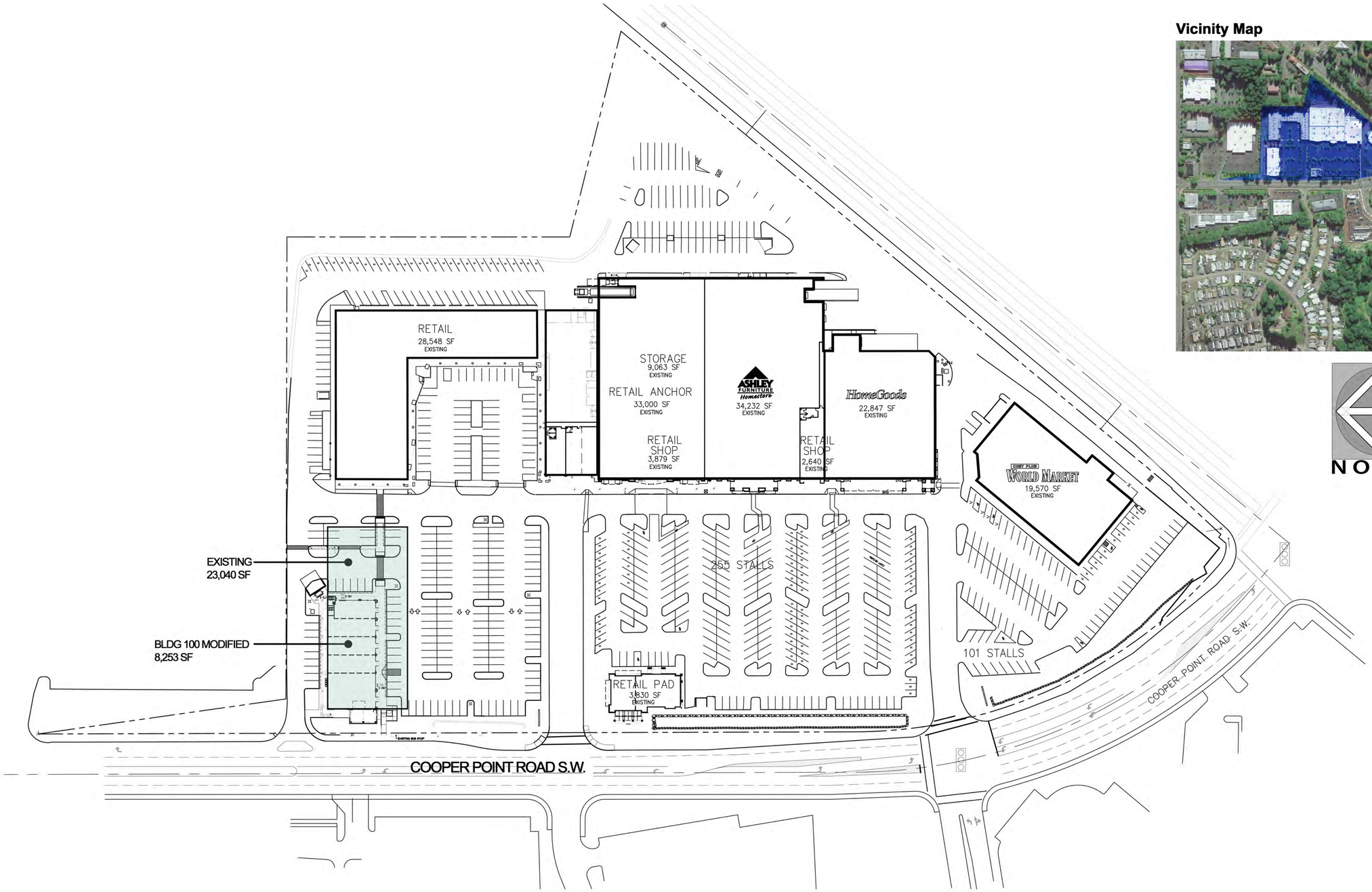
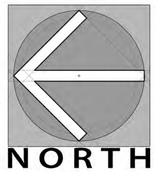
Existing Site Plan

CPD RECEIVED 10/25/17 JL

ATTACHMENT 4



Vicinity Map



ddg ARCHITECTS

MerloneGeier Partners

AAI afghan associates, inc. ENGINEERING

10/25/2017

New Site Plan

Location Map

SITE PLAN SCHEMATIC DESIGN

ddg ARCHITECTS

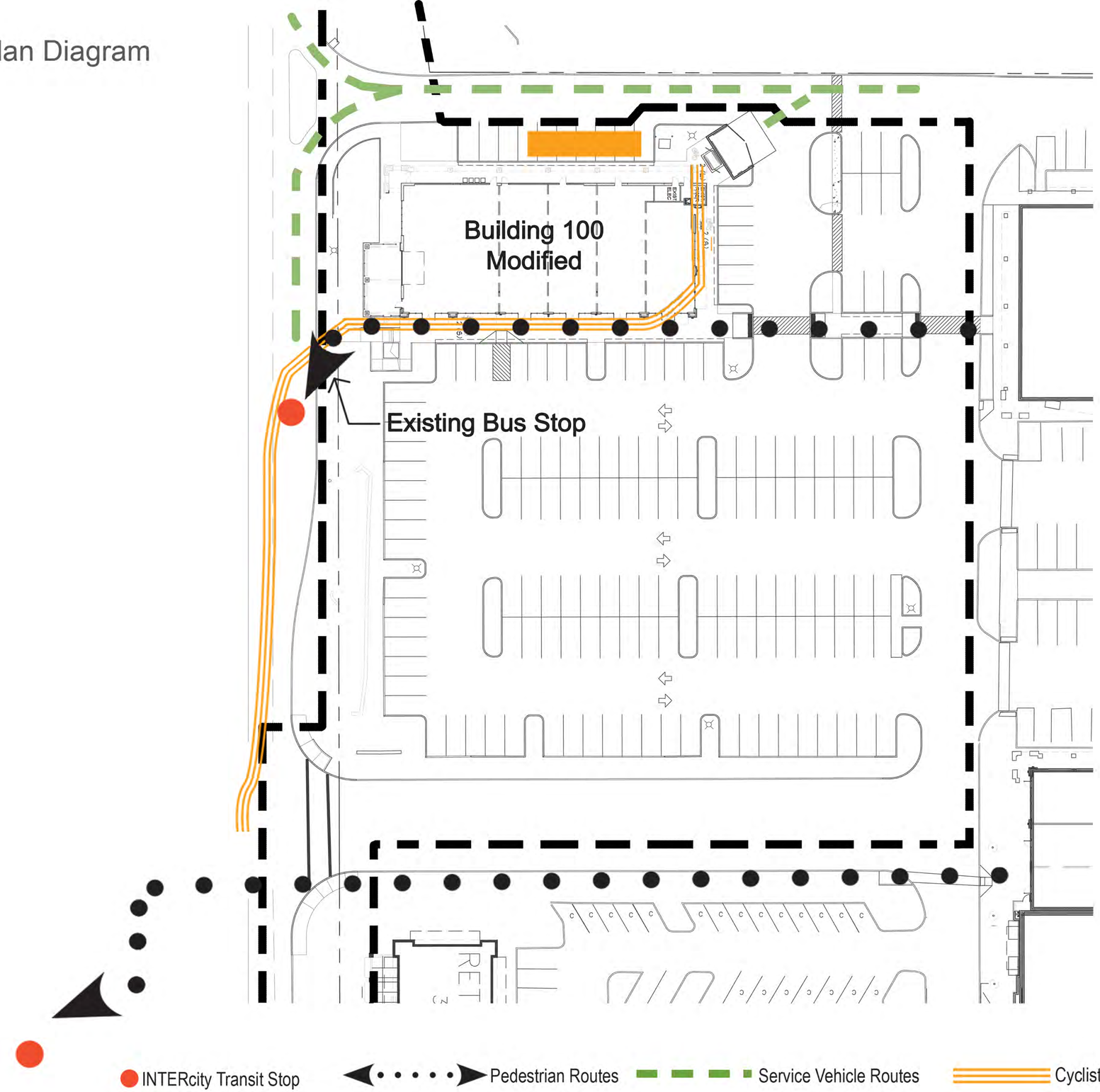
MerloneGeier Partners

AAI afghan associates, inc. ENGINEERING

COOPER POINT MARKETPLACE - NORTH REDEVELOPMENT
Olympia, Washington

NORTH

Contextual Site Plan Diagram



ddg ARCHITECTS

MerloneGeier Partners

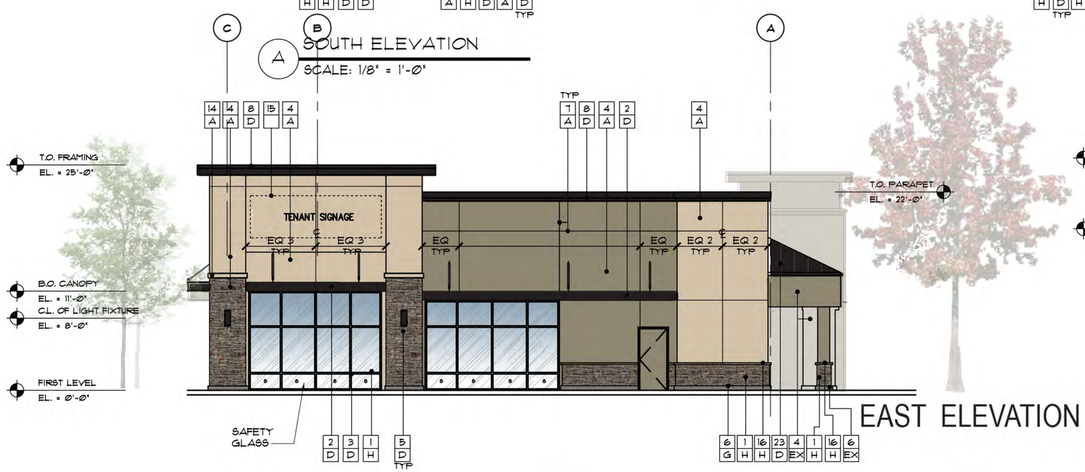
AAI algham associates, inc. ENGINEERING

Detailed Elevations: Building 100 Rendered

EXTERIOR FINISH LEGEND

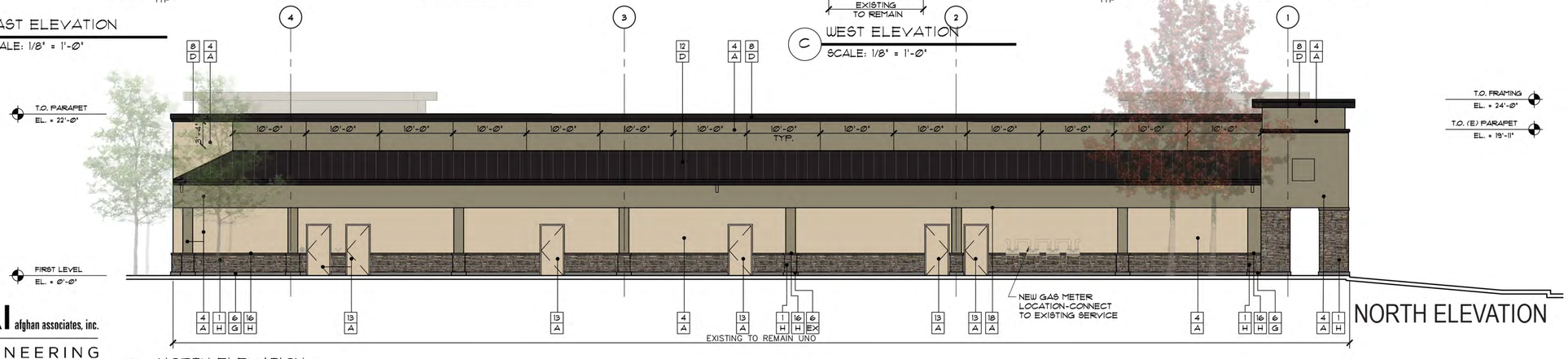
	MATERIAL		FINISH
1	MANUFACTURED STACKED STONE	A	SHAKER BEIGE (HC-45)
2	STEEL CANOPY AND SUPPORT	B	CROWNSVILLE GRAY. (HC-106)
3	ANODIZED ALUMINUM STOREFRONT SYSTEM	C	NOT USED
4	STUCCO FINISH SYSTEM-3-COAT SYSTEM.	D	BLACK MTL.
5	EXTERIOR BUILDING WALL SCONCE FIXTURE	E	CLEAR (KAWNEER) MTL.
6	CONCRETE CURB	F	ERGON MIKADO TILE
7	STUCCO REVEAL	G	NATURAL GRAY CONC.
8	PRE-FINISHED METAL COPING/FLASHING	H	ELDERADO MANZANITA CLIFF
9	STOREFRONT ENTRY SYSTEM		
10	MTL. ROOF, COLUMN AND BASE ASSEMBLY		
11	METAL RAILING		
12	NEW STANDING SEAM ROOF		
13	HOLLOW METAL DOOR		
14	STUCCO BANDING		
15	TENANT SIGNAGE ZONE, SEE STRUCT. FOR BLOCKING DET.		
16	MANUFACTURED STONE SILL		
17	MANUFACTURED STONE CAP		
18	STUCCO SOFFIT		

A SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"

C WEST ELEVATION
SCALE: 1/8" = 1'-0"



D NORTH ELEVATION
SCALE: 1/8" = 1'-0"

ddg ARCHITECTS

MerloneGeier Partners

AAI afghan associates, inc. ENGINEERING

Parking

BICYCLE PARKING CALCULATIONS

Bicycle Parking requirements OMC Ch.: 18.38

Markets, Shopping Centers and Large Retail/Wholesale Outlets - Long Term Required				
	SIZE: SF	Parking rate	Required	Proposed
BUILDING 100	8,160	1/6,000	2.00	2.00
Total			2	2

Markets, Shopping Centers and Large Retail/Wholesale Outlets - Short Term Required				
Size	SIZE: SF	Parking rate	Required	Proposed
BUILDING 100	8,160	1/3,000	3.00	4.00
Total			3	4

