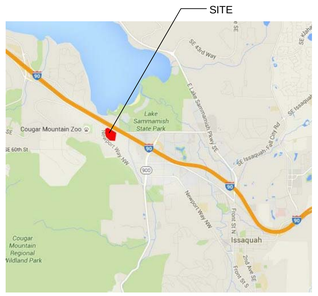
VICINITY MAP



PROJECT TEAM

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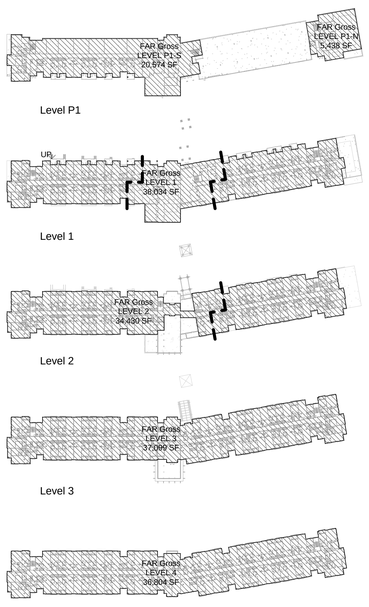
AREA DIAGRAMS - FAR



AREA SUMMARY - FAR

GROSS FLOOR AREA (FAR)	
Level	Area
Level P1	26,012 SF
Level 1	38,034 SF
Level 2	34,430 SF
Level 3	37,099 SF
Level 4	36,804 SF
TOTAL BUILDING AREA (FAR):	172,379 SF

UNIT DATA

UNIT MIX			
Unit Type	# Bed/Bath	Total Units	Area
Unit A1a	1 BR 1 BA	75	54,705 SF
Unit A1c	1 BR 1 BA	1	747 SF
Unit A1e	1 BR 1 BA	1	757 SF
Unit A1g	1 BR 1 BA	1	938 SF
1 BR 1 BA: 78			57,148 SF
Unit A1b	1 BR 1 BA TYPE A	1	833 SF
Unit A1d	1 BR 1 BA TYPE A	2	1,145 SF
Unit A1f	1 BR 1 BA TYPE A	2	1,281 SF
1 BR 1 BA TYPE A: 5			3,258 SF
Unit A2	1 BR - OPEN	9	5,265 SF
1 BR - OPEN: 9			5,265 SF
Unit B1a	2 BR 1 BA	8	7,677 SF
Unit B1c	2 BR 1 BA	3	2,624 SF
Unit B1d	2 BR 1 BA	9	7,790 SF
2 BR 1 BA: 20			18,092 SF
Unit B1b	2 BR 1 BA TYPE A	1	960 SF
2 BR 1 BA TYPE A: 1			960 SF
Unit B2a	2 BR 2 BA	23	23,384 SF
Unit B2b	2 BR 2 BA	8	8,503 SF
2 BR 2 BA: 31			31,887 SF
Unit B2c	2 BR 2 BA Type A	2	2,033 SF
2 BR 2 BA Type A: 2			2,033 SF
Total Units: : 146			118,644 SF

PROJECT SUMMARY

PROPOSED USE:	**MULTI-FAMILY RESIDENTIAL (SENIOR HOUSING)**
ZONING:	**VILLAGE RESIDENTIAL PER C.I.P.**
(SEE SURVEY FOR LEGAL DESCRIPTION AND TAX PARCEL NUMBERS)	
CONSTRUCTION TYPE:	**TYPE VA (TYPE 1A PARKING GARAGE)**
OCCUPANCY:	**R2 MULTI-FAMILY RESIDENTIAL** **S2 PARKING GARAGE**
PROPOSED DWELLING UNITS:	**146**
GROSS SITE AREA:	**265,280 s.f. (6.09 ACRES)**
DEVELOPABLE SITE AREA:	**179,032 s.f. (4.11 ACRES)**
GROSS BUILDING AREA:	**177,523 s.f.**
GROSS FLOOR AREA (FAR):	**172,375 s.f.**
FLOOR AREA RATIO (FAR):	**172,375 / 179,032 = 96.28%**
IMPERVIOUS SURFACE AREA:	**111,846 s.f.**
PERCENTAGE IMPERVIOUS SURFACE:	**62.5 %**
PROPOSED PARKING ON SITE: A0100)	**110 (SEE PARKING SUMMARY SHEET**
COMMUNITY SPACE:	**17,651 s.f. (SEE DIAGRAM SHEET A0101)**
BUILDING SETBACK PER CIDDS TABLE 4.4:	**15'**
BUILDING HEIGHT PER CIDDS TABLE 4.4 FOOTNOTE 3:	**54' (SEE HEIGHT CALCS SHEET A104)**

BUILDING AREA

CONSTRUCTION AREA TOTAL (GROSS)	
Space	Area
Administration	1,687 SF
Community Space	15,520 SF
Parking	11,495 SF
Residential	118,644 SF
Residential Common Space	20,849 SF
Service / Utility	5,542 SF
Storage	3,918 SF
Grand total	177,655 SF

SITE DEVELOPMENT PERMIT - SHEET LIST

GENERAL

A0001	GENERAL INFORMATION
A0002	SITE VIEW ANALYSIS

SURVEY

SURVEY	SURVEY

CIVIL

C1	BOUNDARY & TOPOGRAPHIC SURVEY
C2	CRITICAL AREA SETBACKS
C3	REMAINING DEVELOPABLE AREA EXHIBIT
C4	GRADING PLAN
C5	UTILITY PLAN
C6	EXISTING SLOPE ANALYSIS EXHIBIT
C7	EARTHWORK EXHIBIT
C8	FIRE TRUCK AUTOTURN EXHIBIT
C9	FIRE TRUCK AUTOTURN EXHIBIT

TRAFFIC

T-0100	FRONTAGE AND ACCESS IMPROVEMENTS

LANDSCAPE

L1.01	OVERALL TREE PRESERVATION PLAN
L1.02	TREE PRESERVATION PLAN - ENLARGEMENT 1
L1.03	TREE PRESERVATION PLAN - ENLARGEMENT 2
L1.04	TREE PRESERVATION PLAN - ENLARGEMENT 3
L1.05	OVERALL LANDSCAPE PLAN
L1.06	LANDSCAPE PLAN - ENLARGEMENT 1
L1.07	LANDSCAPE PLAN - ENLARGEMENT 2
L1.08	TREE TYPES AND LOCATIONS
L1.09	TREE TYPES AND LOCATIONS
L1.10	TREE TYPES AND LOCATIONS
L1.11	PLANT LIST AND NOTES
L1.12	OVERALL SITE PLAN - LIGHTING AND AMENITIES
L1.13	SITE AMENITIES
L1.14	PEDESTRIAN CIRCULATION

WETLANDS

W1.0	EXISTING CONDITIONS PLAN
W1.1	PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN
W2.0	PRELIMINARY GRADING PLAN & SECTION
W2.1	GRADING DETAILS
W2.2	PRELIMINARY GRADING SPECIFICATIONS
W3.0	CANDIDATE PLANT LIST, PLANTING TYPICALS, NOTES & DETAILS

ARCHITECTURAL

A0100	ARCHITECTURAL SITE PLAN
A0101	COMMUNITY SPACE DIAGRAM
A0102	FIRE ACCESS DIAGRAM
A0103	SOLID WASTE COLLECTION DIAGRAM
A0104	BUILDING HEIGHT CALCULATIONS
A0200	OVERALL FLOOR PLANS - LEVELS P & 1
A0201	OVERALL FLOOR PLANS - LEVELS 2 & 3
A0202	OVERALL FLOOR PLANS - LEVEL 4 & ROOF
A0300	EXTERIOR ELEVATIONS
A0301	OVERALL BUILDING ELEVATIONS
A0302	EXTERIOR VIEWS
A0303	EXTERIOR VIEWS
A0400	BUILDING SECTIONS
A0401	BUILDING SECTIONS

1 - IMAGE UPDATED
- SHEETS A301-A303 ADDED TO INDEX

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CONSULTANT

PROJECT

Issaquah Gateway Senior Housing

Newport Way, Issaquah, WA

78014

OWNER

THE WOLFF COMPANY
Since 1949

PROFESSIONAL SEAL

7888 REGISTERED ARCHITECT
Alan Hart
STATE OF WASHINGTON

DESIGN TEAM
XX
PRINCIPAL
XX
PROJECT MANAGER
XX
PROJECT ARCHITECT
Author
DRAWN BY
Checker
CHECKED BY

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION
1	01.19.2016	SDP REVISION 1

SHEET TITLE

GENERAL INFORMATION

SHEET NUMBER

A0001

ISSUE DATE

10/27/2015

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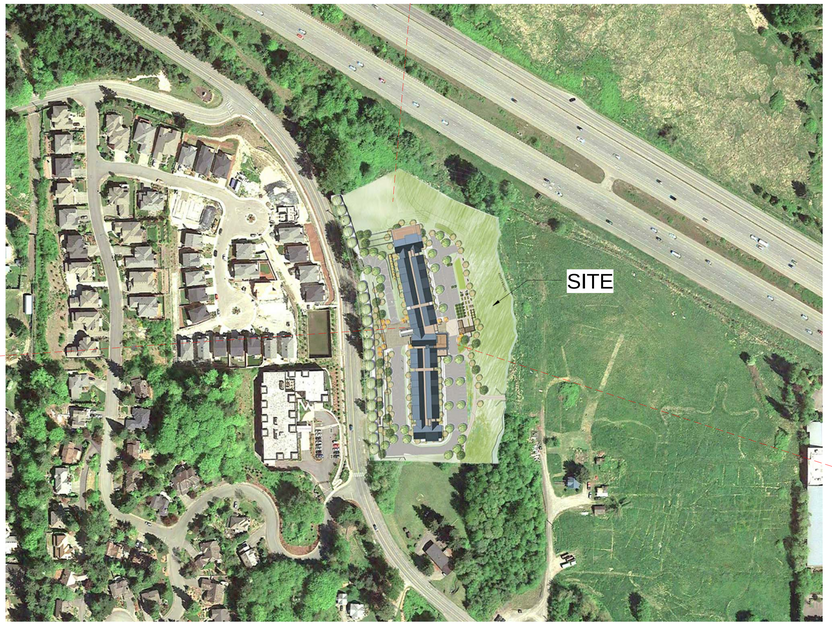
NORTH TOWARDS LAKE SAMMAMISH



WEST TOWARDS COUGAR MOUNTAIN

EAST TOWARDS CASCADE FOOTHILLS

1 VIEWS FROM SITE

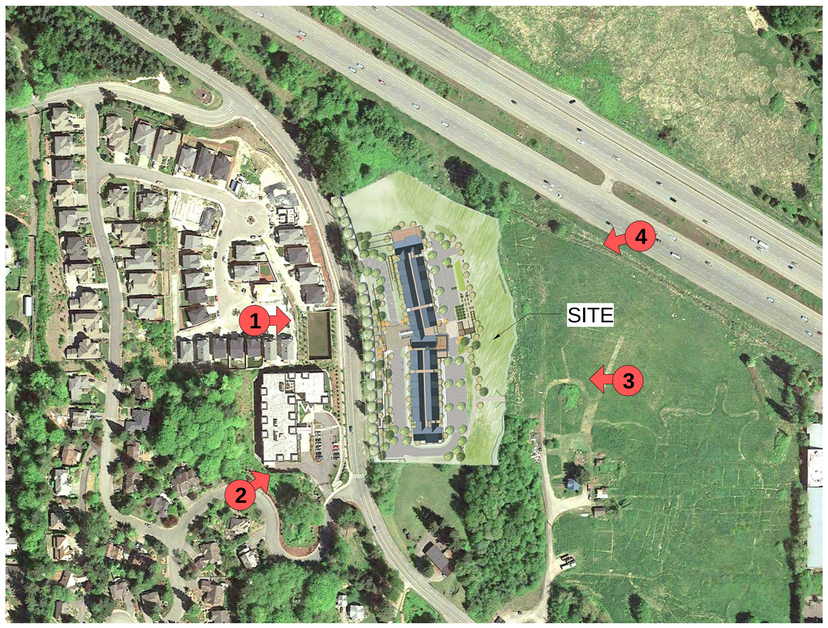
6" = 1'-0"

1. FROM NW PINE CONE PL
BEFORE

1. FROM NW PINE CONE PL
AFTER

2. FROM NW PINE CONE DR
BEFORE

1. FROM NW PINE CONE DR
AFTER



3. FROM I-90
BEFORE

3. FROM I-90
AFTER

4. LOOKING WEST
BEFORE

4. LOOKING WEST
AFTER

2 VIEWS TO SITE

6" = 1'-0"

VIA

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Issaquah Gateway Senior Housing

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STATE OF WASHINGTON

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Author
DRAWN BY
Checker
CHECKED BY

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

SITE VIEW ANALYSIS

SHEET NUMBER

A0002

ISSUE DATE

10/27/2015

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ALTA / ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 4 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF PRIMARY STATE HIGHWAY NO. 2 (SR-90), DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89° 40' 12" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2,684.42 FEET TO THE CENTER OF SAID SECTION;
THENCE SOUTH 01° 37' 35" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 290.82 FEET TO THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 PRIOR TO CONDEMNATION UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 681940;
THENCE NORTH 59° 17' 18" WEST ALONG SAID SOUTHERLY MARGIN OF HIGHWAY, 768.86 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 59° 17' 18" WEST ALONG SAID SOUTHERLY MARGIN 506.65 FEET;
THENCE SOUTH 02° 04' 12" WEST, 574.56 FEET TO AN EXISTING FENCE LINE;
THENCE SOUTH 87° 46' 12" EAST ALONG SAID FENCE LINE 450.00 FEET TO A POINT WHICH BEARS SOUTH 01° 08' 04" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 01° 08' 04" EAST, 332.96 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID HIGHWAY AND THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION WHICH LIES WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89° 40' 12" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2,684.42 FEET TO THE CENTER OF SAID SECTION;
THENCE SOUTH 01° 37' 35" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 290.82 FEET TO THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2;
THENCE NORTH 59° 17' 18" WEST ALONG THE SAID SOUTHERLY MARGIN OF HIGHWAY, 1,250.29 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 59° 17' 18" WEST ALONG SAID MARGIN 262.01 FEET;
THENCE SOUTH 02° 04' 12" WEST, 687.47 FEET;
THENCE SOUTH 87° 46' 12" EAST, 229.95 FEET;
THENCE NORTH 02° 04' 12" EAST, 562.21 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID HIGHWAY AND THE TRUE POINT OF BEGINNING.

PARCEL C-2:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 00° 54' 09" EAST ALONG THE EAST LINE THEREOF, 598.26 FEET;
THENCE NORTH 87° 41' 03" WEST, 369.95 FEET;
THENCE SOUTH 23° 06' 12" EAST, 11.77 FEET;
THENCE SOUTH 23° 35' 15" EAST, 30.93 FEET;
THENCE SOUTH 08° 50' 07" WEST, 36.75 FEET;
THENCE SOUTH 15° 00' 59" EAST, 61.72 FEET;
THENCE SOUTH 47° 31' 43" EAST, 50.60 FEET;
THENCE SOUTH 58° 42' 59" EAST, 16.07 FEET;
THENCE SOUTH 19° 24' 49" WEST, 41.00 FEET;
THENCE NORTH 89° 06' 44" WEST, 148.00 FEET;
THENCE NORTH 01° 13' 52" EAST, 93.62 FEET;
THENCE NORTH 19° 30' 05" WEST, 51.86 FEET;
THENCE NORTH 86° 32' 02" WEST, 58.82 FEET;
THENCE NORTH 10° 26' 45" WEST, 37.19 FEET;
THENCE NORTH 57° 13' 47" WEST, 33.63 FEET;
THENCE NORTH 88° 53' 19" WEST, 75.53 FEET;
THENCE NORTH 01° 06' 41" EAST, 129.45 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 8509180653 AND 8509180654;
THENCE NORTH 87° 41' 03" WEST, ALONG SAID SOUTH LINE, AND SAID SOUTH LINE EXTENDED WESTERLY, 608.37 FEET TO A POINT ON A LINE 60 FEET EAST OF, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO, THE EAST LINE OF THE RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 8405119004, RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH 02° 12' 02" WEST ALONG SAID LINE, 67.21 FEET TO THE NORTHWEST CORNER OF ADJUSTED PARCEL 1 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 97-02, AS RECORDED UNDER RECORDING NUMBER 9704229004, RECORDS OF KING COUNTY, WASHINGTON;
THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID ADJUSTED PARCEL 1 TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE SOUTH 89° 37' 09" EAST, ALONG SAID SOUTH LINE, 321.30 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTH OF THE RIGHT OF WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, WEST OF A LINE 60 FEET EAST OF, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO, THE EAST LINE OF A PARCEL OF LAND AS SURVEYED BY RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 8405119004, RECORDS OF KING COUNTY, WASHINGTON, AND SOUTHERLY OF THE WESTERLY PROJECTION OF THE MOST NORTHERLY LINE OF THE ABOVE DESCRIBED PARCEL.

(AKA PARCEL 2 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 97-05, RECORDED UNDER RECORDING NUMBER 9712159013).

PARCEL C-3:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;
THENCE NORTH 88° 55' 58" WEST, 647.43 FEET;
THENCE NORTH 01° 05' 02" EAST, 2,332.99 FEET TO THE TRUE POINT OF BEGINNING AT THE INTERSECTION OF SAID LINE AND AN EXISTING EAST-WEST FENCE, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "A";
THENCE SOUTH 01° 05' 02" WEST, 93 FEET;
THENCE SOUTH 89° 58' 05" WEST, 668.86 FEET;
THENCE NORTHERLY ALONG AN EXISTING FENCE 119 FEET TO SAID EAST-WEST FENCE, AT A POINT HEREINAFTER REFERRED TO AS POINT "B";
THENCE EASTERLY ALONG SAID FENCE TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN PARCELS DESCRIBED IN A DEED TO BESTFIRE OIL COMPANY RECORDED UNDER RECORDING NUMBER 5669373 AND A CONTRACT TO WALTER W. BAZ RECORDED UNDER RECORDING NUMBER 5855410;

TOGETHER WITH THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;
THENCE NORTH 00° 54' 09" EAST ALONG THE EAST LINE THEREOF, 598.26 FEET;
THENCE NORTH 87° 41' 03" WEST, 369.95 FEET;
THENCE SOUTH 23° 06' 12" EAST, 11.77 FEET;
THENCE SOUTH 23° 35' 15" EAST, 30.93 FEET;
THENCE SOUTH 08° 50' 07" WEST, 36.75 FEET;
THENCE SOUTH 15° 00' 59" EAST, 61.72 FEET;
THENCE SOUTH 47° 31' 43" EAST, 50.60 FEET;
THENCE SOUTH 58° 42' 59" EAST, 16.07 FEET;
THENCE SOUTH 19° 24' 49" WEST, 41.00 FEET;
THENCE NORTH 89° 06' 44" WEST, 148.00 FEET;
THENCE NORTH 01° 13' 52" EAST, 93.62 FEET;
THENCE NORTH 19° 30' 05" WEST, 51.86 FEET;
THENCE NORTH 86° 32' 02" WEST, 58.82 FEET;
THENCE NORTH 10° 26' 45" WEST, 37.19 FEET;
THENCE NORTH 57° 13' 47" WEST, 33.63 FEET;
THENCE NORTH 88° 53' 19" WEST, 75.53 FEET;
THENCE NORTH 01° 06' 41" EAST, 129.45 FEET TO THE BEGINNING OF THIS LINE DESCRIPTION;
ABOVE THENCE NORTH 87° 41' 03" WEST, 608.37 FEET TO A POINT ON A LINE 60 FEET EAST OF, AS MEASURED PARALLEL WITH AND PERPENDICULAR TO THE EAST LINE OF THE RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 8405119004, RECORDS OF KING COUNTY, WASHINGTON, THIS LINE BEING KNOWN AS LINE "A" FOR THE PURPOSES OF THIS DESCRIPTION;
THENCE SOUTH 02° 12' 02" WEST ALONG SAID LINE, 311.58 FEET TO THE NORTHERLY RIGHT OF WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, ALSO KNOWN AS SOUTHEAST NEWPORT WAY, AND THE END OF THIS LINE DESCRIPTION; AND

TOGETHER WITH THAT PORTION OF LOT 1, CITY OF ISSAQUAH SHORT PLAT NO. SP-76-07 RECORDED UNDER RECORDING NUMBER 7710270770, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT;
THENCE SOUTH 01° 08' 48" WEST, ALONG THE WEST LINE OF SAID LOT 1, TO AN INTERSECTION WITH A LINE RUNNING FROM THE ABOVE REFERENCED POINT "A" TO THE ABOVE REFERENCED POINT "B";
THENCE EASTERLY, ALONG SAID LINE, TO THE EAST LINE OF THAT CERTAIN PORTION OF LOT 1 CONVEYED TO HERBERT E. MULL, INDIVIDUALLY, BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9601221155;
THENCE NORTH 01° 08' 48" EAST, ALONG SAID EAST LINE, TO THE SOUTHERLY MARGIN OF I-90;
THENCE NORTH 59° 16' 34" WEST, A DISTANCE OF 26.44 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING.

(AKA ADJUSTED PARCEL 3 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 97-05, RECORDED UNDER RECORDING NUMBER 9712159013).

PARCEL D:

THAT PORTION OF GOVERNMENT LOT 5, LYING SOUTHERLY OF PRIMARY STATE HIGHWAY NO. 2 (SR 90) AS NOW CONDEMNED AND ESTABLISHED AND EASTERLY OF SECONDARY STATE HIGHWAY NO. 2-D, ISSAQUAH NEWPORT COUNTY ROAD;

ALSO KNOWN AS LAKE SAMMAMISH ROAD, AS NOW LOCATED AND ESTABLISHED AND MORE READILY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89° 40' 12" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2,684.42 FEET TO THE CENTER OF SAID SECTION;
THENCE SOUTH 01° 37' 35" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 290.82 FEET TO THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 PRIOR TO CONDEMNATION UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 681940;
THENCE NORTH 59° 17' 18" WEST ALONG THE SAID SOUTHERLY MARGIN OF HIGHWAY 1,512.30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 59° 17' 18" WEST ALONG SAID MARGIN 250.00 FEET;
THENCE SOUTH 65° 51' 10" WEST, 409.00 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF SECONDARY HIGHWAY NO. 2-D;
THENCE SOUTH 18° 10' 18" EAST ALONG THE EASTERLY MARGIN OF SAID HIGHWAY, 44.45 FEET;
THENCE ON THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10° 17' 42", WITH A RADIUS OF 1,462.25 FEET, A DISTANCE OF 268.14 FEET TO A LINE ESTABLISHED BY AGREEMENT RECORDED UNDER RECORDING NO. 5228379;
THENCE SOUTH 88° 21' 25" EAST ALONG SAID ESTABLISHED LINE 501.85 FEET;
THENCE NORTH 02° 04' 12" EAST, 357.54 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID PRIMARY STATE HIGHWAY NO. 2 AND THE TRUE POINT OF BEGINNING; AND EXCEPT THAT PORTION CONDEMNED FOR DRAINAGE DITCH PURPOSES UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 115812.

PARCEL H:

THAT PORTION OF GOVERNMENT LOT 4, GOVERNMENT LOT 5, AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID GOVERNMENT LOT 5 OF SECTION 20 (SAID SOUTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET;
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET;
THENCE NORTH 87° 53' 56" WEST, 459.59 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF HIGHWAY;
THENCE NORTHERLY ALONG SAID HIGHWAY MARGIN 404.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL N:

THAT PORTION OF GOVERNMENT LOT 4 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2 (SR 90), AS ESTABLISHED IN KING COUNTY SUPERIOR COURT CAUSE NO. 681940, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;
THENCE SOUTH 89° 40' 12" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 2,684.42 FEET TO THE CENTER OF SAID SECTION;
THENCE SOUTH 01° 37' 35" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION, 290.82 FEET TO THE SOUTHERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 2, PRIOR TO CONDEMNATION UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 681940;
THENCE NORTH 59° 17' 18" WEST ALONG THE SAID SOUTHERLY MARGIN OF HIGHWAY 1,250.29 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 59° 17' 18" WEST ALONG SAID MARGIN 262.01 FEET;
THENCE SOUTH 02° 04' 12" WEST, 687.47 FEET;
THENCE SOUTH 87° 48' 12" EAST, 229.85 FEET;
THENCE NORTH 02° 04' 12" EAST, 562.61 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF SAID HIGHWAY AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD OVER THE WEST 15 FEET OF THE NORTH 328.25 FEET OF THE SOUTH 656.50 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, LYING NORTHERLY OF PRIMARY STATE HIGHWAY NO. 2-D; AND OVER THE WEST 20 FEET OF THE SOUTH 118.45 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, AS ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 5665213;
AND

TOGETHER WITH AN EASEMENT FOR ROAD OVER THE WEST 20 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AS ESTABLISHED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1020720;

SAID EASEMENTS ALSO GRANTED UNDER INSTRUMENT RECORDED UNDER RECORDING NUMBER 8706120181.

PARCEL O:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF SECONDARY STATE HIGHWAY NUMBER 2-D;

EXCEPT THAT PORTION OF GOVERNMENT LOT 4, GOVERNMENT LOT 5, IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID GOVERNMENT LOT 5 OF SAID SECTION 20 (SAID SOUTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET;
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET;
THENCE NORTH 87° 53' 56" WEST, 459.59 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF HIGHWAY;
THENCE NORTHERLY ALONG SAID HIGHWAY MARGIN, 404.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20 (SAID NORTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET;
THENCE NORTH 87° 53' 56" WEST, 209.11 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01° 41' 00" WEST 357.12 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF HIGHWAY;
THENCE NORTHERLY ALONG SAID HIGHWAY MARGIN, 450.10 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 87° 53' 56" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 87° 53' 56" EAST, 250.48 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT PORTION OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 20 (SAID SOUTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET TO THE END OF SAID DESCRIBED LINE.

PARCEL P:

THAT PORTION OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 2-D AT A POINT 149.08 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 20 (SAID SOUTH LINE BEARS NORTH 89° 40' 52" EAST);
THENCE SOUTH 88° 21' 25" EAST, 501.50 FEET;
THENCE SOUTH 02° 11' 08" WEST, 405.95 FEET;
THENCE NORTH 87° 53' 56" WEST, 209.11 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 01° 41' 00" WEST, 357.12 FEET, MORE OR LESS, TO SAID EASTERLY MARGIN OF THE HIGHWAY;
THENCE NORTHERLY ALONG SAID HIGHWAY MARGIN A DISTANCE OF 450.10 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 87° 53' 56" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87° 53' 56" EAST A DISTANCE OF 250.48 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL S:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF NEWPORT ISSAQUAH ROAD, ALSO KNOWN AS STATE ROAD NO. 2, AND AS S. E. NEWPORT WAY;

EXCEPT THE EAST 22 FEET OF THE NORTH 80 FEET THEREOF, AS CONDEMNED BY DRAINAGE DISTRICT NO. 4, FOR DRAINAGE PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NO. 115812; AND

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SUBDIVISION AND THE NORTHEASTERLY MARGIN OF NEWPORT ISSAQUAH ROAD;
THENCE SOUTH 89° 37' 09" EAST, 447.50 FEET ALONG SAID NORTH LINE;
THENCE SOUTH 46° 26' 13" EAST, 0.72 FEET TO A POINT OF CURVATURE;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 49° 10' 00" AND AN ARC LENGTH OF 21.45 FEET;
THENCE SOUTH 02° 43' 47" WEST, 112.51 FEET;
THENCE SOUTH 31° 02' 31" WEST, 108.48 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 53° 03' 31" AND AN ARC LENGTH OF 23.15 FEET;
THENCE SOUTH 84° 06' 02" WEST, 5.92 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 36° 56' 14" AND AN ARC LENGTH OF 16.12 FEET;
THENCE SOUTH 47° 09' 48" WEST, 41.03 FEET;
THENCE NORTH 65° 04' 18" WEST, 20.09 FEET;
THENCE NORTH 43° 13' 31" WEST, 17.69 FEET;
THENCE NORTH 65° 56' 14" WEST, 53.34 FEET;
THENCE SOUTH 68° 41' 42" WEST, 25.92 FEET;
THENCE NORTH 64° 02' 28" WEST, 33.68 FEET;
THENCE NORTH 69° 40' 12" WEST TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT ISSAQUAH ROAD;
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN TO THE POINT OF BEGINNING.

