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Marshall McClintock, North Slope Ex-Officio

**Staff**

Reuben McKnight, Historic Preservation Officer



# Agenda

## Landmarks Preservation Commission Community & Economic Development Department

Date: November 10, 2010  
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16  
Time: 5:00 p.m.

LPC 48/10

*Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.*

**1. ROLL CALL****2. CONSENT AGENDA**

A. Excusal of Absences

**3. DESIGN REVIEW**

A. 2106 Pacific Avenue (UnionDepot/Warehouse Special Review District) Connie Guffey 5 m  
*New sign*

B. Spanish Steps (Old City Hall Special Review District) Staff 5 m  
*Irrigation and landscape plan*

**4. CHAIR COMMENTS****5. BOARD BUSINESS/PRESERVATION PLANNING**

A. Bylaws and Inventory  
B. Officer Nominations

Reuben McKnight  
Historic Preservation Officer

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*Next Regular Meeting: December 8, 2010 Tacoma Municipal Bldg. North, Rm. 16 5:00 p.m.*

*This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Room 1036. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.*

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747 Market Street, Room 1036 · Tacoma, WA · 98402 · Phone (253) 591-5200 · Fax (253) 591-2002  
[www.tacomaculture.org](http://www.tacomaculture.org)



The Tacoma Landmarks Preservation Commission does not discriminate on the basis of handicap in any of its programs or services. Upon request, special accommodations will be provided within five (5) business days. Contact 591-5365 (voice) or 591-5153 (TTY).



STAFF REPORT

LPC 115/10  
November 10, 2010

**DESIGN REVIEW**

**AGENDA ITEM 3A: 2106 Pacific Avenue (Union Depot/Warehouse Special Review District)**

*Connie Guffey, Plumb Signs*

**BACKGROUND**

Built in 1906, the Morris-Miller Co./Love, Warren & Monroe Co. Building is a contributing structure located in the Union Depot-Warehouse Special Review District. The District is listed on the Tacoma and National Registers of Historic Places.

The current proposal is to install a channel letter/logo sign. In July 2010, this proposal was withdrawn from the Commission's meeting agenda to seek clarification on the City's sign regulations. The City's interpretation of the sign is a one channel-letter corporate logo wall sign. The original proposal was reduced to the proposed one-line sign.

The proposed sign will be installed between the fourth and fifth floors in the location of the recently removed Expedia sign, which was a neon letter/logo sign, approximately 13'4" X 1'3 1/2", mounted onto one raceway.

The proposed new sign will consist of LED illuminated letters and logo, 10 feet in length and 1'6.361" in height, mounted onto one painted aluminum raceway. The raceway will be anchored to the brick façade using expansion bolts centered on the mortar joints.

Staff requested the applicant provide at the meeting a sample of sign colors and materials as well as a photo of the building's façade showing all of the existing signage at the meeting. In addition, confirmation was requested of the sign's scale shown on the design plan.

Enclosed is a staff photo of the Pacific Avenue elevation which includes the entire façade.

**STANDARDS**

Refer to enclosed *Union Depot/Warehouse Design Guidelines* for Signs at the end of Staff Report

*Secretary of Interior's Standards for Rehabilitation*

Number 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**ANALYSIS**

1. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to buildings per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
2. Applicable guidelines for consideration of this application include: TMC 13.07.270 for building design and streetscape improvement review in the Union Depot-Warehouse Historic District, specifically Guideline #7 regarding signs.
3. The proposed sign's location and size are consistent with the existing signs on the northeast façade with the size ranging from approximately 1'3" to 3' in height and 7' to 10' in length. The location of the proposed sign appears to meet Union Depot/Warehouse Design Guidelines for Signs, Section 7, b.2, for, "...shall not dominate the building facades or obscure architectural features..." and the size of the proposed sign appears to meet b.2, specifically, for "The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic..."

4. Because the sign is a channel letter sign, Signs, Section 7, c.3, Section of the guidelines, which states that lettering, “..shall not occupy more than 60% of the total sign area...”, does not appear to be applicable. However, the one line with the logo portion without the slogan tag line appears to meet Guideline c.1, for “Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.” The proposed sign appears to be consistent with other signs in the area.
5. The new sign proposes three colors (use of black on the trim) with simple lettering which meets Guideline d.2., specifically: “Signs should normally contain not more than three different colors.”
6. A similar sign was approved by the Commission for the Everest College on the same building in March 2010.
7. The sign will be attached to the building at the masonry joints which meets Guideline f.3., “Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.”
8. The sign is removable from the exterior of the building which meets Secretary of Interior’s Standard #10, for, “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

## RECOMMENDATION

Staff recommends adoption of the staff analysis as findings and recommends approval to the Commission pending samples of the sign materials and colors.

<b>AGENDA ITEM 3B: Spanish Steps at 565 Broadway (Old City Hall Special Review District)</b>
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Staff

## BACKGROUND

Built in 1916 the Spanish Steps are a contributing element within the Old City Hall Historic District listed on the Tacoma, Washington and National Register of Historic Places.