Bicycle Parking Summary: CH. 18.38

Term Type	TOTALS	
Use	Required	Provided
Building 100	5	6*
Totals	5	6

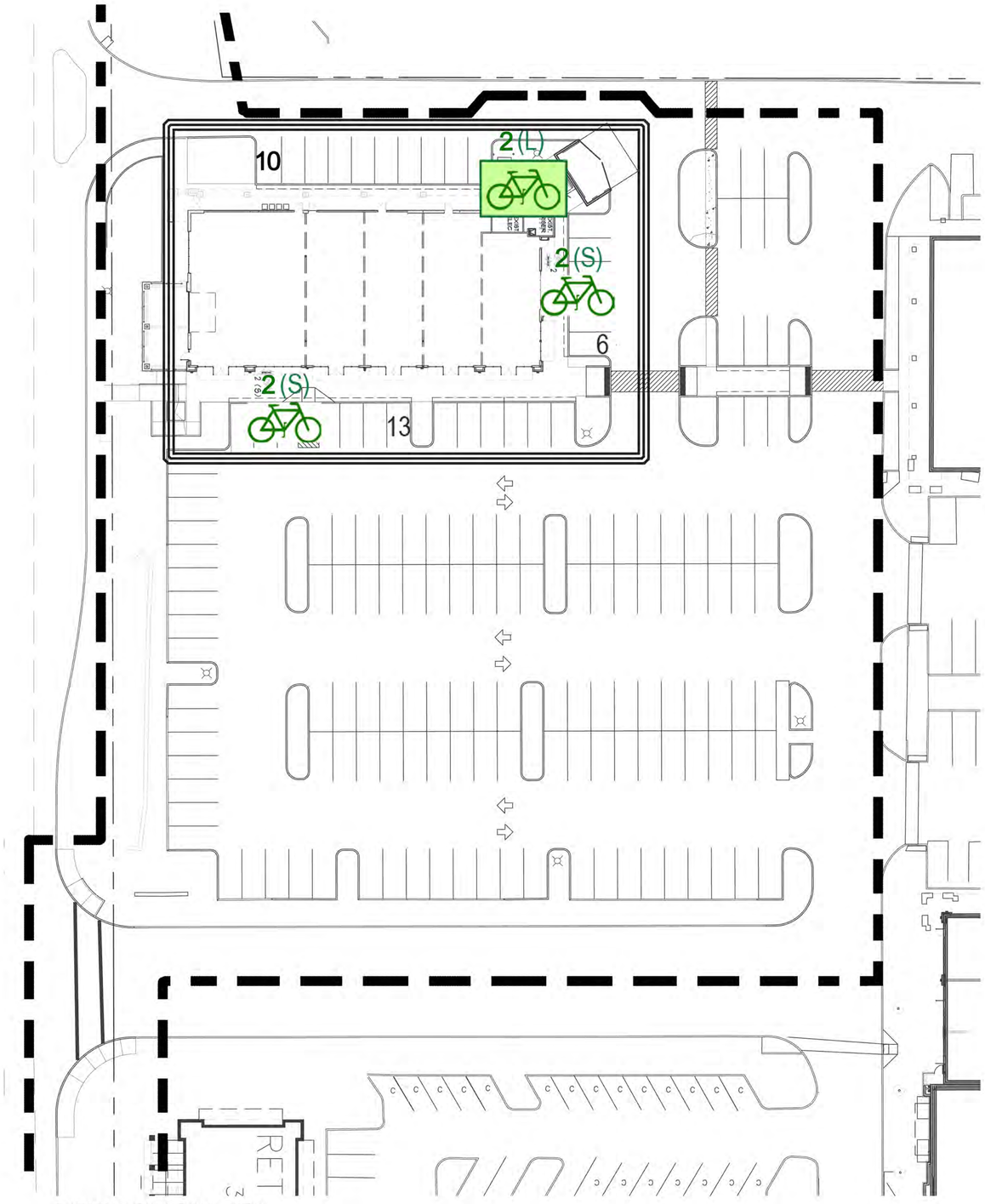
VEHICLE PARKING CALCULATIONS

Vehicle Parking requirements OMC Ch.: 18.38

Vehicular Parking Tabulation							
Type of use	Req / Prop.	Proposed			Required		
	Size	COMPACT 8'X15'	MEDIUM 9'X16'	Total	COMPACT 8'X15'	MEDIUM 9'X16'	Total
BUILDING 100	Quantity		28	28		28.35	28
	Remarks						
Total Parking Stalls			28			28	

TABLE 38.01:

	SIZE: SF	FACTOR 1	FACTOR 2		
BUILDING 100	8,160	8.1	**3.5**	**FOR EVERY 1000**	SF



PARKING DIAGRAM - NTS

VEHICLE DIVISIONS

PROPOSAL BOUNDARY

SHORT TERM (S)

LONG TERM (L)

ddg ARCHITECTS

MerloneGeier Partners

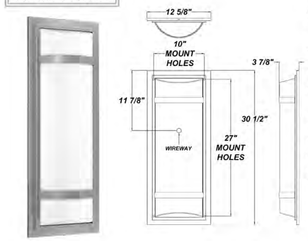
AAI algham associates, inc. ENGINEERING

Exterior Light Fixtures

TLI Teron Lighting

ARCHITECTURAL OUTDOOR

ZENITH W LARGE



PROJECT:	
TYPE:	
ORDERING # :	
COMMENTS:	

FEATURES

- Aluminum Trim w/ Matte Silver Powder Coat Finish
- Aluminum Mounting Pan w/ High Reflectance White Powder Coat Finish
- White 75% DR Acrylic Lens
- Mounts Direct to 4" Junction Box w/ 4 Wall Anchors (By Others) (Not Included)
- UL Class 2 ELV Driver - Over-Voltage, Over-Current, and Short-Circuit Protection w/ Auto Recovery
- Dimmable to <5%
- Surge Protector
- Integral LED EM Driver Available (66.4W Maximum)
- CSA Listed Wet Location For Wall Mount
- CSA Listed Damp Location For Ceiling Mount
- IES Files Available

ORDERING INFORMATION

Example : (ZENL - L23.2 - 120-277V - SM - 40K) **Matte Silver is Standard Finish**

ZENL

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DIFFUSER	FINISH	OPTIONS
Zenith W Large	**L32.2** - 32.2W LED Strip(s) **L48.3** - 48.3W LED Strip(s) **L64.4** - 64.4W LED Strip(s)	**120 - 277V** (120 - 230V Dimmable)	**Not Applicable**	**SM** - Matte Silver **TB** - Textured Black **AC** - Antique Copper **AS** - Antique Silver **BT** - Bronze Mist **CP** - Copper **SN** - Sand **SW** - Swedish Steel **BZ** - Textured Bronze **TW** - Textured White **RAL Colors or Custom Match - Consult Factory**	**40K** - 4000K Color Temp. **35K** - 3500K Color Temp. **30K** - 3000K Color Temp. **F** - Fused **DIM** - Dimming Driver **EB** - Integral Emergency Driver (Please Specify Voltage When Ordering) **MSI** - Steinel HFLUM2-WR Internal Motion Sensor **(120V / 277V Only)**

REPLACEMENT PARTS	PART NO.
White 75% DR Acrylic Lens	3051260

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

NOTES

Emergency Driver
Initial light output in Emergency mode will last for a minimum of 90 minutes.

EB: Iota ILB-SL-CP07 - Temperature Rating 0° to 55° C

ARRA 2009 BUY AMERICA ACT

33 Donald Drive Fairfield, OH 45014 PH:(513)858-6004 FAX:(513)858-6058 EMAIL:SALES@TERONLIGHT.COM WEB:TERONLIGHT.COM

VOLT lighting group

CH-016

EXTRUDED ALUMINUM MOUNTING CHANNEL

Fixture Type: _____
Project: _____
Location: _____

PRODUCT FEATURES

- Available in 2 meter sections
- Extruded aluminum construction
- Anodized matte finish
- Consult factory for custom lengths & finishes

SPECIFICATIONS

Model	CH-016
Length	2 meters
Overall Width	30mm (1-3/16")
Internal Width	20.2mm (13/16")
Height	30mm (1-3/16")

White round lens (WHR)
Frosted round lens (FRR)

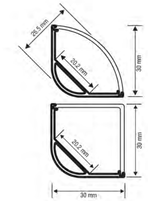
Round end cap with hole
Round end cap without hole

Straight coupler included with round lens option

White square lens (WHS)
Frosted square lens (FRS)

Square end cap with hole
Square end cap without hole

90° connector (round lens only, outside corner only) not included
Part# CH-C-016-90



ORDERING INFORMATION

Example: **CH016-2-WHR-SF-EC**

Series	Length	Lens	Mounting	End Cap
CH016	**2**		**SF**	**EC**
CH-016	**2 meter**	**WHR** - White Round **FRR** - Frosted Round **WHS** - White Square **FRS** - Frosted Square	**SF** - Surface	**EC** - End Caps (included)

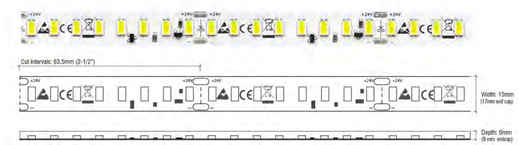
Questions/Support | 800-789-3810 | quotes@VoltLightingGroup.com *102317NH*

VOLT lighting group

VERTEX™ 1000 (OUTDOOR)

VT-SERIES | RUBBER COATED | LINEAR LED LIGHTING

Fixture Type: _____
Project: _____
Location: _____

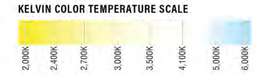


MODEL:	VT27K-WR-24V	VT3K-WR-24V	VT35K-WR-24V	VT41K-WR-24V	VT5K-WR-24V
Kelvin	2700K	3000K	3500K	4100K	5000K
Lumens	966 lm/ft	1000 lm/ft	1020 lm/ft	1041 lm/ft	1065 lm/ft
Rating	IP67	IP67	IP67	IP67	IP67

PRODUCT FEATURES

- 1000 lumens per foot
- Dimmable
- 50,000 hour life
- 5-year warranty
- UL-listed for indoor and outdoor use
- 3M™ Industrial adhesive backing
- For use with 24V power supplies

KELVIN COLOR TEMPERATURE SCALE



SPECIFICATIONS

Series	VT - Vertex™ 1000 (Outdoor)
Input Voltage	24V DC / Constant Voltage
Beam Spread	120°
Max Run Length	Unlimited, power every 14ft
Cut Intervals	2-1/2" (63.5mm)
End Cap Dimensions	11/16" (17mm) x 3/8" (9mm)
Tape Dimensions	9/16" (15mm) x 1/4" (6mm)
CRI	85+
Diode	Samsung 5630
Dimming Options	PWM, Triac, 0-10V, DMX, Hi-lume
Temp Range	-40°F (-40°C) to 149°F (65°C)

TOTAL WATTAGE USED AT EACH LENGTH

1ft	2ft	3ft	4ft	5ft	6ft	7ft	8ft	9ft	10ft	11ft	12ft	13ft	14ft
6.7	13.4	20.1	26.8	33.4	40.1	46.8	53.5	60.2	66.9	73.5	80.3	86.9	93.6

Conforms to ANSI/UL Standard 2108
Certified to CAN/CSA Standard C22.2 No. 250.0

Questions/Support | 800-789-3810 | quotes@VoltLightingGroup.com *062217NH*

ddg ARCHITECTS

MerloneGeier Partners

AAI alghan associates, inc. ENGINEERING

Bike Specifications

ProPark Door-View

CycleSafe ProPark® Door-View™ Starter Unit is a stand alone bike locker for one or two bike capacity. Adder Units can be specified to extend capacity in rows to meet site and bike parking requirements.

ProPark Door-View offers a (11″ x 11″) polycarbonate window in the door of each unit with a sturdy frame. This feature allows for easy viewing to identify locker contents and availability.

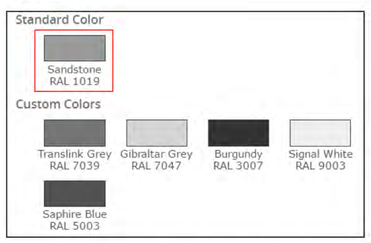
Features

- Capacity of one or two bicycles
- Patented design
- Expandable from 2 to 30 lockers
- Extended product life span
- Low maintenance costs
- Simple components for easy installation
- Re-locatable and expandable
- Adjustable-height leveling plates for mounting
- Compression-molded SMC components
- High-strength molded rib structure
- 10 square-foot area per bike parked
- High-security, full-length, door latch system
- Built-in patented high security locks
- Flame-resistant to UL V-2 rating
- UV and graffiti-resistant polyurethane finish
- Low thermal conductivity
- Can be double stacked for high density parking
- Can accommodate many electric bikes and mopeds
- One bike track for single door
- Total recycled content

Options

- Custom colors also available
- Master keyed systems available
- One or two door configurations
- Can be supplied pre-assembled
- Swing handle and hasp for user's padlock or D-lock
- Interior coat hooks
- Door-mounted storage bin
- Door check "Hold-Back" kit
- Weather shield for locks
- Floor panel
- Rail-mounted base
- Electronic lock access
- AC power recharge center with solar option
- Display media panel
- Side panel logos
- Second bike track for single door

Colors



ProPark Door-View Starter Unit

The ProPark Door-View Starter Unit is a stand alone locker for one or two bike capacity.

ProPark Door-View Adder Unit

The ProPark Adder Unit is used for modular expansion of a Standard Unit to add additional bike storage.

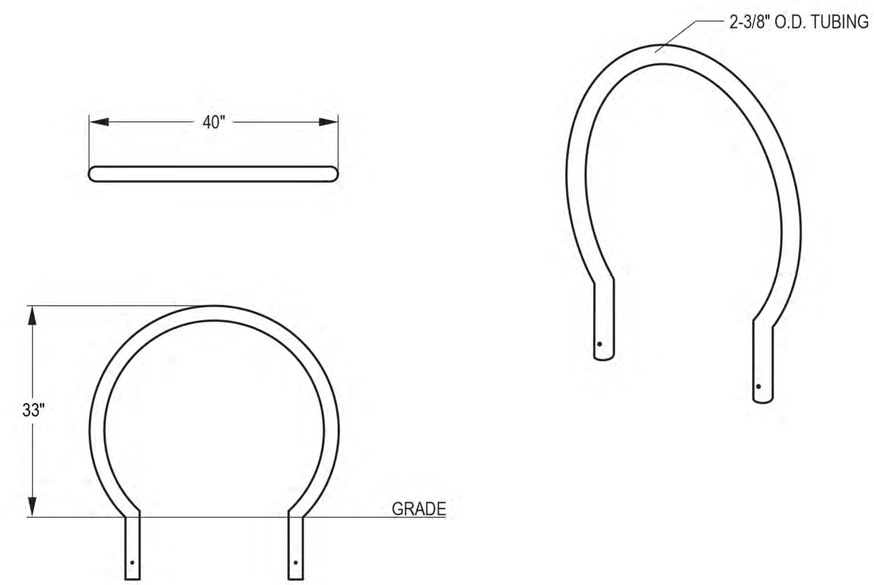
PROPARK BIKE LOCKERS - SANDSTONE

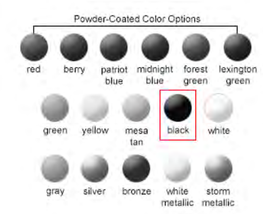
BELSON OUTDOORS

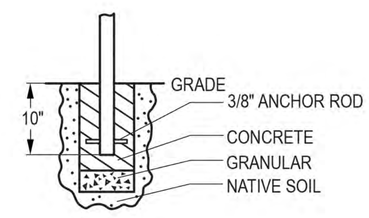
111 North River Road
North Aurora, IL 60542
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # ORN-2-IG-G **Dimension Sheet**