(ALSO KNOWN AS ADJUSTED PARCEL 1, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NUMBER 95-04, RECORDED UNDER RECORDING NUMBER 9604309004).

SPECIAL EXCEPTIONS

(FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-352600-CHI2, REVISION 2, DATED SEPTEMBER 9, 2008)

34-66 NOT APPLICABLE TO BE SHOWN ON ALTA SURVEY.

(1) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: CONSTRUCTION, MAINTENANCE AND OPERATION OF A WATER PIPE LINE
RECORDING NO.: 4439853
(AFFECTS: PARCELS H AND P)

2 COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY:
PURPOSE: WATER SYSTEM
RECORDING NO.: 4992472
(AFFECTS: PARCELS C-2, C-3, H, N, O AND P AND OTHER PROPERTY)
BLANKET - NO LEGAL

(3) (AFFECTS: PARCELS C-2 AND C-3, AND O AND OTHER PROPERTY)
PURPOSE: INGRESS AND EGRESS
RECORDING NO.: 5665213
(AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY)

(4) EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: DRAINAGE DITCH
CAUSE NO.: 115812
(AFFECTS: PORTIONS OF PARCELS C-2, H AND O AND OTHER PROPERTY)
PARTIALLY SHOWN - (MOSTLY ILLEGIBLE) ± HUNDREDS OF FEET AT NORTH END.

5 EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: FRONTAGE SERVICE ROAD
CAUSE NO. 681940
(AFFECTS: NORTHEASTERLY 60 FEET OF SAID PREMISES AND OTHER PROPERTY ADJACENT TO SR-90)
NOT ON PROPERTY - CREATES NORTH BOUNDARY AT NORTHWEST OF SITE.

(6) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: WATER AND GAS UTILITY
RECORDING NO.: 9605151207
(AFFECTS: A STRIP OF LAND ACROSS A PORTION OF PARCEL C-2, AND OTHER PROPERTY)

(7) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
(AFFECTS: A SOUTHWESTERLY PORTION OF PARCEL C-3)
RECORDING NO.: 9605160995

(8) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: SANITARY SEWER AND STORM AND SURFACE WATER DRAINAGE
RECORDING NO.: 9605160996
(AFFECTS: PORTIONS OF PARCEL C-2, AND OTHER PROPERTY)

(9) COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY:
PURPOSE: UTILITY, SIDEWALK AND LANDSCAPING
RECORDING NO.: 9605160997

(10) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDING NO.: 9605160999
(AFFECTS: A STRIP OF LAND 60 FEET IN WIDTH OVER A SOUTHWESTERLY PORTION OF PARCEL C-3)

(11) TERMS AND CONDITIONS OF EASEMENT FOR SANITARY SEWER CONNECTING LINE, ESTABLISHED UNDER ADJOINING LANDS FOR THE BENEFIT OF SAID PREMISES BY INSTRUMENT:
RECORDING NO.: 9605161001
(NOTE: SAID EASEMENT IS NOT IDENTICAL TO THE EASEMENT CREATED UNDER RECORDING NO. 9605160995)

(12) COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY:
PURPOSE: UTILITIES
RECORDING NO.: 9801270620

(13) TERMS AND CONDITIONS OF BENEFICIAL EASEMENT FOR EMERGENCY VEHICLE ACCESS OVER ADJOINING PROPERTY TO THE NORTHEAST:
RECORDING NO.: 9801270621

(14) COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY:
PURPOSE: WETLANDS ENHANCEMENT
RECORDING NO.: 9801270622

(15) COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF EASEMENT GRANTED OVER ADJACENT PROPERTY:
PURPOSE: STORM RETENTION AND RUNOFF
RECORDING NO.: 9801270623

(16) EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: CONSERVATION AND ACCESS
CAUSE NO.: 00-2-19124-3
(AFFECTS: PORTIONS OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT)
SAID EASEMENT ALSO APPEARS OF RECORD UNDER INSTRUMENT RECORDED UNDER RECORDING NO. 20020418001960

17 COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES, AS CONTAINED IN CITY OF ISSAQUAH
SHORT PLAT NO. 95-04:
RECORDING NO.: 9604309004

18 COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES, AS CONTAINED IN CITY OF ISSAQUAH
SHORT PLAT NO. 97-02:
RECORDING NO.: 9704229004

19 COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES, AS CONTAINED IN CITY OF ISSAQUAH
SHORT PLAT NO. 97-05:
RECORDING NO.: 9712159013
CONTAINED IN NOTICE OF APPROVAL
RECORDING NO.: 9712150517

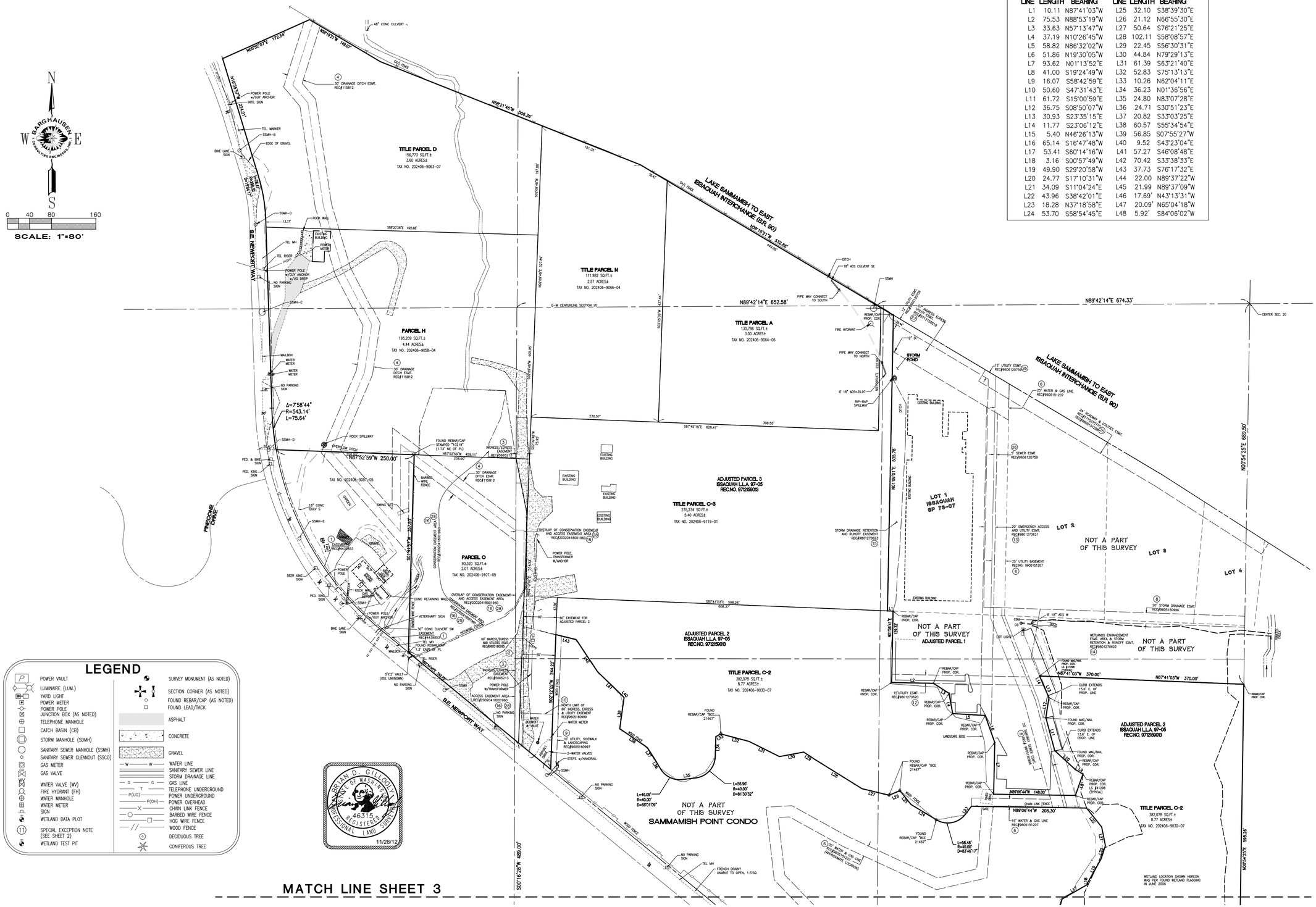
20 AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: ELVIN BARLOW AND TYLER KAVNE & MERRIMAN KAVNE
RECORDING NO.: 5228379
REGARDING: BOUNDARY LINE AGREEMENT
EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

21 AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: TENNIS FUTURES ASSOCIATES, A WASHINGTON GENERAL PARTNERSHIP AND HEBERT E. MULL, INC., A WASHINGTON CORPORATION, ET AL
RECORDING NOS.: 8509180653 AND 8509180654
REGARDING: ESTABLISHMENT OF BOUNDARY LINE
(AFFECTS: PARCELS C-2 AND C-3 AND OTHER PROPERTY)

22 AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF ISSAQUAH AND WEXFORD DEVELOPMENT INC.
RECORDING NO.: 8907190229
REGARDING: CONSTRUCTION OF SEWER FACILITIES AND LATECOMER CHARGES

23 AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

ALTA / ACSM LAND TITLE SURVEY



LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.11	N87°41'03"W	L25	32.10	S38°39'30"E
L2	75.53	N88°53'19"W	L26	21.12	N66°55'30"E
L3	33.63	N57°13'47"W	L27	50.64	S76°21'25"E
L4	37.19	N10°26'45"W	L28	102.11	S58°08'57"E
L5	58.82	N86°32'02"W	L29	22.45	S56°30'31"E
L6	51.86	N19°30'05"W	L30	44.84	N79°29'13"E
L7	93.62	N01°13'52"E	L31	61.39	S63°21'40"E
L8	41.00	S19°24'49"W	L32	52.83	S75°13'13"E
L9	16.07	S58°42'59"E	L33	10.26	N62°04'11"E
L10	50.60	S47°31'43"E	L34	36.23	N01°36'56"E
L11	61.72	S15°00'59"E	L35	24.80	N83°07'28"E
L12	36.75	S08°50'07"W	L36	24.71	S30°51'23"E
L13	30.93	S23°35'15"E	L37	20.82	S33°03'25"E
L14	11.77	S23°06'12"E	L38	60.57	S55°34'54"E
L15	5.40	N46°26'13"W	L39	56.85	S07°55'27"W
L16	65.14	S16°47'48"W	L40	9.52	S43°23'04"E
L17	53.41	S60°14'16"W	L41	57.27	S46°08'48"E
L18	3.16	S00°57'49"W	L42	70.42	S33°38'33"E
L19	49.90	S29°20'58"W	L43	37.73	S76°17'32"E
L20	24.77	S17°10'31"W	L44	22.00	N89°37'22"W
L21	34.09	S11°04'24"E	L45	21.99	N89°37'09"W
L22	43.96	S38°42'01"E	L46	17.69'	N43°13'31"W
L23	18.28	N37°18'58"E	L47	20.09'	N65°04'18"W
L24	53.70	S58°54'45"E	L48	5.92'	S84°06'02"W

LEGEND

- POWER VAULT
- LUMINAIRE (LUM.)
- YARD LIGHT
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY SEWER CLEANOUT (SSCO)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- WATER MANHOLE
- WATER METER
- SIGN
- WETLAND DATA PLOT
- SPECIAL EXCEPTION NOTE (SEE SHEET 2)
- WETLAND TEST PIT
- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- FOUND REBAR/CAP (AS NOTED)
- FOUND LEAD/TACK
- ASPHALT
- CONCRETE
- GRAVEL
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAINAGE LINE
- GAS LINE
- TELEPHONE UNDERGROUND
- POWER UNDERGROUND
- POWER OVERHEAD
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- HOG WIRE FENCE
- WOOD FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE

BRIAN D. GILLOLY
STATE OF WASHINGTON
46315
REGISTERED PROFESSIONAL LAND SURVEYOR
11/28/12

MATCH LINE SHEET 3

No.	Date	By	Ckd.	Appr.	Revision

Title: ALTA / ACSM LAND TITLE SURVEY
WEST 1/2, SECTION 20, TOWNSHIP
24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON

For: PATRINELY GROUP, LLC
1980 POST OAK BOULEVARD
SUITE 1600
HOUSTON, TEXAS 77056

Scale: Horizontal 1"=80' Vertical

Designed —
Drawn BKB/SF/SM
Checked BDG
Approved BDG
Date 11/27/12

18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES
BARGHAUSEN CONSULTING ENGINEERS, INC.

Job Number 16016

Sheet 2 of 3

File: P:\16000s\16016\survey\16016tA01.dwg Date/Time: Nov 28, 2012 - 2:16pm Scale: 1"=50' bgillooly Xrefs:

ALTA / ACSM LAND TITLE SURVEY

SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS THE BEARING BETWEEN KING COUNTY MONUMENT #1831 (THE QUARTER CORNER COMMON TO SECTIONS 20 AND 29), A 4 x 4 CONCRETE MONUMENT WITH 3" BRASS DISK; AND KING COUNTY POINT #5689, A 2-1/2" BRASS CAP WITH PUNCH AND STAMPED "KCSM" AND "1993 KC-D-22", TAKEN AS NORTH 01°45'38" WEST; THE BASIS OF BEARINGS IS BASED UPON NORTH AMERICAN DATUM OF 1983 – NAD 83 (91) – WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

2. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NO. 1348221, DATED AUGUST 14, 2012.

3. THIS IS A FIELD TRAVERSE SURVEY. A LEICA 703, TOPCON 5600 AND "TRIMBLE RANGER" WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

4. FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN 2005, 2006, 2007, 2008 AND FIELD VERIFIED IN NOVEMBER 2012. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

5. PROPERTY AREA = 1,665,727± SQUARE FEET (38.240± ACRES)

6. VERTICAL DATUM – BASIS OF ELEVATIONS
NATIONAL VERTICAL DATUM OF 1988 (NAVD 88)

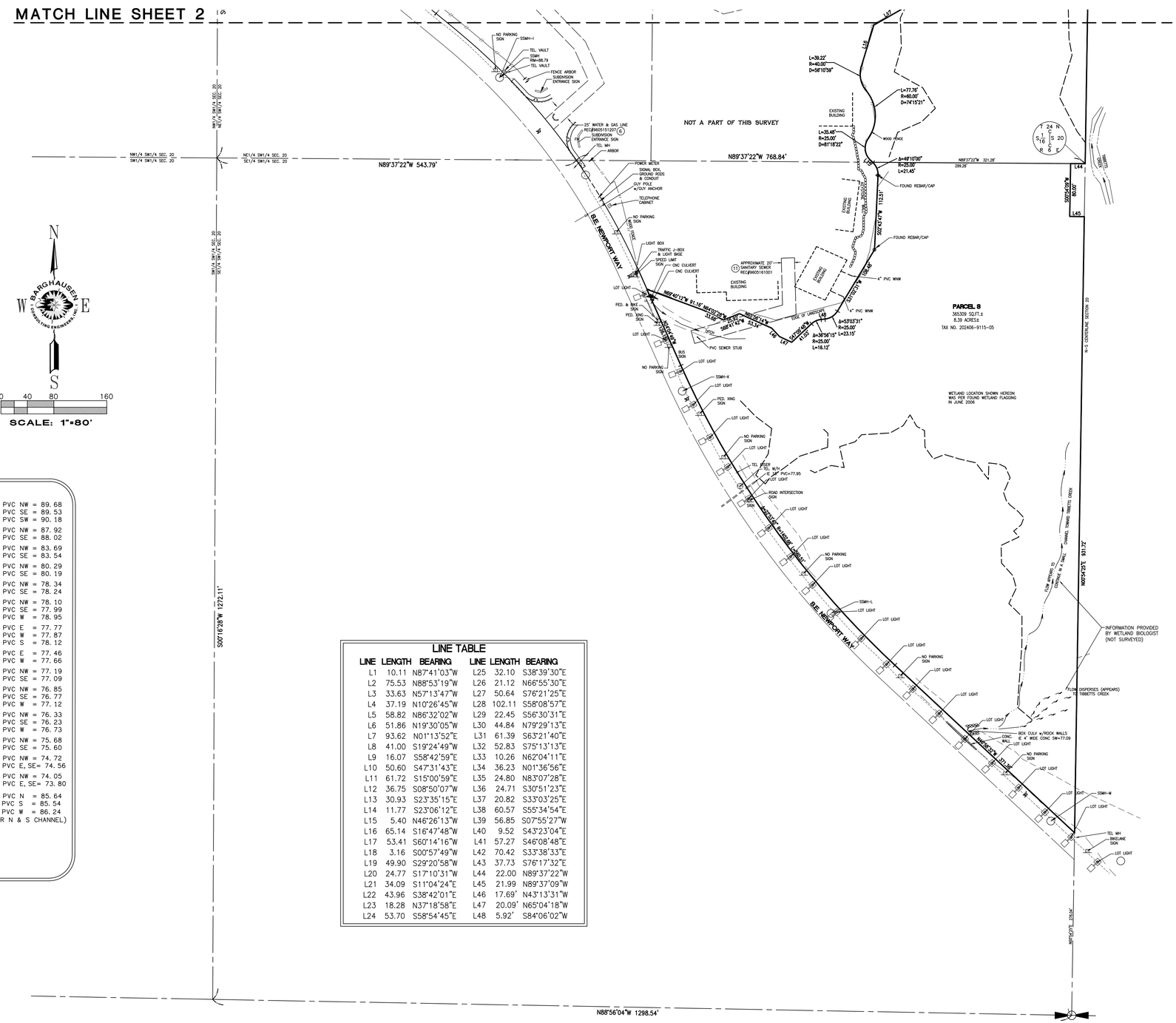
THE BENCHMARK IS WCCS POINT 1947, A 2" CONCRETE MONUMENT, TAKEN AS 206.06 FEET

7. ZONING – SEE ISSAQUAH MUNICIPAL CODE (IMC) 18.07.360 FOR SPECIAL RESTRICTIONS AND OR APPROVALS THAT DEPEND ON SPECIFIC USE

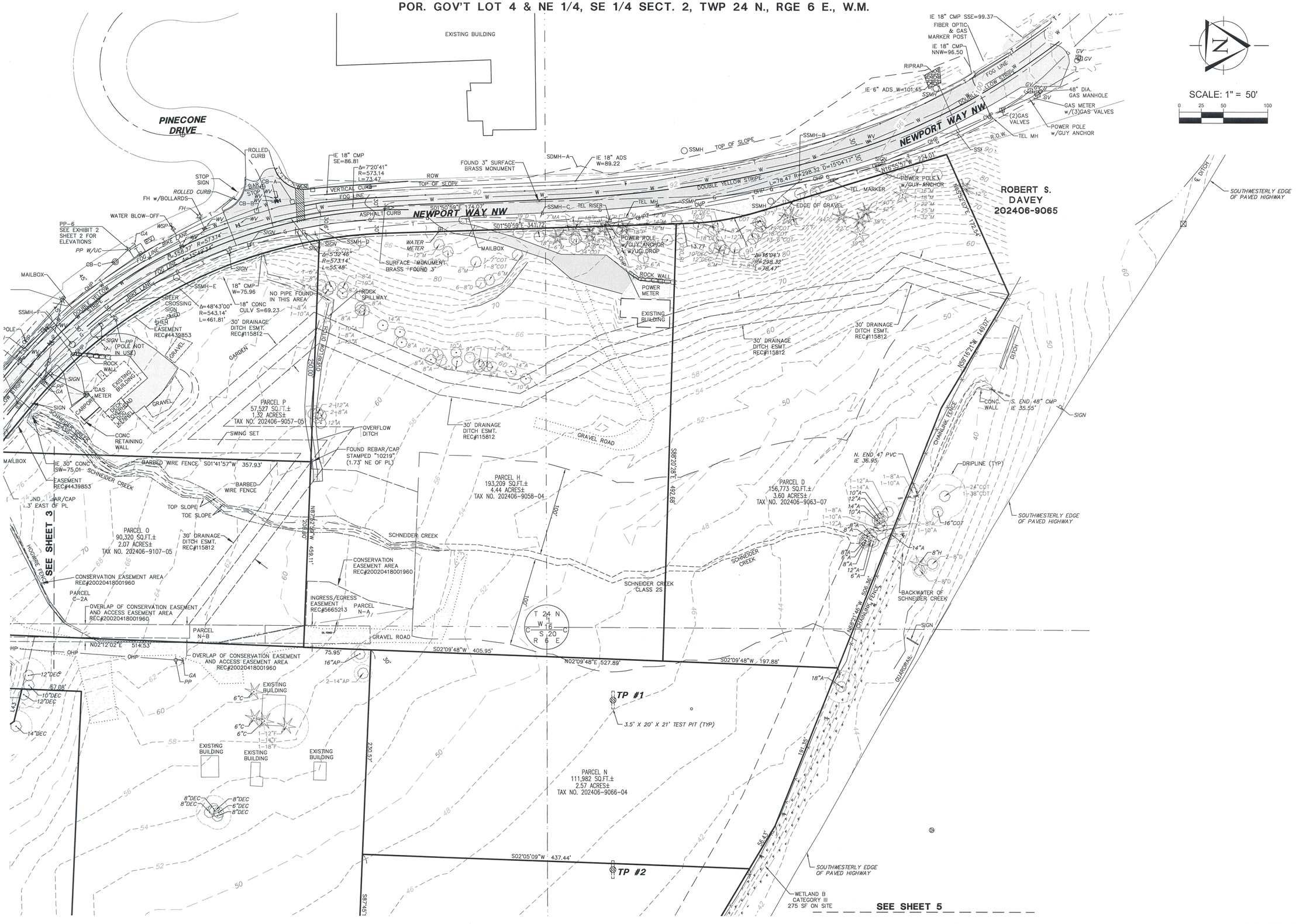
ZONED PO (PROFESSIONAL OFFICE)

BUILDING SETBACKS:
FRONT = 30 FT.
SIDE = 20 FT.
REAR = 25 FT.
IMPERVIOUS SURFACE 65%
PERVIOUS SURFACE 35%
BASE BUILDING HEIGHT 40 FT.
MAXIMUM BUILDING HEIGHT 65 FT.

N
W BARGHAUSEN CONSULTING ENGINEERS, INC. E
S
0 40 80 160
SCALE: 1"=80'


MATCH LINE SHEET 2
NOT A PART OF THIS SURVEY
N89°37'22"W 768.84'
N89°37'22"W 543.79'
S00°16'28"W 1272.11'
N88°56'04"W 1298.54'
S.E. NEWPORT WAY
PARCEL B
365339 SQ.FT.±
8.39 ACRES±
TAX NO. 202406-9115-05
WETLAND LOCATION SHOWN HEREON WAS PER FOUND WETLAND FLAGGING IN JUNE 2006
INFORMATION PROVIDED BY WETLAND BIOLOGIST (NOT SURVEYED)
FLOW DISPERSES (APPEARS) TIBBETTS CREEK
N01°54'26"W 831.72'
N01°54'26"W 1331.98'
N01°54'26"W 2163.68'
N01°54'26"W 2163.68'
S00°54'10"W 60.00'
S00°43'47"W 112.51'
S00°43'47"W 108.48'
N89°37'23"W 321.28'
299.28'
N89°40'13"W 91.16'
N89°40'13"W 33.58'
N89°56'14"W 32.82'
N89°56'14"W 33.34'
S89°41'42"E 33.34'
S01°09'46"W 33.50'
S01°09'46"W 33.50'
S01°09'46"W 108.48'
S01°09'46"W 171.48'
S01°09'46"W 171.48'
S01°09'46"W 1331.98'
S01°09'46"W 1331.98'
S01°09'46"W 2163.68'
S01°09'46"W 2163.68'
S01°09'46"W 2163.68'
S01°09'46"W 2163.68'
N01°54'26"W 2163.68'
N01°54'26"W 2163.68'
N01°54'26

POR. GOV'T LOT 4 & NE 1/4, SE 1/4 SECT. 2, TWP 24 N., RGE 6 E., W.M.



SCALE: 1" = 50'

0 25 50 100

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w: triadassociates.net

TOPOGRAPHY SURVEY FOR

THE WOLFF COMPANY

ISSAQUAH GATEWAY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	7/17/15	ADD'L TOPO–SCHNEIDER CRK & BICKERSWALK	CPC	MRM
2	7/28/15	REVISE TITLEBLOCK	CPC	MRM

ROY E. LEWIS JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE: 10/06/14

SCALE: HORIZ.: 1" = 50' VERT.:

10-26-15
MARY H. MCDOWELL
STATE OF WASHINGTON
30605
REGISTERED PROFESSIONAL LAND SURVEYOR

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NO. 14-133

SHEET NO. C1 OF 7

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ccornwall, Oct 26, 2015 – 3:33pm
S:\PROJECTS\14133\DWGFILES\14133_50SCALE.dwg, TOPO-50SC-082614

14133_50SCALE.dwg
TOPO-50SC-082614

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CRITICAL AREA SETBACKS

ISSAQUAH GATEWAY

SENIOR HOUSING

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY: DATE:

ROY E. LEWIS, JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

BEAU J. WILLERT, EIT
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORZ.: 1"=30' VERT.:

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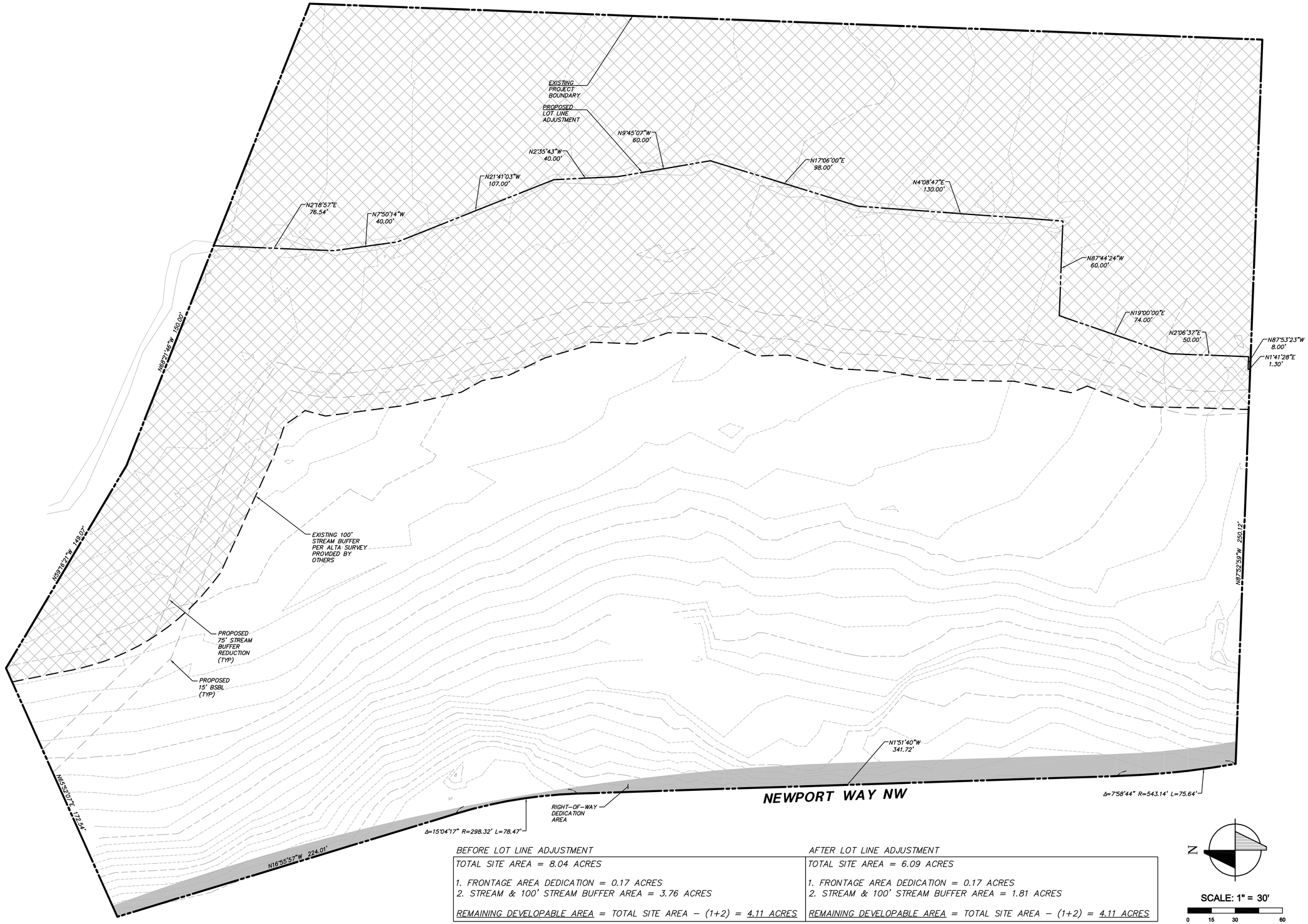
JOB NUMBER 14-148

SHEET NUMBER C2 OF 7

bwillert, Nov 02, 2015 – 11:06am
E:\PROJECTS\14148\Dwgfiles\Exhibits\Preliminary\14148 Willert 15-10-14 Total Developable Exhibit.dwg, Layout1, 14148_P-BSI Site Survey 11399\402 TAL-8342 Post Construction Buffer 20151026.



