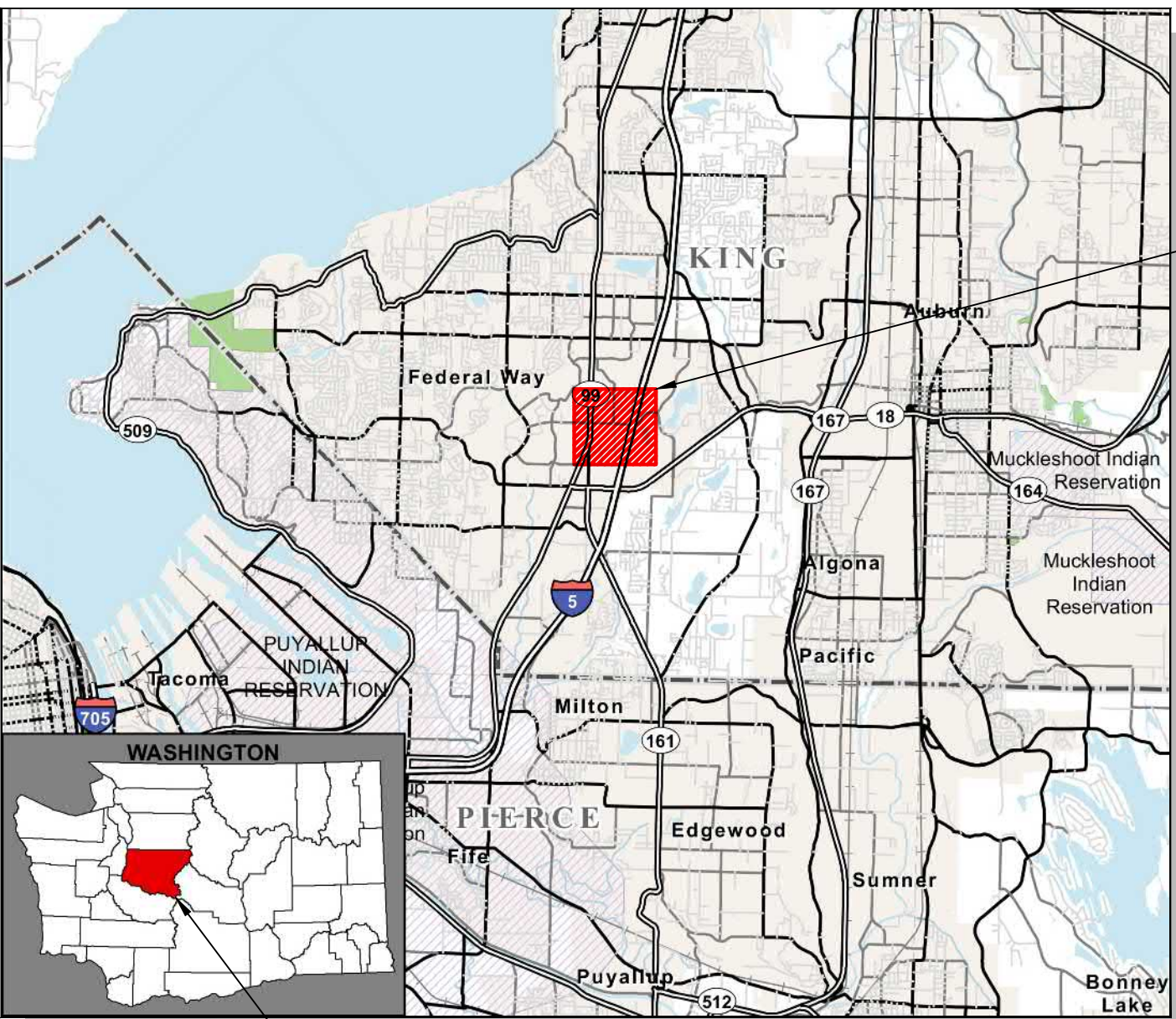




# KING COUNTY HOUSING AUTHORITY

## KINGS COURT SITE IMPROVEMENTS

### PROJECT VICINITY MAP



SEE PROJECT LOCATION  
MAP, THIS SHEET

### PROJECT LOCATION MAP



SITE LOCATION ADDRESS  
S. 333RD ST. AND 22ND LANE  
S., FEDERAL WAY, WA 98003

### DRAWING INDEX

Sheet Number	Sheet Title	Dwg No
--	COVER	COV
1	GENERAL NOTES	G01
2	EXISTING SITE PLAN	C01
3	DEMOLITION PLAN	C02
4	SITE PLAN	C03
5	STRIPING & SIGNAGE PLAN	C04
6	DETAILS 1	D01
7	DETAILS 2	D02

### ABBREVIATIONS

CB	CATCH BASIN	EOP	EDGE OF PAVEMENT	RT	RIGHT
CONC	CONCRETE	EX	EXISTING	ROW	RIGHT-OF-WAY
CL	CENTERLINE	HMA	HOT MIXED ASPHALT	SPEC	SPECIFICATIONS
CPEP	CORRUGATED POLYETHYLENE	L	LEFT	SS	SANITARY SEWER
CSBC	CRUSHED SURFACING BASE COURSE	LT	LEFT	SSMH	SANITARY SEWER MANHOLE
CSTC	CRUSHED SURFACING TOP COURSE	LF	LINEAR FEET	ST	STORM
DIAM	DIAMETER	N	NORTHING	STA	STATION LINE
DI	DUCTILE IRON	PE	POLYETHYLENE	STD	STANDARD
DWG	DRAWING	PROP	PROPOSED	SY	SQUARE YARDS
E	EASTING	PVC	POLYVINYL CHLORIDE	TYP	TYPICAL
ELEV	ELEVATION	R	RIGHT	W	WATER

### LEGEND

#### EXISTING LEGEND

##### EXISTING LINETYPES

	PROPERTY LINE
	RIGHT OF WAY CENTERLINE
	RIGHT OF WAY LINE
	BUILDING EDGE
	ASPHALT CRACK
	TREE ROOTS
	CURB

##### EXISTING AREA HATCHING

	PARKING LOT ASPHALT AREA
	SIDEWALK ASPHALT
	LANDSCAPING (SOD, PLANTINGS)
	SPEED BUMP

##### EXISTING CONTROL LEGEND

	SURFACE INVESTIGATION CORE
	GENERAL SLOPE DIRECTION
	CATCH BASIN
	FIRE HYDRANT
	WATER GATE VALVE

##### EXISTING UTILITY LINETYPES

	ST	STORM DRAIN LINE
	P	UNDERGROUND POWER
	W	WATER LINE

#### PROPOSED LEGEND

##### DEMOLITION LEGEND

	CURB REMOVAL
	ASPHALT REMOVAL
	ASPHALT GRIND
	INLET PROTECTION
	SILT FENCE

##### SITework LEGEND

	ASPHALT OVERLAY
	ASPHALT REPLACEMENT
	PROPOSED SPEED BUMP
	WHEEL STOP
	CURB

##### STRIPING LEGEND

	PAINTED EDGE LINE
	FIRE LANE STRIPING
	SIGN
	STALL MARKING
	PERMIT ONLY MARKING

### SECTION AND DETAIL REFERENCES

THE FOLLOWING CONVENTIONS HAVE BEEN USED WITHIN THESE DRAWINGS TO REFER THE READER BETWEEN THE SECTION/DETAIL AND THE PLAN FROM WHICH IT IS REFERENCED.

#### REFERENCE BUBBLES



PLAN REFERENCE BUBBLE - REFERS READER BACK TO THE PLAN FROM WHICH THE DETAIL OR SECTION ORIGINATED.

DETAIL/SECTION REFERENCE BUBBLE - REFERS READER TO THE DRAWING ON WHICH THE DETAIL OR SECTION IS LOCATED.

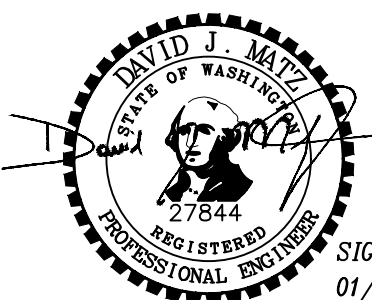
WHERE, ID = SECTION/DETAIL REFERENCE NUMBER  
## = DRAWING NUMBER ON WHICH DETAIL ORIGINATED OR RESIDES.

SECTION/DETAIL REFERENCE NUMBER CONVENTIONS:  
SECTIONS OR ELEVATIONS SHOULD HAVE A LETTER REFERENCE NUMBER  
(A THROUGH ZZ).