ORION™ | 2 BIKES





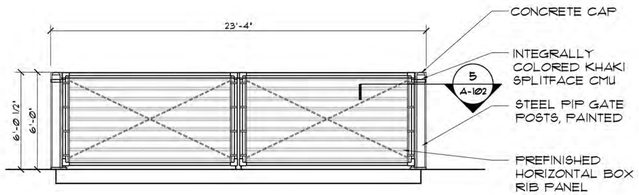


www.belson.com

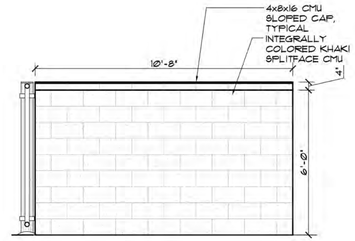
BELSON BIKE RACKS - GALVANIZED FINISH

ddg ARCHITECTS
MerloneGeier Partners
AAI afghan associates, inc. ENGINEERING

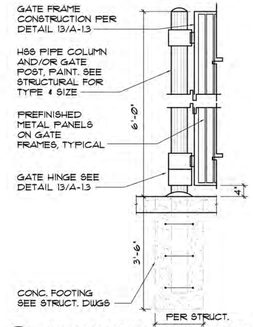
Solid Waste Enclosure



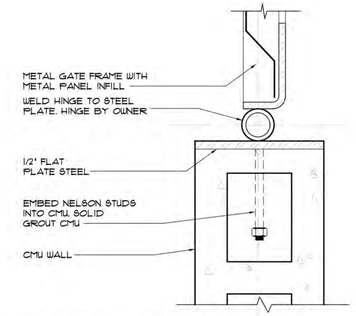
1 TRASH ENCL. FRONT ELEVATION
SCALE: 1/4" = 1'-0"



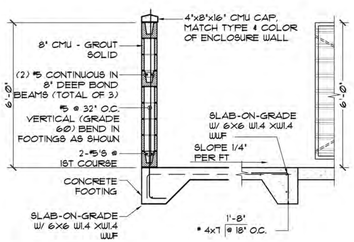
3 ENCLOSURE WALL ELEVATION
SCALE: 3/8" = 1'-0"



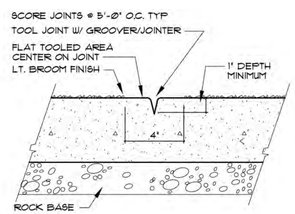
4 GATE FOUNDATION SECTION
SCALE: 1/2" = 1'-0"



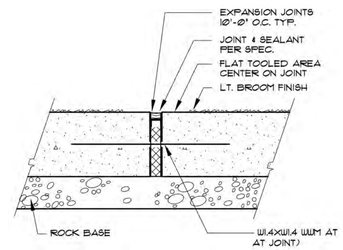
5 GATE HINGE AT END OF CMU WALL
SCALE: 3" = 1'-0"



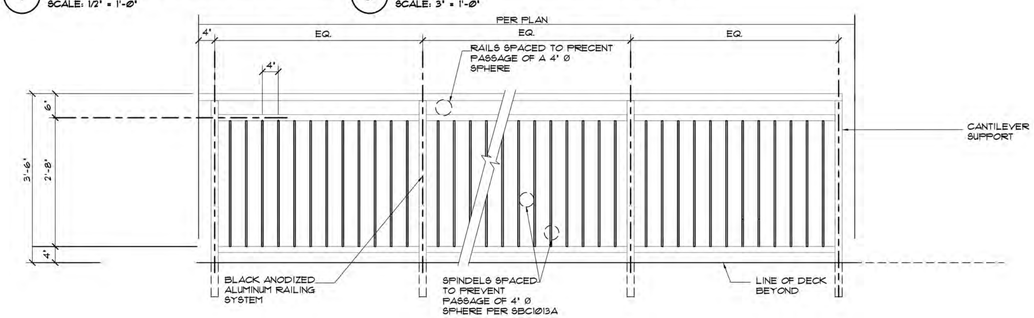
7 TRASH ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"



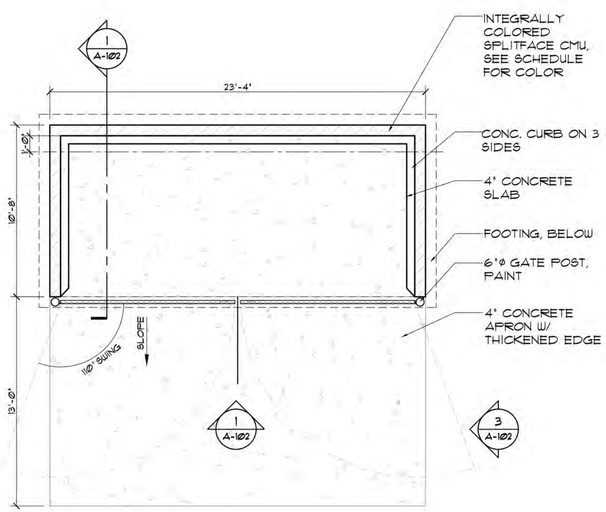
8 SCORE JOINT
SCALE: 1 1/2" = 1'-0"



9 EXPANSION JOINT
SCALE: 1 1/2" = 1'-0"



10 TYP. PATIO RAILING ELEVATION
SCALE: 3/4" = 1'-0"



11 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

ddg ARCHITECTS

MerloneGeier Partners

AAI afghan associates, inc. ENGINEERING

Detailed Plant Palette

PLANTING LEGEND (PH 1)

QUANTITIES ARE FOR OVERALL SITE

TREES

1 / L1.5

QTS.	SCIENTIFIC NAME / COMMON NAME
10	SYRINGA RETICULATA / JAPANESE TREE LILAC 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'
14	ULMUS 'FRONTIER' / FRONTIER ELM 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'
	EXISTING TREES TO BE RETAINED
	EXISTING LANDSCAPE TO BE RETAINED

SHRUBS

2 / L1.5

QTS.	SCIENTIFIC NAME / COMMON NAME
1	ACER CIRCINATUM 'PACIFIC FIRE" - PACIFIC FIRE VINE MAPLE 6' HIGH, B&B, WELL BRANCHED, 3 STEMS MIN. AT BASE
15	AZALEA X 'KAREN' / KAREN AZALEA 3 GAL. CONT., FULL PLANTS, 4' O.C.
134	BERBERIS THUNBERGII 'ATROPURPUREA NANA' / CRIMSON PYGMY JAPANESE BARBERRY 1 GAL. CONT., FULL PLANTS, 3' O.C.
107	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM FALSE BAMBOO 1 GAL. CONT., FULL PLANTS, 3' O.C.
10	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON ENGLISH LAUREL 1 GAL. CONT., FULL PLANTS, 3' O.C.

GROUNDCOVER

3 / L1.5

QTS.	SCIENTIFIC NAME / COMMON NAME
2014	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK 4 INCH POT, FULL PLANTS, 24" O.C.

GRASSES

2 / L1.5

QTS.	SCIENTIFIC NAME / COMMON NAME
5	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS 1 GAL. CONT., FULL PLANTS, 3' O.C.
3	PHORMIUM TENAX 'TOM THUMB' / TOM THUMB NEW ZEALAND FLAX 3 GAL. CONT., FULL PLANTS, 3' O.C.

SEEDING

	LAWN SEEDING (IRRIGATED) 196 SF, SEE NOTES FOR SPECIFICATIONS

SITE AMENITIES

6 / L1.5 — 7 / L1.5

QTS.	SCIENTIFIC NAME / COMMON NAME
16	PLANTER POTS MEDIUM: 8, SMALL: 8; SEE DETAILS.
5	LITTER RECEPTACLES 21" DIAMETER. SEE DETAILS.

STRUCTURAL SOIL

4 / L1.5

	STRUCTURAL SOIL 3' DEEP, SEE DETAILS AND SPECIFICATIONS.

TREE PROTECTION FENCE

5 / L1.5

	TREE PROTECTION FENCE (TEMPORARY) 6 FEET HIGH

ddg ARCHITECTS

MerloneGeier Partners

AAI afghan associates, inc. ENGINEERING

NANDINA DOMESTICA GULF STREAM

BERBERUS THUNBERGII ATROPURPUREA NANA

ARCTOSTAPHYLOS UVA-URSI

AZAKEA X 'KAREN'

CALAMAGROSTIS ACUTIFLORA KARL FORESTER

PHOMIUM TENAX TOM THUMB

SYRINGA RETICULATA

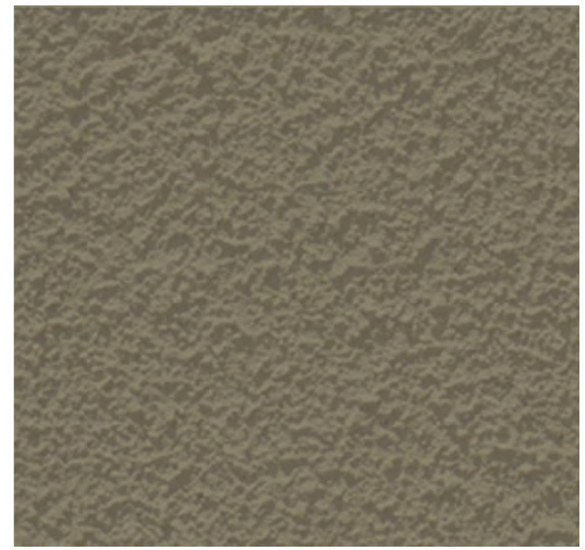
ULMUS 'FRONTIER'

PRUNUS LAUROCERASUS 'MOUNT VERNON'

ACER CIRCINATUM PACIFIC FIRE

Material Board

SHAKER BEIGE (HC-45)



CROWNSVILLE GRAY (HC106)

BLACK - METAL

NATURAL GRAY CONCRETE
(BASE OF STONE)

ELDERADO STONE
(MANZANITA CLIFF)

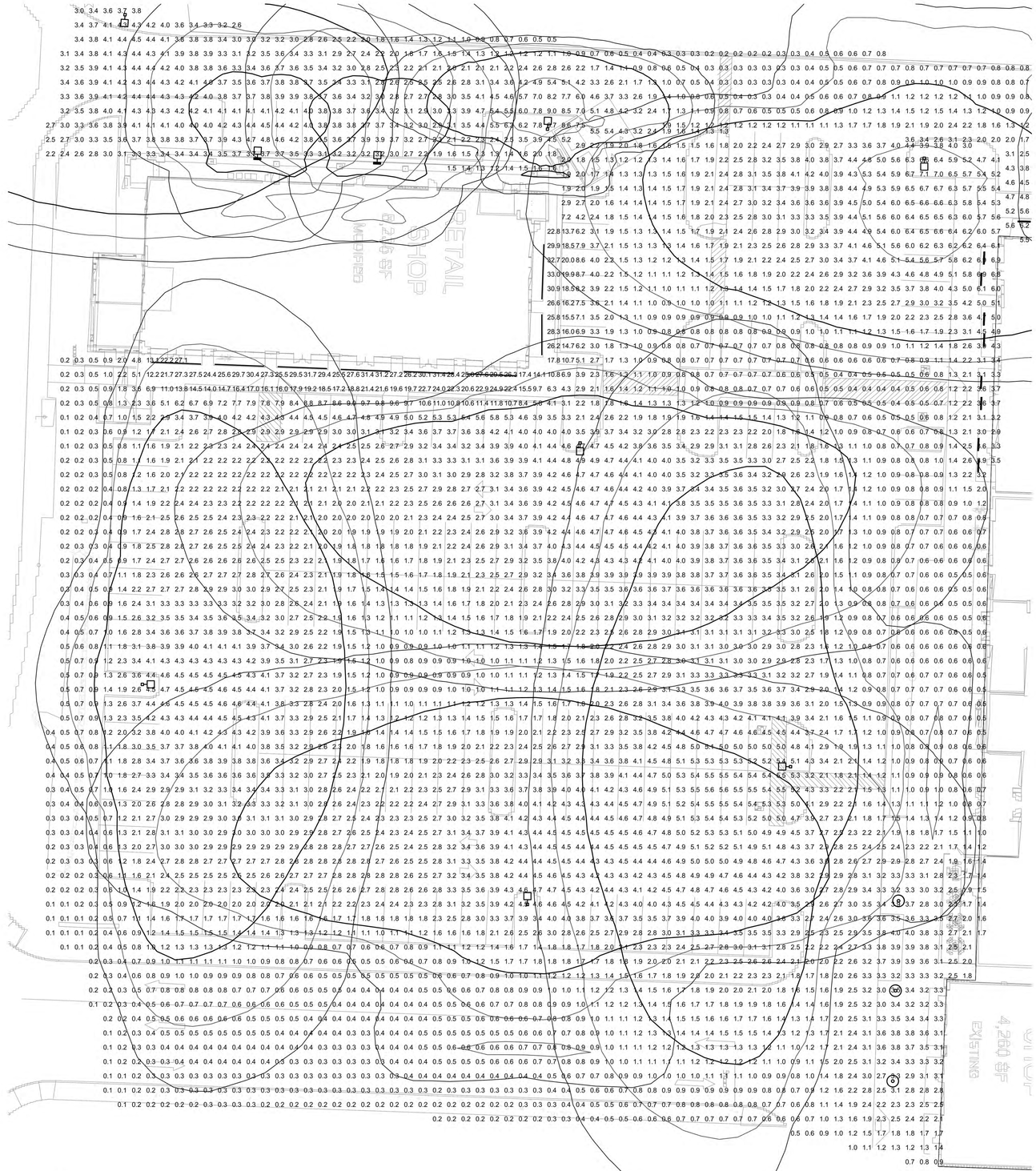
INTEGRAL COLOR KHAKI
SPLITFACE CMU (DUMPSTER)

KAWNEER - BLACK ANODIZED

ddg ARCHITECTS

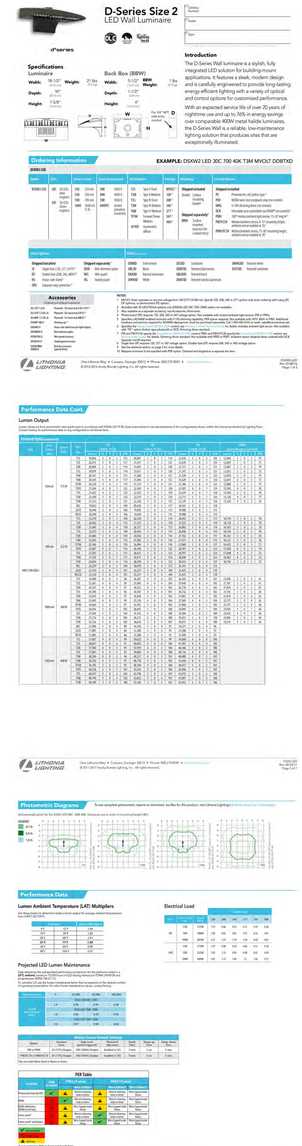
MerloneGeier Partners

AAI alghan associates, inc. ENGINEERING



SITE LIGHTING PHOTOMETRIC VALUES				
AREA DESCRIPTION	AVERAGE FOOT-CANDLE	MAXIMUM FOOT-CANDLE	MINIMUM FOOT-CANDLE	MAXIMUM : MINIMUM RATIO
CUSTOMER PARKING AREA	2.5 FC	15.1 FC	0.0 FC	NOT APPLICABLE
DRIVE SPACE & REAR PARKING	3.0 FC	15.1 FC	0.2 FC	75.5 : 1.0

A	SITE LIGHTING PHOTOMETRIC STUDY
E1.2	SCALE: 1" = 20'-0"



ddg
Donahou Design Group
8383 158th Ave NE
Suite 250
Redmond, WA 98052
425.285.9992 T
ddgarchitects.com