BEFORE LOT LINE ADJUSTMENT	AFTER LOT LINE ADJUSTMENT
TOTAL SITE AREA = 8.04 ACRES	TOTAL SITE AREA = 6.09 ACRES
1. FRONTAGE AREA DEDICATION = 0.17 ACRES 2. STREAM & 100' STREAM BUFFER AREA = 3.76 ACRES	1. FRONTAGE AREA DEDICATION = 0.17 ACRES 2. STREAM & 100' STREAM BUFFER AREA = 1.81 ACRES
REMAINING DEVELOPABLE AREA = TOTAL SITE AREA – (1+2) = 4.11 ACRES	REMAINING DEVELOPABLE AREA = TOTAL SITE AREA – (1+2) = 4.11 ACRES

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REMAINING DEVELOPABLE AREA
EXHIBIT

ISSAQUAH GATEWAY

SENIOR HOUSING

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK

REVIEWED BY:
DATE:

ROY E. LEWIS, JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

BEAU J. WILLERT, EIT
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORZ.: 1"=30' VERT.:

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 14-148

SHEET NUMBER C3 OF 7

bwillert, Nov 02, 2015 - 11:04am
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NE 1/4, SE 1/4, SEC. 2, TWP. 24 N., RGE. 6 E., W.M.

INTERSTATE 90

SCHNEIDER CREEK (TYP)

PROPOSED LOT LINE ADJUSTMENT (TYP)

(CONSERVATION AREA)

4:1 (TYP)

3:1 (TYP)

PROPOSED 75' STREAM BUFFER REDUCTION (TYP)

PROPOSED 15' BSBL (TYP)

PROPOSED RETAINING WALL(S) TO BE DESIGNED BY OTHERS (TYP)

EXISTING 100' STREAM SETBACK

EXISTING CONTOUR (TYP)

BOUNDARY LINE (TYP)

SERVICE ENTRY AT EL. 62.5

LOWER ENTRY AT EL. 63.0

EXIT DOOR AT EL. 62.0

VEHICLE ENTRY AT EL. 62.0

1ST FLOOR FF = 76.0

1ST FLOOR FF = 76.0
UNITS BELOW EL. = 64.0

1ST FLOOR FF = 76.0
GARAGE EL. = 62.0

UPPER ENTRY AT EL. 76.0

BUILDING EXIT AT EL. 76.0

EAST SIDE PATIOS AT EL. 64.0 (TYP)

WEST SIDE PATIOS AT EL. 76.0 (TYP)

BUILDING EXIT AT EL. 63.5

SOUTH SIDE PATIOS AT EL. 64.0 (TYP)

BUILDING EXIT AT EL. 70.0

CONCRETE INTAKE/SUMP TO INTERCEPT DITCH

PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS (TYP)

ALL RAMPS OVER 5% ARE REQUIRED BY ADA STANDARDS TO HAVE HANDRAILS

ALL LANDINGS ARE REQUIRED BY ADA STANDARDS TO HAVE 2% (MAX) SLOPES IN ALL DIRECTION (TYP)

EXISTING SE NEWPORT WAY RIGHT-OF-WAY

PROPOSED SE NEWPORT WAY RIGHT-OF-WAY DEED

NEWPORT WAY NW
(PROPOSED IMPROVEMENTS)

42-INCH HIGH FALL PROTECTION FENCING REQUIRED FOR ANY VERTICAL DROP OF 30-INCHES OR GREATER.

LEGEND

PROPOSED FEATURES

- BOUNDARY
- RIGHT-OF-WAY
- 80 — 10' PROPOSED CONTOURS
- 82 — 2' PROPOSED CONTOURS
- RETAINING WALL
- PROPOSED STREET TREES

EXISTING FEATURES

- 70 — 10' EXISTING CONTOURS
- 72 — 2' EXISTING CONTOURS
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

N

SCALE: 1" = 30'

0 15 30 60

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PRELIMINARY GRADING PLAN

THE WOLFF COMPANY

ISSAQUAH GATEWAY

SENIOR HOUSING

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	1/15/16	SITE PLAN REVISIONS PER CITY COMMENT	BJW	REL

REVIEWED BY: DATE:

ROY E. LEWIS, JR. PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

BEAU J. WILLERT, EIT
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE:

SCALE: HORZ.: 1"=30' VERT.: 1"=2'

ROY E. LEWIS, JR. STATE OF WASHINGTON 19575 REGISTERED PROFESSIONAL ENGINEER

1-15-16

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JOB NUMBER 14-148

SHEET NUMBER C4 OF 7

bwillert, Jan 15, 2016 – 10:26am
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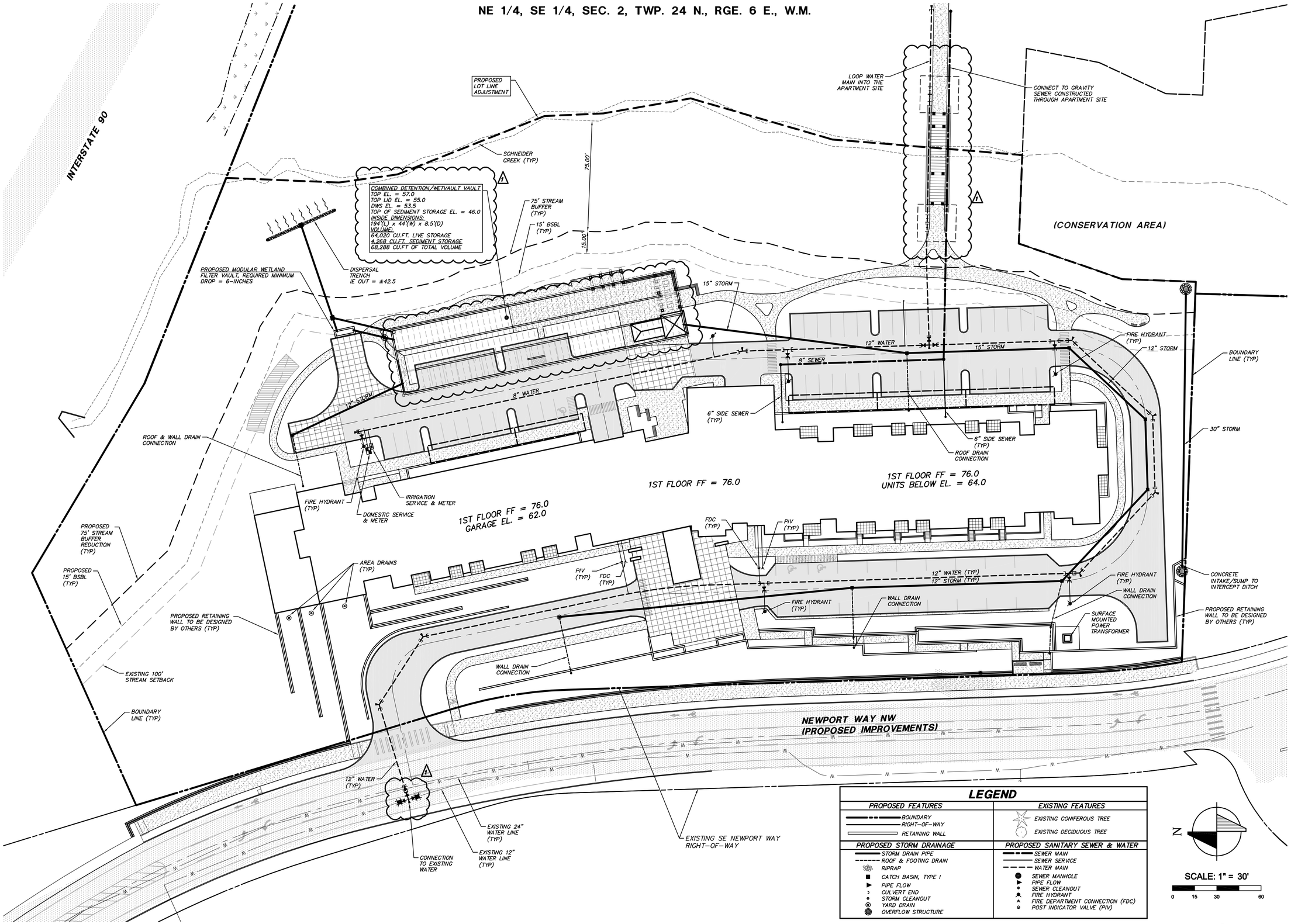
NE 1/4, SE 1/4, SEC. 2, TWP. 24 N., RGE. 6 E., W.M.



LEGEND

PROPOSED FEATURES	EXISTING FEATURES
BOUNDARY	EXISTING CONIFEROUS TREE
RIGHT-OF-WAY	EXISTING DECIDUOUS TREE
RETAINING WALL	
PROPOSED STORM DRAINAGE	**PROPOSED SANITARY SEWER & WATER**
STORM DRAIN PIPE	SEWER MAIN
ROOF & FOOTING DRAIN	SEWER SERVICE
RIPRAP	WATER MAIN
CATCH BASIN, TYPE I	SEWER MANHOLE
PIPE FLOW	PIPE FLOW
CULVERT END	SEWER CLEANOUT
STORM CLEANOUT	FIRE HYDRANT
YARD DRAIN	FIRE DEPARTMENT CONNECTION (FDC)
OVERFLOW STRUCTURE	POST INDICATOR VALVE (PIV)

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PRELIMINARY UTILITY PLAN

THE WOLFF COMPANY

ISSAQUAH GATEWAY

SENIOR HOUSING

CITY OF ISSAQUAH, WASHINGTON

REVIEWED BY:			
NO.	DATE	REVISION	BY / CK.
1	1/15/16	SITE PLAN REVISIONS PER CITY COMMENT	BJW / REL

DATE:

ROY E. LEWIS, JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

BEAU J. WILLERT, EIT
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE:

SCALE: HORZ.: 1"=30' VERT.: 1"=2'

ROY E. LEWIS JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

1-15-16

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JOB NUMBER 14-148

SHEET NUMBER C5 OF 7

bwillert, Jan 15, 2016 - 1:16pm
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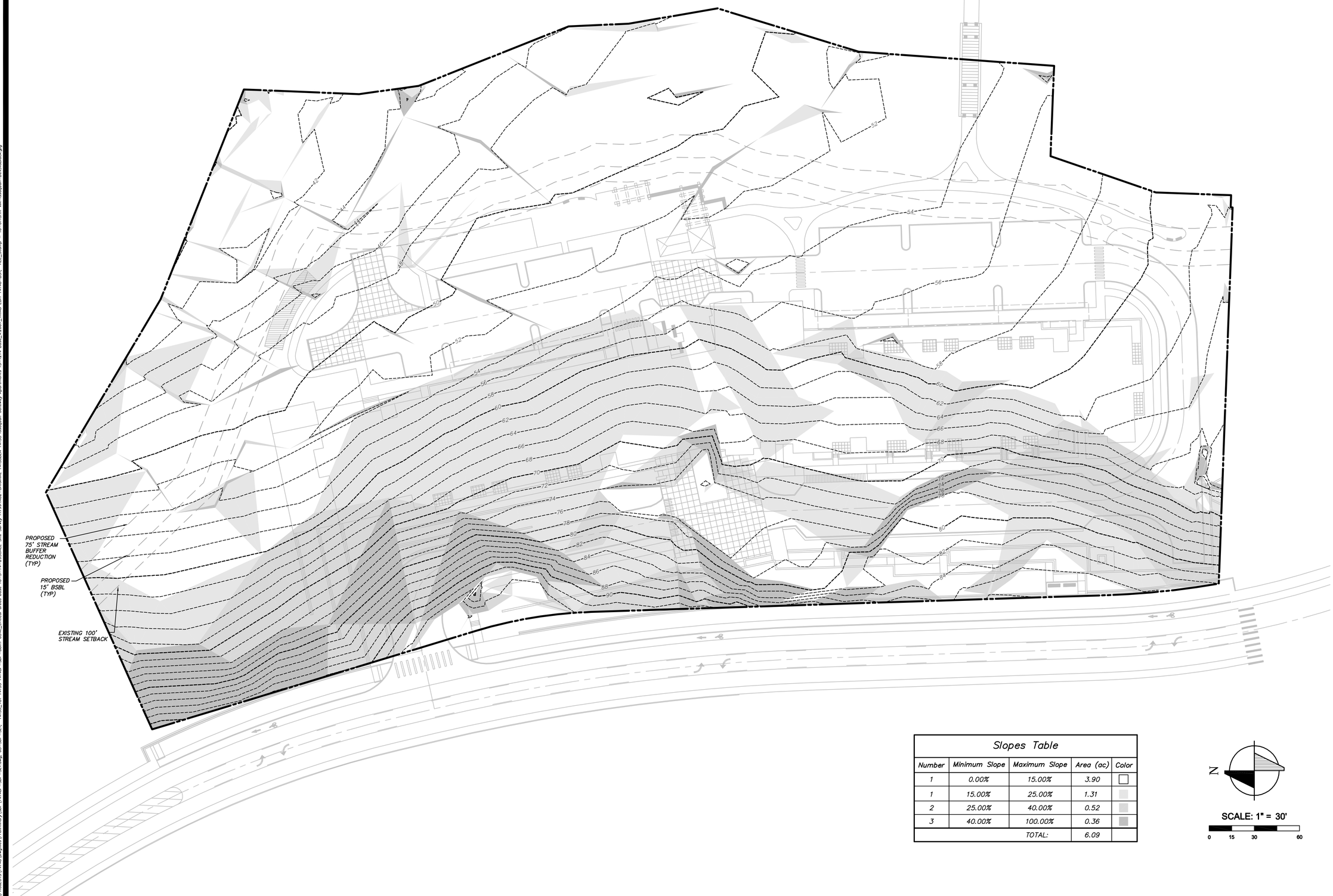

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (ac)	Color
1	0.00%	15.00%	3.90	
1	15.00%	25.00%	1.31	
2	25.00%	40.00%	0.52	
3	40.00%	100.00%	0.36	
		TOTAL:	6.09	

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PRELIMINARY
EXISTING SLOPE ANALYSIS EXHIBIT

THE WOLFF COMPANY

ISSAQUAH GATEWAY

SENIOR HOUSING

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	1/15/16	SITE PLAN REVISIONS PER CITY COMMENT	BJW	REL

REVIEWED BY: DATE:

ROY E. LEWIS, JR., PE
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
BEAU J. WILLERT, EIT
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT

FIRST SUBMITTAL DATE:

SCALE: HORZ.: 1"=30' VERT.: 1"=2'

ROY E. LEWIS JR. STATE OF WASHINGTON 18946 REGISTERED PROFESSIONAL ENGINEER

1-15-16

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JOB NUMBER 14-148

SHEET NUMBER C6 OF 7

bwillert, Jan 15, 2016 - 10:33am
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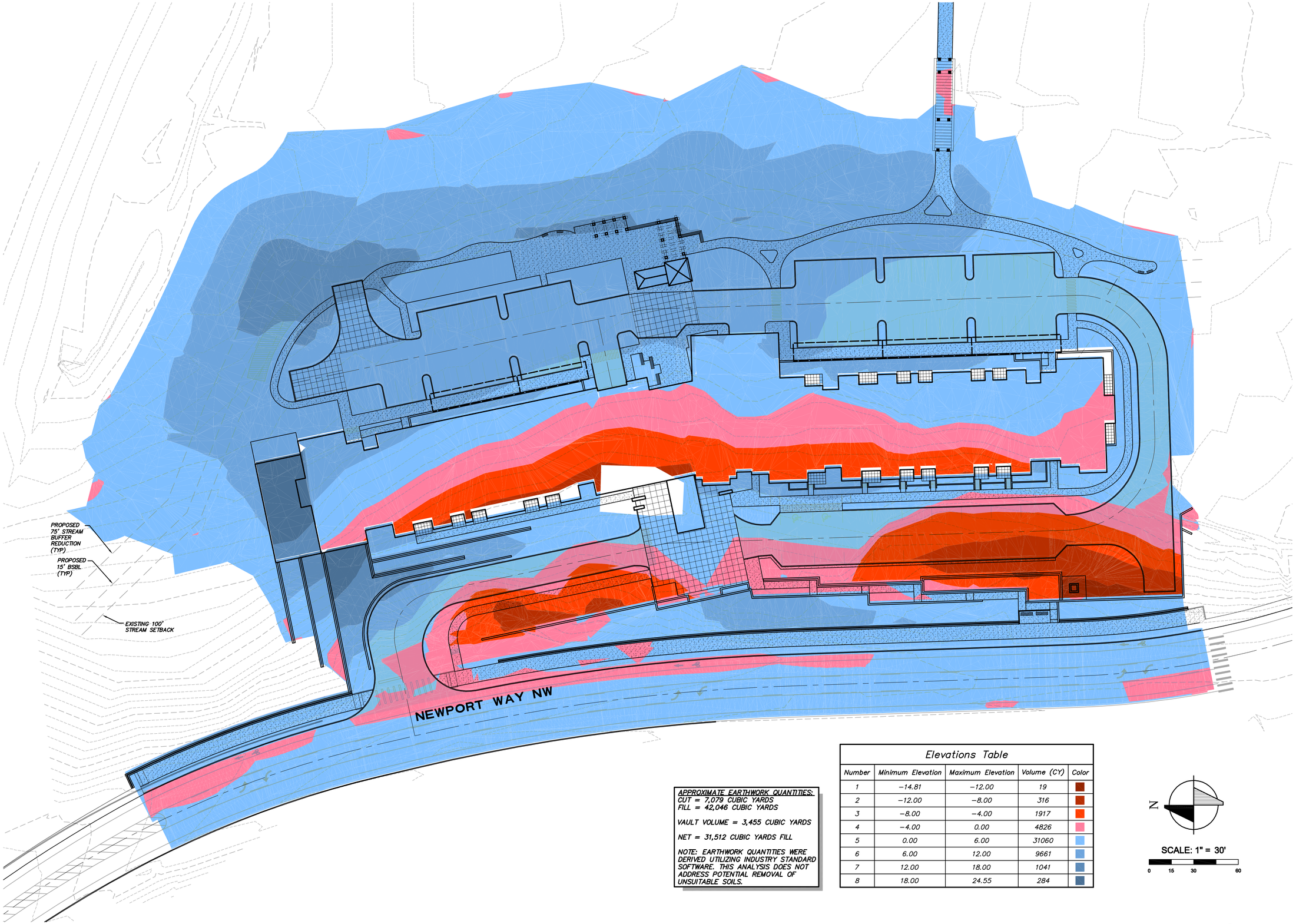

APPROXIMATE EARTHWORK QUANTITIES:
CUT = 7,079 CUBIC YARDS
FILL = 42,046 CUBIC YARDS

VAULT VOLUME = 3,455 CUBIC YARDS

NET = 31,512 CUBIC YARDS FILL

NOTE: EARTHWORK QUANTITIES WERE DERIVED UTILIZING INDUSTRY STANDARD SOFTWARE. THIS ANALYSIS DOES NOT ADDRESS POTENTIAL REMOVAL OF UNSUITABLE SOILS.

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Volume (CY)	Color
1	−14.81	−12.00	19	
2	−12.00	−8.00	316	
3	−8.00	−4.00	1917	
4	−4.00	0.00	4826	
5	0.00	6.00	31060	
6	6.00	12.00	9661	
7	12.00	18.00	1041	
8	18.00	24.55	284	

N

SCALE: 1" = 30'

0 15 30 60

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PRELIMINARY
APPROXIMATE CUT/FILL EXHIBIT

ISSAQUAH GATEWAY
SENIOR HOUSING
THE WOLFF COMPANY

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	1/15/16	SITE PLAN REVISIONS PER CITY COMMENT	BJW	REL

REVIEWED BY: DATE:

ROY E. LEWIS, JR., PE
PROJECT MANAGER

MARY MCDOWELL, PLS
PROJECT SURVEYOR

ROY E. LEWIS, JR., PE
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 4-17-15
SCALE: HORZ.: 1"=30' VERT.:

ROY E. LEWIS, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

1-15-16

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JOB NUMBER 14-148

SHEET NUMBER C7 OF 7

bwilliams, Jan 15, 2016 - 11:20am
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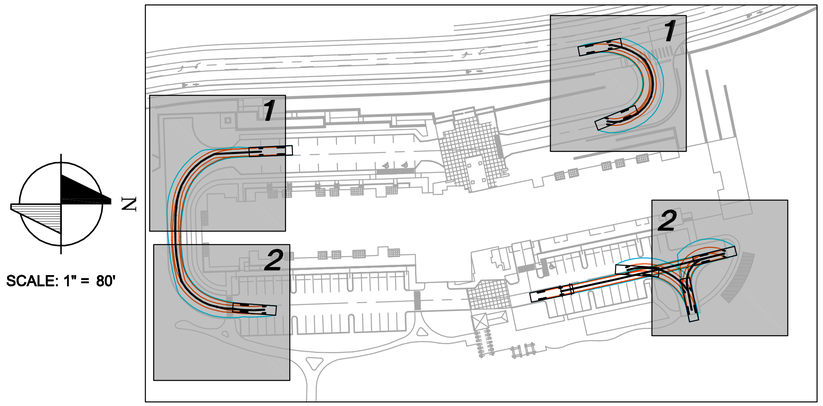
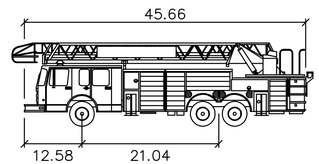




WHEELBASE ENVELOPE

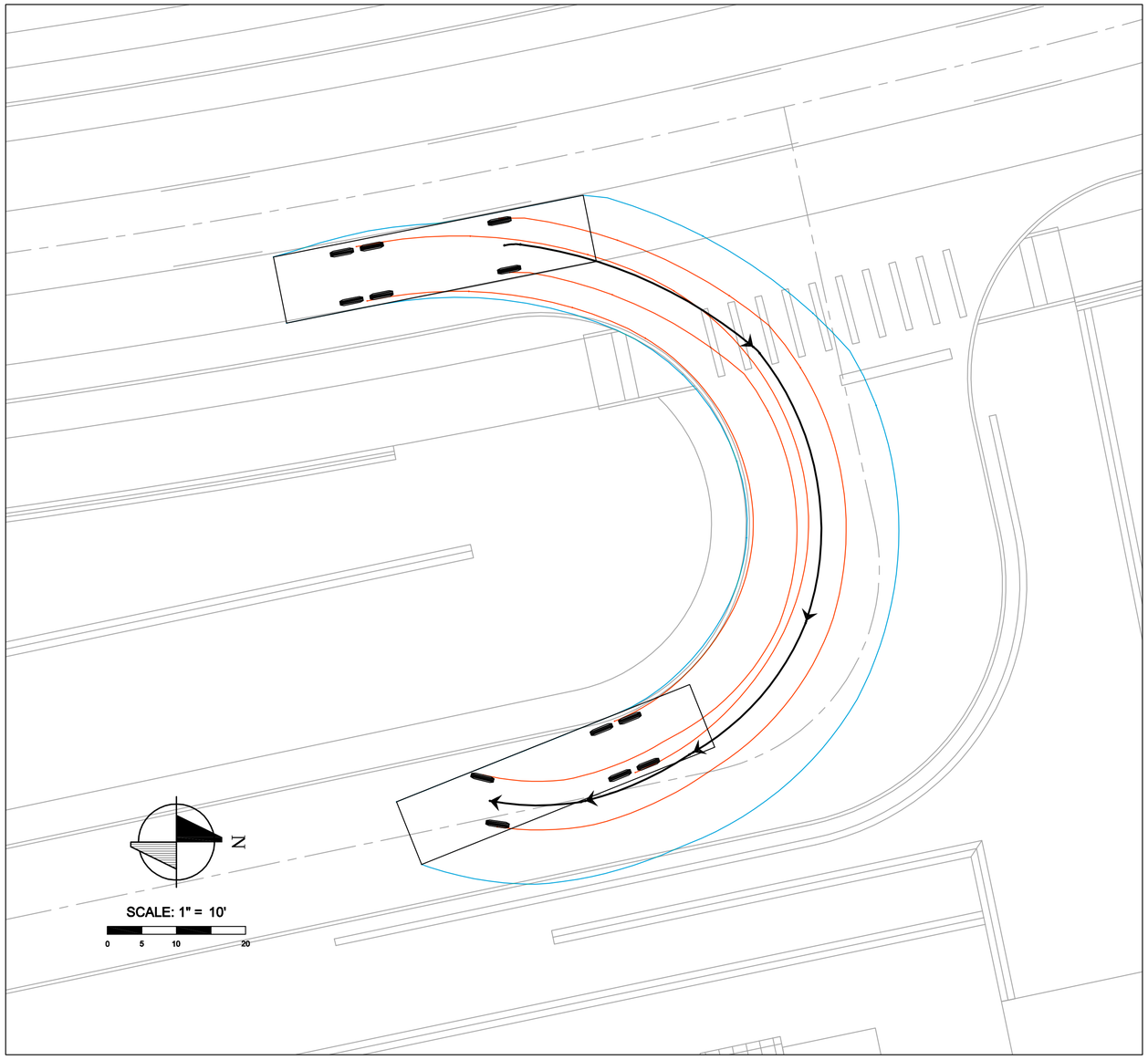
OVERHANG ENVELOPE

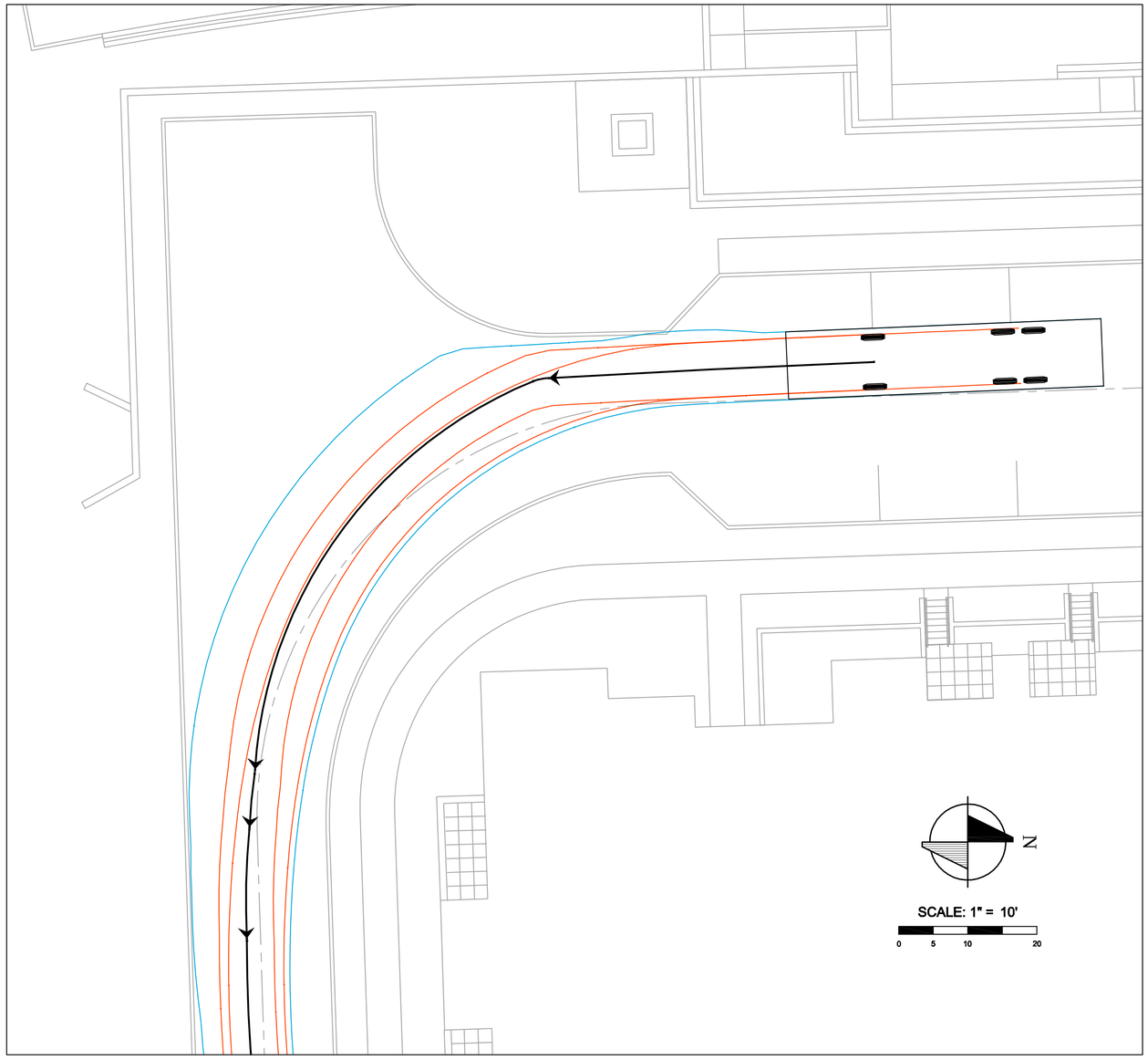
Fire Truck – City of Issaquah

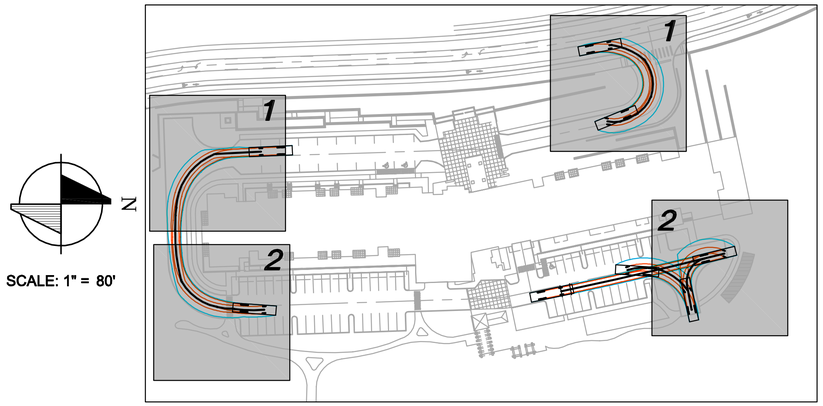
	feet
Width	: 9.75
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

