Spokane Design Review Board

Wednesday, December 11, 2019
5:30 – 7:00 PM
City Council Briefing Center
808 W Spokane Falls Blvd, Spokane, WA 99201

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

Board Briefing Session:		
5:30 – 5:40	1. Chair Report 2. Secretary Report • Update on New Design Guidelines process • Additional Call for Nominations	Steven Meek Dean Gunderson
Board Business:		
5:40 – 5:50	1. Approve 11/20/2019 meeting minutes 2. Old Business 3. New Business 4. Changes to agenda?	Steven Meek
Workshops:		
5:50 –7:00	1. Riverfront Park – North Bank Playground – M&O Facility • Staff Report..... 5-10 m • Applicant Presentation..... 10-15 m • Reserved for Public Comment (3 m ea.)..... 20 m • Board Discussion and Advisory Action(s)..... 30 m	Taylor Berberich
Adjournment:		
The next DRB meeting will be held on Wednesday, December 18, 2019		

The password for City of Spokane Guest Wireless access has been changed:
Username: COS Guest
Password: w34p2SMs

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Chambers and the Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., are both wheelchair accessible. The Council Briefing Center is equipped with an audio loop system for persons with hearing loss. The Council Chambers currently has an infrared system and headsets may be checked out by contacting the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6363, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

Meeting Procedure - Spokane Design Review Board

Call to Order

- Chair calls the meeting to order, noting the date and time of the meeting.
- Chair asks for roll call for attendance.

Board Briefing

- Chair Report – Chair gives a report.
- Secretary Report – Sr. Urban Designer gives a report.

Board Business

- Meeting Minutes - Chair asks for comments on the minutes of the last meeting; Asks for a motion to approve the minutes.
- Chair asks is there any old business? Any old business is discussed.
- Chair asks is there any new business? Any new business is discussed.
- Chair asks if there any changes to the agenda.

Board Workshop

- Chair announces the first project to be reviewed and notes the following: a) the Board will consider the design of the proposal as viewed from the surrounding public realm; b) the Board does not consider traffic impacts in the surrounding area or make recommendations on the appropriateness of a proposed land use; c) the Board will not consider un-permitted, possible surrounding development(s) except those which are contemplated under the Comprehensive Plan and Development Code; c) it is the applicant's responsibility to meet all applicable Code requirements regardless of what might be presented or discussed during workshops.
- Chair asks for a staff report.

Staff Report

- Staff report on the item, giving findings of fact. Presentation will be kept to 5-10 minutes.

Applicant Presentation

- Chair invites the applicant(s) to sit at the table and invites the applicant to introduce the project team and make a 10-15 minute presentation on the project.

*Public Comment **

- Chair asks if there are comments from other interested parties – comments shall be kept to 3 minutes, and confined to the design elements of the project.
- Chair reads any written comments submitted by interested citizens.

** Contact Planning Department staff after the meeting for additional opportunities to comment on the proposal.*

DRB Clarification

- Chair may request clarification on comments.

Design Review Board Discussion

- Chair will ask the applicants whether they wish to respond to any public comments, after their response (if any) they are to return to their seats in the audience.
- The Chair will formally close public comments.
- Chair leads discussion amongst the DRB members regarding the staff recommendations, applicable design criteria, identification of key issues, and any proposed design departures.

Design Review Board Motions

- Chair asks whether the DRB is ready to make a motion.
- Upon hearing a motion, Chair asks for a second. Staff will record the motion in writing.
- Chair asks for discussion on the motion.
- Chair asks the applicant if they would like to respond to the motion.
- After discussion, Chair asks for a vote.

Design Review Board Follow-up

- Applicant is advised that they may stay or leave the meeting.
- Next agenda item announced.

Other

- Chair asks board members and audience if there is anything else.

Adjourn

- Chair asks for a motion to adjourn. After the motion is seconded, and approved by vote, Chair announces that the meeting is adjourned, noting the time of the adjournment.

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  - The Chair will formally close public comments.
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Design Review Board Motions

- Chair asks whether the DRB is ready to make a motion.
- Upon hearing a motion, Chair asks for a second. Staff will record the motion in writing.
- Chair asks for discussion on the motion.
- Chair asks the applicant if they would like to respond to the motion.
- After discussion, Chair asks for a vote.

Design Review Board Follow-up

  - Applicant is advised that they may stay or leave the meeting.
  - Next agenda item announced.

Other

- Chair asks board members and audience if there is anything else.

Adjourn

- Chair asks for a motion to adjourn. After the motion is seconded, and approved by vote, Chair announces that the meeting is adjourned, noting the time of the adjournment.

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Design Review Board – Meeting Minutes Draft

November 20, 2019
City Council Briefing Center
Meeting called to order at 5:32 PM by Steven Meek

Attendance:

- *Board Members Present:* Anne Hanenburg, Grant Keller, Steven Meek (Chair), Kathy Lang (Vice-Chair & CA Liaison), Ted Teske, Mark Brower, Chuck Horgan, Chad Schmidt
- *Board Members Not Present:*
- *Quorum Present:* Yes
- *Staff Members Present:* Dean Gunderson, Taylor Berberich, Stephanie Bishop

Public Comment:

- **None**

Briefing Session:

Chair Report – Steven Meek

- None

Secretary Report – Dean Gunderson

- Proposals due this Friday, selection Monday afternoon, and contract drawn up and sent through DocuSign by the administration imposed deadline of November 30th.

Board Business:

Approval of Minutes: Minutes from the November 13, 2019 meeting approved unanimously after a correction of Chad Schmidt's name in the Attendance section. The correction changed "Chuck" to "Chad".

** Grant Keller arrived at 5:36 PM.

Old Business:

- Dean Gunderson reported on his and Kathy Lang's presentation to Riverside Neighborhood Council about the DRB process and web page.

New Business:

- There have been two nominations for the new DRB Chair. The position would be from Jan 15, 2020-December 31, 2020. There will be paper ballot voting on January 15th, but additional nominations will still be taken.

Changes to Agenda:

- None

Workshops:

1. **Collaborative Workshop for Riverside Commons**
   ** Chuck Horgan recused himself (the architectural firm for the project is firm for which Chuck Horgan is a partner)
   ** Amanda Paulson (a member of the Spokane Historic Landmarks Commission) joined the board members to participate in discussions but not motions or votes.
   - Staff Report: Taylor Berberich
   - Applicant Presentation: Mike Stanicar
   - Questions asked and answered
   - Discussion ensued

Based on review of the materials submitted by the applicant and discussion during the November 20, 2019 Collaborative Workshop the Design Review Board recommends the following advisory actions:

Neighborhood

1. **The applicant is encouraged to explore both vertical and horizontal articulation along Riverside Avenue, Browne Street, and the alley in regards to pedestrian interaction.**

   Please see the following Comprehensive Plan Goals and Policies*: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 4.2 Street Life.*

   Please see the following Downtown Plan Strategies: *2.2 BUILT FORM AND CHARACTER.*

   Please see the following Downtown Design Guidelines*: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, and C-1 Promote Pedestrian Interaction, C-2 Design Façades at Many Scales, C-6 Develop Alley Facades, and C-7 Install Pedestrian-Friendly Materials at Street Level.*

2. **The applicant is encouraged to continue evaluating the facades of the building to better reflect compatibility with the character of the neighborhood through material and color palette, and articulation of building planes.**

   Please see the following Comprehensive Plan Goals and Policies*: LU 2.1 Public Realm Features, LU 5.5 Compatible Development, DP 2.5 Character of the Public Realm, and DP 2.6 Building and Site Design.*

   Please see the following Downtown Plan Strategies: *2.2 BUILT FORM AND CHARACTER.*

   Please see the following Downtown Design Guidelines*: A-1 Respond to the Physical Environment, B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, C-2 Design Façades at Many Scales, and D-3 Respect Historic Features that Define Spokane.*

Site

3. **The applicant is encouraged to explore clustering street trees and working with urban forestry to maximize quantity of trees on the site.**

   Please see the following Comprehensive Plan Goals and Policies*: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, DP 4.2 Street Life, and NE 12.1 Street Trees.*

   Please see the following Downtown Plan Strategies: *2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

   Please see the following Downtown Design Guidelines*: C-1 Promote Pedestrian Interaction, D-1 Provide Inviting and Usable Open Space, and D-2 Enhance the Building with Landscaping.*

Building

4. **The applicant is encouraged to articulate the first story of the building through relief, masonry detailing, and glazing.**

***Please see the following Comprehensive Plan Goals and Policies**: LU 2.1 Public Realm Features,* LU 5.5 Compatible Development, *DP 2.6 Building and Site Design, and DP 4.2 Street Life.*

***Please see the following Downtown Plan Strategies:** 2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES.*

***Please see the following Downtown Design Guidelines**: B-1 Respond to the Neighborhood Context, B-3 Reinforce the Urban Form and Architectural Attributes of the Immediate Area, and C-7 Install Pedestrian-Friendly Materials at Street Level*

5. **The applicant is encouraged to accentuate the southeast corner of the building to capture principle views.**

   ***Please see the following Comprehensive Plan Goals and Policies**: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.12 Infill Development, and DP 4.2 Street Life.*

   ***Please see the following Downtown Plan Strategies:** 2.2 BUILT FORM AND CHARACTER.*

   ***Please see the following Downtown Design Guidelines**: A-2 Enhance the Skyline, B-1 Respond to the Neighborhood Context, B-4 Design a Well-proportioned and Unified Building, C-4 Reinforce Building Entries, and D-4 Provide Elements that Define the Place.*

6. **The applicant is encouraged to develop the north façade to be treated as a primary view elevation.**

   ***Please see the following Comprehensive Plan Goals and Policies**: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.12 Infill Development.*

   ***Please see the following Downtown Plan Strategies:** 2.2 BUILT FORM AND CHARACTER.*

   ***Please see the following Downtown Design Guidelines**: A-2 Enhance the Skyline, B-4 Design a Well-proportioned and Unified Building, C-6 Develop the Alley Façade, and D-4 Provide Elements that Define the Place.*

7. **The applicant shall provide details of an integrated solution for the individual units' HVAC systems.**

   ***Please see the following Comprehensive Plan Goals and Policies**: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, and DP 2.12 Infill Development.*

   ***Please see the following Downtown Plan Strategies:** 2.2 BUILT FORM AND CHARACTER.*

   ***Please see the following Downtown Design Guidelines**: B-4 Design a Well-proportioned and Unified Building*

8. **Where provided, the applicant shall ensure that the overhead weather canopies are for the protection of pedestrians.**

   ***Please see the following Comprehensive Plan Goals and Policies**: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 2.12 Infill Development, and DP 4.2 Street Life.*

   ***Please see the following Downtown Plan Strategies:** 2.4 OPEN SPACE, and PUBLIC REALM AND STREETSCAPES.*

   ***Please see the following Downtown Design Guidelines**: C-1 Promote Pedestrian Interaction, and C-5 Consider Providing Overhead Weather Protection.*

9. **The applicant is encouraged to explore the application of art on site, and research potential grants and funding sources.**

   Please see the following Comprehensive Plan Goals and Policies*: LU 2.1 Public Realm Features, DP 2.5 Character of the Public Realm, DP 4.2 Street Life, and SH 3.4 One Percent for Arts*

   Please see the following Downtown Plan Strategies: *2.4 OPEN SPACE, and PUBLIC REALM AND STREETSCAPES.*

   Please see the following Downtown Design Guidelines*: C-1 Promote Pedestrian Interaction, and D-4 Provide Elements that Define the Place.*

Advisory Actions motion was approved by a unanimous vote of the DRB (7/0, with 1 recusal)

Meeting Adjourned at 7:54 PM

Next Design Review Board Meeting scheduled for Wednesday, December 11, 2019

DESIGN REVIEW BOARD FILE NO.DRB 1928

North Bank Maintenance & Operations Facility

2 – RECOMMENDATION MEETING

Design Review Staff Report December 6, 2019

Staff:
Dean Gunderson, Senior Urban Designer

Taylor Berberich, Urban Designer

Neighborhood & Planning Services
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Applicants:
City of Spokane – Parks Department
808 W. Spokane Falls Boulevard
Spokane, WA 99201

ATTN: Berry Ellison, City of Spokane
(509) 625-6000
bellison@spokanecity.org

ATTN: Julia Culp & Bill LaRue, Bernardo Wills Architects
(509) 838-4511 x8040
jculp@bwarch.com

Background

The Design Review Board Collaborative Workshops were held on November 28, 2018.
The first Design Review Board Recommendation Meeting was held on April 10, 2019.

The following materials are supplemental to this report:

- *Design Review Staff Report | Program Review/Collaborative Workshop, November 28, 2018;*
- *Design Review Board | Collaborative Workshop Advisory Actions, November 28, 2018;*
- *Applicant Submittal | Program Review/Recommendation Meeting, April 4, 2019;*
- *Design Review Staff Report | Program Review/Recommendation Meeting, April 10, 2019;*
- *Design Review Board | Recommendation Meeting Recommendations, April 10, 2019;*
- *Misc | Design Review Process Update- Winning Proposal November 25, 2019*

**Click on any of the blue boxes above to be taken to the document, or choose from the bookmarks menu*

Project Update

Urban design staff were notified on November 13, 2019 that the plans for the North Bank Playground had changed significantly from those submitted for the April 10, 2019 design review board recommendation meeting. The original plans for the M&O building proposed a structure with a single pitched roof made of ground and split-faced concrete masonry units (CMUs) layered in various colors to represent sedimentary rock formations. Decorative metal fencing was also proposed. See the below image:

Figure 1. Originally proposed M&O Facility and fence & gate design

The new proposal consists of a base bid and several additional alternatives. The base bid does not include the M&O building, but has a single four-room CXT restroom near where the original plan was to have located the public restrooms. See Figs 2 and 3, below:

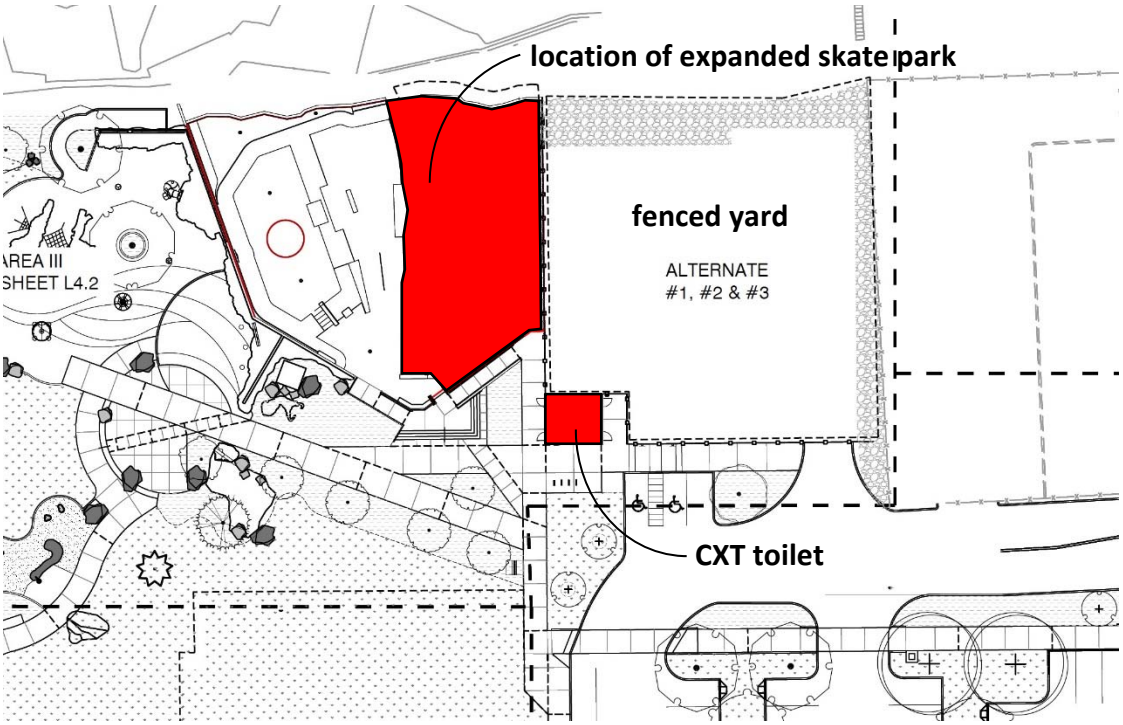


Figure 2. Base Bid Condition – Site Plan

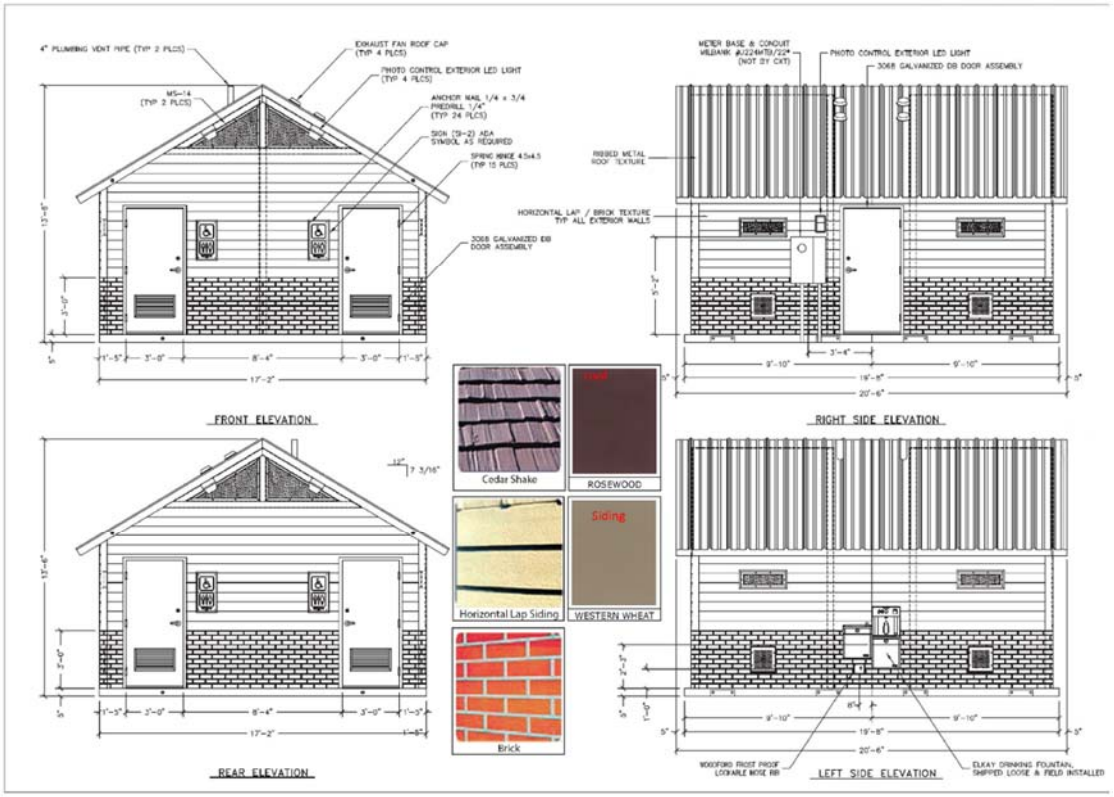


Figure 3. Base Bid Condition - CXT Toilet Facility

Alternatives 1, 2, and 3 all include a revised metal M&O building which has a gable roof with pork chop eaves, and is partially faced with a CMU veneer with a stair-stepped profile. The CMU would have a similar layered stone effect as the design of the original proposal. The fence has been revised from a view-obscuring CMU wall (detailed to match the banded CMU from the original proposal) with a decorative metal gate – to a black vinyl coated chain link fence & gate assembly. See the Fig. 4, below:

Figure 4. Revised alternative design for M&O Facility and fence & gate

Topics for Discussion

During the workshop, the applicant is encouraged to please describe changes to the design since the first Recommendation Meeting including any changes made in response to recommendations offered by the Design Review Board on April 10th. As this proposal has been bid out with a base bid and additional alternatives, the topics for discussion are presented in groups accordingly.

Base Bid (See Figures 1 and 2 for Base Bid condition)

1. Does the board feel the proposed CXT restroom and vinyl-coated chain link fence & gate are consistent with the character of the surrounding development, park and the Downtown Design Guidelines (see comments in Topic for Discussion #2)? See the aerial image of the adjacent brick & wrought iron fence at the Broadview Dairy. Fig. 5, below. What recommendations can the board offer for the base bid condition?

Figure 5. Broadview Dairy's Brick and Wrought Iron fence

Alternatives 1 and 3 (Alternate 2 refers to the addition of internal partitioning and the addition of an employee toilet so is not referenced here, Alternate 3 refers to the inclusion of the carport within the fenced enclosure)

2. Does the Board feel the revised fence and gate materials are consistent with the character of the immediate surroundings, and that it adequately screens the Facility's service area located within? It should be noted that the current proposal does not comport with Downtown Design Guideline E-3: Minimize the Presence of Service Areas. The prior fence design (CMU with a view-obscuring gate assembly) complied with this guideline and was not previously mentioned as an issue of concern. The US Pavilion's service area was also subject to E-3 and was duly screened with a view-obscuring fence/gate assembly. The question is whether the vinyl-coated chain link fence is a sufficient service area screen and whether it comports with Downtown Design Guideline B-1: Respond to the Neighborhood Context. There are a number of fence/gate assemblies in and near Riverfront Park, the view-obscuring fence at the Broadview Dairy happens to be the closest (it should be noted that there are no nearby chain link fences to the proposed Northbank Playground).
3. Does the Board feel there's a need to further express Design Guidelines B-3: Reinforce the Urban Form & Architectural Attributes of the Immediate Area and B-4 Well-proportioned and Unified Building by modifying the pitch of the overhead protection at the restrooms to more closely resemble the pitch of the overall building roofline and vehicle carport?
4. Does the Board feel there's a need to modify the proposed eave/soffit configuration at the facility's gable end to eliminate the full cornice return (more commonly referred to as a Pork Chop Eave) as this is a detail consistent only with poorly designed/detailed wood-framed residential construction and appears inconsistent with the higher design expectations of a public facility located within a major public attraction?

Alternative 4 (Alternate 4 refers to a proposed expansion of the skate/wheel park up to the M&O Facility)

5. Where the expanded skate park ramp meets the western façade of the M&O building, is there an opportunity to reinforce the building's insulated panel wall to protect it from damage due to highly-likely impacts?

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Development Services.

Policy Basis

City of Spokane Comprehensive Plan
Spokane Municipal Codes
Downtown Design Guidelines

Berberich, Taylor

From: Gunderson, Dean
Sent: Tuesday, November 26, 2019 5:20 PM
To: Julia Culp; Berberich, Taylor; David Hipp; Bill LaRue
Cc: Ellison, Berry
Subject: RE: North Bank Playground Clarification

Thanks Julia,

I've saved the form into our working file. Taylor, I've also saved the CXT colors and textures pdfs into the same folder (also from another Parks' project).

You can find the proposed CXT Wall, Roof, and Trim colors and textures on the Cover Sheet in the document submitted by Julia (Sht DNS-01).

Dean

Dean Gunderson, MCRP | Senior Urban Designer | City of Spokane
509.625.6082 | *fax* 509.625.6822 | dgunderson@spokanecity.org | spokanecity.org

---

From: Julia Culp <jculp@bwarch.com>
Sent: Tuesday, November 26, 2019 4:56 PM
To: Berberich, Taylor <tberberich@spokanecity.org>; David Hipp <dhipp@bwarch.com>; Bill LaRue <blarue@bwarch.com>
Cc: Gunderson, Dean <dgunderson@spokanecity.org>; Ellison, Berry <bellison@spokanecity.org>
Subject: RE: North Bank Playground Clarification

Hello Taylor,

See my comments below in red and the CXT elevations attached. Let me know if you need anything additional to complete the staff report.

Best,

JULIA CULP ASLA | Professional Landscape Architect

Bernardo|Wills Architects PC | Spokane, Washington
MAIN 509.838.4511, ext. 8040 | www.bernardowills.com

From: Berberich, Taylor <tberberich@spokanecity.org>
Sent: Tuesday, November 26, 2019 9:55 AM
To: David Hipp <dhipp@bwarch.com>; Bill LaRue <blarue@bwarch.com>; Julia Culp <jculp@bwarch.com>
Cc: Gunderson, Dean <dgunderson@spokanecity.org>
Subject: North Bank Playground Clarification

Good Morning All,

I am preparing the staff report for the December 11th Design Review Board Meeting, and a few items surfaced after reviewing your submittal. Please see the list below:

- For the CXT restrooms proposed in your base bid, please provide an elevation for the board to understand the look and materiality of the structure. Attached is a full set of CXT plan from a previously park ordered restroom. The restroom for north bank would duplicate this design.
- Please verify the list below is an accurate description of your proposed alternatives 1-3:
    - Alt 1: the M&O facility, asphalt, gravel, and fence Yes this is accurate.
        - As the base bid includes the CXT restrooms, can it be assumed that the alternatives will incorporate the restrooms into the M&O facility?
    - Alt 2: office walls and staff restroom walls, doors and finishes Yes this is accurate, the alternate is for the upstairs (2nd story) office space build out.
    - Alt 3: Vehicle Canopy and associated structures Yes this is accurate.
- Please verify that all alternatives for the M&O facility include the proposed ground and split-faced CMU veneer noted on pages 23 and 24 of your submittal packet. We have added the proposed cmu as alternate #7 in the bid form. The only reasoning for this is that the project is currently out for bids and this allows us to get a price for the additions to the building without confusing the bidders this far into the bid process. The intention is however that if the building alternate is accepted, so would alternate #7.

In order to get the staff report distributed for internal review in time for the meeting, kindly provide responses by close of business tomorrow, November 27th.
Feel free to contact me if you have any questions.

Thank you for your time, I hope you all have a pleasant rest of your day.
Best,

Taylor Berberich
|Urban Designer| 509.625.6193
(She/her) tberberich@spokanecity.org

Berberich, Taylor

From: Julia Culp <jculp@bwarch.com>
Sent: Thursday, December 5, 2019 1:18 PM
To: Berberich, Taylor; Ellison, Berry
Cc: David Hipp; Bill LaRue
Subject: RE: Draft DRB Staff Report- Riverfront Park Revisions

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION - EXTERNAL EMAIL - Verify Sender]

Thank you Taylor,

BWA's comments are below. Berry may have additional comments.

- Please consider changing the language "pork chop" eaves to "extended eaves" this is the proper architectural term.
- Base Bid Item #1: Character of the immediate surroundings does not reference current site building and maintenance yard, park picnic structures or natural character such as the basalt cliff. The adjacent brick and wrought iron fence is a product of functionality required for security of Homeland Security parking, not a necessity of the Downtown Guidelines.
- Section on Alternatives 1 and 3 should include a short description of the alternate for reference.

Let me know if you have any questions.

Best,

JULIA CULP ASLA | Professional Landscape Architect

Bernardo|Wills Architects PC | Spokane, Washington
MAIN 509.838.4511, ext. 8040 | www.bernardowills.com

From: Berberich, Taylor <tberberich@spokanecity.org>
Sent: Wednesday, December 04, 2019 2:12 PM
To: bellison@spokanecity.org; Julia Culp <jculp@bwarch.com>; David Hipp <dhipp@bwarch.com>; Bill LaRue <blarue@bwarch.com>
Cc: Gunderson, Dean <dgunderson@spokanecity.org>; Brast, Ali <abrast@spokanecity.org>
Subject: Draft DRB Staff Report- Riverfront Park Revisions

Good Afternoon,

Attached is the draft staff report for the Riverfront Park M&O Building revisions. Please take a few minutes to read through the report and let me know if you have any comments, or see any discrepancies or clarifications that need to be made. Kindly submit any responses by close of business tomorrow, December 5th.
Thank you, and have a great day!
Best,

Taylor Berberich

|Urban Designer| 509.625.6193
(She/her) tberberich@spokanecity.org

Riverfront Park
North Bank Playground
Re-Submittal

Design Review Board

Site Development and Project Overview

The North Bank Project is the fifth and final component of the Riverfront Park Redevelopment Program that will complete the master plan improvements that also include the Recreational Rink and Skyride Facility, Looff Carrousel, US Pavilion, and Howard St Promenade. The North Bank site, approximately six (6) acres in size, is located within the downtown area of the City of Spokane, Washington between Howard St and Washington St immediately north of the Spokane River's North Channel; the northern boundary is comprised of a basalt bluff approximately 450' from the ordinary high water mark, with the Centennial Trial and the Spokane River on the south boundary. The site currently includes managed public parking and houses a +_ 7,500 S.F. maintenance and operations facilities/yard (M/O) that services the entire Riverfront Park. Other structures on the site include a large wood construction shelter, existing masonry restrooms, and a historic entry shelter that remains from Expo 74, also of wood construction.

The signature improvement for this project will be a Regional Playground themed on the Ice Age Floods of Great Lake Missoula and their influences that shaped our regions geology, waterways, and landforms. The playground will be designed to a one (1) acre minimum size and developed to incorporate both play and educational opportunities for children aged 2-12 years old, with inclusive participation being a priority for all visitors. The project will also include/improve park & open space with pathways, landscape planting and irrigation, wheels park, lighting, electrical. The project will also include the development of a featured basketball court and Maintenance & Operations Facility. Transitions to the Howard Street Promenade will border the west end of the project and the improvements will include standards that have been established as part of the Riverfront Park Master Plan to ensure consistency of site furnishings, signage, irrigation, lighting, and building systems. Parking improvements are anticipated to provide up to 151 paved parking stalls that will serve the Playground. As stated above, demolition, and replacement and relocation of the M/O facility with new utility services is part of the project. Street/curb/sidewalk improvements at the two access points from Washington Street are planned; no new signalization is planned as part of this work. Specific streetscape improvements will be required as part of the downtown standards along Washington that include a new 12' wide sidewalk at back of curb. 2' planting strip and an 18" tall knee wall to screen the parking lot. Street trees will be required at 20' - 25' intervals to be planted in tree wells within the sidewalk.

The site is north and adjacent to the Spokane River and the majority of the site is within the Shoreline Jurisdiction. Former industrial activities on-site have left behind contaminated the soils with fuel, PAHs, and in some places, lead. Stormwater is not allowed to infiltrate into contaminated subsurface soils but may be treated and conveyed to existing outfalls and/or vegetated strip on the property's shoreline. The proposed Sportsplex project is being considered for the property immediately north of the park site. If developed in this location, an effort will be made to look for opportunities to connect the two projects both physically and aesthetically. The North Bank project would accept clean stormwater from the Sportsplex for conveyance through a proposed dry creek stream bed feature to on-site outfalls to the river or vegetated strip.

Local Context

North Bank has for many years served as an underutilized park asset, functioning as Riverfront Park's (RFP) maintenance and operations facility. This facility is close to 50 years old, site access and other operational inefficiencies do not meet the standards for the anticipated care of the newly redeveloped RFP. All existing structures on the site need major repairs and maintenance, and the grounds offer minimal aesthetic or recreational value other than the linkages provided by the Centennial Trail on the south side of the property. The site has various levels of confirmed hazardous contamination which limit its use and improvements without significant mitigation efforts. Existing vegetation is generally in good health with the City of Spokane classifying the majority of the trees as being significant to extremely significant as part of the urban forest. During Expo 74, the North Bank served as a major entry point to the Expo grounds with access from the west at N Mallon & N Howard, and from Washington ST.

The redeveloped North Bank will provide for expanded use of RFP with direct connections to south of the river via the new Howard Street Promenade. With a new RFP north entry at N Mallon & N Howard intersection, the North Bank will now be a gateway to the park and direct link to downtown. All site furnishings, finish textures, and grounds improvements will be consistent with improvements within RFP, creating a unifying character to businesses and public assets north of the river. With development of a Regional Playground at the North Bank, a venue that can serve the 2-12 age group specifically is added as a major amenity to RFP. With interpretive and interactive elements, it also adds to the general population draw as both a destination and regional interest in the Ice Age Flood theme.

Project Goals

Creativity is at the core of the approach the universal playground design for North Bank. We believe imaginative play, created through sculptures and varied play environments, engages users of all abilities. By mixing imagination play with multiple levels of physical challenges, accessible play events, and unitary surfacing this playground will allow opportunities for kids of all ages and abilities. This playground will aim to include all 9 of the different types of play with multiple challenge levels for each type, all 5 types of sensory play experience and all 4 types of social play experiences making it truly inclusive.

Compliance With The Comprehensive Plan and Design Guidelines

In review of the Comprehensive Plan we feel that the North Bank Project generally complies with the goals and policies established. As part of the RFP master plan, it will be the final major component that completes the vision that the Spokane public supported as a Park Bond issue. Specifically, it provides for additional (enhanced) public outdoor space for recreation and gathering that provides interpretive, educational, and participatory use supporting the vitality of RFP and the downtown in general. This project will extend the access and linkage for pedestrian and bike connections to the north side of the river while expanding park use and improved maintenance and operational requirements.

Changes Since Previous Submittal

Changes and Redesign: The consultant team has been involved in a series of value engineering meetings, conversations, cost estimations, drawing revisions and graphic exhibits over the course of several weeks. The value engineering items identified by the Riverfront Park Executive Committee that required re-design or drawing modifications include:

- Removal of the Dynamo Playground Bridge
- Removal of the GFRC climbing wall and lookout (north central portion of playground), with associated ADA ramp and replacement of landscaping.
- Reconfiguration of the current playground size to reduce safety surfacing and replace surfacing with landscaping.
- Redesign of the splash pad to a flow through system rather than a recirculation system.
- Removal of the braided stream portion of the splash pad.
- Redesign and conversion of the O&M building to a metal building and parking canopy alternate, from a CMU structure.
- Including a CXT restroom in lieu of the O&M building as base bid option, with the O&M metal building as bid alternate.

Operations and Maintenance Building Redesign: Through the value engineering exercise it was determined that a pre-engineered metal building (PEMB) structure would be the most effective way at reducing construction cost for the project architectural components. Moving from the originally designed CMU structure to a pre-engineered metal structure required a full re-design of the project's Operations and Maintenance Facility

Architectural: The original building floor plan remains as previously designed however the following items were revised to accommodate the conversion to a metal structure. Revisions included: Revising the floor plan and enlarged floor plans to accommodate the pre-engineered metal bldg. framing layout. Revising the reflected ceiling plan to accommodate the pre-engineered metal bldg. exterior wall configuration. Revising the roof plan to accommodate a reconfigured roof system. Revising the elevations to reflect a pre-engineered metal building exterior and associated materials. Revising the building sections and wall sections to be consistent with the pre-engineered metal bldg. framing and exterior envelope. Revising wall schedules, and details. Revising roof schedules, and details.

Site Redesign: In addition to the O&M building, the value engineering exercise identified several site design components were identified to provide construction cost savings. A CXT restroom structure was incorporated as a base bide element with the O&M building as an alternate.

Landscape Architecture: Redesign of the site included playground size reduction, removal of GFRC components from the playground layout and replacement with landscaping, redesign of the splash pad to flow through system.

Stormwater: Stormwater changes included deletion of the braided stream plans, specifications and details.

Civil: The civil engineering changes included revising water utilities to serve the CXT structure, revising the grading plan to accommodate the CXT structure base bid, and revised water utilities to both the drinking fountain and sand play area that will not be feed from the splash pad.

Traffic: No changes.

Skate: No changes.

Compliance With Design Guidelines

With regard to Growth Management Act – GMA 3.2

1. *(RCW 36.70A.020): "Encourage development in Urban areas where adequate public facilities and services exist or can be provide in an efficient manner."*

2. With regard to (RCW 36.70A.070):
Designates the proposed general distribution, general location, and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, **recreation, open spaces**, general aviation airports, public utilities, public facilities, and other land uses. Provides for protection of the quality and quantity of ground water used for public water supplies. Considers utilizing urban planning approaches that promote physical activity. Reviews drainage, flooding, and storm water runoff in the area and nearby jurisdictions and provides guidance for corrective actions to mitigate or cleanse those discharges that pollute
waters of the state.

With regard to Visions and Values 3.3
Visions - "Growth will be managed to allow a mix of land uses that fit, support, and enhance Spokane's neighborhoods, protect the environment, and sustain the downtown area and broaden the economic base of the community." The North Bank Project works to protect the environment through proper stormwater design and vegetative retention while helping to sustain the downtown area through recreational and financial benefit, also enhancing the business and public properties closest to the newly enhanced property while providing for an additional recreational and educational experience.

Values - "The things that are important to Spokane's future include: Acquiring and preserving the natural areas inside and outside the city. This project will preserve and enhance underutilized park space. Controlling urban sprawl in order to protect outlying rural areas. Developing and maintaining convenient access and opportunities for shopping, services, and employment. This project will provide added pedestrian linkages to the downtown area. Utilizing current residential lots before developing raw land."
While the North Bank Project will not specifically address these values, it provides for the health and wellness of the community as an establish of place for public use and recreation…a value possibly missing on this list.

Compliance With Design Guidelines

With regard to: LU 1 CITY-WIDE LAND USE
Goal: Offer a harmonious blend of opportunities for living, working, ***recreation, education,***
shopping, ***and cultural activities by protecting natural amenities****, providing coordinated, efficient,*
and cost effective public facilities and utility services, carefully managing both residential and nonresidential development. We feel that the North Bank project at a minimum meets the goals highlighted in **bold**.

With regard to LU Polices: LU 1.13 Parks and Open Spaces
Develop funding mechanisms, incentives, and other methods to procure land for ***formal parks*** *and/or natural open space in existing and new neighborhoods* ***based upon adopted standards of the Comprehensive Plan.*** We feel that the project at a minimum meets the goals highlighted in **bold**.

With regard to: LU 2 PUBLIC REALM ENHANCEMENT
Goal: Encourage the enhancement of the public realm. The project meets this goal.

With Regard to: LU 2.1 Public Realm Features
Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment. The project meets this policy.

A -Site Planning & Massing
A-1 Respond to the Physical Environment – The North Bank Project will preserve and enhance the natural geologic, vegetative and physical aspects of the site through the development of the Regional Playground and other site improvements. Development of impervious surfaces will not extend beyond into the shoreline protection area and all onsite stormwater cleansing and detention will be managed onsite and conveyed naturally back to the river and/or via existing outfalls. Parking development is restricted to the perimeter of the site with easy access from existing curb cuts, limiting infringement on park and green space. If approved by the Park Board, the proposed maintenance & operations building would be situated directly west of the existing homeland security parking area and directly south of the basalt bluff. Its square footage is reduced from that which exists. Placing the M&O facility in the proposed location improves visibility into the park but increases the length of utility runs necessary. Existing structures will mostly be retained with the addition of the play tower, so massing is essentially the same.

A-2 Enhance the Skyline - The influence on the skyline from the North Bank Project will be minimal. The large shelter structure is not expected to move following refurbishment. The M&O facility is a smaller structure than what exists today and will be located against the 20’ bluff. The historic Expo 74 entry shelter will remain with structural and aesthetic improvements. Addition of the slide play tower’s height to top of roof is approximately 28 ft. which will extend above the northern bluff by approximately 8 ft.

Compliance With Downtown Plan

B - Architectural Expression

B-1 Respond to Neighborhood Context – As noted at the beginning of the Written Summary, under the heading "Describe how the project fits within the local context". Also, Design efforts for the new M & O Facility will be made to integrate it into the surrounding natural character of the park to the greatest extent practical. Structures associated with the Playground will mimic the materials and hexagonal roof structure of the large shelter.

B-2 Create Transition in Bulk & Scale – Due to the nature of the needs of the M&O facility, its overall scale is reduced by 2/3 compared to the existing structure planned for demolition. It will have a it will have a gable roof and an independent canopy over the restrooms.

B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area - The publicly accessible playground will be linked to the remainder of Riverfront Park via the Centennial Trial and the Howard ST Promenade. It will act as a transitional space from busy north bank sidewalks to a more relaxed gathering space that provides views to the Spokane River Gorge & Spokane River/Falls, and recreational amenities. Finishes, appurtenances, and furniture will be consistent with recently developed RFP standard furnishings.

B-4 Design Well-proportioned & Unified Building – The M&O facility is designed primarily for efficiencies based on needs programing. The structure will be 8,000 S.F. with a gable roof. Finishes, treatment, and attributes are intended to blend in to the surrounding natural environment (dark colored metal panel), highlighting only the area intended for public interaction (varied textured CMU).

B-5 Explore Opportunities for Building "Green" – Opportunities for developing 'creative stormwater design features that address cleansing surface waters via rain gardens and detention areas are intended, combined with educational displays that describe the intent and benefit to the park and playground.

C-Pedestrian Environment

C-1 Promote Pedestrian Interaction – The North Bank development will be designed for full accessibility, with major elements of the playground inclusive. It is linked to Riverfront Park and to the downtown via the Howard St Promenade and the Centennial Trail. Lighting will be provided throughout and will be integrated to match RFP standards. Seating, viewing and interpretation opportunities will be provided.

C-2 Design Facades at Many Scales – Opportunities for textural enhancements to vary vertical surfaces of the M&O facility by creating two distinct elements, one for pedestrian scale, the other blending into the natural environment the basalt cliff adjacent the building. The site and playground elements have been designed to reflect human scale.

C-3 Provide active Facades – The existing structures will be repaired to their original designs. The M&O facility will be designed for maximum efficiency. As noted above the southwest corner emphasizes the pedestrian interaction between the park and building.

C-4 Reinforce Building Entries – As a non-public service building, the M&O structure will not specifically feature the entry architecturally except at the restroom locations reinforced with an overhead canopy.

C-5 Consider Providing Overhead Weather Protection – Covered seating is will be provided by maintaining the large and small (expo) public shelters. A canopy structure is also being considered over the public restroom entry.

Compliance With Downtown Plan

C-7 Install Pedestrian-Friendly Materials at Street Level – Sidewalk treatments will be integrated to match treatments adopted for use in RFP; colored and standard concrete surfaces, brick paving and specialty paving is intended. Seating and other furniture will also follow the furnishings standards developed for RFP and be integrated to provide easy access from the playground to the N Howard Promenade. Street trees will be installed on frontage facing Washington Street along with updated pedestrian lighting. Remains unchanged from previous submittal.

D – Public Amenities

D-1 Provide Inviting & Usable Open Space - Over half of the North Bank development (3+ acres) is planned for usable and open spaces associated with ped/bike trails, pathways, playground and turf areas. Remains unchanged from previous submittal.

D-2 Enhance the Buildings with Landscaping – All structures will maintain existing or newly installed landscape enhancements. Remains unchanged from previous submittal.

D-3 Respect Historic Features – The existing Expo '74 Entry Shelter is considered a *Historic Expo Contributing Resource*. It does have some significant deterioration and minimum structural and aesthetic improvements are planned. Remains unchanged from previous submittal.

D-4 Provide Elements that Define the Place – Since the Regional Playground will be unique in its theme of the Ice Age Flood, it is anticipated to be a true destination within RFP and the City. Reproduction of the basalt in the form of GFRC (Glass Fiber Reinforced Concrete) will be used as major elements within the playground to shape space and provide an exclusive play experience coupled with superior play apparatus. Remains unchanged from previous submittal.

D-5 Provide appropriate Signage - Pedestrian orientation, accessible routes, features and interpretive, educational, historical signage will be incorporated in the playground design. Orientation and entry signage is intended to be located at vehicular entries off of Washington Street from the east and on the west side from the N Howard Promenade.

D-6 Provide Attractive & Appropriate Lighting – Lighting improvements for the North Bank will be installed along vehicular and pedestrian routes, in the new parking area, and at select locations in the playground. The RFP master plan recommendations for lighting and furnishings will be followed. Remains unchanged from previous submittal.

D-7 Design for Personal Safety & Security – Appropriate lighting of the space, barrier free access and open unobstructed views throughout the playground are intended as features that will provide a sense of safety and security. Throughout the playground, all play apparatus will have the appropriate fall height protection. Remains unchanged from previous submittal.

D-8 Create "Green Streets" – Street frontage for the North Bank Project is limited to frontage along Washington Street along the property's eastern border. Meeting City Downtown Standards are expected to remove existing mature trees along Washington, however new street trees will be installed at 20' – 25' spacing. Rain gardens and stormwater collection will be limited to the interior of the site. Remains unchanged from previous submittal.

Compliance With Downtown Plan

E – Vehicular Access and Parking

E – 1 Minimize Curb Cut Impacts - No new vehicular curb cut access points are anticipated at this time. Two existing vehicular access drives along Washington Street will be improved and retained. Curb cut design remains unchanged from previous submittal.

E – 2 Integrate Parking Facilities – The North Bank Project parking lot layout remains unchanged from the previous submittal.

E -3 Minimize the Presence of Service Areas – Technically this is challenge since a major component of the North Bank Project is to incorporate a new Maintenance and Operations Facility. The service yard will be located elsewhere in the park, potentially on Havermill Island. The service area size remains unchanged from the previous submittal.

E – 4 Design “Green” Parking – The new parking lot be fully landscaped per current City Ordinances and all stormwater from the lot will be treated with Best Management Practices (BMP). The parking lot landscaping remains unchanged from the previous submittal with the exception of some swale areas converting to turf planting rather than shrub and ornamental grass planting.

Design Departures

Street Tree Installation – No departure form City Standards is anticipated. Street tree layout remains unchanged from previous submittal.

Bike/Pedestrian Path Width – No departure from City Standards is anticipated. Bike and pedestrian paths remain unchanged from previous submittal.

Street Intersection Development – No departure from City Standards is anticipated. Unchanged from previous submittal.

Vicinity Map

Existing Structures

EXISTING PICNIC SHELTER TO REMAIN

HISTORIC EXPO 74 SHELTER TO REMAIN

PLANNED FOR DEMOLITION

Existing Site Photos

Existing Site Photos

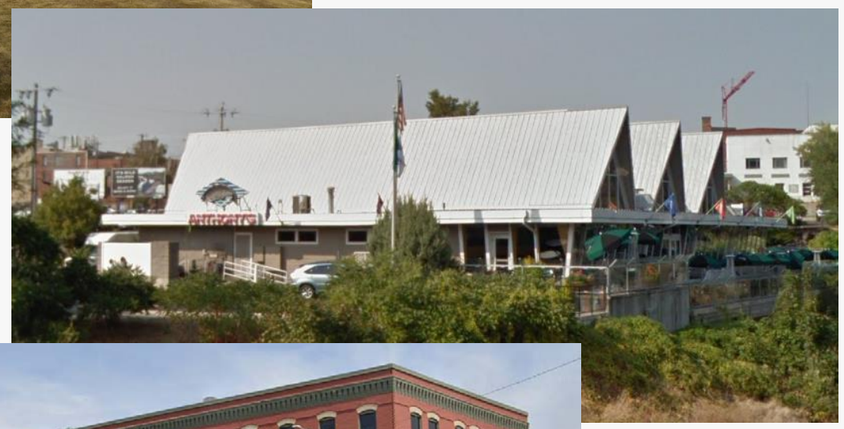
NORTH HOWARD PROMENADE CONSTRUCTION - BUTTERFLY LOCATION

EAST CENTENNIAL TRAIL

EAST TRAIL ACCESS

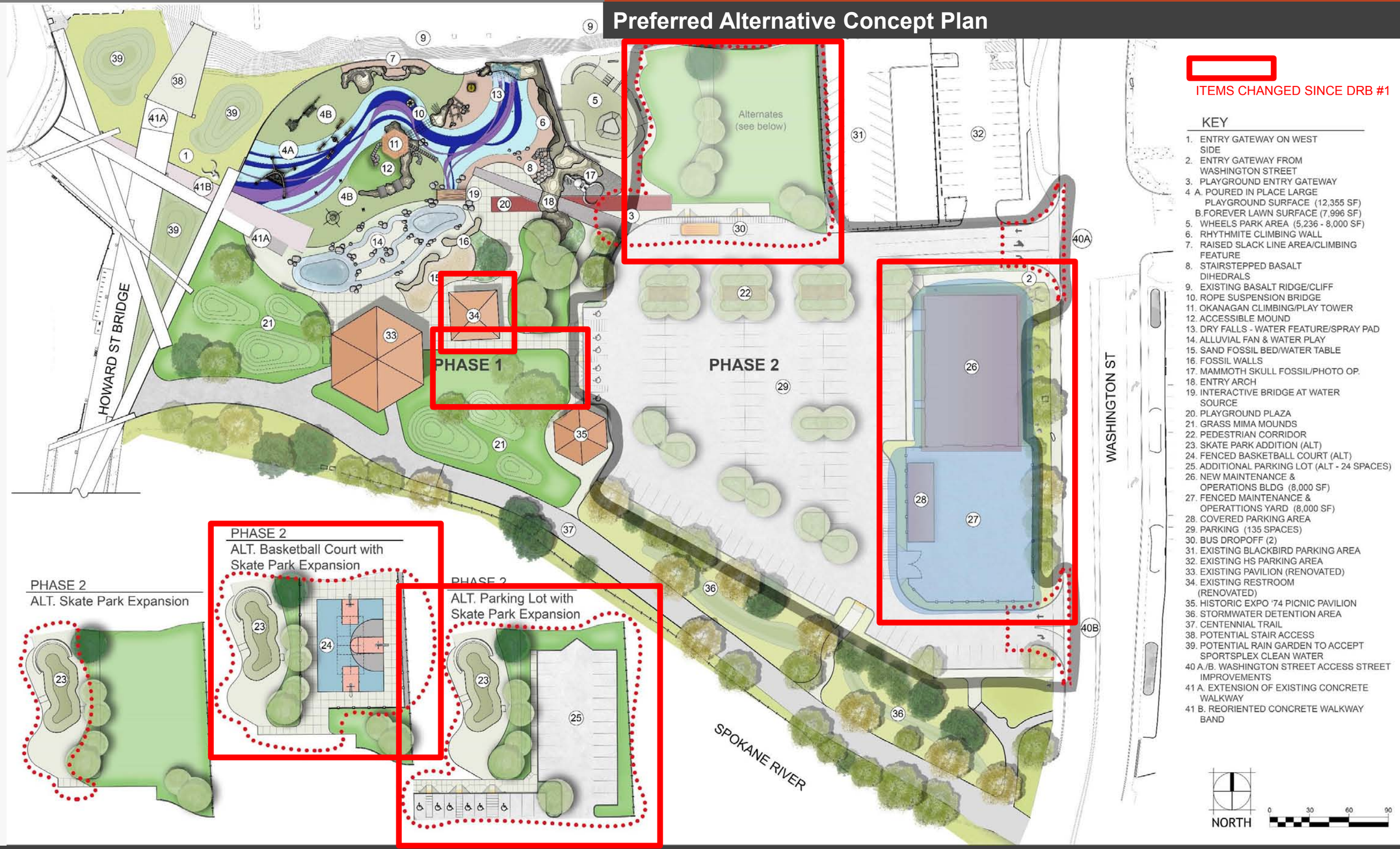
NORTH HOWARD PROMENADE CONSTRUCTION

Roof Context



Original Concept

Preferred Alternative Concept Plan



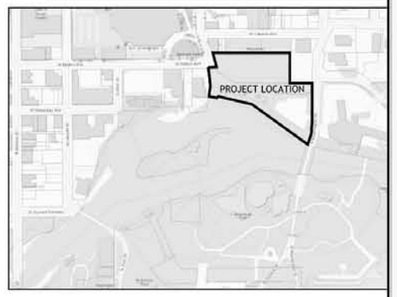
ITEMS CHANGED SINCE DRB #1

KEY

1. ENTRY GATEWAY ON WEST SIDE
2. ENTRY GATEWAY FROM WASHINGTON STREET
3. PLAYGROUND ENTRY GATEWAY
4 A. POURED IN PLACE LARGE PLAYGROUND SURFACE (12,355 SF)
B. FOREVER LAWN SURFACE (7,996 SF)
5. WHEELS PARK AREA (5,236 - 8,000 SF)
6. RHYTHMITE CLIMBING WALL
7. RAISED SLACK LINE AREA/CLIMBING FEATURE
8. STAIRSTEPPED BASALT DIHEDRALS
9. EXISTING BASALT RIDGE/CLIFF
10. ROPE SUSPENSION BRIDGE
11. OKANAGAN CLIMBING/PLAY TOWER
12. ACCESSIBLE MOUND
13. DRY FALLS - WATER FEATURE/SPRAY PAD
14. ALLUVIAL FAN & WATER PLAY
15. SAND FOSSIL BED/WATER TABLE
16. FOSSIL WALLS
17. MAMMOTH SKULL FOSSIL/PHOTO OP.
18. ENTRY ARCH
19. INTERACTIVE BRIDGE AT WATER SOURCE
20. PLAYGROUND PLAZA
21. GRASS MIMA MOUNDS
22. PEDESTRIAN CORRIDOR
23. SKATE PARK ADDITION (ALT)
24. FENCED BASKETBALL COURT (ALT)
25. ADDITIONAL PARKING LOT (ALT - 24 SPACES)
26. NEW MAINTENANCE & OPERATIONS BLDG (8,000 SF)
27. FENCED MAINTENANCE & OPERATTIONS YARD (8,000 SF)
28. COVERED PARKING AREA
29. PARKING (135 SPACES)
30. BUS DROPOFF (2)
31. EXISTING BLACKBIRD PARKING AREA
32. EXISTING HS PARKING AREA
33. EXISTING PAVILION (RENOVATED)
34. EXISTING RESTROOM (RENOVATED)
35. HISTORIC EXPO '74 PICNIC PAVILION
36. STORMWATER DETENTION AREA
37. CENTENNIAL TRAIL
38. POTENTIAL STAIR ACCESS
39. POTENTIAL RAIN GARDEN TO ACCEPT SPORTSPLEX CLEAN WATER
40 A./B. WASHINGTON STREET ACCESS STREET IMPROVEMENTS
41 A. EXTENSION OF EXISTING CONCRETE WALKWAY
41 B. REORIENTED CONCRETE WALKWAY BAND

Bid #1
Site Plan

VICINITY MAP



KEY NOTES

1. EXISTING PARKING LOT TO REMAIN.
2. EXISTING HOWARD STREET PROMENADE IMPROVEMENTS TO REMAIN.
3. NEW PARKING LOT.
4. STREET IMPROVEMENTS (NEW SIDEWALK, TREE GRATES, KNEE WALL).
5. OPERATIONS AND MAINTENANCE BUILDING.
6. CONCRETE SIDEWALK.
7. ADA RAMP.
8. SKATE PARK.
9. SPLASH PAD MECHANICAL ROOM.
10. SPLASH PAD.
11. BRAIDED STREAM WATER FEATURE.
12. SAND PLAY AREA.
13. PLAYGROUND SURFACING.
14. GFRC FAUX ROCK WALL.
15. PLAY TOWER.
16. EXISTING PICNIC SHELTER TO REMAIN.
17. EXISTING HISTORIC SHELTER TO REMAIN.
18. PLANTING AREA.
19. TURF AREA.
20. EMERGENCY STORM OVERFLOW.
21. EXISTING CENTENNIAL TRAIL TO REMAIN. STRUCTURAL UPDATES.
22. REPAIR/REPLACE CENTENNIAL TRAIL.
23. EXISTING BASALT BLUFF.
24. INTERSECTION IMPROVEMENTS.
25. FUTURE BASKETBALLS COURTS, BY DONOR.
26. ACCENT PAVING.

PROJECT INFORMATION

- PROPERTY OWNER - CITY OF SPOKANE
- ESTIMATED PROJECT VALUE - $8,800,000
- ESTIMATED CONST. START - JULY 2019
- PROJECT ADDRESS - 809 N WASHINGTON STREET
- PARCEL NUMBERS - 35181.0032, 35185.0077
- OCCUPANCY CLASSIFICATION - MAINTENANCE/OPERATIONS/OFFICE
- BUILDING CONSTRUCTION TYPE - II-B
- PARKING COUNT - 158 STALLS

PRELIMINARY
NOT FOR
CONSTRUCTION

1 SITE PLAN
SCALE: 1" = 30'-0"

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.19'
ELEVATION: 1734.64' @ CAP #CP9 | CRM'G: 43N, 44W NAVD 88
CITY DATUM
HORIZONTAL: 1"= 20'-0" | VERTICAL
SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS: CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

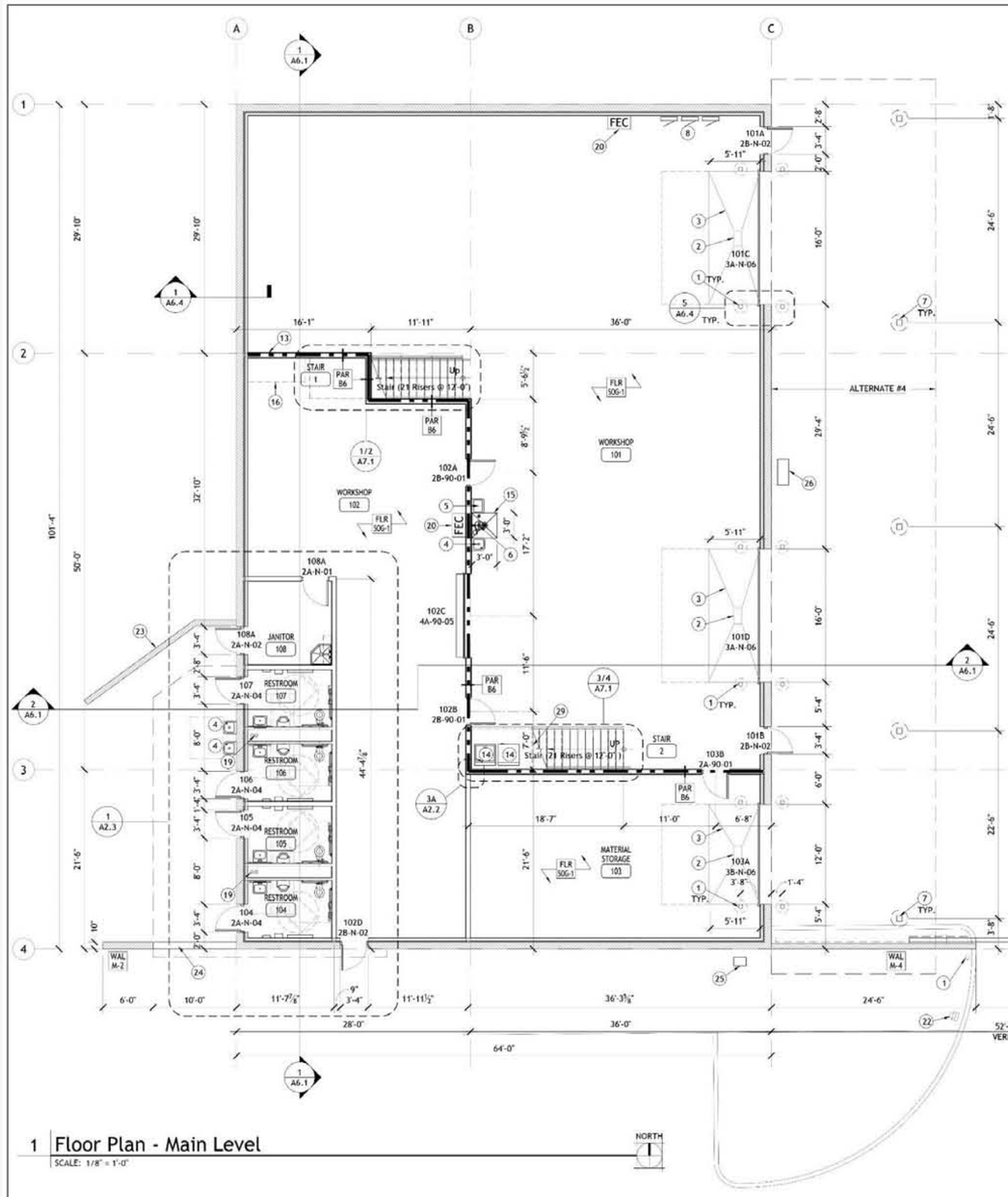
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
SHEET TITLE: SITE PLAN
3.20.2019
DATE: Mar 19, 2019 - 1:38pm by: jculp

DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: L1.0
FILE NAME:
REVISION NO.:

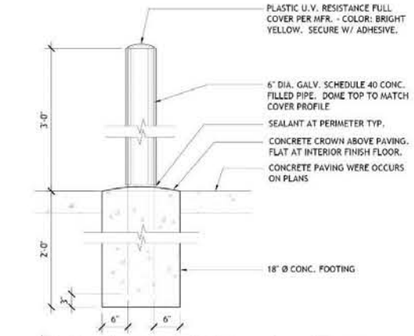
Re-Bid Site Plan Bid #2

Re-Bid
Site Plan
Bid #2

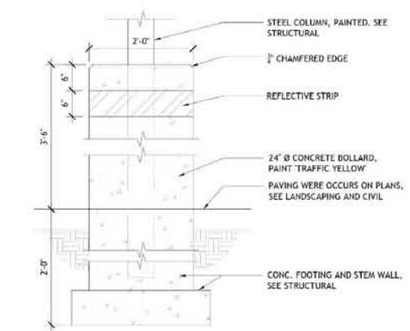
Previous Floor Plan for O&M Facility



1 Floor Plan - Main Level
SCALE: 1/8" = 1'-0"



2 Bollard @ High-Lift Sectional Door
SCALE: 3/4" = 1'-0"



3 Bollard @ Canopy Column ALT#3
SCALE: 3/4" = 1'-0"

General Notes

1. REFER TO SCHEDULE SHEETS A0.1 THROUGH A0.6 FOR INFORMATION REGARDING WALLS, DOORS AND WINDOWS.
2. ALL FURNITURE N.I.C.

Keyed Notes

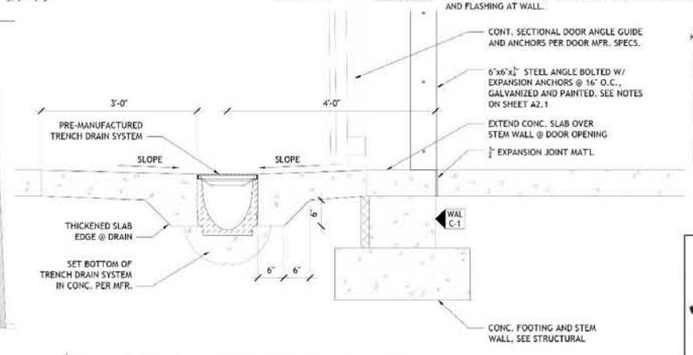
1. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL 2/A2.1
2. FLOOR DRAINS CONNECT TO STORMWATER SYSTEM, SEE MECHANICAL AND CIVIL
3. SLOPED FLOOR AREA (¼"/FT) W/ TRENCH DRAIN, SEE DETAIL 4/A2.1
4. DRINKING FOUNTAIN, SEE MECHANICAL
5. UTILITY SINK, SEE MEACHANICAL
6. EYEWASH / SHOWER, SEE MECHANICAL
7. COLUMN LOCATION W/ 24" CONC. BOLLARD BASE. SEE STRUCTURAL AND DETAIL 3/A2.1
8. ELECTRICAL PANELS, SEE ELECTRICAL
9. STEEL PIPE RAILING, GALVANIZED. SEE DETAIL 3/A7.2
10. REMOVABLE RAIL SECTION
11. PREFINISHED METAL LOCKERS (12x18x36)
12. DRY FOOD STORAGE LOCKERS
13. EXTEND WALL TO ROOF DECK
14. WASHER / DRYER CONNECTIONS
15. SLOPED FLOOR AREA (¼"/FT) WITH FLOOR DRAIN, SEE STRUCTURAL
16. PAINT HOOD, SEE MECHANICAL
17. EXISTING SITE WALL
18. PRE-FABRICATED METAL MAN GATE, SEE SPECIFICATIONS
19. ROOF DRAIN AND OVERFLOW, SEE MECHANICAL. CONNECT TO STORMWATER MITIGATION SYSTEM, SEE CIVIL. DAYLIGHT OVERFLOW DRAIN @ 12" A.F.F. W/ BRASS ESCUTCHEON.
20. FIRE EXTINGUISHER CABINET, SEE DETAIL 2/A2.2
21. PRE-FABRICATED ROLLING METAL GATE W/ OPERATOR, SEE DETAIL 7/A6.4 AND 8/A6.4/A6.4
22. GATE ACCESS KEYPAD MOUNTED ON STEEL POST. VERIFY LOCATION WITH OWNER AND MANUFACTURER. SEE ELECTRICAL
23. RETAINING WALL AND RAILING, SEE LANDSCAPE DRAWINGS
24. CLEAR OPENING IN WALL, SEE ELEVATIONS
25. GAS METER LOCATION, SEE MECHANICAL
26. HVAC CONDENSER UNIT LOCATION, SEE MECHANICAL
27. BASE BID: GUARD RAILS IN PLACE OF PARTITION WALL FROM TOP OF STAIRS TO EAST WALL.
28. ROOF ACCESS LADDER, SEE DETAIL 5/A4.2
29. METAL PIPE RAILING VERTICAL CLEARANCE BARRIER UNDER STAIRS PER ANSI 117.1 SECT 307.4. SEE ELEVATION 7/A7.1

Alternates List

ALTERNATE #2: CONCRETE RAMP/WALL @ WEST SIDE OF BUILDING

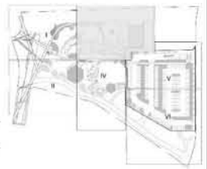
ALTERNATE #3: CREW ROOM AND ASSOCIATED OFFICE WALLS, RESTROOM WALLS, DOORS AND FINISHES.

ALTERNATE #4: VEHICLE CANOPY, INCLUDING FOUNDATIONS, STRUCTURE, ROOFING AND FLASHING AT WALL.



4 Trench Drain @ High-Lift Sectional Door
SCALE: 3/4" = 1'-0"

KEY PLAN



10020 REGISTERED ARCHITECT
DAVID E. HIPP
STATE OF WASHINGTON

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.04' @ CAP #CP9 HORIZONTAL
GRID NO 426,449 NAVD 88 VERTICAL
CITY DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

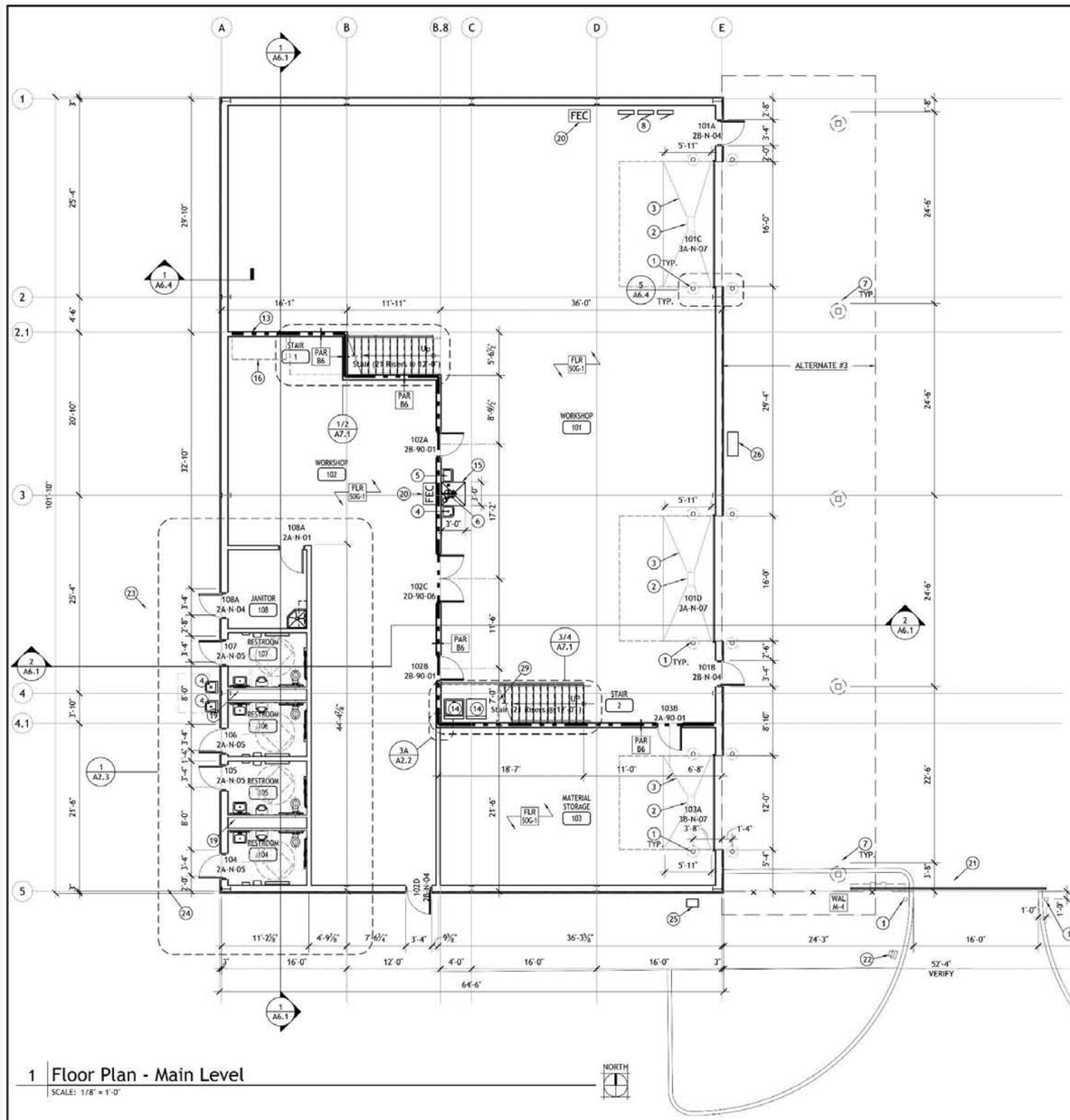
CURRENT DESIGN STANDARDS CCS - ADOPTED 2/96
3.15.19 DRAWN CLK
3.15.19 DESIGNED
CHECKED
APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

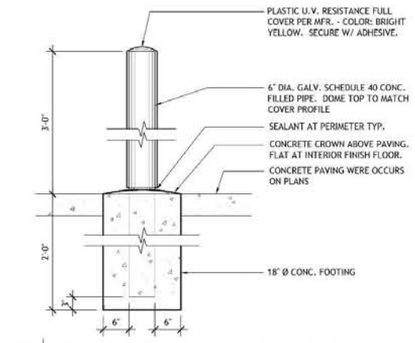
PROJECT TITLE: RIVERFRONT PARK NORTH BANK PLAYGROUND BID SET
SHEET TITLE: MAIN LEVEL FLOOR PLAN 7.3.2019
DATE: Jun 28, 2019 - 9:06am by: cklimer

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: A 2.1
PAGE 14 OF 32
REVISION NO.
FILE NAME:

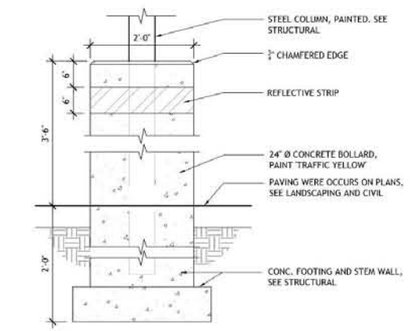
Current Floor Plan for O&M Facility



1 Floor Plan - Main Level
SCALE: 1/8" = 1'-0"



2 Bollard @ High-Lift Sectional Door
SCALE: 3/4" = 1'-0"



3 Canopy Column Base ALT#3
SCALE: 3/4" = 1'-0"

General Notes

1. REFER TO SCHEDULE SHEETS A0.1 THROUGH A0.6 FOR INFORMATION REGARDING WALLS, DOORS AND WINDOWS.
2. ALL FURNITURE N.I.C.

Keyed Notes

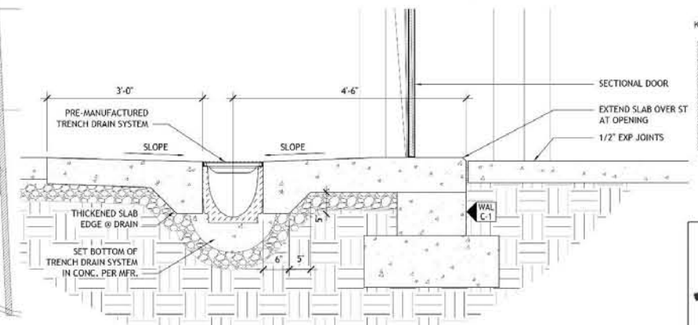
1. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL 2/A2.1
2. FLOOR DRAINS CONNECT TO STORMWATER SYSTEM, SEE MECHANICAL AND CIVIL
3. SLOPED FLOOR AREA (¼"/FT) W/ TRENCH DRAIN, SEE DETAIL 4/A2.1
4. DRINKING FOUNTAIN, SEE MECHANICAL
5. UTILITY SINK, SEE MEACHANICAL
6. EYEWASH / SHOWER, SEE MECHANICAL
7. COLUMN LOCATION W/ 24" CONC. BOLLARD BASE. SEE STRUCTURAL AND DETAIL 3/A2.1
8. ELECTRICAL PANELS, SEE ELECTRICAL
9. STEEL PIPE RAILING, GALVANIZED. SEE DETAIL 3/A7.2
10. REMOVABLE RAIL SECTION
11. PREFINISHED METAL LOCKERS (12x18x36)
12. DRY FOOD STORAGE LOCKERS
13. EXTEND WALL TO ROOF DECK
14. WASHER / DRYER CONNECTIONS
15. SLOPED FLOOR AREA (¼"/FT) WITH FLOOR DRAIN, SEE STRUCTURAL
16. PAINT HOOD, SEE MECHANICAL
17. EXISTING SITE WALL
18. PRE-FABRICATED METAL MAN GATE, SEE SPECIFICATIONS
19. ROOF DRAIN AND OVERFLOW, SEE MECHANICAL. CONNECT TO STORMWATER MITIGATION SYSTEM, SEE CIVIL. DAYLIGHT OVERFLOW DRAIN @ 12" A.F.F. W/ BRASS ESCUTCHEON.
20. FIRE EXTINGUISHER CABINET, SEE DETAIL 2/A2.2
21. PRE-FABRICATED ROLLING METAL GATE W/ OPERATOR, SEE DETAIL 7/A6.4 AND 8/A6.4/A6.4
22. GATE ACCESS KEYPAD MOUNTED ON STEEL POST. VERIFY LOCATION WITH OWNER AND MANUFACTURER. SEE ELECTRICAL
23. RETAINING WALL AND RAILING, SEE LANDSCAPE DRAWINGS
24. CLEAR OPENING IN WALL, SEE ELEVATIONS
25. GAS METER LOCATION, SEE MECHANICAL
26. HVAC CONDENSER UNIT LOCATION, SEE MECHANICAL
27. BASE BID: GUARD RAILS IN PLACE OF PARTITION WALL FROM TOP OF STAIRS TO EAST WALL.
28. ROOF ACCESS LADDER, SEE DETAIL 5/A4.2
29. METAL PIPE RAILING VERTICAL CLEARANCE BARRIER UNDER STAIRS PER ANSI 117.1 SECT 307.4. SEE ELEVATION 7/A7.1

Alternates List

ALTERNATE #1: ADD M&O BLDG, ASPHALT, FENCE, AND GRAVEL

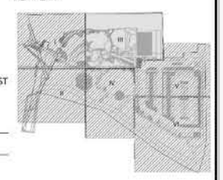
ALTERNATE #2: CREW ROOM AND ASSOCIATED OFFICE WALLS, RESTROOM WALLS, DOORS AND FINISHES.

ALTERNATE #3: VEHICLE CANOPY, INCLUDING FOUNDATIONS, STRUCTURE, ROOFING AND FLASHING AT WALL.



4 Trench Drain @ High-Lift Sectional Door
SCALE: 3/4" = 1'-0"

KEY PLAN



10020 REGISTERED ARCHITECT
DAVID E. HIPP
STATE OF WASHINGTON

DIGITALLY SIGNED:

BY REVISIONS DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION
ELEVATION SEE SHEET V1.0 HORIZONTAL
CRW NO. N/A NAVD 88 VERTICAL
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
CITY DATUM SCALE

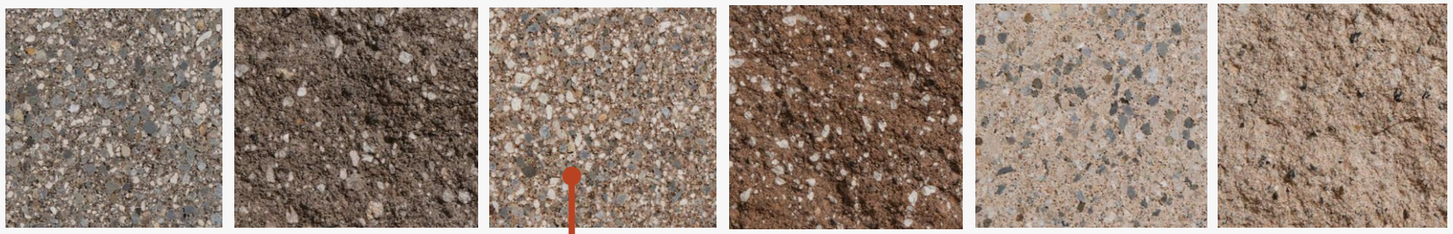
CURRENT DESIGN STANDARDS CCS - ADOPTED 2/05
3.15.19 DRAWN CLK
3.15.19 DESIGNED DH
CHECKED
APPROVED

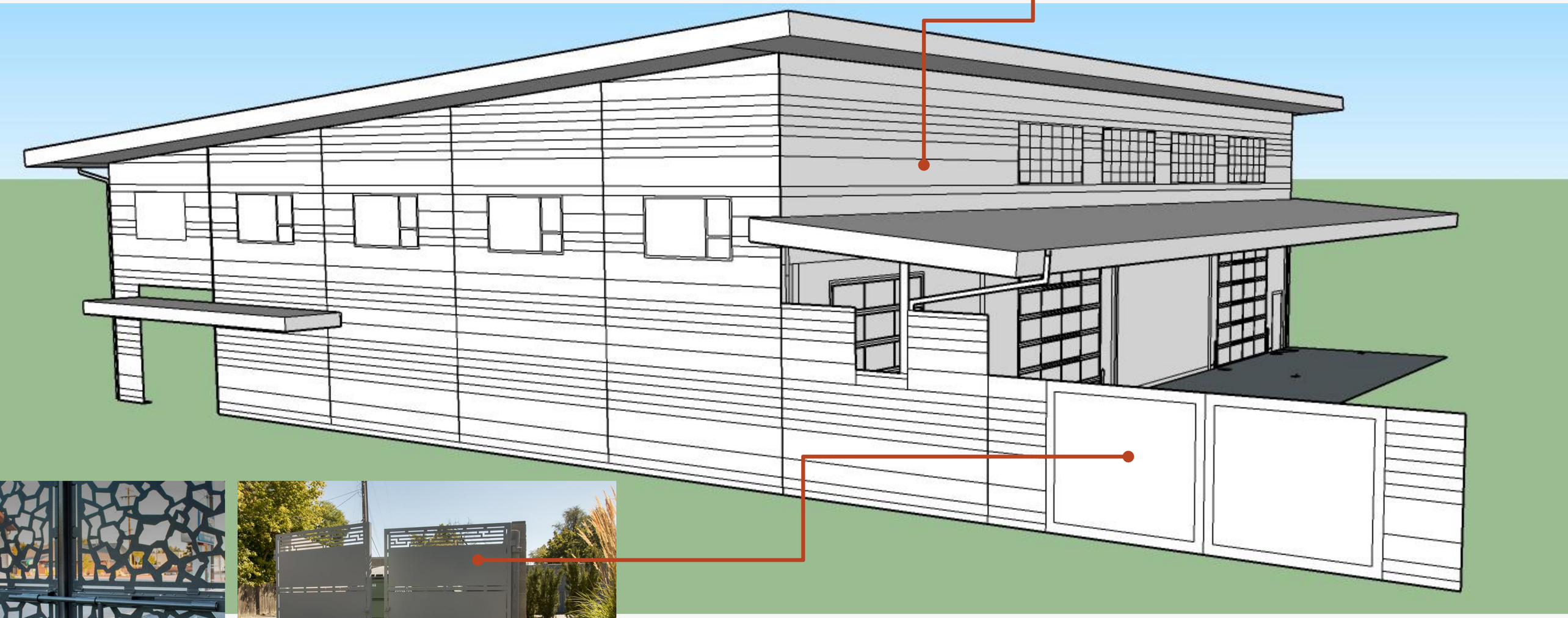
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK NORTH BANK PLAYGROUND PERMIT SET
SHEET TITLE: MAIN LEVEL FLOOR PLAN 10.28.2019
DATE: Oct 29, 2019 - 4:16pm by: mmorris

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: A 2.1
PW 14 OF 32 | REVISION NO.:
FILE NAME:

Previous 3D Model



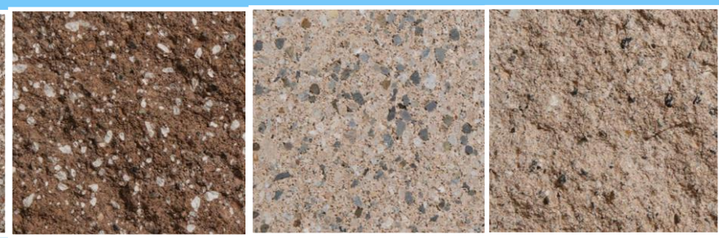


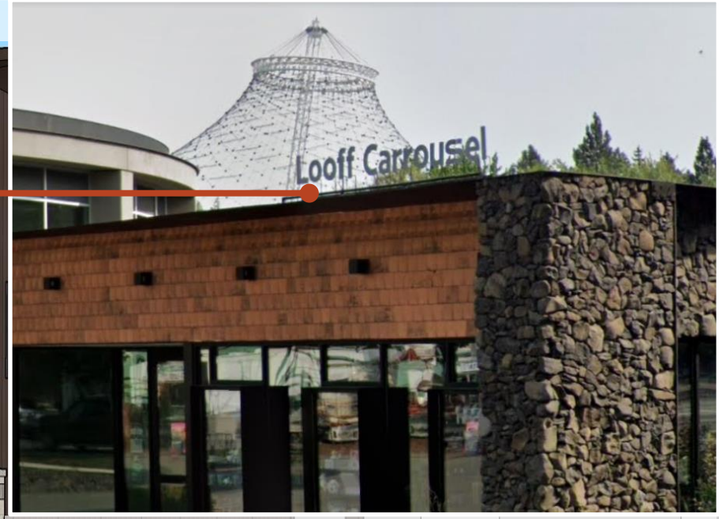
O&M BUILDING LOOKING NORTHWEST

DECORATIVE ACCESS GATE

Current 3D Model

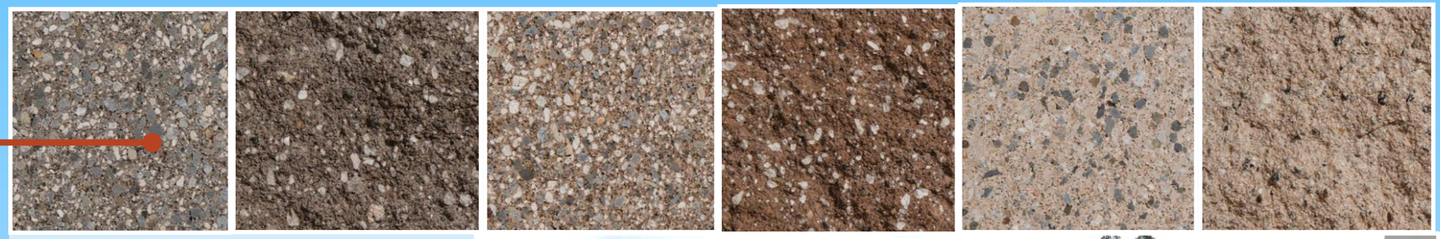
GROUND AND SPLIT FACE CMU IN NATURAL TONES



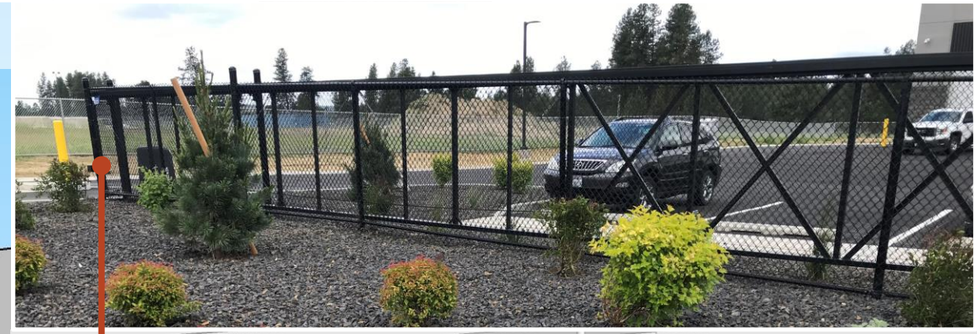


RESTROOM SIGNAGE EXAMPLE

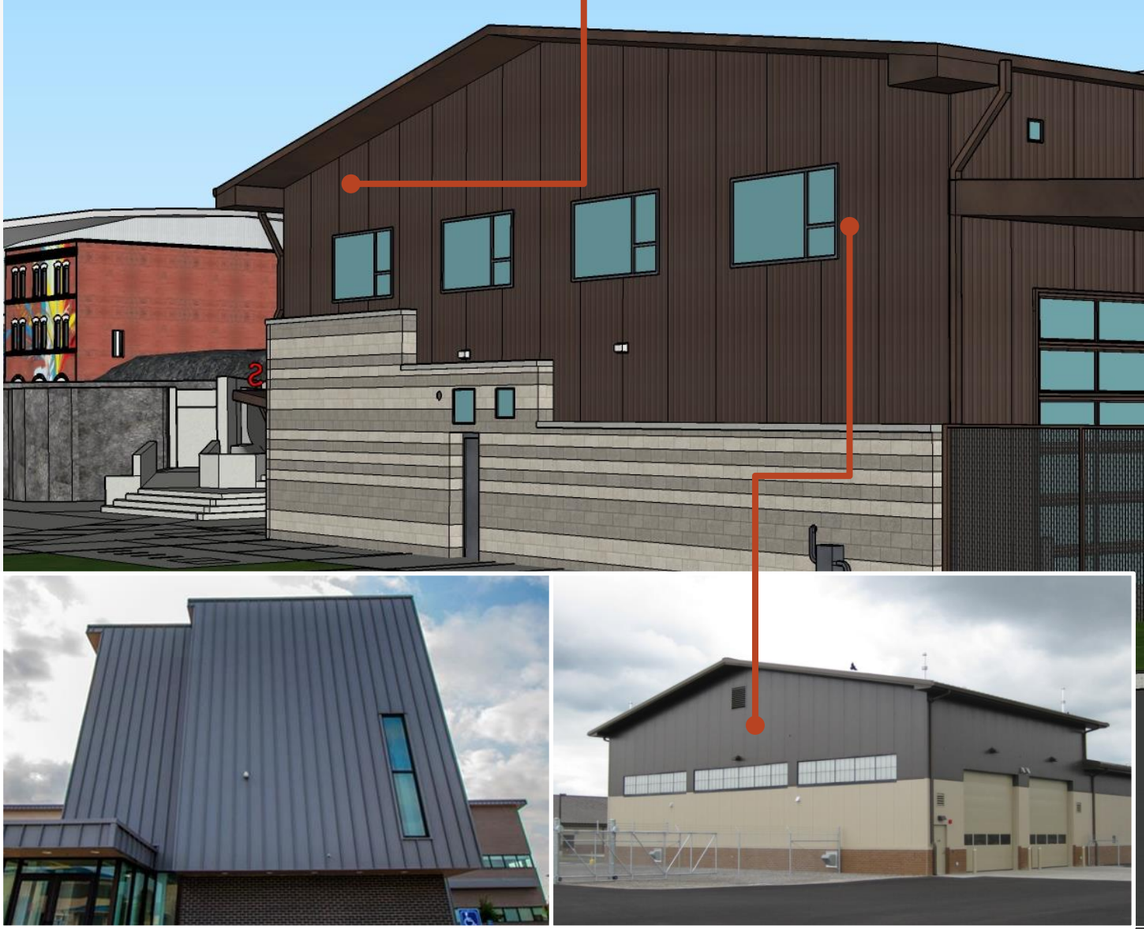
Current 3D Model



GROUND AND SPLIT FACE CMU IN NATURAL TONES



BLACK VINYL CHAIN LINK FENCE



SIGNATURE® 200

STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester

Polar White is a Straight Polyester.

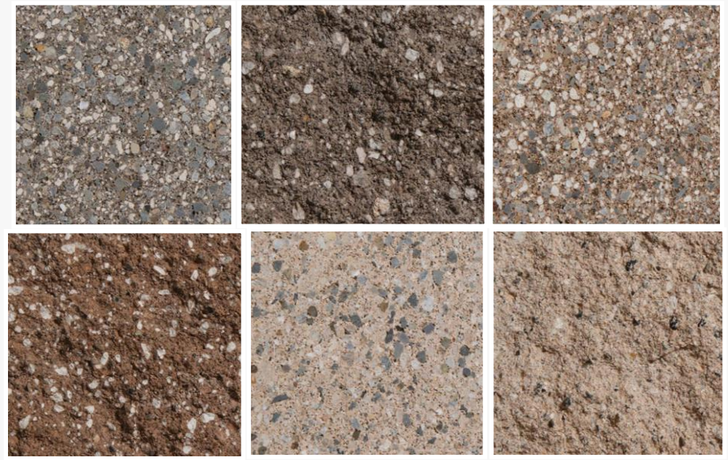
* Also available in 29-gauge
** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

ENERGY STAR PARTNER
★ENERGY STAR® Qualified

Galvalume Plus® also available.

