

NORTHEAST MIDDLE SCHOOL

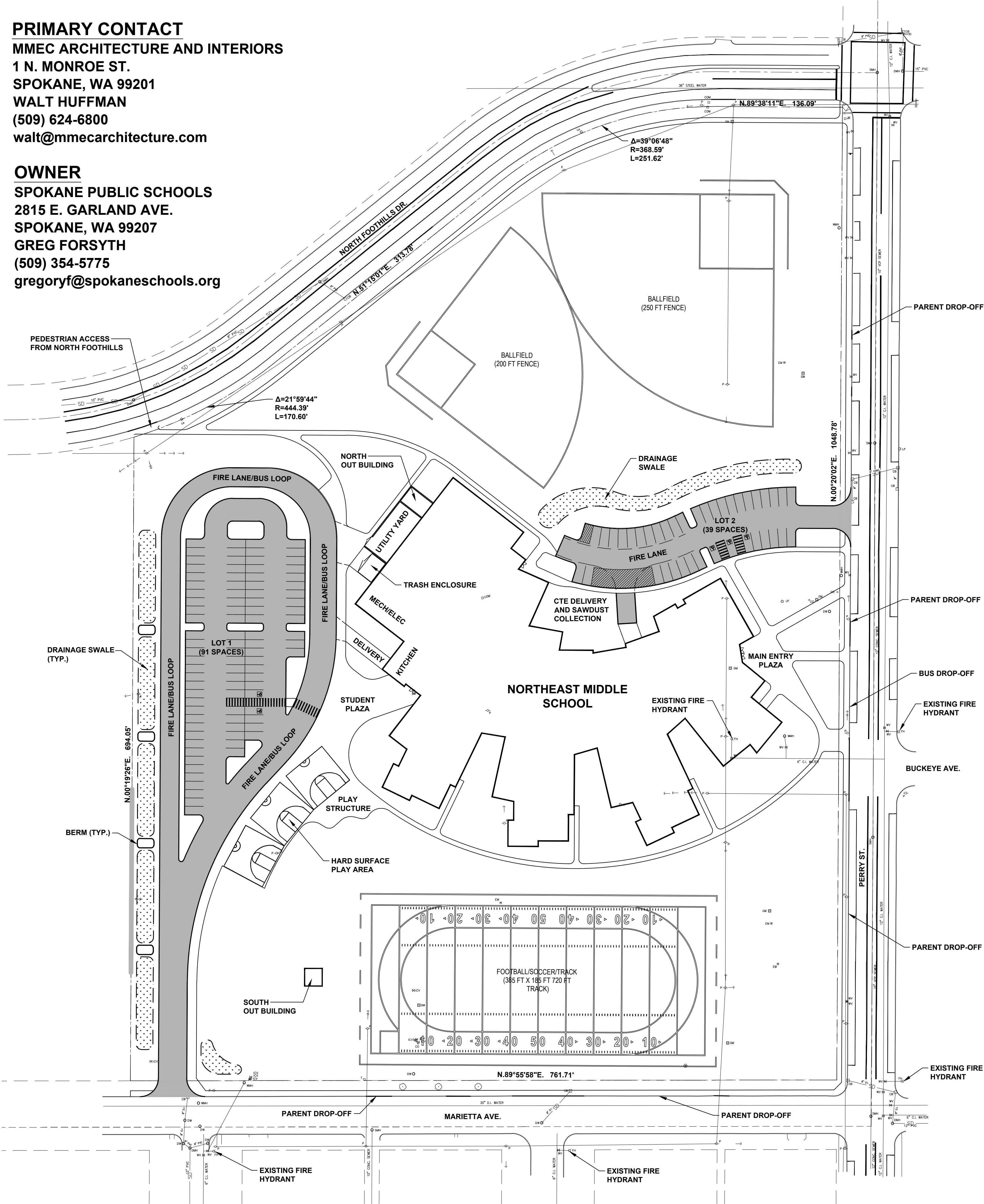
SPOKANE, WA.

PRIMARY CONTACT

MMEC ARCHITECTURE AND INTERIORS
1 N. MONROE ST.
SPOKANE, WA 99201
WALT HUFFMAN
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OWNER

SPOKANE PUBLIC SCHOOLS
2815 E. GARLAND AVE.
SPOKANE, WA 99207
GREG FORSYTH
(509) 354-5775
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BUILDING INFORMATION

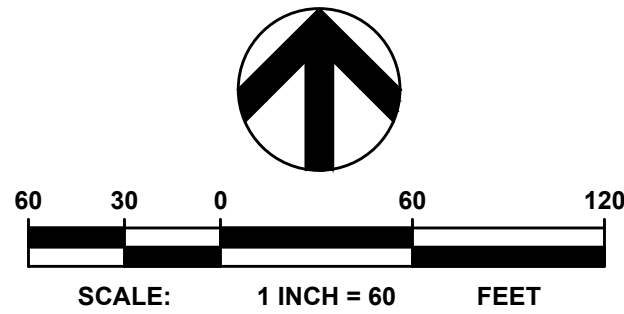
HEIGHT: 2 STORIES, 40 FT.
AREA: LEVEL 1 = 90,989 SF
LEVEL 2 = 47,838 SF
TOTAL = 138,826 SF
OCCUPANCY: EDUCATIONAL GROUP E
(ASSEMBLY AREAS ACCESSORY USES)
CONSTRUCTION TYPE: IIB (MULTIPLE BUILDINGS)
FIRE PROTECTION: FIRE SPRINKLERS, FIRE ALARM,
SMOKE DETECTORS

PROJECT INFORMATION

ESTIMATED PROJECT VALUATION/BUDGET: \$42,000,000.00
ESTIMATED CONSTRUCTION START DATE
EARLY SITE WORK: FALL 2020
BUILDING PACKAGE: SPRING 2021