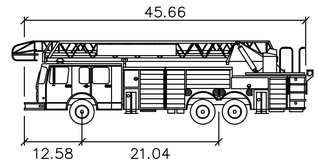
ISSAQUAH GATEWAY SENIOR HOUSING

AUTOTURN EXHIBIT
TRIAD JOB# 14-148
ROY LEWIS/BEAU WILLERT
10-15-15
SHEET 1 OF 2









WHEELBASE ENVELOPE

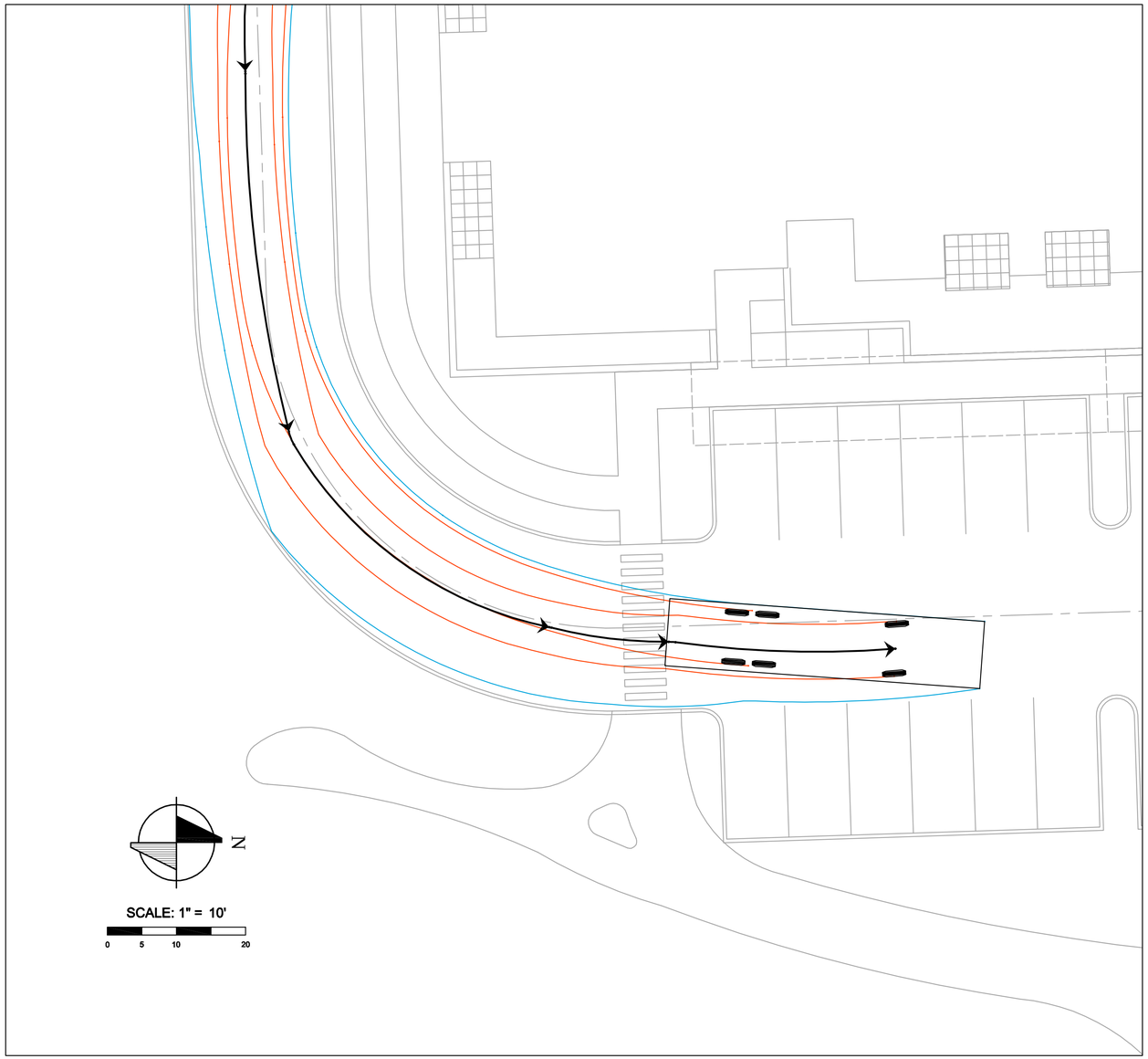
OVERHANG ENVELOPE

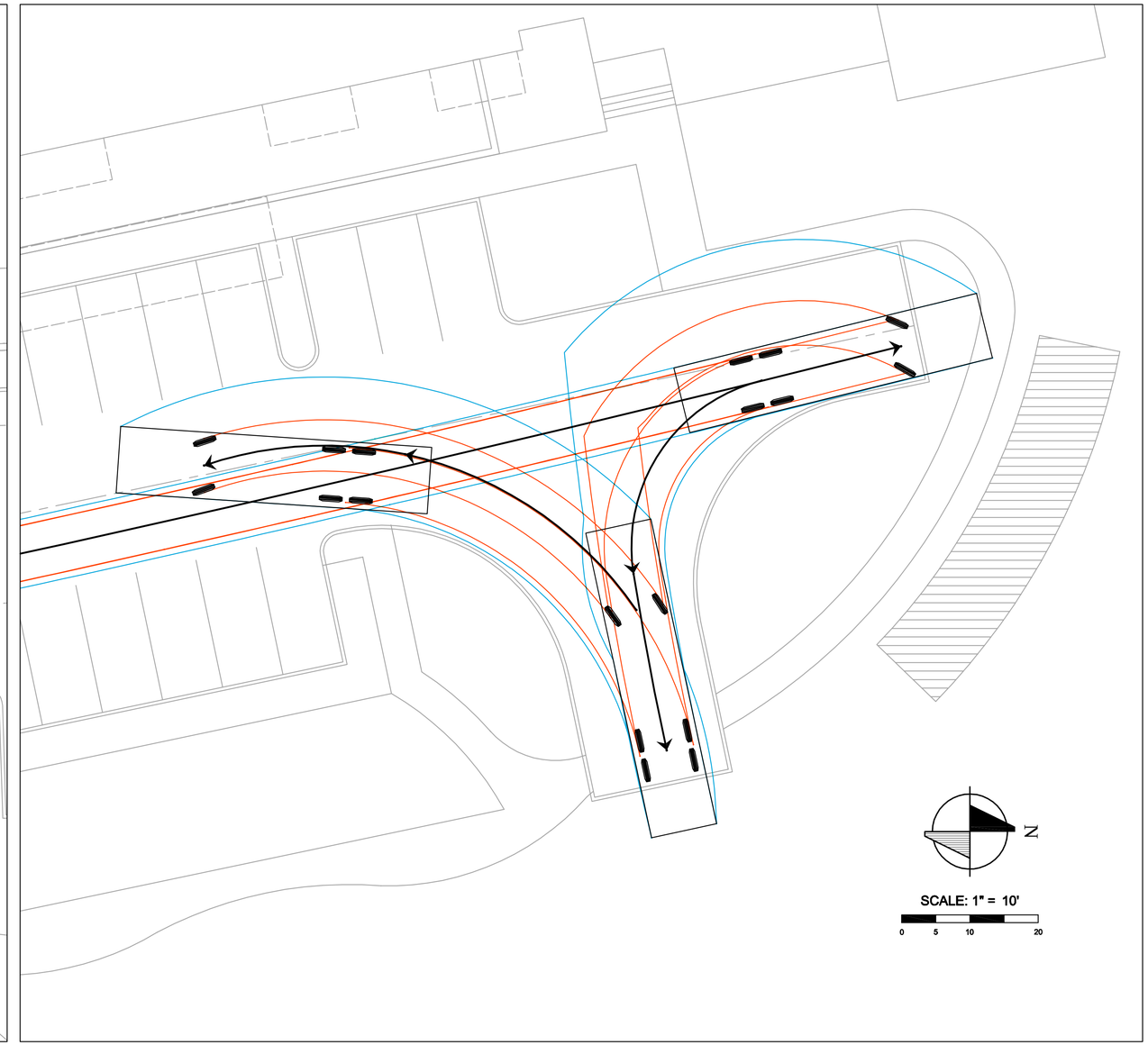
Fire Truck – City of Issaquah

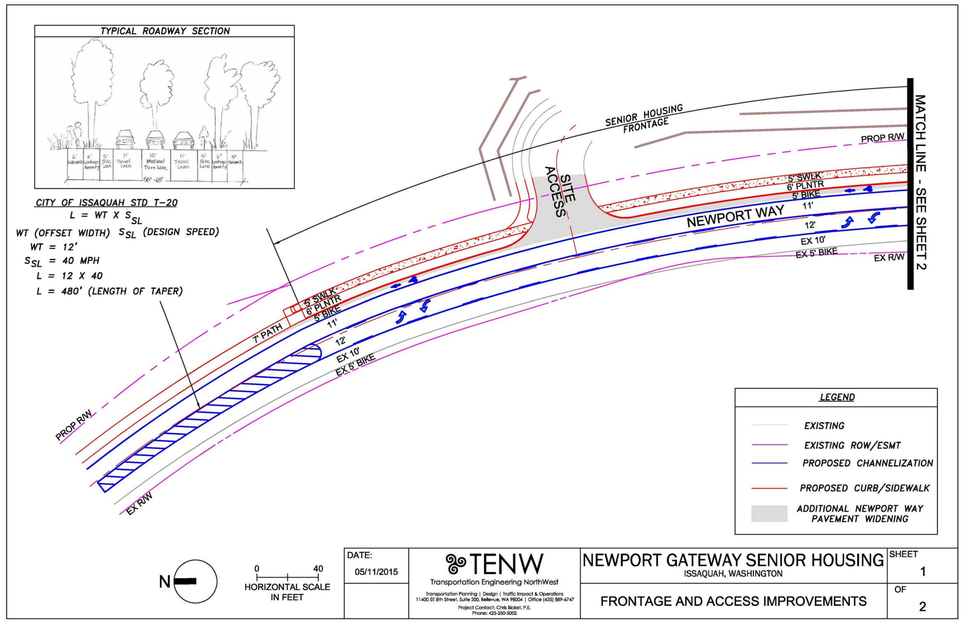
	feet
Width	: 9.75
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 34.0

ISSAQUAH GATEWAY SENIOR HOUSING

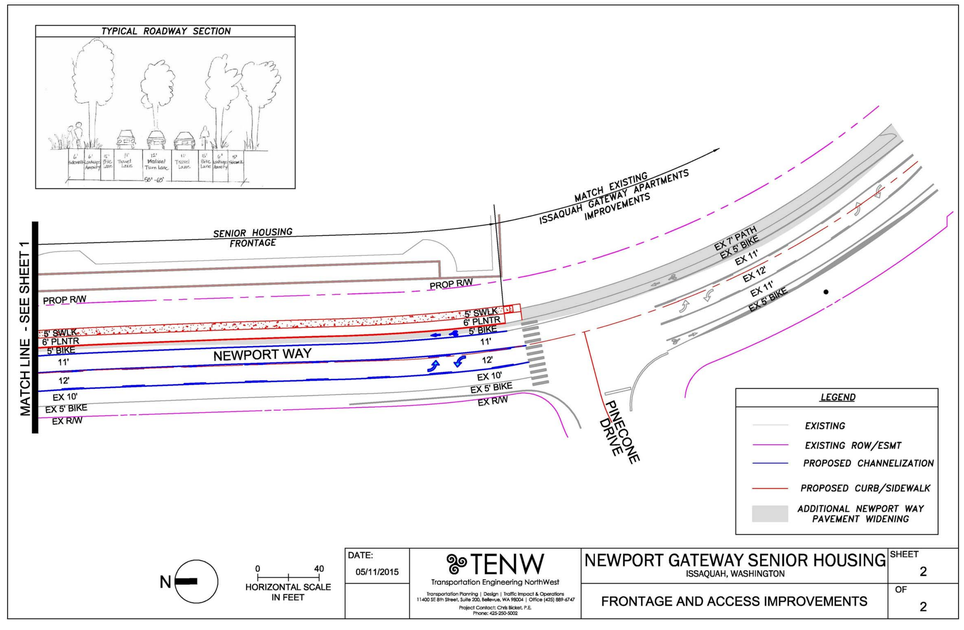
AUTOTURN EXHIBIT
TRIAD JOB# 14-148
ROY LEWIS/BEAU WILLERT
10-15-15
SHEET 2 OF 2







DATE: 05/11/2015	TENW Transportation Engineering NorthWest	NEWPORT GATEWAY SENIOR HOUSING ISSAQUAH, WASHINGTON	SHEET 1
		FRONTAGE AND ACCESS IMPROVEMENTS	OF 2



DATE: 05/11/2015	TENW Transportation Engineering NorthWest	NEWPORT GATEWAY SENIOR HOUSING ISSAQUAH, WASHINGTON	SHEET 2
		FRONTAGE AND ACCESS IMPROVEMENTS	OF 2

VIA Architecture | www.via-architecture.com
1809 7th Avenue Ste. 800 Seattle WA 98101
tel 206 284 5624 fax 206 624 5624

CONSULTANT

PROJECT

Issaquah Gateway Senior Housing

Newport Way, Issaquah, WA

78014

OWNER

THE WOLFF COMPANY
Since 1949

URBAN EVOLUTION

PROFESSIONAL SEAL

DESIGN TEAM
XX
PRINCIPAL
XX
PROJECT MANAGER
XX
PROJECT ARCHITECT
Author
DRAWN BY
Checker
CHECKED BY

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

FRONTAGE AND ACCESS IMPROVEMENTS

SHEET NUMBER

T-0100

ISSUE DATE

10/27/2015

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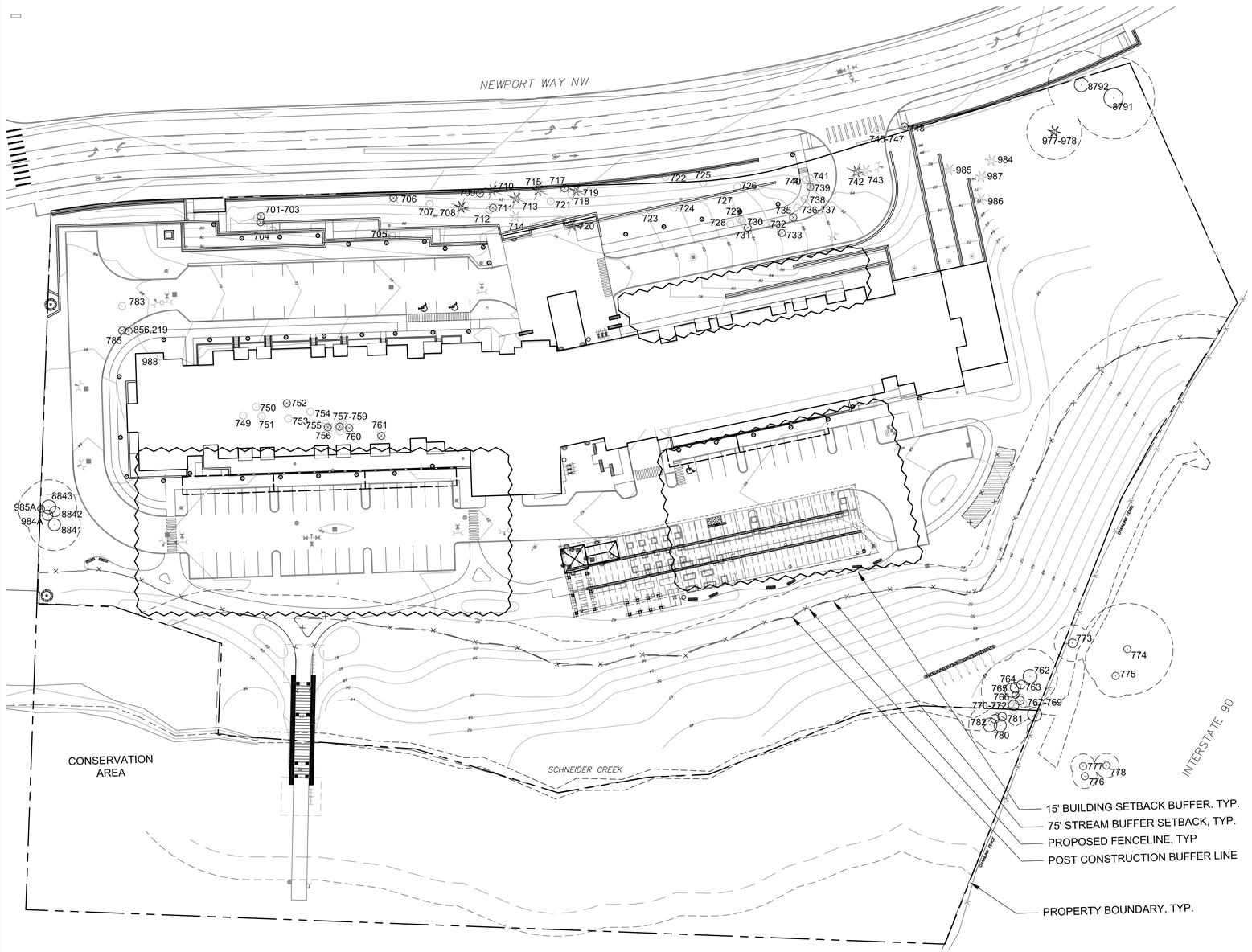

1 TREE PRESERVATION PLAN
SCALE: 1"=40'-0"

N

0 20 40 80
SCALE: 1"=40'-0"

LEGEND

VIABLE TREES TO BE REMOVED

NON-VIABLE TREES TO BE REMOVED

VIABLE TREES TO REMAIN AND PROTECT IN PLACE

NOTE: SEE ARBORIST REPORT FOR FULL TREE PRESERVATION PLAN INCLUDING TREE PROTECTION FENCING, ASSUMPTIONS, AND METHODOLOGY

Discussion, Calculation and Conclusion:

The site interior has long been cleared of trees and replaced with pasture. Currently there are perimeter trees located along Newport Way NW. Many of these trees have been struck by cars, or topped by utilities and are not viable. Furthermore, the site drops from the street to the east substantially; required roadway improvements and street access to the site will result in significant grading to occur and most of the trees along the western perimeter will need to be removed.

There is a grove of trees located on the south side of the site that can be preserved, as well as a second grove located in the wetland area – if there is not any grading in the area these trees can be retained.

Per CIDDS 10.10 required tree density, 4 significant trees/5000 sq. ft.; the site has 182,512 developable sq. ft.; or a total of 146 trees. Twenty one (21) trees are proposed to be retained; therefore 125 new trees must be provided.

TREE DENSITY REQUIREMENT (CIDDS 10.10)	
Total number of Significant trees	79
Total number of Landmark trees	11
Total number of Onsite trees	90
Required Tree Density	4 trees/5000 sq. ft.
Total number of developable area	182,512
Total number of required tree density	146
Total number of healthy retained trees	21
Mitigation	**125**

Per CIDDS 10.13 (A) 1.a. Tree Retention Requirement for proposed project development, the site must retain 25% of the significant trees.

TREE COUNT TOTAL SUMMARY FOR RETENTION (CIDDS 10.13)	
TOTAL Significant Tree Caliper	1444 INCHES
Required Tree Retention	361 INCHES
Total Significant Tree Caliper Retained	315 INCHES
Percent Significant Tree Caliper Required	25%
Actual percent retained	**21%**
Mitigation	46

Species ID: Spreadsheet contains common names of trees which correspond to scientific names as follows:

- Apple: *Malus sp.*
- American sycamore: *Plantanus occidentalis*
- Austrian pine: *Pinus nigra*
- Bigleaf maple: *Acer macrophyllum*
- Birch: *Betula nigra*
- Bitter Cherry: *Prunus emarginata*
- Blue atlas cedar: *Cedrus atlantica 'Glauca'*
- Cedar: *Thuja plicata*
- Cherry: *Prunus sp.*
- Dawn redwood: *Chamaecyparis nootkatensis*
- Deodora cedar: *Cedrus deodara*
- Colorado blue spruce: *Picea pungens*
- Cottonwood: *Populus trichocarpa*
- Dogwood: *Cornus nuttallii*
- Douglas fir: *Pseudotsuga menziesii*
- English laurel: *Prunus laurocerasus*
- Filbert: *Corylus avellana var.*
- Grand fir: *Abies grandis*
- Hemlock: *Tsuga hetrophylla*
- Holly: *Ilex aquifolium*
- Japanese maple: *Acer palmatum*
- Leylandi cypress: *Cupressocyparis leylandii*
- Lodgepole pine: *Pinus contorta*
- Mountain ash: *Sorbus americana*
- Mountain hemlock: *Tsuga mertensiana*
- Pear: *Pyrus sp.*
- Plum: *Prunus*
- Red Alder: *Alnus rubra*
- Red maple: *Acer rubrum*
- Walnut: *Juglans sp.*
- Western red cedar: *Thuja plicata*
- Weeping Alaska cedar: *Metasequoia glyptostrobides*
- White pine: *Pinus strobus*

Abbreviated legend – see report for greater detail
#1: Graph number
#2: Filed tag unique to each tree
#3: Tree species
#4: Trunk diameter measured 4.5 above ground
#5: Adjusted DBH is the measure of trunk totals or a multiple of the tree diameter (.5 in some municipalities for cottonwood or alder)
#6: Measure of branch length
#7: Current health rated Excellent, Good, OK, Fair, Poor or Dead
#8: More specific health observations about the tree
#9: Proposed action as a consequence tree health and location - viability: the determination that a specific significant tree is in good health with a low risk of failure due to structural defects, is relatively wind firm if isolated or as part of a grove.
#10: Critical root zone/ Tree protection zone/Limits of disturbance in each direction
#11: Measure of tree "value" may be determined by municipality formula or a direct measure of the trunk diameter to determine significance
#12: Any code reference

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PROJECT
ISSAQUAH SENIOR SITE
NEWPORT WAY NW, ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM: LF, NH
PRINCIPAL: LF
PROJECT MANAGER: NH
PROJECT ARCHITECT: JB, DO
DRAWN BY: BG, MK
CHECKED BY: NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
OVERALL TREE PRESERVATION PLAN

SHEET NUMBER
L1.01

ISSUE DATE
10/27/2015

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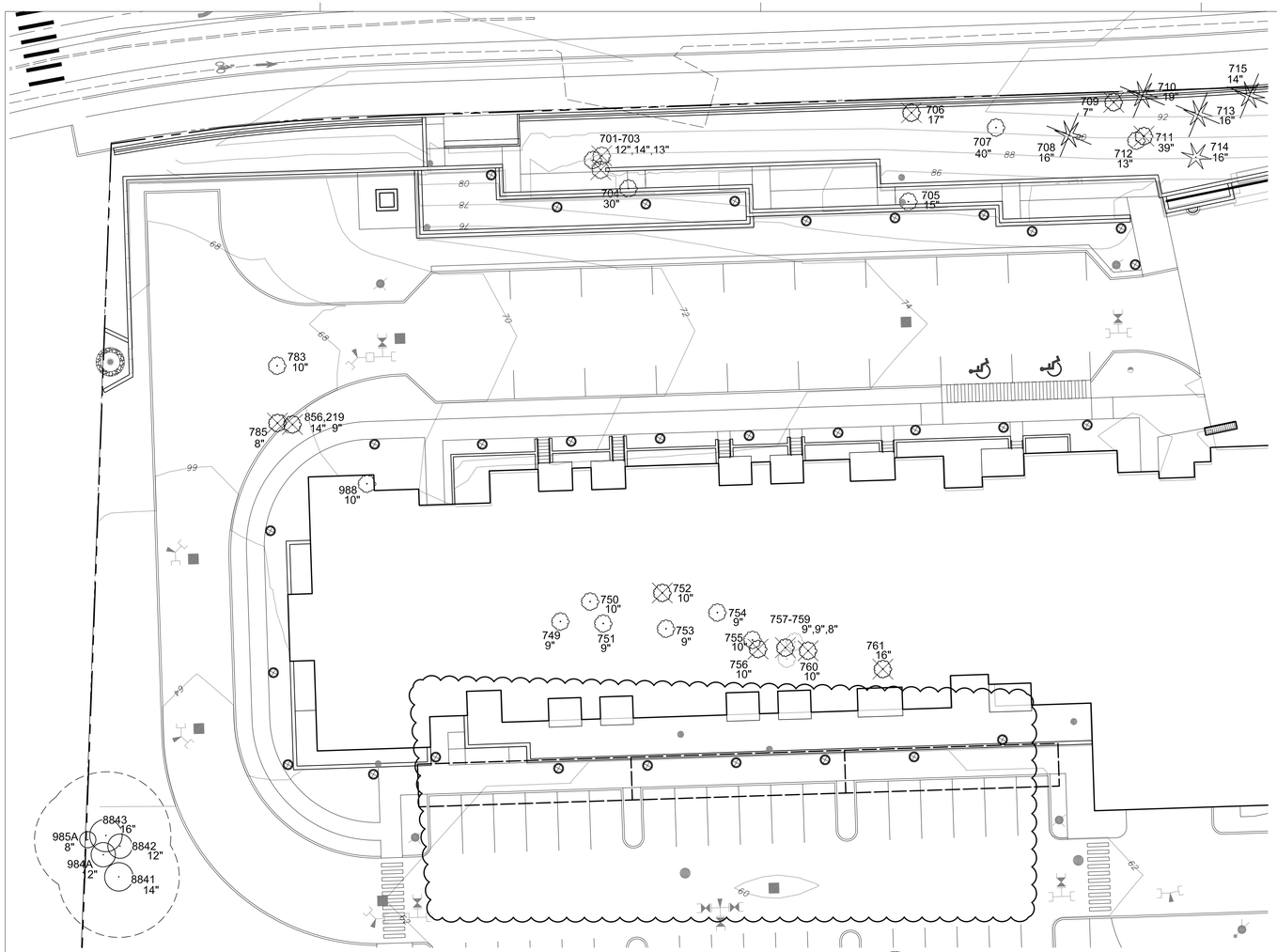
ORIGINAL SHEET SIZE: 34"X22"