MARK	DATE	DESCRIPTION
1	10-09-17	PROGRESS SET

PROJECT ENGINEER:	JS
DRAWN BY:	RLP
DATE:	10-09-2017
PROJECT NO.:	2017-44

© 2017

PERMIT SET
COOPER POINT MARKET PLACE TENANT IMPROVEMENT
BUILDING 100, 1200 COOPER POINT ROAD
OLYMPIA, WA 98502

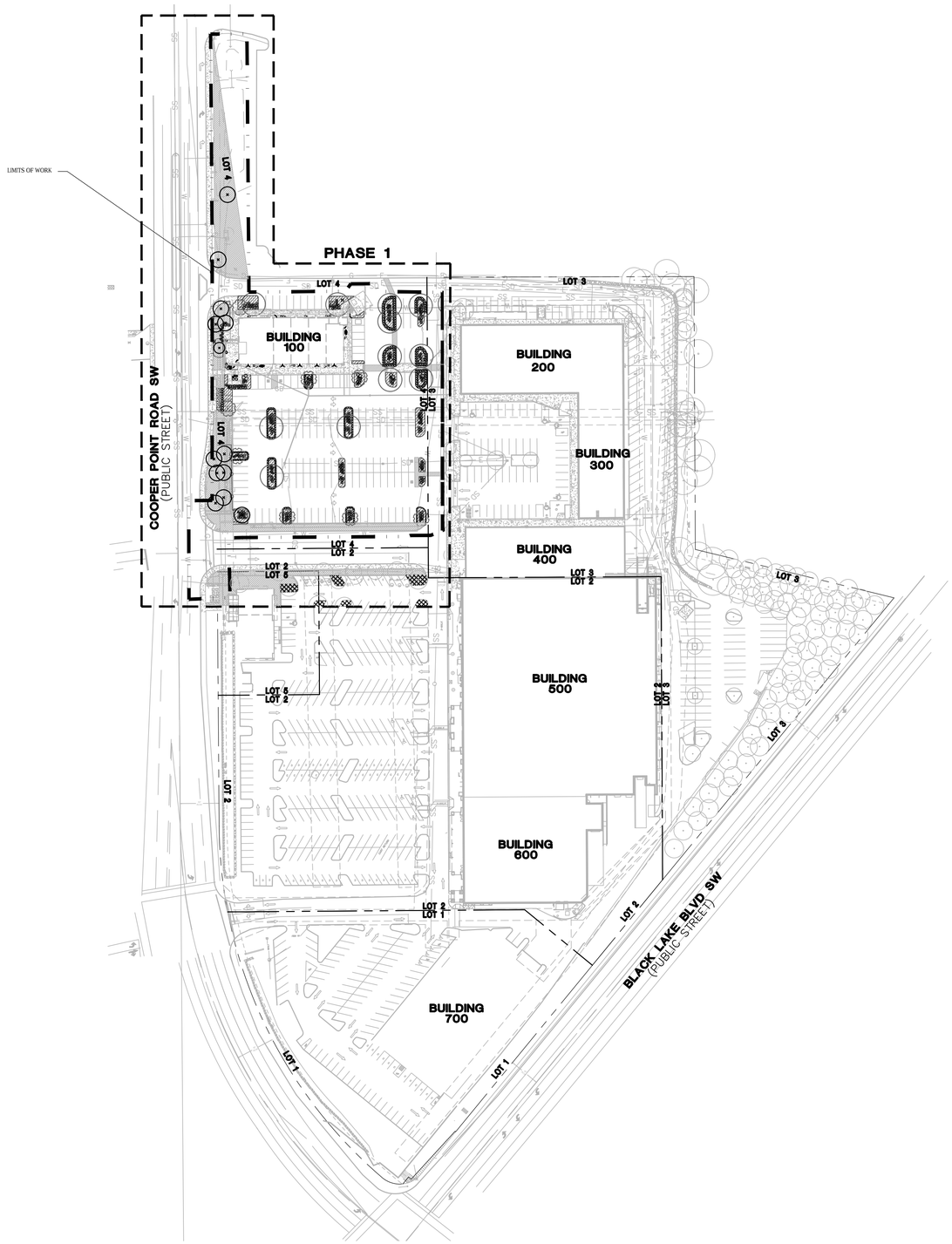
DRAWING CONTENTS:
SITE LIGHTING PHOTOMETRIC STUDY

DRAWING NO.:
E1.2

PRELIMINARY
NOT FOR CONSTRUCTION
9 OCTOBER 2017

JP #16112
JP ENGINEERING
10597 Double R Blvd, Ste. 1
Reno, Nevada 89521
P: 775.852.2337
F: 775.852.2352

CPD RECEIVED 10/25/17 JL



PLANTING LEGEND (PH 1)

QUANTITIES ARE FOR OVERALL SITE

	QTS.	SCIENTIFIC NAME / COMMON NAME	
TREES			1 L1.5
	8	SYRINGA RETICULATA / JAPANESE TREE LILAC 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	
	12	ULMUS 'FRONTIER' / FRONTIER ELM 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	
		EXISTING TREES TO BE RETAINED	
		EXISTING LANDSCAPE TO BE RETAINED	
SHRUBS			2 L1.5
	134	ABELIA X GRANDIFLORA 'FRANCIS MASON' - FRANCIS MASON GLOSSY ABELIA 3 GAL. CONT., FULL PLANTS, 3' O.C.	
	15	AZALEA X 'KAREN' / KAREN AZALEA 3 GAL. CONT., FULL PLANTS, 4' O.C.	
	106	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM FALSE BAMBOO 1 GAL. CONT., FULL PLANTS, 3' O.C.	
	10	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON ENGLISH LAUREL 1 GAL. CONT., FULL PLANTS, 3' O.C.	
GROUNDCOVER			3 L1.5
	2014	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK 4 INCH POT, FULL PLANTS, 24" O.C.	
GRASSES			2 L1.5
	5	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS 1 GAL. CONT., FULL PLANTS, 3' O.C.	
	6	PHORMIUM TENAX 'TOM THUMB' / TOM THUMB NEW ZEALAND FLAX 3 GAL. CONT., FULL PLANTS, 3' O.C.	
SEEDING			
		LAWN SEEDING (IRRIGATED) 196 SF, SEE NOTES FOR SPECIFICATIONS	
SITE AMENITIES			6 L1.5 / 7 L1.5
	16	PLANTER POTS MEDIUM: 8, SMALL: 8; SEE DETAILS.	
	5	LITTER RECEPTACLES 21" DIAMETER. SEE DETAILS.	
STRUCTURAL SOIL			4 L1.5
		STRUCTURAL SOIL 3' DEEP, SEE DETAILS AND SPECIFICATIONS.	
TREE PROTECTION FENCE			5 L1.5
		TREE PROTECTION FENCE (TEMPORARY) 6 FEET HIGH	

NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF OLYMPIA STANDARDS AND THE WASHINGTON STATE BUILDING CODE.
2. INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH THE CITY OF OLYMPIA STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
3. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE.
4. ALL STRUCTURED SOILS SHALL BE SUBMITTED BY THE PROJECT FORESTER AND THE INSTALLATION OF STRUCTURED SOIL SHALL BE INSPECTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY SOIL AMENDMENTS, IRRIGATION OR PLANTINGS. SEE SHEET L1.5 FOR DETAILS AND SHEET L3.1 FOR SPECIFICATIONS.
5. REMOVE ALL NOXIOUS/INVASIVE PLANTS FROM EXISTING AND PROPOSED LANDSCAPE AREAS WITHIN THE LIMITS OF WORK, INCLUDING PERIMETER STEEP SLOPE AREAS, AS PER SPECIFICATIONS.
6. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
7. CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
9. ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
10. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED.
11. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
12. ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
13. LANDSCAPE ARCHITECT SHALL INSPECT THE LANDSCAPING UPON INSTALLATION FOR PLAN COMPLIANCE AND SUBMIT A STATEMENT OF APPROVAL TO THE CITY PRIOR TO BUILDING OCCUPANCY.
14. ALL PLANT SUBSTITUTIONS WILL BE APPROVED BY THE CITY AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. UPDATED PLANS SHOWING ACCURATE PLANTING MATERIALS SHALL BE PROVIDED TO THE CITY PRIOR TO BUILDING OCCUPANCY.
15. ALL LANDSCAPED AREAS SHALL BE PLANTED TO ACHIEVE 80% PLANT DENSITY WITHIN 3 YEARS OF PLANTING. ADDITIONAL PLANTINGS MAY BE NECESSARY UPON INSPECTION BY THE CITY.

NORTH

OVERALL LANDSCAPE PLAN PH1

SCALE 1" = 80'

80 0 40 80 160 320 FEET

1 inch = 80 ft.

AAI afghan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com
Project Number: A16140.11

Donahou Design Group
8383 158th Ave NE
Suite 250
Redmond, WA 98052
425.285.9992 T
ddgarchitects.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
YOSHIFUMI YANO
CERTIFICATE NO. 1020

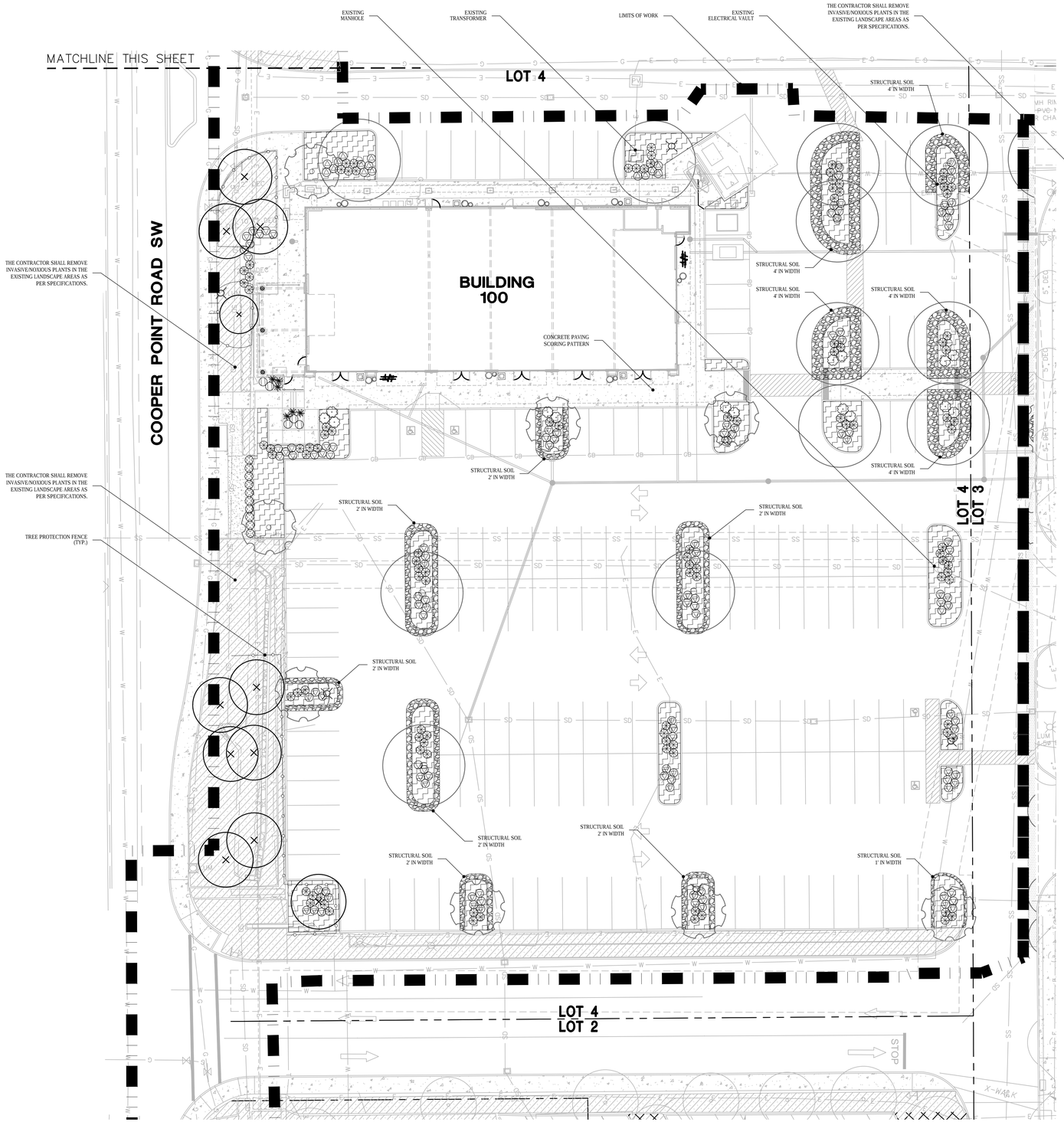
MARK	DATE	DESCRIPTION
	10-25-17	DESIGN REVIEW

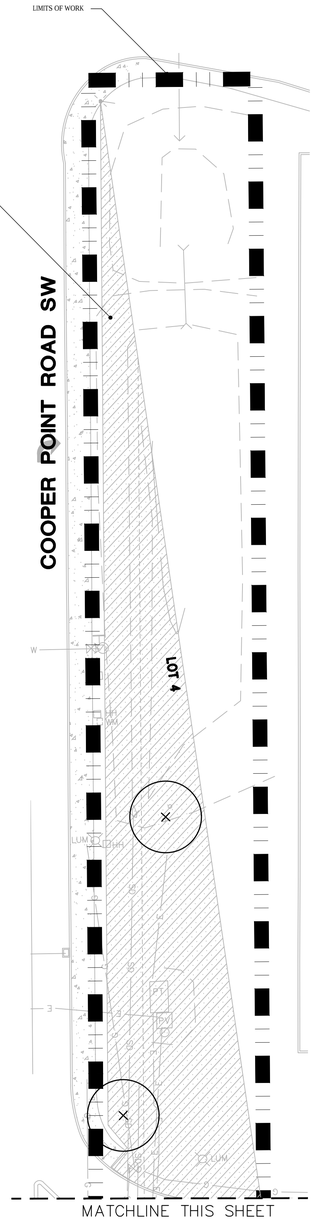
PROJECT ARCHITECT: JPD
DRAWN BY: YYN
DATE: 10-25-2017
PROJECT NO.: 2011-44
©2017

PERMIT SET
COOPER POINT MARKETPLACE NORTH REDEVELOPMENT
BUILDING 100, 1200 COOPER POINT ROAD
OLYMPIA, WA 98502

DRAWING CONTENTS:
OVERALL LANDSCAPE PLAN PH1

DRAWING NO.:
L1.0





PLANTING LEGEND (PH 1)

QUANTITIES ARE FOR OVERALL SITE

	QTS.	SCIENTIFIC NAME / COMMON NAME	
TREES			1 / L1.5
	8	SYRINGA RETICULATA / JAPANESE TREE LILAC 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	
	12	ULMUS 'FRONTIER' / FRONTIER ELM 2" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	
	—	EXISTING TREES TO BE RETAINED	
	—	EXISTING LANDSCAPE TO BE RETAINED	
SHRUBS			2 / L1.5
	134	ABELIA X GRANDIFLORA 'FRANCIS MASON' - FRANCIS MASON GLOSSY ABELIA 3 GAL. CONT., FULL PLANTS, 3' O.C.	
	15	AZALEA X 'KAREN' / KAREN AZALEA 3 GAL. CONT., FULL PLANTS, 4' O.C.	
	106	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM FALSE BAMBOO 1 GAL. CONT., FULL PLANTS, 3' O.C.	
	10	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON ENGLISH LAUREL 1 GAL. CONT., FULL PLANTS, 3' O.C.	
GROUNDCOVER			3 / L1.5
	2014	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK 4 INCH POT, FULL PLANTS, 24" O.C.	
GRASSES			2 / L1.5
	5	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS 1 GAL. CONT., FULL PLANTS, 3' O.C.	
	6	PHORMIUM TENAX 'TOM THUMB' / TOM THUMB NEW ZEALAND FLAX 3 GAL. CONT., FULL PLANTS, 3' O.C.	
SEEDING			
	—	LAWN SEEDING (IRRIGATED) 196 SF, SEE NOTES FOR SPECIFICATIONS	
SITE AMENITIES			6 / L1.5 — 7 / L1.5
	16	PLANTER POTS MEDIUM: 8, SMALL: 8; SEE DETAILS.	
	5	LITTER RECEPTACLES 21" DIAMETER. SEE DETAILS.	
STRUCTURAL SOIL			4 / L1.5
	—	STRUCTURAL SOIL 3' DEEP, SEE DETAILS AND SPECIFICATIONS.	
TREE PROTECTION FENCE			5 / L1.5
	—	TREE PROTECTION FENCE (TEMPORARY) 6 FEET HIGH	

NORTH

LANDSCAPE ENLARGEMENT PH1

SCALE 1" = 20'

20 0 10 20 40 80 FEET

1 inch = 20 ft.

