

AIRGAS BUILDING RENOVATION

CITY OF ARLINGTON GENERAL CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CITY OF ARLINGTON PUBLIC WORKS STANDARDS AND SPECIFICATIONS, AND THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD BRIDGE, AND MUNICIPAL CONSTRUCTION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
2. IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO OBTAIN A GRADING PERMIT, RIGHT-OF-WAY PERMIT, AND UTILITY PERMITS, FROM THE CITY. ALL REQUIRED PERMITS FROM OTHER AGENCIES MUST ALSO BE OBTAINED BY THE DEVELOPER/CONTRACTOR.
3. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE DEVELOPER/ CONTRACTOR SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH THE CITY. THE CONTRACTOR SHALL SCHEDULE THE PRE-CONSTRUCTION CONFERENCE BY CALLING (360) 403-3500. PRIOR TO SCHEDULING, THE CONTRACTOR MUST SUBMIT AND RECEIVE APPROVAL FOR THE TRAFFIC CONTROL PLAN, CITY PERMITS, TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, PERFORMANCE BOND, COPY OF OTHER AGENCY PERMITS, A COPY OF THE CONTRACTOR'S LICENSE, AND PROOF OF INSURANCE COVERAGE.
4. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE ON THE JOB SITE WHEN CONSTRUCTION IS IN PROGRESS.
5. ALL SITE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, THE CITY ENGINEER, AND OTHER APPROPRIATE PUBLIC AGENCIES.
6. ALL OF THE LOCATIONS OF THE EXISTING UTILITIES SHOWN IN THE PLANS HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHALL THEREFORE BE CONSIDERED APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS.
7. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATE SERVICE (1-800-424-5555 OR 811) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
8. INSPECTION AND ACCEPTANCE OF ALL WORK WILL BE ASCOMPANIED BY REPRESENTATIVES OF THE CITY OF ARLINGTON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE AVAILABLE TO THE CITY ALL NECESSARY INSPECTIONS, ALLOWING PROPER ADVANCE NOTICE. THE INSPECTOR MAY REQUIRE REMOVAL AND REPLACEMENT OF ITEMS THAT DO NOT MEET CITY STANDARDS OR WERE CONSTRUCTED WITHOUT INSPECTION.
9. THE CONTRACTOR SHALL KEEP THE ON-SITE AND OFF-SITE STREETS CLEAN AT ALL TIMES BY CLEANING WITH SWEEPERS AND/OR HOULING THROUGH. MAINTAINING OF CURBS SHALL NOT BE DONE PRIOR TO PRIOR APPROVAL FROM THE CITY INSPECTOR. INSTALL MET PROTECTION AT ADJACENT CATCH BASINS AS NECESSARY. THE CONTRACTOR SHALL PERFORM TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL, DUST CONTROL, NOISE CONTROL, AND TRAFFIC CONTROL AS REQUIRED BY THE CITY OR OTHER APPLICABLE AGENCIES.
10. THE CONTRACTOR SHALL MAINTAIN TWO (2) SETS OF "AS-BUILT" PLANS SHOWING ALL FIELD CHANGES AND MODIFICATIONS, IMMEDIATELY AFTER CONSTRUCTION COMPLETION. THE CONTRACTOR SHALL DELIVER BOTH COPIES OF RED-LINED PLANS TO THE CITY. THE CITY WILL FORWARD ONE OF THE COPIES TO THE DESIGN ENGINEER.

CITY OF ARLINGTON WATER SYSTEM CONSTRUCTION NOTES

1. ALL MATERIALS SHALL CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS AND SHALL BE APPROVED BY THE CITY PRIOR TO DELIVERY TO THE JOB SITE. MATERIAL SUBMITALS ARE REQUIRED AND MUST BE APPROVED PRIOR TO SCHEDULING A PRE-CONSTRUCTION CONFERENCE.
2. WATER MANS SHALL BE CEMENT-LINED DUCTILE IRON PIPE CLASS 52 UNLESS OTHERWISE APPROVED BY THE CITY.
3. ALL SERVICE LOCATIONS SHALL BE FIELD APPROVED BY THE CITY PRIOR TO INSTALLATION.
4. ADEQUATE TRENCH SHEETING AND/OR SHORING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY OSHA AND WSHA.
5. THE PIPE SHALL BE INSTALLED BY FOLLOWING THE FINISHED GRADE PROFILE WHEREVER POSSIBLE. THE DEPTH OF COVER SHALL BE TYPICALLY 36 INCHES (3 FEET), AND MAY BE UP TO 60 INCHES (5 FEET) WITH THE APPROVAL OF THE CITY ENGINEER. WATER MANS UNDER THE STATE (OR COUNTY) HIGHWAYS SHALL MEET THE MINIMUM COVER DEPTHS REQUIRED BY WSDOT (OR SNOHOMISH COUNTY).
6. PRE-JOINT DETECTIONS SHALL NOT EXCEED ONE-HALF OF PIPE MANUFACTURER'S RECOMMENDED MAXIMUM DEPTH. JOINTS SHALL BE REWORKED TO MAINTAIN PROPER WATER MAN ALIGNMENT WITHIN EXISTENTS OR PUBLIC RIGHT-OF-WAY.
7. WATER MAIN SHALL NOT BE PLACED UNDER SIDEWALK, CURBS, GUTTERS, OR ANY PERMANENT STRUCTURES WITHOUT THE PRIOR APPROVAL OF THE CITY ENGINEER.
8. NO CONNECTION TO THE CITY WATER SYSTEM IS ALLOWED UNTIL THE NEW CONSTRUCTION PASSES PRESSURE AND PURITY TESTS, AND HAS BEEN APPROVED AND ACCEPTED BY THE CITY.
9. PRIOR TO MAKING CONNECTIONS TO THE EXISTING SYSTEM, CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH AND MATERIAL OF EXISTING WATER MANS AT THE POINT OF CONNECTION.
10. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET HORIZONTAL CLEARANCE FROM SANITARY SEWERS. WHEN WATER LINES CROSS SEWER LINES, THE MINIMUM VERTICAL CLEARANCE SHALL BE 18 INCHES.
11. TO FILL THE MAIN FOR FLUSHING, PRESSURE AND PURITY TESTS, THE CONTRACTOR IS REQUIRED TO USE AN APPROVED METER AND DOVA. THE HYDRANT SHALL REMAIN IN THE FULL OPEN POSITION TO PREVENT BACK-SPRINGE THROUGH THE DRAIN HOLE. AFTER SUCCESSFUL TESTING, THE CONTRACTOR WILL THE INTO THE EXISTING SYSTEM, USING DISCONNECT STEERS AND SHOOL PIECES.
12. THE CONTRACTOR SHALL CONTACT THE CITY FOR VALVE OPERATION. ONLY AUTHORIZED REPRESENTATIVES OF THE CITY CAN OPERATE VALVES IN THE CITY WATER SYSTEM.
13. THE CONTRACTOR IS HEREBY NOTICED THAT SINCE FILLING AND FLUSHING WILL BE DONE THROUGH A CROSS-CONNECTION CONTROL DEVICE, LOW VELOCITY FLOWS MAY BE ENCOUNTERED. THEREFORE, EVERY ATTEMPT SHALL BE MADE TO KEEP THE PIPE CLEAN DURING INSTALLATION. THIS MAY INCLUDE SWABING THE PIPE WITH CHLORINATED WATER.