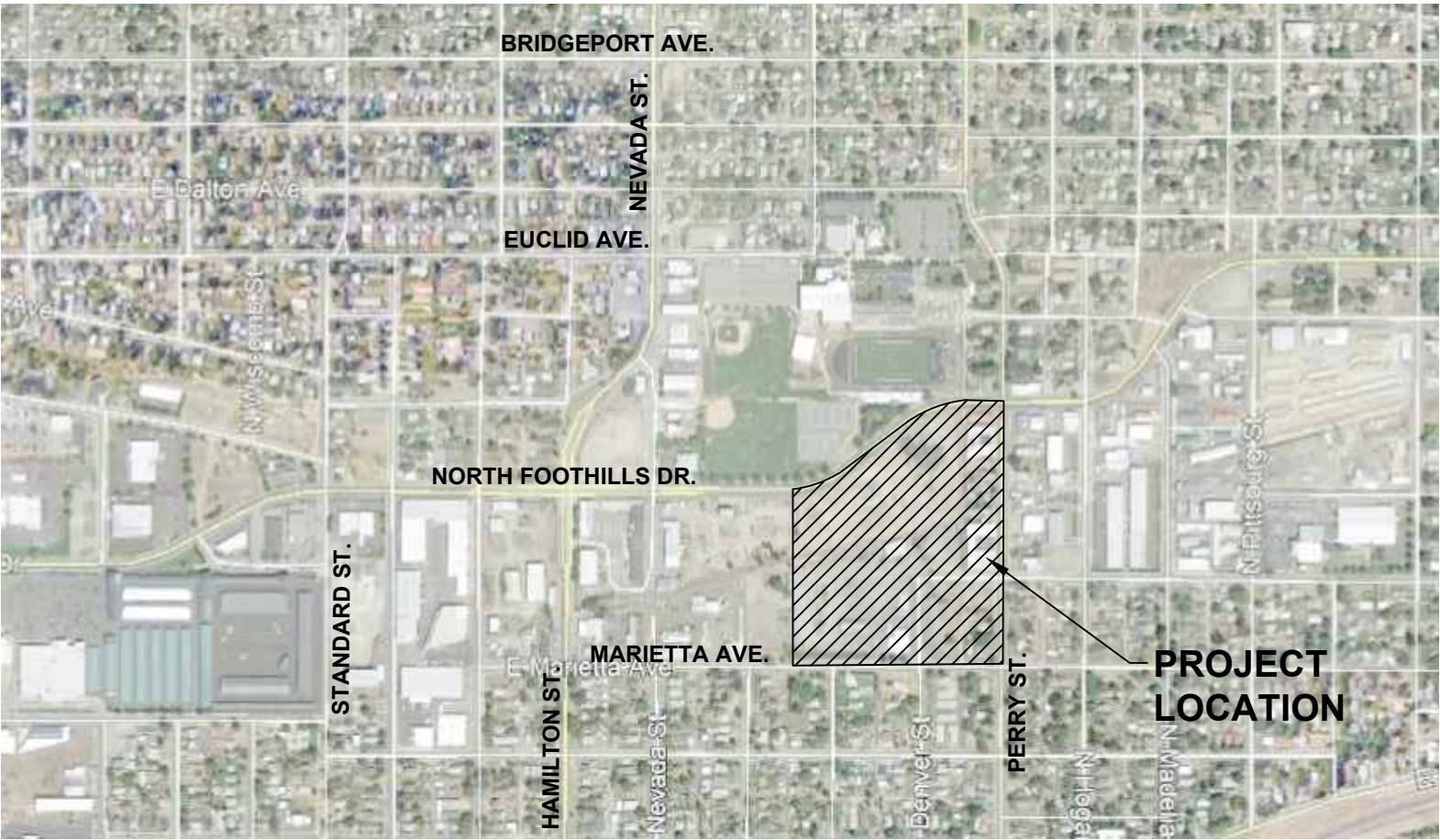
PARKING INFORMATION

LOT	REGULAR STALLS	ACCESSIBLE STALLS	TOTAL
1	89	2	91
2	36	3	39
BOTH	125	5	130



PROPERTY INFORMATION

ADDRESS	PARCEL
2611 N. PERRY ST.	35092.4104
2617 N. PERRY ST.	35092.4103
2623 N. PERRY ST.	35092.4102
2631 N. PERRY ST.	35092.4101
2717 N. PERRY ST.	35092.2604
UNASSIGNED ADDRESS	35092.5707
2731 N. PERRY ST.	35092.2507
2803 N. PERRY ST.	35092.2506
2807 N. PERRY ST.	35092.2505
2827 N. PERRY ST.	35092.2508
2833 N. PERRY ST.	35092.2501
1225 E. MARIETTA AVE.	35081.3105
1317 E. MARIETTA AVE.	35092.4105
1321 E. MARIETTA AVE.	35092.4106
2630 N. DENVER ST.	35081.3301
2706 N. MORTON ST.	35081.3402