### CONTACT INFORMATION

CONTACT	PHONE
KING COUNTY HOUSING AUTHORITY	(206) 574-1100
AMY KURTZ (KCHA PROJECT MANAGER)	(206) 574-1283
DAVID MATZ (RH2)	(253) 312-3031
HARLEY SANDOVAL (RH2)	(206) 794-6605
PUGET SOUND ENERGY (GAS & POWER)	(888) 225-5773
CITY OF FEDERAL WAY (PUBLIC WORKS)	(253) 835-2700
COMCAST (CABLE)	(800) 934-6489
ONE-CALL UTILITY LOCATE (PUBLIC)	811

PROJECT DESCRIPTION: THE PROJECT IS LOCATED AT S. 333RD ST. AND 22ND LANE S., FEDERAL WAY, WA 98003. WORK WILL INCLUDE REMOVAL AND REPLACEMENT OF EXISTING WALKWAYS, EXTRUDED CURB, SPEED BUMPS, PARKING LOT ASPHALT AND A PARKING LOT ASPHALT OVERLAY.



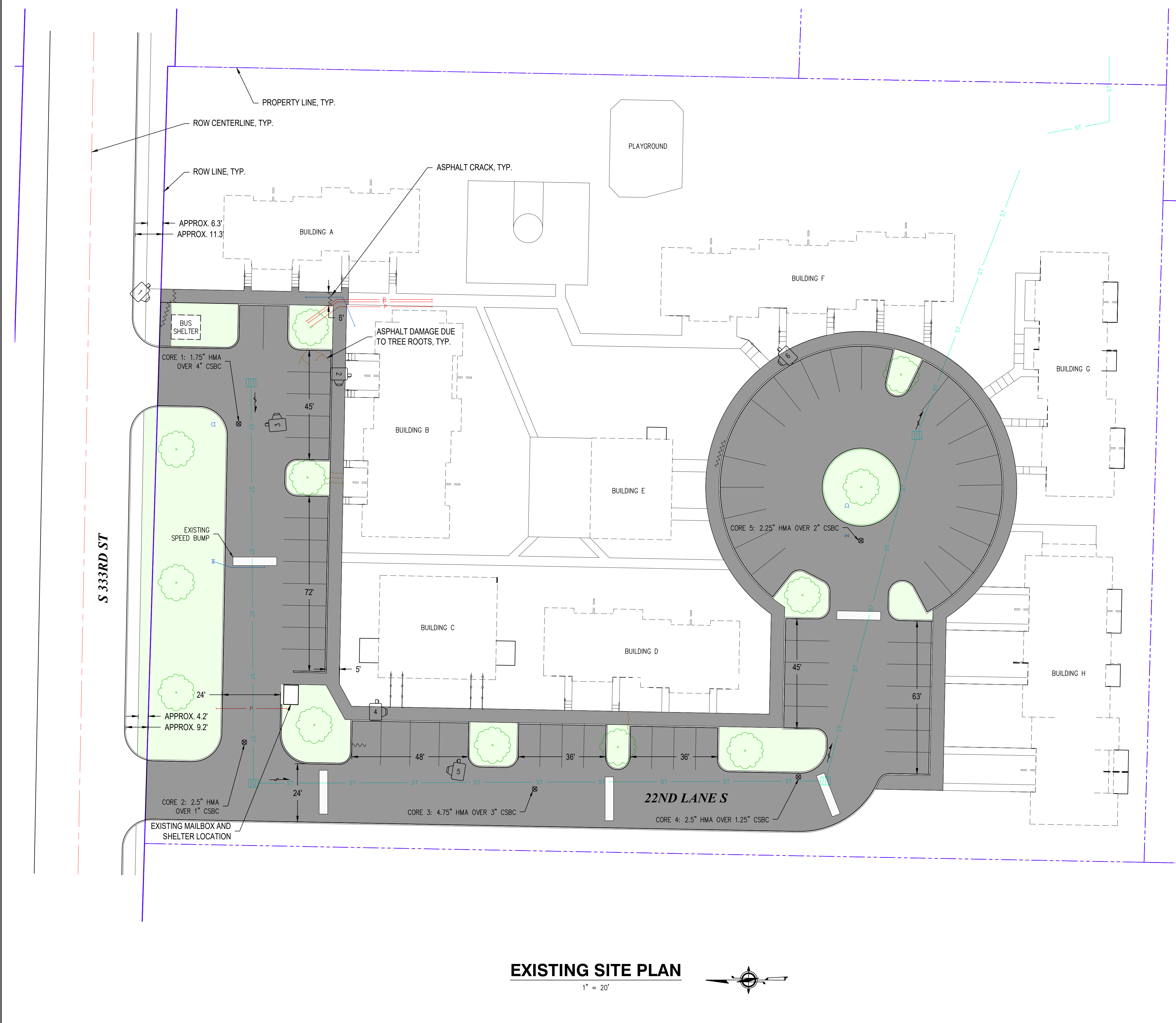
CALL 48 HOURS BEFORE YOU DIG  
ONE CALL 811  
REPORT ALL SPILLS  
DEPT. OF ECOLOGY 1-800-258-5990











ASPHALT CRACKING, TYP.

ASPHALT DAMAGE DUE TO TREE ROOTS

PONDING AREA, TYP.

WALKWAY TRANSITION, TYP.

ASPHALT CRACKING, TYP.

**SITE PHOTO** 1

**SITE PHOTO** 2

**SITE PHOTO** 3

**SITE PHOTO** 4

**SITE PHOTO** 5

**SITE PHOTO** 6

**KING COUNTY HOUSING AUTHORITY**

**KINGS COURT SITE IMPROVEMENTS**

**EXISTING SITE PLAN**

ENGINEER	JTR	DATE	Jan 11, 2022	CLIENT	KCH	LOG NO.	515034	FILE NAME	KC-P-PRP.DWG	REVISIONS	NO.	DATE	DESCRIPTION	BY	REVIEW
REVIEWED	DJM	PLOT DATE	Jan 12, 2022												

SCALE: SHOWN

DWG NO.: C01

SHEET NO.: 2





GENERAL NOTES

- 1) LOCATION OF EXISTING UTILITIES IS APPROXIMATE BASED ON FIELD LOCATES AND AVAILABLE CITY GIS DATA.
- 2) PROTECT AND DO NOT DISTURB EXISTING UTILITIES SHOWN. ANY REPAIRS NECESSARY ARE TO BE PAID FOR BY THE CONTRACTOR.

DEMOLITION NOTES

- 1 PROVIDE SILT FENCING AS REQUIRED (208 D01)
- 2 REMOVE AND DISPOSE OF ASPHALT SURFACING AS SHOWN UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE, TYP.
- 3 PROTECT AND DO NOT DISTURB EXISTING GUARDRAIL, TYP.
- 4 PROVIDE INLET PROTECTION, TYP. (209 D01)
- 5 PRELEVEL PARKING LOT/DRIVEWAY PRIOR TO OVERLAY TYP.
- 6 GRIND ASPHALT AREA TO PROVIDE SMOOTH TRANSITION AT ALL WALKWAYS, DRIVEWAY APPROACHES AND AS SHOWN (202 D01)
- 7 REMOVE TREE ROOTS WITHIN 6" OF AREAS SHOWN AND AT DIRECTION OF OWNER'S REPRESENTATIVE, TYP.
- 8 REMOVE AND DISPOSE OF CURB, TYP.
- 9 REMOVE AND DISPOSE OF SPEED BUMP, TYP.
- 10 PROTECT AND DO NOT DISTURB EXISTING MAIL BOXES



DAMAGED ASPHALT TO BE REPLACED, TYP.

SITE PHOTO



EXISTING WHEEL STOP TO BE REMOVED, TYP.

SITE PHOTO



DAMAGED ASPHALT TO BE REPLACED, TYP.