As part of the approval process of the Spanish Steps, the Commission’s purview is review of the repair and appearance of the Spanish Steps. At this time, the current proposal is to review the landscape and irrigation plans recommended by the consultants. Staff will be present at the meeting to provide information and respond to questions.

The following shows the previous scope of work and key dates.

In 2005, the City contracted Artifacts Consulting to generate a Historic Structures Report and preliminary recommendations for the future restoration of the Spanish Steps. This was used to build a scope of work, which was then used to pursue funding.

In 2006, the City of Tacoma was granted \$944,000 by Puget Sound Regional Council for the rehabilitation of the steps, and in 2007, was granted an additional \$280,000. The City has contracted several consulting firms to develop treatments and specifications for the development of bid documents.

At the July 27, 2007, the Commission provided preliminary approval.

March 10, 2010, the detail background on the Spanish Steps final repair and restoration proposal was approved by the Commission.

September 22, 2010, the paint color for the Spanish Steps was approved by the Commission.

## STANDARDS

Secretary of the Interior’s Standards for the Treatment of Historic Properties, in addition to National Park Service Preservation Briefs.

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

## ANALYSIS

1. Built in 1915-1916, the Spanish Steps, based on the influence of the Spanish Steps in Rome, are a contributing element in the Old City Hall Special Review District, which is listed on the Tacoma, Washington, and National Registers of Historic Places. The Artifacts Consulting Restoration Report state that the Spanish Steps are the primary landscape element in the several Classical buildings surrounding Old City Hall and comprise the only formalized, landscaped hill-climb in the downtown and formal public exterior stairway in Tacoma.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this property per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The landscape component and its appropriate treatment is integral to the Spanish Steps significance.
4. The proposed landscape and irrigation plan appears to meet Secretary of Interior's Standards for the Treatment of Historic Properties. The proposed landscape treatment plan retains and protects the property, specifically meeting Secretary of Interior's Standards #2, "*The historic character of a property will be retained and preserved...*"

## RECOMMENDATION

Staff recommends adoption of the analysis as findings and approval by the Commission.

## BOARD BUSINESS

### AGENDA ITEM: Bylaws and Inventory; Officer Nominations

#### A. Bylaws and Inventory

The Landmarks Preservation Commission Bylaws may be amended annually by vote at the first meeting of December. Please review the proposed recommended amendment to the Inventory, which was included in the October 27, 2010 Staff Report. In addition, the Commission is encouraged to provide additional proposals to the Bylaws at this meeting in November, 2010.

#### B. Officer Nominations

According to LPC Bylaws, Officers shall be nominated at the first meeting in December of each year. Elections shall be held at the following meeting. New officers will assume duties at the meeting following their election. For your reference, the section on Nominations and Elections is attached at the end of the Staff Report.

## PENDING AGENDA ITEMS

December 8, 2010: Bylaws Amendment Approval (See 10/27/10 Staff Report)  
Officer Nominations  
Code Amendment

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## SECTION 1: Administrative Procedures

### I. Election and Terms of Office

- A. The Commission shall elect its own Chair, Vice-Chair, and such other officers as from time to time it may determine it requires, all of whom shall be members of the Commission.
  1. Nominations and Elections – Officers shall be nominated at the first meeting in December of each year. Elections shall be held at the following meeting. New officers will assume duties at the meeting following their election.
  2. Officer Qualification Considerations – The Officers should:
    - a) be interested in holding the position(s);
    - b) be able to devote sufficient time to Commission business;
    - c) be committed to attending as many regular and special Commission meetings as possible;
    - d) be prepared to make presentations to the City Council, citizens, committees, neighborhood groups, and service clubs regarding Commission responsibilities, projects, plans and policies; and
    - e) have sufficient experience on the Commission to understand its role and functions and to have a basic understanding of the City's Comprehensive Plan policies and development regulations.
- B. The term of office shall be for one (1) year or until the next scheduled election. In case of any vacancy in office, the vacancy shall be filled by an election at the first regular meeting after the occurrence of such vacancy.

### II. Duties of Officers

- A. Chair – The Chair shall preside over all meetings of the Commission. All resolutions adopted by the Commission and Commission correspondence shall be signed in his/her name as Chair of the Commission.
- B. Vice-Chair – In the event of the absence of the Chair or his/her inability to act, the Vice-Chair shall take his/her place and perform his/her duties. In the event of the absences or inability to act of both the Chair and the Vice-Chair, the remaining members of the Commission shall appoint one of their members to temporarily act as Chair.

## Union Depot/Warehouse Design Guidelines

### 7. Signs.

#### a. General.

(1) All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.

(2) If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

#### b. Location and Size of Signs.

(1) Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).

(2) The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic.

Projecting signs shall generally not exceed nine square feet on first floor level.

(3) Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.

(4) Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.

(5) Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.

#### c. Messages and Lettering Signs.

(1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.

(2) Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign.

(3) Letters shall be carefully formed and properly spaced so as to be neat and uncluttered.

Generally, no more than 60 percent of the total sign area shall be occupied by lettering.

(4) Lettering shall be generally flat or raised.

#### d. Color.

(1) Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.

(2) Colors shall be chosen to complement, not clash with, the facade color of the building.

