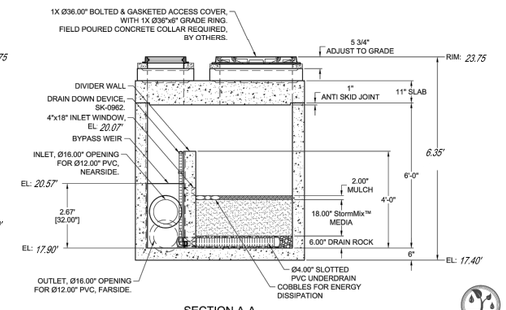
NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 W/ IMPACT.
   B. DESIGN FILL: 1' MAXIMUM.
   C. ASSUMED WATER TABLE = 5' BELOW GRADE.
   D. DRY LATERAL EARTH PRESSURE (EFP) = 40 PCF.
   E. LATERAL LIVE LOAD SURCHARGE = 80 PSF (APPLIED TO 8' BELOW GRADE).
   F. NO LATERAL SURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 5,000 PSI MINIMUM.
3. STEEL REINFORCEMENT: REBAR, ASTM A-615 OR A-706, GRADE 60.
4. MESH REINFORCEMENT: ASTM A-1064, S1.2, GRADE 80.
5. CEMENT: ASTM C-150 SPECIFICATION.
6. REFERENCE STANDARD:
   A. ASTM C 890
   B. ASTM C 913
7. THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. PLEASE VERIFY THAT THESE PARAMETERS MEET PROJECT REQUIREMENTS (I.E. LIVE LOAD, FILL RANGE, WATER TABLE). IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
8. OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. ADAPTORS/ANGLES AND EXTERNAL PIPING BY OTHERS.
12. MAXIMUM PICK WEIGHT: BASE CHARGED WITH ROCK & MEDIA= 17,600 LBS.

- PRELIMINARY -
NOT FOR CONSTRUCTION



SECTION D-D



SECTION A-A

REV	DESCRIPTION	BY	DATE
1	CHANGED RIM ELEVATION, INLET IE & OUTLET IE	PPS	5/19/20

Oldcastle Infrastructure
A CRH COMPANY
Ph: 800.579.8818 | www.oldcastleinfrastructure.com/stormwater

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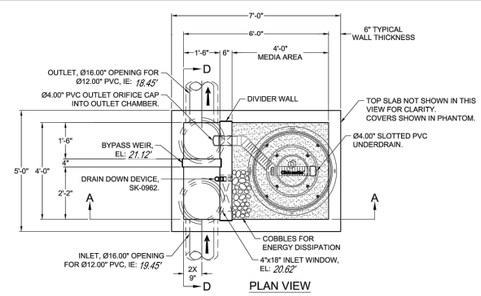
BioPod™ Biofilter System
Underground Vault with Internal Bypass

CUSTOMER: Core Design Inc.
JOB NAME: *BRIX TUKWILA - KING COUNTY, WA*

DATE	REV.	DRAWN	ENGINEER	CHECKED	SALES ORDER
7/23/20	1	[DG-AU]			

INTERNAL DRAWING ID	REVISION	SHEET
		1 OF 1

UNIT ID: *EAST*
BPU-46IB
WADOE GULD
Treatment Flow Capacity
25.6 gpm / 0.057 cfs



NOTES:

1. DESIGN LOADINGS:
   A. AASHTO HS-20-44 W/ IMPACT.
   B. DESIGN FILL: 1' MAXIMUM.
   C. ASSUMED WATER TABLE = 5' BELOW GRADE.
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4. MESH REINFORCEMENT: ASTM A-1064, S1.2, GRADE 80.
5. CEMENT: ASTM C-150 SPECIFICATION.
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   B. ASTM C 913
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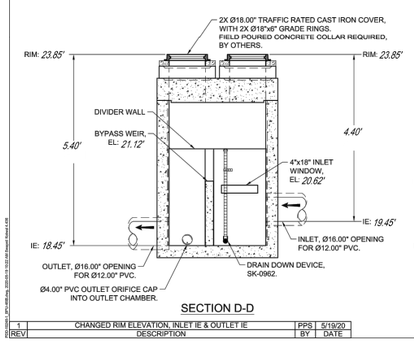
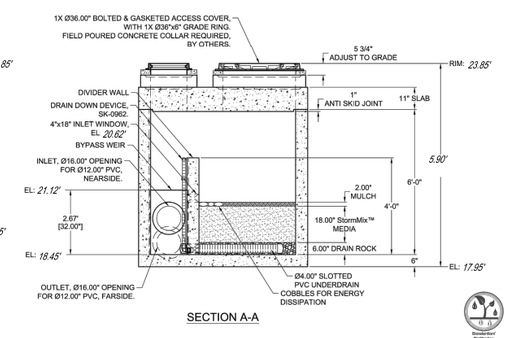
9. CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS AND ELEVATIONS OF OPENINGS.
10. CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
11. ADAPTORS/ANGLES AND EXTERNAL PIPING BY OTHERS.
12. MAXIMUM PICK WEIGHT: BASE CHARGED WITH ROCK & MEDIA= 17,600 LBS.

- PRELIMINARY -
NOT FOR CONSTRUCTION



SECTION D-D



SECTION A-A

REV	DESCRIPTION	BY	DATE
1	CHANGED RIM ELEVATION, INLET IE & OUTLET IE	PPS	5/19/20

Oldcastle Infrastructure
A CRH COMPANY
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BioPod™ Biofilter System
Underground Vault with Internal Bypass

CUSTOMER: Core Design Inc.
JOB NAME: *BRIX TUKWILA - KING COUNTY, WA*

DATE	REV.	DRAWN	ENGINEER	CHECKED	SALES ORDER
7/23/20	1	[DG-AU]			

INTERNAL DRAWING ID	REVISION	SHEET
		1 OF 1

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NO.	REVISIONS	DATE
1	REVISED PER DRE'S DESIGN REVIEW COMMENTS	1/26/21

1/26/2021

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

BIOPOD 1 AND 2 DETAILS
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
DESIGNED	PRESTON J. LONGONI, P.E.
DRAWN	MARY MOORE
APPROVED	PRESTON J. LONGONI, P.E.
	GARY SHARVBROICH, P.E.
	PROJECT MANAGER

SHEET
C4.31

#	OF
9	17

PROJECT NUMBER
19173

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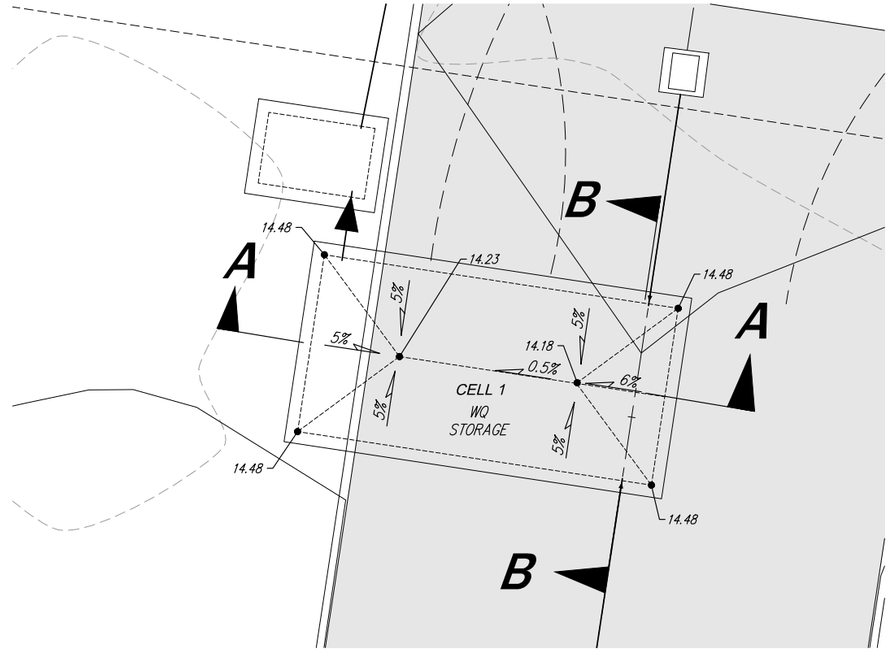
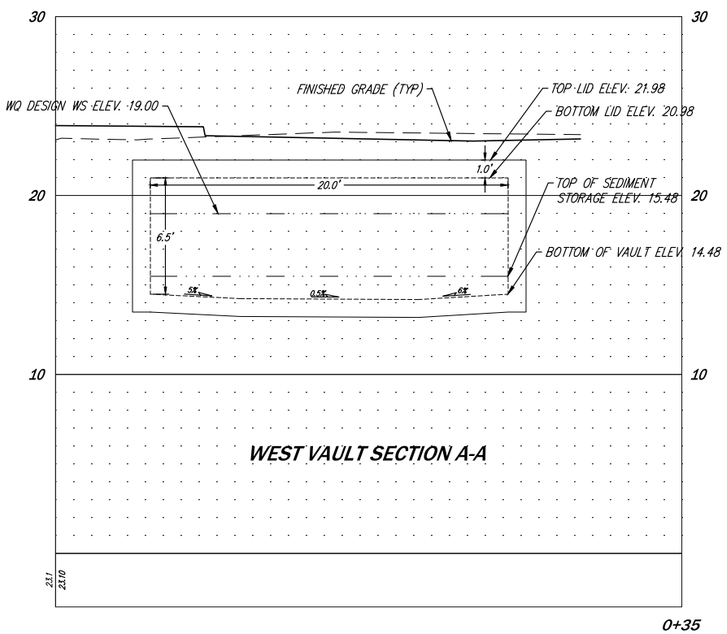


WEST WATER QUALITY VAULT INTERIOR PLAN VIEW

1:4 SCALE



WEST WATER QUALITY VAULT DETAIL A-A

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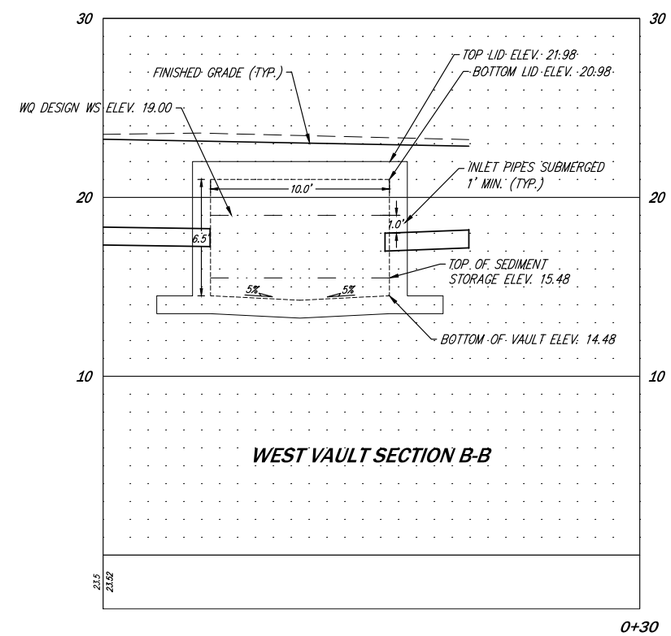

WEST WATER QUALITY VAULT DETAIL B-B

1:4 SCALE

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WATER QUALITY VAULT DETAILS
TUKWILA SELF STORAGE

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COTTONWOOD, UT 54121

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	GARY SHARNBROICH, P.E.
	PROJECT MANAGER

SHEET C4.32

10 OF 17

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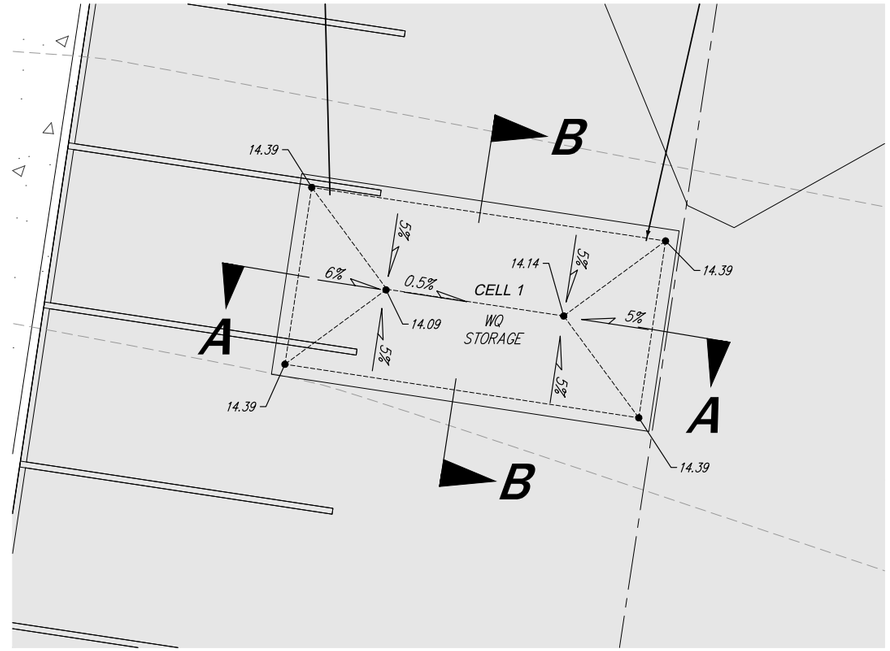

EAST WATER QUALITY VAULT INTERIOR PLAN VIEW

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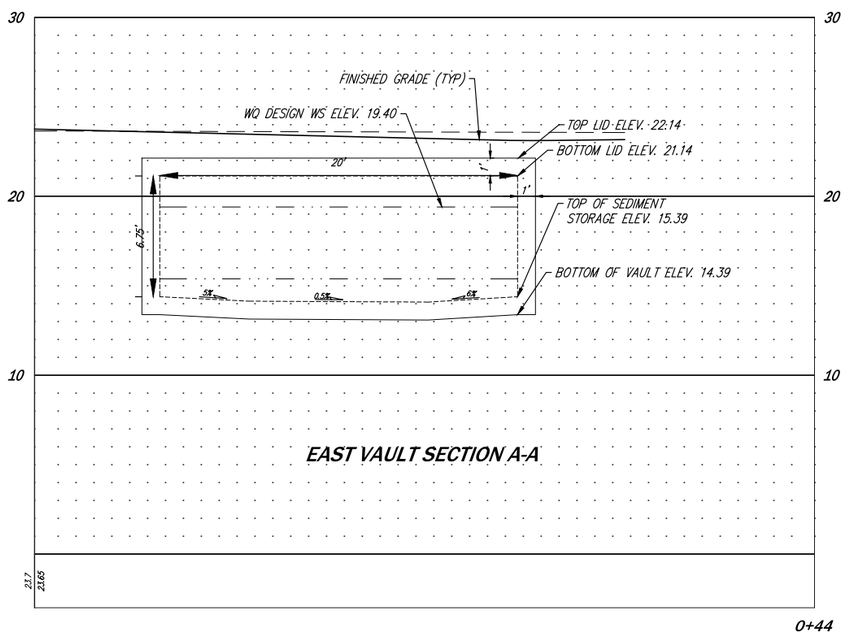

EAST VAULT SECTION A-A

EAST WATER QUALITY VAULT DETAIL A-A

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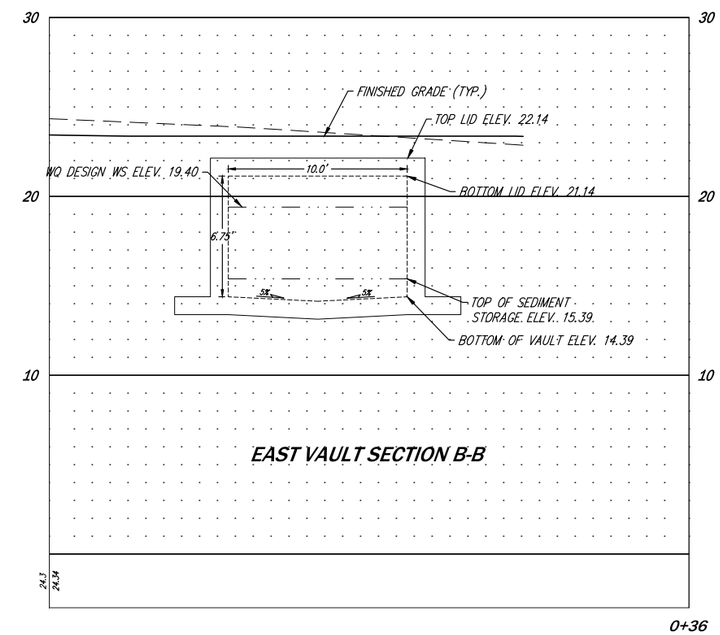

