



# CITY OF MUKILTEO

## REQUEST FOR COMMENTS

DATE: December 16, 2015

	Alderwood Water District – Dan Sheil /Lauren Balisky		Puget Sound Clean Air Agency (Beth Carper)
	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Dom Amor)
	City of Edmonds (Rob Chave)		Puget Sound Regional Council
	City of Everett (Allan Giffen)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Everett (Dave Koenig)		Snohomish Co. Airport/Paine Field (A. Rardin/B. Dolan)
	City of Lynnwood (Paul Krauss)		Snohomish Co. Assessor’s Office ( <i>Ordinances Only</i> )
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)		Snohomish Co. Environmental (Cheryl Sullivan)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Fire District #1 (Ed Widdis)
X	City of Mukilteo (Fire Marshal)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Engineering “In-Box”)		Snohomish Co. Planning & Dev. Srvc. (Darryl Easton)
X	City of Mukilteo (Com. Dev. Dir.)(Postcard/Notice only)		Snohomish Co. Public Works (Deb Werdal)
X	City of Mukilteo (Charles Macklin, Police Chief)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown)	X	Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)		Sound Transit Authority (Perry Weinberg)
	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)		Tulalip Tribes
	Dept. of Natural Resources (James Taylor)		Tulalip Tribes – (Richard Young)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	United States Postal Service (Soon H. Kim)
	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) ( <i>Shoreline Only</i> )		Washington Dept. of Ecology (Peg Plummer)
	Master Builders King/Sno. Counties (Jennifer Anderson)		Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo Beacon (Editor) ( <i>Postcard/Notice only</i> )		WSDOT (Scott Rodman)
X	Mukilteo School District (Cindy Steigerwald)	X	WSDOT (Ramin Pazooki)
X	Mukilteo School District (Josette Baines)		WSDOT Ferries(Kojo Fordjour) ( <i>Shoreline Only</i> )
X	Mukilteo Tribune (Editor) ( <i>Postcard/Notice only</i> )		WRIA 7 Water Resources
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Jodi Kerslake)		Planning Commission ( <i>Postcard Only</i> )
	National Marine Fishery Service		Adjacent Property Owners
	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Applicant/Contact Person ( <i>Notice Only</i> )
	Ogden, Murphy, Wallace (Angela Belbeck) ( <i>Ordinances Only</i> )		Parties of Interest
	Pilchuck Audubon Society (Karen Snyder)		Parties of Record
	Port of Everett (Graham Anderson)	X	Property Owners within 300’ ( <i>Postcard/Notice Only</i> )
			Other:

FILE NO.: PPR-2015-007

PROPOSER: Brian Corcoran

PROJECT NAME: Olympic View Middle School

PROJECT DESCRIPTION: Demolition of the existing gym and pool, removal of five (5) portables and construction of a new 31,238 square foot gym and music building with associated grading, parking, and landscaping.

FILE NO: PPR-2015-007

PROPONENT: Brian Corcoran

PROJECT NAME: Olympic View Middle School

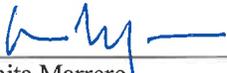
ATTACHED IS:

<input checked="" type="checkbox"/>	Notice of Application		Plat Map (Reduced)
	DNS ( )	<input checked="" type="checkbox"/>	Site Plan (Reduced)
	Environmental Checklist	<input checked="" type="checkbox"/>	Location Map
<input checked="" type="checkbox"/>	Application		Vicinity Map
<input checked="" type="checkbox"/>	Narrative Statement(s)	<input checked="" type="checkbox"/>	Other: Building Elevations

NOTE: \_\_\_\_\_

\*\*\*\*\*

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, January 7, 2016 to Anita Marrero, Associate Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.

  
 \_\_\_\_\_  
 Anita Marrero  
 Associate Planner

12/16/15  
 \_\_\_\_\_  
 Date

\*\*\*\*\*

RESPONSE SECTION:

\_\_\_ Comments Attached

\_\_\_ No Comments

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Company

**DO YOU WANT A COPY OF OUR NOTICE OF DECISION**

**YES \_\_\_ NO \_\_\_**



11930 Cyrus Way  
Mukilteo, WA 98275  
(425) 263-8000

**Notice of Application**  
for Olympic View Middle School  
at 2602 Mukilteo Speedway  
by Brian Corcoran of  
McGranahan Architects

**Bri**

**an Corcoran of McGranahan Architects** on the behalf of the **Mukilteo School District** applied for a Project Permit with the City of Mukilteo on December 4, 2015. The application became complete on December 8, 2015. This application and all supporting documents are available at City Hall for public viewing. (File No. PPR-2015-007)

**Description of Proposal:** Demolition of the existing gym and pool, removal of five (5) portables and construction of a new 31,238 square foot gym and music building with associated grading, parking, and landscaping.

**Location of Proposal:** SUNNYSIDE LAND CO S 1ST PLAT S EV BLK 000 D-01 - W1/2 LOT 7 LESS S 15FT FOR RD TGW E1/2 TR 8 LY N OF ST RD NO 1 - I TGW TH PTN OF VAC R/W PER CITY OF MUK ORD #1055 REC AFN 200209171215; otherwise known as 2602 Mukilteo Speedway, Mukilteo, Washington.

**Environmental Documents Prepared for the Proposal:** N/A

**List of Required Permits:**

- Project Permit
- Engineering Permit
- Building Permit
- Any State and Federal Permits if applicable

**Applicable Policies and Requirements:**

The project will be reviewed for consistency with the following policies, standards and regulations:

- |  |  |
|--|--|
| <input type="checkbox"/> Possession Shores Master Plan                         | <input type="checkbox"/> Sector Plan & Amendments                          |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan  | <input checked="" type="checkbox"/> Mukilteo Municipal Code                |
| <input checked="" type="checkbox"/> International Building Code (2012 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2012 Edition)     |  |

**Comment Period**

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Anita Marrero, Associate Planner at (425) 263-8044. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

**Notice of Application Issued:** Tuesday, December 22, 2015

**End of Comment Period:** Thursday, January 7, 2016

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

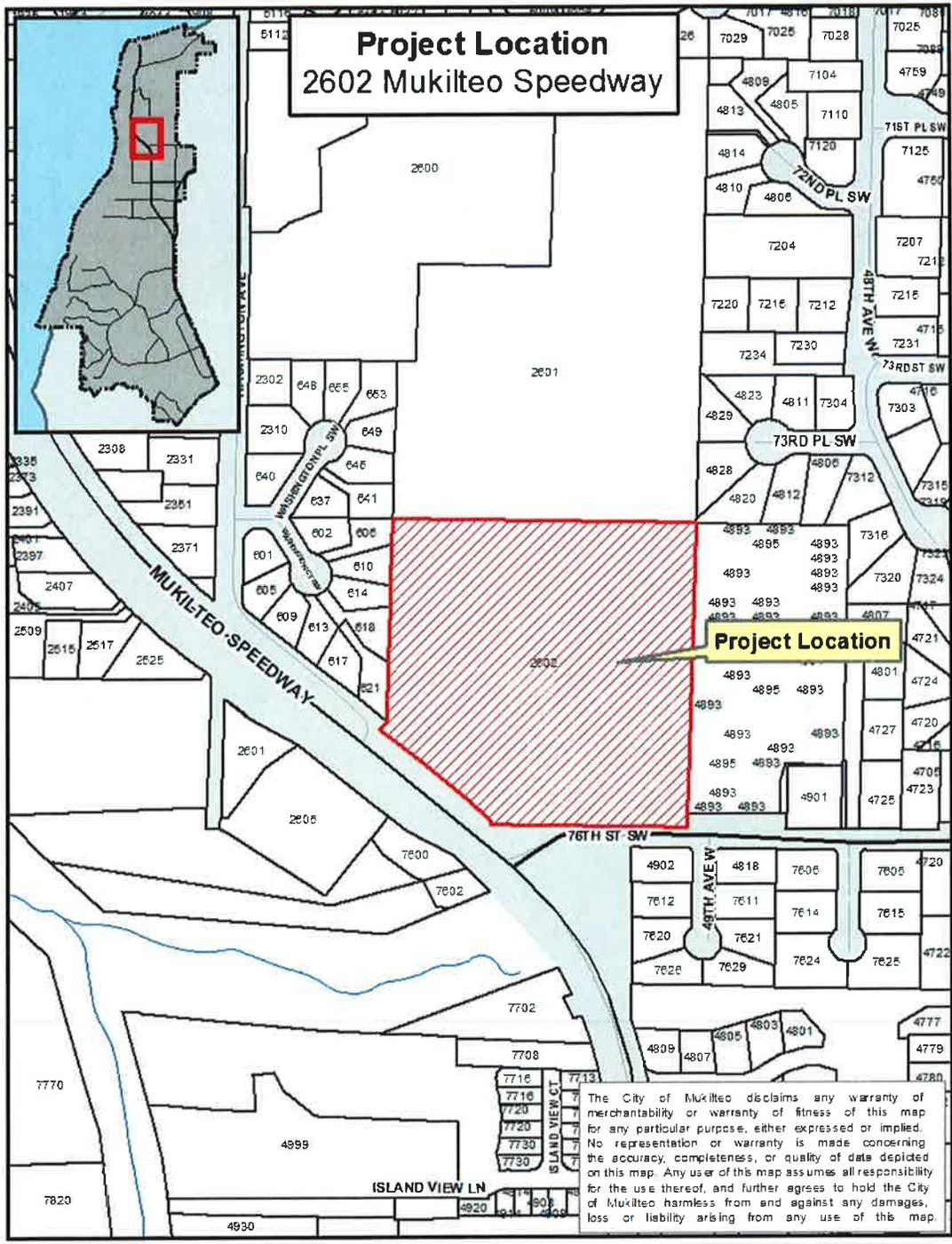
**Appeals**

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

**Contact Person:** Anita Marrero, Associate Planner (425) 263-8044

Signature:   
Anita Marrero, Associate Planner

Date: 12/14/15



**Location Map**

**Date Issued: Tuesday, December 22, 2015**  
**Date Advertised: Tuesday, December 22, 2015**  
**End Comment Period: Thursday, January 7, 2016**

- |  |  |   |
|--|--|---|
| <p>pc: Applicant/Representative<br/>         Property own. w/i 300 ft.<br/>         Interested Parties</p> | <p>Community Dev. Director<br/>         Management Services Director<br/>         Permit Services Supervisor</p> | <p>Permit Services Technicians<br/>         File Copy (2)</p> |
|--|--|---|



RECEIVED  
DEC 04 2015  
CITY OF MUKILTEO

### Land Use Permit Application

PPR # \_\_\_\_\_  
SEPA # \_\_\_\_\_  
Misc # \_\_\_\_\_

Applicant: McGranahan Architects Owner: Mukilteo School District  
Address: 2111 Pacific Ave. Address: 8925 Airport Road  
Tacoma, WA 98402 Everett, WA 98204  
Phone: 253.383.3084 Phone: 425.356.1216

Project Address: Olympic View Middle School, 2602 Mukilteo Speedway, Mukilteo, WA 98275

Legal Description of Property: See Attached

Key Contact Person: Brian Corcoran Phone: 253.383.3084  
Fax: 253.383.3097

#### Project Type:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit*  |
| <input type="checkbox"/> Multi-Family          | <input type="checkbox"/> Final Subdivision*       | <input type="checkbox"/> Reasonable Use       |
| <input type="checkbox"/> Industrial            | <input type="checkbox"/> Preliminary Short Plat*  | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA)    | <input type="checkbox"/> Final Short Plat*        | <input type="checkbox"/> Grading*             |
| <input type="checkbox"/> Conditional Use*      | <input type="checkbox"/> Sector Plan Amendment    | <input type="checkbox"/> Binding Site Plan    |
| <input type="checkbox"/> Variance*             | <input type="checkbox"/> Waterfront Development   | <input type="checkbox"/> Project Rezone       |
|  | <input type="checkbox"/> Single Family Residence  | <input type="checkbox"/> Other, Specify _____ |

\* Need to fill out supplemental application form with project.

