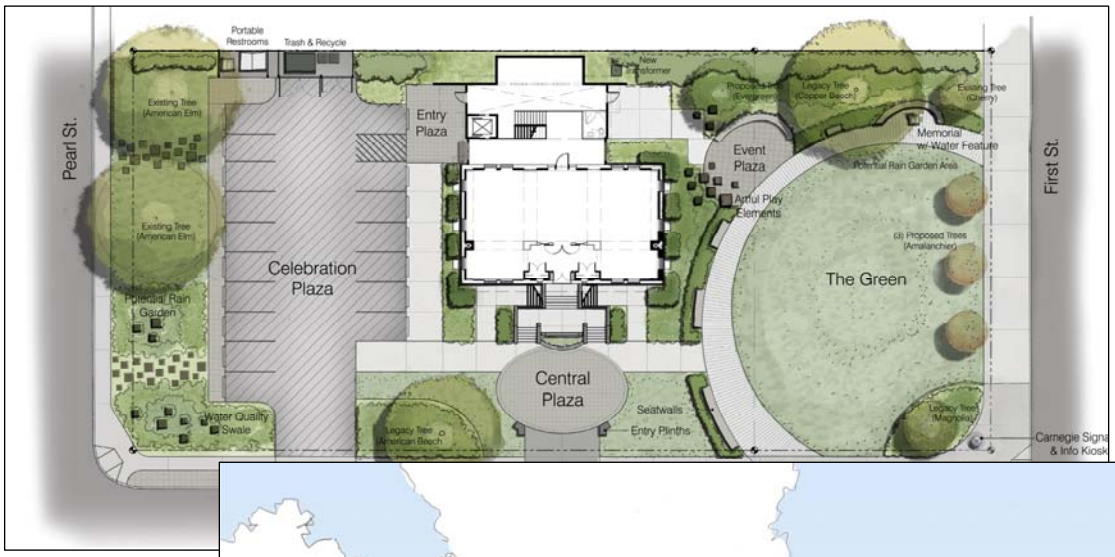
Snohomish Carnegie Educational Center
Building Addition Design Report & Site Master Plan

Snohomish, Washington

prepared for
The City of Snohomish

April 5, 2011



BOLA Architecture + Planning
&
The Berger Partnership

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BOLA Architecture + Planning
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Seattle, Washington 98119

&

The Berger Partnership
1721 Eighth Ave. North
Seattle, Washington 98109

Introduction

Background

The Snohomish Carnegie Library in Snohomish, Washington, was constructed in 1910 and served the public and its patrons in this capacity for most of the 20th century. The century-old landmark building is part of the legacy of the Carnegie Foundation and it remains as one of the 33 historic Carnegie libraries in Washington. A Master Plan for the building was commissioned by the City of Snohomish in late 2004. The final report, of February 2005, studied the building's history and present conditions, and revealed the feasibility of rehabilitating it for new community uses. Subsequently a community-based non-profit organization, the Snohomish Carnegie Foundation, was established to take the project forward at the direction of the Snohomish City Council.

The design team of BOLA Architecture + Planning and the Berger Partnership was selected by the City of Snohomish in mid-2010 to develop and refine the schematic design for the former library and create a master plan for the site. The new design work was to acknowledge removal of the 1968 Annex structure, provide an addition to the historic building, and explore opportunities to develop the site as a park property.

The Design Process and Public Engagement

For the past six months, the design team and project manager worked with the Carnegie Advisory Committee to develop the designs. The design process also engaged members of the public in a kick-off meeting to introduce the project and seek their input on the program and their comments on the desired character of the property. The Carnegie Foundation also hosted meetings with interested community members to update them on the progress of the project.

The project was brought before the Snohomish Design Review Board twice during the process, for an introduction in late October 2010 and a design review in early March 2011. Because the Carnegie property is within the National Register listed Snohomish Historic District, both site and building design have been developed in consistency with the Historic District Design Standards and the Secretary of the Interior's Standards and Guidelines for Rehabilitation. DRB members have provided valuable comments, which will aid in future design development. While the project received conceptual approval, it will be presented to the DRB again during the building permit approval process.

The DRB meetings were an additional venue for public reviews of the project together with the presentation to the City Council on April 2011.

Guiding Principles

The Carnegie Green includes the entire half-block site, the historic building and surrounding grounds. In times past, it was a place for civic and cultural events, and a welcoming place for people to learn, gather, and reflect. The design of both the site plan and the building are

influenced by the existing site conditions and connections to surrounding Snohomish neighborhoods and cultural facilities. Integration of the Carnegie property with the city and of the building with the site, were key elements in the design approach.

As the project began, the team identified principles that guided their work:

- Respect: The Carnegie property is a recognized landmark. Its preservation is provided by identification and maintenance of significant historic features of both the building and site. New elements should harmonize with the historic scale, materials and details, and help distinguish these character-providing elements.

- Flexibility: Both indoor and outdoor spaces should be designed to function for a range of uses from planned community events to smaller gatherings and short visits.

- Overlapping Functions: Elements that perform multiple functions - aesthetic, environmental and interactive - prove to be better investments in resources and limited space.

- Stewardship: Historic preservation, sustainability and long-term energy conservation, and maintenance costs are important elements in site and building design.

- Welcoming: The site and building will support secure and comfortable experiences for visitors and occupants of all ages and interests. Site edges and new building entries will enhance access and a sense of invitation.

Rehabilitation and Addition to the Carnegie Building

The historic building's character-defining features were cited in the earlier master plan, and they are well known by those who used the library or have visited it in the last decade. The Carnegie is a formal, stately object-like structure with symmetrical facades and a symmetrical layout on the first floor. The stucco-clad exterior provides a solid appearance with groups of prominent large wood-framed windows on the first floor, originally set with sills above perimeter book stacks. The exterior facades are embellished by a dentil course below the overhang of the tile-clad hipped roof, and by decorative terra cotta bands with emblems and an intricate bas relief over the original entry.

Spatially, the first floor is the most significant, as indicated by its volume, finishes and details. It is subdivided into a single large space (the former reading room) and three smaller spaces that contain the original central entry vestibule and two smaller side rooms that open to the main space.