EAST VAULT SECTION B-B

EAST WATER QUALITY VAULT DETAIL B-B

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WATER QUALITY VAULT DETAILS
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

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DRAWN	MARY MOORE	
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	GARY SHARNBROICH, P.E.	
	PROJECT MANAGER	

SHEET C4.33

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PROJECT NUMBER 19173

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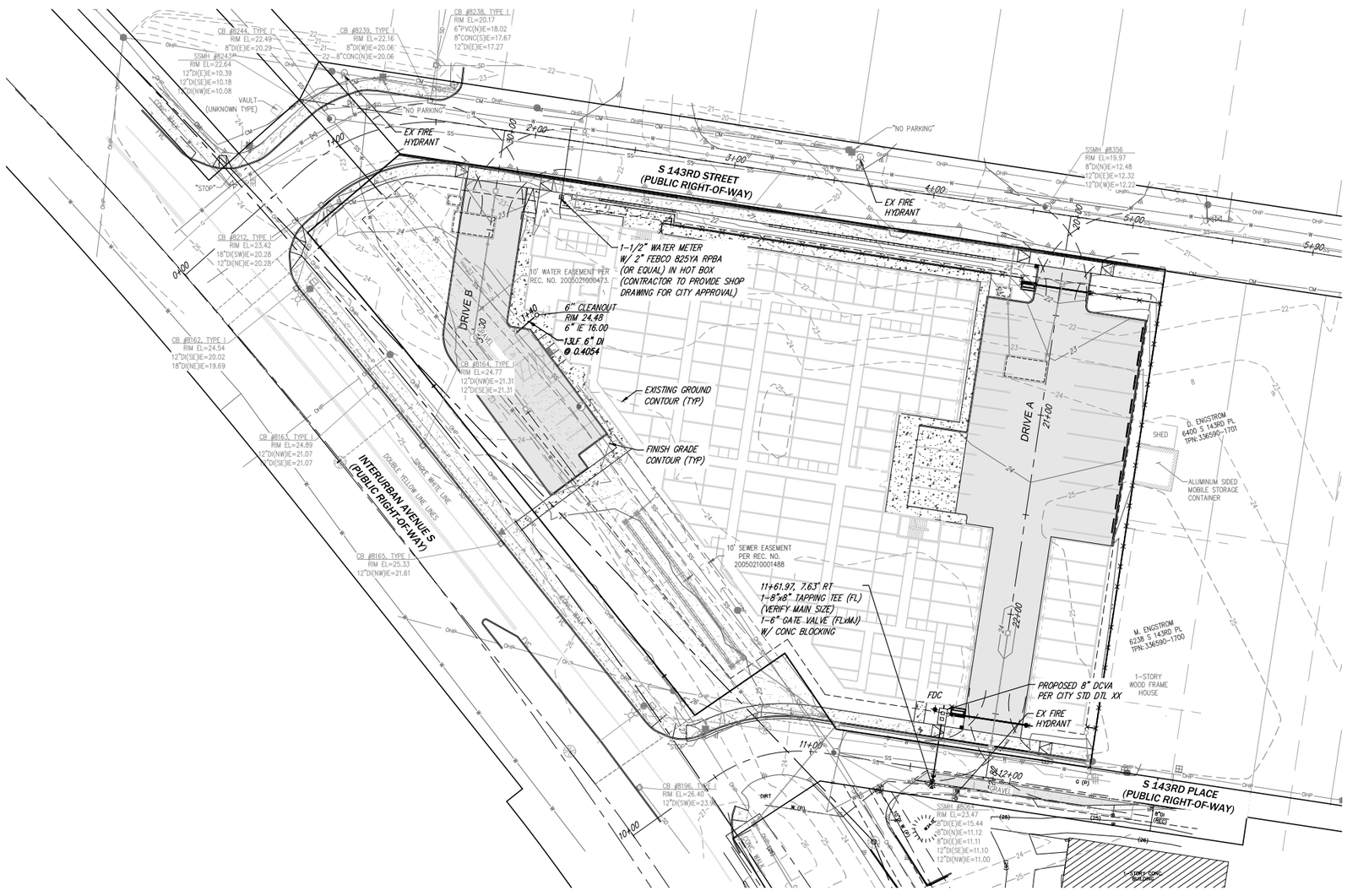

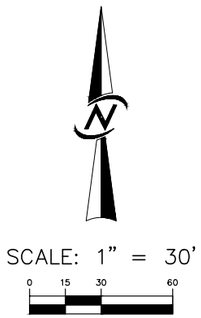

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SEWER & WATER PLAN
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
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DRAWN	MARY MOORE
APPROVED	PRESTON J. LONGONI, P.E.
	GARY SHARPNBROICH, P.E.
	PROJECT MANAGER

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PROJECT NUMBER
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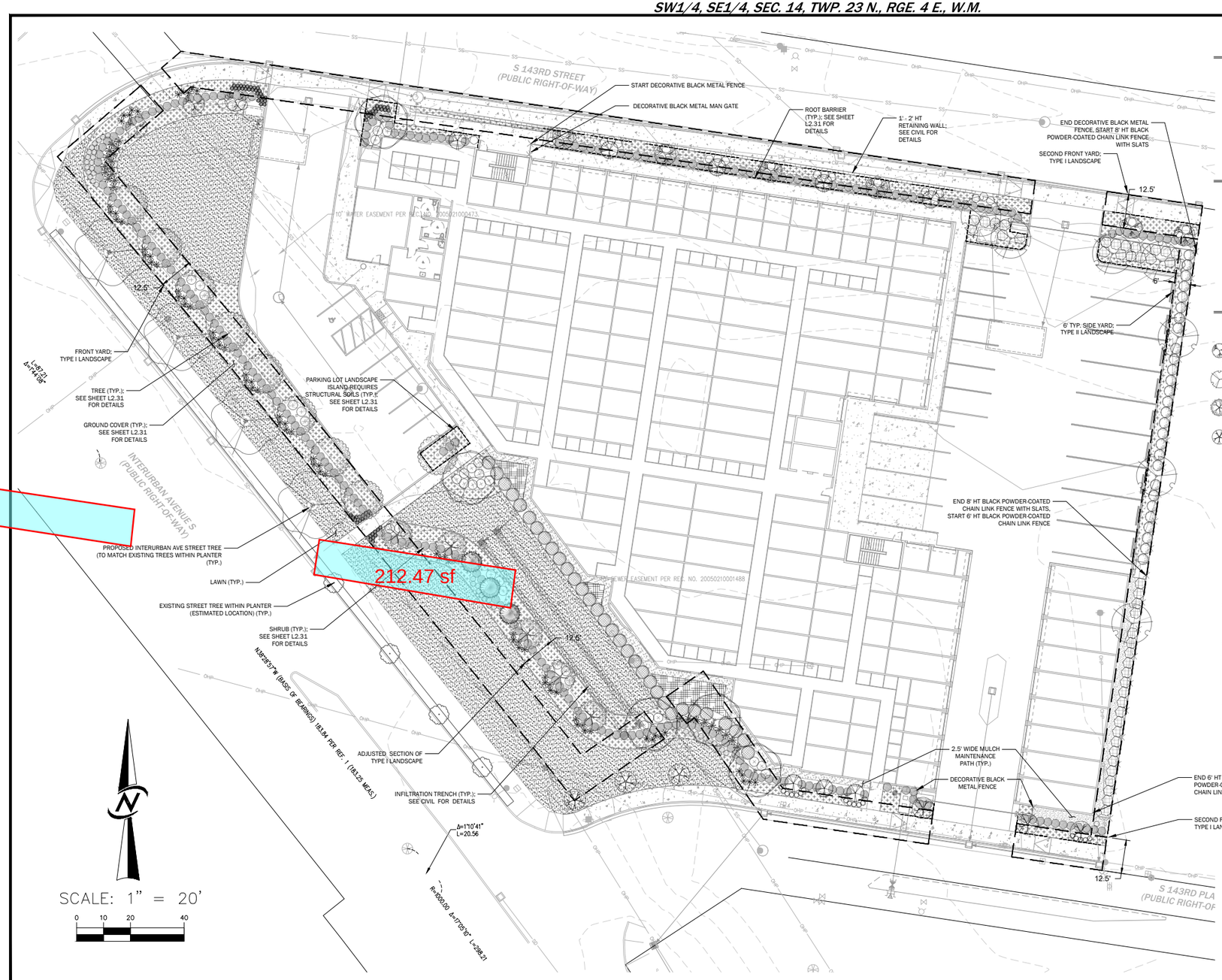

PARKING LOT LANDSCAPING

STALLS IN WESTERN LOT : 6
STALLS IN EASTERN LOT : 20

REQUIRED PARKING LOT LANDSCAPE: 290 SF (PER 18.52.030.TABLE A)
PROVIDED PARKING LOT LANDSCAPE: 625 SF

PARKING LOT LANDSCAPE AREA: 491 SF

REQUIRED PARKING LOT TREES: 5 LARGE TREES (PER 18.52.030.E.2.C.)
PROVIDED PARKING LOT TREES: 5 LARGE TREE (PER CITY APPROVED TREE LIST)

PERIMETER LANDSCAPING

TYPE I LANDSCAPE: 900 LF (EXCLUDING DRIVEWAYS AND UTILITY EASEMENT)
(ALONG S 143RD STREET, INTERURBAN AVENUE S. AND S 143RD PLACE)

TYPE II LANDSCAPE: 225 LF
(ALONG EASTERN PROPERTY LINE)

REQUIRED NUMBER OF PERIMETER SHRUBS: 185
(1 PER 7 LF WITHIN TYPE I LANDSCAPE, 1 PER 4 LF WITHIN TYPE II LANDSCAPE)

PROVIDED NUMBER OF PERIMETER SHRUBS: 523

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	4	TO MATCH EXISTING WITHIN PLANTER	.	2" CAL. MIN.	AS SHOWN	STREET TREE QUALITY
	9	ACER SACCHARUM `BARRETT COLE` TM	APOLLO SUGAR MAPLE	2" CAL. MIN.	AS SHOWN	STREET TREE QUALITY
	5	CORNUS KOUSA `EDDIE`S WHITE WONDER`	EDDIE`S WHITE WONDER DOGWOOD	2" CAL. MIN.	AS SHOWN	WELL BRANCHED
	7	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY GINGKO	2" CAL. MIN.	AS SHOWN	STREET TREE QUALITY
	9	MAGNOLIA GRANDIFLORA VAR. `VICTORIA`	DWARF SOUTHERN MAGNOLIA	2" CAL. MIN.	AS SHOWN	WELL BRANCHED
	5	MAGNOLIA GRANDIFLORA `LITTLE GEM`	DWARF SOUTHERN MAGNOLIA	2" CAL. MIN.	AS SHOWN	WELL BRANCHED
	3	PINUS STROBUS `FASTIGIATA`	PYRAMIDAL WHITE PINE	6` HT. MIN.	AS SHOWN	WELL BRANCHED
	6	SORBUS AMERICANA `DWARFCROWN`	RED CASCADE MOUNTAIN ASH	2" CAL. MIN.	AS SHOWN	STREET TREE QUALITY
	8	THUJA PLICATA `FASTIGIATA`	WESTERN RED CEDAR	6` HT. MIN.	AS SHOWN	WELL BRANCHED
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	35	ABELIA X GRANDIFLORA `KALEIDOSCOPE`	KALEIDOSCOPE GLOSSY ABELIA	24`` HT. MIN.	42" O.C.	FULL & BUSHY
	75	CORNUS SERICEA `KELSEY`	KELSEY`S DWARF RED TWIG DOGWOOD	3 GAL.	30" O.C.	S CANE MIN.
	19	MAHONIA REPENS	CREEPING MAHONIA	2 GAL.	24" O.C.	FULL & BUSHY
	32	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL./36" HT. MIN.	48" O.C.	FULL & BUSHY; MAINTAIN 60" HT.
	36	NANDINA DOMESTICA `COMPACTA`	DWARF HEAVENLY BAMBOO	24`` HT. MIN.	42" O.C.	FULL & BUSHY
	250	PRUNUS LAUROCERASUS `OTTO LUYKEN`	OTTO LUYKEN LAUREL	24`` HT. MIN.	3` O.C.	FULL & BUSHY; MAINTAIN 42" HT.
	38	SPIRAEA JAPONICA `YAN` TM	DOUBLE PLAY GOLD SPIREA	24`` HT. MIN.	24" O.C.	FULL & BUSHY
	28	THUJA OCCIDENTALIS `SMARAGD`	EMERALD GREEN ARBORVITAE	6` HT. MIN.	48" O.C.	FULL & BUSHY
	45	VIBURNUM DAVIDII	DAVID VIBURNUM	24`` HT. MIN.		FULL & BUSHY
ORN. GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	23	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	2 GAL.	36" O.C.	FULL & BUSHY
	68	FESTUCA GLAUCA `ELIJAH BLUE`	ELIJAH BLUE FESCUE	1 GAL	18" O.C.	FULL & BUSHY
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	3,470 SF	ARCTOSTAPHYLOS UVA-URSI `EMERALD CARPET`	EMERALD CARPET MANZANITA	1 GAL.	18" O.C.	
	358 SF	GAULTHERIA SHALLON	SALAL	1 GAL.	24" O.C.	
LAWN	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	10,397 SF	LAWN	PREMIUM NW BLEND SEED MIX	HYDROSEED		

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STATE OF WASHINGTON
JOSHUA PENNINGTON BEARD
NO. 4388 EXP. 08/11/2021
LICENSED LANDSCAPE ARCHITECT

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

LANDSCAPE PLAN
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
DESIGNED	WANQIN SU
DRAWN	JOSHUA P. BEARD
APPROVED	JOSHUA P. BEARD
	GARY SHARNBROICH, P.E. PROJECT MANAGER

SHEET
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13 OF 17
PROJECT NUMBER
19173

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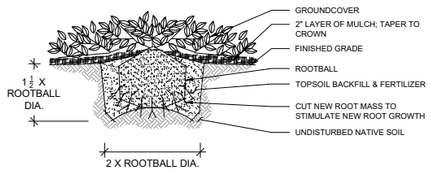
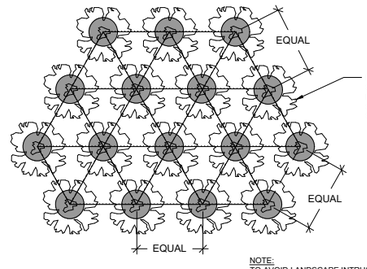


DETAIL: PLANTING GROUNDCOVER

NOT TO SCALE

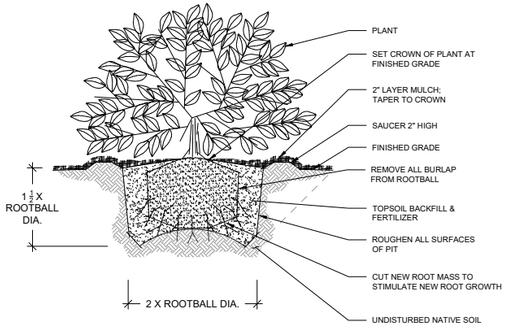


NOTE:
TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:

GROUND COVER: 18"
SMALL SHRUBS (UNDER 3' TALL): 30"
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
LARGE SHRUBS (OVER 6' TALL): 48"

DETAIL: PLANTING GROUNDCOVER SPACING

NOT TO SCALE



DETAIL: PLANTING SHRUB

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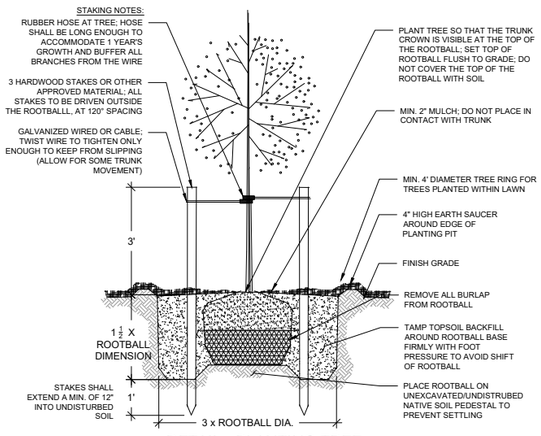
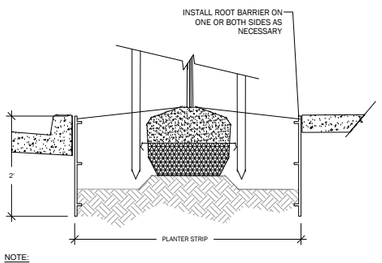


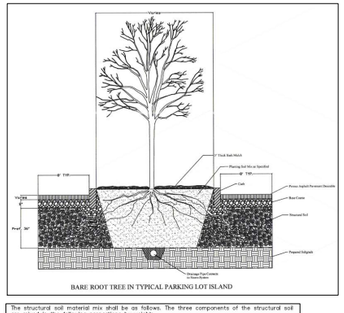
DETAIL: PLANTING TREE

NOT TO SCALE



NOTE:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL PRODUCT A MINIMUM OF 7.5' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO HARDSCAPE & UTILITIES.
3. ALL TREES LOCATED WITHIN 8' OF HARDSCAPES AND WITHIN 5' OF UTILITIES TO RECEIVE ROOT BARRIER.
4. NO BARRIER SHALL BE INSTALLED BETWEEN A TREE AND ANY ADJACENT STRUCTURAL SOIL AREA.