Signs should normally contain not more than three different colors.

#### e. Materials and Illumination

(1) Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.

(2) In general, illumination shall be external, non-flashing, and non-glare.

(3) Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as:

(i) Individual back-lit letters silhouetted against a softly illuminated wall.

(ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes.

(iii) However, such signs are generally suitable only on contemporary buildings.

(4) Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

#### f. Other Stylistic Points

(1) The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.

(2) Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.

(3) Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

**Landmarks Preservation Commission**  
Community and Economic Development Department  
Planning Division



747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

**APPLICATION FOR DESIGN REVIEW  
COMMERCIAL AND MULTIFAMILY**

*Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic buildings and districts, please call the Historic Preservation Officer at 253.591.5220.*

**PART 1: PROPERTY INFORMATION**

Building/Property Name	<u>Spanish Steps</u>		
Building/Property Address	_____		
Landmark or Conservation District	<u>Old City Hall Special Review District</u>		
Applicant's Name	<u>Darius Thompson</u>		
Applicant's Address (if different than above)	<u>City of Tacoma - Engineering</u>		
Applicant's Phone	<u>253.573.2410</u>	Applicant's Email	<u>darius.thompson@ci.tacoma.wa.us</u>
Property Owner's Name (printed)	<u>City of Tacoma</u>		
Property Owner's Address	<u>747 Market Street</u>		
Property Owner's Signature	_____		

*\*Application must be signed by the property owner to be processed. By signing this application, owner confirms that the application has been reviewed and determined satisfactory by the owner.*

**APPLICATION FEE**

*Please see the fee schedule on page 2.*

Estimated project cost: n/a

Application fee enclosed (please make payable to  
City of Tacoma): n/a

*The Landmarks Preservation Commission (LPC) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Review criteria are available at the Tacoma Department of Economic Development, Culture and Tourism Division (253) 591-5220 and on the city website. Information on standards and guidelines can be found in Tacoma Municipal Code 1.42 (Landmarks Preservation Commission) and 13.07 (Special Review Districts).*

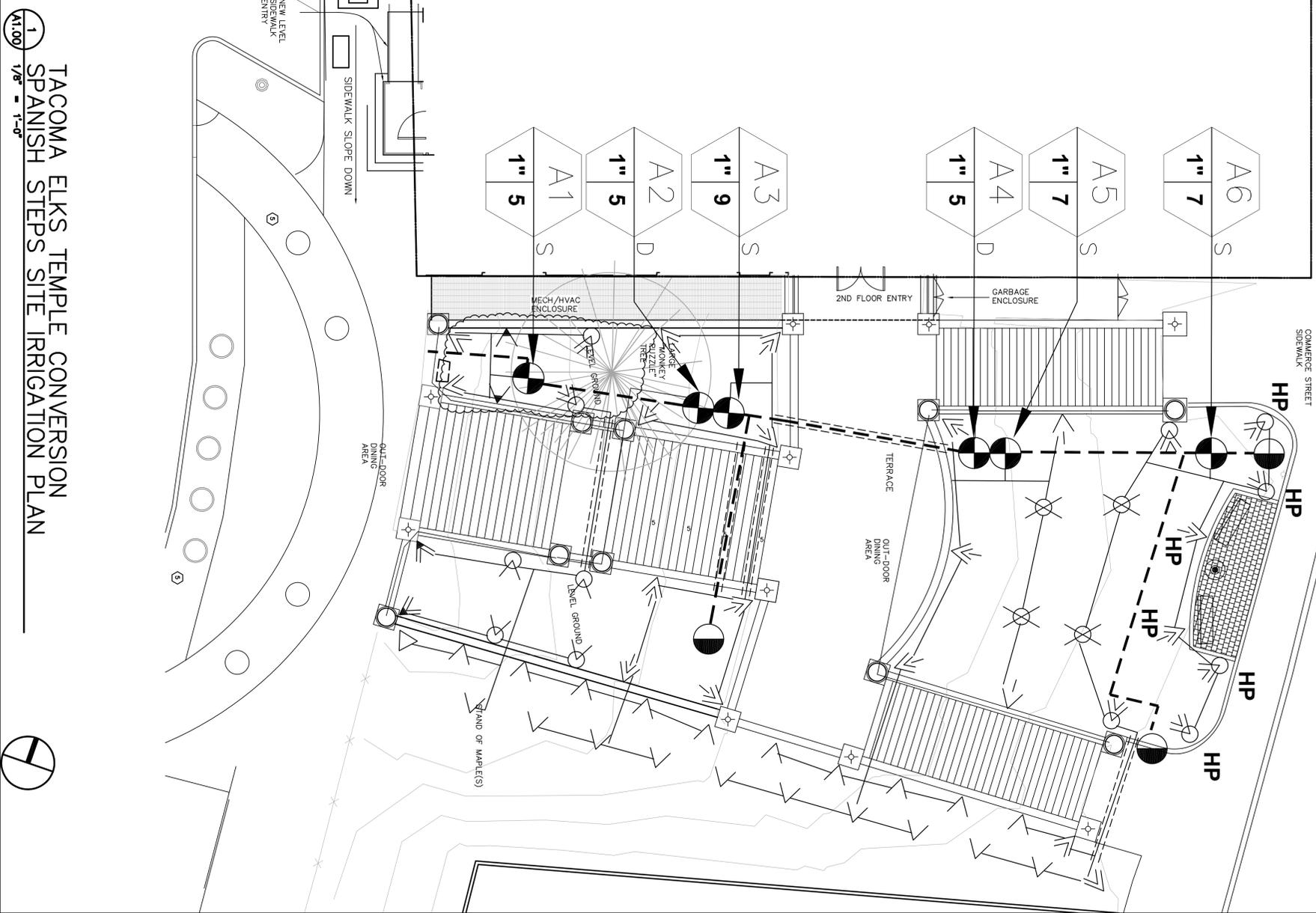
### **PART 3: PROJECT SCOPE AND DESCRIPTION**