In the earlier 2005 building master plan, a 200 square foot addition was proposed on the back, or east side of the original building, which contained an exit stair. This location was chosen as it was on a secondary facade and minimized the visual impacts of the addition on the formal, primary facades. The earlier design consolidated access at the front facade, with

long ADA-compliant ramps on the north facade that continued around the north part of the west facade. A new elevator was provided, tightly fit into existing interior spaces.

Upon further consideration of this design, the Carnegie Foundation and the City Council requested a design revision. The current direction calls for a larger addition containing the elevator, a public restroom with more direct access from the first floor than the new restrooms, which are located in the basement, and a lobby space to be used in a variety of ways to support programs in the building. The revised design acknowledges the removal of the 1968 Annex, and restores the existing building's southwest corner.

The revised design provides for a building addition with a 1,267 square foot footprint including a grade-level and upper floor lobbies of 1,054 square feet, an optional seating area off the ground level lobby of 213 square feet, and 519 square feet at the basement level. The addition is 21'-6" in height, and designed to meet the historic facade above the height of the original window heads to preserve their integrity. The optional seating area is an extension of the addition to the east, providing a more intimate public space, with a height of 13'-4".

Specific elements of the revised addition include:

- A tall, at-grade lobby space with double-door access from both north and south ends. The addition is placed asymmetrically on the east facade, setback slightly from the north end, and the north entry is placed in close proximity to parking. However, both entries invite the public into the building, and encourage greater use of the site.

- Universal access provided by the grade-level lobby and elevator rather than exterior ramps.

- An accessible restroom located off the grade-level lobby, to augment new men's and women's restrooms in the basement. The basement of the addition contains a small prep area, elevator machine room and additional storage space.

- Sheltering entry canopies placed outside the entry doors, and building signage and space for identity and donor plaques near the main, north entry.

- An option for an enclosed landscape area, between the addition and the east property line, which may be chosen in lieu of the expanded seating area.

- High clerestory windows in the east façade that minimize impacts on the privacy of residential neighbors to the east.

- The new addition minimizes impacts on the historic east facade. Highly glazed north and south facades deliver daylight to interior spaces. The glazing also distinguishes the historic building through transparency and views of it from the outside.

The new design also revised the original front entry stairs, which no longer exist, with wider steps composed in two rather than three runs, and a wider mid-level landing that allows for gathering or presentations to the central plaza below.

Consistent with the 2005 building master plan, the proposed rehabilitation will provide upgrading of the building's existing electrical, fire protection, plumbing and mechanical systems, along with new lighting and finishes, ADA access, and hazardous material abatement. Structural and seismic systems will also be addressed through a FEMA grant-funded project initiated by the City. The FEMA project, which is scheduled to begin in 2011, will be based on analysis and designs developed in August 2009 by BOLA and Degenkolb, Structural Engineer for the City's grant application.

Site Master Plan Goals

The Snohomish Carnegie Educational Center Site Master Plan provides a vision that will guide site improvements as development of the Center's programs, building and site evolve over time. The primary goals of the site master plan are to:

- Integrate and support the building's programming and rehabilitation
- Honor and preserve historic site features
- Provide a variety of multi-use flexible spaces that serve the community
    - Reinforce urban connections to the City Center
    - Enhance connections to the nearby Centennial Trail
- Reinforce urban connections through signage, paving, planting and cross-site connections

Existing Site Elements

There are many existing features that have influenced the development of the site plan including trees, structures, utilities, and other site elements. Key considerations have influenced the plan:

Preservation of Significant Trees. There are a number of trees located on the property that provide significant aesthetic, social, and environmental value to the site and are to be retained and protected. Trees retained in the plan include "Legacy Trees," which have historic importance and value: the Magnolia (corner of Cedar and First St.), the majestic Copper Beech near the southeast edge of the property, the large American Beech adjacent to Cedar Street, and two American Elms adjacent to Pearl Street.

War Memorial. Relocated at the southeast corner of The Green, the historic war memorial is integrated and celebrated with site improvements that enhance and honor the existing sculpture as an important piece of the community. The memorial is located near a legacy tree, which by its size, age and beauty is an enduring element. The memorial may also incorporate a water feature.

Historic Log & Shelter. The historic log, located at the corner of Pearl and Cedar Streets, is a valued community element. The Snohomish Carnegie Foundation and City has suggested that it will be relocated off-site to serve as an identifying element elsewhere in the city; the covered structure is to be removed. If relocation does not occur, the log could be incorporated into the site without the existing structure but as part of a new structure, likely located along the eastern edge of the site.

Parking. Parking remains in the current location, although is re-imagined as more than a parking lot with improved surface treatments and access. It will support multiple activities, including the Public Market, and will aid ADA-access into the building.

Utilities. The existing transformer is removed and replaced with a new unit in a new location. Power utility poles are to remain. Other utility lines are upgraded.

The Site Plan

With the historic building at its center, the site consists of three primary spaces: The Central Plaza, The Green, and The Celebration Plaza. These three spaces work together to provide building access and cross-site connections that maintain ease of use while responding appropriately to the building's historic character and the City's goals for a flexible, multi-functional park-like space.

Central Plaza

The Central Plaza honors the building and creates a formal entry to the heart of the site. Landscape elements are arranged symmetrically with the grand staircase, drawing attention to the building's formal qualities. With its relatively low walls and with the building as a backdrop, the entry terrace overlooks the plaza, providing an ideal setting for small private and community ceremonial events. Enhanced paving and entry plinths extend the formal character of the building outward. The lawn along the west edge provides spillover space for gathering and maintains an open quality that welcomes the community.

The Green

The most park-like space of the site, The Green is defined by the great lawn which opens towards the City Center. While plant hedges and the smaller plaza spaces carry over much of the formal aesthetic of the Central Plaza, The Green has a more contemporary feel characterized by the curving pathway that defines the lawn. In addition to providing important cross-site connections to the building, the pathway is the organizing feature that connects the smaller memorial and event plazas with the great lawn to create an open, flexible, multi-use space that can be adapted for many informal gathering events. Low seat-walls help contain the space while providing a functional amenity that focuses the activity toward the great lawn.

Relocated near the Copper Beech "Legacy Tree" at the southeast edge of The Green, the memorial is more integrated into the site design as a connected, yet contemplative space with options for seating. The Event Plaza is designed to provide flexible space for activities and performances with the building's rear patio serving as a staging area. When not serving events, the plaza is used as a small gathering area with seating and artful elements which provide both aesthetic interest and environmental play.