DETAIL: ROOT BARRIER



The structural soil material mix shall be as follows. The three components of the structural soil are mixed in the following proportions by weight:

Crushed stone	100.00
Clay loam	20.00
Hydrogel	0.03.

Total moisture at mixing should be 10% (AASHTO T-99 optimum moisture).

Structural Soil Components: Crushed stone (granite or limestone) shall be narrowly graded from 3/4 -+ 1 /2 inch, highly angular with no fines. Clay loam: should conform to the USDA soil classification system (gravel <5%, sand 25–30%, silt 20–40%, clay 25–40%). Organic matter should range between 2% and 5%. The hydrogel, a potassium propenoate-propenamide copolymer is added in a small amount to act as a tackifier, preventing separation of the stone and soil during mixing and installation. Mixing can be done on a paved surface using front end loaders. Typically the stone is spread in a layer, the dry hydrogel is spread evenly on top and the screened moist loam is the top layer. The entire pile is turned and mixed until a uniform blend is produced. The structural soil is then installed and compacted in 6 inch lifts.

DETAIL: STRUCTURAL SOILS

LANDSCAPE NOTES

1.) THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.

2.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.

3.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.

4.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO SITE GENERAL CONTRACTOR AND ALL OTHER TRADES AS REQUIRED.

5.) THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.

6.) ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).

7.) THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.

8.) THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC., DURING CONSTRUCTION.

9.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.

10.) THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET. THESE INCLUDE 9" BELOW FINISHED GRADE FOR PLANTING BEDS AND 5" BELOW FINISHED GRADE IN LAWN AREAS.

11.) THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.

12.) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING PLANTING BEDS AND LAWN AREAS TO FINISHED GRADE USING APPROVED TOPSOIL. TOPSOIL DEPTH SHALL BE A MINIMUM OF 6" IN PLANTING BEDS AND 4" IN LAWN AREAS. TOPSOIL SHALL BE PACIFIC TOPSOIL THREE-WAY MIX OR SIMILAR AND SHALL HAVE A PH RANGE OF 5.0 TO 6.5. TOPSOIL SHALL BE ROTOTILLED A MINIMUM OF 6" INTO EXISTING SOIL LAYER.

13.) THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.

14.) THE LANDSCAPE CONTRACTOR SHALL SET FINISHED GRADES BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR LAWN INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.

15.) THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.

16.) MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.

17.) FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.

18.) WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.

19.) IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.

20.) PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.

21.) SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX.. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.

22.) DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

24.) OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

25.) TREE PITS SHALL BE A MINIMUM OF THREE TIMES (3x) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.

26.) STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.

27.) STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:

A.) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.

28.) PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.

29.) ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.

30.) ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL METHOD.

31.) THE LANDSCAPE CONTRACTOR TO FOLLOW TMC 18.52.080 FOR PLANT MATERIAL SELECTION.

32.) THE LANDSCAPE CONTRACTOR TO FOLLOW TMC 18.52.090 FOR SOIL PREPARATION, PLANTING AND IRRIGATION PRACTICE.

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

NO.	REVISIONS	DATE
1.	REVISED PER FIRE'S DESIGN REVIEW COMMENTS	1/26/21

STATE OF WASHINGTON
JOSHUA PENNINGTON BEARD
NO. 98 EXP. 08/10/2021
LICENSED LANDSCAPE ARCHITECT

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

LANDSCAPE DETAILS & NOTES
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E 2300 STREET
COTTONWOOD, UT 84121

DATE	SEE STAMP DATE	
DESIGNED	WANQIN SU	
DRAWN	JOSHUA P. BEARD	
APPROVED	JOSHUA P. BEARD	
	GARY SHARNBROICH, P.E.	PROJECT MANAGER

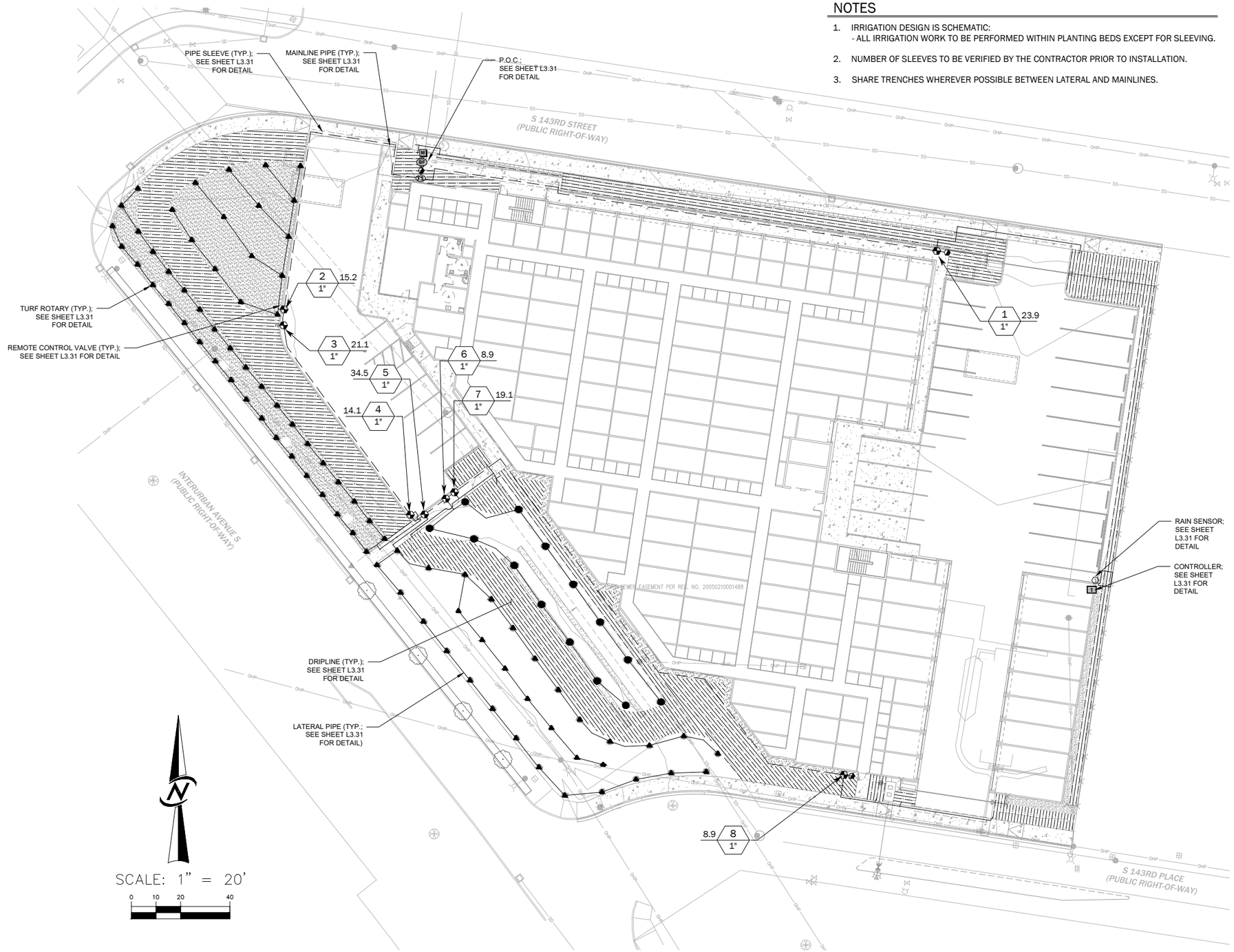
SHEET L2.31

14 OF 17

PROJECT NUMBER 19173

NOTES

1. IRRIGATION DESIGN IS SCHEMATIC:
   - ALL IRRIGATION WORK TO BE PERFORMED WITHIN PLANTING BEDS EXCEPT FOR SLEEVING.
2. NUMBER OF SLEEVES TO BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION.
3. SHARE TRENCHES WHEREVER POSSIBLE BETWEEN LATERAL AND MAINLINES.



UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

NO.	REVISIONS	DATE
1.	REVISED PER FIRE'S DESIGN REVIEW COMMENTS	1/26/21

STATE OF WASHINGTON — JOSHUA PENNINGTON BEARD — NO. 996 EXP. 08/11/2021 — LICENSED LANDSCAPE ARCHITECT

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

IRRIGATION PLAN
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E. 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
DESIGNED	WANQIN SU
DRAWN	JOSHUA P. BEARD
APPROVED	JOSHUA P. BEARD
	GARY SHARNBROICH, P.E. PROJECT MANAGER

SHEET **L3.01**

15 OF 17

PROJECT NUMBER **19173**

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1000	HUNTER MP1000 PROS-04-PRS40-CV-F TURF ROTATOR, 4" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	1	40	
2000	HUNTER MP2000 PROS-04-PRS40-CV-F TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	13	40	
800 A 800 F	HUNTER MP800SR PROS-04-PRS40-CV-F TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	38	40	
815	HUNTER MP815 PROS-04-PRS40-CV-F TURF ROTATOR, 4" POP-UP WITH CHECK VALVE, FLOGUARD, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC.	46	40	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-04-18 XFS-CV SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.4 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	7,218 L.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1", PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	8	
	HUNTER HQ-33DLRC QUICK COUPLER VALVE, YELLOW LOCKING RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY.	3	
BF	FEBCO 825YA 2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
1	HUNTER I2C-1600-M 16 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.	1	
1	HUNTER MINI-CLIK RAIN SENSOR, MOUNT AS NOTED	1	
FS	RAIN BIRD FS-150-B 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 4.0 GPM TO 80.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	2	
M	WATER METER 1-1/2"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21-NP	1,617 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	716.3 L.F.	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	134.5 L.F.	

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	DRIPLINE	23.9		46.49	53	0.64 in/h
2	RAIN BIRD PEB	1"	TURF ROTARY	15.2		45.71	52.25	1.33 in/h
3	RAIN BIRD PEB	1"	DRIPLINE	21.1		45.60	52.13	0.96 in/h
4	RAIN BIRD PEB	1"	TURF ROTARY	14.1		37.71	44.30	1.59 in/h
5	RAIN BIRD PEB	1"	TURF ROTARY	34.5		46.85	53.43	1.08 in/h
6	RAIN BIRD PEB	1"	TURF ROTARY	8.9		44.16	50.73	0.97 in/h
7	RAIN BIRD PEB	1"	DRIPLINE	19.1		36.70	43.25	0.89 in/h
8	RAIN BIRD PEB	1"	DRIPLINE	14.4		44.28	50.86	0.96 in/h

IRRIGATION NOTES

PART 1. GENERAL

1.1 SCOPE OF WORK
- A. FURNISH AND INSTALL A COMPLETE PERMANENT UNDERGROUND IRRIGATION SYSTEM TO PROVIDE ADEQUATE IRRIGATION OF ALL AREAS SHOWN ON THE IRRIGATION PLAN.

1.2 WORK INCLUDED
- A. FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT AS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF ALL IRRIGATION WORK. RECORD DRAWINGS SHALL BE COMPILED BY IRRIGATION CONTRACTOR.
- B. IRRIGATION SYSTEM LAYOUT IS DIAGRAMMATIC. EXACT LOCATIONS OF PIPING, DRIPLINE, SPRINKLER HEADS, VALVES, AND OTHER COMPONENTS SHALL BE ESTABLISHED BY CONTRACTOR IN THE FIELD AT TIME OF INSTALLATION. MINOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO CLEAR EXISTING FIXED OBSTRUCTIONS
- C. ANY IRRIGATION RE-DESIGN WORK OR SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. DRAWINGS MUST BE NEATLY DRAFTED (ON MYLAR OR IN AN ELECTRONIC FORMAT (AUTOCAD 2000 OR LATER)) AND INCLUDE ALL NECESSARY INFORMATION FOR A COMPLETE DESIGN REVIEW.

1.3 RELATED WORK
- A. ROUGH GRADING: SITE TO BE CLEARED, GRUBBED AND SUB-GRADES SET BY GENERAL CONTRACTOR PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
- B. GENERAL CONTRACTOR TO SUPPLY AND INSTALL WATER SERVICE CONNECTION AND WATER METER, WITH THREADED STUB-OUT AT DISCHARGE SIDE OF WATER METER TO CORRESPOND TO IRRIGATION SYSTEM MAINLINE PIPE SIZE.
- C. GENERAL CONTRACTOR TO SUPPLY 110 VOLT POWER TO CONTROLLER; AND TO PROVIDE ANY SLEEVING REQUIRED TO PENETRATE STRUCTURES OR WALLS.
- D. GENERAL CONTRACTOR TO SUPPLY ALL SLEEVES FOR IRRIGATION SYSTEMS AT TWO (2) TIMES DIAMETER OF LINE SIZE MINIMUM.
- E. ANY CHANGES AND/ OR ADJUSTMENTS TO LOCATIONS OF SLEEVES, ONCE INSTALLED, SHALL BE DONE AT THE EXPENSE OF THE GENERAL CONTRACTOR.

1.4 RESPONSIBILITY
- A. THE IRRIGATION CONTRACTOR WILL BE REQUIRED PER STATE LAW TO CALL THE UNDERGROUND UTILITIES LOCATOR SERVICE AT (1-800-424-5555) BEFORE WORK COMMENCES. THE IRRIGATION CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE IRRIGATION CONTRACTOR WILL ALSO COMPLY WITH THE FOLLOWING CODES AND STANDARDS:
  1. THE LOCAL JURISDICTIONAL ORDINANCES AND BUILDING CODES;
  2. NATIONAL ELECTRICAL CODE;
  3. AMERICAN SOCIETY FOR TESTING AND MATERIALS, (ASTM);
  4. NATIONAL SANITATION FOUNDATION, (NSF);
  5. EXCAVATING, BACKFILLING, AND COMPACTING OPERATIONS;
  6. PROTECT EXISTING TREES, PLANTS, LAWNS, AND OTHER FEATURES DESIGNATED TO REMAIN AS PART OF THE FINAL LANDSCAPE WORK.
  7. OBTAIN OWNER'S REPRESENTATIVE'S ACCEPTANCE OF INSTALLED AND TESTED IRRIGATION SYSTEM PRIOR TO INSTALLING BACKFILL MATERIALS. NOTIFICATION MUST PRECEDE REQUESTED INSPECTION BY 24 HOURS.
- B. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO THE GROUNDS, WALKS, CURBS, ROADS, BUILDINGS, EXISTING VEGETATION, PIPING SYSTEMS, ELECTRICAL SYSTEMS AND THEIR EQUIPMENT AND CONTENTS CAUSED BY LEAKS IN THE IRRIGATION SYSTEM BEING INSTALLED OR HAVING BEEN INSTALLED BY THEM. THE IRRIGATION CONTRACTOR SHALL REPAIR ALL DAMAGES AT THEIR EXPENSE AND IN A MANNER WHICH IS SATISFACTORY TO THE GENERAL CONTRACTOR AND THE OWNER.