VICINITY MAP

REVISIONS



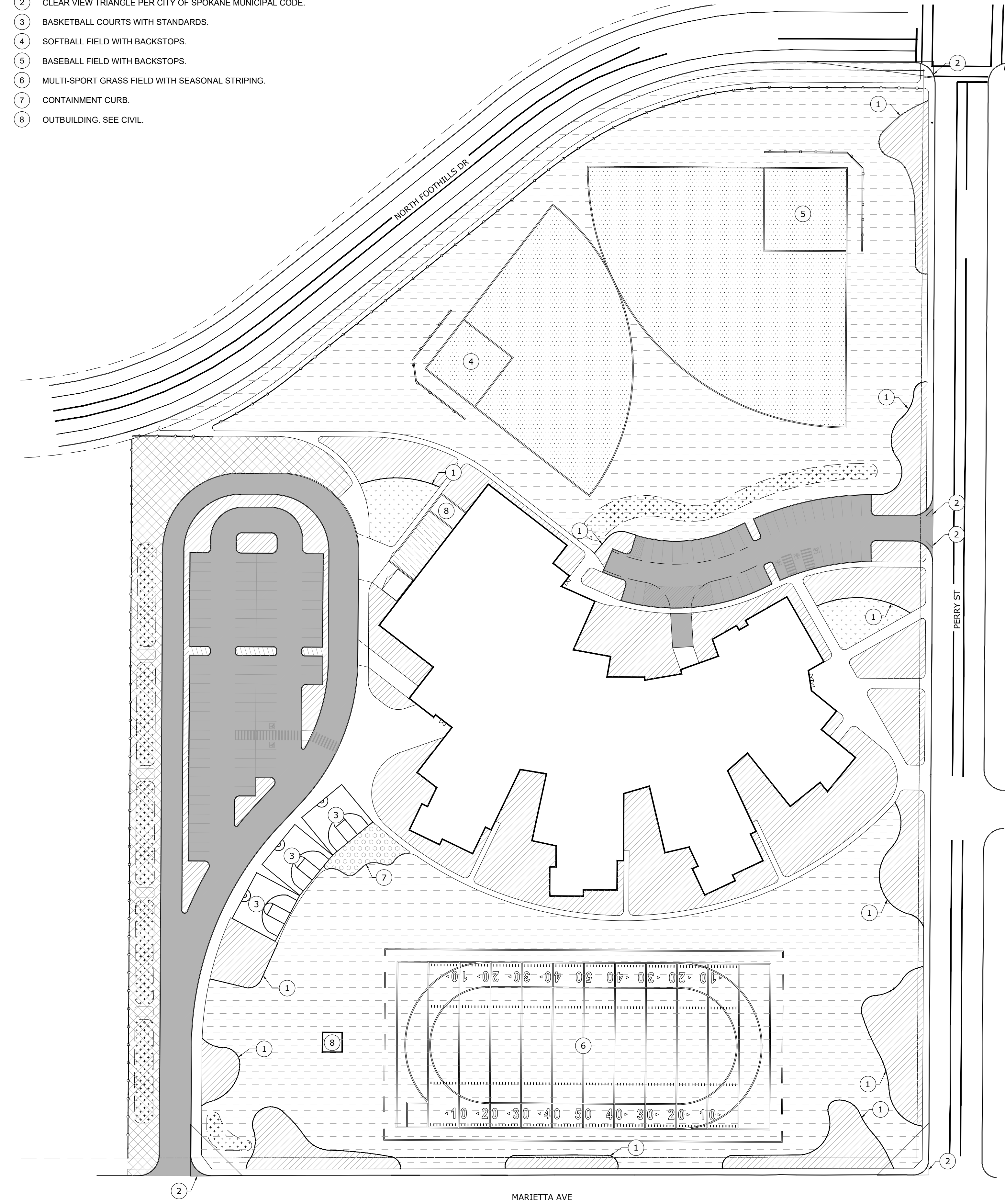
PRE-DEV SITE PLAN
NORTHEAST MIDDLE SCHOOL
SPOKANE, WASHINGTON



File No: 20.01
Date: 7/07/20
Drawn by: CWD
Checked by: SAA
Scale: 1" = 60'
Sheet Title: PRE-DEV SITE PLAN
Sheet No:

CALLOUTS

- 1 6" CONCRETE MOWCURB. SEE SHEET L4.01, DETAIL A.
- 2 CLEAR VIEW TRIANGLE PER CITY OF SPOKANE MUNICIPAL CODE.
- 3 BASKETBALL COURTS WITH STANDARDS.
- 4 SOFTBALL FIELD WITH BACKSTOPS.
- 5 BASEBALL FIELD WITH BACKSTOPS.
- 6 MULTI-SPORT GRASS FIELD WITH SEASONAL STRIPING.
- 7 CONTAINMENT CURB.
- 8 OUTBUILDING. SEE CIVIL.



A CONSTRUCTION PLAN

LEGEND

- SODDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- HYDROSEEDDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- PLANTER AREA WITH BUBBLER IRRIGATION.
- ATHLETIC FIELD WITH AUTOMATIC OVERHEAD IRRIGATION.
- LOW MAINTENANCE GRASS WITH AUTOMATIC OVERHEAD IRRIGATION.
- PLAYGROUND AREA WITH SAFETY SURFACING.
- UTILITY YARD MINERAL MULCH.
- SWALE. SEE CIVIL.
- CHAINLINK PERIMETER FENCE
- CHAINLINK ATHLETIC FENCE.
- PROPERTY LINE

CONSTRUCTION NOTES

- CONTRACTOR SHALL CALL 811 TO LOCATE ALL EXISTING ABOVE OR BELOW GRADE ON-SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK, INCLUDING PLANTING. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. PRESERVE AND PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE OR DISRUPTION, TYPICAL. MAINTAIN LOCATES DURING CONSTRUCTION FOR REFERENCE. CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
- CONTRACTOR TO COORDINATE WITH OWNER'S MAINTENANCE PERSONNEL TO IDENTIFY AND PROTECT ANY EXISTING OWNER MAINTAINED UTILITIES, WATER LINES, IRRIGATION LINES, IRRIGATION CONTROL WIRES OR OTHER IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE UTILITY WORK, SLEEVE AND IRRIGATION INSTALLATION TO AVOID CONFLICTS BETWEEN UTILITIES, IRRIGATION EQUIPMENT AND THE PLACEMENT OF TREES, SHRUBS AND LANDSCAPE EDGING/MOWCURBS.
- THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING SPECIFICATION SECTIONS AND DETAILS DEVELOPED FOR THIS PROJECT. REFER TO THOSE SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNER'S REPRESENTATIVES OF ANY DISCREPANCIES.
- CONTRACTOR TO COORDINATE THESE PLANS WITH CIVIL, ELECTRICAL AND ARCHITECTURAL PLANS. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF CONFLICTS BETWEEN PLANS ARE IDENTIFIED OR IF ADDITIONAL INFORMATION OR CLARIFICATION IS REQUIRED FOR COORDINATION.
- PRESERVE AND PROTECT EXISTING IMPROVEMENTS TO REMAIN. REPAIR OR REPLACE ALL CURBS AND WALKS DAMAGED DURING CONSTRUCTION.
- LAYOUT AND EXTENT OF EXCAVATION TO BE STAKED AND REVIEWED IN THE FIELD BY LANDSCAPE ARCHITECT AND/OR OWNER.
- LIABLE FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND UNDERSTANDING THE LIMITS OR WORK. CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION OF ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHTS-OF-WAY, EASEMENTS, SET-BACKS, OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

LAYOUT NOTES

- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ELEMENTS INCLUDING UTILITY LOCATIONS AND REQUIRED SLEEVING PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. TEMPORARY BENCHMARKS OR REFERENCE POINTS SHALL BE SET BY THE CONTRACTOR AS NECESSARY. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD A DISCREPANCY ARISE AND REDIRECT WORK TO AVOID DELAYS.
- ALL DIMENSIONS SHALL BE VERIFIED IN FIELD AND CHALKED, STRING LINED OR FLAGGED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MINOR ADJUSTMENTS MADE TO ACHIEVE OVERALL DESIGN LAYOUT SHALL BE ACCEPTED BY THE OWNER PRIOR TO CONSTRUCTION.
- LAYOUT IS BASED ON THE POINT(S) OF BEGINNING (P.O.B.) AND BASELINE(S) OR GRID SYSTEM AS SHOWN. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL LAYOUT AND GRADES SHALL BE COMPLETED BY A LICENSED SURVEYOR.
- LAYOUT AND FINAL GRADES TO BE APPROVED BY OWNER'S REPRESENTATIVE. SEE SPECIFICATIONS FOR FINISH GRADE REQUIREMENTS FOR FIELDS.

MATERIAL NOTES

- ALL REINFORCING AND FORMS SHALL BE SECURED IN PLACE AND ACCEPTED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING ANY CONCRETE.
- CONCRETE FINISHES SHALL BE AS NOTED. CONTRACTOR SHALL PROVIDE 4'X4' SAMPLES OF ALL SPECIFIED FINISHES OF CONCRETE USING THE SAME MATERIALS THAT WILL BE USED IN THE ACTUAL CONSTRUCTION FOR EACH TYPE SPECIFIED. SAMPLES SHALL BE PREPARED WELL ENOUGH IN ADVANCE OF SCHEDULED CONCRETE POUR TO ALLOW FOR REVIEW AND POSSIBLE RE-POURING OF UNACCEPTABLE SAMPLES. UNACCEPTABLE SAMPLES SHALL BE RE-PREPARED UNTIL ACCEPTED BY THE OWNER'S REPRESENTATIVE. ACCEPTED SAMPLES SHALL BE PROTECTED AND REMAIN ON SITE FOR REFERENCE UNTIL FINAL ACCEPTANCE.
- ALL FENCES AND GATES SHOWN ON PLAN ARE GRAPHIC REPRESENTATIONS; REFER TO DETAILS AND SPECIFICATIONS FOR PRECISE LOCATION AND GATE OPERATION.
- ASPHALT SHALL NOT BE INSTALLED UNTIL ALL EDGES AND SITE FURNISHING PADS ARE INSTALLED.
- DO NOT PLACE ANY ATHLETIC FIELD MATERIAL UNTIL SUBMITTALS ARE FULLY APPROVED. MATERIAL SUBMITTALS WILL BE COMPARED TO DELIVERED MATERIAL.