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see NARRATIVE DESCRIPTION CHECKLIST (next page).

**THE FOLLOWING INCLUDES PLANS FOR THE LANDSCAPE AND IRRIGATION OF THE SPANISH STEPS.**

The overview of the irrigation and planting/landscape details are included in the attachment sheets.

1. L2.00 – Irrigation Plan
2. L2.01 – Irrigation Details
3. L1.00 – Site Landscape Plan
4. 2/L1.01 – Site Detail Plans (pavers, benches, curb)
5. 2/L1.02 – Planting and Construction Details



**TACOMA ELKS TEMPLE CONVERSION**  
**SPANISH STEPS SITE IRRIGATION PLAN**



**IRRIGATION LEGEND** SEE OPTIONS

SYMBOL	DESCRIPTION	GPM	PSI	RADIUS	MANUF.
SHRUB MP ROTATORS					
MP1000-90-210		0.14, 0.26, 0.31, .53	30	8'	HUNTER
MP1000-90-210,F		0.15,0.28, 0.33, 0.57	40	10'	HUNTER
MP1000-90-210,F		0.16, 0.32, 0.37, 0.65	40	12'	HUNTER
MP1000-90-210,F		0.34, 0.63, 0.74, 1.18	40	15'	HUNTER
HP	ALL MP ROTATORS ON RAIN BIRD-1806-PRS-SAM BODYS RAINBIRD-12-HIGH POP 1812-PRS-SAM				
HP	REMOTE CONTROL VALVE -RAIN BIRD PEB SERIES				
HP	REMOTE CONTROL VALVE DRIP ASSEMBLY -RAIN BIRD XCZ-PRB-100-COM				
HP	QUICK COUPLER				
HP	GATE VALVE - LINE SIZE				
HP	VERIFY EXISTING WATER METER				
HP	VERIFY EXISTING BACKFLOW PREVENTION DEVICE				
C	OPTION #14 HUNTER				
C	CONTROLLER "A" HUNTER ACC-1200-PP - 12 station controller, plastic pedestal Upgradable to monitor off site with POTS = Regular Dial-up Telephone (RL-11) Connection Communication Module for "Satellite" installations				
C	OPTION #24 RAIN BIRD				
C	CONTROLLER "A" Rain Bird IQ™ LXM-DTC Satellite Controller - 12 station controller, plastic pedestal Upgradable to monitor off site with DTC Communication Interface Cartridge with internal phone modem and/or RS-232 connector for external modem MASTER VALVE - RAIN BIRD PEB 1"				
F	HUNTER -HFS- ACC- FLOW METER ASSEMBLY-1"				
F	Rain Bird FS100B (1" (25mm) Brass Traj) FLOW METER ASSEMBLY - with pulse coder PT322: Pulse Transmitter, no display Rain Bird ESP-SMT Smart Control System				
S	HUNTER SOLAR-SYNC				
S	STATION NUMBER AREA DESIGNATION- L- LAWN S- SHRUB D- DRIP FLOW IN GPM VALVE SIZE DRAIN VALVES NECESSARY SWING CHECK VALVE - LINE SIZE INSTALL TO PREVENT LOW HEAD DRAINAGE				
S	SPRING CHECK VALVE - VALCON OR EQUAL - LINE SIZE INSTALL TO PREVENT LOW HEAD DRAINAGE- LOCATE DOWN STREAM EVERY 16' OF VERTICAL ELEVATION OR AS OTHERWISE NOTED. MANUAL DRAIN VALVE - CHAMPION 200RS (NOTE CONTRACTOR TO LOCATE ALL DRAIN VALVES TO DRAIN ALL LOW AREAS OF PIPEL) POLYETHYLENE PIPE - RAIN BIRD XERT-TUBE 700 LATERAL LINE CLASS 200 PVC (BURRY 12" MINIMUM) USE 3/4" PVC UNLESS OTHERWISE NOTED SLEEVE SCH 40 PVC - SIZE 4" (OR AS OTHERWISE NOTED) MAIN LINE CLASS 200 PVC - 1-1/2" (BURY 18" MINIMUM) MAINLINE PIPE SIZE PIPE SIZE				