1.5 QUALIFICATION OF INSTALLER
- A. CONTRACTOR MUST BE A LICENSED AND/OR BONDED IRRIGATION CONTRACTOR. THE IRRIGATION SYSTEM MUST BE INSTALLED BY AN EXPERIENCED IRRIGATION INSTALLER.

1.6 VERIFICATION
- A. BEFORE PROCEEDING WITH ANY WORK, THE IRRIGATION CONTRACTOR SHALL INSPECT THE SITE, CAREFULLY CHECK ALL GRADES AND VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK TO SATISFY HIMSELF THAT HE MAY PROCEED SAFELY AND ACCEPT THE SITE AS READY FOR HIS WORK TO BEGIN.

1.7 PIPE SLEEVES
- A. PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR WHERE IRRIGATION LINES CROSS WALKS, SIDEWALKS, DRIVEWAYS AND/OR PARKING LOTS. THE IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF PIPE SLEEVING WITH THE GENERAL CONTRACTOR.

1.8 SYSTEM FAMILIARIZATION
- A. UPON ACCEPTANCE OF SYSTEM BY OWNER, THE IRRIGATION CONTRACTOR SHALL PROVIDE NECESSARY KEYS AND/OR OTHER TOOLS NECESSARY TO OPERATE, DRAIN AND ACTIVATE SYSTEM, AND SHALL SPEND SUFFICIENT TIME WITH OWNER TO INSURE THAT SYSTEM OPERATION, MAINTENANCE, AND WINTERIZING CAN CONTINUE ON AFTER THE DEPARTURE OF CONTRACTORS. THE IRRIGATION CONTRACTOR SHALL LABEL CIRCUITS CLEARLY ON CONTROLLER.

1.9 "AS BUILT" RECORD DRAWINGS
- A. A NEAT AND LEGIBLE REPRODUCIBLE DRAWING (ON MYLAR OR IN AN ELECTRONIC FORMAT (AUTOCAD 2000 OR LATER)), SHOWING THE ACTUAL INSTALLED LOCATIONS OF ALL IRRIGATION EQUIPMENT SHALL BE PROVIDED WITHIN THEIR (30) DAYS OF FINAL ACCEPTANCE.

1.10 SUBMITTALS
- A. PRODUCT DATA: MANUFACTURER'S TECHNICAL DATA AND INSTALLATION INSTRUCTIONS.

1.11 WARRANTY AND REPLACEMENT
- A. MATERIALS AND WORKMANSHIP SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FOLLOWING OWNER'S FINAL ACCEPTANCE OF PROJECT AT 100% COMPLETION. THIS WARRANTY EXCLUDES WORK DONE ON SYSTEM BY OTHERS AFTER FINAL ACCEPTANCE. VANDALISM OR ANY DAMAGE DONE BY OTHERS OR DUE TO ACTS OF GOD ARE NOT COVERED. MANUFACTURER'S WARRANTY SHALL EXTEND BEYOND 1 YEAR IF APPLICABLE.
- B. REPAIRS, ADJUSTMENTS AND REPLACEMENT OF DEFECTIVE IRRIGATION SYSTEM MATERIALS, INCLUDING MATERIALS THAT HAVE BEEN INSTALLED ON THE WORK DURING THE WARRANTY PERIOD SHALL BE AT CONTRACTOR'S EXPENSE.

PART 2. MATERIALS

2.1 MATERIAL
- A. ALL MATERIALS TO BE INCORPORATED IN THIS SYSTEM SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS AND OF QUALITY AND PERFORMANCE AS SPECIFIED, AND MEETING THE REQUIREMENTS OF THE SYSTEM.
  1. NO SUBSTITUTIONS OF SMALLER PIPE SIZES WILL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES OF SAME TYPE AT NO EXTRA COST WITH APPROVAL ARE ACCEPTABLE.
  2. NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR PRIOR WRITTEN APPROVAL.

2.2 GALVANIZED PIPE
- A. SHALL BE SCHEDULE 40, DOMESTIC MANUFACTURE, AND SHALL CONFORM TO ASTM DESIGNATION A 120-65. FITTINGS SHALL BE MALLEABLE GALVANIZED.

2.3 PLASTIC PIPE
- A. SHALL BE SCHEDULE 40 PVC AND CLASS 200 PVC., MINIMUM PIPE SIZE TO BE $\frac{3}{4}$".
- B. PIPE SHALL BE MARKED WITH MANUFACTURER'S NAME, CLASS OF PIPE, NSF SEAL AND DATE AND SHIFT OF MANUFACTURING RUN. PIPE SHALL BEAR NO EVIDENCE OF INTERIOR OR EXTERIOR EXTRUSION MARKS.
- C. PIPE WALLS SHALL BE UNIFORM, SMOOTH AND GLOSSY. PIPE MAY BE PRE-BELLED OR WITH INDIVIDUAL SOLVENT-WELD COUPLINGS.
- D. FITTINGS SHALL BE SCHEDULE 40 WEIGHT, FULL SIZE. FITTINGS, CEMENT, AND THINNER SHALL BE A BRAND(S) RECOMMENDED BY MANUFACTURER OF PIPE.
- E. PVC SOLVENT WELD PIPE: PVC 1120 AND 1220 MATERIAL, 200 PSI MINIMUM PRESSURE RATING WITH SDR 21 WALLS WHICH CONFORM TO ASTM D 2241.

2.4 DRIPLINE SYSTEM
- A. DRIPLINE AND INTEGRAL DRIPLINE COMPONENTS: THE DRIPLINE SHALL BE PRESSURE COMPENSATING DRIPLINE. DRIPPER FLOW RATE AND SPACING SHALL BE AS INDICATED ON SCHEDULE.
  1. DRIPLINE FITTINGS: ALL DRIPLINE CONNECTIONS SHALL BE MADE WITH APPROVED INSERT FITTINGS; MANUFACTURER EQUAL TO THAT OF DRIPLINE.
  2. SOIL STAPLES: ALL ON-SURFACE/UNDER MULCH DRIPLINE INSTALLATIONS SHALL BE HELD IN PLACE WITH SOIL STAPLES SPACED EVENLY EVERY 5' ON CENTER, AND AT EACH FITTING.
  3. LINE FLUSHING VALVES: ALL DRIPLINE SYSTEMS SHALL BE INSTALLED WITH MANUAL OR AUTOMATIC LINE FLUSHING VALVES, AS SPECIFIED ON DRAWINGS.
  4. AIR/VACUUM RELIEF VALVES: DRIPLINE SYSTEMS SHALL BE INSTALLED WITH AIR/VACUUM RELIEF VALVES ONLY WHERE INDICATED ON DRAWINGS.
  5. DISC FILTER: A DISC FILTER SHALL BE INSTALLED AT EACH ZONE VALVE OR ON THE MAIN LINE TO ENSURE PROPER FILTRATION . THE FILTER SHALL BE AS SPECIFIED ON PLAN SET OR APPROVED SUBSTITUTE.

2.5 HEAD SYSTEM
- A. MANUFACTURER'S STANDARD UNIT DESIGNED TO PROVIDE UNIFORM COVERAGE OVER ENTIRE AREA OF SPRAY INDICATED AT AVAILABLE WATER PRESSURE, AS FOLLOWS:
  1. POP-UP SPRAY: FIXED PATTERN, WITH SCREW-TYPE FLOW ADJUSTMENT AND STAINLESS STEEL RETRACTION SPRING. SEE SCHEDULE ON PLAN FOR SPECIFIC MODEL TYPE.
  2. POP-UP ROTARY SPRAY: GEAR DRIVEN, FULL CIRCLE AND ADJUSTABLE PART CIRCLE TYPE. SEE SCHEDULE ON PLAN FOR SPECIFIC MODEL TYPE.

2.6 REMOTE CONTROL VALVES
- A. MANUFACTURER'S STANDARD OF TYPE AND SIZE INDICATED. SEE SCHEDULE ON PLAN.

2.7 AUTOMATIC CONTROLLER
- A. GENERAL: FURNISH LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF UNDERGROUND IRRIGATION SYSTEMS. PROVIDE UNIT OF CAPACITY TO SUIT NUMBER OF CIRCUITS. SEE SCHEDULE ON PLAN.
- B. CONTROL ENCLOSURE - EXTERNAL APPLICATIONS: MANUFACTURER'S STANDARD WEATHERPROOF ENCLOSURE WITH LOCKING COVER ON PEDESTAL. SEE SCHEDULE ON PLAN.
- C. CONTROLLER WIRING ABOVE GROUND SHALL BE INSTALLED IN A CONDUIT.

2.8 CONTROL WIRE
- A. #14-1 UF DIRECT BURIAL WIRE. WHITE SHALL BE COMMON, RED THE VALVE IMPULSE, WITH A THIRD COLOR AS A SPARE WIRE TO RUN FROM CONTROLLER TO THE END VALVE ON EACH LEG OF THE MAINLINE. IDENTIFY EACH SPARE AT THE CONTROLLER. IDENTIFY WIRE COLOR ON THE AS-BUILTS.
- B. WIRE MUST BE INSULATED SINGLE STRAND COPPER DESIGNED FOR TWO (2) TO FIFTY (50) VOLTS AND UL APPROVED AS TYPE U.F.
- C. MULTI-STRAND CABLE MAY BE USED WITH PRIOR APPROVAL OF OWNER'S REPRESENTATIVE.

2.9 BACKFLOW PREVENTION DEVICES
- A. DOUBLE CHECK VALVE ASSEMBLY SHALL BE INSTALLED ON THE DISCHARGE SIDE OF THE WATER METER. DOUBLE CHECK VALVES SHALL BE OF HEAVY DUTY CONSTRUCTION WITH ALL BRONZE BODIES, CHECK VALVES AND TEST COCKS. DOUBLE CHECK VALVES SHALL BE DESIGNED TO OPERATE UNDER CONTINUOUS PRESSURE PERMITTING THE FREE FLOW OF WATER AT ALL TIMES. SEE DETAILS.
- B. DOUBLE CHECK VALVES SHALL BE FURNISHED WITH APPROVED CHECK VALVES, INLET AND DISCHARGE SHUT-OFF VALVES AND FIELD TESTING COCKS. UNLESS OTHERWISE SPECIFIED, DOUBLE CHECK VALVES SHALL HAVE A SERVICE RATING OF 300 PSI FOR NON-SHOCK COLD WATER.
- D. DOUBLE CHECK VALVE ASSEMBLY PER IRRIGATION SCHEDULE OR EQUAL AS APPROVED BY THE STATE DEPT. OF HEALTH.

2.10 PRESSURE REGULATING VALVE
- A. SHALL BE PER IRRIGATION SCHEDULE OR APPROVED EQUAL.
- B. USE PRESSURE REGULATING VALVES AS REQUIRED TO CONTROL IRRIGATION SYSTEM WATER PRESSURE.

2.12 QUICK COUPLING VALVES
- A. QUICK COUPLING VALVES SHALL BE AS SPECIFIED ON PLAN SET, OR APPROVED SUBSTITUTE. PROVIDE LUG KEYS WITH HOSE SWIVEL ELLS AS QUICK COUPLING VALVES

2.13 VALVE BOXES
- A. ALL VALVES TO BE ENCLOSED IN A VALVE BOX. REMOTE CONTROL VALVES TO BE INSTALLED IN AN ARMOR ACCESS AS SPECIFIED ON DETAILS, OR EQUAL.

2.14 MAINLINE PVC PIPE SHALL BE SCHEDULE 40, BURIED AT A MINIMUM 18" DEPTH TO TOP OF PIPE. LATERAL PVC PIPE SHALL BE CLASS 200 AND BE BURIED AT A MINIMUM 12" DEPTH TO TOP OF PIPE. UNLESS STATED, MINIMUM PIPE SIZE IS 3/4".

2.15 SLEEVING SHALL BE FOUR/SIX INCH DIAMETER (4"/6") SCH. 40 PVC. EXTEND SLEEVE 6" PAST THE EDGE OF CONCRETE FLATWORK/WALLS.

PART 3 EXECUTION

3.1 PRE-CONSTRUCTION
- A. PRIOR TO STARTING WORK, CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE WITH OWNER'S PROJECT MANAGER/SUPERINTENDENT, OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT TO DISCUSS PROJECT REQUIREMENTS, CHANGED SITE CONDITIONS, PHASING AND OTHER ISSUES.

3.2 VERIFICATION
- A. BEFORE PROCEEDING WITH ANY WORK, THE IRRIGATION CONTRACTOR SHALL INSPECT THE SITE, CAREFULLY CHECK ALL GRADES AND VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK TO SATISFY HIMSELF THAT HE MAY PROCEED SAFELY AND ACCEPT THE SITE AS READY FOR HIS WORK TO BEGIN.
- B. REPORT ANY DEVIATIONS BETWEEN THE CONTRACTOR-PREPARED IRRIGATION DRAWINGS AND THE SITE. FAILURE TO DO SO PRIOR TO THE INSTALLING OF EQUIPMENT, AND RESULTING IN REPLACING, AND/OR RELOCATING, OR ADDITIONAL EQUIPMENT, SHALL BE DONE AT CONTRACTOR'S EXPENSE.
- C. AVAILABLE PRESSURE VERIFICATION: PRIOR TO THE START OF ANY WORK, VERIFY THE STATIC PRESSURE AT POINT OF CONNECTION. NOTIFY OWNER IN WRITING OF PRESSURE AVAILABLE FOR APPROVAL TO PROCEED.
- D. CONFLICT WITH UTILITIES AND PLANT MATERIALS: LOCATE IRRIGATION LINES TO AVOID EXISTING AND PROPOSED UTILITY LINES, AND PROPOSED PLANT MATERIAL LOCATIONS AND ANY EXISTING TREES. MINOR FIELD ADJUSTMENTS TO SHRUBS MAY BE MADE WITH APPROVAL, TO AVOID EQUIPMENT.