REVISIONS

CONSTRUCTION PLAN
NORTHEAST MIDDLE SCHOOL
ADDRESS TBD

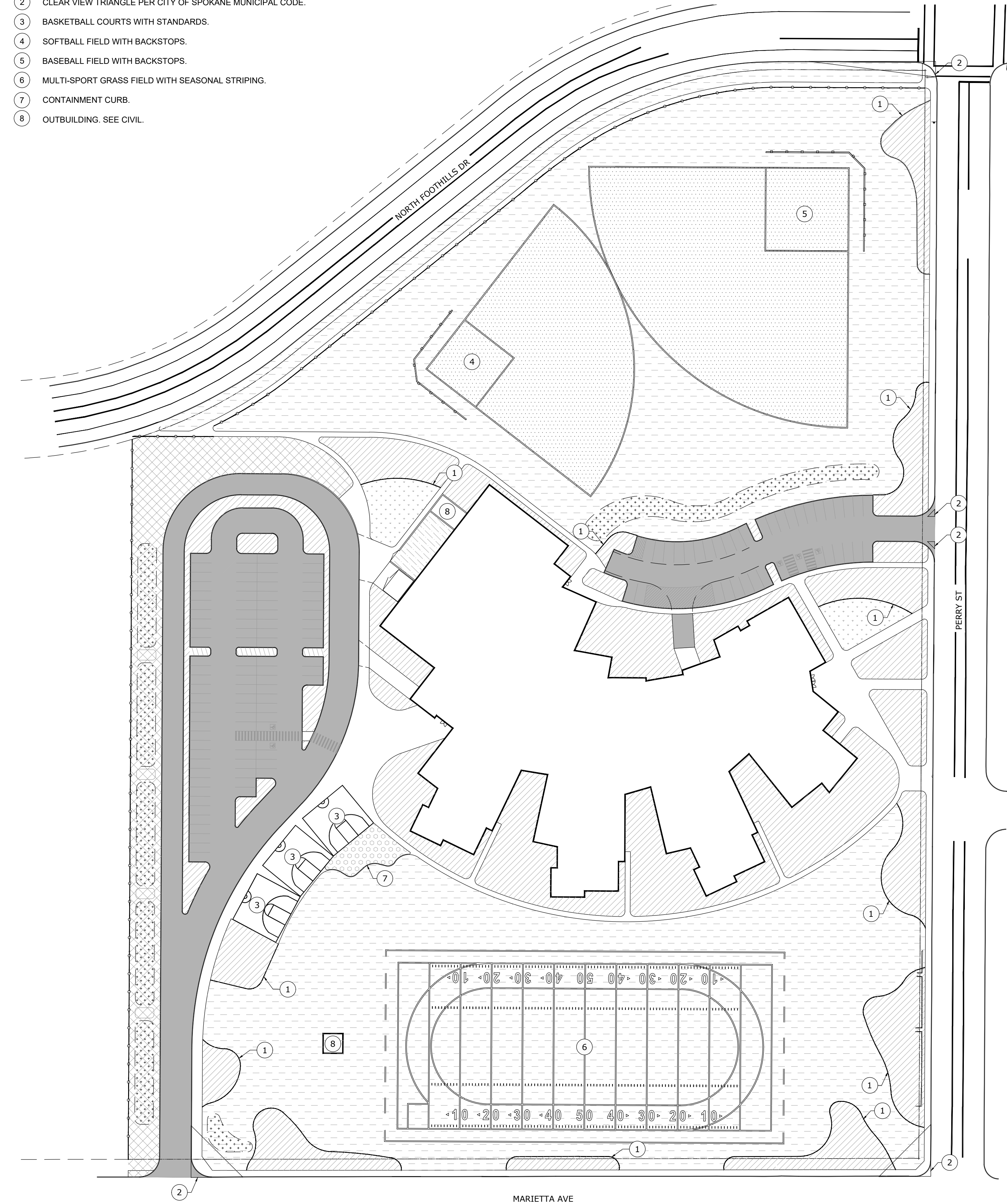
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www.mmeccarchitecture.com

File No:	20.01
Date:	7/8/20
Drawn by:	SLH
Checked by:	MDT
Scale:	1" = 60'
Sheet Title:	CONSTRUCTION PLAN
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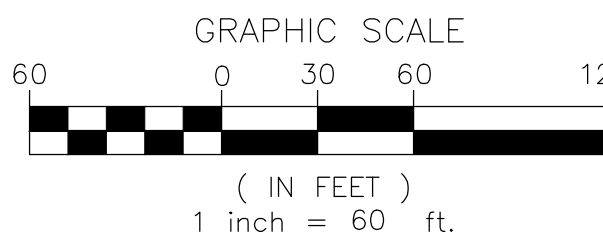
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A IRRIGATION PLAN



LEGEND

- SODDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- HYDROSEEDDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- PLANTER AREA WITH BUBBLER IRRIGATION.
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- PLAYGROUND AREA WITH SAFETY SURFACING.
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- PROPERTY LINE

IRRIGATION LEGEND

- PLANTER AREA IRRIGATION: HUNTER PCN BUBBLERS ON PROS POP-UP SPRINKLERS. 1 X .25 GPM PER SHRUB, ORNAMENTAL GRASS, OR PERENNIAL. 2 X .25 GPM PER TREE.
- POINT OF CONNECTION: CITY OF SPOKANE.
- CALSENSE 3000 TWO-WIRE CONTROLLER. SEE MANUFACTURER'S SPECIFICATIONS.
- WATTS 007M1QT DOUBLE CHECK BACKFLOW PREVENTION, 4".
- MASTER VALVE/FLOW METER: NETAFIM HYDROMETER
- ISOLATION VALVE: WATTS BALL VALVE, WBV-3. LINE SIZE.
- RAIN BIRD PEB WITH CALSENSE DECODERS.
- QUICK COUPLER - RAIN BIRD 44-RC (INSTALL IN VALVE BOX). SEE
- TURF AREA ROTORS: HUNTER I-25/I-40 AND MP ROTATORS.
- RAIN BIRD ROOT ZONE WATERING SYSTEM FOR TREES IN TURF AREAS.
- END OF MAINLINE - CAP MAINLINE AND PROVIDE 36" SPARE WIRE.
- MAINLINE. 4" SCH 40 PVC UNLESS OTHERWISE NOTED.
- LATERAL LINE - SCHEDULE 40 PVC - 1" UNLESS OTHERWISE NOTED.
- PIPE SLEEVE - SCHEDULE 40 PVC.
- CONTROL WIRE IN CONDUIT.
- VALVE NO. DENOTES BUBBLER VALVE
- VALVE SIZE
- GPM