#### Project Resume:

Existing Use: <u>Middle School (Education)</u>	Proposed Use: <u>Middle School (Education)</u>
Total Site Area: <u>137,280 SF</u>	Landscaping Area: <u>61,269 SF (Proposed and new within project site area)</u>
Building Foot Print Area: <u>31,238 SF</u>	Water District: <u>Mukilteo Water and Wastewater District</u>
Lot Coverage: <u>114,240 SF (Existing); 114,942 (Proposed)</u>	Sewer District: <u>Mukilteo Water and Wastewater District</u>
Parking Provided: <u>103 (Existing) + 7 (New)</u>	# of Proposed Units: <u>NA</u>
Building Height: <u>34.5'</u>	Comp Plan Designation: <u>Single Family Residential - Medium Density</u>
Gross Floor Area by Uses: <u>E - 31,238 SF</u>	Zoning: <u>Conditional Use - R7</u>

Pre-application Meeting Held: (Y/N; date) 9/21/15

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

[Signature] 12.4.15  
Applicant/Authorized Agent Signature Date

[Signature] 12.4.15  
Owners Signature Date

RECEIVED

Project Summary

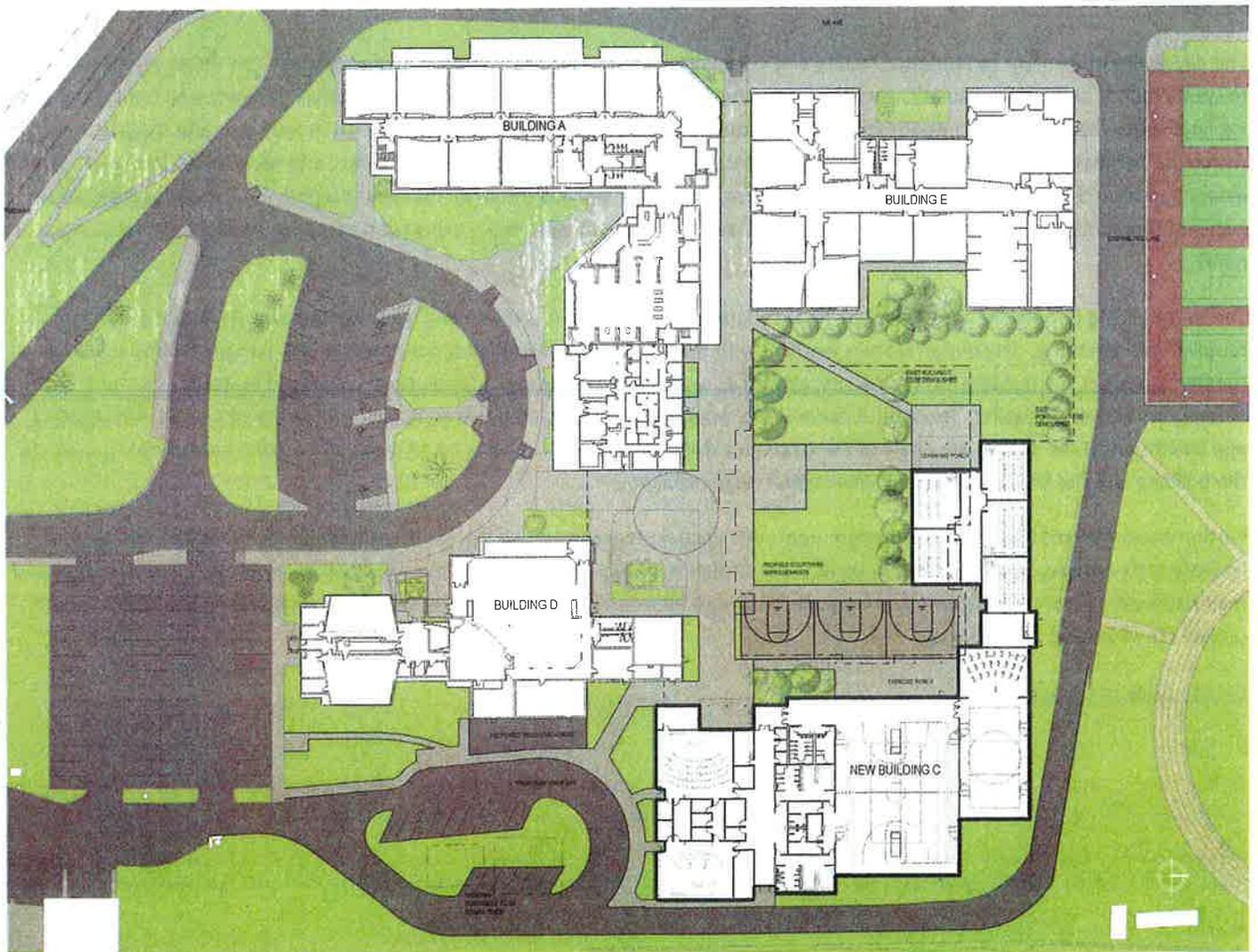
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CITY OF MUKILTEO

## Project Summary

Olympic View Middle School (OV) is located in the north end of the city of Mukilteo and is one of four middle schools in the Mukilteo School District. OV is comprised of grades 6-8, with a capacity of 850 students and 75 faculty. Offering strong math and science programs, an award winning and influential music program, an innovative physical education program, and enthusiastic art and shop programs, these 75 motivated faculty members focus on ways to better support student's mental, physical and emotional wellbeing.

The school attendance boundary encompasses a long, narrow area of neighborhoods, stretching as far south and east as a 20 minute commute for some families. The OV faculty are committed to connecting with all their student's families, forming a more welcoming, supportive community. The site is adjacent to a combination of single family houses and multi-family dwellings. Mukilteo speedway frames the south side of the site while Mukilteo Elementary School borders the site to the north.



PROPOSED CAMPUS PLAN

# Olympic View Middle School - Gym & Music Building

## Project Summary

The OV campus includes classroom, administration, physical education and multipurpose buildings. Sports fields are directly north of the buildings on the site. Gates and barriers direct and prevent vehicular access but pedestrian circulation is unimpeded throughout the site. The campus has undergone multiple renovations over the years. The original buildings were rectilinear and flat roofed. The auxiliary gymnasium was added to Building C in 1964. Additions and remodels also took place in 1973 (Pool & music rooms, classrooms, cafeteria) In 1993, an extensive modernization demolished the shop building on the east end of campus and created an entirely new aesthetic to the campus by capping the existing buildings with sloped standing seam metal roofs. The current project involves replacing Building C, home to the physical education classes, relocating the music classes to new spaces, and adding four permanent general education classrooms, removing the need for the current classroom portables. The design team has identified an opportunity to develop the space vacated by Building C to create a centralized courtyard, framed by all four buildings on campus.

Currently students move from building to building using exterior covered canopies, creating an enclosed, tunnel effect with very little views to the rest of the campus and surrounding neighborhoods. One small courtyard greets the students every morning, providing a staging area before classes begin. This courtyard is also frequented while students come and go from the three sessions of lunch during fourth period. Students are free to play on the open area east of Building C during lunch sessions. The design team has identified circulation, supervision and security as important issues the new building and courtyard should address.

The day to day movement by students, faculty and visitors leave several areas of the site underutilized. The vision of this project is to create indoor and outdoor kinetic, social and educational spaces that encourage an active lifestyle, creative and critical thinking, and social character. The outdoor spaces within the new courtyard will maximize pedestrian movement, and focus activities within the perimeter of the building, generating ideal supervision for faculty and improved safety and security for students. The indoor spaces in the new building will fulfill program requirements, provide intuitive movement within each space and between adjacent programs, deliver excellent daylighting and views, and a clean and simple expression of materials and building components.

The new Building C footprint adds less than 1000 square feet of building to the site and is positioned and elevated to limit soil removal and regrading. The design team is working with the Washington Sustainable Schools Protocol (WSSP) to limit the environmental impact the building has on the site, as well as, water and energy use, construction waste and material selection, and indoor environmental quality. Thoughtful storm water management, the use native plantings, one hundred percent LED lighting, and an efficient HVAC system are a few of the strategies the design team is developing to meet and exceed criteria set to manage the building and site improvement's environmental responsibilities.

Further exploration of this schematic design report will uncover more details of the existing site and new Building C design, preliminary code analysis, additional details on how the design team is exploring applicable sustainability strategies, key drawings and material/system recommendations that support the design approach, and the resulting schematic design program area analysis, project schedule and cost estimate.

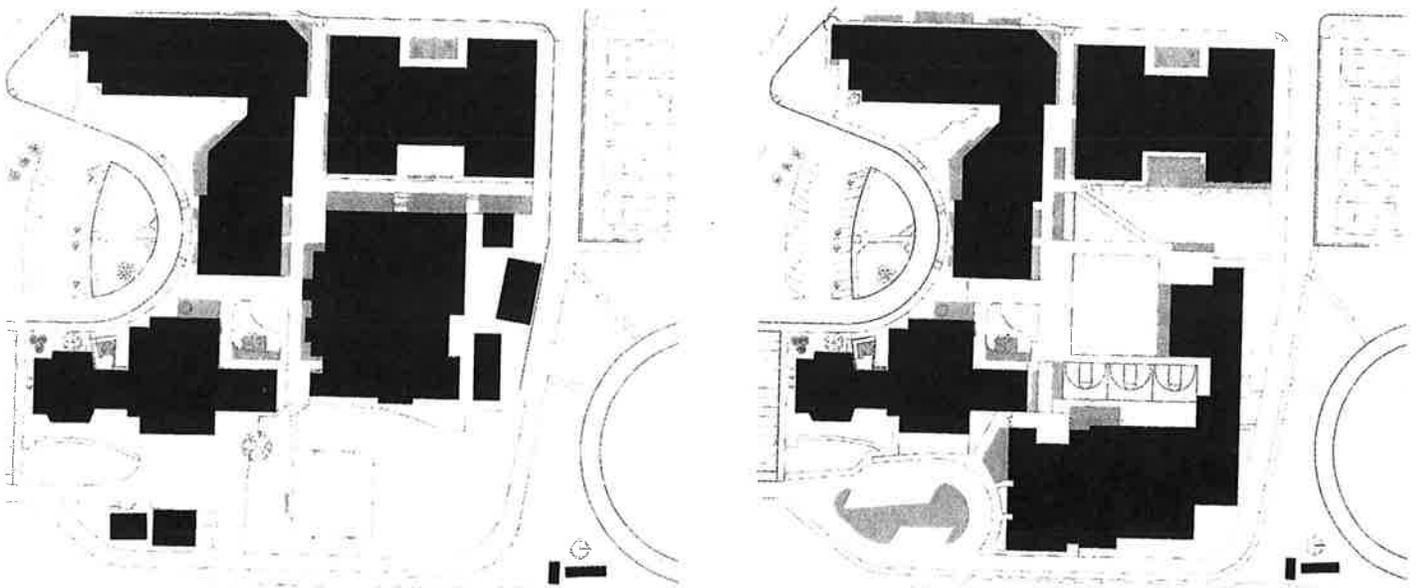
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## Design Narrative

### Architectural

In the past, the buildings of Olympic View have been updated, removed and/or added to, but the site has remained relatively unchanged. In this new phase of campus development, an opportunity has surfaced with the potential to greatly improve the site's response to the needs and ambitions of the school. By maintaining the existing gymnasium and support spaces and constructing the new building around these spaces, an ideal space for a central courtyard is revealed. With the project objectives identified in greater detail in the previous section, Project Summary, the intent of this schematic design narrative is to present the overarching concept of a centralized courtyard and highlight the benefits and programmatic solutions the proposed courtyard and new Building C design support.

The existing campus, framed by covered pathways and buildings, leaves very little space for students gathering within the center of the campus and little hierarchy and clear understanding of entry for those moving through the site. An enhanced central courtyard can solve these and many other issues. The initial challenge of increasing open space in the heart of the campus is solved by addressing the need to maintain a portion of the existing physical education program until the new spaces are available. The challenge of designing this new open space to fulfill the kinetic, social and education aspirations of the school is met by establishing a rhythm of movement through the space at a campus-wide scale. Focus, release, gather, repeat- describe a sequence of activity aimed at enhancing this movement. The existing pathways entering the campus between the remaining buildings continue to focus the student, faculty and visitor movement as they always have. Opening the area up beyond these pathways releases this movement into the enlarged courtyard space. This provides clear vision to each new entry and many existing entries, developing them as nodes along the courtyard pathways, gathering movement back together for kinetic, social and educational purposes. This sequence of activity repeats within the new Building C and again at different scales throughout the design. As an example, this idea of repetition through scale is witnessed with the new building footprint framing the courtyard to help gather activity at the campus-wide scale, while at the human scale, the articulation of indoor/outdoor spaces within the new building frames individual gathering spaces within the courtyard. Focus, release, gather, repeat – therefore becomes the organizing principals that spatially define the concept of this centralized courtyard.