3.3 PREPARATION
- A. LAY OUT AND STAKE THE LOCATION OF EACH PIPE RUN AND ALL SPRINKLER HEADS AND SPRINKLER VALVES.

3.4 INSTALLATION
- A. TRENCHING: TRENCHES SHALL BE STRAIGHT AND WITHOUT ABRUPT GRADE CHANGES. TRENCH BOTTOMS SHALL BE FLAT AND CLEAN OF ANY LARGE OR SHARP ROCK. THE TRENCH DEPTH SHALL BE DEEP ENOUGH TO ALLOW 18 INCHES OF COVER OVER MAIN LINE AND 12 INCHES OF COVER OVER LATERALS OR AS PER APPLICABLE MUNICIPAL CODES AND 4" - 8" INCHES COVER OVER DRIPLINE. PIPE SLEEVES SHALL BE AT A MINIMUM DEPTH OF 18 INCHES AND A MAXIMUM DEPTH OF 24 INCHES. MAINTAIN A MINIMUM CLEARANCE OF THREE (3) INCHES BETWEEN IRRIGATION LINES IF IN A COMMON TRENCH.
- B. DRIPLINE:
  6. INSTALL ALL DRIPLINE AS INDICATED ON DRAWINGS. USE ONLY TEFLON TAPE ON ALL THREADED CONNECTIONS.
  7. SUPPLY AND EXHAUST HEADERS SHOULD BE INDENTED 2"-4" FROM EDGE OF PLANTER BED, SIDEWALK OR STRUCTURE.
  8. ALL DRIPLINE HEADERS TO BE 3/4" DIA. UNLESS OTHERWISE CALLED OUT ON PLANS.
  9. SPACE DRIPLINE AT INTERVALS AS INDICATED ON SCHEDULE.
  10. CLAMP DRIPLINE FITTINGS WITH OETIKER CLAMPS, OR APPROVED SUBSTITUTE, WHEN OPERATING PRESSURE EXCEEDS SPECIFIC DRIPLINE FITTING REQUIREMENTS.
  11. WHEN INSTALLING DRIPLINE, INSTALL SOIL STAPLES AS LISTED BELOW:
  11.A. ONE STAPLE EVERY THREE (3') FEET AND AT EACH FITTING (TEE, ELBOW, OR CROSS).
  12. CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE ENTRANCE OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.
  13. THOROUGHLY FLUSH ALL WATER LINES BEFORE INSTALLING VALVES AND OTHER COMPONENTS.
  14. TEST IN ACCORDANCE WITH STANDARD PRACTICES.
  15. FLUSH VALVES TO BE INSTALLED AT LOWEST ELEVATION OF DRIPLINE IRRIGATION AREA.
- C. SPRINKLER HEADS:
  1. INSTALL PER DETAIL AND MANUFACTURER'S RECOMMENDATION.
  2. AFTER COMPLETION OF GRADING, SEEDING OR SODDING, AND ROLLING OF GRASS AREAS, ADJUST HEADS TO BE FLUSH WITH FINISHED GRADES.
- D. DOUBLE CHECK VALVE ASSEMBLY:
  1. BACKFLOW PREVENTION DEVICES SHALL HAVE SUFFICIENT CLEARANCE FROM OTHER MATERIALS FOR PROPER MAINTENANCE. MINOR ADJUSTMENTS OF LOCATION MAY BE REQUIRED FOR TECHNICAL PURPOSES OR TO SATISFY LOCAL GOVERNING AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT.
  2. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS, AND TO LOCAL MUNICIPAL CODE.
  3. INSTALL PER DETAIL.
- E. REMOTE CONTROL VALVES:
  1. BEFORE INSTALLATION, SUPPLY LINE SHALL BE THOROUGHLY FLUSHED.
  2. ENCLOSE VALVE IN VALVE BOX.
  3. INSTALL PER DETAIL.
- F. QUICK COUPLING VALVES:
  1. ENCLOSE IN VALVE BOX.
  2. PROVIDE ONE CUBIC FOOT OF 3/4" MINUS WASHED GRAVEL SUMP UNDER EACH VALVE.
  3. INSTALL PER DETAIL OF PLAN SET AND AT LOCATIONS INDICATED ON PLAN.
- G. CONTROL WIRE:
  1. CONTROL WIRE SHALL BE TAPED TOGETHER AT 10-FOOT INTERVALS.
  2. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY OR LATERAL LINKS WHENEVER POSSIBLE.
  3. PROVIDE A 24 INCH LOOP OF CONTROL WIRE IN EACH VALVE BOX.
  4. ALL SPLICES MUST BE MADE WATERTIGHT DRI-SPLICE DS-400, OR APPROVED SUBSTITUTE, AND CONTAINED IN VALVE BOXES.
  5. SPLICES WILL BE PERMITTED ONLY AT THE VALVES AND NEVER BETWEEN VALVES OR VALVE AND CONTROLLER. THERE MUST BE A SEPARATE LEAD OR "HOT" WIRE TO EACH AUTOMATIC VALVE. ONE (1) COMMON WIRE WILL BE ACCEPTABLE. ONE (1) SPARE WIRE MUST BE RUN TO THE FARTHEST VALVE FROM THE CONTROLLER AS AN EXTRA WIRE.
- H. AUTOMATIC CONTROLLERS:
  1. ELECTRICAL WIRING SHALL BE INSTALLED ACCORDING TO LOCAL CODE. THE COST OF ALL ELECTRICAL WORK NECESSARY TO MAKE THE AUTOMATIC EQUIPMENT OPERATE PROPERLY SHALL BE INCLUDED IN THIS CONTRACT.
  2. LOCATION AND TYPE OF CONTROLLER SHALL BE PER PLANS.
  3. MOUNT THE PANEL ENCLOSURE SO ADJUSTMENTS CAN BE CONVENIENTLY MADE BY THE OPERATOR.
  4. PROVIDE A CONTROLLER CHART SHOWING THE AREA CONTROLLER BY THE AUTOMATIC CONTROLLER. CHART SIZE SHALL BE MAXIMUM SIZE TO FIT IN THE CONTROLLER DOOR. CHART SHALL BE A REDUCTION OF THE "AS-BUILT" DRAWINGS.
  5. SUPPLY OWNER WITH TWO CONTROLLER KEYS.
- I. PIPE FITTINGS:
  1. THE CONTRACTOR SHALL EXERCISE CARE IN HANDLING, LOADING, UNLOADING AND STORING TO AVOID DAMAGE. DELIVER PLASTIC PIPING IN BUNDLES, PACKAGED TO PROVIDE ADEQUATE PROTECTION OF PIPE ENDS, EITHER THREADED OR PLAIN.THE PIPE SHALL BE TRANSPORTED IN A VEHICLE WITH A BED LONG ENOUGH TO ALLOW THE LENGTH OF PIPE TO LAY FLAT, SO AS NOT TO BE SUBJECT TO UNDUE BENDING OR CONCENTRATED EXTERNAL LOAD AT ANY POINT. FITTINGS SHALL BE STORED UNDER COVER.
  2. PVC CEMENT SHALL BE IPS WELD-ON. SOLVENT WELDING JOINTS SHALL BE GIVEN AT LEAST 15 MINUTES SET-UP TIME BEFORE MOVING OR HANDLING. PIPE SHALL BE CENTER LOADED TO PREVENT SLIPPING. NO WATER SHALL BE PERMITTED IN PIPE UNTIL A PERIOD RECOMMENDED BY MANUFACTURER.
  3. BACK FILLING SHALL BE DONE WHEN PIPE IS NOT IN AN EXPANDED CONDITIONS DUE TO HEAT OR PRESSURE.
  4. BEFORE PRESSURE TESTING, SOLUBLE WELD JOINTS SHALL BE GIVEN CURING TIME AS RECOMMENDED BY MANUFACTURER.
  5. NO PVC PIPE MAY BE THREADED OR CONNECTED TO A THREADED FITTING WITHOUT AN ADAPTER.
  6. GREAT CARE MUST BE TAKEN TO INSURE THAT THE INSIDE OF THE PIPE IS ABSOLUTELY CLEAN. ANY PIPE ENDS NOT BEING WORKED ON SHOULD BE PROTECTED AND NOT LEFT OPEN.
- J. PIPE SLEEVES:
  1. WHEREVER IRRIGATION LINES OR WIRE CROSS BENEATH PAVED SURFACES, PIPING AND WIRE SHALL BE INSTALLED IN SLEEVES. SIZE TO BE TWO TIMES PIPE DIAMETER, MINIMUM TWO INCH SLEEVE SHALL BE PROVIDED FOR WIRE. SET SLEEVES AT 24" BELOW GRADE. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- K. MANUAL DRAINS:
  1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AS SHOWN ON IRRIGATION PLAN.
  2. INSTALL BY TEEING DOWN TO 3/4-INCH DRAIN VALVE. PROVIDE A DRAINAGE SUMP SIZED TO RECEIVE VOLUME OF DRAIN WATER.
  3. MAKE MANUAL DRAIN VALVES ACCESSIBLE BY INSTALLING AN ADJUSTABLE PIPE SLEEVE TO MEET FINISHED GRADE WITH LOCKING VALVE MARKER LID FLUSH WITH FINISH GRADE.
- L. PRESSURE REGULATOR:
  1. SET MAX. OPERATING PRESSURE AT 35 PSI.
- M. PIPE INSULATION PER PLAN:
  1. APPLY POLYETHYLENE PIPE WRAP INSULATION TO ALL EXPOSED PIPE.

3.5 SYSTEM FLUSHING
- A. ENTIRE SYSTEM SHALL BE FLUSHED PRIOR TO INSTALLATION OF DRIPLINE AND SPRINKLER HEADS.

3.6 PERFORMANCE TESTS/SUBSTANTIAL COMPLETION
- A. UPON COMPLETION OF SYSTEM INSTALLATION, CONTRACTOR SHALL OPERATE SYSTEM BY MEANS OF THE AUTOMATIC CONTROLLER IN PRESENCE OF OWNER'S REPRESENTATIVE.
- B. AUTOMATIC SYSTEM SHALL BE CYCLED ELECTRICALLY AND AUTOMATICALLY TO THE SATISFACTION OF OWNER'S REPRESENTATIVE.

3.7 DISPOSAL OF WASTE MATERIAL
- A. STOCKPILE, HAUL FROM SITE, AND LEGALLY DISPOSE OF WASTE MATERIALS, INCLUDING UNSUITABLE EXCAVATED MATERIALS, ROCK, TRASH, AND DEBRIS. DEBRIS MUST BE REMOVED AT THE END OF WORK TIME EACH DAY.
- B. MAINTAIN PAVEMENT AND CURB CLEAR, CLEAN, AND FREE OF DEBRIS AND SOIL. PAVEMENT AND CURB SHALL REMAIN CLEAR, CLEAN AND FREE OF DEBRIS.

3.8 SURFACE RESTORATION
- A. PROTECT EXISTING LANDSCAPING; REMOVE AND REPLANT AS NECESSARY TO COMPLETE INSTALLATION. REPLACE DAMAGED LAWN AREAS AND PLANTS WITH NEW PLANTS TO MATCH EXISTING.

3.9 CLEAN-UP
- A. CLEAN ALL WORK AREAS ADJOINING AREA, SUCH AS PAVING, CURBS, CATCH BASINS, MANHOLES AND LAWN, OR DEBRIS CAUSED BY THE WORK ON THIS PROJECT, OR ANY PART OF PROJECT, ON COMPLETION OF OPERATIONS AND PRIOR TO WATERING. ALL HARD SURFACED AREAS SHALL BE WASHED CLEAN.

3.10 FINAL COMPLETION
- A. UPON COMPLETION AND APPROVAL OF ALL TESTS.
- B. PROVIDE OWNER WITH A LETTER FOR HIS SIGNATURE OUTLINING COMPLETION OF JOB AND OWNER'S FINAL ACCEPTANCE WITH START AND STOP DATES OF WARRANTY PERIOD.

3.11 WARRANTY
- A. SHOULD ANY TROUBLE DEVELOP WITHIN ONE (1) YEAR, WHICH IS DUE TO INFERIOR OR FAULTY MATERIAL AND/OR WORKMANSHIP, THE TROUBLE SHALL BE CORRECTED, WITHOUT DELAY, TO THE SATISFACTION OF THE AUTHORIZED OWNER'S REPRESENTATIVE AND AT THE CONTRACTOR'S EXPENSE.
- B. SYSTEM PROTECTION: AS PART OF WARRANTY UNDER THIS CONTRACT, CONTRACTOR SHALL BE RESPONSIBLE FOR DEACTIVATING AND DRAINING OF SYSTEM PRIOR TO ONSET OF FREEZING SEASON AS PER LOCAL SEASON REQUIRES, AND FOR REACTIVATING THE SYSTEM AT ONSET OF SPRING GROWING SEASON; EACH EVENT THE SYSTEM IS COMPLETED IN A SEASON WHEN SYSTEM WILL NOT BE IN USE, CONTRACTOR WILL WINTERIZE THE SYSTEM AS PER LOCAL SEASON REQUIRES, UPON COMPLETION OF TESTING AND APPROVAL BY OWNER AND REACTIVATE THE SYSTEM IN SPRING.

END OF SECTION

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NO.	REVISIONS	DATE
1.	REVISED PER FIRE'S DESIGN REVIEW COMMENTS	1/26/21

STATE OF WASHINGTON
JOSHUA PENNINGTON BEARD
NO. 938 EXP. 08/10/2020
LICENSED LANDSCAPE ARCHITECT

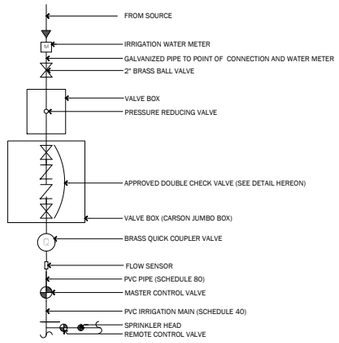
CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

IRRIGATION SCHEDULE AND NOTES
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT
7084 E 2300 STREET
COTTONWOOD, UT 54121

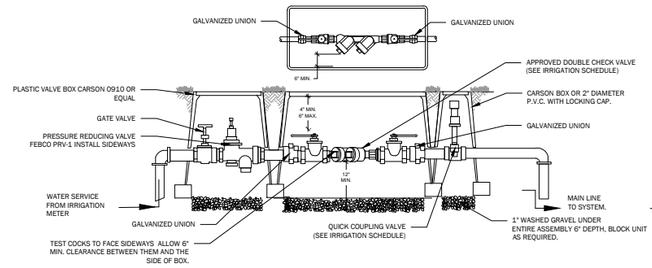
DATE SEE STAMP DATE
DESIGNED WANQIN SU
DRAWN JOSHUA P. BEARD
APPROVED JOSHUA P. BEARD
GARY SHARNBROICH, P.E.
PROJECT MANAGER

SHEET L3.02
16 OF 17
PROJECT NUMBER 19173



LAYOUT: POINT OF CONNECTION

NOT TO SCALE



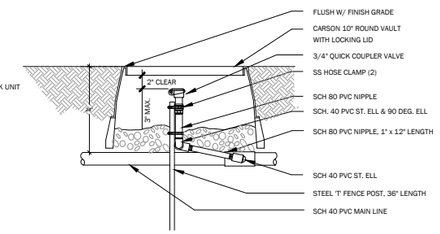
NOTES:

1. ENCLOSURE 2" & SMALLER D.C.V.A. IN TWO METER BOXES STACKED ON TOP OF EACH OTHER OR OVERSIZE BOX MUST HAVE REMOVEABLE COVER, BOXES TO BE LOCATED IN SIDEWALK AND AREAS WITH VEHICULAR TRAFFIC SHALL BE METAL EQUAL TO OLYMPIC FOUNDRY SM30 BOXES, IN OTHER NON TRAFFIC AREAS TO BE CARSON INDUSTRIES 1730-18 BCFXL METER BOX WITH 1730 COVER.
2. PER PLUMBING CODE REQUIREMENT, IRRIGATION SYSTEMS MUST HAVE SHUT OFF INSTALLED AS SHOW, FEMALE FITTINGS ARE PROHIBITED IN CONJUNCTION WITH METALLIC MALE FITTINGS.
3. ALL INSTALLATIONS MUST MEET MINIMUM STANDARDS OF THE UNIFORM PLUMBING CODE AND WSDOH APPROVED INSTALLATION LIST.
4. TESTING IS REQUIRED BY A WASHINGTON STATE DEPARTMENT OF HEALTH CERTIFIED BACKFLOW ASSEMBLY TESTER UPON INSTALLATION AND ANNUALLY THEREAFTER; ASSEMBLY TO BE MAINTAINED BY OWNER.
5. USE PIPE DOPE ON ALL GALV. FITTINGS

DETAIL: PRV/DOUBLE CHECK VALVE ASSEMBLY

NOT TO SCALE

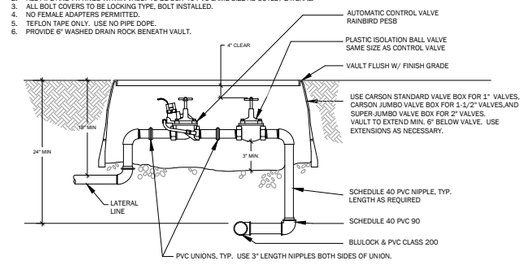
NOTES:
1. DO NOT ALLOW VAULT TO REST ON PIPE USE EXTENSIONS AS NECESSARY.
2. VALVE TO BE SET PLUMB & CENTERED IN VALVE BOX.
3. CONTRACTOR TO PROVIDE (1) EACH QCV KEY AND SWIVEL HOSE ELL PER PROJECT.
4. PROVIDE 6" DEPTH DRAIN ROCK.