1 TREE PRESERVATION PLAN - ENLARGEMENT 1

SCALE: 1"=20'-0"

N

0 10 20 40

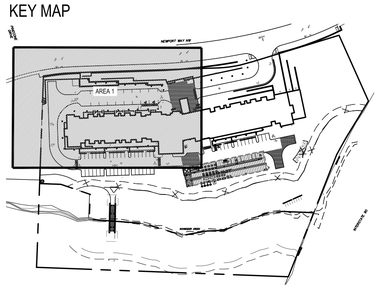
LEGEND

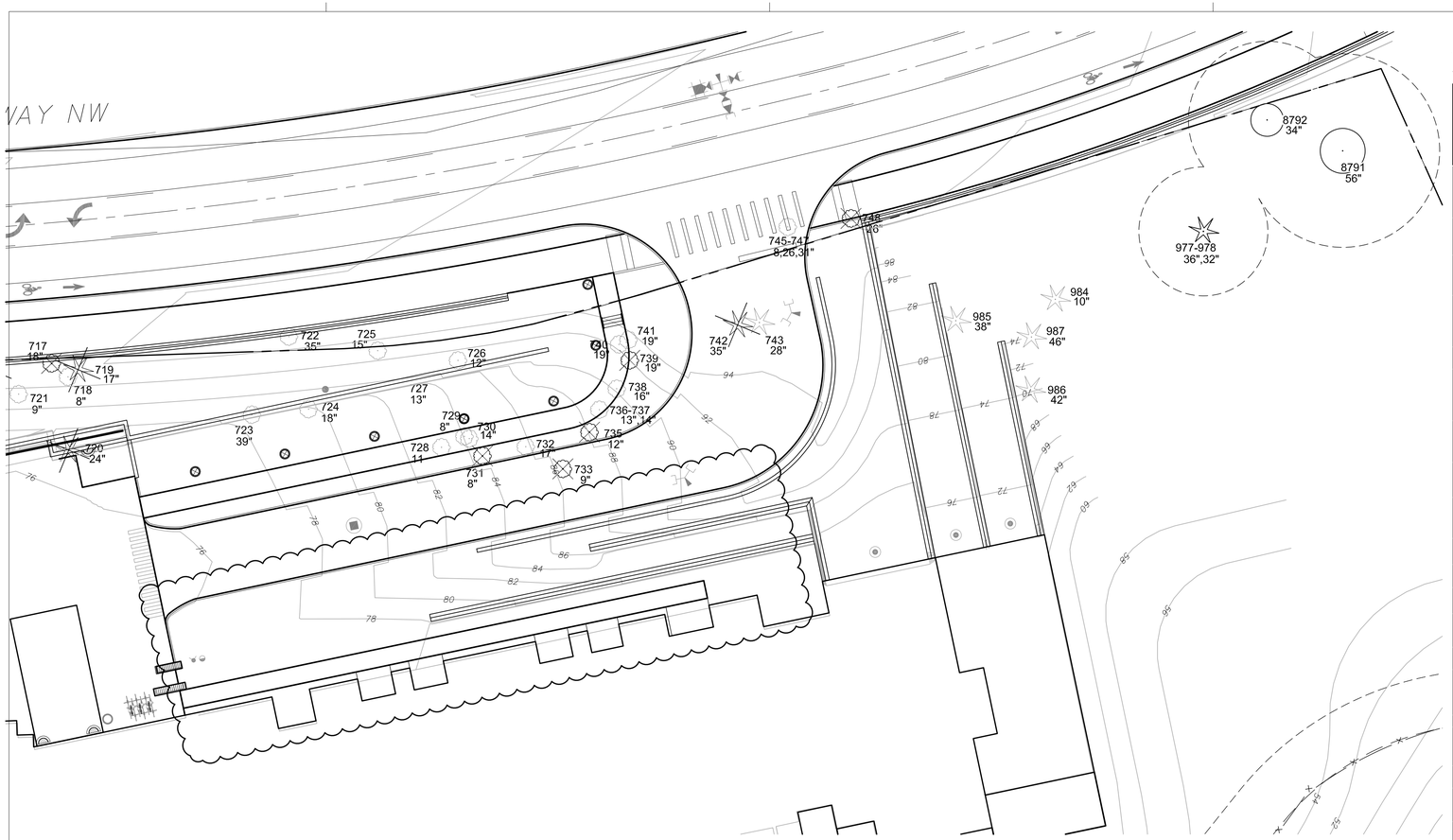
VIABLE TREES TO BE REMOVED

NON-VIABLE TREES TO BE REMOVED

VIABLE TREES TO REMAIN AND PROTECT IN PLACE

KEY MAP





1 TREE PRESERVATION PLAN - ENLARGEMENT 2

SCALE: 1"=20'-0"

N

0 10 20 40

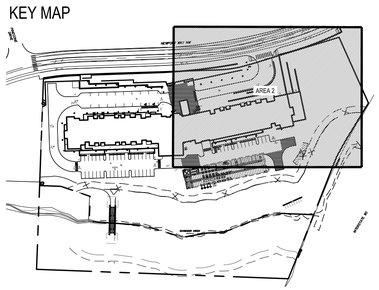
LEGEND

VIABLE TREES TO BE REMOVED

NON-VIABLE TREES TO BE REMOVED

VIABLE TREES TO REMAIN AND PROTECT IN PLACE

KEY MAP



TREES WITHIN PROPERTY BOUNDARY

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD Radius in feet				Tree credits	Value
								Viable	Non- viable	Remove	N	W	E	S		
17	717	Bigleaf maple	18	18	14	OK	Typical of species, co-dominant leaders with included bark @ 20' with decay moss and lichen, exposed roots, broken branch's			1	14	14	14	14	18	S
18	718	Red alder	5/6	8	12	Fair	Co-dominant leaders with included bark X 2, lean to east, cavity of decay @ 6'		1		12	12	12	12	8	S
19	719	Pine	17	17	13	OK	Dogleg @ 12' "S" shaped trunk, broken branch's, typical of species, low live crown ratio			1	13	13	13	13	17	S
20	720	Deodora cedar	24	24	16	OK	Column of decay, form 3-5', "S" shaped trunk, girdled by utility wires, asymmetric canopy to east, large wound 1-3' east with sap			1	16	16	16	16	24	S
21	721	Bittercherry	9	9	6	Poor	Large Wound 5', non self-corrected lean to south		1		6	6	6	6	9	S
22	**723**	**Bigleaf maple**	**39**	**39**	**18**	**Fair**	**Typical of species, co-dominant leaders with included bark @ 12 with decay, dead wood, broken branch's, gall**		**1**		**18**	**18**	**18**	**18**	**39**	**L**
23	724	Bigleaf maple	18	18	16	Fair	column of decay west side, wound @ 3.5', typical of species, broken branch's, dead wood		1		16	16	16	16	18	S
24	725	Black locust	15	15	14	Poor	Typical of species, abnormal bark, popping bark, dogleg with decay wound @ 6'		1		14	14	14	14	15	S
25	726	Black locust	12	12	16	Poor	column of decay @ root crown to 12', wound with decay @ 4', carpenter ants, sapsucker		1		16	16	16	16	12	S
26	727	Black locust	13	13	16	Fair	column of decay west side, dogleg 14' with dead leader		1		16	16	16	16	13	S
27	728	Black locust	11	11	12	Poor	column of decay west side, cavity of decay west side		1		12	12	12	12	11	S
28	729	Cascaria	8	8	10	Poor	crack @ 3' with self-corrected lean sap everywhere		1		10	10	10	10	8	S
29	730	Black locust	14	14	16	Poor	Typical of species, column of decay west side, large wound 8-12' with decay		1		16	16	16	16	14	S
30	731	Bigleaf maple	8	8	10	Good	Typical of species, slight lean to East			1	10	10	10	10	8	S
31	732	Bigleaf maple	7/10/12	17	12	Fair	Co-dominant leaders with included bark @ root crown X 3, center dead, asymmetric canopy, previous top loss		1		12	12	12	12	17	S
32	733	Cottonwood	9	9	12	Good	Typical of species			1	12	12	12	12	9	S
33	735	Cottonwood	12	12	17	OK	Typical of species, previous top loss, moss and lichen, vertical crack @ 15'			1	17	17	17	17	12	S
34	736	Cottonwood	13	13	0	Poor	Crack and wound w decay @ 3', failing to east		1		0	0	0	0	13	S
35	737	Cottonwood	14	14	12	Fair	Taps hollow, non self-corrected lean to east, low live crown ratio, dead wood		1		12	12	12	12	14	S
36	738	Cottonwood	13/9	16	12	Poor	Co-dominant leaders with included bark @ root crown X2, sway to east @ 16', probable crack, decay throughout		1		12	12	12	12	16	S
37	739	Cottonwood	19	19	12	OK	Typical of species, previous top loss, dead wood, low live crown ratio			1	12	12	12	12	19	S
38	740	Cottonwood	19	19	14	Fair	Typical of species, asymmetric canopy to west dead top		1		14	14	14	14	19	S
39	741	Cottonwood	19	19	16	Poor	Wound @ 3-6' with decay		1		16	16	16	16	19	S
40	**742**	**Douglas fir**	**35**	**35**	**22**	**Fair**	**Wound @ 3', column of decay, wound @ 3 1.2' west side with sap, abnormal bark, popping bark, sap, wounds from automobile crashes, broken branch's, coning**			**1**	**22**	**22**	**22**	**22**	**35**	**L**
41	743	Douglas fir	28	28	16	Fair	Wound from automobile crashes, unhealed @ 2', bulge, free flowing sap, epicormic branch formation		1		16	16	16	16	28	S
42	744	Bigleaf maple	8	8	12	Poor	Wound on leader @ 12'		1		12	12	12	12	8	S
80	**977**	**Douglas fir**	**36**	**36**	**15**	**Fair**	**Shedding bark, popping bark, carpenter ants, free flowing sap, bulge @ 4', asymmetric canopy to west, taps hollow, previous top loss**		**1**		**15**	**15**	**15**	**15**	**36**	**L**
81	**978**	**Douglas fir**	**32**	**32**	**18**	**Fair**	**Red ring rot @ 12', taps hollow, abnormal bark, shedding bark, popping bark, sap, typical of species, epicormic branch formation**		**1**		**18**	**18**	**18**	**18**	**32**	**L**
76	985	Western red cedar	38	38	16	Poor	Taps hollow, topped, decay carpenter ants, topped with 8 laterals		1		16	16	16	16	38	S
77	**986**	**Western red cedar**	**42**	**42**	**16**	**Poor**	**Topped @ 20', decay, no Leaders**		**1**		**16**	**16**	**16**	**16**	**42**	**L**
78	**987**	**Western red cedar**	**46**	**46**	**18**	**Poor**	**Topped @ 15', 5 laterals, several failed, large wound by automobile crash 3-5' with decay**		**1**		**18**	**18**	**18**	**18**	**46**	**L**
79	984	Western red cedar	10	10	15	Poor	Topped @ 25', 8 laterals, free flowing sap from branch collars, decay		1		15	15	15	15	10	S
89	**8791**	**Bigleaf maple**	**17/9/9/16/18/22/**	**56**	**27**	**OK**	**Co-dominant leaders with included bark, typical of species, dead wood, dead scaffold**	**1**			**27**	**27**	**27**	**27**	**56**	**L**
90	**8792**	**Bigleaf maple**	**30/12/8/7**	**34**	**22**	**OK**	**Saddle shape root crown and trunk, exposed roots, co-dominant leaders with included bark X4, exposed roots**	**1**			**22**	**22**	**22**	**22**	**34**	**L**

TREES IN ROW

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD Radius in feet				Tree credits
								Viable	Non-viable	Remove	N	W	E	S	
4	745	Bigleaf maple	6/5	8	0	Poor	Co-dominant leaders with included bark @ 2', crack @ root crown		X		0	0	0	0	8
5	746	Bigleaf maple	16/18/9	26	18	Poor	Co-dominant leaders with included bark @ 3' and root crown large column of decay on west side, dead scaffold, cavity of decay		X		18	18	18	18	26
6	747	Bigleaf maple	12/22/19	31	16	Poor	Co-dominant leaders with included bark @ root crown X3, twisted trunks, hanger, dead wood, broken branch's, poor pruning with decay		X		16	16	16	16	31

ORIGINAL SHEET SIZE: 34"X22"

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PROJECT

ISSAQUAH SENIOR SITE

NEWPORT WAY NW, ISSAQUAH, WA 98027

76314

OWNER

THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:

LF, NH

PRINCIPAL

LF

PROJECT MANAGER

NH

PROJECT ARCHITECT

JB, DO

DRAWN BY

BG, MK

CHECKED BY

NH

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

NUMBER	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE

TREE PRESERVATION PLAN - ENLARGEMENT 2

SHEET NUMBER

L1.03

ISSUE DATE

10/27/2015

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1 TREE PRESERVATION PLAN - ENLARGEMENT 3

SCALE: 1"=20'-0"

N

0 10 20 40

TREES WITHIN PROPERTY BOUNDARY

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD Radius in feet				Tree credits	Value
								Viable	Non-viable	Remove	N	W	E	S		
56	762	Red alder	12/12	17	18	OK	Co-dominant leaders with included bark @ root crown, lean to west, oil failure, wounds	1			18	18	18	18	17	s
57	763	Red alder	10	10	16	OK	Lean to west, large wound @ 12' with decay, vertical cracks	1			16	16	16	16	10	s
58	764	Red alder	11	11	18	OK	self-corrected lean to southwest, low live crown ratio, typical of species, moss and lichen, soil failure	1			18	18	18	18	11	s
59	765	Red alder	16	16	20	OK	self-corrected lean to south, exposed roots, broken branch's, soil failure	1			20	20	20	20	16	s
60	766	Red alder	8	8	10	OK	Low live crown ratio, scale, exposed roots	1			10	10	10	10	8	s
61	768	Red alder	8	8	8	OK	Top Dead	1			8	8	8	8	8	s
62	769	Red alder	9	9	14	OK	Self-corrected lean to north, asymmetric canopy to north, typical of species	1			14	14	14	14	9	s
63	770	Red alder	9	9	12	OK	Low live crown ratio, asymmetric canopy to north exposed roots	1			12	12	12	12	9	s
64	771	Red alder	10	10	12	OK	Lean to east, broken branch's, typical of species	1			12	12	12	12	10	s
65	772	Red alder	14	14	16	OK	"S" shaped trunk, previous top loss, torque crack @ 15', asymmetric canopy to south	1			16	16	16	16	14	s
67	780	Red alder	14	14	18	OK	Exposed roots, moss and lichen, typical of species, self-corrected lean	1			18	18	18	18	14	s
68	781	Red alder	9	9	15	OK	Exposed roots, undermined roots, moss and lichen, self-corrected lean, asymmetric canopy to east	1			15	15	15	15	9	s

TREES OUTSIDE OF PROPERTY BOUNDARY

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD Radius in feet				Tree credits
								Viable	Non-viable	Remove	N	W	E	S	
2	773	Red alder	12/9	15	12	OK	co-dominant leaders with included bark @ root crown, typical of species	X			12	12	12	12	15
8	774	Cottonwood	30/36	47	30	Fair	Co-dominant leaders with included bark @ root crown, exposed roots, decay northeast, roots, previous top loss, both sides, column of decay at middle of both sides, dead wood, broken branch's		X		30	30	30	30	47
9	775	Cottonwood	19	19	14	Fair	"S" shaped trunk, exposed roots, dogleg, previous top loss, epicormic branch formation, asymmetric canopy to northeast, wound @ root crown		X		14	14	14	14	19
10	776	Cascaria	10/7/6	14	15	Poor	Typical of species, decay throughout		X		15	15	15	15	14
11	777	Red alder	10	10	12	Poor	Exposed roots, decay @ root crown, non-self-corrected lean to north, previous top loss		X		12	12	12	12	10
12	778	Cascaria	10	10	14	Poor	Typical of species, decay throughout, very wet soil, previous failures		X		14	14	14	14	10

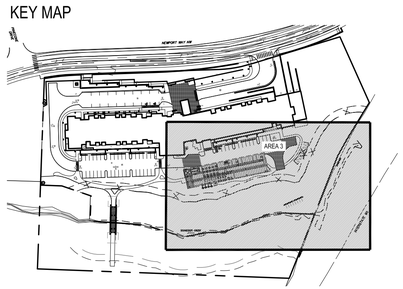
LEGEND

VIABLE TREES TO BE REMOVED

NON-VIABLE TREES TO BE REMOVED

VIABLE TREES TO REMAIN AND PROTECT IN PLACE

KEY MAP



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PROJECT ARCHITECT
JB, DO

DRAWN BY
BG, MK

CHECKED BY
NH

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE

TREE PRESERVATION PLAN - ENLARGEMENT 3

SHEET NUMBER

L1.04

ISSUE DATE

10/27/2015

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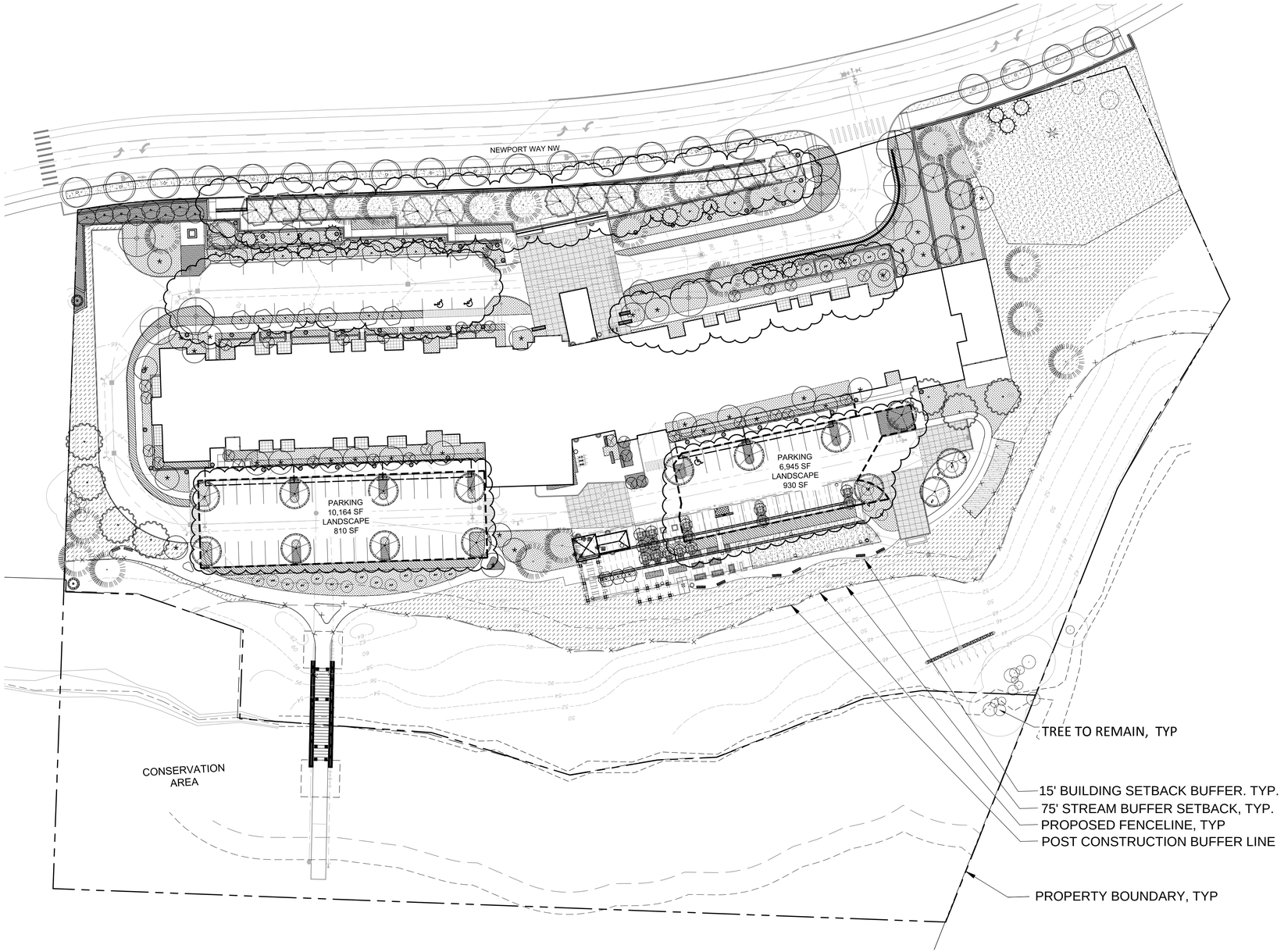

1 OVERALL LANDSCAPE PLAN
SCALE: 1"=40'-0"

N

0 20 40 80

NOTES:
1.SEE TREE PRESERVATION PLANS FOR SPECIFICS OF TREES TO REMAIN.

2. SEE ARBORIST REPORT FOR FULL TREE PRESERVATION PLAN INCLUDING TREE PROTECTION FENCING, ASSUMPTIONS, AND METHODOLOGY .

3. SEE CIVIL FOR GRADING AND UTILITIES, FIRE ACCESS, CIRCULATION, FIRELANE WIDTH AND LOCATION

4. SEE STREET TREE TYPOLOGIES/ TREE TYPE SHEET FOR FURTHER INFORMATION ON TREE SPECIES.

5. SEE L1.11 FOR PRELIMINARY PLANT SCHEDULE.

6. FOR SITE AMENITIES, PAVING TREATMENT AND LIGHTING, SEE SHEET L1.12.

7. ALL RETAINING WALLS WILL MEET CITY OF ISSAQUAH REQUIREMENTS FOR SCREENING, VEGETATION AND GUARDRAIL PROTECTION.

PARKING SUMMARY:
TOTAL PARKING AREAS = 17,109 SF
TOTAL LANDSCAPE AREAS = 1,740 SF
(10% OF TOTAL PARKING AREA)
(*NUMBERS ARE APPROX.)

LEGEND

ENTRY LOOP STREET TREES

NEWPORT WAY 'NW NATIVE EDGE' TREES

NEWPORT WAY STREET TREES

ORCHARD TREES

PARKING AREA TREES

ACCENT / PATIO TREES

LARGE EVERGREEN / DECIDUOUS SHRUBS

ORIGINAL SHEET SIZE: 34"X22"

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DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1.05

ISSUE DATE
10/27/2015

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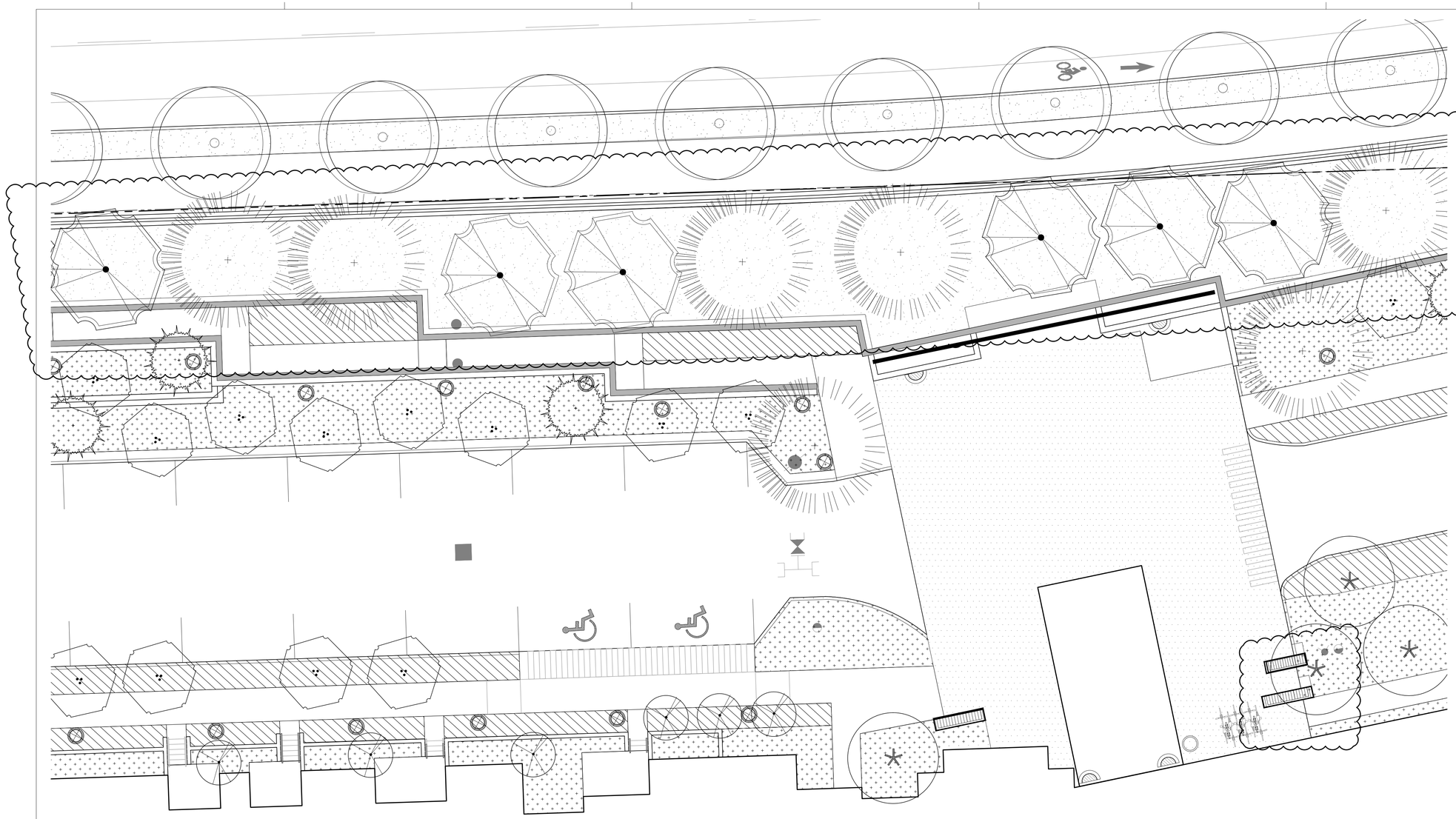


1 LANDSCAPE PLAN - ENLARGEMENT 1
SCALE: 1"=20'-0"

N

0 10 20 40

NOTES:
1.SEE ARBORIST REPORT FOR FULL TREE PRESERVATION PLAN INCLUDING TREE PROTECTION FENCING, ASSUMPTIONS, AND METHODOLOGY .

2. SEE CIVIL FOR GRADING AND UTILITIES, FIRE ACCESS, CIRCULATION, FIRELANE WIDTH AND LOCATION. FOR COMPLETE WALL INFORMATION, SEE CIVIL GRADING PLANS.

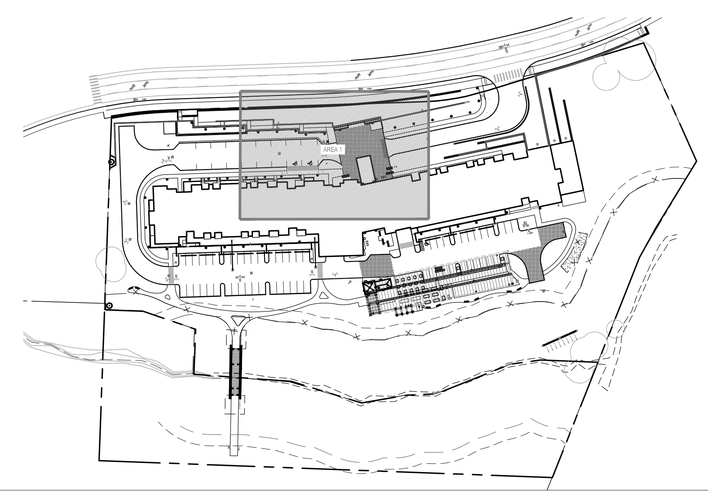
3. SEE STREET TREE TYPOLOGIES/ TREE TYPE SHEET FOR FURTHER INFORMATION ON TREE SPECIES.