BURNISHED SLATE*	POLAR WHITE*	CHARCOAL GRAY*	LIGHT STONE*	HAWAIIAN BLUE** *
RUSTIC RED*	KOKO BROWN*	FERN GREEN*	COAL BLACK*	SOLAR WHITE** *

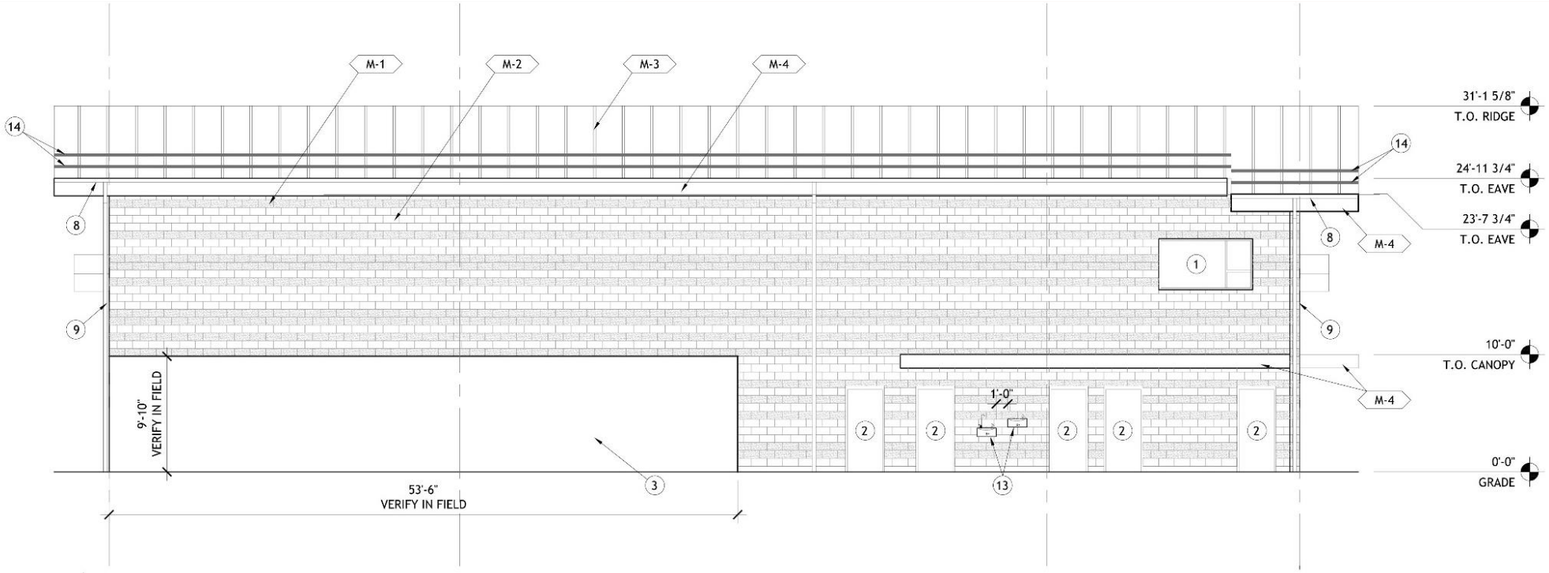
SMOOTH VERTICAL METAL PANEL IN DARK TONE TO EMULATE ADJACENT BASALT



GROUND AND SPLIT FACE CMU IN NATURAL TONES

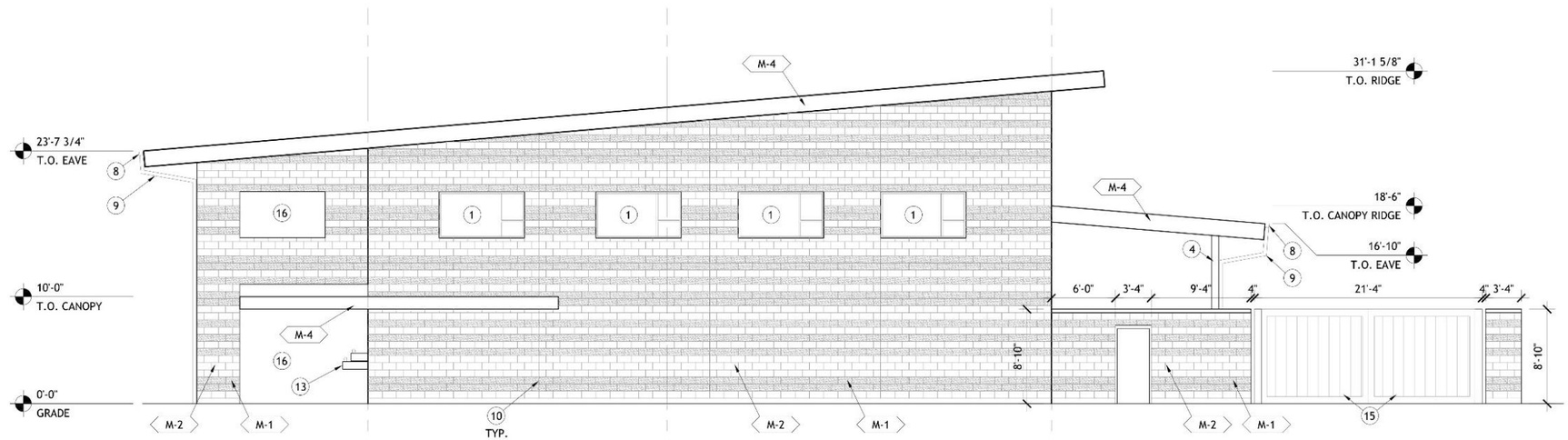
TRACK SIGNAGE

Previous Elevations for O&M Facility



1 West Elevation

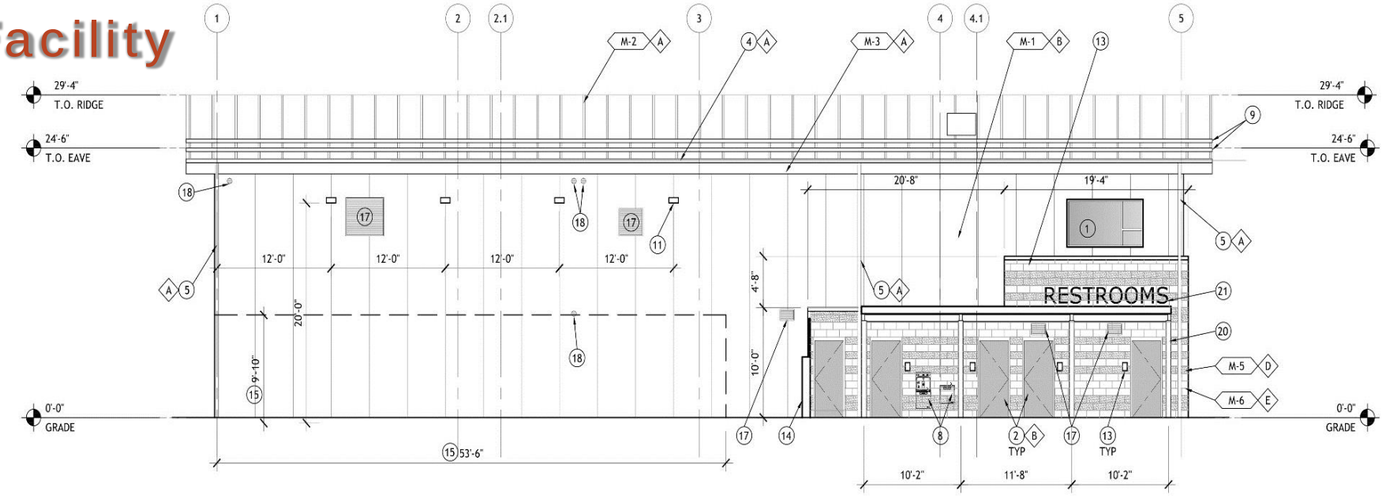
SCALE: 1/8 = 1'-0"



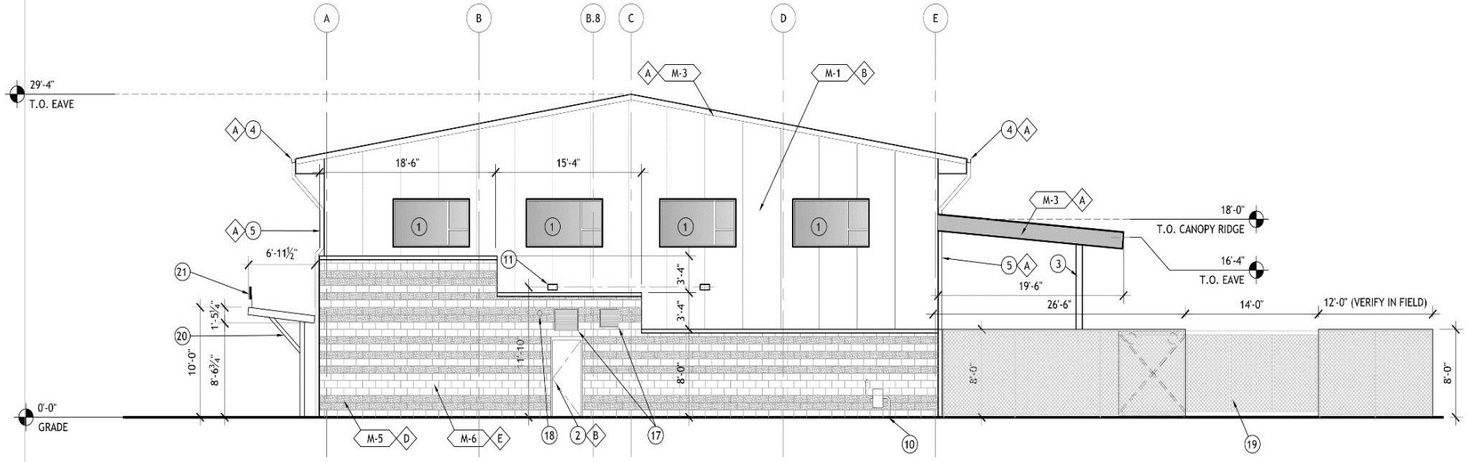
2 South Elevation

SCALE: 1/8 = 1'-0"

Current Elevations for O&M Facility



1 West Elevation
SCALE: 1/8 = 1'-0"



2 South Elevation
SCALE: 1/8 = 1'-0"

CMU Legend

4" SPLIT FACE CMU

4" SMOOTH FACE CMU

Materials & Finishes

- M-1 PREFINISHED INSULATED MTL PANEL
- M-2 STANDING SEAM METAL ROOF SYSTEM
- M-3 PRE-FINISHED MTL FASCIA
- M-4 PRE-FINISHED MTL SOFFIT
- M-5 4" SPLIT FACE CMU VENEER W/ INTEGRAL COLOR
- M-6 4" SMOOTH FACE CMU VENEER W/ INTEGRAL COLOR

Material Color Legend

- A COLOR: MATCH AEP SPAN 'WEATHERED COPPER'
- B COLOR: PREFINISHED MTL PANEL COLOR TO BE DETERMINED FROM MRF STANDARD COLORS
- D COLOR: MATCH MUTUAL MATERIALS 'KHAKI'
- E COLOR: MATCH MUTUAL MATERIALS 'DRIFTWOOD'

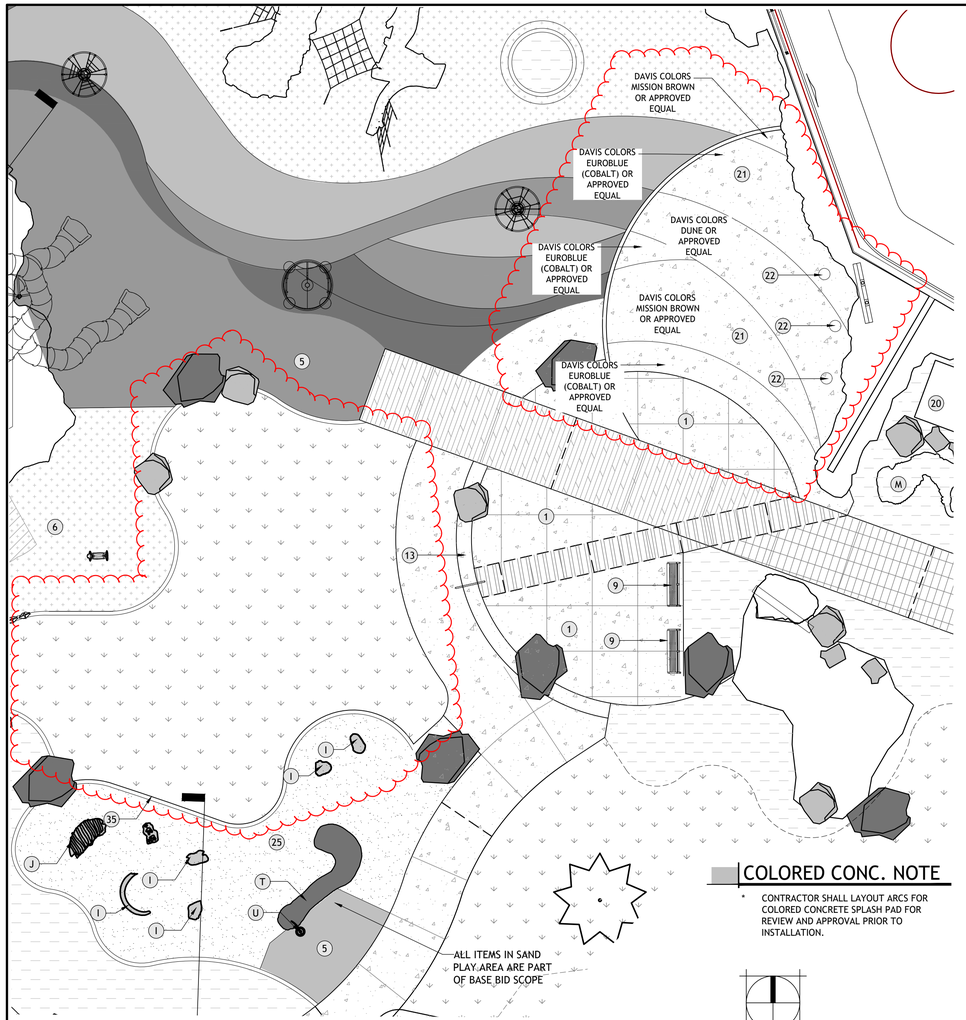
General Notes

1. CANOPY AND ASSOCIATED FRAMING ARE 'BID ALTERNATE #3.

Keyed Notes

1. ALUM. WINDOW SYSTEM W/ 1" INSULTED GLAZING
2. HOLLOW MTL DOOR AND FRAME, PAINTED
3. STEEL COLUMN, PAINTED, SEE STRUCTURAL
4. PRE-FINISHED MTL GUTTER
5. PRE-FINISHED MTL. DOWN SPOUT
6. OVERHEAD SECTIONAL DOOR
7. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL 2/A2.1
8. WATER FOUNTAIN, SEE PLUMBING
9. SNOW GUARDS, SEE ROOF PLAN
10. GAS METER LOCATION, SEE MECHANICAL
11. SURFACE MOUNT LIGHT FIXTURE, SEE ELECTRICAL
12. FOR ALT #1, PROVIDE WALL PACK LIGHTS. DELETE FOR ALT #3
13. EXTERIOR RESTROOM SIGN
14. RETAINING WALL AND GUARD RAIL, SEE LANDSCAPING
15. VERIFY DIMENSION IN FIELD AND W/ SKATE PARK DRAWINGS
16. HVAC CONDENSER UNIT, SEE MECHANICAL
17. PRE-FINISHED METAL LOUVER. COLOR TO MATCH ROOF SYSTEM. SEE MECHANICAL.
18. EXHAUST FLUE, SEE MECHANICAL
19. VINYL COATED CHAIN LINK PEOPLE W/ ROLLING GATE AND GATE OPERATOR
20. STEEL TUBE FRAME CANOPY, PAINTED
21. EXTERIOR BUILDING SIGN, SEE DETAIL ____

KEY PLAN



1 SPLASH PAD & ENTRY PAVING ENLARG. - BASE BID

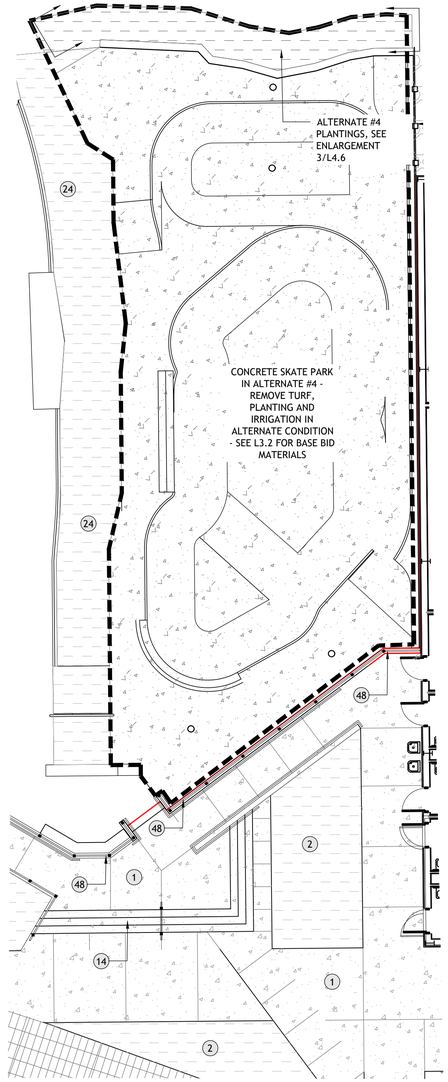
SCALE: 1" = 10'-0"

COLORED CONC. NOTE

- CONTRACTOR SHALL LAYOUT ARCS FOR COLORED CONCRETE SPLASH PAD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

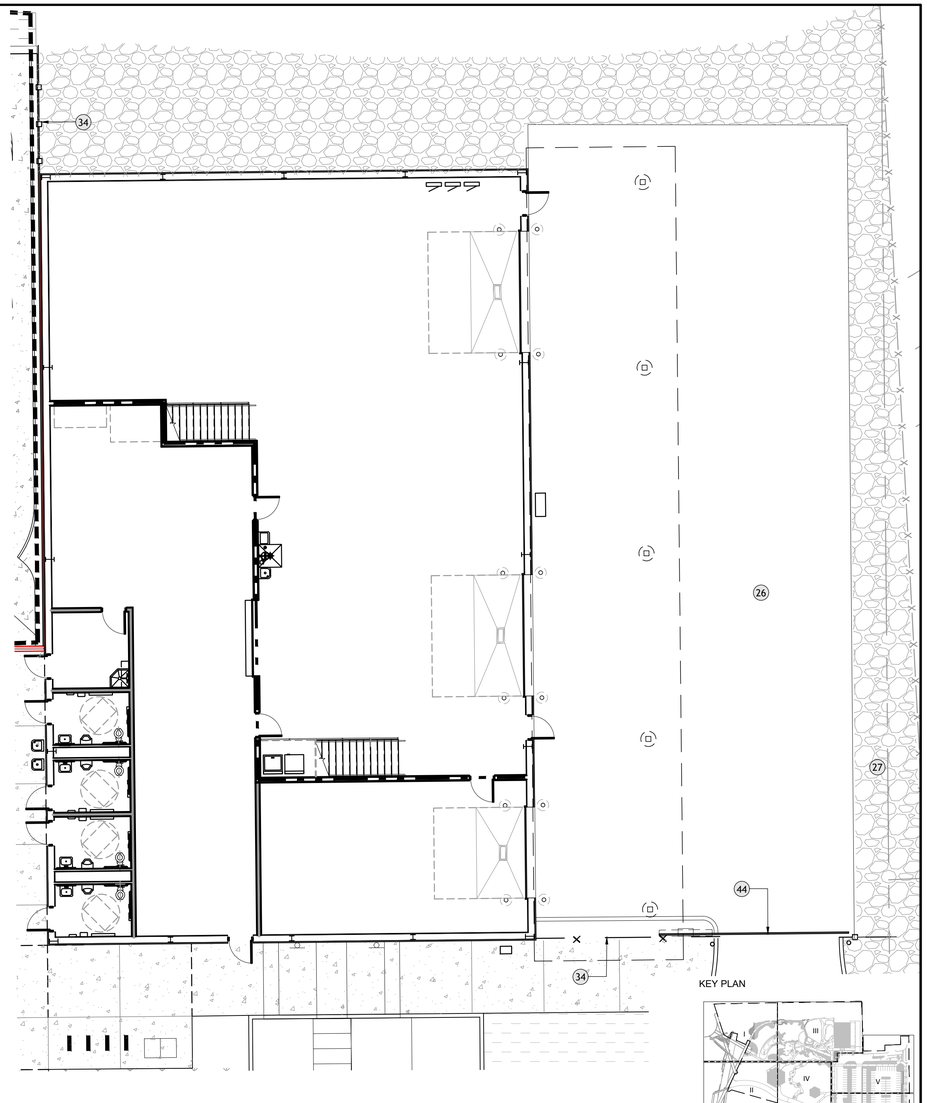
NORTH

0 10' 20' 30'



2 EXPANDED SKATE AREA - ALT #4

SCALE: 1" = 10'-0"



KEY PLAN

3 O&M FACILITY - ALTERNATE #1, #2 AND #3

SCALE: 1" = 10'-0"

PLAY EQUPMENT KEY

A.	COBRA (12') (OFOI-OF)		DYNAMO OAE, SEE MANF. INSTRUCTIONS
B.	CRUISE LINE (OFOI-OF)		PLAYWORLD OAE, SEE MANF. INSTRUCTIONS
C.	SPINTASTIC.(OFOI-OF)		PLAYWORLD OAE, SEE MANF. INSTRUCTIONS
D.	SPIN CUP. (OFOI-OF)		PLAYWORLD OAE, SEE MANF. INSTRUCTIONS
E.	SPRING RIDER 1. (OFOI-OF)		PLAYWORLD OAE, SEE MANF. INSTRUCTIONS
F.	SPRING RIDER 2. (OFOI-OF)		PLAYWORLD OAE, SEE MANF. INSTRUCTIONS
G.	SPINAMI. (OFCI-OF)		PLAYWORLD OAE, SEE MANF. INSTRUCTIONS
H.	CRE8PLAY TOWER. (OFOI-CF).		SHEET TP1.0 DETAIL 1-2
I.	DINO FOSSIL. (CFCI)		GFRC, IDS OAE, SEE SPECIFICATIONS
J.	DINO BONES. (CFCI)		GFRC, IDS OAE, SEE SPECIFICATIONS
K.	GFRC CLIMBING WALL. (CFCI)		GFRC, IDS OAE, SEE SPECIFICATIONS
L.	GFRC LOG JAM. (CFCI)		GFRC, IDS OAE, SEE SPECIFICATIONS
M.	GFRC MAMMOTH SCULPTURE. (CFCI).		GFRC, IDS OAE, SEE SPECIFICATIONS
N.	TUNED DRUMS. (OFOI-OF)		HARMONY PARK OAE, SEE MANF. INSTRUCTIONS
O.	FLOWER CHIMES. (OFOI-OF)		HARMONY PARK OAE, SEE MANF. INSTRUCTIONS
P.	PAGODA BELLS. (OFOI-OF)		HARMONY PARK OAE, SEE MANF. INSTRUCTIONS
Q.	GFRC MINI ARCH. (CFCI)		GFRC, SEE SPECIFICATIONS
R.	BONE SCULPTURE. (OFCI)		L6.4 DETAIL 3. SEE SPECIFICATIONS
S.	MAMMOTH (CFCI - ALTERNATE #5)		GFRC, IDS OAE, SEE SPECIFICATIONS
T.	SAND AND WATER TABLE. (CFCI)		GFRC, IDS OAE, SEE SPECIFICATIONS
U.	HAND WATER PUMP. (OFOI-OF)		GFRC, IDS OAE, SEE SPECIFICATIONS
V.	ACCESSIBLE WHIRL. (OFOI-OF)		PLAYWORLD OAE, SEE MANF. INSTRUCTIONS
W.	SPINR. (OFOI-OF)		PLAYWORLD OAE, SEE MANF. INSTRUCTIONS

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY TO CORRECT.
2. COORDINATE ALL DEMOLITION AND CONSTRUCTION OPERATION WITH ARCHITECTURAL, CIVIL AND ELECTRICAL ENGINEERING SHEETS.
3. COORDINATE INSTALLATION OF ELECTRICAL AND IRRIGATION CONDUIT AND SLEEVES WITH RESPECTIVE CONTRACTORS.
4. PROVIDE TOOLED SCORE JOINTS AS SHOWN ON PLANS. SCORE JOINTS ARE AN INTEGRAL PART OF THE DESIGN AND SHALL NOT VARY FROM PATTERNS AND LOCATIONS SHOWN. CONTRACTOR SHALL REMOVE ANY FLATWORK THAT DOES NOT CONFORM TO DESIGN, AS INTERPRETED BY LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. CONTRACTOR RESPONSIBLE FOR CORRECTING ANY DAMAGE TO NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS OR ANY OTHER EXISTING ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
7. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT.
8. ALL BROKEN, HEAVED OR SUNKEN SIDEWALK, CURBS AND DRIVEWAY APPROACHES ADJACENT TO THE PROJECT WILL BE REPLACED OR REPAIRED WHETHER CAUSED BY CONSTRUCTION OR NOT.
9. CONTRACTOR TO REFER TO SPECIFICATION SECTION 012300 FOR ALTERNATE BID PLAYGROUND EQUIPMENT DESCRIPTIONS.
10. SOIL CAP DEPTHS ARE BASED ON CURRENT UNDERSTANDING OF FILL AND CUT LOCATIONS FOR IMPACTED AND CONTAMINATED SOIL AND THE SOIL MANAGEMENT PLAN REQUIREMENTS. IF A DISCREPANCY IS FOUND IN THE FIELD THE CONTRACTOR SHALL NOTIFY THE OWNER FOR RESOLUTION.

KEY NOTES

1.	CONCRETE FLATWORK.	SHEET L6.0 DETAIL 1-2	18.	TREE GRATE.	SHEET L6.1 DETAIL 9	35.	SEATWALL.	SHEET L6.0 DETAIL 9
2.	LANDSCAPE AREA, TYP.	SHEET L0.4, L4.0 - L4.6	19.	KNEE WALL.	SHEET L6.2 DETAIL 7	36.	BASKETBALL GOAL (ALT #6).	SHEET L6.3 DETAIL 7
3.	SHOVEL CUT EDGE.		20.	SPLASH PAD VALVE BOX.	SEE WP SHEETS	37.	COURT SURFACING (ALT #6).	SEE SPECIFICATIONS
4.	COLUMNAR BASALT.	SHEET L6.1 DETAIL 10	21.	COLORED CONCRETE SPLASH PAD.	SEE WP SHEETS	38.	TRASH RECEPTACLE (OFOI).	SHEET L6.2 DETAIL 1
5.	POURED IN PLACE (PIP) SAFETY SURFACING.	SHEET L6.1 DETAIL 3	22.	SPLASH PAD AREA DRAIN.	SEE CIVIL SHEETS	39.	CONCRETE CURB AT SAFETY SURFACING.	SHEET L6.0 DETAIL 3
6.	ARTIFICIAL LAWN SAFETY SURFACING.	SHEET L6.1 DETAIL 1-2	23.	RETAINING WALL AT GFRC WALL.	SEE STRUCTURAL	40.	STA STANDARD BUS SIGN.	STA STANDARD DETAILS
7.	LANDSCAPE BOULDER, TYP.	SHEET L6.1 DETAIL 4	24.	STREAM BED DRY SWALE.	SHEET SW5.0 DETAIL 2	41.	TREE RING AND CIRCULAR BENCH.	SHEET L6.2 DETAIL 6
8.	BIKE RACK TYP.	SHEET L6.1 DETAIL 8	25.	SAND PLAY AREA.	SHEET L6.0 DETAIL 11	42.	CONCRETE STADIUM STAIR.	SHEET L6.3 DETAIL 11
9.	BENCH, TYP.SHEET L6.2 DETAIL 2		26.	ASPHALT DRIVE.	SEE CIVIL SHEETS.	43.	PREFABRICATED RESTROOM (OFCI). CXT DENALI FOUR STALL RESTROOM, PURCHASED BY OWNER INSTALLED BY CONTRACTOR.	
10.	ERATICS, TYP.	SHEET L6.3 DETAIL 5	27.	GRAVEL SERVICE YARD.	SEE CIVIL SHEETS.			
11.	ASPHALT TRAIL, TYP.	SEE CIVIL DETAILS	28.	EXISTING SHELTER CONCRETE TO REMAIN.	PRESERVE & PROTECT	44.	14' CHAIN LINK FENCE GATE.	
12.	MIMA MOUNDS.	SEE GRADING PLANS	29.	EXISTING SHELTER TO REMAIN.	PRESERVE & PROTECT	45.	HALL OF FAME BRICKS (ALT #6).	SHEET L6.0 DETAIL 12
13.	STAIR TYPE I.	SHEET L6.1 DETAIL 5	30.	DRINKING FOUNTAIN.	SHEET L6.2 DETAIL 4	46.	COLUMNAR BASALT WITH EYELET HOOKS FOR SLACK LINE.	
14.	STAIR TYPE II.	SHEET L6.0 DETAIL 10 & L6.6 DETAIL 2	31.	PAY STATION (OFOI).	SHEET L6.2 DETAIL 5			
15.	BOLLARD.	SEE ARCHITECTURE	32.	EXPOSED AGGREGATE CURB @ ASPHALT	SHEET L6.0 DETAIL 4	47.	RECYCLED GRANITE STEPS.	SHEET L6.3 DETAIL 5
16.	ADA RAMP TYPE I.	SEE CIVIL DETAILS	33.	4' TALL FENCE.	SHEET L6.3 DETAIL 3	48.	GUARDRAIL TYPE I (ALT #4)	SHEET L6.3 DETAIL 1
17.	ADA RAMP TYPE II.	SEE CIVIL DETAILS	34.	8' TALL FENCE.	SHEET L6.3 DETAIL 4	49.	GUARDRAIL TYPE II	SHEET L6.3 DETAIL 2

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DELL R. HATCH
CERTIFICATE NO. 1162

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION
ELEVATION: SEE SHEET V1.0
CBM NO.: N/A
NAVD 88
CITY DATUM

HORIZONTAL: 1"=10'-0"
VERTICAL
SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS CCS - ADOPTED 2/95

10.28.19	DRAWN	JC/PO
10.28.19	DESIGNED	BL/JC
10.28.19	CHECKED	BL
	APPROVED	

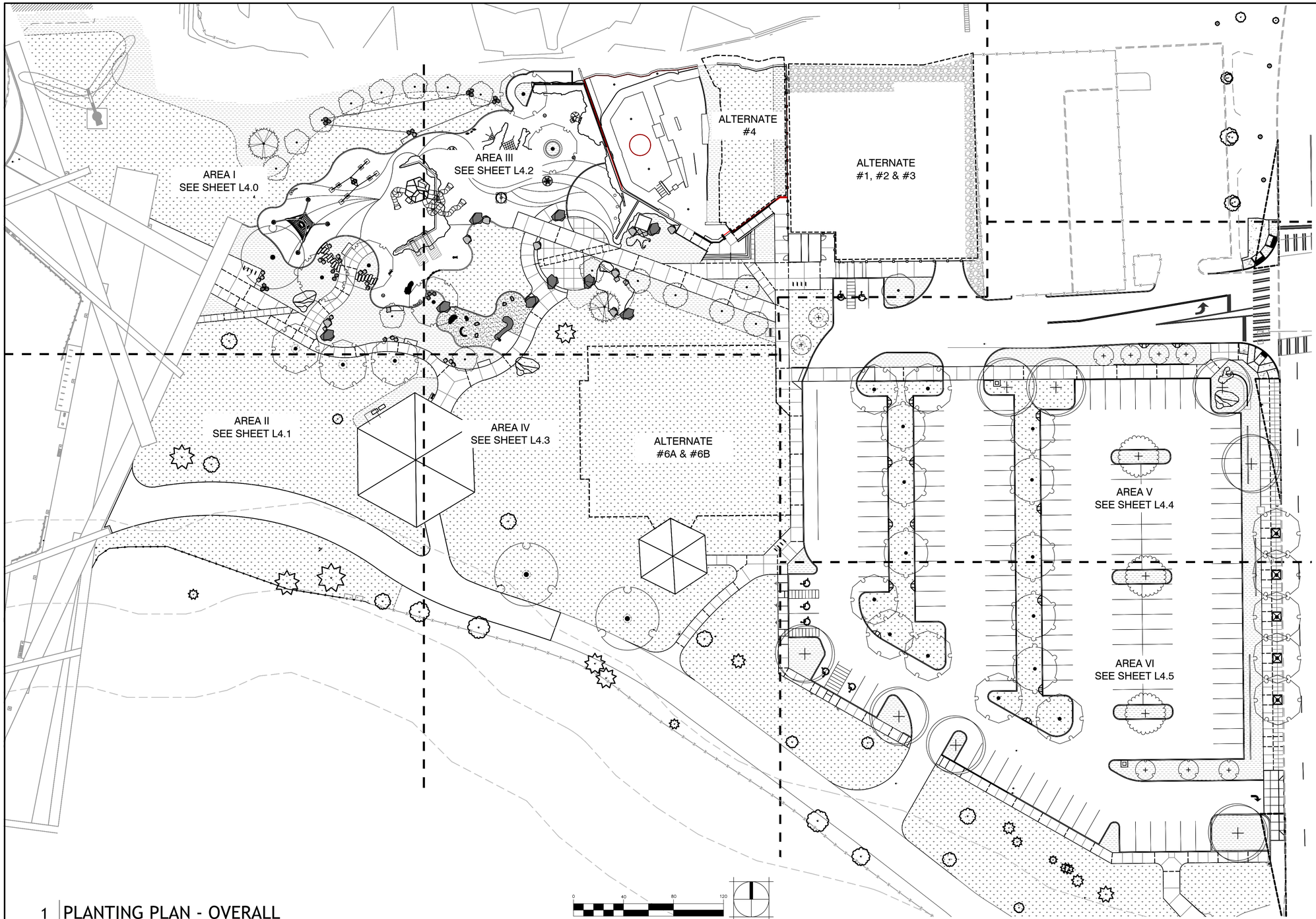
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

SHEET TITLE: MATERIALS ENLARGEMENTS
10.28.2019

DATE: Oct 29, 2019 - 9:14am by: jculp

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: L3.6
P#: 1 OF
REVISION NO.:
FILE NAME:

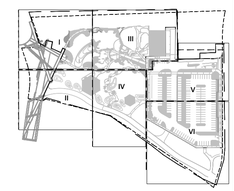


1 PLANTING PLAN - OVERALL

SCALE: 1" = 40'-0"

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DELL R. HATCH
CERTIFICATE NO. 1162

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION	SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION		
ELEVATION	SEE SHEET V1.0	HORIZONTAL	1"= 20'-0"
CBM NO.	N/A	VERTICAL	
	NAVD 88		
CITY DATUM		SCALE	

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

10.28.19	DRAWN	JC/PO
10.28.19	DESIGNED	BL/JC
10.28.19	CHECKED	BL
	APPROVED	

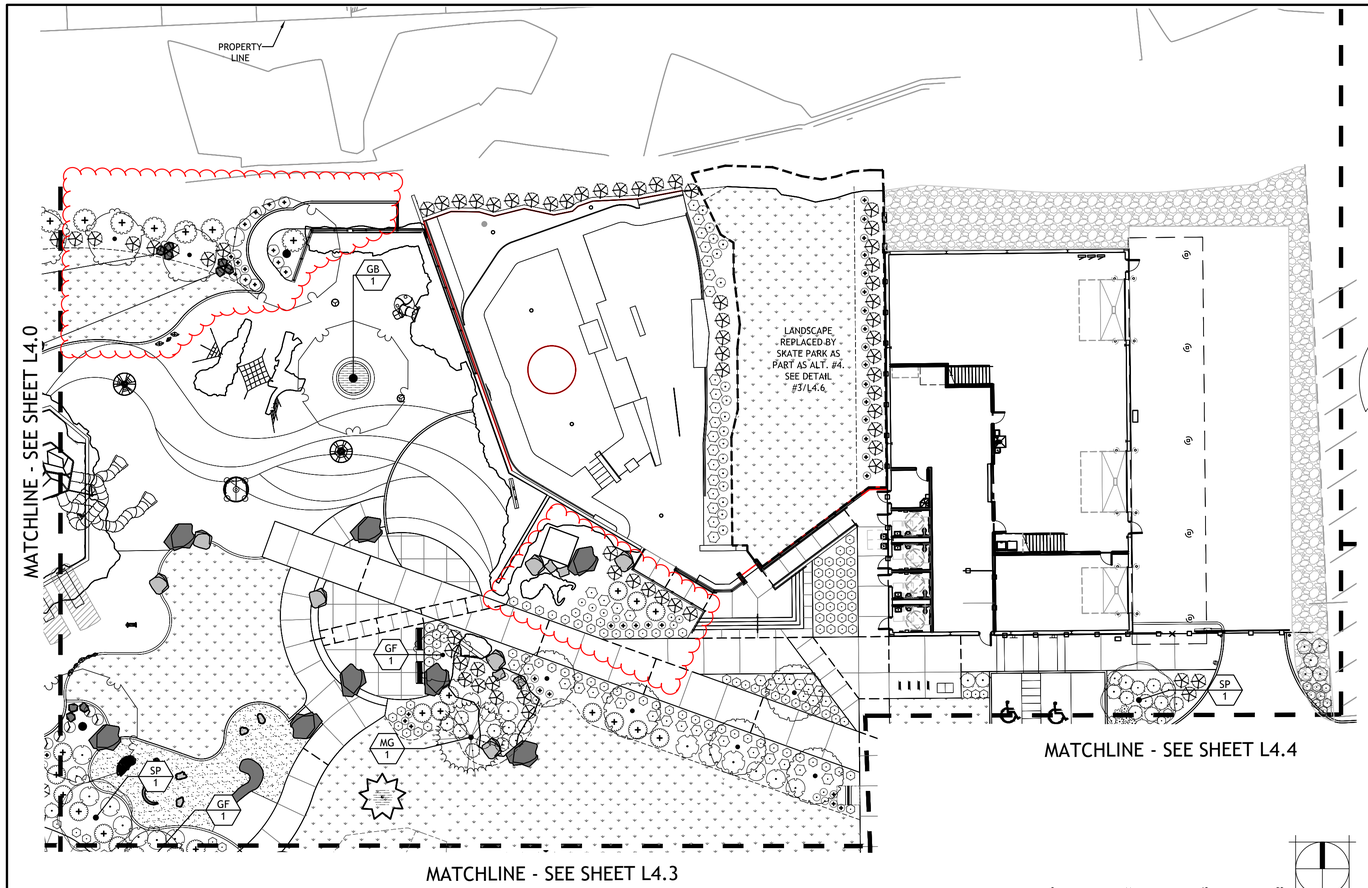
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE:	RIVERFRONT PARK NORTH BANK PLAYGROUND PERMIT SET
SHEET TITLE:	PLANTING PLAN - OVERALL 10.28.2019

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L0.4
PAGE 1 OF	REVISION NO.:

DATE: Oct 29, 2019 - 9:18am by: jculp

FILE NAME:



1 PLANTING PLAN - AREA III

SCALE: 1" = 20'-0"

0 20 40 80

NORTH

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN'S; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1990.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN HEAD PLACEMENT AND PLANTINGS.
5. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER/LANDSCAPE ARCHITECT.
6. SEE MATERIALS PLANS AND SPECIFICATIONS FOR TOPSOIL CAP DEPTHS. ALL PLANTING BEDS SHALL RECEIVE (12") OF TOPSOIL. TOPSOIL SHALL CONSIST OF 75% IMPORTED TOPSOIL AND 25% OF COMPOST THAT HAS BEEN THOROUGHLY MIXED.
7. ALL SHRUB BEDS SHALL HAVE A MIN. OF 3" TOPDRESSING INSTALLED. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
8. SHRUB BED EDGING SHALL BE A SHOVEL CUT EDGE. IT SHALL SEPARATE ALL GRASS AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
9. FINISH GRADE OF SHRUB BEDS AFTER INSTALLATION OF MULCH SHALL BE WITHIN 1" OF TOP OF CURBS, SIDEWALKS AND SURROUNDING HARDSCAPE.
10. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINE AND WORKING WITHIN THE PROPERTY BOUNDARY.
13. TURF ESTABLISHMENT PERIOD SHALL CONSIST OF THE FOLLOWING:
    (1) AGRONOMIC SOILS TEST - TEST LOCATIONS SHALL BE OBTAINED FROM IMPORTED TOPSOIL.
    (3) THREE FERTILIZER APPLICATIONS - FERTILIZER SHALL BE DEFINED BY THE RECOMMENDATIONS FROM THE SOILS TEST LAB. CONTRACTOR SHALL SUBMIT TEST RESULT AND FERTILIZER CUT SHEETS FOR APPROVAL. APPLICATIONS SHALL OCCUR AT:
    - INITIAL TIME OF PLANTING - RATE SHALL BE 10 LBS PER 1,000 SQ FT
    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
    - 2 MONTHS AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT

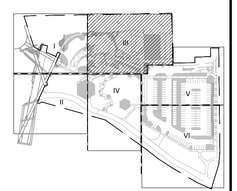
    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM, WEED FREE, 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
14. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND PLANTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN (15) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	GS2	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	2" CAL.
	LE	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL.
	MG	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	6-8 FT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	PS	PRUNUS SARGENTII `COLUMNARIS`	COLUMNAR SARGENT CHERRY	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.
	TT	TILIA TOMENTOSA `STERLING`	STERLING SILVER LINDEN	2" CAL.
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
DELL R. HATCH
CERTIFICATE NO. 1162

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION
ELEVATION: SEE SHEET V1.0
CBM NO.: N/A
NAVD 88
HORIZONTAL: 1"= 20'-0"
VERTICAL
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
CITY DATUM
SCALE

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

10.28.19	DRAWN	JC/PO
10.28.19	DESIGNED	BL/JC
10.28.19	CHECKED	BL
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

SHEET TITLE: PLANTING PLAN - AREA III
10.28.2019

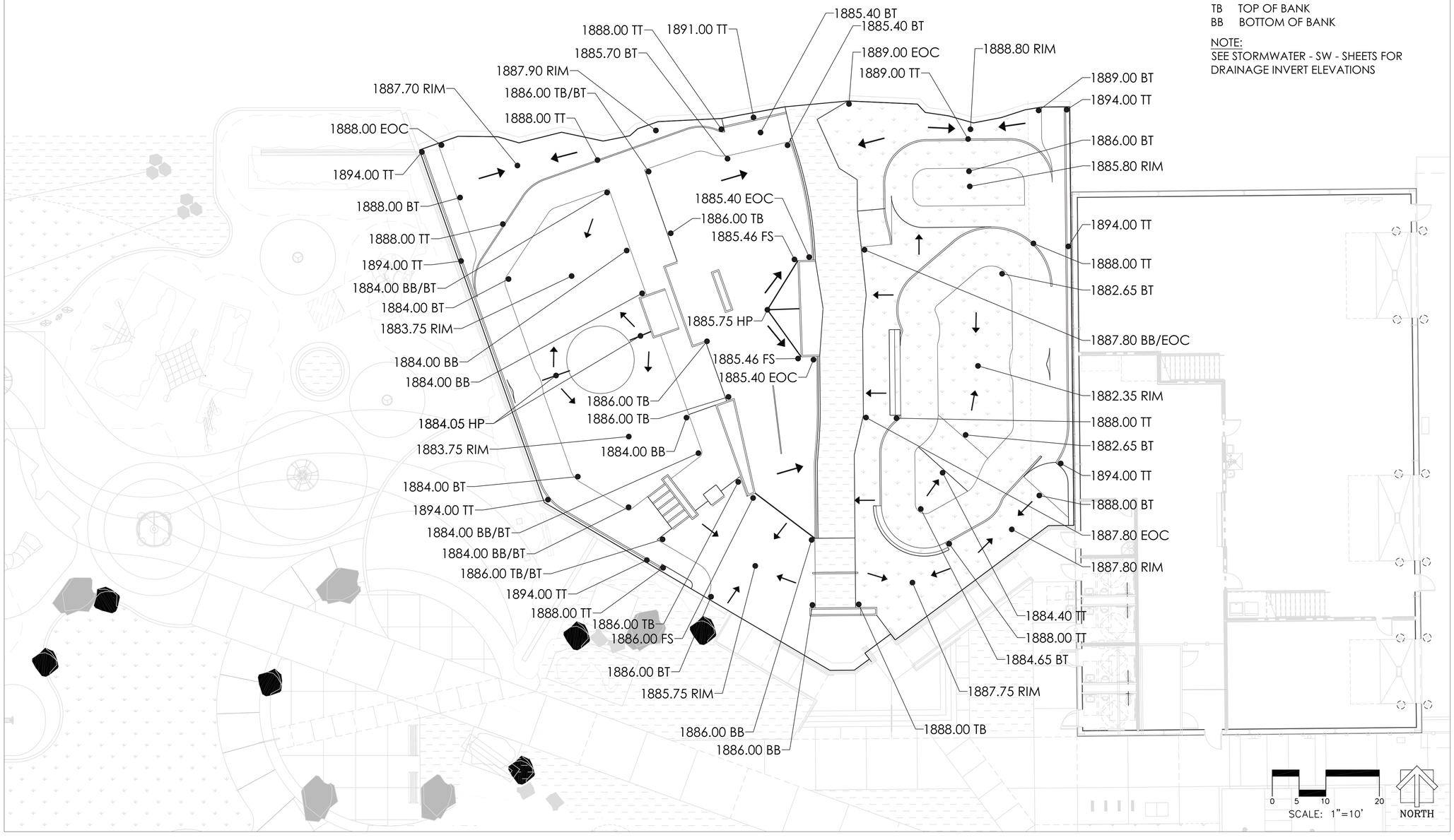
TYPE OF IMPROVEMENT: PARK	
CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.2
P#: 1 OF	REVISION NO.:

DATE: Oct 29, 2019 - 9:20am by: jculp

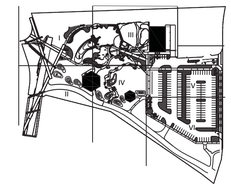
FILE NAME:

LEGEND
EOC EDGE OF CONCRETE
RIM RIM ELEVATION
FS FINISHED SURFACE
TT TOP OF TRANSITION
BT BOTTOM OF TRANSITION
TB TOP OF BANK
BB BOTTOM OF BANK

NOTE:
SEE STORMWATER - SW - SHEETS FOR DRAINAGE INVERT ELEVATIONS



KEY PLAN



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DELL R. HATCH
CERTIFICATE NO. 1162

DIGITALLY SIGNED:

BY	REVISIONS	DATE

GRINDLINE
CONCRETE SKATEPARK DESIGN & CONSTRUCTION
4619 14th Ave SW
Seattle WA 98106
P.206.932.6414 F.206.932.6840
www.grindline.com

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION

ELEVATION SEE SHEET V1.0	HORIZONTAL
CBM NO. N/A NAVD 88	VERTICAL
CITY DATUM	SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
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CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

4.15.19	DRAWN	BAJ
4.15.19	DESIGNED	
	CHECKED	MBF
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

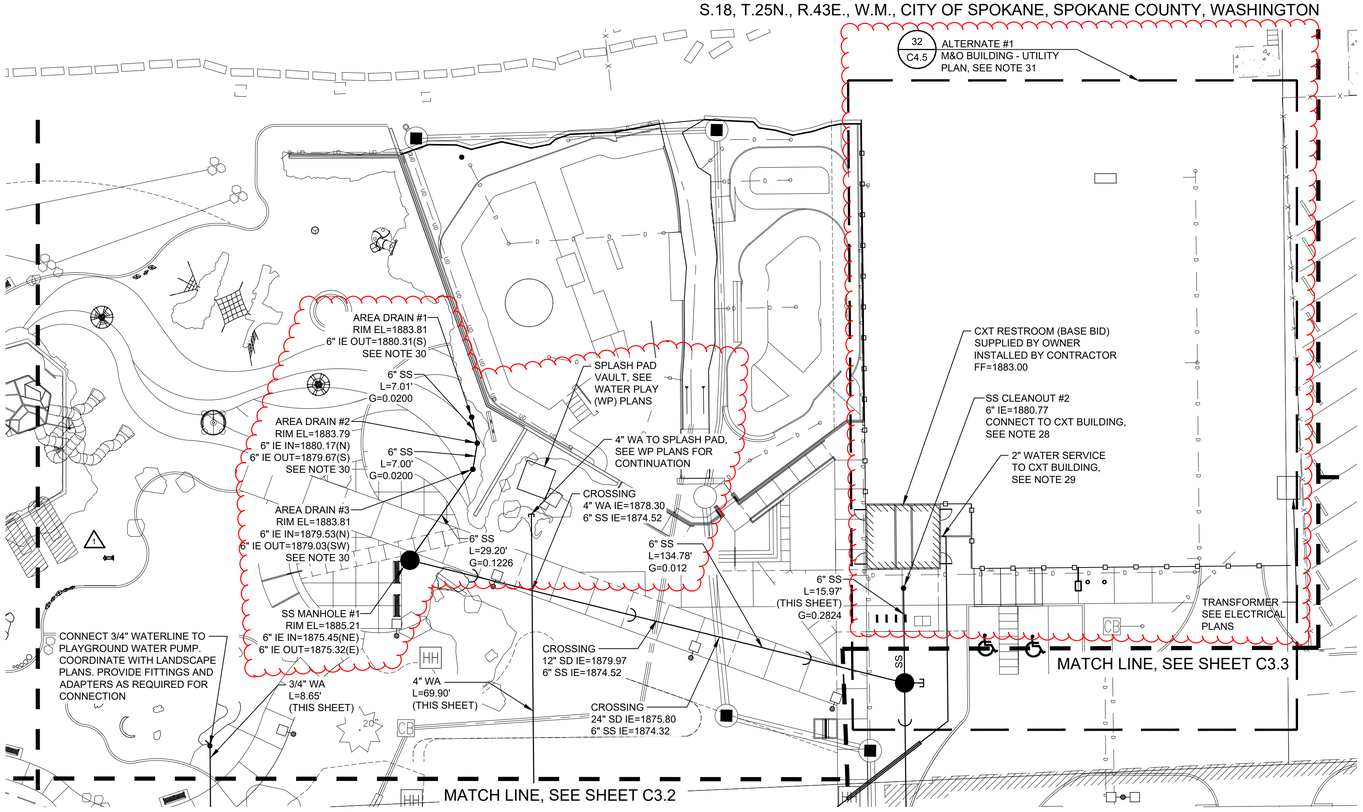
SHEET TITLE: VERTICAL CONTROLS
10.28.2019

DATE: Oct 23, 2019 - 2:44pm by: Brett Johnson

TYPE OF IMPROVEMENT: PARK	
CITY PURCHASING NUMBER	DRAWING NUMBER
	SP1.2
P#: OF	REVISION NO.:

FILE NAME:

S.18, T.25N., R.43E., W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



CITY WATER NOTES

1. WATER CROSSINGS AND LINE SEPARATION SHALL MEET STANDARD PLANS W-110, W-111 AND W-112.
2. PRV IS REQUIRED FOR ALL DOMESTIC SERVICES AT 80 PSI OF SYSTEM PRESSURE OR GREATER OR IF SERVICE IS DOWNSTREAM OF A PUBLIC WATER SYSTEM PRV.
3. DI FOR PIPE DIAMETERS 4" AND GREATER; TYPE K COPPER FOR DIAMETERS <2"; DIAMETER = 2" OR 3" TYPE K COPPER OR HDPE (200 PSI, CTS, SDR 9).
4. PIPE RESTRAINT PER CITY OF SPOKANE DESIGN STANDARDS 8.6-3 AMENDMENT 3-2008.
5. PIPE DEPTH 5.5 FEET TO INVERT.
6. VAULT DETAIL MEETS MINIMUM SIZE REQUIREMENTS PER CITY OF SPOKANE STANDARD PLAN Y-115.
7. 1/2-INCH ELECTRICAL CONDUIT IS REQUIRED FROM THE VAULT TO THE NEAREST PERMANENT STRUCTURE FOR THE METER READING DEVICE.
8. REQUIRED BACKFLOW ASSEMBLIES PROTECTING THE PUBLIC WATER SUPPLY MUST BE WITHIN AT LEAST 60 FEET OF THE PROPERTY LINE.
9. ANY UNUSED WATER SERVICE LINES TO THE PROPERTY MUST BE DISCONNECTED AT THE PUBLIC WATER MAIN IN THE STREET. EXCAVATION/RESTORATION BY OWNER, DISCONNECTION WORK BY CITY WATER.
10. ALL CONNECTIONS MADE TO PUBLIC WATER MAINS ARE PERFORMED BY CITY FORCES, PAID FOR BY THE DEVELOPER/OWNER/CONTRACTOR WHICH ALSO INCLUDES ALL EXCAVATION, BACKFILL AND SURFACE RESTORATION BY THE CONTRACTOR.
11. ALL ON-PROPERTY WATER SERVICE LINE WORK DOWNSTREAM OF THE METER AND OUTSIDE OF ANY BUILDINGS MUST BE INSPECTED BY THE COS WATER DEPARTMENT INSPECTOR AND COMPLY WITH ALL COS CODES.
12. WATER SERVICE INSTALLATIONS SHALL FOLLOW THE CURRENT "CITY OF SPOKANE WATER DEPARTMENT RULES AND REGULATIONS FOR WATER SERVICE INSTALLATIONS" AND MUST MEET CURRENT BACKFLOW STANDARDS PWE WAC 246-290-490.

20 10 0 20 40

SCALE: 1 INCH = 20 FEET
CONTOUR INTERVAL = 1 FOOT

TBM INFORMATION

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	LOCATION
*6	261603.25	2481510.70	1904.55	SET X	IN NORTH CURB OF CATALDO AVENUE
*11	261297.65	2481837.03	1882.01	SET X	IN ASPHALT NORTHWEST CORNER HOWARD ST. AND MALLON AVE.
*25	261354.91	2480922.47	1884.57	SET MAG	IN SIDEWALK NORTHEAST CORNER RIVER DR. AND WASHINGTON ST.

* NOT SHOWN ON PLANS

BENCH MARK NOTE

CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE.

LEGEND

BUILDING
SS — SEWER LINE
WA — WATER LINE
G — GAS LINE
UGE — UNDERGROUND ELECTRICAL
SEWER MANHOLE
CLEANOUT
GAS METER
GATE VALVE

NOTES

1. THE 2018 EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION ARE THE MINIMUM STANDARDS AND ANY ADDITIONAL REQUIREMENTS BY CITY OF SPOKANE SHALL SUPERSEDE.
2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTIONS AND CROSSINGS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS TO EXISTING UTILITIES WITH GOVERNING PURVEYORS, WHERE IN EACH HAS JURISDICTION.
4. CONTRACTOR TO COORDINATE REQUIRED TESTING AND INSPECTION WITH THE OWNER'S TESTING AGENCY AND THE CITY OF SPOKANE.
5. NEW UTILITIES SHALL BE STUBBED 5' OUTSIDE OF BUILDING. COORDINATE STUB LOCATIONS WITH MECHANICAL PLANS, ARCHITECTURAL PLANS, AND BUILDING CONTRACTOR.
6. CONTRACTOR SHALL MARK THE ENDS OF UTILITY STUBS AND CONDUITS.
7. CONTRACTOR SHALL PROVIDE THE CITY AND OWNER WITH RECORD DRAWINGS PRIOR TO THE FINAL APPROVAL. ALL DEVIATIONS FROM THE ORIGINAL PLANS MADE DURING THE COURSE OF CONSTRUCTION, INCLUDING LOCATIONS, INVERTS, AND DEPTHS OF UTILITIES SHALL BE CLEARLY MARKED ON THE RECORD DRAWINGS.
8. NEW UNDERGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH EACH UTILITY PURVEYOR STANDARDS.
9. PRIOR TO BACKFILL, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF SPOKANE CONSTRUCTION INSPECTOR. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE CITY FOR ANY REQUIRED INSPECTIONS.
10. POWER, GAS AND DATA TRENCH EXCAVATION, BEDDING, AND BACKFILL BY CONTRACTOR. CONTRACTOR SHALL COORDINATE THIS WORK WITH EACH INDIVIDUAL PURVEYOR. SEE ELECTRICAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
11. COORDINATE WITH SHEETS C2.1 - C2.2 AND L2.0 - L2.4 FOR SITE GRADING.
12. COORDINATE WITH SW SHEETS FOR STORM DRAINAGE IMPROVEMENTS.
13. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' OF HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES. WATER MAINS AND WATER SERVICES CROSSING SEWERS AND HAVING LESS THAN 18" OF VERTICAL SEPARATION MUST BE SLEEVED WITH WATER CLASS PIPE 20 FEET MINIMUM WITH 10 FEET PERPENDICULAR DISTANCE FROM SEWER.
14. WATER PIPE 4" IN DIAMETER AND LARGER SHALL BE AWWA C-151 DUCTILE IRON PIPE, CLASS 50.
15. WATER PIPE 2" IN DIAMETER SHALL BE TYPE "K" SOFT ANNEALED COPPER OR HIGH-DENSITY POLYETHYLENE PIPE (HDPE), COPPER TUBE SIZE, CL 250, AWWA C901, SDR 9, WITH 12 GAUGE TRACER WIRE. WATER PIPE 1" AND SMALLER IN DIAMETER SHALL BE TYPE "K" SOFT-ANNEALED COPPER.
16. WATER LINE FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINTS PER CITY SPECIFICATIONS. FITTINGS SHALL BE CEMENT MORTAR LINED DUCTILE IRON PER AWWA C-151.
17. WATER LINES SHALL BE INSTALLED WITH 5.5' MINIMUM FROM INVERT TO FINISHED GRADE.
18. CITY FORCES WILL MAKE CONNECTIONS TO EXISTING WATER MAINS. CONTRACTOR SHALL COORDINATE SCHEDULING AND REQUIREMENTS WITH CITY WATER DEPARTMENT.
19. DEFLECTION AT PIPE JOINTS SHALL NOT EXCEED 75% OF MAXIMUM ALLOWED, PER MANUFACTURE'S RECOMMENDATIONS.
20. THE CONTRACTOR IS RESPONSIBLE FOR HYDROSTATIC PRESSURE TESTING AND BACTERIOLOGICAL WATER QUALITY TESTING OF NEW WATER MAINS. WATER MAINS SHALL BE PRESSURE TESTED AND CHLORINATED PER AWWA C-651.
21. PIPE BEDDING AND TRENCH COMPACTION SHALL BE IN ACCORDANCE WITH CITY STANDARD PLANS B18C-E.
22. SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D3034 SDR 35.
23. SANITARY SEWER SERVICES SHALL MAINTAIN A MINIMUM COVER OF 3.5 FEET, UNLESS SHOWN OTHERWISE.
24. CLEANOUTS SHALL CONFORM TO WSDOT STANDARD PLAN B-85.40-00 AND SHALL BE PLUGGED WITH A REMOVABLE STOPPER WHICH SHALL PREVENT THE PASSAGE OF DIRT OR WATER. RIM ELEVATIONS SHALL BE SET FLUSH WITH FINISHED GRADE (TYP.).
25. MANHOLES SHALL CONFORM TO CITY OF SPOKANE STANDARD PLAN Z-101
26. SANITARY SEWER LINES INSTALLED AT LESS THAN 2% GRADE SHALL BE VERIFIED WITH LASER LEVEL.
27. THE CONTRACTOR SHALL PLACE DETECTABLE MARKING TAPE IN THE EXCAVATION TRENCH AT MID-DEPTH LOCATION FOR ALL UNDERGROUND UTILITIES FOR THE PURPOSE OF ALERTING ANY FUTURE EXCAVATION.
28. CONTRACTOR TO PROVIDE AND INSTALL ALL UNDERSLAB WASTE PIPING FOR CXT RESTROOM BUILDING (BASE BID). SEE CXT PLANS FOR UNDERSLAB PLUMBING DETAILS. CONNECT UNDERSLAB WASTE PIPING TO SS CLEANOUT #2.
29. CONTRACTOR TO INSTALL 2" WA THROUGH FLOOR PENETRATION FOR CXT RESTROOM BUILDING (BASE BID). SEE CXT PLANS FOR DETAIL AND LOCATION. NO JOINTS WITHIN 5' OF BUILDING.
30. AREA DRAINS SHALL BE 18" NYLOPLAST DRAIN BASINS WITH 24" SUMP PER DETAIL 31, SHEET C4.4. PROVIDE GRATE AND ENVIROHOOD STRUCTURES ON OUTLET PIPES AS INDICATED ON DETAIL.
31. SEE DETAIL 32, SHEET C4.5 FOR ALTERNATE #1 IMPROVEMENTS (M&O BUILDING). BASE BID INCLUDES CXT RESTROOM BUILDING UTILITIES PER THIS SHEET.

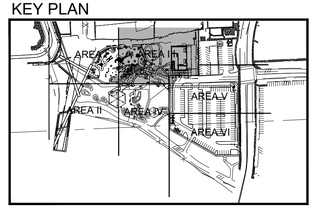
PIPE RESTRAINT TABLE

FITTING TYPE / SIZE	PIPE SIZE			
	12" & 10"	8"	6"	4"
	Length (feet) of Restrained Pipe Required in Each Direction:			
90° bends, tee branches, valves and dead-ends	150'	107'	74'	53'
11-1/4° bends	10'	8'	6'	4'
22-1/2° bends	20'	14'	10'	8'
45° bends	40'	28'	20'	14'

NOTE:
For static system pressures greater than 85 psi, adjust as follows:
- Add 1 foot of restraint length for each psi over 85 psi for all pipe diameters in the table.
- For locations that are served by a Pressure Reducing Valve (PRV) restrained lengths shall reflect PRV failure.

Restrained lengths shown are required each side of fitting
For pipe diameters greater than 12" restraint shall be calculated
For static pressures greater than 120 psi restraint shall be calculated

KEY PLAN



UTILITY STATEMENT

LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.

811 Know what's **below.** **Call** before you dig.

THOMAS L. ARNOLD — STATE OF WASHINGTON — 25670 — REGISTERED PROFESSIONAL ENGINEER

DIGITALLY SIGNED:

BY	REVISIONS	DATE

COFFMAN ENGINEERS
10 N. Post Street, Suite 500
Spokane, WA 99201
ph 509.328.2994
www.coffman.com

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION

ELEVATION	SEE SHEET V1.0	HORIZONTAL	1"=20'
CBM NO.	N/A	VERTICAL	
	NAVD 88		
CITY DATUM		SCALE	

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 — 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

10.24.2019	DRAWN	CWD
10.24.2019	DESIGNED	SAA
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

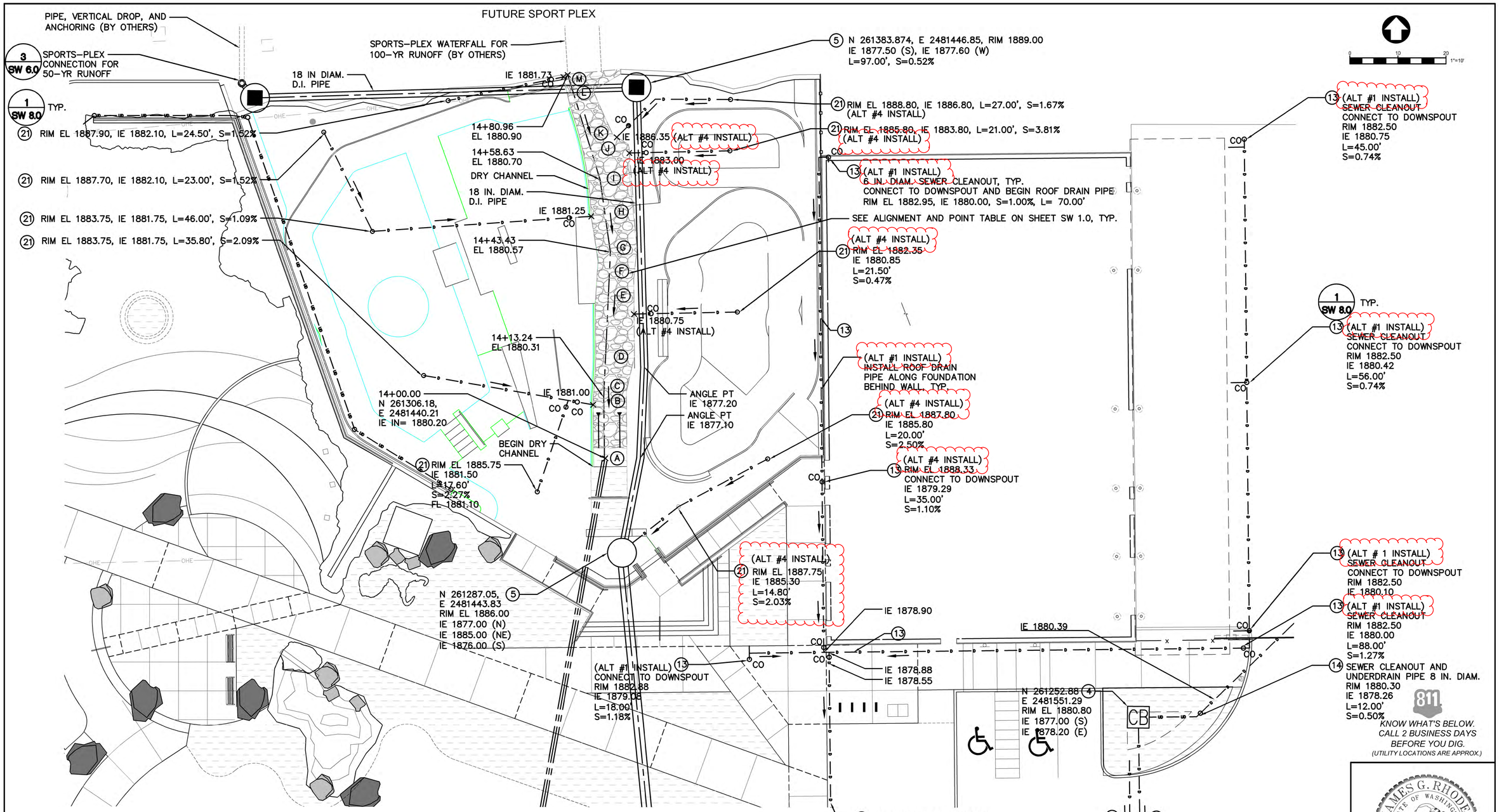
SHEET TITLE: UTILITY PLAN - AREA III
10.28.2019

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	C3.1

P#: OF REVISION NO.:

DATE: Oct 24, 2019 - 1:41pm by: meeker
FILE NAME:



GENERAL NOTES

1. SEE SHEET SW 2.0 FOR GENERAL CONSTRUCTION NOTES.
2. SEE CIVIL DRAWINGS AND ARCHITECT DRAWINGS FOR FINISHED GRADES.
3. ALL RIMS AND LIDS SHALL MATCH FLUSH WITH FINISHED GRADE EXCEPT CATCH BASINS INLETS IN PONDS.

1 SW 2.0 SKATE PARK VICINITY DRAINAGE DETAIL

SEE CONSTRUCTION NOTES ON SHEET SW2.0

811 KNOW WHAT'S BELOW. CALL 2 BUSINESS DAYS BEFORE YOU DIG. (UTILITY LOCATIONS ARE APPROX.)

JAMES G. RHODES STATE OF WASHINGTON 41602 REGISTERED PROFESSIONAL ENGINEER 10/28/19

DIGITALLY SIGNED:

BY	REVISIONS	DATE

HDR OSBORN CONSULTING INCORPORATED

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION 1734.64' @ CAP #CP9 | HORIZONTAL

CBM NO. 43N, 44W NAVD 88 | VERTICAL

CITY DATUM | SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS CCS - ADOPTED 2/95

10.28.2019 DRAWN JR
10.28.2019 DESIGNED JR/ AN-B
10.28.2019 CHECKED JB
APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK NORTH BANK PLAYGROUND PERMIT SET

SHEET TITLE: STORMWATER DRAINAGE DETAIL 10.28.2019

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	SW 3.0

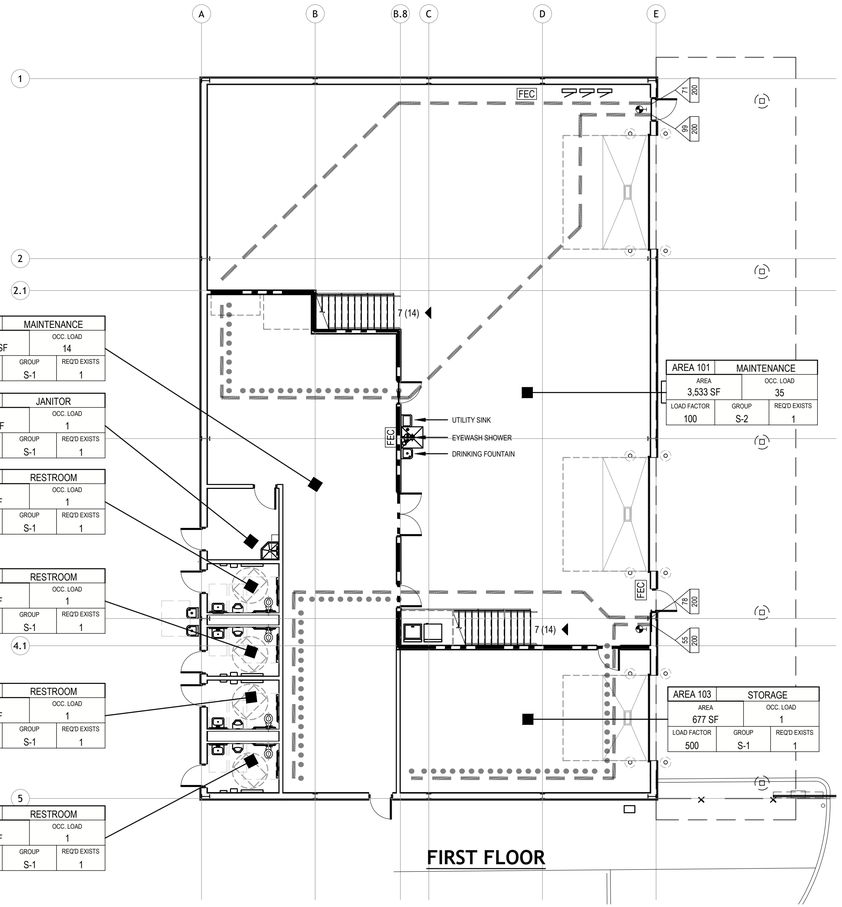
P#: OF REVISION NO.:

DATE: Oct 22, 2019 - 3:11pm by: JRHODES

FILE NAME:

Legend

- 2 HOUR RATED WALL ASSEMBLY
- COMMON PATH OF EGRESS TRAVEL. SEE TABLE FOR MAXIMUM ALLOWABLE TRAVEL DISTANCE BASED ON OCCUPANCY GROUP, SPRINKLER CONDITION AND OCCUPANT LOAD
- PATH OF EXIT ACCESS TRAVEL. SEE TABLE FOR MAXIMUM ALLOWABLE TRAVEL DISTANCE BASED ON OCCUPANCY GROUP, SPRINKLER CONDITION AND OCCUPANT LOAD
- ## — INDICATES TERMINATION OF TRAVEL DISTANCE SEGMENT; ALLOWABLE LENGTH OF EXIT ACCESS TRAVEL DISTANCE (IN FEET); LENGTH OF EXIT ACCESS TRAVEL DISTANCE SEGMENT (IN FEET)
- # — EXIT FROM ROOMS, UNITS. NUMBER INDICATES THE CALCULATED ACCUMULATED LOAD FROM THAT ROOM OR EXIT. A NUMBER IN PARENTHESES INDICATES THE MAXIMUM ACCUMULATED LOAD FROM ANY STORY ABOVE/BELOW.
- EXIT SIGNAGE. (E) WHERE EXISTING.
- AOR — 30 x 48 AREA OF REFUGE (WHEN REQUIRED)
- FEC — FIRE EXTINGUISHER CABINET



AREA 102	MAINTENANCE
AREA	OCC. LOAD
1,285 SF	14
LOAD FACTOR	GROUP	REQ'D EXISTS
100	S-1	1

RM 108	JANITOR
AREA	OCC. LOAD
100 SF	1
LOAD FACTOR	GROUP	REQ'D EXISTS
100	S-1	1

RM 107	RESTROOM
AREA	OCC. LOAD
68 SF	1
LOAD FACTOR	GROUP	REQ'D EXISTS
100	S-1	1

RM 106	RESTROOM
AREA	OCC. LOAD
68 SF	1
LOAD FACTOR	GROUP	REQ'D EXISTS
100	S-1	1

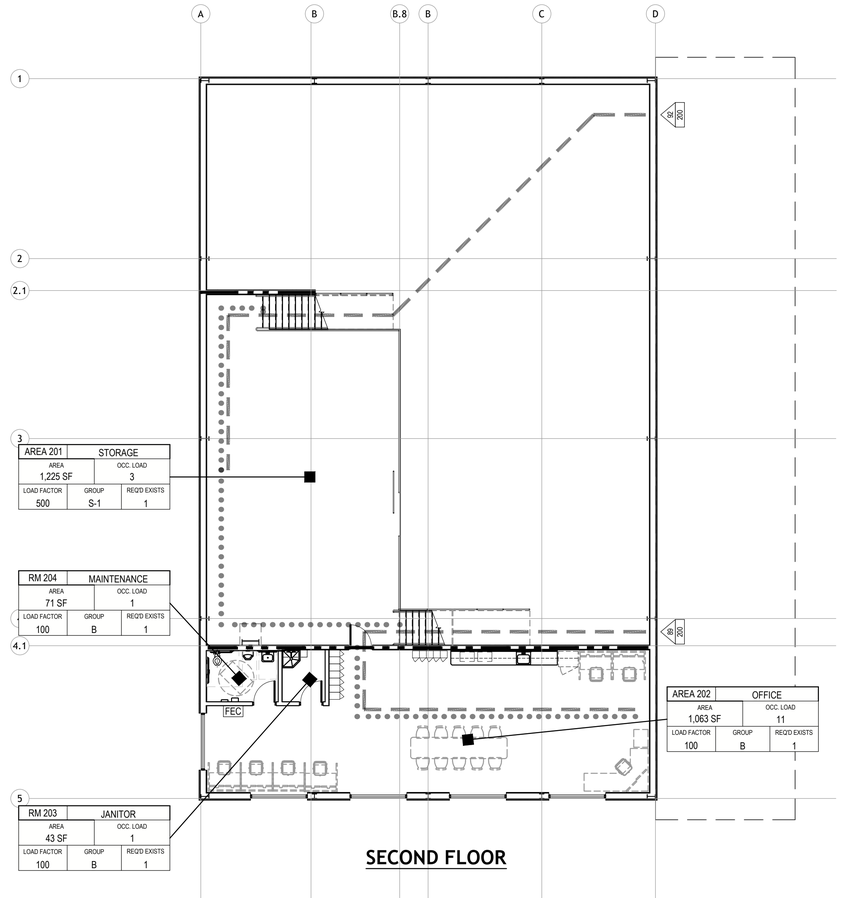
RM 105	RESTROOM
AREA	OCC. LOAD
68 SF	1
LOAD FACTOR	GROUP	REQ'D EXISTS
100	S-1	1

RM 104	RESTROOM
AREA	OCC. LOAD
68 SF	1
LOAD FACTOR	GROUP	REQ'D EXISTS
100	S-1	1

AREA 101	MAINTENANCE
AREA	OCC. LOAD
3,533 SF	35
LOAD FACTOR	GROUP	REQ'D EXISTS
100	S-2	1

AREA 103	STORAGE
AREA	OCC. LOAD
677 SF	1
LOAD FACTOR	GROUP	REQ'D EXISTS
500	S-1	1

FIRST FLOOR



AREA 201	STORAGE
AREA	OCC. LOAD
1,225 SF	3
LOAD FACTOR	GROUP	REQ'D EXISTS
500	S-1	1

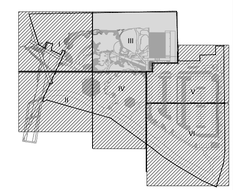
RM 204	MAINTENANCE
AREA	OCC. LOAD
71 SF	1
LOAD FACTOR	GROUP	REQ'D EXISTS
100	B	1

RM 203	JANITOR
AREA	OCC. LOAD
43 SF	1
LOAD FACTOR	GROUP	REQ'D EXISTS
100	B	1

AREA 202	OFFICE
AREA	OCC. LOAD
1,063 SF	11
LOAD FACTOR	GROUP	REQ'D EXISTS
100	B	1

SECOND FLOOR

KEY PLAN



OE.1 Occupany & Exiting Plan

SCALE: 3/32"=1'-0"

NORTH

10020 REGISTERED ARCHITECT
DAVID E. HIPP
STATE OF WASHINGTON

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION

ELEVATION	SEE SHEET V1.0	HORIZONTAL
CBM NO.	N/A NAVD 88	VERTICAL
CITY DATUM		SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.15.19 DRAWN: CLK
3.15.19 DESIGNED: DH
CHECKED
APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

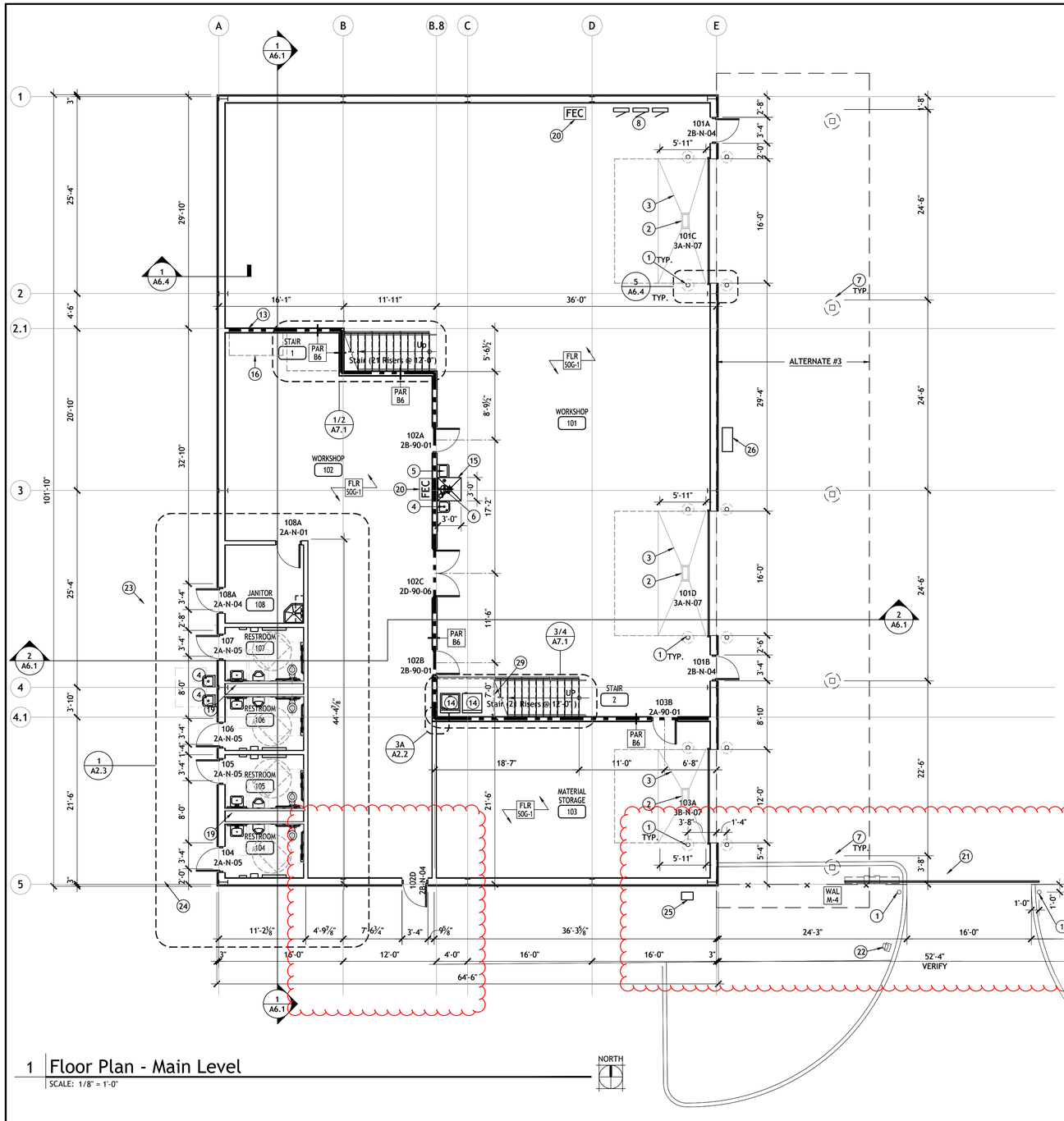
SHEET TITLE: Occupancy and Exiting Plan

10.28.2019

DATE: Oct 29, 2019 - 4:15pm by: mmorris

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	GA .3
P#: 3 OF 32	REVISION NO.:

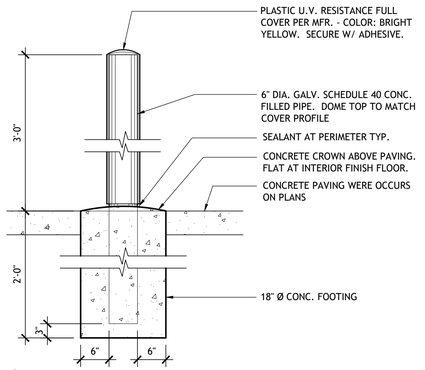
FILE NAME:



1 Floor Plan - Main Level

SCALE: 1/8" = 1'-0"

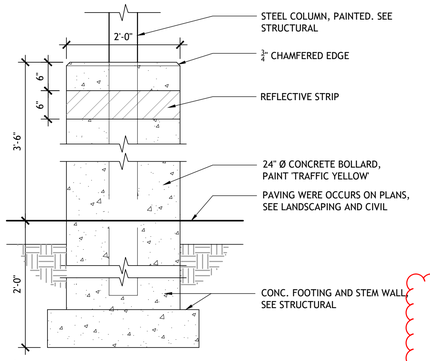
NORTH



2 Bollard @ High-Lift Sectional Door

SCALE: 3/4" = 1'-0"

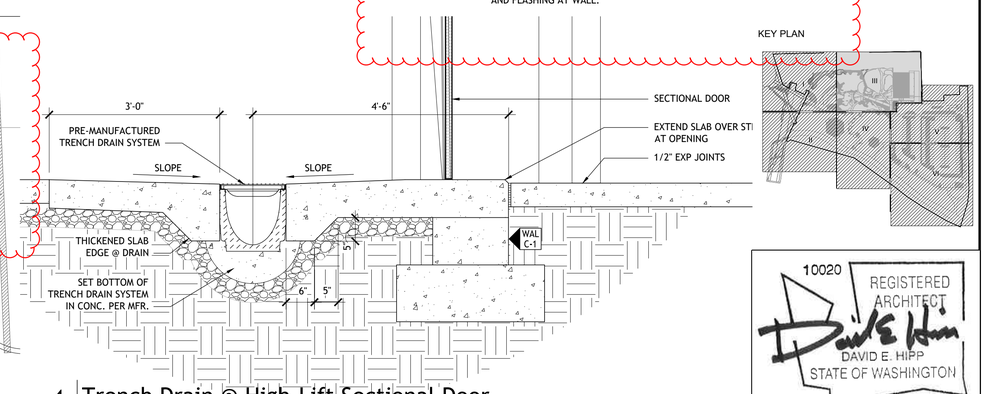
x08-200 D-009



3 Canopy Column Base ALT#3

SCALE: 3/4" = 1'-0"

x08-200 D-009



4 Trench Drain @ High-Lift Sectional Door

SCALE: 3/4" = 1'-0"

General Notes

1. REFER TO SCHEDULE SHEETS A0.1 THROUGH A0.6 FOR INFORMATION REGARDING WALLS, DOORS AND WINDOWS.
2. ALL FURNITURE N.I.C.

Keyed Notes

1. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL 2/A2.1
2. FLOOR DRAINS CONNECT TO STORMWATER SYSTEM, SEE MECHANICAL AND CIVIL
3. SLOPED FLOOR AREA (⅛"/FT) W/ TRENCH DRAIN, SEE DETAIL 4/A2.1
4. DRINKING FOUNTAIN, SEE MECHANICAL
5. UTILITY SINK, SEE MEACHANICAL
6. EYEWASH / SHOWER, SEE MECHANICAL
7. COLUMN LOCATION W/ 24" CONC. BOLLARD BASE. SEE STRUCTURAL AND DETAIL 3/A2.1
8. ELECTRICAL PANELS, SEE ELECTRICAL
9. STEEL PIPE RAILING, GALVANIZED. SEE DETAIL 3/A7.2
10. REMOVABLE RAIL SECTION
11. PREFINISHED METAL LOCKERS (12x18x36)
12. DRY FOOD STORAGE LOCKERS
13. EXTEND WALL TO ROOF DECK
14. WASHER / DRYER CONNECTIONS
15. SLOPED FLOOR AREA (⅛"/FT) WITH FLOOR DRAIN, SEE STRUCTURAL
16. PAINT HOOD, SEE MECHANICAL
17. EXISTING SITE WALL
18. PRE-FABRICATED METAL MAN GATE, SEE SPECIFICATIONS
19. ROOF DRAIN AND OVERFLOW, SEE MECHANICAL. CONNECT TO STORMWATER MITIGATION SYSTEM, SEE CIVIL. DAYLIGHT OVERFLOW DRAIN @ 12" A.F.F. W/ BRASS ESCUTCHEON.
20. FIRE EXTINGUISHER CABINET, SEE DETAIL 2/A2.2
21. PRE-FABRICATED ROLLING METAL GATE W/ OPERATOR, SEE DETAIL 7/A6.4 AND 8/A6.4/A6.4
22. GATE ACCESS KEYPAD MOUNTED ON STEEL POST. VERIFY LOCATION WITH OWNER AND MANUFACTURER. SEE ELECTRICAL
23. RETAINING WALL AND RAILING, SEE LANDSCAPE DRAWINGS
24. CLEAR OPENING IN WALL, SEE ELEVATIONS
25. GAS METER LOCATION, SEE MECHANICAL
26. HVAC CONDENSER UNIT LOCATION, SEE MECHANICAL
27. BASE BID: GUARD RAILS IN PLACE OF PARTITION WALL FROM TOP OF STAIRS TO EAST WALL.
28. ROOF ACCESS LADDER, SEE DETAIL 5/A4.2
29. METAL PIPE RAILING VERTICAL CLEARANCE BARRIER UNDER STAIRS PER ANSI 117.1 SECT 307.4. SEE ELEVATION 7/A7.1

Alternates List

ALTERNATE #1: ADD M&O BLDG, ASPHALT, FENCE, AND GRAVEL

ALTERNATE #2: CREW ROOM AND ASSOCIATED OFFICE WALLS, RESTROOM WALLS, DOORS AND FINISHES.

ALTERNATE #3: VEHICLE CANOPY, INCLUDING FOUNDATIONS, STRUCTURE, ROOFING AND FLASHING AT WALL.

KEY PLAN

10020
REGISTERED ARCHITECT
DAVID E. HIPP
STATE OF WASHINGTON

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION

ELEVATION: SEE SHEET V1.0 — HORIZONTAL

CBM NO.: N/A — NAVD 88 — VERTICAL

CITY DATUM — SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS: CCS - ADOPTED 2/95

3.15.19 DRAWN CLK

3.15.19 DESIGNED DH

CHECKED

APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

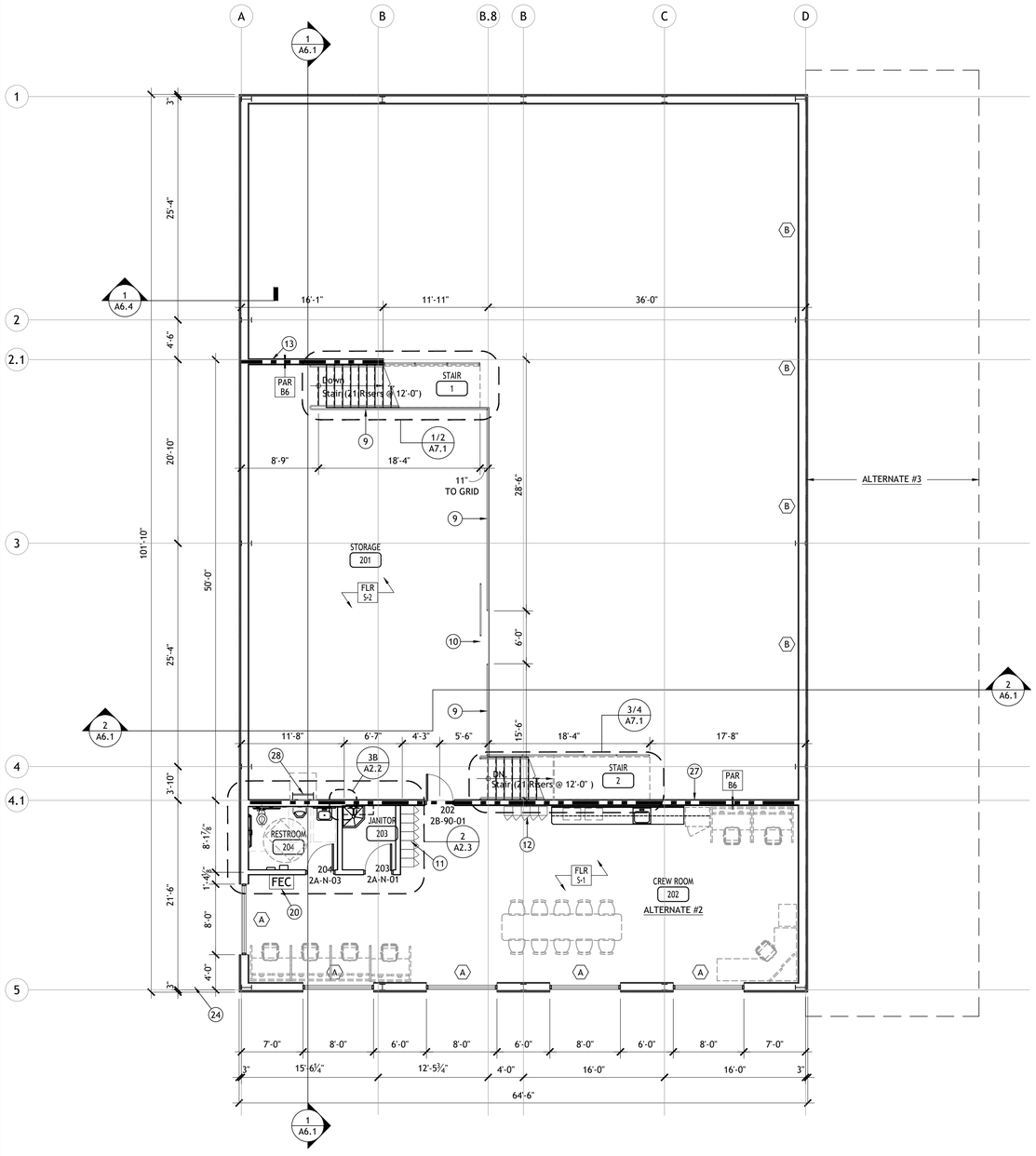
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

SHEET TITLE: MAIN LEVEL
FLOOR PLAN
10.28.2019

DATE: Oct 29, 2019 - 4:16pm by: mmorris

TYPE OF IMPROVEMENT: PARK	
CITY PURCHASING NUMBER	DRAWING NUMBER
	A 2.1
P#: 14 OF 32	REVISION NO.:

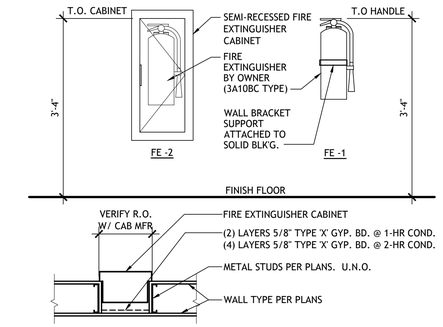
FILE NAME:



1 Floor Plan - Second Level

SCALE: 1/8" = 1'-0"

NORTH

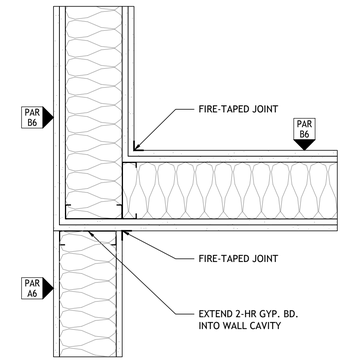


TYPICAL PLAN VIEW OF FIRE EXTINGUISHER CABINET AT GYP.BD. WALL

2 Fire Extinguisher Cabinet

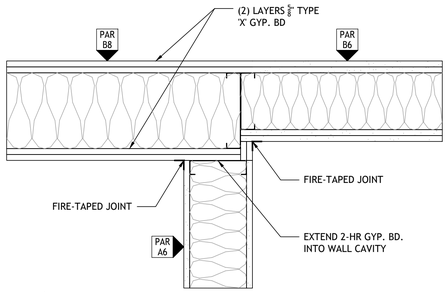
SCALE: 3/4" = 1'-0"

x08-200 D-100 EQUP



3A Intersection A @ 2-HR Rated Wall

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



3B Intersection B @ 2-HR Rated Wall

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

General Notes

1. REFER TO SCHEDULE SHEETS A0.1 THROUGH A0.6 FOR INFORMATION REGARDING WALLS, DOORS AND WINDOWS.
2. ALL FURNITURE N.I.C.

Keyed Notes

1. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL 2/A2.1
2. FLOOR DRAINS CONNECT TO STORMWATER SYSTEM, SEE MECHANICAL AND CIVIL
3. SLOPED FLOOR AREA (⅛"/FT) W/ TRENCH DRAIN, SEE DETAIL 4/A2.1
4. DRINKING FOUNTAIN, SEE MECHANICAL
5. UTILITY SINK, SEE MEACHANICAL
6. EYEWASH / SHOWER, SEE MECHANICAL
7. COLUMN LOCATION W/ 24" CONC. BOLLARD BASE. SEE STRUCTURAL AND DETAIL 3/A2.1
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14. WASHER / DRYER CONNECTIONS
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16. PAINT HOOD, SEE MECHANICAL
17. EXISTING SITE WALL
18. PRE-FABRICATED METAL MAN GATE, SEE SPECIFICATIONS
19. ROOF DRAIN AND OVERFLOW, SEE MECHANICAL. CONNECT TO STORMWATER MITIGATION SYSTEM, SEE CIVIL. DAYLIGHT OVERFLOW DRAIN @ 12" A.F.F. W/ BRASS ESCUTCHEON.
20. FIRE EXTINGUISHER CABINET, SEE DETAIL 2/A2.2
21. PRE-FABRICATED ROLLING METAL GATE W/ OPERATOR, SEE DETAIL 7/A6.4 AND 8/A6.4/A6.4
22. GATE ACCESS KEYPAD MOUNTED ON STEEL POST. VERIFY LOCATION WITH OWNER AND MANUFACTURER. SEE ELECTRICAL
23. RETAINING WALL AND RAILING, SEE LANDSCAPE DRAWINGS
24. CLEAR OPENING IN WALL, SEE ELEVATIONS
25. GAS METER LOCATION, SEE MECHANICAL
26. HVAC CONDENSER UNIT LOCATION, SEE MECHANICAL
27. BASE BID: GUARD RAILS IN PLACE OF PARTITION WALL FROM TOP OF STAIRS TO EAST WALL.
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29. METAL PIPE RAILING VERTICAL CLEARANCE BARRIER UNDER STAIRS PER ANSI 117.1 SECT 307.4. SEE ELEVATION 7/A7.1

Alternates List

ALTERNATE #1: ADD M&O BLDG, ASPHALT, FENCE, AND GRAVEL

ALTERNATE #2: CREW ROOM AND ASSOCIATED OFFICE WALLS, RESTROOM WALLS, DOORS AND FINISHES.

ALTERNATE #3: VEHICLE CANOPY, INCLUDING FOUNDATIONS, STRUCTURE, ROOFING AND FLASHING AT WALL.

KEY PLAN

10020 REGISTERED ARCHITECT
DAVID E. HIPP
STATE OF WASHINGTON

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION

ELEVATION: SEE SHEET V1.0 — HORIZONTAL

CBM NO.: N/A — NAVD 88 — VERTICAL

CITY DATUM — SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS CCS - ADOPTED 2/95

3.15.19 DRAWN: CLK
3.15.19 DESIGNED: DH
CHECKED
APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

SHEET TITLE: SECOND LEVEL
FLOOR PLAN
10.28.2019

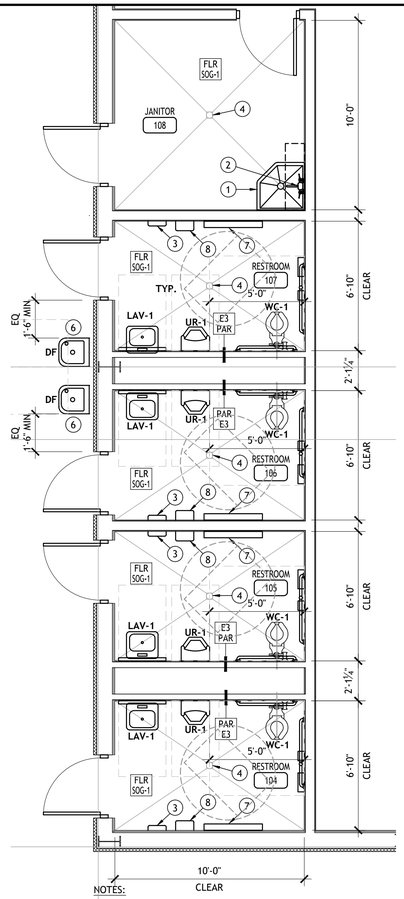
DATE: Oct 29, 2019 - 4:16pm by: mmorris

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER | DRAWING NUMBER: A 2.2

P#: 15 OF 32 | REVISION NO.:

FILE NAME:

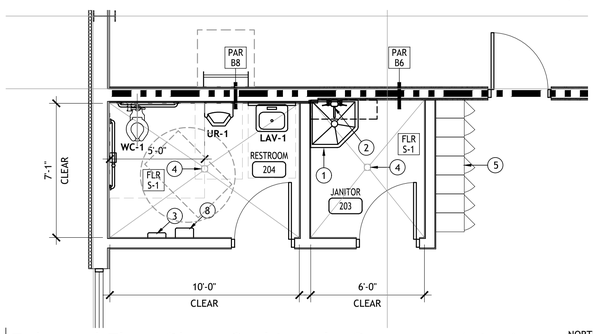


NOTES:

1. VERIFY RESTROOM CONFIGURATION AND ORIENTATION WITH FLOOR PLAN PRIOR TO ANY WORK.
2. DIMENSIONS ARE TO FINISHED SURFACE

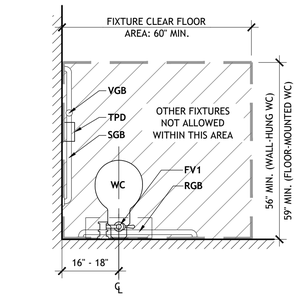
1 Enlarged Floor Plan - Main Floor Restrooms / Janitor

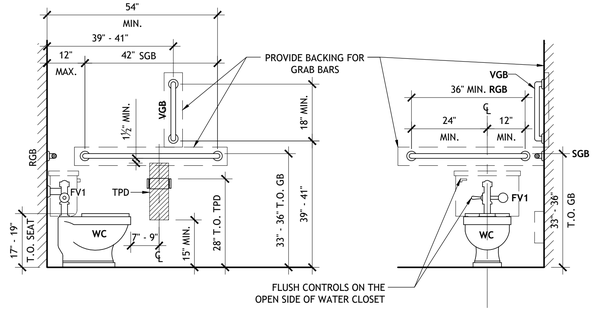
SCALE: 1/4" = 1'-0"



2 Enlarged Floor Plan - 2nd Level - Restroom / Janitor

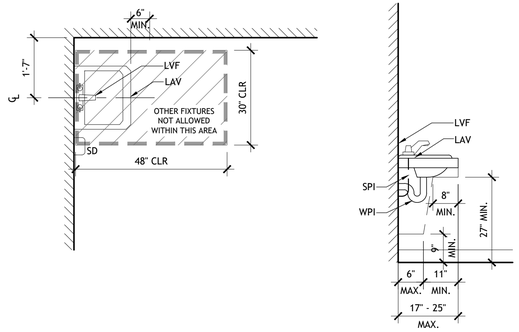
SCALE: 1/4" = 1'-0"





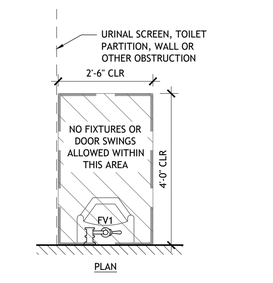
WC-1 Water Closet-01: Accessible Toilet

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



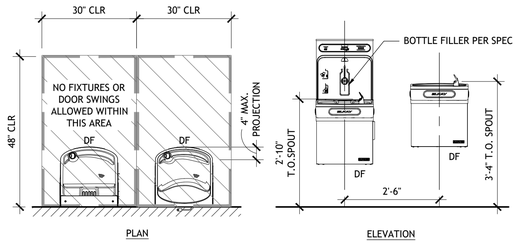
LAV-1 Accessible Lavatory

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



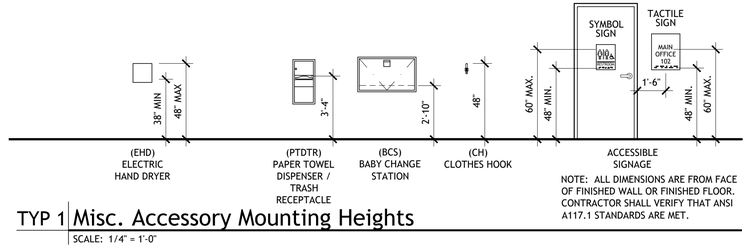
UR Urinal - Accessible

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



DF Drinking Fountain - Accessible

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



TYP 1 Misc. Accessory Mounting Heights

SCALE: 1/4" = 1'-0"

General Notes

1. REFER TO FINISH PLAN FOR INTERIOR ELEVATIONS AND FINISHES.

Keyed Notes

1. FLOOR MOUNTED MOP SINK
2. MOP FAUCET UNDER RACK AND SHELF
3. WASTE RECEPTACLE
4. FLOOR DRAIN W/ SLOPED FLOOR (⅛"/FT)
5. 12Wx18Dx36H METAL LOCKERS ON 6" PLATFORM, SEE DETAIL 3/AI 1.3
6. DRINKING FOUNTAIN
7. BABY CHANGING STATION
8. ELECTRIC HAND DRYER

Fixture Legend

BCS	BABY CHANGING STATION
DF	DRINKING FOUNTAIN
FD	FLOOR DRAIN
FV-1	FLUSH VALVE
LAV	LAVATORY
LVF	LAVATORY FAUCET
MIR	MIRROR
PTDWR	PAPER TOWEL DISPENSER / WASTE RECEPTACLE
RGB	REAR GRAB BAR
SD	SOAP DISPENSER
SGB	SIDE GRAB BAR
SNK	SINK - RESTROOM
TPD	TOILET PAPER DISPENSER
UR	URINAL
VGB	VERTICAL GRAB BAR
WC	WATER CLOSET
WPI	WASTE PIPE INSULATION
SPI	SUPPLY PIPE INSULATION

NOTE: PROVIDE TOILET ACCESSORIES AS INDICATED ON MATRIX AND ON TOILET DETAIL DRAWINGS .