SITE PHOTO



SITE PHOTO

SUMMARY OF QUANTITIES

QUANTITY	UNIT	ITEM
1,380	SF	ASPHALT GRIND
1,850	LF	EXTRUDED CURB REMOVAL
1,950	SF	ASPHALT REMOVAL

DEMOLITION PLAN

1" = 20'



SIGNED: 01/11/2022



SIGNED: 01/11/2022

KING COUNTY HOUSING AUTHORITY  
KINGS COURT SITE IMPROVEMENTS

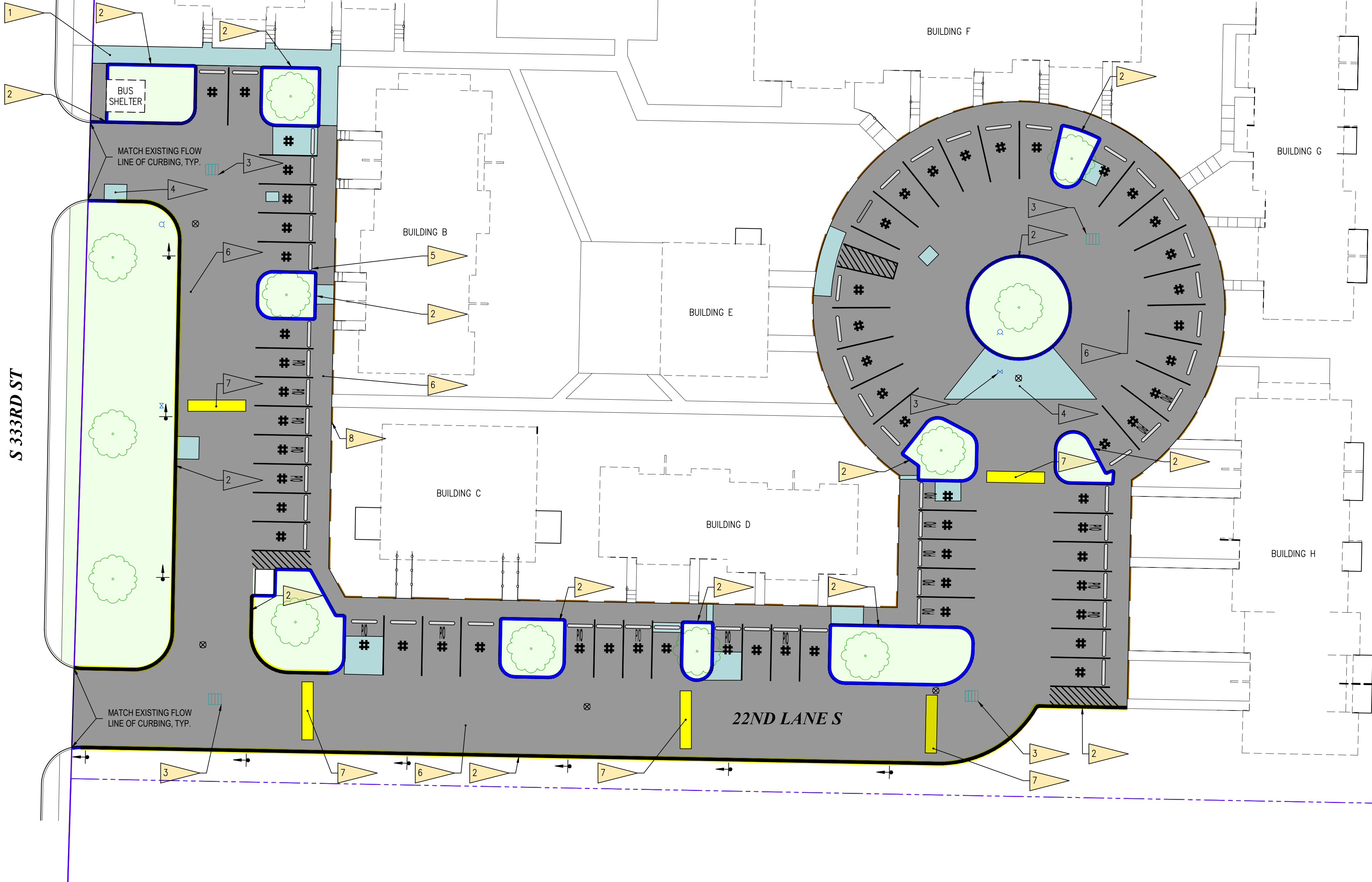


DEMOLITION PLAN

REVISIONS	NO.	DATE	DESCRIPTION	BY	REVIEW
1					
2					
3					
4					
5					
6					
7					

ENGINEER: JTR	DATE: Jan 11, 2022	CLIENT: KCH	LOG NO.: 515004
REVIEWED: DJM	DATE: Jan 12, 2022	FILENAME: KC-P-PREP.DWG	
SCALE: SHOWN			
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"			
DWG NO.: C02	SHEET NO.: 3		





PROPOSED SITE PLAN  
1" = 20'



GENERAL NOTES

1. LANDSCAPE ISLANDS SHALL HAVE VERTICAL CURB.
2. ADJUST ALL EXISTING UTILITIES TO FINISHED GRADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION.
3. MAINTAIN EXISTING FLOW AND DRAINAGE PATTERNS OF THE SITE.
4. PAVED AREAS WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO A NEAT AND VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1. THE NEW ASPHALT SHALL BE TAPERED TO MEET EXISTING AT A BUTT JOINT. THE JOINT SHALL BE SEALED WITH AR-4000W.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING WATER PONDING ON THE HMA SURFACES DUE TO LOW POINTS IN THE FINAL PAVING.
6. CONTRACTOR SHALL RESTORE EXISTING DAMAGED PAVEMENT AREAS NOT SHOWN ON PLANS AT THE DIRECTION OF THE OWNER.
7. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS BEYOND THE SCOPE OF THE IMPROVEMENTS TO THEIR EXISTING CONDITION OR BETTER. HYDROSEED ALL GRASS AREAS DISTURBED.
8. ALL CONCRETE CURB AND GUTTER OR SIDEWALK THAT IS NOT DESIGNATED FOR REPLACEMENT AND IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
9. BEFORE ANY ON SITE WORK IS PERFORMED, CONTRACTOR SHALL TEST EXISTING STORMWATER SYSTEM IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS AND PROVIDE TESTING RESULTS TO OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING MAILBOX LOCATION AND ACCESS.

SITework NOTES

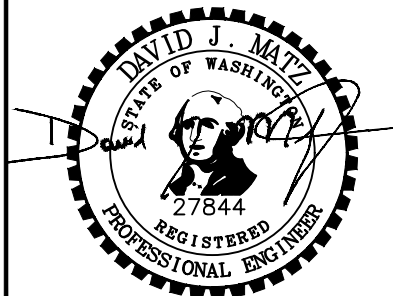
- 1 REPLACE WALKWAY (207 D01)
- 2 REPLACE/INSTALL CURB, TYP. (203 D01)
- 3 ADJUST UTILITY TO FINISHED GRADE, SEE DWG NO. D02
- 4 REPLACE ASPHALT, TYP. (204 D01)
- 5 PROVIDE WHEEL STOPS, TYP. (205 D01)
- 6 ASPHALT OVERLAY (201 D01)
- 7 REPLACE SPEED BUMPS, TYP. (206 D01)
- 8 PROVIDE LANDSCAPE EDGE, TYP. (2 D02)

SUMMARY OF QUANTITIES

QUANTITY	UNIT	ITEM
1,950	SF	ASPHALT REPAIR
33,000	SF	ASPHALT OVERLAY
1,400	LF	VERTICAL CURB
60	EA	WHEEL STOPS

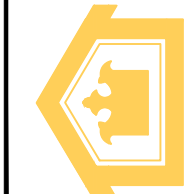


SIGNED: 01/11/2022



SIGNED: 01/11/2022

KING COUNTY HOUSING AUTHORITY  
KINGS COURT SITE  
IMPROVEMENTS



SITE PLAN

NO.	DATE	DESCRIPTION	BY	REVIEW
REVISIONS				

SCALE: SHOWN

0" 1" 2"

DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

DWG NO.: C03 SHEET NO.: 4 7



NOTE: UNDERGROUND UTILITIES  
NOT SHOWN FOR CLARITY

## STRIPING NOTES

- 1) STRIPING AND SIGNAGE SHALL COMPLY WITH MUTCD, WSDOT, AND THE CITY OF FEDERAL WAY STANDARDS.
- 2) WIDTHS SHOWN ARE FROM CENTER OF STRIPE OR FACE OF CURB.
- 3) ANY STRIPING OR SIGNAGE IMPACTED BY SITE IMPROVEMENTS, SHALL BE RESTORED TO EXISTING OR BETTER CONDITION.
- 4) STRIPING LOCATIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR INSTALLING MINIMUM # OF PARKING SPACES SHOWN ACCORDING TO THE CITY OF FEDERAL WAY REQUIREMENTS. DIMENSIONS FOR PARKING STALLS IS SHOWN BELOW.