EXISTING VS. NEW FIGURE-GROUND DIAGRAMS

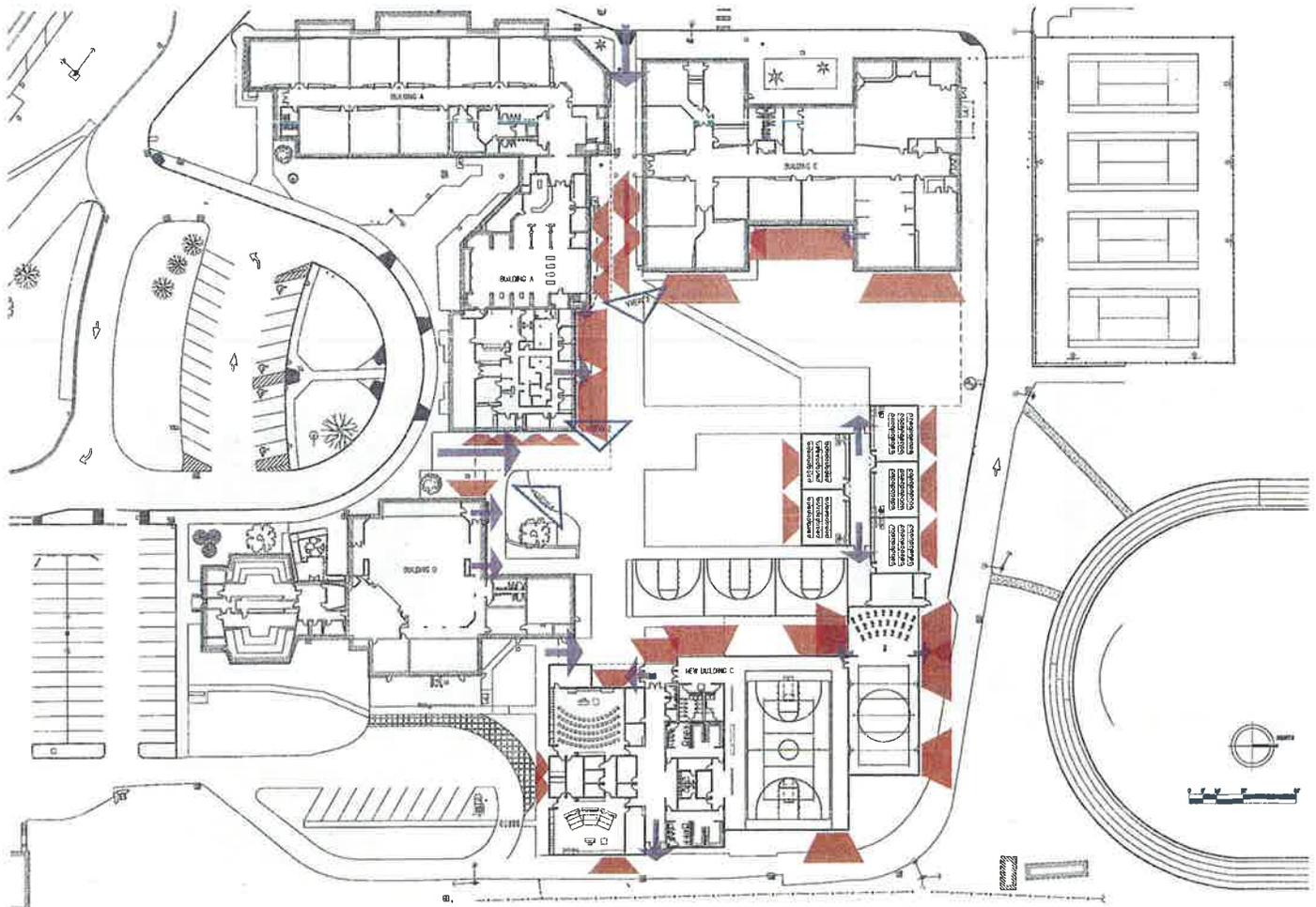
# Olympic View Middle School - Gym & Music Building

## Design Narrative

### COURTYARD

The existing campus has a small courtyard off the main entry loop and kinetic/social space for lunch period play east of the existing Building C. This location provides space for large kinetic activities like basketball and soccer; however, students coming and going throughout lunch with very little containment make this area difficult to supervise. The small courtyard and even smaller spaces off the pathways between buildings provide additional social spaces but many are made unsafe by the severity of site slope and numerous columns obstructing the path of travel.

A larger, central courtyard resolves these issues while maintaining primary kinetic spaces for basketball and field activities. Focusing all exterior kinetic, social and educational activities into the heart of the campus, increases supervision, safety and security. Framing the enhanced courtyard on two sides by the new Building C, provides several opportunities to create differing scales of gathering spaces for various types of activities. The building shape and position also provides for most of the requested security enhancements, leaving a small portion of integrated site fencing and gates for safe egress from the site. The added benefit of increased supervision and security creates the confidence needed to utilize these new exterior spaces throughout the day. Removing most of the covered walkways and spreading the severity of the site slope across a more open courtyard concept addresses other safety concerns and increases site accessibility.

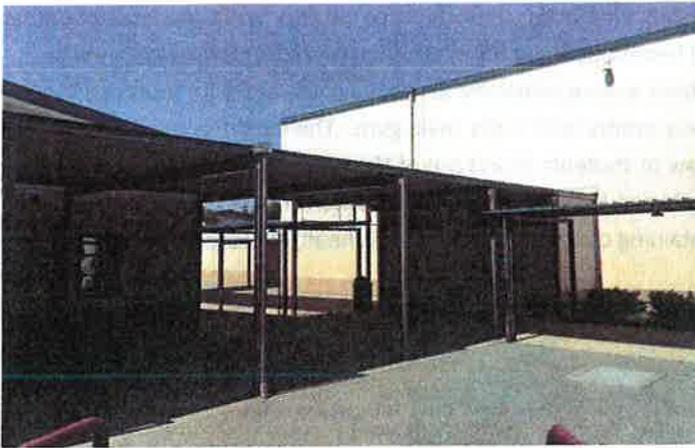


### NEW/RECLAIMED SITE VIEWS AND ACCESS

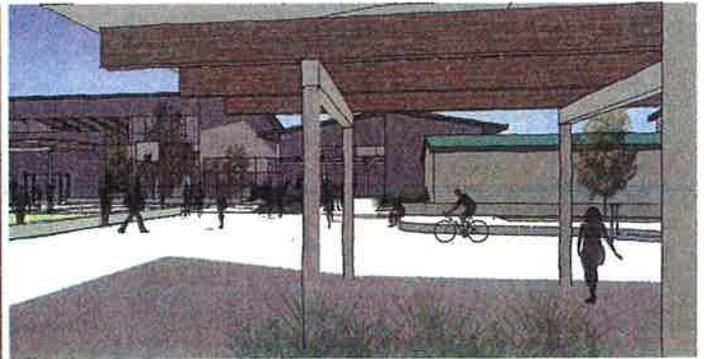
# Olympic View Middle School - Gym & Music Building

Design Narrative

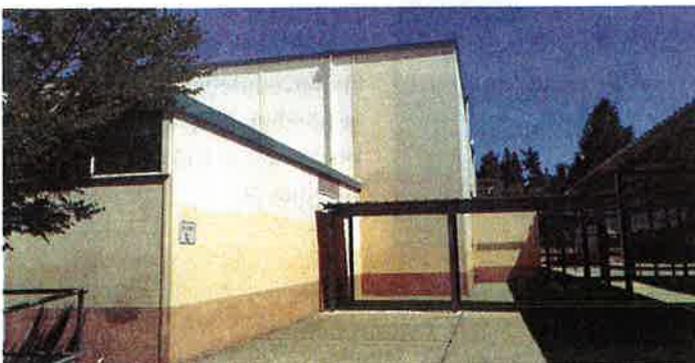
One existing covered area near the main entry to the school serves as the primary arrival area for students and after school visitors. Removing this canopy is not an option without a plan to replace it with an updated covered area. Regardless of a new or existing entry canopy, the enhanced courtyard as a focal point will provide a more welcoming entry for students, faculty and visitors alike. Views out from the surrounding buildings, entry canopy and existing courtyard will provide an increased sense of place and security while also enhancing daylight capabilities. Opening up the site at primary pathway intersection point will help orient all to entry points of both the existing buildings and the new Building C. Improved area and exposure for outdoor learning and kinetic activities will better connect these programs to the surrounding school and encourage greater use and innovation.



**VIEW 1 THE EXISTING COURTYARD LOOKING TOWARDS BUILDING E**



**VIEW 2 UNDERNEATH THE EXISTING ENTRY CANOPY LOOKING ACROSS THE EXISTING COURTYARD TOWARDS BUILDING D**



**VIEW 3 THE SOUTHEAST CORNER OF THE EXISTING BUILDING C LOOKING EAST**

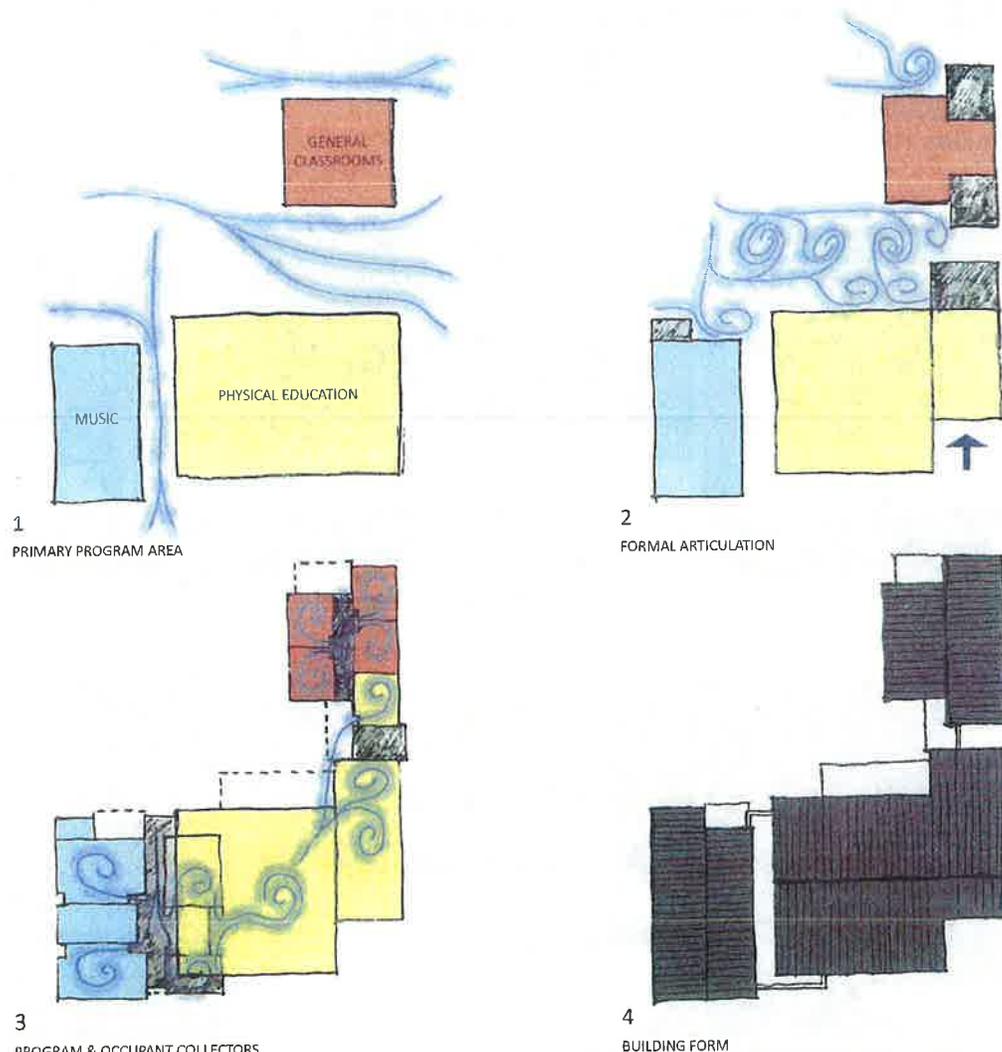
# Olympic View Middle School - Gym & Music Building

## Design Narrative

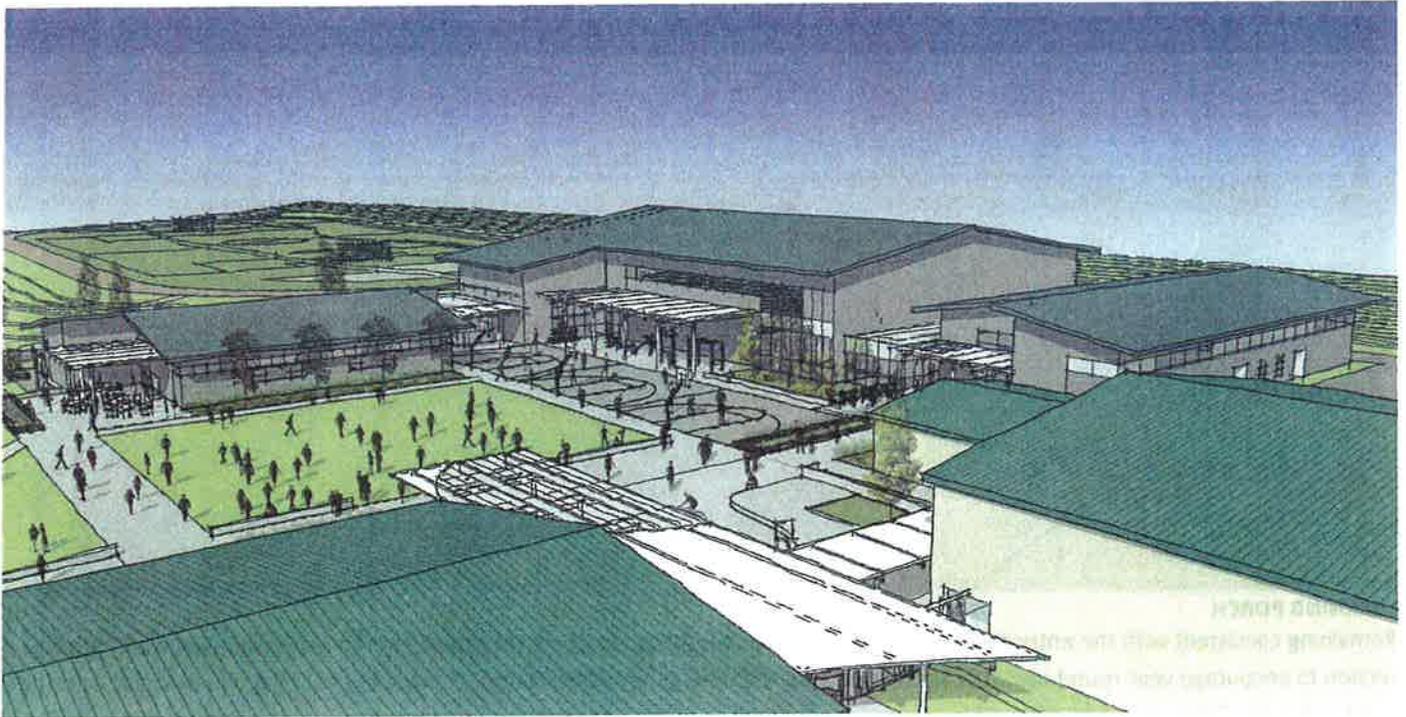
### BUILDING

The new Building C schematic design begins with a rational plan arrangement that respects site constraints, incorporates site opportunities, and reacts to faculty and School District feedback. The resulting building footprint maintains a simple intuitive functionality while nurturing a unique connection to the reimagined courtyard.