Along with the Carnegie building, the Legacy Tree and new layers of plantings along the east property edge provide an impressive backdrop for the space while providing privacy screening for the neighbors. As the plan continues to develop there is further potential to incorporate a rain garden at the southeast edge of the lawn to capture roof and surface runoff.

Celebration Plaza

Re-imagined as more than a parking lot, the Celebration Plaza both improves the efficiency of space dedicated to parking while enhancing the character and function of the site. Pavement scoring and patterning of the parking area along with pavers, that also help protect tree roots, provide a finer texture adding more appeal as a multi-functional activity space for the market and other larger events. Additionally, the portable restrooms, trash and recycling, and a water spigot are conveniently located along the east edge for use during events. A proposed rain garden is located at the northwest corner.

As another effort to downsize the perceived scale of the "parking lot" and improve the pedestrian realm, adjacent walkway treatments are extending to wheel stops, thus eliminating grade differences between walkways and parking areas. This technique also helps enhance sidewalk conditions which connect to the Entry Plaza at the new building addition. Enhanced paving, architectural treatments of the building as well as the opaque wall and hedge along the east property line, all work together to signal visitors to the Entry Plaza and provide privacy screening for neighbors.

Integrated Site Design Details

- **Building Relationship**
  Formal foundation plantings
  - Strong hedge plantings (such as yews)
  - Extend character of building to landscape
  - Plant placement in response to building windows
- **Security**
  - Design with defensible space planning
  - Activation of the site for passive surveillance
  - Site lighting
  - East perimeter fence
  - Use of durable materials

- **Unique Site Edges**
  - Corner of First & Cedar Streets
    - Iconic corner
    - Magnetic connection to City Center
    - Site design and character extends to street corner
    - Carnegie signage and information kiosk
    - Potential curb bulb-out and new pedestrian ramps
  - First Street
    - Widened sidewalk for improved connection to urban trail
    - Existing trees are removed, because of their location and mixed species and replaced along by smaller trees (Amelanchiers) along south edge of The Green
  - Cedar Street
    - A single entry off of Cedar St. remains while a water quality feature for treatment of the parking area runoff and sculptural elements anchor and bring interest to the street corner
    - Existing street trees removed
    - Widened sidewalk
    - Paving treatments (colored paving / pavers) extend formal character of Central Plaza to street
    - Existing parking access shifted to new layout
  - Pearl Street
    - Existing sidewalk to remain
    - New pedestrian ramp at corner as needed

Sustainable Design Features

Building Rehabilitation

The project will revitalize and repurpose a significant cultural amenity. The rehabilitation and increased usage of the Carnegie building is in itself a significant sustainable effort, and re-use of the facility (over creating new constructed facilities to achieve the same outcome) provides significant environmental benefits.

Preservation results in the maintenance of the embodied energy in the building's materials.

Building finishes and systems have been identified and will be developed further for sustainability. For example: an efficient hybrid heat-pump heating/cooling system, air distribution fans, low-water use plumbing fixtures; low-energy lighting complemented by natural day-lighting and occupancy-sensor controls, and interior building finishes such as wood flooring, linoleum and low-VOC paints.

Low Impact Site Development

The site master plan includes a number of sustainable opportunities, shown on the drawing and in design concepts that cannot be seen in the plan.

- Reduced impervious surface. The removal of the existing building addition and paving will greatly reduce the impervious surface on the site, reducing storm water runoff issues and allowing water to infiltrate on site.

- Pervious paving. Much of the new paving can be pervious. The plan shows pervious paving along the north edge of the parking area and at the expanded sidewalk along Cedar. In addition to these areas, new paving throughout the site could be pervious as funding and maintenance programs allow.

- Rain gardens. A rain garden occupies the northwest corner of the site, potentially receiving, treating and filtering sheet flow runoff from the adjacent parking lot while also providing significant aesthetic value to the corner of the site. A second rain garden could be added along the south edge of the site (adjacent to the First Street sidewalk) where site and building runoff (not requiring treatment) could be collected and infiltrated.

- Storm water features. Runoff could be incorporated into the design of site elements as an attractive and interactive visual element to enrich the spaces.

- Cistern and water reuse. While not included in the current design and cost estimates, storm water could be stored for re-use for on-site irrigation or use within the building.

Statement of Probable Costs

A Statement of Probable Costs is provided with this report as a separate document. It includes the option of an extension of the addition, and use of pervious, "green" pavement, and is itemized by the following components.

Building Rehabilitation	$1,417,228
New Addition	$786,205
New Front Entry Stair	$214,196
Site Work & Landscape	$850,937
Total	$3,268,677

The estimate assumes a single-phase contract and a public bid project using State Prevailing Wage Rates rather than negotiated and/or multi-phase contracts. It assumes that the building is vacant during construction. The estimated unit costs reflect the current competitive bid climate.

Escalation, which is not typical in the current bid climate, is not provided. It should be calculated and added to the estimate once the project schedule is established. An escalation figure should be based on the period up to the mid-point of the construction schedule.

A construction costs estimate does not include "soft cost" items such as project management, design fees, hazardous materials abatement consultant fee, permits and inspection costs, sales tax, fundraising costs, furniture and equipment, etc. Furthermore, it does not include a construction contingency, which must be provided in the project budget to address changes that will occur during construction to address unforeseen conditions and changes requested by the owner or proposed by the design team or contractor.

A budget for total project costs would include an estimated 40% to 50% more to address these "soft costs." As a City of Snohomish capital project, the total budget would likely be in the range of $5 million. A privately-managed project may cost significantly less if the construction contract is negotiated and/or is not based on prevailing wages.