IRRIGATION NOTES

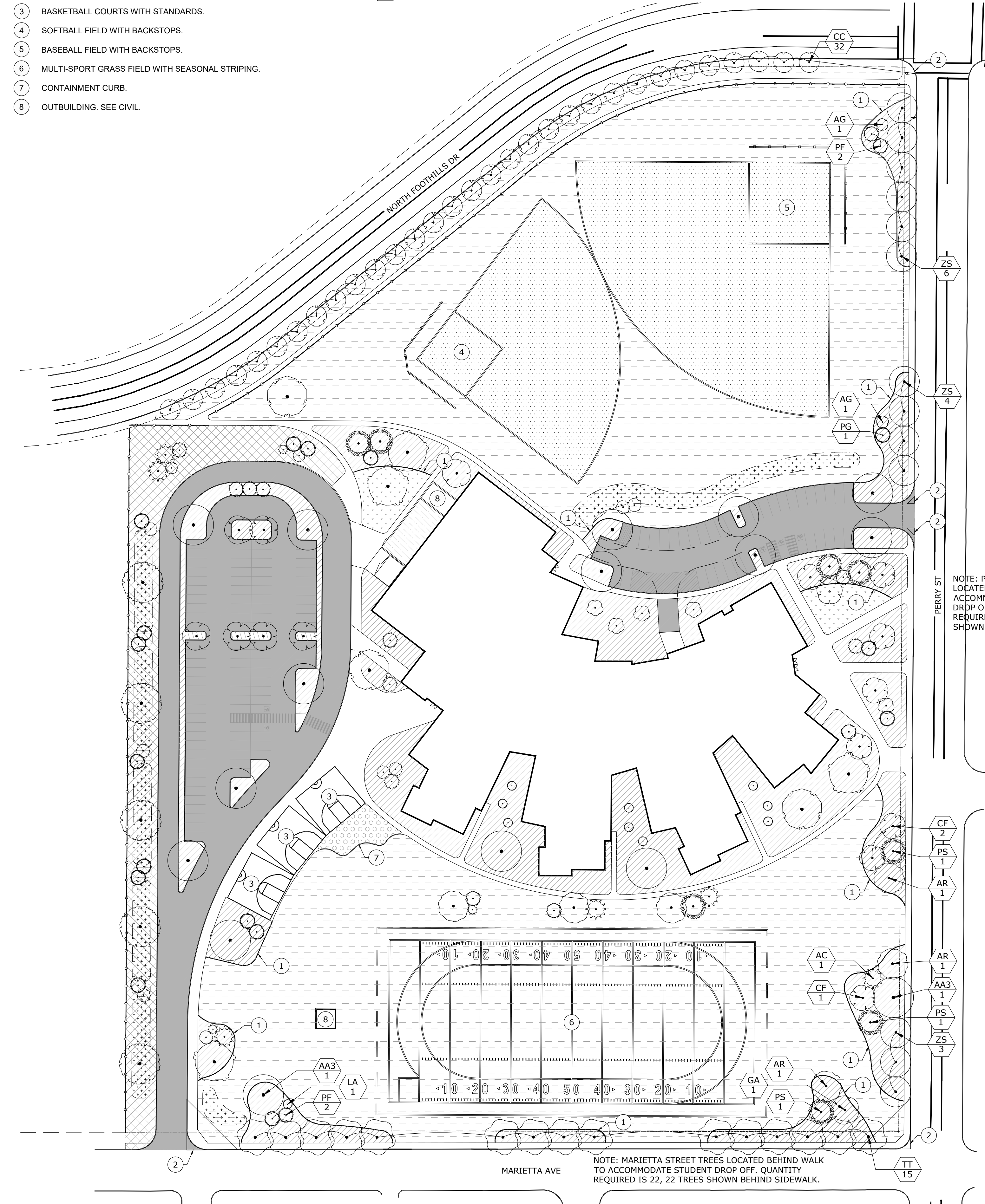
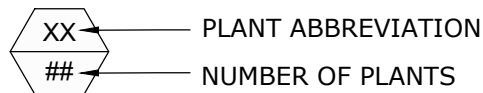
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- CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND NOTIFYING THE OWNER AND OWNERS REPRESENTATIVES OF DISCREPANCIES. VERIFY THAT SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR ACCEPTS SUB GRADES UPON COMMENCEMENT OF WORK AND IS RESPONSIBLE FOR ANY CORRECTIONS REQUIRED AFTER WORK BEGINS.
- IRRIGATION LAYOUT IS DIAGRAMMATIC. IRRIGATION EQUIPMENT IS OFTEN SHOWN OUTSIDE OF LANDSCAPE AREAS FOR CLARITY. IRRIGATION EQUIPMENT SHALL ALWAYS BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SPECIFICALLY NOTED. LOCATE VALVE BOXES NEXT TO CURBS, PAVED SURFACES, OR IN PLANTING BEDS WHERE POSSIBLE. VALVES AND VALVE BOXES SHALL NOT BE LOCATED IN THE BOTTOMS OF SWALES OR AT SWALE INLETS.
- IRRIGATION CONTROLLER. SUPPLY CONTROLLER AS SPECIFIED AND LOCATE AS SHOWN ON PLANS AND DETAILS. COORDINATE LOCATION AND INSTALLATION OF CONTROLLER(S) WITH GENERAL CONTRACTOR FOR ELECTRICAL SERVICE AND SWEEPS THROUGH FOUNDATIONS AS NECESSARY. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES INCLUDING BUILDING/ELECTRICAL PERMIT REQUIREMENTS.
- IRRIGATION SYSTEM BASIS OF DESIGN:
 - STATIC PRESSURE: XX PSI AT THE SOURCE.
 - SOURCE: EXISTING POTABLE CITY WATER.
 - CONTRACTOR TO VERIFY WORKING PSI AT MINIMUM OPERATING FLOW PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DEFICIENCIES PRIOR TO COMMENCEMENT OF WORK.
- SLEEVE SCHEDULE:
 - ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER HARD SURFACES.
 - PIPES TO 4": 6" CLASS 200 SLEEVE.
 - PIPES GREATER THAN 4": 8" CLASS 200 SLEEVE.
 - CONTROL WIRES: 3" MIN. CLASS 200 SLEEVE.
- CONTRACTOR TO INSTALL THRUST BLOCKING AT MAINLINE CHANGES OF DIRECTION FOR ALL MAINLINE PIPING 2" AND LARGER.
- PRESSURE TESTING: PRESSURE TESTING IS REQUIRED FOR ALL MAINLINE AND LATERAL LINES. SEE SPECIFICATIONS FOR REQUIREMENTS.
- INSTALL ALL VALVE BOXES PERPENDICULAR TO ADJACENT FENCES, WALKS, AND BUILDINGS. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO HEAD LOCATIONS IN FIELD AS NECESSARY TO ENSURE HEAD TO HEAD COVERAGE WITH NO OVERSPRAY ON TO PAVED SURFACES. SOME ROTOR ZONES ARE DESIGNED WITH GREATER THAN HEAD TO HEAD COVERAGE TO COMPENSATE FOR WIND ADJUST AS NECESSARY FOR COVERAGE.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS IN ADHERENCE TO LOCAL CODES.
- 120V AC ELECTRICAL POWER SOURCE AT BOTH CONTROLLER LOCATIONS SHALL BE PROVIDED. SEE ELECTRICAL PLANS. FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND INCLUDE ALL PERMITS SHALL BE IN ACCORDANCE WITH LOCAL CODES.