Programmatically, the new Building C will include music classrooms and supporting space, physical education teaching stations and supporting space, and general classrooms. The music program is positioned on the site to take advantage of a proposed new drop-off area for early morning music programs and loading and unloading equipment, uniforms and students participating in offsite performances. Remaining in close proximity to the south parking area is also important for outdoor band practice. Locating the physical education program adjacent to the music program will benefit participants involved in music performances held in the main gymnasium throughout the year. This location also maintains a close proximity to the main site entry for visitors arriving to use the main gym afterhours or as a spectator for one of the many events held in the main gym. The most frequent use will be for physical education classes and this location supports a direct flow of students in and out of the locker rooms at the start and end of each class period. The general classrooms are positioned between Buildings A, E and the physical education program. This develops a connection to the existing classroom spaces while maintaining continuity between the health classroom and the other physical education teaching stations.



By positioning the primary forms based on site and program adjacencies, gaps develop that overlook occupant movement through the site and past the building (1). Articulating the form interrupts this occupant flow, generating energy and activity at the desired entry and gathering areas (2). The addition of collectors and interior circulation joins the three programs together and repeats the courtyard focus, release, gather sequence of activity through the building (3). The resulting cohesive building form addresses the surrounding context, aides in securing the campus and generates several new covered indoor/outdoor transition spaces or porches, programmable for kinetic, social and educational activities (4).



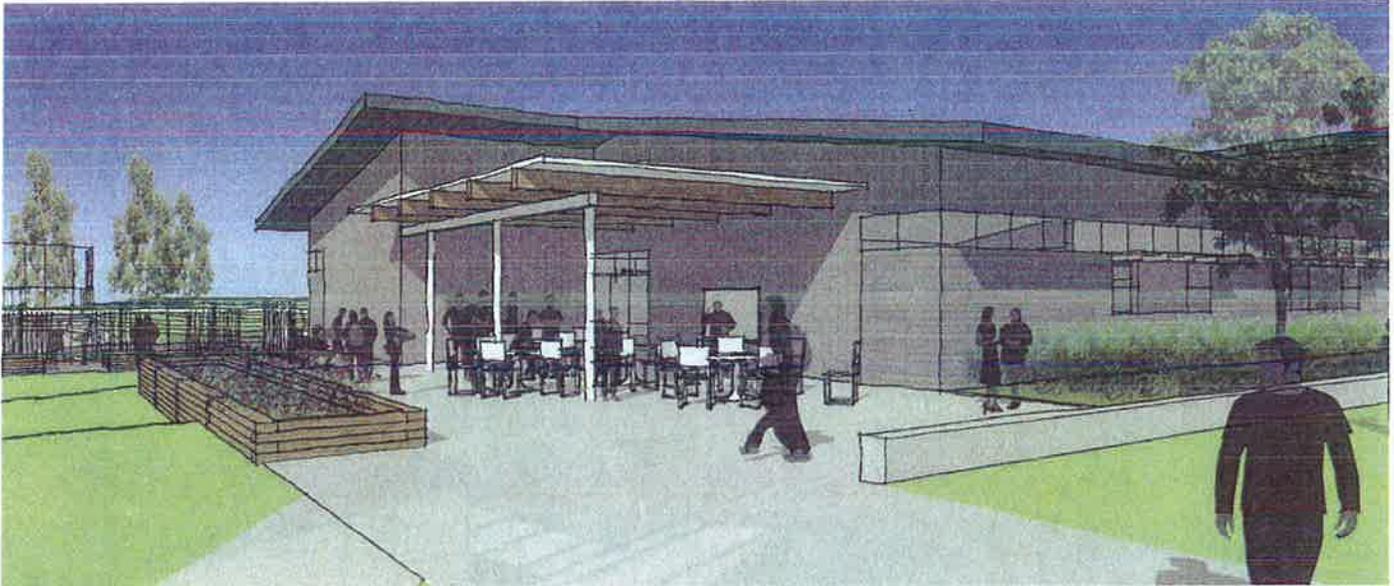
## CONTEXTUAL ENVELOPE

The existing campus aesthetic was established during a major campus-wide renovation in the 90s. The end result is an institutional interpretation of a town center set in the heart of single and multi-family homes. The density of the buildings within the campus is unrelated to the distances from the perimeter building edges to the adjacent neighborhoods. The gable roof slope are low and simple but attract the most attention with their bold teal color choice. Columns of differing scales create porches and covered walkways which support the town center aesthetic, but is lost inside the campus by the added free standing covered walkways.

To reflect aspects of the surrounding campus and neighborhood context, clean, simple forms capped with gable roofs and colonnaded canopies envelop the new Building C design. The scales of the three primary forms range from low general classrooms, which match the adjacent Building E roof heights, to the medium and high music and physical education forms set to the east of the site, parallel to the multi-family housing perched up above the site. Smooth, consistent materials made up of two types of metal panel and elongated ground face CMU (Cement Masonry Unit) reflect the monolithic existing materials, and provide durability as needed and economy throughout. The horizontal orientation and placement of the masonry is intended to reflect activity and draw movement around the forms toward entry and gathering areas. The vertical orientation of the standing seam metal panel accentuates the differing heights of each primary form while sustaining movement and flow at the entry and gathering areas. The cooler, desaturated color palette keeps the building relevant in current design aesthetics, while the natural accents of wood and earth tone colors add tactile warmth at the human scale and integrate the building into the courtyard textures.

# Olympic View Middle School - Gym & Music Building

## Design Narrative



### LEARNING PORCH

Remaining consistent with the entry canopy aesthetics, two enlarged canopy porches provide additional inclement weather protection to encourage year-round use. The first, associated with the general classrooms, is provided to engage in outdoor learning and breakout/collaborative activities. This space with endless adjustability is envisioned to have movable/durable tables, chairs, and a teaching surface with availability to power and data. Also serving as the primary entry to the general classrooms, this porch doubles as a covered social gathering area for students choosing lighter activity on their lunch break.



### EXERCISING PORCH

The second covered porch, integrated with the physical education program, is provided to engage in outdoor exercise activities ranging from circuit training to spin classes. Accessible from both the main gymnasium and the cardio classroom, this space will expand and support the usable program space while providing additional covered kinetic space for students on their lunch break during unpleasant weather conditions. This space can also be used as a gathering space for visitors attending after school events. Also endlessly adjustable, this space is envisioned as an open, safe area with good daylight and room to program multiple kinetic activities.

Integrating three dramatically different programs while addressing the required site and space adjacencies within the new Building C, defines only half the proposed schematic design solution for Olympic View Middle School. Identifying and capitalizing on the development of a larger centralized courtyard creates a unique opportunity within the campus that a new building alone could never achieve. With benefits from better supervision and security to improved views and site experience, a reimagined courtyard generates even more opportunities for Olympic View Middle School for years to come.

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## Civil

### SITE WORK

#### Site Demolition

- Demolition for the project will be completed in two phases as shown on the TESC/Demolition plans.
- Existing five portable classrooms will be demolished or relocated off site.
- An existing underground gas storage tank and gas service line associated with the swimming pool facilities in the existing gym building will be removed.
- Demolition of some existing storm drainage lines and structures will be required to facilitate the proposed improvements.
- Underground and overhead utilities associated with the existing portable classrooms are to be removed.
- Side sewers for the existing gym building will be demolished.
- Water service connection to the existing gym building will be removed or abandoned.
- Existing asphalt pavement adjacent to the proposed building footprint will be demolished and prepared for new surfaces as delineated by the project documents.
- Existing concrete play courts will be demolished.
- Portions of existing concrete walkways will be removed and reconstructed to meet accessibility guidelines as delineated by the project documents.
- Existing utility corridor at the south of the existing building will remain.
- The existing survey is incomplete and currently not all of the existing utilities to be removed are shown on the SD plans.

#### Temporary Erosion Control

- Temporary Erosion and Sedimentation Control (TESC) Plan will be required, per requirements in compliance with the 2012 Stormwater Management Manual for Western Washington (SWMMWW) and the City of Mukilteo.
- A Storm Water Pollution Prevention Plan (SWPPP) will be prepared per the SWMMWW requirements.
- As the disturbed area will be greater than 1 acre, it is anticipated that coverage for construction stormwater under the Washington Department of Ecology (DOE) National Pollutant Discharge Elimination System (NPDES) is required.
- We anticipate TESC plan components to consist of, but not be limited to, phased construction to maximize the utilization of existing hard surfaces, temporary construction fencing, silt fencing, catch basin inlet protection, compost filters or straw wattles, tree protection fencing, plastic covering, mulch or straw ground cover, water for dust control, construction entrance, pump stations for temporary construction runoff, and temporary sediment settling tanks for construction runoff. A detailed TESC plan will be provided for the permit and construction documents.
- Work should be scheduled to minimize earthwork during wet periods. All disturbed areas should be stabilized with temporary cover during wet weather.
- All construction equipment shall be cleaned prior to leaving the site. Periodic street sweeping will be required to keep right of way areas free of construction sediment.

# Olympic View Middle School - Gym & Music Building

## Design Narrative

### Earthwork

- The topography of the project area is relatively flat, generally sloping southeast to northwest. There is an approximately 3:1 slope near the western edge of the project area. Overall there is approximately 5.5 feet of elevation difference across the project site.
- According to Snohomish County and City of Mukilteo maps there are no critical areas on site.
- Grading design will provide positive drainage away from buildings and to meet accessibility requirements.
- All footings will be placed on suitable bearing soil compacted to 95% maximum density.
- Existing fill material is not suitable for support of foundations or floor slabs and should be compacted to meet requirements for structural fill or be removed and replaced with structural fill. Apparent fill material was encountered in two borings (borings B-2 and B-3) beneath the gym wing of the proposed building to approximate depth of 4' below existing grade.
- Existing native soils are susceptible to degradation during wet weather. Earthwork should be completed during periods of dry weather in order to minimize erosion and the need to import materials.
- The preliminary finish floor elevation for the proposed building is 417 feet. There will be an average 1 foot of cut for the music and gym wing and 2 feet of fill for the classroom wing.

### Storm Water Management

- Based on owner supplied record drawings and a site visit on 8/25/2015, existing storm water from the project area is collected by catch basins and other drainage structures and routed through 4-inch to 12-inch pipe networks, eventually discharging to the City stormwater system in Washington PI SW. According to the City of Mukilteo Stormwater maps the City stormwater system in this basin eventually discharges to an unnamed creek which then discharges into Puget Sound.
- The overall parcel has impervious coverage greater than 35% therefore this project is considered a redevelopment project for stormwater.
- The project has less than 5,000 square feet of net new and replaced impervious surface and the value of the proposed improvements is not anticipated to be more than 50% of the assessed value of the existing site improvements. The project must meet Stormwater Management Manual for Western Washington (SWMMWW) minimum requirements 1- 5 for new and replaced hard surfaces.
- Stormwater Flow Control/Detention is not anticipated. However, stormwater flow control requirements will be confirmed by the City of Mukilteo. If required, stormwater detention will be provided in an approximately 25,000 CF shallow underground detention system.
- Water Quality Treatment is not anticipated. However, water quality treatment requirements will be confirmed by the City of Mukilteo. If required, water quality treatment will be provided for pollution generating impervious surface by an approximately 1,500 SF bio-retention area or an equivalent proprietary treatment system.
- The project will need to meet SWMMWW Low Impact Development Performance standards by including Stormwater Management BMPs in the proposed stormwater design.
- Based on the City of Mukilteo's comments, each of the new surfaces will need to be evaluated for feasibility of BMPs. We anticipate Stormwater Management BMPs plan components to consist of bio-retention, downspout dispersion, and permeable pavement.
- Each downspout will be fitted with a cleanout to provide maintenance access.

- Footing drains consisting of perforated pipe wrapped with clean crushed rock will be installed around the entire new building footing as well as wall footings. Cleanouts will be provided approximately 100 feet on center around the entire structure and connect to existing or new storm drain system at various locations around the footing. It is assumed that there will be a minimum of eight such connections.
- Submittal and City approval of a drainage plan is required prior to approval of building permits and grading permits.

## Sewer System

- Sanitary side sewers from the existing buildings discharge to the existing 8-inch sanitary mainline located on the west side of the school property prior to entering the City sewer system in Washington PI SW.
- Based on owner supplied record drawings the existing gym building is served by two side sewers. Both existing side sewers are to be removed or abandoned.
- A new 6-inch side sewer connection will be provided to the proposed building adjacent to the new gym main entrance and connected to the existing sewer located beneath the existing concrete walkway between the buildings.
- The existing 6-inch side sewer serving Building D will be re-routed outside of the proposed building footprint.
- Cleanouts will be provided along the system at most, if not all bends, and will match the conveyance pipe size.