CITY OF ARLINGTON TESC NOTES

1. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY EROSION CONTROL MEASURES MEETING THE DOE STORM WATER MANAGEMENT MANUAL, ADOPTED BY THE CITY AND HAVE THE MEASURES APPROVED BY THE CITY INSPECTOR PRIOR TO COMMENCING CONSTRUCTION.
2. THE TESC BMP'S MUST BE INSTALLED PRIOR TO ALL OTHER CLEANING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM. LEAVE THE SITE OR VIOLATE APPLICABLE WATER QUALITY STANDARDS. MAINTENANCE, REPLACEMENT, AND REPAIRS TO THE TESC BMP'S SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETE AND APPROVED BY THE CITY.
3. DURING THE CONSTRUCTION PERIOD, THE TESC FACILITIES SHALL BE UPGRADED AND ADDED TO AS NEEDED. FOR UNEXPECTED STORM EVENTS AND TO REFLECT CHANGED CONDITIONS, AS REQUIRED BY THE CITY.
4. THE CONTRACTOR SHALL PROVIDE THE CITY A 24-HOUR EMERGENCY CONTACT PHONE NUMBER OF THE CONTRACTOR'S CERTIFIED EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION.
5. THE TESC MEASURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE CONTINUED FUNCTION AND OPERATION.
6. BETWEEN OCTOBER 1 AND APRIL 30, DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO DAYS SHALL BE IMMEDIATELY COVERED BY MULCH, SOIL OR PLASTIC COVERING, BETWEEN MAY 1 AND SEPTEMBER 30, DISTURBED AREAS SHALL BE IMMEDIATELY COVERED BY MULCH OR PLASTIC COVERING. MULCH SHALL BE IMMEDIATELY COVERED BY SEEDING OR OTHER APPROVED METHODS.
7. SEDIMENT DEPOSITS SHALL BE REMOVED FROM ALL CATCH BASINS, PRE-TREATMENT/SEDIMENT POND, AND WHERE STRAW WHICH FOR TEMPORARY EROSION CONTROL IS REQUIRED. IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 3 INCHES OR 3,000 POUNDS PER ACRE.
8. SOIL STOCKPILES SHALL BE STABILIZED WITHIN 24 HOURS, WHEN ACTIVELY WORKING WITH THE SOIL STOCKPILE. STABILIZATION BY GROUND COVER BMP'S SHALL OCCUR AT THE END OF EACH WORK DAY.
10. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN THE TESC MEASURES BECOME DAMAGED.
12. UPON COMPLETION OF THE PROJECT, ALL BMP'S SHALL BE REMOVED FROM THE SITE AND RIGHT OF WAY. IF BMP'S ARE REQUIRED TO REMAIN IN PLACE FOR FURTHER PROTECTION, ARRANGEMENTS FOR REMOVAL SHALL BE MADE WITH THE CITY INSPECTOR.

ENGINEERS GENERAL NOTES

1. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
2. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE.
3. FIRE SERVICE PIPE SIZE FROM PUBLIC MAIN TO BUILDING IS ASSUMED. THE CONTRACTOR'S DESIGN-BUILD FIRE SYSTEM SUBCONTRACTOR TO CONFIRM SIZES AND INFORM PROJECT ENGINEER IF PIPE OR DOCV SIZE CHANGES ARE REQUIRED, ALLOWING SUFFICIENT TIME FOR PERMIT MODIFICATIONS WITHOUT AFFECTING THE PROJECT SCHEDULE.
4. FIRE DOCV TO BE INSTALLED IN BUILDING, FOC TO BE INSTALLED ON WEST FACE OF BUILDING, NEAR SOUTH CORNER. SEE BUILDING FIRE SYSTEM PLANS BY OTHERS.
5. EXISTING ACCESS & UTILITIES EASEMENT SHOWN IS BASED ON ALTA/JCSM LAND TITLE SURVEY BY BUSH, ROED & HITCHINGS, INC. (DATED 10-24-08) AND HAS NOT BEEN VERIFIED.