4. SEE L1.11 FOR PRELIMINARY PLANT SCHEDULE.

5. ALL RETAINING WALLS WILL MEET CITY OF ISSAQUAH REQUIREMENTS FOR SCREENING, VEGETATION AND GUARDRAIL PROTECTION.

LEGEND

- ENTRY LOOP STREET TREES
- NEWPORT WAY 'NW NATIVE EDGE' TREES
- NEWPORT WAY STREET TREES
- ORCHARD TREES
- PARKING AREA TREES
- ACCENT / PATIO TREES
- LARGE EVERGREEN / DECIDUOUS SHRUBS
- SHRUB, ORNAMENTAL GRASSES, PERENNIAL MIX
- EVERGREEN SHRUBS 36" TALL APPROXIMATELY
- GROUNDCOVER, ORNAMENTAL GRASS, PERENNIAL MIX
- NATIVE AND DROUGHT TOLERANT PLANTING, COORDINATED W/ RESTORATION PLANTING
- SEEDED LAWN OR MEADOW



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DESIGN TEAM:
LF, NH
PRINCIPAL
LF
PROJECT MANAGER
NH
PROJECT ARCHITECT
JB, DO
DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

REVISIONS

NO.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
LANDSCAPE PLAN - ENLARGEMENT 1

SHEET NUMBER
L1.06

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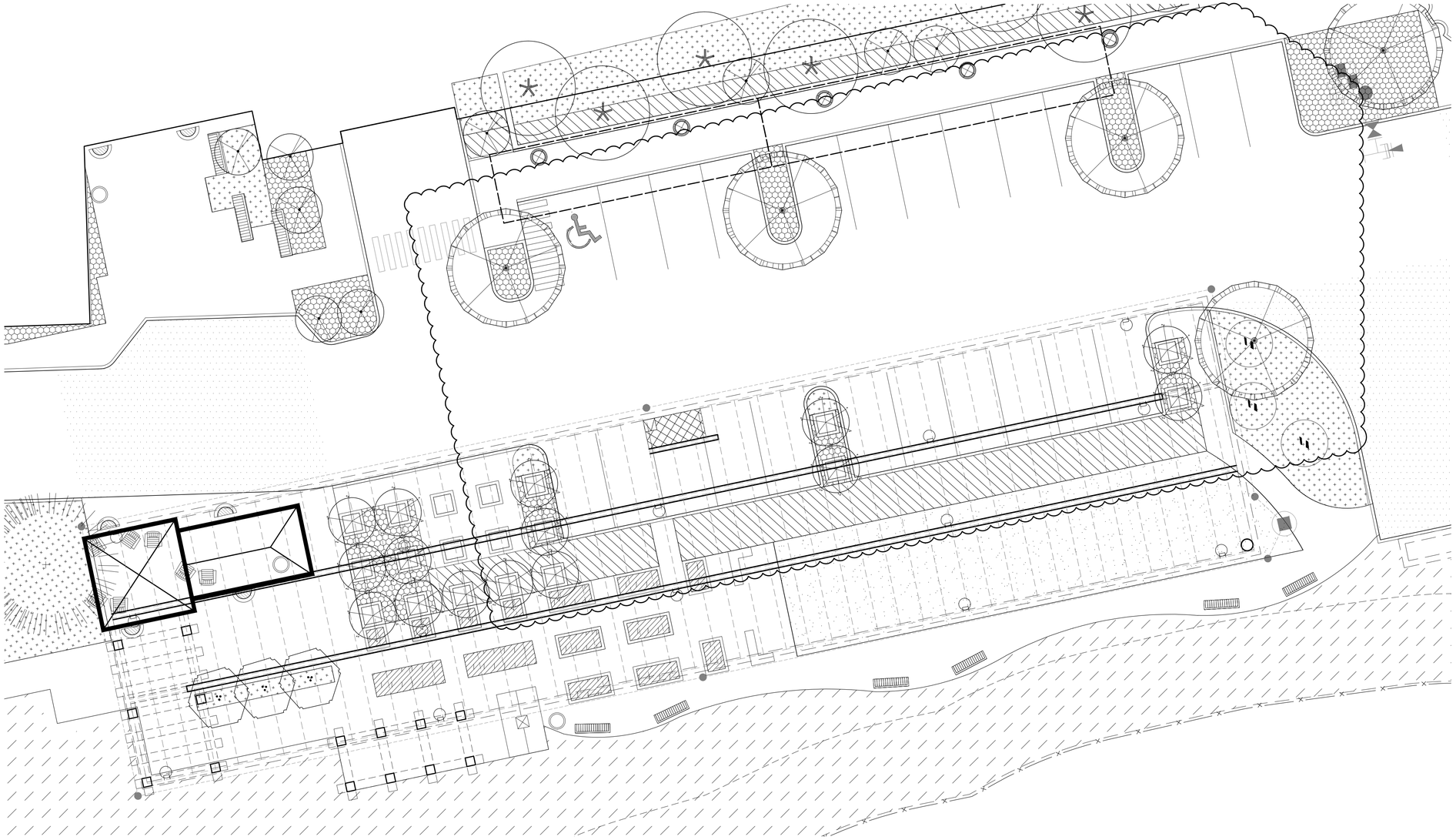


1 LANDSCAPE PLAN - ENLARGEMENT 2
SCALE: 1"=20'-0"

N 0 10 20 40

NOTES:
1.SEE ARBORIST REPORT FOR FULL TREE PRESERVATION PLAN INCLUDING TREE PROTECTION FENCING, ASSUMPTIONS, AND METHODOLOGY .

2. SEE CIVIL FOR GRADING AND UTILITIES, FIRE ACCESS, CIRCULATION, FIRELANE WIDTH AND LOCATION. FOR COMPLETE WALL INFORMATION, SEE CIVIL GRADING PLANS.

3. SEE STREET TREE TYPOLOGIES/ TREE TYPE SHEET FOR FURTHER INFORMATION ON TREE SPECIES.

4. SEE L1.11 FOR PRELIMINARY PLANT SCHEDULE.

5. ALL RETAINING WALLS WILL MEET CITY OF ISSAQUAH REQUIREMENTS FOR SCREENING, VEGETATION AND GUARDRAIL PROTECTION.

LEGEND

ENTRY LOOP STREET TREES

NEWPORT WAY 'NW NATIVE EDGE' TREES

NEWPORT WAY STREET TREES

ORCHARD TREES

PARKING AREA TREES

ACCENT / PATIO TREES

LARGE EVERGREEN / DECIDUOUS SHRUBS

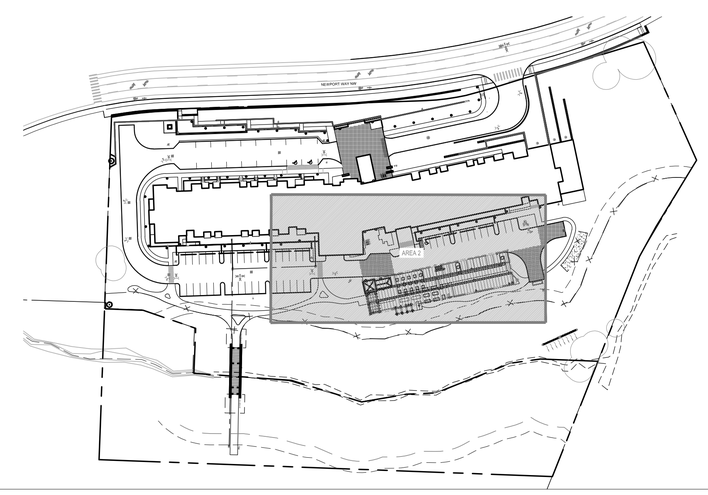
SHRUB, ORNAMENTAL GRASSES, PERENNIAL MIX

EVERGREEN SHRUBS 36" TALL APPROXIMATELY

GROUNDCOVER, ORNAMENTAL GRASS, PERENNIAL MIX

NATIVE AND DROUGHT TOLERANT PLANTING, COORDINATED W/ RESTORATION PLANTING

SEEDED LAWN OR MEADOW



ORIGINAL SHEET SIZE: 34"X22"

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PROJECT
ISSAQUAH SENIOR SITE
NEWPORT WAY NW, ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

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SHEET TITLE
LANDSCAPE PLAN - ENLARGEMENT 2

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FRAXINUS PENNSYLVANICA URBANITE

QUERCUS COCCINEA

ZELKOVA SERRATA 'GREENVASE'

NEWPORT WAY NW STREET TREES
- Trees have bright fall colors
- Round habits and high branching structure for clear / clean delineation of roadways
- Large trees with extensive canopy

ENTRY LOOP & STREET TREE
- Mix of narrow habit and large canopy trees to meet varied conditions and limb clearance needs.
- Suitable for slopes and reducing soil erosion risks.
- Large trees with extensive canopy have bright fall colors.

NEWPORT WAY NATIVE EDGE
- Mix of native and adapted deciduous and evergreen trees to replace non-viable natives trees to be removed.
- Suitable for slopes and reducing soil erosion risks.
- All seasonal interest.

NEWPORT WAY NW STREET TREES

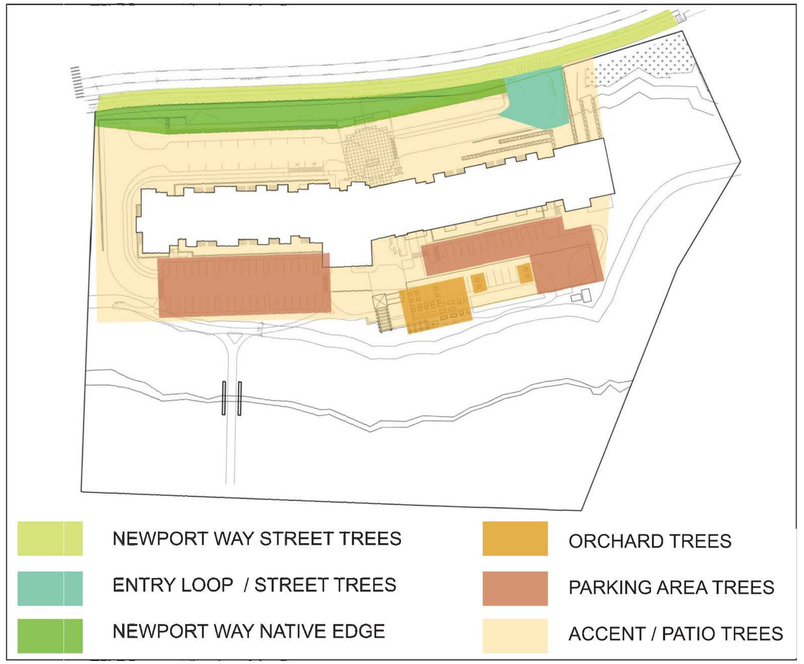
ACER SACCHARUM 'GREEN MOUNTAIN'

AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'

ACER CIRCINATUM

LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'

TREE AREA LOCATIONS



ENTRY LOOP & STREET TREE

PSEUDOTSUGA MENZIESII

PINUS CONTORTA VAR. CONTORTA

CEDRUS DEODARA

THUJA PLICATA

FRAXINUS AMERICANA 'EMPIRE'

AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'

ACER CIRCINATUM

NEWPORT WAY NW 'NATIVE' EDGE

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SHEET TITLE
TREE TYPES AND LOCATIONS

SHEET NUMBER
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MALUS 'ADIRONDACK'

QUERCUS COCCINEA

MALUS TRANSITORIA 'SCHMIDTCUTLEAF' GOLDEN RAINDROPS

ORCHARD TREES
- Trees have narrow, short habit, with 5' limb clearance.
- Striking trees with a variety of seasonal interest such as flowers, fruit, bright fall colors and interesting bark.

PARKING AREA TREES
- Fast growing, tough trees with a variety of forms.
- Canopy for shade.
- Fragrant flowers, variety of fall colors.
- Form and branching structure appropriately for roadways and parking stalls.

LARGE SHRUBS AT WALLS
- Mix of native and adapted deciduous and evergreen small trees and shrubs, with all season interest.
- Suitable for slopes and reducing soil erosion risks.
- Meeting COI design and development standard 18.12.135 to screen retaining walls.

ORCHARD TREES

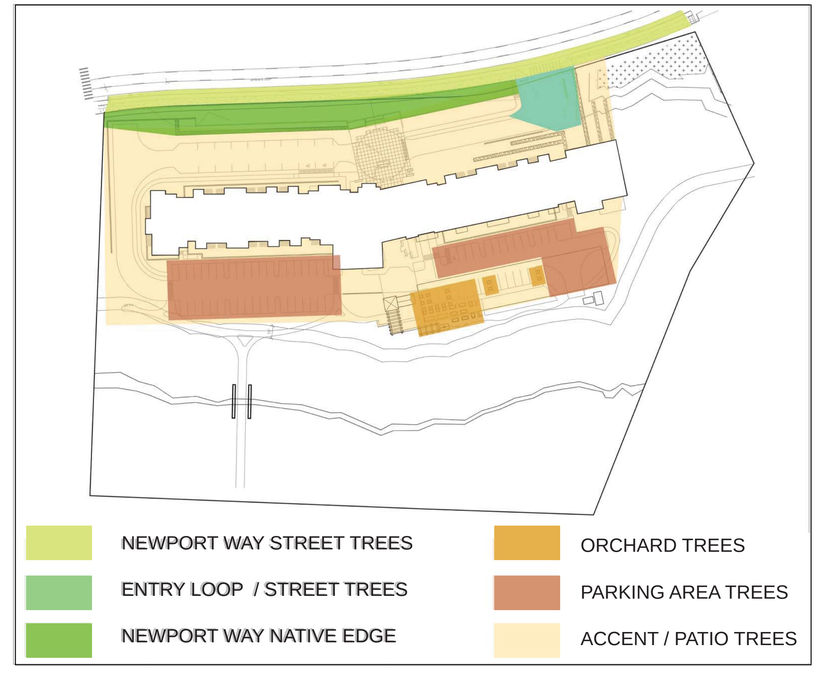
FRAXINUS AMERICANA 'AUTUMN APPLAUSE'

TILIA CORDATA 'CHANCOLE'

NYSSA SYLVATICA

PARKING AREA TREES

TREE AREA LOCATIONS

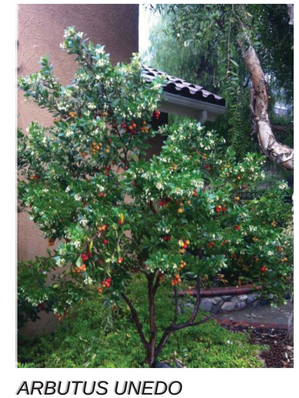


VIBURNUM PLICATUM F. TOMENTOSUM 'MARIESII'

FOTHERGILLA GARDENII

GARRYA X ISSAQUAHENSIS 'PAT BALLARD'

PHILADELPHUS LEWISII



ARBUTUS UNEDO

CORYLUS CORNUTA VAR. CORNUTA

OEMLERIA CERASIFORMIS

LARGE SHRUBS AT WALLS

ORIGINAL SHEET SIZE: 34"X22"

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TREE TYPES AND LOCATIONS

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TILIA CORDATA 'CHANCOLE'

OSTRYA VIRGINIANA

CARPINUS BETULUS 'FASTIGIATA'

POPULUS TREMULA 'ERECTA'

ACCENT / PATIO TREES

ACCENT / PATIO TREES

- Mix of native and adapted deciduous and evergreen small trees with all season interest.
- Fragrant flowers, variety of fall colors and variety of forms to meet needs of varied conditions.

FRAXINUS AMERICANA 'AUTUMN APPLAUSE'

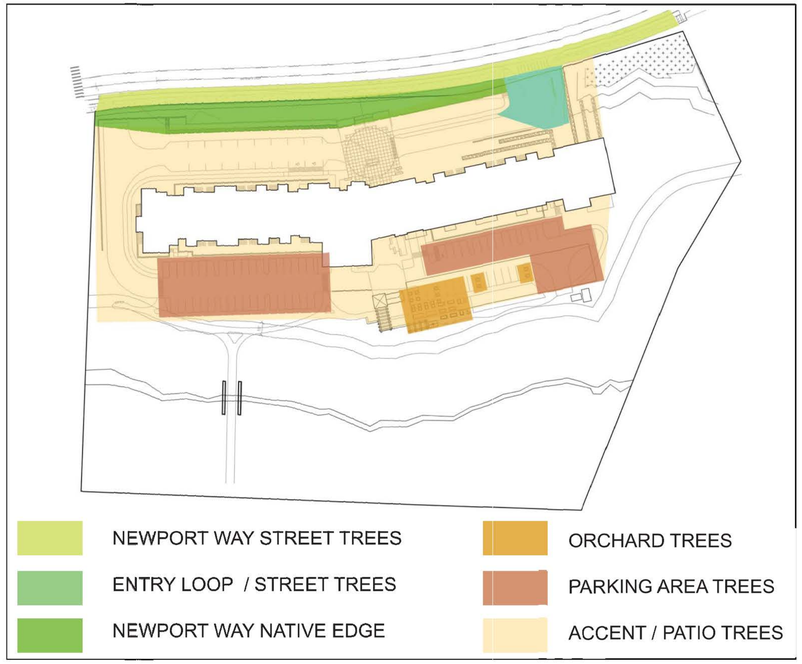
NYSSA SYLVATICA

FAGUS SYLVATICA 'DAWYCK PURPLE'

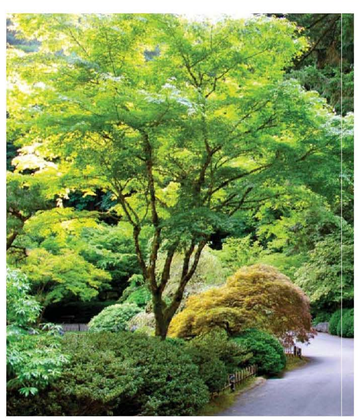
LIRIODENDRON TULIPIFERA 'FASTIGIATUM'

ACCENT / PATIO TREES

TREE AREA LOCATIONS



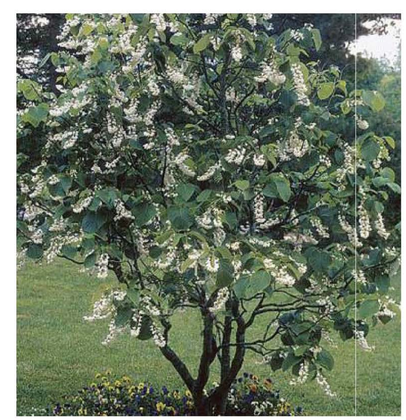
ACER CIRCINATUM



ACER PALMATUM

AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'

CORNUS X 'RUTCAN'



STYRAX OBASSIA

ACCENT / PATIO TREES

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TREE TYPES AND LOCATIONS

SHEET NUMBER

L1.10

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PLANT LIST

	BOTANICAL NAME	COMMON NAME	SIZE	CONDITIONS	SPACING	COMMENTS
	SENIORS ENTRY LOOP & STREET TREE					
	General notes for all street trees : *Project requires 6-7' high limb clearance provided by Growner, full even and matched branching structure and strong central leader.*					
DT	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" cal.	B&B	35' o.c. or as shown	Orange, yellow, and red fall color. 50' tall x 35' wide, rapid grower.
DT, N	Amelanchier × *grandiflora* 'Autumn Brilliance	ServiceBerry	2 1/2" cal.	B&B	15' o.c. or as shown	15' wide X 20tall, edible fruit in summer, brilliant orange-red fall color,showy flowers in Spring.
	Crataegus x lavallei	**Lavalle Hawthorn**	**2 1/2" cal.**	**B&B**	**20' o.c or as shown**	Shiny, 20' wide X 25' tall, lustrous dark green color, white showy flowers in Spring, bronzy to coppery red colors in fall
DT	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2 1/2" cal.	B&B	35' o.c. or as shown	Fruitless, 50' tall x 30' wide, nice red/burgundy fall color.
	NEWPORT WAY NW "NATIVE" EDGE					
DT	Fraxinus americana 'Empire'	Empire Ash	2 1/2" cal.	B&B	30' o.c.	Grows 50' tall x 25' wide. Red fall color
N	Pinus contorta var. contorta	Shore Pine	8'-10' height	B&B	8' o.c.	**Grows 35' tall x 10' wide, evergreen, suitable for slope and erosion control**
DT	Cedrus deodara	Deodar Cedar	8'-10' height	B&B	30' o.c.	**Grows 50' tall x 25' wide, evergreen, rapid growing, evergreen**
DT, N	Thuja plicata	Western Red Cedar	8'-10' height	B&B	35' o.c.	Grows 100' x 30' w Evergreen native, suitable for slopes,
DT, N	Pseudotsuga menziesii	Douglas Fir	8'-10' height	B&B	as shown	Grows 100' x 25' w Evergreen native, suitable for slopes
DT, N	Amelanchier × *grandiflora* 'Autumn Brilliance	ServiceBerry	2 1/2" cal.	B&B	15' o.c. or as shown	15' wide X 20tall, edible fruit in summer, brilliant orange-red fall color,showy flowers in Spring.
DT, N	Acer circinatum	Vine Maple	6-8' ht.	B&B	as shown	Multistemmed clump, 3-stem min.
	NEWPORT WAY NW STREET TREE: *Project requires 6-7' high limb clearance provided by Growner, full even and matched branching structure and strong central leader.*					
DT	Fraxinums pennsylvanica 'Urbanite'	Urbanite Ash	2 1/2" cal.	B&B	30' o.c. or as shown	Burgundy w/ yellow tinge fall color
DT	Quercus coccinea	Scarlet Oak	2 1/2" cal.	B&B	30' o.c. or as shown	Red fall color, best oak for fall color
DT	Zelkova serrata 'Greenvase'	Green Vase Zelkova	2 1/2" cal.	B&B	30' o.c.	Orange-red to purple fall color, attractive exfoliating bark.
	ORCHARD TREE					
	General notes for all orchard trees: *Project requires 5' high limb clearance provided by Growner, full even and matched branching structure and strong central leader.*					
DT	Malus 'Adirondack'	Adirondack Flowering Crab	2" cal.	B&B	10' oc or as shown	Narrow and short habit, waxy wide white flower in early summer
DT, N	Malus transitoria 'Schmidtcutleaf' GOLDEN RAINDROPS ™	Cutleaf crabapple	2" cal.	B&B	10' or as shown	Open form, white flower in late summer, yellow and red fall color, trunk bark is a shiny orange-brown, clean and smooth
DT, N	Pyrus calleryana 'Jaczam'	Jack' Callery Pear	2 1/2" cal.	B&B	10' oc or as shown	Dense and narrow, with closely spaced branches, spectacular white flowers early summer, yellow or bright red fall color
	PARKING AREA TREES					
DT	Fraxinus americana 'Autumn Applause'	Autumn Applause' White Ash	2 1/2" cal.	B&B	30' o.c. or as shown	Fast grower, deep red fall color, oval habit
DT	Tilia cordata 'Chancole'	Chancellor Linden	2 1/2" cal.	B&B	30' o.c. or as shown	Pyramidal habit, fragrant flowers early summer, gold fall color
DT	Nyssa sylvatica	Black Tupelo	2" cal.	B&B	as shown	Nice form, nice bark, beautiful mottled orange, red, purple fall color
	ACCENT | PATIO TREES					
DT, N	Acer circinatum	Vine Maple	6-8' ht.	B&B	as shown	Multistemmed clump, 3-stem min.
DT	Acer palmatum	Japanese Maple	2 1/2" cal.	B&B	as shown	Specimen form
DT	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal.	B&B	as shown	
	Cornus x 'Rutcan'	**Constellation Dogwood**	**6-8' ht.**	**B&B**	**as shown**	**Std. trunk only, nursery trained, matched branching structure**
	Stewartia obassia	**Fragrant Snowbell**	**2" cal.**	**B&B**	**as shown**	**Std. trunk only, nursery trained, matched branching structure**
DT	Tilia cordata 'Chancole'	Chancellor Linden	2 1/2" cal.	B&B	25' o.c. or as shown	Pyramidal habit, fragrant flowers early summer, gold fall color
	Ostrya virginiana	**Hop Hornbeam**	**2 1/2 " cal**	**B&B**	**25' or as shown**	**Generally rounded crown, yellow fall color**
DT	Fraxinus americana 'Autumn Applause'	Autumn Applause' White Ash	2 1/2" cal.	B&B	30' o.c. or as shown	Fast grower, deep red fall color, oval habit
DT	Nyssa sylvatica	Black Tupelo	2" cal.	B&B	as shown	Nice form, nice bark, beautiful mottled orange, red, purple fall color
DT	**Carpinus betulus 'Fastigiata'**	**Hornbeam**	**2" cal.**	**B&B**	**12' o.c.**	**Grows 25' tall x 10' wide, sun or shade**
DT	Fagus sylvatica 'Dawyck Purple'	Dawych Purple Beech	2" cal.	B&B	15' o.c.	Grows 40' tall x 12' wide, purple foliage year round
	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	2" cal.	B&B	20' o.c.	Grows 40' tall x 15' wide, yellow fall color
DT	**Populus tremula 'Erecta'**	**Upright European Aspen**	**2" cal.**	**B&B**	**12-15' o.c.**	**Grows 30' tall x 8' wide**
	DECIDUOUS SHRUBS					
DT	Cornus sanguinea 'Cato'	Arctic Sun Dogwood	18" x 18"	container	36" o.c.	full and bushy, NO SUBSTITUTION
DT	Cornus sericea 'Kelseyi'	Kelseyi Redtwig Dogwood	12" x 12"	container	30" o.c.	full, bushy
DT	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	18" x 12"	container	4' o.c.	full, bushy
DT	Corylus cornuta var. *cornuta*	Beaked Hazel	18"- 24" ht	container	8' o.c.	Facultative, full sun or part shade, 8' o.c. typical or 3' o.c. for hedge
DT	Hydrangea quercifolia	Oakleaf Hydrangea	24" ht	container	as shown	full, bushy, accent plant in single qty per location
N	Holodiscus discolor	Oceanspray	18" x 12"	container	as shown	full, bushy
DT, N	Oemlaria cerasiformis	Indian Plum	5 gal	container	8' o.c.	full, bushy, natural edge location
DT, N	Philadelphus lewisii	Lewis' mock-orange	5' gal	container	10' o.c.	full, bushy
DT, N	Physocarpus capitatus	Pacific Ninebark	3 gal	container	8' o.c.	full, bushy, natural edge location
DT, N	Ribes sanguineaum	Flowering Currant	3 gal	container	5. o.c.	full, bushy. 'White Icicle' variety in addition to standard species.
DT, N	Rosa nutkana	Nootka Rose	18" ht.	container	4. o.c.	full, bushy
DT, N	Symphoricarpos albus	Snowberry	3 gal	container	4. o.c.	full, bushy
DT	Viburnum carlesii	Koreanspice Viburnum	18" x 15"	container	4' o.c.	full, bushy, accent plant in single qty per location
DT	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	3 gal	container	12' o.c.	full, bushy
	Fothergilla gardenii	**Dwarf fothergilla**	**2 gal**	**container**	**3' o.c.**	**full, bushy**

	EVERGREEN SHRUBS					
DT	Abelia x grandiflora 'Rose Creek'	Rose Creek Abelia				
DT, N	Arbutus unedo	Strawberry tree	5 gal	container	20' o.c or as shown	Evergreen shrub, whitish-pink flowers are produced from October to December.
DT	Cistus hybridus	White Rockrose	3 gal	container	3' o.c.	full, bushy
DT, N	Garrya x issaquahensis 'Pat Ballard'	Pat Ballard Silk Tassel	3 gal	container	8' o.c.	full, bushy
DT, N	Gaultheria shallon	Salal	3 gal	container	3' o.c.	full, bushy
DT, N	Mahonia nervosa	Low Oregon Grape	3 gal	container	3' o.c.	full, bushy
DT, N	Mahonia × media 'Charity'	Hybrid Mahonia	3 gal	container	3' o.c.	full, bushy
DT, N	Myrica californica	Pacific Wax Myrtle	3 gal	container	6' o.c.	full, bushy
DT	Nandina domestica 'Golf Stream'	Golf Stream Heavenly Bamboo	3 gal	container	4' o.c.	full and bushy, may substitute for Moon Bay
DT	Nandina domestica 'Plum Passion'	Plum Passion Heavenly Bamboo	3 gal	container	4' o.c.	full, bushy
	Osmanthus delavayi	**Delavay Osmanthus**	**24"x24"**	**container**	**as shown**	**full, bushy to ground**
DT, N	Sarcoccoca hookeriana var. humilis	Sweet Box	2 gal	container	3' o.c.	full, bushy
DT	Sarcoccoca ruscifolia	Sweet Box	18" ht.	container	3' o.c.	full, bushy
DT, N	Vaccinium ovatum	Evergreen Huckleberry	15"x15"	container	4' o.c.	full, bushy
DT	Viburnum davidii	David Viburnum	3 gal	container	4' o.c.	full, bushy
	GROUNDCOVER and PERENNIALS					
DT	Acanthus mollis	Bear's Breech	2 gal	container	36" o.c.	full
DT,N	**Arctostaphylus uva-ursi**	**Kinnikinnick**	**1 gal**	container	15" o.c.	full
N	Asarum caudatum	Wild Ginger	1 gal	container	12" o.c.	full, 5 leaves min.
	Asarum europeum	**European Ginger**	**1 gal**	**container**	**12" o.c.**	**full, 5 leaves min.**
DT,N	Blechnum spicant	Deer Fern	1 gal	container	12" o.c.	full, min. 7 fronds
DT	Carex 'Ice Dance'	Ice Dance Sedge	1 gal	container	30" o.c.	full
	Carex morrowii 'Aureo-Variegata'	**Variegated Japanese Sedge**	**1 gal**	**container**	**24" o.c.**	**full**
DT	Carex testacea	Orange Sedge	1 gal	container	24" o.c.	full
N	Cornus unalaschkensis	Bunchberry	1 gal	container	24" o.c.	full
DT,N	Deschampsia cespitosa	Tufted Hair Grass	1 gal	container	24" o.c.	full
DT,N	Dicentra formosa	Bleeding Heart	1 gal	container	accent	full
DT	Dicentra spectabilis	Old Fashioned Bleeding Heart	1 gal	container	accent	full, may also include 'Alba' variety
DT	Euphorbia amygdaloides var. robbiae	Mrs. Robb's Bonnet	1 gal	container	18" o.c.	full
DT	Festuca glauca 'Elijah Blue'	Blue Fescue	1 gal	container	15" o.c.	full
DT,N	Fragaria chiloensis	Strawberry	1 gal	container	30" o.c.	full
DT	Hakonechloa macra 'Aureola'	Hakone Grass	1 gal	container	24" o.c.	full
DT	Helictotrichon sempervirens	Blue Oat Grass	1 gal	container	30" o.c.	full
N	Juncus effusus	Soft Rush	1 gal	container	30" o.c.	full
	Juncus patens 'Elk Blue'	**California Gray Rush**	**1 gal**	**container**	**30" o.c.**	**full**
DT	Liatris spicata	Spiked Gay Feather		bulb	as noted	or as 1 gal container stock
DT	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	container	18" o.c.	full
DT	Liriope spicata 'Kobold'	Lilyturf	1 gal	container	15" o.c.	full
	Ophiopogon planiscapus 'Nigrescens'	**Black Mondo Grass**	**1 gal**	**container**	**15" o.c.**	**full**
DT	Pachysandra terminalis	Japanese spurge	1 gal	container	18" o.c.	full
DT,N	Polystichum munitum	Sword Fern	1 gal	container	as shown	min. 5 fronds
DT	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Creeping Berry	4" pot	container	30" o.c.	full
N	Rubus ursinus	Trailing Blackberry	4" pot	container	as shown	full
	Salix scouleriana	Scouler's willow	1 gal	contianer	as shown	full
DT	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal	container	24" o.c.	full, NO SUBSTITUTION
	VINES					
DT	Akebia quinata	Five Leaf Akebia	1 gal	container	as shown	24" h. min.
DT	Clematis x 'Jackmanii'	Jackmanii Clematis	1 gal	container	as shown	24" h. min.
DT	Hydrangea seemanii	Evergreen Climbing Hydrangea	1 gal	container	as shown	24" h. min.
DT	Lonicera x heckrottii 'Goldflame'	Goldflame Honeysuckle Vine	1 gal	container	as shown	24" h. min.
DT	Parthenocissus tricuspidata	Boston Ivy	1 gal	container	as shown	24" h. min.
DT	Parthenocissus quinquefolia	Virginia Creeper	1 gal	container	as shown	24" h. min.
DT	Passiflora caerulea	Passion Vine	1 gal	container	as shown	24" h. min.
DT	Trachelospermum jasminoides	Star Jasmine	1 gal	container	as shown	24" h. min.
DT	Humulus lupulus 'Aureus'	Star Jasmine	1 gal	container	as shown	24" h. min.