Toilet Accessories Responsibility Matrix

CFCI - CONTRACTOR FURNISHED / CONTRACTOR INSTALLED

OFCI - OWNER FURNISHED / CONTRACTOR INSTALLED

A.	MIRROR:	CFCI
B.	TOILET TISSUE DISPENSER:	OFCI
C.	ELECTRIC HAND DRYER:	CFCI
D.	LIQUID SOAP DISPENSER:	OFCI
E.	GRAB BARS:	CFCI
F.	BABY CHANGING STATION:	CFCI
G.	WASTE RECEPTACLE:	CFCI

KEY PLAN

10020 REGISTERED ARCHITECT
DAVID E. HIPP
STATE OF WASHINGTON

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION

ELEVATION SEE SHEET V1.0	HORIZONTAL	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
CBM NO. N/A NAVD 88	VERTICAL	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
CITY DATUM	SCALE	

CURRENT DESIGN STANDARDS CCS - ADOPTED 2/95

3.15.19	DRAWN	CLK
3.15.19	DESIGNED	DH
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

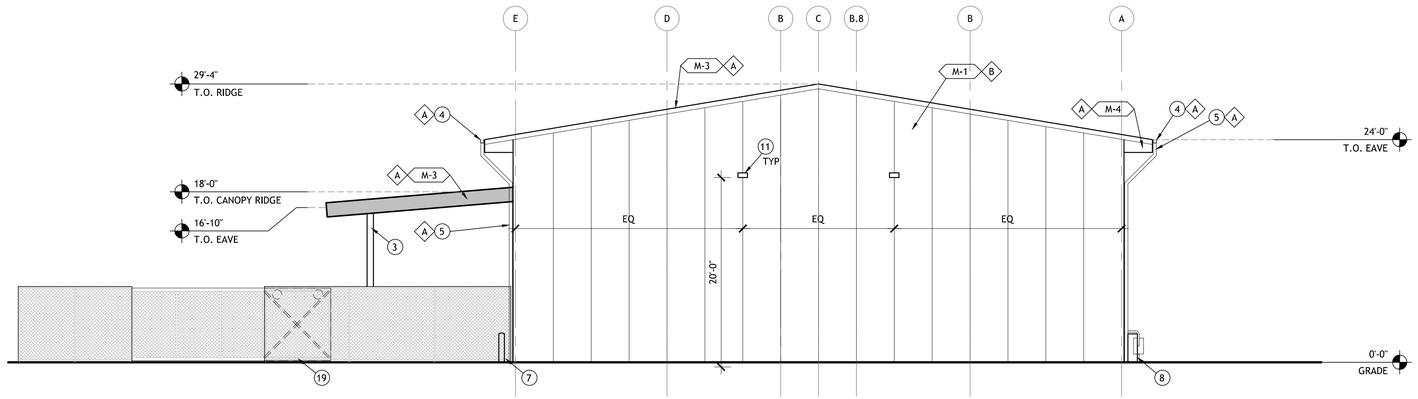
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

SHEET TITLE: RESTROOM / JANITOR
ENLARGED FLOOR PLAN AND DETAILS
10.28.2019

DATE: Oct 29, 2019 - 4:16pm by: mmorris

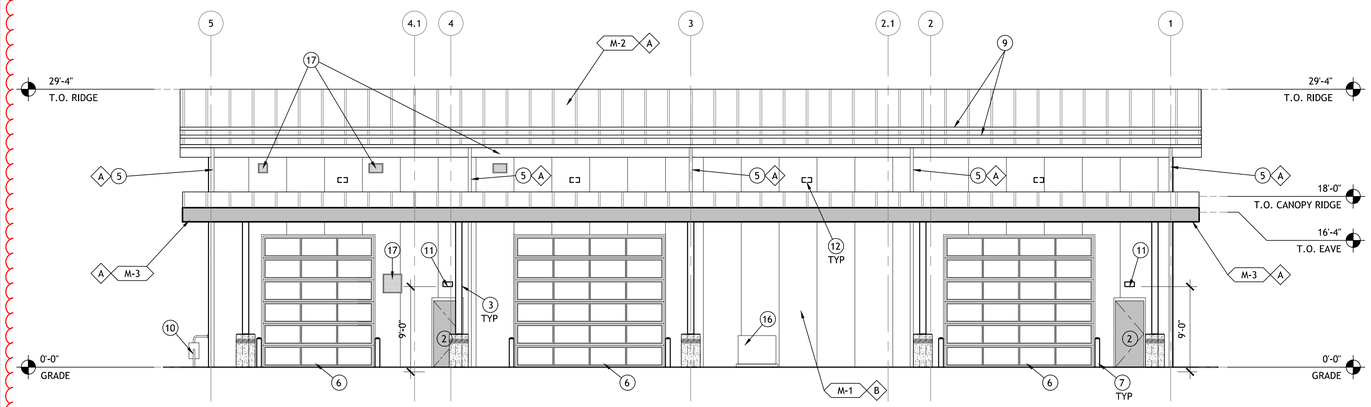
TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	A 2.3
P#: 16 OF 32	REVISION NO.:

FILE NAME:



1 North Elevation

SCALE: 1/8 = 1'-0"



2 East Elevation

SCALE: 1/8 = 1'-0"

Materials & Finishes

- M-1 PREFINISHED INSULATED MTL PANEL
- M-2 STANDING SEAM METAL ROOF SYSTEM
- M-3 PRE-FINISHED MTL FASCIA
- M-4 PRE-FINISHED MTL SOFFIT

Material Color Legend

- A COLOR: MATCH AEP SPAN 'WEATHERED COPPER'
- B COLOR: PREFINISHED MTL PANEL COLOR TO BE DETERMINED FROM MRF STANDARD COLORS

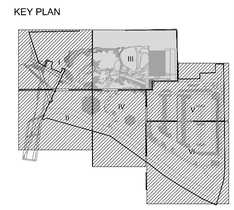
General Notes

1. CANOPY AND ASSOCIATED FRAMING ARE 'BID ALTERNATE #3'

Keyed Notes

1. ALUM. WINDOW SYSTEM W/ 1" INSULTED GLAZING
2. HOLLOW MTL DOOR AND FRAME, PAINTED
3. STEEL COLUMN, PAINTED, SEE STRUCTURAL
4. PRE-FINISHED MTL GUTTER
5. PRE-FINISHED MTL. DOWN SPOUT
6. OVERHEAD SECTIONAL DOOR
7. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL 2/A2.1
8. WATER FOUNTAIN, SEE PLUMBING
9. SNOW GUARDS, SEE ROOF PLAN
10. GAS METER LOCATION, SEE MECHANICAL
11. SURFACE MOUNT LIGHT FIXTURE, SEE ELECTRICAL
12. FOR ALT #1, PROVIDE WALL PACK LIGHTS. DELETE FOR ALT #3
13. EXTERIOR RESTROOM SIGN
14. RETAINING WALL AND GUARD RAIL, SEE LANDSCAPING
15. VERIFY DIMENSION IN FIELD AND W/ SKATE PARK DRAWINGS
16. HVAC CONDENSER UNIT, SEE MECHANICAL
17. PRE-FINISHED METAL LOUVER. COLOR TO MATCH ROOF SYSTEM. SEE MECHANICAL.
18. EXHAUST FLUE, SEE MECHANICAL
19. VINYL COATED CHAIN LINK PEOPLE W/ ROLLING GATE AND GATE OPERATOR

KEY PLAN



10020
REGISTERED ARCHITECT
DAVID E. HIPP
STATE OF WASHINGTON

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION

ELEVATION	SEE SHEET V1.0	HORIZONTAL	
CBM NO.	N/A	VERTICAL	
	NAVD 88		
CITY DATUM		SCALE	

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 — 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.15.19	DRAWN	CLK
3.15.19	DESIGNED	DH
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD,
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

SHEET TITLE: NORTH AND EAST ELEVATIONS

10.28.2019

DATE: Oct 30, 2019 - 2:17pm by: mmorris

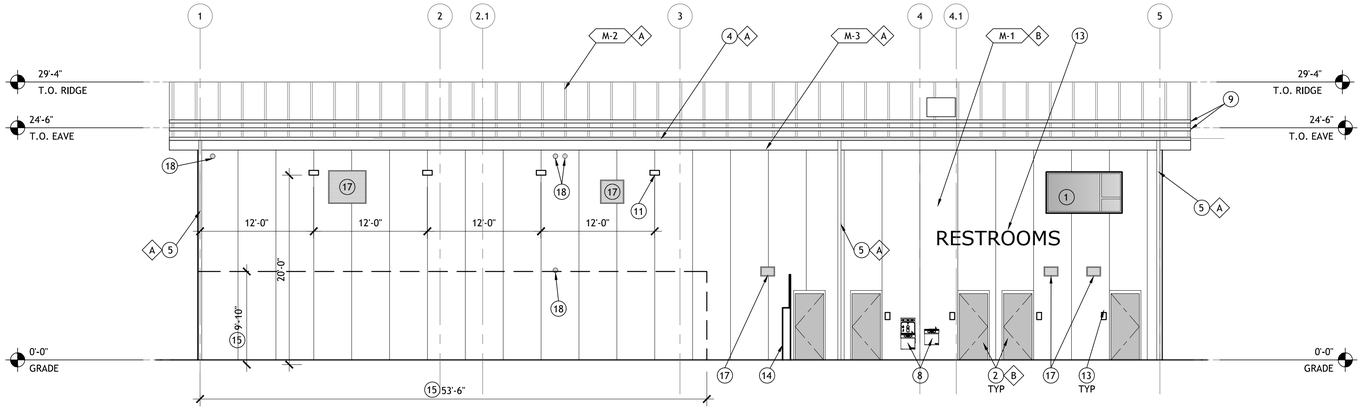
TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	A 5.1

PR 21 OF 32

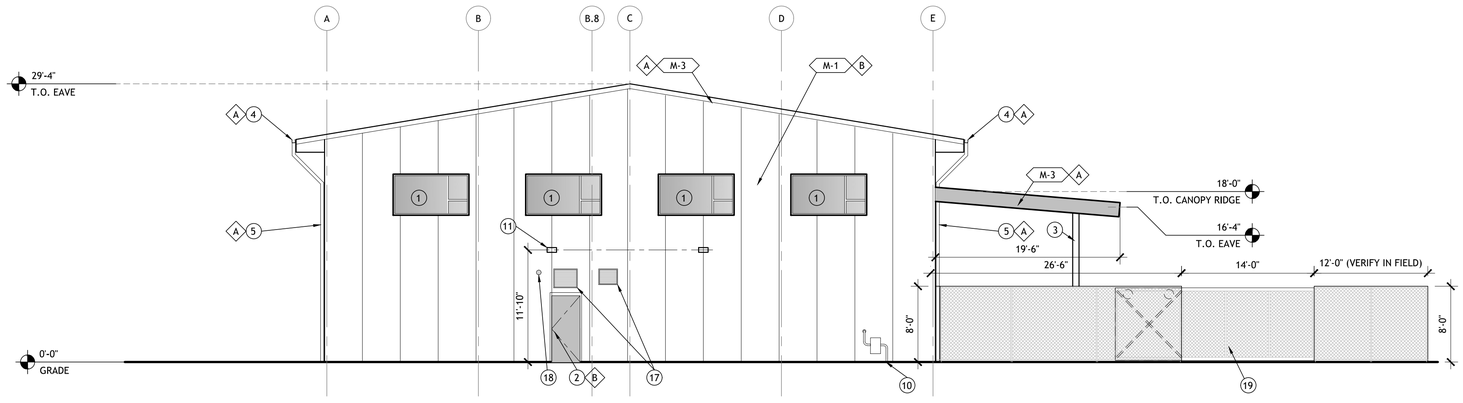
REVISION NO.

FILE NAME:



1 West Elevation

SCALE: 1/8 = 1'-0"



2 South Elevation

SCALE: 1/8 = 1'-0"

Materials & Finishes

- M-1 PREFINISHED INSULATED MTL PANEL
- M-2 STANDING SEAM METAL ROOF SYSTEM
- M-3 PRE-FINISHED MTL FASCIA
- M-4 PRE-FINISHED MTL SOFFIT

Material Color Legend

- A COLOR: MATCH AEP SPAN 'WEATHERED COPPER'
- B COLOR: PREFINISHED MTL PANEL COLOR TO BE DETERMINED FROM MRF STANDARD COLORS

General Notes

1. CANOPY AND ASSOCIATED FRAMING ARE 'BID ALTERNATE #3.

Keyed Notes

1. ALUM. WINDOW SYSTEM W/ 1" INSULTED GLAZING
2. HOLLOW MTL DOOR AND FRAME, PAINTED
3. STEEL COLUMN, PAINTED, SEE STRUCTURAL
4. PRE-FINISHED MTL GUTTER
5. PRE-FINISHED MTL. DOWN SPOUT
6. OVERHEAD SECTIONAL DOOR
7. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL 2/A2.1
8. WATER FOUNTAIN, SEE PLUMBING
9. SNOW GUARDS, SEE ROOF PLAN
10. GAS METER LOCATION, SEE MECHANICAL
11. SURFACE MOUNT LIGHT FIXTURE, SEE ELECTRICAL
12. FOR ALT #1, PROVIDE WALL PACK LIGHTS. DELETE FOR ALT #3
13. EXTERIOR RESTROOM SIGN
14. RETAINING WALL AND GUARD RAIL, SEE LANDSCAPING
15. VERIFY DIMENSION IN FIELD AND W/ SKATE PARK DRAWINGS
16. HVAC CONDENSER UNIT, SEE MECHANICAL
17. PRE-FINISHED METAL LOUVER. COLOR TO MATCH ROOF SYSTEM. SEE MECHANICAL.
18. EXHAUST FLUE, SEE MECHANICAL
19. VINYL COATED CHAIN LINK PEOPLE W/ ROLLING GATE AND GATE OPERATOR

KEY PLAN

10020
REGISTERED ARCHITECT
DAVID E. HIPP
STATE OF WASHINGTON

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION
ELEVATION SEE SHEET V1.0 — HORIZONTAL
CBM NO. N/A NAVD 88 — VERTICAL
CITY DATUM — SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 — 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS CCS - ADOPTED 2/95

3.15.19 DRAWN CLK
3.15.19 DESIGNED DH
CHECKED
APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

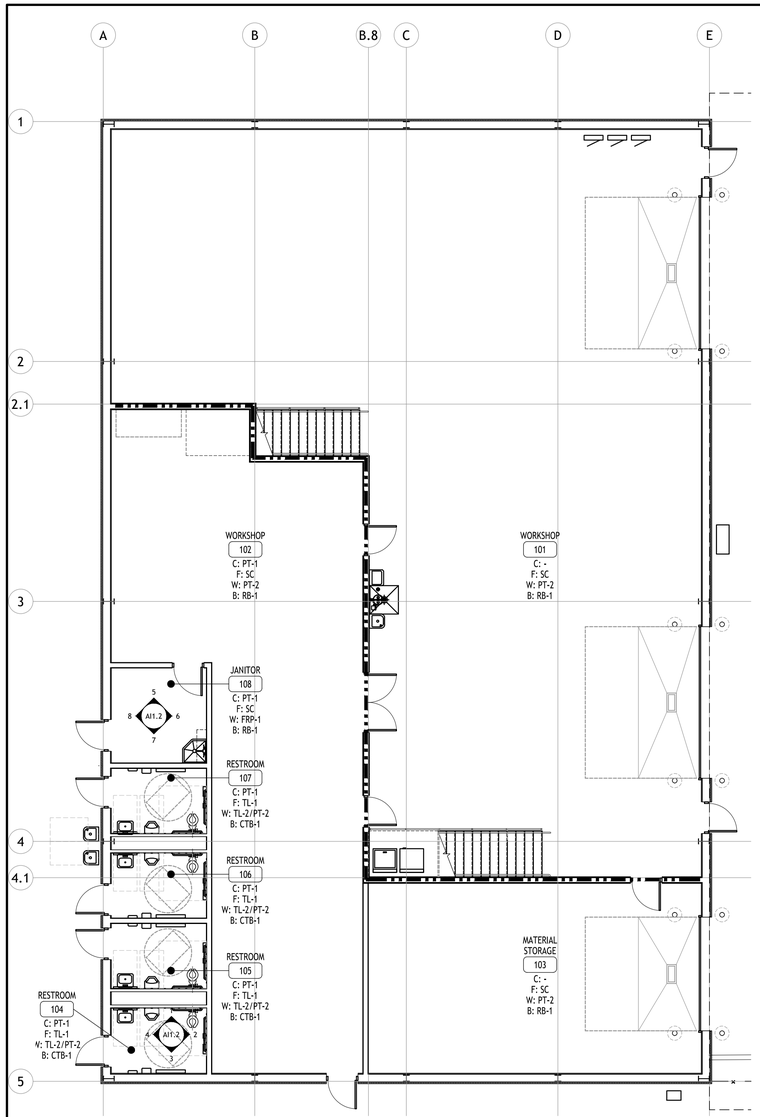
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

SHEET TITLE: SOUTH AND WEST ELEVATIONS

10.28.2019

DATE: Oct 29, 2019 - 4:16pm by: mmorris

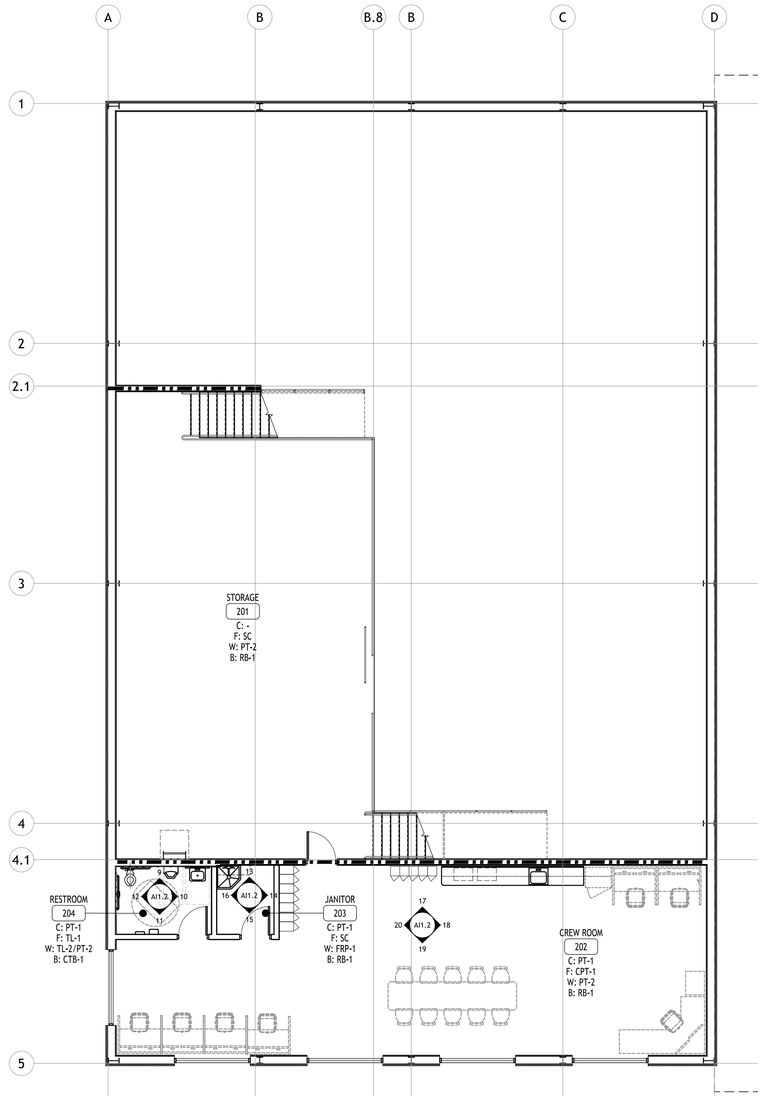
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER
DRAWING NUMBER: A 5.2
PR: 22 OF 32
REVISION #:
FILE NAME:



1 Finish Plan - Main Level

SCALE: 1/8" = 1'-0"

NORTH



2 Finish Plan - Second Level

SCALE: 1/8" = 1'-0"

NORTH

General Notes

1. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS.
2. REFERENCE SHEETS AI2.1 & AI2.2 FOR ROOM FINISH SCHEDULE & INFORMATION
3. REFERENCE FINISH PLANS ON SHEETS AI2.4 & AI2.5 FOR INFORMATION AND EXTENTS OF FLOOR AND WALL FINISHES.
4. REFERENCE REFLECTED CEILING PLANS ON SHEETS A2.6 & A2.7 FOR NFORMATION ON CEILING FINISHES, CLOUDS AND LOCATIONS.
5. CONTRACTOR TO COORDINATE ELECTRICAL, DATA AND INTERNET LOCATIONS WITH OWNER AND EQUIPMENT/FURNISHINGS SUPPLIER.
6. PROVIDE BACKING AT ALL UPPER CABINETS AND WALL MOUNTED EQUIPMENT LOCATIONS.
7. ALL MECHANICAL GRILLES / DIFFUSERS TO BE PAINTED TO MATCH ADJACENT SURFACE, TYP.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL CASEWORK TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO COORDINATE EQUIPMENT LOCATIONS, CLEARANCES AND OTHER REQUIREMENTS WITH OWNER AND EQUIPMENT/FURNISHINGS SUPPLIER PRIOR TO CONSTRUCTION.
10. REFER TO INTERIOR ELEVATIONS FOR ALL CASEWORK FINISHES AND LOCATIONS.
11. ALL OUTSIDE CORNERS TO RECEIVE CORNER GUARDS, AND BE INSTALLED FROM TOP OF WALL BASE TO 4'-0" AFF, U.N.O.
12. ALL DOOR FRAMES TO BE PAINTED PT-4 U.N.O. SEE DOOR SCHEDULE FOR DOOR AND RELITE FRAME TYPES AND DETAIL REFERENCES.
13. ALL WALL FINISH TRANSITIONS TO OCCUR AT NEAREST INSIDE CORNER OR REVEAL JOINT, U.N.O.
14. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION ON LOCATIONS OF FINISHES.
15. ALIGN ALL FLOOR TILE, TILE WALL BASE AND WALL TILE GROUT JOINTS, U.N.O.

Room Lable Diagram

ROOM NAME
ROOM #
C: CEILING FINISH
F: FLOOR FINISH
W: WALL FINISH
B: BASE TYPE

Finish Legend

SEALED CONCRETE

SC	NATURAL

CARPET TILE

CPT-1	FIELD SHAW CONTRACT STYLE: PRIMARY TILE #5T123 COLOR: STORM CLOUD #17597 INSTALL: PER MFG RECOMMENDED ASHLAR METHOD

BASE

RB-1	4" W/ TOE BURKE COLOR: ROCKY #660
CTB-1	6"x24" MATCH TL-2 WALL TILE FIELD CUT TO SIZE

PAINT

PT-1	GENERAL PAINT SHERWIN WILLIAMS COLOR: ALABASTER #SW 7008
PT-2	ACCENT PAINT SHERWIN WILLIAMS COLOR: AMAZING GRAY #SW 7044
PT-3	ACCENT PAINT SHERWIN WILLIAMS COLOR: GAUNTLET GRAY #SW 7019

PLASTIC LAMINATE

PLAM-1	COUNTER TOPS FORMICA NATURAL WEFT #5875-58
PLAM-2	BASE AND UPPER CABINETS FORMICA CITADEL WARP #5882-58

FIBERGLASS REINFORCED PLASTIC

FRP-1	JANITOR WALLS MARLITE STYLE: P340N COLOR: MED GREY TRIM: SCHLUTER EDGE TRIM

TILE

TL-1	PORCELAIN FLOOR TILE (24x24) DALTILE STYLE: PORTFOLIO COLOR: IRON GREY #PF06 GROUT: LATICRETE / DUSTY GREY #60
TL-2	CERAMIC WALL TILE (4x16) DALTILE STYLE: ELEVARE COLOR: LUNAR #EL40 INSTALL: STACKED GROUT: LATICRETE / BRIGHT WHITE #44

KEY PLAN

10020
REGISTERED ARCHITECT
DAVID E. HIPP
STATE OF WASHINGTON

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: SEE SHEET V1.0 FOR TEMPORARY BENCH MARK INFORMATION
ELEVATION: SEE SHEET V1.0 — HORIZONTAL
CBM NO.: N/A, NAVD 88 — VERTICAL
CITY DATUM — SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.15.19 DRAWN CLK
3.15.19 DESIGNED DH
CHECKED
APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
PERMIT SET

SHEET TITLE: FINISH PLAN

10.28.2019

DATE: Oct 29, 2019 - 4:16pm by: mmorris

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: AI 1.1
PR 30 OF 32 | REVISION NO.:
FILE NAME:

Concrete Buildings

3808 N. Sullivan Road, Building #7
Spokane, WA 99216
Toll Free: 800.696.5766
Phone: 509.921.8766
Fax: 509.928.8270

COLORS

Color Chart

AMBER ROSE	GEORGIA BRICK	SUN BRONZE	SALSA RED	BERRY MAUVE	ROSEWOOD	GOLDEN BEIGE	PUEBLO GOLD
BUCKSKIN	NATURAL HONEY	WESTERN WHEAT	OATMEAL BUFF	RICH EARTH	TOASTED ALMOND	COCA MILK	MOCHA CARMEL
SAND BEIGE	LIBERTY TAN	JAVA BROWN	CAPPUCCION CREAM	MALIBU TAUPE	NUSS BROWN	CHARCOAL GRAY	RAVEN BLACK
SAGE	HUNTER GREEN	EVERGREEN	GRANITE ROCK				

roof

Siding

Stone Color Options


Mountain Blend


Basalt


Natural Grey


Ramona

Concrete Buildings

3808 N. Sullivan Road, Building #7
Spokane, WA 99216
Toll Free: 800.696.5766
Phone: 509.921.8766
Fax: 509.928.8270

TEXTURES

Wall Textures

STANDARD

Barnwood

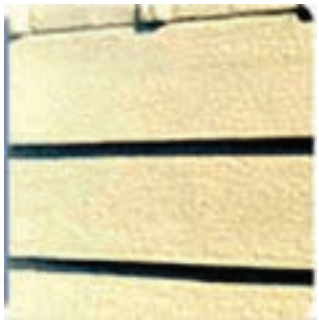
OPTIONAL

Split Face Block

Stucco

Exposed Aggregate

SPECIALITY



Horizontal Lap Siding

Board & Batt

Brick

Field Stone

River Rock

Napa Valley

Roof Textures

STANDARD

Cedar Shake

OPTIONAL

Delta

Exposed Aggregate

SPECIALITY

Tile

DENALI DOUBLE FLUSH TOILET BUILDING

NOTES

1. BUILDING IS DESIGNED TO COMPLY TO WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC).

2. DESIGN COMPLIES WITH THE PROVISIONS OF THE 2015 IBC FOR THE FOLLOWING LOADS:
   GROUND SNOW LOAD = 250 PSF
   FLOOR LOAD = 400 PSF
   IBC DESIGN SPECTRAL RESPONSE S_S = 1.631, S_1 = 0.748
   SITE CLASS: D
   SEISMIC USE GROUP: II
   SEISMIC DESIGN CATEGORY: D
   BEARING WALL SYSTEM R = 4.0
   A-5 INTERMEDIATE PRECAST SHEARWALLS
   BASIC WIND SPEED = 150 MPH (3-SECOND GUST),
   WIND EXPOSURE C, I = 1.0

3. CONSTRUCTION TYPE: V-B
   OCCUPANCY: B
   EXTERIOR WALLS: 1-HR RATED PER IBC TABLE 721.1(2), ITEM 4-1.1
   UNLIMITED UNPROTECTED OPENINGS IN ACCORDANCE WITH IBC 705.8.1 EXCEPTION 2 AND TABLES 601 & 602
   MINIMUM FIRE SEPARATION DISTANCE: 10 FEET

4. CONCRETE STRENGTH f'ci = 2500 PSI INITIAL f'c = 5000 PSI
   FINAL AIR ENTRAINMENT 6% ± 1 1/2% IN PLASTIC CONCRETE.
   REINFORCING STEEL: GRADE 60, Fy = 60 KSI
   MINIMUM LAP 18" AT SPLICES. TIE BARS WITH DOUBLE ANNEALED 16 GA IRON WIRE. REINFORCING TO BE PLACED IN CENTER OF PANEL UNO. REINFORCING STEEL SHALL BE ACCURATELY PLACED, ADEQUATELY SUPPORTED AND SECURED AGAINST DISPLACEMENT BEFORE CONCRETE IS PLACED AND SHALL ALSO MET THE STANDARDS SET FORTH IN ACI 318.
   WELDED WIRE FABRIC (W.W.F.): 4x4xW8xW8, Fy=65 KSI (OR EQUIVAL). COMPLY WITH ASTM A82, SMOOTH WIRE, MIN. LAP 2 SQUARES.

5. EMBEDDED ITEMS IDENTIFIED ON DRAWINGS(i.e. PS-2, R301) REFER TO CXT STANDARD EMBEDMENT CATALOG.

6. BACK OF PANELS TO HAVE SMOOTH TROWEL FINISH U.N.O. ALL SURFACES TO BE TEXTURED ARE NOTED ON PANEL DWG'S

7. REFER TO SEPARATE CXT INCORPORATED SPECIFICATIONS COVERING DESIGN, MATERIALS, PRODUCTION, AND INSTALLATION CRITERIA FOR SPECIFIC STYLE OF BUILDING.

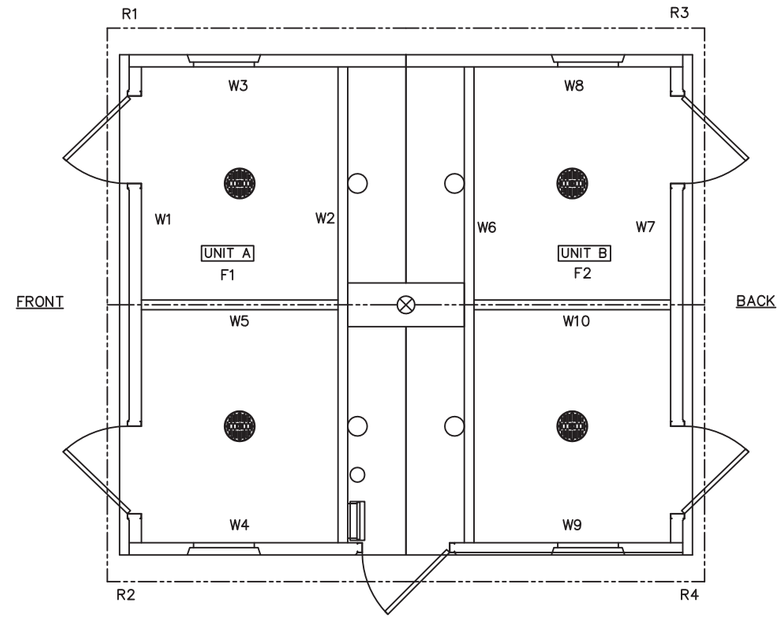
8. ALL REBAR BENDS TO HAVE A MINIMUM RADIUS OF 6x THE BAR DIAMETER.

9. INSTALLATION TO MEET APPLICABLE LOCAL, STATE & FEDERAL CODES, BY OTHERS.

10. ADEQUATE PLUMBING FACILITIES MUST BE PROVIDED IN ACCORDANCE WITH 2015 IBC 2902.3.2 (NOT BY CXT).

11. BUILDING DOES NOT CONTAIN CONDITIONED SPACE. NO ENVELOPE REQUIREMENTS.

PANEL MARK NO. KEY PLAN



APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
ICC/ANSI A117.1-09 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, WITH STATEWIDE AMENDMENTS
2015 UNIFORM PLUMBING CODE WITH STATEWIDE AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE WITH STATEWIDE AMENDMENTS
2017 NATIONAL ELECTRICAL CODE (NEC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE / WASHINGTON STATE ENERGY CODE

SPECIAL CONDITIONS AND/OR LIMITATIONS

ACCESSIBILITY TO THIS BUILDING, INCLUDING PARKING IS TO BE PROVIDED BY OTHERS AND CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

INDEX OF DRAWINGS

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER

EXPIRES April 23, 2021

June 25, 2019

CASTING TOLERANCES:

OVERALL LENGTH OR WIDTH
10 FT OR UNDER = ± 1/8"
10 TO 20 FT = +1/8", -3/16"
20 TO 40 FT = ±1/4"
TOTAL THICKNESS = -1/8, +1/4
VARIATION FROM SQUARE = ±1/8 PER 6 FT OF DIAGONAL
LOCAL SMOOTHNESS = 1/4" IN 10 FT
SWEEP = ±1/4"
POSITION OF TENDONS = ±1/4"
POSITION OF BLOCKOUTS = ±1/4"
SIZE OF BLOCKOUTS = ±1/4"
POSITION OF EMBEDS = ±1/4"
TIPPING AND FLUSHNESS OF PLATES = +1/16, -1/4
BOWING = LENGTH/360
END SQUAREDNESS = ±1/8"

WASHINGTON STATE TAG & APPROVAL REQUIRED

WALL TEXTURE: HORIZONTAL LAP / BRICK
WALL COLOR: BUCKSKIN (LAP) / ROSEWOOD (BRICK)

ROOF TEXTURE: RIBBED METAL
ROOF COLOR: POLIGON PATINA GREEN

TRIM PAINT: BROWN

CXT
Precast Products
3808 N. Sullivan Bldg. #7 Spokane, WA 99216
901 N. Highway 77 Hillsboro, TX 76645
362 Waverly Road Williamstown, WV 26187

PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	NTS	DATE	4-30-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	

COVER SHEET

DWG NO.	SHEET	REV.
DNS-01	1 / 29	

DENALI SECTIONAL

RECOMMENDED HANDLING AND INSTALLATION INSTRUCTIONS

NOTES:

1. THE DENALI SECTIONAL STYLE BUILDING CONSISTS OF TWO SEPARATE UNITS TO BE PLACED AND JOINED AT THE PROJECT SITE. PROPER SITE PREPARATION AND HANDLING IS ESSENTIAL FOR THE SAFE AND PROPER INSTALLATION OF THE BUILDING.

2. PROVIDE SHALLOW TRENCH WITH ROLLED EDGES ALONG BUILDING JOINT LINES TO PREVENT TRAPPING MATERIAL BETWEEN UNITS BEING DRAWN TOGETHER.

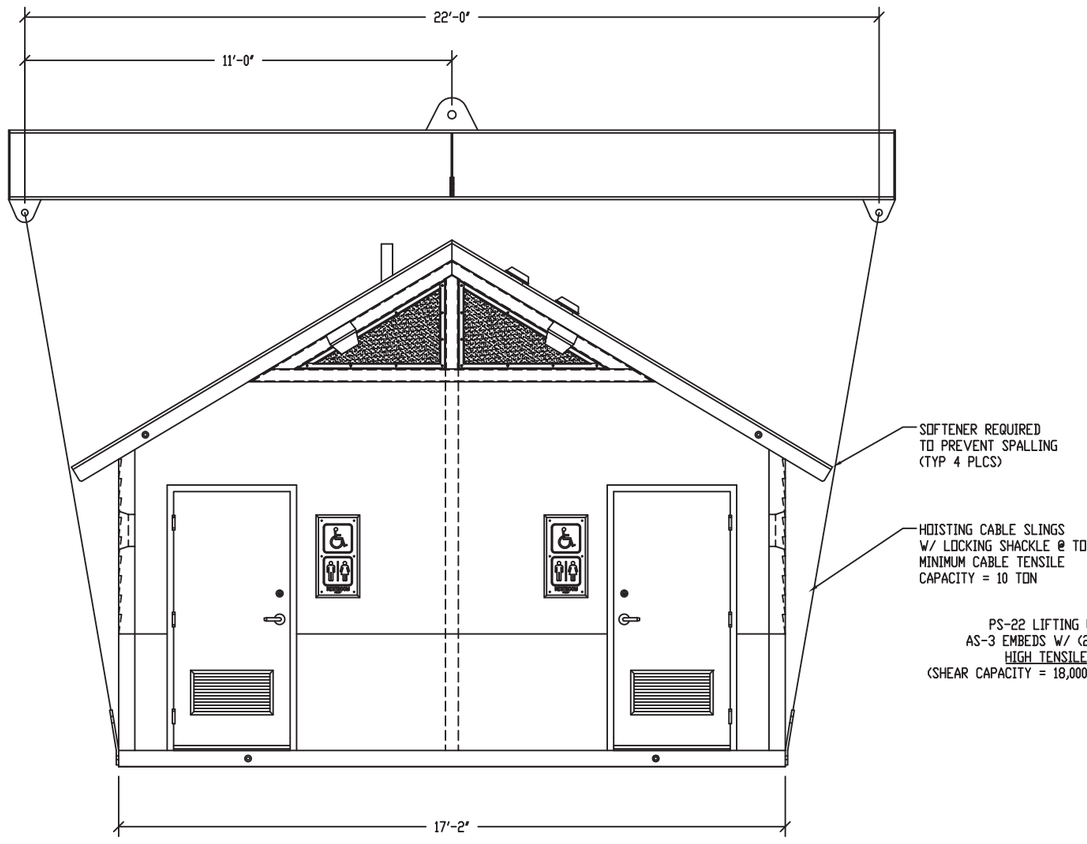
3. PLACE UNITS AS CLOSE TO ONE ANOTHER AS POSSIBLE. SPACE BETWEEN UNITS SHOULD NOT EXCEED 1" AT INITIATION OF POST-TENSIONING. MAXIMUM ALLOWABLE FINISH JOINT SPACE BETWEEN UNITS SHALL BE 1/2".

4. POST-TENSIONING TO DRAW UNITS INTO CONTACT SHALL BE ACCOMPLISHED WITH EQUIPMENT PROVIDED BY CXT BY PROPERLY TRAINED PERSONNEL. INSTRUCTIONS PROVIDED BY CXT SHALL BE CAREFULLY ADHERED TO. ALL NECESSARY SAFETY PRECAUTIONS SHALL BE TAKEN BY INSTALLATION PERSONNEL. STRESS TENDONS TO DRAW UNITS TOGETHER AND TO RETAIN A MINIMUM EFFECTIVE FORCE IN EACH TENDON OF 2 KIPS AFTER ALL LOSSES.

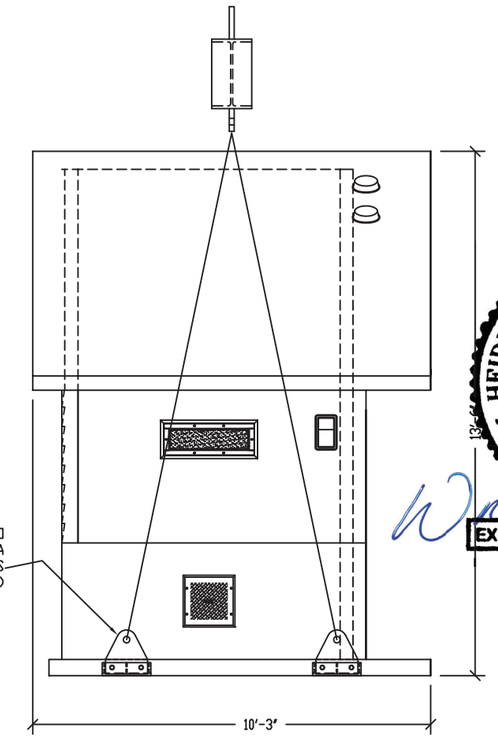
5. AFTER COMPLETION OF BUILDING PLACEMENT, BLOCKOUTS AT POST-TENSIONING ANCHORAGE POINTS SHALL BE FILLED WITH NON-METALLIC, NON-SHRINK GROUT. PROVIDE SMOOTH, NEAT FINISH COMPATIBLE WITH SURROUNDING CONCRETE SURFACES. MATCH CONCRETE COLOR.

6. PROVIDE UTILITY CONNECTIONS (PLUMBING & ELECTRICAL) AS REQUIRED AND/OR AS CALLED FOR ON THE DRAWINGS.

7. FILL FLOOR BLOCKOUTS AFTER COMPLETION OF UTILITY HOOKUPS WITH CONCRETE. SLOPE TO DRAIN.



FRONT ELEVATION



RIGHT SIDE ELEVATION

CRANE LIFTING SCHEMATIC - UNITS A & B

SHIPPING WEIGHTS AND DIMENSIONS DNS-026				
SECTION	WEIGHT	LENGTH	WIDTH	HEIGHT
UNIT A	51,500	17'-2"	10'-3"	13,-6"
UNIT B	51,500	17'-2"	10'-3"	13'-6"

NOTES:
1. C.G. IS APPROXIMATE
2. WEIGHT IS APPROXIMATE
3. DRINKING FOUNTAIN & CHASE DOOR SHIPPED LOOSE & FIELD INSTALLED.

EMBEDDED MATERIALS	
ITEM	QTY
P.T. CABLE 23'-0"	4
CHUCKS & WEDGES	8
GROUT (BAGS)	4

CU. FT. CONC.	SQ. FT. W.W.F.
APPROXIMATE WEIGHT	

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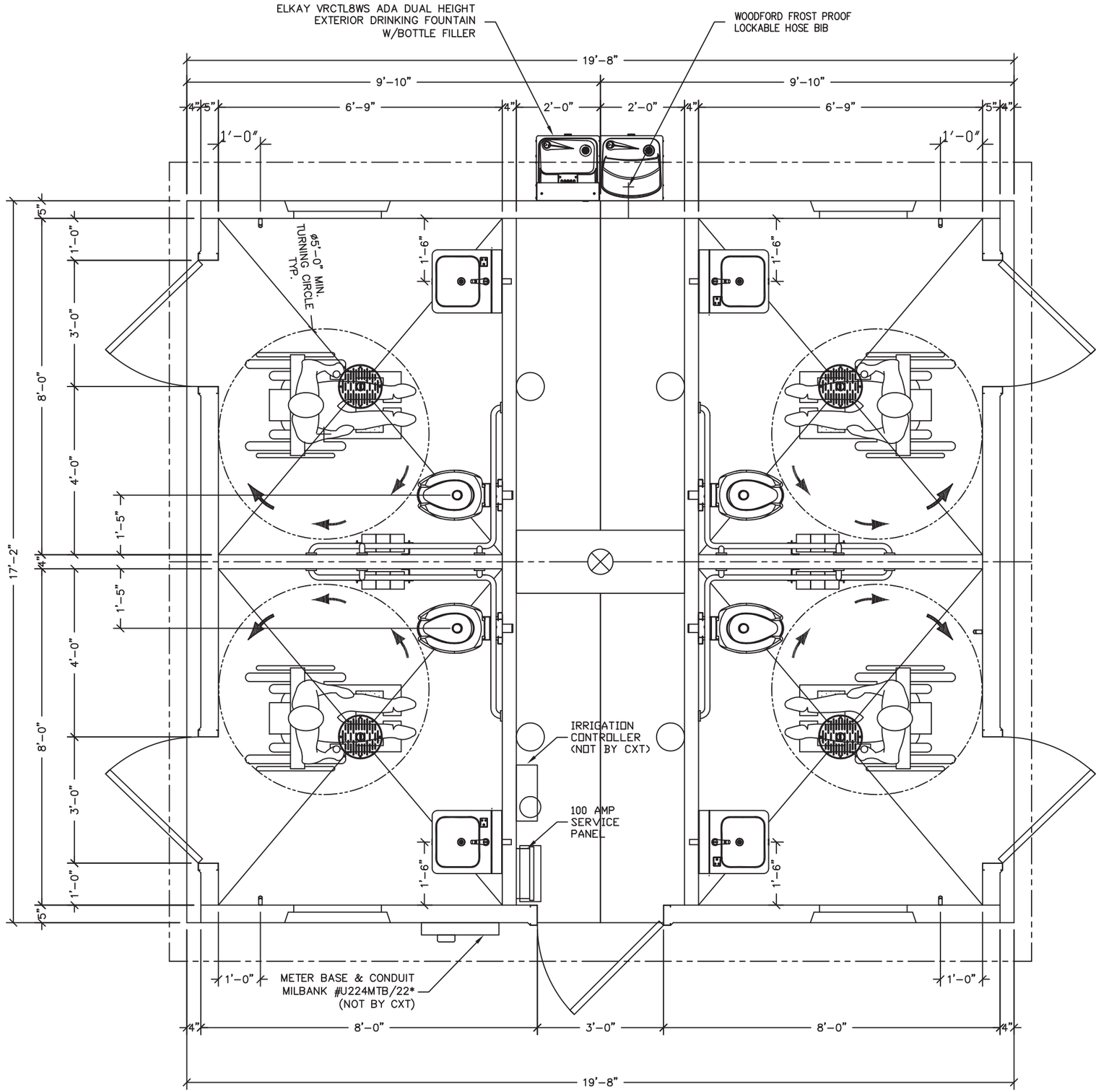
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	48

HANDLING INSTRUCTIONS

DWG NO.	SHEET	REV.
DNS-02	2 / 29	



June 25, 2019

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PROJECT TITLE

DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	3/8"=1'-0"	DATE	4-30-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	32

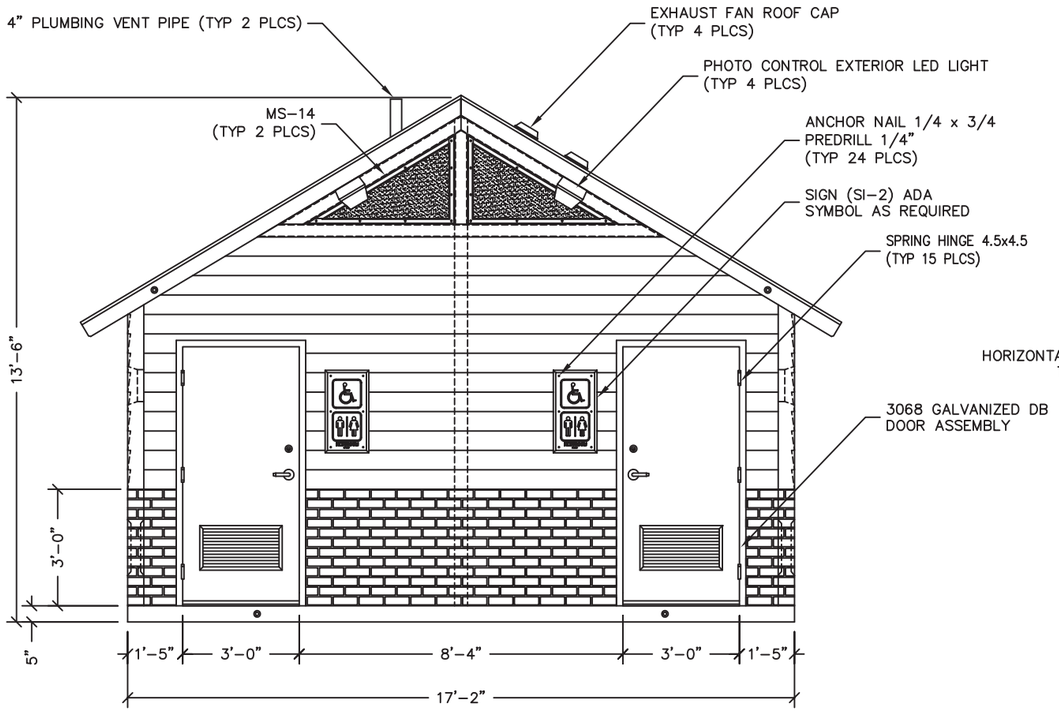
FLOOR PLAN

DWG NO. DNS-03

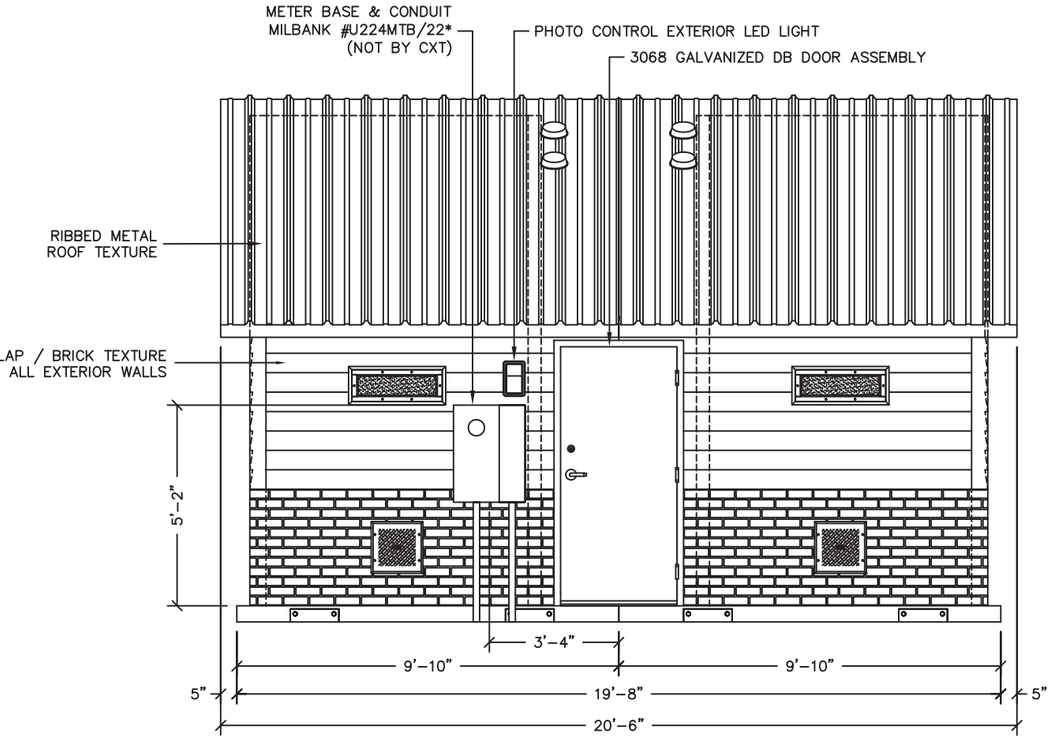
SHEET 3 / 29

REV.

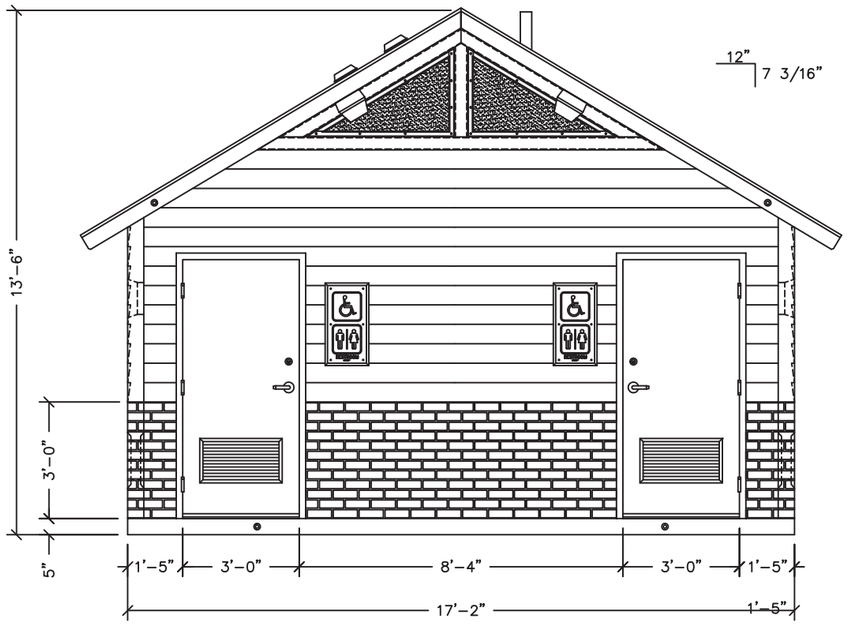
NOTE: BASELINE OF LOWEST TACTILE CHARACTER ON SIGN TO BE 48"–60" AFF.



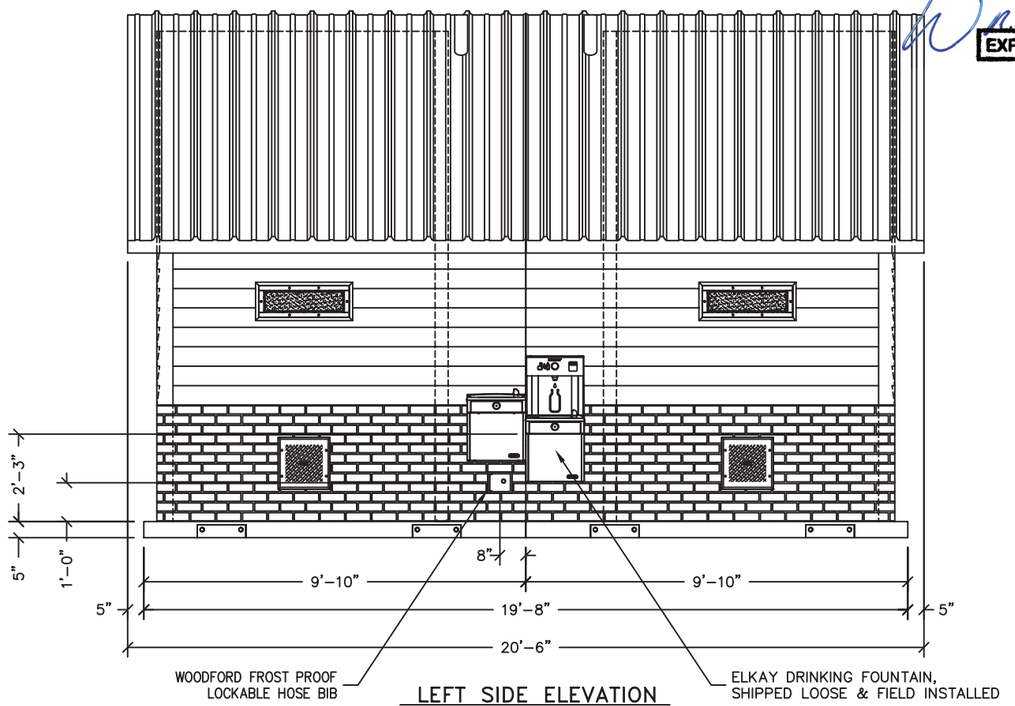
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

EMBEDDED MATERIALS	
ITEM	QTY
3068 DOOR ASSEMBLY	5
SPRING HINGE 4.5x4.5	15
MS–14	2
SI–2	4
ANCHOR NAIL 1/4x3/4	24
DRINKING FOUNTAIN W/ BOTTLE FILLER	1
EXTERIOR HOSE BIB	1

CU. FT. CONC.	SQ. FT. W.W.F.
APPROX. WEIGHT	

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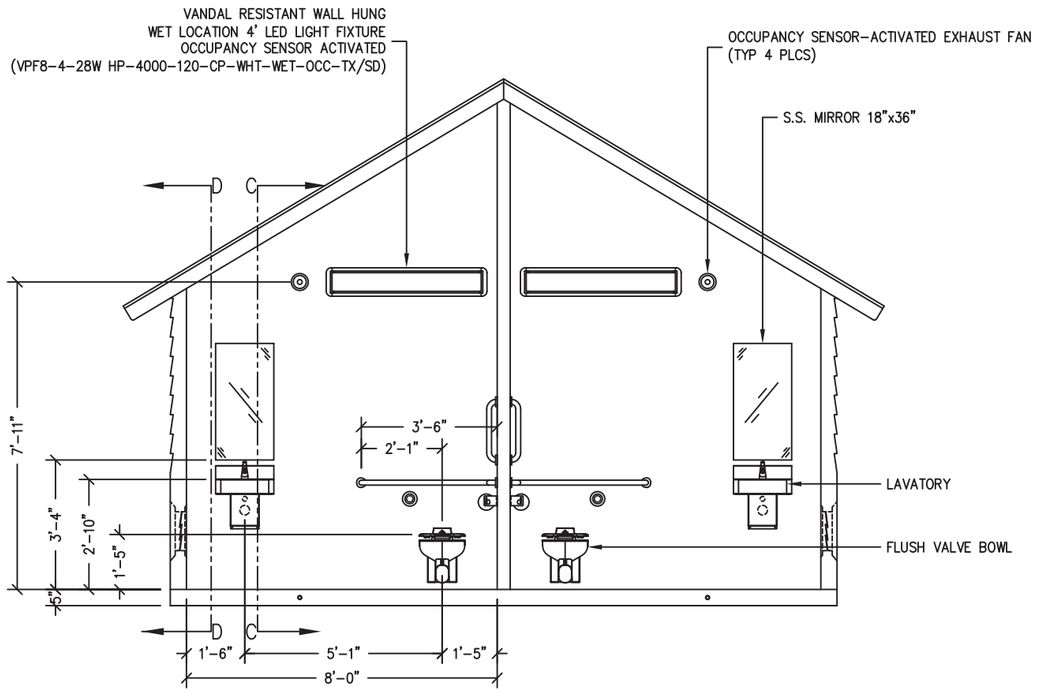
PROJECT TITLE

DENALI SECTIONAL
BUILDING NUMBER DNS–026

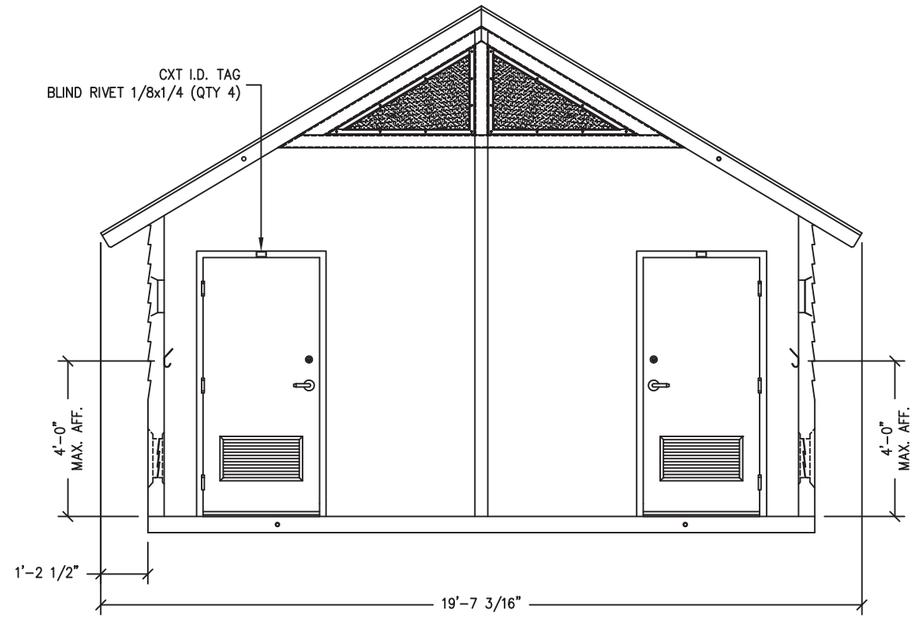
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'–0"	DATE	4–30–19
DRAWN	DANA B	FILE NO.	DNS–026
CHECKED	RDW	PLOT	48

BUILDING ELEVATIONS

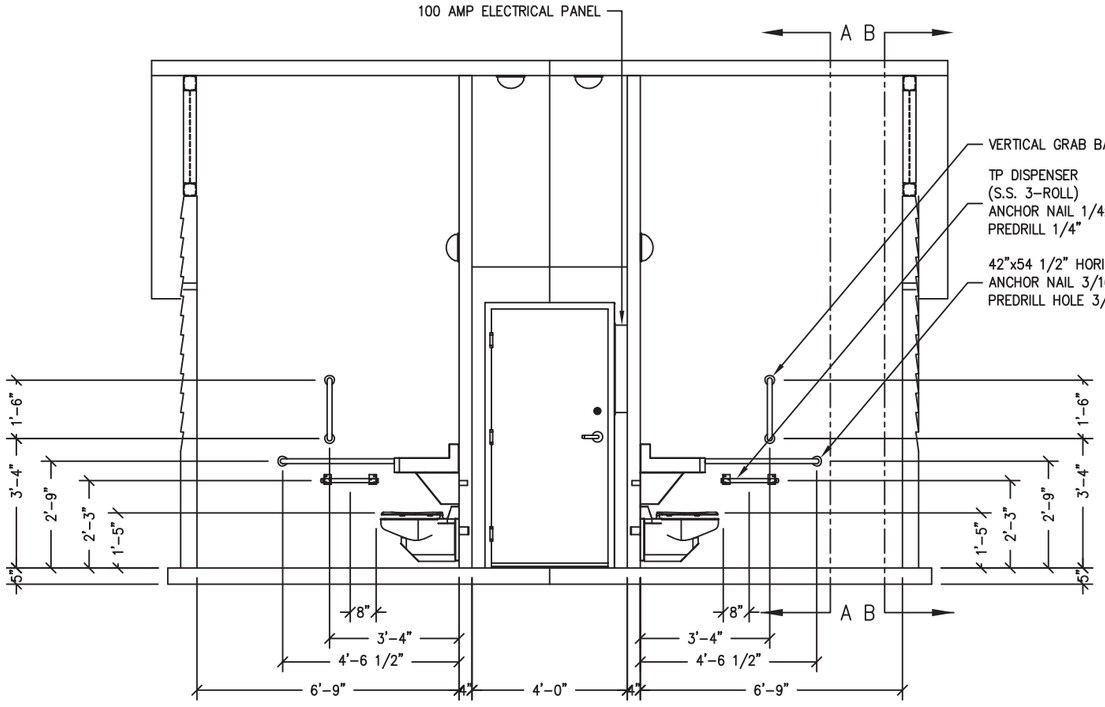
DWG NO.	SHEET	REV.
DNS–04	4 / 29	



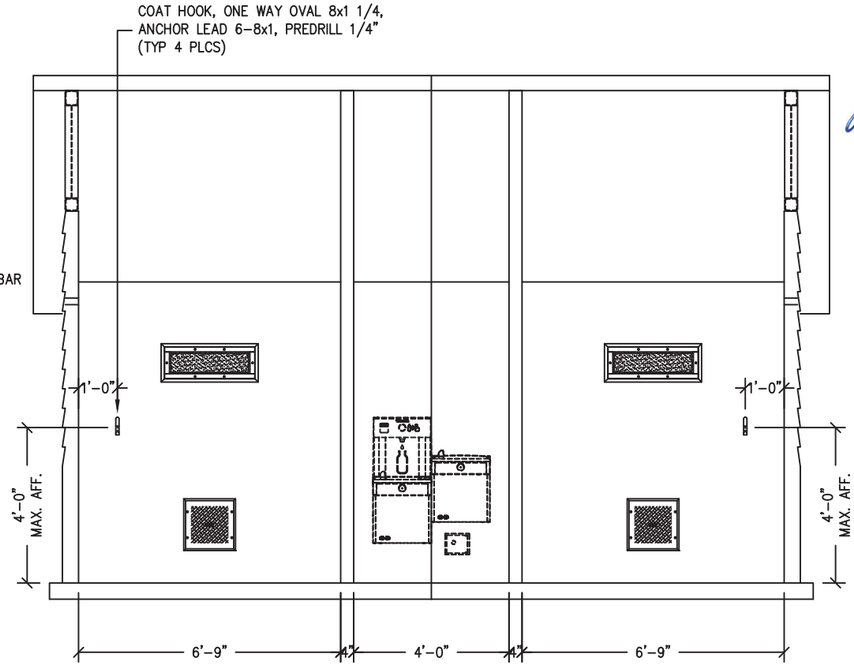
SECTION A – A



SECTION B – B



SECTION C – C



SECTION D – D

EMBEDDED MATERIALS	
ITEM	QTY
BLIND RIVET 1/8x1/4	8
GRAB BAR	4
TP DISPENSER	4
TOILET PAPER ROLL	12
COAT HOOK	4
DOOR STOP	4
ONE WAY OVAL 8x1 1/4	8
ANCHOR LEAD 6-8x1	8
CXT I.D. TAG	4
ANCHOR NAIL 1/4x1	24
ANCHOR NAIL 1/4x3/4	16
ANCHOR NAIL 3/16x7/8	36
SS MIRROR 18x36"	4

CU. FT. CONC.	SQ. FT. W.W.F.

APPROXIMATE WEIGHT

HEIDEN, WILLIAM RICHARD III
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PROJECT TITLE

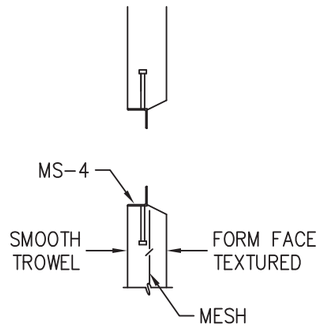
DENALI SECTIONAL

BUILDING NUMBER DNS-026

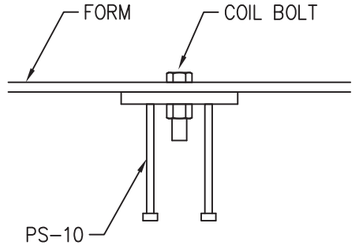
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	4-30-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	48

BUILDING INTERIOR ELEVATIONS

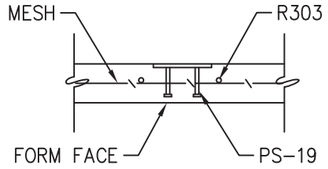
DWG NO.	SHEET	REV.
DNS-05	5 / 29	



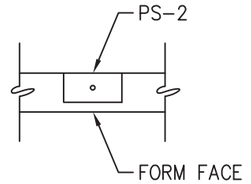
DETAIL A-6
SCALE 3/4" = 1'-0"



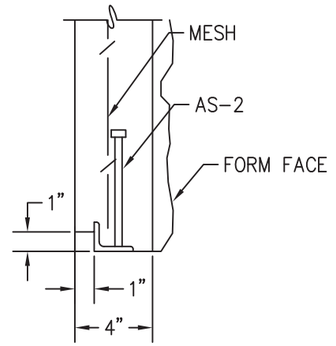
DETAIL B-6
SCALE 1 1/2" = 1'-0"



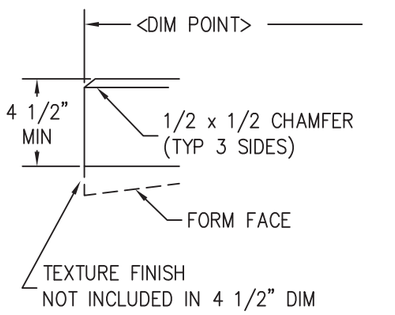
DETAIL C-6
SCALE 3/4" = 1'-0"



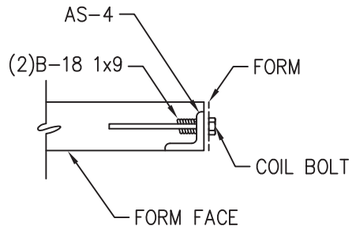
DETAIL D-6
SCALE 3/4" = 1'-0"



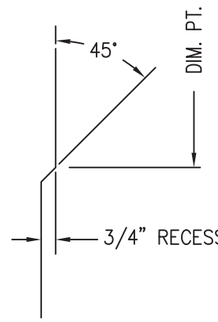
DETAIL E-6
SCALE 1 1/2" = 1'-0"



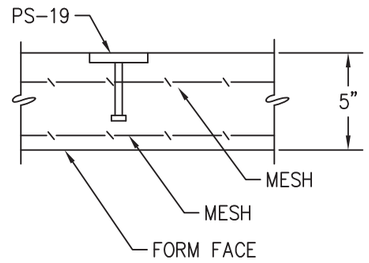
DETAIL F-6
SCALE 1 1/2" = 1'-0"



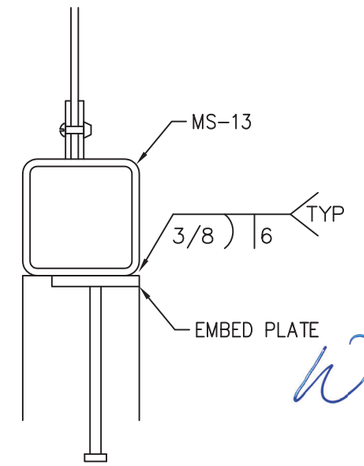
DETAIL G-6
SCALE 3/4" = 1'-0"



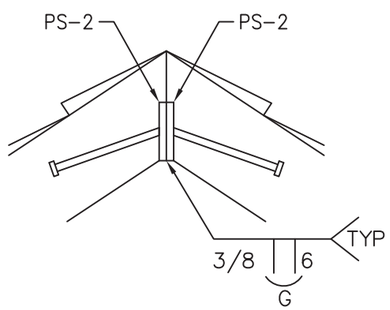
DETAIL H-6
SCALE 1 1/2" = 1'-0"



DETAIL I-6
SCALE 1 1/2" = 1'-0"

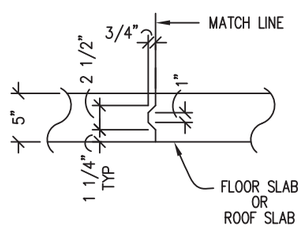


DETAIL J-6
SCALE 1 1/2" = 1'-0"

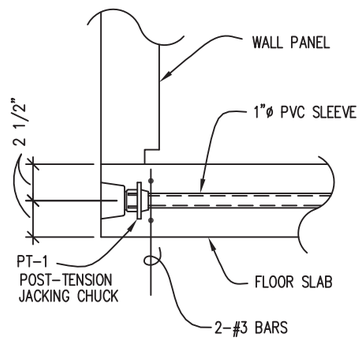


NOTE: ALL OTHER WELDED CONNECTIONS
3/16 x 6 FILLET
UNLESS OTHERWISE SPECIFIED.

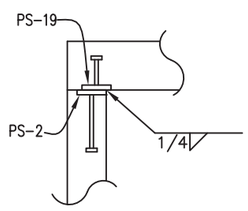
DETAIL K-6
SCALE 1 1/2" = 1'-0"



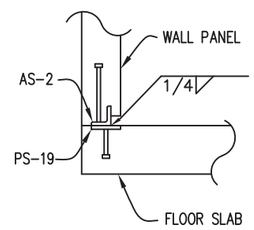
DETAIL L-6
SCALE 3/4" = 1'-0"



DETAIL M-6
SCALE 1 1/2" = 1'-0"



TYP. WALL TO WALL PANEL
WELDED CONNECTION



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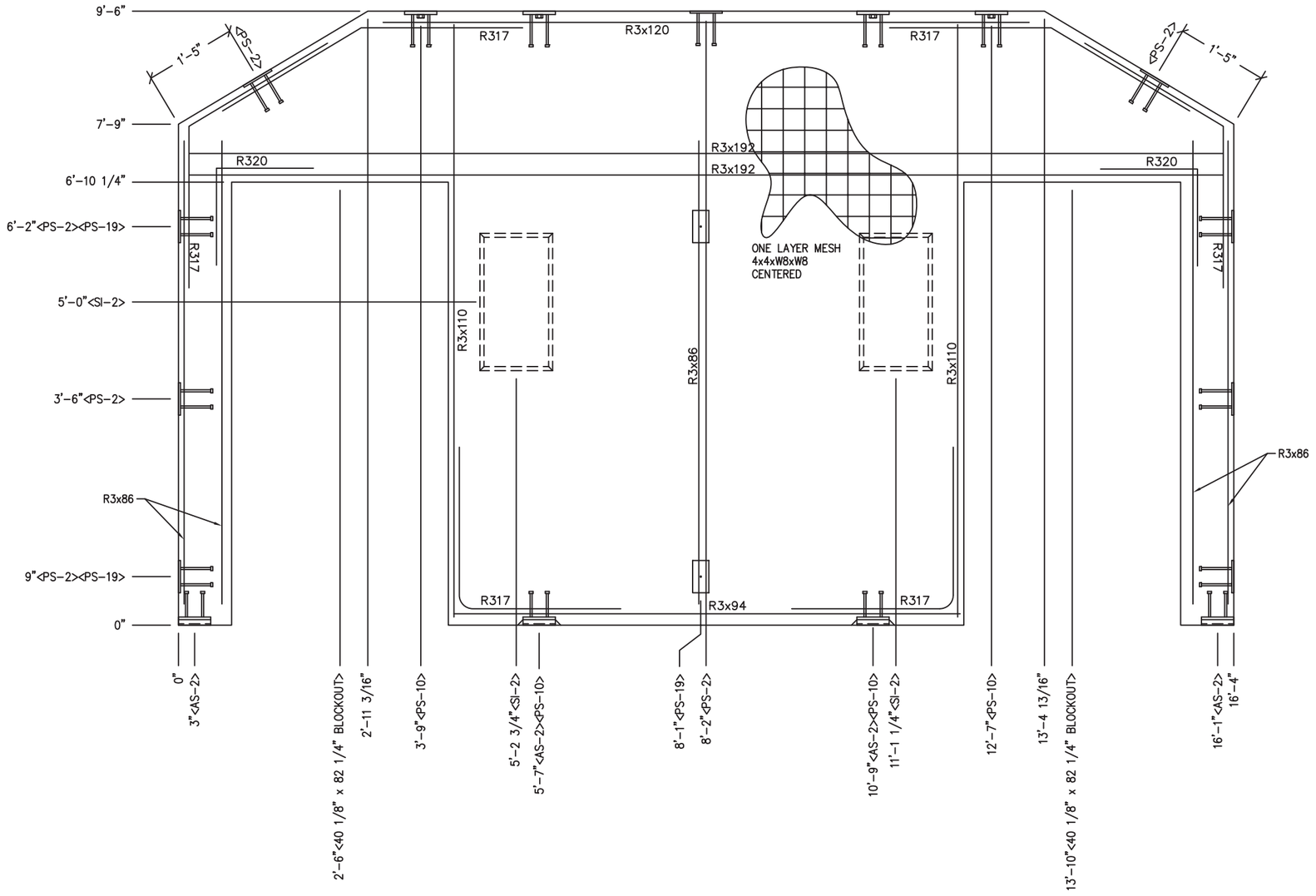
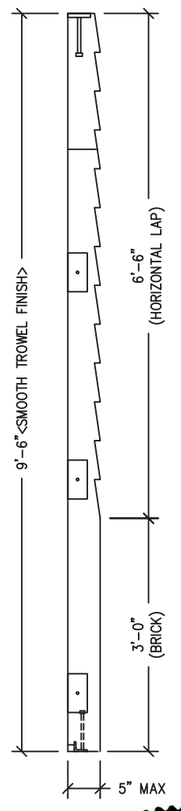
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	3/4"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	16

CASTING DETAILS

DWG NO. DNS-06
SHEET 6 / 29
REV.





EMBEDDED MATERIALS	
ITEM	QTY
AS-2	4
PS-2	9
PS-10	4
PS-19	2
R317	6
R320	4
R3x94	2
R3x86	10
R3x110	4
R3x120	2
R3x192	4
SI-2 MOLD	2
40 1/8" x 82 1/4" B.O.	2

CU. FT. CONC.	SQ. FT. W.W.F.
40.5 (1.50)	105

APPROXIMATE WEIGHT
6,075

HEIDEN, WILLIAM RICHARD III
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NOTES:

1. WALL THICKNESS = 4" +TEXTURE
2. EXCEPT R317, REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER REBAR TO BE CENTERED IN PANEL.

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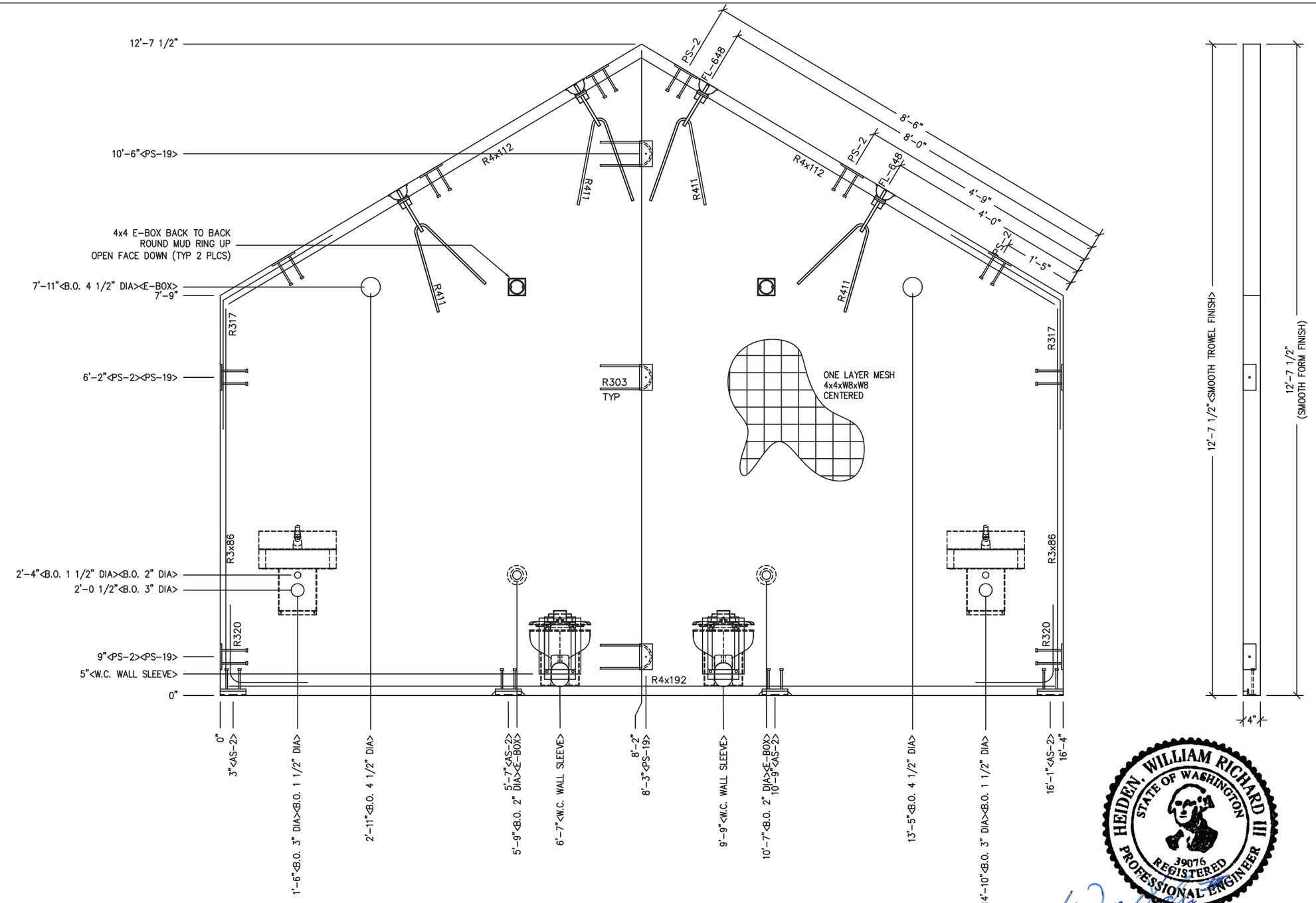
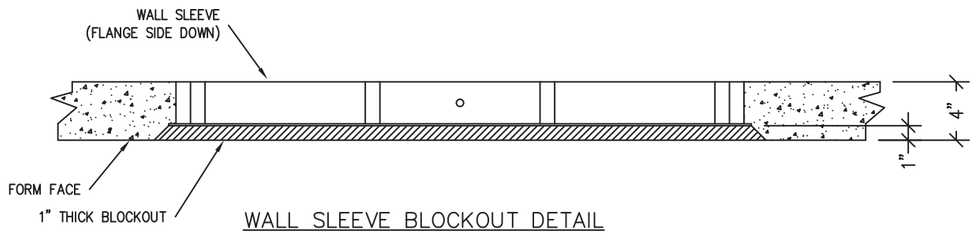
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W1

DWG NO. DNS-07
SHEET 7 / 29
REV.





WALL SLEEVE BLOCKOUT DETAIL

EMBEDDED MATERIALS	
ITEM	QTY
AS-2	4
PS-2	10
PS-19	3
FL-648	4
R411	4
R303	3
R3x86	4
R320	4
R4x192	1
R317	2
R4x112	2
B.O. 4 1/2" DIA	2
B.O. 2" DIA	2
B.O. 3" DIA	2
B.O. 1 1/2" DIA	2
4x4 E-BOX	4
ROUND MUD RING	2
W.C. WALL SLEEVE	2

CU. FT. CONC.	SQ. FT. W.W.F.
55.2 (2.04)	166

APPROXIMATE WEIGHT
8,280

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NOTES:

1. WALL THICKNESS = 4"
2. R320 & R3x86 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER REBAR TO BE CENTERED IN PANEL.

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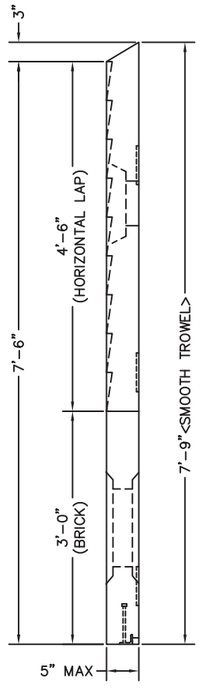
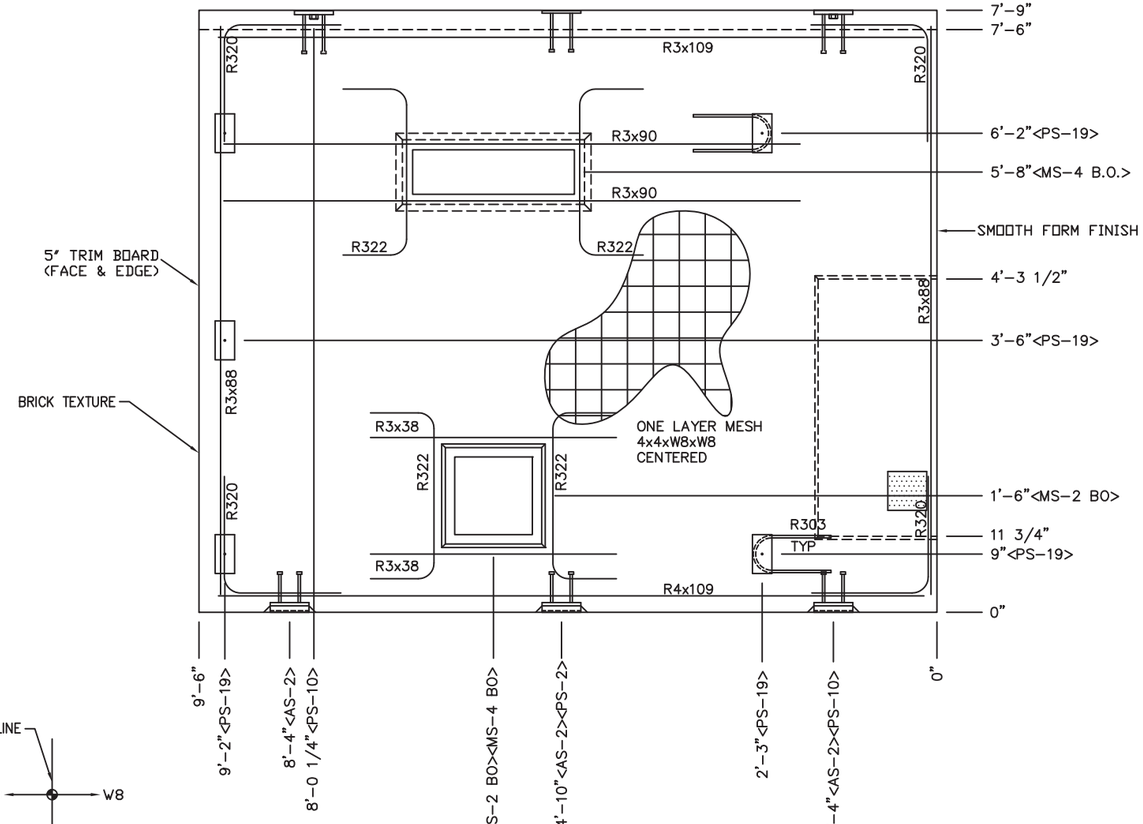
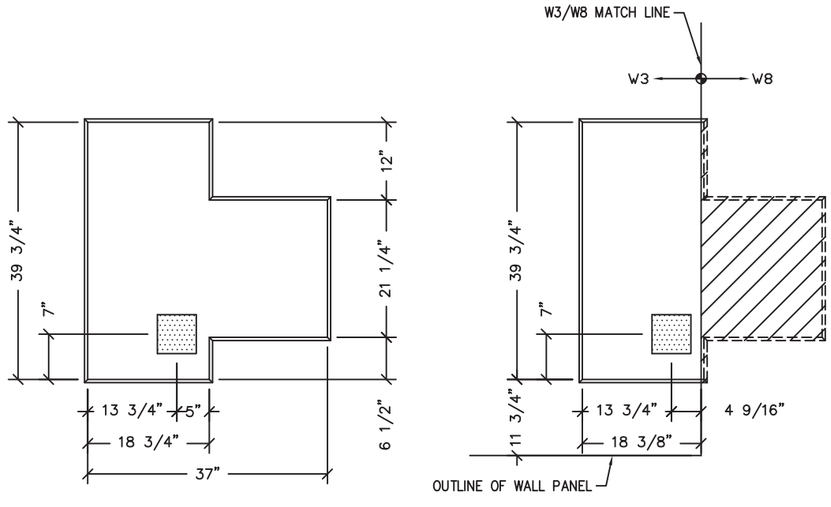
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W2

DWG NO.	SHEET	REV.
DNS-08	8 / 29	







PARTIAL TEXTURE BLOCK OUT DETAIL DRINKING FOUNTAIN

EMBEDDED MATERIALS	
ITEM	QTY
AS-2	3
PS-2	1
PS-10	2
PS-19	5
R303	2
R3x109	2
R3x96	2
R4x109	1
R3x88	4
MS-4 B.O.	1
R320	8
R3x38	2
R322	4
MS-2 B.O.	1
PARTIAL FOUNTAIN B.O.	1

CU. FT. CONC.	SQ. FT. W.W.F.
27.5 (1.02)	70

APPROXIMATE WEIGHT
4,125

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES April 23, 2021
June 25, 2019

NOTES:

1. WALL THICKNESS = 4" +TEXTURE
2. R320, R3x88 & R3x109 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER REBAR TO BE CENTERED IN PANEL.

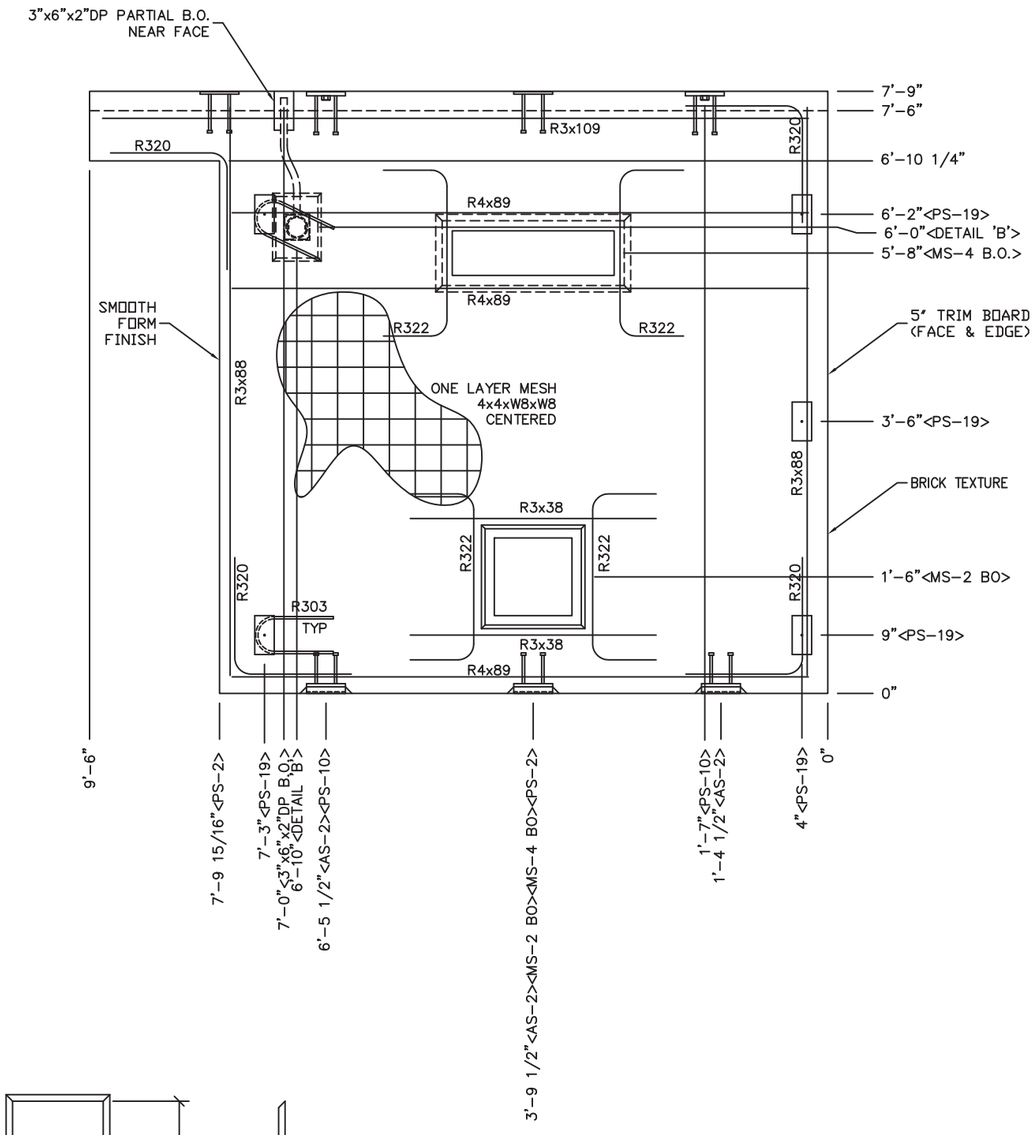
CXT
Precast Products
3808 N. Sullivan Bldg. #7 Spokane, WA 99216
901 N. Highway 77 Hillsboro, TX 76645
362 Waverly Road Williamstown, WV 26187

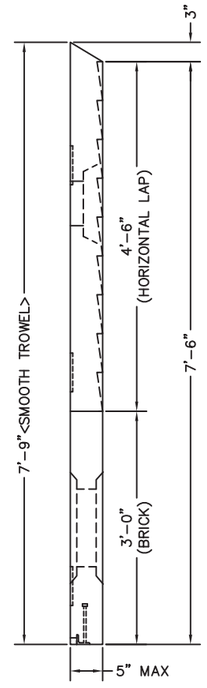
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

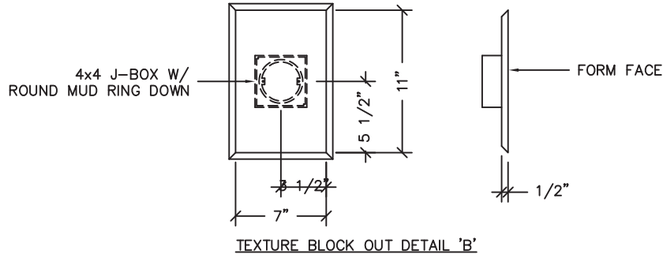
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W3

DWG NO.	SHEET	REV.
DNS-09	9 / 29	







TEXTURE BLOCK OUT DETAIL 'B'

NOTES:

1. WALL THICKNESS = 4" +TEXTURE
2. R320, R3x88 & R3x109 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER REBAR TO BE CENTERED IN PANEL.