SITE INFORMATION

LOT 1, PARCEL A, TAX PARCEL No. 007463-000-016-00
 LOT 2, PARCEL B, TAX PARCEL No. 007463-000-001-00
 LOT 7, PARCEL C, TAX PARCEL No. 007463-000-001-00
 SECTION 15, TOWNSHIP 31 NORTH, RANGE 5 EAST

CONSTRUCTION DRAWING REVIEW
 ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON DESIGN STANDARDS AND SPECIFICATIONS. THE DESIGN WITHIN ALL APPLICABLE LANS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDW HYDRAULIC PROJECT PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

By: _____ City Engineer
 DATE: _____ THIS APPROVAL VALID FOR 18 MONTHS

COVER SHEET

AIRGAS
 BUILDING RENOVATION
 5925 199TH STREET NE
 ARLINGTON, WASHINGTON 98223



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REVISIONS:
 06-24-2009 CITY COMMENTS

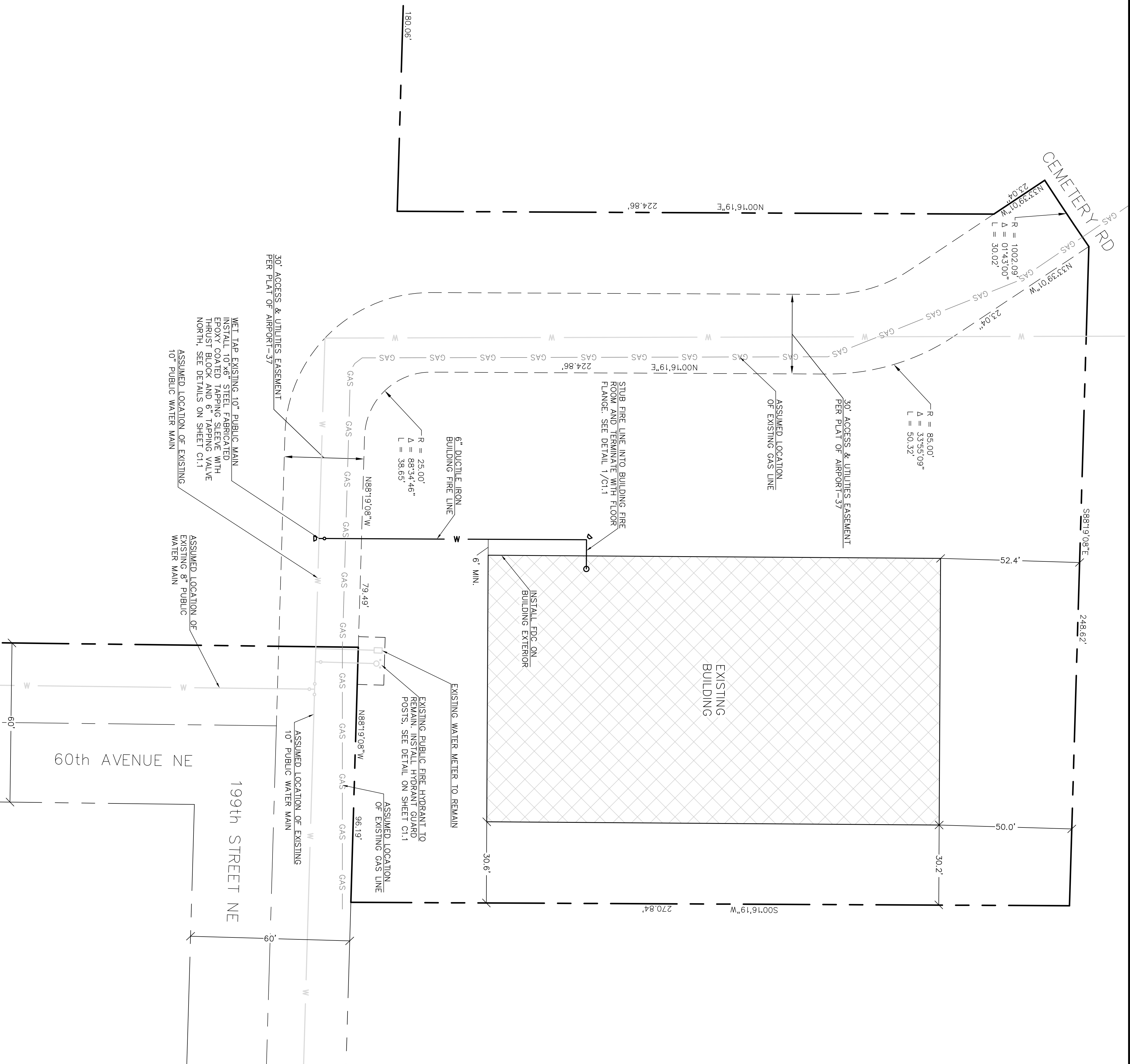
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CITY OF ARLINGTON PROJECT NUMBER PWD 20090080

PROJECT NO. 9121

CEMETERY RD



LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	---
RIGHT OF WAY CENTERLINE	---
EASEMENT	---
GAS LINE	---
WATER LINE	---
WATER VALVE	○
THRUST BLOCK	◻
FIRE HYDRANT	⊙

**CONSTRUCTION DRAWING REVIEW
ACKNOWLEDGMENT**

THIS PLAN HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE CITY OF ARLINGTON CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS AND/OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT NOT LIMITED TO, WADSWORTH HYDRAULIC PROFILES AND WADSWORTH HYDRAULIC PROFILES AND WADSWORTH HYDRAULIC PROFILES AND WADSWORTH HYDRAULIC PROFILES. PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

BY: _____
City Engineer

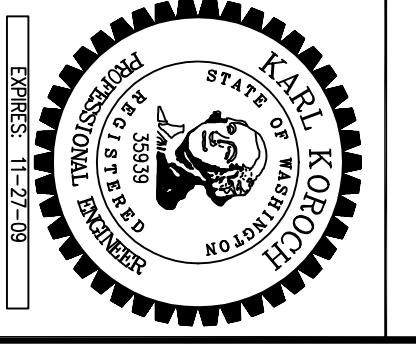
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SITE FIRE WATER LINE PLAN

SCALE 1" = 20'

CITY OF ARLINGTON PROJECT NUMBER PWD 20090080

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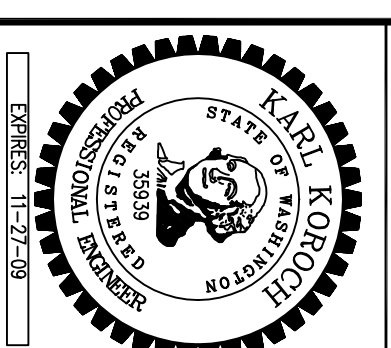
SITE FIRE WATER LINE PLAN