**IRRIGATION PLAN NOTES**

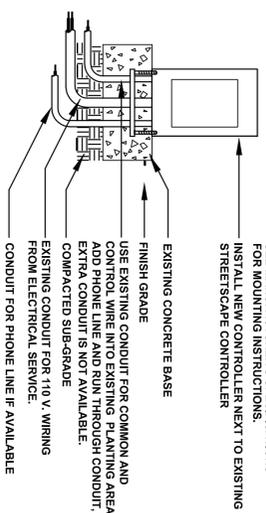
1. Call utilities for location prior to excavation. Locate all above and below ground utilities and protect them from damage incurred during or as a result of construction of irrigation system.
2. Install system to meet all applicable codes and inspection and obtain all required permits prior to construction.
3. System is designed to operate with 65 psi at point of connection. Verify before installation. Water pressure at source: 75 PSI static water. Verify, and notify owner if there is a discrepancy.
4. Locate all valves in planting beds where possible.
5. Plan is diagrammatic and minor adjustment to head locations may be necessary to ensure proper coverage. Verify dimensions and locations of all new planting and lawn areas on site. Notify owner of any deviations from plan prior to construction.
6. Tree locations shall be staked by contractor and approved by owner prior to installation of new irrigation system.
7. Connect to automatic controller at location shown on plan and as per manufacturer's specifications. Verify with owner prior to installation. Verify 1-1/2" conduit from controller and daylight six inches into planting bed, for installation of valve wires. automatic
8. Verify Backflow prevention devices for irrigation system as required by appropriate governing agencies.
9. Mainline is shown diagrammatically, locate parallel to paving within planting areas.
10. Install all materials and equipment in strict accordance with manufacturer's written specifications and recommendations.
11. Owner shall be responsible for providing Routine maintenance of irrigation system after Contractor is released from maintenance. The irrigation system shall be maintained at all times with repairs using same equipment and materials.
12. Demonstrate entire system to owner's representative showing that 1) all remote control valves are connected to controller and mainline and are adjusted to prevent fogging; 2) Heads are adjusted to prevent over spray onto buildings, walks and pave areas. 3) Pressure test of all mainline has been documented.

Decoder OPTION #18 HUNTER  
 CONTROLLER "A" HUNTER ACC-990PP - 99 station controller, 2 wire decoder plastic pedestal  
 Upgradable to monitor off site with POTS = Regular Dial-up Telephone (RL-11) Connection Communication Module for "Satellite" installations. Use Valve Decoders  
 ICD-100 - Single-station decoder with surge suppression and ground wire  
 ICD-200 - Two-station decoder with surge suppression and ground wire  
 ICD-400 - Four-station decoder with surge suppression and ground wire  
 ICD-600 - Six-station decoder with surge suppression and ground wire  
 ICD-SEN - Two input sensor decoder with surge suppression and ground wire  
 IDWIRE1 - 14 AWG/1.6 mm dia. decoder wire (up to 10,000 Ft./3 km)  
 IDWIRE2 - 12 AWG/2mm dia. decoder wire (up to 15,000 Ft./4.5 km)

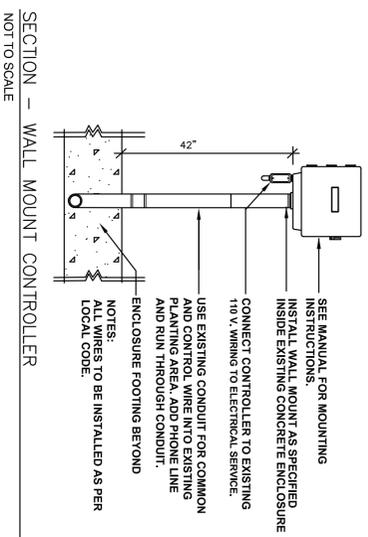
Decoder OPTION #2B RAIN BIRD  
 CONTROLLER "A" Rain Bird ESP-LXD Series Two-Wire Decoder Controller  
 Satellite Controller - 50 station controller, plastic pedestal  
 Upgradable to monitor off site with DTC Communication Interface Cartridge with internal phone modem and/or RS-232 connector for external modem  
 Decoders  
 FD-101TURF: Field Decoder interfacing signal line and individual valve.  
 FD-102TURF: Field Decoder interfacing signal line and valve or one pair of valves.  
 FD-202TURF: Field Decoder interfacing signal line and 2 valves or 2 pair of valves.  
 FD-401TURF: Field Decoder interfacing signal line and up to 4 individual valves.  
 FD-601TURF: Field Decoder interfacing signal line and up to 6 individual valves.  
 LSP-1TURF: Line Surge Protection.  
 LSP-1TURF: Sensor Decoder interfacing signal line and analog or digital decoders.(flow sensing and weather sensor support)  
 LSP-1 line surge protectors (one per 500 feet of two-wire path required)  
 Maximum Cable  
 Emitter Installation Guide  
 Install Rain Bird pressure compensating XB emitters as follows:

Plant size	Emitter Device	Quantity
1 Gallon Material	XB-10	2 Each
5 Gallon Material	XB-10	4 Each
2" Caliper Tree	XB-20	4 Each
2-1/2" Caliper Tree	XB-20	6 Each
8" HT Conifer	XB-40	4 Each