AAI afghan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com
Project Number: A16140.11

ddg
Donahou Design Group
8383 158th Ave NE
Suite 250
Redmond, WA 98052
425.285.9992 T
ddgarchitects.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
YOSHIFUMI YANO
CERTIFICATE NO. 1020

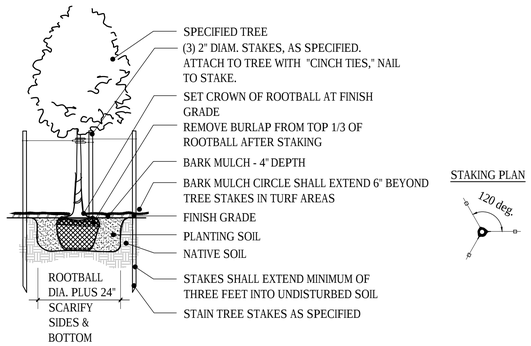
MARK	DATE	DESCRIPTION
	10-25-17	DESIGN REVIEW

PROJECT ARCHITECT: JFD
DRAWN BY: YYN
DATE: 10-25-2017
PROJECT NO.: 2017-44
©2017

PERMIT SET
COOPER POINT MARKETPLACE NORTH REDEVELOPMENT
BUILDING 100, 1200 COOPER POINT ROAD
OLYMPIA, WA 98502

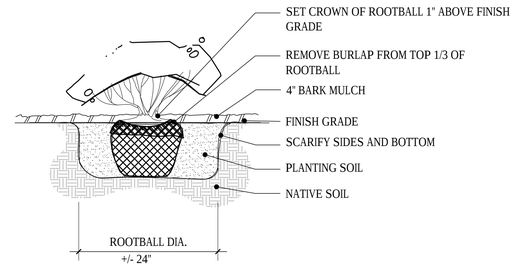
DRAWING CONTENTS:
LANDSCAPE ENLARGEMENT PH1

DRAWING NO.:
L1.1



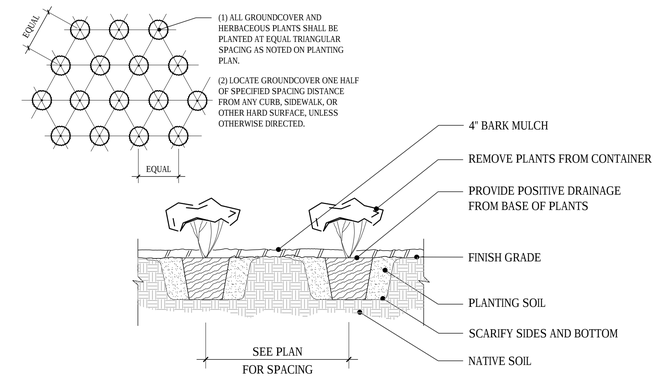
1 L1.5 DECIDUOUS TREE PLANTING

SCALE: NTS — SECTION



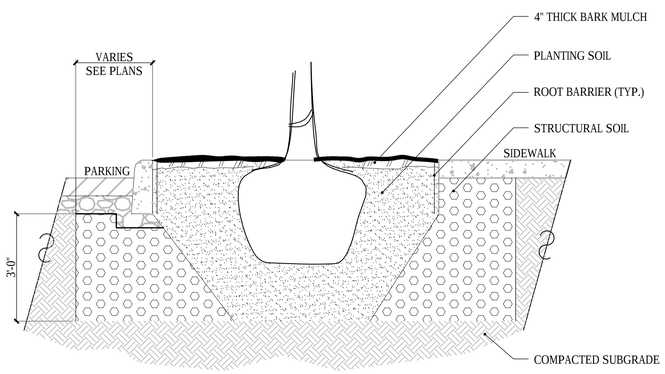
2 L1.5 SHRUB PLANTING

SCALE: NTS — SECTION



3 L1.5 GROUNDCOVER AND HERBACEOUS PLANT PLANTING

SCALE: NTS — PLAN/SECTION

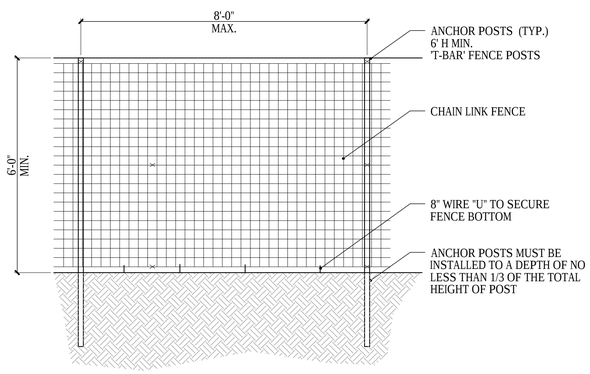


4 L1.5 STRUCTURAL SOIL INSTALLATION

SCALE: NTS — SECTION

NOTES:

1. THE TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS.
2. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
3. ROOT PROTECTION ZONE IS A RADIUS 5 FEET OUTSIDE THE DRIPLINE OF THE TREE.
4. ALL BRUSH CLEANUP WITHIN THE ROOT PROTECTION ZONE SHALL BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS.



5 L1.5 TREE PROTECTION FENCE

SCALE: NTS — SECTION

TREE PROTECTION MEASURES:

1. TREES TO BE SAVED SHALL BE PROTECTED DURING CONSTRUCTION BY TEMPORARY CHAIN-LINK FENCING AS SHOWN ON THIS DETAIL ON DRIVEN POSTS, LOCATED AT THE EDGE OF THE CRITICAL ROOT ZONE (CRZ). THE INDIVIDUAL CRZ IS A RADIUS 5 FEET OUTSIDE THE DRIPLINE OF THE TREE, UNLESS OTHERWISE DELINEATED BY WASHINGTON FORESTRY CONSULTANTS, INC. (WFCI) . IF APPROVED BY THE CITY OF OLYMPIA, THE EXISTING ROCK WALL AT THE EDGE OF CONSTRUCTION LIMITS, COULD SERVE AS THE TREE PROTECTION FENCE.
2. THERE SHALL BE NO EQUIPMENT ACTIVITY, INCLUDING ROTOTILLING, WITHIN THE CRZ. NO IRRIGATION LINE, TRENCHES, OR OTHER UTILITIES SHALL BE INSTALLED WITHIN THE CRZ. CUTS OR FILLS SHALL IMPACT NO MORE THAN 20% OF A TREES ROOT SYSTEM. IF TOPSOIL IS ADDED TO THE ROOT ZONE OF A PROTECTED TREE, THE DEPTH SHALL NOT EXCEED 2 INCHES OF A SANDY LOAM OR LOAMY FINE SAND TOPSOIL AND SHOULD NOT COVER MORE THAN 20% OF THE ROOT SYSTEM.
3. IF ROOTS ARE ENCOUNTERED OUTSIDE THE CRZ DURING CONSTRUCTION, THEY SHALL BE CUT CLEANLY WITH A SAW AND COVERED IMMEDIATELY WITH MOIST SOIL. NOXIOUS VEGETATION WITHIN THE CRZ SHALL BE REMOVED BY HAND. IF A PROPOSED SAVE TREE IS IMPACTING GRADING OR FILLS, THE TREE SHALL BE RE-EVALUATED BY WFCI TO DETERMINE IF THE TREE CAN BE SAVED WITH MITIGATING MEASURES, OR IF THE TREE IS TO BE REMOVED.

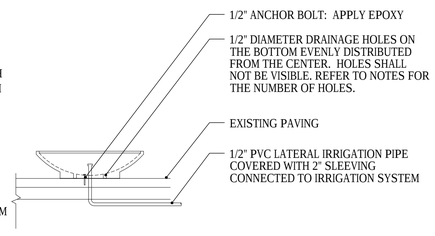
TIMELINE FOR TREE PROTECTION:

1. REMOVE 38 TREES FROM WITHIN THE CONSTRUCTION LIMITS.
2. PLACE PROTECTION FENCING AT THE EDGE OF THE LIMITS OF CONSTRUCTION NEAR REMAINING TREES IN THE LANDSCAPE ISLANDS. TREE FENCES SHALL BE PLACED 5 FT. OUTSIDE THE DRIPLINE OF THE SAVED TREES WITHIN THE TREE RETENTION AREAS, OR JUST BEHIND CURBS AT THE LIMITS OF CONSTRUCTION. ANY VARIATION TO THESE GUIDELINES SHALL BE PRESCRIBED BY WFCI.
3. COMPLETE ALL NECESSARY PRUNING ON EDGE TREES, TREES ALONG ROADS AND PARKING LOTS PRIOR TO INSTALLATION OF THE TREE PROTECTION FENCES.
4. CONTACT WFCI TO ATTEND THE PRE-CONSTRUCTION CONFERENCE TO DISCUSS TREE PROTECTION ISSUES.
5. COMPLETE TREE REMOVAL.
6. INSTALL THE TREE PROTECTION FENCES ALONG THE CLEARING LIMITS OF THE PROJECT AS SHOWN ON THE TREE PROTECTION PLAN.
7. MAINTAIN ALL TREE PROTECTION FENCES THROUGHOUT CONSTRUCTION.
8. IF ANY UNPLANNED CONSTRUCTION ACTIVITY WILL IMPACT A 'SAVE' TREE, CONTACT WFCI PRIOR TO THE IMPACT. WFCI CAN ASSESS THE PROPOSED IMPACT AND RECOMMEND CULTURAL CARE, MITIGATION, OR REMOVAL.
9. CONDUCT AN ANNUAL TREE EVALUATION TO DETERMINE SHORT AND LONG-TERM EFFECTS OF SITE CHANGES ON PROTECTED TREES. PROVIDE ADDITIONAL CULTURAL CARE AS NEEDED.

NOTE:
1. REFER TO PLANS FOR PLANTER SIZE AND LOCATIONS.
2. FOLLOW INSTRUCTIONS AND RECOMMENDATIONS BY PLANTER BOWL PROVIDER.
3. THE CONTRACTOR SHALL PROVIDE MANUFACTURER'S STANDARD COLORS AND OBTAIN APPROVAL FOR THE COLOR OF THE PLANTER FROM THE OWNER.
4. PROVIDE DRAINAGE HOLES BASED ON THE DIAMETER OF PLANTER AS FOLLOWS.
   24" PLANTER : 1 HOLE
   30" PLANTER : 2 HOLES

PRODUCTS:
ROSA PLANTER, OR EQUIVALENT.
SMALL : 18 GALLON, 24" D X 15" H
MEDIUM : 31 GALLON, 30" D X 18" H

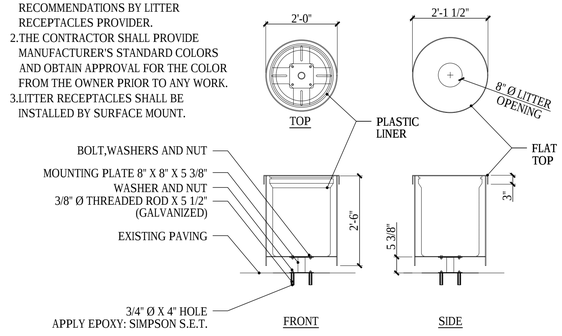
MANUFACTURER:
LANDSCAPE FORMS, INC.
7800 E. MICHIGAN AVENUE
KALAMAZOO, MI 49048
269.381.3455 FAX
800.430.6209 PHONE
SPECIFY@LANDSCAPEFORMS.COM



6 L1.5 PLANTER POT INSTALLATION

SCALE: NTS — SECTION

NOTE:
1.FOLLOW INSTRUCTIONS AND RECOMMENDATIONS BY LITTER RECEPTACLES PROVIDER.
2.THE CONTRACTOR SHALL PROVIDE MANUFACTURER'S STANDARD COLORS AND OBTAIN APPROVAL FOR THE COLOR FROM THE OWNER PRIOR TO ANY WORK.
3.LITTER RECEPTACLES SHALL BE INSTALLED BY SURFACE MOUNT.