DETAIL: QUICK COUPLER VALVE

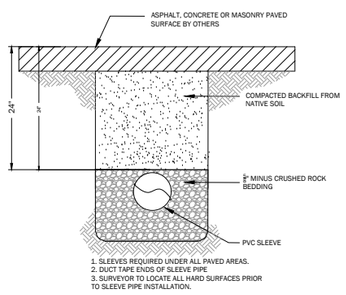
NOT TO SCALE

VALVE NOTES:
1. DO NOT ALLOW VAULT TO REST ON PIPE.
2. ALL PIPE AND FITTINGS WITHIN VAULT TO BE SCH 40 PVC SAME SIZE AS OUTLET LATERAL.
3. ALL BOLT COVERS TO BE LOCKING TYPE, BOLT INSTALLED.
4. NO FEMALE ADAPTERS PERMITTED.
5. TEFLON TAPE ONLY. USE NO PIPE DOPE.
6. PROVIDE 6" WASHED DRAIN ROCK BENEATH VAULT.



DETAIL: ZONE CONTROL VALVE

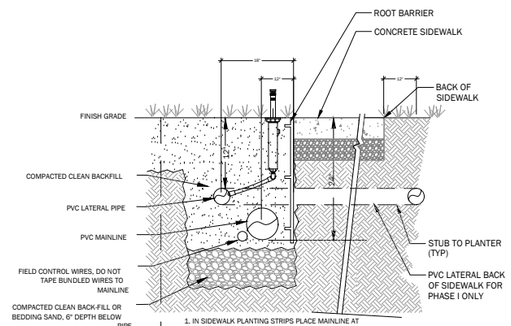
NOT TO SCALE



1. SLEEVES REQUIRED UNDER ALL PAVED AREAS.
2. DUCT TAPE ENDS OF SLEEVE PIPE
3. SURVEYOR TO LOCATE ALL HARD SURFACES PRIOR TO SLEEVE PIPE INSTALLATION.

DETAIL: SLEEVE TRENCHING

NOT TO SCALE

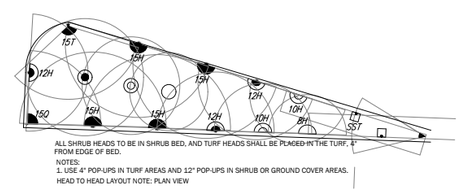


1. IN SIDEWALK PLANTING STRIPS PLACE MAINLINE AT 24" DEPTH AND 12" IN FROM SIDEWALK.
2. IN SIDEWALK PLANTING STRIPS PLACE LATERALS AT 12" DEPTH AND 18" IN FROM SIDEWALK.

DETAIL: MAINLINE AND LATERAL TRENCHING

NOT TO SCALE

HEAD TO HEAD SPACING MAY BE DEFINED AS EACH HEAD'S SPRAY HITTING EACH ADJACENT HEAD, ALL DIRECTIONS. FOR EXAMPLE, 12' RADIUS HEADS SHALL NOT BE SPACED FURTHER THAN 12' ALL DIRECTIONS.

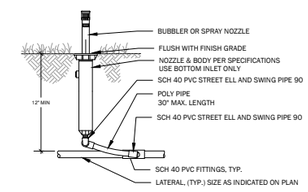


ALL SHRUB HEADS TO BE IN SHRUB BED, AND TURF HEADS SHALL BE PLACED IN THE TURF, 4' FROM EDGE OF BED.

NOTES:
1. USE 4" POP-UPS IN TURF AREAS AND 12" POP-UPS IN SHRUB OR GROUND COVER AREAS.
HEAD TO HEAD LAYOUT NOTE: PLAN VIEW

DETAIL: HEAD LAYOUT

NOT TO SCALE

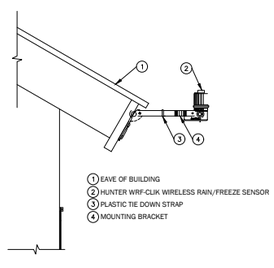


SPRAY HEAD SECTION VIEW

NOTES:
1. USE 4" POP-UPS IN TURF AREAS AND 6" POP-UPS IN SHRUB OR GROUND COVER AREAS, AS SHOWN IN IRRIGATION SCHEDULE.
2. USE TEFLON TAPE AT ALL TREADED FITTINGS

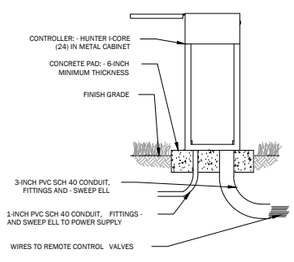
DETAIL: POP-UP SPRAY ROTARY

NOT TO SCALE



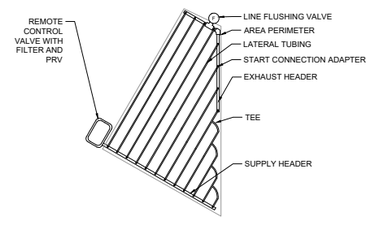
DETAIL: RAIN SENSOR (ROOF MOUNT)

NOT TO SCALE



DETAIL: CONTROLLER WITH PEDESTAL

NOT TO SCALE



DETAIL - DRIP LINE LAYOUT

NOT TO SCALE

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NO.	REVISIONS	DATE
1.	REVISED PER FIRE'S DESIGN REVIEW COMMENTS	1/26/21

STATE OF WASHINGTON — JOSHUA PENNINGTON BEARD — 40388 — EXP. 08/01/2021 — LICENSED LANDSCAPE ARCHITECT

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

IRRIGATION DETAILS
TUKWILA SELF STORAGE

BRIXX DEVELOPMENT

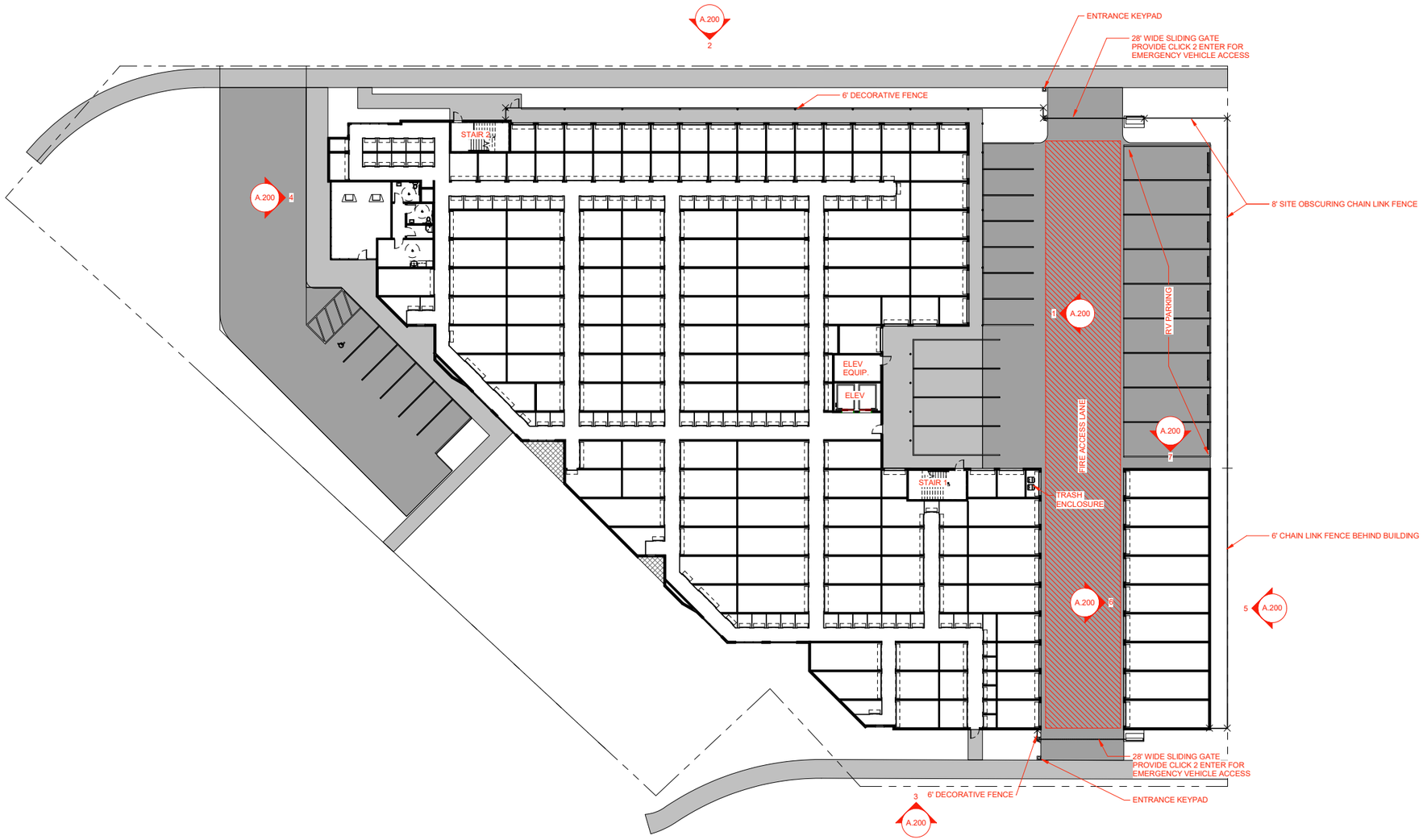
7084 E 2300 STREET
COTTONWOOD, UT 54121

DATE	SEE STAMP DATE
DESIGNED	WANQIN SU
DRAWN	JOSHUA P. BEARD
APPROVED	JOSHUA P. BEARD
	GARY SHARNBROICH, P.E. PROJECT MANAGER

SHEET L3.31

17 OF 17

PROJECT NUMBER 19173



1 PROPOSED LEVEL 1 PLAN
1" = 20'-0"

0' 10' 20' 40'

N W E

di'velept DESIGN

454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
w: www.divelept.com

BRIXX TUKWILA

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

OWNER: BRIXX

PROJECT ADDRESS: 14300 Interurban Ave. S. Tukwila, WA 89168

ARCH PROJECT #: 19-15

A.O.R.: JDH

PHASE: DESIGN REVIEW

PUBLISH DATE: DD MONTH YYYY

SHEET SCALE: 1" = 20'-0"

SHEET NAME: LEVEL 1 PLAN

SHEET NUMBER: 55 A.001

2/1/2021 3:08:08 PM

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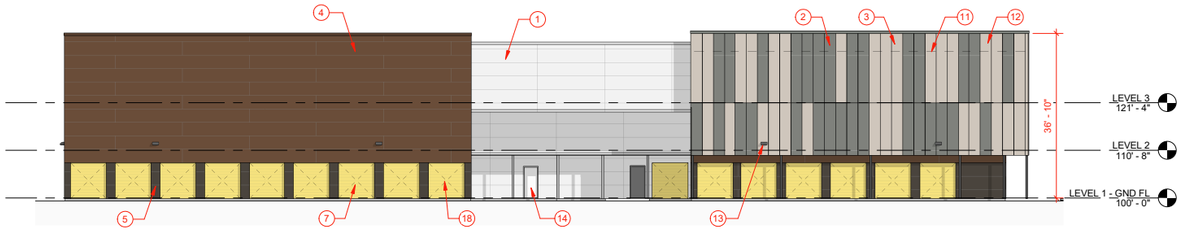
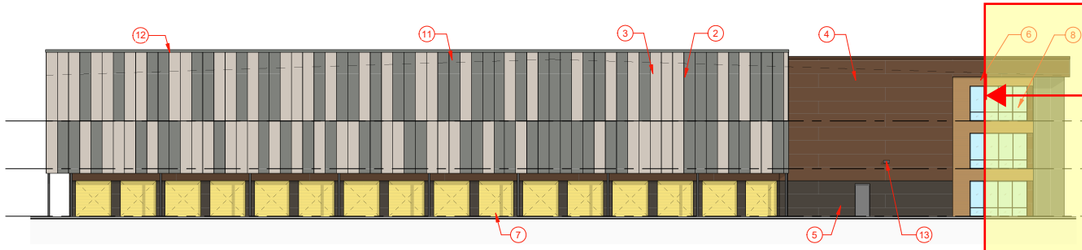
KEYNOTES

1	METAL PANEL, VERTICAL ORIENTATION - WINTER WHITE
2	METAL PANEL, VERTICAL ORIENTATION - ASH GRAY
3	METAL PANEL, VERTICAL ORIENTATION - ALMOND
4	FLUTED METAL PANEL, HORIZONTAL ORIENTATION - BURNISHED SLATE
5	FLUTED METAL PANEL, HORIZONTAL ORIENTATION - MEDIUM BRONZE
6	FIBER CEMENT BOARD - PAINTED OR FINISHED WITH WOOD LIKE COLOR
7	OVERHEAD COILING DOOR - ACCENT COLOR
8	ALUMINUM STOREFRONT GLAZING SYSTEM - DARK BRONZE OR BLACK FRAME
9	ILLUMINATED CHANNEL LETTER BUILDING SIGNAGE. FINALIZED SIGNAGE DESIGN TO BE SUBMITTED AT A LATER DATE
10	STANDING SEAM METAL ROOF
11	LINE OF ROOF BEYOND PARAPET
12	PARAPET TO SCREEN MECHANICAL DEVICES
13	BUILDING MOUNTED SITE LIGHTING
14	HOLLOW METAL DOOR & FRAME
18	TRASH ENCLOSURE

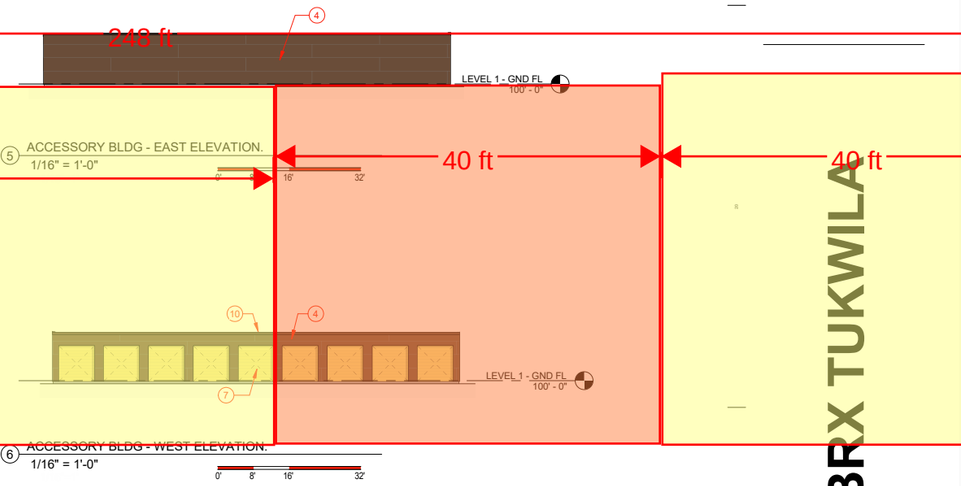
di'velept DESIGN
454 N 600 W, SLC, UT 84116
e: howdy@divelept.com
p: 801-680-4485
w: www.divelept.com



1 MAIN BLDG - EAST ELEVATION.
1/16" = 1'-0"
0' 8' 16' 32'



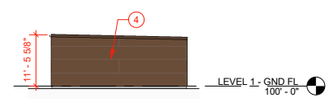
2 MAIN BLDG - NORTH ELEVATION.
1/16" = 1'-0"
0' 8' 16' 32'