SUMMARY

Snohomish Carnegie Library Addition & Remodel

City of Snohomish

Preliminary Budget Cost Estimate, 12.2010, finalized 3.29.2011

Matson Carlson Cost Estimating & BOLA A + P

SUMMARY		REMODEL	ADDITION	ENTRY STAIR	SITE WORK	TOTAL COST
Division 2 - Demolition, & Site work		$179,280	$0	$0	$586,122	$765,401
Division 3 - Concrete		$182,715	$175,767	$143,928		$502,410
Division 4 - Masonry		$20,000	$2,800	$0		$22,800
Division 5 - Metal		$0	$46,564	$5,400		$51,964
Division 6 - Wood & Plastics		$136,831	$5,157	$0		$141,988
Division 7 - Moisture & Thermal Protection		$38,618	$42,656	$0		$81,273
Division 8 - Doors & Windows		$72,710	$47,790	$1,500		$122,000
Division 9 - Finishes		$148,280	$53,787	$1,220		$203,287
Division 10 - Specialties		$20,945	$0	$0	$0	$20,945
Division 11 & 12 - Equipment & Furnishings		$0	$0	$0		$0
Division 14 - Elevators		$0	$72,000	$0		$72,000
Division 15 - Mechanical		$148,248	$72,414	$1,900		$206,160
Division 16 - Electrical		$86,847	$55,019	$2,400	$35,000	$179,266
Sub-Total all Sub-Bids		$1,034,473	$573,954	$156,348	$621,122	$2,369,494
18% General Conditions, Site Overhead, Mob & De-Mob		$186,205	$103,312	$28,143	$111,802	
4% General Contractor, Overhead & Profit		$41,379	$22,958	$6,254	$24,845	
15% Design Contingency		$155,171	$86,093	$23,452	$93,168	
SUMMARY, TOTAL ESTIMATED COST @ BID		$1,417,228	$786,316	$214,196	$850,937	$3,268,677

This estimate assumes a single-phase contract and a public bid project using WA State Prevailing Wage Rates rather than negotiated and/or multi-phase construction contracts. It assumes that the building is vacant during construction. The estimated costs, calculated in December 2010, are based on the current competitive bid climate. Escalation, which is atypical in the current bid climate, is not provided, but it should be calculated and added once the project schedule is established, and be based on the mid-point of construction. This statement of probable construction costs does not include project management or design fees; permits, inspections, or fundraising costs; furniture/equipment, or a construction contingency. As a city capital project, the total budget would likely be in the $5 million range. A privately-managed project may cost significantly less if the contract is negotiated and/or if it is not based on prevailing-wages.

Estimate Sources: Itemized architectural and structural costs were developed by Sandra Matson, of Matson Carlson, in December 2010. The unit figures were based on BOLA's architectural drawings and from estimates in the BOLA/Degenkolb Report for the 2009 FEMA grant application. Electrical costs are derived from the 2005 Master Plan, developed by Sparling, and revised for the new addition and expanded scope of site work. The Greenbusch Group and W/R Consulting provided current estimates for plumbing/mechanical/fire sprinklers and civil items in December 2010, and the Berger Partnership developed the estimated site and landscape costs, at a master plan level, in December 2010.

Acknowledgements

The design team gratefully recognizes the guidance and assistance provided throughout the project by the Carnegie Advisory Committee:

Corbitt Loch
Dean Randall
Lea Anne Burke
Melody Clemans
Mike Johnson
Ann Stanton, Project Manager

This project was undertaken by the following individuals in an integrated, interdisciplinary team:

BOLA Architecture + Planning, Prime
Susan D. Boyle, Principal in Charge
Matt Hamel, Project Architect, LEED
Abby Inpanbutr, Intern

The Berger Partnership, Landscape Architects
Guy Michaelsen, ASLA, Principal
Dave Knight, ASLA, Project Manager

Memorial Design Consultant
Joan Robinette Wilson

Matson Carlson, Cost Estimator
Sandra Matson, Principal

The Greenbusch Group, Mech. Engineer
John Greenlaw, P.E., Principal

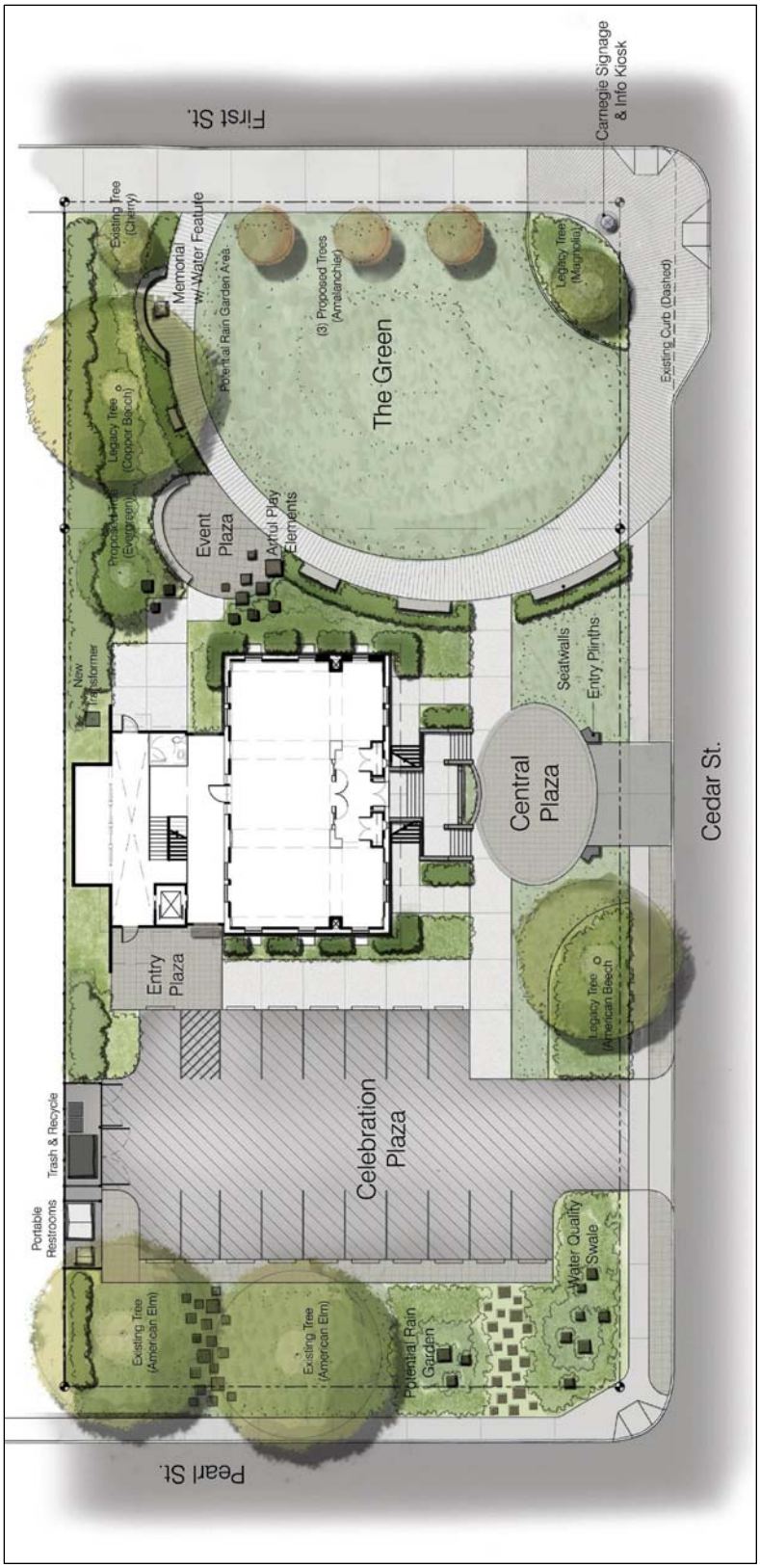
W/R Consulting, Civil Engineer
John Rundall, P.E., Principal