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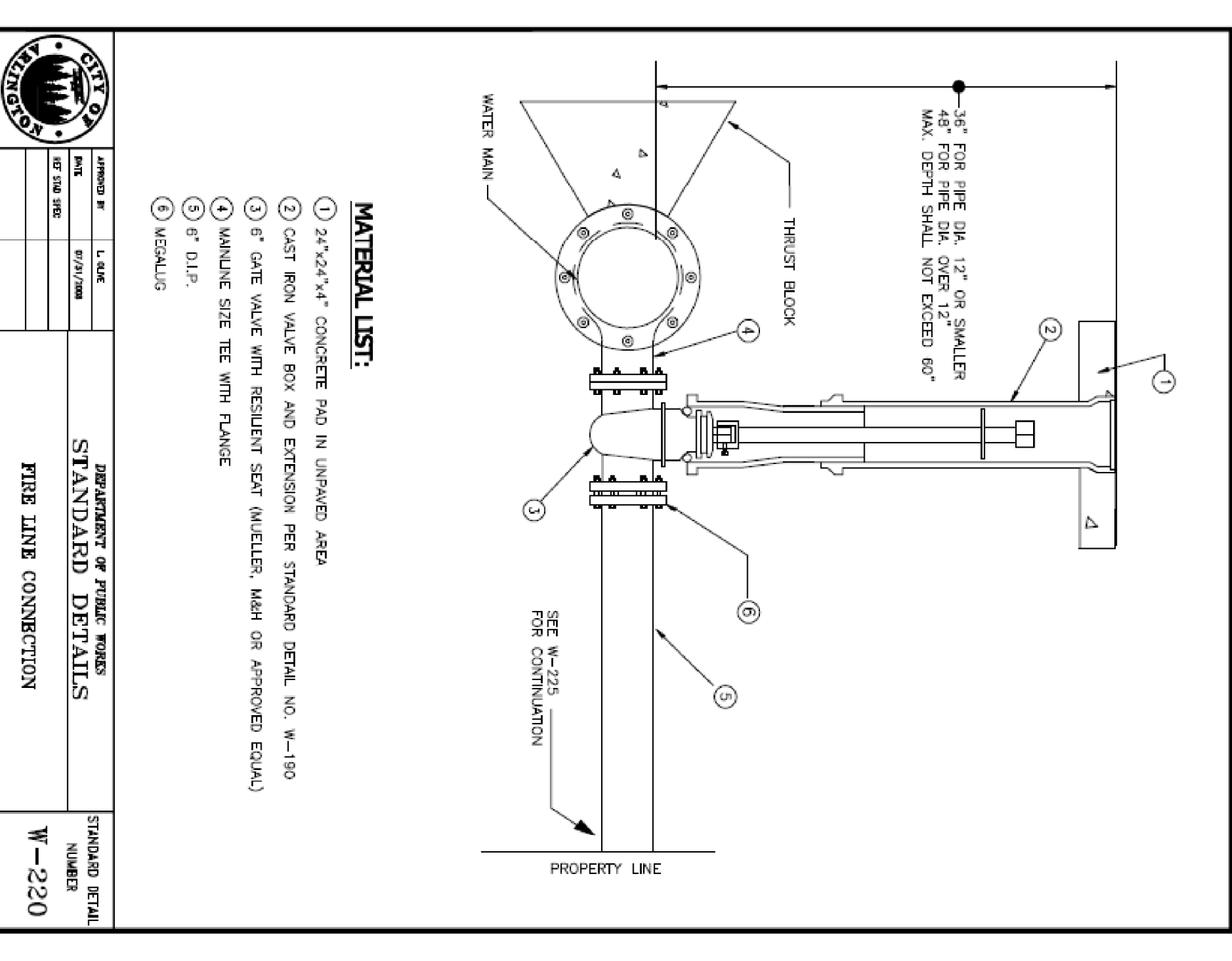
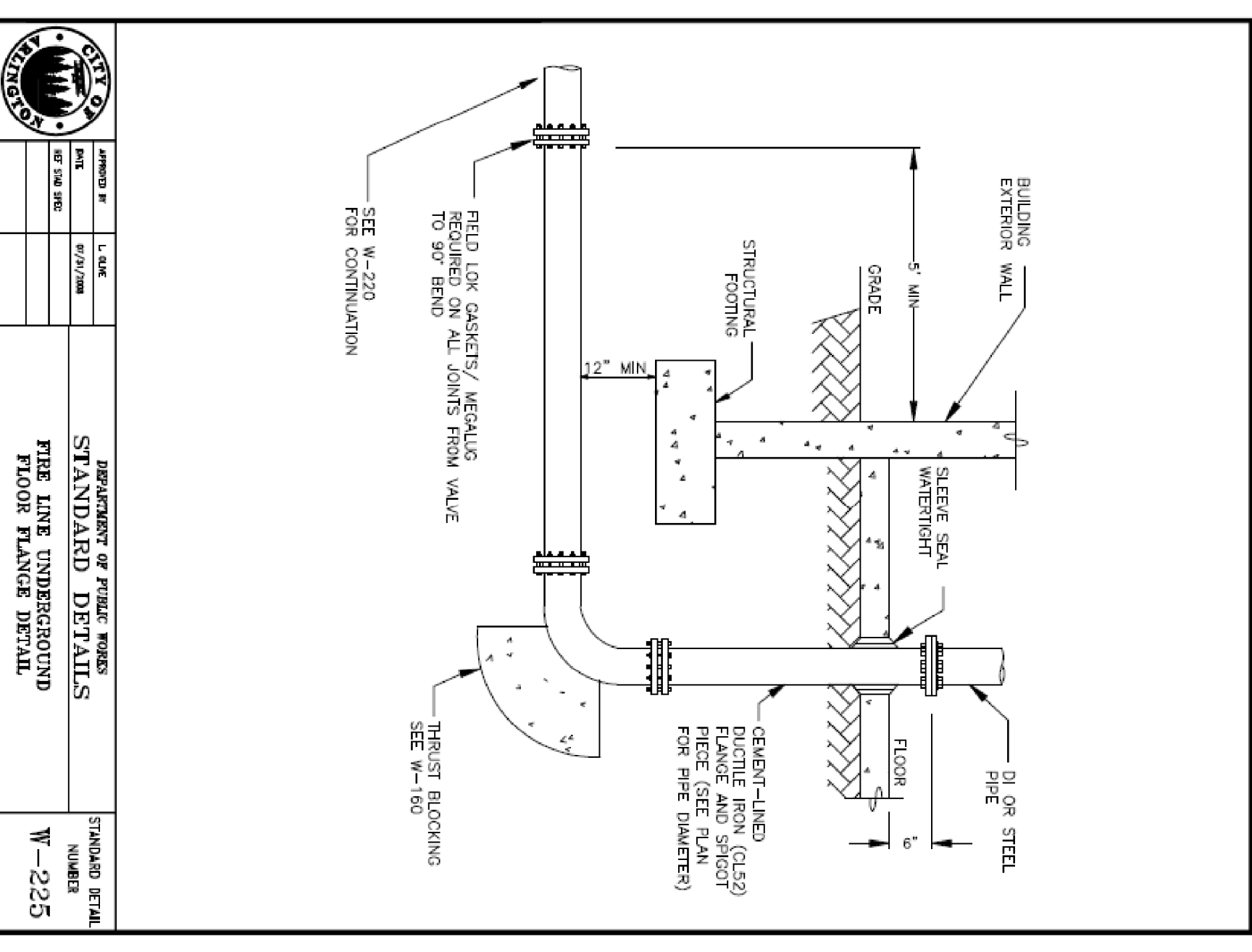