PRODUCTS:
ULTRA RECEPTACLE 32-GALLON EXPANDED STEEL RECEPTACLE WITH LINER, OR EQUIVALENT
32 GALLON, 24" D X 30.13" H
MODEL #: F1021L, F1017, F1023 AND F1098

MANUFACTURER:
ANOVA
2011 NORTH LINDBERG BOULEVARD
ST. LOUIS, MO 63141
314.754.0835 FAX
888.535.5005 PHONE
SPECIFY@ANOVAFURNISHINGS.COM

7 L1.5 LITTER RECEPTACLE INSTALLATION

SCALE: NTS — SECTION

AAI afghan associates, inc. ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com
Project Number: A16140.11

ddg
Donahou Design Group
8383 158th Ave NE
Suite 250
Redmond, WA 98052
425.285.9992 T
ddgarchitects.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
YOSHIFUMI YANO
CERTIFICATE NO. 1020

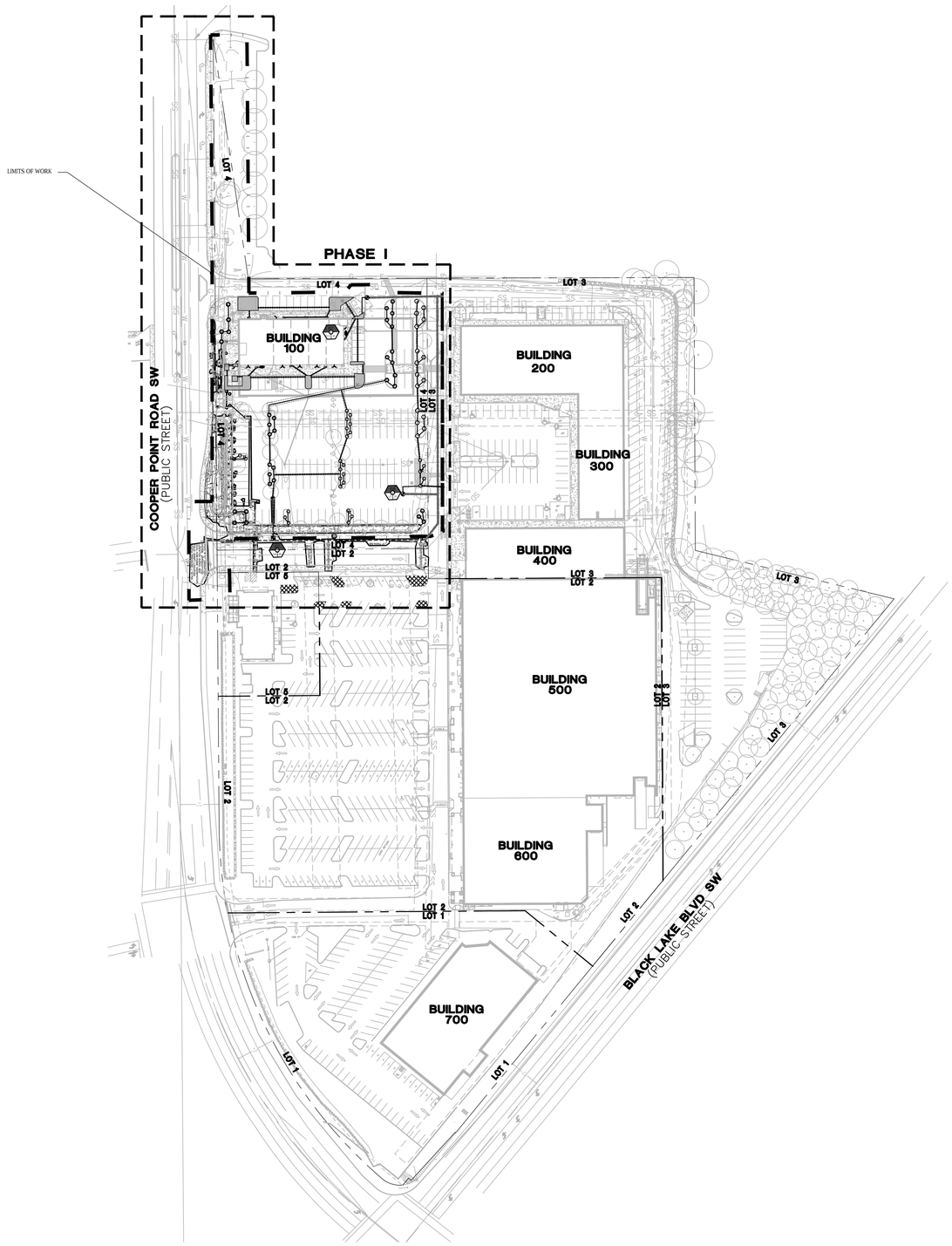
MARK	DATE	DESCRIPTION
	10-25-17	DESIGN REVIEW

PROJECT ARCHITECT: JPD
DRAWN BY: YYN
DATE: 10-25-2017
PROJECT NO. 2017-44
©2017

PERMIT SET
COOPER POINT MARKETPLACE
NORTH REDEVELOPMENT
BUILDING 100, 1200 COOPER POINT ROAD
OLYMPIA, WA 98502

DRAWING CONTENTS:
LANDSCAPE DETAILS

DRAWING NO.:
L1.5



NORTH

OVERALL IRRIGATION PLAN PHASE I

SCALE 1" = 80'

80 0 40 80 160 320 FEET

1 inch = 80 ft.

IRRIGATION LEGEND

SPRAY HEADS

SYMBOL	TYPE / DESCRIPTION	5 L2.4	6 L2.4	7 L2.4	8 L2.4	9 L2.4
	ROTOR / RAINBIRD - 3504-2.0-SAM (25'-30' @ 35 psi)					
	SPRINKLER / RAINBIRD - 1806 : 15 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 12 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 10 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 8 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 5 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 9 SST (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 15 LCS, 15 SST, 15 RCS (@ 30 psi)					
	DRIPLINE / RAINBIRD - XFS-09-12 (@ 30 psi)					

VALVES

	3 L2.4	4 L2.4

- STATION NUMBER : EXX = EXISTING, PXX = PROPOSED
- AREA DESIGNATION - L=LAWN S=SHRUB D=DRIP
- FLOW IN GPM
- VALVE SIZE
- EXISTING REMOTE CONTROL VALVE
- PROPOSED REMOTE CONTROL VALVE
- QUICK COUPLER VALVE - RAINBIRD 44RC

PIPES

	1 L2.4	2 L2.4

	LATERAL LINE	CLASS 200 PVC (SIZE AS SPECIFIED)
	SLEEVE	SCHEDULE 40 PVC
	MAIN LINE	2" CLASS SCHEDULE 40 PVC

NOTES

1. CALL UTILITIES TO LOCATE EXISTING SERVICES PRIOR TO EXCAVATION.
2. SYSTEM OPERATION AND DESIGN IS BASED ON 70 PSI OF PRESSURE AND 60 GPM AT THE SHUTOFF VALVE. THE CONTRACTOR SHALL VERIFY THE DESIGN PRESSURE AND VOLUME BEFORE INSTALLATION AND NOTIFY OWNER IF THERE IS A DISCREPANCY.
3. THE PROPOSED IRRIGATION SYSTEM IS THE EXTENSION FROM EXISTING SYSTEM. THE CONTRACTOR MUST VERIFY EXISTING IRRIGATION SYSTEM CAPACITY AND NOTIFY OWNER IF THERE IS ANY ISSUES FOR THE SYSTEM EXPANSION.
4. LOCATE ALL VALVES AND BOXES IN PLANTING BEDS.
5. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LAYOUT OF ALL NEW PLANTING ON SITE BEFORE STARTING WORK AND IMMEDIATELY NOTIFY OWNER OF ANY DEVIATIONS FROM PLAN.
6. NEW TREE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INSTALLATION OF NEW IRRIGATION SYSTEM.
7. THE CONTRACTOR SHALL INSTALL QUICK COUPLING VALVES A MINIMUM OF 200' ALONG MAINLINE AND AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL INSTALL THE IRRIGATION CONTROLLER ON THE EXTERIOR WALL AS SHOWN ON THE DRAWINGS AND PER THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL EXTEND CONTROL WIRE CONDUIT FROM CONTROLLER AND DAYLIGHT SIX INCHES INTO PLANTING BED FOR INSTALLATION OF AUTOMATIC VALVE WIRES.
9. ALL BACKFLOW PREVENTION DEVICES SHALL BE LOCATED A MINIMUM OF 5'-0" AWAY FROM CURBS OR PAVING WHEREVER POSSIBLE.
10. MAIN AND LATERAL LINES MAY BE SHOWN DIAGRAMMATICALLY FOR CLARITY. MAIN LINE, LATERAL LINES, AND VALVES SHOWN IN PAVED AREAS SHALL BE PLACED IN ADJACENT PLANTING BEDS UNLESS SPECIFICALLY SHOWN AS PASSING UNDER PAVING IN SLEEVING (SEE LEGEND FOR SLEEVE SYMBOL). THE CONTRACTOR MUST OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO MAKING CHANGES IN ROUTING OF PIPE OR LOCATION OF VALVES.
11. SEE SHEET L2.3 FOR TYPICAL DETAILS FOR INSTALLATION AND LAYOUT OF SYSTEM.
12. IRRIGATION CONNECTION TO EXISTING DOMESTIC WATER SUPPLY TO OCCUR AS SHOWN ON PLAN. SEE POC DIAGRAM. VERIFY LOCATION AND PSI/GPM PRIOR TO COMMENCING WORK.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING AN APPROPRIATE POWER SUPPLY TO THE IRRIGATION CONTROLLER LOCATION.
14. RETURN ALL ABANDONED/REMOVED IRRIGATION COMPONENTS TO OWNER. DISPOSE OF ALL ABANDONED/REMOVED PIPING AND WIRES OFF SITE.

AAI afghan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com
Project Number: A16140.11

ddg
Donahou Design Group
8383 158th Ave NE
Suite 250
Redmond, WA 98052
425.285.9992 T
ddgarchitects.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
YOSHIFUMI YANO
CERTIFICATE NO. 1020

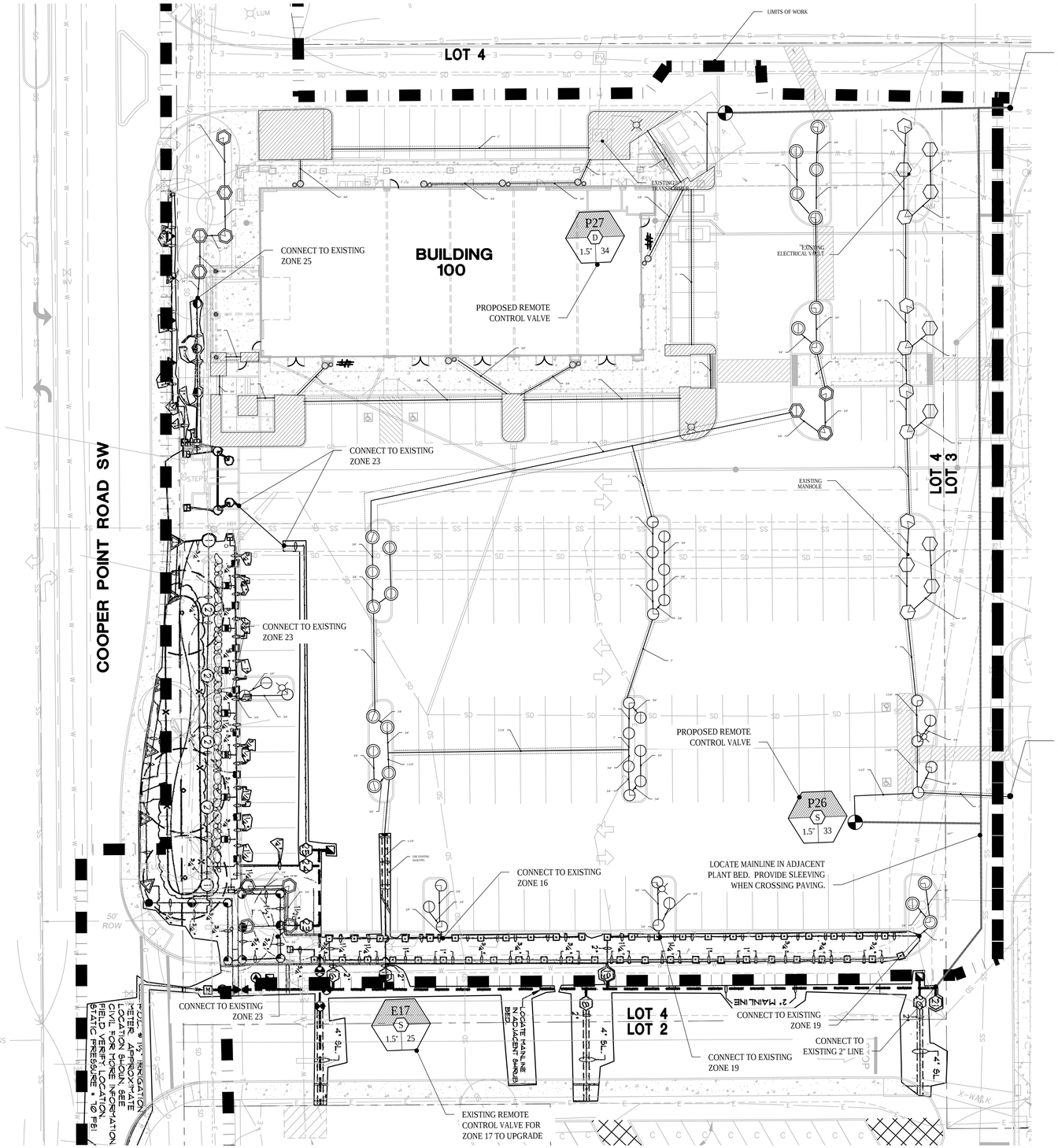
MARK	DATE	DESCRIPTION
	10-25-17	DESIGN REVIEW

PROJECT ARCHITECT: JPD
DRAWN BY: YYN
DATE: 10-25-2017
PROJECT NO.: 2017-44
©2017

PERMIT SET
COOPER POINT MARKETPLACE NORTH REDEVELOPMENT
BUILDING 100, 1200 COOPER POINT ROAD
OLYMPIA, WA 98502

DRAWING CONTENTS:
OVERALL IRRIGATION PLAN PH1

DRAWING NO.:
L2.0



NORTH

IRRIGATION ENLARGEMENT PH1

SCALE 1" = 20'

20 0 10 20 40 80 FEET

1 inch = 20 ft.

IRRIGATION LEGEND

SPRAY HEADS

SYMBOL	TYPE / DESCRIPTION	5 L2.4	6 L2.4	7 L2.4	8 L2.4	9 L2.4
	ROTOR / RAINBIRD - 3504-2.0-SAM (25'-30' @ 35 psi)					
	SPRINKLER / RAINBIRD - 1806 : 15 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 12 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 10 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 8 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 5 MPR (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 9 SST (@ 30 psi)					
	SPRINKLER / RAINBIRD - 1806 : 15 LCS, 15 SST, 15 RCS (@ 30 psi)					
	DRIPLINE / RAINBIRD - XFS-09-12 (@ 30 psi)					

VALVES

	3 L2.4	4 L2.4
STATION NUMBER : EXX = EXISTING, PXX = PROPOSED		
AREA DESIGNATION - L=LAWN S=SHRUB D=DRIP		
FLOW IN GPM		
VALVE SIZE		
EXISTING REMOTE CONTROL VALVE		
PROPOSED REMOTE CONTROL VALVE		
QUICK COUPLER VALVE - RAINBIRD 44RC		

PIPES

		1 L2.4	2 L2.4
LATERAL LINE	CLASS 200 PVC (SIZE AS SPECIFIED)		
SLEEVE	SCHEDULE 40 PVC		
MAIN LINE	2" CLASS SCHEDULE 40 PVC		

NOTES

1. CALL UTILITIES TO LOCATE EXISTING SERVICES PRIOR TO EXCAVATION.
2. SYSTEM OPERATION AND DESIGN IS BASED ON 70 PSI OF PRESSURE AND 60 GPM AT THE SHUTOFF VALVE. THE CONTRACTOR SHALL VERIFY THE DESIGN PRESSURE AND VOLUME BEFORE INSTALLATION AND NOTIFY OWNER IF THERE IS A DISCREPANCY.
3. THE PROPOSED IRRIGATION SYSTEM IS THE EXTENSION FROM EXISTING SYSTEM. THE CONTRACTOR MUST VERIFY EXISTING IRRIGATION SYSTEM CAPACITY AND NOTIFY OWNER IF THERE IS ANY ISSUES FOR THE SYSTEM EXPANSION.
4. LOCATE ALL VALVES AND BOXES IN PLANTING BEDS.
5. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AND LAYOUT OF ALL NEW PLANTING ON SITE BEFORE STARTING WORK AND IMMEDIATELY NOTIFY OWNER OF ANY DEVIATIONS FROM PLAN.
6. NEW TREE LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INSTALLATION OF NEW IRRIGATION SYSTEM.
7. THE CONTRACTOR SHALL INSTALL QUICK COUPLING VALVES A MINIMUM OF 200' ALONG MAINLINE AND AS SHOWN ON PLANS.
8. THE CONTRACTOR SHALL INSTALL THE IRRIGATION CONTROLLER ON THE EXTERIOR WALL AS SHOWN ON THE DRAWINGS AND PER THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL EXTEND CONTROL WIRE CONDUIT FROM CONTROLLER AND DAYLIGHT SIX INCHES INTO PLANTING BED FOR INSTALLATION OF AUTOMATIC VALVE WIRES.
9. ALL BACKFLOW PREVENTION DEVICES SHALL BE LOCATED A MINIMUM OF 5'-0" AWAY FROM CURBS OR PAVING WHEREVER POSSIBLE.
10. MAIN AND LATERAL LINES MAY BE SHOWN DIAGRAMMATICALLY FOR CLARITY. MAIN LINE, LATERAL LINES, AND VALVES SHOWN IN PAVED AREAS SHALL BE PLACED IN ADJACENT PLANTING BEDS UNLESS SPECIFICALLY SHOWN AS PASSING UNDER PAVING IN SLEEVING (SEE LEGEND FOR SLEEVE SYMBOL). THE CONTRACTOR MUST OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO MAKING CHANGES IN ROUTING OF PIPE OR LOCATION OF VALVES.
11. SEE SHEET L2.3 FOR TYPICAL DETAILS FOR INSTALLATION AND LAYOUT OF SYSTEM.
12. IRRIGATION CONNECTION TO EXISTING DOMESTIC WATER SUPPLY TO OCCUR AS SHOWN ON PLAN. SEE POC DIAGRAM. VERIFY LOCATION AND PSI/GPM PRIOR TO COMMENCING WORK.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING AN APPROPRIATE POWER SUPPLY TO THE IRRIGATION CONTROLLER LOCATION.
14. RETURN ALL ABANDONED/REMOVED IRRIGATION COMPONENTS TO OWNER. DISPOSE OF ALL ABANDONED/REMOVED PIPING AND WIRES OFF SITE.