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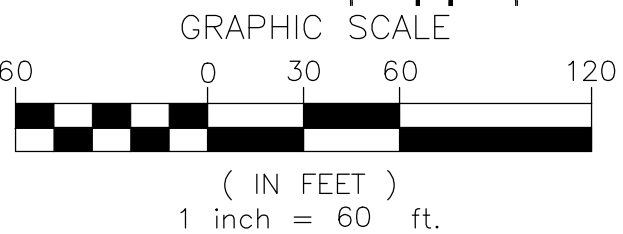
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PLANT CALLOUTS



A LANDSCAPE PLAN



LEGEND

- SODDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- HYDROSEEDDED TURF WITH AUTOMATIC OVERHEAD IRRIGATION.
- PLANTER AREA WITH BUBBLER IRRIGATION.
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- UTILITY YARD MINERAL MULCH.
- SWALE. SEE CIVIL.
- CHAINLINK PERIMETER FENCE
- CHAINLINK ATHLETIC FENCE.
- PROPERTY LINE

PLANT LIST (DRAFT)

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AA3	Acer x freemanii 'Jeffsred'	Autumn Blaze Maple	2" Cal	16
AC	Abies concolor	White Fir	7-8' Tall	6
AG	Acer griseum	Paperbark Maple	2" Cal.	4
AM	Acer saccharum 'Green Mountain' TM	Green Mountain Sugar Maple	2" Cal.	4
AR	Acer rubrum 'October Glory' TM	October Glory Maple	2" Cal.	6
CC	Carpinus caroliniana	American Hornbeam	2" Cal.	31
CF	Cornus florida	Flowering Dogwood	2" Cal.	9
CR	Chionanthus retusus	Chinese Fringe Tree	2" Cal.	5
FS	Fagus sylvatica	European Beech	2" Cal.	3
GA	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2" Cal	8
LA	Liriodendron tulipifera 'Arnold'	Arnold Tulip Poplar	2" Cal.	10
NS	Nyssa sylvatica	Black Tupelo	2" Cal	8
PE	Pinus sylvestris 'Fastigiata'	Erect Scotch Pine	7-8' Tall	3
PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	7-8' Tall	16
PG	Picea pungens 'Glauca'	Colorado Blue Spruce	7-8' Tall	15
PS	Pinus sylvestris	Scotch Pine	7-8' Tall	8
QP	Quercus palustris	Pin Oak	2" Cal.	5
TT	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	15
ZS	Zelkova serrata	Sawleaf Zelkova	2" Cal.	13
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	
BX	Buxus x 'Green Gem'	Green Gem Boxwood	2 gal	
CA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	
CC2	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	1 gal.	
CS	Cornus sericea 'Kelsey'	Kelsey Dogwood	1 gal	
GA2	Gaillardia x 'Arizona Sun'	Blanket Flower	1 gal.	
H	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal	
HB	Hemerocallis x 'Little Business'	Little Business Daylily	1 gal	
HP	Hesperaloe parviflora 'Perpa' TM	Brakelights Red Yucca	1 gal.	
HS	Helictotrichon sempervirens	Blue Oat Grass	1 gal	
HT	Hosta tardiana 'MonLisa'	Frosty Ribbon Hosta	1 gal	
LH	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	1 gal	
ML	Miscanthus sinensis 'Little Zebra'	Little Zebra Silver Grass	1 gal	
MM	Miscanthus sinensis 'Morning Light'	Eulalia Grass	2 gal	
MR	Monarda didyma 'Raspberry Wine'	Raspberry Wine Bee Balm	1 gal	
PC	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	2 gal.	
PD	Pennisetum alopecuroides 'Desert Plains'	Desert Plains Fountain Grass	1 gal.	
RM	Rosa x 'Meiboulka' P.P.A.F.	Oso Easy Cherry Pie Rose	2 gal	
RR	Rhododendron x 'Ramapo'	Ramapo Rhododendron	2 gal.	
RS	Rudbeckia hirta 'Indian Summer'	Gloriosa Daisy	1 gal	
SB	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	1 gal.	
YF	Yucca filamentosa	Adam's Needle	1 gal.	

PLANT QUANTITY NOTE: CONTRACTOR SHALL VERIFY QUANTITIES IN PLANT LEGEND WITH PLANT SYMBOLS ON PLANS.