<u>STALL WIDTH</u>	<u>CURB LENGTH</u>	<u>STALL DEPTH</u>	<u>ANGLE</u>
9.0'	9.0'	18.0'	90°

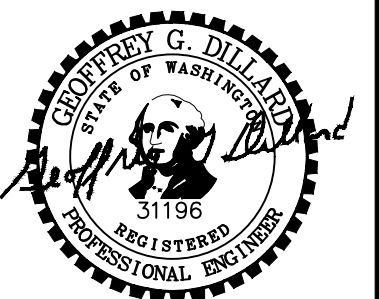
- 5) SEE CITY OF FEDERAL WAY MUNICIPAL CODE 8.50 FOR FULL PARKING REQUIREMENTS AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT PARKING LOT DESIGN CRITERIA FOR FULL PARKING REQUIREMENTS.
- 6) CONTRACTOR TO PROVIDE STALL NUMBERS (2 DIGITS). PROVIDE STRIPING FOR A MINIMUM OF 60 PARKING STALLS. LOCATION OF STALL NUMBERS TO BE FIELD DETERMINED BY OWNER'S REPRESENTATIVE.
- 7) CONTRACTOR TO PROVIDE STRIPING FOR NO PARKING AREAS AS SHOWN ON THE PLANS.
- 8) # - CONTRACTOR SHALL PROVIDE STALL # AND INFORMATION TO MATCH EXISTING. P/O - CONTRACTOR SHALL PROVIDE PERMIT ONLY PAINT MARKINGS AS REQUIRED BY THE OWNER.
- 9) CONTRACTOR SHALL PAINT CURB AND PROVIDE SIGNS FOR THE FIRE LANE IN ACCORDANCE WITH THE CITY OF FEDERAL WAY CODE. SEE CITY OF FEDERAL WAY MUNICIPAL CODE 8.55 FOR FULL FIRE LANE REQUIREMENTS.

## KEYNOTES

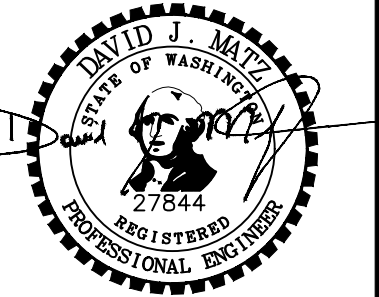
- ① PROVIDE 4" PAINTED PARKING LINE (WHITE), TYPE
- ② PROVIDE PAINTED NUMBERS IN EACH PARKING SPACE
- ③ PROVIDE FIRE LANE SIGN AND POST PER CITY OF CHICAGO STANDARDS, TYPE.
- ④ PROVIDE FIRE LANE STRIPING
- ⑤ PROVIDE "PERMIT ONLY" PAINT MARKINGS, TYPE.
- ⑥ PROVIDE 4" PAINTED LINES AT 45°. 2' O.C. (WHITE)



## PROPOSED STRIPING PLAN

$$1'' = 20$$


*SIGNED: 01/11/2022*



*SIGNED: 01/11/2022*

# COUNTY HOUSING AUTHORITY KINGS COURT SITE IMPROVEMENTS



# STRIPING & SIGNAGE PLAN

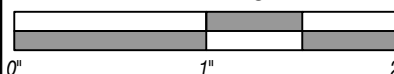
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REVIEWED: DJM	PLOT DATE: Jan 12, 2022	FILENAME: KC-P-QIV.DWG	
REVIEWS			
NO.	DATE	DESCRIPTION	BY

SCALE: SHOWN

DRAWING IS FULL SCALE WHEN  
BAR MEASURES 2"

DWG NO. C04
SHEET NO.: 5

SCALE: SHOWN

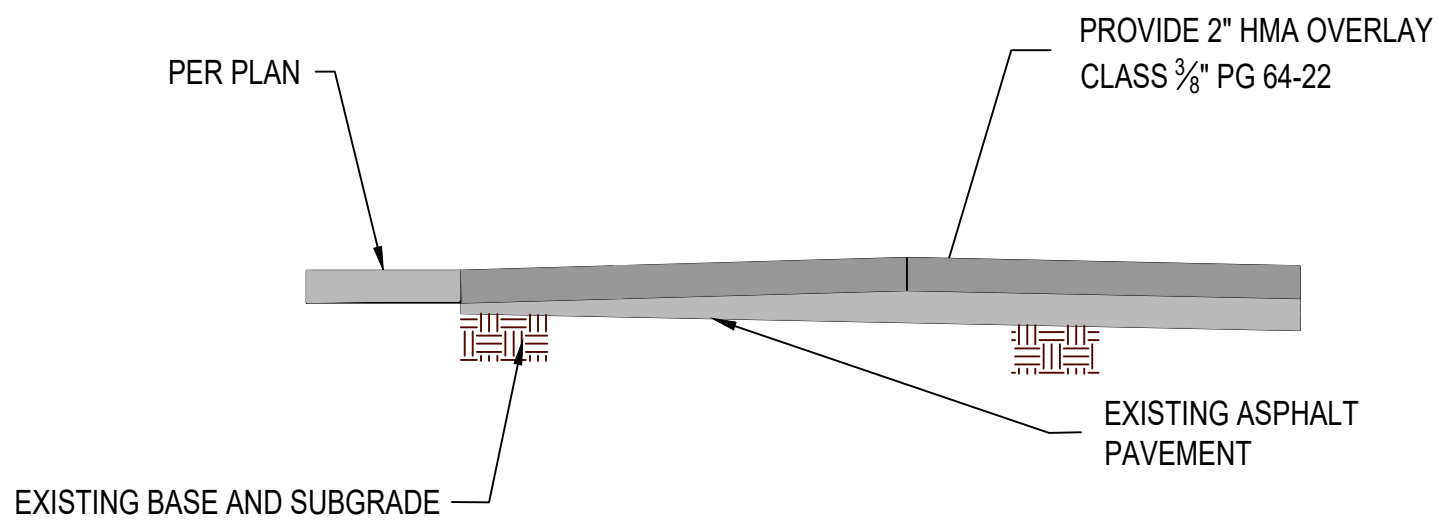


RAWING IS FULL SCALE WHE  
BAR MEASURES 2"

DWG NO.: C04	SHEET NO.: 5
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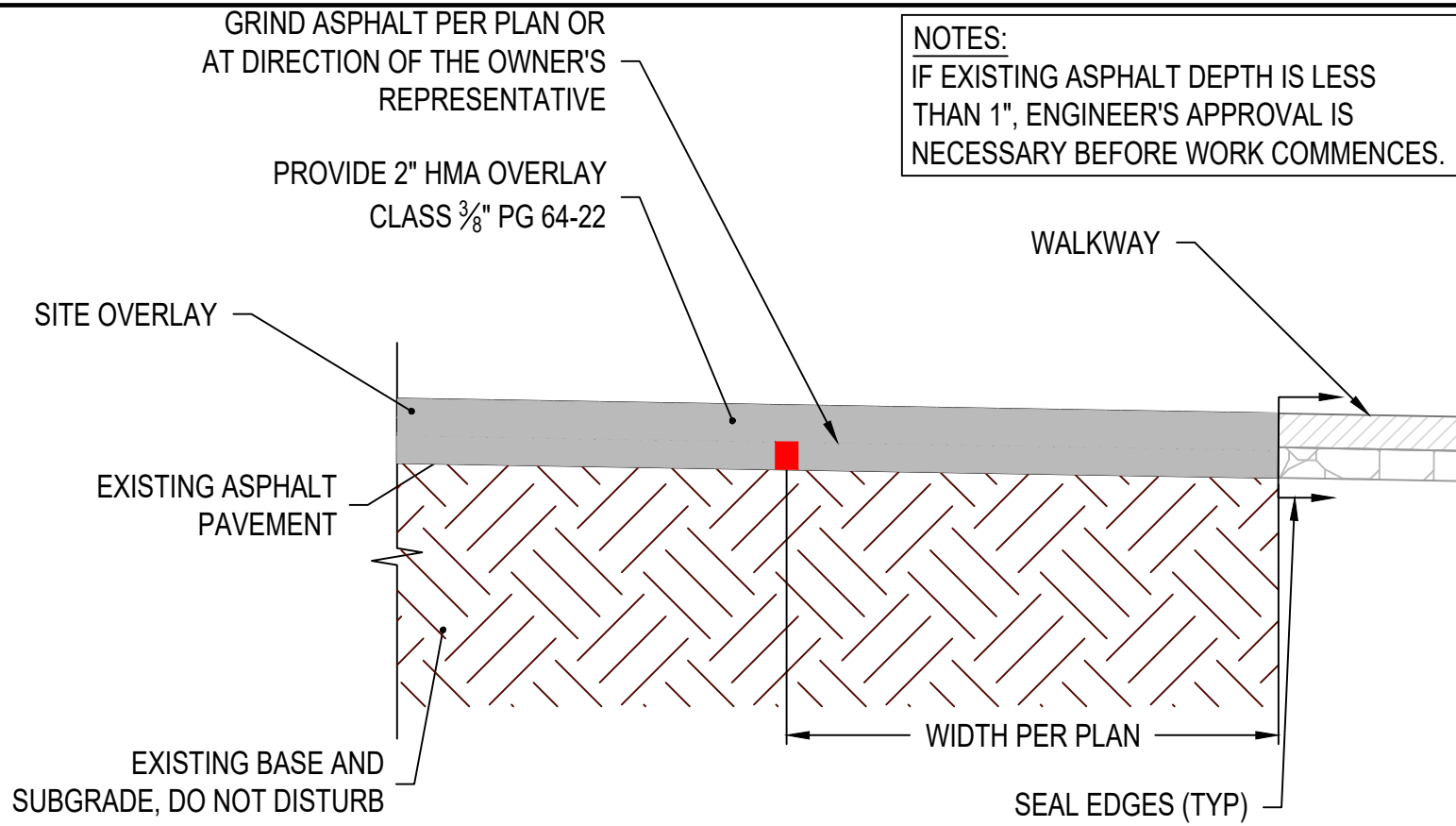