Drawings

The following drawings illustrate the results of the project.

The Berger Partnership: Site Master Plan

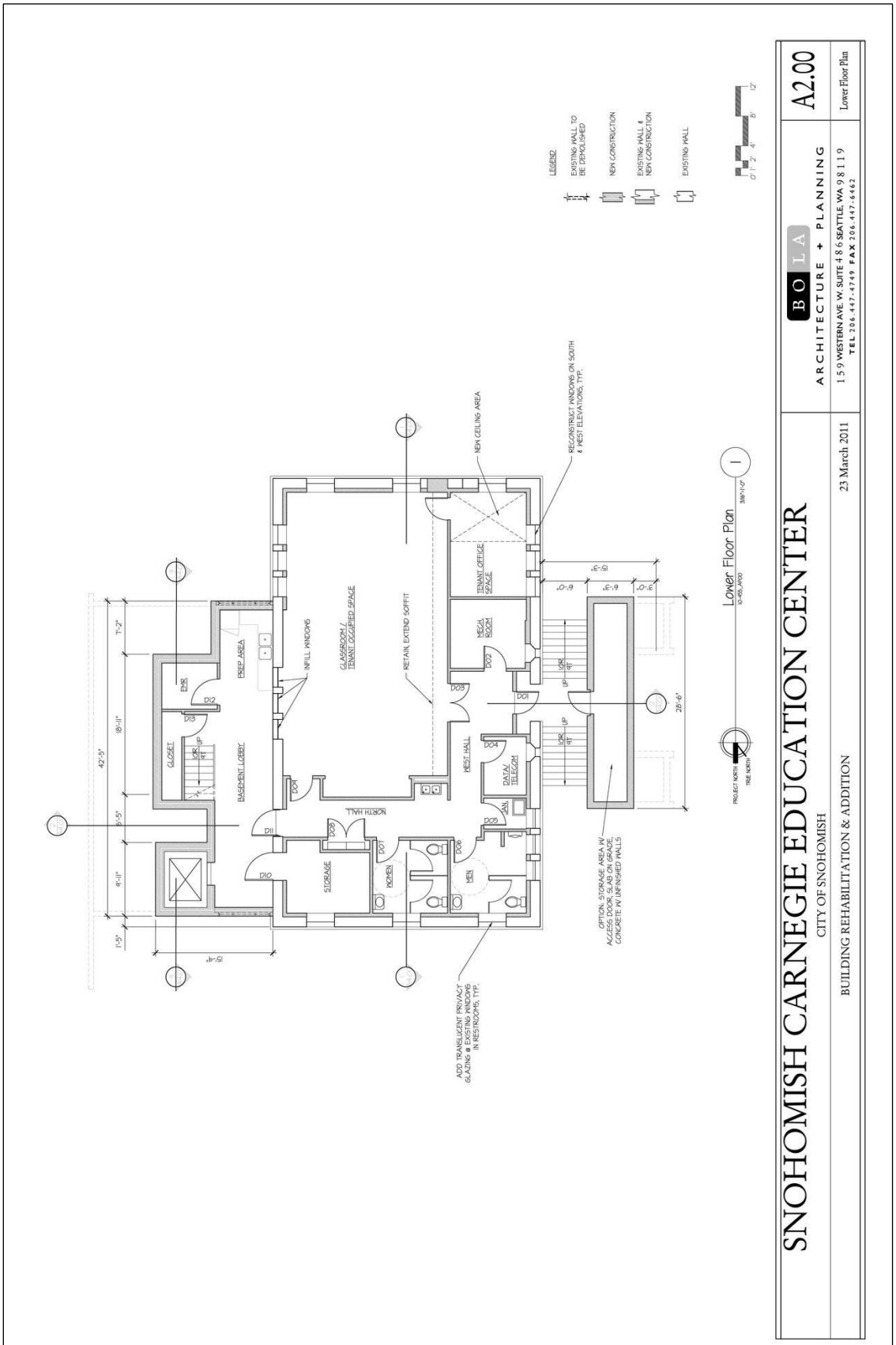
BOLA Architecture + Planning:
Perspective Sketches
Lower Floor Plan
Upper Floor Plan and Roof Plan
North and West Elevations
South and East Elevations
Building Sections