AAI afghan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com
Project Number: A16140.11

ddg
Donahou Design Group
8383 158th Ave NE
Suite 250
Redmond, WA 98052
425.285.9992 T
ddgarchitects.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
YOSHIFUMI YANO
CERTIFICATE NO. 1020

MARK	DATE	DESCRIPTION
	10-25-17	DESIGN REVIEW

PROJECT ARCHITECT: JPD
DRAWN BY: YN
DATE: 10-25-2017
PROJECT NO.: 2017-44
© 2017

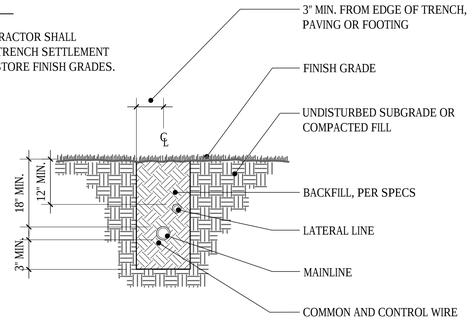
PERMIT SET
COOPER POINT MARKETPLACE NORTH REDEVELOPMENT
BUILDING 100, 1200 COOPER POINT ROAD
OLYMPIA, WA 98502

DRAWING CONTENTS:
IRRIGATION ENLARGEMENT PH1

DRAWING NO.:
L2.1

NOTES

1. CONTRACTOR SHALL REPAIR TRENCH SETTLEMENT AND RESTORE FINISH GRADES.



1 TRENCHING IN PLANTING AREA
L2.4 SCALE: NTS SECTION

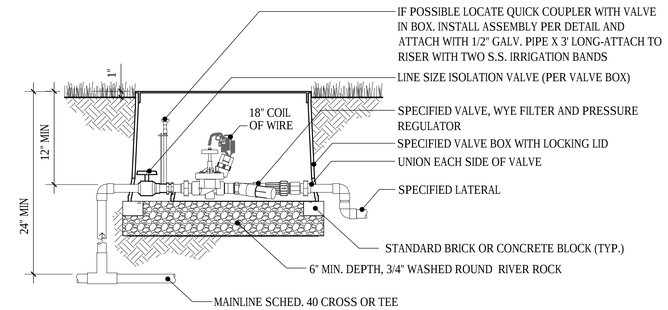
NOTES
A. PIPING SHALL NOT EXCEED 5 FEET PER SECOND VELOCITY.
B. DEMANDS OF SYSTEM DESIGN SHALL NOT EXCEED PERFORMANCE CRITERIA OF WATER METER.
C. SEE SPECIFICATIONS FOR ALL PERFORMANCE REQUIREMENTS

GPM	PIPE SIZE
0-9	3/4"
9-16	1"
16-26	1-1/4"
26-35	1-1/2"
35-55	2"

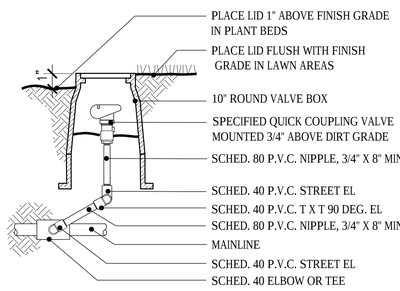
2 LATERAL PIPE SIZING SCHEDULE
L2.4

NOTES

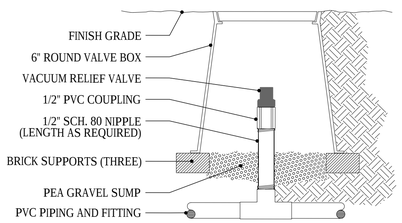
1. LOCATION OF QUICK COUPLER WITHIN VALVE BOX IS SHOWN FOR CLARIFICATION ONLY. INSTALL OFF-SET FROM MAINLINE.
2. EXACT FITTING REQUIREMENTS, COMPONENT SHAPES AND SEQUENCE MAY DIFFER FROM THAT SHOWN.



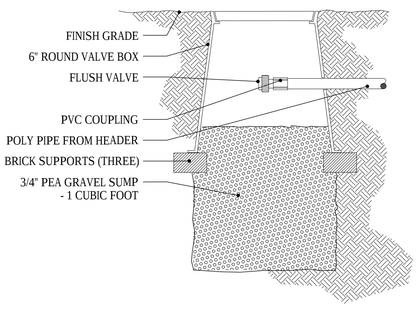
3 CONTROL VALVE ASSEMBLY
L2.4 SCALE: NTS SECTION



4 QUICK COUPLER VALVE
L2.4 SCALE: NTS SECTION

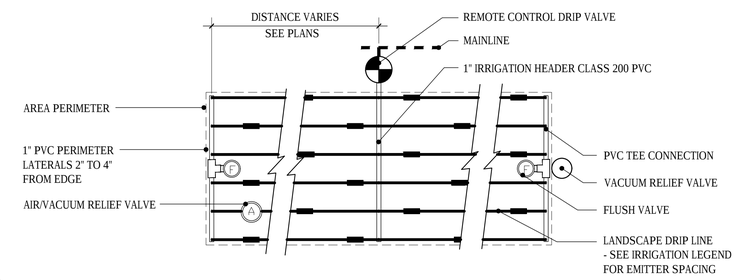


5 VACUUM RELIEF VALVE
L2.4 SCALE: NTS SECTION

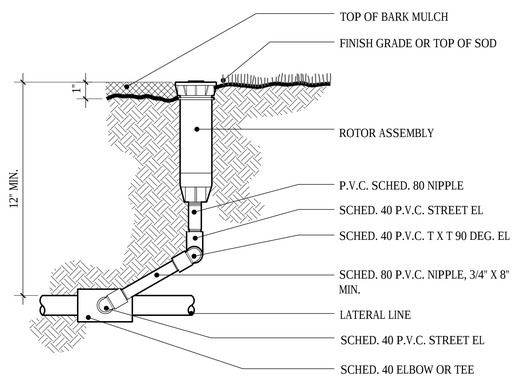


6 FLUSH VALVE
L2.4 SCALE: NTS SECTION

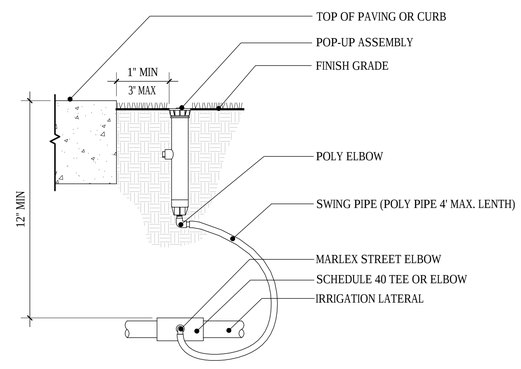
NOTES
A. PLACE VACUUM RELIEF VALVE AT FURTHEST END(S) OF ZONE.
B. STAKE TUBING WITH MIN. 6" LONG STAPLES AT 8' INTERVALS ALONG ENTIRE LENGTH.
C. TUBING TO LAY ON TOP OF SOIL AND BE COMPLETELY COVERED BY BARK MULCH.



7 DRIPLINE LAYOUT DIAGRAM
L2.4 SCALE: NTS SECTION



8 ROTOR HEAD - SWING JOINT ASSEMBLY
L2.4 SCALE: NTS SECTION



9 SPRAY HEAD - FLEXPIPE ASSEMBLY
L2.4 SCALE: NTS SECTION

AAI afghan associates, inc. ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com
Project Number: A16140.11

ddg
Donahou Design Group
8383 158th Ave NE
Suite 250
Redmond, WA 98052
425.285.9992 T
ddgarchitects.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
YOSHIFUMI YANO
CERTIFICATE NO. 1020

MARK	DATE	DESCRIPTION
	10-25-17	DESIGN REVIEW

PROJECT ARCHITECT: JPD
DRAWN BY: YYN
DATE: 10-25-2017
PROJECT NO.: 2017-44
© 2017

PERMIT SET
COOPER POINT MARKETPLACE NORTH REDEVELOPMENT
BUILDING 100, 1200 COOPER POINT ROAD
OLYMPIA, WA 98502

DRAWING CONTENTS:
IRRIGATION DETAILS

DRAWING NO.:
L2.4

Landscape Construction Specifications

General

1. Municipal, County, State and Federal laws, regarding uses and regulations governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications, and their provisions shall be carried out by the contractor.

2. The Contractor shall verify the locations of all existing utilities, structures, and services before commencing work. The location of utilities, structures, services shown on these plans are approximate only. Any discrepancies between these plans and the actual field conditions shall be reported to the Owner's representative.

3. The Contractor shall locate and protect all existing utilities, features and plants on and adjacent to the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.

4. The Contractor shall obtain all necessary valid licenses, permits, and insurance required to perform the work indicated herein before commencing work, and shall be responsible for coordinating work with all parties involved, including jurisdictional agencies.

5. The Contractor shall use all means necessary to protect the public at all times during the construction process.

6. In the event of conflict between pertinent codes, regulations, structural notes, and/or requirements, or the referenced standards of these Specifications, the provisions of the more stringent shall govern.

7. Weather Limitations: Soil work shall be performed only when the weather conditions do not detrimentally affect the quality of work.

Mandatory Site Inspection Schedule

1. Schedule for Mandatory site inspection procedures. The mandatory site inspections include but are not limited to the following:

   Pre-Construction Site Meeting
   Contractor shall be notified a minimum of 48 hours prior to meeting to review site conditions, proposed construction and construction schedule, and review construction specifications prior to commencement of construction operations.

   Rough Grading Inspection
   Contractor shall notify Owner's Representative a minimum 48 hours prior to request for inspection of rough soil grades. All rough grading operations shall be completed per specifications and prepared for inspection. No topsoil placement or backfilling in areas to be landscaped should occur until written approval by Owner's Representative has been issued.

   Open Trench Irrigation Inspection
   Contractor shall notify Owner's Representative 24 hours prior to inspection for written approval of irrigation trench depths, piping conditions, and pressure testing. (Refer to Irrigation Specification for inspection procedures)

   Plant Material Inspection
   Plant material quality and layout inspection and written approval shall occur with 24 hours notice to Owner's Representative prior to installation of any plant material. (Refer to Planting Specification for inspection procedures)

   Final Landscape Areas and Irrigation Performance Inspection
   Contractor shall notify Owner's Representative 48 hours prior to inspection for approval of landscape and irrigation work. Irrigation operations and coverage shall be inspected. Plant quality and layout shall be inspected. Written approval shall be issued upon inspection approval of specified construction. (Refer to relative specification sections)

Erosion Control

1. Provide and maintain positive drainage patterns throughout the construction process, and as directed by the Owner's Representative if weather or construction activity creates drainage conflicts detrimental to construction process or environmental conditions. Comply with jurisdictional requirements.

2. Maintain erosion measures throughout the landscaping process. Restore erosion control measures disturbed by landscaping operations. Remove only upon approval of Owner's Representative.

Invasive Weed Control Prior to Construction

1. Verify and identify conditions requiring eradication of invasive weeds and grasses prior to existing soil surface disturbance as directed by Owner's Representative. The eradication of invasive plants shall include existing landscape and vegetated areas in the project limits. Stockpiled topsoil shall be treated to eradicate weeds prior to soil ripping and stockpiling. Weed eradication shall include herbicide and non-herbicide methods only administered by a currently licensed applicator. Eradication shall include and is not limited to elimination of the following invasive species from areas to be landscaped:

   Cirsium arvense (Canadian Thistle) *Lotus corniculatus* (Bird's foot Trefoil
   Convolvulus spp. (Morning Glory) *Lythrium salicaria* (Purple Loosestrife)
   Cytisus scoparus (Scotch Broom) *Melilotus* spp. (Sweet Clover)
   Dipsacus sylvestris (Common Teasel) *Myriophyllum spicatum* (Eurasian Milfoil)
   Equisetum spp. (Horsetail) *Phalaris arundinaceae* (Reed Canary Grass)
   Festuca arundinaceae (Tall Fescue) *Rubus discolor* (Himalayan Blackberry)
   Hedera helix (English Ivy) *Solanum* spp. (Nightshade)
   Holcus canatus (Velvet Grass) *Trifolium* spp. (Clovers)
   Lolium spp. (Rye Grasses)

Rough Grade Inspection

1. Conditions and quality of rough grade shall be inspected and approved by Owner's Representative prior to the commencement of specified work in areas to be landscaped. The contractor shall then be responsible for completion of activities specified herein, and defined on the plan.

2. In all plant bed areas the sub-grade shall be free of unsuitable material such as stumps, roots, rocks, concrete, asphalt, or metals, for a minimum depth of 24 inches, and in all lawn or seeded areas the sub-grade shall be free of unsuitable material for a minimum depth of 12 inches

3. The Owner's Representative, at their discretion, shall direct further rough grading or soil preparation if specified activities have not created a surface satisfactory for further work to commence. Compensation for additional surface work created by conditions unknown at the outset and as directed in writing by the Owner's Representative shall be negotiated at the time of the directive, and prior to the commencement of particular construction activities.

Finish Grading

1. Verify that rough grade in landscape areas is sufficiently below proposed final grade for planting beds and lawn areas to allow for placement of topsoil mix. Refer to grading plans for finish grade references. Verify that grades provide positive drainage at all landscape areas, and slope away from structures at a minimum of 2% slope. Final grades in all landscape areas shall be crowned at center to facilitate proposed drainage.

Installation Of Irrigation Sleeving

1. Sleeving conduit shall be installed at existing and proposed paved areas as per specifications, as directed by the Owner's Representative, or as irrigation installation requirements, prior to preparation for paving construction. Set piping to provide minimum covers of:

   18-inch for sleeving beneath walkways;
   24-inch for sleeving beneath vehicular traffic or structures.