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER

EXPIRES April 23, 2021

June 25, 2019

EMBEDDED MATERIALS	
ITEM	QTY
AS-2	3
PS-2	2
PS-10	2
PS-19	5
R303	2
R3x109	2
R4x89	3
R3x88	4
R322	4
R3x38	2
R320	8
MS-2 B.O.	1
4x4 J-BOX	1
ROUND MUD RING	1
3"x6"x2"DP B.O.	1
MS-4 B.O.	1

CU. FT. CONC.	SQ. FT. W.W.F.
23.1 (0.86)	58

APPROXIMATE WEIGHT
3,465

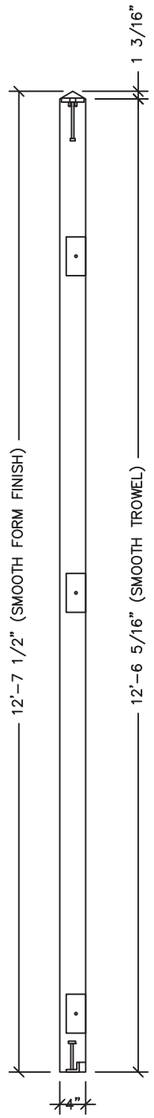
Precast Products
3808 N. Sullivan Bldg. #7 Spokane, WA 99216
901 N. Highway 77 Hillsboro, TX 76645
362 Waverly Road Williamstown, WV 26187

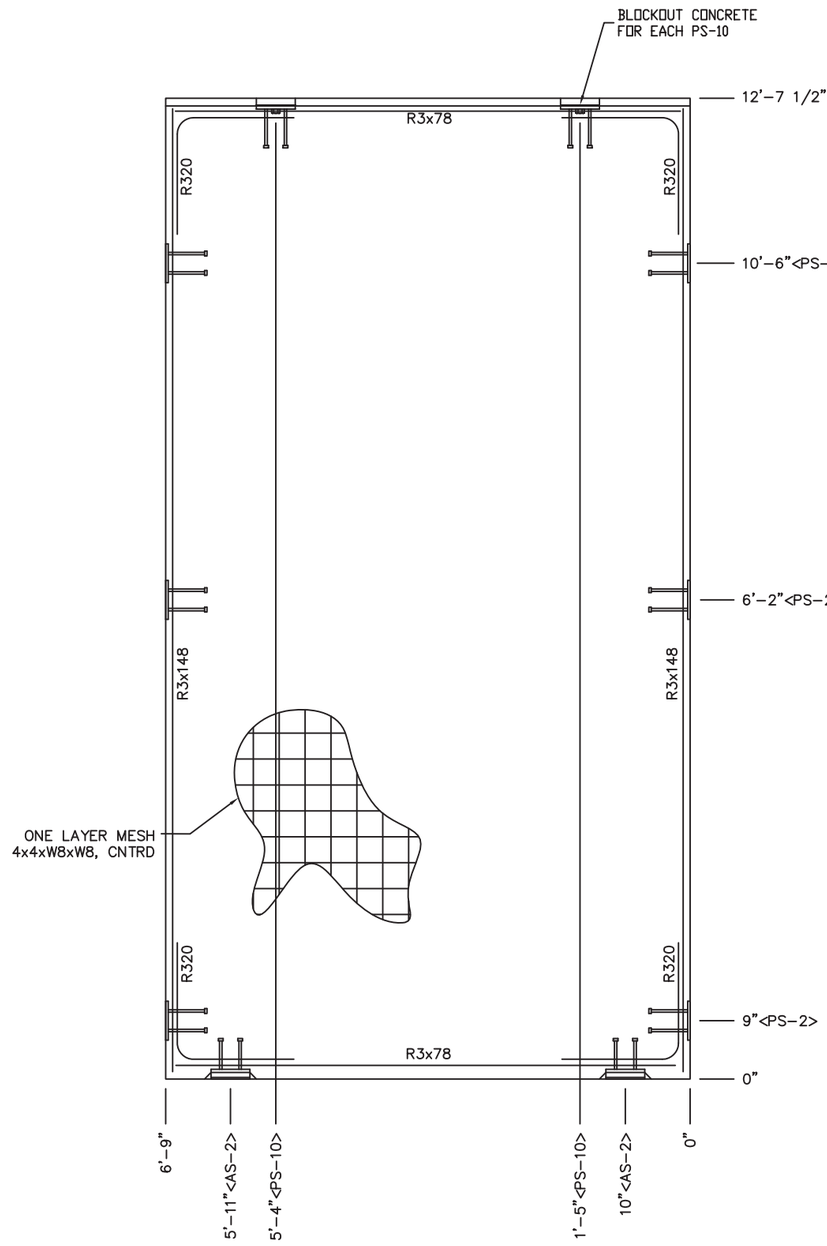
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W4

DWG NO.	SHEET	REV.
DNS-10	10 / 29	





EMBEDDED MATERIALS	
ITEM	QTY
AS-2	2
PS-2	6
PS-10	2
R320	8
R3x78	4
R3x148	4

CU. FT. CONC.	SQ. FT. W.W.F.
28.3 (1.05)	85

APPROXIMATE WEIGHT
4,245

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER

EXPIRES April 23, 2021

June 25, 2019

NOTES:

1. WALL THICKNESS = 4"
2. REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER

Precast Products
3808 N. Sullivan Bldg. #7 Spokane, WA 99216
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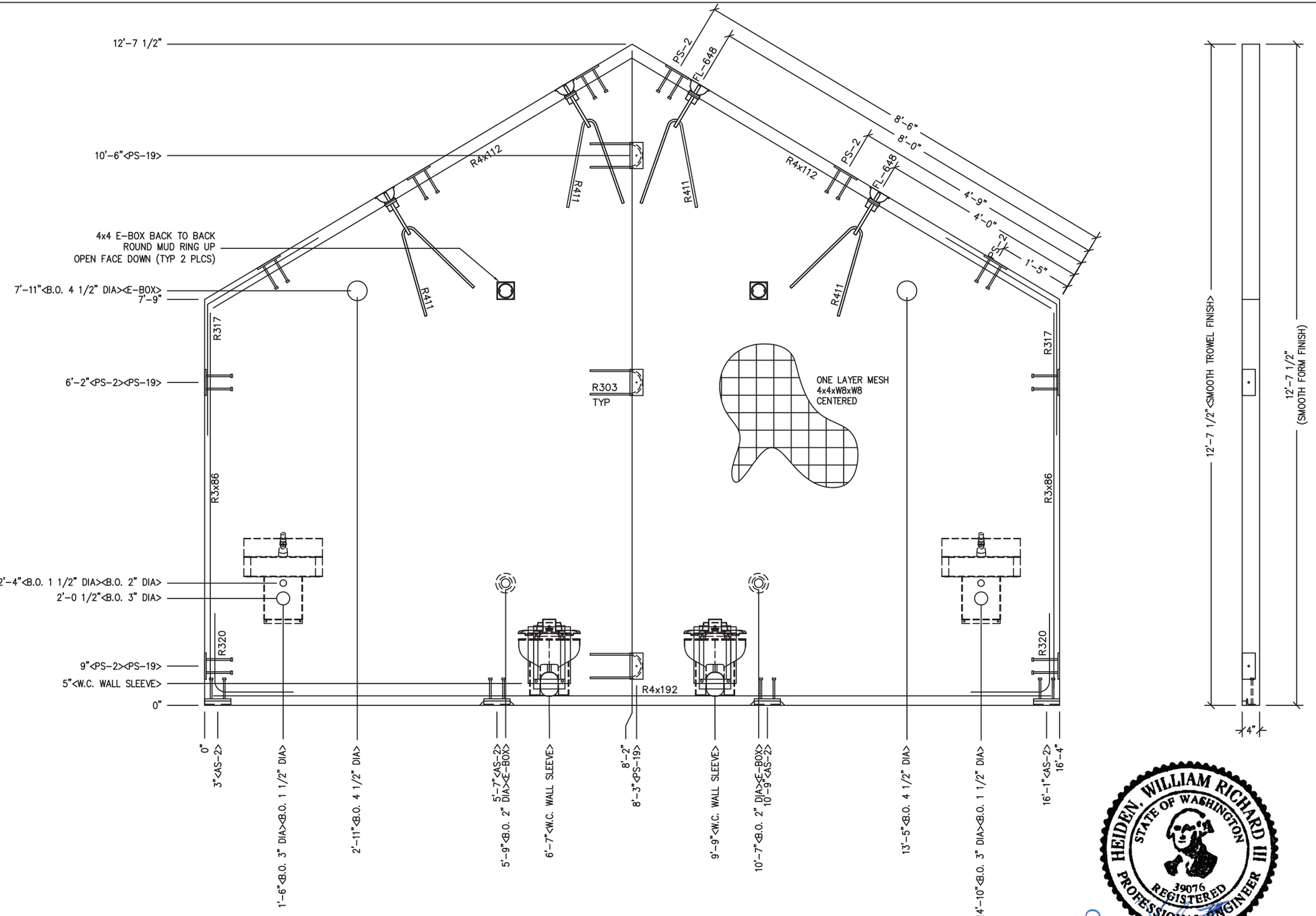
362 Waverly Road Williamstown, WV 26187

PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W5

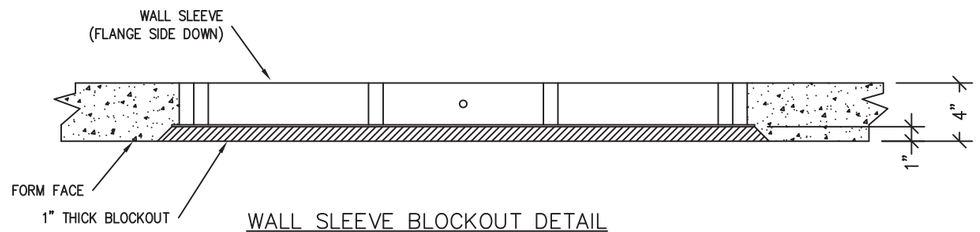
DWG NO.	SHEET	REV.
DNS-11	11 / 29	



EMBEDDED MATERIALS	
ITEM	QTY
AS-2	4
PS-2	10
PS-19	3
FL-648	4
R411	4
R303	3
R3x86	4
R320	4
R4x192	1
R317	2
R4x112	2
B.O. 4 1/2" DIA	2
B.O. 2" DIA	2
B.O. 3" DIA	2
B.O. 1 1/2" DIA	2
4x4 E-BOX	4
ROUND MUD RING	2
W.C. WALL SLEEVE	2

CU. FT. CONC.	SQ. FT. W.W.F.
55.2 (2.04)	166

APPROXIMATE WEIGHT
8,280



WALL SLEEVE BLOCKOUT DETAIL

NOTES:

1. WALL THICKNESS = 4"
2. R320 & R3x86 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER REBAR TO BE CENTERED IN PANEL.

HEIDEN, WILLIAM RICHARD III
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June 25, 2019

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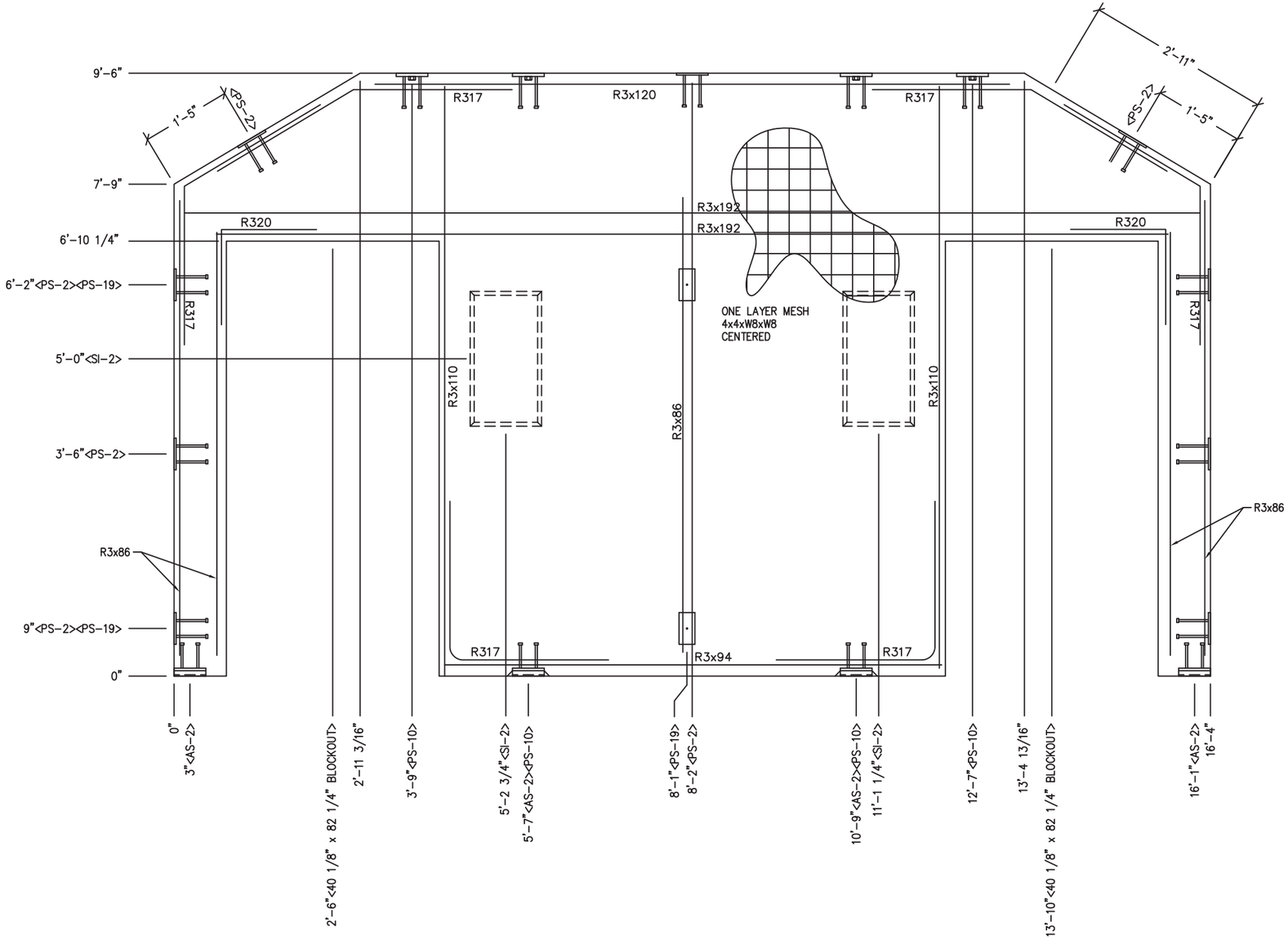
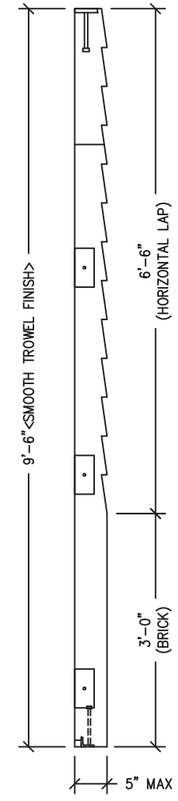
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W6

DWG NO.	SHEET	REV.
DNS-12	12 / 29	





EMBEDDED MATERIALS	
ITEM	QTY
AS-2	4
PS-2	9
PS-10	4
PS-19	2
R317	6
R320	4
R3x94	2
R3x86	10
R3x110	4
R3x120	2
R3x192	4
SI-2 MOLD	2
40 1/8" x 82 1/4" B.O.	2

CU. FT. CONC.	SQ. FT. W.W.F.
40.5 (1.50)	105

APPROXIMATE WEIGHT
6,075

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES April 23, 2021
June 25, 2019

NOTES:

1. WALL THICKNESS = 4" +TEXTURE
2. EXCEPT R317, REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER REBAR TO BE CENTERED IN PANEL.

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Precast Products
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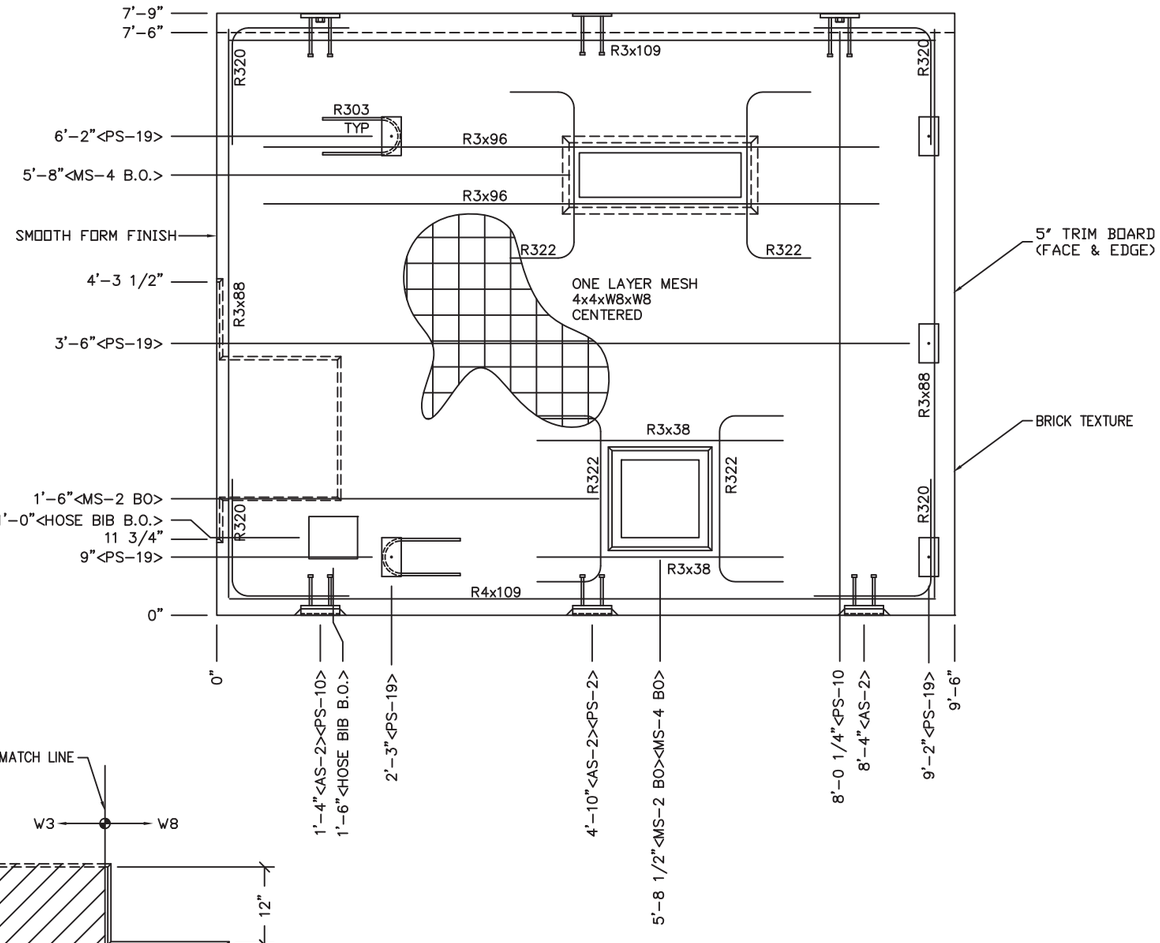
362 Waverly Road Williamstown, WV 26187

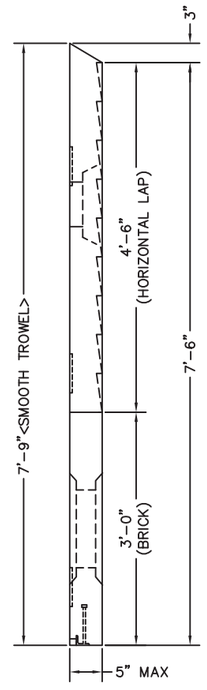
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

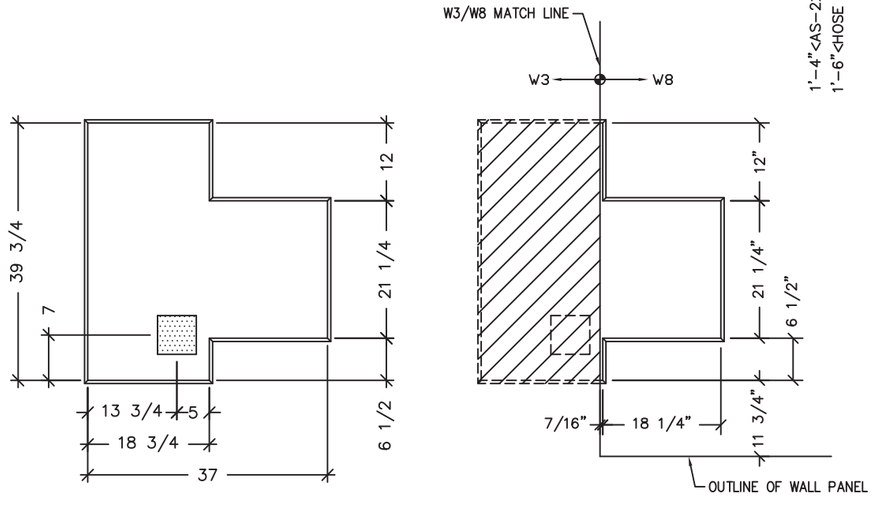
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W7

DWG NO.	SHEET	REV.
DNS-13	13 / 29	







PARTIAL TEXTURE BLOCK OUT DETAIL DRINKING FOUNTAIN

NOTES:

1. WALL THICKNESS = 4" +TEXTURE
2. R320, R3x88 & R3x109 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER REBAR TO BE CENTERED IN PANEL.

EMBEDDED MATERIALS	
ITEM	QTY
AS-2	3
PS-2	1
PS-10	2
PS-19	5
R303	2
R3x109	2
R3x96	2
R4x109	1
R3x88	4
MS-4 B.O.	1
R320	8
R3x38	2
R322	4
HOSE BIB B.O.	1
MS-2 B.O.	1
PARTIAL FOUNTAIN B.O.	1

CU. FT. CONC.	SQ. FT. W.W.F.
27.5 (1.02)	70

APPROXIMATE WEIGHT
4,125

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER

EXPIRES April 23, 2021

June 25, 2019

CXT

Precast Products

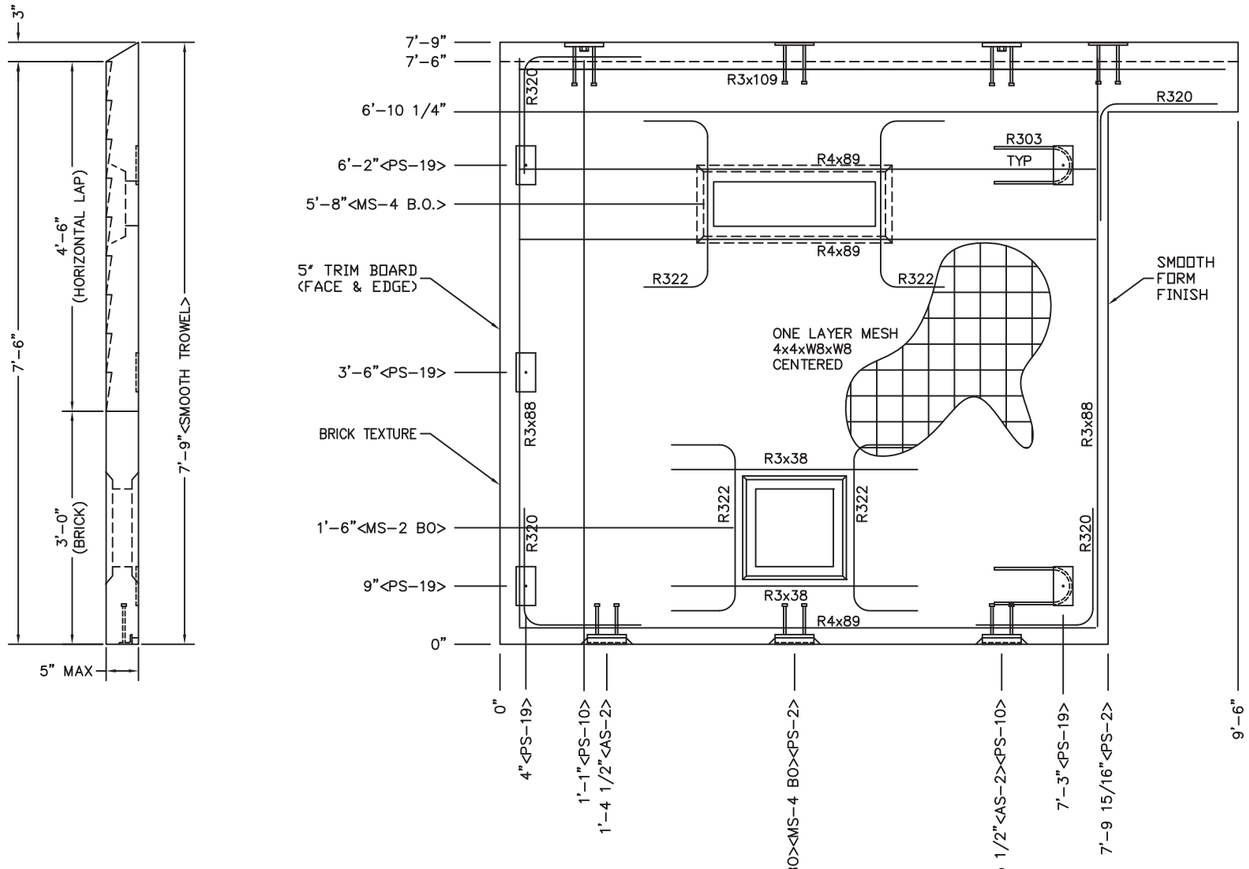
3808 N. Sullivan Bldg. #7 Spokane, WA 99216
901 N. Highway 77 Hillsboro, TX 76645
362 Waverly Road Williamstown, WV 26187

PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W8

DWG NO.	SHEET	REV.
DNS-14	14 / 29	



EMBEDDED MATERIALS	
ITEM	QTY
AS-2	3
PS-2	2
PS-10	2
PS-19	5
R303	2
R3x109	2
R4x89	3
R3x88	4
R322	4
R3x38	2
R320	8
MS-2 B.O.	1
MS-4 B.O.	1

CU. FT. CONC.	SQ. FT. W.W.F.
23.1 (0.86)	58

APPROXIMATE WEIGHT
3,465

NOTES:

1. WALL THICKNESS = 4" +TEXTURE
2. R320, R3x88 & R3x109 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER
3. ALL OTHER REBAR TO BE CENTERED IN PANEL.

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
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EXPIRES April 23, 2021

June 25, 2019

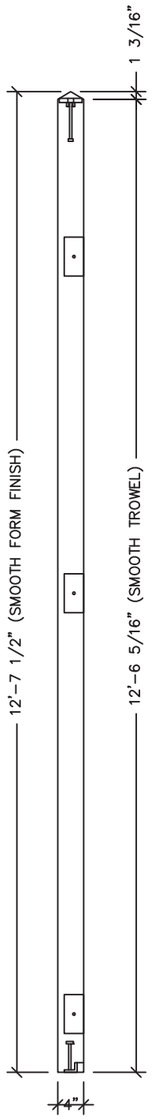
Precast Products
3808 N. Sullivan Bldg. #7 Spokane, WA 99216
901 N. Highway 77 Hillsboro, TX 76645
362 Waverly Road Williamstown, WV 26187

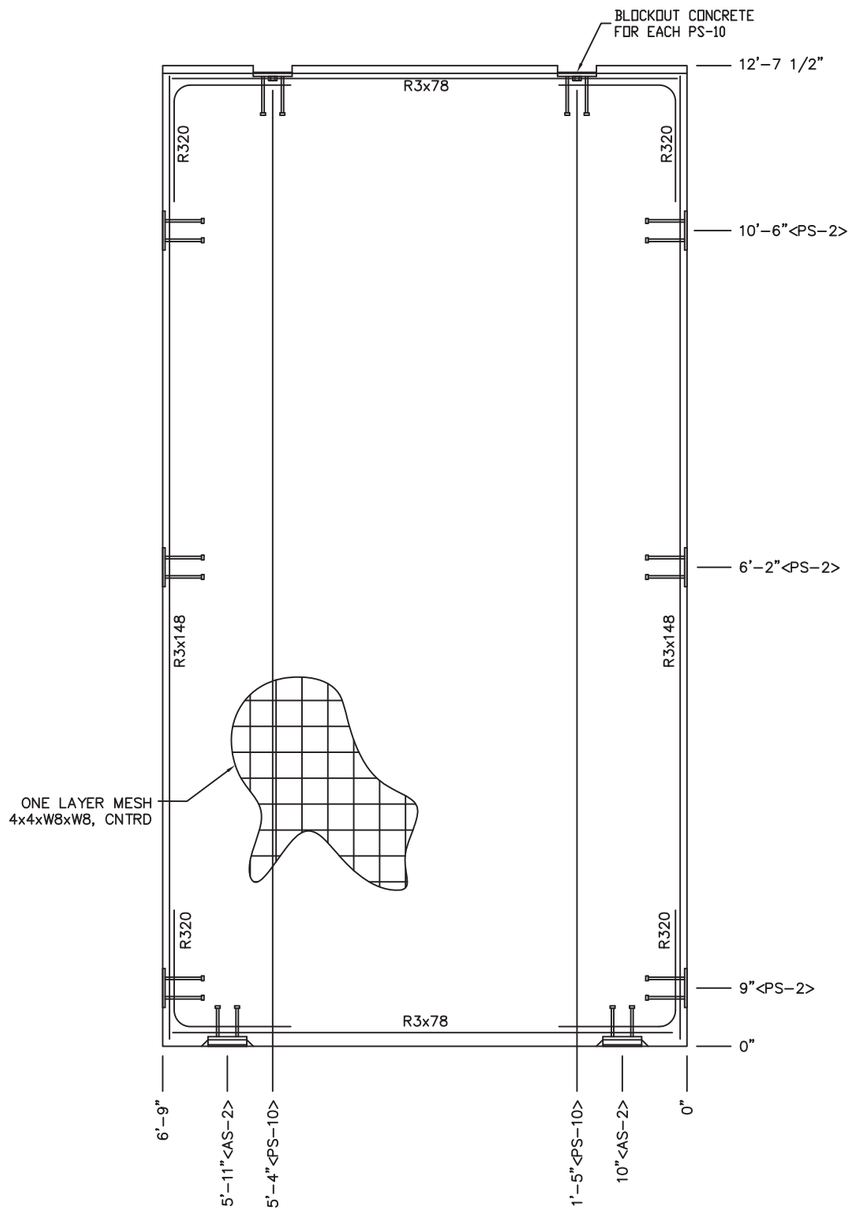
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W9

DWG NO.	SHEET	REV.
DNS-15	15 / 29	





EMBEDDED MATERIALS	
ITEM	QTY
AS-2	2
PS-2	6
PS-10	2
R320	8
R3x78	4
R3x148	4

CU. FT. CONC.	SQ. FT. W.W.F.
28.3 (1.05)	85

APPROXIMATE WEIGHT
4,245

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES April 23, 2021
June 25, 2019

NOTES:

1. WALL THICKNESS = 4"
2. REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 3/4" MIN. COVER

Precast Products
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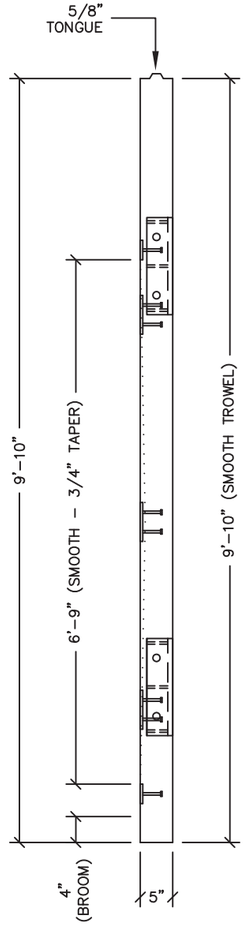
362 Waverly Road Williamstown, WV 26187

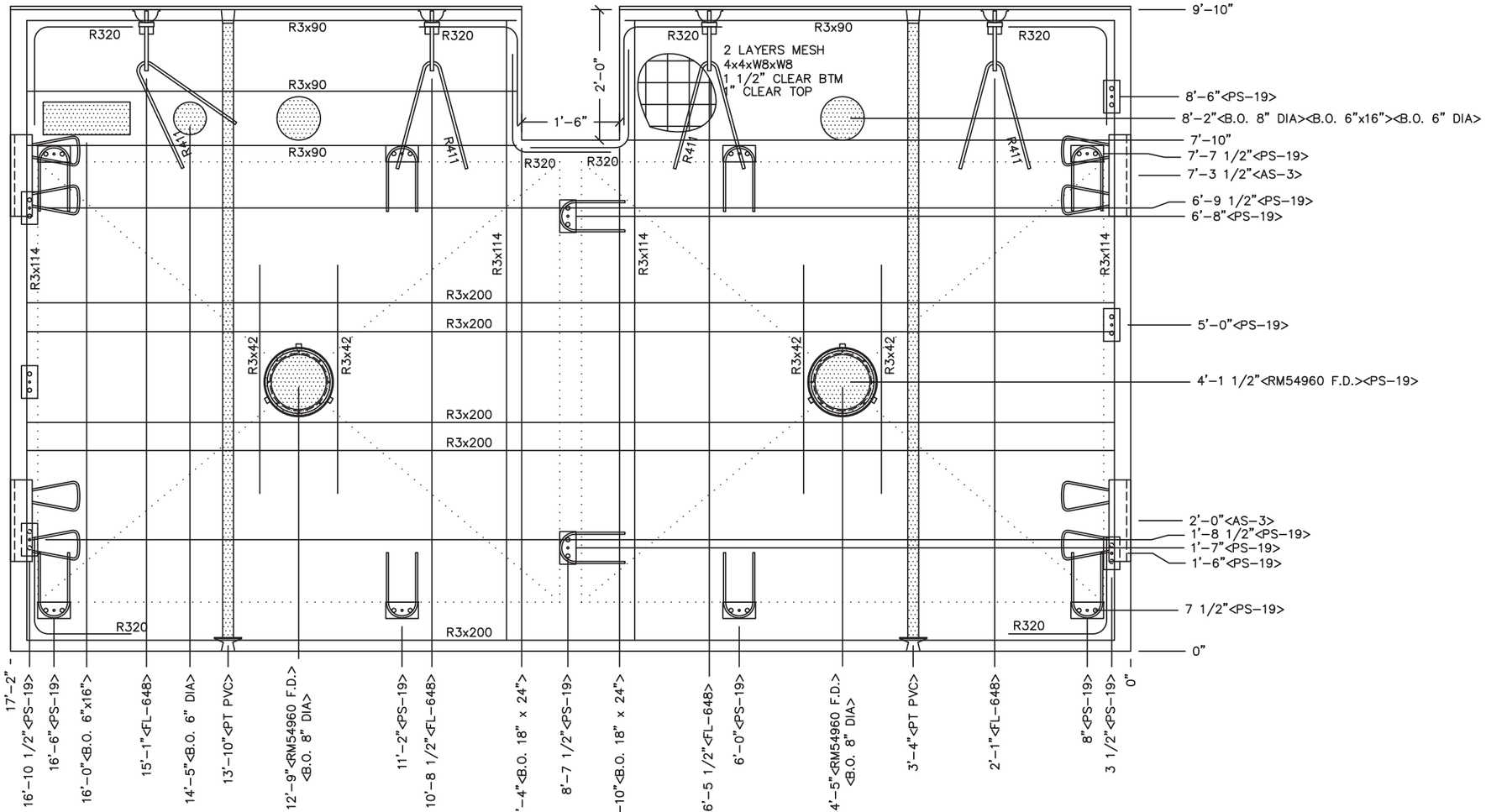
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

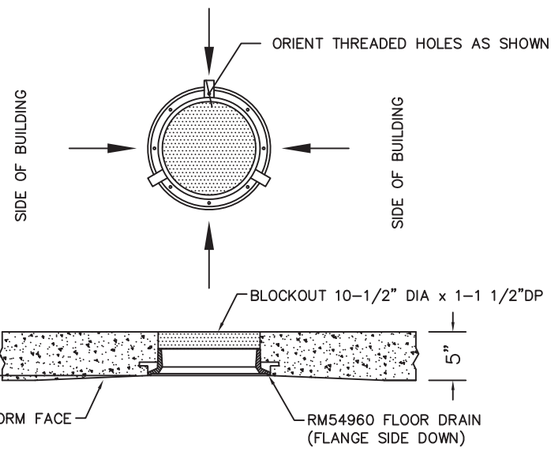
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

WALL PANEL
MARK W10

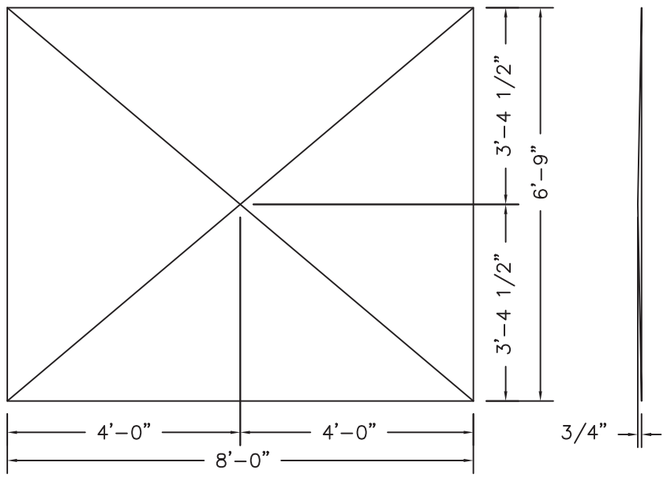
DWG NO.	SHEET	REV.
DNS-16	16 / 29	







FLOOR DRAIN BLOCKOUT DETAIL



FLOOR PAN DETAIL
3/16" HR MILD STEEL (QTY. 2)

NOTES:

1. FLOOR TO BE CAST UPSIDE DOWN
1. FLOOR THICKNESS = 5" PAN DEPTH = 3/4"
2. EXCEPT R303, R411, & R3x90 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 1 1/4" MIN. COVER

EMBEDDED MATERIALS	
ITEM	QTY
AS-3	4
PS-19	16
R303	10
R320	16
R3x90	4
R3x114	8
R3x200	10
R3x42	8
R411	4
FL-648	4
RM54960 F.D.	2
BLOCKOUT 18"x24"	1
BLOCKOUT 8" DIA	2
BLOCKOUT 6" DIA	1
1" PVC SCHED40 x 9'-5"	2
PT CHUCK	2
BLOCKOUT 6"x16"	1

CU. FT. CONC.	SQ. FT. W.W.F.
68.3 (2.53)	330

APPROXIMATE WEIGHT
10,245

Precast Products
3808 N. Sullivan Bldg. #7 Spokane, WA 99216
901 N. Highway 77 Hillsboro, TX 76645
362 Waverly Road Williamstown, WV 26187

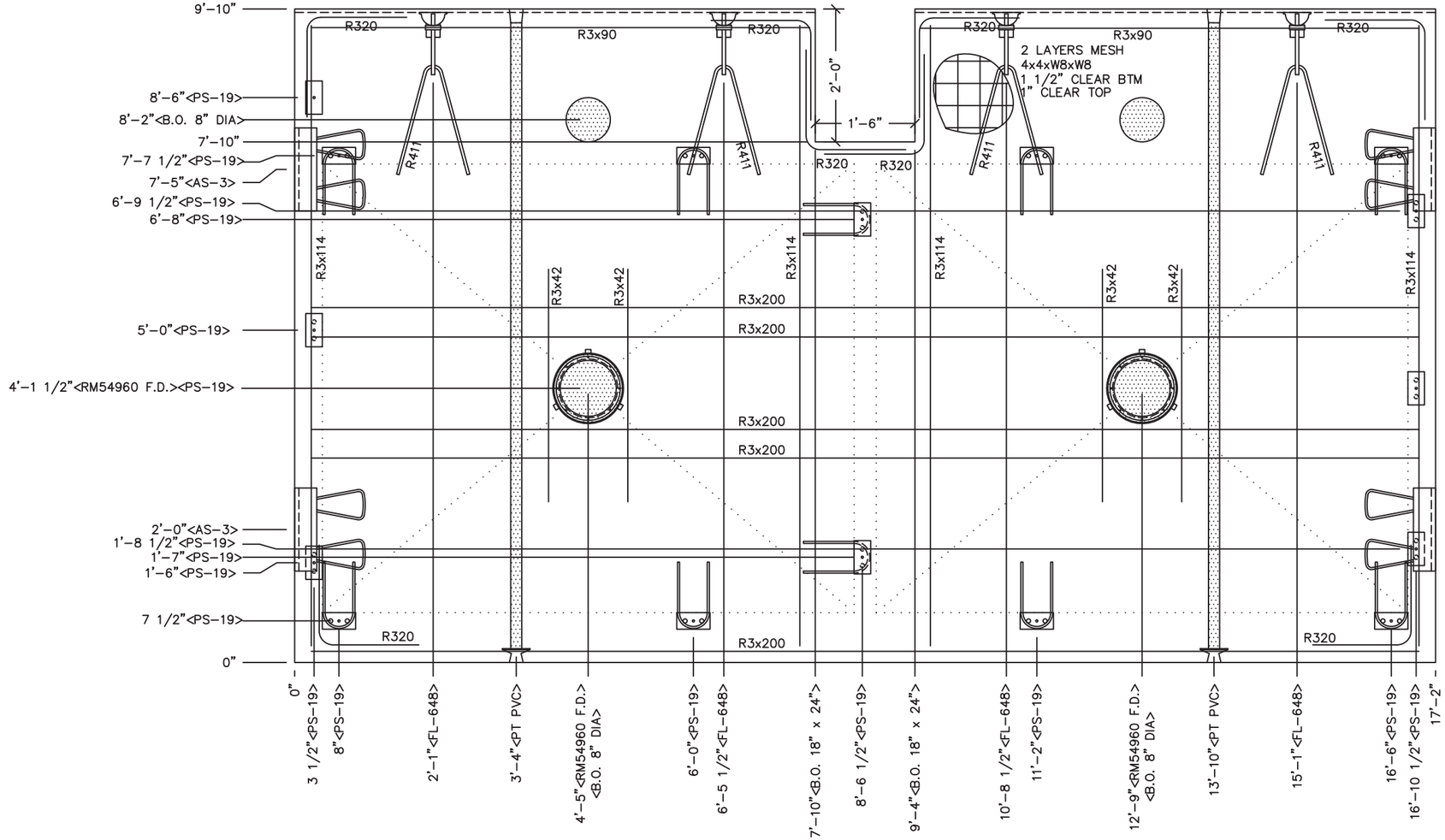
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

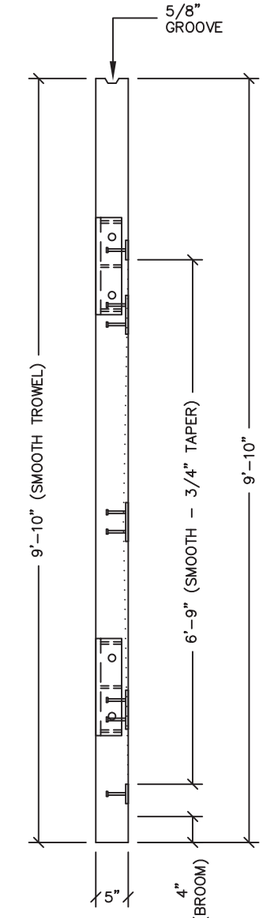
HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER
EXPIRES April 23, 2021
June 25, 2019

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

FLOOR SLAB
MARK F1

DWG NO. DNS-17
SHEET 17 / 29
REV.

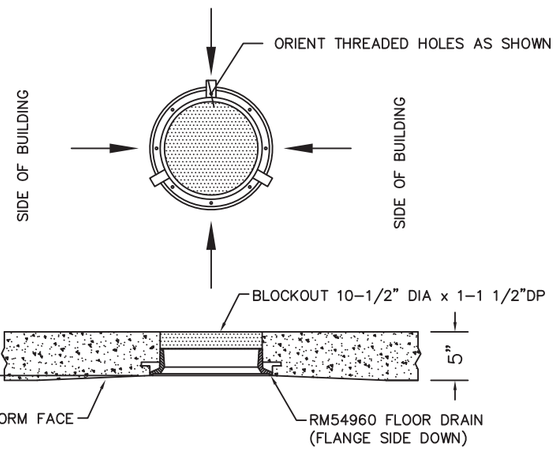




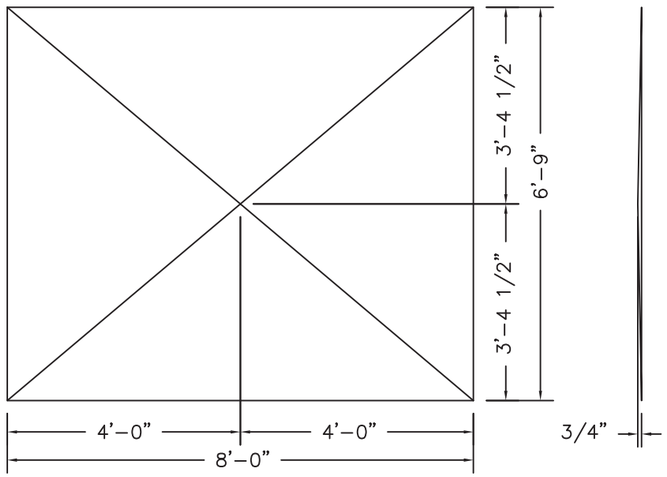
EMBEDDED MATERIALS	
ITEM	QTY
AS-3	4
PS-19	16
R303	10
R320	16
R3x90	2
R3x114	8
R3x200	10
R3x42	8
R411	4
FL-648	4
RM54960 F.D.	2
BLOCKOUT 18"x24"	1
BLOCKOUT 8" DIA	2
PT CHUCK	2
1" PVC SCHED40 x 9'-5"	2

CU. FT. CONC.	SQ. FT. W.W.F.
68.3 (2.53)	330

APPROXIMATE WEIGHT
10,245



FLOOR DRAIN BLOCKOUT DETAIL



FLOOR PAN DETAIL
3/16" HR MILD STEEL (QTY. 2)

1. FLOOR TO BE CAST UPSIDE DOWN
1. FLOOR THICKNESS = 5" PAN DEPTH = 3/4"
2. EXCEPT R303, R411, & R3x90 REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 1 1/4" MIN. COVER

HEIDEN, WILLIAM RICHARD III
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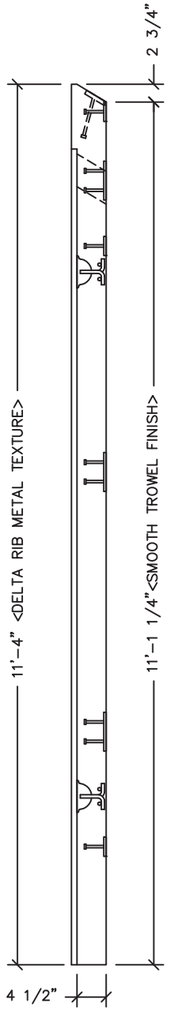
Precast Products
3808 N. Sullivan Bldg. #7 Spokane, WA 99216
901 N. Highway 77 Hillsboro, TX 76645
362 Waverly Road Williamstown, WV 26187

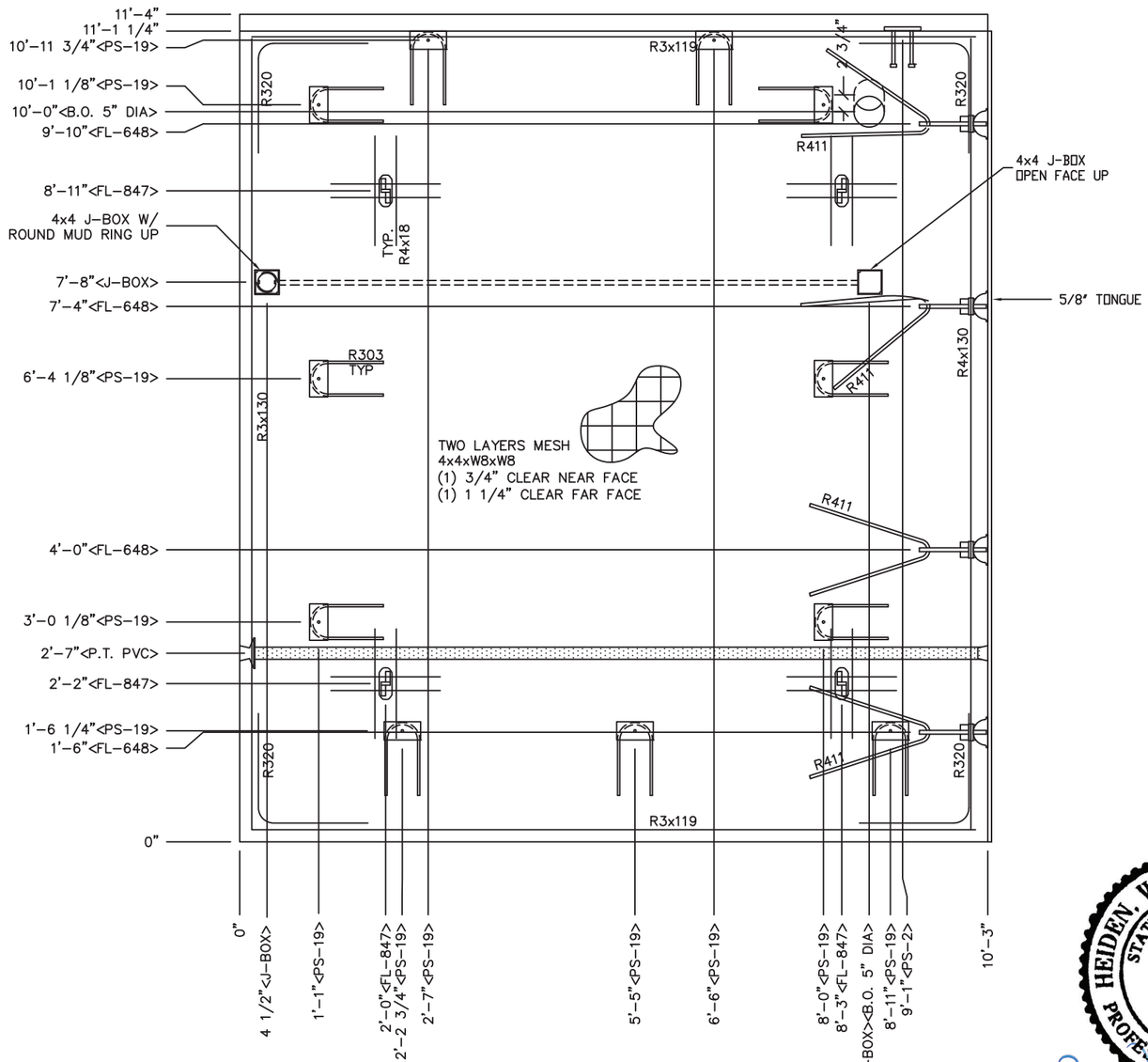
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

FLOOR SLAB
MARK F2

DWG NO.	SHEET	REV.
DNS-18	18 / 29	





EMBEDDED MATERIALS	
ITEM	QTY
PS-19	11
PS-2	1
FL-847	4
R320	8
R303	11
R3x119	4
R3x130	2
R4x130	1
R4x18	16
R411	4
B.O. 5" DIA	1
1" PVC SCHED40 x 9'-10"	1
P.T. CHUCK	1
4x4 J-BOX	2
ROUND MUD RING	1
FL-648	4

CU. FT. CONC.	SQ. FT. W.W.F.
45.1 (1.67)	232

APPROXIMATE WEIGHT
6,765

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER

EXPIRES April 23, 2021

June 25, 2019

NOTES:

1. ROOF THICKNESS = 4 1/2" MIN. + FINISH
2. EXCEPT R4x130, R303 & R4x18, REINFORCING BARS TO BE PLACED IN PAIRS ONE EACH FACE OF PANEL W/ 1 1/4" MIN. COVER
3. BARS R4x18 ARE TO BE PLACED AT NEAR FACE W/ 1" COVER.
4. ALL OTHER BARS TO BE CENTERED IN PANEL.

CXT
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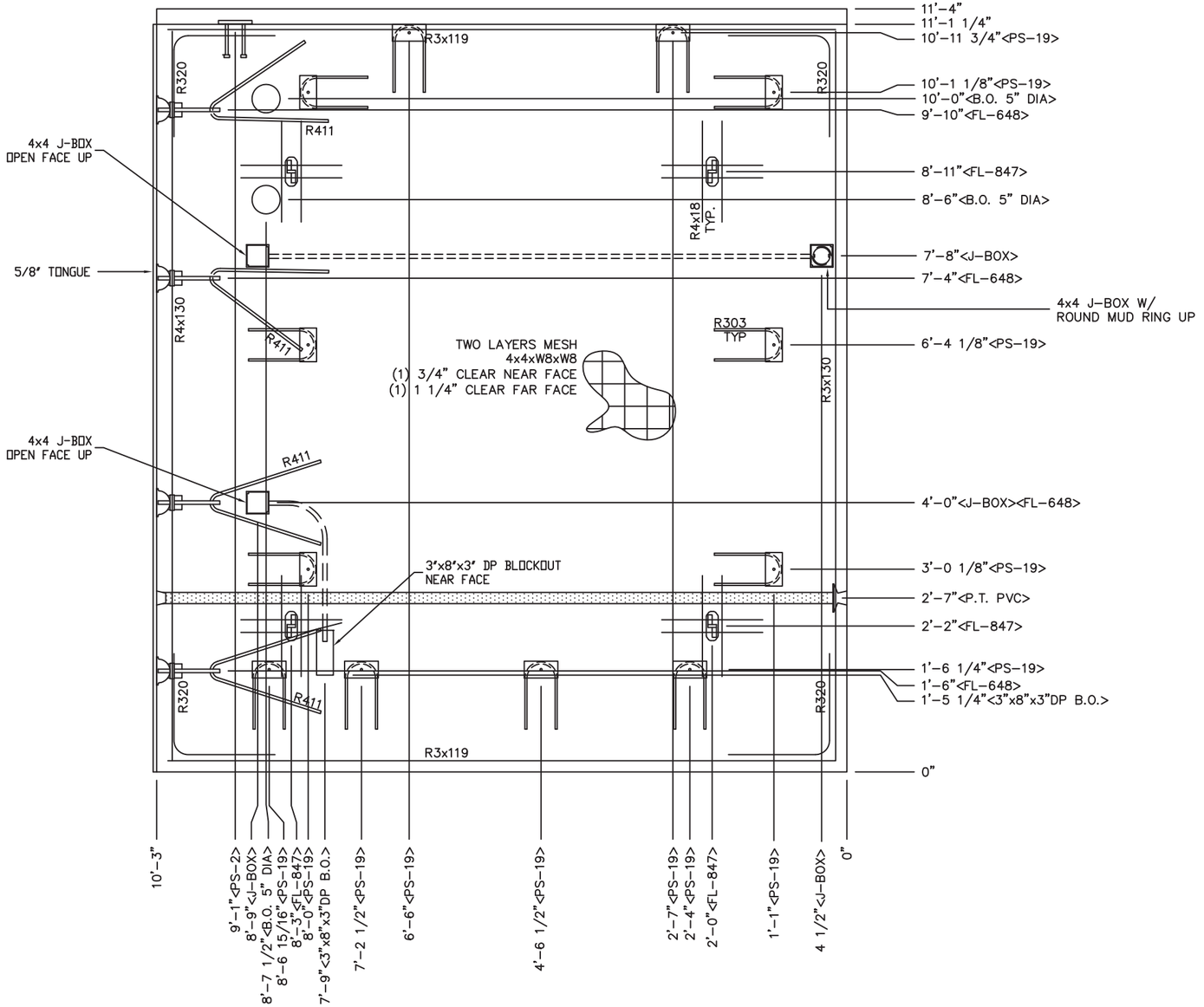
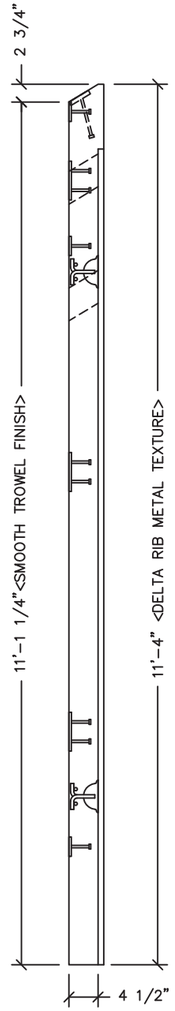
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

ROOF SLAB
MARK R1

DWG NO.	SHEET	REV.
DNS-19	19 / 29	





EMBEDDED MATERIALS	
ITEM	QTY
PS-19	12
PS-2	1
FL-847	4
R320	8
R303	12
R3x119	4
R3x130	2
R4x130	1
R4x18	16
R411	4
4x4 J-BOX	3
3"x8"x3" DP BLOCKOUT	1
P.T. CHUCK	1
1" PVC SCHED40 x 9'-10"	1
B.O. 5" DIA	2
ROUND MUD RING	1
FL-648	4

CU. FT. CONC.	SQ. FT. W.W.F.
45.1 (1.67)	232

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BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
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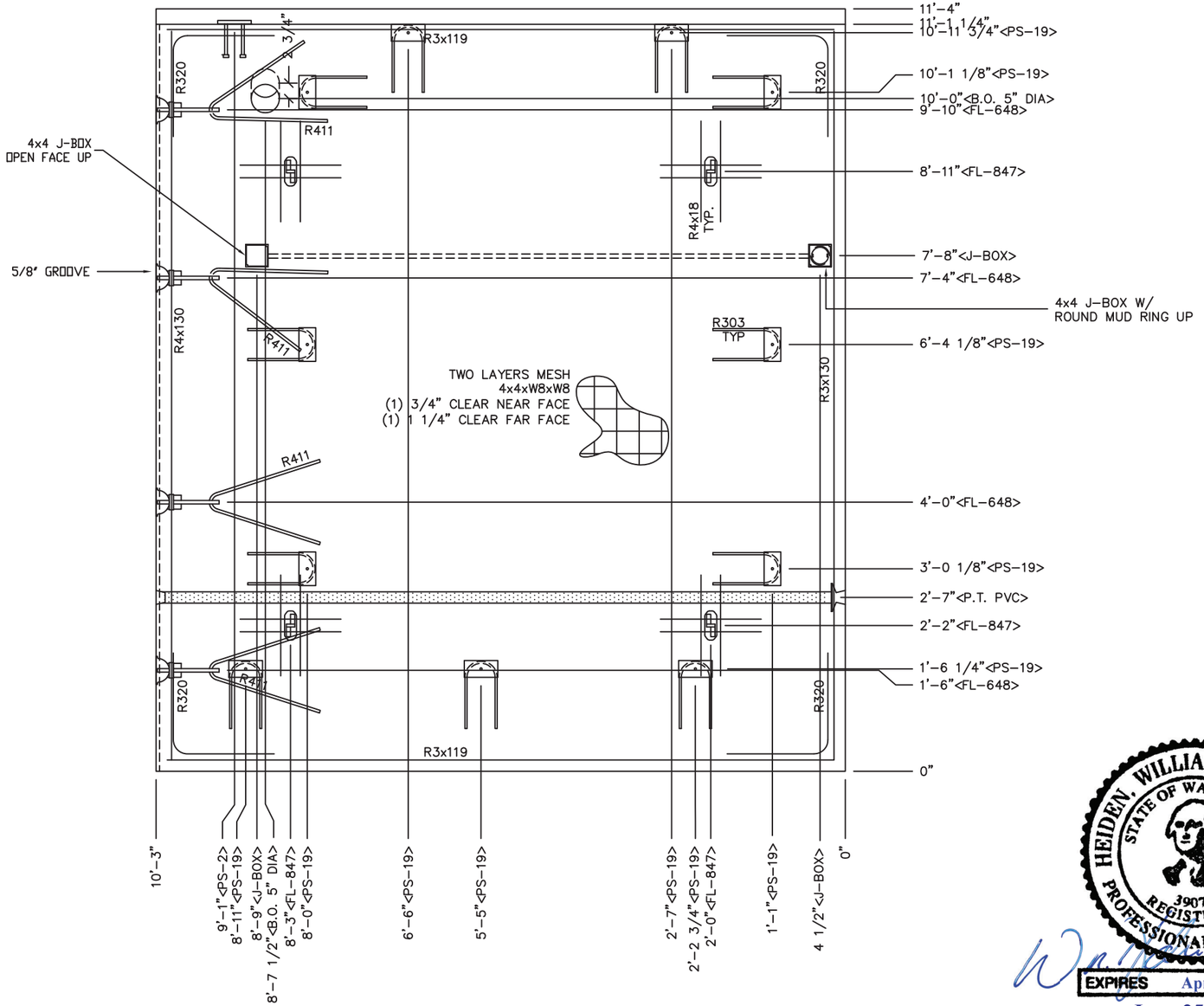
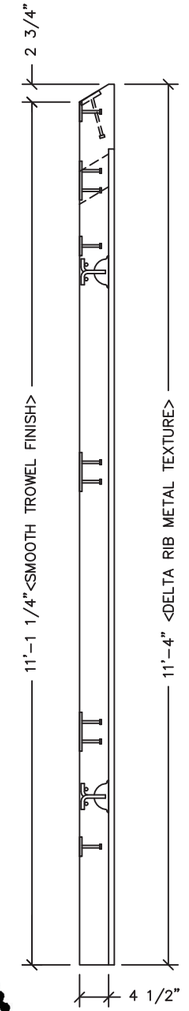
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

ROOF SLAB
MARK R2

DWG NO.	SHEET	REV.
DNS-20	20 / 29	





EMBEDDED MATERIALS	
ITEM	QTY
PS-19	11
PS-2	1
FL-847	4
R320	8
R303	11
R3x119	4
R3x130	2
R4x130	1
R4x18	16
R411	4
B.O. 5" DIA	1
1" PVC SCHED40 x 9'-10"	1
P.T. CHUCK	1
4x4 J-BOX	2
ROUND MUD RING	1
FL-648	4

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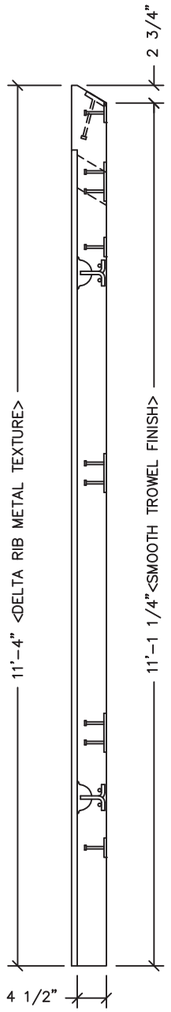
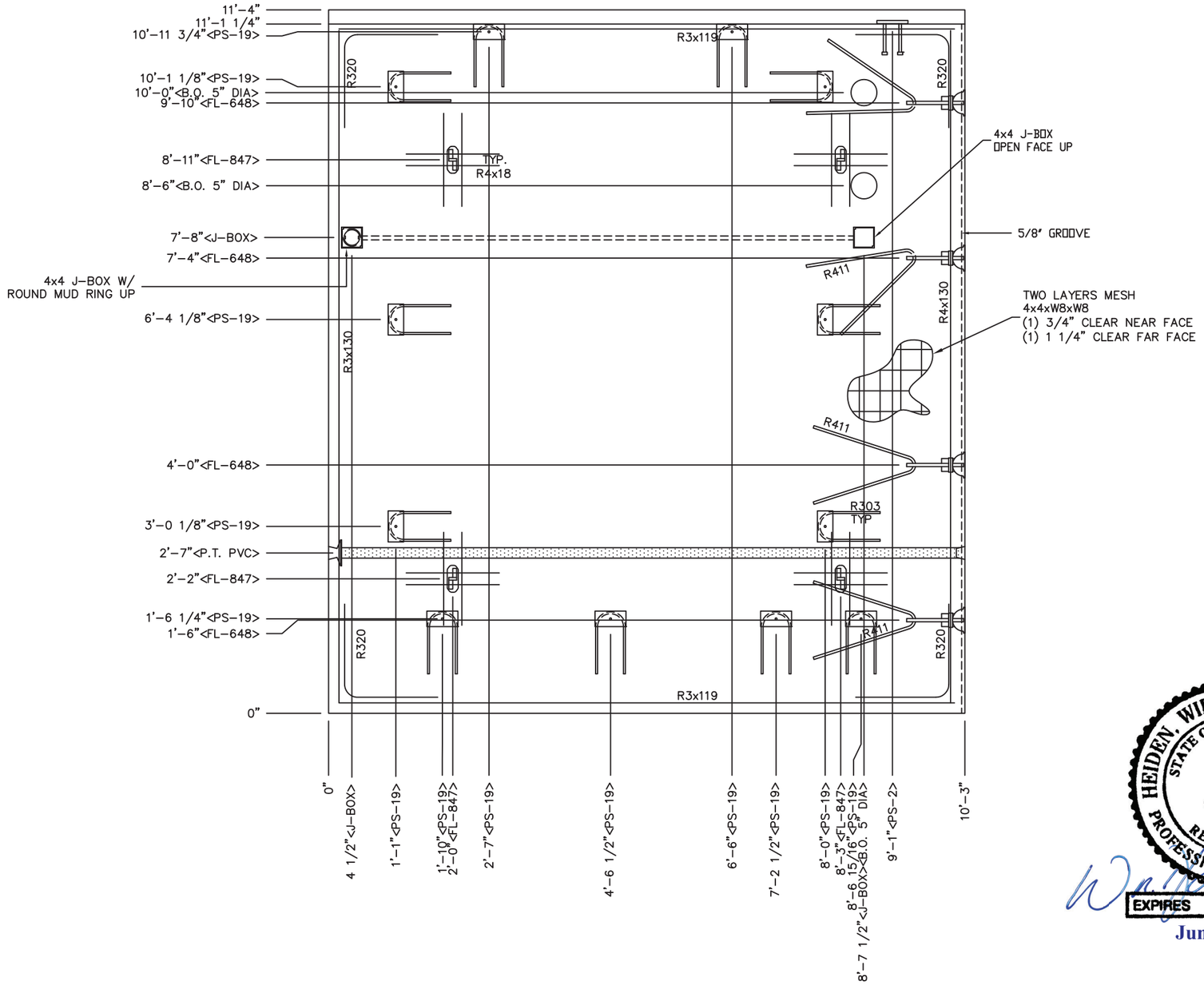
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

ROOF SLAB
MARK R3

DWG NO.	SHEET	REV.
DNS-21	21 / 29	





EMBEDDED MATERIALS	
ITEM	QTY
PS-19	12
PS-2	1
FL-847	4
R320	8
R303	12
R3x119	4
R3x130	2
R4x130	1
R4x18	16
R411	4
B.O. 5" DIA	2
1" PVC SCHED40 x 9'-10"	1
P.T. CHUCK	1
4x4 J-BOX	2
ROUND MUD RING	1
FL-648	4

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45.1 (1.67)	232

APPROXIMATE WEIGHT
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PROJECT TITLE
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BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

ROOF SLAB
MARK R4

DWG NO.	SHEET	REV.
DNS-22	22 / 29	

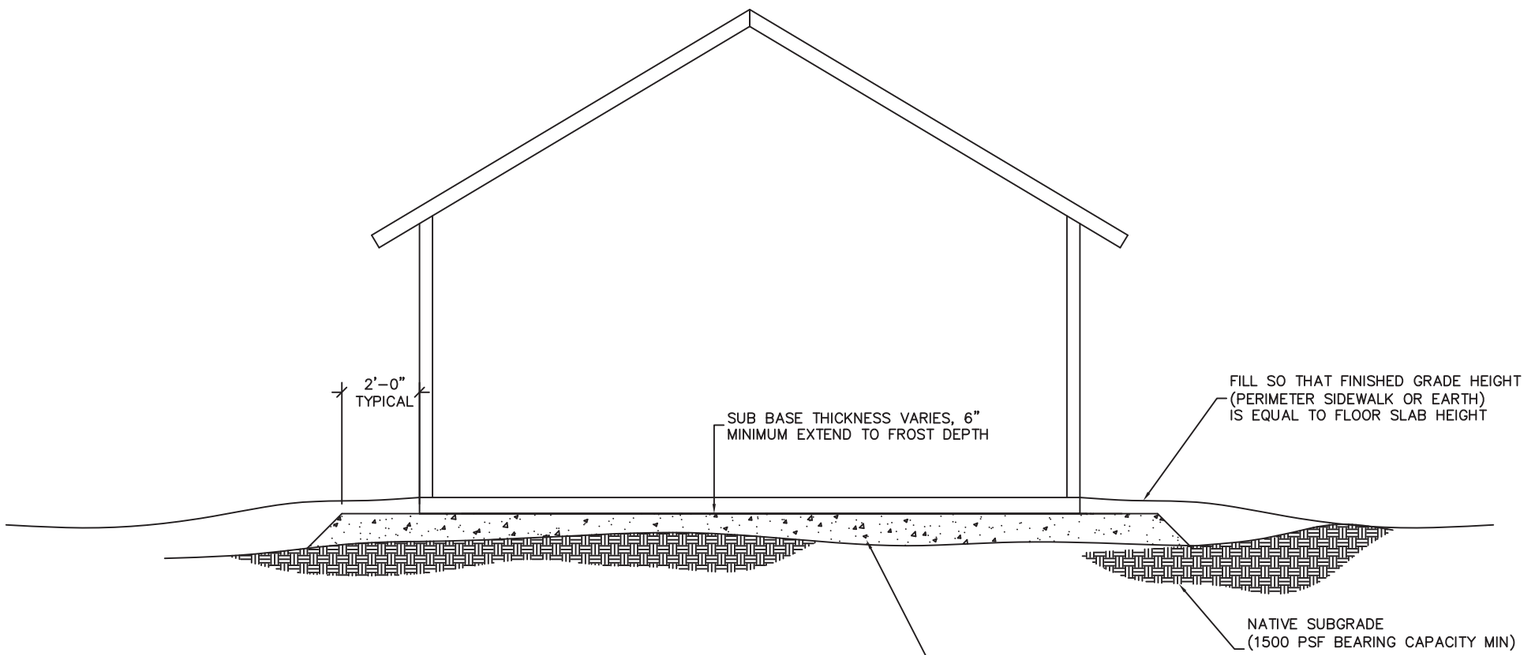
NOTE:

THIS FACTORY ASSEMBLED BUILDING, AS CONSTRUCTED, PROVIDES A RIGID BOX TYPE STRUCTURAL SYSTEM. VERTICAL LOADS ARE TRANSFERRED PRIMARILY THROUGH BEARING WALLS TO THE STRUCTURAL SLAB FLOOR OF THE BUILDING. THE VERTICAL LOADS ARE THEN DISTRIBUTED THROUGH THE REINFORCED CONCRETE FLOOR TO THE PREPARED GRANULAR, NON-FROST SUSCEPTIBLE (NFS) SUB-BASE WHICH DISTRIBUTES THE VERTICAL LOADS IN RELATIVELY UNIFORM FASHION TO THE NATIVE SUB-GRADE. AS WITH MOST CONSTRUCTION, THIS DOES REQUIRE THE NATIVE SUB-GRADE TO BE STRIPPED OF VEGETATION AND TOP SOIL PRIOR TO PLACEMENT OF THE PREPARED GRANULAR SUB-BASE. DUE TO THE INHERENT STIFFNESS OF THE BUILDING, IT WILL REMAIN SAFE AND STRUCTURALLY SOUND IN THE UNLIKELY EVENT OF FREEZING ACTION BELOW THE BUILDING REGARDLESS OF NATURAL FREEZE/ THAW CYCLES ANTICIPATED TO BE ENCOUNTERED IN THE STATE OF WASHINGTON.

LATERAL LOADS ARE TRANSFERRED TO THE GROUND THROUGH FRICTIONAL RESISTANCE WITHOUT SLIDING OR SHIFTING BETWEEN THE BUILDING FLOOR SLAB AND THE PREPARED SOIL AND GRAVEL SUB-BASE ON WHICH THE BUILDING RESTS. SEISMIC ANALYSES ARE BASED ON LOADS DETERMINED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE USING PARAMETERS, WHICH MEET OR EXCEED THE CODE PRESCRIBED REQUIREMENTS FOR THIS INSTALLATION.

THIS BUILDING AS DESIGNED, RESTING ON A PROPERLY PREPARED GRANULAR SUB-BASE WILL BE SAFE AND STRUCTURALLY SOUND FOR VERTICAL AND LATERAL LOADS AS DISCUSSED ABOVE. A FULL DEPTH FOUNDATION WALL AT THE BUILDING PERIMETER AND AN ANCHORAGE SYSTEM, TYPICAL FOR OTHER TYPES OF BUILDING CONSTRUCTION, ARE NOT REQUIRED FOR THIS BUILDING.

THE "FOUNDATION" FOR THIS STRUCTURE IS ESSENTIALLY THE COMBINATION OF THE COMPACTED SUB-BASE MATERIAL AND THE BUILDING'S REINFORCED SLAB. THE COMBINATION OF THE COMPACTED SUB-BASE MATERIAL AND THE BUILDING'S REINFORCED SLAB NEED TO BE AT LEAST 12" THICK AND THE COMPACTED SUB-BASE MATERIAL SHALL EXTEND BELOW THE LOCAL FROST DEPTH



PRIOR TO PLACEMENT OF BUILDING A PROPERLY PREPARED SUB-BASE SHALL BE PROVIDED. SUB-BASE SHALL BE A MINIMUM OF 6" THICK AND CONSIST OF ¾" MINUS CRUSHED ROCK (ROAD BASE MATERIAL) COMPACTED TO 95% OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D 1557. FINISHED SURFACE OF SUB-BASE SHALL BE FLAT AND LEVEL, WITH A MAXIMUM DEVIATION OF -½", +0" FROM A TRUE HORIZONTAL PLANE. REFER TO BUILDING HANDLING SHEET FOR SUB-BASE REQUIREMENTS DURING BUILDING PLACEMENT. (PREPARED SUB-BASE NOT BY CXT).

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
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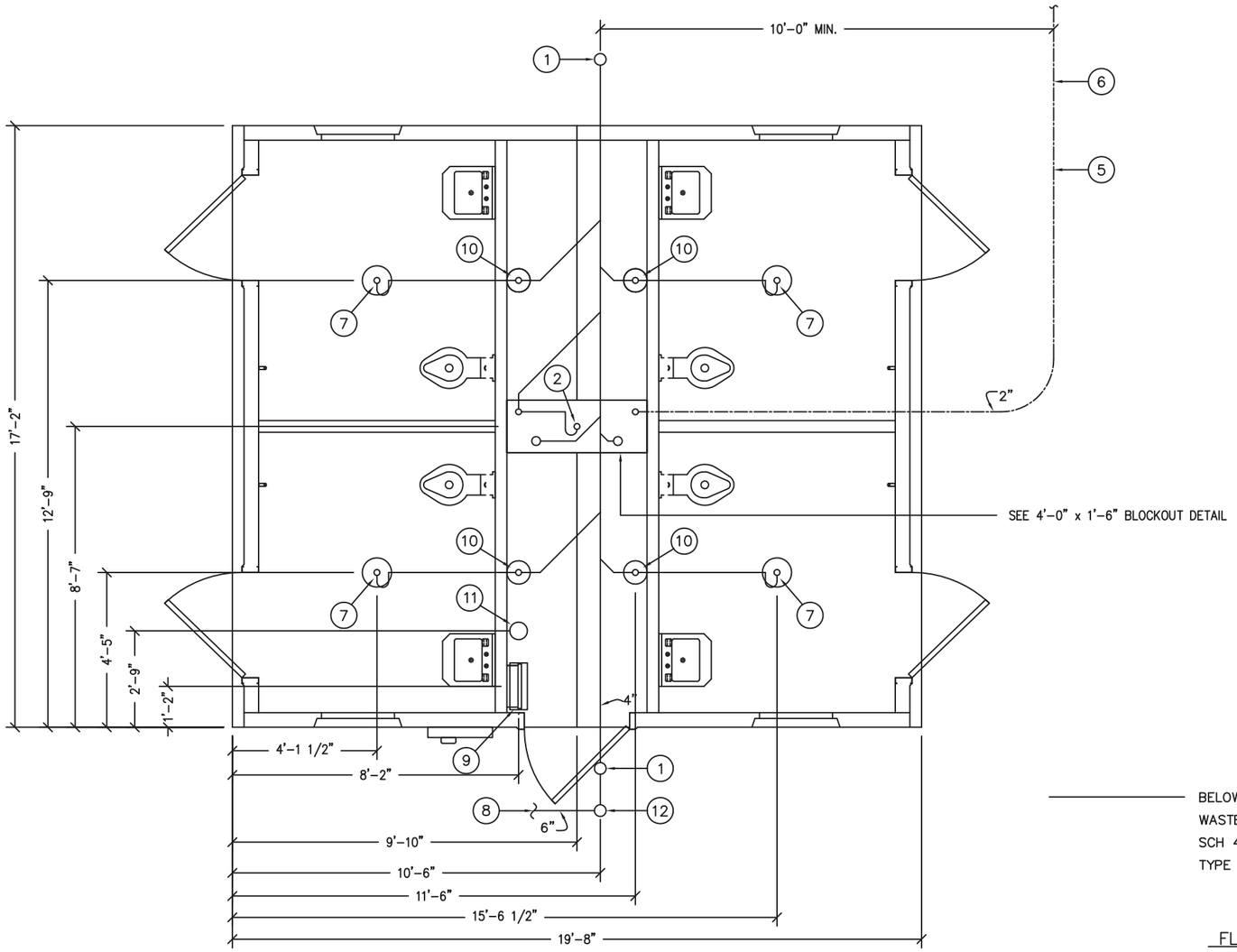
PROJECT TITLE

DENALI SECTIONAL
BUILDING NUMBER DNS-026

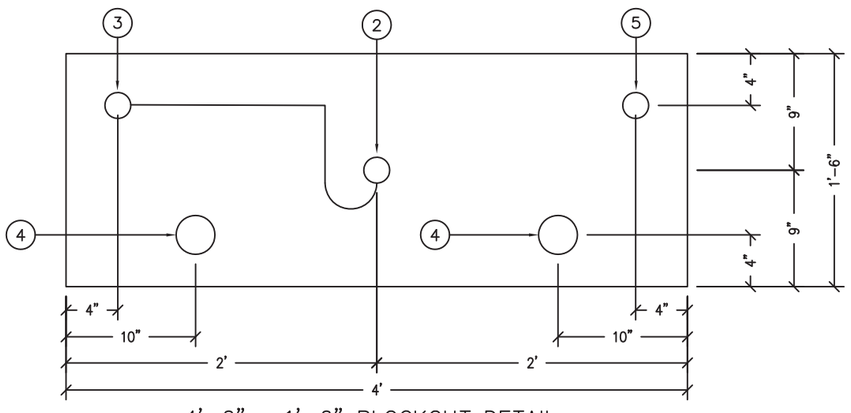
REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	4-30-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	48

FOUNDATION DETAIL

DWG NO.	SHEET	REV.
DNS-23	23 / 29	



FLOOR DRAIN BLOCKOUTS & BELOW FLOOR PIPING



4'-0" x 1'-6" BLOCKOUT DETAIL

ALL PIPING INDICATED ON THIS SHEET IS NOT BY CXT

BELOW FLOOR PIPING – KEY NOTES

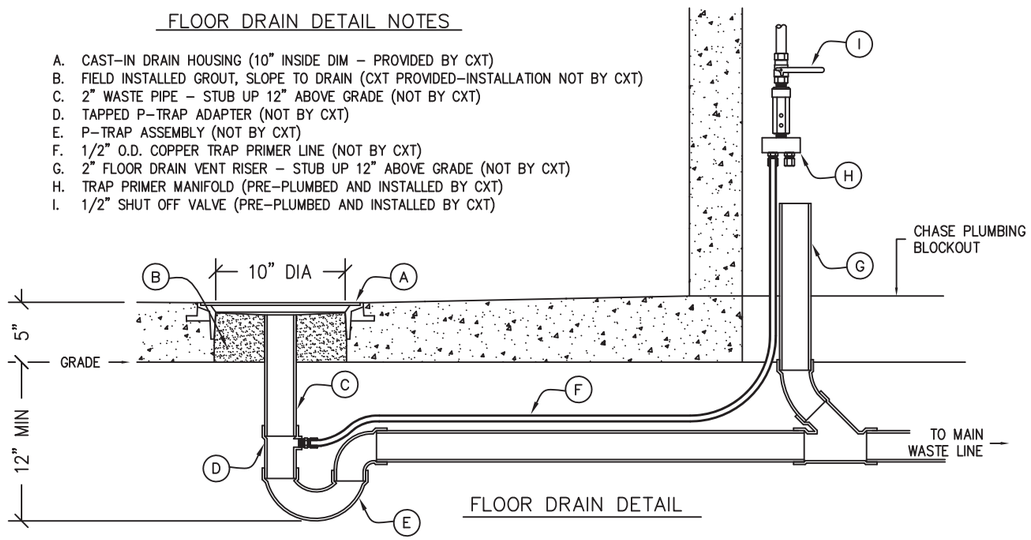
1. 4" CLEAN OUT TO GRADE.
2. 2" FLOOR DRAIN. FIELD INSTALLED TRAP PRIMER SYSTEM IF REQUIRED BY AUTHORITY HAVING JURISDICTION. (4'–0" x 1'–6" BLOCKOUT)
3. 2" VENT PIPES EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (4'–0" x 1'–6" BLOCKOUT)
4. 3" WASTE PIPE EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (4'–0" x 1'–6" BLOCKOUT)
5. WATER SERVICE PIPE 2" IN DIAMETER SHALL BE COPPER TUBE SIZE, HIGH–DENSITY POLYETHYLENE PIPE (HDPE), CL 250, AWWA C901, SDR 9, WITH 12 GAUGE TRACER WIRE AND APPROVED COMPRESSION FITTINGS.
6. MIN. BURY PER LOCAL REQUIREMENTS TO PROTECT AGAINST FREEZING AND DAMAGE.
7. 2" FLOOR DRAIN. FIELD INSTALLED TRAP PRIMER SYSTEM IF REQUIRED BY AUTHORITY HAVING JURISDICTION. (10" DIA BLOCKOUT)
8. PIPE INVERT AND BURY DEPTH PER UTILITY PLAN, SHEET C–8.
9. ELECTRICAL STUB UP, (6"x16" BLOCKOUT)
10. 2" VENT PIPES EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (8" DIA BLOCKOUT)
11. CUSTOMER REQUESTED IRRIGATION BLOCKOUT. (6" DIA)
12. 6" CLEAN OUT TO GRADE

PIPING LEGEND

BELOW FLOOR WASTE PIPING SCH 40 ABS TYPE DWV	BELOW FLOOR VENT PIPING SCH 40 ABS TYPE DWV	2" TYPE "K" ANNEALED "SOFT" COPPER WATER SERVICE

FLOOR DRAIN DETAIL NOTES

A. CAST–IN DRAIN HOUSING (10" INSIDE DIM – PROVIDED BY CXT)
B. FIELD INSTALLED GROUT, SLOPE TO DRAIN (CXT PROVIDED–INSTALLATION NOT BY CXT)
C. 2" WASTE PIPE – STUB UP 12" ABOVE GRADE (NOT BY CXT)
D. TAPPED P–TRAP ADAPTER (NOT BY CXT)
E. P–TRAP ASSEMBLY (NOT BY CXT)
F. 1/2" O.D. COPPER TRAP PRIMER LINE (NOT BY CXT)
G. 2" FLOOR DRAIN VENT RISER – STUB UP 12" ABOVE GRADE (NOT BY CXT)
H. TRAP PRIMER MANIFOLD (PRE–PLUMBED AND INSTALLED BY CXT)
I. 1/2" SHUT OFF VALVE (PRE–PLUMBED AND INSTALLED BY CXT)



FLOOR DRAIN DETAIL

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
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PROFESSIONAL ENGINEER

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June 25, 2019

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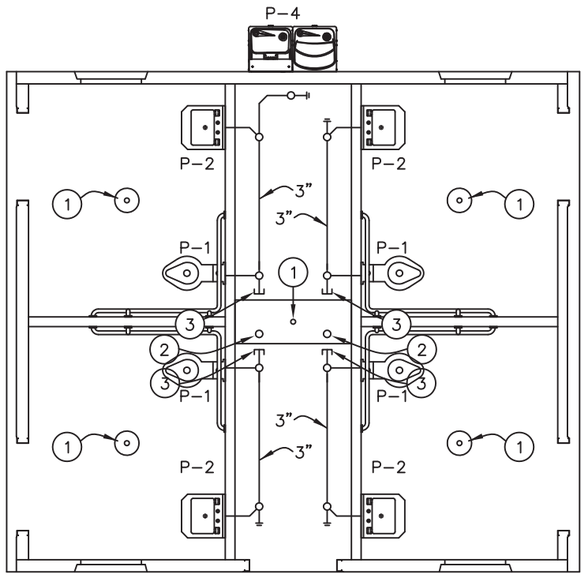
BUILDING NUMBER DNS–026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'–0"	DATE	4–30–19
DRAWN	DANA B	FILE NO.	DNS–026
CHECKED	RDW	PLOT	48

FLOOR DRAIN LOCATIONS & BELOW FLOOR PIPING

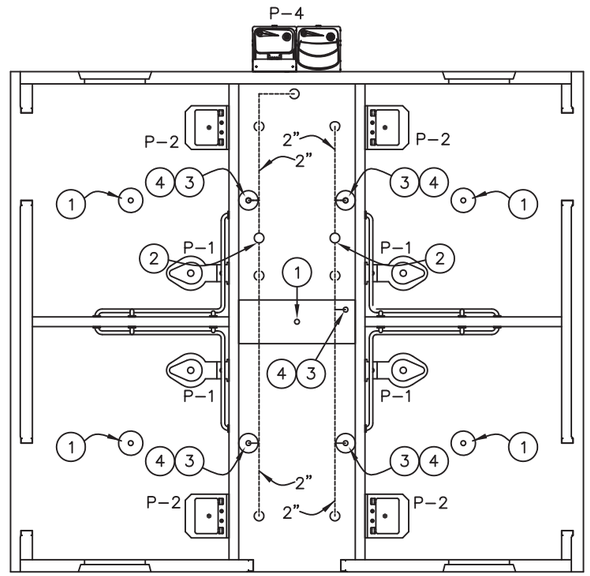
DWG NO.	SHEET	REV.
DNS–24	24 / 29	



WASTE PIPING

WASTE PIPING - KEY NOTES

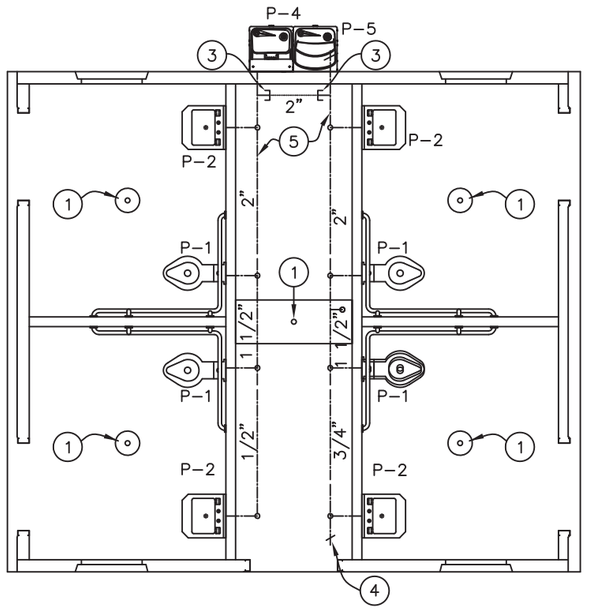
1. 2" FLOOR DRAIN, FIELD INSTALLED (NOT BY CXT)
2. 4" WASTE THROUGH FLOOR, FIELD INSTALLED (NOT BY CXT)
3. PROVIDE TEST PLUG IN END OF WASTE PIPE. CONTINUATION OF PIPING IS FIELD INSTALLED & NOT BY CXT.



VENT PIPING

VENT PIPING - KEY NOTES

1. 2" FLOOR DRAIN, FIELD INSTALLED (NOT BY CXT)
2. 4" VENT THROUGH ROOF.
3. 2" VENT WITH TEST PLUG.
4. FIELD INSTALLED 2" VENT PIPING FROM FLOOR DRAINS. (NOT BY CXT)



WATER PIPING

(PEX PIPING REQUIRED)

WATER PIPING - KEY NOTES

1. 2" FLOOR DRAIN, FIELD INSTALLED (NOT BY CXT)
2. FIELD INSTALLED 2" WATER SUPPLY WITH SHUT-OFF VALVE NEAR FLOOR. (NOT BY CXT)
3. CAPPED CW LINE. CONNECTION BETWEEN SIDES IS TO BE FIELD INSTALLED. (NOT BY CXT)
4. 3/4" HOSE BIBB WITH VACUUM BREAKER AND WHEEL HANDLE.
5. WATER PIPING ALONG WALL, SEE DIAGRAM DNS-26.

PIPING LEGEND

_____ COLD WATER

_____ HOT WATER

---------- VENT PIPING SCH 40 ABS TYPE DWV

———— WASTE PIPE: ABS, ASTM D2665, SCHED. 40

———— FIELD PIPING (NOT BY CXT)

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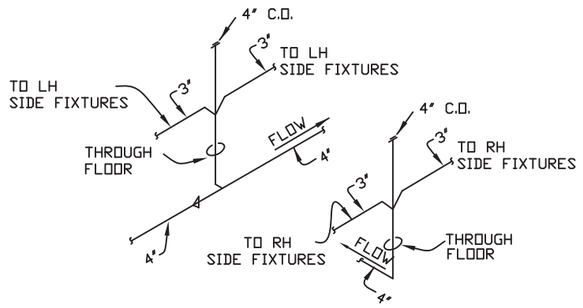
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE

SCALE	3/16"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	64

WATER, WASTE & VENT PIPING PLANS AND NOTES

DWG NO.	SHEET	REV.
DNS-25	25 / 29	



DETAIL OF FIELD INSTALLED WASTE CONNECTION

NTS

PIPING LEGEND

---------- COLD WATER

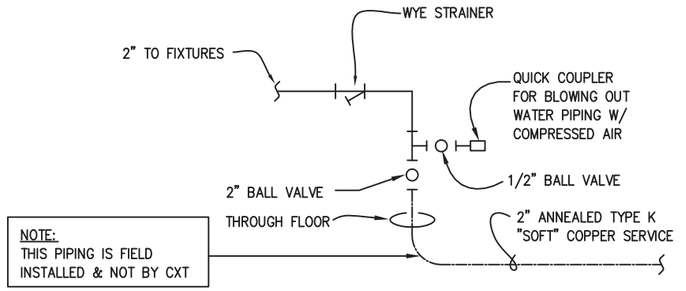
———— WASTE PIPE:
ABS, ASTM D2665, SCHED. 40

---------- VENT PIPING
SCH 40 ABS TYPE DWV

———— FIELD PIPING (NOT BY CXT)

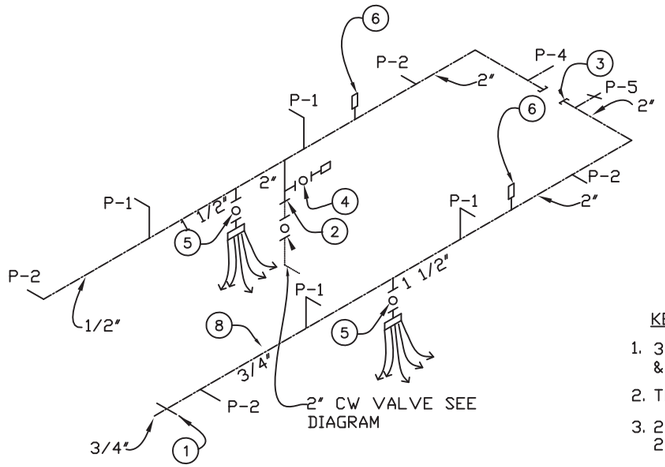
SPECIAL NOTES:
1. TOTAL FIXTURE COUNT (INCLUDES FLOOR DRAINS) : (16)
2. FLOWING PRESSURE: 45 PSI MIN, 80 PSI MAX
3. TOTAL DEVELOPED LENGTH = 25'-0"*

*APPROXIMATE DISTANCE FROM THE SOURCE TO THE FARTHEST FIXTURE



WATER SERVICE DETAIL

NTS

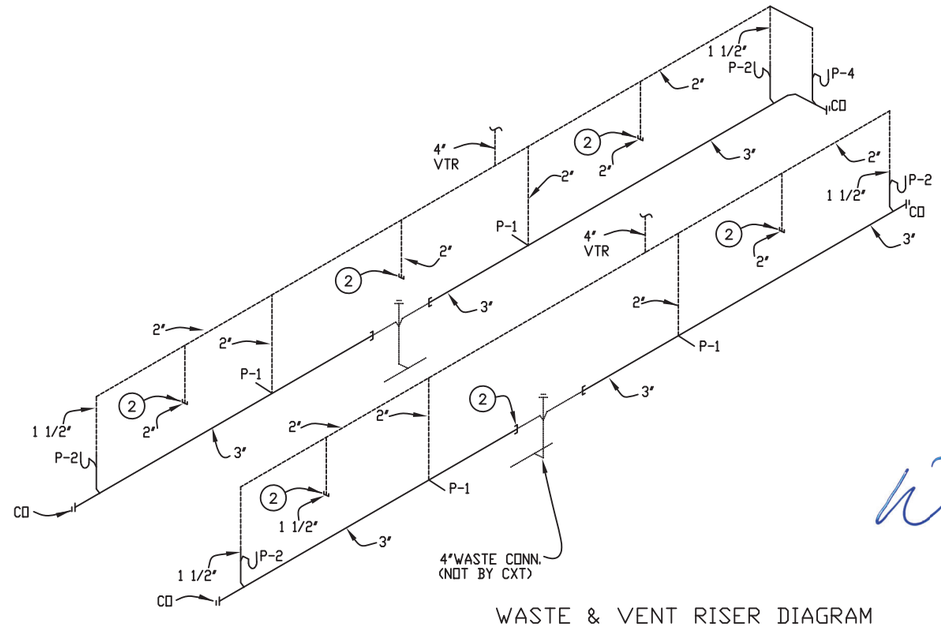


WATER PIPING RISER DIAGRAM

HOT WATER HEATER RISER DIAGRAM

KEY NOTES

1. 3/4" HOSE BIBB WITH VACUUM BREAKER. & WHEEL HANDLE
2. TO THIS POINT BY CXT.
3. 2" PLUGGED CW LINE TO THIS POINT, BY CXT. 2" CW BETWEEN THESE POINTS, NOT BY CXT.
4. 1/2" AIR QUICK CONNECTION W/ BALL VALVE FOR BLOWING OUT WATER PIPING.
5. 1/2" BALL VALVE & CAPPED CW LINE FOR FIELD INSTALLED TRAP PRIMER VALVE IF REQUIRED BY JURISDICTION HAVING AUTHORITY
6. ASSE 1010 WATER HAMMER ARRESTOR



WASTE & VENT RISER DIAGRAM

NTS

PLUMBING FIXTURE SCHEDULE

SYM	DESCRIPTION	MANUFACTURER	CXT PART NUMBER	QTY	HW	CW	WASTE	VENT	SUPPLIES / NOTES
P-1	WATER CLOSET	ACORN	PENAL-WARE 1680 SERIES 1680-W-1	4		1-1/4"	3"	2"	MOUNT RIM OF P-1 AT 17" ABOVE FLOOR; FLUSH VALVE: SLOAN "ROYAL" #952-1.6 L-3 W=4"; ACTUATOR: SLOAN HY33A
P-2	LAVATORY	ACORN	PENAL-WARE 1652 SERIES 2652-1-BP-04-M	4		1/2"	1-1/2"	1-1/2"	HAMMER ARRESTOR, 1/2X15 COMP ANG LAV BSCR1915AC LEONARD MIX VL 20300, SYMMONS S-71
P-3	FLOOR DRAIN	TRAVIS	54960-CXT	4			2"	2"	TRAP PRIMER- MIFAB MM500, DISTR UNIT- MIFAB
		SIOUX CHIEF	840-2A	1					
P-4	DRINKING FOUNTAIN W/ BOTTLE FILLER	ELKAY	VRCTL8WS	1					
P-5	EXTERIOR HOSE BIB	WOODFORD	B65	1		3/4"			

HEIDEN, WILLIAM RICHARD III
STATE OF WASHINGTON
39076
REGISTERED
PROFESSIONAL ENGINEER

EXPIRES April 23, 2021

June 25, 2019

CXT

Precast Products

3808 N. Sullivan Bldg. #7 Spokane, WA 99216
901 N. Highway 77 Hillsboro, TX 76645
362 Waverly Road Williamstown, WV 26187

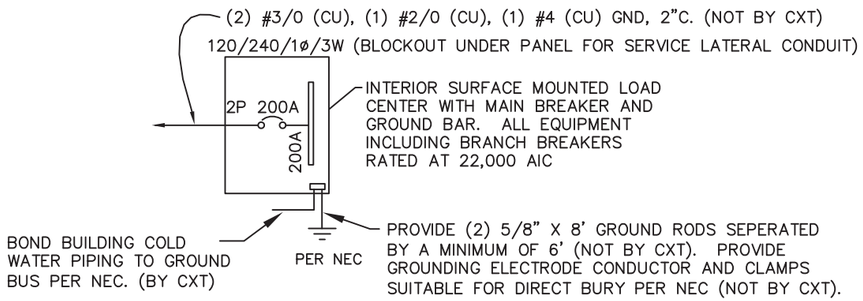
PROJECT TITLE

DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	3/16"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	64

PLUMBING SCHEDULE
DIAGRAMS & NOTES

DWG NO.	SHEET	REV.
DNS-26	26 / 29	



ONE-LINE POWER DIAGRAM

NTS

PANEL SCHEDULE

AMP 200
SURFACE MOUNT

PANEL
120/240V, 1P, 3W

TOTAL CONNECTED VA LOAD 1,002
TOTAL CALCULATED VA LOAD 1,020

CIRCUIT NO.	DESCRIPTION	OCP	LOAD TYPE	(VA)	(A)	PH	CIRCUIT NO.	DESCRIPTION	OCP	LOAD TYPE	(VA)	(A)
1	CHASE RECEPTACLE	1P/20A	R	180	1.5	A	2	EXTERIOR LIGHTS AND PEC	1P/20A	C	70	0.6
3	CHASE LIGHTS	1P/20A	N	56	0.5	B	4	UNIT B EXHAUST FANS / LIGHTS	1P/20A	N	258	2.2
5	UNIT A EXHAUST FANS / LIGHTS	1P/20A	N	258	2.2	A	6	DRINKING FOUNTAIN RECEPTACLE	1P/20A	R	180	1.5
7						B	8					
9						A	10					
11						B	12					
13						A	14					
15						B	16					
17						A	18					
19						B	20					
21							22					
23							24					
25							26					
27							28					
29							30					
31							32					

NOTE: MAXIMUM ALLOWABLE AIC IS 22K AMPS, PANEL MODIFICATIONS WILL BE REQUIRED (NOT BY CXT) IF TRANSFORMER CAPACITY EXCEEDS 175 KVA.