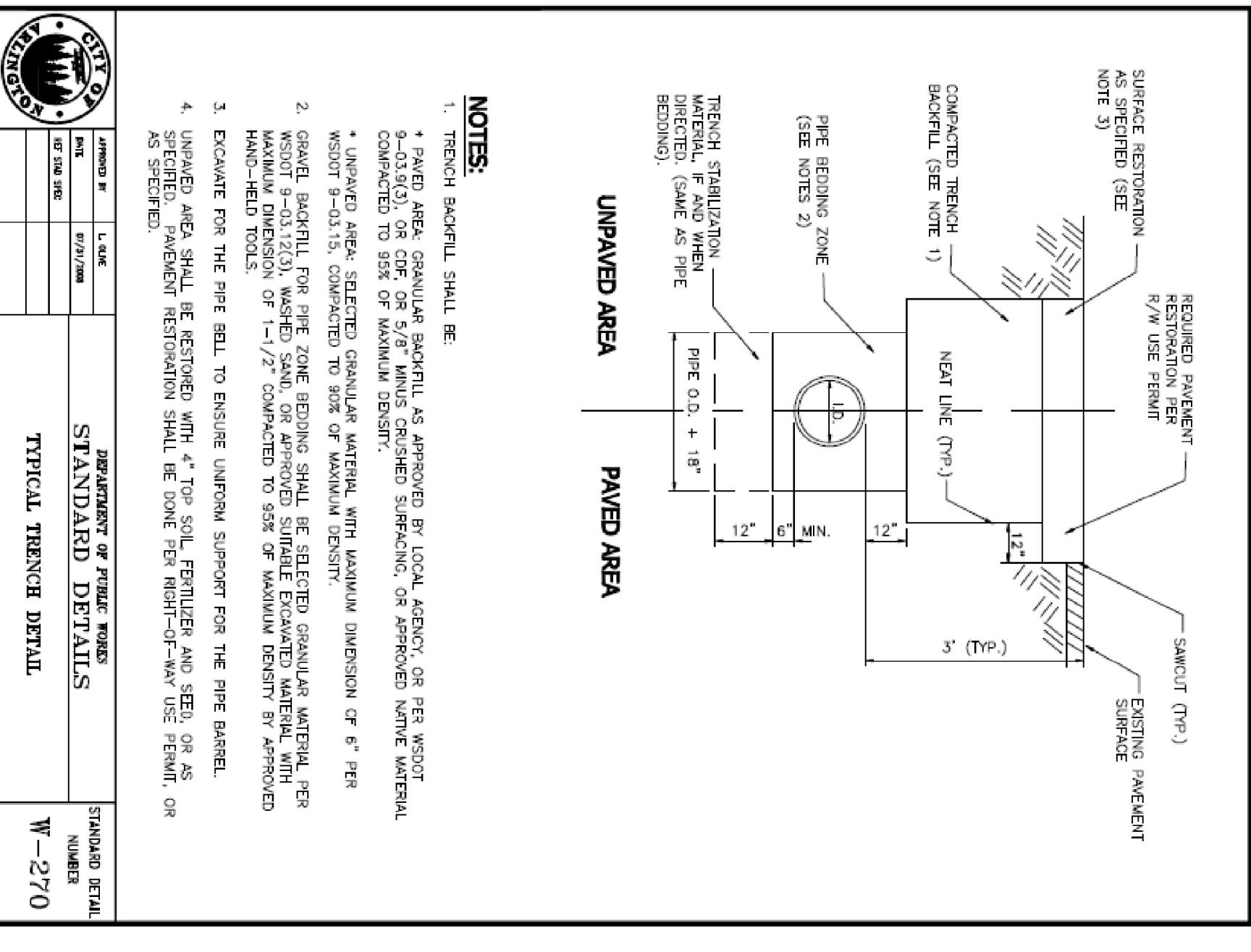
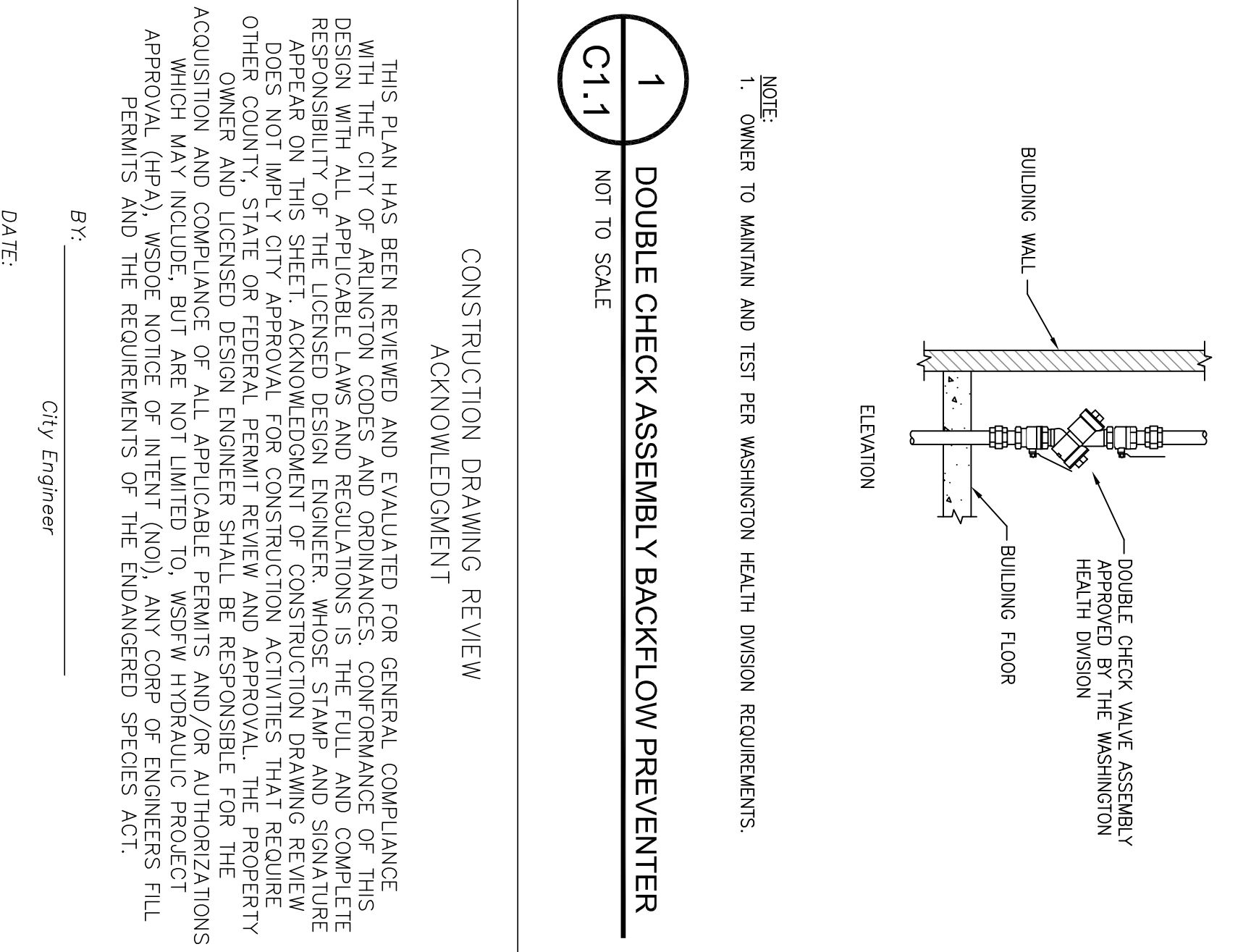
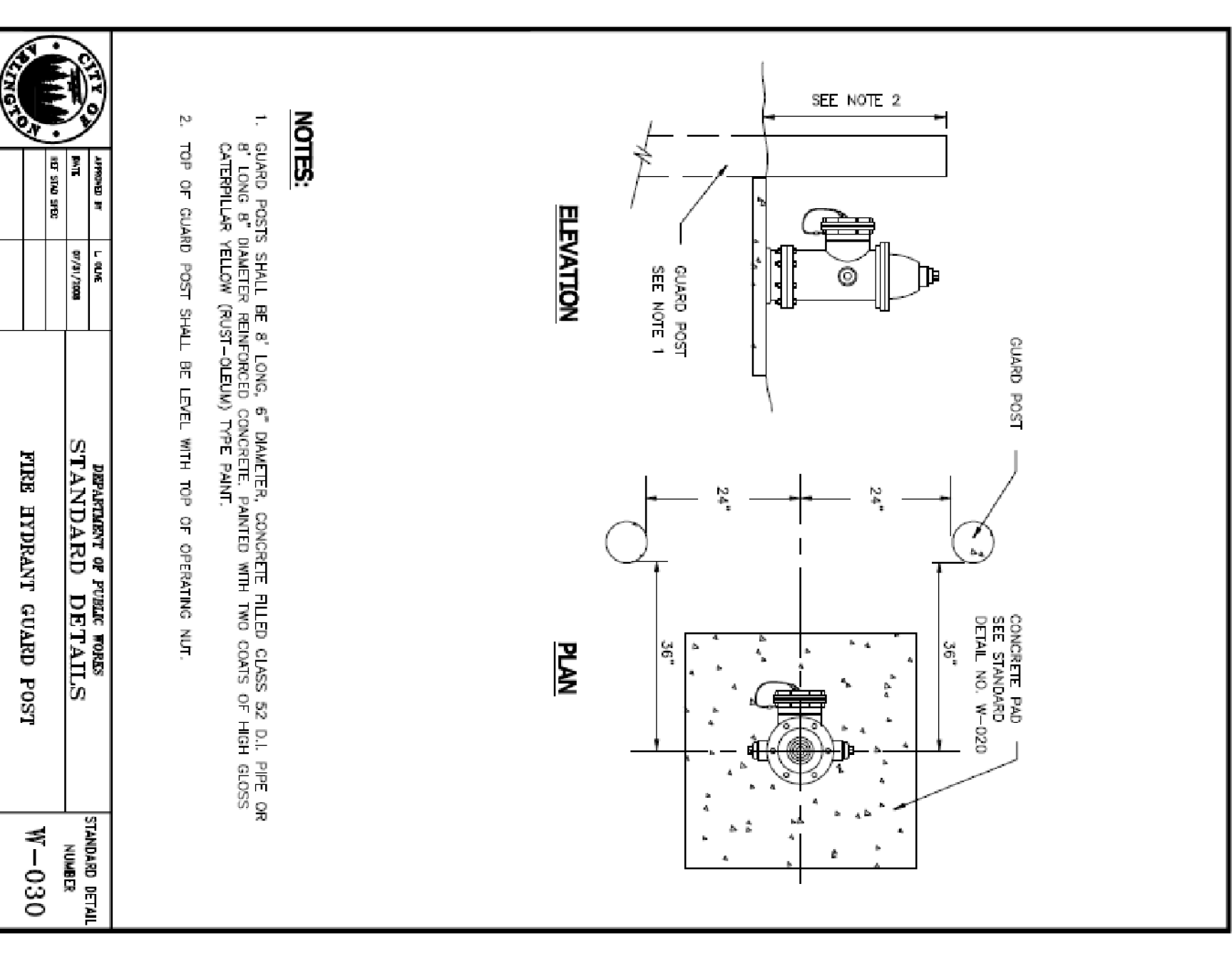