NOTES:  
1) IF EXISTING ASPHALT IS DAMAGED DUE TO CONSTRUCTION ACTIVITIES, DAMAGED AREAS SHALL BE REPAIRED PER DETAIL #204. NO ADDITIONAL PAYMENT WILL BE MADE FOR THESE REPAIRS.  
2) OVERLAY ADJACENT TO CURBING DOES NOT REQUIRE TAPERING.



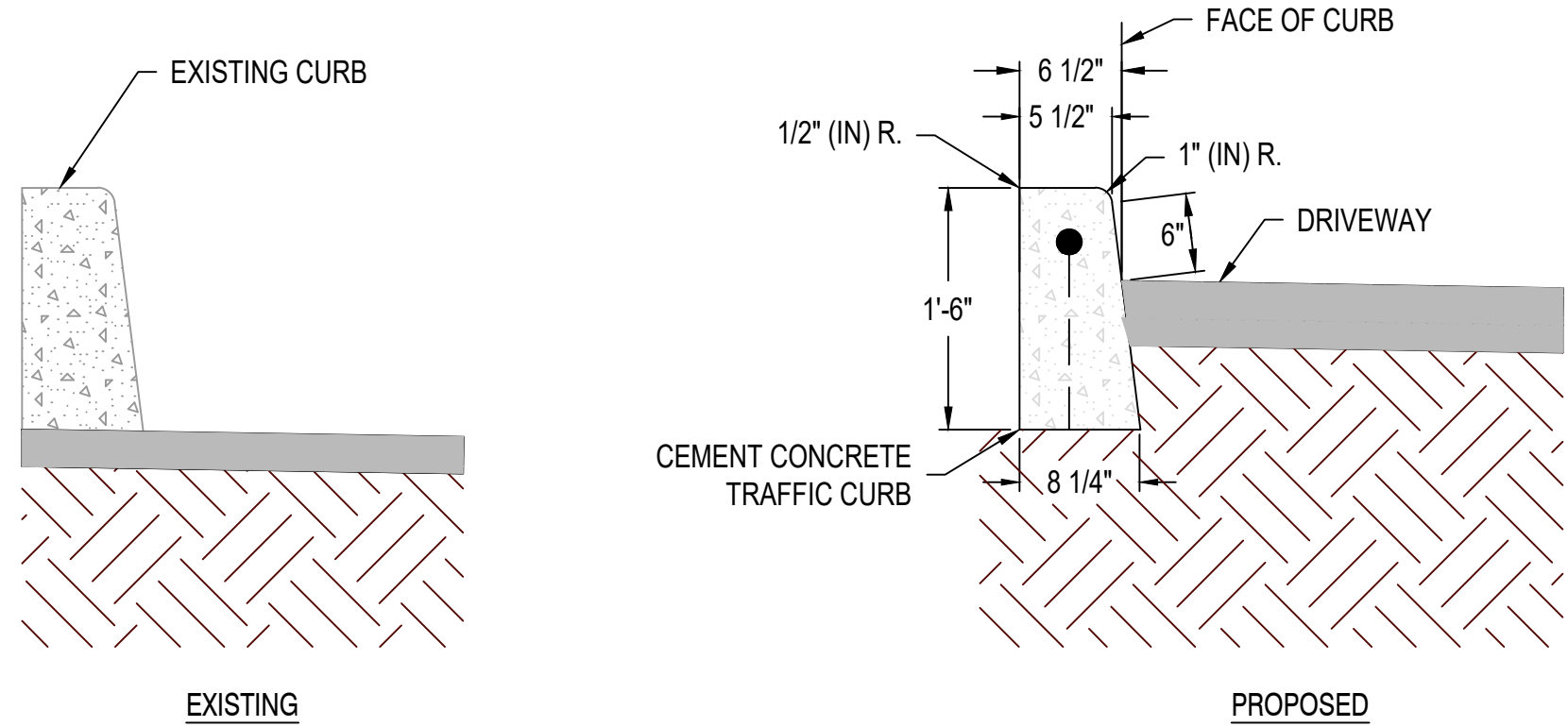
201  
C03