LOAD	CONNECTED	CALCULATED
(C)ONTINUOUS	70 X 1.25	88 VA
(R)EC (1ST 10KVA)	360 X 1.00	360 VA
(N)ON-CONTINUOUS	572 X 1.00	572 VA
(L)ARGEST MOTOR	0 X 1.25	0 VA
TOTAL LOAD	1,002 VA	1,020 VA 4.3 AMPS

GENERAL NOTES

1. RECESSED JUNCTION BOXES FOR SINGLE DEVICES SHALL HAVE SINGLE GANG MUD RINGS CAST IN CONCRETE WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED BY CIRCUIT BREAKERS, OR BY OTHER GFCI RECEPTACLES.
3. ALL CONDUIT SHALL BE SIZED PER NEC. (SEE REF TABLE) EXPOSED CONDUIT SHALL BE EMT/FMC, RECESSED SHALL BE PVC.

WIRE SIZE	1/2" EMT	3/4" EMT	1/2" ENT	3/4" ENT	1/2" FMC	3/4" FMC
#14 THHN	12	22	11	21	13	22
#12 THHN	9	16	8	15	9	16
#10 THHN	5	10	5	9	6	10

4. INSTALL ALL WIRING IN CONDUIT OR RELATED ENCLOSURES.
5. ALL ELECTRICAL INSTALLATIONS SHALL MEET THE 2017 NATIONAL ELECTRICAL CODE.
6. MINIMUM WIRE SIZE SHALL BE #12 AWG COPPER, THHN INSULATION UNLESS NOTED OTHERWISE.
7. ROUTE ALL CONDUITS IN UTILITY ROOM AT CEILING OR FACE OF WALLS.
8. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC IN NATURE & MAY NOT SHOW EXACT LOCATIONS OF DEVICES. REFER TO WALL PANEL & OTHER DRAWINGS FOR EXACT LOCATIONS OF J-BOXES, ETC.
9. PROVIDE CIRCUIT BREAKER LOCKOUTS FOR EACH HAND DRYER.

EXHAUST FAN SCHEDULE							
SYM	MFR	MODEL #	CFM	SONES	VOLTS	AMPS	NTS.
EF-1	FANTECH	FX 4XL	170	6.0	120	0.8	1,2,3

NOTE
1. WITH SPEED CONTROL MOUNTED IN CHASE.
2. FANS LISTED FOR WET LOCATION, CONTROL VIA OCCUPANCY SENSOR.
3. FAN SPEED LIMIT CONTROL SET BETWEEN 70 AND 105 CFM

LIGHTING FIXTURE SCHEDULE			
FIXTURE NUMBER	VOLTAGE	WATTS	DESCRIPTION
A	120	28	LUMINAIRE VPF84 INTERIOR LIGHT FIXTURE, VPF8-4-28W HP-4000K-120-CP-WHT-WET-OCC-TX/SD SURFACE MOUNTED, LED LAMP 4 FT, WRAP AROUND LENS, LOW TEMPERATURE DRIVER, BUILT IN OCCUPANCY SENSOR ACTIVATED W/ ADDITIONAL OCCUPANCY SENSOR FOR FAN CONTROL
B	120	14	SWOOP 610 LED EXTERIOR LIGHT, SWP610-14W HP-3500K-120-CP-BRZ-CAB/PC EXTERIOR, VANDAL RESISTANT, CEILING MOUNTED, 14 WATT, CLEAR PRISMATIC LENS, BUILT IN PHOTOELECTRIC CONTROL
C	120	14	SWOOP 610 LED EXTERIOR LIGHT, YWP610-14W HP-3500K-120-CP-BRZ-CAB/PC EXTERIOR, VANDAL RESISTANT, WALL MOUNTED, 14 WATT, CLEAR PRISMATIC LENS, BUILT IN PHOTOELECTRIC CONTROL
D	120	28	LUMINAIRE VPF84 INTERIOR LIGHT FIXTURE, VPF8-4-28W HP-4000K-120-CP-WHT-WET-OCC-TX/SD SURFACE MOUNTED, LED LAMP 4 FT, WRAP AROUND LENS, LOW TEMPERATURE DRIVER, BUILT IN OCCUPANCY SENSOR ACTIVATED

NOTE : THE SOURCE OF EFFICACY OF EXTERIOR LIGHTING IS TO BE A MINIMUM OF 45 LUMENS PER WATT.

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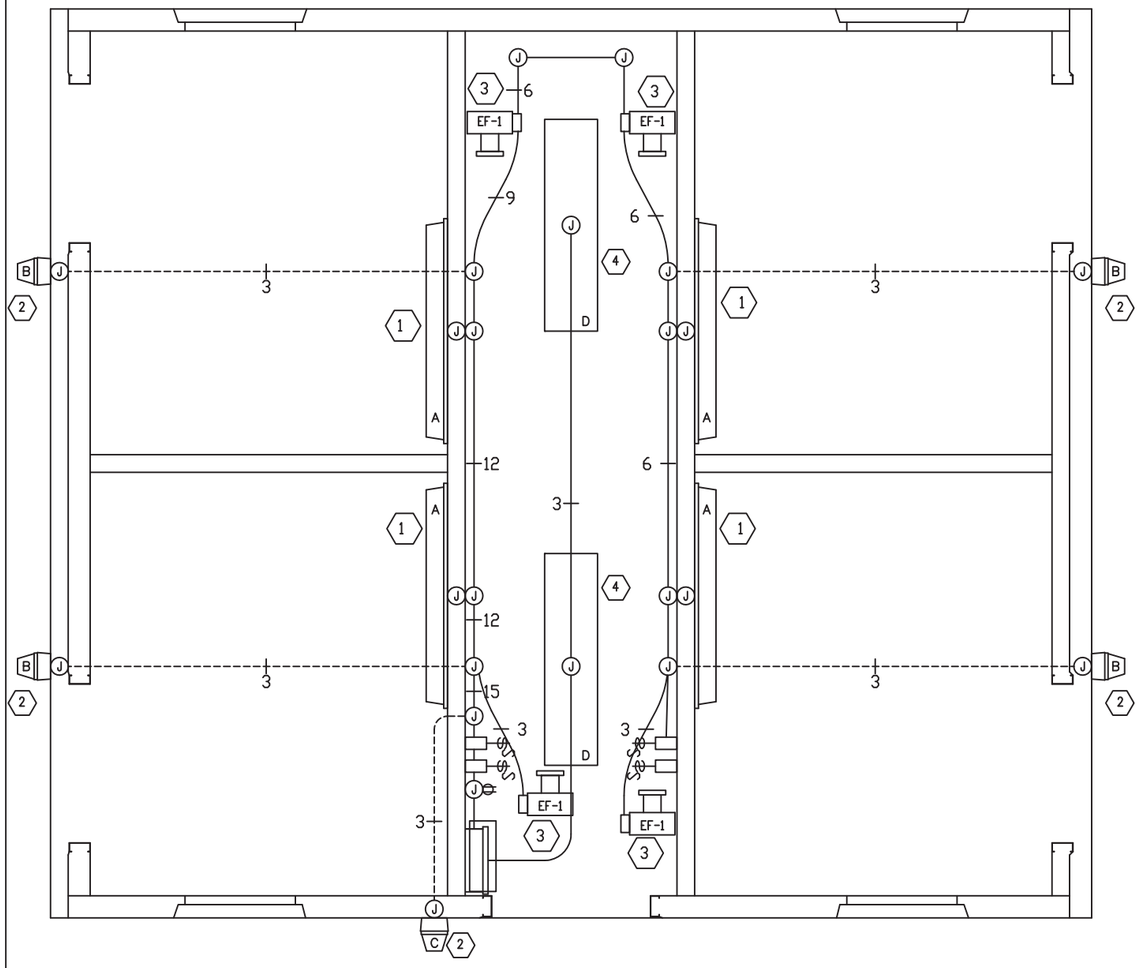
PROJECT TITLE
DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE

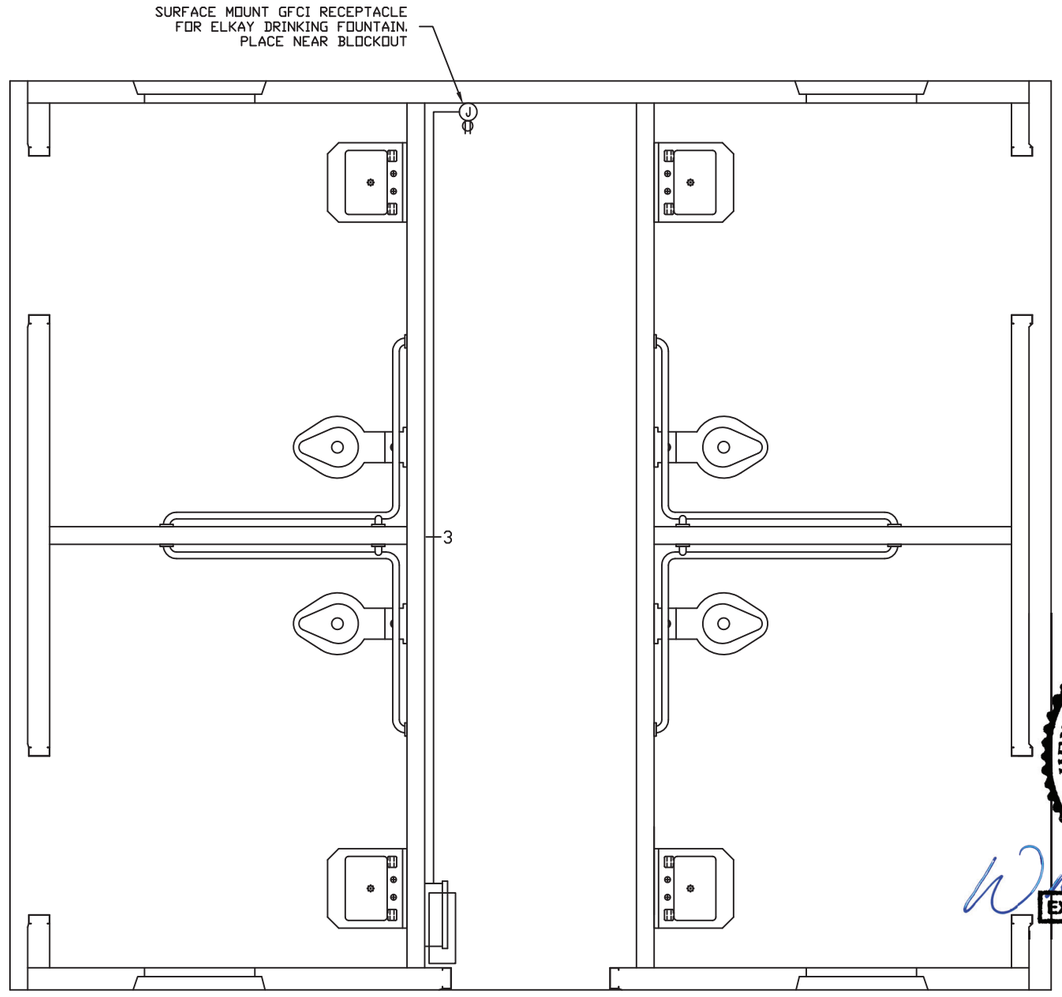
SCALE	3/8"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	32

ELECTRICAL NOTES & SCHEDULES

DWG NO.	SHEET	REV.
DNS-27	27 / 29	



LIGHTING / EXHAUST FAN PLAN



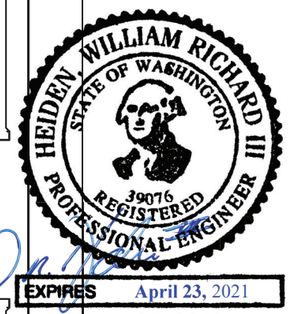
DRINKING FOUNTAIN GFCI PLAN

KEY NOTES

1. OCCUPANCY SENSOR CONTROLLED LIGHTS. EXHAUST FANS TO COME ON WITH RESTROOM LIGHTS.
2. LIGHT FIXTURE TO BE CONTROLLED BY PHOTOCELL. ROUTE WIRING IN CONCEALED CONDUIT.
3. CIRCUIT AS NEEDED FOR THE LOAD OF THE EXHAUST FAN. WIRE THRU SPEED SWITCH (IN CHASE) AND OCCUPANCY SENSOR ISOLATED CONTACT. PROVIDE RIGID DUCTING TO EACH RESTROOM. FANS TO EXHAUST THROUGH ROOF.
4. CHASE LIGHTS ARE MOTION ACTIVATED.

SYMBOLS LEGEND

- NOTE REFERENCE
- FLUORESCENT FIXTURE
- LIGHT FIXTURE
- COMBINATION SWITCH & DUPLEX
- LOAD CENTER/PANEL-C
- JUNCTION BOX
- EXHAUST FAN
- SURFACE MOUNTED CONDUIT NUMBER DENOTES WIRES, (ALL #12AWG UNO) ALWAYS ONE WIRE TO BE GROUND WIRE
- SURFACE MOUNTED CONDUIT
- CONCEALED CONDUIT
- FAN SPEED CONTROL
- HAND DRYER
- SAFETY DISCONNECT



June 25, 2019

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DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	32

ELECTRICAL PLAN LEGEND & NOTES

DWG NO.	SHEET	REV.
DNS-28	28 / 29	

WALL PANEL W1

EMBEDDED MATERIALS

ITEM	QTY
AS-2	4
PS-2	9
PS-10	4
PS-19	2
R317	6
R320	4
R3x94	2
R3x86	10
R3x110	4
R3x120	2
R3x192	4
SI-2 MOLD	2
40 1/8" x 82 1/4" B.O.	2

CU. FT. CONC.	SQ. FT. W.W.F.
40.5 (1.50)	105

APPROXIMATE WEIGHT: 6,075

WALL PANEL W2

EMBEDDED MATERIALS

ITEM	QTY
AS-2	4
PS-2	10
PS-19	3
FL-648	4
R411	4
R303	3
R3x86	4
R320	4
R4x192	1
R317	2
R4x112	2
B.O. 4 1/2" DIA	2
B.O. 2" DIA	2
B.O. 3" DIA	2
B.O. 1 1/2" DIA	2
4x4 E-BOX	4
ROUND MUD RING	2
W.C. WALL SLEEVE	2

CU. FT. CONC.	SQ. FT. W.W.F.
55.2 (2.04)	166

APPROXIMATE WEIGHT: 8,280

WALL PANEL W3

EMBEDDED MATERIALS

ITEM	QTY
AS-2	3
PS-2	1
PS-10	2
PS-19	5
R303	2
R3x109	2
R3x96	2
R4x109	1
R3x88	4
MS-4 B.O.	1
R320	8
R3x38	2
R322	4
MS-2 B.O.	1
PARTIAL FOUNTAIN B.O.	1

CU. FT. CONC.	SQ. FT. W.W.F.
27.5 (1.02)	70

APPROXIMATE WEIGHT: 4,125

WALL PANEL W4

EMBEDDED MATERIALS

ITEM	QTY
AS-2	3
PS-2	2
PS-10	2
PS-19	5
R303	2
R3x109	2
R4x89	3
R3x88	4
R322	4
R3x38	2
R320	8
MS-2 B.O.	1
4x4 J-BOX	1
ROUND MUD RING	1
3"x6"x2"DP B.O.	1
MS-4 B.O.	1

CU. FT. CONC.	SQ. FT. W.W.F.
23.1 (0.86)	58

APPROXIMATE WEIGHT: 3,465

WALL PANEL W5

EMBEDDED MATERIALS

ITEM	QTY
AS-2	2
PS-2	6
PS-10	2
R320	8
R3x78	4
R3x148	4

CU. FT. CONC.	SQ. FT. W.W.F.
28.3 (1.05)	85

APPROXIMATE WEIGHT: 4,245

WALL PANEL W6

EMBEDDED MATERIALS

ITEM	QTY
AS-2	4
PS-2	10
PS-19	3
FL-648	4
R411	4
R303	3
R3x86	4
R320	4
R4x192	1
R317	2
R4x112	2
B.O. 4 1/2" DIA	2
B.O. 2" DIA	2
B.O. 3" DIA	2
B.O. 1 1/2" DIA	2
4x4 E-BOX	4
ROUND MUD RING	2
W.C. WALL SLEEVE	2

CU. FT. CONC.	SQ. FT. W.W.F.
55.2 (2.04)	166

APPROXIMATE WEIGHT: 8,280

WALL PANEL W7

EMBEDDED MATERIALS

ITEM	QTY
AS-2	4
PS-2	9
PS-10	4
PS-19	2
R317	6
R320	4
R3x94	2
R3x86	10
R3x110	4
R3x120	2
R3x192	4
SI-2 MOLD	2
40 1/8" x 82 1/4" B.O.	2

CU. FT. CONC.	SQ. FT. W.W.F.
40.5 (1.50)	105

APPROXIMATE WEIGHT: 6,075

WALL PANEL W8

EMBEDDED MATERIALS

ITEM	QTY
AS-2	3
PS-2	1
PS-10	2
PS-19	5
R303	2
R3x109	2
R3x96	2
R4x109	1
R3x88	4
MS-4 B.O.	1
R320	8
R3x38	2
R322	4
HOSE BIB B.O.	1
MS-2 B.O.	1
PARTIAL FOUNTAIN B.O.	1

CU. FT. CONC.	SQ. FT. W.W.F.
27.5 (1.02)	70

APPROXIMATE WEIGHT: 4,125

WALL PANEL W9

EMBEDDED MATERIALS

ITEM	QTY
AS-2	3
PS-2	2
PS-10	2
PS-19	5
R303	2
R3x109	2
R4x89	3
R3x88	4
R322	4
R3x38	2
R320	8
MS-2 B.O.	1
MS-4 B.O.	1

CU. FT. CONC.	SQ. FT. W.W.F.
23.1 (0.86)	58

APPROXIMATE WEIGHT: 3,465

WALL PANEL W10

EMBEDDED MATERIALS

ITEM	QTY
AS-2	2
PS-2	6
PS-10	2
R320	8
R3x78	4
R3x148	4

CU. FT. CONC.	SQ. FT. W.W.F.
28.3 (1.05)	85

APPROXIMATE WEIGHT: 4,245

FLOOR SLAB F1

EMBEDDED MATERIALS

ITEM	QTY
AS-3	4
PS-19	16
R303	10
R320	16
R3x90	4
R3x114	8
R3x200	10
R3x42	8
R411	4
FL-648	4
RM54960 F.D.	2
BLOCKOUT 18"x24"	1
BLOCKOUT 8" DIA	2
BLOCKOUT 6" DIA	1
1" PVC SCHED40 x 9'-5"	2
PT CHUCK	2
BLOCKOUT 6"x16"	1

CU. FT. CONC.	SQ. FT. W.W.F.
68.3 (2.53)	330

APPROXIMATE WEIGHT: 10,245

FLOOR SLAB F2

EMBEDDED MATERIALS

ITEM	QTY
AS-3	4
PS-19	16
R303	10
R320	16
R3x90	2
R3x114	8
R3x200	10
R3x42	8
R411	4
FL-648	4
RM54960 F.D.	2
BLOCKOUT 18"x24"	1
BLOCKOUT 8" DIA	2
PT CHUCK	2
1" PVC SCHED40 x 9'-5"	2

CU. FT. CONC.	SQ. FT. W.W.F.
68.3 (2.53)	330

APPROXIMATE WEIGHT: 10,245

ROOF SLAB R1

EMBEDDED MATERIALS

ITEM	QTY
PS-19	11
PS-2	1
FL-847	4
R320	8
R303	11
R3x119	4
R3x130	2
R4x130	1
R4x18	16
R411	4
B.O. 5" DIA	1
1" PVC SCHED40 x 9'-10"	1
P.T. CHUCK	1
4x4 J-BOX	2
ROUND MUD RING	1
FL-648	4

CU. FT. CONC.	SQ. FT. W.W.F.
45.1 (1.67)	232

APPROXIMATE WEIGHT: 6,765

ROOF SLAB R2

EMBEDDED MATERIALS

ITEM	QTY
PS-19	12
PS-2	1
FL-847	4
R320	8
R303	12
R3x119	4
R3x130	2
R4x130	1
R4x18	16
R411	4
4x4 J-BOX	3
3"x8"x3" DP BLOCKOUT	1
P.T. CHUCK	1
1" PVC SCHED40 x 9'-10"	1
B.O. 5" DIA	2
ROUND MUD RING	1
FL-648	4

CU. FT. CONC.	SQ. FT. W.W.F.
45.1 (1.67)	232

APPROXIMATE WEIGHT: 6,765

ROOF SLAB R3

EMBEDDED MATERIALS

ITEM	QTY
PS-19	11
PS-2	1
FL-847	4
R320	8
R303	11
R3x119	4
R3x130	2
R4x130	1
R4x18	16
R411	4
B.O. 5" DIA	1
1" PVC SCHED40 x 9'-10"	1
P.T. CHUCK	1
4x4 J-BOX	2
ROUND MUD RING	1
FL-648	4

CU. FT. CONC.	SQ. FT. W.W.F.
45.1 (1.67)	232

APPROXIMATE WEIGHT: 6,765

ROOF SLAB R4

EMBEDDED MATERIALS

ITEM	QTY
PS-19	12
PS-2	1
FL-847	4
R320	8
R303	12
R3x119	4
R3x130	2
R4x130	1
R4x18	16
R411	4
B.O. 5" DIA	2
1" PVC SCHED40 x 9'-10"	1
P.T. CHUCK	1
4x4 J-BOX	2
ROUND MUD RING	1
FL-648	4

CU. FT. CONC.	SQ. FT. W.W.F.
45.1 (1.67)	232

APPROXIMATE WEIGHT: 6,765

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PROJECT TITLE

DENALI SECTIONAL
BUILDING NUMBER DNS-026

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	06-14-19
DRAWN	DANA B	FILE NO.	DNS-026
CHECKED	RDW	PLOT	24

B.O.M.

DWG NO. DNS-29

SHEET 29/29

REV.

DESIGN REVIEW BOARD FILE NO.DRB 1829

Riverfront Park – North

1 - Program Review/Collaborative Workshop

Design Review Staff Report November 28, 2018

Staff:
Alex Mann
Urban Designer
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Planning & Development Services Department

Applicants:
City of Spokane – Parks Department
808 W. Spokane Falls Boulevard
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ATTN: Barry Ellison, City of Spokane
(509) 625-6000
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ATTN: Julia Culp & Dell Hatch, Bernardo Wills Architects
(509) 625-6276
jculp@bwarch.com // dhatch@bwarch.com

Design Review Board Authority

Spokane Municipal Code Chapter 04.13 Design Review Board

A. Purpose. The design review board is hereby established to:
1. improve communication and participation among developers, neighbors and the City early in the design and siting of new development subject to design review under the Spokane Municipal Code;
2. ensure that projects subject to design review under the Spokane Municipal Code are consistent with adopted design guidelines and help implement the City's Comprehensive Plan.
3. advocate for the aesthetic quality of Spokane's public realm;
4. encourage design and site planning that responds to context, enhances pedestrian characteristics, considers sustainable design practices, and helps make Spokane a desirable place to live, work and visit.
5. provide flexibility in the application of development standards as allowed through development standard departures; and
6. ensure that public facilities and projects within the City's right of way:
   a. wisely allocate the City's resources,
   b. serve as models of design quality

Under SMC **Section 17G.040.020 Design Review Board Authority**, all public projects or structures are subject to design review. Further, this project rests under a prior Shoreline Conditional Use Permit (Riverfront Park Master Plan) acted upon by the Design Review Board in 2016. Recommendations of the Design Review Board must be consistent with regulatory requirements per Section 17G.040.080 **Design Review Board**

Recommendations.
Recommendations of the Design Review Board will be forwarded to the Planning Director and the Director of Parks and Recreation.

Project Description

Please see applicant's submittal information. Please note that this project's overall program, beyond the actual experiential park, is still in flux and subject to change due to budgetary and Parks' Board considerations.

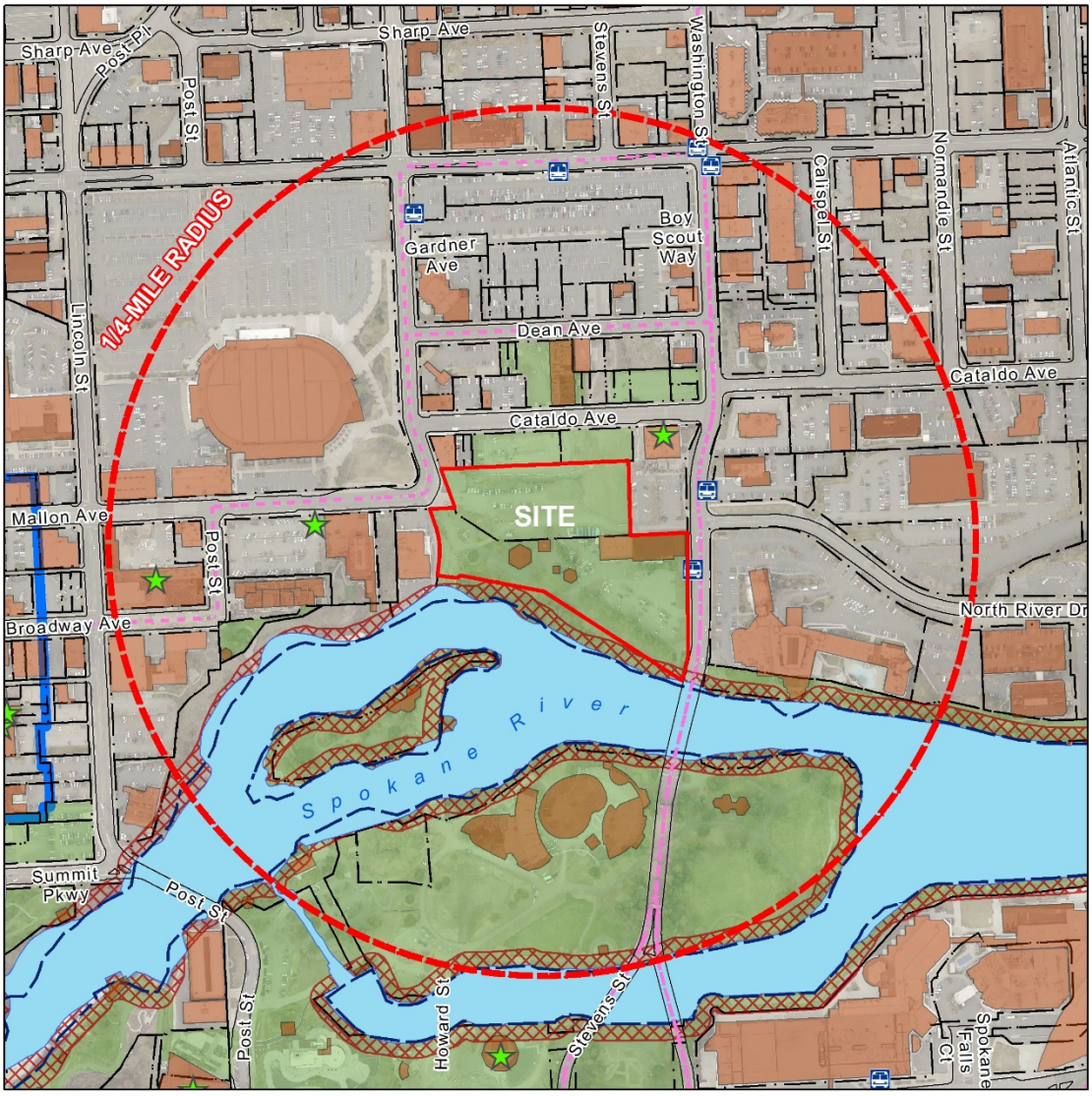
Location & Context

The Subject Site is composed of two parcels, a smaller northerly parcel addressed 832 N. Howard Street (Parcel Number 35181.0032, 2.64 acres in size) and a larger southerly parcel addressed 809 N. Washington Street (Parcel Number 35185.0077, 4.30 acres in size). The northerly parcel currently accommodates a semi-improved city-owned parking lot, while the southerly parcel houses various park shelters and improvements dating to the 74' Expo as well as the two masonry structures currently used by the Parks' Department as its Maintenance & Operations facility.

The Site is located within the north central area of the Riverside Neighborhood and is bounded along its entire southern border by the Spokane River and the Centennial Trail. The northern boundary of the Site's northerly parcel is dominated by an exposed ~25' tall portion of basalt cliff. The privately-owned property adjacent to the Site's northeasterly border, addressed 411 W Cataldo Avenue, supports multiple tenants (including Blackbird Restaurant).

This site is a sub-component of the previously approved Riverfront Park (RFP) Master Plan, and is subject to the terms of the park's Shoreline Conditional Use Permit.

The Site's Washington Street and Mallon/Howard frontages support mass transit operations (Route 1: Plaza/Arena Shuttle, Route 27: Hillyard, and Route 39: Mission). Two bus stops are located immediately adjacent to the Site (#37 on the Site's Washington Street frontage, and #6 at the NEC of Washington Street & North River Drive).



1/4 MILE RADIUS - Riverfront Park North Bank

LEGEND

- Historic Property
- STA Bus Stop
- STA Bus Route
- City Park
- Parcel
- Building

Shoreline Buffers

- 50 feet
- Ordinary High Water Mark

N
W E
S

0 330 660 1,320 Feet

Character Assets

The Subject Site is immediately adjacent to the Broadview Dairy historic building (addressed 411 W Cataldo Avenue); which rests on the National Register of Historic Places. This masonry building was built in 1910 in a simplified Italianate Style, with a 1948 masonry addition in a non-descript commercial style.

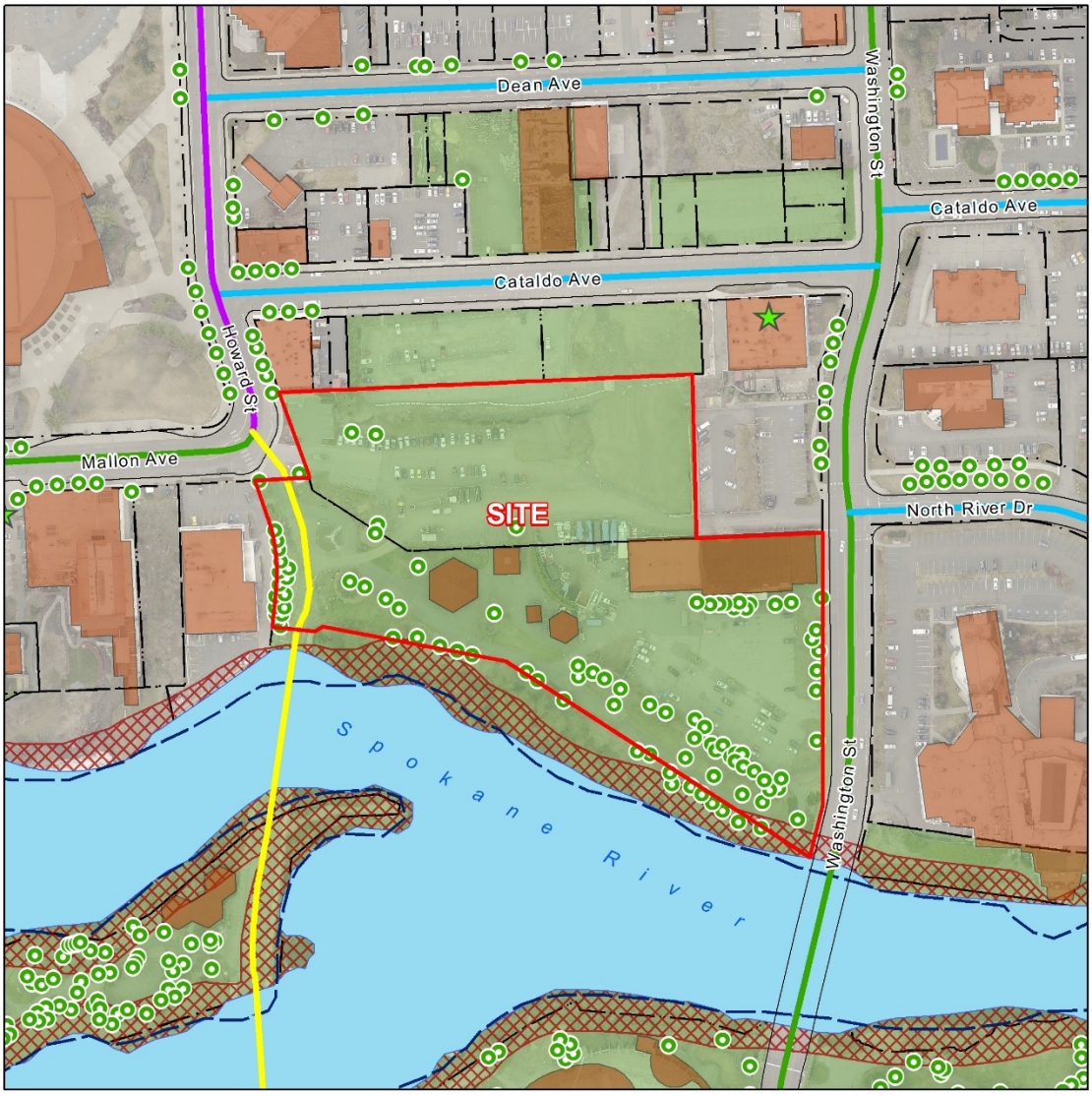
There are a number of City Trees located throughout the site and along the thoroughfare frontages. Washington Street and Mallon Avenue are Type II Community Connector Complete Streets, and Howard Street is a Type I Community Activity Street.

Characteristics of Downtown Complete Street Designations (see SMC 17C.124.035)

The downtown zones are complemented by the complete streets designations map (described in detail in the downtown plan) that further guides public and private development within the downtown. The different complete streets designations set different street standards and desired amenities based upon the intended use and desired qualities of the street. The complete streets designations are depicted on Map 5.1 “Streetscape Improvements” in the downtown plan and zoning layer. Right-of-ways found on the complete streets map shall not be vacated as the space is needed to incorporate the elements described in the complete street designation. Curb to property line and the sidewalk width shall not be reduced in order to allow for future complete street elements. See Figure 1: Analysis.

Type I – Community Activity Streets (*Howard Street*)
Such streets are intended to be slow, two-way streets with wide, well-maintained sidewalks and pedestrian amenities to encourage strolling, walking, and shopping.

Type II – Community Connector Streets (*Washington Street and Mallon Avenue*)
Such streets move traffic and pedestrians into and around downtown. These streets provide some of the major pedestrian connection to surrounding neighborhoods and districts.



SITE CONTEXT - Riverfront Park North Bank

N
W E
S

LEGEND

- City Tree
- Historic Property
- Parcel
- City Park
- Building

Complete Streets

- Bike/Pedestrian Path
- Type I Complete Street
- Type II Complete Street
- Type IV Complete Street

Shoreline Buffers

- 50 feet
- Ordinary High Water Mark

0 150 300 600 Feet

Regulatory Analysis

Zoning Code Requirements

The Site is zoned DTG. The applicant will be expected to meet zoning code requirements. Applicants should contact Current Planning Staff with any questions about these requirements.

Recommendations of the Design Review Board must be consistent with adopted regulations. The DRB may not waive any code requirements.

Downtown Design Standards
Design standards in the code appear in the form of Requirements (R), Presumptions (P), and Considerations (C). Upon request of the applicant, the board may offer some flexibility from certain eligible code "design standards" if the board recommends that the proposed solution is equal or better than what is required, and still meets the purpose of the standard.

Section 17C.124.500 Design Standards Implementation:

The design standards and guidelines found in SMC 17C.124.510 through SMC 17C.124.590 follow SMC 17C.124.015, Design Standards Administration. All projects must address the pertinent design standards and guidelines. Design standards are in the form of Requirements (R), Presumptions (P), and Considerations (C). Regardless of which term is used, an applicant must address each guideline. An applicant may seek relief through chapter 17G.030 SMC, Design Departures, for those eligible standards and guidelines contained in the zoning code.

The applicant is not requesting a Design Departure from any of the Design Standards. The Maintenance & Operation Facility's design is still in an early schematic phase, its location only recently fixed – but it will be required to comply with all the applicable Design Standards.

City of Spokane Comprehensive Plan

Comprehensive Plan link

LU 1 CITY-WIDE LAND USE: Goal: Offer a harmonious blend of opportunities for living, working, recreation, education, shopping, and cultural activities by protecting natural amenities, providing coordinated, efficient, and cost effective public facilities and utility services, carefully managing both residential and nonresidential development.

LU 1.13 Parks and Open Space: Develop funding mechanisms, incentives, and other methods to procure land for formal parks and/or natural open space in existing and new neighborhoods based upon adopted standards of the Comprehensive Plan. We feel that the project at a minimum meets the goals highlighted in bold.

LU 2 PULIC REALM ENHANCEMENT: Goal: Encourage the enhancement of the public realm. The project meets this goal.

LU 2.1 Public Realm Features: Encourage features that improve the appearance of development, paying attention to how projects function to encourage social interaction and relate to and enhance the surrounding urban and natural environment.

LU 5.4 Natural Features and Habitat Protection: Ensure development is accomplished in a manner that protects significant natural features and wildlife habitat.

LU 6.9 Facility Compatibility with Neighborhood: Ensure the utilization of architectural and site designs of essential public facilities that are compatible with the surrounding area.

TR GOAL A: PROMOTE A SENSE OF PLACE: Promote a sense of community and identity through the provision of context sensitive transportation choices and transportation design features, recognizing that both profoundly affect the way people interact and experience the city.

TR 2.1 Physical Features: Incorporate site design and other physical features into developments that encourage alternatives to driving. Physical features that encourage walking include sidewalks, street trees, street lights, benches, pedestrian islands, clearly marked pedestrian

pathways in parking lots, water fountains, rest-rooms, and display windows on the street in commercial areas.

TR 4.25 Pedestrian and Bicyclist Access to Parks: Develop safe pedestrian access and bike ways/routes to city parks from surrounding neighborhoods.

TR 2.7 Safe Sidewalks: Provide for safe pedestrian circulation within the city; wherever possible, this should be in the form of sidewalks with a pedestrian buffer strip or other separation from the street.

TR 7 Neighborhood Access: Require developments to have open, accessible, internal multi-modal transportation connections to adjacent properties and streets on all sides.

TR 17 Paving Existing Unpaved Streets: Identify and prioritize resources for paving existing dirt and gravel streets and alleyways to reduce air pollution and prioritize infill and economic development.

BMP 3: Provide convenient and secure short-term and long-term bike parking to connect people to popular destinations and transit throughout Spokane and encourage employers to provide shower and locker facilities.

DP 1.3 Significant Views and Vistas: Identify and maintain significant views, vistas, and viewpoints, and protect them by establishing appropriate development regulations for nearby undeveloped properties.

DP 1.4 Gateway Identification: Establish and maintain gateways to Spokane and individual neighborhoods consisting of physical elements and landscaping that create a sense of place, identity, and belonging.

DP 2.3 Design Standards for Public Projects and Structures: Design all public projects and structures to uphold the highest design standards and neighborhood compatibility.

DP 2.5 Character of the Public Realm: Enhance the livability of Spokane by preserving the city's historic character and building a legacy of quality new public and private development that further enriches the public realm.

DP 2.6 Building and Site Design: Ensure that a particular development is thoughtful in design, improves the quality and characteristics of the immediate neighborhood, responds to the site's unique features - including topography, hydrology, and microclimate - and considers intensity of use.

DP 2.14 Town Squares and Plazas: Require redevelopment areas and new development to provide appropriately scaled open space such as town squares, plazas, or other public or private spaces that can be used as the focus of commercial and civic buildings.

DP 2.15 Urban Trees and Landscape Areas: Maintain, improve, and increase the number of street trees and planted areas in the urban environment.

DP 2.21 Lighting: Maximize the potential for lighting to create the desired character in individual areas while controlling display, flood and direct lighting installations so as to not directly and unintentionally illuminate, or create glare visible from adjacent properties, residential zones or public right-of-way.

NE 12.1 Street Trees: Plant trees along all streets. Installing street trees along all residential and arterial streets is the easiest and most cost effective way to secure the environmental benefits of urban forestry. Street trees planted in buffer strips between the curb and sidewalk should be included in every street project or private development.

City of Spokane Downtown Plan

Downtown Plan "Fast Forward Spokane" link

2.2 BUILT FORM AND CHARACTER

Goal: Foster and improve upon the unique, Downtown "sense of place"

Objectives:

- *Preserve and enhance historic building stock*
- *Promote local identity and unified character with a focus on unique districts throughout Downtown*
- *Design complementary infill and restrict surface parking lots with limited exceptions*
- *Encourage increased density and smaller building footprints*
- *Strive to reasonably protect solar-access in key areas as well as views of key amenities*

2.3 MULTI-MODAL CIRCULATION AND PARKING

Goal: Improve circulation and parking in and around Downtown for all users

Objectives:

- *Increase parking supply in high demand areas and develop parking incentives*
- *Reduce the supply of off-street surface parking through higher and better uses of available land*
- *Increase modal share of alternative transportation*
- *Improve pedestrian and bicycle connections*
- *Convert key streets from one-way to two-way*
- *Encourage use of public transportation*

2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

Goal: Improve the Downtown environment for pedestrians and bicyclists

Objectives:

- *Develop pedestrian- and bicycle-friendly streetscape improvements*
- *Improve access to Riverfront Park and Spokane River for all modes of travel*
- *Designate bicycle boulevards leading into Downtown*
- *Link Downtown with a series of green space amenities*
- *Upgrade existing underpasses and consider pedestrian/bike bridges where appropriate*
- *Establish gateways at key intersections signifying the entrance to Downtown and special districts*

2.6 ENVIRONMENTAL STEWARDSHIP

Goal: Incorporate sustainable practices in redevelopment efforts

Objectives:

- *Improve live/work balance by promoting Downtown living*
- *Increase availability of locally-produced foods*
- *Encourage LEED® certification for new construction*
- *Preserve and/or adaptively re-use historic buildings*
- *Mitigate stormwater (i.e. increase permeable surfaces)*
- *Support a thriving and functionally sustainable street tree system*

Downtown Design Guidelines

Downtown Design Guidelines link

The Downtown Design Guidelines must be followed per Section 17C.124.500 Design Standards Implementation. While other adopted codes, plans, and policies listed in this staff report may be referenced during design review, the Downtown Design Guidelines are the primary tool utilized by the board when reviewing projects in the downtown.

The three overarching principles supported throughout the guidelines are:

1. Contextual Fit
2. Pedestrian Friendly Streets, and
3. Sustainability

A: Site Planning & Massing Responding to the Larger Context

A-1 Respond to the Physical Context

Each building site lies within a larger physical context having a variety of distinct features and characteristics to which the site planning and building design should respond. Develop a site and building design concept that responds to Spokane's regional character; a city located at the intersection of the Rockies and the Palouse.

B: Architectural Expression Relating to the Neighborhood Context

B-1 Respond to Neighborhood Context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the surrounding neighborhood.

B-2 Create Transitions in Bulk and Scale

Building form should be consistent with the character of Downtown Spokane as an urban setting and create a transition in height, bulk, and scale of development; from neighboring or nearby areas with less intensive development, and between buildings and the pedestrian realm.

B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area

Consider the character defining attributes of the immediate neighborhood and reinforce the desirable patterns, massing arrangements and streetscape characteristics of nearby and noteworthy development.

B-4 Design a Well-Proportioned & Unified Building

Compose the massing and organize the publicly accessible interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

B-5 Explore Opportunities for Building Green

Promote "green" buildings by choosing sustainable building and design practices whenever possible.

C: Pedestrian Environment Defining the Pedestrian Environment

C-1 Promote Pedestrian Interaction

The street level of a building should be designed to engage pedestrians. Spaces adjacent to the sidewalk should be open to the general public and appear safe and welcoming.

C-2 Design Facades of Many Scales

Design architectural features, fenestration patterns, and material compositions that refer to the human activities contained within. Building facades should be composed of elements scaled to promote pedestrian comfort, safety, and orientation. The building façade should create and reinforce a "human scale" not only at the street level, but also as viewed from farther away.

C-4 Reinforce Building Entries

Design building entries to promote pedestrian comfort, safety, and orientation.

C-7 Install Pedestrian-Friendly Materials at Street Level

Use materials at street level that create a sense of permanence and bring life and warmth to Downtown.

D: Public Amenities Enhancing the Streetscape and Open Space

D-1 Provide Inviting & Usable Open Space

Design public open spaces to promote a visually pleasing, healthy, safe, and active environment for workers, residents, and visitors. Views and solar access from the principal area of the open space should be emphasized.

D-2 Enhance the Building with Landscaping

Enhance the building and site with generous landscaping—which includes special pavements, trellises, screen walls, planters, and site furniture, as well as living plant material.

D-3 Respect Historic Features That Define Spokane

Renovation, restoration and additions within Downtown should respect historic features.

D-4 Provide Elements That Define The Place

Provide special elements on the facades, within public open spaces, or on the sidewalk to create a distinct, attractive, and memorable "sense of place" associated with the building.

D-6 Provide Attractive and Appropriate Lighting

To promote a sense of security for people Downtown during nighttime hours, provide appropriate levels of lighting on the building facade, on the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and on signage.

D-7 Design for Personal Safety & Security

Design the building and site to promote the feeling of personal safety and security in the immediate area.

D-8 Create "Green Streets"

Enhance the pedestrian environment and reduce adverse impacts on water resources and the microclimate by mimicking the natural hydrology of the region on the project site and reducing the area of heat island.

E: Vehicular Access and Parking Minimize Adverse Impacts

E-1 Minimize Curb Cut Impacts

Minimize adverse impacts of curb cuts on the safety and comfort of pedestrians.

E-3 Minimize the Presence of Service Areas

Locate service areas for dumpsters, recycling facilities, loading docks and mechanical equipment away from street frontages where possible; screen from view those elements which cannot be located to the rear of the building.

E-4 Design "Green" Parking

Design places for parking that mitigate automobile impacts to air, temperature, and water; and improve the City's visual and environmental quality.

Public Projects or Structures Guidelines

A.1 General Site Design and Context

The project or facility shall be sensitive to the physical constraints of the site and the conservation of natural resources, and shall be designer to be functional, easy to use, visually attractive, pedestrian friendly and create a safe and pleasant environment.

A.2 Circulation and Parking

Circulation and parking components shall be safe, simple, and accessible, however they shall not dominate the entire development.

A.3 Pedestrian Access & Amenities

The project shall create an environment that is visually attractive and easy to use for pedestrians who use the facility.

B.1 General Design, Entries, and Streetscape

Buildings shall contribute to an active and exciting pedestrian environment with clearly defined entries oriented to the street, walkway, or circulation spine.

B.2 Building Proportions, Size, Scale and Aesthetics

Buildings shall incorporate elements that result in an aesthetic building with perceived size and bulk that is consistent with the surrounding buildings, maintains a human scale, creates a streetscape tha is comfortable and attractive, and achieves an high aesthetic standard.

B.5 Lighting

Lighting shall be provided for public projects and structures to improve the safety security during the evening hours and enhance the character and quality of the facility. The form, quantity and character of lighting and the quality of light shall establish an attractive, distinctive and safe environment, but shall not create an unwanted nuisance for residential or other sensitive areas.

C.1 General Landscape Design

Project design and development plans shall include well planned landscaping as an integral component of the project and exhibit an overall design concept utilizing plant and landscape materials in a creative, environmentally sensitive, and functional manner to provide spatial definition, enhance and compliment the overall site and built environment, while being sensitive to the conservation of natural resources.

C.2 Parking Lot Screening and Separation

The project shall incorporate landscaping that will define, break up, and screen parking areas as well as provide separation between incompatible uses.

D.1 Street Design

All street and right-of-way improvements shall be constructed in accordance with adopted city development standards unless physically impossible considering particular site constraints.

D.2 Utilities Design

Necessary infrastructure installations shall be designed to integrate appropriately with the above ground natural and built environment, or at a minimum, include mitigation for any environmental degradation that is unavoidable.

E.1 Public Spaces Design

Public Spaces shall be developed in manner that promotes social interaction, and make the safety, convenience and enjoyment of the user the primary design parameters.

Topics for Discussion

To address the Downtown Design Standards, Comprehensive Plan Policies, and Downtown Design Guidelines listed in the staff report, staff would offer the following for consideration and discussion:

The project's playground, as proposed, is significantly compliant the adopted plans, policies, codes, and prior permits.

Due to the proposed two-phase construction of the project, what opportunities exist to ensure that access to the playground and adjacent park improvements will be adequately addressed as a stand-alone Phase I level of development? The following items bear further consideration:

- Washington Street streetscape (parking lot screening, sidewalk width, street trees, etc.)
- Pedestrian Path/Route from Washington Street to playground (landscaping, overhead weather protection)
- The provision of stormwater drainage through the Site from the city-owned parcels located above and north of the development (how will this be accommodated/incorporated into any existing stormwater disposal improvements?)
- The proposed gated M&O Yard (to be located immediately east of the M&O facility) will require the excavation of a portion of the site that may impact the retention wall protecting the surface parking lot on the adjacent privately-owned property (how will this be addressed?)

The Maintenance & Operations facility, due to its current early state of schematic design, offers opportunities for proof of further compliance to the Downtown Design Standards and Guidelines. The following items bear further consideration:

- The proposed roof form & metal roofing appears inconsistent with the flat roof/parapet forms found on the surrounding context/character contributing structures (this may be mitigated by the 74' Expo structures that will remain, though those have wood shingles)
- The proposed elevations indicate a finish material with expanses of Exterior Insulation Finish System (EIFS), this may pose a conflict with guidelines calling for more durable exterior finishes.

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan
Downtown "Fast Forward" Plan
Riverfront Park Master Plan
Downtown Design Guidelines
Public Projects or Structures Guidelines

FILE NO.DRB 1829

DESIGN REVIEW BOARD

Riverfront Park – North Bank

1 - Recommendation Meeting

November 28, 2018

From:	To:	CC:
Design Review Board Steven Meek, Chair c/o Dean Gunderson, DRB Secretary Planning & Development 808 W. Spokane Falls Blvd. Spokane, WA 99201	Berry Ellison, Program Manager City of Spokane Parks and Recreation Department	Heather Trautman, Planning Director Tami Palmquist, Associate Planner

Based on review of the materials submitted by the applicant and discussion during the November 28, 2018 Collaborative Workshop the Design Review Board recommends the following advisory actions:

1. **The applicant is encouraged to continue to develop the design of the project as presented in revised preferred alternative concept plan (dated 11/28/18); which includes the proposed location of the M&O facility.**

   Please see the following Comprehensive Plan Goals and Policies *(see staff report for full text):*

   LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, TR 4.25 Pedestrian and Bicyclist Access to Parks, TR 2.7 Safe Sidewalks, TR 7 Neighborhood Access, TR 17 Paving Existing Unpaved Streets, BMP 3 (provision of short- and long-term bike parking), DP 1.3 Significant Views and Vistas, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, DP 2.15 Urban Trees and Landscape Areas, DP 2.21 Lighting, and NE 12.1 Street Trees

   Please see the following Downtown "Fast Forward" Plan Goals *(see staff report for full text):*

   2.2 BUILT FORM AND CHARACTER, 2.3 MULTI-MODAL CIRCULATION AND PARKING, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP

   Please see the following Downtown Design Guidelines *(see staff report for full text):*

A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, B-2 Create Transitions in Bulk and Scale, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, B-4 Design a Well-Proportioned & Unified Building, B-5 Explore Opportunities for Building Green, C-1 Promote Pedestrian Interaction, C-2 Design Facades of Many Scales, C-4 Reinforce Building Entries, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-2 Enhance the Building with Landscaping, D-3 Respect Historic Features That Define Spokane, D-4 Provide Elements That Define The Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety & Security, D-8 Create "Green Streets", E-1 Minimize Curb Cut Impacts, E-3 Minimize the Presence of Service Areas, and E-4 Design "Green" Parking

Please see the following Public Projects or Structures Guidelines *(see staff report for full text):*

A.1 General Site Design and Context, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, B.2 Building Proportions, Size, Scale and Aesthetics, B.5 Lighting, C.1 General Landscape Design, C.2 Parking Lot Screening and Separation, D.1 Street Design, D.2 Utilities Design, E.1 Public Spaces Design

2. **The applicant shall coordinate with the SportPlex design/build team to develop & integrate pedestrian, visual, and stormwater/rainwater connections to that project's development and the Riverfront Park – North Bank development.**

   Please see the following Comprehensive Plan Goals and Policies *(see staff report for full text):*

   LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, and DP 2.15 Urban Trees and Landscape Areas

   Please see the following Downtown "Fast Forward" Plan Goals *(see staff report for full text):*

   2.2 BUILT FORM AND CHARACTER, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP

   Please see the following Downtown Design Guidelines *(see staff report for full text):*

   A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, B-5 Explore Opportunities for Building Green, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, and E-4 Design "Green" Parking

Please see the following Public Projects or Structures Guidelines *(see staff report for full text):*

A.1 General Site Design and Context, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, C.1 General Landscape Design, D.2 Utilities Design, E.1 Public Spaces Design

3. **The applicant shall work with the City of Spokane Streets Department to explore opportunities to improve the pedestrian experience at the intersection of North River Drive & Washington Street (to include, but not limited to, a roundabout that could provide a positive Gateway Entrance).**

   Please see the following Comprehensive Plan Goals and Policies *(see staff report for full text):*

   LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 6.9 Facility Compatibility with Neighborhood, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, TR 4.25 Pedestrian and Bicyclist Access to Parks, TR 2.7 Safe Sidewalks, TR 7 Neighborhood Access, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.15 Urban Trees and Landscape Areas, DP 2.21 Lighting, and NE 12.1 Street Trees

   Please see the following Downtown "Fast Forward" Plan Goals *(see staff report for full text):*

   2.2 BUILT FORM AND CHARACTER, 2.3 MULTI-MODAL CIRCULATION AND PARKING, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

   Please see the following Downtown Design Guidelines *(see staff report for full text):*

   C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements That Define The Place, D-8 Create "Green Streets", and E-1 Minimize Curb Cut Impacts

   Please see the following Public Projects or Structures Guidelines *(see staff report for full text):*

   A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, D.1 Street Design, and E.1 Public Spaces Design

4. **The applicant is encouraged to conserve and further develop the proposed integrated Rainwater/Stormwater cycle demonstration in the park.**

   Please see the following Comprehensive Plan Goals and Policies *(see staff report for full text):*

   LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, and DP 2.15 Urban Trees and Landscape Areas

Please see the following Downtown "Fast Forward" Plan Goals *(see staff report for full text):*

2.2 BUILT FORM AND CHARACTER, 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES, and 2.6 ENVIRONMENTAL STEWARDSHIP

Please see the following Downtown Design Guidelines *(see staff report for full text):*

A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, B-5 Explore Opportunities for Building Green, C-1 Promote Pedestrian Interaction, and D-1 Provide Inviting & Usable Open Space

Please see the following Public Projects or Structures Guidelines *(see staff report for full text):*

A.1 General Site Design and Context, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, C.1 General Landscape Design, D.2 Utilities Design, E.1 Public Spaces Design

5. **The applicant is encouraged to continue to develop a maintenance yard agreement with Avista.**

Please see the following Comprehensive Plan Goals and Policies *(see staff report for full text):*

LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PUBLIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, DP 1.3 Significant Views and Vistas, DP 1.4 Gateway Identification, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, and DP 2.15 Urban Trees and Landscape Areas

Please see the following Downtown "Fast Forward" Plan Goals *(see staff report for full text):*

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Please see the following Downtown Design Guidelines *(see staff report for full text):*

A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, B-3 Reinforce the Urban Form & Architectural Attributes of the Immediate Area, D-1 Provide Inviting & Usable Open Space, D-4 Provide Elements That Define The Place, and E-3 Minimize the Presence of Service Areas

Please see the following Public Projects or Structures Guidelines *(see staff report for full text):*

A.1 General Site Design and Context, A.2 Circulation and Parking, C.1 General Landscape Design, and E.1 Public Spaces Design

6. **The DRB highly values the proposed engagement with all nine types of play (five physical, four social). If budget constraints present themselves the board strongly encourages the conservation of nature play over the installation of traditional play structures.**

   Please see the following Comprehensive Plan Goals and Policies *(see staff report for full text):*

   LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PULIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.14 Town Squares and Plazas, and DP 2.21 Lighting

   Please see the following Downtown "Fast Forward" Plan Goals *(see staff report for full text):*

   2.2 BUILT FORM AND CHARACTER, and 2.4 OPEN SPACE, PUBLIC REALM AND STREETSCAPES

   Please see the following Downtown Design Guidelines *(see staff report for full text):*

   C-1 Promote Pedestrian Interaction, C-7 Install Pedestrian-Friendly Materials at Street Level, D-1 Provide Inviting & Usable Open Space, D-3 Respect Historic Features That Define Spokane, D-4 Provide Elements That Define The Place, D-6 Provide Attractive and Appropriate Lighting, and D-7 Design for Personal Safety & Security

   Please see the following Public Projects or Structures Guidelines *(see staff report for full text):*

   A.1 General Site Design and Context, A.3 Pedestrian Access & Amenities, B.1 General Design, Entries, and Streetscape, B.5 Lighting, C.1 General Landscape Design, and E.1 Public Spaces Design

7. **The applicant is encouraged to increase view corridors through the proposed surface parking lot to include the river frontage edge (reduce parking, increase visual and physical connection to the river and Centennial Trail).**

   Please see the following Comprehensive Plan Goals and Policies *(see staff report for full text):*

   LU 1 CITY-WIDE LAND USE, LU 1.13 Parks and Open Space, LU 2 PULIC REALM ENHANCEMENT, LU 2.1 Public Realm Features, LU 5.4 Natural Features and Habitat Protection, LU 6.9 Facility Compatibility with Neighborhood, TR GOAL A: PROMOTE A SENSE OF PLACE, TR 2.1 Physical Features, TR 4.25 Pedestrian and Bicyclist Access to Parks, TR 7 Neighborhood Access, DP 1.3 Significant Views and Vistas, DP 2.3 Design Standards for Public Projects and Structures, DP 2.5 Character of the Public Realm, DP 2.6 Building and Site Design, DP 2.15 Urban Trees and Landscape Areas, and DP 2.21 Lighting

   Please see the following Downtown "Fast Forward" Plan Goals *(see staff report for full text):*

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Please see the following Downtown Design Guidelines *(see staff report for full text):*

A-1 Respond to the Physical Context, B-1 Respond to Neighborhood Context, C-1 Promote Pedestrian Interaction, D-1 Provide Inviting & Usable Open Space, D-3 Respect Historic Features That Define Spokane, D-4 Provide Elements That Define The Place, D-6 Provide Attractive and Appropriate Lighting, D-7 Design for Personal Safety & Security, and E-4 Design "Green" Parking

Please see the following Public Projects or Structures Guidelines *(see staff report for full text):*

A.1 General Site Design and Context, A.2 Circulation and Parking, A.3 Pedestrian Access & Amenities, B.5 Lighting, C.1 General Landscape Design, C.2 Parking Lot Screening and Separation, and E.1 Public Spaces Design

Steven Meek, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.

Riverfront Park
North Bank Playground
Submittal #2

Design Review Board

Site Development and Project Overview

The North Bank Project is the fifth and final component of the Riverfront Park Redevelopment Program that will complete the master plan improvements that also include the Recreational Rink and Skyride Facility, Looff Carrousel, US Pavilion, and Howard St Promenade. The North Bank site, approximately six (6) acres in size, is located within the downtown area of the City of Spokane, Washington between Howard St and Washington St immediately north of the Spokane River's North Channel; the northern boundary is comprised of a basalt bluff approximately 450' from the ordinary high water mark, with the Centennial Trial and the Spokane River on the south boundary. The site currently includes managed public parking and houses a +_ 7,500 S.F. maintenance and operations facilities/yard (M/O) that services the entire Riverfront Park. Other structures on the site include a large wood construction shelter, existing masonry restrooms, and a historic entry shelter that remains from Expo 74, also of wood construction.

The signature improvement for this project will be a Regional Playground themed on the Ice Age Floods of Great Lake Missoula and their influences that shaped our regions geology, waterways, and landforms. The playground will be designed to a one (1) acre minimum size and developed to incorporate both play and educational opportunities for children aged 2-12 years old, with inclusive participation being a priority for all visitors. The project will also include/improve park & open space with pathways, landscape planting and irrigation, wheels park, lighting, electrical. The project is also contemplating the development of a featured basketball court and Maintenance & Operations facility. Transitions to the Howard St Promenade will border the west end of the project and the improvements will include standards that have been established as part of the Riverfront Park Master Plan to ensure consistency of site furnishings, signage, irrigation, lighting, and building systems. Parking improvements are anticipated to provide up to 158 paved parking stalls that will serve the Playground. As stated above, demolition, and replacement and relocation of the M/O facility with new utility services is may be part of the project. Street/curb/sidewalk improvements to two access points to the site from Washington St are planned; no new signalization is planned as part of this work.

The site is north and adjacent to the Spokane River and the majority of the site is within the Shoreline Jurisdiction. Former industrial activities on-site have left behind contaminated the soils with fuel, PAHs, and in some places, lead. Stormwater is not allowed to infiltrate into contaminated subsurface soils but may be treated and conveyed to existing outfalls. The proposed SportsPlex project is under design for the property immediately north of the park site, on top of the 20' basalt bluff. Design Team Coordination of the two adjacent projects is ongoing an effort are being made to pursue opportunities to connect the two projects both physically and aesthetically. The North Bank Playground Project will be making provisions to accept clean stormwater from the Sportsplex roof system and providing design, facilities and structures to convey stormwater to an existing outfall.

Project Changes Since Collaborative Workshop #1

The most significant design change that has occurred from the preferred site plan submitted as part of DRB package #1 is the re-location of the Operations and Maintenance building (O&M). Originally the building was planned to border Washington Street ROW. The O&M facility location is now planned directly west of the existing Homeland Security parking lot and directly south of the existing 20' basalt bluff. The change was intended to align the site plan more closely with city downtown design guidelines that included meeting the architectural requirements for a buildings fronting a public street, offering better views into the site and providing better security opportunities. The associated maintenance yard was relocated from the playground to other park property on Havermale Island due to recreation/maintenance activity conflicts.

The existing restroom facility, originally planned to be remodeled is now going to be demolished. Four (4) new family style public restrooms will occupy the southwest corner of the new O&M facility. This decision was made in response to excessive cost of meeting energy code and ADA guidelines with the existing building and the security and maintenance benefit of having the restroom housed in the O&M facility.

The concept for proposed SportsPlex roof water/stormwater conveyance through the site and to the outfall has changed multiple times but now appears to be finalized. See response #2, Advisory Response below.

Programming of the basketball court has changed. The court area has expanded by 30% and will include other amenities such as lighting, colored graphics on the court surface and provision for temporary bleachers to be set up for special events. This work is intended to be funded and constructed by others and will not be part of the base bid.

In large, the playground layout and concept has remained the same with almost no change in the equipment planned or the theming objectives.

Response to Advisory Actions

1. The applicant is encouraged to continue to develop the design of the project as presented in revised preferred alternative concept plan (dated 11/28/18) which includes the proposed location of the O&M Facility.

Close coordination with the Health Department, City Traffic and Engineering, Parks, Skate Park Public Meetings and the recent City Predevelopment meeting have attributed to influencing the project design with some programming changes.

2. The applicant shall coordinate with the SportsPlex design/build team to develop & integrate pedestrian, visual, and stormwater/rainwater connections to that project's development and the Riverfront Park – North Bank Development.

More work needs to be done to address an integrated pedestrian and visual connection. Currently, due to the 20' vertical elevation change, the conceptual idea is to provide an accessible route to the SportsPlex from Howard Street Prominade via the city sidewalk system at W Mallon Ave and Howard Street to W Cataldo Ave. An alternative route and prominent visual connection would be an extension of the Howard Street Prominent to the north with a landing and visual focal point at the top of the bluff. This pedestrian connection would be climbing a terraced stair based structure that provides overlook opportunities and seating nodes along the route. The budget and scope of this connection as well as the elevations and final site orientation of the Sportsplex at the landing locating is yet to be determined.

The integrated stormwater connections: The design team has spent a considerable amount of time coordinating and developing stormwater solutions for both the SportsPlex and the Playground site.
Runoff from the SportsPlex will be conveyed as follows:

- Runoff up to the 50 year 24 hour rainfall event will be conveyed through the North Bank Playground via hard pipe to the Washington street outfall
- Runoff from events larger than the 50 year 24 hour and up to the 100 year 24 hour rainfall event will be conveyed through a dry creek bed/shallow grassy swale channel within in the North Bank Playground, ultimately collecting to a structure and conveyed by hard pipe to the Washington Street outfall or overflowing into the river.
- Runoff from the park impervious surfaces (skatepark, roofs, will be hard piped to the Washington Street outfall.
- The dry stream channel/shallow grassy swale will be located and developed to maximize green usable park space, minimize maintenance and provide aesthetics for the park the meet the "Ice Age Theme" while protecting the park from large storm events by providing an emergency route for stormwater to be conveyed.
- Runoff from the playground and pervious areas will infiltrate into the ground.
- Runoff from the parking lot will be conveyed via sheet flow to bioinfiltration swales located in the island areas of the parking lot that will discharge via underdrain pipe to drywells. The drywells will be designed with an overflow that will discharge to the Washington Street outfall.

Response to Advisory Actions

3. The applicant shall work with the City of Spokane Streets Department to explore opportunities to improve the pedestrian experience at the intersection of North River Drive and Washington Street (to include, but not limited to, a roundabout that could provide a positive gateway entrance).

A concept design study was prepared by Morrison-Maierle and submitted to City Traffic Engineers in December 2018 for the North River Drive/Washington Street intersection. Overall, about $250,000 of the capital facilities bond was allocated to improvements at this intersection, which limited improvement options primarily to geometric and signal phase modifications. The study examined twelve different geometric and signal phase configurations, using traditional LOS/delay, queue conditions, and vehicle turning pathways as measures-of-effectiveness in comparative analyses; summarized in the study for review by City staff. A roundabout was not reviewed as a viable option given right-of-way issues and cost-to-benefit restrictions. Reconstruct was also not reviewed given funding limitations.

Following City review of the study, an extensive coordination process ensued in January and February, with several concept designs submitted by Morrison-Maierle for consideration. An improvement alternative that includes the addition of a northbound left-turn lane was selected by City Traffic Engineering and Park Department officials for the intersection while maintaining a northbound right-turn lane. In addition, City staff directed a three lane-section be developed on the west leg of the intersection with outbound/westbound lane; also designing the approach with an approximate 30-percent “flared” approach, as to better align with the east leg (of the intersection). City staff directed the east leg of the intersection be revised to accommodate three-lanes with two inbound/westbound lanes (left-turn and through/right) and an outbound/eastbound lane. Finally, City staff directed the signal be designed with permitted phasing on all approaches; but with allowances for permitted-protected phasing in the future.

Morrison-Maierle noted two concerns with design directions. First, maintaining northbound left and right-turn lanes with two through lanes will result in 10-foot travel lanes on the southern leg of the intersection (all six future lanes). While this is acceptable per AASHTO as the minimum lane width for an urban/downtown environment, the design is below the desired City lane width of 11-feet. Narrow lanes slow traffic through this area, which is a benefit, but could result in an increase of side-swipe conflicts. The resolution is that conflicts would be monitored in the future to determine if this becomes a reoccurring collision issue; at which point, future improvements or revisions could be sought.

Second, the design of the three lane section on the west leg of the intersection and “flare” will complicate the ability for a City Bus design vehicle to turn between Washington Street and the North Bank approach (to/from both directions). City traffic staff weighted this as the lessor safety concern versus the application of better alignments for the eastbound and westbound left-turn lanes at the intersection (to improve sight distance). The caution is buses may “overturn” onto curbs or even into adjacent or opposing lanes; thus, the resolution is to have Parks Department officials direct bus movements primarily to through travel at the intersection (approaching to/from Ruby/Division Couplet), as to avoid overturn movements.

Response to Advisory Actions

4. The applicant is encouraged to conserve and further develop the proposed integrated rainwater/stormwater cycle demonstration in the park.

The primary demonstration opportunity for the rainwater/stormwater cycle will the be “Dry Falls” connection of the SportsPlex stormwater to the playground. Additionally, water conservation through “Spokanescape” initiatives and Low Impact Development (LID) techniques will be used for Best Management Practices

5. The applicant is encouraged to continue to develop a maintenance yard agreement with Avista.

The maintenance yard is now planned to be located on other Riverfront Park property, Havermale Island, to avoid potential conflicts between maintenance activities and recreational users.

6. The DRB highly values the proposed engagement with all nine types of play (five physical, four social). If budget constraints present themselves the board strongly encourages the conservation of nature play over the installation of traditional play structures.

The North Bank Playground is intended to be a Themed Regional Playground with something for everyone and it will be highly inclusive. The playground design is currently under review by Mara Kaplan, a 3rd party consultant auditing the play value for children with and without disabilities. She is the driving force behind “Let Kids Play” an nationally recognized as an expert in play and playspace.

A priority as been placed on the custom designed GFRC climbing structures replicating natural wood and rock themed for the “Ice Age Flood” concept. A lower priority has been place on traditional equipment. However, the traditional equipment will supplement the needed play value for the nine types of play.

7. The application is encouraged to increase view corridors through the proposed surface parking lot to include the river frontage edge (reduce parking, increase visual and physical connection to the river and Centennial Trail).

The O&M building was primarily relocated in the design to improve view corridors into the site. The design team is also working with Parks and Urban Forestry to balance views opening up to the river by removing Low Significant trees while making an effort to preserve Extreme and Very High Significant Trees to be used in the park for shade and other high value assets identified by Urban Forestry. The grading scheme for the parking lot is also influenced by preservation of significant existing trees.

Although the parking lot size has increased from 135 cars to 158 cars by relocating the O&M facility, the asphalt does not encroach as far info the playground space as previously. Large planter strips (Bioinfiltration swales) have been added to the parking lot as a low impact design solution as well as to break up the feel of a large expanse of asphalt.

Vicinity Map

Existing Structures – Currently Planned to Remain

EXISTING PICNIC SHELTER TO REMAIN

HISTORIC EXPO 74 SHELTER TO REMAIN

CHANGED – NOW PLANNED FOR DEMOLITION

Existing Site Photos

Existing Site Photos

NORTH HOWARD PROMENADE CONSTRUCTION - BUTTERFLY LOCATION

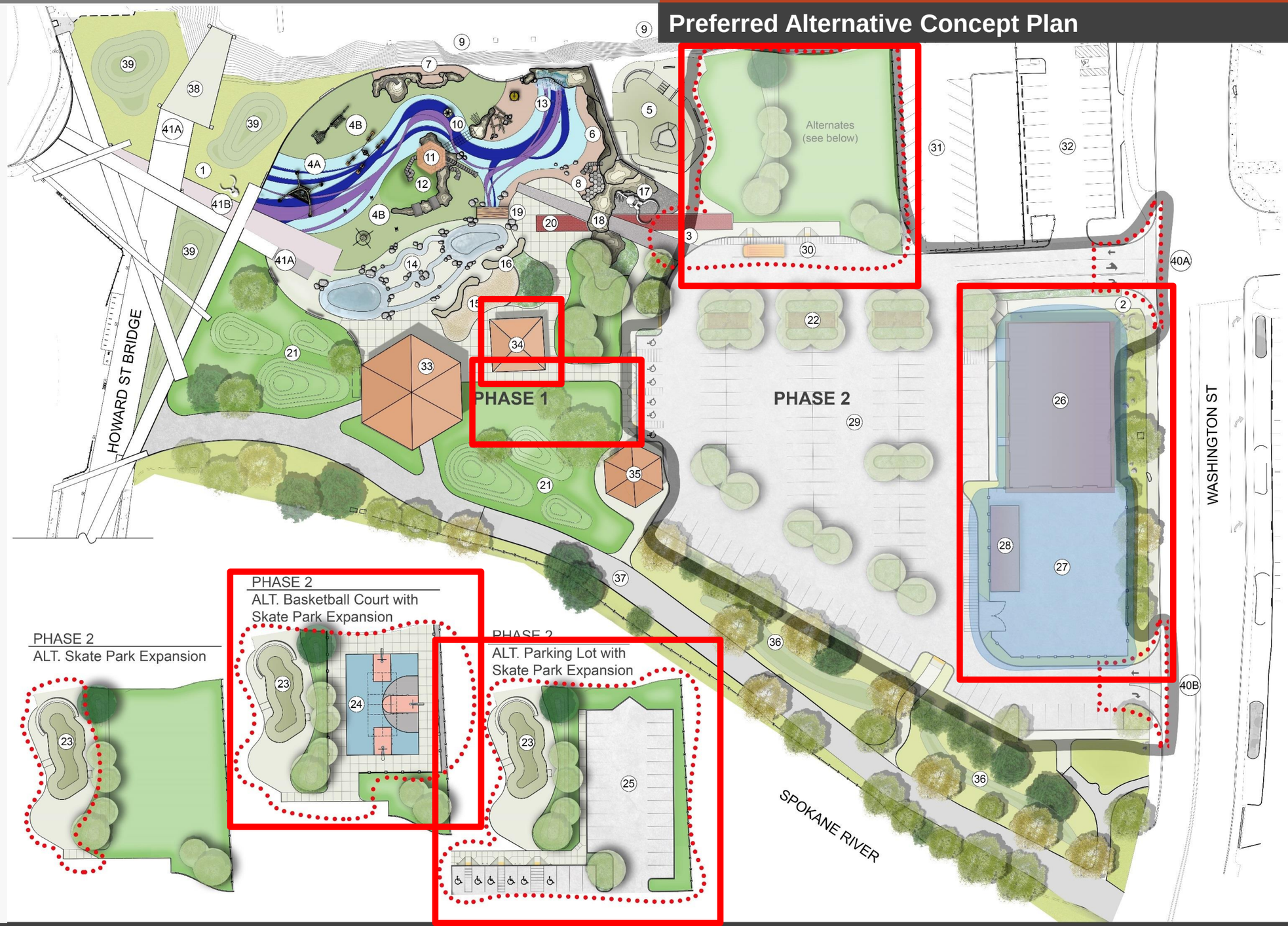
EAST CENTENNIAL TRAIL

EAST TRAIL ACCESS

NORTH HOWARD PROMENADE CONSTRUCTION

Original Concept

Preferred Alternative Concept Plan

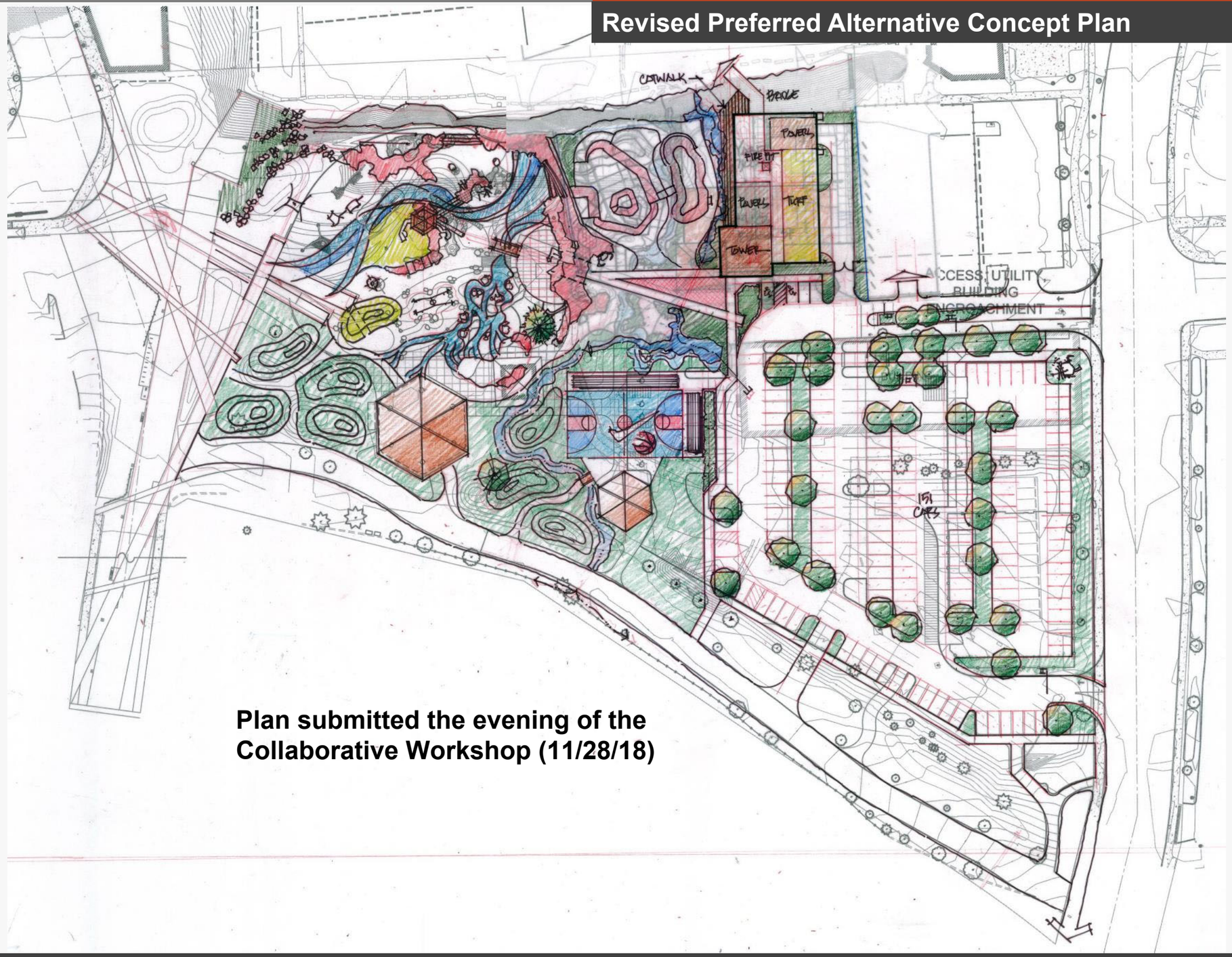


ITEMS CHANGED SINCE DRB #1

KEY

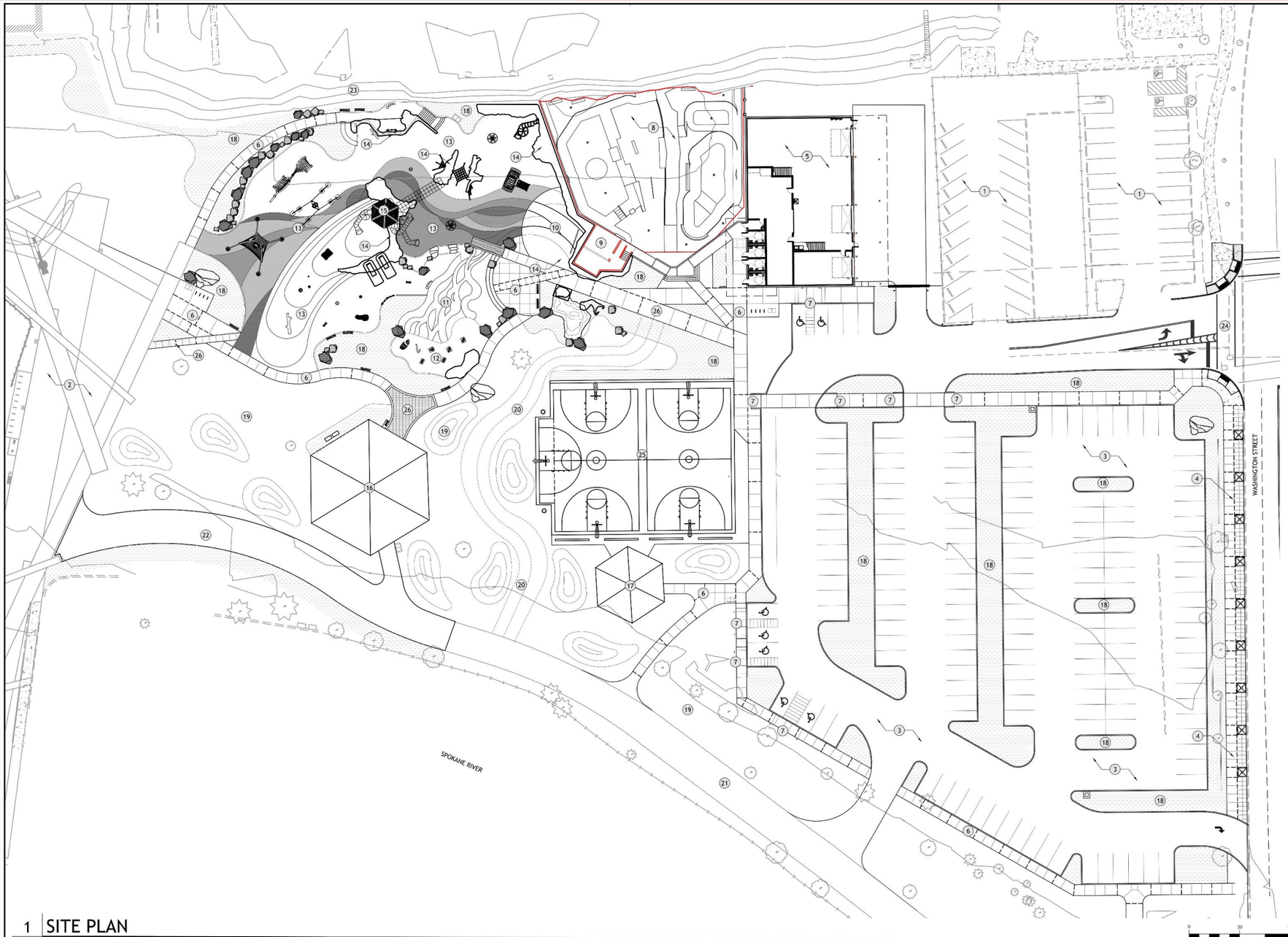
1. ENTRY GATEWAY ON WEST SIDE
2. ENTRY GATEWAY FROM WASHINGTON STREET
3. PLAYGROUND ENTRY GATEWAY
4 A. POURED IN PLACE LARGE PLAYGROUND SURFACE (12,355 SF)
B. FOREVER LAWN SURFACE (7,996 SF)
5. WHEELS PARK AREA (5,236 - 8,000 SF)
6. RHYTHMITE CLIMBING WALL
7. RAISED SLACK LINE AREA/CLIMBING FEATURE
8. STAIRSTEPPED BASALT DIHEDRALS
9. EXISTING BASALT RIDGE/CLIFF
10. ROPE SUSPENSION BRIDGE
11. OKANAGAN CLIMBING/PLAY TOWER
12. ACCESSIBLE MOUND
13. DRY FALLS - WATER FEATURE/SPRAY PAD
14. ALLUVIAL FAN & WATER PLAY
15. SAND FOSSIL BED/WATER TABLE
16. FOSSIL WALLS
17. MAMMOTH SKULL FOSSIL/PHOTO OP.
18. ENTRY ARCH
19. INTERACTIVE BRIDGE AT WATER SOURCE
20. PLAYGROUND PLAZA
21. GRASS MIMA MOUNDS
22. PEDESTRIAN CORRIDOR
23. SKATE PARK ADDITION (ALT)
24. FENCED BASKETBALL COURT (ALT)
25. ADDITIONAL PARKING LOT (ALT - 24 SPACES)
26. NEW MAINTENANCE & OPERATIONS BLDG (8,000 SF)
27. FENCED MAINTENANCE & OPERATTIONS YARD (8,000 SF)
28. COVERED PARKING AREA
29. PARKING (135 SPACES)
30. BUS DROPOFF (2)
31. EXISTING BLACKBIRD PARKING AREA
32. EXISTING HS PARKING AREA
33. EXISTING PAVILION (RENOVATED)
34. EXISTING RESTROOM (RENOVATED)
35. HISTORIC EXPO '74 PICNIC PAVILION
36. STORMWATER DETENTION AREA
37. CENTENNIAL TRAIL
38. POTENTIAL STAIR ACCESS
39. POTENTIAL RAIN GARDEN TO ACCEPT SPORTSPLEX CLEAN WATER
40 A./B. WASHINGTON STREET ACCESS STREET IMPROVEMENTS
41 A. EXTENSION OF EXISTING CONCRETE WALKWAY
41 B. REORIENTED CONCRETE WALKWAY BAND

Revised Preferred Alternative Concept Plan



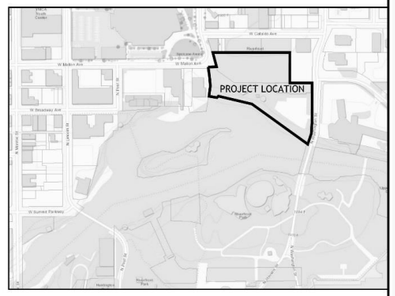
Plan submitted the evening of the Collaborative Workshop (11/28/18)

Site Plan



1 SITE PLAN
SCALE: 1" = 30'-0"

VICINITY MAP



KEY NOTES

1. EXISTING PARKING LOT TO REMAIN.
2. EXISTING HOWARD STREET PROMENADE IMPROVEMENTS TO REMAIN.
3. NEW PARKING LOT.
4. STREET IMPROVEMENTS (NEW SIDEWALK, TREE GRATES, KNEE WALL).
5. OPERATIONS AND MAINTENANCE BUILDING.
6. CONCRETE SIDEWALK.
7. ADA RAMP.
8. SKATE PARK.
9. SPLASH PAD MECHANICAL ROOM.
10. SPLASH PAD.
11. BRAIDED STREAM WATER FEATURE.
12. SAND PLAY AREA.
13. PLAYGROUND SURFACING.
14. GFRC FAUX ROCK WALL.
15. PLAY TOWER.
16. EXISTING PICNIC SHELTER TO REMAIN.
17. EXISTING HISTORIC SHELTER TO REMAIN.
18. PLANTING AREA.
19. TURF AREA.
20. EMERGENCY STORM OVERFLOW.
21. EXISTING CENTENNIAL TRAIL TO REMAIN. STRUCTURAL UPDATES.
22. REPAIR/REPLACE CENTENNIAL TRAIL.
23. EXISTING BASALT BLUFF.
24. INTERSECTION IMPROVEMENTS.
25. FUTURE BASKETBALLS COURTS, BY DONOR.
26. ACCENT PAVING.

PROJECT INFORMATION

- PROPERTY OWNER - CITY OF SPOKANE
- ESTIMATED PROJECT VALUE - $8,800,000
- ESTIMATED CONST. START - JULY 2019
- PROJECT ADDRESS - 809 N WASHINGTON STREET
- PARCEL NUMBERS - 35181.0032, 35185.0077
- OCCUPANCY CLASSIFICATION - MAINTENANCE/OPERATIONS/OFFICE
- BUILDING CONSTRUCTION TYPE - II-B
- PARKING COUNT - 158 STALLS

PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION: 1734.64' @ CAP #CP9 | HORIZONTAL: 1"= 20'-0"
CBM NO.: 43N, 44W | VERTICAL:
NAVD 88
CITY DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19 DRAWN JC/PO
3.7.19 DESIGNED BL
CHECKED
APPROVED

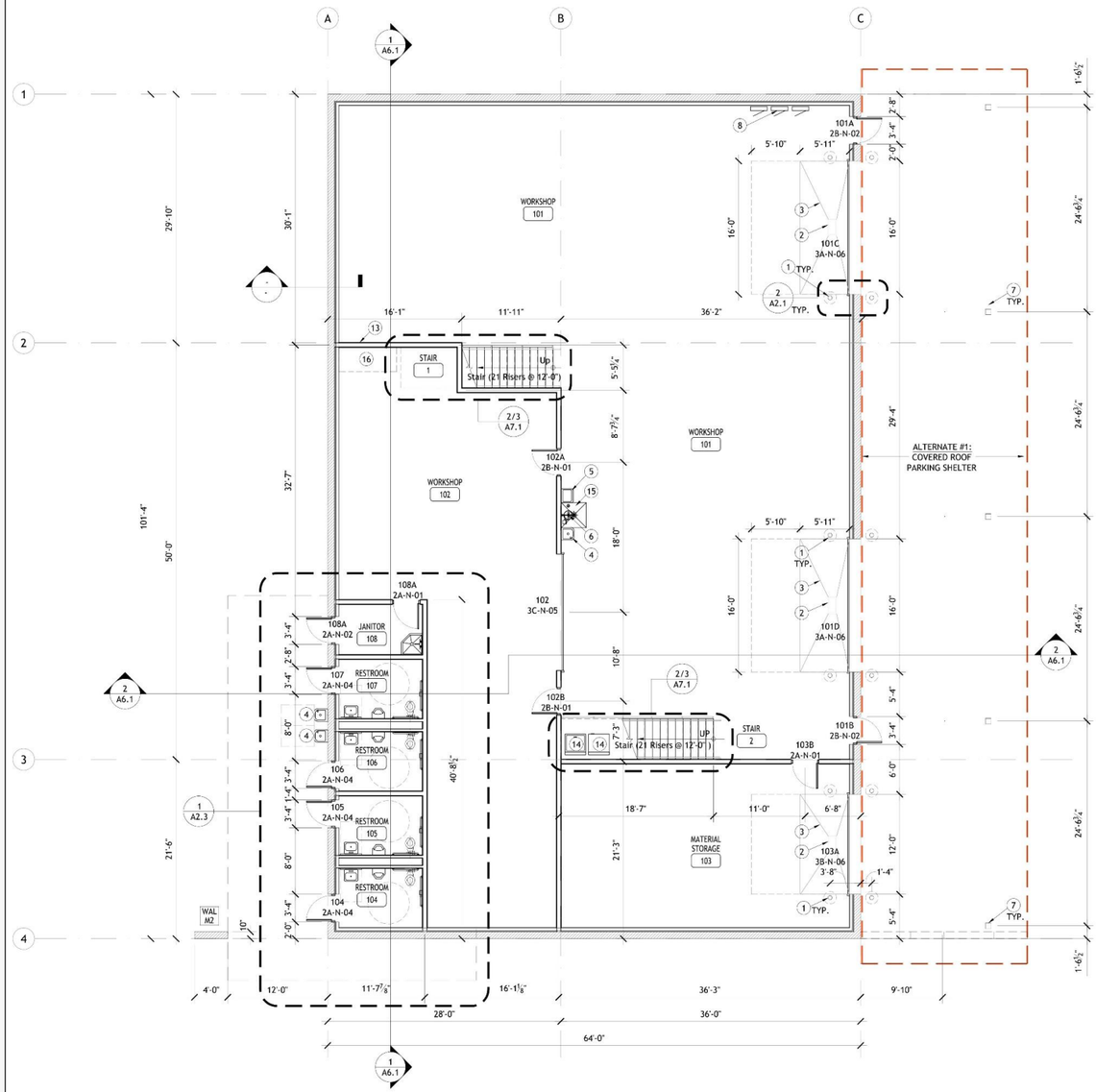
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
SHEET TITLE: SITE PLAN
3.20.2019

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER
L1.0
P#: 1 OF | REVISION NO.:

DATE: Mar 19, 2019 - 1:38pm by: jculp
FILE NAME:

65% CD Floor Plan for O&M Facility



1 Floor Plan - Main Level

SCALE: 1/8" = 1'-0"

NORTH

General Notes

1. REFER TO SCHEDULE SHEETS A0.1 THROUGH A0.7 FOR INFORMATION REGARDING WALLS, DOORS AND WINDOWS.
2. ALL FURNITURE N.I.C.