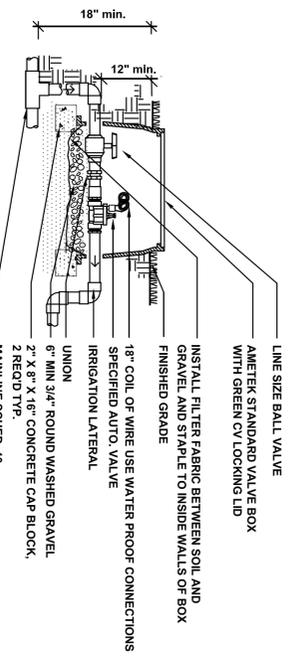
- SHEET NOTES**
1. See sheet L2.0 for irrigation legend.
  2. See sheet L2.0 for irrigation notes.
  3. See sheet L2.0 for Emitter installation details.
  4. See sheet L2.1 for irrigation details.
  5. See sheet L2.1 for drip irrigation notes.



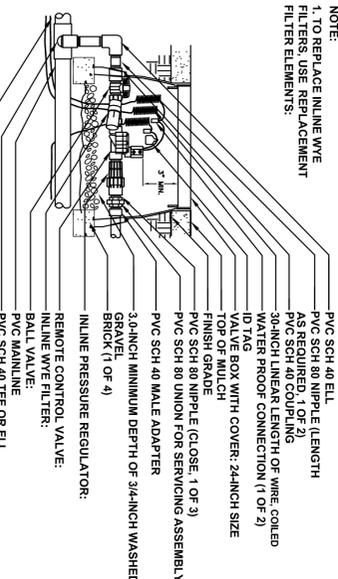
SECTION 1 - EXISTING CONTROLLER ENCLOSURE  
 NOT TO SCALE



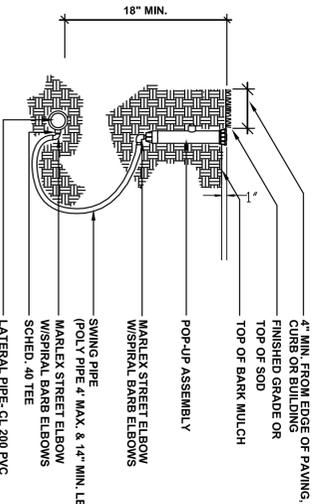
SECTION 2 - WALL MOUNT CONTROLLER  
 NOT TO SCALE



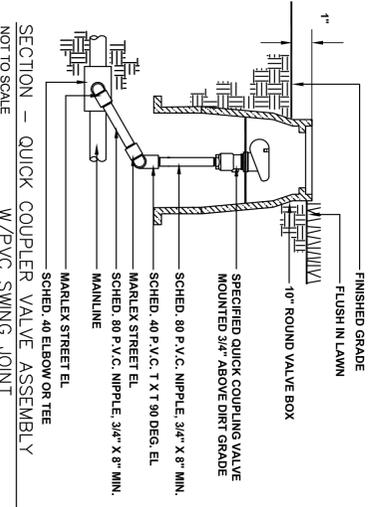
SECTION 3 - REMOTE CONTROL VALVE ASSEMBLY  
 NOT TO SCALE



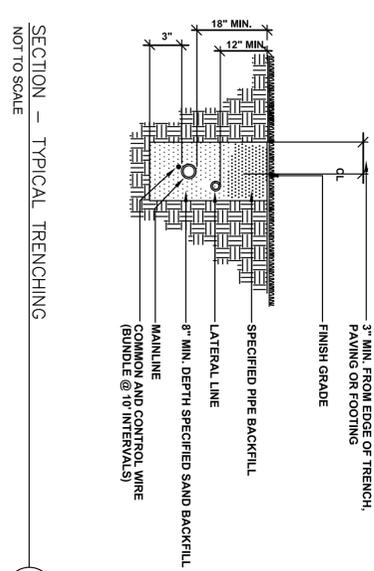
SECTION 4 - TYPICAL DRIP VALVE DETAIL  
 NOT TO SCALE



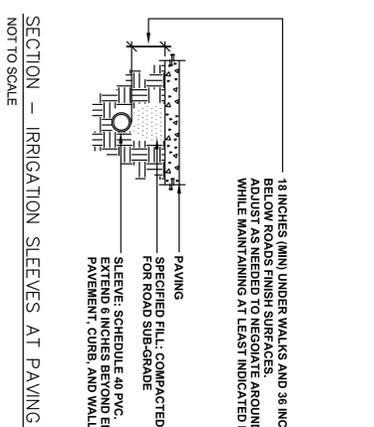
SECTION 5 - SPRINKLER W/POLY PIPE ASSEMBLY FOR POP UP ASSEMBLY  
 NOT TO SCALE



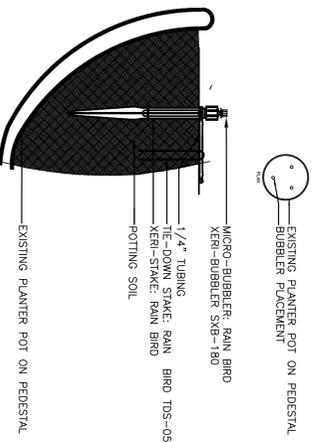
SECTION 6 - QUICK COUPLER VALVE ASSEMBLY W/PVC SWING JOINT  
 NOT TO SCALE



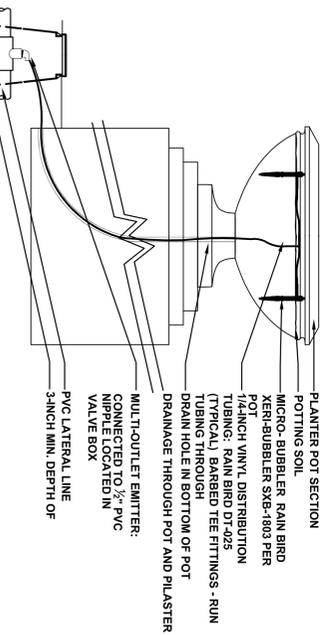
SECTION 7 - TYPICAL TRENCHING  
 NOT TO SCALE



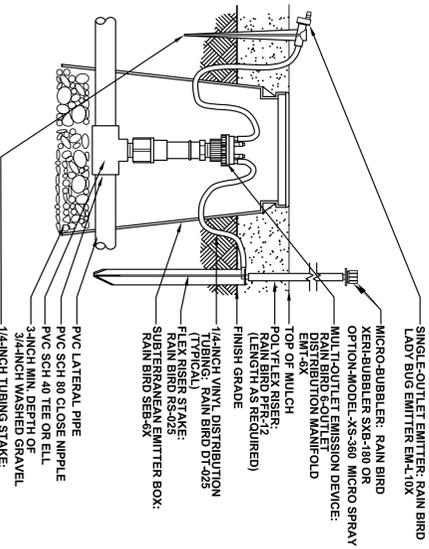
SECTION 8 - IRRIGATION SLEEVES AT PAVING  
 NOT TO SCALE



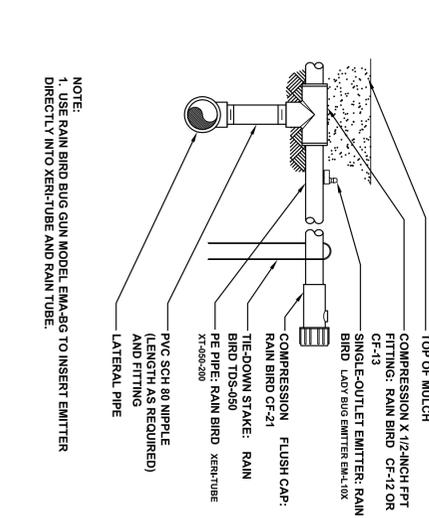
SECTION 9 - TYPICAL PLANTER POT EMITTER DETAIL  
 NOT TO SCALE



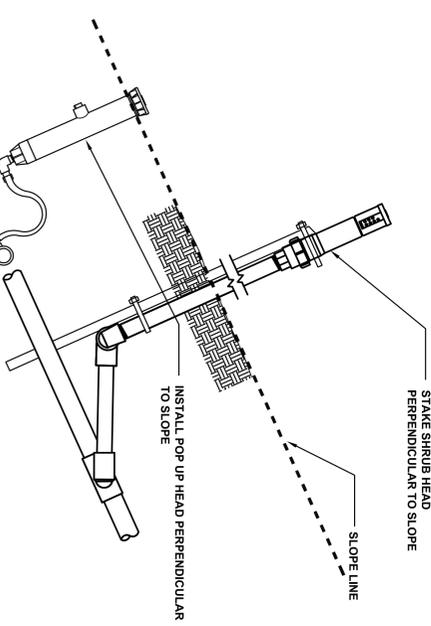