**PAVEMENT OVERLAY CROSS-SECTION**  
NOT TO SCALE



202  
C02

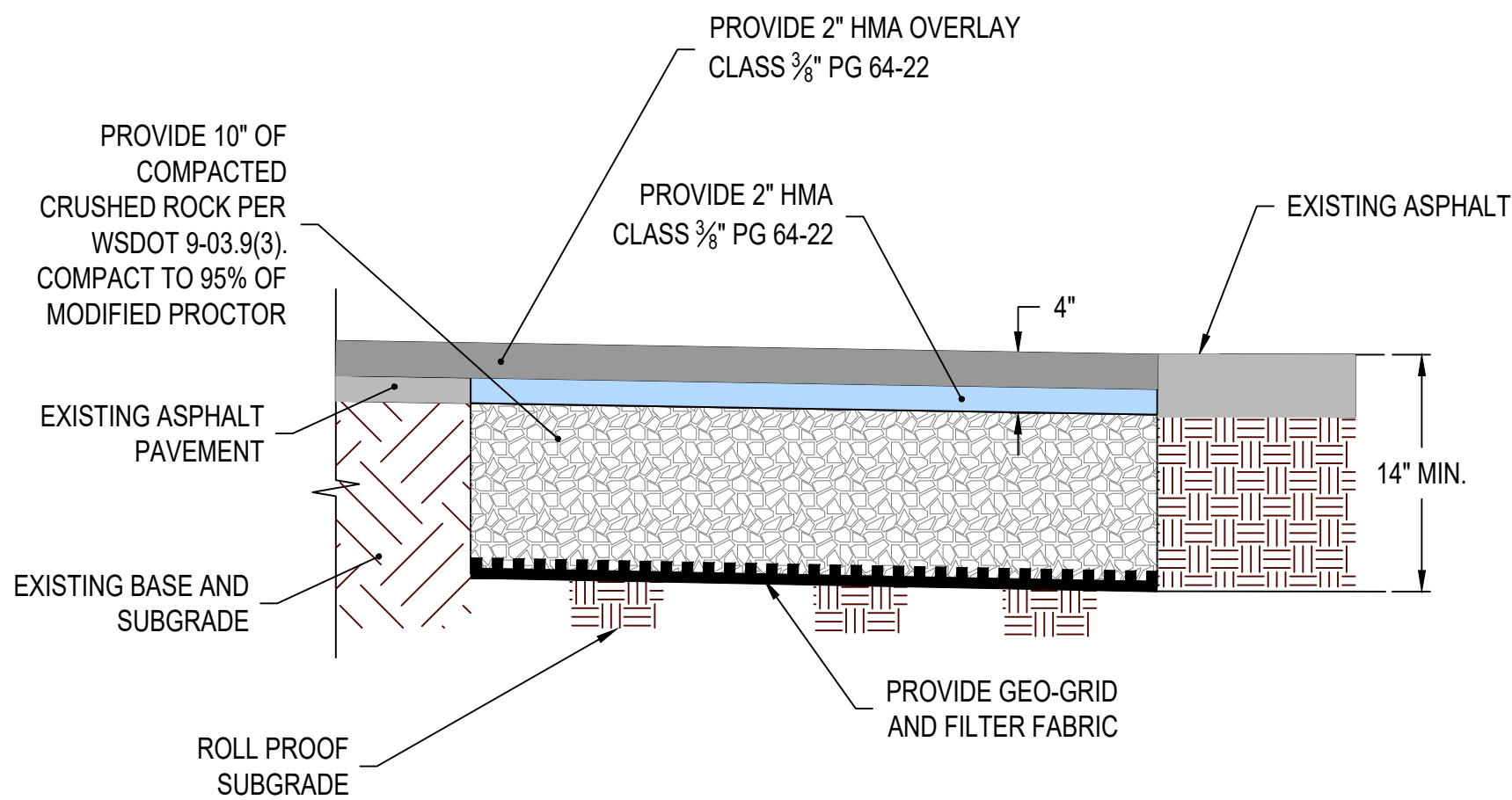
**ASPHALT GRIND AND OVERLAY - SECTION VIEW**  
NOT TO SCALE



203  
C03

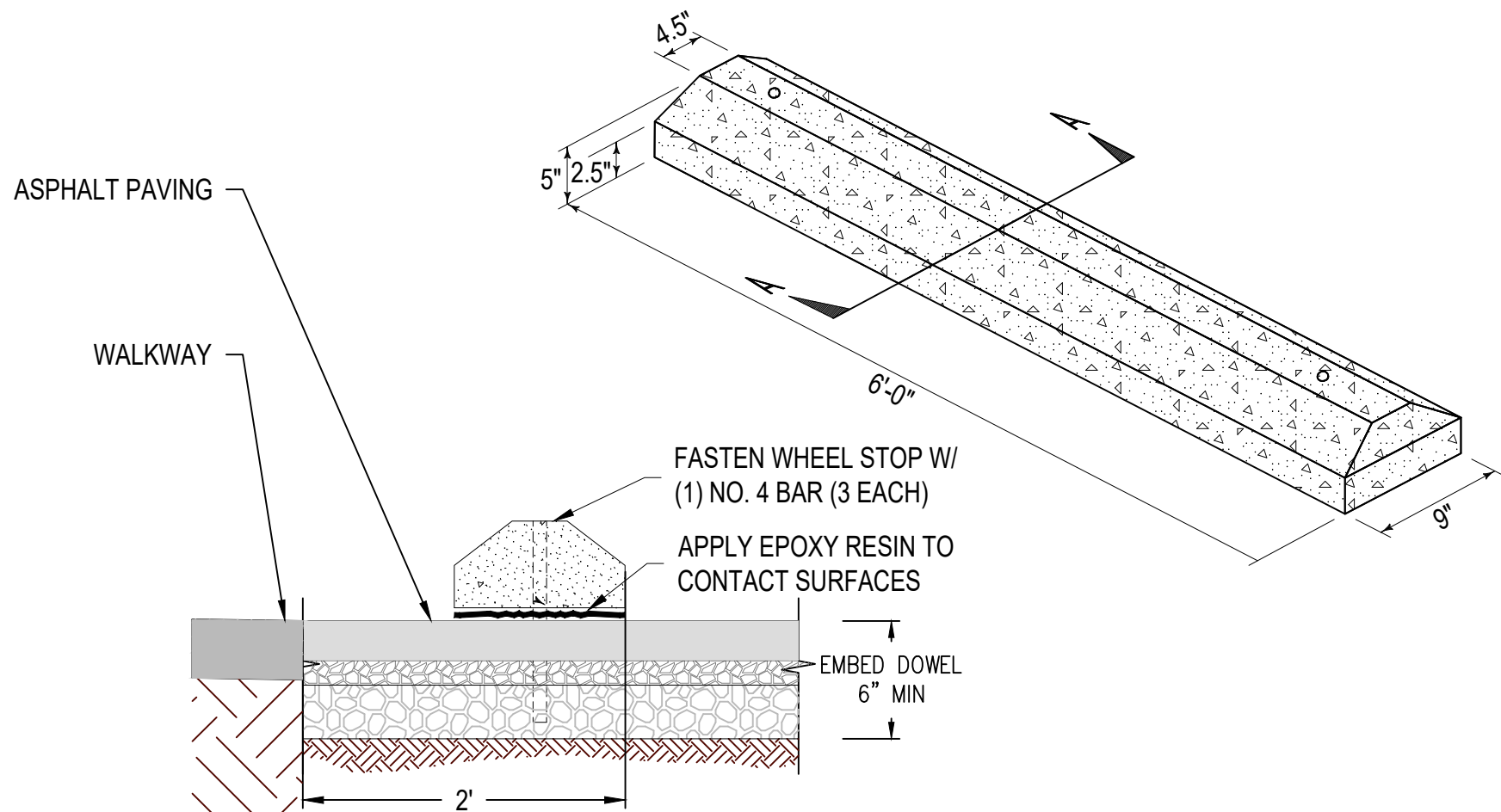
**VERTICAL CURB**  
NOT TO SCALE

NOTE: CONCRETE CURB WITH (1) #5 CONTINUOUS AND #5 DOWELS AT 48" O.C.