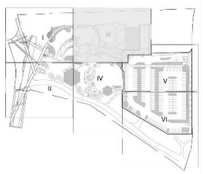
Keyed Notes

1. 6" CONC. FILLED BOLLARD, PAINTED. SEE DETAIL -/-.-
2. FLOOR DRAINS CONNECT TO STORMWATER SYSTEM, SEE MECHANICAL
3. SLOPED FLOOR AREA - $\frac{1}{8}$"/FT
4. DRINKING FOUNTAIN, SEE MECHANICAL
5. UTILITY SINK, SEE MEACHANICAL
6. EYEWASH / SHOWER, SEE MECHANICAL
7. COLUMN LOCATION, SEE STRUCTURAL
8. ELECTRICAL PANELS, SEE ELECTRICAL
9. STEEL PIPE RAILING, GALVANIZED
10. REMOVABLE RAIL SECTION
11. PREFINISHED METAL LOCKERS (12x18x36)
12. DRY FOOD STORAGE LOCKERS
13. EXTEND WALL TO ROOF DECK
14. WASHER / DRYER CONNECTIONS
15. SLOPED FLOOR AREA ($\frac{1}{4}$"/FT) WITH FLOOR DRAIN
16. PAINT HOOD

Alternates List

1. VEHICLE CANOPY
2. CREW ROOM AND RESTROOM WALLS, DOORS AND FINISHES

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.64' @ CAP #CP9 HORIZONTAL
CRM NO. 43N, 44W NAVD 88 VERTICAL
CITY DATUM SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS: CCS - ADOPTED 2/95

3.15.19 DRAWN CK
3.15.19 DESIGNED DH
CHECKED
APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

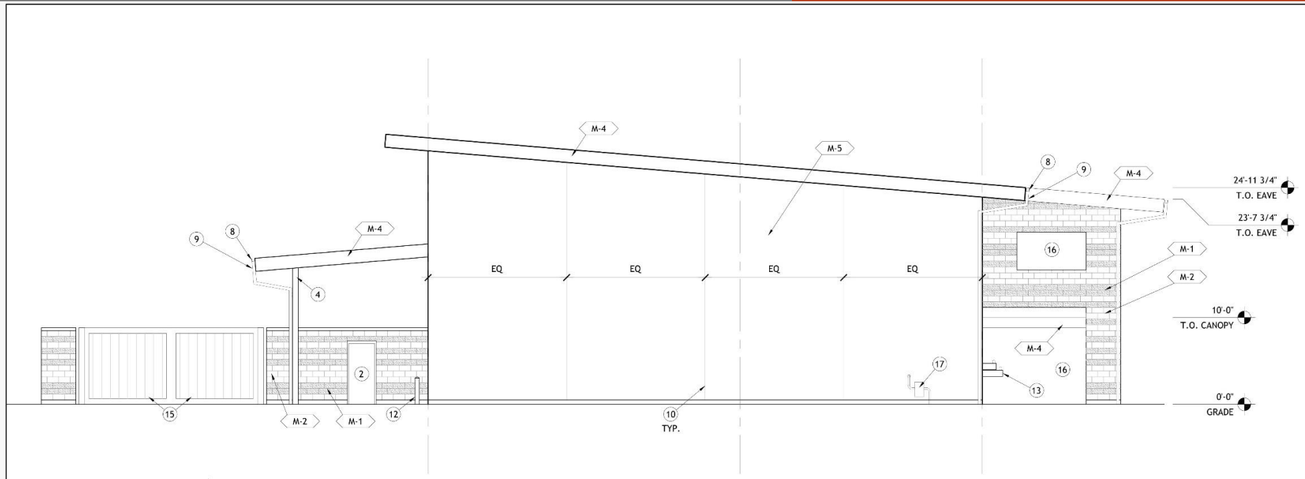
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: MAIN LEVEL FLOOR PLAN

DATE: Mar 19, 2019 - 12:47pm by: jculp

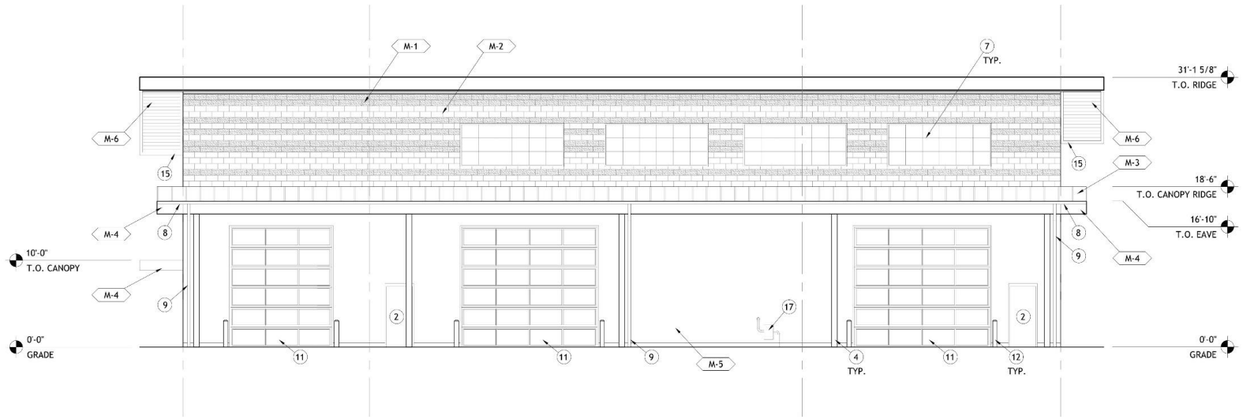
DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER
A 2.1
PR: 1 OF
REVISION NO.:
FILE NAME:

65% CD Elevations for O&M Facility



1 North Elevation

SCALE: 1/8 = 1'-0"



2 East Elevation

SCALE: 1/8 = 1'-0"

CMU Legend

- 10" SPLIT FACE CMU
- 10" GROUND FACE CMU
- 10" SMOOTH FACE CMU

Materials & Finishes

M-1	10" SPLIT FACE CMU W/ INTEGRAL COLOR
M-2	10" GROUND FACE CMU W/ INTEGRAL COLOR
M-3	STANDING SEAM METAL ROOF SYSTEM
M-4	PRE-FINISHED MTL FASCIA
M-5	10" SMOOTH FACE CMU
M-6	PRE-FINISHED MTL SOFFIT
M-7	PRE-FINISHED STANDING SEAM MTL ROOFING

Material Colors

A	COLOR: TBD
B	COLOR: TBD
C	COLOR: TBD
D	COLOR: TBD

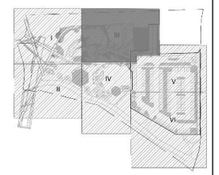
General Notes

1. CANOPY AND ASSOCIATED FRAMING ARE 'BID ALTERNATE #1'.

Keyed Notes

1. ALUM. WINDOW SYSTEM W/ 1" INSULTED GLAZING
2. HOLLOW MTL DOOR AND FRAME, PAINTED
3. CONCRETE WALL IN FRONT OF CMU , SEE SKATE PARK DRAWINGS.
4. STEEL COLUMN, PAINTED, SEE STRUCTURAL
5. PRECAST CONC. COPING
6. STEEL GATE, PAINTED. SEE --------
7. TRANSLUCENT WALL PANEL SYSTEM
8. PRE-FINISHED MTL GUTTER
9. PRE-FINISHED MTL. DOWN SPOUT
10. MASONRY CONTROL JOINT, SEE STRUCTURAL
11. OVERHEAD SECTIONAL DOOR
12. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL -/A-.-
13. WATER FOUNTAIN, SEE PLUMBING
14. SNOW GUARDS, SEE ROOF PLAN
15. 4" WOOD TRIM
16. CLEAR OPENING
17. GAS METER LOCATION, SEE MECHANICAL

KEY PLAN



PRELIMINARY
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BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

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HORIZONTAL
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SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: NORTH AND EAST ELEVATIONS

DATE: Mar 19, 2019 - 12:26pm by: jculp

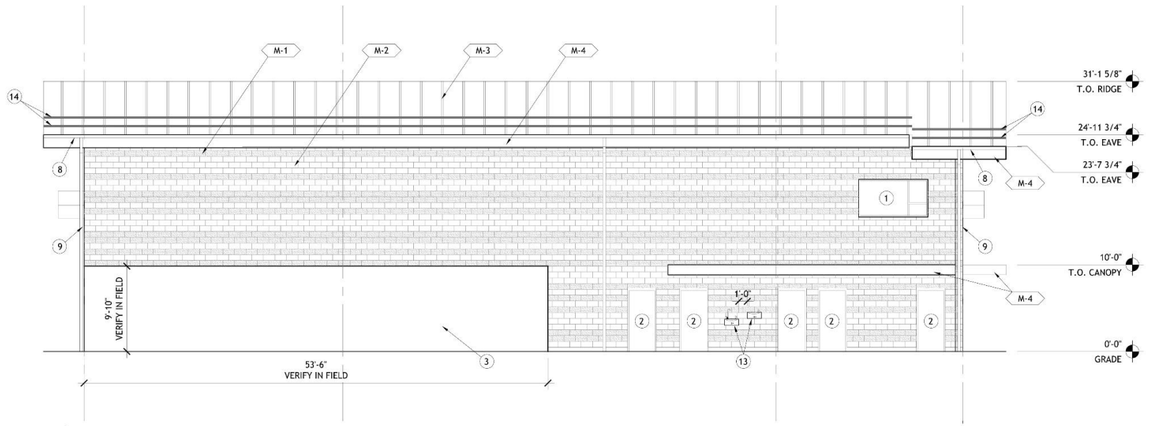
DIGITALLY SIGNED:

TYPE OF IMPROVEMENT: PARK

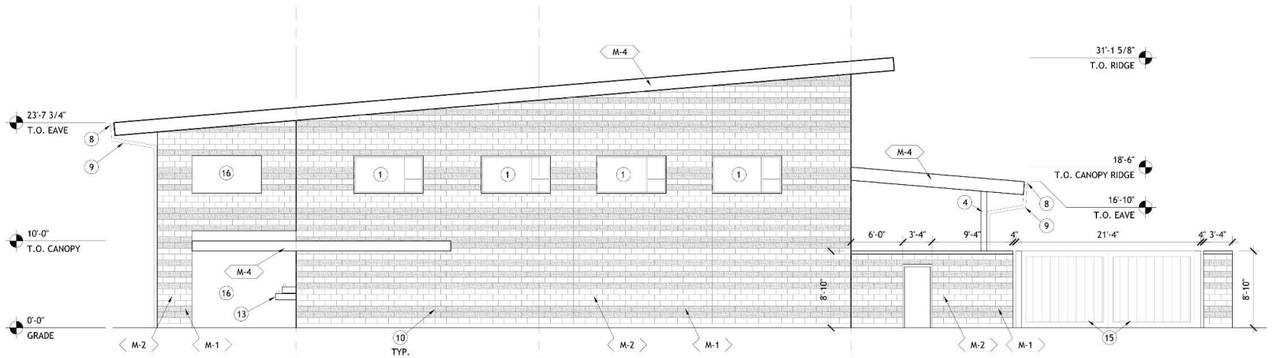
CITY PURCHASING NUMBER	DRAWING NUMBER
	A5.1

PR: 1 OF
REVISION NO.:
FILE NAME:

65% CD Elevations for O&M Facility



1 West Elevation
SCALE: 1/8 = 1'-0"



2 South Elevation
SCALE: 1/8 = 1'-0"

CMU Legend

- 10" SPLIT FACE CMU
- 10" GROUND FACE CMU
- 10" SMOOTH FACE CMU

Materials & Finishes

- M-1 10" SPLIT FACE CMU W/ INTEGRAL COLOR
- M-2 10" GROUND FACE CMU W/ INTEGRAL COLOR
- M-3 STANDING SEAM METAL ROOF SYSTEM
- M-4 PRE-FINISHED MTL FASCIA
- M-5 10" SMOOTH FACE CMU
- M-6 PRE-FINISHED MTL SOFFIT
- M-7 PRE-FINISHED STANDING SEAM MTL ROOFING

Material Colors

- A COLOR: TBD
- B COLOR: TBD
- C COLOR: TBD
- D COLOR: TBD

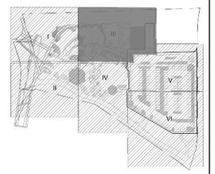
General Notes

1. CANOPY AND ASSOCIATED FRAMING ARE 'BID ALTERNATE #1'.

Keyed Notes

1. ALUM. WINDOW SYSTEM W/ 1" INSULTED GLAZING
2. HOLLOW MTL DOOR AND FRAME, PAINTED
3. CONCRETE WALL IN FRONT OF CMU , SEE SKATE PARK DRAWINGS.
4. STEEL COLUMN, PAINTED, SEE STRUCTURAL
5. PRECAST CONC. COPING
6. STEEL GATE, PAINTED. SEE ·····
7. TRANSLUCENT WALL PANEL SYSTEM
8. PRE-FINISHED MTL GUTTER
9. PRE-FINISHED MTL. DOWN SPOUT
10. MASONRY CONTROL JOINT, SEE STRUCTURAL
11. OVERHEAD SECTIONAL DOOR
12. 6" CONC. FILLED BOLLARD W/ PLASTIC COVER, SEE DETAIL -/A-.-
13. WATER FOUNTAIN, SEE PLUMBING
14. SNOW GUARDS, SEE ROOF PLAN
15. 4" WOOD TRIM
16. CLEAR OPENING
17. GAS METER LOCATION, SEE MECHANICAL

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.64' @ CAP #CP9 — HORIZONTAL
CBM NO. 43N, 44W NAVD 88 — VERTICAL
CITY DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.15.19 DRAWN CK
3.15.19 DESIGNED DH
CHECKED
APPROVED

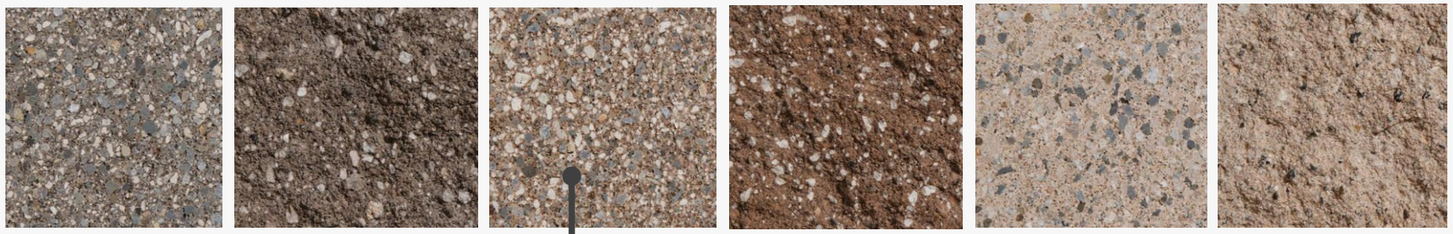
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

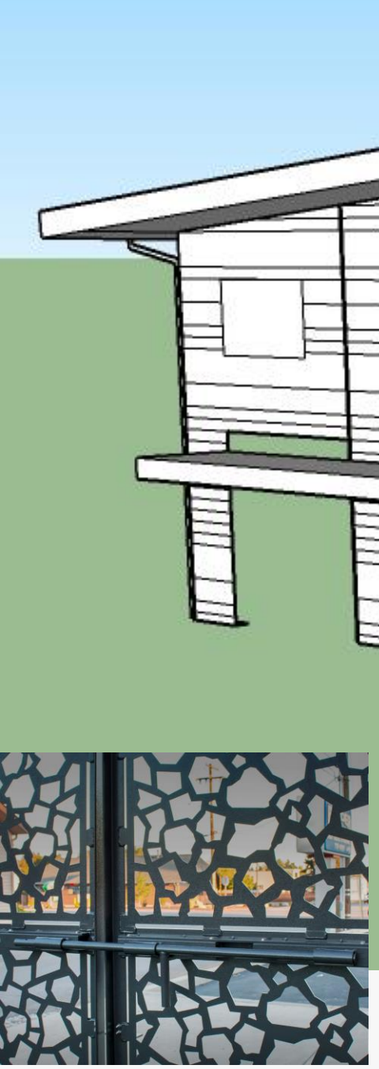
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS
SHEET TITLE: SOUTH AND WEST ELEVATIONS

DATE: Mar 19, 2019 - 12:25pm by: jculp

DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER
A5.2
PR: 1 OF | REVISION NO.:
FILE NAME:

65% CD
3D Model

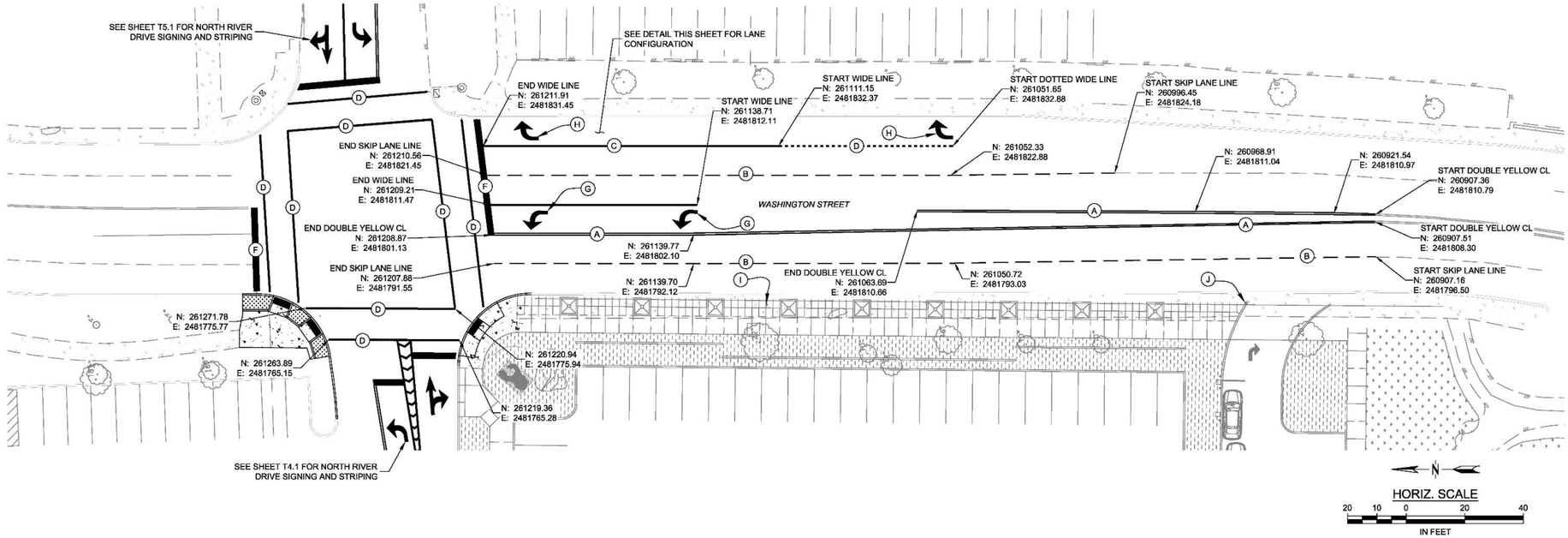




DECORATIVE ACCESS GATE

O&M BUILDING LOOKING NORTHWEST

Traffic Design

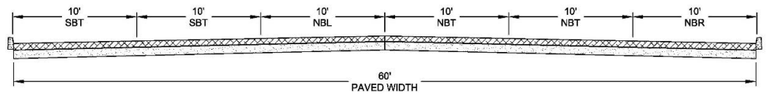


SIGNING & STRIPING NOTES:

- (A) PAINTED 4" & 4" DOUBLE YELLOW CENTER LINE (4" SEPARATION), SEE STD. PLAN G-50A
- (B) PAINTED 4" WHITE SKIP LANE LINE, SEE STD. PLAN G-50A
- (C) PAINTED 8" WHITE WIDE LINE (GORE LINE), SEE STD. PLAN G-50A
- (D) PAINTED 8" WHITE DOTTED WIDE LINE, SEE STD. PLAN G-50A
- (E) PAINTED 8" WHITE TRANSVERSE CROSSWALK, SEE STD. PLAN G-51
- (F) PAINTED 24' WHITE STOP BAR LINE, SEE STD. PLAN G-51
- (G) PAINTED WHITE LEFT-TURN SYMBOL, SEE STD. G-52A AND G-52B
- (H) PAINTED WHITE RIGHT-TURN SYMBOL, SEE STD. G-52A AND G-52B
- (I) REPLACED SALVAGED "NO PARKING" AND STA ROUTE SIGNS. INSTALL ON NEW POLE AND FOUNDATION
- (J) REPLACE SALVAGED "NO PARKING" AND CLEARANCE HEIGHT SIGNS. INSTALL ON NEW POLE AND FOUNDATION

GENERAL NOTES

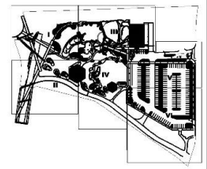
1. ARROW SYMBOLS LOCATED IN CENTER OF TRAVEL LANE
2. SEE GRADING PLAN FOR SURVEY CONTROL
3. ALL WORK AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CITY OF SPOKANE STANDARD PLANS AND GENERAL SPECIAL PROVISIONS (AS ADOPTED AT THE TIME OF CONTRACT AWARD) AND WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, 2018.
4. PRIOR TO SITE CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. CALL THE UNDERGROUND UTILITY LOCATION SERVICE AT 811 BEFORE YOU DIG.
5. LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. ANY CONFLICTING UTILITIES SHALL BE RELOCATED PRIOR TO CONSTRUCTION OF IMPROVEMENTS SHOWN ON THESE PLANS..
6. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER.



NOTE:
1. WIDTHS REPRESENT PAVED ROADWAY SECTION AT EASTBOUND RIGHT LANE STOP BAR.

SOUTH APPROACH LANE CONFIGURATION (WASHINGTON STREET) (1)
SCALE: NTS

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

BY	REVISIONS	DATE

Morrison Maierle
engineers - surveyors - planners - scientists

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.64' @ CAP #CP9 | HORIZONTAL
CBM NO. 43N, 44W NAVD 88 | VERTICAL
CITY DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/15
3.22.19 DRAWN MMC/JR
3.22.19 DESIGNED WDW/CJR
CHECKED
APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS
SHEET TITLE: INTERSECTION
SIGNING & STRIPING PLAN: WASHINGTON STREET
3.22.2019
DATE: Mar 19, 2019 - 2:24pm by: mmcdonald

DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: T4.0
P.E. OF | REVISION NO.:
FILE NAME:

Conceptual Grading Plan

1 LANDSCAPE CONCEPTUAL GRADING PLAN

SCALE: 1" = 20'-0"

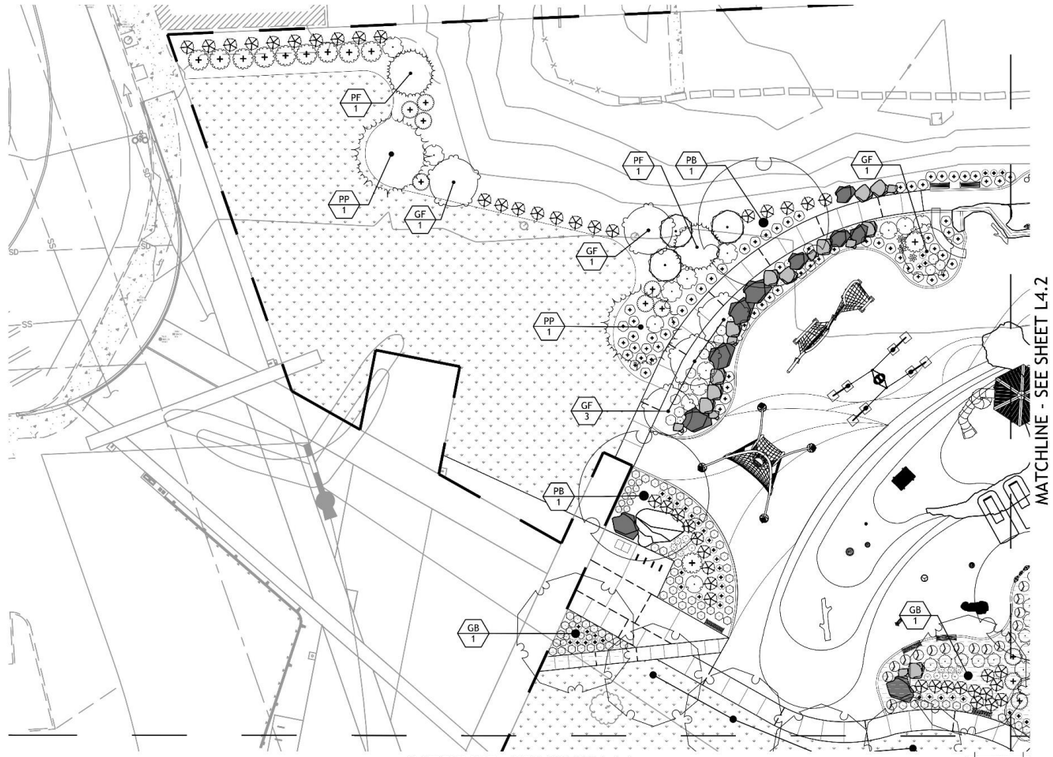
Plant Schedule & Selections

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

Planting Plan



1 PLANTING PLAN - AREA I

SCALE: 1" = 20'-0"

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN'S; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1990.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN HEAD PLACEMENT AND PLANTINGS.
5. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER/LANDSCAPE ARCHITECT.
6. ALL TURF AREAS SHALL RECEIVE (6") OF TOPSOIL. ALL PLANTING BEDS SHALL RECEIVE (18") OF TOPSOIL. TOPSOIL SHALL CONSIST OF 75% IMPORTED TOPSOIL AND 25% OF COMPOST THAT HAS BEEN THOROUGHLY MIXED.
7. ALL SHRUB BEDS SHALL BE LINED WITH WEED FABRIC (TYPAR 3201 OR EQUAL) AND HAVE A MIN. OF 3" TOPDRESSING INSTALLED OVER THE TOP OF THE FABRIC. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
8. SHRUB BED EDGING SHALL BE CONCRETE MOWSTRIP. IT SHALL SEPARATE ALL GRASS AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
9. FINISH GRADE OF SHRUB BEDS AFTER INSTALLATION OF MULCH SHALL BE WITHIN 1" OF TOP OF CURBS, SIDEWALKS AND SURROUNDING HARDSCAPE.
10. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINE AND WORKING WITHIN THE PROPERTY BOUNDARY.
13. TURF ESTABLISHMENT PERIOD SHALL CONSIST OF THE FOLLOWING:
    (1) AGRONOMIC SOILS TEST - TEST LOCATIONS SHALL BE OBTAINED FROM TOPSOIL IN APPROXIMATE LAWN LOCATIONS.
    (3) THREE FERTILIZER APPLICATIONS - FERTILIZER SHALL BE DEFINED BY THE RECOMMENDATIONS FROM THE SOILS TEST LAB. CONTRACTOR SHALL SUBMIT TEST RESULT AND FERTILIZER CUT SHEETS FOR APPROVAL. APPLICATIONS SHALL OCCUR AT:
    - INITIAL TIME OF PLANTING - RATE SHALL BE 10 LBS PER 1,000 SQ FT
    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
    - 2 MONTHS AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT

    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
14. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND PLANTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN 915) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
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	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
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	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
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	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
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	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
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	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
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	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
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	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
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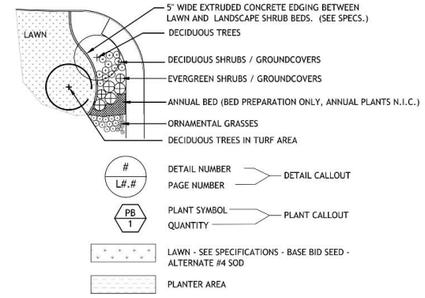
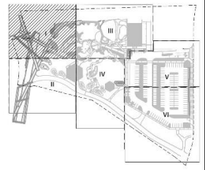
LANDSCAPE LEGEND



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.64' @ CAP #CP9 | HORIZONTAL 1"= 20'-0"
CBM NO.: 43N, 44W NAVD 88 | VERTICAL
CITY DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

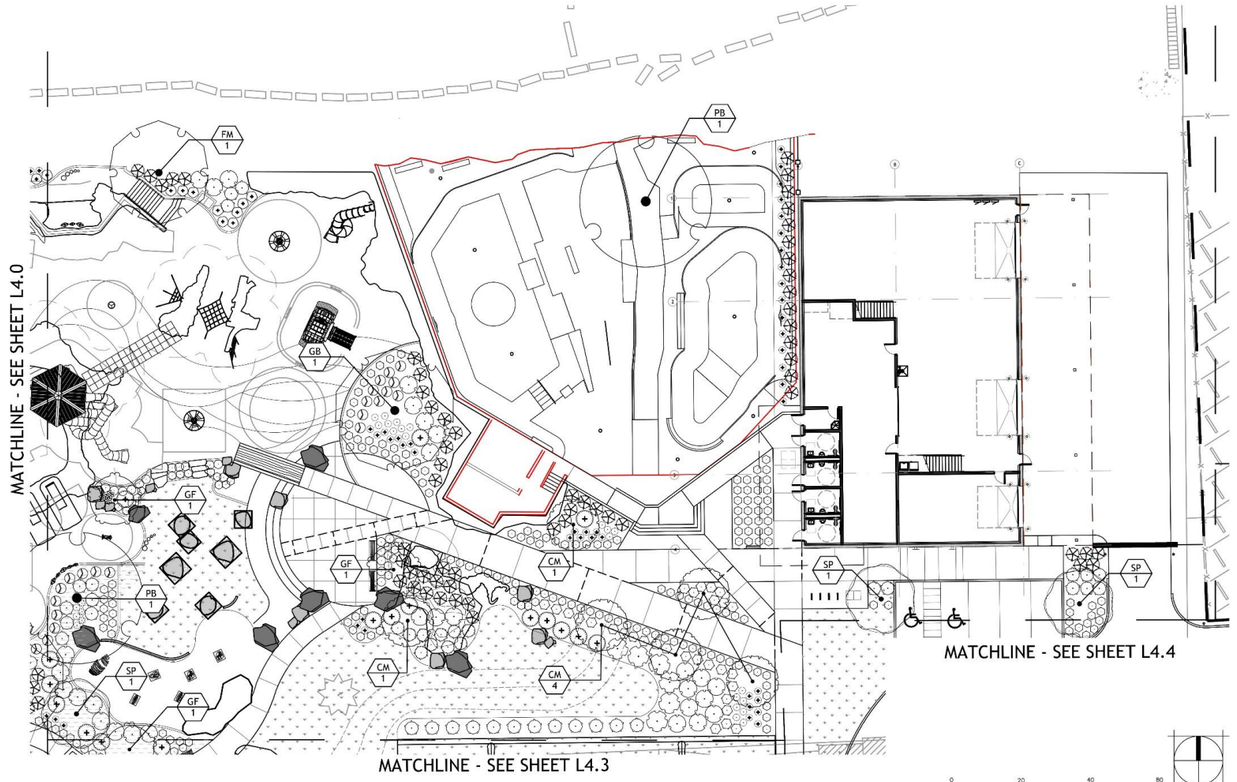
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS
SHEET TITLE: PLANTING PLAN - AREA I
3.22.2019

DATE: Mar 19, 2019 - 1:53pm bv: iculo

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: L4.0
PK 1 OF | REVISION NO.:
FILE NAME:

Planting Plan



1 PLANTING PLAN - AREA III

SCALE: 1" = 20'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

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14. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND PLANTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
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16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
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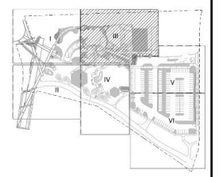
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.64' @ CAP #CP9 | HORIZONTAL 1"= 20'-0" | BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
CBM NO. 43N, 44W NAVD 88 | VERTICAL | IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
CITY DATUM | SCALE

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

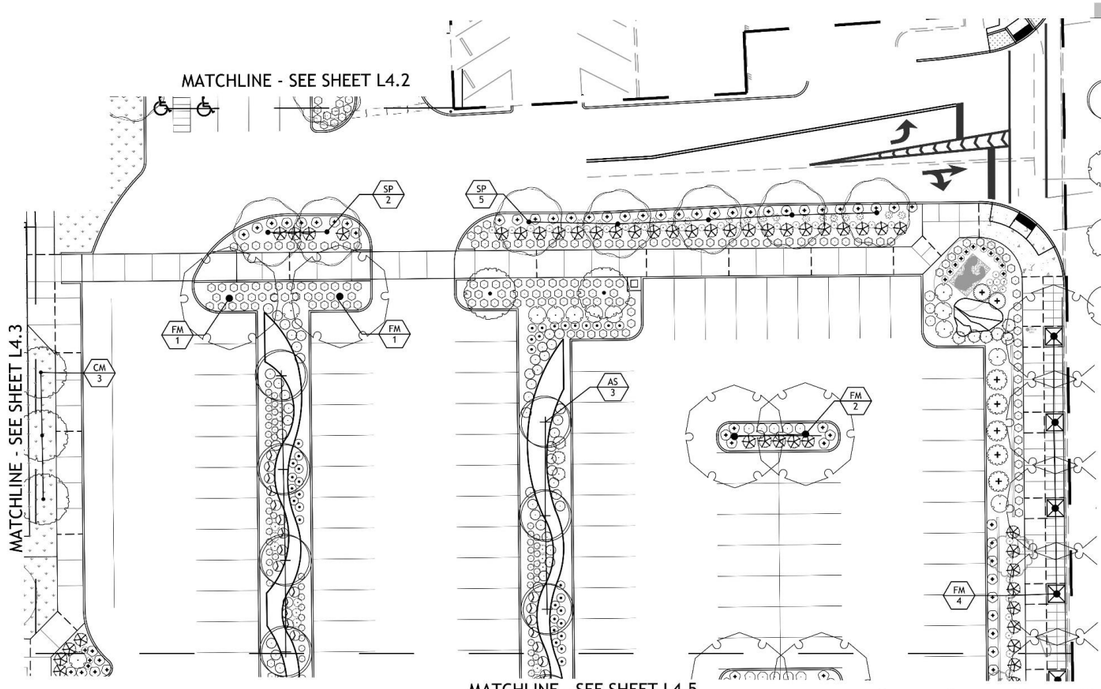
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS
SHEET TITLE: PLANTING PLAN - AREA III
3.22.2019

DATE: Mar 19, 2019 - 1:52pm by: jculp

DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: L4.2
PR 1 OF | REVISION NO.:
FILE NAME:

Planting Plan



1 PLANTING PLAN - AREA V
SCALE: 1" = 20'-0"

NORTH

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
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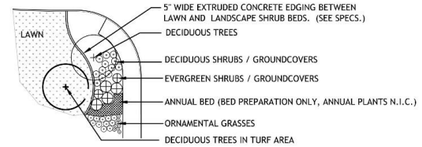
LANDSCAPE LEGEND



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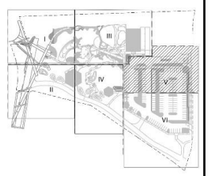
KEY PLAN



PRELIMINARY
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CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION: 1734.64' @ CAP #CP9 — CBM NO.: 43N, 44W — NAVD 88 — CITY DATUM
HORIZONTAL: 1"= 20'-0" — VERTICAL: — SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
OCS - ADOPTED 2/95

3.7.19 DRAWN: JC/PO
3.7.19 DESIGNED: BL
CHECKED
APPROVED

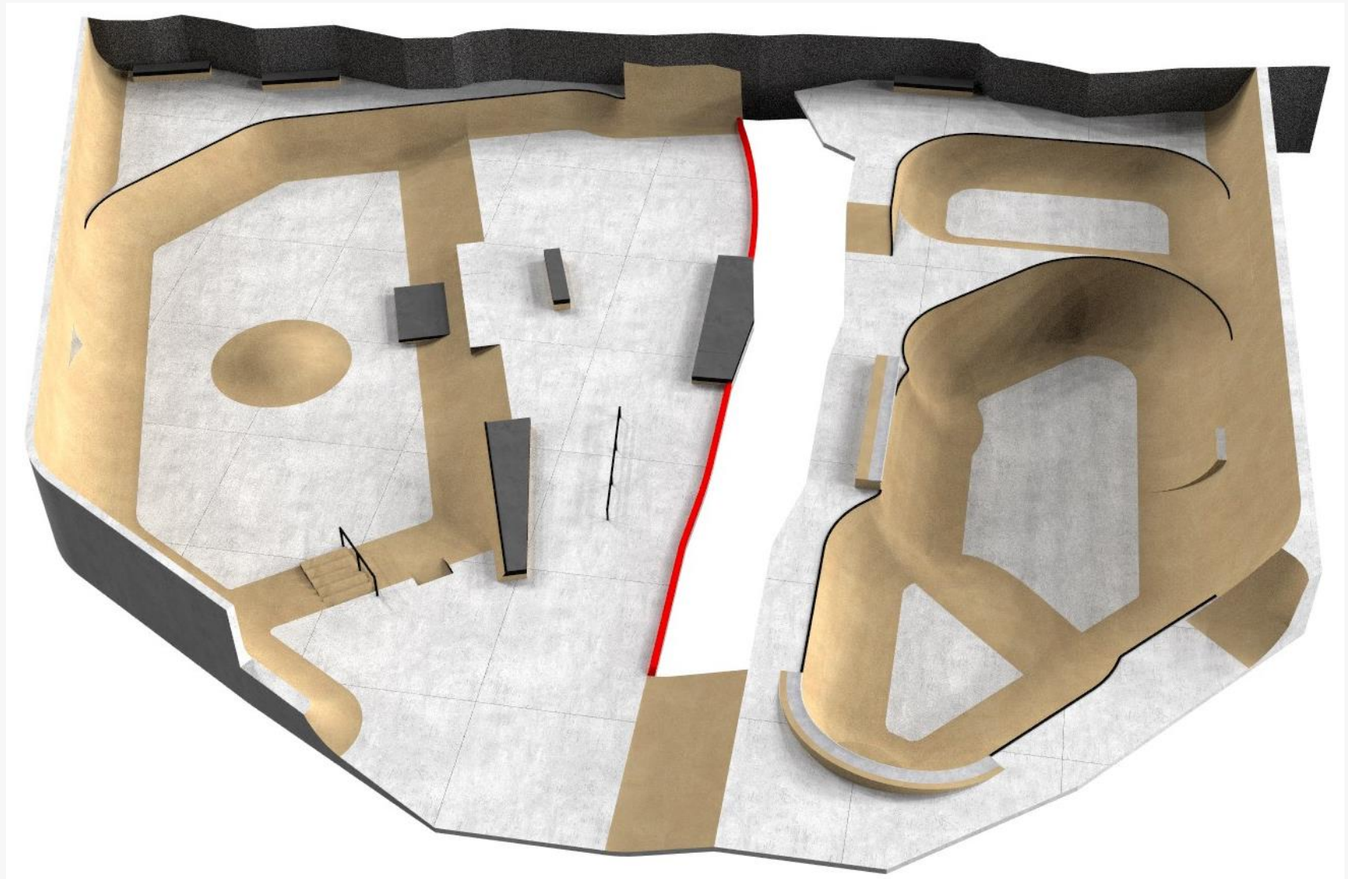
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

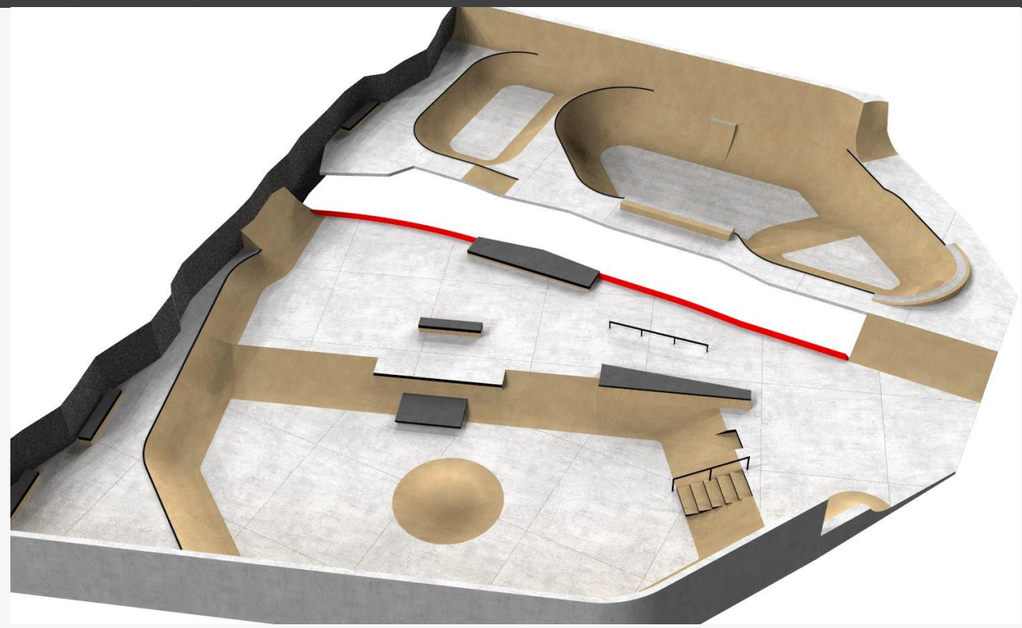
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS
SHEET TITLE: PLANTING PLAN - AREA IV
3.22.2019

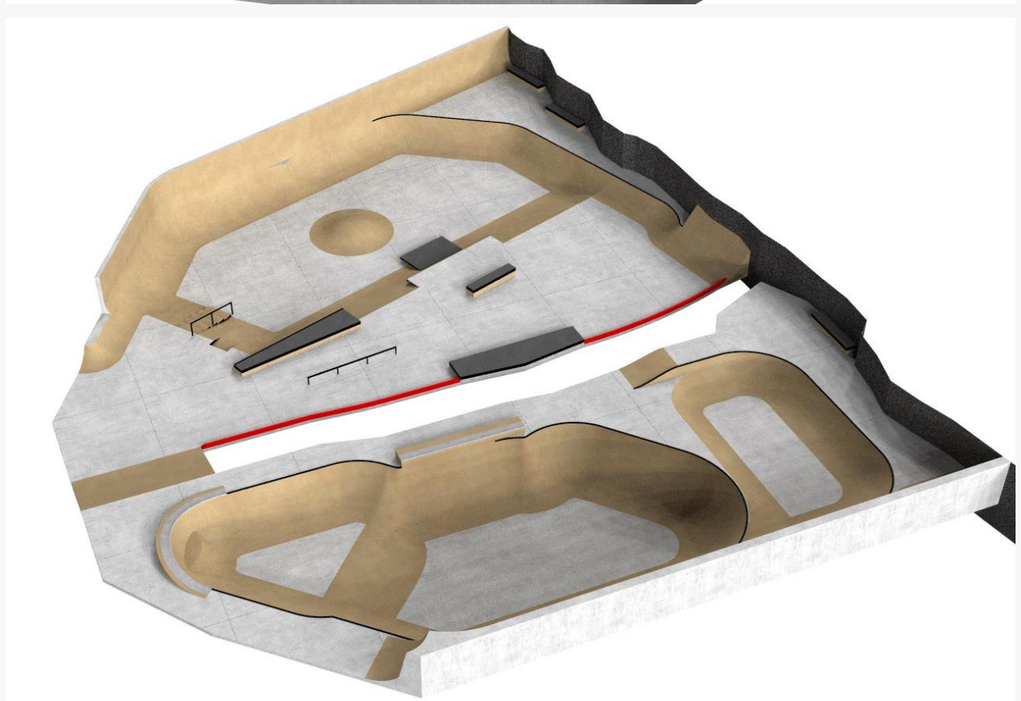
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER: L4.4
PH 1 OF | REVISION NO.:

DATE: Mar 19. 2019 - 1:51pm bv: iculo
FILE NAME:

Wheels Park Design Images







cre8play

Tower Slide Structure

Product #: SP00169

~ Dimensions and weights are approximate ~
~ Heights shown from top of surfacing ~
User Group Age: 5-12

Revised 1/24/19

5121 Winnetka Ave N • Suite 108
New Hope, MN 55428
612.670.8195
info@cre8play.com
cre8play.com

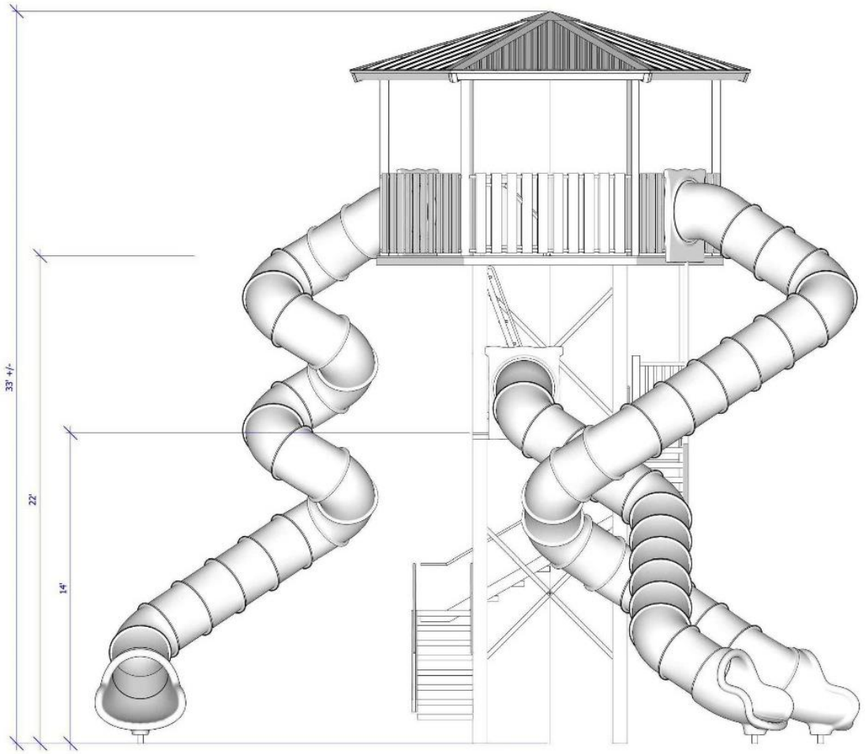
1 TOWER 3D MODEL

SCALE: NTS

cre8play

Tower Slide Structure

Product #: SP00169



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Last Revised 1/24/19

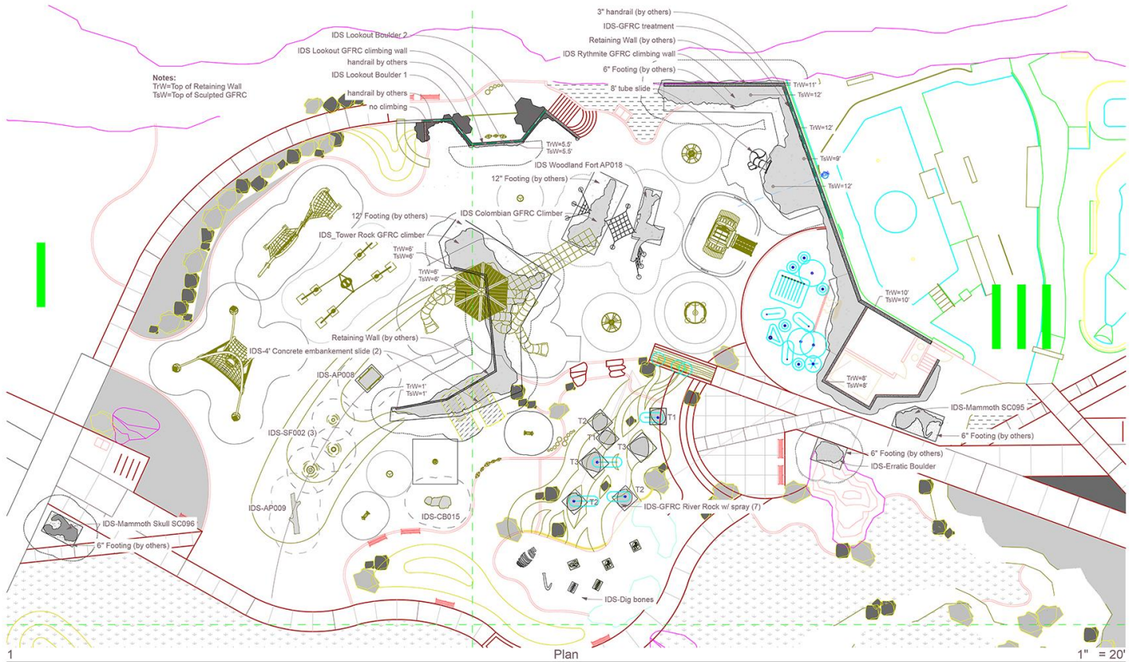
Page 1 of 1

5121 Winnetka Ave N • Suite 108
New Hope, MN 55428
612.670.8195
info@cre8play.com
cre8play.com

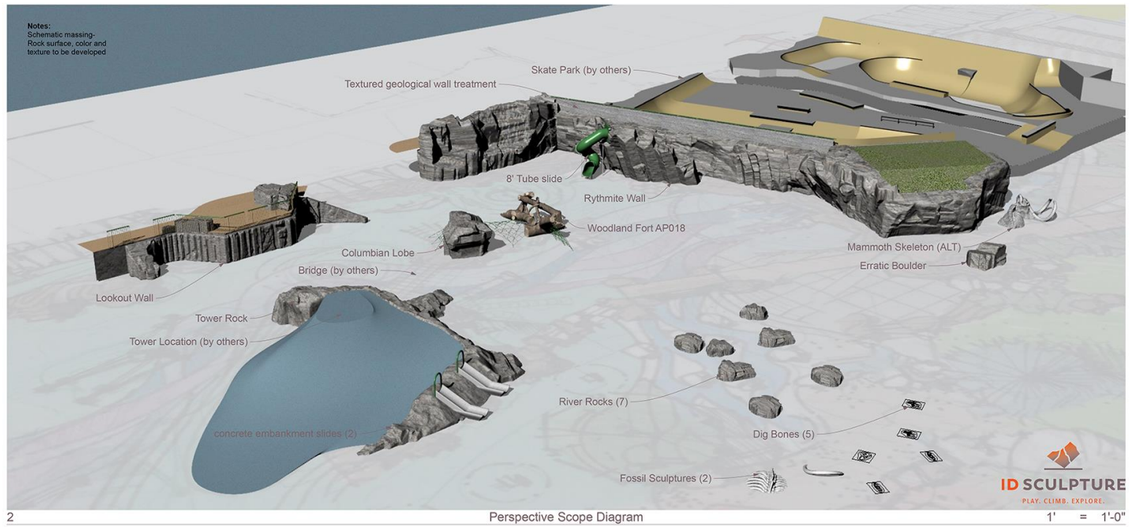
2 TOWER ELEVATION

SCALE: NTS

GFRC – Sculpted Rock

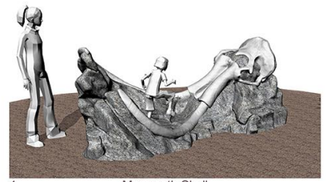


1 Plan 1" = 20'

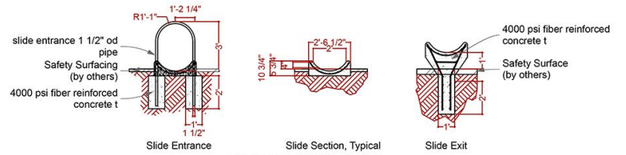


2 Perspective Scope Diagram 1' = 1'-0"

3 Mammoth Skeleton

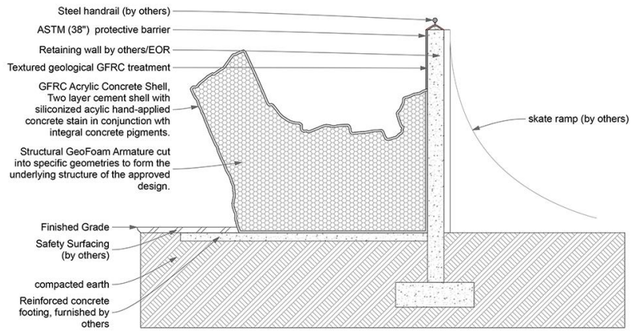


4 Mammoth Skull



5 Embankment Slide Section

6 Rock Type Reference



IDS Sculptures are constructed with structural foam coated with a specially formulated polymer concrete shell that provides a durable realistic surface for both indoor and outdoor applications.

IDS structural foam contains a minimum of ten percent recycled materials, is flame and water resistant, and conforms to ASTM Tests D1621, C203, C1623, and C732 for strength properties, C355 and C272 for moisture resistance, and will not support bacteria or fungus.

The polymer concrete shell conforms to ASTM C109 and C887.

All IDS Sculpture designs undergo a rigorous 3rd party engineering review. Each design receives a seal from a licensed structural engineer; our engineers hold a license in each state, each review is job and state specific.

W-06 Section 1/4" = 1'-0"

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.04' @ CAP #CP9 | HORIZONTAL NTS | CBM NO. 43N, 44W NAVD 88 | VERTICAL
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
CITY DATUM | SCALE

CURRENT DESIGN STANDARDS CCS - ADOPTED 2/95
DRAWN | DESIGNED | CHECKED | APPROVED

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
60% DESIGN DEVELOPMENT
SHEET TITLE: Sculpted Rock Playground Environment
2.15.2019
DATE: Feb 07, 2019 - 3:18pm by: jcule

DIGITALLY SIGNED:
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER | DRAWING NUMBER
LP 1.0
PR 1 OF | REVISION NO.:
FILE NAME:

Flood Feature and Log Jam Concept Images

Climbing Wall, Tower Rope Bridge, Water and Sand Play Concept Images

Kit of Parts Design Details – Site Furnishings

TYPE "B"
PARK WIDE BENCH

MFR: Miela

For use throughout the park, except along the HSP corridor. This bench has been selected as a contemporary take on a classic park bench. The metal forms complement the proposed usage of metal in the park landscape.

RAL 1006
Maize Yellow

RAL 2010
Signal Orange

RAL 3013
Tomato Red

RAL 6028
Pine Green

RAL 7004
Signal Grey

RAL 7011
Iron Grey

RAL 8023
Orange Brown

TYPE "C"
PARK WIDE TABLES AND CHAIRS

MFR: Landscape Forms

For use anywhere in the park where movable tables and chairs are desired such as outside the Looff Carousel building. These have been selected to complement the existing event benches. These elements are easily secured using a lock and cable connect to a ground anchor so as to be movable yet not stealable.

Buttercup

Stormcloud

Cranberry

Ocean

Kit of Parts Design Details – Site Furnishings and Materials

TRASH CONTAINERS: BIG BELLY HIGH CAPACITY COMPACTOR

NON COMPACTING TRASH CONTAINER: WASHINGTON STATE DEPARTMENT OF CORRECTIONS

URBAN RACKS: URBAN STAPLE BIKE RACK

MODEL: #UB-1000-STB

TREE GRATE: CUSTOM

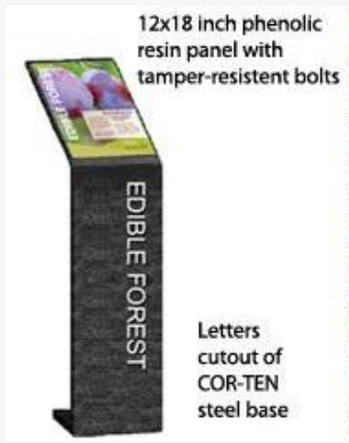
PAVERS

BLACK STAINED CONCRETE

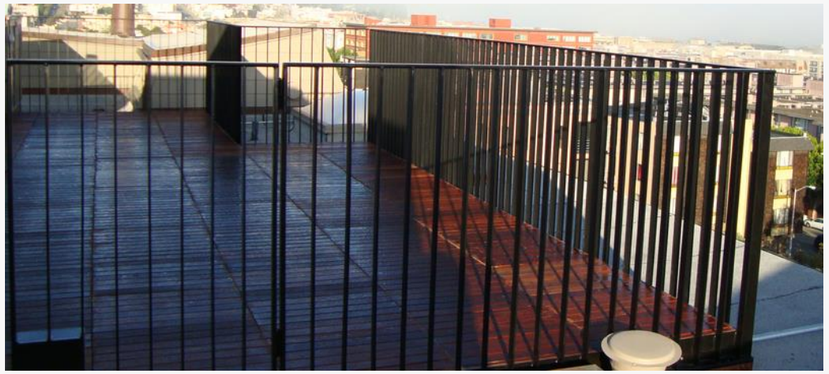
BASALT TALUS

Kit of Parts Design Details – Site Furnishings and Materials

DECORATIVE RAILING AT PLAYGROUND



INTERPRETATIVE SIGNAGE INSPIRATION



STANDARD FLAT BAR GUARDRAIL

BASALT KNEE WALL ALONG WASHINGTON

GEOLOGIC AND ANIMAL PRINTS IN POURED IN PLACE

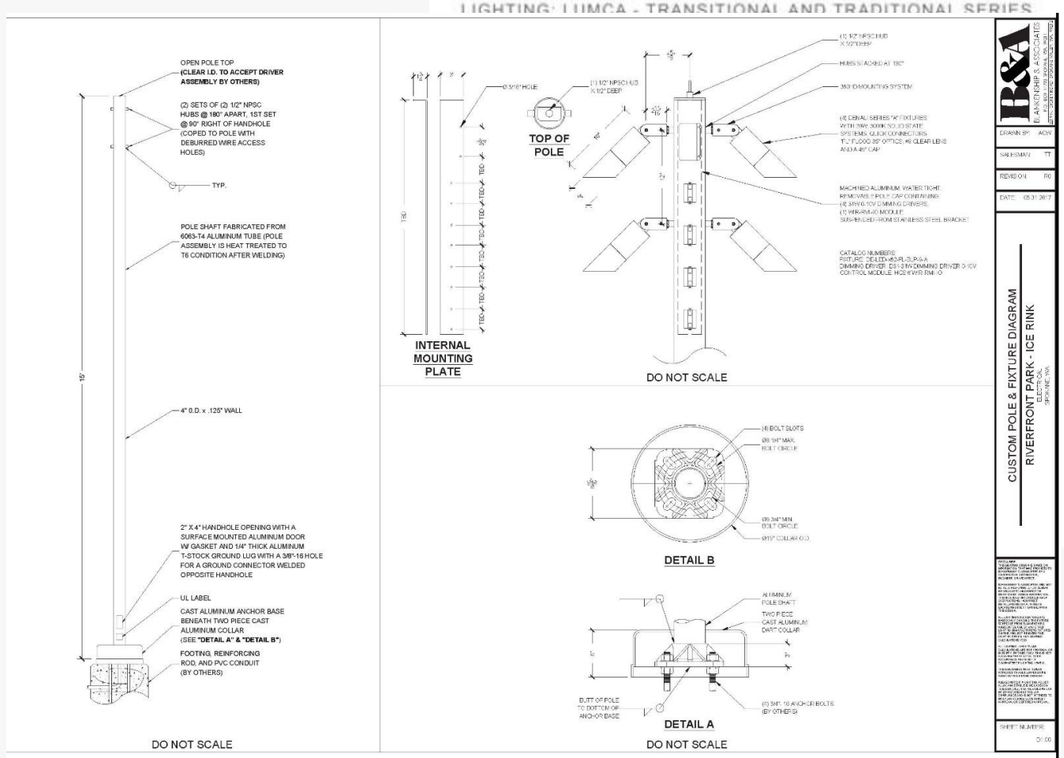
FOREVER LAWN SAFETY SURFACING

COLORFUL POURED IN PLACE SAFETY SURFACING

MAMMOTH SCULPTURE

Kit of Parts Design Details – Site Lighting

LIGHTING: LUMCA - TRANSITIONAL AND TRADITIONAL SERIES



TYPE Z1

MFR: B-K Lighting

Delta Star 15' Multihead

LOCATION: Howard Street Bridge,North Bank Pathway, Locust Lane

TYPE Z2

MFR: Bega

Linear Element with Asymmetrical Wide Spread

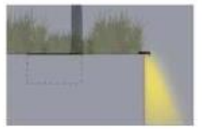
LOCATION: Howard Street Promenade @ Havermale Island, Canada Island, North Bank Gateway

TYPE Z3

MFR: Ligman

Tango Down Light with Single Post

LOCATION: Havermale Promenade & Centennial Trail



TYPE Z4

MFR: Q-TRAN

iQ67 1.6 W/FT

LOCATION: Various Planters

TYPE Z5 (Blue Light) / TYPE Z6 SIM 3000K Light

MFR: Cooper Lighting "Luxrail"

LOCATION: Various

TYPE Z7

MFR: Bega

#22-109 Recessed Wall W/ White Tempered Glass

LOCATION: Various, Stair Locations

TYPE Z8

MFR: Bega

#77-630 Surface Mounted Floodlight Adjustable "Cliff Uplight"

LOCATION: Cliff Zone

TYPE Z9

MFR: Sistemalux

Microloft Square Wall LED "Niche Downlight"

LOCATION: River Edge

TYPE Z10

MFR: Q-TRAN

iQ67 1.6 W/FT Wide Extrusions "Under Bench Lighting"

LOCATION: Various

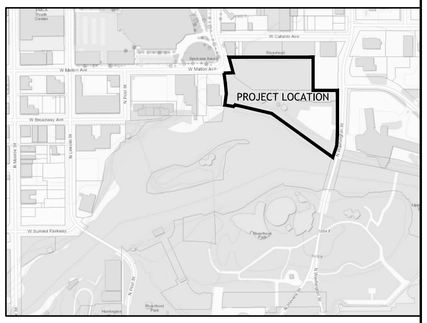
TYPE Z11

MFR: B-K Lighting

Denali Series Floodlights - 30' Aluminum Pole With (6) to (8) Adjustable Lights

LOCATION: Central Plaza

VICINITY MAP



KEY NOTES

1. EXISTING PARKING LOT TO REMAIN.
2. EXISTING HOWARD STREET PROMENADE IMPROVEMENTS TO REMAIN.
3. NEW PARKING LOT.
4. STREET IMPROVEMENTS (NEW SIDEWALK, TREE GRATES, KNEE WALL).
5. OPERATIONS AND MAINTENANCE BUILDING.
6. CONCRETE SIDEWALK.
7. ADA RAMP.
8. SKATE PARK.
9. SPLASH PAD MECHANICAL ROOM.
10. SPLASH PAD.
11. BRAIDED STREAM WATER FEATURE.
12. SAND PLAY AREA.
13. PLAYGROUND SURFACING.
14. GFRC FAUX ROCK WALL.
15. PLAY TOWER.
16. EXISTING PICNIC SHELTER TO REMAIN.
17. EXISTING HISTORIC SHELTER TO REMAIN.
18. PLANTING AREA.
19. TURF AREA.
20. EMERGENCY STORM OVERFLOW.
21. EXISTING CENTENNIAL TRAIL TO REMAIN. STRUCTURAL UPDATES.
22. REPAIR/REPLACE CENTENNIAL TRAIL.
23. EXISTING BASALT BLUFF.
24. INTERSECTION IMPROVEMENTS.
25. FUTURE BASKETBALLS COURTS, BY DONOR.
26. ACCENT PAVING.

PROJECT INFORMATION

- PROPERTY OWNER - CITY OF SPOKANE
- ESTIMATED PROJECT VALUE - $8,800,000
- ESTIMATED CONST. START - JULY 2019
- PROJECT ADDRESS - 809 N WASHINGTON STREET
- PARCEL NUMBERS - 35181.0032, 35185.0077
- OCCUPANCY CLASSIFICATION - MAINTENANCE/OPERATIONS/OFFICE
- BUILDING CONSTRUCTION TYPE - II-B
- PARKING COUNT - 158 STALLS

0 30 60 90

NORTH

PRELIMINARY
NOT FOR
CONSTRUCTION

1 SITE PLAN
SCALE: 1" = 30'-0"

BY	REVISIONS	DATE

B W A BERNARDO | WILLS
ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION 1734.64' @ CAP #CP9 — CITY DATUM
CBM NO. 43N, 44W NAVD 88

HORIZONTAL 1"= 20'-0" — VERTICAL — SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

\city\c2.TIF

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD,
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND

SHEET TITLE: SITE PLAN
3.20.2019

DATE: Mar 19, 2019 - 1:38pm by: jculp

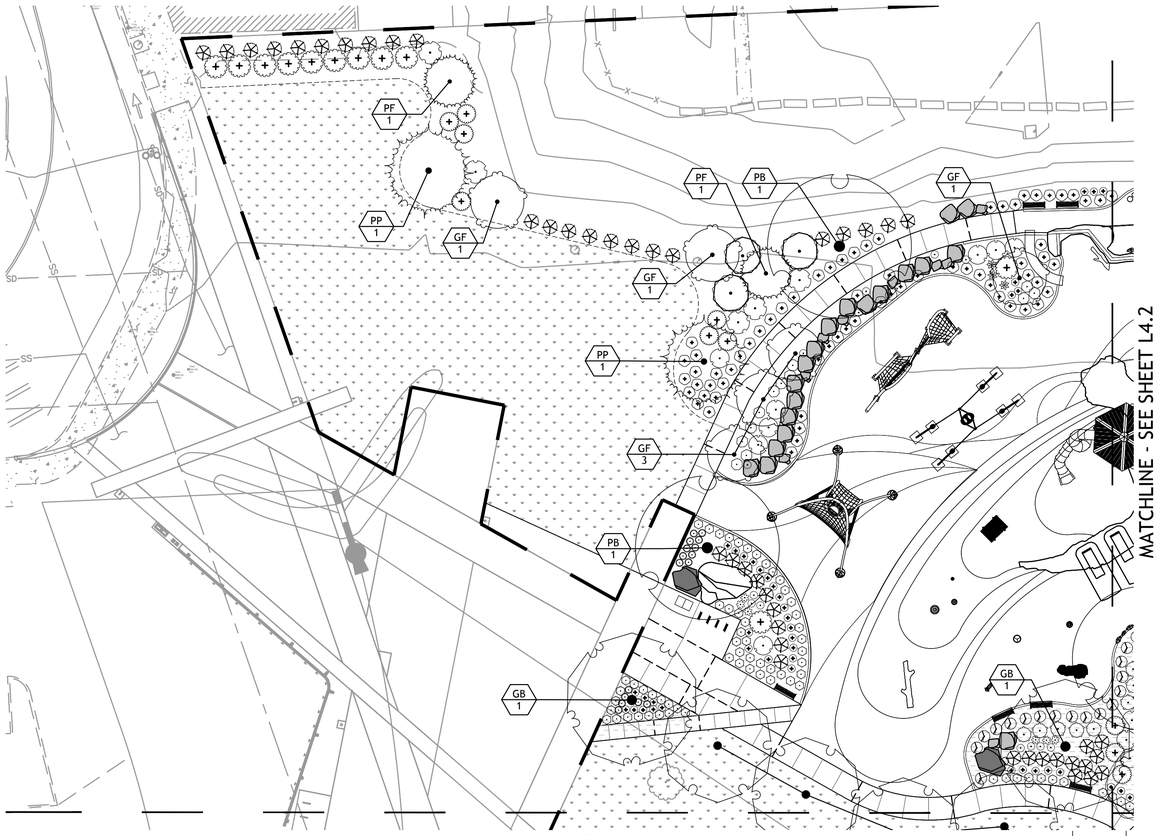
DIGITALLY SIGNED:

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	L1.0

PI#: 1 OF — REVISION NO.:

FILE NAME:



1 PLANTING PLAN - AREA I

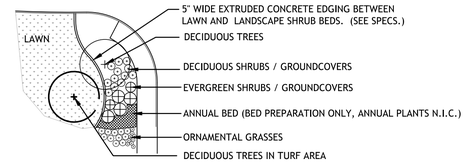
SCALE: 1" = 20'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

LANDSCAPE LEGEND



LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN'S; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1990.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN HEAD PLACEMENT AND PLANTINGS.
5. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER/LANDSCAPE ARCHITECT.
6. ALL TURF AREAS SHALL RECEIVE (6") OF TOPSOIL. ALL PLANTING BEDS SHALL RECEIVE (18") OF TOPSOIL. TOPSOIL SHALL CONSIST OF 75% IMPORTED TOPSOIL AND 25% OF COMPOST THAT HAS BEEN THOROUGHLY MIXED.
7. ALL SHRUB BEDS SHALL BE LINED WITH WEED FABRIC (TYPAR 3201 OR EQUAL) AND HAVE A MIN. OF 3" TOPDRESSING INSTALLED OVER THE TOP OF THE FABRIC. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
8. SHRUB BED EDGING SHALL BE CONCRETE MOWSTRIP. IT SHALL SEPARATE ALL GRASS AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
9. FINISH GRADE OF SHRUB BEDS AFTER INSTALLATION OF MULCH SHALL BE WITHIN 1" OF TOP OF CURBS, SIDEWALKS AND SURROUNDING HARDSCAPE.
10. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINE AND WORKING WITHIN THE PROPERTY BOUNDARY.
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    (3) THREE FERTILIZER APPLICATIONS - FERTILIZER SHALL BE DEFINED BY THE RECOMMENDATIONS FROM THE SOILS TEST LAB. CONTRACTOR SHALL SUBMIT TEST RESULT AND FERTILIZER CUT SHEETS FOR APPROVAL. APPLICATIONS SHALL OCCUR AT:
    - INITIAL TIME OF PLANTING - RATE SHALL BE 10 LBS PER 1,000 SQ FT
    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
    - 2 MONTHS AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT

    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
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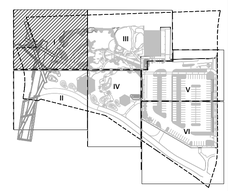
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN 915) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR (800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'			
ELEVATION: 1734.64' @ CAP #CP9	HORIZONTAL: 1"= 20'-0"	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"	
CBM NO.: 43N, 44W NAVD 88	VERTICAL:	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
CITY DATUM	SCALE		

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN:	JC/PO
3.7.19	DESIGNED:	BL
	CHECKED:	
	APPROVED:	

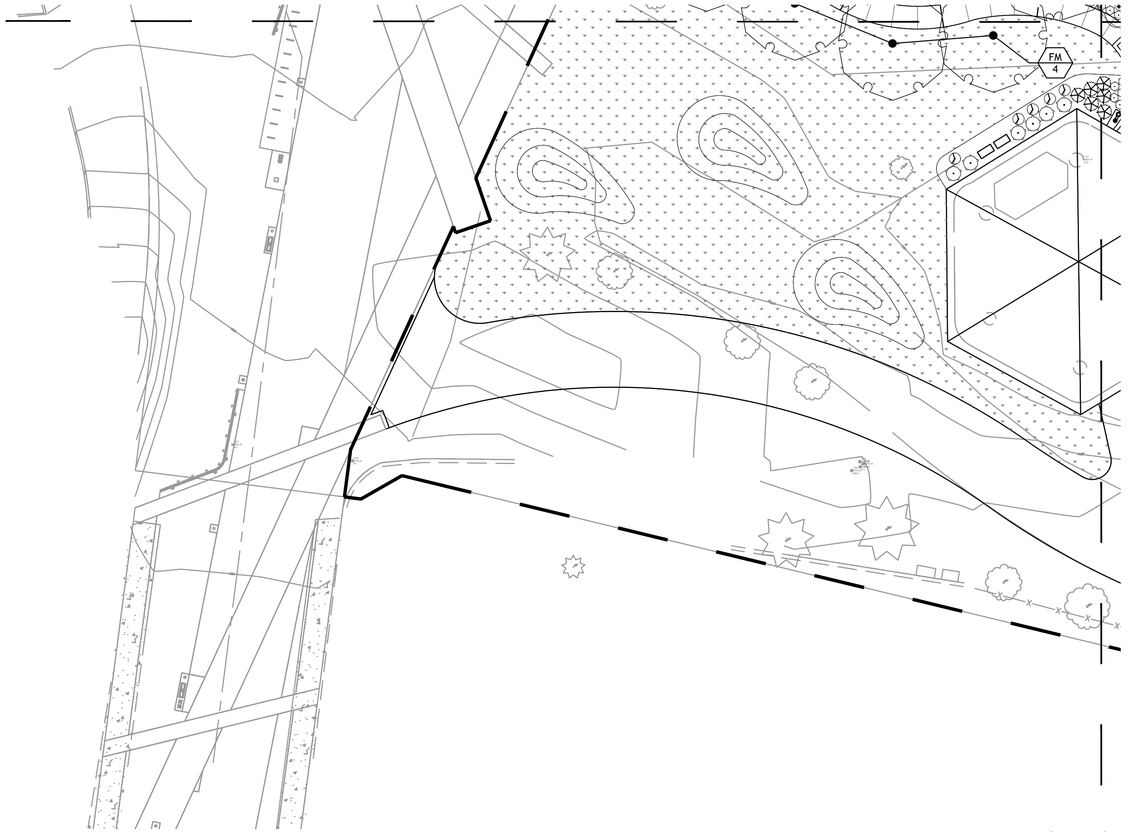
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE:	RIVERFRONT PARK NORTH BANK PLAYGROUND 65% CONSTRUCTION DRAWINGS
SHEET TITLE:	PLANTING PLAN - AREA I 3.22.2019

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.0
P#: 1 OF	REVISION NO.:

DATE: Mar 21, 2019 - 4:58pm by: jculp

FILE NAME:



1 PLANTING PLAN - AREA II

SCALE: 1" = 20'-0"

LANDSCAPE NOTES

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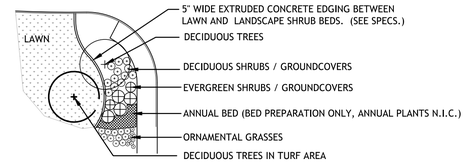
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN 915) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

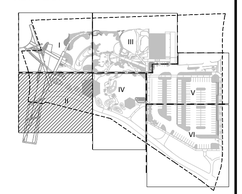
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

LANDSCAPE LEGEND



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS
ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION	1734.64' @ CAP #CP9	HORIZONTAL	1"= 20'-0"
CBM NO.	43N, 44W NAVD 88	VERTICAL	
CITY DATUM		SCALE	

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

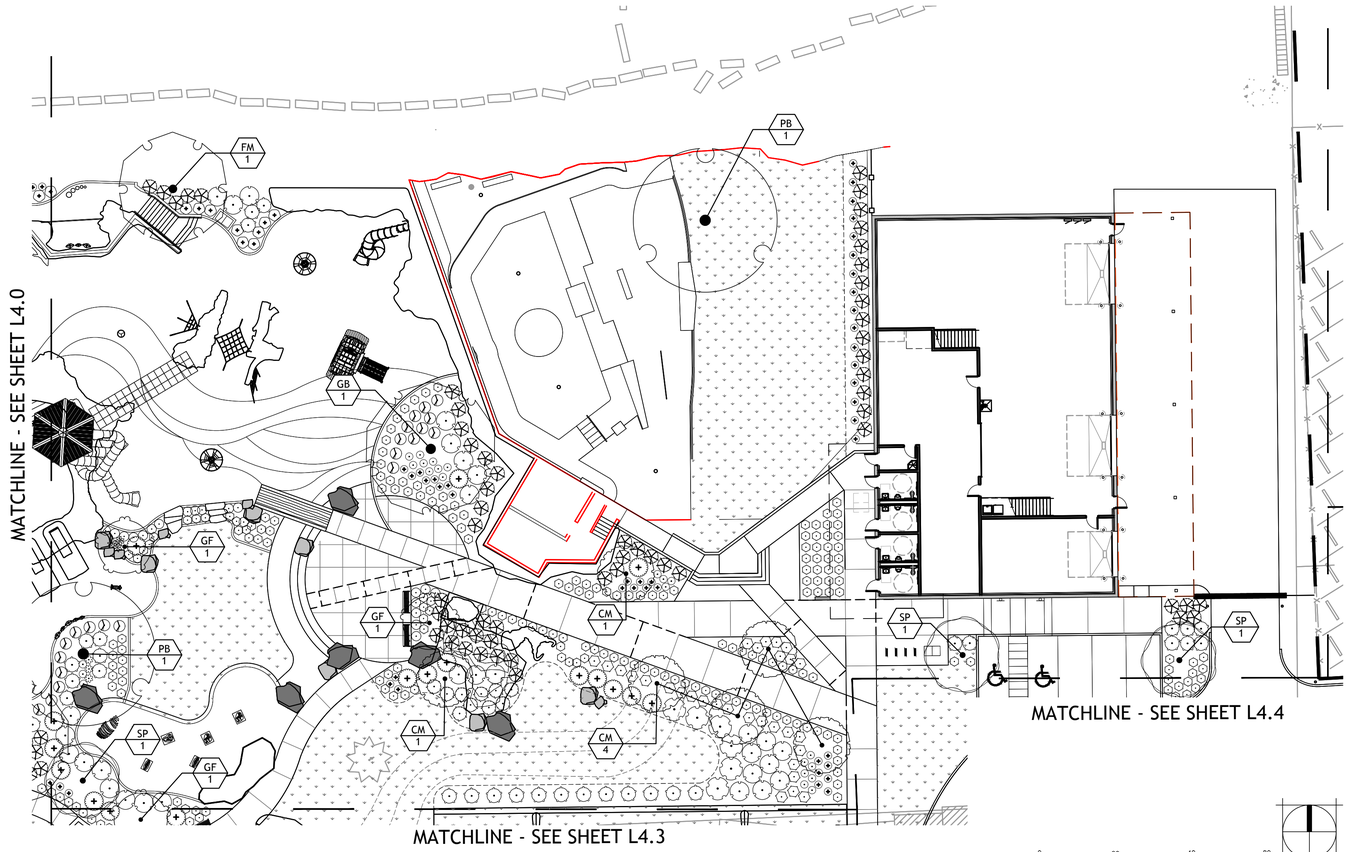
PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: PLANTING PLAN - AREA II
3.22.2019

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.1
P#: 1 OF	REVISION NO.:

DATE: Mar 21, 2019 - 4:59pm by: jculp

FILE NAME:



1 PLANTING PLAN - AREA III

SCALE: 1" = 20'-0"

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMANS'; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1990.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN HEAD PLACEMENT AND PLANTINGS.
5. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER/LANDSCAPE ARCHITECT.
6. ALL TURF AREAS SHALL RECEIVE (6") OF TOPSOIL. ALL PLANTING BEDS SHALL RECEIVE (18") OF TOPSOIL. TOPSOIL SHALL CONSIST OF 75% IMPORTED TOPSOIL AND 25% OF COMPOST THAT HAS BEEN THOROUGHLY MIXED.
7. ALL SHRUB BEDS SHALL BE LINED WITH WEED FABRIC (TYPAR 3201 OR EQUAL) AND HAVE A MIN. OF 3" TOPDRESSING INSTALLED OVER THE TOP OF THE FABRIC. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
8. SHRUB BED EDGING SHALL BE CONCRETE MOWSTRIP. IT SHALL SEPARATE ALL GRASS AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
9. FINISH GRADE OF SHRUB BEDS AFTER INSTALLATION OF MULCH SHALL BE WITHIN 1" OF TOP OF CURBS, SIDEWALKS AND SURROUNDING HARDSCAPE.
10. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINE AND WORKING WITHIN THE PROPERTY BOUNDARY.
13. TURF ESTABLISHMENT PERIOD SHALL CONSIST OF THE FOLLOWING:
    (1) AGRONOMIC SOILS TEST - TEST LOCATIONS SHALL BE OBTAINED FROM TOPSOIL IN APPROXIMATE LAWN LOCATIONS.
    (3) THREE FERTILIZER APPLICATIONS - FERTILIZER SHALL BE DEFINED BY THE RECOMMENDATIONS FROM THE SOILS TEST LAB. CONTRACTOR SHALL SUBMIT TEST RESULT AND FERTILIZER CUT SHEETS FOR APPROVAL. APPLICATIONS SHALL OCCUR AT:
    - INITIAL TIME OF PLANTING - RATE SHALL BE 10 LBS PER 1,000 SQ FT
    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
    - 2 MONTHS AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT

    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
14. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND PLANTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN 915) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

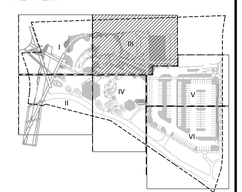
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811 OR
(800)342-1585
CALL TWO BUSINESS DAYS BEFORE YOU DIG

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS
ARCHITECTS PC

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'
ELEVATION 1734.64' @ CAP #CP9 — CITY DATUM
CBM NO. 43N, 44W NAVD 88
HORIZONTAL 1"= 20'-0" — VERTICAL — SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

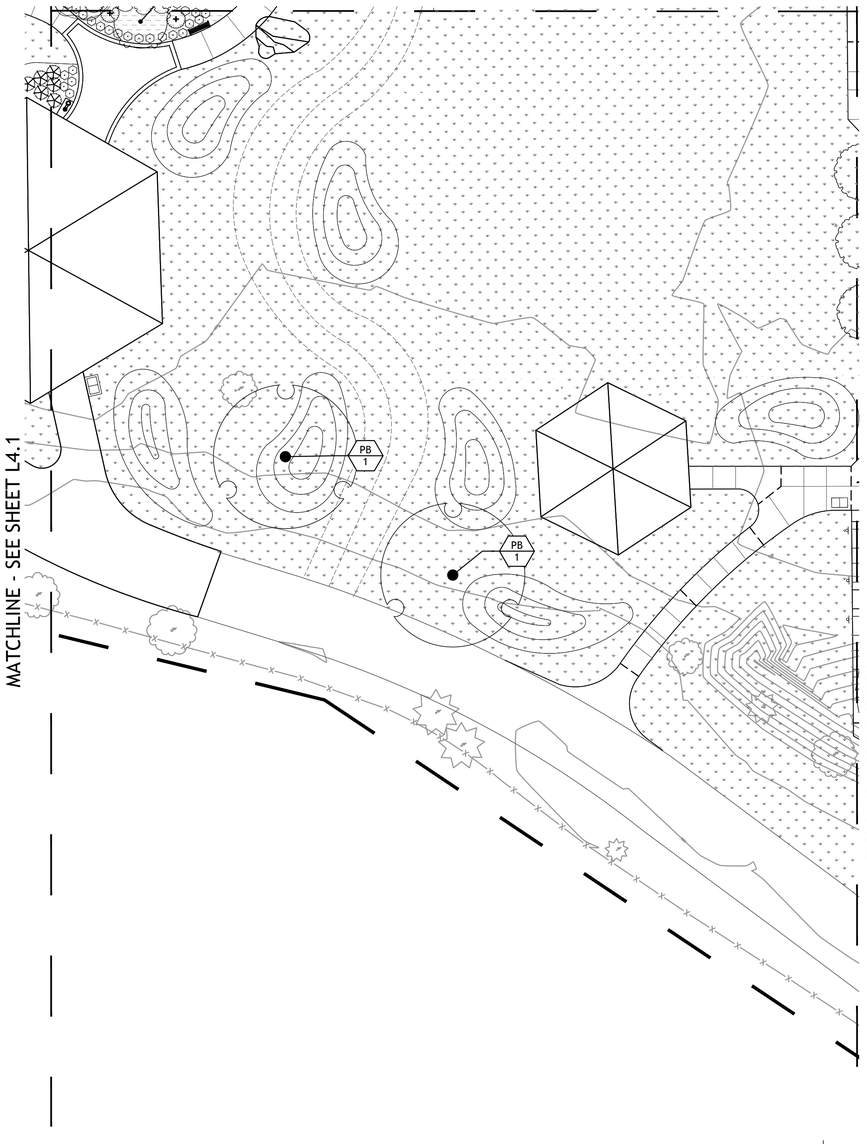
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: PLANTING PLAN - AREA III
3.22.2019

DATE: Mar 21, 2019 - 4:59pm by: jculp

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING NUMBER
DRAWING NUMBER: L4.2
P#: 1 OF
REVISION NO.:
FILE NAME:



1 PLANTING PLAN - AREA IV

SCALE: 1" = 20'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
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	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
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	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
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	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
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	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
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7. ALL SHRUB BEDS SHALL BE LINED WITH WEED FABRIC (TYPAR 3201 OR EQUAL) AND HAVE A MIN. OF 3" TOPDRESSING INSTALLED OVER THE TOP OF THE FABRIC. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
8. SHRUB BED EDGING SHALL BE CONCRETE MOWSTRIP. IT SHALL SEPARATE ALL GRASS AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
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10. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINE AND WORKING WITHIN THE PROPERTY BOUNDARY.
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    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
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    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
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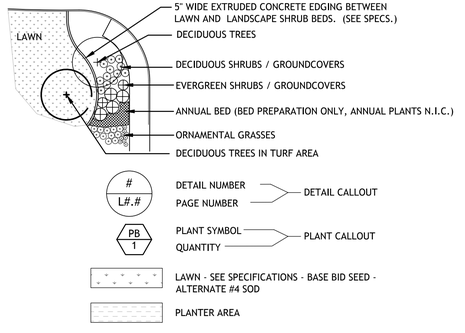
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
16. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR DEFACING OF NEW OR EXISTING CONCRETE FLATWORK, ASPHALT, TURF AREAS, TREES, AND ANY OTHER EXISTING OR NEW SITE ELEMENTS AS A RESULT OF CONSTRUCTION ACTIVITIES.
17. PRIOR TO STREET/PUBLIC TREE INSTALLATION, PRUNING OR REMOVAL PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATIONS AT LEAST 10 DAYS PRIOR TO WORK BEING PREFORMED FOR THIS PROJECT, TO INCLUDE CERTIFICATED ARBORIST INFORMATION AND START AND COMPLETION DATES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE CITIES REQUIREMENTS FOR STREET TREE PERMITS.
18. NO TREE SHALL BE PLANTED WITHIN FIFTEEN 915) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A CURB DROP FOR STORM WATER. THE POTENTIAL PLACEMENT OF STREET SIGNS, STREET LIGHTS AND UTILITY POLES SHALL BE EVALUATED TO LESSEN THE CONFLICT WITH THE GROWTH OF EXISTING STREET TREES.

LANDSCAPE LEGEND



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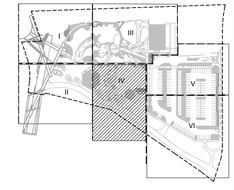
KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

DIGITALLY SIGNED:

BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION	1734.64' @ CAP #CP9	HORIZONTAL	1"= 20'-0"
CBM NO.	43N, 44W NAVD 88	VERTICAL	
CITY DATUM		SCALE	

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 — 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN	JC/PO
3.7.19	DESIGNED	BL
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
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PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: PLANTING PLAN - AREA IV
3.22.2019

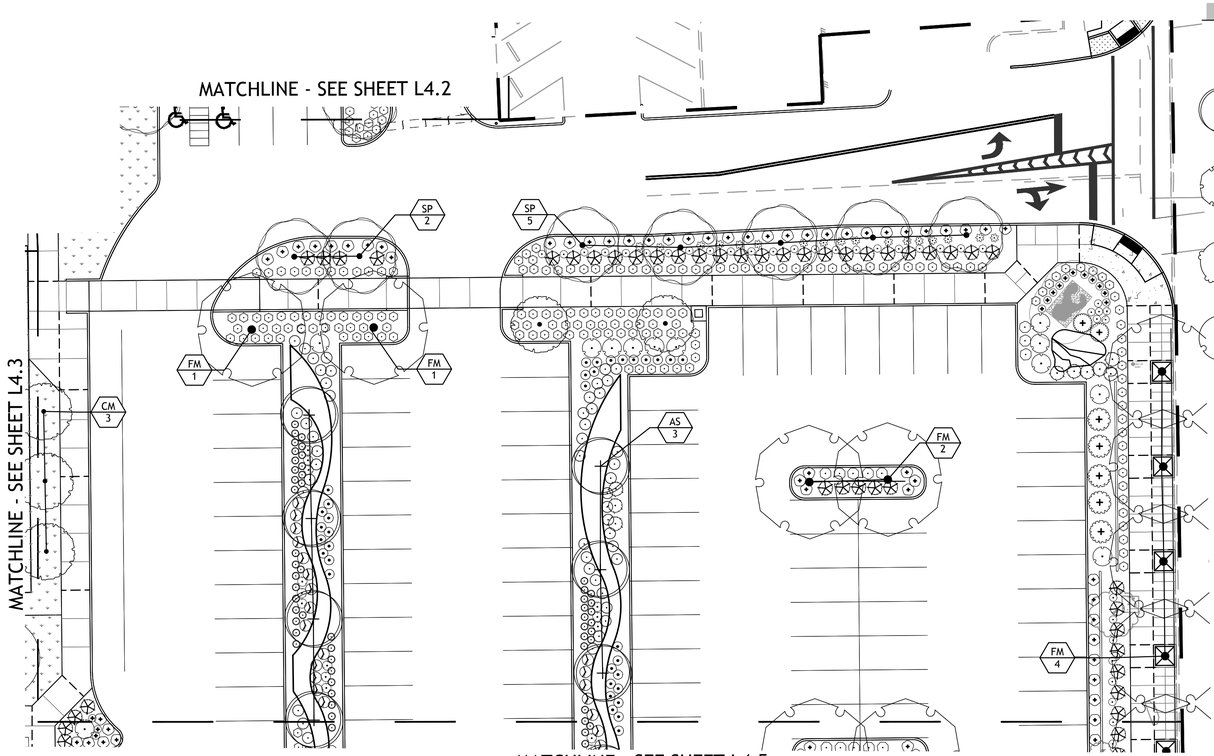
DATE: Mar 21, 2019 - 4:59pm by: jculp

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.3

PAGE # OF | REVISION NO.:

FILE NAME:



1 PLANTING PLAN - AREA V

SCALE: 1" = 20'-0"

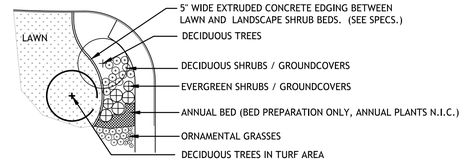
0 20 40 80

NORTH

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

LANDSCAPE LEGEND



LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN'S; AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1990.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS.
4. CONTRACTOR SHALL COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO AVOID CONFLICTS BETWEEN HEAD PLACEMENT AND PLANTINGS.
5. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER/LANDSCAPE ARCHITECT.
6. ALL TURF AREAS SHALL RECEIVE (6") OF TOPSOIL. ALL PLANTING BEDS SHALL RECEIVE (18") OF TOPSOIL. TOPSOIL SHALL CONSIST OF 75% IMPORTED TOPSOIL AND 25% OF COMPOST THAT HAS BEEN THOROUGHLY MIXED.
7. ALL SHRUB BEDS SHALL BE LINED WITH WEED FABRIC (TYPAR 3201 OR EQUAL) AND HAVE A MIN. OF 3" TOPDRESSING INSTALLED OVER THE TOP OF THE FABRIC. TREAT TOPDRESSING WITH PRE EMERGENT PER DETAILS.
8. SHRUB BED EDGING SHALL BE CONCRETE MOWSTRIP. IT SHALL SEPARATE ALL GRASS AREAS FROM PLANTING BED LOCATIONS. SEE PLANS FOR SPECIFIC LOCATIONS.
9. FINISH GRADE OF SHRUB BEDS AFTER INSTALLATION OF MULCH SHALL BE WITHIN 1" OF TOP OF CURBS, SIDEWALKS AND SURROUNDING HARDSCAPE.
10. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO BARE ROOT STOCK SHALL BE USED UNLESS OTHERWISE NOTED IN CONTRACT DOCUMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPERTY LINE AND WORKING WITHIN THE PROPERTY BOUNDARY.
13. TURF ESTABLISHMENT PERIOD SHALL CONSIST OF THE FOLLOWING:
    (1) AGRONOMIC SOILS TEST - TEST LOCATIONS SHALL BE OBTAINED FROM TOPSOIL IN APPROXIMATE LAWN LOCATIONS.
    (3) THREE FERTILIZER APPLICATIONS - FERTILIZER SHALL BE DEFINED BY THE RECOMMENDATIONS FROM THE SOILS TEST LAB. CONTRACTOR SHALL SUBMIT TEST RESULT AND FERTILIZER CUT SHEETS FOR APPROVAL. APPLICATIONS SHALL OCCUR AT:
    - INITIAL TIME OF PLANTING - RATE SHALL BE 10 LBS PER 1,000 SQ FT
    - 1 MONTH AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT
    - 2 MONTHS AFTER PLANTING - RATE SHALL BE 7.5 LBS PER 1,000 SQ FT

    CONTRACTOR SHALL MAINTAIN GRASS UNTIL A UNIFORM 3" STAND OF GRASS IS ACHIEVED. MAINTENANCE SHALL INCLUDE MOWING AND WEED CONTROL THROUGHOUT LAWN AND SHRUB BED AREAS. LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE THE ESTABLISHMENT OF THE TURF AFTER ALL REQUIREMENTS ARE MET. CONTRACTOR SHALL THEN APPLY ONE FINAL BROADLEAF SPECIFIC HERBICIDE APPLICATION TO LAWN.
14. CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS, AND PLANTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
15. ANY AND ALL AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITIES THAT RESULT IN EXPOSED SOIL SHALL BE PREPARED AND HAVE TURF SOD INSTALLED (AS PER SPECIFICATIONS) FOLLOWING CONSTRUCTION ACTIVITIES. THIS INCLUDES ALL AREAS OF GRADING AND TRENCHING. ALSO SEE CIVIL DRAWINGS FOR GRADING AND TRENCHING AREAS.
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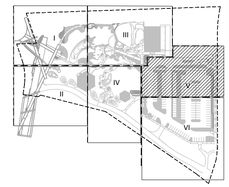
KEY PLAN



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BY	REVISIONS	DATE

B W A BERNARDO | WILLS ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

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CBM NO. 43N, 44W NAVD 88	VERTICAL
CITY DATUM	SCALE

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CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.7.19	DRAWN JC/PO
3.7.19	DESIGNED BL
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CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: PLANTING PLAN - AREA IV
3.22.2019

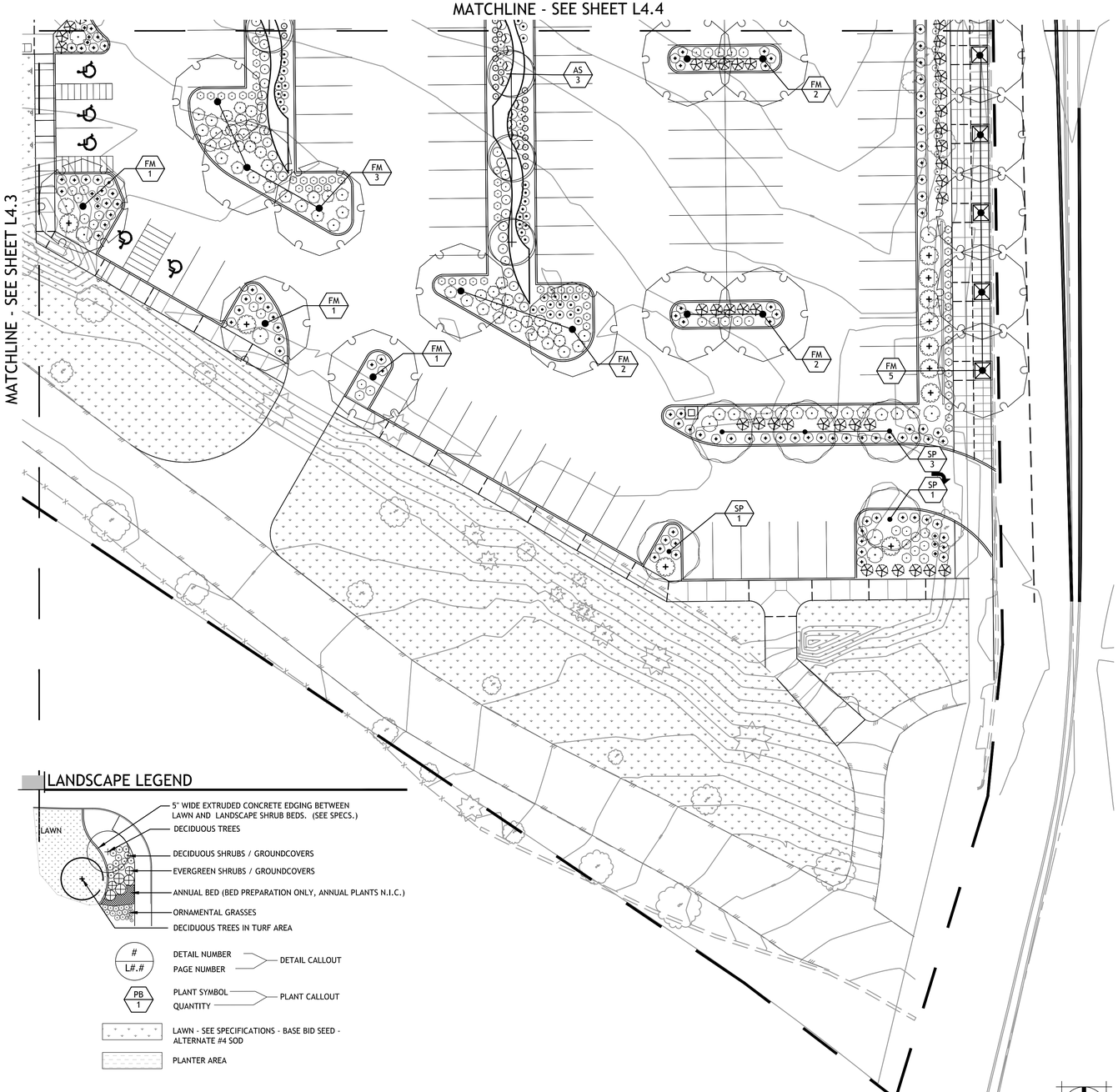
TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.4

PR 1 OF REVISION NO.:

DATE: Mar 21, 2019 - 4:59pm by: jculp

FILE NAME:



LANDSCAPE LEGEND

1 PLANTING PLAN - AREA VI

SCALE: 1" = 20'-0"

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2" CAL.
	AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5` HT.
	CM	CORNUS KOUSA `MILKY WAY`	MILKY WAY KOUSA DOGWOOD	1.5" CAL.
	FM	FRAXINUS MANDSHURICA	MANCHURIAN ASH	2" CAL.
	GB	GINKGO BILOBA `AUTUMN GOLD` TM	MAIDENHAIR TREE	2" CAL.
	GF	GINKGO BILOBA `FASTIGIATA`	FASTIGIATE MAIDENHAIR TREE	2" CAL.
	PP	PINUS PONDEROSA	PONDEROSA PINE	8` HT.
	PB	PLATANUS X ACERIFOLIA `BLOODGOOD`	LONDON PLANE TREE	2" CAL.
	SP	SYRINGA PEKINENSIS TM	PEKING TREE LILAC	2" CAL.

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	AH	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	1 GAL.
	AS	AGASTACHE X `SUMMER LOVE`	SUMMER LOVE HYSSOP	1 GAL.
	CX	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL.
	CA	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	2 GAL.
	CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.
	CK	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	3 GAL.
	EP	ECHINACEA PURPUREA `TIKI TORCH`	PURPLE CONEFLOWER	1 GAL.
	EA	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	5 GAL.
	HN	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL.
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.
	HO	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL.
	HD	HOLODISCUS DISCOLOR	OCEAN-SPRAY	5 GAL.
	IS	IBERIS SEMPERVIRENS `ALEXANDER`S WHITE`	WHITE EVERGREEN CANDYTUFT	1 GAL.
	JE	JUNCUS EFFUSUS `OCCIDENTAL BLUE`	OCCIDENTAL BLUE RUSH	1 GAL.
	LC	LEYMUS CINEREUS	GREAT BASIN WILDRYE	1 GAL.
	LS	LIATRIS SPICATA `KOBOLD`	SPIKE GAYFEATHER	1 GAL.
	MR	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.
	MS	MISCANTHUS SINENSIS `GRAZIELLA`	GRAZIELLA MAIDEN GRASS	1 GAL.
	PV	PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	1 GAL.
	PA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	1 GAL.
	PM	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABLO PURPLE NINEBARK	5 GAL.
	PO	PHYSOCARPUS OPULIFOLIUS `SMPOTW`	TINY WINE NINEBARK	5 GAL.
	PF	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	3 GAL.
	RH	RUDBECKIA HIRTA `INDIAN SUMMER`	GLORIOSA DAISY	1 GAL.
	SN	SORGHASTRUM NUTANS `SIOUX BLUE`	BLUE INDIAN GRASS	1 GAL.
	SJ	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	3 GAL.