SECTION 10 - TYPICAL PLANTER POT EMITTER DETAIL  
 NOT TO SCALE



SECTION 11 - TYPICAL EMITTER IN BOX DETAIL  
 NOT TO SCALE



SECTION 12 - PVC TO PE PIPE CONNECTION DETAIL  
 NOT TO SCALE



SECTION 13 - HEADS INSTALLED ON SLOPE  
 NOT TO SCALE

13

NOTES:  
 1) EXACT FITTING REQUIREMENTS, COMPONENT SHAPES AND SEQUENCE MAY DIFFER FROM THAT SHOWN.

NOTE:  
 1. TO REPLACE IN-LINE WYE FILTERS, USE REPLACEMENT FILTER ELEMENTS.

## DRIP IRRIGATION NOTES

1. Drip irrigation shall be used in the Monkey Puzzle tree area for the 1st year to establish new planting material. The mp rotator zone in the same area shall be installed, but the heads in the area shall have the nozzles capped until the second year after installation.
2. Install drip system assembly per manufacturer's specifications including filter, pressure regulator and valve.
3. Install 1/2" tubing to existing concrete urns on the back side of the ballastrade through the drainage hole on the urn. Connect to 1/2" tubing underground.
4. See drip irrigation details for emitter installation.
5. See this sheet for type of drip emitter, size of emitter and number of emitters per type of plant.
6. Locate emitters at the inside edge of the rootball of the new plant.