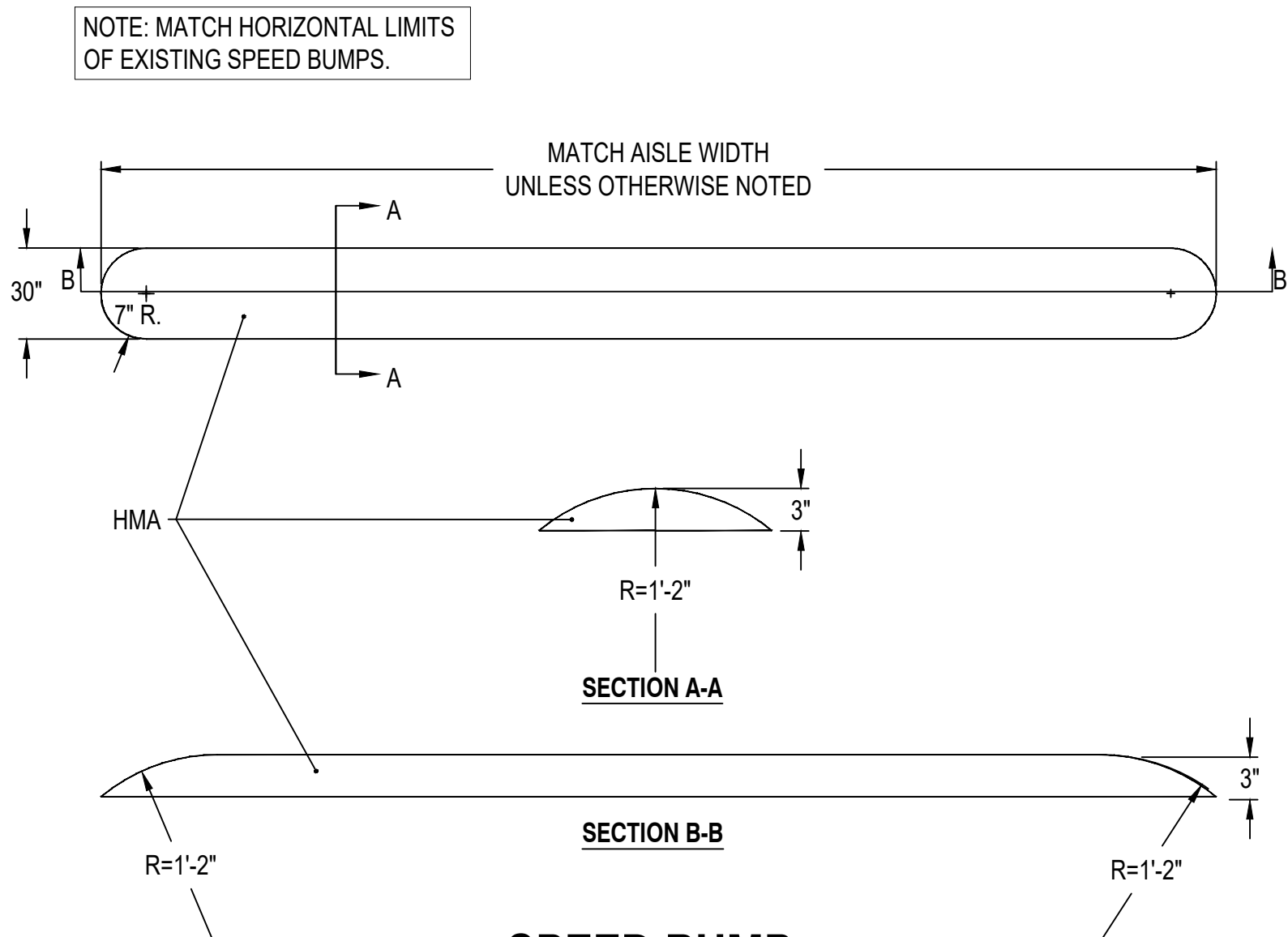
204  
C03

**NEW ASPHALT - SECTION VIEW**  
NOT TO SCALE



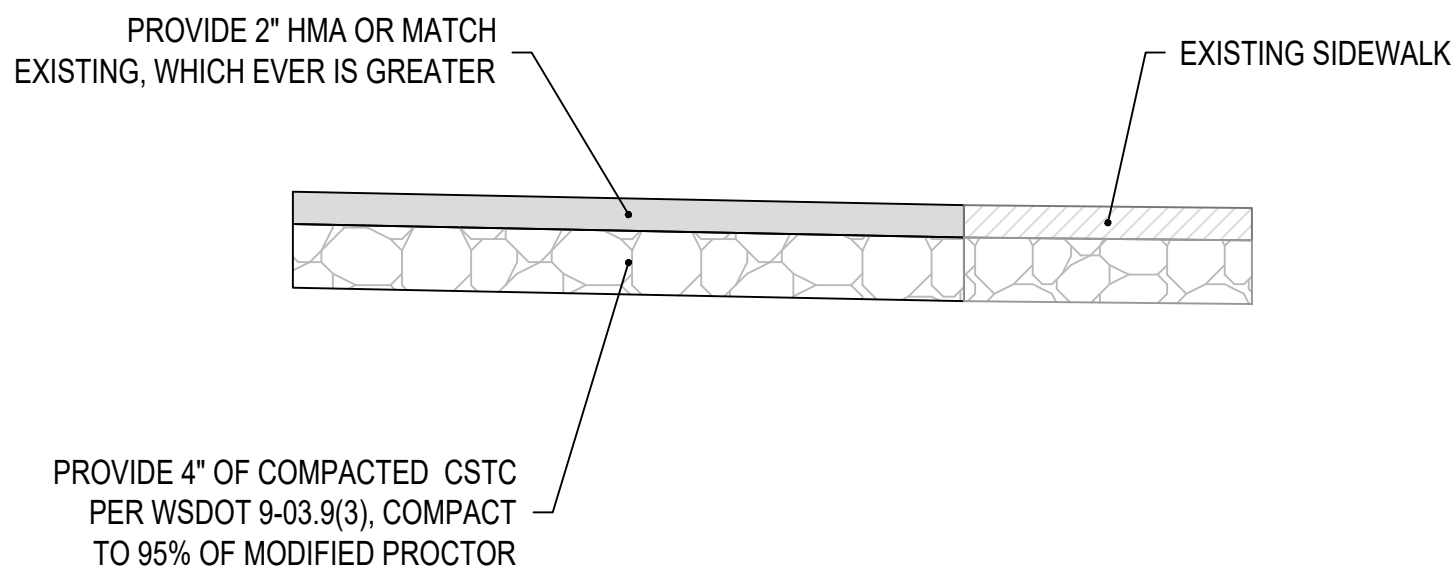
205  
C03

**WHEEL STOP INSTALLATION**  
NOT TO SCALE



206  
C03

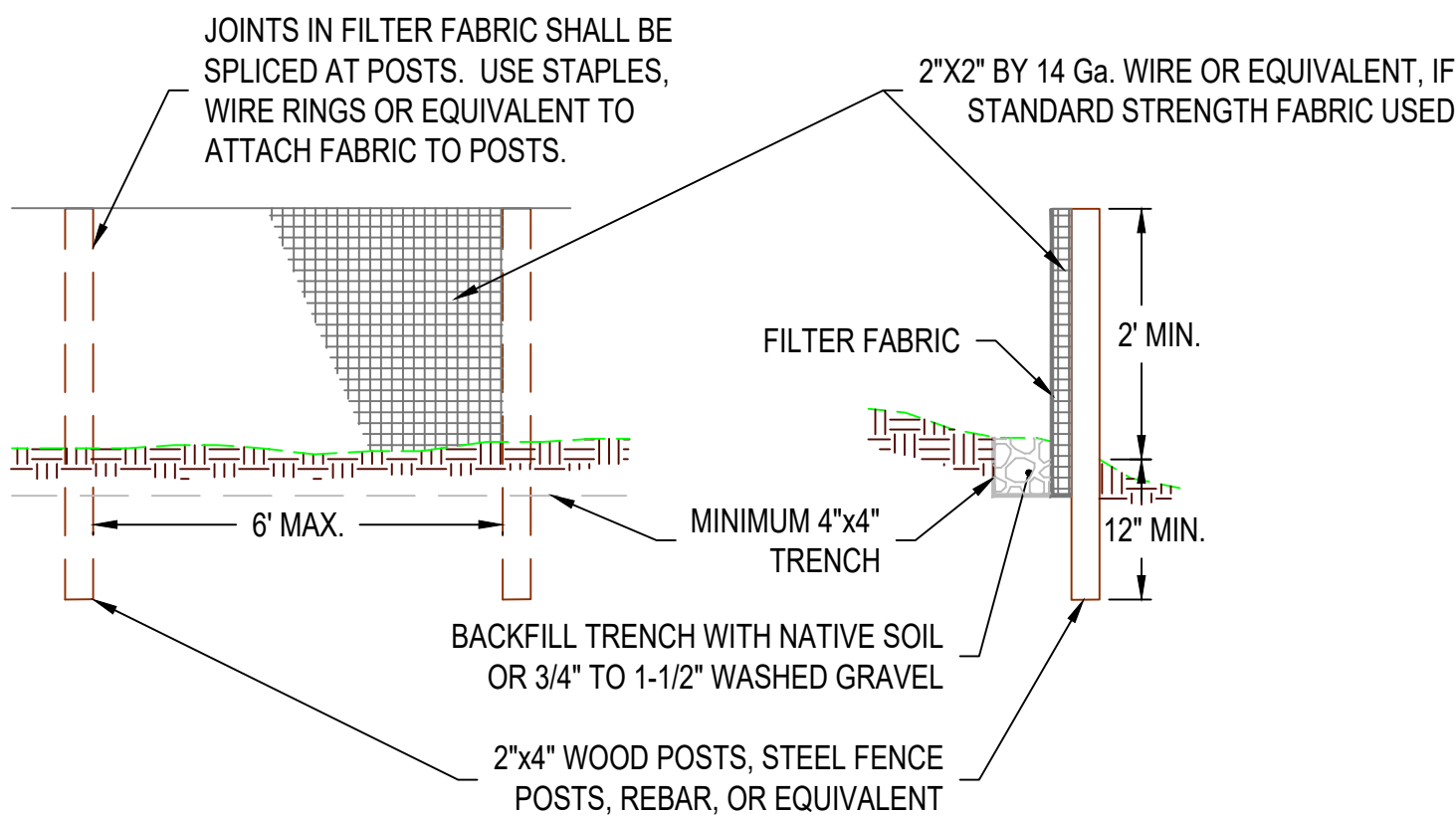
**SPEED BUMP**  
NOT TO SCALE



207  
C03

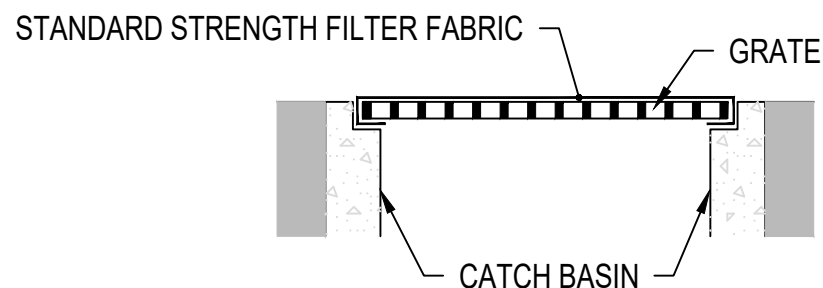
**WALKWAY REPLACEMENT**  
NOT TO SCALE

POST SPACING MAY BE INCREASED TO 8' IF WIRE BACKING IS USED



208  
C02

**SILT FENCE**  
NOT TO SCALE



209  
C02

**FILTER FABRIC PROTECTION**  
NOT TO SCALE

NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.