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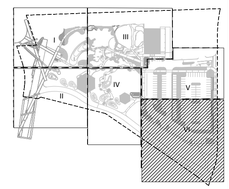

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BY	REVISIONS	DATE

B W A BERNARDO | WILLS
ARCHITECTS PC

LOCATION BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84)
NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'

ELEVATION	1734.64' @ CAP #CP9	HORIZONTAL	1"= 20'-0"
CBM NO.	43N, 44W NAVD 88	VERTICAL	
CITY DATUM		SCALE	

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CCS - ADOPTED 2/95

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CITY OF SPOKANE, WASHINGTON
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808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

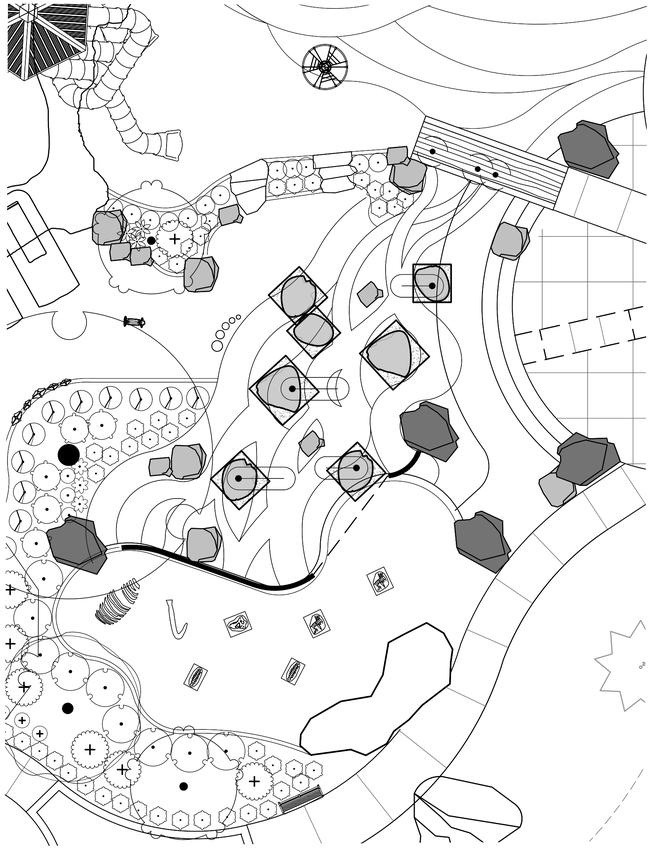
SHEET TITLE: PLANTING PLAN - AREA VI
3.22.2019

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.5
PH 1 OF	REVISION NO.:

DATE: Mar 21, 2019 - 4:59pm by: jculp

FILE NAME:

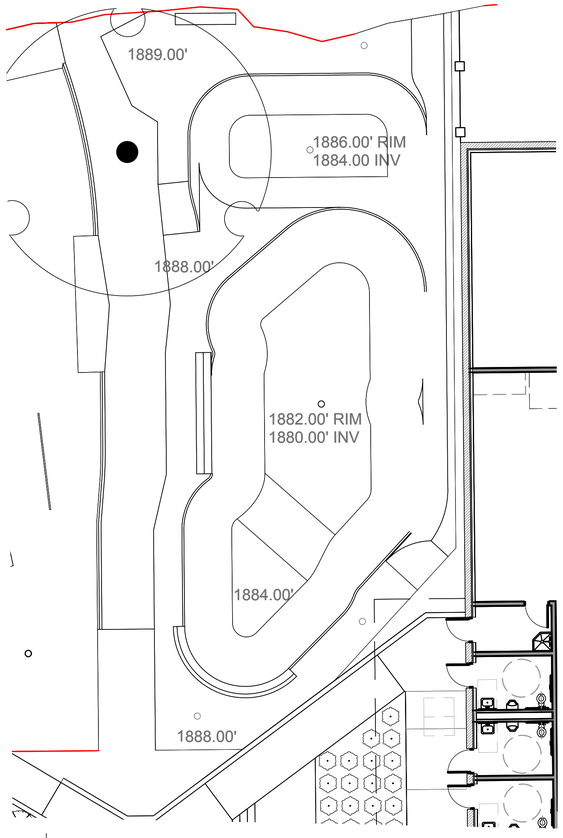


1 SAND PLAY & BRAIDED STREAM ENLARG.

SCALE: 1" = 10'-0"

2 SPLASH PAD & ENTRY PAVING ENLARG.

SCALE: 1" = 10'-0"



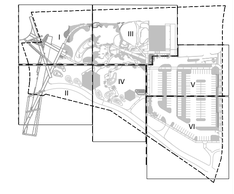
3 SKATE PARK ALTERNATE

SCALE: 1" = 10'-0"

0 10' 20' 40'

NORTH

KEY PLAN



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CITY DATUM | SCALE

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CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
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SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: LANDSCAPE PLANTING ENLARGEMENT
3.22.2019

DATE: Mar 21, 2019 - 5:00pm by: jculp

DIGITALLY SIGNED:

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	L4.6

PR. 1 OF | REVISION NO.:

FILE NAME:

Dean,

See responses below.
Let us know if you need any additional information.

JULIA CULP ASLA | Professional Landscape Architect

Bernardo|Wills Architects PC | 153 South Jefferson Street, Spokane, WA 99201
MAIN 509.838.4511, ext. 8040 | www.bernardowills.com

From: Gunderson, Dean <dgunderson@spokanecity.org>
Sent: Monday, April 01, 2019 4:33 PM
To: Bill LaRue <blarue@bwarch.com>; Julia Culp <jculp@bwarch.com>
Cc: Mann, Alex <amann@spokanecity.org>
Subject: North Bank Playground

Hi Bill and Julia,

I'm working to get you a draft of the staff report for the Recommendation Meeting sometime on Wednesday (4/3). But, since I do have to publish the final report along with the meeting's agenda by Friday (4/5) I'm hoping you could get your comments to me by close of business on Thursday (4/4). Please let me know if this is workable for you.

I do have a few questions about the submittal. I'm hoping you could answer them, or provide some additional information, that would help reduce the amount of review time needed at the end of the week:

Conceptual Grading
The submittal only provides conceptual grading for the playground and turf area, with no information about the parking lot. There's a text reference to sheet drainage to bio-infiltration swales – are these the two north/south planter beds? These are called out to be equipped with underdrain pipe and drywells, with overflows being discharged to the Washington Street outfall (see question under Drainage).
See attached civil grading plans which include grading for the parking lot. We are still in discussion with the City on how much soil we can haul off or relocated from a cost standpoint. This may effect the grading of the parking lot slightly but I don't see it being substantial.

GFRC
The GFRC plans prepared in February indicate a number of Mammoth Skull and Mammoth Skeleton locations (near the Howard Street Promenade, below the Splash Pad Mechanical Room, and in the Landscape Plans a Mammoth Skull near the park's entrance on Washington Street). Yet, in the Landscape Plans prepared in March, there's only a single Mammoth Skull shown (near the vehicular entrance to the site). Where are these actually being proposed? Is there one, two, or three? We have one mammoth skull at the entry near the splash pad mechanical room. Then in an alternate bid item we are adding a second mammoth at the park entrance on Washington. We had planned for a third at the entrance off of the Howard street promenade but have since decided to replace this skull with a piece the city already owns, the vertebrae sculpture. Photo attached.

Drainage

There's a prefatory statement that some of the soil on the site is contaminated and cannot support infiltration – where are the locations of soil contamination? What assurances can be given that the areas that are designed for infiltration (the bio-infiltration areas of the parking lot, the turfed area of the playground, and the runoff areas for the cast-in-place synthetic play surface) won't result in further contamination?

We have been working very closely with Geoengineers on the soils at north bank. They are thoroughly familiar with the Riverfront Park contaminates and conditions. Attached is an exhibit of the test pit information we have from Geo. Geoengineers will periodically doing testing during construction verify improvements meet soils management plan.

Connection to SportsPlex

Staff had brought up at the SportsPlex's Collaborative Workshop that given the possible difficulty of creating an accessible path from the end of the Howard Street Promenade up the 22' to the level of the SportsPlex, that (perhaps) this level of accessibility is best achieved as it is elsewhere in the city – along the sidewalks within the public right-of-way along Howard Street, Mallon Avenue, and Cataldo Avenue. It appears this information was passed on by the SportsPlex designers to Benardo Wills, so no proposed solution is indicated in the playground's submittal. Yet, the SportsPlex submittal does show some attempt to resolve this pedestrian connection within the playground's planting area west of the concrete sidewalk, west of the upper play-surface area (near the GFRC Lookout Wall). The playground's Landscape Plans indicate this same area would receive three trees and 33 shrubs as well as turf – which is the most accurate depiction? Will the SportsPlex project take over the treatment of this area, including all the engineering and hard- & softscaping – or will it remain in the scope of the playground's project?

Collaboration is ongoing for the connection however this connection is now planned to be a future phase of the park and not part of the project bid documents. The Sportsplex design schedule is following the north bank by some time.

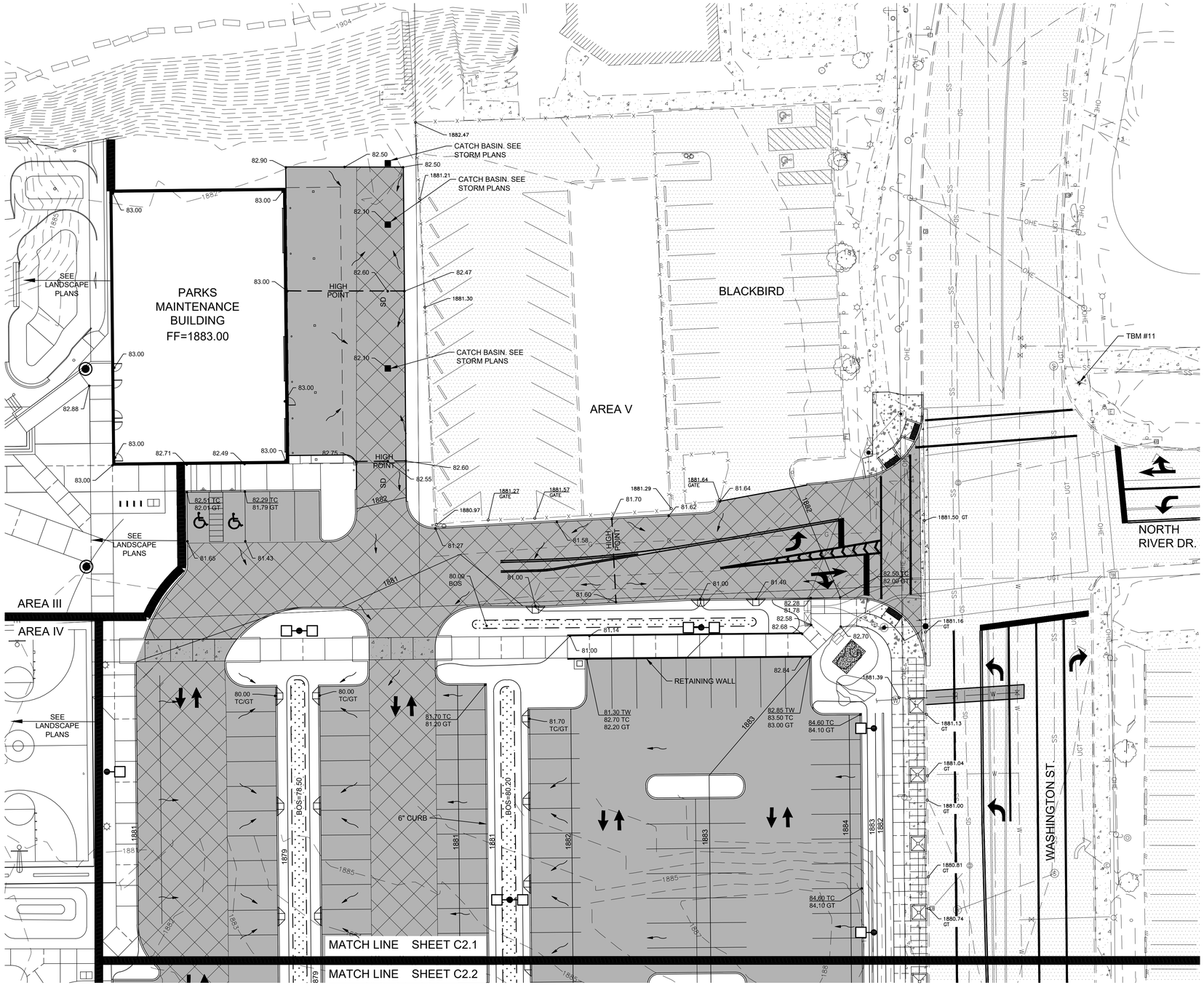
Signage

There appears to be an indication that the GFRC Mammoth Fossil(s) will be incorporated into some type of park signage package (one at the west side near the Promenade entrance, another at the east entrance off of Washington Street). Proposed signage is a submittal requirement for the Step 2 (Recommendation) meeting, can you provide some indication of any proposed park signage (with or without Mammoth theming) that would depart from the Riverfront Park signage standards?

I can send more on this tomorrow however we are currently designing a basalt entry wall that would be similar to those in other places of the park that would incorporate the name of the park and playground with the mammoth skull. This would be located at the main entry to the parking lot. Other signage would generally follow the park signage standards developed by Berger for other project within the park. I have attached those current designs for kiosks and wayfinding signs that are being used in other areas of the park. We will have some smaller interpretative signs for the playground space that would deviate from these standards. These have not been designed yet however we plan to have them look similar to those images provided in the DRB #2 packet.

Thanks!
Dean

S.18, T.25N., R.43E., W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



20 10 0 20 40

SCALE: 1 INCH = 20 FEET

CONTOUR INTERVAL = 1 FOOT

TBM INFORMATION

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	LOCATION
*6	261603.25	2481510.70	1904.55	SET X	IN NORTH CURB OF CATALDO AVENUE
11	261297.65	2481837.03	1882.01	SET X	IN ASPHALT NORTHWEST CORNER HOWARD ST. AND MALLON AVE.
*25	261354.91	2480922.47	1884.57	SET MAG	IN SIDEWALK NORTHEAST CORNER RIVER DR. AND WASHINGTON ST.

* NOT SHOWN ON PLANS

BENCH MARK NOTE

CONTRACTOR SHALL PROTECT ALL EXISTING PROPERTY CORNERS AND BENCH MARKS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE.

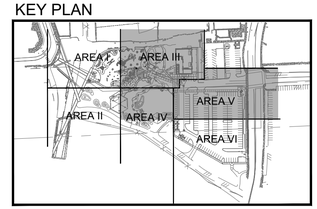
NOTES

1. -

LEGEND

- EXISTING CONTOUR (1887)
- PROPOSED CONTOUR (1881)
- PROPOSED SPOT ELEVATION (ADD 1800) (83.00)
- EXISTING SPOT ELEVATION (1887.10 GATE)
- FLOW ARROW
- BOTTOM OF SWALE

KEY PLAN



UTILITY STATEMENT
LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.

811 Know what's below. Call before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

BY	REVISIONS	DATE

COFFMAN ENGINEERS
10 N. Post Street, Suite 500
Spokane, WA 99201
ph 509.328.2994
www.coffman.com

LOCATION: BRASS CAP #CP9 N50002.85 E20081.44 (WGS 84) NOTE: FOR CONVERSION TO HISTORICAL CITY DATUM ADD 13.13'			
ELEVATION 1734.64' @ CAP #CP9	HORIZONTAL 1"=20'	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"	
CBM NO. 43N, 44W NAVD 88	VERTICAL	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
CITY DATUM	SCALE		

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.22.2019	DRAWN	CWD
3.22.2019	DESIGNED	SAA
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: GRADING PLAN - AREA III AND V
3.22.2019

DATE: Mar 19, 2019 - 4:33pm by: dokken

DIGITALLY SIGNED:

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER | DRAWING NUMBER: C2.1

P#: OF | REVISION NO.:

FILE NAME:

S.18, T.25N., R.43E., W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

20 10 0 20 40

SCALE: 1 INCH = 20 FEET

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NOTES

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LEGEND

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- PROPOSED CONTOUR (1881)
- PROPOSED SPOT ELEVATION (ADD 1800) (83.00)
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- FLOW ARROW
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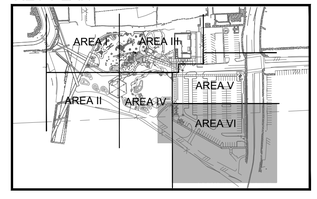
KEY PLAN



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COFFMAN ENGINEERS
10 N. Post Street, Suite 500
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ELEVATION	1734.64' @ CAP #CP9
HORIZONTAL	1"=20'
CBM NO.	43N, 44W NAVD 88
VERTICAL	
CITY DATUM	SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

3.22.2019	DRAWN	CWD
3.22.2019	DESIGNED	SAA
	CHECKED	
	APPROVED	

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND RECREATION
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT TITLE: RIVERFRONT PARK
NORTH BANK PLAYGROUND
65% CONSTRUCTION DRAWINGS

SHEET TITLE: GRADING PLAN - AREA VI
3.22.2019

DATE: Mar 19, 2019 - 4:33pm by: dokken

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING NUMBER	DRAWING NUMBER
	C2.2

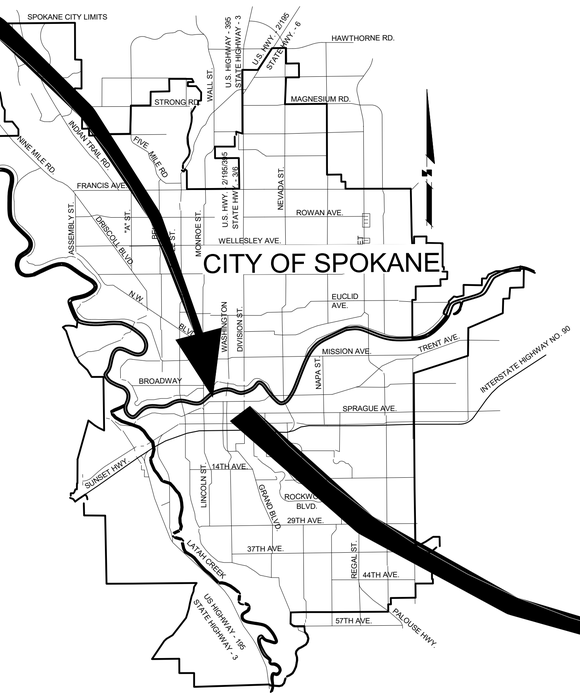
PH: OF REVISION NO.:

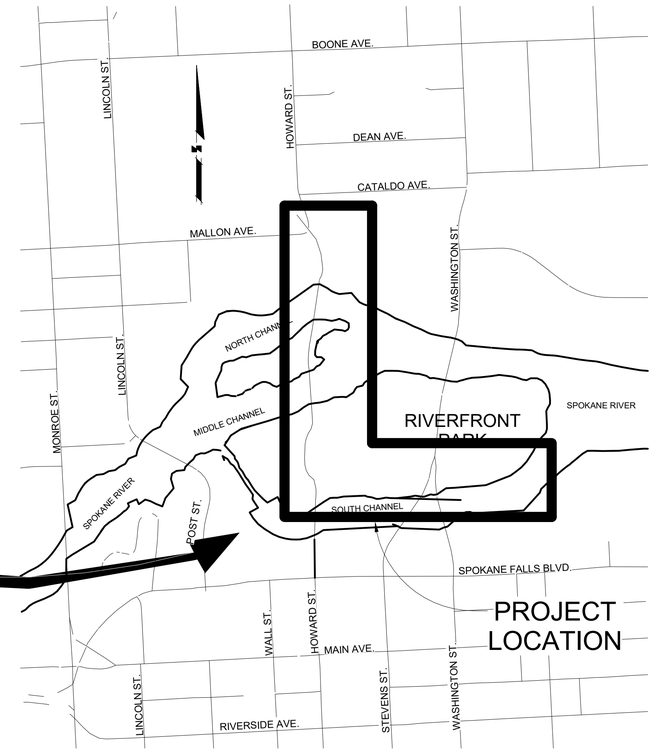
FILE NAME:

CITY OF SPOKANE, WASHINGTON

DEPARTMENT OF PARKS AND RECREATION

RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
08/09/2018 BID SET





SHEET INDEX - HSP	
Sheet Number	Sheet Title
G0.02	COVER - HSP
WP1.05	WAYFINDING PLAN
WP1.06	WAYFINDING PLAN
WP1.07	WAYFINDING PLAN
WP1.09	WAYFINDING PLAN
WP1.13	WAYFINDING PLAN
WP1.17	WAYFINDING PLAN
WP1.19	WAYFINDING PLAN
WK2.01	WAYFINDING TYPE 1 KEY - HSP
W1.01	TYPE 1 WAYFINDING DEVICE DETAILS
W1.02	TYPE 1 WAYFINDING DEVICE DETAILS
W2.02	TYPE 2 WAYFINDING DEVICE DETAILS - NORTH
W4.01	TYPE 4 WAYFINDING DEVICE DETAILS
W4.02	TYPE 4 WAYFINDING DEVICE DETAILS

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COUNCIL MEMBERS
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AMBER WALDREF
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BREEAN BEGGS
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SALLY LODATO
JENNIFER OGDEN
MIKE FAGANM CITY COUNCIL LIAISON

PROJECT CONTACT(S)
BERRY ELLISON, CITY OF SPOKANE, RIVERFRONT
PARK PROGRAM MANAGER, (509) 625-6276

CITY ADMINISTRATOR
THERESA SANDERS

DIRECTOR OF PARKS AND RECREATION
LEROY EADIE

PARKS PLANNING MANAGER
GARRETT JONES

DIRECTOR OF PUBLIC WORKS
RICK ROMERO

DIRECTOR OF WATER
DAN KEGLEY

MANAGER OF ENGINEERING SERVICES
KYLE TWOHIG

PARTNERSHIP berger

CITY OF SPOKANE

1 HSP WAYFINDING PLAN - AREA 17
1" = 20'-0"

WAYFINDING DEVICE TYPE LEGEND

TYPE 1 — FOOTING

TYPE 2 — FOOTING

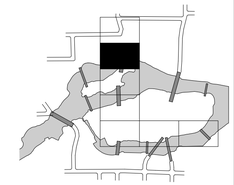
TYPE 4 — FOOTING

LAYOUT NOTES

1. NORTHINGS (N) AND EASTING (E) PROVIDED INDICATE OPPOSITE CORNER OF FOOTINGS.
2. ELEVATIONS (EL) PROVIDED INDICATE TOP OF FOOTING ELEVATION.
3. FOOTING PLINTHS ARE ABOVE TOP OF FOOTING ELEVATIONS.
4. CONTRACTOR SHALL MARK CORNERS OF FOOTINGS IN FIELD AND INDICATE HEIGHT OF PROPOSED FINISH GRADE, AS WELL AS TOP OF FOOTING PLINTH ON THE STAKES. LAYOUT SHALL BE FIELD VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. REFER TO GRAPHIC PACKAGE.

SYSTEM NOTES

1. REFER TO GRAPHIC PACKAGE FOR QUANTITY OF CHPL PANELS, CHPL PANEL GRAPHICS, CUTOUT STEEL GRAPHICS, AND OTHER LOCATION SPECIFIC INFORMATION.
2. THE GRAPHIC PACKAGE IS INTENDED TO CONVEY THE QUANTITY OF GRAPHICS, GRAPHIC CHARACTER, AND GRAPHIC LOCATION.
3. ALL GRAPHICS (REFER TO GRAPHIC PACKAGE) HAVE BEEN COMPLETED AND ARE READY TO PROVIDE TO A FABRICATOR FOR FABRICATION. CHPL PANEL GRAPHICS WILL BE PROVIDED IN ADOBE ILLUSTRATOR FILE FORMAT FOR FABRICATION. CUTOUT METAL GRAPHICS WILL BE PROVIDED IN ADOBE ILLUSTRATOR FILE FORMAT OR AUTOCAD V2017 FORMAT FOR FABRICATION. GRAPHIC FILES ARE AVAILABLE FROM THE LANDSCAPE ARCHITECT UPON REQUEST.



NORTH

0 20' 40'
SCALE: 1"=20'-0"

STATE OF WASHINGTON
GUY MICHAELSEN
NO. 730 EXP. 2/12/2019
LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

BY	REVISIONS	DATE

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
ELEVATION 1886.71 | HORIZONTAL (AS NOTED)
CBM NO. OLD CITY #173 | VERTICAL (AS NOTED)
NAVD88 DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

DRAWN Author
DESIGNED Designer
CHECKE Checker
APPROVE Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
WAYFINDING PLAN

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING | DRAWING NUMBER: WP1.17
P#: OF 72 | REVISION NO.:

1 HSP WAYFINDING PLAN - AREA 19
1" = 20'-0"

WAYFINDING DEVICE TYPE LEGEND

TYPE 1 — FOOTING

TYPE 2 — FOOTING

TYPE 4 — FOOTING

LAYOUT NOTES

1. NORTHINGS (N) AND EASTING (E) PROVIDED INDICATE OPPOSITE CORNER OF FOOTINGS.
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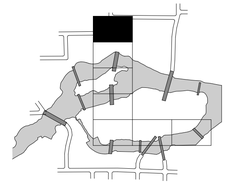


NORTH

0 20' 40'
SCALE: 1"=20'-0"

STATE OF WASHINGTON
GUY MICHAELSEN
NO. 730 EXP. 2/12/2019
LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

BY	REVISIONS	DATE

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION		
ELEVATION 1886.71	HORIZONTAL (AS NOTED)	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
CBM NO. OLD CITY #173	VERTICAL (AS NOTED)	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
NAVD88 DATUM	SCALE	

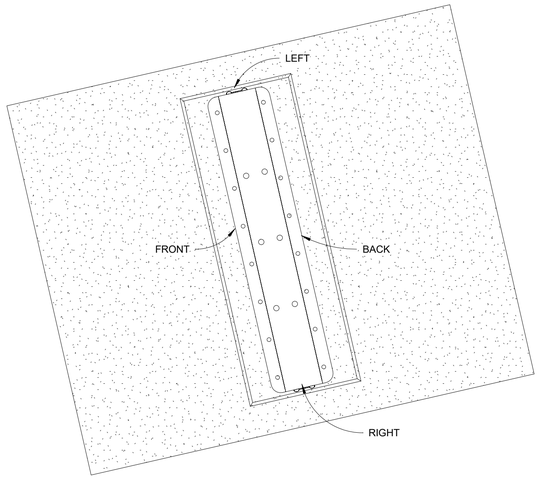
CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

DRAWN	Author
DESIGNED	Designer
CHECKE	Checker
APPROVE	Approver

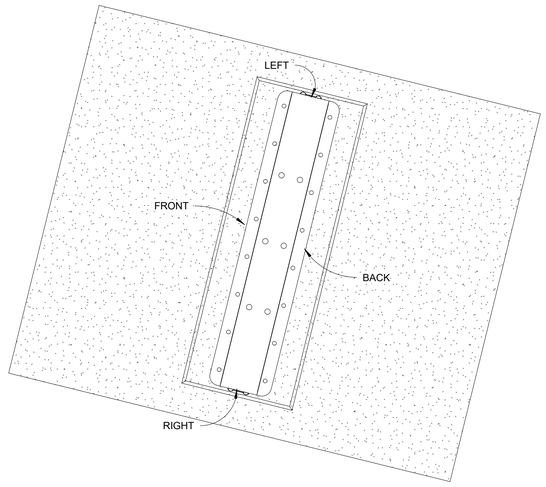
CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT	RIVERFRONT PARK HOWARD STREET PROMENADE WAYFINDING 2018/08/09 BID SET
SHEET	LANDSCAPE WAYFINDING PLAN

TYPE OF IMPROVEMENT:	PARK
CITY PURCHASING	DRAWING NUMBER
	WP1.19
P#: OF 72	REVISION NO.:



1 WK TYPE 1.04 - CENTRAL GREEN
1" = 1'-0"



2 WK TYPE 1.05 PLAYGROUND
1" = 1'-0"

NORTH

STATE OF WASHINGTON · GUY MICHAELSEN · NO. 730 EXP. 2/12/2019 · LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

BY	REVISIONS	DATE

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION

ELEVATION 1886.71 | HORIZONTAL (AS NOTED)

CBM NO. OLD CITY #173 | VERTICAL (AS NOTED)

NAVD88 DATUM | SCALE

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CCS - ADOPTED 2/95

DRAWN Author
DESIGNED Designer
CHECKE Checker
APPROVE Approver

CITY OF SPOKANE

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

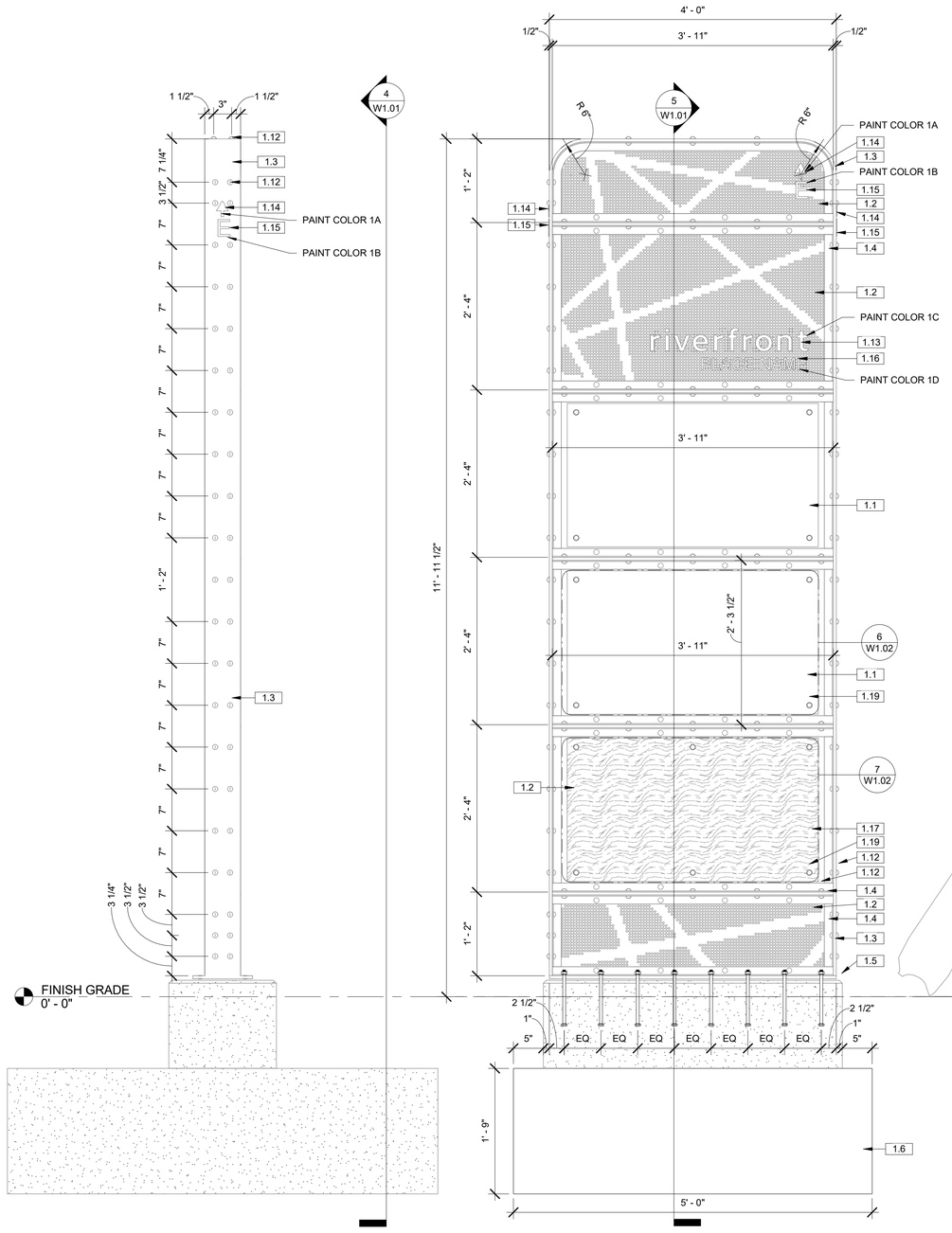
SHEET: LANDSCAPE
WAYFINDING TYPE 1 KEY - HSP

TYPE OF IMPROVEMENT: PARK

CITY PURCHASING | DRAWING NUMBER

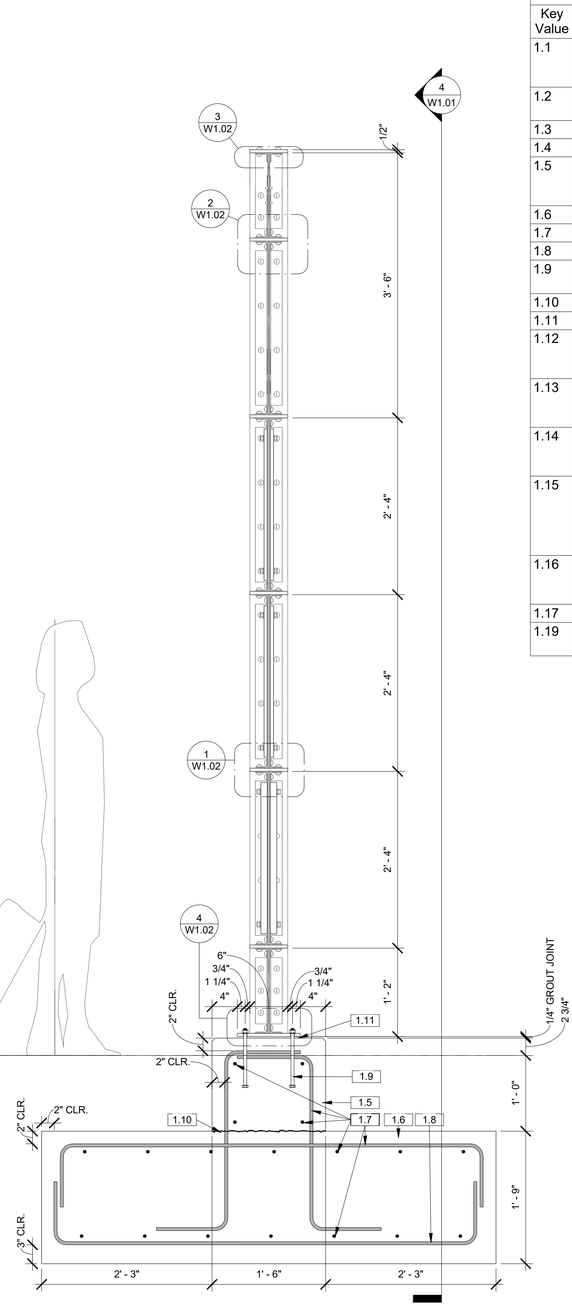
WK2.01

P#: OF 72 | REVISION NO.:

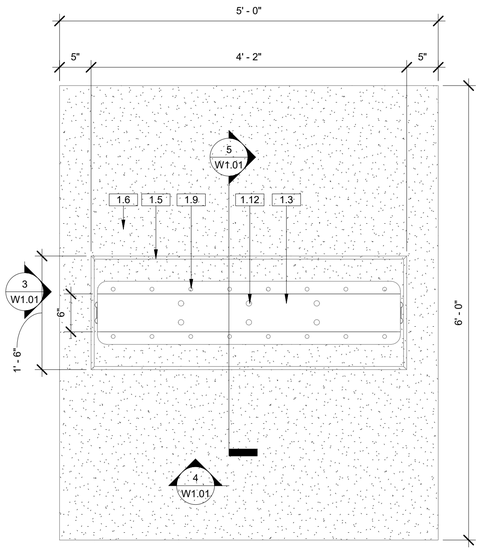


3 TYPE 1 WAYFINDING DEVICE SIDE ELEVATION
1" = 1'-0"

4 TYPE 1 WAYFINDING DEVICE FACE ELEVATION
1" = 1'-0"



5 TYPE 1 WAYFINDING DEVICE TYPICAL SECTION
1" = 1'-0"



1 TYPE 1 WAYFINDING DEVICE PLAN
1" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1.1	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 1 SIDED. ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE.
1.2	1/4" STEEL PANEL W/ PERFORATED GRAPHIC (DIGITAL FILES AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST). WELD TO STEEL FRAME PERIMETER AND MID-SUPPORTS
1.3	1/2" STEEL FRAME PERIMETER AND MID-SUPPORTS. WELDED TOGETHER.
1.4	2 X 1-1/2" X 1/4" STEEL ANGLE. MECHANICALLY ATTACH TO STEEL FRAME AND PANELS.
1.5	C.I.P. CONC. FOOTING PLINTH W/ 3/4" CHAMFER ALONG ALL EXPOSED (TOP/VERT) EDGES W/ SMOOTH FORM FINISH. CONCRETE SHALL BE EVEN/SMOOTH ONCE FORMS ARE REMOVED AND REQUIRE NO PATCHING
1.6	C.I.P. CONC. FOOTING OVER 95% COMPACTED SUBGRADE
1.7	#4 BAR @ 1'-0" MAX. SPA.
1.8	#4 BAR 8" MAX. SPA.
1.9	ASTM F593, AISI TYPE 316, CONDITION CW HEADED STAINLESS STEEL ANCHOR BOLT. 5/8" DIA., 8" MIN. EMBED. (16) TOTAL.
1.10	CONSTRUCTION JOINT WITH ROUGHENED SURFACE
1.11	GROUTED JOINT WITH SSTL LEVELING WASHERS
1.12	STEEL POP RIVET, 3/4" DIA. DOME SHAPED HEAD ON OUTSIDE FACE, 3/4" DIA. STEEL MUSHROOM CAP ON INSIDE FACE (MUSHROOM CAP TO MATCH APPEARANCE OF DOMED HEAD) INSTALL PER MFG. RECOMMENDATIONS
1.13	1/8" THICK CUT STEEL 'RIVERFRONT' GRAPHIC, 2 PER DEVICE, FONT AS SHOWN - ELECTRONIC FILES AVAILABLE UPON REQUEST. COATED (REFER TO NOTES). ATTACH TO STEEL BEHIND(FABRICATOR TO SUBMIT ATTACHMENT DETAILS)
1.14	1/8" THICK CUT STEEL DIRECTIONAL ARROW, 4 PER DEVICE - ELECTRONIC FILES AVAILABLE UPON REQUEST. COATED (REFER TO NOTES). ATTACH TO STEEL BEHIND (FABRICATOR TO SUBMIT ATTACHMENT DETAILS).
1.15	1/8" THICK CUT STEEL 'DIRECTION' TEXT 4 PER DEVICE, CRESTA MEDIUM FONT, 286.5 POINT. TEXT VARIES, EITHER N, S, E, W, DEPENDING ON DEVICE ORIENTATION. NORTH FACING SIDE TO RECEIVE 'S', SOUTH FACING SIDE TO RECEIVE 'N', EAST FACING SIDE TO RECEIVE 'W', WEST FACING SIDE TO RECEIVE 'E'. COATED (REFER TO NOTES). ATTACH TO STEEL BEHIND (FABRICATOR TO SUBMIT ATTACHMENT DETAILS).
1.16	1/8" THICK CUT STEEL 'PLACE NAME', 2 PER DEVICE, TEXT VARIES @ EA. LOCATION (CONFIRM W/ LANDSCAPE ARCHITECT, CRESTA BOLD FONT, 194 POINT, 200 TRACKING. ATTACH TO STEEL BEHIND (FABRICATOR TO SUBMIT ATTACHMENT DETAILS)
1.17	1" THICK CROSS LAMINATED TIMBER (CLT) PANEL. (SUBMIT PRODUCT DATA PRIOR TO FABRICATION)
1.19	1/2" DIA. SSTL HEX BOLT, NUT, & WASHER (FURNISHED BY CONTRACTOR TO CITY, INSTALLED BY CITY WITH GRAPHIC PANEL)

STATE OF WASHINGTON
GUY MICHAELSEN
NO 730 EXP. 2/12/2019
LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

BY	REVISIONS	DATE
	Wayfinding Devices 100% Update	2017/10/17

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
ELEVATION 1886.71 | HORIZONTAL (AS NOTED)
CBM NO. OLD CITY #173 | VERTICAL (AS NOTED)
NAVD88 DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

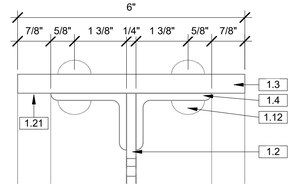
DRAWN Author
DESIGNED Designer
CHECKE Checker
APPROVE Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

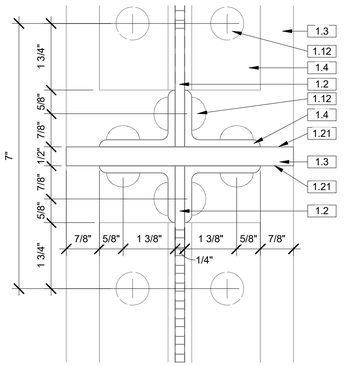
PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
TYPE 1 WAYFINDING DEVICE DETAILS

TYPE OF IMPROVEMENT: PARK
CITY PURCHASING | DRAWING NUMBER
W1.01
P#: OF 72 | REVISION NO.:



TYPE 1 WAYFINDING DEVICE TYPICAL SECTION - Callout 3
3 6" = 1'-0"



TYPE 1 WAYFINDING DEVICE TYPICAL SECTION - Callout 2
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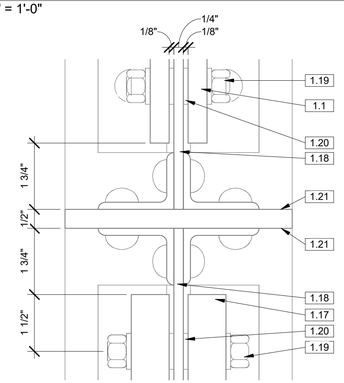

TYPE 1 WAYFINDING DEVICE TYPICAL SECTION - Callout 1
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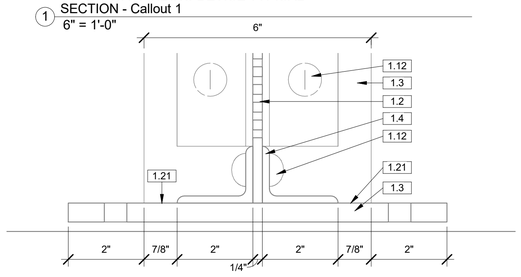
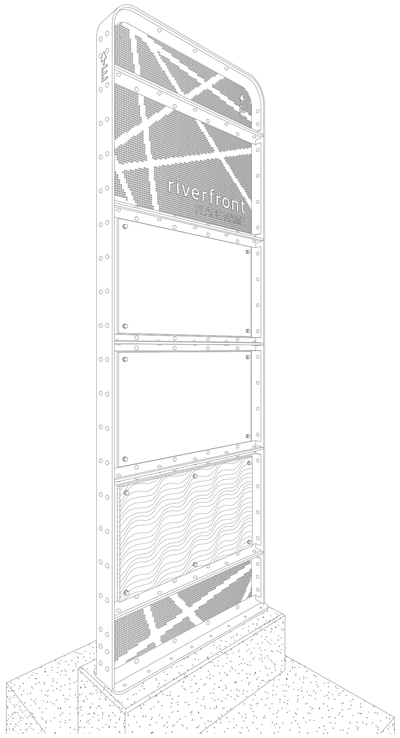
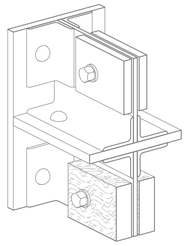


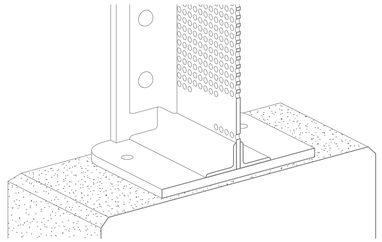
TYPE 1 WAYFINDING DEVICE TYPICAL SECTION - Callout 4
4 6" = 1'-0"



TYPE 1 WAYFINDING DEVICE 3D VIEW
9

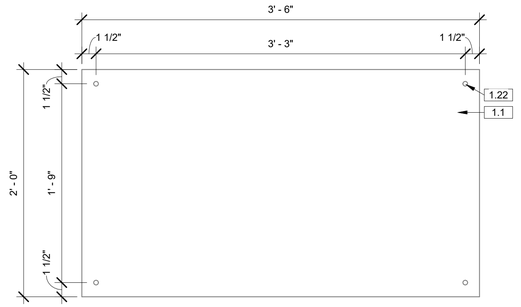


TYPE 1 WAYFINDING ASSEMBLY ISO VIEW 1
5

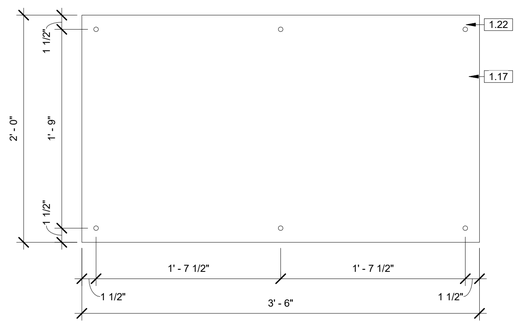


TYPE 1 WAYFINDING ASSEMBLY ISO VIEW 2
8

TYPE 1 WAYFINDING DEVICE GENERAL NOTES:
1. ALL MEMBERS SHALL BE CORTEN STEEL UNLESS NOTED OTHERWISE.
2. WELD ALL MEMBERS TOGETHER UNLESS NOTED OTHERWISE. GRIND ALL WELDS SMOOTH.
3. ALL TYPE 1 WAYFINDING DEVICES SHALL BE INSTALLED PLUMB.
4. PRIOR TO CONSTRUCTION; THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND INFORMATION SHOWING ALL MEMBERS, MEMBER GRADES, WELDS, ATTACHMENTS, ATTACHMENT SYSTEMS, AND COATING SYSTEMS. SUBMITAL SHALL BE SUBJECT TO REVIEW, MODIFICATION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
5. UPON REQUEST OF THE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL PROVIDE DIGITAL DRAWINGS WHICH MAY BE USED BY THE CONTRACTOR FOR SHOP DRAWINGS.
6. PRIOR TO CONSTRUTION, THE CONTRACTOR SHALL SUBMIT A 1' SQ X 1/4" THICK CORTEN STEEL SAMPLE PANEL WITH A MINIUM OF (2) RIVET ASSEMBLIES (POP RIVET + MUSHROOM CAP) FASTENING A 1' SECTION OF ANGLE CENTERED ON 1' SQ. WELD ANGLE ON BACK EDGE TO SHOW WELD.
7. COATINGS FOR PAINTED (NON CORTEN) ELEMENTS: AFTER FABRICATION, PAINTED ELEMENTS SHALL BE PREPARED AND COATED AS FOLLOWS:
   - A. SURFACE PREPARATION: SSPC SP-06 COMMERCIAL BLAST.
   - B. PRIME: TNEMEC SERIES 94H20 (ZINC RICH PRIMER) APPLIED AT 2.5 TO 3.5 MILS DFT.
   - C. INTERMEDIATE: TNEMEC SERIES 27 TYPOXY APPLIED AT 3.0 TO 5.0 MILS DFT
   - D. FINISH: TNEMEC SERIES 1071 FLUORONAR APPLIED AT 2.0 – 3.0 MILS DFT
   - E. THIS COATING SYSTEM SHALL BE APPLIED IN THE SHOP UNLESS APPROVED OTHERWISE. CONTRACTOR SHALL PROTECT COATING SYSTEM DURING TRANSPORT AND INSTALLATION.
   - F. FIELD TOUCH-UP SHALL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT. FIELD TOUCH-UP SHALL BE AS FOLLOWS:
     - a. SURFACE PREP: SSPC SP-011 POWER TOOL CLEANING TO BARE METAL AT ALL WELDED AND ABRADED AREAS.
     - b. PRIME: TNEMEC SERIES 94H20 (ZINC RICH PRIMER) APPLIED AT 2.5 TO 3.5 MILS DFT.
     - c. INTERMEDIATE: TNEMEC SERIES 27 TYPOXY APPLIED AT 3.0 TO 5.0 MILS DFT
     - d. FINISH: TNEMEC SERIES 1071 FLUORONAR APPLIED AT 2.0 – 3.0 MILS DFT
   - G. COLOR(S):
     - a. ALL FINISH COATS SHALL BE SERIES 1071 (SEMI-GLOSS):
     - b. COLOR 1A (DIRECTIONAL ARROW) SHALL BE: RAL 000 80 00 (PMS WARMGRAY 2C)
     - c. COLOR 1B (DIRECTION LETTER) SHALL BE: RAL 1018 (PANTONE 128 C)
     - d. COLOR 1C (RIVERFRONT) SHALL BE: RAL 000 80 00 (PMS WARMGRAY 2C)
     - e. COLOR 1D (PLACE NAME) SHALL BE: RAL 1018 (PANTONE 128 C)
   - H. PRIOR TO COATING, THE CONTRACTOR SHALL SUBMIT PHSYICAL PAINT SAMPLES USING THE ACTUAL SYSTEM AND COLORS SPECIFIED.
   - I. CONFIRM COLOR SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO FINISH COATING.



TYPE 1 CHPL GRAPHIC PANEL
1 1/2" = 1'-0"
6



TYPE 1 WOOD PANEL
1 1/2" = 1'-0"
7

Keynote Legend	
Key Value	Keynote Text
1.1	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 1 SIDED. ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE.
1.2	1/4" STEEL PANEL W/ PERFORATED GRAPHIC (DIGITAL FILES AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST). WELD TO STEEL FRAME PERIMETER AND MID-SUPPORTS
1.3	1/2" STEEL FRAME PERIMETER AND MID-SUPPORTS. WELDED TOGETHER.
1.4	2 X 1-1/2" X 1/4" STEEL ANGLE. MECHANICALLY ATTACH TO STEEL FRAME AND PANELS.
1.12	STEEL POP RIVET, 3/4" DIA. DOME SHAPED HEAD ON OUTSIDE FACE, 3/4" DIA. STEEL MUSHROOM CAP ON INSIDE FACE (MUSHROOM CAP TO MATCH APPEARANCE OF DOMED HEAD) INSTALL PER MFG. RECOMMENDATIONS
1.17	1" THICK CROSS LAMINATED TIMBER (CLT) PANEL. (SUBMIT PRODUCT DATA PRIOR TO FABRICATION)
1.18	1/4" STEEL PANEL W/ NO GRAPHIC
1.19	1/2" DIA. SSTL HEX BOLT, NUT, & WASHER (FURNISHED BY CONTRACTOR TO CITY, INSTALLED BY CITY WITH GRAPHIC PANEL)
1.20	1/8" THICK SSTL WASHER (FURNISHED BY CONTRACTOR TO CITY, INSTALLED BY CITY WITH GRAPHIC PANEL)
1.21	3/16" FILLET WELD ALL AROUND.
1.22	5/8" DIA. HOLE (CONFIRM SIZED TO ACCOMODATE 1/2" DIA. SSTL HEX BOLT)

NOTES:
GRAPHICS PANELS MUST BE LEED, GREENGUARD AND FSC CERTIFIED AND BE MANUFACTURED AS CUSTOM HIGH PRESSURE LAMINATE (CHPL). CHPL GRAPHIC SIGN MATERIAL IS COMPOSED OF SEVERAL LAYERS OF PHENOLIC RESIN IMPREGNATED KRAFT FILLER PAPER, A DIGITALLY IMAGED GRAPHIC, A LAYER OF MELAMINE RESIN, SURFACED BY A LAYER OF TRANSLUCENT EXTEIROR UV/ GRAFFITI OVERLAY PROTECTION. THE ENTIRE PANEL, INCLUDING EXTERIOR OVERLAY, MUST BE BONDED UNDER HEAT AND EXTREME PRESSURE TO FORM A COMPOSITE PANEL. THE FINISH MUST BE SMOOTHLY TEXTURED WITH REFLECTIVITY OF 30+ OR -5 GLOSS UNITS. THE CHPL GRAPHICS MUST BE WARRANTED FOR MINIMUM OF 10 YEARS AGAINST FADING, DE-LAMINATION AND WEATHER DETERIORATION. THERE SHOULD BE NO WARRANTY REQUIREMENTS FOR AN ANNUAL APPLICATION OF WATER SEALANT, NO EXCLUSIONS FOR PANELS USED IN "EXTREME TEMPERATURES" AND NO CLAUSE THAT WARRANTIES CAN BE DENIED DUE TO "IMPROPER MAINTENANCE". PANELS MUST BE ABLE TO BE CLEANED WITH ANY SOLVENT AND NOT RESTRICT USE OF PRODUCTS CONTAINING LACQUER THINNER OR ACETONE. ALL CUTTING AND FINISHING TO BE DONE USING A CNC ROUTER. GRAPHICS MUST BE MADE USING 12-COLOR HIGH DEFINITION PRINTING TECHNOLOGY. VENDOR SHALL PROVIDE A SAMPLE FROM A SUPPLIED FILE TO CONFIRM QUALITY. PANELS MUST BE ENTIRELY MADE IN THE U.S.A.

STATE OF WASHINGTON · GUY MICHAELSEN · NO. 730 EXP. 2/12/2019 · LANDSCAPE ARCHITECT

DIGITALLY SIGNED:

BY	REVISIONS	DATE
	Wayfinding Devices 100% Update	2017/10/17

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
ELEVATION 1886.71 | HORIZONTAL (AS NOTED)
CBM NO. OLD CITY #173 | VERTICAL (AS NOTED)
NAVD88 DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95
DRAWN Author
DESIGNED Designer
CHECKE Checker
APPROVE Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

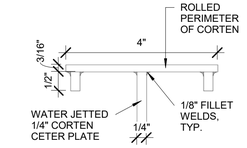
PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
TYPE 1 WAYFINDING DEVICE DETAILS

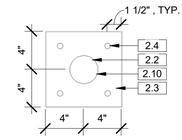
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING | DRAWING NUMBER: W1.02
P#: OF 72 | REVISION NO.:

TYPE 2 WAYFINDING DEVICE GENERAL NOTES:

1. ALL MEMBERS SHALL BE A36 (CORTEN) STEEL UNLESS NOTED OTHERWISE.
2. WELD ALL MEMBERS TOGETHER UNLESS NOTED OTHERWISE. GRIND ALL WELDS SMOOTH.
3. ALL POSTS SHALL BE PLUMB.
4. PRIOR TO CONSTRUCTION; THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND INFORMATION SHOWING ALL MEMBERS, MEMBER GRADES, WELDS, ATTACHMENTS, COATING SYSTEMS. SUBMITALL SHALL BE SUBJECT TO REVIEW, MODIFICATION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
5. UPON REQUEST OF THE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL PROVIDE DIGITAL DRAWINGS WHICH MAY BE USED BY THE CONTRACTOR FOR SHOP DRAWINGS.
6. COATINGS: AFTER FABRICATION, ALL ALUMINUM SHALL BE PREPARED AND COATED AS FOLLOWS:
   - A. SURFACE PREPARATION: SCARIFY 100% OF THE SURFACE TO BE COATED WITH A BROWN METAL PAD TO PROVIDE A UNIFORM SURFACE PROFILE.
   - B. PRIME: TNEMEC SERIES 27 TYPOXY APPLIED AT 3.0 TO 5.0 MILS DFT.
   - C. FINISH: TNEMEC SERIES 1072 FLUORONAR APPLIED AT 2.0 – 3.0 MILS DFT.
   - D. THIS COATING SYSTEM SHALL BE APPLIED IN THE SHOP UNLESS APPROVED OTHERWISE. CONTRACTOR SHALL PROTECT COATING SYSTEM DURING TRANSPORT AND INSTALLATION.
   - E. FIELD TOUCH-UP SHALL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT. FIELD TOUCH-UP SHALL BE AS FOLLOWS:
     - a. SURFACE PREP: SCARIFY 100% OF THE SURFACE TO BE COATED WITH A BROWN METAL PAD TO PROVIDE A UNIFORM SURFACE PROFILE.
     - b. PRIME: TNEMEC SERIES 27 TYPOXY APPLIED AT 3.0 TO 5.0 MILS DFT.
     - c. FINISH: TNEMEC SERIES 1072 FLUORONAR APPLIED AT 2.0 – 3.0 MILS DFT.
   - F. COLOR(S):
     - a. ALL FINISH COATS SHALL BE SERIES 1072 (SATIN)
     - b. COLOR 2A (PERIMETER) SHALL BE: RAL 7026 (GRANITE)
     - c. COLOR 2B (INSET) SHALL BE: RAL 1018 (ZINC YELLOW)
     - d. COLOR 2C THE POSTS AND BASE PLATES SHALL BE: STD. TNEMEC COLOR NO. 2 PENCIL; 47GR (RGB 85, 87, 89) NO PHYSICAL SAMPLE OF THIS COLOR IS REQ'D.
7. PRIOR TO COATING, THE CONTRACTOR SHALL SUBMIT PHSYICAL PAINT SAMPLES USING THE ACTUAL SYSTEM SPECIFIED. THE CONTRACTOR SHALL PROVIDE THE SPECIFIED COLOR AS WELL AS THE ALTERNATE COLOR(S).
   - A. ALTERNATE COLORS FOR TYPE 2 WAYFINDING DEVICE SHALL BE:
     - a. RAL 1006 (MAIZE YELLOW)
     - b. RAL 1017 (SAFFRON YELLOW)
     - c. STD. TNEMEC COLOR: 14YW (RGB, 255, 199, 26)
   - B. CONFIRM COLOR SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO FINISH COATING.

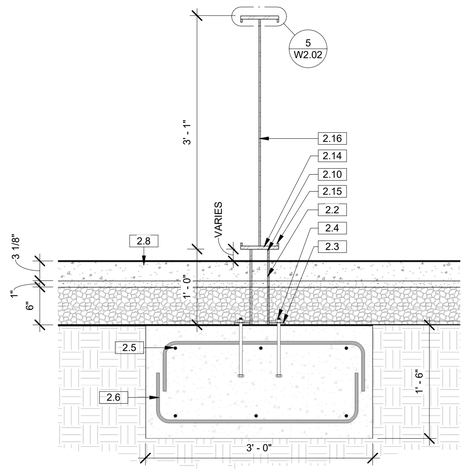


TYPE 2 TYPICAL TOP PLATE SECTION - NORTH
5 6" = 1'-0"



TYPE 2 TYPICAL BASE PLATE - NORTH
6 1 1/2" = 1'-0"

TYPE 2 WAYFINDING DEVICE 3D VIEW_NORTH
3



TYPE 2 WAYFINDING DEVICE TYPICAL SECTION_NORTH
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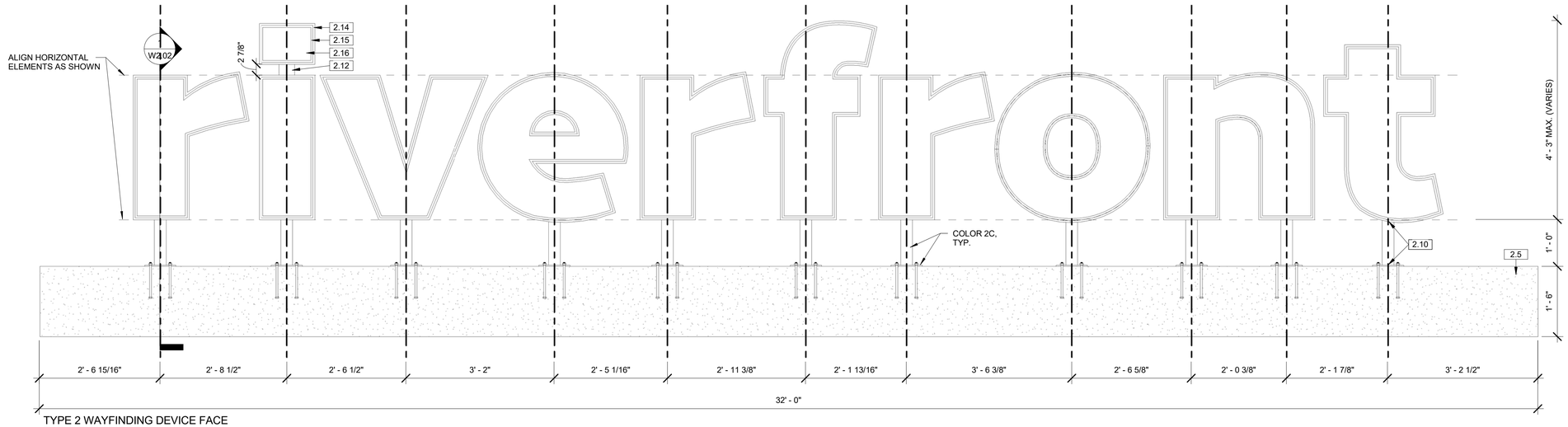
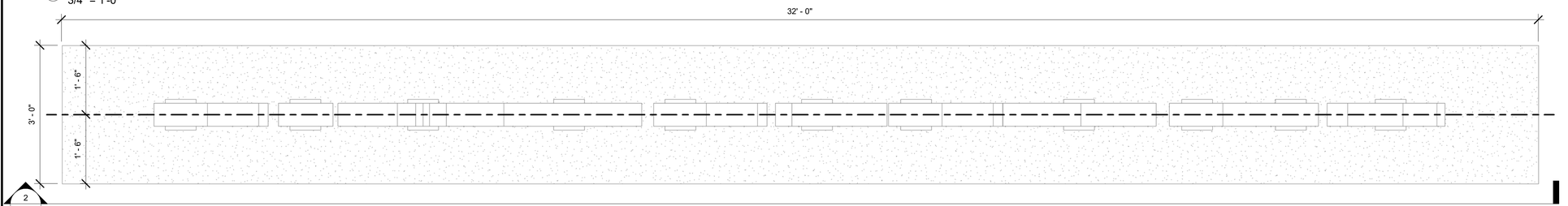
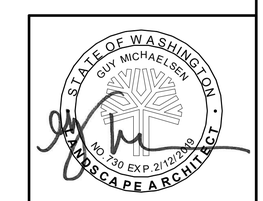


TYPE 2 WAYFINDING DEVICE FACE ELEVATION_NORTH
2 3/4" = 1'-0"



TYPE 2 WAYFINDING DEVICE PLAN - NORTH
4 3/4" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
2.2	3" DIA. X 1/4" ROUND HSS
2.3	8"X8"X3/8" BASE PLATE
2.4	ASTM F593, AISI TYPE 316, CONDITION CW HEADED STAINLESS STEEL ANCHOR BOLT. 5/8" DIA., 8" MIN. EMBEDMENT. 4 BOLTS PER BASE PLATE OR STAINLESS STEEL POST INSTALLED ANCHORS 5/8" DIA., 7.5" MIN. EMBEDMENT, 3,500 LBS MIN. PULLOUT CAPACITY PER ANCHOR
2.5	C.I.P. CONC. FOOTING
2.6	#4 @ 1'-0" SPA. MAX.
2.8	ADJACENT PAVING. FINISH GRADE VARIES
2.10	3/16" FILLET WELD AT TOP, 5/16" FILLET (OR PARTIAL PENETRATION) WELD AT BOTTOM.
2.12	2" DIA. X 1/4" ROUND HSS CNTRD.
2.14	3/16"X4" ROLLED STEEL
2.15	1/4" WATER JETTED STEEL LETTER OUTLINE
2.16	1/4" WATER JETTED STEEL CENTER PLATE



DIGITALLY SIGNED:

BY	REVISIONS	DATE

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION
ELEVATION 1886.71 | HORIZONTAL (AS NOTED)
CBM NO. OLD CITY #173 | VERTICAL (AS NOTED)
NAVD88 DATUM | SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

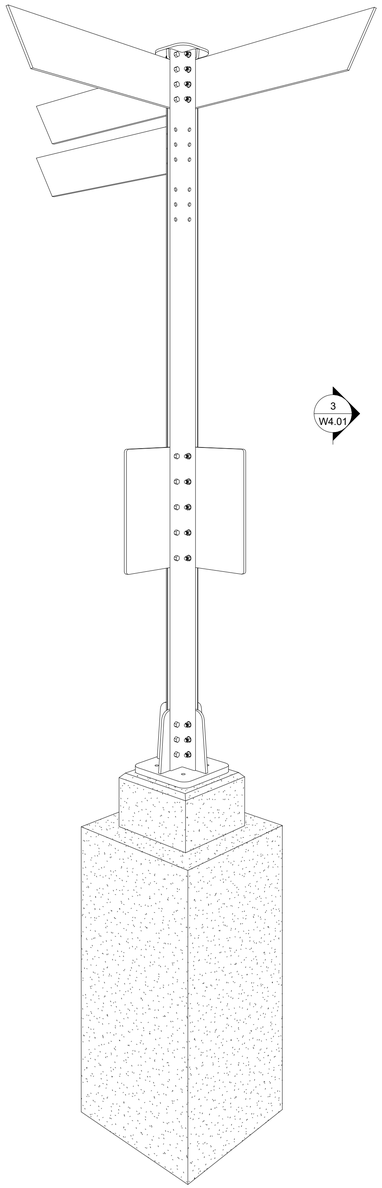
DRAWN Author
DESIGNED Designer
CHECKE Checker
APPROVE Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

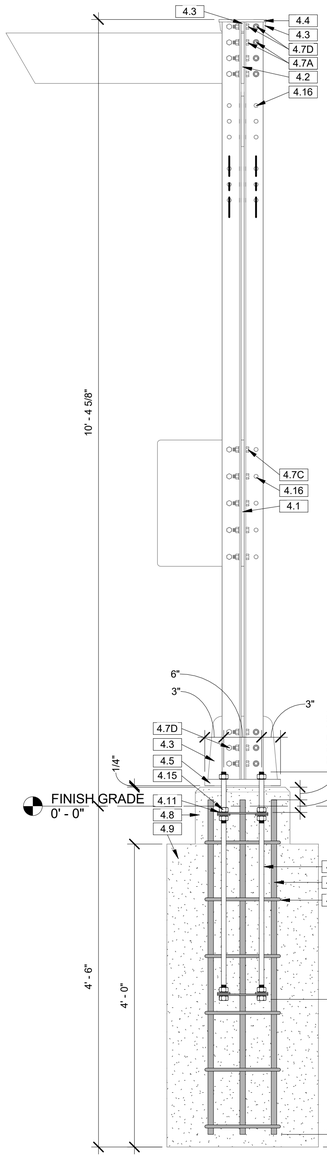
PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
TYPE 2 WAYFINDING DEVICE DETAILS - NORTH

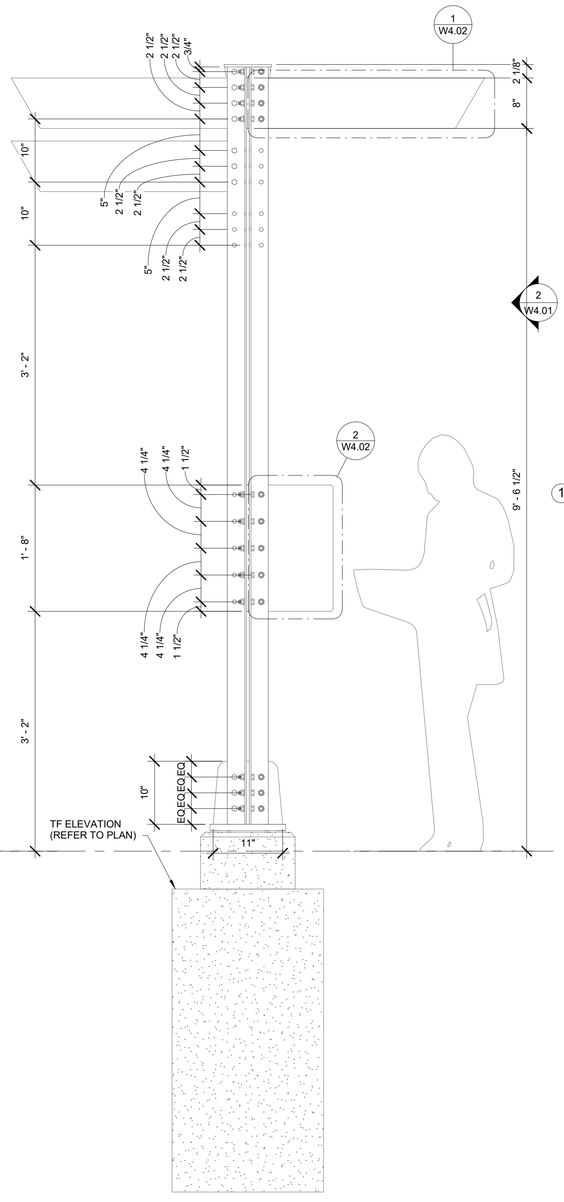
TYPE OF IMPROVEMENT: PARK
CITY PURCHASING | DRAWING NUMBER: W2.02
P#: OF 72 | REVISION NO.:



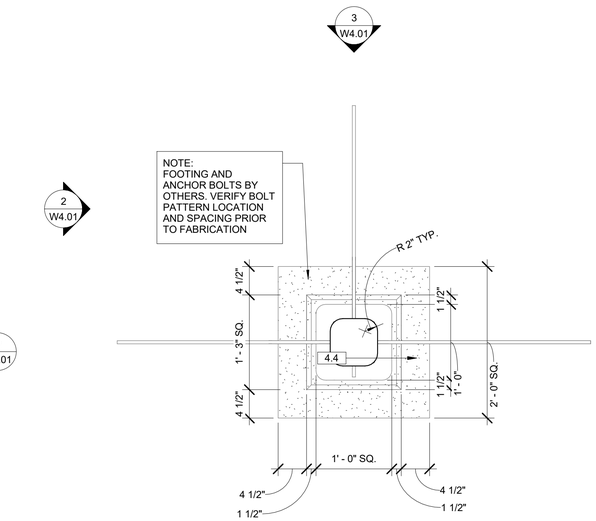
4 TYPE 4 WAYFINDING DEVICE 3D VIEW



2 TYPE 4 WAYFINDING DEVICE TYPICAL SECTION
1" = 1'-0"

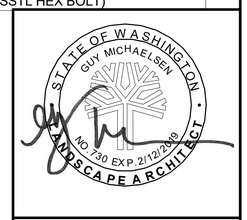


3 TYPE 4 WAYFINDING DEVICE FACE ELEVATION
1" = 1'-0"



1 TYPE 4 WAYFINDING DEVICE PLAN
1" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
4.1	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 2 SIDED. EA. DEVICE SHALL ACCOMMODATE A MAXIMUM OF 16 GRAPHIC PANELS (12 FLAG PANELS + 4 INFORMATION PANELS). ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE.
4.2	3" X 3" X 1/4" CORTEN STEEL ANGLE - MECHANICAL ATTACHMENT ONLY, NO WELDS. EA. ANGLE SHALL BE DRILLED TO ACCOMODATE FASTENERS TO ACCOMODATE MAXIMUM AMOUNT OF GRAPHIC PANELS AND MECHANICAL ATTACHMENTS AS SHOWN (34 HOLES PER ANGLE)
4.3	1/2" STEEL TABS WELDED TO PLATE
4.4	3/8" X 7-1/2" STEEL PLATE CAP
4.5	1" STEEL PLATE
4.7A	1/2" DIA. SSTL HEX BOLT & NUT (GRIND/CUT BOLT FLUSH W/ NUT) - INSTALL ALL HEX BOLTS TO ACCOMODATE CHPL FLAG GRAPHIC PANELS @ TOP LOCATION EVEN IF FLAG GRAPHIC PANELS ARE NOT PRESENT.
4.7C	1/2" DIA. SSTL HEX BOLT & NUT (GRIND/CUT BOLT FLUSH W/ NUT) - INSTALL ONLY WHERE CHPL INFORMATION GRAPHIC PANELS IS PRESENT. ANGLE(S) SHALL BE DRILLED TO ACCOMODATE FASTENERS EVEN IF NO INFORMATION PANEL IS PRESENT.
4.7D	1/2" DIA. SSTL HEX BOLT & NUT
4.8	C.I.P. CONC. FOOTING PLINTH W/ 3/4" CHAMFER ALONG ALL EXPOSED (TOP/VERT) EDGES W/ SMOOTH FORM FINISH. CONCRETE SHALL BE EVEN/SMOOTH ONCE FORMS ARE REMOVED AND REQUIRE NO PATCHING. THIS FOOTING MAY BE PRECAST AT THE CONTRACTOR'S DISCRETION.
4.9	C.I.P. CONC. FOOTING OVER 95% COMPACTED SUBGRADE. THIS FOOTING MAY BE PRECAST AT THE CONTRACTOR'S DISCRETION.
4.11	1/4" STEEL BAR (TYP) 2" WIDE BETWEEN ADJACENT ANCHOR BOLTS EA. WAY.
4.12	ASTM F593, AISI TYPE 316, CONDITION CW HEADED STAINLESS STEEL ANCHOR BOLT. 5/8" DIA.
4.13	(8) #7 BAR SPA. EVENLY
4.14	(6) #4 BAR TIES EQ. SPA. @ 9" MAX.
4.15	DOUBLE NUTS TIGHT TO BAR
4.16	5/8" DIA. HOLE (CONFIRM SIZED TO ACCOMODATE 1/2" DIA. SSTL HEX BOLT)



DIGITALLY SIGNED:

BY	REVISIONS	DATE
	Wayfinding Devices 100% Update	2017/10/17

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION

ELEVATION 1886.71 | HORIZONTAL (AS NOTED) | BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

CBM NO. OLD CITY #173 | VERTICAL (AS NOTED) | IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

NAVD88 DATUM | SCALE

CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

DRAWN Author
DESIGNED Designer
CHECKE Checker
APPROVE Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

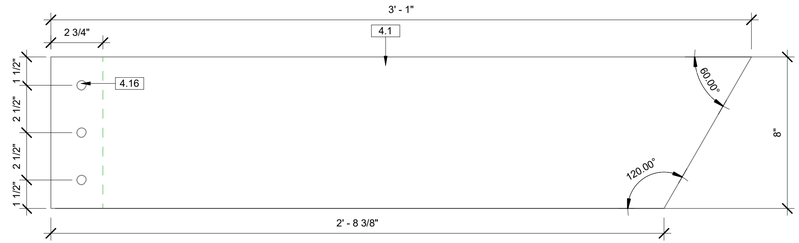
PROJECT: RIVERFRONT PARK
HOWARD STREET PROMENADE WAYFINDING
2018/08/09 BID SET

SHEET: LANDSCAPE
TYPE 4 WAYFINDING DEVICE DETAILS

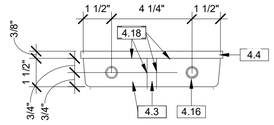
TYPE OF IMPROVEMENT: PARK

CITY PURCHASING | DRAWING NUMBER: W4.01

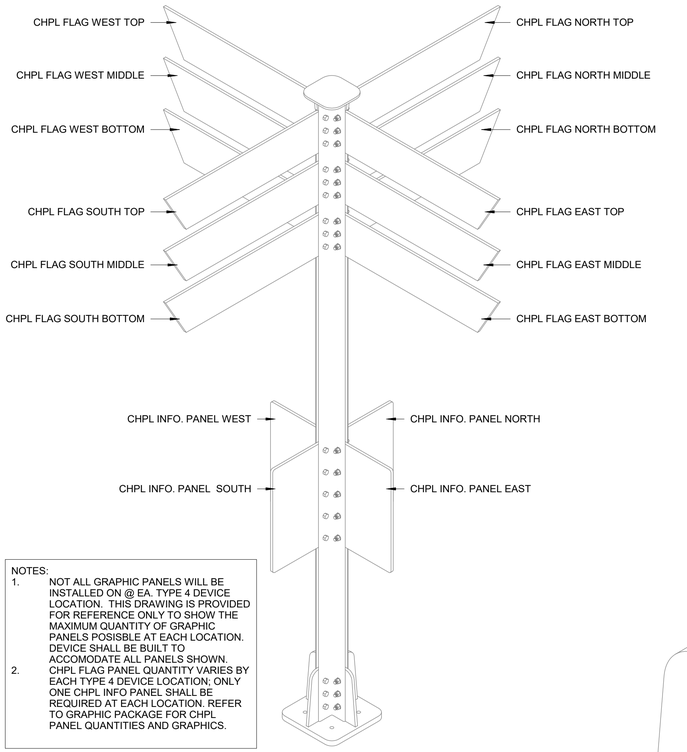
PIP: OF 72 | REVISION NO.:



1 TYPE 4 CHPL FLAG ELEVATION
3" = 1'-0"



7 TYPE 4 WAYFINDING DEVICE STEEL TAB
TYPICAL FACE ELEVATION (TOP)
3" = 1'-0"



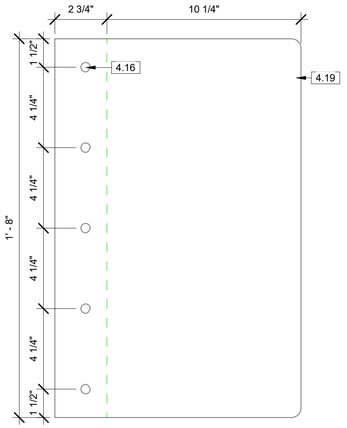
NOTES:
1. NOT ALL GRAPHIC PANELS WILL BE INSTALLED ON @ EA. TYPE 4 DEVICE LOCATION. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY TO SHOW THE MAXIMUM QUANTITY OF GRAPHIC PANELS POSISBLE AT EACH LOCATION. DEVICE SHALL BE BUILT TO ACCOMODATE ALL PANELS SHOWN.
2. CHPL FLAG PANEL QUANTITY VARIES BY EACH TYPE 4 DEVICE LOCATION; ONLY ONE CHPL INFO PANEL SHALL BE REQUIRED AT EACH LOCATION. REFER TO GRAPHIC PACKAGE FOR CHPL PANEL QUANTITIES AND GRAPHICS.

TYPE 4 WAYFINDING DEVICE GENERAL NOTES:
1. ALL MEMBERS SHALL BE CORTEN STEEL UNLESS NOTED OTHERWISE.
2. WELD ALL MEMBERS TOGETHER UNLESS NOTED OTHERWISE. GRIND ALL WELDS SMOOTH.
3. ALL TYPE 1 WAYFINDING DEVICES SHALL BE INSTALLED PLUMB.
4. PRIOR TO CONSTRUCTION; THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND INFORMATION SHOWING ALL MEMBERS, MEMBER GRADES, WELDS, ATTACHMENTS, COATING SYSTEMS. SUBMITALL SHALL BE SUBJECT TO REVIEW, MODIFICATION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
5. UPON REQUEST OF THE CONTRACTOR, THE LANDSCAPE ARCHITECT SHALL PROVIDE DIGITAL DRAWINGS WHICH MAY BE USED BY THE CONTRACTOR FOR SHOP DRAWINGS.
6. PRIOR TO CONSTRUTION, THE CONTRACTOR SHALL SUBMIT A 1' SQ X 1/4" THICK CORTEN STEEL SAMPLE PANEL WITH A MINIUM OF (2) SSTL ANCHOR BOLT ASSEMBLIES AND A TAB WELDED ON TO SHOW WELD CONDITION.

CHPL PANEL REQUIREMENTS:
GRAPHICS PANELS MUST BE LEED, GREENGUARD AND FSC CERTIFIED AND BE MANUFACTURED AS CUSTOM HIGH PRESSURE LAMINATE (CHPL). CHPL GRAPHIC SIGN MATERIAL IS COMPOSED OF SEVERAL LAYERS OF PHENOLIC RESIN IMPREGNATED KRAFT FILLER PAPER, A DIGITALLY IMAGED GRAPHIC, A LAYER OF MELAMINE RESIN, SURFACED BY A LAYER OF TRANSLUCENT EXTEIROR UV/ GRAFFITI OVERLAY PROTECTION. THE ENTIRE PANEL, INCLUDING EXTERIOR OVERLAY, MUST BE BONDED UNDER HEAT AND EXTREME PRESSURE TO FORM A COMPOSITE PANEL. THE FINISH MUST BE SMOOTHLY TEXTURED WITH REFLECTIVITY OF 30+ OR -5 GLOSS UNITS. THE CHPL GRAPHICS MUST BE WARRANTED FOR MINIMUM OF 10 YEARS AGAINST FADING, DE-LAMINATION AND WEATHER DETERIORATION. THERE SHOULD BE NO WARRANTY REQUIREMENTS FOR AN ANNUAL APPLICATION OF WATER SEALANT, NO EXCLUSIONS FOR PANELS USED IN "EXTREME TEMPERATURES" AND NO CLAUSE THAT WARRANTIES CAN BE DENIED DUE TO "IMPROPER MAINTENANCE". PANELS MUST BE ABLE TO BE CLEANED WITH ANY SOLVENT AND NOT RESTRICT USE OF PRODUCTS CONTAINING LACQUER THINNER OR ACETONE. ALL CUTTING AND FINISHING TO BE DONE USING A CNC ROUTER. GRAPHICS MUST BE MADE USING 12-COLOR HIGH DEFINITION PRINTING TECHNOLOGY. VENDOR SHALL PROVIDE A SAMPLE FROM A SUPPLIED FILE TO CONFIRM QUALITY. PANELS MUST BE ENTIRELY MADE IN THE U.S.A.

Keynote Legend

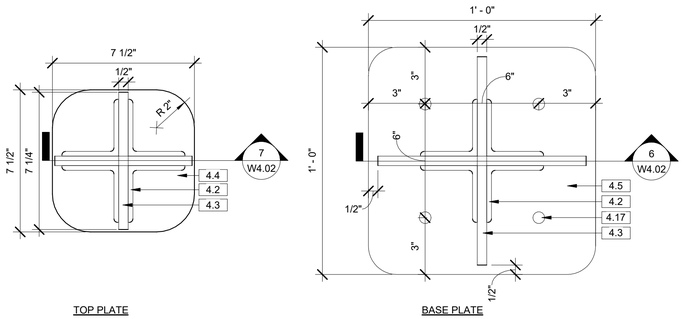
Key Value	Keynote Text
4.1	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 2 SIDED. EA. DEVICE SHALL ACCOMMODATE A MAXIMUM OF 16 GRAPHIC PANELS (12 FLAG PANELS + 4 INFORMATION PANELS). ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE.
4.2	3" X 3" X 1/4" CORTEN STEEL ANGLE - MECHANICAL ATTACHMENT ONLY, NO WELDS. EA. ANGLE SHALL BE DRILLED TO ACCOMODATE FASTENERS TO ACCOMODATE MAXIMUM AMOUNT OF GRAPHIC PANELS AND MECHANICAL ATTACHMENTS AS SHOWN (34 HOLES PER ANGLE)
4.3	1/2" STEEL TABS WELDED TO PLATE
4.4	3/8" X 7-1/2" STEEL PLATE CAP
4.5	1" STEEL PLATE
4.16	5/8" DIA. HOLE (CONFIRM SIZED TO ACCOMODATE 1/2" DIA. SSTL HEX BOLT)
4.17	HOLE TO ACCOMODATE 5/8" ANCHOR BOLT
4.18	3/16" FILLET WELD
4.19	GRAPHIC PANEL - 1/2" THICKNESS CUSTOM HIGH PRESSURE LAMINATE - 2 SIDED. EA. DEVICE SHALL ACCOMMODATE A MAXIMUM OF 16 GRAPHIC PANELS (12 FLAG PANELS + 4 INFORMATION PANELS). ADOBE ILLUSTRATOR FILES FOR GRAPHICS AVAILABLE FROM LANDSCAPE ARCHITECT UPON REQUEST. GRAPHICS VARY BY LOCATION; REFER TO GRAPHIC PACKAGE. ONLY ONE OF THIS SIZE PANEL SHALL BE REQUIRED AT EACH TYPE 4 DEVICE LOCATION.



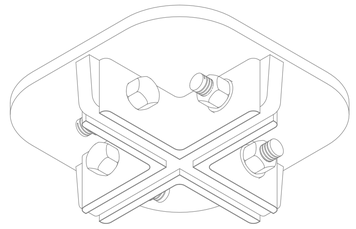
2 TYPE 4 CHPL INFORMATION PANEL
ELEVATION
3" = 1'-0"

6 TYPE 4 WAYFINDING DEVICE STEEL TAB
TYPICAL FACE ELEVATION (BOTTOM)
3" = 1'-0"

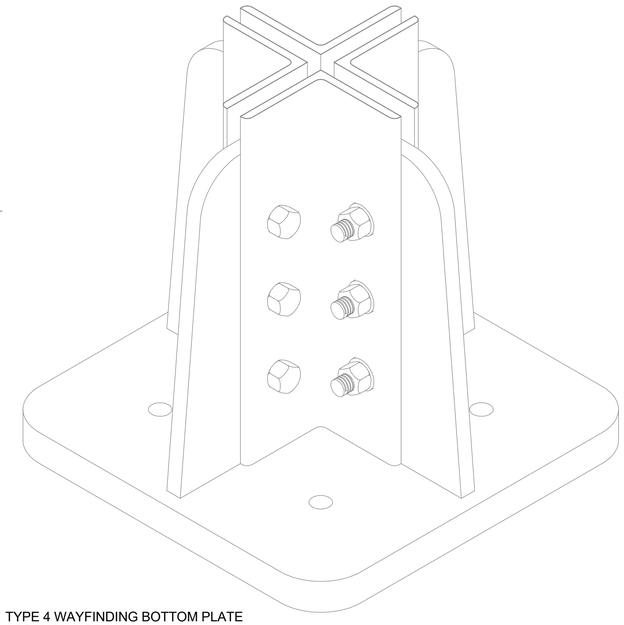
8 TYPE 4 MAXIMUM GRAPHIC PANELS
(FOR REFERENCE ONLY)



3 TYPE 4 TYPICAL BASE & TOP PLATES
3" = 1'-0"



5 TYPE 4 WAYFINDING TOP PLATE
ASSEMBLY ISO VIEW



4 TYPE 4 WAYFINDING BOTTOM PLATE
ASSEMBLY ISO VIEW

DIGITALLY SIGNED:

BY	Wayfinding Devices 100% Update	2017/10/17
	REVISIONS	DATE

PARTNERSHIP berger

LOCATION BRASS CAP IN WALL SW CORNER OF NORTH RIVER DRIVE & DIVISION		
ELEVATION 1886.71	HORIZONTAL (AS NOTED)	BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"
CBM NO. OLD CITY #173	VERTICAL (AS NOTED)	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
NAVD88 DATUM	SCALE	

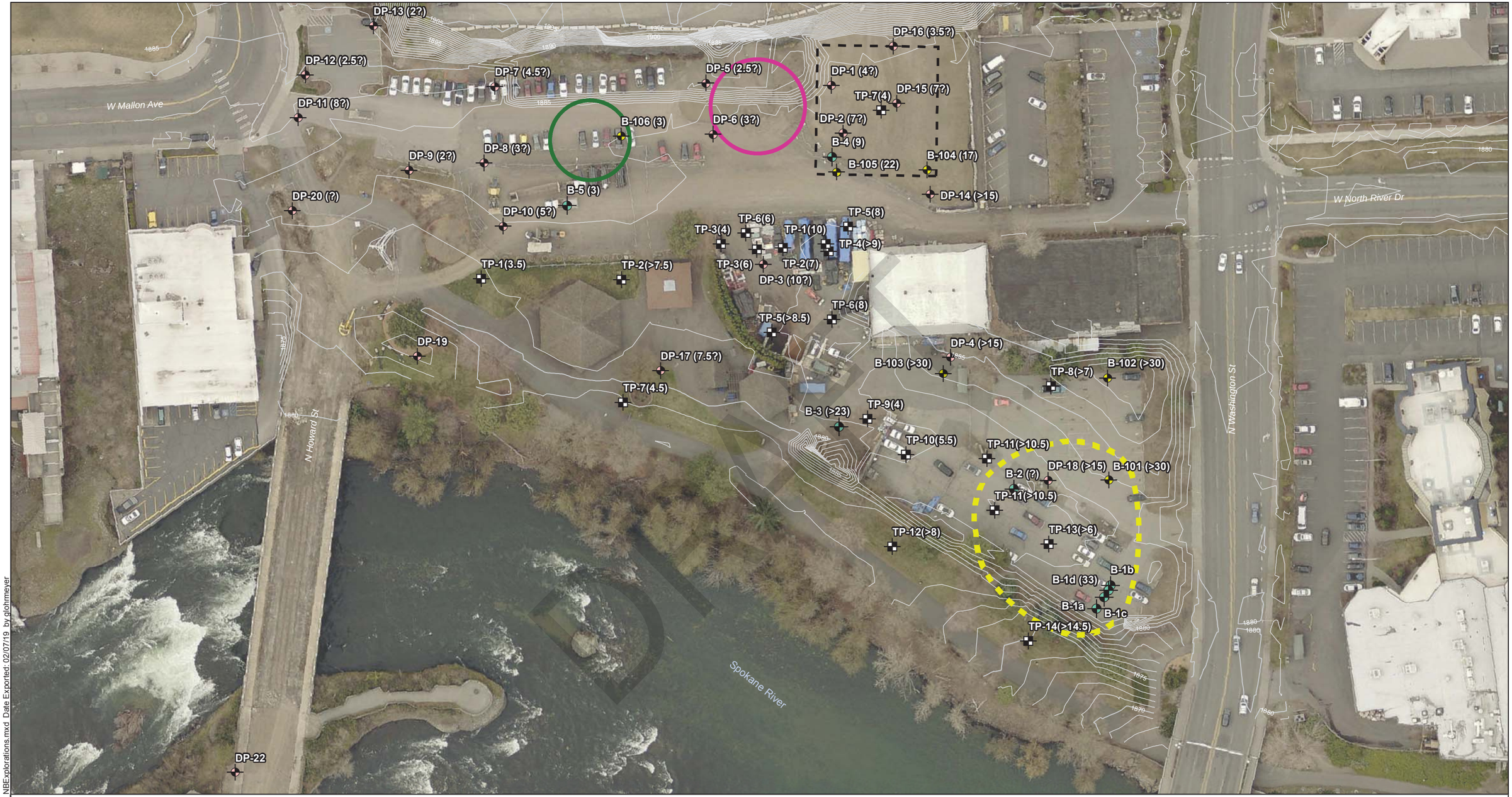
CURRENT DESIGN STANDARDS
CCS - ADOPTED 2/95

DRAWN	Author
DESIGNED	Designer
CHECKE	Checker
APPROVE	Approver

CITY OF SPOKANE, WASHINGTON
DEPARTMENT OF PARKS AND
808 WEST SPOKANE FALLS BLVD.
SPOKANE, WASHINGTON 99201-3343
(509) 625-6200

PROJECT	RIVERFRONT PARK HOWARD STREET PROMENADE WAYFINDING 2018/08/09 BID SET
SHEET	LANDSCAPE TYPE 4 WAYFINDING DEVICE DETAILS

TYPE OF IMPROVEMENT: PARK	
CITY PURCHASING	DRAWING NUMBER
	W4.02
PI#: OF 72	REVISION NO.:



Notes:
1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Data Source: Current Imagery flown by Spokane Regional Orthophoto Consortium .

Projection: NAD 1983 StatePlane Washington North FIPS 4601 Feet

- Test Pit Number and Approximate Location by others
- Approximate Boring Locations (GeoEngineers, January 2019)
- Approximate Boring Location (GeoEngineers, September 2016)
- Approximate Boring Locations (GeoEngineers, July 2014)
- 1 Foot Contour
- 5 Foot Contour
- (10) Estimated depth to basalt rock (feet)

- Approximate Location of Proposed Maintenance Building
- Approximate Location of Proposed Vertical Play Structure
- Approximate Location of Proposed Wheels Park
- Approximate Area Recommended for Dry Wells

N W E S

80 0 80
Feet

Site Plan

Riverfront Park North Bank Project
Spokane, Washington

GeoEngineers

Figure 2

P:\0\01\01481\GIS\14MXD\001101481 4_F02_NBExplorations.mxd Date Exported: 02/07/19 by:glohmeyer

Dean,

I have a couple of comments for you Staff Report. Julia sent you some comments yesterday to address specific questions you had.

2. Regarding the soil contamination. Geoengineers is being retained by Park for testing and making recommendations to provide assurances that the contaminated areas will not be exacerbated by stormwater infiltration. This is for the Regional Playground as well as the entire Riverfront Park Projects as required by Soil Management Plan for Riverfront Park.

1. Recommendations provided in the Geotechnical Engineering Evaluation and Limited Environmental Site Assessment Riverfront Park North Bank Project, prepared by GeoEngineers, dated February 8, 2019, apply to this Section.
2. Fully comply with guidelines and detailed requirements of the Soil Management Plan, prepared by GeoEngineers, dated June 23, 2016.
3. Riverfront Park Assessment Report
4. Soil Stockpile Management Plan

7. The 30'radius, and approach grades at the maintenance access to the Centennial Trail is required to accommodate the Tour Train. See attached document. The parking count is predicated on the need for park revenue generation and large event parking for the US Pavillion Project since this lot will be the primary parking site for the Pavillion.

Additional Suggested Topics

1. The opportunity to develop a 20' vertical stair connection concept from the Howard Street Prominade up to the Sportsplex Project has been discussed throughout the project. This pedestrian connection, although a high priority, will be done at a future date due to lack of funds from either project and the difference in project schedules. Transferring funds now from the Parks Department to the Sportsplex Team would require elimination of play equipment in the Regional Playground Project that the Parks Department is unwilling to do at this time.
2. The team has debated the planting scheme for the Mima Mounds. It is anticipated that children will play on the Mima mounds due to their close proximity to the playground. Therefore we have chosen more durable seed mix than native prairie grasses. The prairie grasses would be more aesthetic and representational of the geology but the RTF Rhizomatous Tall Fescue – Barenbrug USA can withstand the impact of playgrounds while adhering to water conservation principles in the Spokanscape Guidelines. Kentucky Bluegrass is typically what is planted in playgrounds for durability.
3. We can relook at the shade requirement for the parking lot. However, the Geotechnical report indicates a portion of the soils under the parking lot near where the maintenance building is currently located is contaminated with PCB's and Diesel from the old train yard as well as silty soils that do not allow for infiltration. Therefor the Bioinfiltration swales in the parking lot will have to be lined to allow for treatment of stormwater without infiltration. The details on how we will work shade trees into these soil conditions have not totally be worked out. The plan is to have shade trees in these areas.
4. We can relook at the bike rack opportunities. The only trash receptacles that are planned are the solar big belly style. Parks may add smaller trash receptacle locations as needed.

BILL LaRUE ASLA | Landscape Architect

Bernardo|Wills Architects PC | 153 South Jefferson Street, Spokane, WA 99201

MAIN 509.838.4511 DIRECT 509.458.8049 | www.bernardowills.com

Trains of America, Inc.

TOA
76

1377 North Collier Boulevard
Marco Island, Florida 34145-2343
800-747-0130
(239) 389-0945 Telephone (239) 389-0944 Fax

Info@trainsofamerica.com

www.trainsofamerica.com

Trains of America, Inc.

1377 North Collier Boulevard
Marco Island, Florida 34145-2343
(239) 389-0945 Telephone (239) 389-0944 Fax
www.trainsofamerica.com

Power Options: Gas ~ Diesel ~ CNG ~ Propane ~ Electric

Weights (Generation Two)

Empty weight 16 foot Tender (Estimated)	6,000 Lbs.
15 Passengers @ 175 lbs each	2,625 Lbs.
Gross Vehicle Weight (GVW)	8,625 Lbs.
Empty Weight Enclosed Coach	9,700 Lbs.
32 Passengers @ 175 lbs each	5,600 Lbs.
Gross Vehicle Weight (GVW)	15,300 Lbs.
Empty Weight Enclosed Caboose	9,900 Lbs.
32 Passengers @ 175 lbs each	5,600 Lbs.
Gross Vehicle Weight (GVW)	15,500 Lbs.
Empty Weight Open Coach	7,700 Lbs.
32 Passengers @ 175 lbs each	5,600 Lbs.
Gross Vehicle Weight (GVW)	13,300 Lbs.
Empty Weight Open Caboose	7,900 Lbs.
32 Passengers @ 175 lbs each	5,600 Lbs.
Gross Vehicle Weight (GVW)	13,500 Lbs.