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 565 South Broadway  
 Tacoma, Washington 98493  
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IRRIGATION  
 DETAILS

L2.01

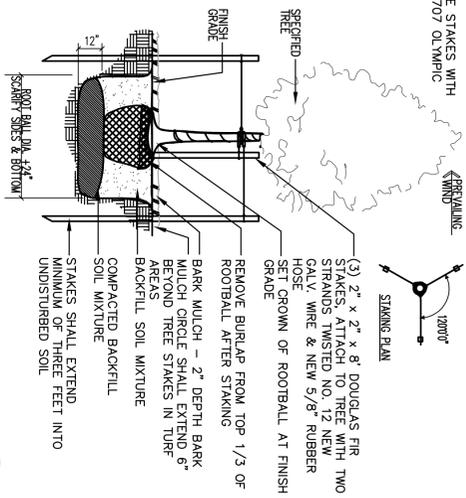
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 DRAWN: BCB  
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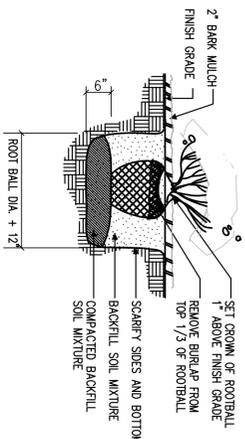


NOTE: STAIN TREE STAKES WITH TWO COATS OF # 707 ULTIMPRO STAIN



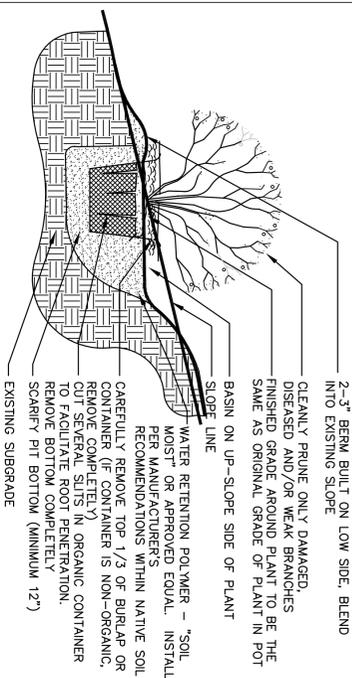
TYPICAL DECIDUOUS TREE PLANTING DETAIL  
 NOT TO SCALE

1



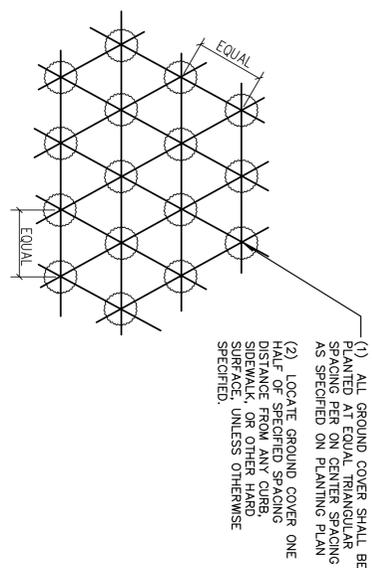
TYPICAL SHRUB PLANTING DETAIL  
 NOT TO SCALE

2



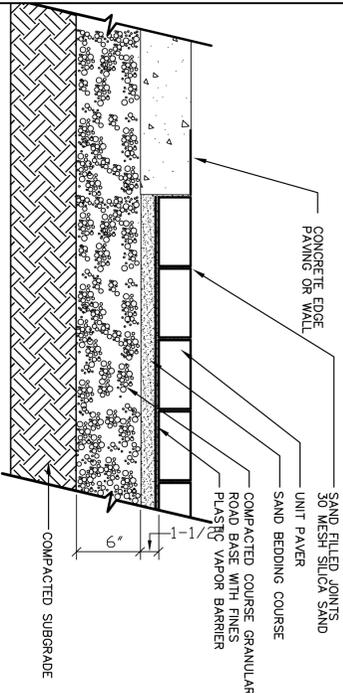
SECTION - TYPICAL SHRUB PLANTING ON SLOPE DETAIL  
 NOT TO SCALE

3



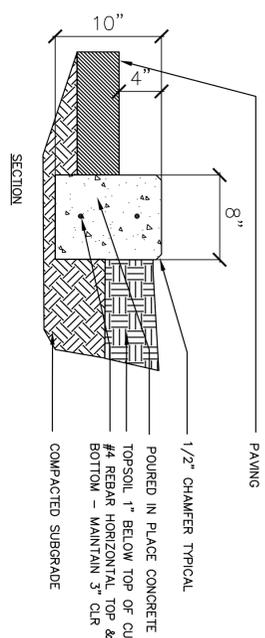
GROUND COVER / SHRUB COVER PLANTING DETAIL  
 NOT TO SCALE

4



5 UNIT PAVER DETAIL  
 SCALE: 1/2" = 1'-0"

S2790001



6 CONCRETE CURB DETAIL  
 SCALE: 1/2" = 1'-0"

S2526001