DT	DROUGHT TOLERANT, HARDY AND ADAPTIVE SPECIES
N	NATIVE SPECIES
DT,N	DROUGHT TOLERANT, HARDY, ADAPTIVE AND NATIVE SPECIES

NOTE: PLANT SPECIES TO DEMONSTRATE PLANTING CHARACTER. FINAL SPECIES SELECTION TO BE COMPLETED DURING CONTRACT DOCUMENTS BASED ON LOCAL NURSERY SUPPLY AND AVAILABILITY. REFERENCES: KING COUNTY NATIVE PLANT LIST, COS APPROVED STREET TREE LIST.

NOTES:

1.SEE TREE TYPES AND LOCATION SHEETS AND PLANTING SHEETS FOR TREE LEGEND AND SPECIES CLARIFICATION.

ORIGINAL SHEET SIZE: 34"X22"

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communita atelier ps
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(206)327-9056

PROJECT

ISSAQUAH SENIOR SITE

NEWPORT WAY NW, ISSAQUAH, WA 98027

76314

OWNER

THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH

PRINCIPAL
LF

PROJECT MANAGER
NH

PROJECT ARCHITECT
JB, DO

DRAWN BY
BG, MK

CHECKED BY
NH

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

PLANT LIST & NOTES

SHEET NUMBER

L1.11

ISSUE DATE
10/27/2015

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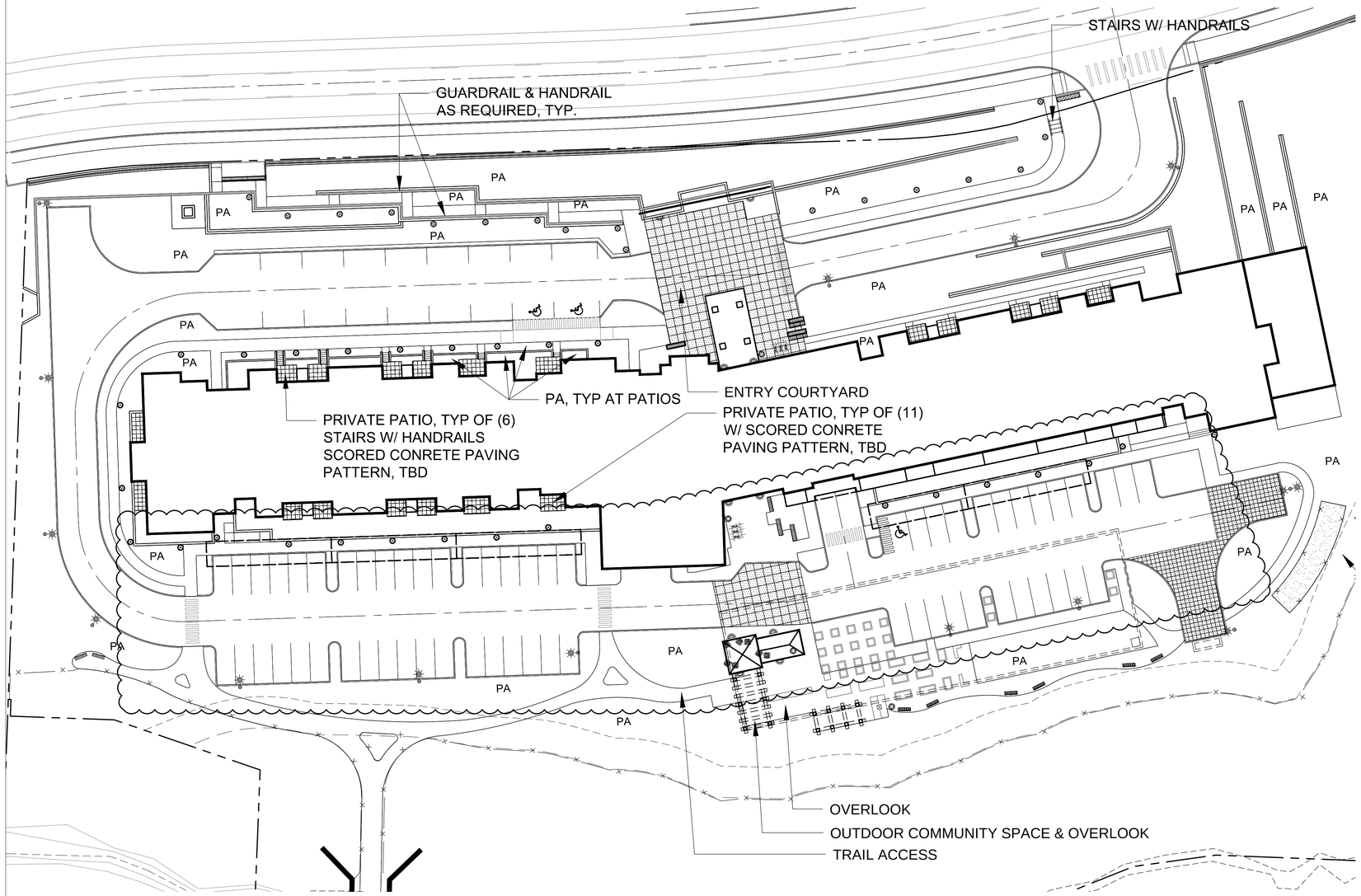

1 LIGHTING & AMENITIES
SCALE: 1"=30'-0"

N

0 20 40 80
SCALE: 1"=40'-0"

NOTES:

1. ENTRY COURTYARD:
A. FEATURE WALL WILL BE A FOCAL POINT AT MAIN ENTRY.
B. PEDESTRIAN ACCESS TO NW NEWPORT WAY.
C. SEATING AT LOW SEAT WALLS PROVIDES GATHERING AND WAITING OPPORTUNITIES AT PEDESTRIAN DROP OFF AND CROSSING.

2. OUTDOOR COMMUNITY SPACE & OVERLOOK:
A. PATIO AND OVERHEAD TRELLIS FOR GATHERING IN SHADE AND SUN.
B. VARIED SEATING OPTIONS AT LOW SEAT WALL AND MOVABLE CHAIRS AND TABLES.
C. INTERPRETATIVE SIGNAGE.
D. DIRECT ACCESS TO THE TRAIL
E. RESIDENT COMMUNITY GARDENS WITH RAISED AND GROUND LEVEL PLANTERS FOR GROWING EDIBLES.

3. TRAIL PATH: STABILIZED CRUSHED ROCK SURFACING WITH METAL EDGING.

4. SEE PEDESTRIAN CIRCULATION PLAN FOR PEDESTRIAN ACCESS SEE SHEET L1.14.

5. SEE CIVIL FOR GRADING AND UTILITIES, FIRE ACCESS, CIRCULATION, FIRELANE WIDTH AND LOCATION

6. SEE TREE TYPES & LOCATIONS SHEETS FOR FURTHER INFORMATION ON TREE SPECIES.

8. SEE L1.11 FOR PRELIMINARY PLANT SCHEDULE.

7. ALL RETAINING WALLS WILL MEET CITY OF ISSAQUAH REQUIREMENTS FOR SCREENING, VEGETATION AND GUARDRAIL PROTECTION.

8. PEDESTRIAN SIDEWALKS: LIGHT BROOM FINISH, JOINTING PATTERN TO MEET CITY OF ISSAQUAH REQUIREMENTS, SPECIFIC JOINTING TBD.

LEGEND

- PARKING/POLE LIGHTS
- BOLLARD OR WALL LIGHTS
- LIGHTS MOUNTED TO STRUCTURE
- GARBAGE RECEPTACLE
- FEATURE WALL
- DOG RUN
- BENCH
- CIP BENCH
- BIKE PARKING
- MOVABLE CHAIRS
- ENTRANCE SIGN
- SPECIAL PAVING TYPE 1: FINISH:FIRE TRUCK RATED PAVERS OR CIP CONCRETE LIGHT BROOM FINISH, W/ INTEGRAL COLOR HARDENER & SAW CUT JOINTS
- SPECIAL PAVING TYPE 2: FINISH: FIRE TRUCK RATED STAMPED CONCRETE

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PROJECT
ISSAQUAH SENIOR SITE
NEWPORT WAY NW, ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH
PRINCIPAL
LF
PROJECT MANAGER
NH
PROJECT ARCHITECT
JB, DO
DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
OVERALL SITE PLAN
LIGHTING & AMENITIES

SHEET NUMBER
L1.12

ISSUE DATE
10/27/2015

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ALL ELEMENTS SHOWN TO DESCRIBE THE PROPOSED CHARACTER OF FINAL DESIGN

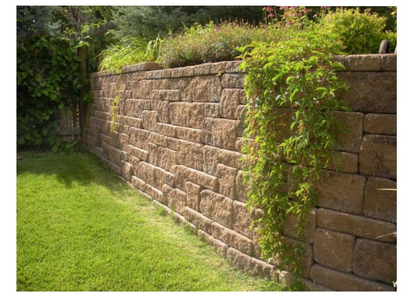
STREET/POLE LIGHTS BOLLARD LIGHTS

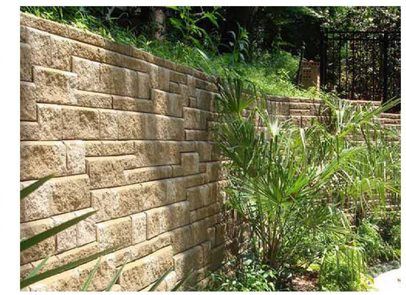
LIGHTING

FURNITURE AT GATHERING SPACES

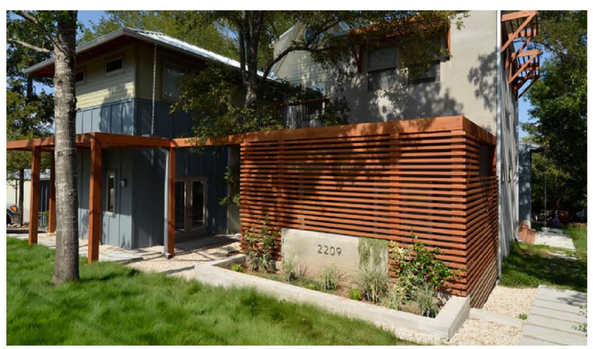
BICYCLE PARKING

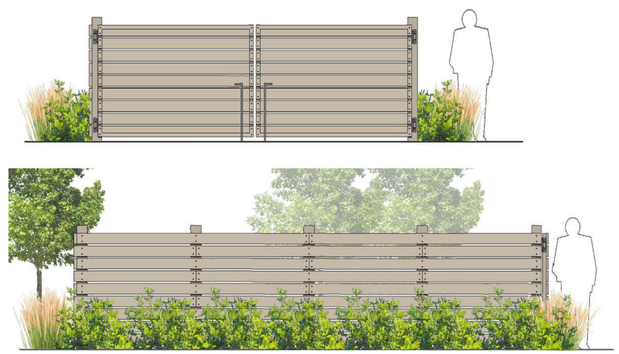
BENCHES



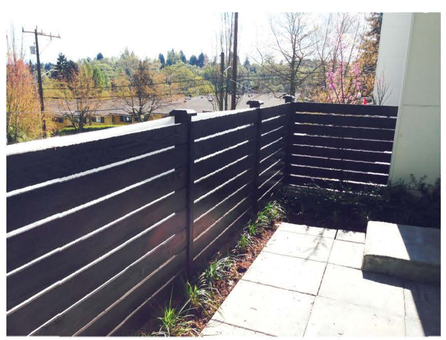


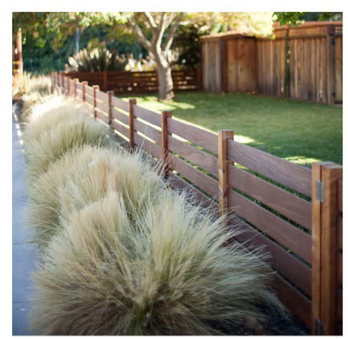
BLOCK RETAINING WALLS



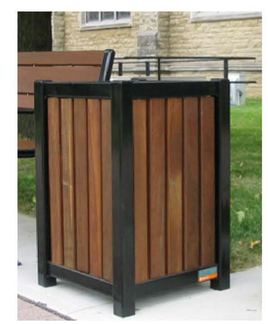


TRASH/RECYCLING ENCLOSURES





FENCING AT RESIDENCES



TRASH RECEPTACLES

SIGNAGE

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PROJECT

ISSAQUAH SENIOR SITE

NEWPORT WAY NW, ISSAQUAH, WA 98027

76314

OWNER

THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH

PRINCIPAL
LF

PROJECT MANAGER
NH

PROJECT ARCHITECT
JB, DO

DRAWN BY
BG, MK

CHECKED BY
NH

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

SITE AMENITIES

SHEET NUMBER

L1.13

ISSUE DATE

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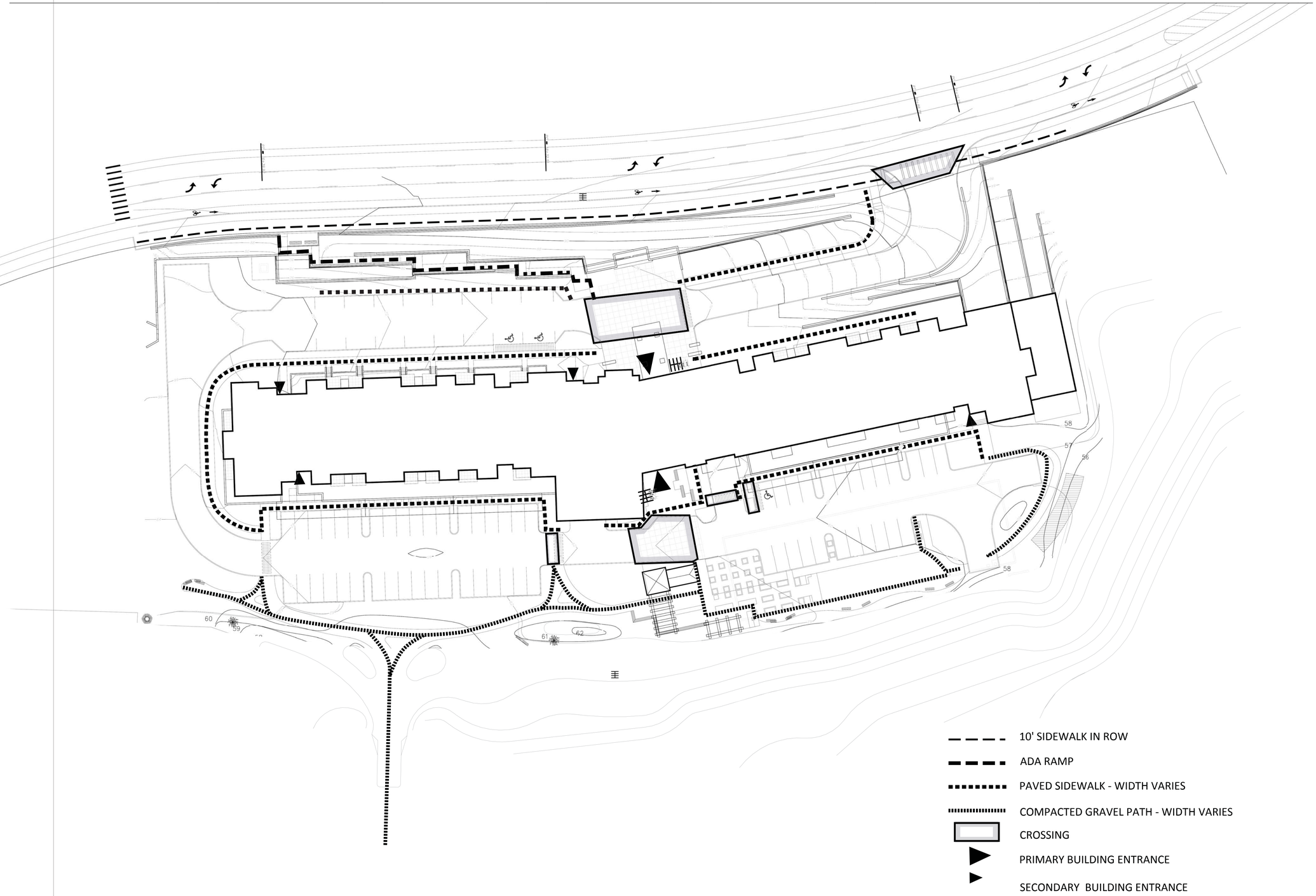

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PROJECT

ISSAQUAH SENIOR SITE

NEWPORT WAY NW, ISSAQUAH, WA 98027

76314

OWNER

THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:

LF, NH

PRINCIPAL

LF

PROJECT MANAGER

NH

PROJECT ARCHITECT

JB, DO

DRAWN BY

BG, MK

CHECKED BY

NH

DRAWING SET DESCRIPTION

SITE DEVELOPMENT PERMIT

REVISIONS

No.	DATE	DESCRIPTION

SHEET TITLE

PEDESTRIAN CIRCULATION

SHEET NUMBER

L1.14

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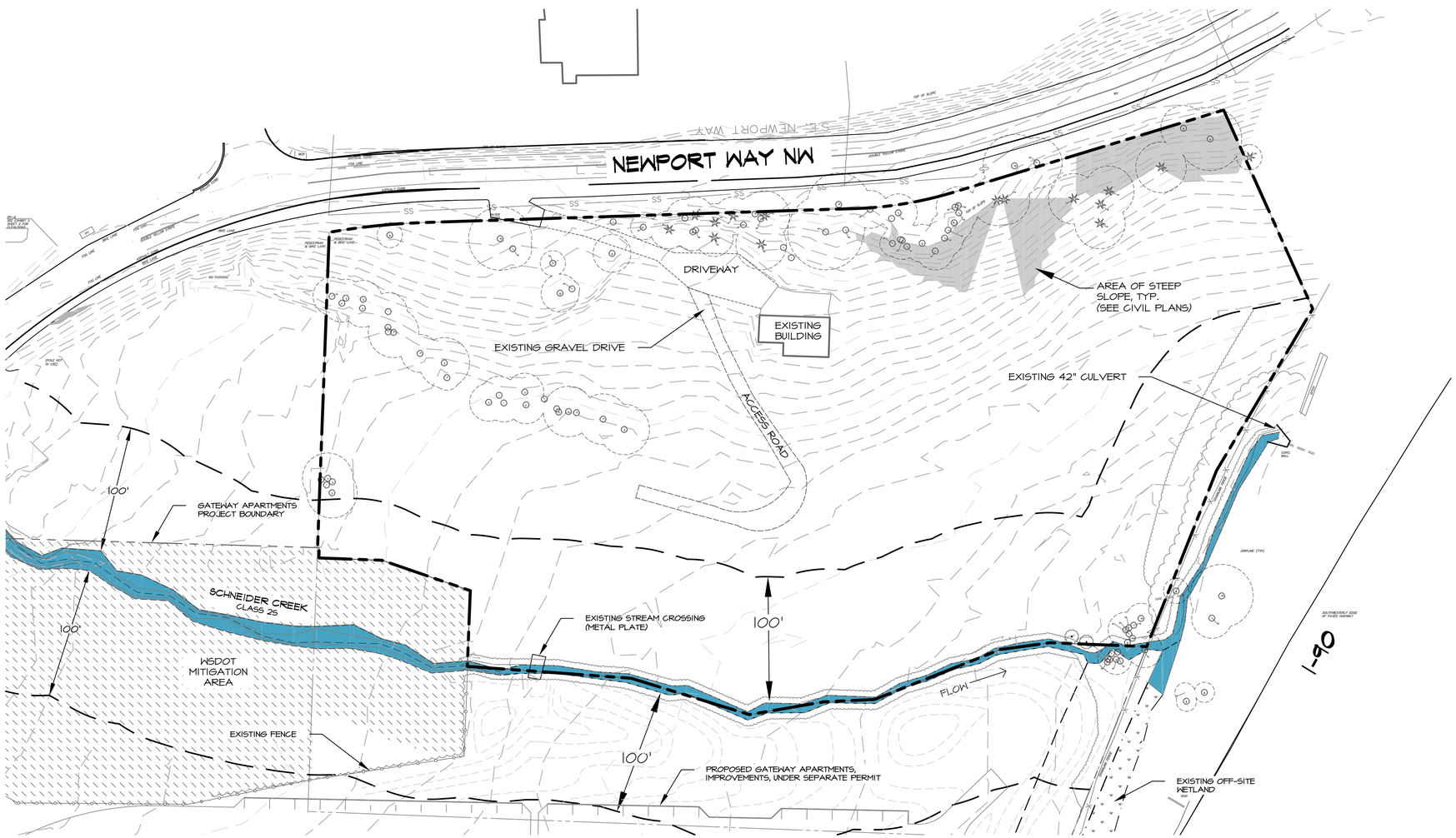
W 1/2, SECTION 20, TOWNSHIP 24 N, RANGE 6E, W.M.



EXISTING CONDITIONS PLAN

GRAPHIC SCALE
(IN FEET)
0 25 50 100
SCALE: 1"=50'

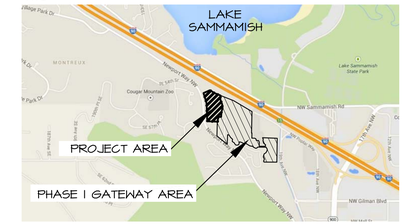
NORTH

PLAN LEGEND

- PROJECT SITE BOUNDARY
- STREAM BUFFER - STANDARD
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- DIRECTION OF FLOW
- 100 EXISTING CONTOUR
- CONIFER, DECIDUOUS — EXISTING TREES
- TREE CANOPY, BLACKBERRY — ESTIMATED EXISTING VEGETATION

VICINITY MAP

NTS



NORTH

SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 9/29/2014)

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ARCHITECT

NAME:	VIA ARCHITECTURE
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PHONE:	(800) 328-0556
CONTACT:	DERRICK OVERBAY

SURVEYOR/ENGINEER

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PHONE:	(425) 821-8448
CONTACT:	ROY LEWIS, JR., P.E., LEED AP

ENVIRONMENTAL CONSULTANT

NAME:	TALASAEA CONSULTANTS, INC.
ADDRESS:	15020 BEAR CREEK RD. NE WOODINVILLE, WA 98077
PHONE:	(425) 861-7550
CONTACT:	ANN OLSEN, RLA, SENIOR PROJECT MANAGER JENNIFER MARRIOTT, SENIOR WETLAND ECOLOGIST

SHEET INDEX

SHEET NUMBER	SHEET TITLE
W1.0	EXISTING CONDITIONS PLAN
W1.1	PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN
W2.0	PRELIMINARY GRADING PLAN & SECTION
W2.1	GRADING DETAILS
W2.2	PRELIMINARY GRADING SPECIFICATIONS
W3.0	CANDIDATE PLANT LIST, PLANTING TYPICALS, NOTES & DETAILS

NOT FOR CONSTRUCTION

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3. SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THESE PLANS ARE A SUPPLEMENTAL ATTACHMENT TO THE CRITICAL AREAS STUDY & MITIGATION PLAN, DATED OCTOBER 2015

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Resource & Environmental Planning
15020 Bear Creek Road Northeast – Woodinville, Washington 98077
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CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
EXISTING CONDITIONS PLAN
ISSAQUAH GATEWAY SENIOR HOUSING
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date	10-23-2015
Scale	AS SHOWN
Designed	AO
Drawn	ABS/OA
Checked	AO
Approved	BS

Project # 63462

Sheet # W1.0

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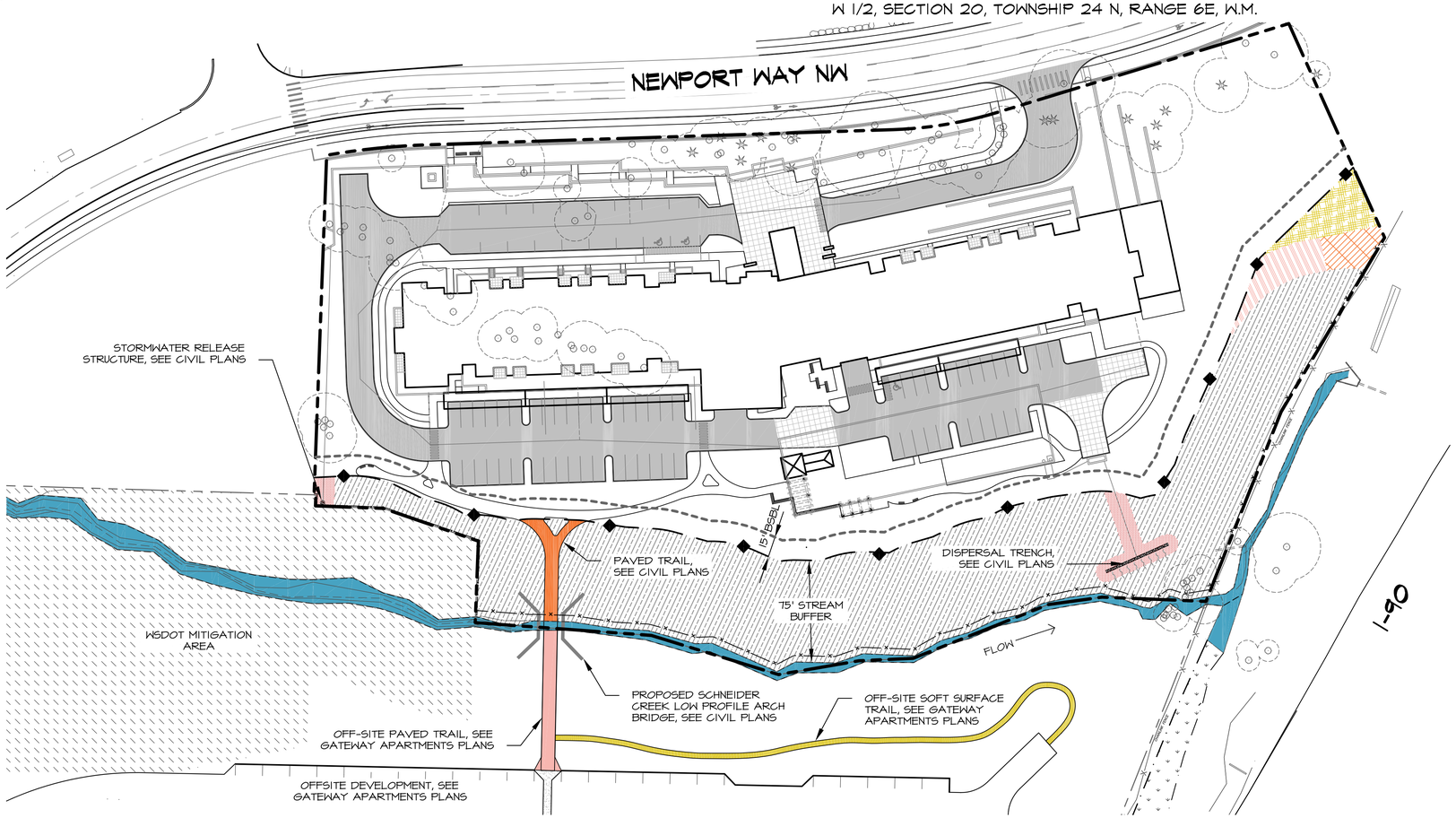
W 1/2, SECTION 20, TOWNSHIP 24 N, RANGE 6E, W.M.