Grade Calculations (Pulling Power)

For the Zenith LP ZPP644 Engine with GM GL90 Transmission

-1% Grade	141,600 Lbs. Max Tender, Coach, Caboose and Passengers
-3% Grade	80,808 Lbs. Max Tender, Coach, Caboose and Passengers
-5% Grade	54,754 Lbs. Max Tender, Coach, Caboose and Passengers
-7% Grade	40,280 Lbs. Max Tender, Coach, Caboose and Passengers
-10% Grade	27,615 Lbs. Max Tender, Coach, Caboose and Passengers
-12% Grade	22,187 Lbs. Max Tender, Coach, Caboose and Passengers
-15% Grade	16,440 Lbs. Max Tender, Coach, Caboose and Passengers
-18% Grade	12,417 Lbs. Max Tender, Coach, Caboose and Passengers
-20% Grade	10,345 Lbs. Max Tender, Coach, Caboose and Passengers

(All calculations are based on Freshly Swept Wet Concrete/Pavement)

For the Cummins 4.5 Engine with GM6L90 Transmission

-1% Grade	156,000 Lbs. Max Tender, Coach, Caboose and Passengers
-3% Grade	89,980 Lbs. Max Tender, Coach, Caboose and Passengers
-5% Grade	60,926 Lbs. Max Tender, Coach, Caboose and Passengers
-7% Grade	45,080 Lbs. Max Tender, Coach, Caboose and Passengers
-10% Grade	31,215 Lbs. Max Tender, Coach, Caboose and Passengers
-12% Grade	25,273 Lbs. Max Tender, Coach, Caboose and Passengers
-15% Grade	18,981 Lbs. Max Tender, Coach, Caboose and Passengers
-18% Grade	14,577 Lbs. Max Tender, Coach, Caboose and Passengers
-20% Grade	12,308 Lbs. Max Tender, Coach, Caboose and Passengers

(All calculations are based on Freshly Swept Wet Concrete/Pavement)

Seating

Tender (15 SEATS)
Open Air Passenger Coach (32 SEATS)
* Enclosed Passenger Coach (32 SEATS)
Open Air Passenger Caboose (32 SEATS)
* Enclosed Passenger Caboose (32 SEATS)

Angles

Locomotive:

-Approach Angle	16.0 Degrees
-Breakaway Angle	14.2 Degrees
-Departure	6.0 Degrees

Tender:

-Approach Angle	41.5 Degrees
-Breakaway Angle	5.22 Degrees
-Departure	41.5 Degrees

Coach and Caboose:

-Approach Angle	9.1 Degrees
-Breakaway Angle	1.8 Degrees
-Breakaway Angle (W/O ramp carrier)	4.0 Degrees
-Departure	10.6 Degrees

Turning Radius:

-30 Feet

Replacement Parts

Parts are numbered and cataloged, making for easy identification. Simply look up the part you wish to have replaced and e-mail or call in your request.

Standard Features and Specifications

Standard Transmission:

Type.....(Re-manufactured) Ford C-6 Automatic planetary gear
Speeds.....5 speed Forward
Torque Converter.....Single Stage 3 Element, 2.56 Stall Ratio
Cooling.....Integral Radiator

Optional Diesel Engine:

Make and Model Cummins	B.3.3 Turbo
Number of Cylinders:	4
Compression Ratio:	17.3:1
Bore & Stroke:	3.74" X 4.53" (95 mm X 115 mm)
Displacement:	3.3.1 (199 CID)
Horsepower:	85hp (63 kw) @ 2600 rpm
Torque:	215 FT-Lbs. (292 NM)

Fuel Pump.....Bosch Mechanical
Oil Filter.....Replaceable spin-on
Air Filter.....Dry type element
Cooling System.....Pressurized 7 psi

Steering:

Hydraulic with 15" (381 mm) diameter steering wheel

Drive Axle:

Type.....Rigid. Full float Carrier type housing
Gears.....Hypoid, with 10.5" (267 mm) dia. ring gear
Total Gear Reduction.....17.09.1
G.A.W. rating.....6,000 lb (2727 kg) normal

Steer Axle:

Type.....Fabricated bar stock axle beam with cast steel knuckles and inclined king pins with bronze bushings.

Brakes:

Type.....Hydraulic powered assist with split dual chamber master cylinder, front and rear independent with nitrogen accumulator for reserve power assist.
Front Rotor.....7" (275 mm) diameter Double Piston per caliper 1" (25 mm) dia.
Rear Rotor.....12.5" (318 mm) diameter Single Piston per caliper 2.6 (66 mm) dia.
Parking.....Mechanical disc type on drive input, with over center type adjustment control

Suspension:

Type.....Semi-elliptical leaf spring on both axles
Pivot Pins.....Lubricated with bronze bushing

Travel Speed (No Load) ~ Engine at 2450 rpm

1st gear ~ 3.48 MPH	2nd gear ~ 5.77 MPH	3rd gear ~ 8.90 MPH	4th gear ~ 11.84 MPH
5th gear ~ 16.00 MPH		Reverse ~ 4.45 MPH	

Leaf Spring Suspension Street Axle
Heavy duty drive axle with high capacity disk brakes

Trains of America, Inc.
1377 North Collier Boulevard
Marco Island, Florida 34145-2343
(239) 389-0945 Telephone (239) 389-0944 Fax
www.trainsofamerica.com

Pricing

Locomotive (LP):	**$163,000**
Locomotive (GAS):	**$165,500**
Locomotive (DIESEL):	**$169,500**
Tender (15 SEATS):	**$ 63,500**
Open Air Passenger Coach (32 SEATS):	**$ 96,000**
*** Enclosed Passenger Coach (32 SEATS):**	**$118,500**
Open Air Passenger Caboose (32 SEATS):	**$ 97,500**
*** Enclosed Passenger Caboose (32 SEATS):**	**$120,000**

*** Each Enclosed Passenger Coach and Caboose will include:**

- **2-roof mounted AC units and accessories**
- **1-generator and accessories**
- **1-fuel tank**
- **1-battery**
- **An interior dome lighting system**
- **1-generator slide out tray**
- **4-side doors**
- **14-side windows**
- **ADA ramp on all coaches and cabooses sold in the USA, optional elsewhere**

(Prices are subject to change)

TRAINS OF AMERICA

Trains Of America rolls out another Trackless Road Train/Tram

Trains Of America Locomotive

Locomotive Controls

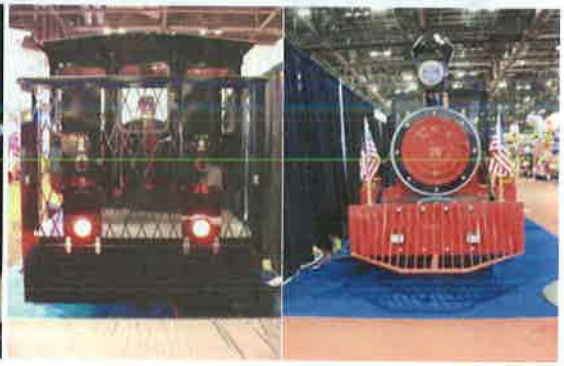
Trackless Road Train/Tram Screen Monitor

Trackless Road Train/Tram coach seat

Trains Of America Locomotive

Train Locomotive Driver Seat

Trains Of America Wheels



Locomotive Rear View - Locomotive Front View

Trackless Road Train/Tram built for
Springs Preserve, Las Vegas, Nevada

Trains Of America built trackless
road train for Springs Preserve, Las Vegas, Nevada

Caboose built for Springs Preserve

Coach manufactured by Trains Of America

Rear view of a Trains Of America trackless road train/tram caboose.

E-mail: Info@trainsofamerica.com | Tel 800.747.0130

DESIGN REVIEW BOARD FILE NO.DRB 1904

Riverfront Park – North Bank

1 – RECOMMENDATION MEETING

Design Review Staff Report April 5, 2019

Staff:
Dean Gunderson
Senior Urban Designer
(509) 625-6082
dgunderson@spokanecity.org

Alex Mann
Urban Designer
(509) 625-6146
amann@spokanecity.org

Neighborhood & Planning Services Department

Applicants:
City of Spokane – Parks Department
808 W. Spokane Falls Boulevard
Spokane, WA 99201

ATTN: Barry Ellison, City of Spokane
(509) 625-6000
bellison@spokanecity.org

ATTN: Julia Culp & Dell Hatch, Bernardo Wills Architects
(509) 625-6276
jculp@bwarch.com // dhatch@bwarch.com

Background

The Design Review Board Collaborative Workshops were held on November 28, 2018.

The following materials are supplemental to this report:

- *Design Review Board | Collaborative Workshop Recommendation, November 28, 2018;*
- *Design Review Staff Report | Program Review/Collaborative Workshop, November 28, 2018;*

Topics for Discussion

During the workshop, the applicant is encouraged to please describe changes to the design since the Collaborative Workshop/Program Review including any changes made in response to recommendations offered by the Design Review Board on November 28, 2018 as follows (Applicant's responses are in *red*, Staff comments are in *blue*):

1. The applicant is encouraged to continue to develop the design of the project as presented in revised preferred alternative concept plan (dated 11/28/18); which includes the proposed location of the M&O facility.

   Close coordination with the Health Department, City Traffic and Engineering, Parks, Skate Park Public Meetings and the recent City Predevelopment meeting have attributed to influencing the project design with some programming changes.

   Staff comments: The board should note the primary design change to the M&O facility since the plan submitted by the applicant the night of the Collaborative Workshop (this plan is included in the supplements). While the location of the M&O facility has remained unchanged, the revisions include the deletion of the proposed roof-top activity space (with its bridge to the SportsPlex site), and the deletion of the elevator.

2. The applicant shall coordinate with the SportPlex design/build team to develop & integrate pedestrian, visual, and stormwater/rainwater connections to that project's development and the Riverfront Park – North Bank development.

   More work needs to be done to address an integrated pedestrian and visual connection. Currently, due to the 20' vertical elevation change, the conceptual idea is to provide an accessible route to the SportsPlex from Howard Street Promenade via the city sidewalk system at W Mallon Ave and Howard Street to W Cataldo Ave. An alternative route and prominent visual connection would be an extension of the Howard Street Promenade to

the north with a landing and visual focal point at the top of the bluff. This pedestrian connection would be climbing a terraced stair based structure that provides overlook opportunities and seating nodes along the route. The budget and scope of this connection as well as the elevations and final site orientation of the Sportsplex at the landing locating is yet to be determined.

*Staff comments: The board should note that the Step 2 submission (delivered 3/20/19) does **not** include the revisions described. The submission depicts the original termination of the Howard Street Promenade hardscape in a landscaped area (west of the synthetic-surfaced play area). The 6'-wide concrete sidewalk immediately west of the play area, leading up to the GFRC Lookout Area is not the proposed connection to the SportsPlex site.*

The integrated stormwater connections: The design team has spent a considerable amount of time coordinating and developing stormwater solutions for both the SportsPlex and the Playground site.

Runoff from the SportsPlex will be conveyed as follows:

- *Runoff up to the 50 year 24 hour rainfall event will be conveyed through the North Bank Playground via hard pipe to the Washington street outfall.*
- *Runoff from events larger than the 50 year 24 hour and up to the 100 year 24 hour rainfall event will be conveyed through a dry creek bed/shallow grassy swale channel within in the North Bank Playground, ultimately collecting to a structure and conveyed by hard pipe to the Washington Street outfall or overflowing into the river.*
- *Runoff from the park impervious surfaces (skatepark, roofs, will be hard piped to the Washington Street outfall.*
- *The dry stream channel/shallow grassy swale will be located and developed to maximize green usable park space, minimize maintenance and provide aesthetics for the park the meet the "Ice Age Theme" while protecting the park from large storm events by providing an emergency route for stormwater to be conveyed.*
- *Runoff from the playground and pervious areas will infiltrate into the ground.*
- *Runoff from the parking lot will be conveyed via sheet flow to bioinfiltration swales located in the island areas of the parking lot that will discharge via underdrain pipe to drywells. The drywells will be designed with an overflow that will discharge to the Washington Street outfall.*

*Staff comments: Staff has received additional information from the applicant indicating that the project will comply with the recommendations of the Parks Department's Geotechnical Engineering Consultant (GeoEngineers, report dated 2/8/19). The use if **biofiltration** (not bio**infiltration**) swales will be used in the parking lot, and that these swales will be lined to avoid exacerbating PCB and diesel fuel contamination conditions, or impacting silty soils poorly suited for infiltration.*

3. The applicant shall work with the City of Spokane Streets Department to explore opportunities to improve the pedestrian experience at the intersection of North River Drive & Washington Street (to include, but not limited to, a roundabout that could provide a positive Gateway Entrance).

A concept design study was prepared by Morrison-Maierle and submitted to City Traffic Engineers in December 2018 for the North River Drive/Washington Street intersection. Overall, about $250,000 of the capital facilities bond was allocated to improvements at this intersection, which limited improvement options primarily to geometric and signal phase modifications. The study examined twelve different geometric and signal phase configurations, using traditional LOS/delay, queue conditions, and vehicle turning pathways as measures-of-effectiveness in comparative analyses; summarized in the study for review by City staff. A roundabout was not reviewed as a viable option given

right-of-way issues and cost-to-benefit restrictions. Reconstruct was also not reviewed given funding limitations.

Following City review of the study, an extensive coordination process ensued in January and February, with several concept designs submitted by Morrison-Maierle for consideration. An improvement alternative that includes the addition of a northbound left-turn lane was selected by City Traffic Engineering and Park Department officials for the intersection while maintaining a northbound right-turn lane. In addition, City staff directed a three lane-section be developed on the west leg of the intersection with outbound/westbound lane; also designing the approach with an approximate 30-percent "flared" approach, as to better align with the east leg (of the intersection). City staff directed the east leg of the intersection be revised to accommodate three-lanes with two inbound/westbound lanes (left-turn and through/right) and an outbound/eastbound lane. Finally, City staff directed the signal be designed with permitted phasing on all approaches; but with allowances for permitted-protected phasing in the future.

Morrison-Maierle noted two concerns with design directions. First, maintaining northbound left and right-turn lanes with two through lanes will result in 10-foot travel lanes on the southern leg of the intersection (all six future lanes). While this is acceptable per AASHTO as the minimum lane width for an urban/downtown environment, the design is below the desired City lane width of 11-feet. Narrow lanes slow traffic through this area, which is a benefit, but could result in an increase of side-swipe conflicts. The resolution is that conflicts would be monitored in the future to determine if this becomes a reoccurring collision issue; at which point, future improvements or revisions could be sought.

Second, the design of the three lane section on the west leg of the intersection and "flare" will complicate the ability for a City Bus design vehicle to turn between Washington Street and the North Bank approach (to/from both directions). City traffic staff weighted this as the lessor safety concern versus the application of better alignments for the eastbound and westbound left-turn lanes at the intersection (to improve sight distance). The caution is buses may "overturn" onto curbs or even into adjacent or opposing lanes; thus, the resolution is to have Parks Department officials direct bus movements primarily to through travel at the intersection (approaching to/from Ruby/Division Couplet), as to avoid overturn movements.

Staff comments: The board should note that while the project will absorb the cost to re-stripe the lanes south of the Washington Street intersection and the new curbs & radii along the west side of the intersection, there are no funds in the project to re-engineer or re-signalized the intersection (such an effort would cost ~$500K). There may be an opportunity in the future to work with the hotel development located at the SEC of the intersection to improve the vehicle turning radius at that corner (for vehicles turning east onto W North River Drive). In discussion with Street Department engineers, it is unclear when the intersection may warrant any additional evaluation.

4. The applicant is encouraged to conserve and further develop the proposed integrated Rainwater/Stormwater cycle demonstration in the park.

The primary demonstration opportunity for the rainwater/stormwater cycle will be the "Dry Falls" connection of the SportsPlex stormwater to the playground. Additionally, water conservation through "Spokanescape" initiatives and Low Impact Development (LID) techniques will be used for Best Management Practices.

Staff comments: The board should note that the term "SpokaneScape" is an effort led by the Spokane Public Works Department to assist property owners in implementing xeric landscaping (or, dryland landscaping techniques to lower water consumption) – additional information on the program can be found at Water Stewardship website.

5. The applicant is encouraged to continue to develop a maintenance yard agreement with Avista.

   The maintenance yard is now planned to be located on other Riverfront Park property, Havermale Island, to avoid potential conflicts between maintenance activities and recreational users.

6. The DRB highly values the proposed engagement with all nine types of play (five physical, four social). If budget constraints present themselves the board strongly encourages the conservation of nature play over the installation of traditional play structures.

   The North Bank Playground is intended to be a Themed Regional Playground with something for everyone and it will be highly inclusive. The playground design is currently under review by Mara Kaplan, a 3rd party consultant auditing the play value for children with and without disabilities. She is the driving force behind "Let Kids Play" an (sic) nationally recognized as an expert in play and playspace.

   A priority as been placed on the custom designed GFRC climbing structures replicating natural wood and rock themed for the "Ice Age Flood" concept. A lower priority has been place on traditional equipment. However, the traditional equipment will supplement the needed play value for the nine types of play.

7. The applicant is encouraged to increase view corridors through the proposed surface parking lot to include the river frontage edge (reduce parking, increase visual and physical connection to the river and Centennial Trail).

   The O&M building was primarily relocated in the design to improve view corridors into the site. The design team is also working with Parks and Urban Forestry to balance views opening up to the river by removing Low Significant trees while making an effort to preserve Extreme and Very High Significant Trees to be used in the park for shade and other high value assets identified by Urban Forestry. The grading scheme for the parking lot is also influenced by preservation of significant existing trees.

   Although the parking lot size has increased from 135 cars to 158 cars by relocating the O&M facility, the asphalt does not encroach as far info the playground space as previously. Large planter strips (Bioinfiltration swales) have been added to the parking lot as a low impact design solution as well as to break up the feel of a large expanse of asphalt.

   *Staff comments: The board should note that the revised plan submitted by the applicant just prior to the Collaborative Workshop showed a parking lot nearly the same size as the one shown in this submission (that plan had shown a lot with 148 stalls). In all prior submissions the parking lot had a dedicated pedestrian connection to Centennial Trail at the mid-point along its southern limits – this connection is **not** shown in the current proposal. Additionally, the Tour Train drive aisle leading from the parking lot to Centennial Trail indicates two significant 30' turning radii along the drive's western edge (from the lot, and onto the trail). While it is true that the train requires a 30' turning radius, this is the effective turning radius for the train – and not one that would be required to be provided at the edge of the pathway, since the drive will not be required to accommodate two Tour Trains passing each other at the drive aisle the vehicle can turn wide permitting a much smaller curb (or edge of paving) radius and a narrower drive aisle.*

   Staff considers the 30' turning radii excessive, as even the new turning radii for buses (fire trucks and maintenance vehicles) at the Washington Street intersection is only 20'. These changes are contrary to the explicit intent of the Advisory Action, as it reduces the level of pedestrian & visual connectivity to Centennial Trail and the Spokane River – and prioritizes Tour Train vehicle access above pedestrian connectivity. Further, even the enlarged parking lot plan submitted by the applicant at the Collaborative Workshop (which increased the stall count from the original CW submission from 135 stalls to 148

stalls) has been further increased in this RM submission – again contrary to the explicit intent of the Advisory Action.

It may be possible to accommodate Tour Train access to & from Centennial Trail while preserving pedestrian comfort by utilizing an effective turning radius of 30', but reducing the edge of pavement radius to 20' – by using the full width of the drive aisle to the vehicle's advantage. This would even permit the aisle to be reduced in width from 18' to 15'. (see Figure 1, below)

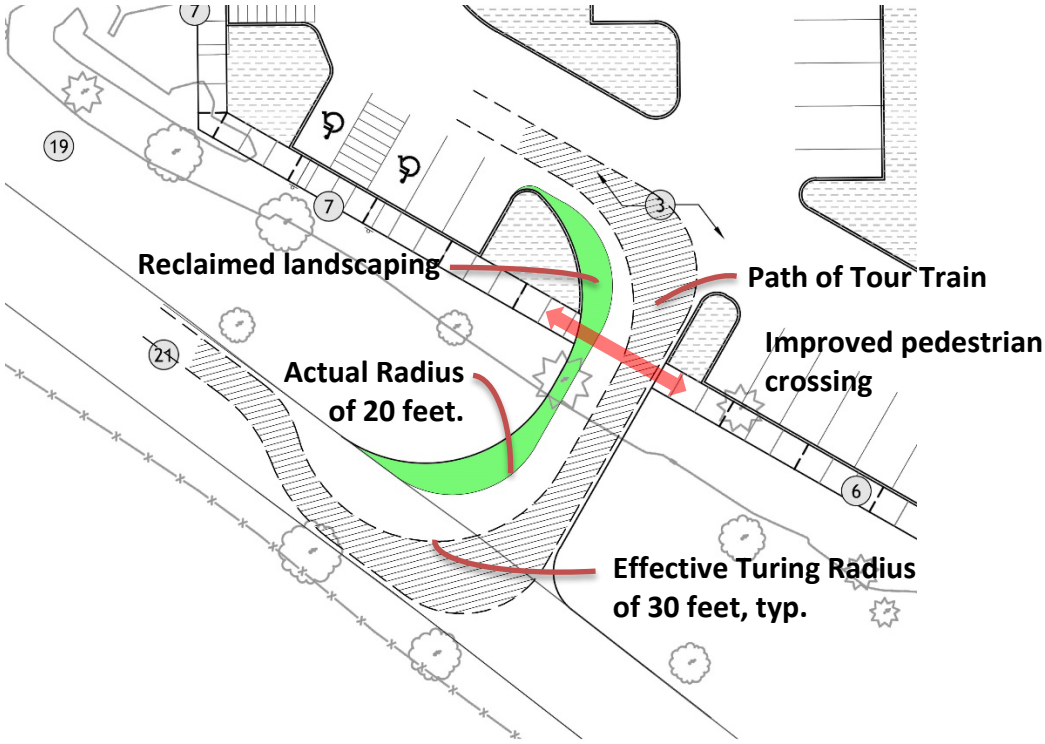


Figure 1. Tour Train Effective Turning Radii

Additional suggested topics for discussion by staff based on the March 20, 2019 submittal:

1. Is there an opportunity to more fully develop a cohesive, accessible pedestrian route from the level of the playfield, up to the level of the SportsPlex site?

   The SportsPlex design team has developed a concept worth reviewing, though the North Bank Playground submission still shows the area used for this proposed route treated with fill and landscaping. Staff wonders if a solution would be more easily achievable if the scope of work (and any funds associated with the proposed landscaping) were transferred to the SportsPlex project. The proposed scope transfer would permit the two separate projects (with separate construction schedules) to follow their own construction schedules without conflict of trades. Based on comments from the applicant, the Playground project does not have any funds to implement any treatment in this area (even the landscaping shown in the Planting Plan) so a transfer of scope to the SportsPlex Project would be even less complicated as funds would not need to be co-mingled. See Figure 2, below.

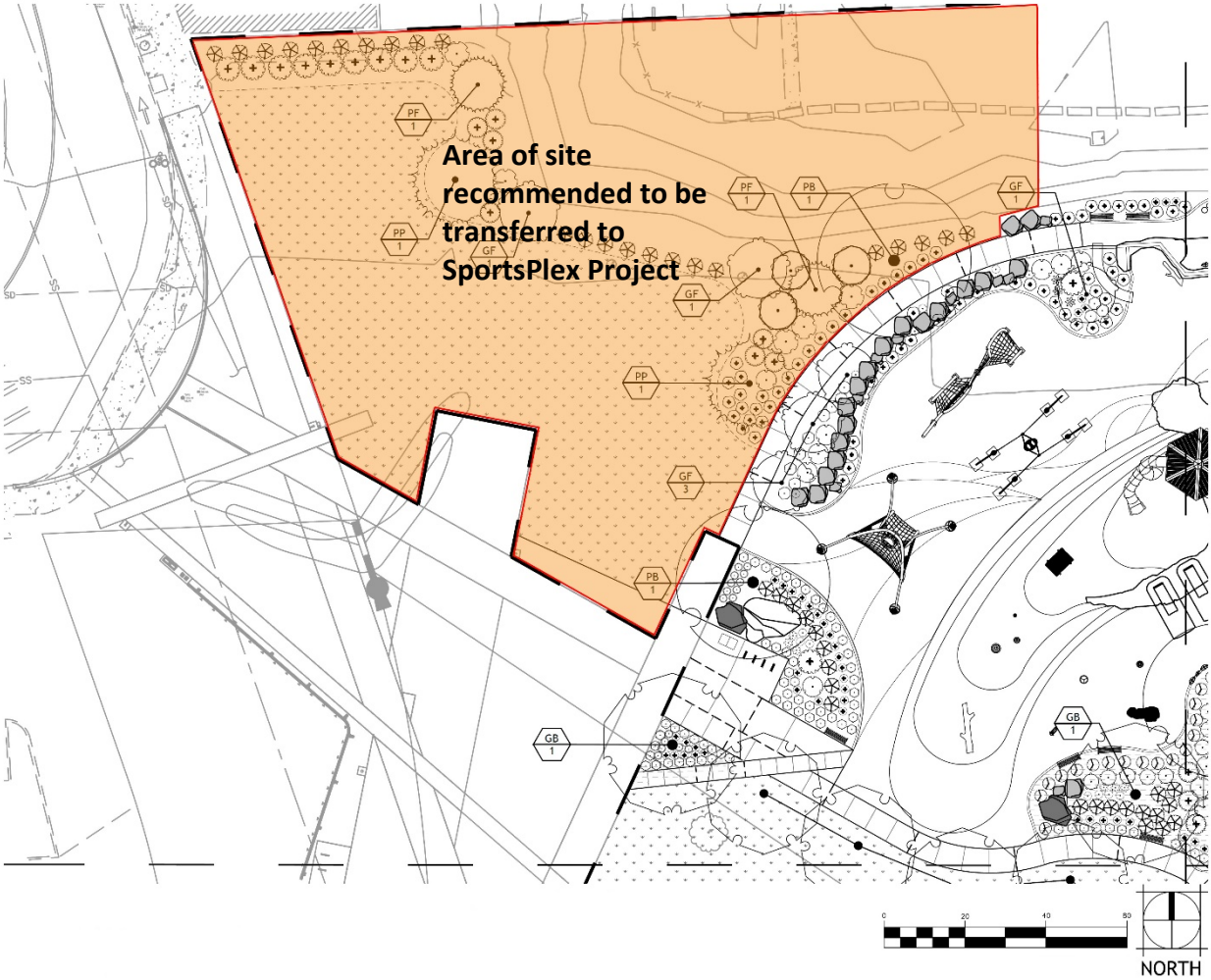


Figure 2. Adjusted Project Scope

2. The proposed "Mima Mound" installations are shown to have the same turf application as the surrounding level turf area. As the intent behind the introduction of the mounds is to replicate this National Natural Landmark found in Washington State, would it be beneficial to landscape some of these mounds with the prairie grasses found on these landforms in nature (replicating the floristic landscape such hillocks would have at the Mima Mounds Natural Preserve Area)?

   The applicant has indicated that much of these landforms will be in higher pedestrian/recreational areas and a prairie grass installation would not fare well with this level of foot traffic, *RTF Rhizomatous Tall Fescue – Barenbrug USA* will be planted instead. It may be worth considering incorporating a truer floristic installation in Mima Mounds constructed on either side of the stair assembly leading up to the SportsPlex, as this area would not have the same intensity of recreational traffic.

3. Is there an opportunity to improve the “Green” Parking condition in the 148 stall parking lot, consistent with Downtown Design Guideline E-4 and its Key Points?

   It should be noted that the landscaped strips in the parking lot will also likely be used for snow storage during the winter, and that plant selection should take this into account.

   Further, in order to achieve the reduction in the heat island effect per DDG E-4, a total percentage of tree shade (at maturity) should be 50% of the lot’s pavement. The proposed landscaping does not appear to achieve this level of coverage, though given the landscape strips’ width it could accommodate a number of large-canopied Class III trees (e.g., the Swamp White Oak, Quercus Bicolor, which is very tolerant of wet soil).

   The applicant has stated that the placement of shade trees in the parking lot is intended, though these have yet to be depicted (or listed) in the Planting Plan (the symbols used in the plan correspond to the schedule’s *Amelanchier alnifolia* (AA, Serviceberry), but the abbreviation used are listed in the schedule as *Agastache x ‘Summer Love’* (AS, Summer Love Hyssop) neither of which are shade trees.

4. Though un-annotated on the Site Plan, there appear to be two bike rack clusters (with trash compactors), one located near the Howard Street Promenade (with four Urban Staple bike racks), and one near the restrooms at the M&O Facility (also with four Urban Staple bike racks). Is this a sufficient number of bike racks (and compactor bins) for such a Regional Park – with a Wheels Park, and located directly off the Centennial Trail?

   Would the inclusion of an additional bike rack cluster near the historic Park Shelter (adjacent to the new basketball courts) be warranted (with or without trash bins or compactors)? See Figure 2, below.

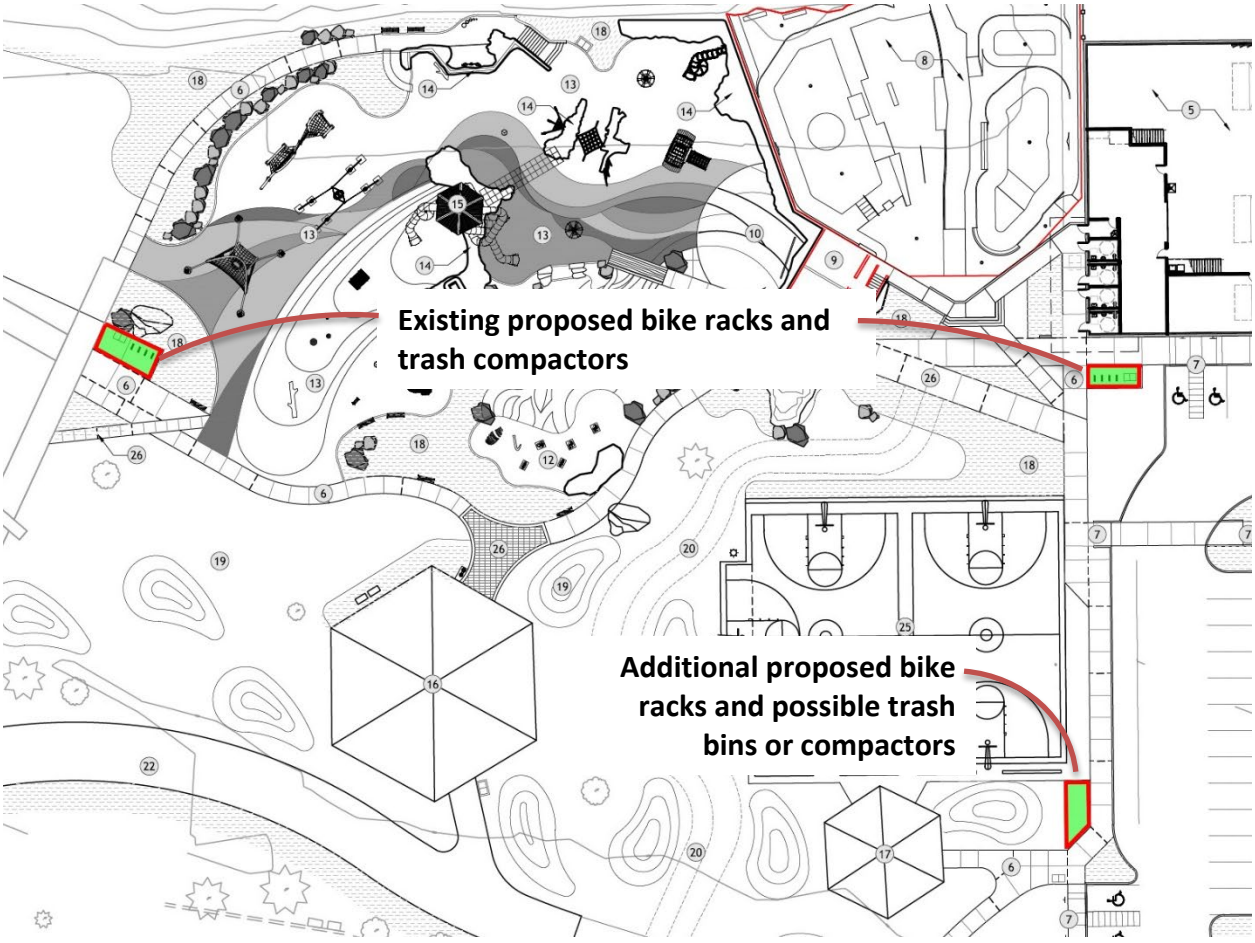


Figure 2. Additional Site Furnishings

Note

The recommendation of the Design Review Board does not alleviate any requirements that may be imposed on this project by other City Departments including the Current Planning Section of Planning and Development Services.

Policy Basis

Spokane Municipal Codes
City of Spokane Comprehensive Plan
Downtown “Fast Forward Spokane” Plan
Downtown Design Guidelines
Municipal Public Project Design Guidelines

FILE NO.DRB 1904-1829

DESIGN REVIEW BOARD

Riverfront Park – North Bank Playground

1 - Recommendation Meeting

April 10, 2019

From:	To:	CC:
Design Review Board Steven Meek, Chair c/o Dean Gunderson, DRB Secretary Planning & Development 808 W. Spokane Falls Blvd. Spokane, WA 99201	Heather Trautman, Planning Director Tami Palmquist, Principal Planner	Berry Ellison, Program Manager City of Spokane Parks and Recreation Department Bill LaRue Bernardo Wills

Based on review of the materials submitted by the applicant and discussion during the April 10, 2019 Recommendation Meeting the Design Review Board recommends the approval of the project subject to the following conditions:

1. **The applicant shall explore incorporating Class III/IV trees within the parking lot biofiltration swales for the purpose of phytoremediation.**

   ***Please see the following Comprehensive Plan Goals and Policies**:*

   LU 1.12 Public Facilities and Services
   LU 5.1 Built and Natural Environment
   DP 2.15 Urban Trees and Landscape Areas
   NE 1.2 Stormwater Techniques

   ***Please see the following Downtown "Fast Forward" Plan Goals**:*

   2.6 ENVIRONMENTAL STEWARDSHIP

   ***Please see the following Downtown Design Guidelines**:*

   B-5 Explore Opportunities for Building "Green"
   D-8 Create "Green Streets"
   E-4 Design "Green" Parking

2. **The applicant shall consider incorporating granite boulders.**

   Please see the following Comprehensive Plan Goals and Policies:

   LU 2.1 Public Realm Features

   ***Please see the following Downtown Design Guidelines**:*

   A-1 Respond to the Physical Environment

3. **The applicant is encouraged to continue to pursue the "basalt column" theme for the slide tower.**

   Please see the following Comprehensive Plan Goals and Policies:

LU 2.1 Public Realm Features
LU 5.5 Compatible Development

***Please see the following Downtown Design Guidelines**:*

A-1 Respond to the Physical Environment

Steven Meek, Chair, Design Review Board

Note: Supplementary information, audio tape and meeting summary are on file with City of Spokane Design Review Board.

New Design Guidelines Planning

City of Spokane, Washington

urbsworks

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Urbsworks, Inc., runs on 100% renewable energy
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urbsworks

22 November 2019

Dean Gunderson

City of Spokane

808 W Spokane Falls Blvd.

Spokane, WA 99201

Dear Mr. Gunderson:

Thank you for inviting us to submit a proposal for this project.

I've spent my career developing regulatory tools to produce excellent city design. I've been fortunate enough to be involved in national and local efforts to reform conventional zoning, including serving on the Congress for the New Urbanism's Project for Code Reform. As you know, the focus of form based codes is helping cities implement regulatory systems that are about the whole city—about how buildings, the public realm and land use interact—and using clear and objective standards to do so. Part of the " clear and objective standards" focus is so that form based codes can compete toe-to-toe with conventional land use- focused zoning and provide a streamlined non-discretionary approval. Over the years I have become an expert in form based codes, and it is a significant part of Urbsworks' portfolio.

It has been said that clear and objective development standards, such as form based codes, can prevent bad things from happening; but in order to get truly excellent results, you need design review. After all these years it is hard to deny that design review produces excellent results more consistently. Design review, as opposed to form based codes, facilitate discretionary review, dialogue, subtlety and flexibility, and an appreciation for design as a civic value and goal.

As an architect with expertise in form based codes I find myself more and more interested in how to combine the best of design review with the best of form based codes. I am also very interested in how design review and form based codes (clear and objective standards) form a complete, complementary set of design regulations. I believe that when all the right ingredients are present, and in the right balance, design review consistently provides superior results. Achieving the right balance is very locally informed process.

The City of Spokane is poised to capitalize on the synergy of multiple plans and projects surrounding downtown. The design review process emerging from this project is a critical piece of the puzzle. An effective process and tools will ensure that the city continues to realize success and value from its design review system. Urbsworks is eager to partner with the city to create a design review process rooted in best practices and with the full support of the Planning Commission and City Council. Please contact me at 503. 827.4155 or marcy.mcinelly@urbsworks.com with any questions regarding our proposal.

Marcy McInelly

Marcy McInelly, AIA

President, Urbsworks, Inc.

Proposer: Urbsworks, Inc., an Oregon based S-corp | Authorized to negotiate: Marcy McInelly, President | Authorized to sign contract: Marcy McInelly, President

Contact: 3845 SW Condor Avenue, Portland, OR 97238, (503) 827-4155, Marcy.McInelly@urbsworks.com

Urbsworks is certified by the State of Washington as a OMWBE/DBE

A | Project Approach / Methodology

Through the review of current practices and national best practices, Urbsworks will work closely with the City staff to fill in gaps in the city's design review system and outline missing design guidelines.

Based on our experience the essential ingredients of an excellent design review system are summarized below.

Essential Ingredients for Design Review Excellence

Effective tools	**Clear + fair process**	**Engages community**	**Consistently positive outcomes**	**Right-sized for Spokane**
Tools communicate the City's vision for design Design guidelines Development standards Land use, design standards and development standards work together as a complete, coordinated, and complementary suite of regulatory tools The City employs the best available tools for implementing the vision Design review tools and process are informed by best practices	Creates dialogue Reliable and consistent process Exemplifies high-functioning civic service Design review system is streamlined without sacrificing design quality	Easy to engage with Educates and encourages engagement by citizens, neighborhoods, designers and developers Easy to find on city's website Straightforward process is easy to understand at a glance Design standards and guidelines are easy to read and understand	Positive design outcomes include excellent buildings and site design Contributes to the public realm and urban environment Implements policy (e.g., Comprehensive Plan, Down-town Plan) Sets a positive example for the future Reflects and builds on the past Represents the value the Spokane community places on design	Regulates what is important using the most effective tools and processes Thresholds for design review are appropriate, and appropriate for the context No gaps in coverage: design review for each critical type of project and each critical context Design review system is right-sized for the staff resources and capabilities of the board

B | Work Plan

For more detail on individual scope items presented in the work plan diagram, see below.

Initial interviews

To prepare for Workshop #1, the consultant team will conduct up to six telephone interviews to establish a better understanding of the existing conditions of design review. The Project PM will help the consultant identify the appropriate interview subjects and provide their contact information.

The consultant team will review relevant documents from Design Review Board and Spokane Municipal Code, provided by staff in electronic form, to further our evaluation of existing design review. These documents will include documentation of the series of discussions with the Plan Commission, Design Review Board and subcommittee, and City Council work session.

We will also review up to three projects—examples of successful design review applications, as provided by Project PM. These would ideally consist of design review submittal packages; staff reports; Design Review Board, Planning Commission, and City Council recommendations, deliberation, and/or actions; site or building address, and any post-approval commentary from the Project PM.

Best practices research

We propose to organize our best practices research around the following five categories, mirroring the "essential ingredients for design review excellence."

- Tools (focusing on design guidelines)
- Design review process
- Community Engagement
- Outcomes
- Right-sizing for municipality

The three cities we propose to research include Seattle and Portland. As we are very familiar with the review tools in these two cities, we will have a jump start on this task. Seattle and Portland design review systems are fairly mature and well-tested. In fact, each city has been or is undertaking evaluation of their design review systems, so we will have the advantage of learning from major rethinking and reorganization efforts.

The third city will be selected after consultation with the Project PM.

Workshops 1 and 2

We propose to hold Workshops # 1 and #2 as multi-day charrette events using our "deconstructed charrette" technique. We will work closely with the City communications staff to develop a communications strategy for the project and populate the City's website and provide notice in other venues and media.

Typically, we hold our workshop events around other city meetings so that we can meet with and collect feedback from people who are already engaged with the process or related processes. For example, to build greater neighborhood organization or resident participation in the design review process, we could secure a spot on a regularly scheduled neighborhood meeting agenda and use the appearance to run an evening workshop. Alternatively, or in addition, we may organize feedback-collecting events around a regularly-scheduled Design Review Board meeting. An example of this would be an Open House held in the same building immediately preceding a DRB meeting.

Stakeholder assessment

Charrettes are most effective when they are well attended. They can be organized as a single multi-day event (as in a traditional charrette), or over the course of multiple, separate-but-linked charrette events. We refer to this as a "deconstructed charrette". See Workshops 1 and 2 above. Attracting attendance is part of understanding the audience and identifying the most effective outreach methods for each audience—before, during, and after the charrette. A stakeholder assessment is a specific, rigorous analysis that identifies the likely and the desired attendees and sets out an action plan for communication, outreach, and cultivation of each type of stakeholder, including specific stakeholders. The consultant team will conduct this task for at least three distinct groups: 1) the public, 2) already-identified stakeholders (property owners, businesses, neighborhood and advocacy groups), and 3) technical agency stakeholders. We would conduct a stakeholder assessment as part of our Task 1 work, and it would be included within the Engagement Plan deliverable.

Outline for proposed design guidelines and necessary amendments

The consultant team will translate the knowledge built through the evaluation of existing condition of design review and best practices and feedback from Workshop #1into an outline for proposed design guidelines. These recommendations will cover design guidelines for public projects and structures, skywalks, and potentially PUDs. The consultant team has experience with all these categories. The proposed guidelines will reflect the "essential ingredients" promoting excellence and the city's vision for design.

Workshop #1– Proposed Schedule

	Day 1	Day 2	Day 3
AM	Meet with staff	Stakeholder interviews or focus groups	Stakeholder interviews
PM	Stakeholder interviews	Stakeholder interviews or focus groups Debrief with staff	Debrief with staff
EVENING	Attend neighborhood meeting or hold General Public Open House (Collect feedback)	Attend neighborhood meeting or hold General Public Open House (Collect feedback)	General Public Open House (Report out) Possibly held in conjunction with a regularly scheduled Design Review Board meeting*

* The schedule shows the workshop culminating in an event, such as an Open House, that precedes a regularly-scheduled Design Review Board meeting. In this case the 3-day workshop might be conducted between Monday and Wednesday. However, the 3-day workshop could also be scheduled to kick off at a Design Review Meeting (and be held from Wednesday through Friday morning).

Work Plan and Schedule

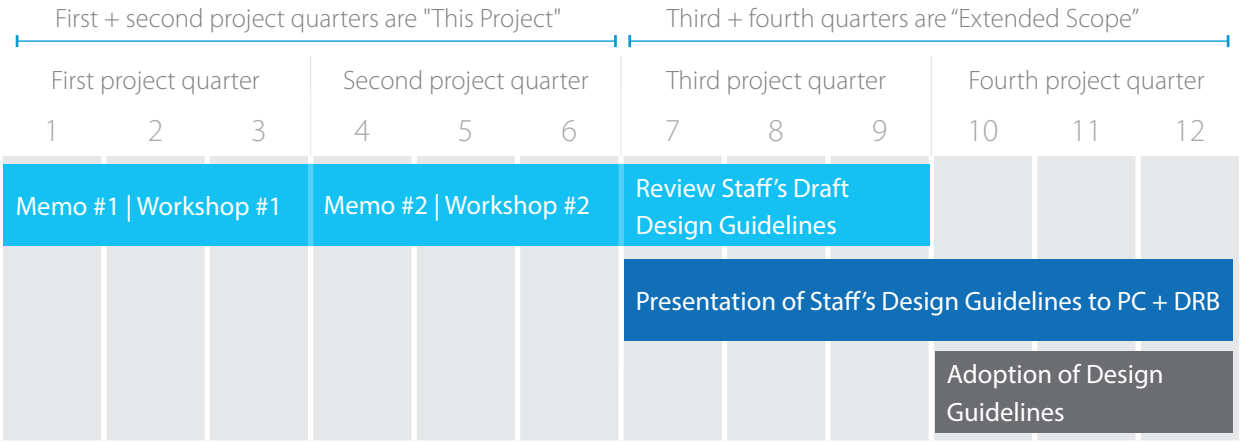
This project is estimated to take a little less than 12 months. It is made up of three phases and five tasks (see Work Plan Table). Each task is about 2-3 months long.

Tasks 1-3 are the focus of this proposal. Tasks listed "Optional" are part of the Extended Scope described in the Informal Request for Proposals.

Phase	**Research and Engagement**		**Recommendations**		**Adoption**
Objective	Research, present, facilitate, process, synthesize		Articulate and present recommendations for comment		Assist staff with adoption
Tasks	**1 | Research and Preparation**	**2 | Workshop #1**	**3 | Memo #2, Workshop #2**	EXTENDED SCOPE Review Draft Guidelines	EXTENDED SCOPE PC, DRB and CC
Tasks and activities	Conduct research and interviews in preparation for Workshop #1 Evaluate existing condition of design review within the City Conduct Best Practices for design review	Present Memo #1 Conduct and facilitate Workshop #1 – a 2-day workshop in Spokane	Prepare and present Memo #2 Conduct and facilitate Workshop #2 – a 1-day workshop in Spokane	Review Staff Design Guidelines and Present to PC and DRB City Council Workshop on the new Design Guidelines Attend Workshop #3 – a 1-day Workshop with Staff and Appointed Officials (possibly via teleconference)	Attend Site Visit #1 – a 1-day visit to attend Plan Commission and Design Review Board presentations of the Design Guidelines (same day) Attend Site Visit #2 – a 1-day site visit to attend the City Council workshop.
Timeline*	December-January	January -March	April – June	July - September	October - December
Deliverables	Complete engagement plan Memo #1 Design review best practices from three cities Workshop plan Draft handout material	Workshop plan Draft handout material Presentation outline	Stakeholder assessment resulting from Workshop #1 Memo #2 Necessary amendments to streamline the review process.		

* Consultant's tasks, activities and workshops will be structured around the various meetings and deliveries of work product. More precise scheduling will take place during Phase One. It is understood that the project will generally follow the timeline stated in the RFP, that the proposed contract is estimated to begin on December 2, 2019 and run through December 2, 2020.

Project Schedule



Schedule for Disbursement of Funds

Below is a schedule that estimates the disbursement of funds associated with major tasks, by month. An estimated $4,000 in project costs per month reflects on-going consultant research, project management, and project work. Higher monthly costs in Month 3 and Month 5 are due to on-site, multi-day workshops.

Phase	**1 | Research and Engagement**			**2 | Recommendations**		
Task	**Research + Preparation**		**Workshop #1**	**Memo #2, Workshop #2**		
Phase duration	2 MONTHS		1 MONTHS	3 MONTHS		
Disbursement per month	4k per month (2 months)		10k this month (Work-shop #1)	4k per month	9k this month (Workshop #2)	4k per month
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6
	$ 4,000.00	$ 4,000.00	$ 10,000.00	$ 4,000.00	$ 9,000.00	$ 4,000.00
Total disbursement	$ 35,000.00 Fee includes travel					

C | Project Team Structure / Internal Controls

Organizational Chart

Project Team Structure

Marcy McInelly will manage the project. Marcy has a long record of impressive project management experience. Marcy leads with a strong design vision and manages projects to make sure the project is performed as envisioned. As a project manager, Marcy excels at identifying the strategic changes that have the biggest impact for the communities in which she works. A recent project management success is the King City Oregon Concept Plan, which won unanimous approvals from the local government and the regional growth agency.

Marcy will be the day-to-day contact for the project and the point of contact for all contract negotiations and signatures. She will be responsible for the management of all project tasks according to the proposed work plan. Second in command will be Erika Warhus. Pauline Ruegg will provide staff support.

Our team is available to start the project immediately, and be available for the duration of the project. The staff allocated will be dedicated to the project.

Project Management Approach

Key to our project management approach is to establish a friendly and collaborative relationship that conforms to our client's style and preferences. This is something we address in the initial start-up of the projects. We recommend email and telephone communication punctuated with meetings when appropriate. We like to go ahead and pre-schedule, to the extent possible, one or two face-to-face meetings per month to check on the status of deliverables and coordinate between team members. As various tasks are carried out, responsible team members will be invited to these meetings (as determined by the client and the budget). Marcy will work with Dean Gunderson to establish the agenda for project management and coordination meetings and will send out follow-up notes.

Intentional Collaboration

Team workshops, focused on synthesis and integration of research and tasks, is built into each phase or milestone. We have seen how projects that don't build in collaboration consume a lot of resources and don't produce the highest possible outcomes. They also miss out on the excitement, learning, and fun that results from bringing focused creative people together in a structured environment of collaboration. For all the talk about collaboration, it doesn't happen automatically. In reality collaboration is unnatural and difficult. Ways of working and habits encourage the silo effect. Collaboration has to be cultivated and nurtured, and systems must be set up and managed. As project managers, we consider one of our primary cares or responsibilities to manage good communication and teamwork.

Project Management Tools

Besides cultivating good communication and collaboration, project management is about making sure Urbsworks comes in on budget and on time. To achieve this goal, Urbsworks uses specific tools. We make use of a scheduling and team tracking program that charts all our tasks and deadlines and how they interact; identifies critical path items, and calls out assignments and responsibilities. We write a work plan at the beginning of each project. A work plan allows us to hammer out the details of our methodology, including our community outreach strategy and any design charrettes or team workshops, and establish a shared understanding and common agreement about the scope and desired outcomes with our client.

Budget Conscious Approach

We are always budget-conscious in our projects for clients. For this project we will minimize the cost of site visits by scheduling multiple meetings for each trip to maximize the value of our travel. We strive to keep our overhead rates low while providing our clients with direct attention from experienced principal-level personnel. We like to say that, compared to our competitors, we provide the shortest line between inspiration and execution. On projects like this that rely on the economy of getting it right the first time, principal level involvement is critical.

D | Team Member Qualifications / Experience

Urbsworks, Inc.

Urbsworks is a Portland-based urban design firm founded by Marcy McInelly in 1995. Urbsworks is small by design; we believe that the most effective work happens when the distance between inspiration and execution is as short and direct as possible. The firm works with community leaders, managers, and decision-makers to implement complex capital, policy, and operations projects. Urbsworks specializes in effective, compelling implementation tools. We are especially knowledgeable about helping communities transition from a suburban to urban character. We combine extensive knowledge about land use and building form with public realm and network design. We help communities reshape their physical design so that it positively influences adjacent land use and buildings to increase safety, aesthetics, health, and vitality for all users.

The firm's portfolio consists of corridor and town plans, infill and redevelopment strategies, public involvement, and the integration of transit and transportation facilities into communities. Award-winning projects include the Lacey, Washington, Hybrid Form Based Code; Calgary Regional Partnership Greenfield Tool Box; Lloyd Crossing Sustainable Urban Design Plan; the Roseway Vision Plan; the New Columbia HOPE VI community, El Mirage, Arizona Comprehensive Plan, and NorthWest Crossing community plan in Bend, Oregon.

Urbsworks, Inc. is a Washington State certified OMWBE/DBE (certification #D2F0025164).

Marcy McInelly, AIA, President, Urban Designer

Percentage of time: 50%

Marcy is an internationally recognized architect and urban designer with over 30 years of national, international, and local experience. Over time she has sharpened her focus on a multi-disciplinary, collaborative approach to urban design and placemaking.

Marcy is an expert in form based codes and integrating them into conventional land use-oriented codes. Marcy wrote Oregon's first form based code in 1996 for the City of Ashland, to permit a wider variety of housing types. Following her Ashland project were highly celebrated master plans for mixed-use, mixed-income communities including NorthWest Crossing in Bend and New Columbia in Portland that made use of a wide variety of housing types permitted by zoning code amendments she helped author. Both of these pioneering form based codes led to significant development interest and resulted in national model new neighborhoods. Since 1996, she has completed eighteen form based codes in Oregon, Washington, California, and Canada. The most recent code was adopted this summer, for the Roseburg Pine Street District. Projects include stand-alone form based codes for subdistricts, and fully integrated form based codes, incorporating existing city provisions for land use, review procedures and design standards.

Marcy has authored a number of handbooks for regional governments about best practices and regulatory tools that balance developer flexibility with quality. Marcy details and compares various forms of development regulations: clear and objective development standards, design guidelines, design review, two-track processes, form based codes, graphic codes, and pattern books. Handbooks cover the full spectrum of pattern or context types, from city center and small town center, main street and suburban corridor, and greenfields. A partial list of publications includes:

Portland Metro community investment toolkit, Innovative Design and Development Codes – http://www.oregonmetro.gov/sites/default/files/design_dev_codes_toolkit.pdf

SACOG Form Based Code Handbook, https://www.sacog.org/form-based-codes-handbook

Calgary Regional Partnership Greenfield Tool Box (awarded the 2013 Canadian Society of Landscape Architects Awards of Excellence, Regional Merit) – http://greenfield.calgaryregion.ca

Edmonton New Neighbourhoods – https://www.edmonton.ca/city_government/documents/PDF/Designing_New_Neighbourhoods_Final.pdf

Marcy is intimately knowledgeable about city policy, having worked on numerous commissions and task forces. Marcy served as a member of the Portland Planning Commission for five years and was a founding member of the Coalition for a Livable Future, a network of 100+ non-profit and community-based organizations working together for regional growth management in the Portland metro region. She served on the Board of the Congress for the New Urbanism. She is National Charrette Institute (NCI) certified and served on the NCI faculty. Since 1995 Marcy has assisted with or lead over a twenty charrettes.

Experience with Design Review and two-track systems

From 2011 to 2014, Marcy worked extensively for the Centre City development arm of the Regional Municipality of Wood Buffalo to implement the adopted Perkins + Will vision plan for the downtown. Marcy was responsible for a drafting and adopting in 120 days a new system of urban form-focused bylaws. She then developed the policy framework for and established the City Centre design review panel that reviewed applications for new development. Marcy also chaired this twelve member panel for its first two years in order to establish its successful beginning. At the time it was Alberta Canada's first two-track system for design review, consisting of non-discretionary development standards coordinated to work with companion set of discretionary design guidelines. The set of regulations addressed public realm, design quality and different subdistrict personalities, or pattern areas.

Erika Warhus, Urban Designer

Percentage of time: 50%

Erika works closely with Marcy on a daily basis to help meet the needs of project tasks and deliverables. As assistant project manager, she makes sure everything comes in on time and budget and has done so with success for the past four years. With a background in architecture and urban design, Erika illustrates complex design concepts in clean, legible graphics. Erika recently developed a suite of design guidelines for a special waterfront district in Roseburg, Oregon. The design standards provided clear and objective language while maintaining flexibility for creative approaches. An accompanying pattern book articulated the city's vibrant vision for this district, with easy-to-understand guidelines and graphics.

Pauline Ruegg, Urban Planner

Percentage of time: 50%

Pauline's core skills including concept and master plans, design guidelines, code audits, and policy research and best practice analysis. With fifteen years of experience, Pauline has worked in Oregon, Washington, New York, and internationally. She has worked in both the public and private sectors and offers a unique broad perspective that emphasizes solutions. Pauline worked with Marcy to identify critical obstacles preventing the development envisioned for the Portland metropolitan region. Together they authored a widely distributed toolkit identifying best practices and possible tools. Pauline has authored development standards and design guidelines for downtowns, neighborhoods, and waterfronts including the Tacoma waterfront. Pauline is currently identifying zoning barriers to desired development in downtown Salem, Oregon and writing new code language more closely aligned with the city's vision.

E | Experience of the Team Leader

Marcy McInelly, AIA

President, Urban Designer, Architect

Marcy has won multiple awards based on the creativity and vision of her designs but also due to their detailed nature which lend themselves to implementation. Based on her leadership, Urbsworks' designs have a strong record of being realized; they are compelling but also grounded in code language and understanding of construction. Marcy has devoted her life and her career to making cities walkable, beautiful and more true reflections of their unique place in the world and the desires of the people living there.

Beyond managing her own local firm, Marcy has held a range of positions with national and regional organizations. Marcy co-chaired the Congress for New Urbanism (CNU) Project for Transportation Reform. She co-authored the "CNU Sustainable Street Network Principles," following the earlier joint effort between CNU and ITE (Institute of Transportation Engineers), which produced the Recommended Practice, "Designing Walkable Urban Thoroughfares." From 2009 to 2016, Marcy was a board member of the National Institute of Charrettes (NCI) and instructor at NCI trainings across North America. She has planned, organized, and managed more than two-dozen multi- day design charrettes. Marcy also served as a member of the Portland Planning Commission for five years and is a founding member of the Coalition for a Livable Future. Until last year she served on the National Board for CNU, acting as chair for the 2016-18 term.

Marcy is one of five nationally recognized experts selected to serve on CNU's Project for Code Reform team. Earlier this year the expert team identified ways to streamline coding changes in Michigan by providing five local governments place-specific incremental coding changes to address the most problematic barriers first, testing smaller code changes, and building political will for more significant overhaul toward form-focused regulations. Marcy worked with the Michigan Municipal League and Michigan's Redevelopment Readiness Program and the CNU Project for Code Reform.

Professional Registration

Registered Architect

Education

Bachelor of Architecture, University of Oregon

Selected awards

Driehaus Form Based Code Institute Award for Lacey Woodland District (Washington)

Lloyd Crossing Sustainable Urban Design Plan (Portland)

New Columbia (Portland)

Roseway Vision Plan (Portland)

Tucson Streetcar Plan (Arizona)

El Mirage Comprehensive Plan (Arizona)

Public Service

Congress for the New Urbanism (CNU) Board Chair and Member, 2011 to 2017

Appointed Member, Portland Planning Commission, 1997 - 2002

Institute of Transportation Engineers Member

AIA Portland Chapter Downtown Urban Design Panel, Co-Chair

CNU Project for Transportation Reform Co-Chair

Founding member, Portland Metropolitan Region Coalition for a Livable Future

Publications and articles

Housing Choices Guide Book: A Visual Guide to Compact Housing Types in Northwest Oregon

Congress for the New Urbanism Sustainable Street Network Principles

Designing Habitats for People and Wildlife

A Civic Monuments Typology for Portland, Arcade Journal

Debunking the Myth of Density

Experience with Similar Projects	Adopted	Design Review	Facilitation	Washington
New Design Guidelines Planning				
Metro Community Investment Toolkit		●	●	
Coffee Creek Code and Pattern Book	●	●	●	
SACOG Form Based Code Handbook			●	
Woodland District Town Center Plan	●	●	●	●
Ruston Way Waterfront Vision Plan	●	●	●	●
City Centre North Strategic Plan	●	●	●	
Portland Design Review		●		
Seattle Design Review		●		
Calgary Regional Partnership Greenfield Tool Box		●		
Design Guidelines for New Neighbourhoods		●		
AIA Urban Design Committee		●		

Additional Relevant Experience

Recent Adopted Form Based Codes (FBC)

Salem State Street Corridor Refinement Plan, Salem, OR

Wood Village Town Center Plan, Zoning Code and Transportation System Plan Amendments, Wood Village, Oregon

Wood Buffalo City Centre Area Plan Form Based Code and Zoning Bylaws, Regional Municipality of Wood Buffalo, Alberta, Canada

Downtown Form Based Code and Code Amendments, Tigard, Oregon

Walnut Station Form Based Code, City of Eugene, Oregon

West Sacramento, California, Triangle / Riverfront District Streetscape Standards FBC

Fuller Road Transit Station Form Based Code Amendments, Clackamas County, Oregon

Folsom Boulevard Specific Area Plan Form Based Code, Rancho Cordova, California

Citywide Form Based Code, Rancho Cordova, California

Code Audits and FBC Readiness Assessments

Downtown Development and Public Realm Design Standards, Springfield, Oregon

Downtown Tigard Form Based Code Analysis Mixed-Use Building Prototypes Feasibility Study, Tigard, Oregon

Walnut Station Form Based Code Analysis TOD Building Prototypes Feasibility Study, Eugene, Oregon

Portland Bureau of Planning Infill Design for Multidwelling Sites, Portland, Oregon

New Columbia Mixed-Use, Mixed Income Housing Development Prototypes for Housing Authority of Portland (HAP), Portland, Oregon

Form based code guides for regional governments

Congress for the New Urbanism (CNU) Code Reform Project for Michigan

Sacramento Area Council of Governments (SACOG) Form Based Code Handbook for Local Jurisdictions – Sacramento, CA

"Great Streets" TSP – Cowlitz Wahkiakum Council of Governments (CWCOG), WA

Triple Bottom Line Growth Scenario Modeling & Design Guidelines for New Neighbourhoods, Edmonton, Canada

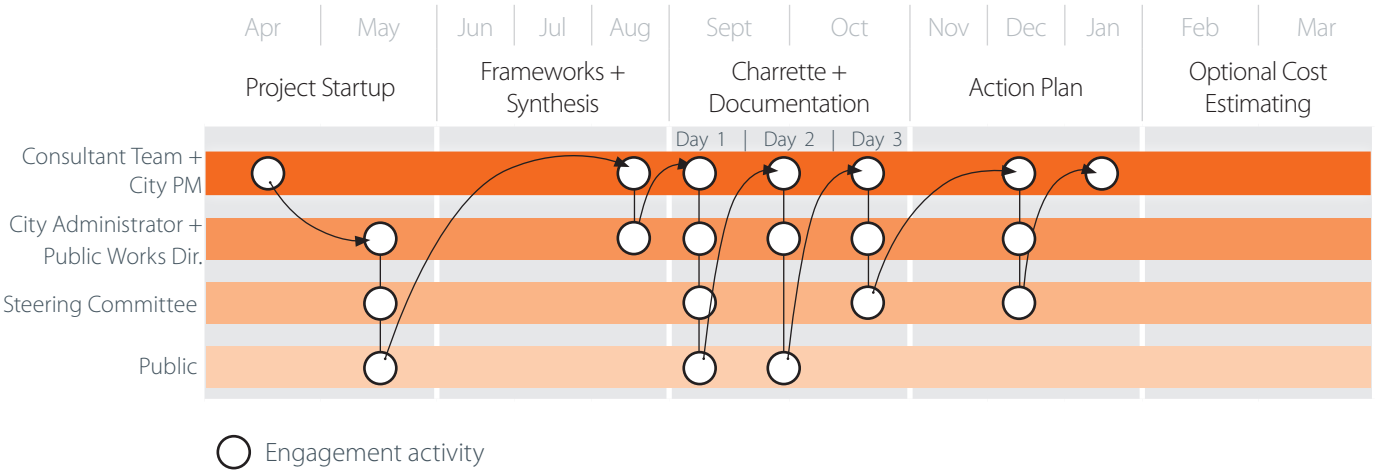
Calgary Regional Partnership Greenfield Tool Box, Alberta, Canada

Metro Regional Government Strategies for Innovative Design and Development – Portland, OR

Public Enagement Experience of Team Leader

Marcy has worked with numerous government agencies to resolve complex and sometimes controversial projects using multi-day design charrettes and "deconstructed charrette" techniques, where charrette feedback loops and outreach methods are incorporated into more conventional municipal project management format.

Some of the issues Marcy has helped municipalities resolve are: turning around a 450-acre district suffering from a decade of urban blight; facilitating agreement about how to share the costs and benefits of an adopted district plan among three property owners and multiple city agencies; achieving consensus on a community plan so that a development moratorium could be lifted, and bringing multiple city stakeholders with competing corporate missions together to create the most sustainable industrial district in North America. All of these projects were on a critical path that could only be resolved through an extraordinary effort that accelerated the conventional planning process, ensured multidisciplinary collaboration and guaranteed results.



A schedule specifying graduated levels of engagement by stakeholders and feedback loops. This was used to track deconstructed charrette events for one of Urbsworks' recent projects.

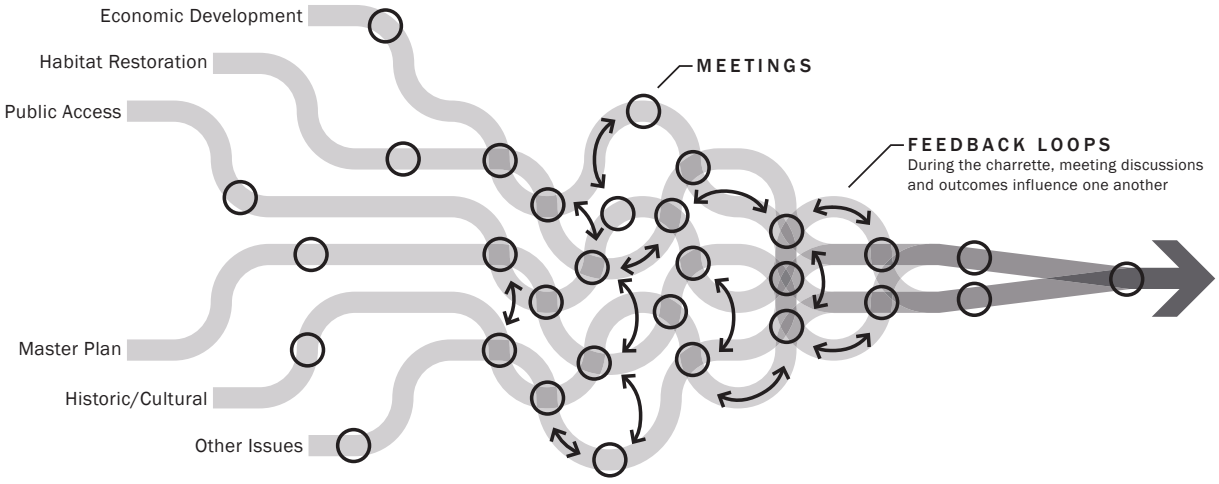
Deconstructed Charrette

Charrettes are typically understood as public visioning and outreach events. Charrettes are good at maximizing feedback loops, building buzz about a project, and developing focus and momentum. We have found that we can capture all those benefits over the course of a project, without necessarily conducting a complex, expensive, multi-day charrette event. We apply the charrette technique to the way that we plan and conduct meetings, work with our clients, and intentionally foster collaboration. At Urbsworks, the NCI charrette technique is a project management method.

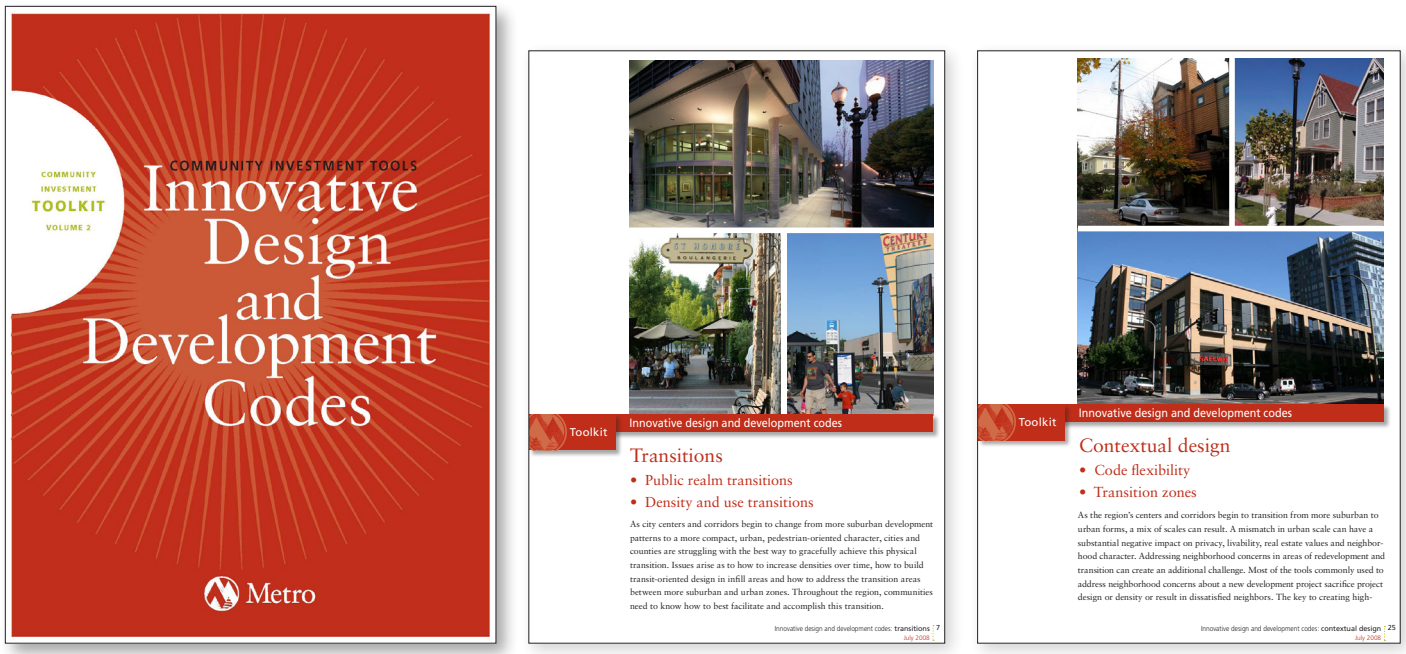
We call it the deconstructed charrette. We propose to apply it to the Workshops and client meetings on this project, in order to achieve the best collaboration and public engagement outcome.

Every outreach effort should have at least three complete public feedback cycles that demonstrate to the community that their knowledge, experience and input are needed and valued; that their ideas are being understood and are reflected in the plan alternatives; and that their commitment to on-going support for their project is necessary to ensure its success.

Most used words. Marcy was a subject of a multi-year scholar-led study of public engagement techniques and outcomes. The most commonly used words were from her interviews were tracked and quantified. These words reflect her core values for engagement.



Marcy has refined the charrette technique and used it to manage multiple-agency, highly technical, and complex projects.



The Toolkit covers a wide variety of model approaches and tools. To download the document, go to: http://library.oregonmetro.gov/files/design_dev_codes_toolkit.pdf

Community Investment Toolkit for Metro Regional Government

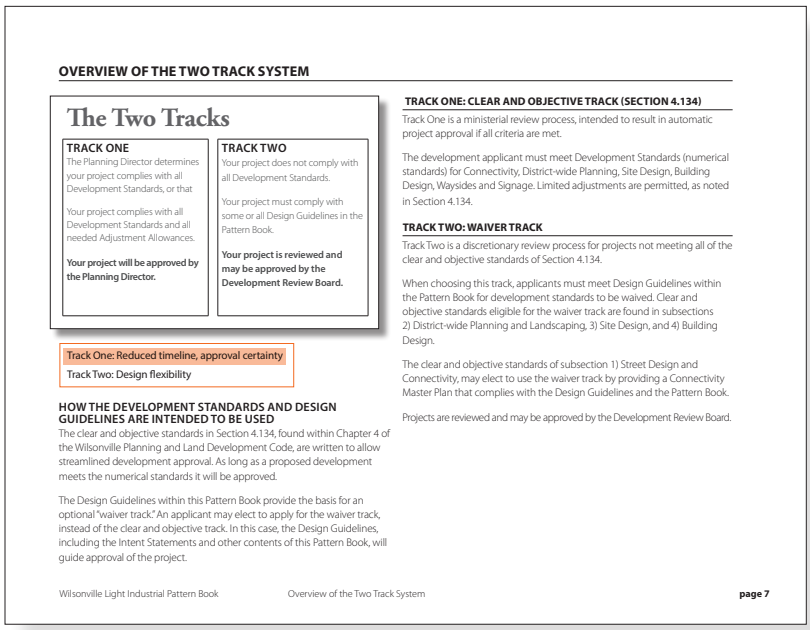
Portland Metropolitan Region, Oregon (2008)

As part of Metro's New Look at Regional Choices, Metro Regional Government is providing a series of toolkits that identify proven strategies and tools that can be used to stimulate investment in the region's centers, corridors, employment and industrial areas in order to implement the 2040 Growth Concept. For the second volume of the toolkit, "Innovative Design and Development Codes," Marcy McInelly identified barriers to development and explored innovative design and development codes and approaches as dynamic and interrelated sets of tools to encourage mixed-use, compact development consistent with the 2040 vision.

Through a series of public workshops and focus groups held with developers, architects, local communities' city and county staff, design review boards, planning commissions, and urban design experts, Marcy identified regulatory and financial barriers posed by design and development codes that serve as stumbling blocks throughout the region. She catalogued through case studies innovative design and development codes throughout the region and across the county which enable efficient land use and greater investments. Individual tools and approaches were detailed. Local jurisdictions received an assessment of which tool, model approach, or combination would best stimulate investment in their community.

Approaches identified ranged from how to effectively transition from suburban style development to walkable urban places; how to support building design through code flexibility to ensure new development is cohesive with existing development,and how to manage parking in order to maximize urban form. Individual tools such as form-based codes, menu-based codes, cottage housing provisions, and density transfers were explored as innovative means to create great places for people to live, work, and play while allowing for flexibility to adapt standards and codes to unique city and regional town centers and main streets throughout the region. (Completed by Marcy while an Associate Principal at SERA)

A comprehensive catalogue of the best design and development tools for the Portland Metro region



OVERVIEW OF THE TWO TRACK SYSTEM

The Two Tracks

TRACK ONE
The Planning Director determines your project complies with all Development Standards, or that

Your project complies with all Development Standards and all needed Adjustment Allowances.

Your project will be approved by the Planning Director.

TRACK TWO
Your project does not comply with all Development Standards.

Your project must comply with some or all Design Guidelines in the Pattern Book.

Your project is reviewed and may be approved by the Development Review Board.

Track One: Reduced timeline, approval certainty
Track Two: Design flexibility

HOW THE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES ARE INTENDED TO BE USED

The clear and objective standards in Section 4.134, found within Chapter 4 of the Wilsonville Planning and Land Development Code, are written to allow streamlined development approval. As long as a proposed development meets the numerical standards it will be approved.

The Design Guidelines within this Pattern Book provide the basis for an optional "waiver track." An applicant may elect to apply for the waiver track, instead of the clear and objective track. In this case, the Design Guidelines, including the Intent Statements and other contents of this Pattern Book, will guide approval of the project.

TRACK ONE: CLEAR AND OBJECTIVE TRACK (SECTION 4.134)

Track One is a ministerial review process, intended to result in automatic project approval if all criteria are met.

The development applicant must meet Development Standards (numerical standards) for Connectivity, District-wide Planning, Site Design, Building Design, Waysides and Signage. Limited adjustments are permitted, as noted in Section 4.134.

TRACK TWO: WAIVER TRACK

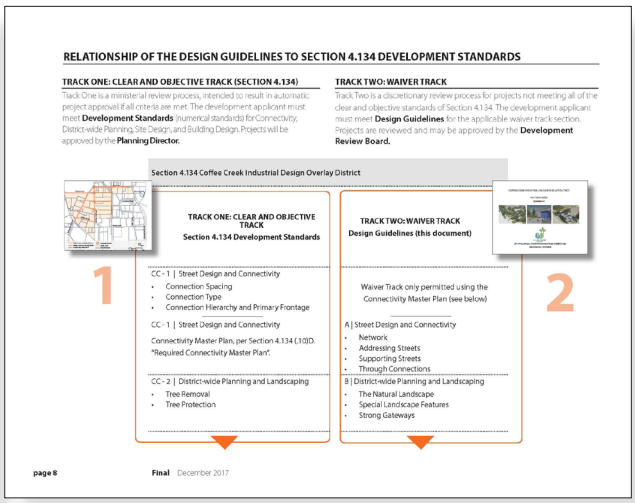
Track Two is a discretionary review process for projects not meeting all of the clear and objective standards of Section 4.134.

When choosing this track, applicants must meet Design Guidelines within the Pattern Book for development standards to be waived. Clear and objective standards eligible for the waiver track are found in subsections 2) District-wide Planning and Landscaping, 3) Site Design, and 4) Building Design.

The clear and objective standards of subsection 1) Street Design and Connectivity, may elect to use the waiver track by providing a Connectivity Master Plan that complies with the Design Guidelines and the Pattern Book.

Projects are reviewed and may be approved by the Development Review Board.

Wilsonville Light Industrial Pattern Book Overview of the Two Track System page 7



RELATIONSHIP OF THE DESIGN GUIDELINES TO SECTION 4.134 DEVELOPMENT STANDARDS

TRACK ONE: CLEAR AND OBJECTIVE TRACK (SECTION 4.134)
Track One is a ministerial review process, intended to result in automatic project approval if all criteria are met. The development applicant must meet **Development Standards** (numerical standards) for Connectivity, District-wide Planning, Site Design, and Building Design. Projects will be approved by the **Planning Director.**

TRACK TWO: WAIVER TRACK
Track Two is a discretionary review process for projects not meeting all of the clear and objective standards of Section 4.134. The development applicant must meet **Design Guidelines** for the applicable waiver track section. Projects are reviewed and may be approved by the **Development Review Board.**

Section 4.134 Coffee Creek Industrial Design Overlay District

TRACK ONE: CLEAR AND OBJECTIVE TRACK
Section 4.134 Development Standards

CC-1 | Street Design and Connectivity
- Connection Spacing
- Connection Type
- Connection Hierarchy and Primary Frontage

CC-1 | Street Design and Connectivity
Connectivity Master Plan, per Section 4.134 (.10)D. "Required Connectivity Master Plan".

CC-2 | District-wide Planning and Landscaping
- Tree Removal
- Tree Protection

TRACK TWO: WAIVER TRACK
Design Guidelines (this document)

Waiver Track only permitted using the Connectivity Master Plan (see below)

A | Street Design and Connectivity
- Network
- Addressing Streets
- Supporting Streets
- Through Connections

B | District-wide Planning and Landscaping
- The Natural Landscape
- Special Landscape Features
- Strong Gateways

1

2

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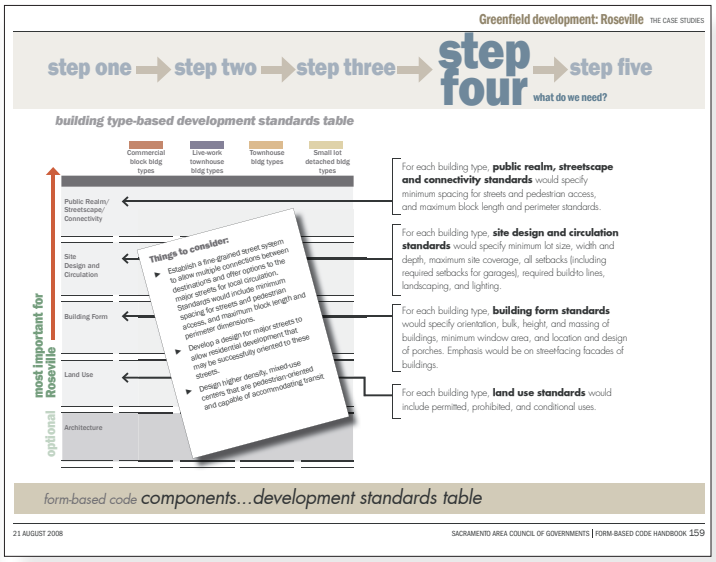
Wilsonville Coffee Creek Light Industrial Form Based Code and Pattern Book

Wilsonville, OR (2016)

Urbsworks partnered with the City of Wilsonville to examine the existing design overlay for a light industrial area within the urban growth boundary. Marcy led the 3D modeling and illustration of the existing code to clearly demonstrate how it was limiting the potential for quality development through unnecessary barriers. Urbsworks then researched best practices in light-industrial development and coding in the United States and Canada to set appropriate benchmarks for testing project outcomes. Resulting from this effort was a complete suite of regulations including the Wilsonville FBC development standards and design guidelines Pattern Book. The FBC includes clear and objective standards for planning and design of new and remodeled light-industrial development, with a regulating plan showing how development should respond to future land use and transportation conditions. The Pattern Book illustrates the myriad design patterns and options for complying with clear and objective standards. Together the suite addresses the design of streets, development sites and buildings, and emphasizes a fully-integrated system of multi-modal transportation within an industrial land use context. The regulations were created in partnership with the City to ensure they fit the culture and capabilities of the city staff and review body. The form based code's clear and objective track—the city's first-ever "streamlined review"—ensures a truly predictable outcome for developer customers, while not sacrificing design quality and quality in the public realm. The Coffee Creek light-industrial form based code enabled the City to add more than 200-acres, and hundreds of new jobs.

A suburban city's first two track design review system

"The Urbsworks team researched best light industrial zoning practices, compared them to current plans and policies in Wilsonville to ensure that any new approaches could be readily adopted and would be consistent with the Wilsonville way of doing business. Urbsworks modeled and illustrated the existing code to clearly demonstrate where the initial design overlay was limiting the potential for quality development by creating unnecessary and unintended barriers." - Chris Neamtzu, AICP, Planning, Director, City of Wilsonville



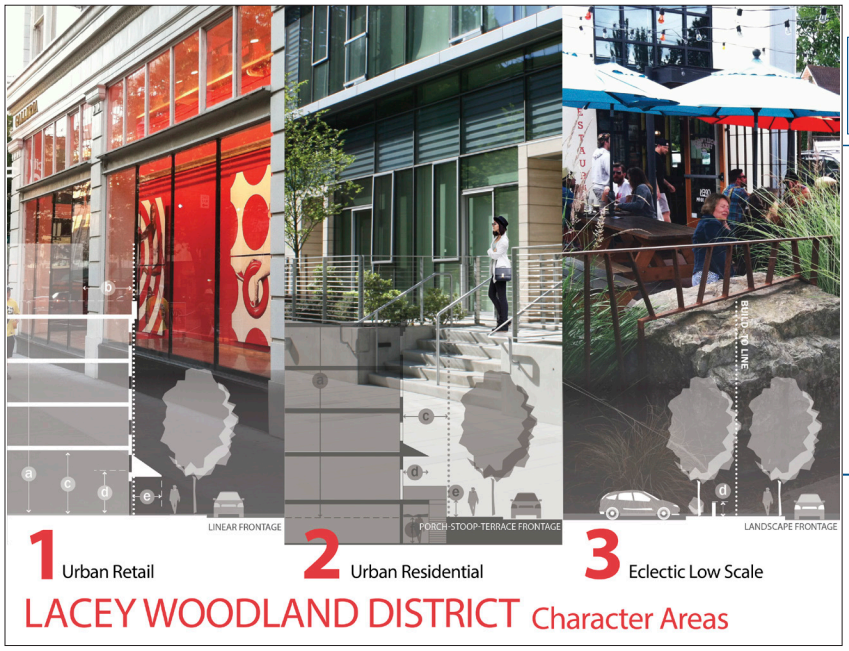
To download the document, go to: https://www.sacog.org/form-based-codes-handbook

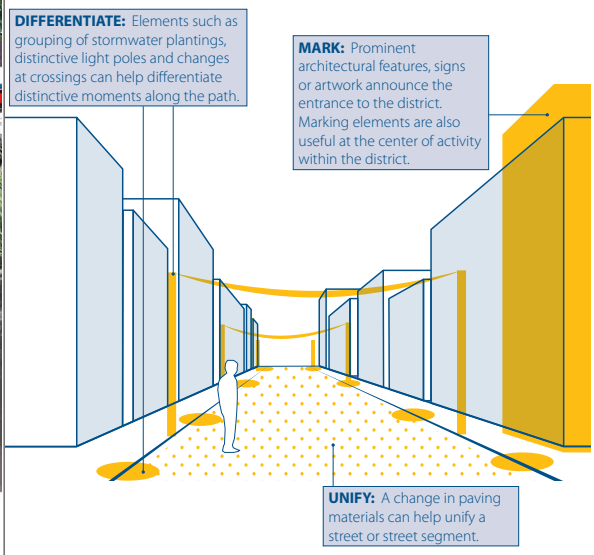
Sacramento Area Council of Governments (SACOG) Form Based Code Handbook

Sacramento, CA (2008)

Marcy co-authored an educational handbook, geared to Sacramento area jurisdictions, illustrating how form-based codes can be used to implement regional growth management policies within their communities. The handbook catalogues exemplary form-based codes from across the country and explains the mechanics, components, and benefits of form-based codes. Most importantly, the handbook serves as a practical guide for local jurisdictions, outlining a detailed process by which a community can create, adopt, and administer a form-based code specifically tailored to implement its own unique community "vision." The handbook details four local "case studies," discussing how a form-based code can be developed to address the community-specific concerns unique to each of the selected jurisdictions.

A how-to-guide for context sensitive design review tools for the Sacramento region





Woodland District Town Center Plan

Lacey, Washington (Adopted 2016)

Urbsworks authored the award-wining Woodland District Town Center Plan and Code Amendment. The form-based code updated the city's zoning code and streetscape standards to guide the transformation of the Woodland District from suburban character to a new, urban downtown. The Urbsworks team applied National Charrette Institute structure and techniques to a multi-day charrette with three complete loops of input and feedback that provided stakeholders with more than a dozen opportunities to engage with the process and make a meaningful contribution. Urbsworks worked with city agencies, local colleges, developers, and the public, to identify three character-areas, then articulated context-specific street types and building frontages to maximize the placemaking potential for each.

The resulting plan was broadly supported, and twelve months after the charrette, City Council adopted the resulting zoning code amendments. Regulations were calibrated to the local business community by creating incremental development opportunities that remained sensitive to small sites and existing businesses. To support code amendments, Urbsworks authored an extensive architectural design guidebook for Pacific Northwest contemporary urban architecture. In the three years since adoption, the area has seen a significant number of new offices, residential units, and restaurants.

A complete suite of design regulations for a suburban-to-urban transitioning community

From the Driehaus Form-Based Codes Award Jury:

"Innovations worthy of emulation include the distinct descriptive intents for each of the three designated districts, provisions for proportional compliance and landscape frontage types, and the definitions and illustrations of street intersections types. The jury was impressed with the simplified land-use list and felt that the Code offers an excellent example of how land use and form regulations can be successfully integrated."

Photo credit: Russ Carmack

Photo credit: Russ Carmack

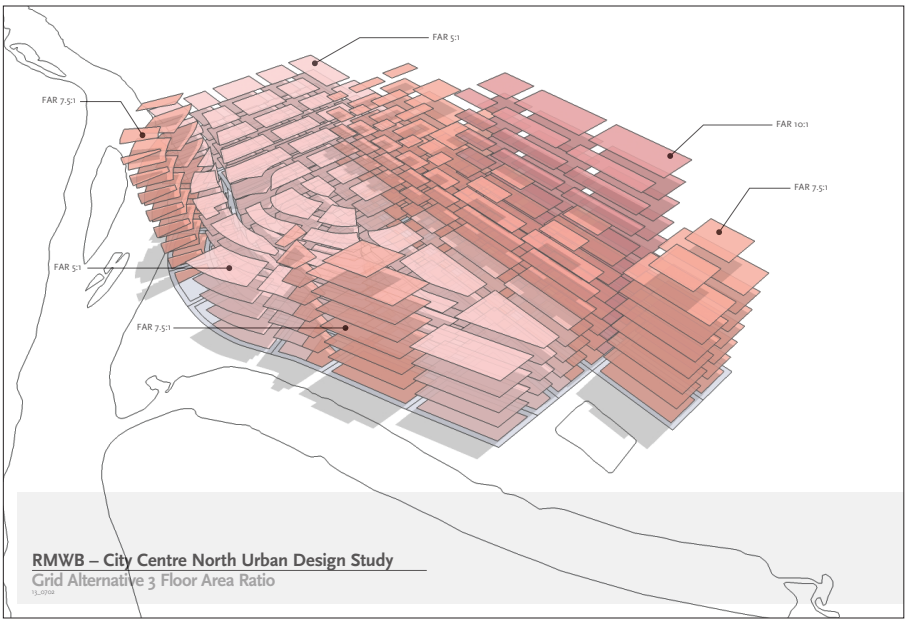
Ruston Way Waterfront Vision Plan

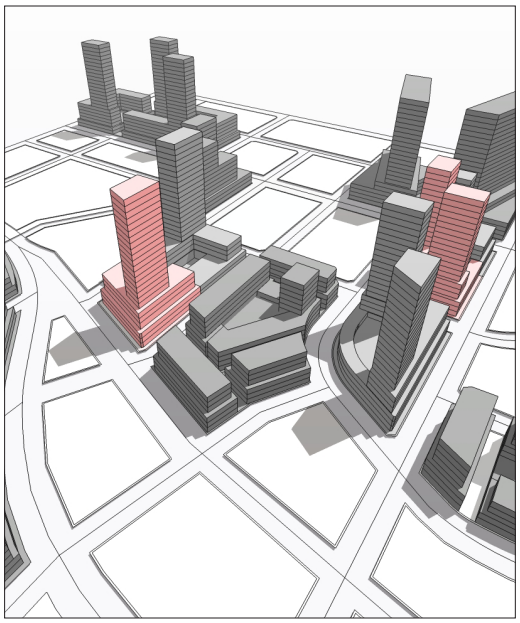
Tacoma, WA (2019)

The Ruston Way Waterfront Vision Plan was a high profile community visioning process for Tacoma's signature waterfront park. Marcy designed, managed, and conducted the two-part process: the charrette event for engaging the public, and the multiple workshops to build interagency support among government stakeholders.

Marcy led multiple city, regional state and federal agencies to define new approaches to the design, programming, engineering, construction, and funding. Marcy worked directly with the client and the separately contracted A & E team. The project was completed in early 2019 and the client was Metro Parks Tacoma.

A facilitated vision between multiple agency stakeholders about the future of a regionally significant waterfront





City Centre North Strategic Plan

Fort McMurray, Alberta, Canada (2013)

Urbsworks developed an urban design plan and implementation strategy for a 200-acre city center in downtown Alberta. This complex zone was the starting point to establish a model for growth and development. The area was targeted as the urban home for 30,000 new residents in a vibrant, mixed-use neighborhood within walking distance to jobs, schools, recreation, and other destinations of daily living. Marcy led the visioning process, establishing a new street network to address the existing discontinuous network of curving streets and cul-de-sacs and a development pattern supportive of small-scale service commercial uses. She performed an audit of existing regulations to identify barriers to achieving the vision.

Urbsworks wrote code amendments including non-discretionary development standards addressing the public realm, design quality, and different subdistricts/pattern areas. Marcy also established the City Centre Design Review Panel to review applications for new development. At its time, this panel was Alberta's first two-track system for design review. For its first two years, Marcy chaired the twelve-member panel in order to establish its successful beginning.

Urbsworks also created a form based code for Fort McMurray, a rapidly growing city in northern Alberta. The FBC uses a simple, clear system with a short list of regulatory elements and a clean, user-friendly, and attractive implementation plan that the Municipality has been implementing since the code was adopted in 2012. Both the code amendments for the City Centre and the Fort McMurrary FBC were adopted in a record-breaking 120 days.

Architecture and urban design excellence program for a Canadian city center

F | References

Chris Neamtzu, Planning Director
Wilsonville, Oregon
29799 SW Town Center Loop East, Wilsonville, Oregon
503.570.1574
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Andrew Austin, South Corridor Government and Community Relations Manager
Sound Transit , Seattle, Washington
(Formerly Government Affairs Manager, Metro Parks, Tacoma)
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Stuart Cowie, Community Development Director
Roseburg, Oregon
900 SE Douglas Ave., Roseburg, OR 97470
541.492.6750
SCowie@cityofroseburg.org

Education
M. Architecture, Portland State University

B.S., Architecture, Portland State University

B.F.A., Studio Practice, Millikin University

Selected Awards
Drierhaus Form Based Code Institute Award for Lacey Woodland District (Washington)

Certification
SEED (Social Economic Environmental Design)

Erika Warhus

Urban Designer

As an urban designer and project manager at Urbsworks, Erika illustrates complex design concepts in clear and compelling graphics. She is a natural project manager, and the office relies on her to oversee the myriad details of a project, making sure everything comes in on time and budget. Erika believes in a collaborative approach across disciplines and is highly organized and responsive. She has a background in architecture, urban design, and art and has worked on several large-scale public art projects, designing works in collaboration with community members. She is also a daily bike commuter and advocates for creating community places that are walkable, bikeable, and ecologically sensitive.

Erika works closely with Marcy on a daily basis to help meet the needs of project tasks and deliverables. She has developed graphics for pattern books and architectural guidebooks, identifying suites of placemaking strategies and companion materials for form based codes. Erika also brings a knowledge base of code and policy amendments including the Driehaus award-winning zoning code update for Lacey, Washington and the Downtown Development and Public Realm Design Standards code update for Springfield, Oregon. Erika worked on the recently Metro-approved concept plan for King City. With an Urbsworks-led team, Erika worked on all aspects of the concept plan – from technical team collaboration and coordination with Clean Water Services, to public outreach, content development and project management – helping the city move one step closer to achieving their vision for a connected and vibrant community.

Relevant Project Experience
North Downtown Zoning Code Analysis, Salem, OR

City Center Housing Strategy and Citywide Housing Types Plan - McMinnville, OR

Pine Street Waterfront Overlay and Pattern Book - Roseburg, OR

King City Concept Plan - King City, OR

Housing Choices Guide Book and Outreach Workshop, North Plains, OR

Ruston Way Waterfront Vision Plan - Tacoma, WA

Springfield Downtown and Public Realm Design Standards – Springfield, OR

State Street Corridor Plan – Salem, OR

Wood Village Town Center Plan – Wood Village, OR

King City Concept Plan – King City, OR

Coffee Creek Light Industrial Form-Based Code and Pattern Book Wilsonville, OR

Woodland District Hybrid Form Based Code – Lacey, WA

Education

M. Urban Planning, University of California, Berkeley

B.A., Brown University

Professional Experience

Urbsworks: Urban Planner

Marketek Inc.: Planner/Analyst

Heffron Transportation

3 Square Blocks

AECOM: Planner/Marketing Director

SERA Architects: Planner

SMWM (now Perkins + Will)

New York City Economic Development Corporation: Project Manager

Pauline Ruegg

Urban Planner

Pauline is an urban planner and project manager whose core skills include neighborhood plans, concept master plans, design guidelines, policy research, best practice analysis, and marketing strategies. With fifteen years of experience, Pauline has worked on a broad range of projects from large urban projects with complex public outreach processes to small neighborhood plans grounded in the local context. With experience in Oregon, Washington, New York and internationally, Pauline brings a unique perspective and emphasizes solutions informed by the specifics of place and the experience of the individual.

Bringing a full toolbox of graphic and technical skills, Pauline is adept at producing sound and visually compelling tools for clients. She excels at plans and project tools that meet client's needs while facilitating engaging and clear communication with the public. She has honed her project management approach over the years, emphasizing efficient and effective client interface, timely completion of tasks, excellent and on-going communication, and methodical organization and review of tasks and work products.

Relevant Project Experience

North Downtown Zoning Code Analysis, Salem, OR

Housing Choices Guide Book and Outreach Workshop, North Plains, OR

Pine Street Waterfront Overlay and Pattern Book, Roseburg, OR

Tacoma Waterfront Design Guidelines, Tacoma, WA

LA Waterfront Design Guidelines, Port of Los Angeles, CA

Downtown Master Plan, Hamilton, MT

South Billings Boulevard Urban Renewal District Master Plan, Billings, MT

Countywide Multi-Modal Transportation Plan, Kitsap County, WA

Downtown Access Study Peer City Review, Seattle, WA

Joint Base Lewis McChord Community Needs Survey, South Region, WA

Metro Regional Government Strategies for Innovative Design and Development – Portland, OR