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KING COUNTY HOUSING AUTHORITY  
KINGS COURT SITE IMPROVEMENTS



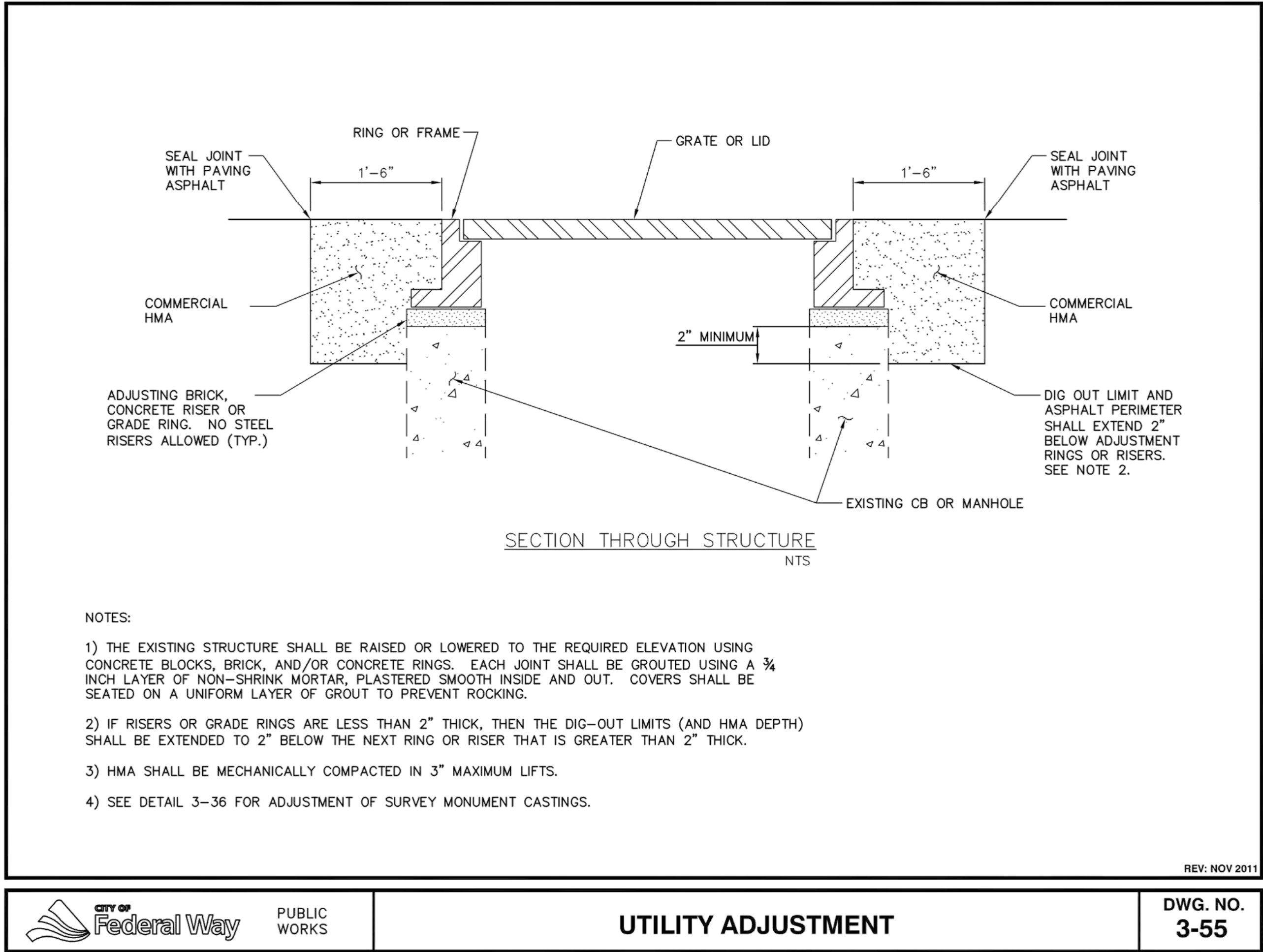
DETAILS 1

REVISIONS	NO.	DATE	DESCRIPTION	BY	REVIEW
1					
2					
3					
4					
5					
6					
7					

ENGINEER: JTR	SAFE DATE: Jan 4, 2022	CLIENT: KCH	LOG NO.: 515004
REVIEWED: DJM	PLOT DATE: Jan 12, 2022	FILENAME: KCD-DET.DWG	

SCALE: SHOWN	DWG NO.: D01	SHEET NO.: 6
0" 1" 2"		7



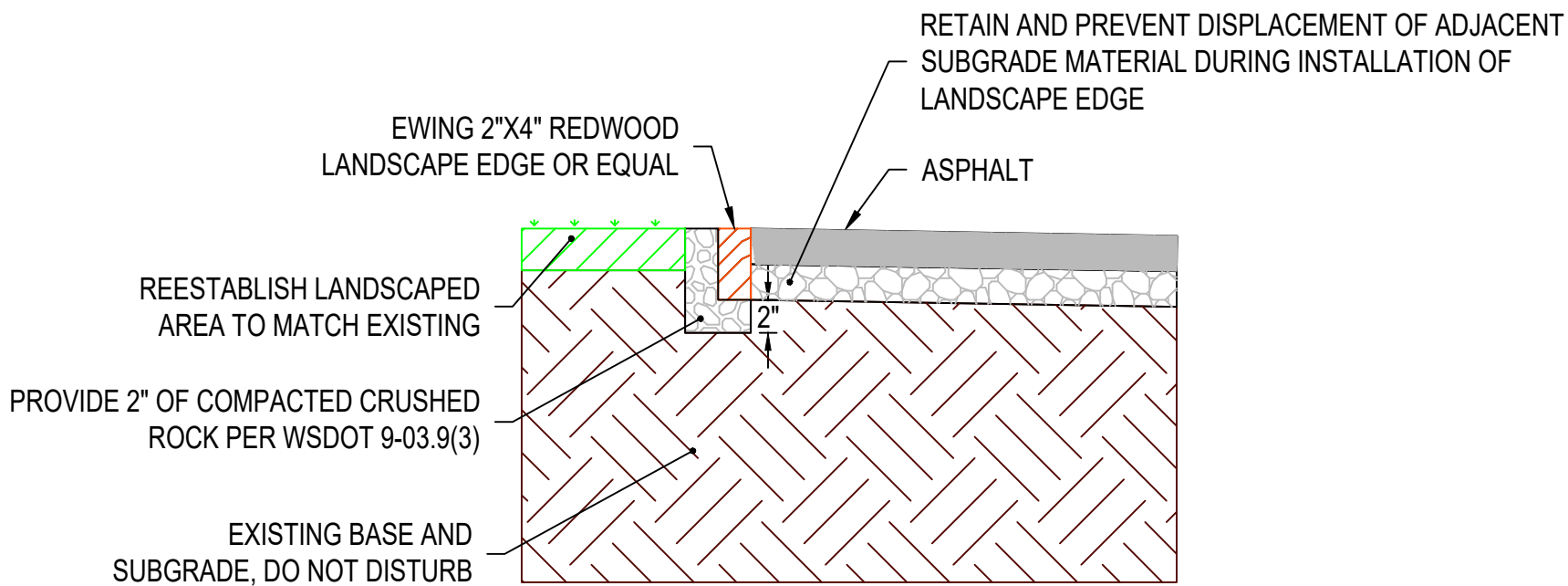


NOTE:  
1. PROVIDE STEEL SIGN SUPPORT PER WSDOT STANDARD PLANS OR APPROVED EQUAL.  
2. PROVIDE ALL NECESSARY APPURTENANCES FOR SIGN INSTALLATION IN ACCORDANCE WITH ALL APPLICABLE CODES.

SIGN SHALL HAVE RED LETTERING ON WHITE BACKGROUND CONSISTENT WITH THE CITY'S STANDARD, TYP.


1  
C04

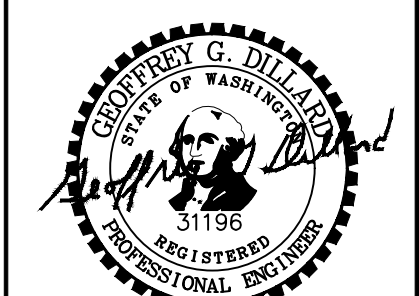
**FIRE LANE SIGN**  
NOT TO SCALE




2  
C03

**LANDSCAPE EDGE**  
NOT TO SCALE





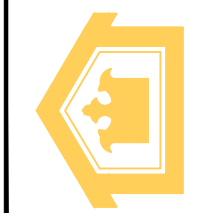
SIGNED: 01/11/2022



SIGNED: 01/11/2022

KING COUNTY HOUSING AUTHORITY

KINGS COURT SITE IMPROVEMENTS



DETAILS 2

REVISIONS

NO.	DATE	DESCRIPTION	BY	REVIEW

SCALE: SHOWN

0"1"2"

DRAWING IS FULL SCALE WHEN BAR MEASURES 2"

DWG NO.: D02

SHEET NO.: 7



**S 333RD ST**