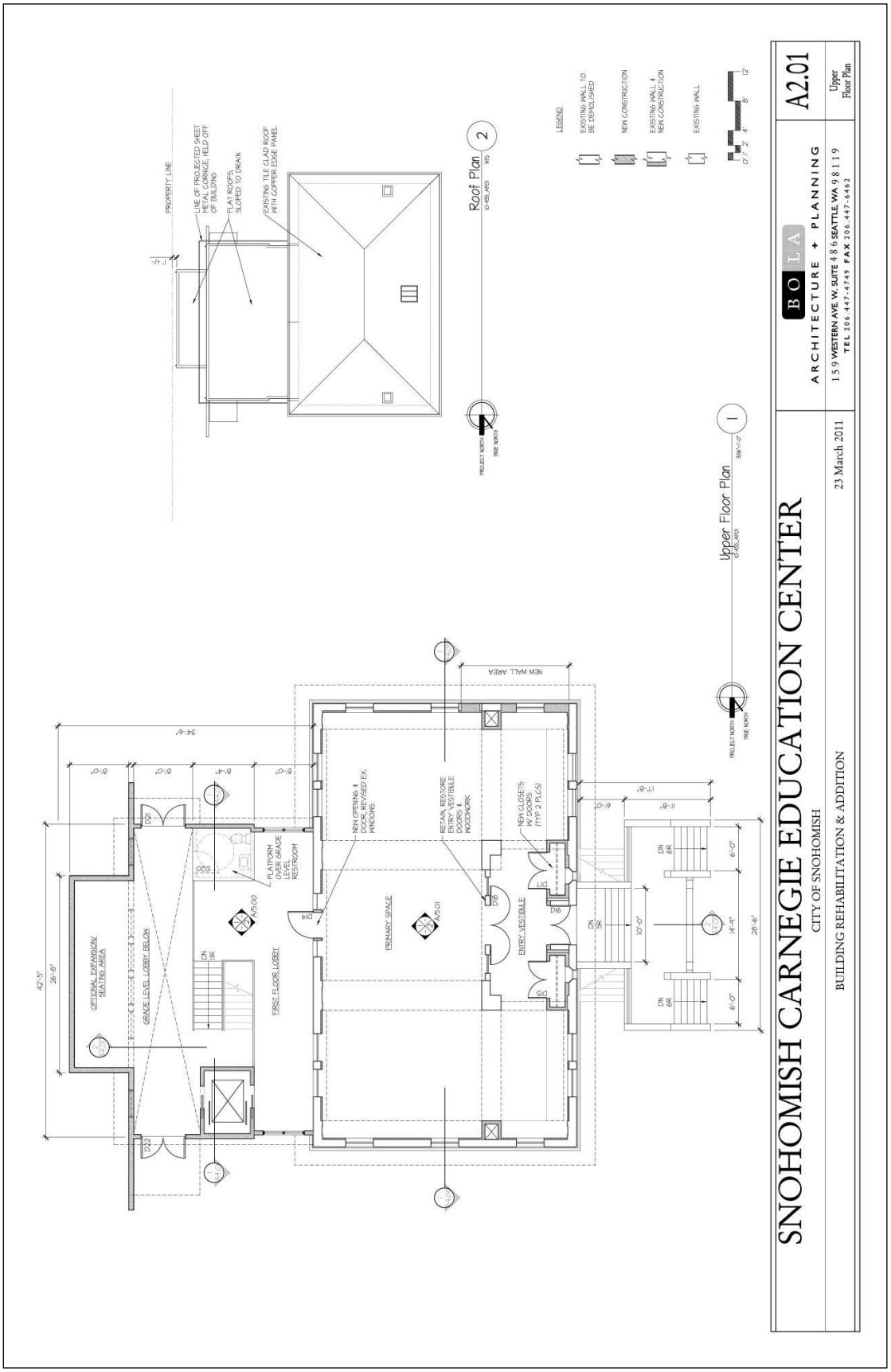


Berger Partnership Site Master Plan

Perspective view of north façade

Perspective view of north & west facades


LEGEND
EXISTING WALL TO BE DEMOLISHED
NEW CONSTRUCTION
EXISTING WALL & NEW CONSTRUCTION
EXISTING WALL
NEW CEILING AREA
RECONSTRUCT WINDOWS ON SOUTH & WEST ELEVATIONS, TYP.
TENANT OFFICE SPACE
MECH. ROOM
CLASSROOM / TENANT OCCUPIED SPACE
RETAIN, EXTEND SOFFIT
INFILL WINDOWS
PREP AREA
CLOSET
BASEMENT LOBBY
WEST HALL
NORTH HALL
DATA/ TELECOM
STORAGE
WOMEN
MEN
ADD TRANSLUCENT PRIVACY GLAZING @ EXISTING WINDOWS IN RESTROOMS, TYP.
OPTION: STORAGE AREA W/ ACCESS DOOR, SLAB-ON-GRADE CONCRETE W/ UNFINISHED WALLS
Lower Floor Plan
1/8"=1'-0"
PROJECT NORTH
TRUE NORTH
SNOHOMISH CARNEGIE EDUCATION CENTER
CITY OF SNOHOMISH
BUILDING REHABILITATION & ADDITION
23 March 2011
BOLA
ARCHITECTURE + PLANNING
159 WESTERN AVE W, SUITE 486 SEATTLE, WA 98119
TEL 206.447.4749 FAX 206.447.6462
A2.00
Lower Floor Plan