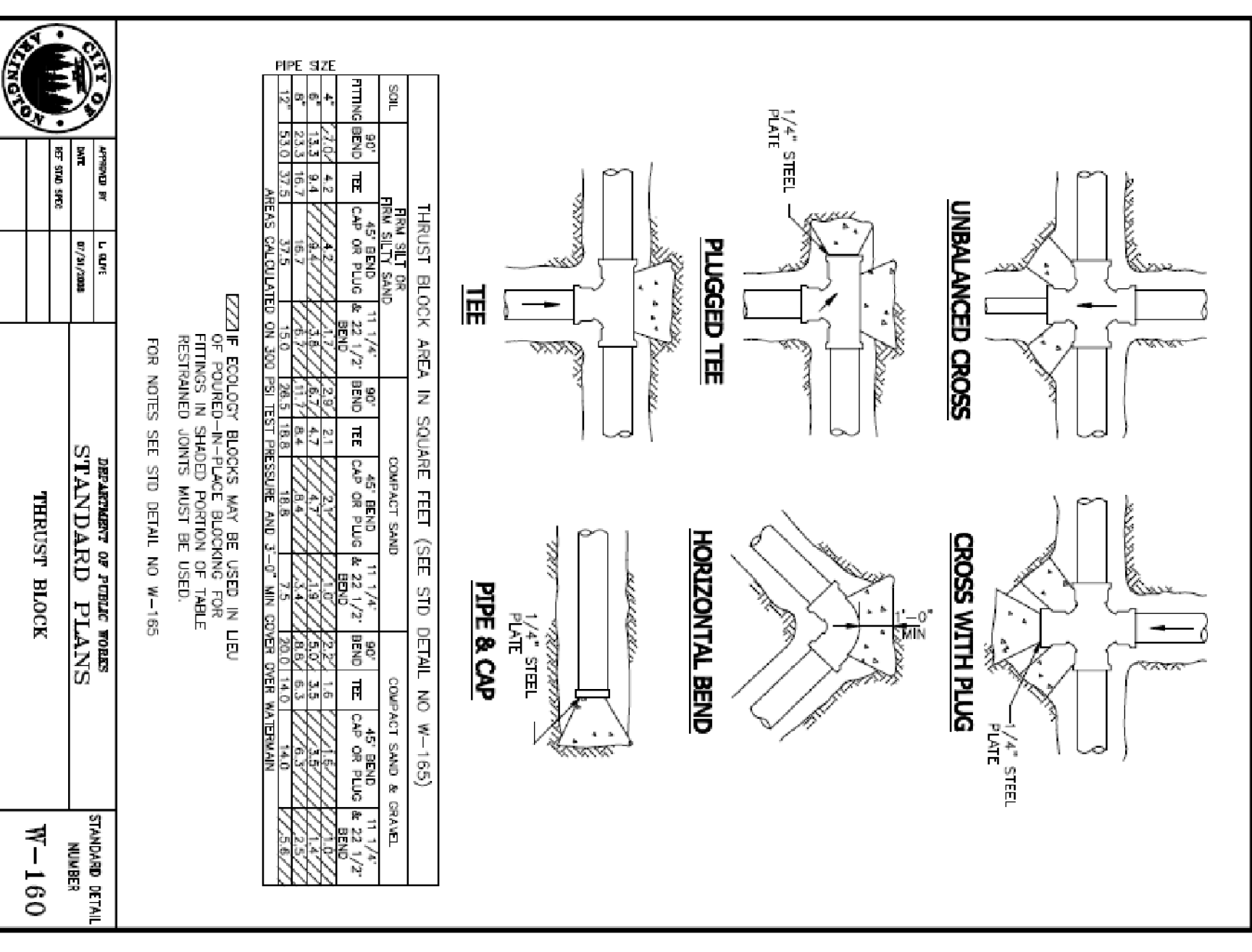
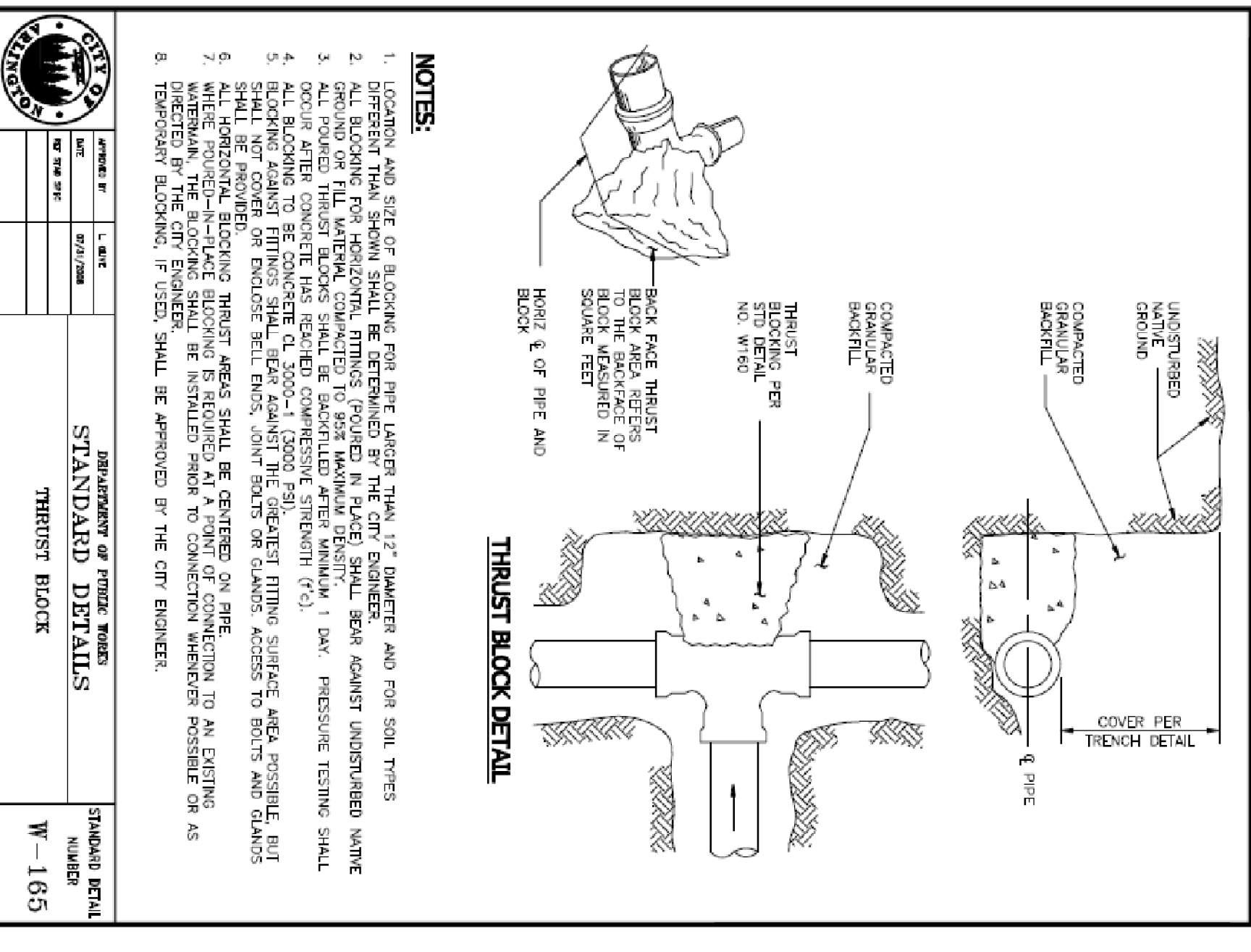
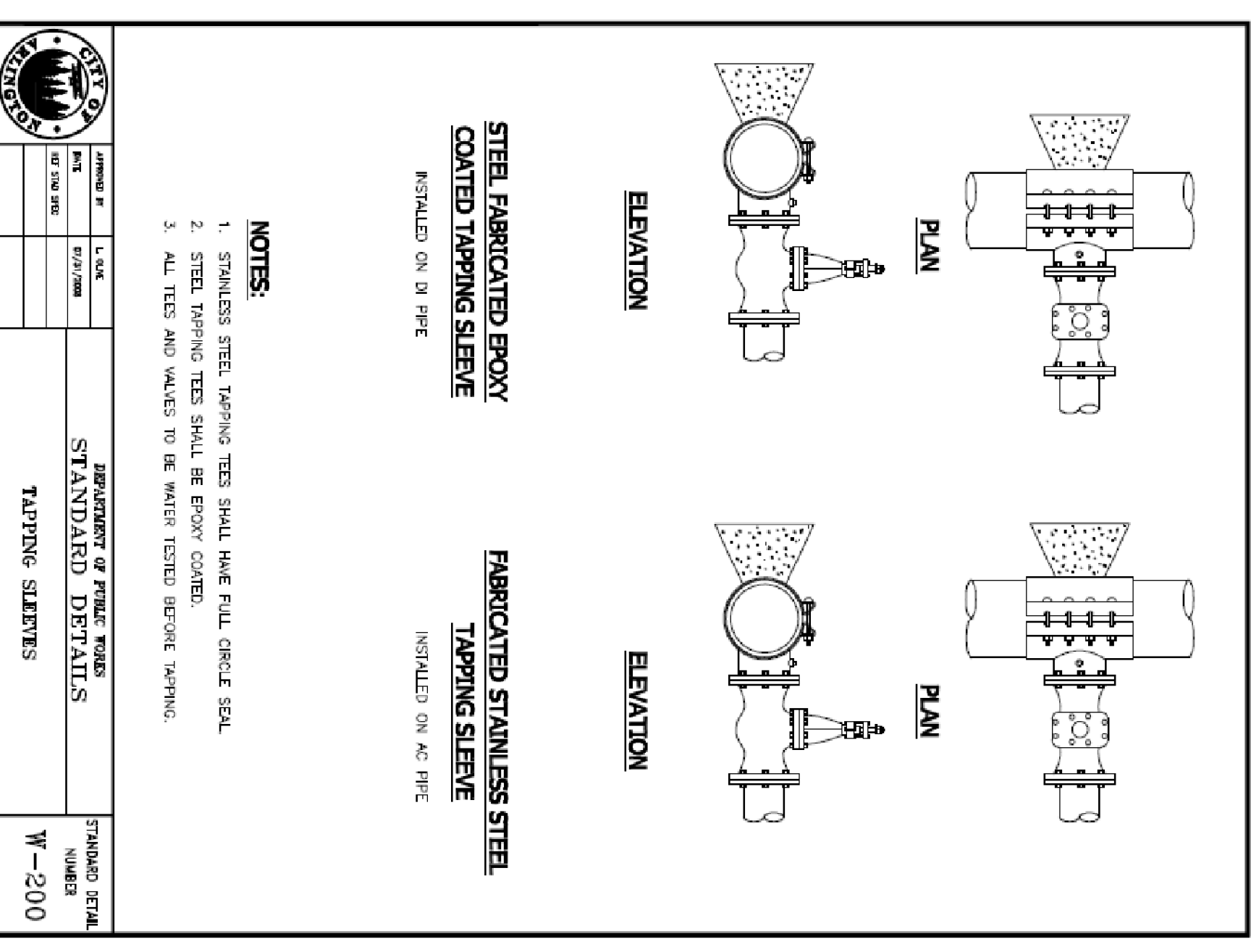


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 ARLINGTON, WASHINGTON 98223

SITE FIRE WATER LINE
DETAILS

REVISIONS:
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 CHECKED BY: KIK
 SHEET: 9121



CONSTRUCTION DRAWING REVIEW
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