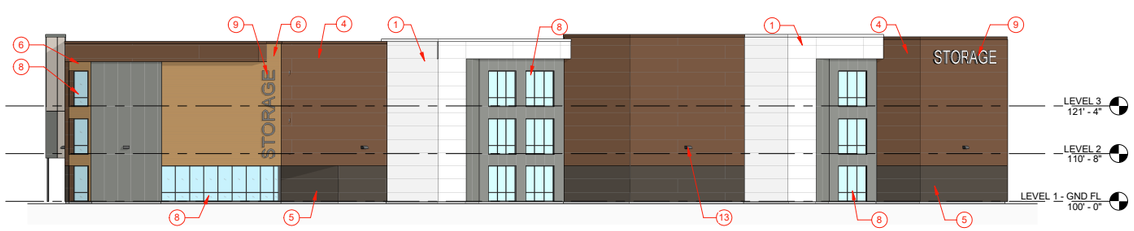
5 ACCESSORY BLDG - EAST ELEVATION.
1/16" = 1'-0"
0' 8' 16' 32'

6 ACCESSORY BLDG - WEST ELEVATION.
1/16" = 1'-0"
0' 8' 16' 32'

3 MAIN BLDG - SOUTH ELEVATION.
1/16" = 1'-0"
0' 8' 16' 32'



7 ACCESSORY BLDG - NORTH ELEVATION.
1/16" = 1'-0"
0' 8' 16' 32'



4 MAIN BLDG - WEST ELEVATION.
1/16" = 1'-0"
0' 8' 16' 32'

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

OWNER:	BRIXX
PROJECT ADDRESS:	14300 Interurban Ave. S. Tukwila, WA 89168
ARCH PROJECT #:	19-15
A.O.R.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	DD MONTH YYYY
SHEET SCALE:	1/16" = 1'-0"
SHEET NAME:	ELEVATIONS
SHEET NUMBER:	57 A.200

1/28/2021 9:08:08 AM

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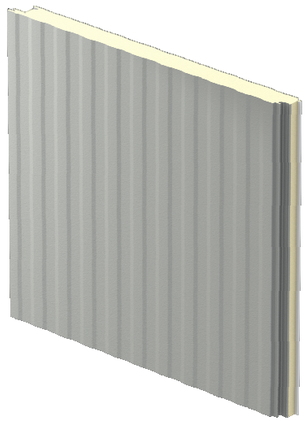
METAL PANEL - RIBBED



MEDIUM BRONZE*

ASH GRAY ★

BURNISHED SLATE ★

ALMOND*

WINTER WHITE

FIBER CEMENT BOARD - PAINTED OR FINISHED WITH WOOD LIKE COLOR

STOREFRONT SYSTEM

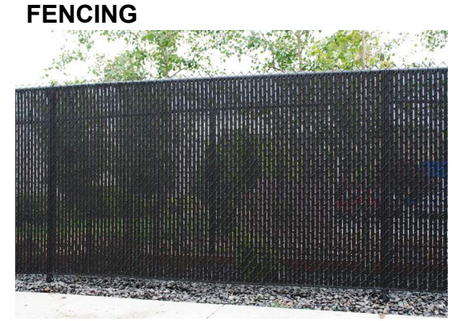
COLOR:
DARK BRONZE
OR BLACK

OVERHEAD DOORS

FENCING:

6' TALL DECORATIVE SECURITY FENCING

8' TALL SITE OBSCURING VINYL COATED CHAIN LINK FENCING



6' TALL VINYL COATED CHAIN LINK FENCING

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BRX TUKWILA

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

OWNER:	BRIXX
PROJECT ADDRESS:	14300 Interurban Ave. S. Tukwila, WA 89168
ARCH PROJECT #:	19-15
A.G.R.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	DD MONTH YYYY
SHEET SCALE:	
SHEET NAME:	MATERIAL BOARD
SHEET NUMBER:	A.500

2/11/2021 3:08:09 PM

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ELECTRICAL SYMBOLS

SYMBOL	EXPLANATION	SYMBOL	EXPLANATION	SYMBOL	EXPLANATION
	BRANCH CIRCUIT CONCEALED IN CEILING OR WALL	F1	FIXTURE TYPE SYMBOL		TAMPER AND FLOW
	BRANCH CIRCUIT CONCEALED IN GROUND OR FLOOR		LINIER FIXTURE (TYPICAL)	FACP	FIRE ALARM CONTROL PANEL
A-1,3	BRANCH CIRCUIT HOMERUNS TO PANEL		EMERGENCY LIGHTING UNIT	RFAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
135	ROOM NUMBER		SURFACE OR PENDANT MOUNTED FIXTURE	NAC	FIRE ALARM NAC PANEL
CH 1	MECHANICAL EQUIPMENT SYMBOL		RECESSED FIXTURE	VOICE	FIRE ALARM VOICE PANEL
1	KEYED NOTE REFERENCE		WALL MOUNTED FIXTURE	D/H	DOOR HOLDER
42X	FEEDER TAG (SEE FEEDER SCHEDULE)		WALL PACK	F/S	FIRE/SMOKE DAMPER
	LIGHTING AND POWER PANELBOARD		STRIP FIXTURE	F	FIRE ALARM PULL STATION
NON-FUSED / FUSED	DISCONNECT SWITCH		TRACK LIGHTING		FIRE ALARM STROBE
NON-FUSED / FUSED	DISCONNECT SWITCH WITH MOTOR STARTER	BUGEYE / EGRESS	EMERGENCY LIGHTING UNIT		FIRE ALARM HORN/STROBE
	MOTOR STARTER		WALL MOUNTED EXIT LIGHT (SINGLE FACE)	LF	FIRE ALARM HORN/STROBE (LF = LOW FREQUENCY)
VFD	VARIABLE FREQUENCY DRIVE		WALL MOUNTED EXIT LIGHT (DOUBLE FACE)		FIRE ALARM HORN/STROBE WITH PROTECTIVE COVER
C	CONDUIT STUB		CEILING MOUNTED EXIT LIGHT		FIRE ALARM SPEAKER/STROBE
J	JUNCTION BOX		CEILING MOUNTED EXIT LIGHT (DOUBLE FACE)	LF	FIRE ALARM SPEAKER/STROBE (LF = LOW FREQUENCY)
	ELECTRIC VEHICLE CHARGING STATION		EXIT LIGHT WITH PROTECTIVE COVER		FIRE ALARM SPEAKER
MP — MODIFIER; A-3 — PANEL SPACE ASSIGNMENT; REF — EQUIPMENT DESIGNATION		$	SINGLE POLE SWITCH (SUBSCRIPT AS INDICATED BELOW)	LF	FIRE ALARM SPEAKER (LF = LOW FREQUENCY)
		2	TWO POLE SWITCH		FIRE ALARM HORN
		3	3-WAY SWITCH		
WP	WEATHERPROOF COVER & LISTED WEATHER RESISTANT DEVICE	4	4-WAY SWITCH	LF	FIRE ALARM HORN (LF = LOW FREQUENCY)
GFCI	PROTECTED BY FAULT CIRCUIT INTERRUPTER	D	DIMMER SWITCH		
+44	MOUNTING HEIGHT ABOVE FLOOR OR GRADE GIVEN IN INCHES.	K	KEYED SWITCH		FIRE ALARM STROBE CEILING MOUNTED
REF	REFRIGERATOR	T	TIMER SWITCH		
DW	DISHWASHER	M	MANUAL STARTER WITH THERMAL OVERLOAD		FIRE ALARM HORN/STROBE CEILING MOUNTED
DISP	DISPOSAL	F	PADDLE FAN SPEED CONTROL. (CANARM "CN" SERIES)		
WASH	WASHING MACHINE	OC	OCCUPANCY SENSOR SWITCH	LF	FIRE ALARM HORN/STROBE CEILING MOUNTED (LF = LOW FREQUENCY)
EWC	ELECTRIC WATER COOLER	LV	LOW VOLTAGE CONTROL SWITCH		
USB	HUBBELL USB15AC5W OR EQUAL DUPLEX PLUS USB CHARGER	LV/D	LOW VOLTAGE CONTROL SWITCH WITH DIMMER		FIRE ALARM HORN CEILING MOUNTED
TR	TAMPER RESISTANT	OC/D	OCCUPANCY SENSOR CONTROL SWITCH WITH DIMMER		
	DUPLEX RECEPTACLE OUTLET	OC/2	DUAL RELAY OCCUPANCY SENSOR CONTROL SWITCH	LF	FIRE ALARM HORN CEILING MOUNTED (LF = LOW FREQUENCY)
	QUAD RECEPTACLE OUTLET	$$	DOUBLE GANG SWITCH		SMOKE DETECTOR (SUBSCRIPT AS INDICATED BELOW)
	SPLIT WIRED DUPLEX RECEPTACLE OUTLET	a,b / b,c	LOW VOLTAGE MULTI BUTTON CONTROL SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	B	SMOKE ALARM BATTERY-BACKED
				C	SMOKE/CARBON MONOXIDE ALARM COMBO BATTERY-BACKED
	220V RECEPTACLE OUTLET	a,b	CONTROLLING SWITCH (LETTER INDICATES CONTROL OF CORRESPONDING FIXTURES)	D	DUCT SMOKE DETECTOR
				R	SMOKE DETECTOR WITH ADDRESSABLE RELAY
	ISOLATED GROUND RECEPTACLE	S	OCCUPANCY SENSOR (CEILING MOUNTED)	S	SMOKE DETECTOR WITH SOUNDER BASE
	RECEPTACLE FLOOR DEVICE	DT	DUAL TECHNOLOGY OCCUPANCY SENSOR (CEILING MOUNTED)		HEAT DETECTOR
		PIR	PASSIVE INFRARED OCCUPANCY SENSOR (CEILING MOUNTED)		
	CEILING MOUNTED DEVICE	RC	ROOM CONTROLLER		GAS DETECTOR
	SPECIAL RECEPTACLE	LS	DAYLIGHT SENSOR	CO	CARBON MONOXIDE DETECTOR
				CO/NO2	CARBON MONOXIDE/NITROGEN DIOXIDE SENSOR (GARAGE)
	MOTOR OUTLET	P	PHOTOCELL		ADA TWO-WAY COMMUNICATIONS SYSTEM
	EXHAUST FAN	V	VOLUME CONTROL	KP	ACCESS CONTROL KEY PAD
T	THERMOSTAT OUTLET		WALL SPEAKER	CR	ACCESS CONTROL CARD READER
S	REMOTE SENSOR OUTLET		CEILING SPEAKER	Sos	ACCESS CONTROL DOOR STRIKE
	TELEPHONE OUTLET		SURVEILLANCE CAMERA	ML	ACCESS CONTROL MAG LOCK
(#)	COMPUTER DATA OUTLET (#) INDICATES JACK QUANTITIES	DVR	SURVEILLANCE DIGITAL VIDEO RECORDER	DS	ACCESS CONTROL DOOR SENSOR
	NETWORK AND VOICE OUTLET	NURSE	NURSE CALL ANNUNCIATOR PANEL		ACCESS CONTROL REQUEST TO EXIT
	WIRELESS ACCESS POINT CEILING MOUNTED	N	NURSE CALL EMERGENCY CALL DEVICE		PUSHBUTTON
TV	TELEVISION OUTLET	N	NURSE CALL EMERGENCY CALL LIGHT	B	BELL

NOTE: ALL SYMBOLS MAY NOT BE USED.

ABBREVIATIONS INDEX

#	NUMBER	DC	DIRECT CURRENT	KW	KILOWATT	PT	POTENTIAL TRANSFORMER
ϕ	PHASE	DISP	DISPOSAL	LRA	LOCKED ROTOR AMPS	PV	PHOTOVOLTAIC
1ϕ	SINGLE PHASE	DRY	DRYER	LTG	LIGHTING	PVC	POLYVINYL CHLORIDE
2P	TWO-POLE	DW	DISHWASHER	MATV	MASTER ANTENNA TELEVISION	(R)	RELOCATE
3ϕ	THREE PHASE	DWG	DRAWING	MAX	MAXIMUM	RECP	RECEPTACLE
4P	FOUR-POLE	EC	EMPTY CONDUIT	MB	MAIN BUS	REF	REFRIGERATOR
AC	ALTERNATING CURRENT	EM	EMERGENCY	MCB	MAIN CIRCUIT BREAKER	REQ	REQUIRED
AFF	ABOVE FINISHED FLOOR	EMG	EMERGENCY GENERATOR	MCC	MOTOR CONTROL CENTER	RLA	RATED LOAD AMPS
AFG	ABOVE FINISHED GRADE	EMT	ELECTRICAL METALLIC TUBING	MCM	1000 CIRCULAR MILLS	RMS	ROOT MEAN SQUARE
AFP	ARC FAULT PROTECTOR	EPO	EMERGENCY POWER OFF	MH	MANHOLE	SE	SERVICE ENTRANCE
AHJ	AUTHORITY HAVING JURISDICTION	EWC	ELECTRIC WATER COOLER	MIC	MICROPHONE	SPD	SURGE PROTECTION DEVICE
AIC	AMP INTERRUPTING CURRENT (SYMMETRICAL)	EWH	ELECTRIC WATER HEATER	MIN	MINIMUM	SPEC	SPECIFICATION
AL	ALUMINUM	(E)	EXISTING	MLO	MAIN LUGS ONLY	SPK	SPEAKER
AM	AMPS METER	(F)	FUTURE	MNF	MANUFACTURER	SS	SELECTOR SWITCH
AMP	AMPERE	FA	FIRE ALARM	MTG	MOUNTING	SW	SWITCH
ANN	ANNUNCIATOR	FACP	FIRE ALARM CONTROL PANEL	MTR	MOTOR	SWBD	SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH	FC	FOOT CANDLE	MW	MICROWAVE	SWGR	SWITCHGEAR
AUX	AUXILIARY	FLA	FULL LOAD AMPS	(N)	NEW	TTB	TELEPHONE TERMINAL BOARD
AWG	AMERICAN WIRE GAUGE	FT	FOOT	N/A	NOT APPLICABLE	TBC	TELEPHONE TERMINAL CABINET
BC	BARE COPPER	FRZ	FREEZER	NC	NORMALLY CLOSED	TV	TELEVISION
BFG	BELOW FINISH GRADE	FS	FUSED SWITCH	NEC	NATIONAL ELECTRICAL CODE	TYP	TYPICAL
C	CONDUIT	GFAF	DUAL FUNCTION GFCI/AFCI CIRCUIT BREAKER	NEMA	NATIONAL MANUFACTURING ASSOCIATION	UG	UNDERGROUND
CAB	CABINET	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	NFC	NATIONAL FIRE CODE	UNO	UNLESS NOTED OTHERWISE
CATB	COMMUNITY ANTENNA TELEVISION	GFEP	GROUND-FAULT EQUIPMENT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	UPS	UNINTERRUPTIBLE POWER SUPPLY
CATV	CABLE TELEVISION	GFP	GROUND FAULT PROTECTOR	NFS	NON FUSED SWITCH	V	VOLT (KV-KILOVOLT)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	GRC	GALVANIZED RIGID CONDUIT	NIC	NOT IN CONTRACT	VA/R	VOLT-AMPS/REACTIVE
CKT	CIRCUIT	GRD	GROUND	NL	NIGHT LIGHT	VM	VOLT METER
CLG	CEILING	HP	HORSE POWER	NO	NORMALLY OPEN	W	WATTS
CNTR	CONTRACTOR	HZ	HERTZ	NTS	NOT TO SCALE	W/	WITH
CO	CONVENIENCE OUTLET	IG	ISOLATED GROUND	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	WASH	WASHER
CRT	COMPUTER TERMINAL	IMC	INTERMEDIATE METALLIC CONDUIT	OFOI	OWNER FURNISHED OWNER INSTALLED	WH	WATTHOUR
CT	CURRENT TRANSFORMER	IN	INCH	OS&Y	OUTSIDE SCREW AND YOKE	W/O	WITHOUT
CU	COPPER	J-BOX	JUNCTION BOX	PB	PUSH BUTTON	WP	WEATHER PROOF
C/W	CONDUIT WITH	KV	KILOVOLT	PF	POWER FACTOR	XFMR	TRANSFORMER
(D)	DEMOLISH/DELETE	KVA	KILOVOLT AMPERES	PFR	PHASE FAILURE RELAY	XFMR-SW	TRANSFORMER SWITCH
DB	DECIBEL	KVAR	KILOVARS	PNL	PANEL	XP	EXPLOSION PROOF

NOTE: THIS IS A TYPICAL ABBREVIATION LIST. NOT ALL ABBREVIATIONS MAY BE USED ON THIS PROJECT.