SNOHOMISH CARNEGIE EDUCATION CENTER
CITY OF SNOHOMISH
BUILDING REHABILITATION & ADDITION
23 March 2011
A2.01
Upper Floor Plan
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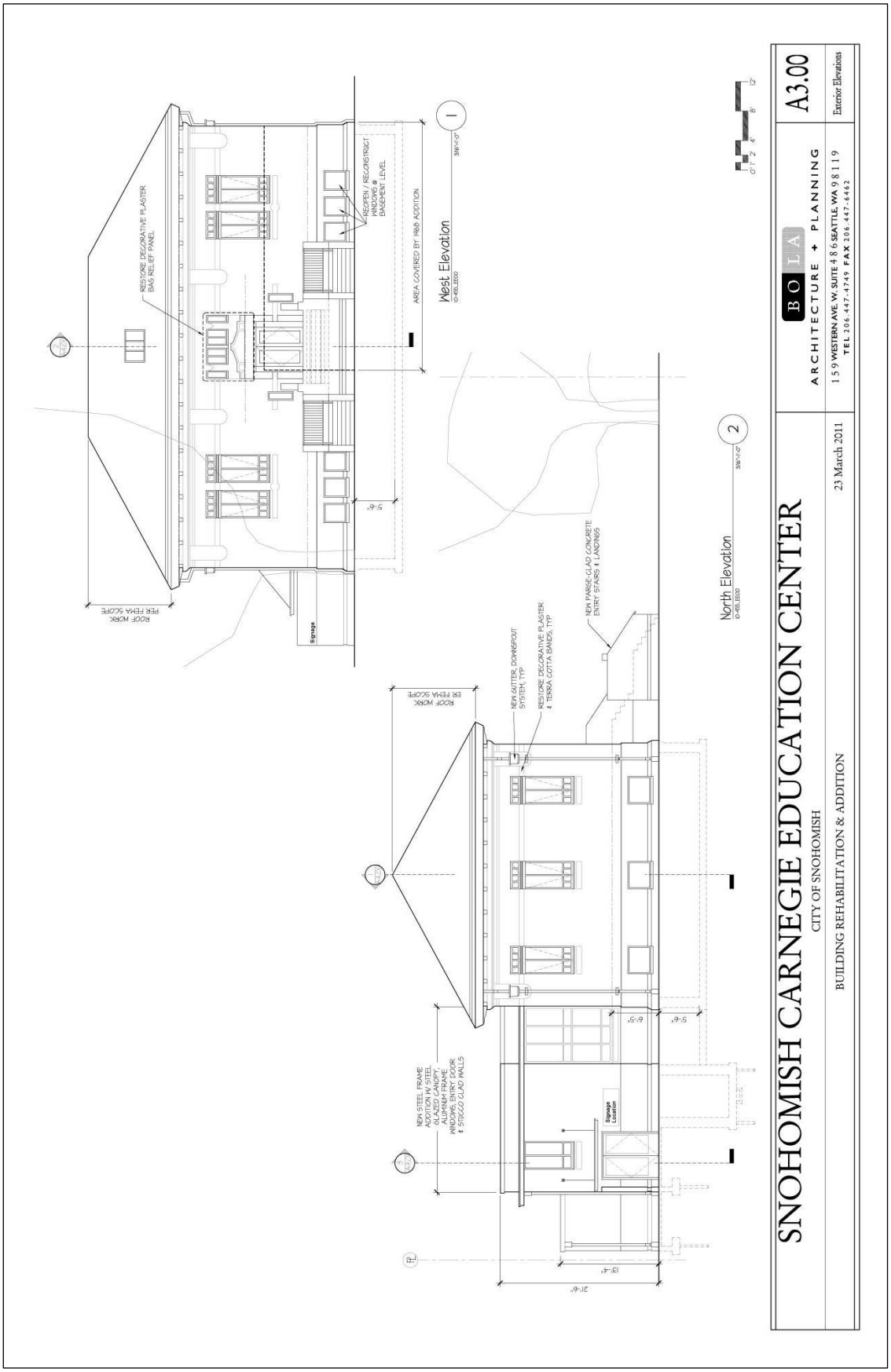
TEL 206.447-4749 FAX 206.447-6462
Roof Plan 2
Upper Floor Plan 1
LEGEND
EXISTING WALL TO BE DEMOLISHED
NEW CONSTRUCTION
EXISTING WALL & NEW CONSTRUCTION
EXISTING WALL
PROPERTY LINE
LINE OF PROJECTED SHEET METAL CORNICE HELD OFF OF BUILDING
FLAT ROOFS SLOPED TO DRAIN
EXISTING TILE CLAD ROOF WITH COPPER EDGE PANEL
PROJECT NORTH
TRUE NORTH
NEW WALL AREA
NEW OPENING & DOORS REPLACED EX. WINDOWS
RETAIN, RESTORE ENTRY VESTIBULE DOORS & WOODWORK
NEW CLOSETS W/ DOORS (TYP 2 PLCS)
PLATFORM OVER GRADE LEVEL RESTROOM
PRIMARY SPACE
ENTRY VESTIBULE
FIRST FLOOR LOBBY
GRADE LEVEL LOBBY BELOW
OPTIONAL EXPANSION SEATING AREA
A5.00
A5.01
94'-6"
42'-3"
26'-8"
28'-6"
14'-4"
10'-0"
6'-0"
11'-6"
17'-6"
DN 6R
DN 1R