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- REMOVE ALL CONSTRUCTION DEBRIS, CONCRETE, MORTAR, ROCKS, ETC FROM LANDSCAPE AREAS PRIOR TO SUB GRADE PREPARATION AND INSTALLATION OF PLANTING SOIL.
- TREES AND SHRUBS TO MEET REQUIREMENTS OF AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND MATERIAL CONDITION.
- PLANT COUNTS IN LEGEND ARE FOR REFERENCE ONLY. PLANT SYMBOLS DICTATE THE REQUIRED PLANTS.
- PLANTING SOIL SCHEDULE (SEE SPECIFICATIONS):
 - a. SODDED LAWN AREAS: 4" OF APPROVED PLANTING SOIL TYPE 'B'.
 - b. SEEDDED ATHLETIC FIELD: 6" OF APPROVED PLANTING SOIL TYPE 'B'.
 - c. PLANTING AREAS: 6" OF APPROVED PLANTING SOIL TYPE 'B'.
- MINERAL MULCH SCHEDULE (SEE SPECIFICATIONS):
 - a. PLANTING AREAS: 2" OF MINERAL MULCH TYPE 'A'. 5/8" BASALT CHIP
- ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN AUTOMTIC IRRIGATION SYSTEM. SEE IRRIGATION PLANS AND SPECIFICATIONS.
- TREE LOCATIONS MAY VARY DEPENDING ON WALK, DRIVEWAY, AND UTILITY LOCATIONS. STAKE FOR APPROVAL PRIOR TO PLANTING.
- LAYOUT OF MOWCURBS AND EDGING TO BE MARKED FOR APPROVAL PRIOR TO INSTALLATION.
- DO NOT COMPACT BOTTOMS OF SWALES, PROTECT SWALES FROM CONSTRUCTION TRAFFIC AND DEBRIS. SEE CIVIL PLANS FOR SOILS IN SWALES.
- ALL TREES TO BE SINGLE TRUNKED, UNLESS OTHERWISE NOTED. MULTI-TRUNKED TREES TO INCLUDE MAIN LEADER EQUAL OR GREATER TO SIZE SPECIFIED.
- TREES OF THE SAME SPECIES SHALL BE MATCHED FROM SAME LOT AND GROWER.
- FINISH GRADE TO BE:
 - a. PLANTING AREAS: 1 1/2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS BEFORE INSTALLATION OF MINERAL/ORGANIC MULCH.
 - b. TURF AREAS, SEEDDED: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.
 - c. TURF AREAS, SODDED: 2" BELOW ADJACENT WALKS OR HARDSCAPE ELEMENTS.
- ALL STREET TREE PLANTING NOT PERFORMED BY URBAN FORESTRY STAFF MUST BE PERFORMED BY A CITY APPROVED CERTIFIED ARBORIST.
- PRIOR TO STREET/PUBLIC TREE INSTALLATION, PLEASE HAVE THE CONTRACTED LICENSED CERTIFIED ARBORIST SUBMIT A COMPLETE PUBLIC TREE PERMIT APPLICATION AT LEAST 10 DAYS PRIOR TO WORK BEING PERFORMED FOR THIS PROJECT TO INCLUDE CERTIFIED ARBORIST INFORMATION AND START AND COMPLETION DATES.
- STREET TREE SPECIES ARE APPROVED AS INDICATED ON THE PLANT SCHEDULE AND PLAN. ANY SUBSTITUTIONS MUST HAVE WRITTEN APPROVAL FROM URBAN FORESTRY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PLANT ALL STREET TREES AND SHRUBS ACCORDING TO DETAIL V-101 AND V-102. AFTER PLANTING IF TREES ARE UNSTABLE STAKING MAY BE USED BUT ONLY AS NECESSARY. AT 6 MONTHS ALL STAKING MATERIAL SHALL BE REMOVED. IF TREE IS STILL UNSTABLE AFTER 6 MONTHS TREE MAY NEED TO BE REPLACED.
- NO STREET TREE SHALL BE PLANTED WITHIN FIFTEEN (15) FEET OF ANY DRIVEWAY, ALLEY, STREET LIGHT, UTILITY POLE, UNDERGROUND UTILITY, NON-SAFETY STREET SIGN (EX. PARKING, STREET NAME) OR FIRE HYDRANT. NO TREE SHALL BE PLANTED WITHIN TWENTY (20) FEET OF A CRITICAL STREET SAFETY SIGN (EX. STOP, YIELD, OR PEDESTRIAN CROSSINGS). 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.

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Scale: 1" = 60'
Sheet Title: LANDSCAPE PLAN
Sheet No: L3.00

1 BASELINE TWO-WIRE DECODER CONTROLLER, PEDESTAL AND CABINET

2 CONCRETE PAD: 6-INCH MINIMUM THICKNESS

3 FINISH GRADE

4 POWER SUPPLY WIRE, SEE ELECTRICAL PLANS

5 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY

6 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE

7 MAXICABLE TWO-WIRE PATH TO DECODERS. USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.

8 COMPACTED SUBGRADE

NOTES:

1. PROVIDE GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

SCALE = NTS

A 2-WIRE CONTROLLER

FIELD DECODER

FINISH GRADE

EXTEND VALVE BOX AS REQ'D

24" SLACK WIRE

SCH 80 PVC UNION

LATERAL LINE PIPING

4" CLEAR BETWEEN GRAVEL & VALVE

(2) SCH 80 PVC NIPPLES (TYP)

6" DEEP PEA GRAVEL

CONCRETE-PAVING BRICK SUPPORTING VALVE BOX

PVC MAIN LINE PIPING

TAPE WIRE TO SIDE OF MAIN LINE PIPING @ 10'-0" O.C.

NOTES:

1. ONLY ONE AUTOMATIC VALVE PER VALVE BOX.

2. VALVE BOX TO REST ON CONCRETE PAVER BRICKS, NO PRESSURE TO BE PLACED ON MAINLINE OR LATERAL LINE.

3. INSTALL FIELD DECODER PER MANUFACTURER'S SPECIFICATIONS.

4. PROVIDE 24" OF COILED WIRE SLACK IN VALVE BOX.

5. DECODER TO BE INSTALLED WITH REMOTE CONTROL VALVE (TYP), WHERE APPLICABLE. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET.

6. INSTALL LINE SURGE PROTECTION PER MANUFACTURERS SPECIFICATION.

SCALE = NTS

B 2-WIRE CONTROL VALVE

VALVE BOX - INSTALL FLUSH WITH FINISHED GRADE IN TURF AREAS & 2" ABOVE FINISHED GRADE IN SHRUB BEDS (FLUSH WITH TOP OF TOP DRESSING).

FINISH GRADE

3" MIN.

EXTENSION PIPE SLEEVE WHEN VALVE IS DEEPER THAN VALVE BOX. CLASS 200 PVC, SIZED TO FIT, 4" MIN DIAMETER.

FILL WITH PEA GRAVEL. LEAVE 3" BETWEEN TOP OF GRAVEL AND TOP OF PIPE

ISOLATION VALVE

SCH. 80 PVC FLANGE FITTING FOR 6" VALVES & SCH. 80 UNIONS FOR 4" VALVES AND LESS

MAINLINE

MIN. 3" DEPTH GRAVEL SUMP

3/8" PEA GRAVEL

CONCRETE PAVER ONE @ EA. CORNER (4) IN GRASS AREAS ONLY

SCALE = NTS

C ISOLATION VALVE - FLANGED

VALVE BOX - INSTALL FLUSH WITH FINISHED GRADE IN TURF AREAS & 2" ABOVE FINISHED GRADE IN SHRUB BEDS (FLUSH WITH TOP OF TOPDRESSING).