DESIGN CONTACTS

ELECTRICAL ENGINEER:	RYAN BEAGLES
ELECTRICAL TEAM LEAD:	MANUEL MASBERNAT
ELECTRICAL DESIGNER:	CHASE CHRISTENSEN

SHEET INDEX

SHEET NUMBER	SHEET TITLE
E0.0	ELECTRICAL COVERSHEET
E1.1	SITE PHOTOMETRIC PLAN
E6.1	FIXTURE CUTSHEETS

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BRX TUKWILA

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STATE OF UTAH — 486041 — REGISTERED PROFESSIONAL ENGINEER

OWNER: BRIXX

PROJECT ADDRESS: 14300 Interurban Ave S. Tukwila, WA 89168

ARCH PROJECT #: 19-15

A.O.R.: JDH

PHASE: PERMIT SET

PUBLISH DATE: 09 JULY 2020

SHEET SCALE:

SHEET NAME: ELECTRICAL COVERSHEET

SHEET NUMBER: 61 E0.0

ROYAL ENGINEERING
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PROVO, UTAH 84606
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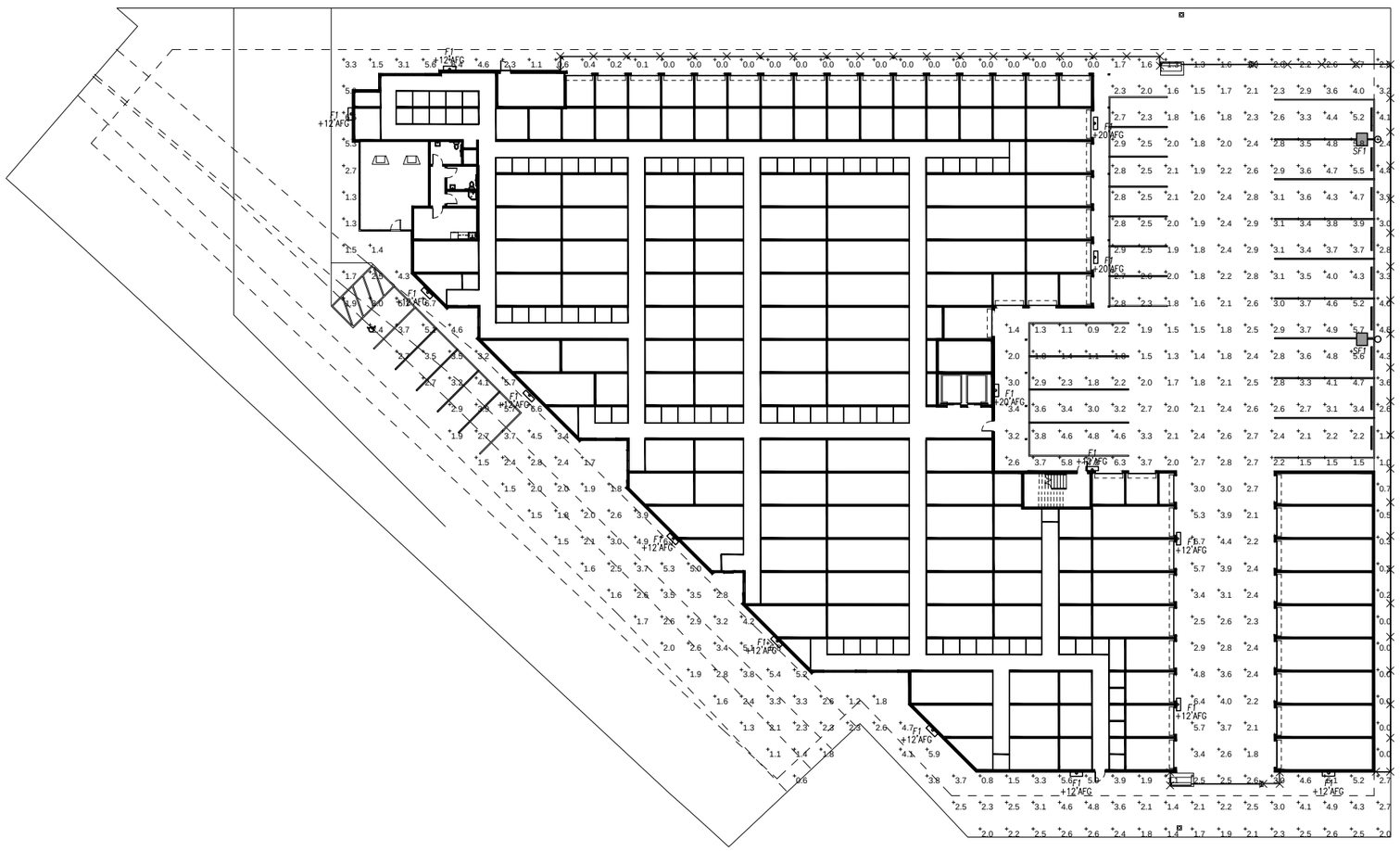
LIGHTING SCHEDULE

FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS TYPE	LAMPS QTY.	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE MOUNTING	DESCRIPTION	REMARKS
F1	PHILIPPS (OR APPROVED EQUAL)	PWS-48L-300-NW-G2-3-UNV-CS50-IMRI3	LED	-	UNV	47	SURFACE WALL	LED SURFACE WALL FIXTURE	COMFORT OPTICS

SITE LIGHTING FIXTURE SCHEDULE

FIXT #	FIXTURE MANUFACTURER	FIXTURE CATALOG #	FIXTURE VOLTS	FIXTURE #/POLE	FIXTURE WATTS	FIXTURE MOUNTING	LAMPS TYPE	LAMPS QTY/FIXT.	POLE MANUFACTURER	POLE HEIGHT	POLE CATALOG #	REMARKS
SF1	PHILIPPS (OR APPROVED EQUAL)	P26-48L-700-NW-G2-3-UNV-CS50-IMRI3	120	1	100	POLE	LED	-	LITHONIA GARDCO MCGRAW SPAULDING LTG CMT UNITED LSI	20'-0"	SSS 20 4C SSS-20-4-11 SSS-4A20-SFXXX SSS-20-40-1-**-SCBA ZA20-4-0-HS-PC-BC RPSQ-20-4-11 4SQBX-S11G-20-X-4BC	



N

SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

ROYAL ENGINEERING

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No.	Date	Description

PROFESSIONAL SEAL:

STATE OF UTAH ROYAL ENGINEERING 4860 REGISTERED PROFESSIONAL ENGINEER

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ARCH PROJECT #: 19-15

A.O.R.: JDH

PHASE: PERMIT SET

PUBLISH DATE: 09 JULY 2020

SHEET SCALE:

SHEET NAME: SITE PHOTOMETRIC PLAN

SHEET NUMBER: 63 E1.1

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GARDCO by Signify

Site & Area

PureForm

P26 medium area light

Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

Project:
Location:
Cat. No:
Type:
Lumens: Qty:
Notes:

Ordering guide

example: P26-64L-800-NW-G2-AR-3-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Mounting	Distribution	Voltage
P26						
P26 PureForm area medium, 26"	**48L** 48 LEDs (3 modules)	**400** 400mA	**WW-G2** Warm White 3000K, 70CRI Generation 2	**AR** Arm Mount (standard)[1]	**Type 2**	**120** 120V
		500 500mA		*The following mounting kits must be ordered separately (See accessories):*	**2** Type 2 Rotated left 90°	**208** 208V
		600 600mA	**NW-G2** Neutral White 4000K, 70CRI Generation 2		**2-90** Rotated left 90°	**240** 240V
		700 700mA		**SF** Slip Fitter Mount[1] (fits to 2 1/8" O.D. tenon)	**2-270** Rotated right 270°	**277** 277V
	64L 64 LEDs (4 modules)	**600** 600mA	**CW-G2** Cool White 5000K, 70CRI Generation 2		**Type 3**	**347** 347V
		700 700mA		**WS** Wall mount with surface conduit rear entry permitted	**3** Type 3	**480** 480V
		800 800mA	**WY-G2** Warm Yellow 2700K, 80 CRI Generation 2[2]		**3-90** Rotated left 90°	**UNV** 120-277V
	80L 80 LEDs (5 modules)	**700** 700mA	**BW-G2** Balanced White 3500K, 80CRI Generation 2[2]	**RAM** Retrofit arm mount kit[1]	**3-270** Rotated right 270°	**HVU** (50-60Hz) 347-480V
		800 800mA			**Type 4**	**HVU** 347-480V (50/60Hz)
		900 900mA	**AM-G2** Direct Amber (590nm) Generation 2[2,3]		**4** Type 4	
					4-90 Rotated left 90°	
					4-270 Rotated right 270°	
					Type 5	
					5 Type 5	
					5W Type 5W	
					AFR Auto Front Row	
					AFR-90 Auto Front Row, rotated left 90°	
					AFR-270 Auto Front Row, rotated right 270°	
					BLC Back Light Control	
					BLC-90 Back Light Control rotated at 90°	
					BLC-270 Back Light Control rotated at 270°	

Options					
Dimming controls	Motion sensing lens	Photo-sensing	Electrical	Luminaire	Finish
DD 0-10V External dimming (by others)[4]	**IMR15** Integral with #3 lens[5]	**PCB** Photocontrol Button[6,7]	**Fusing**	Square Pole Adapter Included as standard	**Textured**
DCC Dual Circuit Control[4,5,8]	**IMR17** Integral with #7 lens[5]	**TLR05** Twist Lock Receptacle 5 Pin[6]	**F1** Single (120, 277, 347VAC)[9]	**TB** Terminal Block[10]	**BK** Black
FAWS Field Adjustable Wattage Selector[4,5]		**TLR07** Twist Lock Receptacle 7 Pin[6]	**F2** Double (208, 240, 480VAC)[9]	**RPA** Round Pole Adapter (fits to 3"–3 9" O.D. poles)[11]	**WH** White
SW Interface module for SiteWise[4,5,7]		**TLRPC** Twist Lock Receptacle w/photocontrol[6,7,12]	**F3** Canadian Double Pull (208, 240, 480VAC)[9,13]	**HIS** Internal Housing Side Shield[14]	**BZ** Bronze
LLC Integral wireless module[4,5,5,15]			**Pole Mount Fusing**		**DGY** Dark Gray
BL Bi-level functionality[4,16]			**FP1** Single (120, 277, 347VAC)[9]		**MGY** Medium Gray
DynaDimmer: Automatic Profile Dimming			**FP2** Double (208, 240, 480VAC)[9]		**Customer specified**
CS50 Security 50% Dimming, 7 hours[4,5]			**FP3** Canadian Double Pull (208, 240, 480VAC)[9]		**RAL** Specify optional color or RAL (ex: RAL7024)
CM50 Median 50% Dimming, 8 hours[4,5]			**Surge Protection** (10kA standard)		**CC** Custom color (Must supply color chip for required factory quote)
CS30 Security 30% Dimming, 7 hours[4,5]			**SP2** Increased 20kA		
CM30 Median 30% Dimming, 8 hours[4,5]					

1. Extended lead times apply. Contact factory for details.
2. Mounts to a 4-5" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Available only in 120 or 277V.
8. Not available in 347 or 480V.
9. Must specify input voltage.
10. Dimming will not be connected to NEMA receptacle if ordering with other control options.
11. Not available in 480V. Order photocell separately with TLRDS/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, and BLC optics.
15. Limited to max. 600mA configurations.
16. Not available with DD, DCC, and FAWS dimming control options.
17. Not available with DD, DCC, FAWS and LLC dimming control options.
18. Not available with DD, DCC, FAWS, LLC, and BL dimming control options (SW or DynaDimmer required).
19. Must specify a motion sensor lens.

GARDCO by Signify

Wall Mount

PureForm

LED wall sconce

Gardco PureForm LED wall sconce PWS with precision optics offers a sleek, low profile design that will complement a range of architectural styles. PureForm wall sconce provides up to 21,800 lumens to accommodate multiple mounting heights, and is available with Type 2, 3, 4, as well as our back light control optics. A full range of control options is available for additional energy savings. Optional emergency battery backup option is available for path-of-egress and is integral to the luminaire.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: PWS-48L-500-NW-G2-2-UNV-DGY

Prefix	Number of LEDs	Drive Current	LED Color – Generation	Distribution	Emergency	Voltage	Options: Dimming controls	Motion-sensing lens	Photo-sensing	Electrical	Finish
PWS											
PWS PureForm wall sconce	**48L** 48 LEDs	**300** 300mA[1]	**WW-G2** Warm White 3000K, 70CRI Generation 2	**2** Type 2	**EBPC** Emergency Battery Pack Cold Weather[1,2,4]	**UNV** 120-277V[3]	**DD** 0-10V External dimming (controls by others)[4]	**IMR15**[14] Integral with #2 lens	PCB Photocontrol Button[6,7,8]	**Fusing**	**Textured**
		400 400mA		**3** Type 3		**HVU** 347-480V[3]	**DCC** Dual Circuit Control[4,5,8,9]			**F1** Single (120, 277, 347VAC)[9]	**BK** Black
		500 500mA	**NW-G2** Neutral White 4000K, 70CRI Generation 2	**4** Type 4	Leave blank to omit an emergency option	**120** 120V	**FAWS** Field Adjustable Wattage Selector[4,5]	**IMR3**[15] Integral with #3 lens		**F2** Double (208, 240, 480VAC)[9]	**WH** White
		600 600mA		**BLC** Back light control		**208** 208V	**SW** Interface Module for SiteWise[5,4,7]			**F3** Canadian Double Pull (208, 240, 480VAC)[9]	**BZ** Bronze
		700 700mA	**CW-G2** Cool White 5000K, 70CRI Generation 2			**240** 240V	**LLC** Integral wireless module[4,5,15,16]			**Surge Protection** (10kA is standard)	**DGY** Dark Gray
	64L 64 LEDs	**600** 600mA	**WY-G2** Warm Yellow 2700K, 80 CRI Generation 2[2]			**277** 277V	**BL** Bi-level functionality[4,18]			**SP2** Increased 20kA	**MGY** Medium Gray
		700 700mA				**347** 347V	**DynaDimmer: Automatic Profile Dimming**[4,5]				**Customer specified**
		800 800mA	**BW-G2** Balanced White 3500K, 80CRI Generation 2[2]			**480** 480V	**CS50** Security 50% Dimming, 7 hours				**RAL** Specify optional color or RAL (ex: RAL7024)
		900 900mA	**AM-G2** Direct Amber (590nm) Generation 2[2,3]				**CM50** Median 50% Dimming, 8 hours				**CC** Custom color (Must supply color chip for required factory quote)
							CE50 Economy 50% Dimming, 9 hours				
							DA50 All Night 50% Dimming				
							CS30 Security 30% Dimming, 7 hours				
							CM30 Median 30% Dimming, 8 hours				
							CE30 Economy 30% Dimming, 9 hours				
							DA30 All Night 30% Dimming				

1. Only 300mA can be used with battery backup (EBPC) configuration.
2. Extended lead times apply. Contact factory for details.
3. Available only in 120 or 277V.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Available with two modules per circuit (64L) at 600mA.
10. Not available with DCC, SW, and CS/CM/CE/DA.
11. Not available in 800 or 900mA.
12. Not available with 64L.
13. Limited to max. 600mA configurations
14. Must specify a motion sensor lens.
15. Not available with DD, DCC, and FAWS dimming control options.

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BRXX TUKWILA

REVISIONS:

No.	Date	Description

PROFESSIONAL SEAL:

STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 48604

OWNER: BRIXX

PROJECT ADDRESS: 14300 Interurban Ave S. Tukwila, WA 89168

ARCH PROJECT #: 19-15

A.O.R.: JDH

PHASE: PERMIT SET

PUBLISH DATE: 09 JULY 2020

SHEET SCALE:

SHEET NAME:

FIXTURE CUTSHEETS

SHEET NUMBER:

65 E6.1

ROYAL ENGINEERING
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