RESTORE DECORATIVE PLASTER BAS RELIEF PANEL
ROOF WORK PER FEMA SCOPE
Signage
SCREEN / RECONSTRUCT WINDOWS @ BASEMENT LEVEL
AREA COVERED BY 1968 ADDITION
West Elevation
1/16"=1'-0"
1
NEW GUTTER, DOWNSPOUT SYSTEM, TYP
RESTORE DECORATIVE PLASTER & TERRA COTTA BANDS, TYP
NEW PARGE-CLAD CONCRETE ENTRY STAIRS & LANDINGS
North Elevation
1/16"=1'-0"
2
NEW STEEL FRAME ADDITION W/ STEEL GLAZED CANOPY, ALUMINUM FRAME WINDOWS & STOREFRONT DOOR, & STUCCO CLAD WALLS
Signage Location
21'-6"
13'-4"
5'-6"
6'-5"
A3.00
Exterior Elevations
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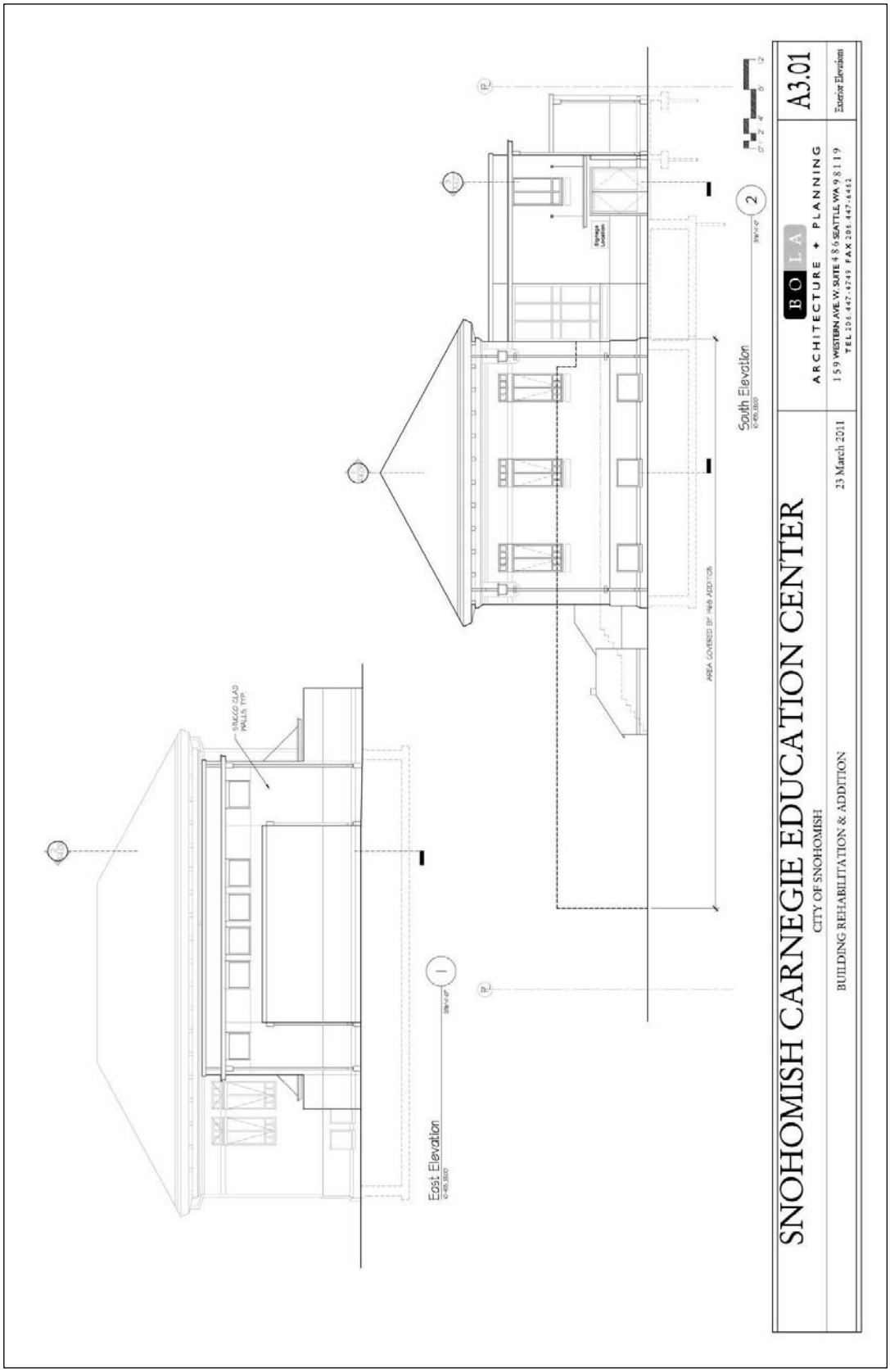
STUCCO CLAD WALLS, TYP
East Elevation
Signage Location
AREA COVERED BY HVAC ADDITION
South Elevation
SNOHOMISH CARNEGIE EDUCATION CENTER
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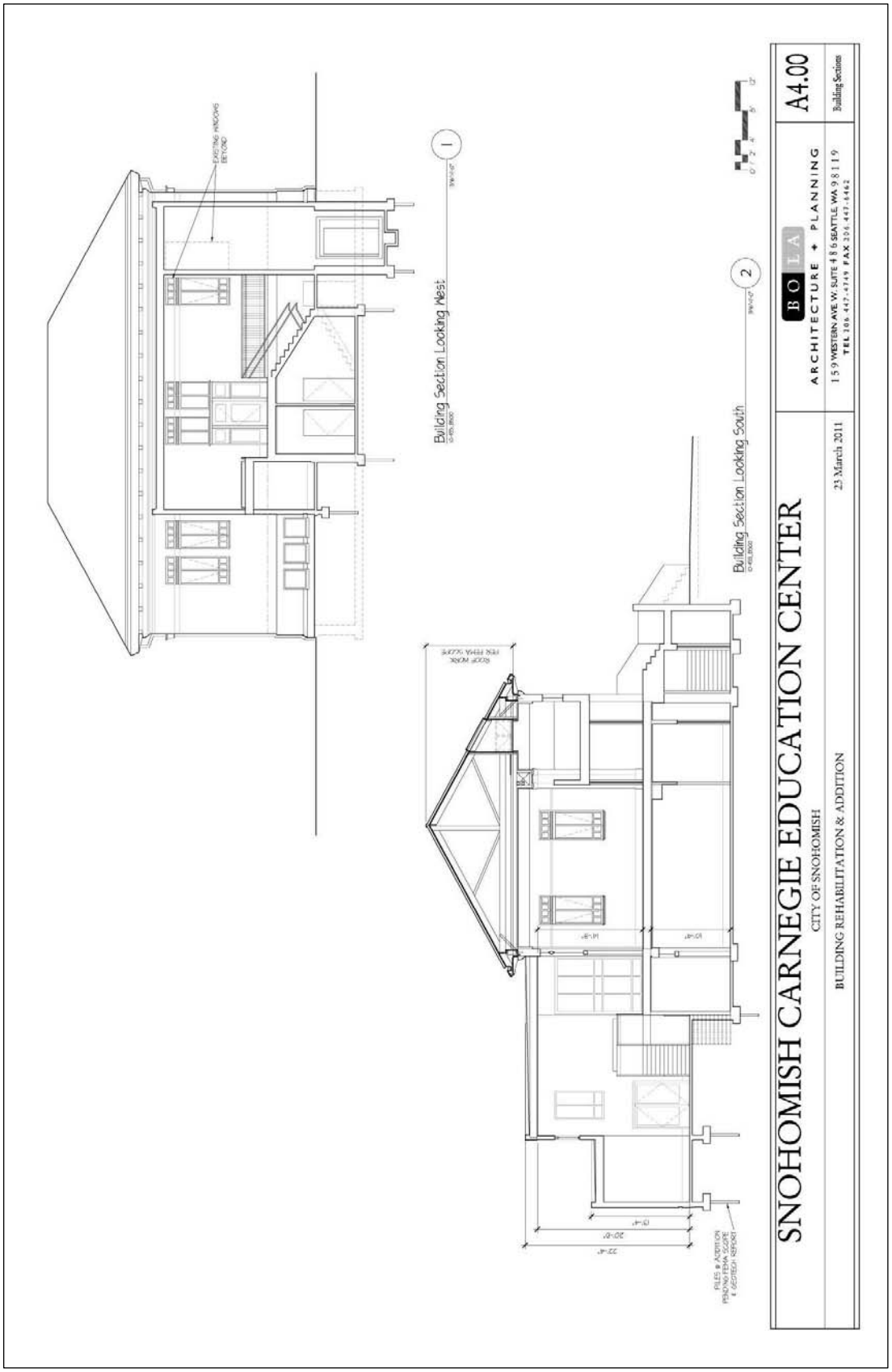
Exterior Elevations


EXISTING WINDOWS BEYOND
Building Section Looking West
1
Building Section Looking South
2
ROOF PEAK
FILES & ADDITION PROGRAM REQUIREMENTS & EXISTING REPORT
SNOHOMISH CARNEGIE EDUCATION CENTER
CITY OF SNOHOMISH
BUILDING REHABILITATION & ADDITION
23 March 2011
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