   Mark each end of sleeving with a 2 x 4 stake with 24" exposed, clearly marked 'SLEEVE LOCATION'. Contractor shall maintain staking identification and location throughout construction process. Protect all existing paving when installing sleeving. Restore all paving damaged by sleeve installation.

2. Size of sleeving conduit pipe shall be a minimum of two times the diameter of the bell end of the pipe that is to be fed into the sleeve.

3. Set sleeving in a compacted bed of material that will not damage the pipe during compaction of surface backfill material.

Design / Build Irrigation Specification

1. Contractor shall provide a design / build automatic underground irrigation system for all new ornamental landscape areas. Contractor shall provide irrigation design shop drawing to Owner's representative for review at least two weeks prior to installation and obtain approval.

2. Sprinklers shall be spaced at a maximum of 50% of the diameter of the proposed spray pattern. All areas shall be sprayed from at least two directions.

3. Dripping tube shall be Rain Bird "Landscape Dripline" XFCV-09-12, or approved equal.

4. Provide quick couplers at every 100 feet.

5. Upon completion of the irrigation system installation and as a condition of it's acceptance, deliver to the Owner's representative the following 'As- built' drawings; Three prints and one reproducible sepia of all changes to the irrigation system including a Controller Zone Reference chart. Instruct owner of system components operation, system winterization, and controller adjustment processes. Instruct owner of precipitation requirements and schedule of anticipated controller adjustments as landscape matures.

6. Protect existing buildings, walls, pavements, reference points, monuments, and markers on this site. Verify location of and protect all utilities. Protect adjacent property. Protect work and materials of other trades. Protect irrigation system materials before, during, and after installation. In the event of damage, repair or replace items as necessary to the approval of the Owner's representative and at no additional cost to the Owner. Use all means necessary to protect the public from injury at all times.

7. Provide warranty for all installed materials and work for one year beyond the date of final acceptance of the irrigation system installation.

8. Verify gallonage, pressure, size, and location of service water line. The Contractor shall guarantee an irrigation system that functions to manufacturer's specifications with the source volume and pressure afforded to site. Make arrangements for water shut-off during construction if necessary, notify owner 24 hours prior to suspension of water service.

9. Irrigation trenches shall be a depth to provide a minimum cover of 18 inches for sleeving beneath walkways; 18 inches for all pressurized main lines; 36 inches for sleeving beneath asphalt paving, and 12 inches for all lateral lines. Backfill with clean fill void of material injurious to system components. All sleeving under vehicular traffic to be Class 200 PVC, all other sleeving shall be class 200 PVC Locate top of zone valves a minimum of 6" below finish grade.

10. Combine wire and piping where possible.

11. Contractor shall follow manufacturer's instructions for solvent welding of PVC pipe and fittings to achieve tight and inseparable joints. Utilize single wrap Teflon tape at all threaded joints.

12. Install all valves with fittings that facilitate maintenance removal and place valve boxes at location that are easily serviced but not in conspicuous locations. Locate in planting beds wherever possible, away from mower, edger, or de-thatcher operations.

13. Contractor shall install one manual drain valve at discharge side of each remote control valve and at all low points in mainline pipe so as to allow for complete drainage of all main lines. Mark with a painted sleeve cover and indicate locations on As-Built drawings.

14. Contractor shall provide backflow prevention as required per local and state codes, installed as per manufacturer's specifications.

15. Quick couplers shall be required at all valve or valve manifold locations, or at a minimum of 100 feet along mainline length or whichever is greater.

16. Contractor shall install irrigation controller in accordance with manufacturer's specifications. Verify a 120 V.A.C. electrical source and a min. 1 1/2" conduit from controller location open to all electrical zone valves in field. Weatherproof any exterior wall penetrations.

17. Automatic Controller: Rainbird ESP-SMTe Series or approved equal. Controller shall have ability for all zones to fully operate and meet both normal and specified low volume system requirements as specified herein, and as required by site conditions.

18. Install all wire in accordance with manufacturer's specifications with a minimum of 18 inch looped inside valve box at each remote control valve and at the controller. All splices shall occur within valve boxes with water-proof connectors.

19. Contractor shall install all sprinkler heads with flexible risers, using flexible polyethylene pipe not to exceed 18 inches in length or PVC swing joints. Tee fittings shall extend horizontally from pipe .

20. Contractor shall thoroughly flush irrigation system after piping, risers, and valves are installed but prior to installing sprinkler heads. Thoroughly clean, adjust and balance the installed irrigation system. Adjust spray pattern of nozzles to minimize throw of water onto buildings, walls, roads and parking lots. Adjust controller for optimum performance and precipitation rates utilizing proper water conservation measures.

Topsoil Placement and Soil Preparation

1. Contractor shall submit certified topsoil analysis report for owner's approval prior to plant installation.

9. Contractor is responsible for any amendments to soil PH , fertility and/or drainage conditions necessary to ensure proper growing conditions for proposed planting.

10. Topsoil shall be friable soil from existing stockpiled material or imported, with added soil amendments as specified. It shall not be delivered while in a frozen or muddy condition. Protect from erosion at all times. Utilize existing stockpiled topsoil only under the direction of the Owner's Representative. Do not place topsoil in areas that have not been cleared of weeds listed herein. Topsoil shall meet the following requirements:

    a. Free of roots and rocks larger than 1/2 inch,
    b. Free of subsoil, debris, large weeds, foreign matter and any other material deleterious to plant material health.
    c. Acidity range (pH) of 5.5 to 7.5.
    d. Containing a minimum of 4 percent and a maximum of 25 percent inorganic matter with decaying matter of 25 percent content by volume or less.
    e. Textural gradations shall be sand: 45-75%, silt: 15-35%, clay: 05-20%.

4. Commercial fertilizer shall be an organic base, complete fertilizer containing in available form by within a minimum of 10N 10P 5K - with 50 percent of the available nitrogen in slow-release formula, Webfoot Organic Delux, or approved equal.a

5. Compost shall be yard debris compost meeting industry and jurisdictional standards.

6. Contractor shall remove all debris, rocks one inch in diameter or larger, sticks, mortar, concrete, asphalt, paper, contaminated soil and any material harmful to plant life, in all planting areas.

7. Contractor shall rototill subgrade four inches deep before placing topsoil. Specified imported topsoil shall be placed at a minimum depth of **12"** in all planting areas, floated to a level, sloped or mounded grade between any existing or constructed point on the site, such as curbs, walls, walks, paving and the like. Final soil grades in planting beds shall be 2" below adjacent paving and curbs for mulch application.

8. Contractor shall inspect the site and install 24" topsoil instead of 12" in all planting areas where hardpan clay exists.

9. Distribute following soil amendments to all landscape areas in even layers and power rototill or spade to a minimum depth of 4-6 inches into topsoil, as follows;

   Planting Beds:
   a. Compost: Apply nine cubic yards per 1000 sq. ft.
   b. Commercial Fertilizer: Apply 50 pounds per 1000 sq. ft.

10. Preparation of backfill planting soil mix shall be as follows:

    Thoroughly blend and mix the following proportion of materials while in a moist condition:
    - Three cubic yards topsoil
    - 1 1/2 cubic yards compost
    - 1 1/2 cubic yards medium bark,
    - 10 pounds commercial fertilizer
    - Five pounds bonemeal

11. Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus materials. Any paved area or surfaces stained or soiled from landscaping materials shall be cleaned with a power sweeper using water under pressure. Building surfaces shall be washed with proper equipment and materials as approved by the Owner's representative.

AAI afghan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com
Project Number: A16140.11

Donahou Design Group
8383 158th Ave NE
Suite 250
Redmond, WA 98052
425.285.9992 T
ddgarchitects.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
YOSHIFUMI YANO
CERTIFICATE NO. 1020

MARK	DATE	DESCRIPTION
	10-25-17	DESIGN REVIEW

PROJECT ARCHITECT: JPD
DRAWN BY: YN
DATE: 10-25-2017
PROJECT NO.: 2017-44
© 2017

PERMIT SET
COOPER POINT MARKETPLACE
NORTH REDEVELOPMENT
BUILDING 100, 1200 COOPER POINT ROAD
OLYMPIA, WA 98502

DRAWING CONTENTS:
LANDSCAPE SPECIFICATIONS 1

DRAWING NO.:
L3.0

Trees, Shrubs, & Groundcover Installation

1. Contractor shall guarantee materials and workmanship in general landscape areas for one year from date of conditional acceptance. Plant material shall be in accordance with American Standard for Nursery Stock (ANSI Z60.1) , shall comply with State and Federal laws with respect to inspection for insect infestation and plant diseases and shall be free of insect pests and plant diseases.

2. Plant materials shall have a minimum of 6 inches of prepared soil under the root ball, and a minimum of 6 inches on each side of the root ball. Tree roots or root ball shall have a minimum of 12 inches of plant soil under the root ball and a minimum of 12 inches on each side of the root ball, or roots. Final grade should maintain root ball slightly above surrounding grade (not to exceed one inch) for bark mulch installation.

3. Mulch all planting beds after planting, final raking, grading and leveling of the planting beds with a layer of Hem/Fir medium screened bark mulch as specified on the plans.

4. Root control barrier shall be installed in trenches, alongside hardscape structures and utility lines such as sidewalks, curbs, pavement, walls, and concrete located within 15 feet of new trees measured from the trunk. Root barrier is to be DeepRoot UB-24, or approved equal.

5. Balled and burlapped trees, boxed trees or bare root trees shall be either guyed or staked as detailed on the plans.

6. Remove all dead or dying branches and criss-crossing branches from trees. Do not cut leader.

7. Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus material. All paved areas or surfaces stained or soiled from landscape material shall be cleaned with a water-pressure power sweeper. Building surfaces shall be washed with proper equipment and materials as approved by the Owner.

Maintenance

1. Contractor shall maintain general landscape areas for three years after accepted completion of project.

PLANT MAINTENANCE SCHEDULE												
Tasks (frequency of tasks per month)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Tree & Shrub Care (pruning, mulching, fertilizing)			x									
Replace Plants			x									
Weed Management prior to Monitoring									x			
Non-chemical Weeding		x	x	x	x	x	x	x	x	x	x	x
Trash Removal		x	x	x	x	x	x	x	x	x	x	x
Insect, Disease, Rodent Control			x									
Watering					x	x	x	x	x			
Monitor Irrigation Controller(s)					x			x				
Start/Stop Irrigation System					x					x		
(inspect for best operation in May)												
(winterize per specs)												

2. Maintenance shall include; all grade resettlement, weeding, policing and removal of plant material debris during maintenance period. Seasonal leaf fall removal is outside the scope of this maintenance specification.

3. Only slow release fertilizers shall be applied for the life of the development at a maximum amount of 4 lbs of nitrate as nitrogen annually and no more than 1 lb. per application for every 1,000 square feet of turf grass. Only fertilizer formulas with a minimum of 50% water insoluble form of nitrogen are permitted for use. Approved water insoluble forms of nitrogen include sulfur and/or polymer coated fertilizers, isobutylidene diurea (ibdu), methylene urea and ureaform, and organic fertilizers registered with Washington Department of Agriculture.

4. Bark mulch shall be maintained or brought up to the 4 inch depth during this maintenance period.

5. Any unsatisfactory condition arising during this maintenance period shall be brought to the attention of the Owner's Representative immediately.

Structural soil

1. Structural soil shall consist of a mixture of gravel, soil and admixtures as described below. The Structural Soil must be approved by the Project Certified Forester prior to installation.

   Materials:
   Structural soil shall consist of the following materials:
   a. crushed rock meeting the WSDOT specification for Gravel Backfill for Drywells, 9.03.12(5), except that material must have at least one fractured face (i.e. crushed).
   b. loam/organic topsoil
   c. soil binder such as "stabilizer"
   d. water

2. Proportions of materials:
   When mixed together, some of the topsoil fills the voids of the crushed rock material, resulting in the net volume being about 10% less than the sum of the volume of the two materials before mixing.

Material	Amount for 1 cy of structural soil	Amount for 4.6 cy of structural soil
Crushed Rock	23.2 cubic feet	4 cubic yards
Topsoil	5.9 cubic feet	1 cubic yard
Soil binder	13.7 oz	4 pounds
Water	1.6 gallon	46 gallons

   The target moisture content is 20% by weight of the topsoil weight. the above water contents assume the top is dry. the amount of water that will need to be added will be dependent on the moisture content of the raw materials. actual amounts of water used will be determined during mixing.

3. Mixing procedure:
   Mix structural soil in batches of an appropriate size for the equipment being used. The end result is to be a material that is uniformly blended together. Do not batch in quantities that will not allow the equipment to completely mix the material. Determine batch size and quantities of each material needed for the batch.
   a. Start with half of the crushed rock material.
   b. Add all of the topsoil material.
   c. Add the soil binder.
   d. Add half of the estimated water.
   e. Add the other half of the crushed rock material.
   f. Mix the material together.
   g. Slowly add water to the mixture and continue to mix. The final amount of water will vary with moisture content of the crushed rock and topsoil. Add water in incremental amounts and mix the material between the additions of water.
   h. Stop adding water and mixing when there is a minute amount of free topsoil remaining. The topsoil will coat the crushed rock and not fall out of the material. All of the crushed rock should be uniformly coated with topsoil. There should be no clumps of topsoil or uncovered crushed rock in the mixture.
   i. If too much water is added to the mixture water will drain out of the material and the topsoil will wash off of the crushed rock. If this occurs this batch of material is to be discarded and shall not be incorporated into the completed work.

4. Placement:
   a. Protect soils and mixes from absorbing excess water and from erosion at all times. Do not store materials unprotected from rainfall events. Do not allow excess water to enter site prior to compaction. If water is introduced into the material after grading, allow material to drain or aerate to optimum compaction moisture content.
   b. All areas to receive Structural Soil mixture shall be inspected by the City before starting placement of mixture. all defects such as incorrect grading, compaction and inadequate drainage, etc., shall be corrected prior to beginning placement of Structural Soil.
   c. Confirm that the sub-grade is at the proper elevation and compacted as required. Sub-grade elevations shall slope parallel to the finished grade. Clear the excavation of all construction debris, trash, rubble and foreign material. Fill any over excavation with approved fill and compact to the required sub-grade compaction.
   d. Install structural soil in 6-inch lifts and spread uniformly over the area. Delay placement 24 hours if moisture content exceeds maximum allowable, protect Structural Soil with plastic or plywood during delay.
   e. Bring structural soils to finished grades as shown on the plan. Immediately protect the Structural Soil material from contamination by water by covering with plastic or plywood.

AAI afghan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com
Project Number: A16140.11

Donahou Design Group
8383 158th Ave NE
Suite 250
Redmond, WA 98052
425.285.9992 T
ddgarchitects.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
YOSHIFUMI YANO
CERTIFICATE NO. 1020

MARK	DATE	DESCRIPTION
	10-25-17	DESIGN REVIEW

PROJECT ARCHITECT: JFD
DRAWN BY: YN
DATE: 10-25-2017
PROJECT NO.: 2017-44
© 2017

PERMIT SET
COOPER POINT MARKETPLACE
NORTH REDEVELOPMENT
BUILDING 100, 1200 COOPER POINT ROAD
OLYMPIA, WA 98502

DRAWING CONTENTS:
LANDSCAPE SPECIFICATIONS 2

DRAWING NO.:
L3.1