2" MIN - 6" MAX FINISHED GRADE

FINISHED GRADE

QUICK COUPLER VALVE

3/8" PEA GRAVEL

GALVANIZED NIPPLE

12" GALVANIZED NIPPLE

GALVANIZED ELBOW

MAINLINE - INSTALL 10' OF GALVANIZED MAINLINE AT END OF MAINLINE LOCATIONS AND QCV'S CLOSEST TO POINTS OF CONNECTION FOR WINTERIZATION PURPOSES

GALVANIZED SIDE MOUNTED PIPE

SCALE = NTS

D QUICK COUPLER VALVE IN BOX

CAP END OF MAINLINE

44RC QCV

1" BALL VALVE DRAIN

2"x1" L

2"x2"x1" T

CARSON JUMBO HEAVY DUTY VALVE BOX

NEW PVC MAINLINE

NOTES:

1. INSTALL AT END OF EACH MAINLINE TERMINATION.

2. INSTALL QCV ON 24# REBAR SUPPORT STAKE IN VALVE BOX.

3. INSTALL 1" BALL VALVE AS DRAIN VALVE.

4. END OF MAINLINE ASSEMBLY TO BE INSTALLED IN CARSON JUMBO HEAVY DUTY RECTANGULAR VALVE BOX.

5. EXTEND CONTROL WIRES TO END OF MAINLINE ASSEMBLY. COIL 36" OF SPARE WIRE AT THE END OF MAINLINES.

6. EXTEND SPARE WIRE TO ENDS OF MAINLINE.

SCALE = NTS

E END OF MAINLINE ASSEMBLY

FINISH GRADE

18" MIN

24" MIN

COMPACTED BACKFILL

PVC LATERAL LINE PIPING

LOCATOR WIRE ON MAI LINE PIPING - TAPE WIRE TO TOP OF MAIN LINE @ 10'-0" O.C.

2" SAND OR ROCK-FREE SOIL SURROUNDING PIPE (TYP)

PVC MAIN LINE PIPING - INSTALL AUTOMATIC CONTROL WIRES IN CONDUIT TO SIDE OF MAINLINE

NOTES:

1. TRENCHING DEPTHS SHALL BE CONSISTENT WITH LOCAL REQUIREMENTS AND STANDARDS.

SCALE = NTS

F IRRIGATION TRENCHING 2

EXTEND 18" BEYOND EDGE OF PAVED SURFACE (TYP)

HARDSCAPE

45°

45°

45°

45°

45°

45°

SLEEVE (TYP)

MAINLINE OR LATERAL LINE

PVC LATERAL/MAINLINE

SLEEVE

FRONT ELEVATION

SIDE ELEVATION

NOTES:

1. THERE SHALL NOT BE 90° JOINTS DIRECTING LATERALS AND MAINLINES INTO SLEEVES. MAXIMUM ANGLE SHALL BE 45°.

SCALE = NTS

G SLEEVING UNDER HARDSCAPE

UNDISTURBED SUBGRADE

UNDISTURBED SUBGRADE

UNDISTURBED SUBGRADE

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UNDISTURBED SUBGRADE

UNDISTURBED SUBGRADE

UNDISTURBED SUBGRADE

UNDISTURBED SUBGRADE

STRAPS

UNDISTURBED SUBGRADE

LEGEND:

A. THROUGH LINE CONNECTION, TEE

B. THROUGH LINE CONNECTION, CROSS USED AS TEE

C. DIRECTION CHANGE, TEE USED AS ELBOW

D. DIRECTION CHANGE, CROSS USED AS ELBOW

E. DIRECTION CHANGE 90 ELBOW

F. DIRECTION CHANGE

G. THROUGH LINE CONNECTION, WYE

H. VERTICAL DIRECTION CHANGE/BEND ANCHOR. (SEE NOTES)

I. VALVE ANCHOR (SEE NOTES)

J. END OF LINE

NOTES:

1. IF THRUSTS DUE TO HIGH PRESSURE ARE EXPECTED, ANCHOR VALVES AS SHOWN IN DETAIL #9. AT VERTICAL BENDS, ANCHOR TO RESIST OUTWARD THRUSTS.

2. THRUST BLOCKS SHALL BE INSTALLED ON ALL MAINLINES 3" DIA. & ABOVE

3. THRUST BLOCKS SHALL NOT OVERLAP ONTO FITTING EDGES

4. PLACE SHEET PLASTIC BETWEEN CONCRETE AND PIPE

5. CONCRETE MIX: 5 SACK MIX PER CUBIC YARD, 1 CUBIC FT OF CONCRETE PER BLOCK

6. CENTER PIPE IN THE MIDDLE OF THRUST BLOCK

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING ADEQUATE THRUST BLOCKS IN ALL PIPING INSTALLATION

8. DO NOT RUN WIRES THROUGH THRUST BLOCKS

9. USE FORMS TO CONTROL CONCRETE

SCALE = NTS

H THRUST BLOCKING

FINISH GRADE/TOP OF MULCH

ROTOR POP-UP SPRINKLER

PVC SCH 80 NIPPLE (LENGTH AS REQ'D)

PVC SCH 40 ELL

PVC SCH 40 STREET ELL

2" MIN. PVC SCH 80 NIPPLE

PVC SCH 40 STREET ELL

PVC SCH 40 TEE OR ELL

PVC LATERAL LINE PIPING

SCALE = NTS

I ROTOR ASSEMBLY

FINISH GRADE/TOP OF MULCH

ROTATOR POP-UP SPRINKLER WITH SPRAY NOZZLE

PVC SWING PIPE ASSEMBLY OR FUNNY PIPE ASSEMBLY

PVC SCH 80 NIPPLE (LENGTH AS REQ'D)

PVC SCH 40 ELL

PVC SCH 40 STREET ELL

2" MIN. PVC SCH 80 NIPPLE

PVC SCH 40 STREET ELL

PVC SCH 40 TEE OR ELL

PVC LATERAL LINE PIPING

SCALE = NTS

J POP-UP SPRAY ASSEMBLY

POP-UP HEAD

FINISH GRADE

1" MIN. - 3" MAX.

CURB, WALK, MOW STRIP, OR BUILDING

TRIPLE SWING JOINT - N.T.E. 45 DEG ANGLE

(3) STREET ELLS

LATERAL LINE PIPING

CRUSHED ROCK

SCALE = NTS

K HEADS ADJACENT HARDSCAPE

SHRUB OR TREE

BUBBLER: HUNTER PCN-25

POP-UP SPRAY HEAD: HUNTER PRO-SPRAY

TOP OF GRADE

WATER TROUGH

MULCH

1/2" MALE MALE NPT x 490-INCH BARB ELBOW

1/2" FLEXIBLE SWING PIPE

PVC LATERAL LINE

1/2" MALE MALE NPT x 490-INCH BARB ELBOW

PVC TEE OR ELL

PVC LATERAL PIPING TO BE INSTALLED 18" BELOW FINISHED GRADE

NOTES:

1. INSTALL RISER ADAPTER AS NECESSARY TO ENSURE BUBBLER FILTER SCREEN INSTALLATION.

SCALE = NTS

L BUBBLER ON POP-UP HEAD

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DETAILS



B POURED-IN-PLACE SAFETY SURFACING



SCALE = NTS



E CITY OF SPOKANE
SHRUB PLANTING DETAIL

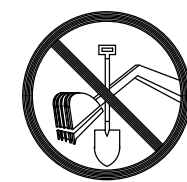
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SCALE: NTS

NOTES:
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