## Water/Fire System

- The domestic water meter for the school property is located on the west side of Building "D". Based on available record drawings it appears that domestic water is distributed to each of the existing school buildings downstream of the meter.
- The existing domestic service lines to the gym building from the utility corridor will be removed or abandoned.
- A new domestic service to the building will be provided at the new gym main entrance from the east end of the utility corridor.
- There is a private 8-inch DI watermain on site.
- A new fire service to the proposed building will be provided from the 8-inch DI water main north of the building to the proposed fire sprinkler room. A new post indicator valve and fire department connection will also be provided.
- Fire service will require a Washington State approved backflow prevention assembly which will be located within the building.
- There is an existing fire hydrant southeast proposed building. A second hydrant is located near northwest corner of the proposed building. An additional hydrant may be necessary; however this should be confirmed by the Fire Marshal.

## Dry Utilities

- The existing gas meter for the school, located at the NE corner of Building "D", will be relocated.
- Existing underground power and communication lines will be re-routed around the east side of the proposed building.

## Paving and Surfacing

- Conventional asphalt (AC) pavement is proposed for the new pavement the new parking, loading and drop-off area and the fire access loop.
- Conventional AC pavement is proposed for the new play courts.
- A mixture of both standard concrete and pervious concrete is proposed for the walkways and ramps 5% or less.
- Standard concrete is proposed for all stairs as well as the vertical curbs.

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## Landscape

### SITE GOALS - BACKGROUND

Middle school age students have a great deal going on in their developmental stages. Two of those areas – the social and emotional – can be difficult to pin down, define, or control. Much of that development by its very nature must occur between students under their own direction, motivations and interests. The age of a middle schooler is at that delicate period in which they desperately want independence but still desire adult protection- though loathe to admit it. Children need to forge alliances between other individuals and with other groups. They need to observe, stand quietly on the edges and watch, while others need to be the center of attention, of just need to be seen and so need to be in the middle of the flow of traffic, visible, even obstructing traffic. All of those behaviors can be supported in the new courtyard, safely and supportively.

### PROGRAM GOALS FOR SITE DESIGN

The goal for the courtyard spaces is to provide spaces that allow the full range of social, emotional and active interactions to occur at many scales, while under the watchful eyes from administrators, and fully visible from many points.

#### The Circle

The primary space immediately outside of the commons will serve as a space where eating outside, at a few tables, or on the existing stairs can occur. Existing plantings will be removed to open up visibility, while keeping plantings low to keep some natural elements to soften the large paved area. New seat walls will define the northern edges and corners to activate those spaces for conversation corners – walls with corners where students can gather in small groups. And the seat walls will define the larger space that allows the “Circle” to be finished.

#### The Square

A secondary space off the Circle allows other groups to mingle, claim and occupy, while providing resolution for the main entry into the interior of campus. The old dead end of the old entry is replaced with a framed entry that welcomes one into the heart of campus, drawing you in to the social heart of the school. Here again is a space that can be occupied, corners with seats afford conversation edges where small groups can congregate, and edges that allow definition of the space.

#### Basketball Alley

Close to the commons – and importantly – within visual range of the commons- will be a row of basketball hoops, where more physical and noisy activities can occur. Areas where showing off can occur: quick pickup games can occur to let students not only blow off steam but build allegiances and experience friendly competition, or physical challenges. Along the western most edge of the basketball hoops is room enough for a walk that will serve as the main spine to the new classrooms, and allow a “peanut gallery” from which games can be observed.

#### The Node

A smaller space occurs at the node of all the paths, just off the ramp to the commons. These types of nodes also present an opportunity for social interaction – that of the “being in the middle of it”- The natural inclination of seating where it is most crowded suits yet another aspect of social, emotional and intellectual development. Though irritating to adults, kids will occupy the most seemingly inconvenient spot in the middle of traffic- there is good reason for it, and can be accommodated with good design. The Node captures these intersections and heavy traffic without compromising necessary flow.

# Olympic View Middle School - Gym & Music Building

Design Narrative

## The Sward

A large expanse of grass connects the whole. The central portion will be a grassy area that can be used for unprogrammed play and lounging on sunny days – small games can be played without obstructions. The large green is an uninterrupted sward – a canvas for activities, and a simple plane for the eye.

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## Structural

### PROJECT GOALS

The existing Olympic View Middle School was constructed/renovated over many different eras. The construction used a combination of steel frames, concrete walls, and wood framing. The proposed addition to the campus will be a stand-alone structure, and will not affect the design of the existing buildings.

### Foundation and Ground Level Floors

Floor slabs on grade, typically 4" thick, shall consist of 4000 psi concrete with 6x6 W2.9 welded wire fabric typically, and with #4 @ 16" o.c. mild reinforcing at exposed slabs. Building foundations shall consist of conventional strip and spread footings, the bottom of which will be a minimum of 18" below grade. Short concrete retaining walls will be incorporated into the foundations where required to account for a step in the exterior grade. Structural fill will be required below the new slab on grade (anticipated to be 12" thick).

### Structural Framing

The roof system at the classrooms and band/chorus rooms will consist of pre-manufactured wood I-joists, typically spaced at 24" o.c., supporting plywood sheathing. Plywood sheathing shall be ¾" thick. At the primary and auxiliary gym, the roof framing will be glulam beams supporting an acoustical metal deck. At the ridge, an open-web steel joist girder will support the glulam beams.

The roof structure will be supported by 2x6 wood framed stud walls at the low roofs, and 2x8 structural composite lumber (SCL) at walls over 15 feet in height. At areas where the framing does not align with walls, glulam beams will support the roof framing, and wood and steel columns will support the beams. 3x framed stud walls will be required at areas resisting high lateral-force shear loads.

Interior mechanical mezzanines will consist of pre-manufactured wood I-joists supporting plywood sheathing and a 1.5" concrete topping slab.

Exterior canopies will consist of glulam and/or steel tube beams supporting a structural metal deck. The exterior wood framed building walls, as well as exposed steel pipe columns, will support the canopy framing.

### Lateral Support

Plywood shear walls will be used to resist forces induced by earthquake and wind loads. Plywood sheathing shall be ½" thick.

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## Mechanical

### HVAC

Mechanical systems will include heating, ventilating, air conditioning, and building automation controls for the addition. Systems will be designed to be cost conscious, sustainable, and energy efficient while providing flexibility and optimal comfort utilizing proven practice and modern technology. Special consideration will be given to incorporating energy saving techniques and systems where feasible. Mechanical system layouts will focus on logical equipment placement, ease of operation and accessibility for both preventative and corrective maintenance.

The addition's unique arrangement and varying degree of space usage classifications, along with discussions with the team has driven the primary mechanical systems that will be utilized to maintain space comfort as follows:

- **Central Plant:** The central hydronic plant will consist of two high efficiency condensing boilers. The main building hydronic loop supply temperature will vary following an adjustable reset schedule up to 140°F based on outside temperature. The hydronic system heating fluid will be water with required additives to inhibit corrosion. Small diameter hydronic piping (2-1/2" and smaller) will be Type L copper. Larger diameter piping (3" and larger) will be schedule 40 welded black steel.
- **Boys and Girls Locker Area:** Due to the high exhaust and ventilation requirements of the locker rooms and adjacent restrooms, dedicated air-to-air heat recovery units (HRU) in the mezzanine above will be utilized. The harvested energy will be then redistributed back into the space to reduce operational costs. The HRU's heat will be provided from the adjacent hydronic boiler plant. Overall, the space pressurization of the locker and restrooms will be negative relative to their adjacent spaces to mitigate nuisance odors and humidity build-up.
- **Band and Choral Area:** The Band and Choral classrooms will be served by a fan-powered variable air volume (VAV) terminal units fed from a primary air handling unit located in the mezzanine above the locker rooms. Each VAV terminal unit will include a heating hydronic coil with ventilation controlled via a space CO2 sensor and have the option to add split system spot cooling if desired. Adjacent practice rooms and offices with like zones will be grouped and served by dedicated VAV shut-off terminal units with hydronic reheat. Units will be capable of 100% economizer cooling and close coordination with the Acoustical Engineer in the sound sensitive spaces will drive the design and selection of the equipment to reach the desired Noise Criteria (NC) rating.
- **Gym:** The gymnasium will feature a dedicated air handler that also resides in the mezzanine above the locker rooms. Hydronically heated from the central boiler plant and capable of 100% economizer, the air handler will provide the gym with primary heat and ventilation. The unit will also be able to modulate the OSA mixture based on CO2 concentration to save heating energy, i.e. Demand Control Ventilation (DCV). To mitigate stratification at the gym's high bay ceilings, High Volume Low Speed (HVLS) Ceiling Fans will be provided for homogenous air temperature control and provide high occupant load tempering. HVLS fans will be variable speed, high efficiency, and commercially rated. Fan selection will feature guy-wire support and industry leading ball impact resistance.
- **Aux Gym:** The auxiliary gymnasium will feature a dedicated air handler that resides in the mezzanine above field storage. Hydronically heated from the central boiler plant and capable of 100% economizer, the air handler will provide the gym with primary heat and ventilation. The unit will also be able to modulate the OSA mixture based on CO2 concentration to save heating energy, i.e. Demand Control Ventilation (DCV). To mitigate stratification at the gym's high bay ceilings, High Volume Low Speed (HVLS) Ceiling Fans will be provided for homogenous air temperature control and provide high occupant load tempering. HVLS fans will be variable speed, high efficiency, and commercially rated. Fan selection will feature guy-wire support and industry leading ball impact resistance.

# Olympic View Middle School - Gym & Music Building

## Design Narrative

- **Cardio:** The cardio exercise room will feature a dedicated air handler that resides in the mezzanine above field storage. Hyronically heated from the central boiler plant and capable of 100% economizer, the air handler will provide the space with primary heat and ventilation. The unit will also be able to modulate the OSA mixture based on CO2 concentration to save heating energy, i.e. Demand Control Ventilation (DCV). To mitigate stratification at the gym's high bay ceilings, High Volume Low Speed (HVLS) Ceiling Fans will be provided for homogenous air temperature control and provide high occupant load tempering. Mechanical cooling fed from the adjacent VRF system is an option that will be further vetted out as design progresses.
- **Classrooms:** For maximum comfort and energy efficiency, heating and cooling is provided by a Variable Refrigerant Flow (VRF) split system heat pump system. A separate Dedicated Outdoor Air System (DOAS) ventilation unit will be located in the mezzanine above field storage. The DOAS unit will feature heat recovery and variable speed drives. An added benefit to this approach allows for an exception of full economizer drastically reducing the size of the ventilation supply duct work when compared to similar air side systems (ie VAV). Each zone will include independent control regardless of the Outdoor unit's mode to allow for ultimate user flexibility and comfort. The VRF system also has the ability to share energy from one space to another via refrigerant energy transfer prior to using the compressor, along with the DOAS unit including energy recovery, thus creating exceptional energy performance.
- **General Exhaust:** Toilet, janitor, and storage rooms will have exhaust system to provide code minimum airflow rates. Space heat will be minimal to save energy and its heat recovered where possible
- **Acoustical Control:** Mechanical systems will be designed and specified to keep mechanical noise levels to code required values. Sound attenuation will be provided under 3rd party review and controlled at the air handling units where possible. Fans will be spring isolated to reduce transmission of equipment vibration and explored fully during design development phase of the project.
- **Existing Gym:** The existing gymnasium requires to be occupiable during the construction process of the addition. To accommodate the new addition's footprint, spaces adjoining the gym including the mechanical room housing the boilers will be strategically removed. The aging boilers that provide primary heat to the building including the gym will need to be shut down, its system drained, and removed. To provide heat in the existing gym without its primary boilers, it is recommended providing a natural gas fired mobile boiler plant rental and feed heated hydronic water to the air handlers that currently serve gym. This solution eliminates the ancillary mechanical equipment that would needed to be provided in the space during the construction phase of the new gym.

## DESIGN TEMPERATURES

Outdoor:	21°F Winter	
	79°F db/64°F wb Summer	
Indoor:	Offices/Classrooms	70°F Winter/75°F Summer
	Utility/unoccupied areas	55°F Winter/80°F Summer
	Gymnasium/Cardio	70°F Winter/75°F Summer
	Locker Rooms	70°F Winter/75°F Summer

## PLUMBING

Institutional quality plumbing fixtures are to be utilized throughout the facility. All fixtures are water conservation types that meet or exceed the current code. Service sinks include bucket support type faucet threaded for hose connection with vacuum breaker. Kitchen sinks are stainless steel with center gooseneck swivel spout faucet. Hose bibs are key operated freeze proof wall hydrants with vacuum breaker will be located on the exterior of the building.

Domestic water piping shall be copper. The domestic water header including the backflow prevention device and pressure-reducing valve (if required) shall be located inside the building per local code requirements. Domestic water is to be heated by stand-alone high-efficiency gas-fired water heaters. The system shall be circulated as necessary to insure hot water is delivered, in a timely manner, to all areas. Isolation valves will be strategically placed to facilitate maintenance of plumbing systems. At a minimum, all bathroom clusters will be isolated. The sanitary waste and vent system shall be no-hub cast iron piping. To the greatest extent possible, clean outs will be wall mounted and easily accessible. Specific needs will be accommodated for evolving curriculum needs during the design process. (ie Floor/service sinks in the specimen room and work area of storage addition).

Fuel piping (Natural Gas) shall be run throughout the necessary locations in Schedule 40 Steel pipe.

Refrigerant piping shall be wrought copper with brazed fittings. Pre-charged, soft copper line-sets will not be accepted.

## INSULATION

Insulation Materials will be limited to mineral fiber, elastomeric, cellular glass and flexible cellular insulation. Aluminum jackets will be provided at wall and penetrations, and on piping exposed to weather. Aluminum jacket will not be used on insulation susceptible to deformation due to crushing. Duct board will not be used.

## CONTROLS

Direct digital controls will be provided for all systems provided in the building including but not limited to the main ventilating and air conditioning systems. All equipment will be DDC controlled. The controls system shall use an industry standard BACnet protocol and supporting architecture in accordance with School District Standards.

## FIRE PROTECTION

The building will be provided with automatic fire protection sprinkler systems. Areas subject to freezing will be provided with dry-type sprinkler heads or a dry pipe automatic fire protection sprinkler system. All other area of the building will be served by a wet pipe automatic fire protection sprinkler system. A mix or prescriptive and performance based design specifications will be issued as part of the contract documents. The final design shall be provided by the installing contractor. All hydraulic calculation procedures, seismic bracing procedures, sprinkler head location requirements, and system component requirements outlined in N.F.P.A. #13 will be followed. All aspects of the fire protection system shall be in accordance with the latest edition of N.F.P.A. #13 adopted by the local Authority Having Jurisdiction.

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## Electrical

### DEMOLITION

Disconnect and remove all electrical devices to include but not limited to existing building Lighting, Power, Telephone/Communications, and Fire Alarm. The Electrical Contractor shall coordinate Project Phasing with the General Contractor.

Existing building utility services to include a power connection to the main building, telephone/data and cable TV that will be disconnected and replaced. Coordinate phasing transition to ensure continuity of utility services to the building throughout the project construction.

### SITE WORK

Provide trenching for:

- Underground branch circuit to new sub distribution board (SDB) from existing main distribution board (MDB).
- Underground fiber service from the existing campus MDF.
- Underground CATV service from the existing campus MDF.
- Underground secondary power feeders and telecommunications cables to Field Storage Room.

### ELECTRICAL SERVICE

The Building will be served from a new 480Y/277V SDB in the M/E room. The new SDB will be fed from the existing MDB.

### Distribution

The power distribution consists of 480Y/277V and 208Y/120V in the building.

### Branch Panelboards

208Y/120V, 3-phase, 4-wire panelboards will be located in the M/E room and in the field storage (accessible to district personnel only) within the new construction. All branch panelboards will be sized with 25% future capacity and 15% breaker space. Panelboards shall be rated at proper voltage and current for intended use with busbars of copper or aluminum. Panels shall be 3-phase, 4-wire, 100% neutral, unless noted otherwise. Where aluminum is utilized, all lugs shall be of an approved compression type. Multiple lugs will be provided where conductors in parallel or "feed through" are shown on the Drawings.

### Branch Circuits

General Purpose receptacles outlets shall be limited to six per circuit. Computer receptacle outlets shall be limited to four per circuit. Branch circuits for lighting and receptacle outlets shall utilize a minimum 20Amp circuit breaker with #12 AWG-Cu. All branch circuits shall have a dedicated neutral.

### Convenience Outlets

Each classroom will have one to two standard receptacles located on each wall. Each computer data outlet location will be provided with a computer receptacle outlet. Each counter with a sink will be provided with GFI duplex receptacle outlets. Office areas will have at least one outlet at each wall with computer outlets adjacent to each data/phone outlet. Exterior GFI receptacles will be provided within 25' of the mechanical units. Exterior convenience GFI receptacle outlets will be provided on each exterior wall of the building. Dedicated receptacles shall be provided to all School District designated equipment such as copiers and printers.

# Olympic View Middle School - Gym & Music Building

## Design Narrative

### Grounding

A grounding system shall be provided for neutral ground and equipment ground as required by code.

### Conduit

Raceway will be concealed in construction unless noted otherwise on the Drawings or specifically approved in writing by the Architect/Engineer. All elbows for GRS and PVC Raceway shall be factory elbows. For all other Raceway, use factory ells for bends of 1-1/4" and larger diameter. Raceway shall not penetrate sheet metal ducts unless permission is granted by Architect/Engineer. All sleeves shall be provided for Raceway installation. MC cable may be used above ground in accessible areas that are not subject to moisture or damage. Inaccessible areas (behind walls, above GWB ceilings, etc.) must use conduit.

### Conductors

Provide No. 12 AWG minimum for power and lighting circuits. Provide solid wire for No. 10 AWG and smaller, and stranded conductors for No. 8 AWG and larger.

### Boxes and Fittings

Provide outlet and pull boxes to enclose devices, permit the pulling of conductors and for wire splices and branches.

All boxes shall be firmly anchored directly or with concealed bracing to building studs or joints. Boxes must be so attached so that they will not "Rock" or "Shift" when devices are operated. Steel set screw fittings are acceptable. Indenter, drive-on and pressure cast or die cast type set screw are not acceptable.

### Wiring Devices

Duplex receptacle shall be NEMA 5-20R configuration (20-Amp, 120V) unless noted otherwise. Standard switch shall be "Industrial Specification Grade", quiet type, rated 277 volt, 20 amp, unless noted otherwise, with plastic handle. Single pole, double pole, 3-way, or locking type switches shall be provided as required. Motor Rated Switches serving as motor disconnecting means shall be horsepower rated with overload relays and meet the requirements stated above. Device plates shall be Hubbell and Cooper Type 302 stainless steel.

## LIGHTING SYSTEM – GENERAL

Interior and exterior lighting system shall be designed and in compliance with Illumination Engineering Society's (IES) recommendations and Washington State Non-Residential Energy Code. Interior lighting system will consist of energy efficient Solid State (LED) fixtures. Exterior lighting will consist of outdoor wall mounted LED fixtures.

### Lighting Systems – Classrooms

Lighting system will consist of 2'x2' recessed LED fixtures with automatic Daylight Harvesting and dimming controls. Lighting level will be design to provide a maintained average of 45-50 footcandles.

### Lighting Systems – Gyms

Lighting system will consist of impact resistant LED fixtures. Automatic Daylight harvesting controls shall be provided in areas required by Code. Dimming controls will be provided to give the occupants additional control over their lighting. Lighting level will be design to provide a maintained average footcandle level of 40.

## **Lighting Systems – Offices**

Lighting system will consist of 2'x2' recessed LED fixtures. Automatic Daylight harvesting controls shall be provided in areas required by Code. Dimming controls will be provided to give the occupant additional control over their lighting. Lighting level will be design to provide a maintained average footcandle level of 30-40.

## **Lighting Systems - Corridors**

Lighting system will consist of LED recessed 2'x2' or downlight fixtures. Lighting level will be design to provide a maintained average footcandle level of 15-20.

## **Lighting Systems - Storage**

Lighting system will consist of 1'x4' wraparound or 2'x4' lensed LED troffers. Lighting level will be design to provide a maintained average footcandle level of 20-30.

## **Lighting Systems – Mechanical**

Mechanical, electrical and other utility type rooms will be provided with surface or suspended 4' industrial type LED fixtures. Lighting levels will be designed to 30fc.

## **Lighting Systems – Band and Choral Rooms**

Lighting system will consist of 2'x2' recessed LED fixtures with automatic Daylight Harvesting and dimming controls. Lighting level will be design to provide a maintained average of 45-50 footcandles.

## **Exit/Emergency Lighting**

Exits are marked by readily visible signs in all cases where the exit or way to reach it is not readily apparent to the occupants. Signs are located not more than 10 feet from exits, are internally illuminated, and of the type consuming less than 5 watts each. Egress lighting is provided at an average 1 foot-candle in accordance with NFPA 101. Egress lighting is accomplished by selective illumination of normal lighting fixtures. An existing generator will provide power to all exit and egress fixtures.

## **Lighting Controls**

Lighting Control System will consist of ceiling and wall mounted occupancy sensors, low voltage switch control panel, and automatic daylight photo sensors to comply with Washington State Non-Residential Energy Code chapter 15.

## **Lighting Ballasts**

Solid state (LED) components and drivers shall have a life expectancy of 50,000 operating hours while maintaining at least 70% of original illumination level.

## **Lighting Lamps**

Solid state (LED) components shall have a life expectancy of 50,000 operating hours while maintaining at least 70% of original illumination level. LED fixtures will be in compliance with IESNA LM-79 and LM-80 requirements.

# Olympic View Middle School - Gym & Music Building

## Design Narrative

### **TELECOMMUNICATIONS SYSTEMS**

The fiber optic cable will be derived from the existing building. New conduit will be routed parallel with the new primary service. New racks, patch panels and associated equipment will be provided in the new IDF. Active electronics such as switches and UPS will be furnished by the school district. A minimum of (1) data outlet will be provided on each classroom/conference/meeting room wall. Offices will have (2) data outlets on opposite walls. Additional outlets will be provided where required for dedicated equipment (computers, printers, copiers, etc) and for wireless access points. Each outlet will contain at least (2) CAT 6 jacks. Additional jacks will be provided where required to serve equipment.

### **A/V SYSTEMS**

Each classroom will be provided with an audio-visual system for projector, interactive board and/or computer interface. A voice lift system with amplifiers, speakers and microphones will also be provided in larger rooms.

### **SECURITY SYSTEM**

An intrusion alarm system will be provided for the building. The system will be based around Sonitrol (district standard). Audio sensors will be provided in the corridors and in select rooms.

### **FIRE ALARM SYSTEM**

The fire alarm system will be an addressable system. This system will be a microprocessor-based system that will monitor and report the alarm and operating status including individual component locations of all devices connected to the system. This aids significantly in identifying problems with the system and pinpointing a location of the device that is in alarm. The system will monitor fire sprinkler activity and report all information to the monitoring agent.

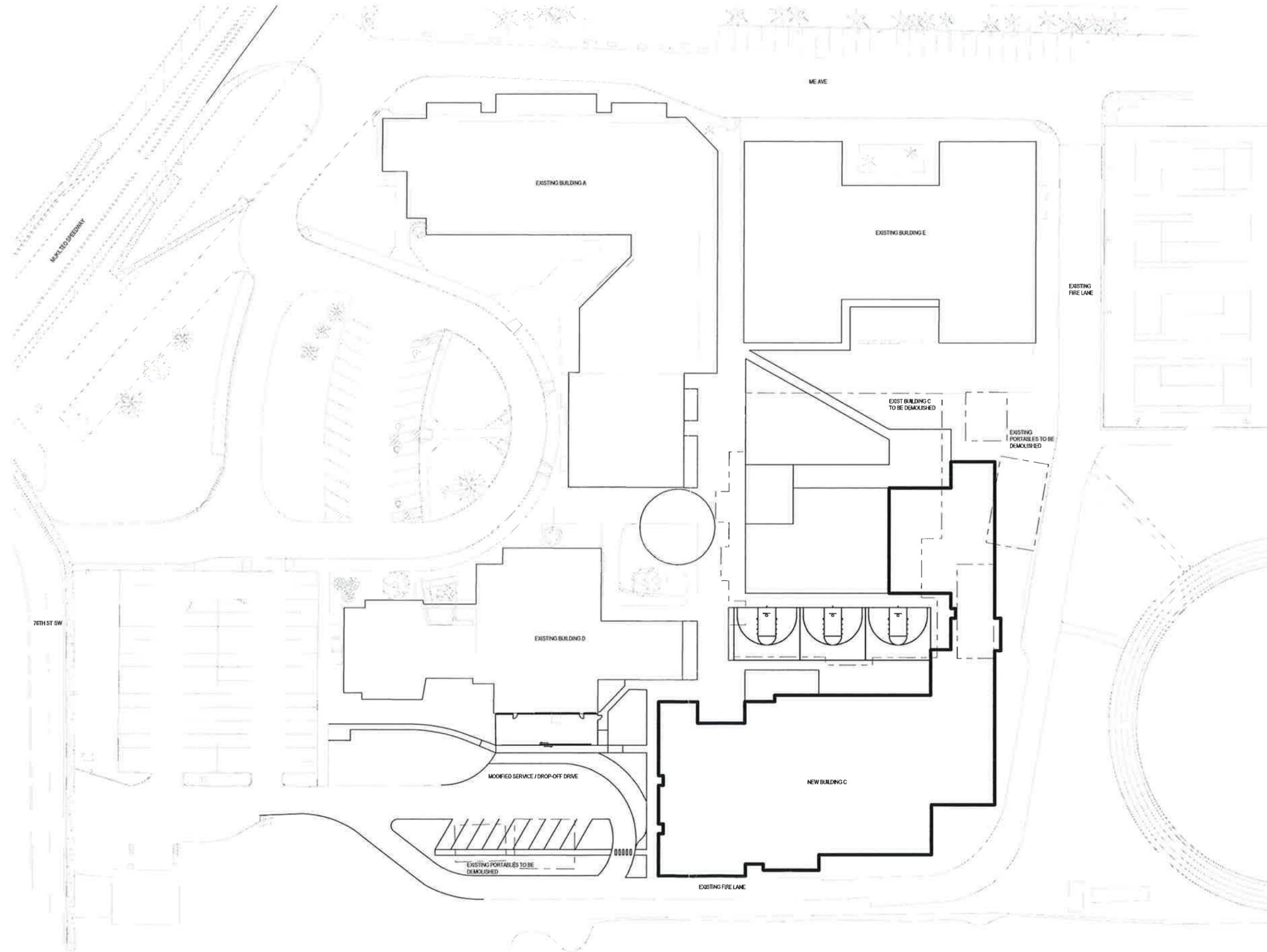
Automatic smoke detectors will be provided throughout all egress corridors, classrooms and rooms where occupant levels exceed 50 in accordance with current codes.

Audio/visual devices will be provided throughout the facility and shall conform to current ADA requirements. Manual pull stations will be provided at each exterior door.

Fire Alarm conductors shall be routed in conduit.

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msb-arc

architect  
 MCGRAHAN ARCHITECTS  
 civil engineer  
 LPD ENGINEERING  
 landscape design  
 CASCADE DESIGN COLLABORATIVE  
 structural engineer  
 PCS STRUCTURAL SOLUTIONS  
 mechanical engineer  
 BCE ENGINEERS  
 electrical engineer  
 BCE ENGINEERS

NOT FOR CONSTRUCTION

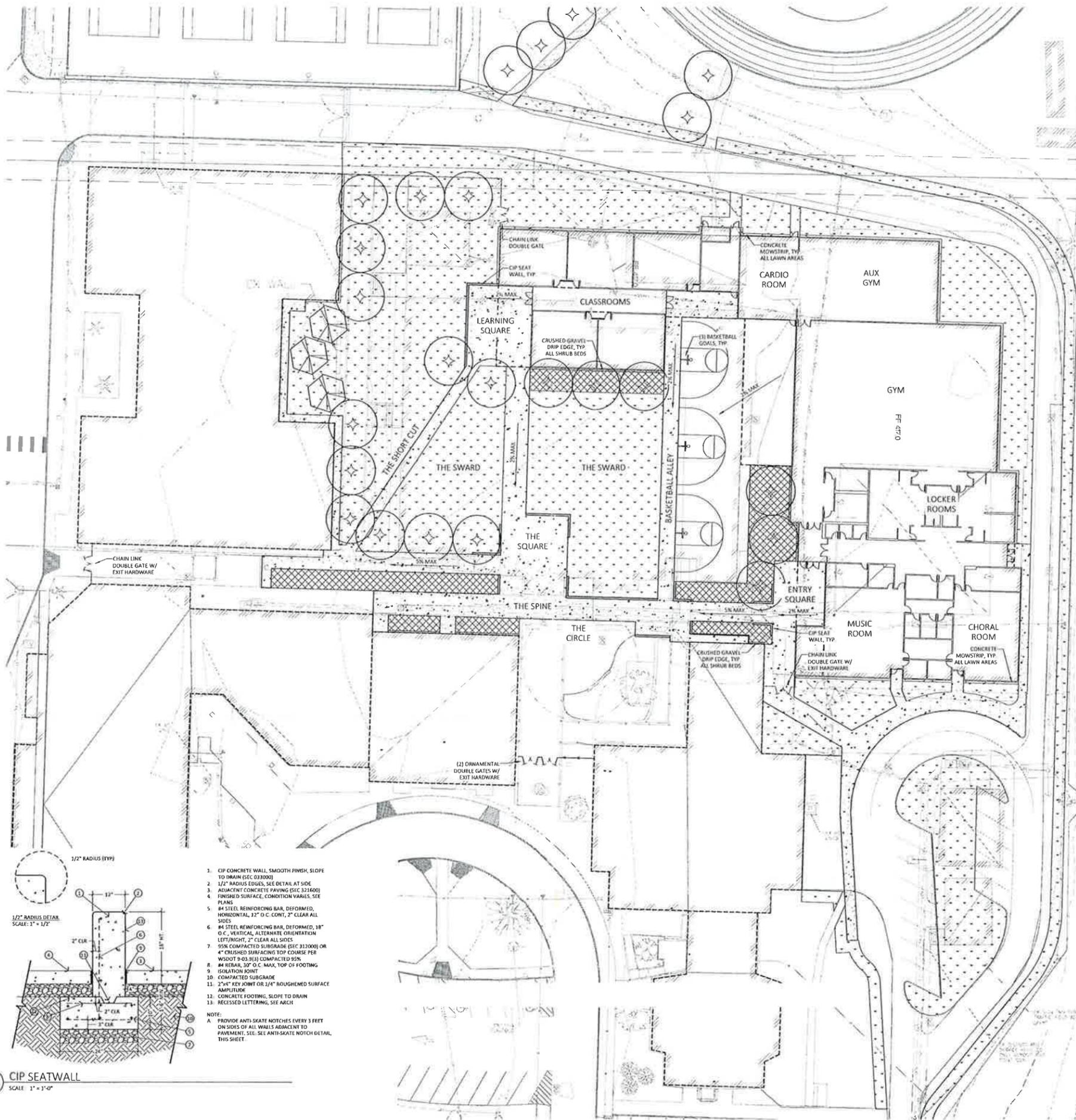
project  
 OLYMPIC VIEW MIDDLE SCHOOL  
 client  
 MUKILTEO SCHOOL DISTRICT No. 6  
 location  
 MUKILTEO, WA

Project No. 1319.300  
 SITE PLAN

RECEIVED  
 DEC 04 2015  
 CITY OF MUKILTEO

SITE PLAN  
 1"=30'-0"  
 PROJECT NORTH

checked  
 BC  
 sheet  
**A1.01**



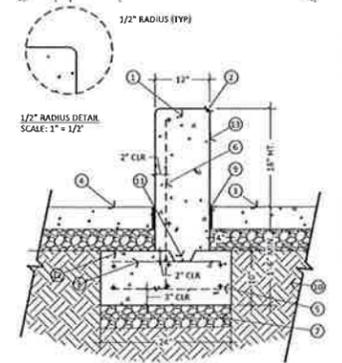
- LEGEND**
- CONCRETE PAVEMENT, SEE CIVIL
  - ASPHALT PAVEMENT, SEE CIVIL
  - CIP SEAT WALL
  - CONCRETE MOWSTRIP
  - CRUSHED GRAVEL DRIP EDGE
  - ORNAMENTAL METAL FENCE
  - CHAIN LINK FENCE, BLACK PVC COATED
  - CHAIN LINK GATE, BLACK PVC COATED
  - SHRUB BED, 12" OF SOIL WITH SUBGRADE PREP AND 3" TOP MULCH, SPRAY IRRIGATION
  - LAWN, 6" OF SOIL WITH SUBGRADE PREP AND SPRAY IRRIGATION
  - DECIDUOUS TREES

architect  
MCGRAWHILL ARCHITECTS  
civil engineer  
LFD ENGINEERING  
landscape design  
CASCADE DESIGN COLLABORATIVE  
structural engineer  
PCS STRUCTURAL SOLUTIONS  
mechanical engineer  
BCE ENGINEERS  
electrical engineer  
BCE ENGINEERS



principal  
OLYMPIC VIEW MIDDLE SCHOOL  
client  
MUKILTEO SCHOOL DISTRICT No. 4  
location  
MUKILTEO, WA

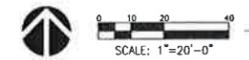
Project No. 1318-300  
**SITE PLAN**



1. CIP CONCRETE WALL, SMOOTH FINISH, SLOPE TO DRAIN (SEC 033000)
  2. 1/2" RADIUS EDGES, SEE DETAIL AT SIDE
  3. ADJACENT CONCRETE PAVING (SEC 321600)
  4. FINISHED SURFACE, CONDITION VARIES, SEE PLANS
  5. #4 STEEL REINFORCING BAR, DEFORMED, HORIZONTAL, 12" O.C. CONT, 2" CLEAR ALL SIDES
  6. #4 STEEL REINFORCING BAR, DEFORMED, 18" O.C., VERTICAL, ALTERNATE ORIENTATION LEFT/RIGHT, 2" CLEAR ALL SIDES
  7. 50% COMPACTED SUBGRADE (SEC 312000) OR 4" CRUSHED SURFACING TOP COURSE PER WOODS (B-03-213) COMPACTED 95%
  8. #4 REBAR, 30" O.C. MAX, TOP OF FOOTING
  9. ISOLATION JOINT
  10. COMPACTED SUBGRADE
  11. 2"x4" KEY JOINT OR 1/4" ROUGHENED SURFACE AMPLITUDE
  12. CONCRETE FOOTING, SLOPE TO DRAIN
  13. RECESSED LETTERING, SEE ARCH
- NOTE:  
A. PROVIDE ANTI-SKATE NOTCHES EVERY 3 FEET ON SIDES OF ALL WALLS ADJACENT TO PAVEMENT. SEE SEE ANTI-SKATE NOTCH DETAIL, THIS SHEET.

**1 CIP SEATWALL**  
SCALE: 1" = 1'-0"

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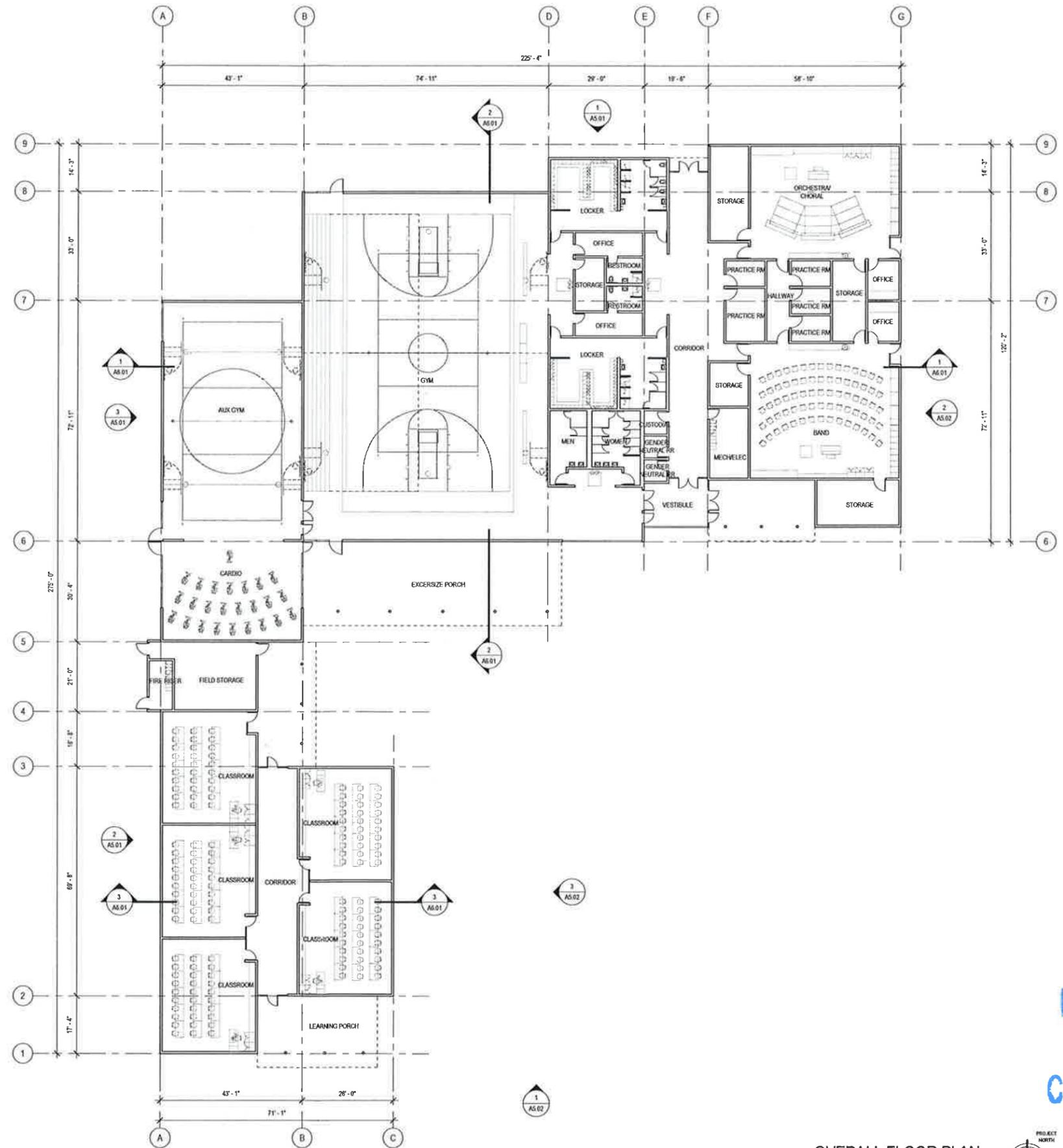


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OVERALL FLOOR PLAN GENERAL NOTES: (SHEETS A2.01 - A2.02)

1. THESE GENERAL NOTES APPLY TO ALL OVERALL FLOOR PLAN DRAWINGS.
2. FIRST FLOOR ELEVATION DATUM 0'-0" = (xx'-xx") PER CIVIL.
3. FURNITURE SHOWN FOR REFERENCE ONLY.



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 MCGRAHAN ARCHITECTS  
 civil engineer,  
 LPD ENGINEERING  
 landscape design,  
 CASCADE DESIGN COLLABORATIVE  
 structural engineer,  
 PCS STRUCTURAL SOLUTIONS  
 mechanical engineer,  
 BCE ENGINEERS  
 electrical engineer,  
 BCE ENGINEERS

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project,  
 OLYMPIC VIEW MIDDLE SCHOOL  
 client,  
 MUKILTEO SCHOOL DISTRICT No. 6  
 location,  
 MUKILTEO, WA

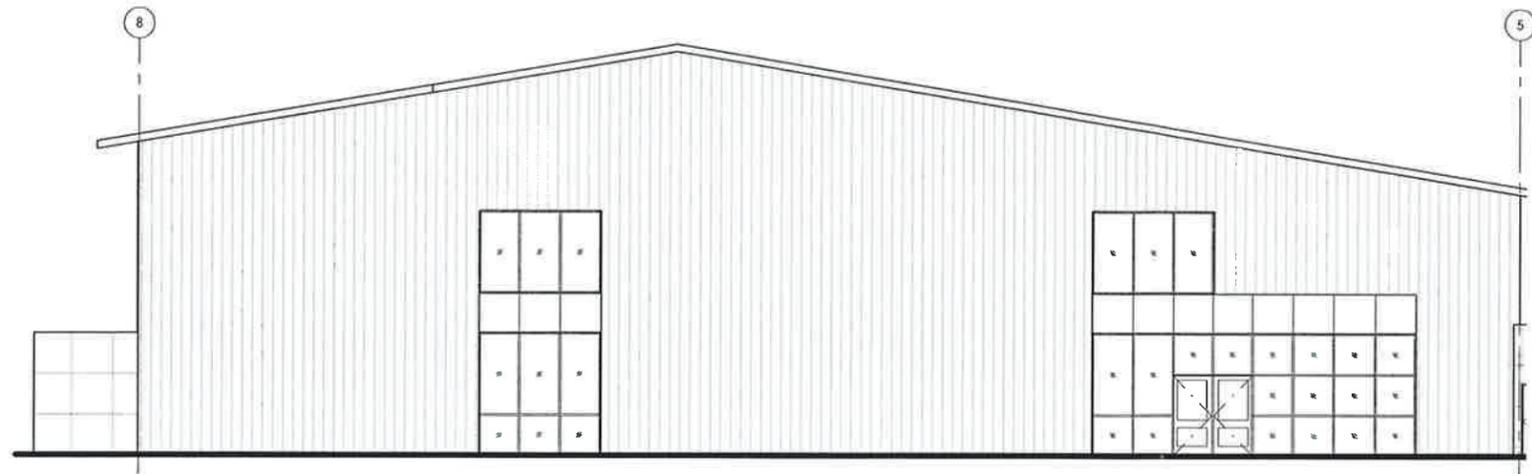
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 OVERALL FLOOR PLAN

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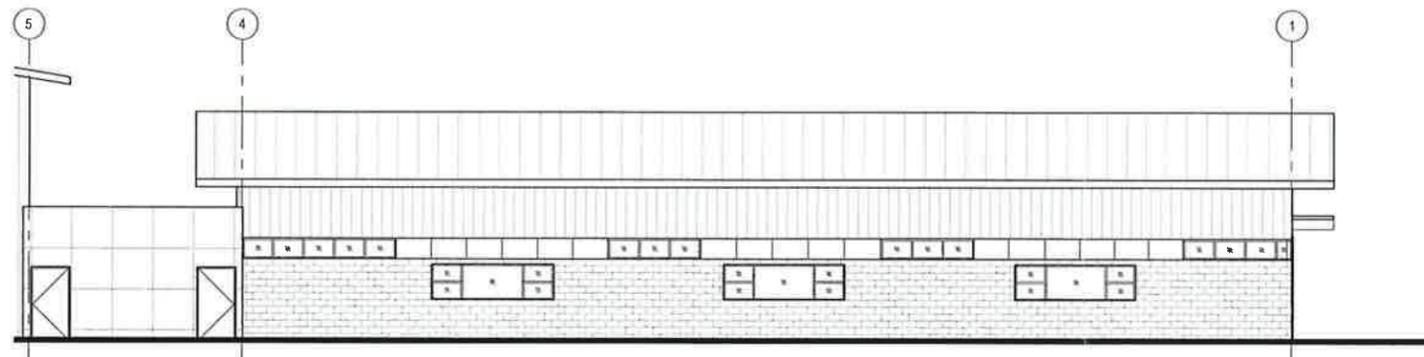
OVERALL FLOOR PLAN



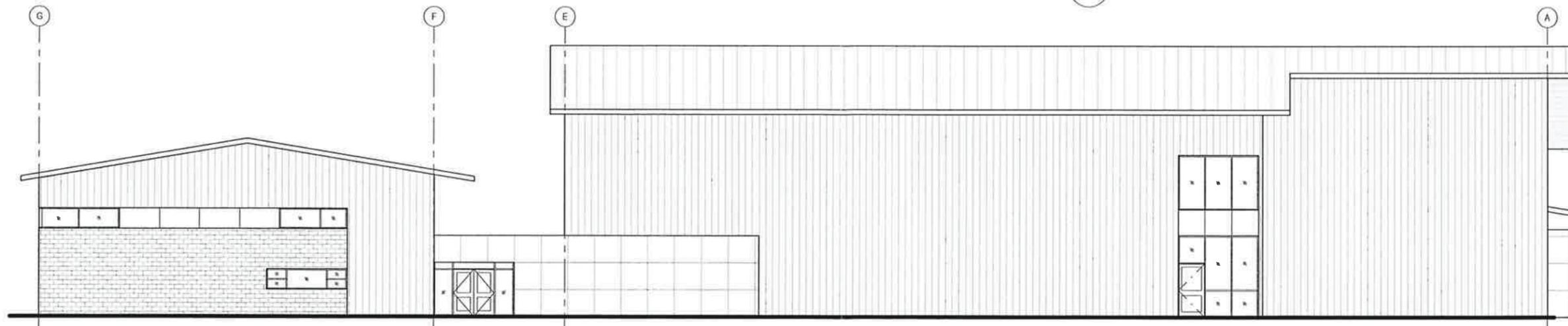
1/16" = 1'-0"



NORTH ELEVATION-B  
Scale: 1/8" = 1'-0" 3



NORTH ELEVATION-A  
Scale: 1/8" = 1'-0" 2



EAST ELEVATION  
Scale: 1/8" = 1'-0" 1

GENERAL NOTES: (SHEETS A5.01 - A5.07)

- SEE A10 SERIES FOR STOREFRONT, CURTAINWALL AND LOUVER TYPES.
- SEE SHEET A8.00 FOR FINISH AND COLOR DESIGNATIONS.
- SEE 1 AS 11 FOR AIR BARRIER SYSTEM DETAILS.

FINISH LEGEND:

- B1A BRICK
- B1B ACCENT BRICK
- S3A METAL WALL PANEL
- S3B METAL WALL PANEL
- GLAZING - CLEAR
- GLAZING - TRANSLUCENT
- GLAZING - SPANDREL

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architect\_  
MGRANAHAN ARCHITECTS  
civil engineer\_  
LPD ENGINEERING  
landscape design\_  
CASCADE DESIGN COLLABORATIVE  
structural engineer\_  
PCS STRUCTURAL SOLUTIONS  
mechanical engineer\_  
BCE ENGINEERS  
electrical engineer\_  
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location\_  
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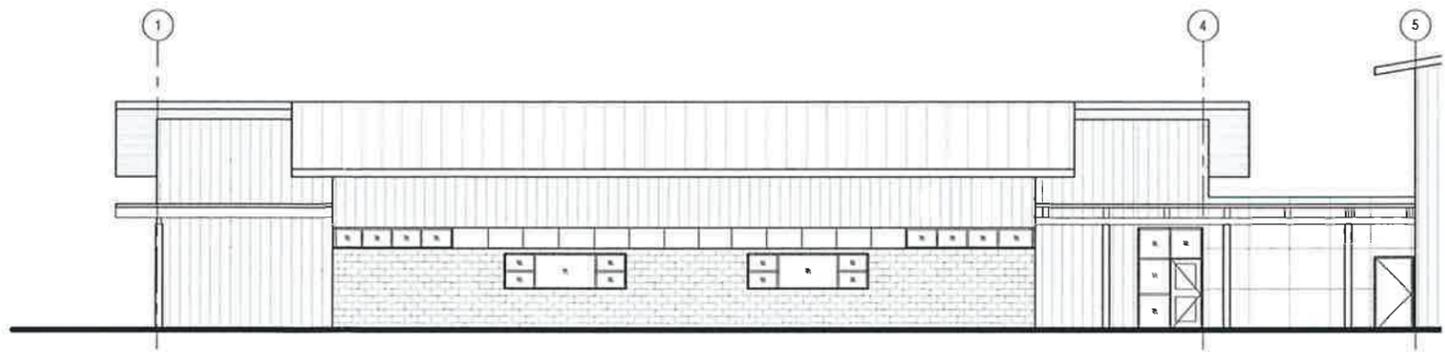
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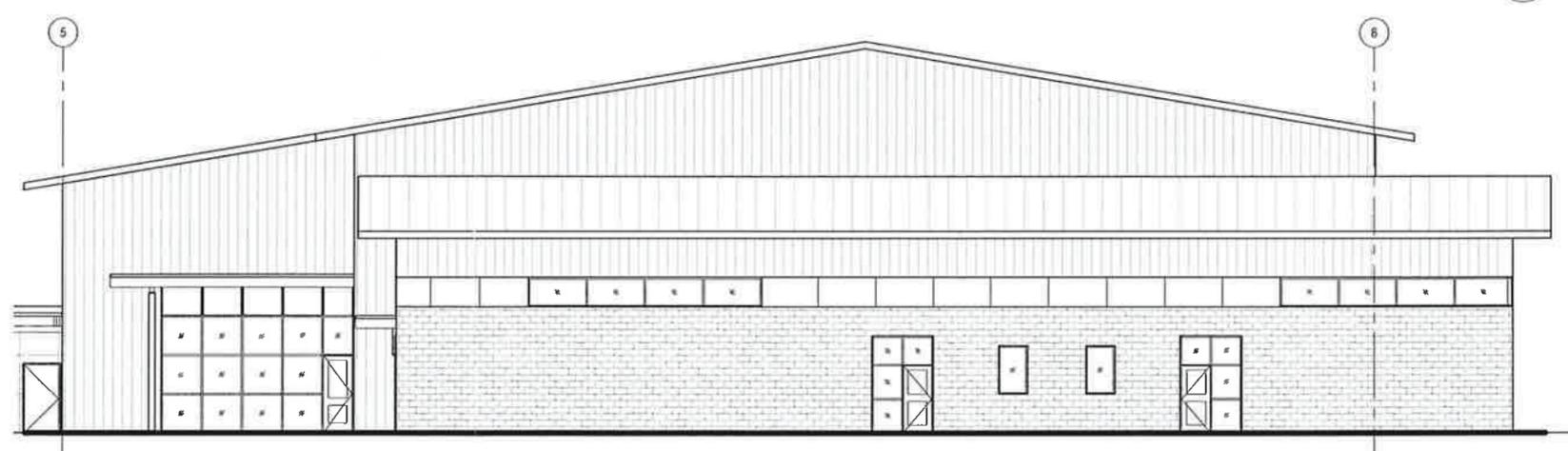
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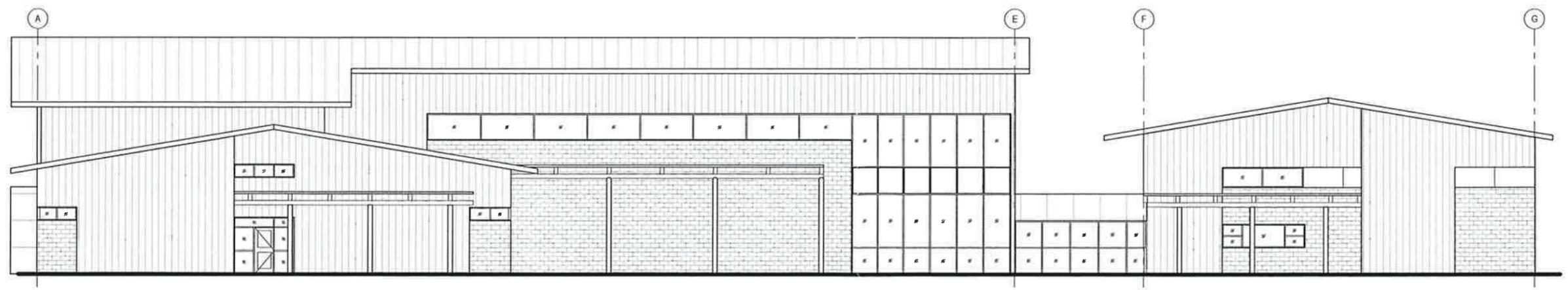
architect  
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 PCS STRUCTURAL SOLUTIONS  
 mechanical engineer  
 BCE ENGINEERS  
 electrical engineer  
 BCE ENGINEERS



SOUTH ELEVATION-B  
Scale: 1/8" = 1'-0" 3



SOUTH ELEVATION-A  
Scale: 1/8" = 1'-0" 2



WEST ELEVATION  
Scale: 1/8" = 1'-0" 1

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