PROPOSED SITE PLAN & IMPACTS & MITIGATION OVERVIEW PLAN

GRAPHIC SCALE
(IN FEET)
0 50 100 200
SCALE: 1"=100'

NORTH

PLAN LEGEND

- PROJECT SITE BOUNDARY
- 15' BSBL
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- FLOW → DIRECTION OF FLOW
- CLEARING & GRADING LIMITS/SILT FENCE (5/K27)
- POST CONSTRUCTION STREAM BUFFER BOUNDARY
- NGPE SIGN - SEE DETAIL (4/K27)

BUFFER IMPACTS LEGEND

MINOR UTILITY CONSTRUCTION	1,890 SF
PAVED TRAIL	965 SF
OFF-SITE PAVED TRAIL	1,081 SF
OFF-SITE SOFT SURFACE TRAIL	1,760 SF
TOTAL IMPACTS	5,696 SF

BUFFER MITIGATION LEGEND

MINOR UTILITY CONSTRUCTION BUFFER RESTORATION	1,890 SF
PAVED TRAIL MITIGATION	1,092 SF
OFF-SITE PAVED TRAIL MITIGATION	1,624 SF
OFF-SITE SOFT SURFACE TRAIL MITIGATION	1,914 SF
TOTAL BUFFER MITIGATION	6,520 SF

BUFFER ENHANCEMENT LEGEND

BUFFER ENHANCEMENT	53,024 SF

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CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
PROPOSED SITE PLAN, IMPACTS & MITIGATION OVERVIEW PLAN
ISSAQUAH GATEWAY SENIOR HOUSING
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date	10-23-2015
Scale	AS SHOWN
Designed	AO
Drawn	ABS/OA
Checked	AO
Approved	BS
Project #	63462
Sheet #	W.1

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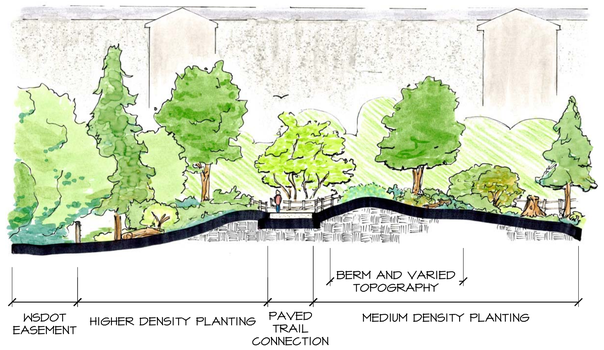
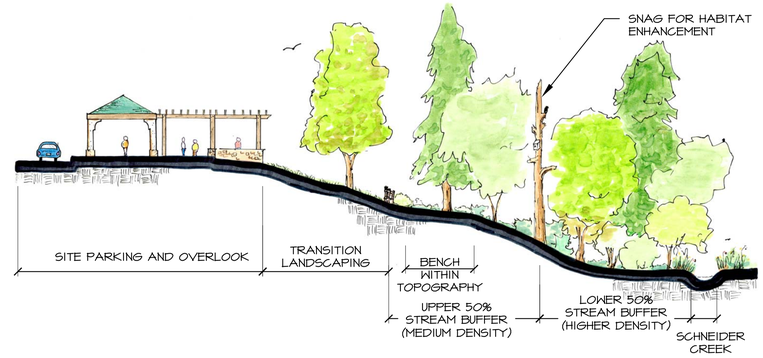
W 1/2, SECTION 20, TOWNSHIP 24 N, RANGE 6E, W.M.



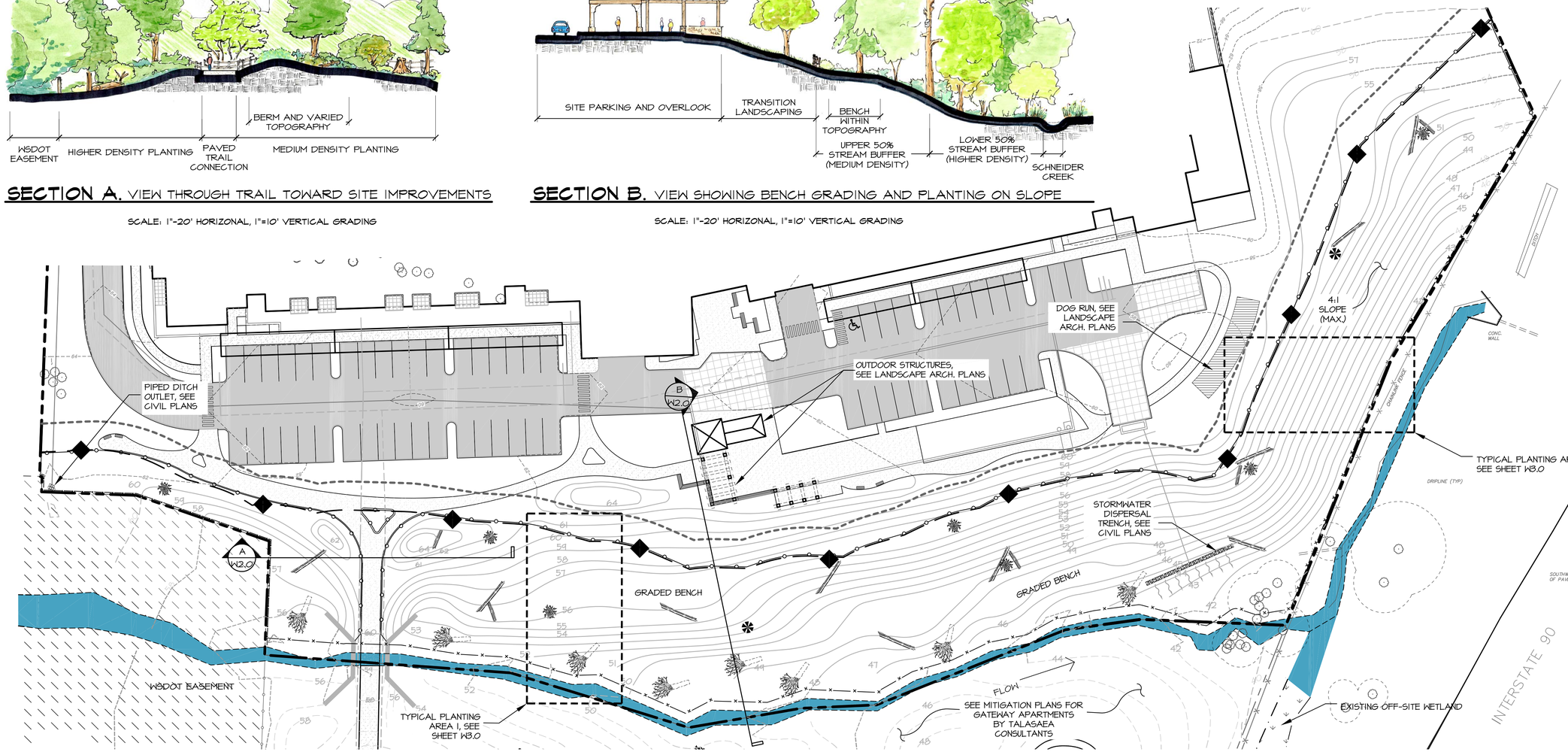
SECTION A. VIEW THROUGH TRAIL TOWARD SITE IMPROVEMENTS

SCALE: 1"=20' HORIZONAL, 1"=10' VERTICAL GRADING



SECTION B. VIEW SHOWING BENCH GRADING AND PLANTING ON SLOPE

SCALE: 1"=20' HORIZONAL, 1"=10' VERTICAL GRADING



SCHNEIDER CREEK BUFFER PRELIMINARY GRADING PLAN

GRAPHIC SCALE
(IN FEET)
0 15 30 60
SCALE: 1"=30'

NORTH

PLAN LEGEND

- PROJECT SITE BOUNDARY
- SCHNEIDER CREEK
- POST CONSTRUCTION BUFFER
- SPLIT RAIL FENCE - SEE DETAIL (9 / W2.1)
- 15' BSBL
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- FLOW → DIRECTION OF FLOW
- 100 EXISTING CONTOUR
- NGPE SIGN - SEE DETAIL (4 / W2.1)
- CONIFER DECIDUOUS EXISTING TREES

GRADING LEGEND

- WETLAND BOUNDARY
- CLEARING LIMITS / SILT FENCE
- 50 PROPOSED CONTOUR
- WOODY DEBRIS
- STUMP (2 / W2.1)
- BURIED ROOTWAD
- SNAG WITH NESTBOX (1 / W2.1)

NOT FOR CONSTRUCTION

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CONSULTANTS, INC.
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CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
PRELIMINARY GRADING PLAN & SECTION
ISSAQUAH GATEWAY SENIOR
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date	10-23-2015
Scale	AS SHOWN
Designed	AO
Drawn	ABS/OA
Checked	AO
Approved	BS

Project #63462

Sheet # W2.0

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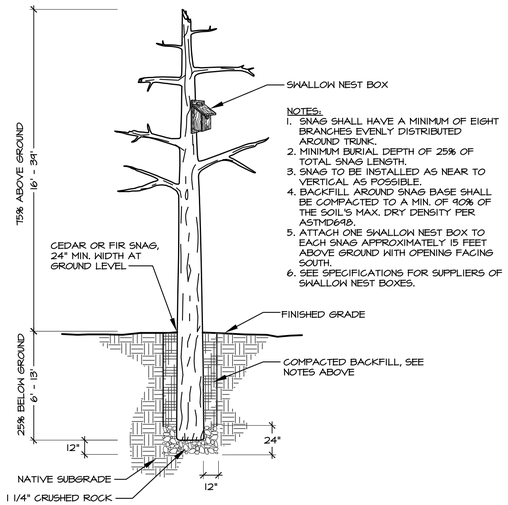
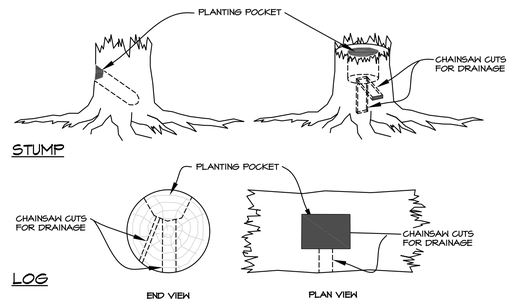


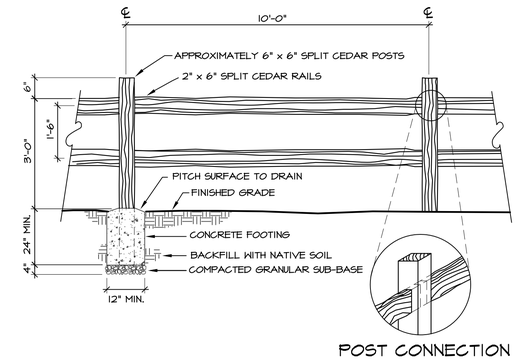
1 SNAG WITH NEST BOX DETAIL

SCALE: NTS



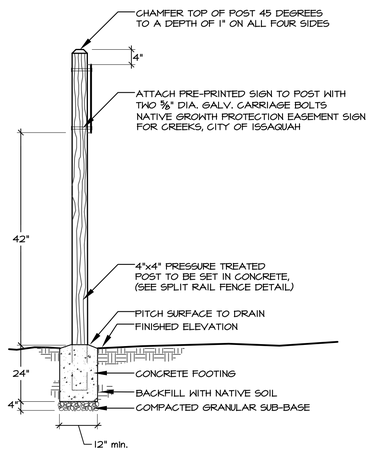
2 STUMP WITH PLANTING POCKETS DETAIL

1"=1'



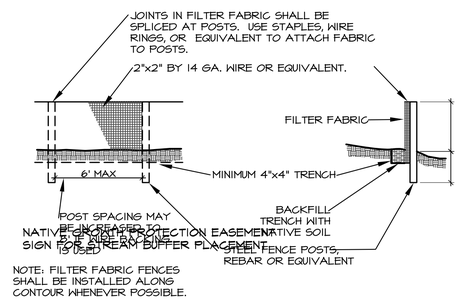
3 SPLIT 2-RAIL FENCE DETAIL

N.T.S.



4 NGPA SIGN DETAIL TYP.

N.T.S.



SILT FENCE MAINTENANCE STANDARDS:

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPSLOPE OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.
3. CONTRACTOR SHALL CHECK THE UPSLOPE SIDE OF THE FENCE FOR SIGNS OF CLOGGING AND SUBSEQUENT CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE AND/OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION EXCEEDS 6" IN DEPTH.

5 SILT FENCE DETAIL TYP.

SCALE: NTS

MITIGATION CONSTRUCTION SEQUENCE

THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO BE NECESSARY TO COMPLETE THIS MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.

1. CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, TALASAEA CONSULTANTS, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS, STAGING/STOCKPILE AREAS, AND MATERIAL DISPOSAL AREAS.
2. SURVEY CLEARING LIMITS.
3. INSTALL SILT FENCE AND ANY OTHER EROSION AND SEDIMENTATION CONTROL BMPS NECESSARY FOR WORK IN THE PROJECT AREAS.
4. CLEAR AND GRUB EARTHWORK AREAS.
5. SURVEY EARTHWORK AREAS AND SET GRADE STAKES AS REQUIRED.
6. STRIP AND STOCKPILE ACCEPTABLE TOPSOIL FROM EXCAVATION AND FILL AREAS.
7. COMPLETE THE MITIGATION AREAS TO ROUGH GRADE, USING ACCEPTABLE CLEAN FILL MATERIALS FROM THESE EXCAVATIONS TO CONCURRENTLY CONSTRUCT ANY EARTHEN BERMS SHOWN ON THE PLANS.
8. GRUB INVASIVE SPECIES BY HAND FROM ENHANCED EXISTING VEGETATED BUFFER AREAS.
9. INSTALL SNAGS & BURIED ROOTWADS
10. PLACE TOPSOIL.
11. PLACE HABITAT FEATURES, INCLUDING DOWN LOGS AND ROOTWADS.
12. MULCH ALL GRADED BUFFER AREAS.
13. COMPLETE SITE CLEANUP AND INSTALL PLANT MATERIAL AS INDICATED ON THE MITIGATION PLANS (SEE PLANTING SPECIFICATIONS).
14. INSTALL TEMPORARY IRRIGATION
15. INSTALL FENCING AND CRITICAL AREA PROTECTION SIGNS.

NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE:

SUBJECT TO REVISION

811 Know what's **below.** **Call** before you dig.

1. SURVEY PROVIDED BY TRIAD ASSOCIATES, 20300 WOODINVILLE SNOHOMISH ROAD NE, STE. A WOODINVILLE, WA 98072, (425) 821-8448.
2. SITE PLAN PROVIDED BY VIA ARCHITECTURE, 1809 7TH AVENUE STE. 800, SEATTLE, WA 98101 (800) 328-0556.
3. SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THESE PLANS ARE A SUPPLEMENTAL ATTACHMENT TO THE CRITICAL AREAS STUDY & MITIGATION PLAN, DATED OCTOBER 2015

TALASAEA CONSULTANTS, INC.
Resource & Environmental Planning
13020 Bear Creek Road Northeast – Woodinville, Washington 98077
Bus (425) 881-7050 – Fax (425) 881-7549

CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
GRADING DETAILS
ISSAQUAH GATEWAY SENIOR HOUSING
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date	10-23-2015
Scale	AS NOTED
Designed	AO
Drawn	ABS/OA
Checked	AO
Approved	BS

Project # 63462

Sheet # W2.1

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PRELIMINARY GRADING SPECIFICATIONS

PART 1: GENERAL

1.1 SEQUENCING

A. GENERAL CONSTRUCTION:

1. CONTRACTOR SHALL GIVE TALASAEA CONSULTANTS A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO BEGINNING CONSTRUCTION.
2. NO CONSTRUCTION WORK SHALL COMMENCE UNTIL THERE IS A MEETING BETWEEN THE CLIENT, TALASAEA CONSULTANTS, GENERAL, CLEARING, AND/OR EARTHWORK CONTRACTORS, AND THE LANDSCAPE CONTRACTOR. THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REVIEWED TO ENSURE THAT ALL PARTIES INVOLVED UNDERSTAND THE INTENT AND THE SPECIFIC DETAILS RELATED TO THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONSTRAINTS.
3. LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO: (1) INDEPENDENTLY VERIFY THE ACCURACY OF UTILITY LOCATIONS AND (2) DISCOVER AND AVOID ANY UTILITIES WITHIN THE MITIGATION PLAN AREA(S) THAT ARE NOT SHOWN, BUT WHICH MAY BE AFFECTED BY IMPLEMENTATION OF THE PLAN. SUCH AREA(S) ARE TO BE CLEARLY MARKED IN THE FIELD. TALASAEA CONSULTANTS SHALL REVIEW ANY CONFLICTS WITH THE APPROVED GRADING PLAN PRIOR TO START OF CONSTRUCTION.
4. A COPY OF THE APPROVED PLANS MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS, AND SHALL REMAIN ON SITE UNTIL PROJECT COMPLETION.
5. CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH ALL AGENCY STANDARDS, RULES, CODES, PERMIT CONDITIONS, AND/OR OTHER APPLICABLE ORDINANCES AND POLICIES.
6. THE PROJECT OWNER/APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
7. A QUALIFIED WETLAND CONSULTANT SHALL BE ON SITE, AS NECESSARY, TO MONITOR CONSTRUCTION AND APPROVE MINOR REVISIONS TO THE PLAN.
8. TOPOGRAPHIC ELEVATIONS REPRESENTED ON MITIGATION PLANS ARE BASED UPON TOPOGRAPHIC MAPS SUPPLIED BY THE SURVEYOR. FINAL ELEVATIONS MAY VARY DEPENDING ON SITE-SPECIFIC CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY PRE-CONSTRUCTION TOPOGRAPHIC ELEVATIONS FOR ACCURACY PRIOR TO GRADING. CONTRACTOR SHALL NOTIFY TALASAEA CONSULTANTS IMMEDIATELY IF ANY MODIFICATIONS TO THE PLANS MAY BE NECESSARY DUE TO INACCURACIES OF THE ORIGINAL SURVEY.
9. DURING CONSTRUCTION, THE CONTRACTOR MUST USE MATERIALS AND CONSTRUCTION METHODS THAT PREVENT TOXIC SUBSTANCES AND OTHER POLLUTANTS FROM ENTERING MITIGATION AREAS OR OTHER NATURAL WATERS OF THE STATE.
10. PREVENTATIVE MEASURES SHALL BE USED TO PROTECT EXISTING STORM DRAINAGE SYSTEMS, EXISTING UTILITIES, AND ROADS.
11. THE CONTRACTOR SHALL PROVIDE SEDIMENT AND EROSION CONTROLS AROUND THE PROJECT AREA PRIOR TO SOIL DISTURBANCE FROM CONSTRUCTION ACTIVITY.

B. MITIGATION CONSTRUCTION: THE FOLLOWING PROVIDES THE GENERAL SEQUENCE OF ACTIVITIES ANTICIPATED TO BE NECESSARY TO COMPLETE THIS MITIGATION PROJECT. SOME OF THESE ACTIVITIES MAY BE CONDUCTED CONCURRENTLY AS THE PROJECT PROGRESSES.

1. CONDUCT A SITE MEETING BETWEEN THE CONTRACTOR, TALASAEA CONSULTANTS, AND THE OWNER'S REPRESENTATIVE TO REVIEW THE PROJECT PLANS, STAGING/STOCKPILE AREAS, AND MATERIAL DISPOSAL AREAS.
2. SURVEY CLEARING LIMITS.
3. INSTALL SILT FENCE AND ANY OTHER EROSION AND SEDIMENTATION CONTROL BMPS NECESSARY FOR WORK IN THE PROJECT AREAS.
4. CLEAR AND GRUB EARTHWORK AREAS.
5. SURVEY EARTHWORK AREAS AND SET GRADE STAKES AS REQUIRED.
6. STRIP AND STOCKPILE ACCEPTABLE TOPSOIL FROM EXCAVATION AND FILL AREAS.
7. COMPLETE THE MITIGATION AREAS TO ROUGH GRADE, USING ACCEPTABLE CLEAN FILL MATERIALS FROM THESE EXCAVATIONS TO CONCURRENTLY CONSTRUCT ANY EARTHEN BERMS SHOWN ON THE PLANS.
8. GRUB INVASIVE SPECIES BY HAND FROM ENHANCED EXISTING VEGETATED BUFFER AREAS.
9. INSTALL SNAGS & BURIED ROOTWADS
10. PLACE TOPSOIL.
11. PLACE HABITAT FEATURES, INCLUDING DOWN LOGS AND ROOTWADS.
12. MULCH ALL GRADED BUFFER AREAS.
13. COMPLETE SITE CLEANUP AND INSTALL PLANT MATERIAL AS INDICATED ON THE MITIGATION PLANS (SEE PLANTING SPECIFICATIONS).
14. INSTALL TEMPORARY IRRIGATION
15. INSTALL FENCING AND CRITICAL AREA PROTECTION SIGNS.

1.2 PROJECT CONDITIONS

A. PROTECTION AND MAINTENANCE OF OFF-SITE AREAS: CONTRACTOR SHALL ENSURE THAT CONSTRUCTION RELATED ACTIVITIES DO NOT DAMAGE OFF-SITE FEATURES OR ADJACENT VEGETATION. TALASAEA CONSULTANTS SHALL BE NOTIFIED IMMEDIATELY IF ACCIDENTAL DAMAGE OCCURS. CONTRACTOR SHALL ENSURE THAT ADJACENT ROADS ARE MAINTAINED AND KEPT CLEAR OF SOIL AND/OR OTHER DEBRIS AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH THE GOVERNING JURISDICTION'S CODES REGARDING STREET MAINTENANCE/CLEANING DURING CONSTRUCTION.

B. PLAN CHANGES AND MODIFICATIONS: ANY CHANGES OR MODIFICATIONS TO THE MITIGATION PLANS OR SPECIFICATIONS MUST RECEIVE PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES.

1.3 WARRANTY

A. WARRANTY TERMS AND CONDITIONS: A CONTRACTOR-PROVIDED WARRANTY SHALL EXTEND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PHYSICAL COMPLETION. PHYSICAL COMPLETION FOR THE WORK OF THIS SECTION IS THE DATE WHEN ALL GRADING, PLANTING, IRRIGATION, AND RELATED PHASES OF SUCH WORK HAVE BEEN COMPLETED AND ARE ACCEPTED BY THE OWNER'S REPRESENTATIVE, TALASAEA CONSULTANTS, AND APPLICABLE AGENCIES. CONTRACTOR'S WARRANTY SHALL INCLUDE GRADING CORRECTIONS.

PART 2: PRODUCTS AND MATERIALS

2.1 HABITAT FEATURES

A. SWALLOW NESTING BOXES

1. SWALLOW NESTING BOXES AND BOXES SHALL BE CONSTRUCTED OF CEDAR OR CYPRESS.
2. CONTRACTOR MAY PURCHASE SWALLOW NESTING BOXES AT:
   a. TALASAEA CONSULTANTS, (425) 861-7550 OR,
   b. SEATTLE AUDUBON SOCIETY, (206) 523-4483 OR,
   c. WILD BIRDS UNLIMITED, (206) 575-4001

B. SNAGS: SNAGS SHALL BE CEDAR OR FIR SPECIES, 24-53 FEET LONG, WITH A MINIMUM OF EIGHT MAIN BRANCHES, AND A MINIMUM DIAMETER OF 20 INCHES AT GROUND LEVEL AFTER INSTALLATION.

C. DOWN LOGS: DOWN LOGS SHALL BE CEDAR OR FIR SPECIES, HAVE A 20 FOOT MINIMUM LENGTH, WITH OR WITHOUT ROOTS, AND A MINIMUM DIAMETER OF 18 INCHES. BARK SHALL BE KEPT INTACT. ENDS THAT HAVE BEEN CUT SHALL BE DISTRESSED AND NOT BLUNT.

D. ROOTWADS: ROOTWADS SHALL HAVE TEN FEET OF TRUNK WITH ROOTS.

E. STUMPS: STUMPS SHALL BE EITHER PART-DECAYED, RELOCATED STUMPS, OR CUT LIVE ROOTWADS WITH A MINIMUM OF THREE FEET OF TRUNK 20 INCHES IN DIAMETER MINIMUM. ENDS THAT HAVE BEEN CUT SHALL BE DISTRESSED AND NOT BLUNT.

F. BOULDERS:

1. USE BOULDERS UNCOVERED FROM ON-SITE GRADING OPERATIONS, IF AVAILABLE.
2. ONE OR TWO-PERSON MINIMUM SIZE WITH TWELVE INCHES MINIMUM DIAMETER.

2.2 SOFT-SURFACE PATH

A. TRAIL SURFACING SHALL BE CLEAN WOOD CHIPS PRODUCED FROM CONIFEROUS TREE SPECIES. WOOD CHIPS SHALL NOT EXCEED A MAX. SIZE OF 1.5 INCHES IN ANY DIMENSION. WOOD CHIPS SHALL NOT CONTAIN AN EXCESS OF SMALL TWIG AND BRANCH MATERIAL OR GREEN MATERIAL SUCH AS NEEDLES OR LEAVES, AND SHALL BE COMPLETELY FREE OF DIRT, TRASH, ROCKS, OR OTHER NON-WOODY DEBRIS.

2.3 TOPSOIL

A. TOPSOIL: TOPSOIL THAT HAS BEEN STOCKPILED ON-SITE FOR REUSE IN PROJECT AREA(S) OR IMPORTED FROM OFF-SITE SOURCES SHALL BE FERTILE, FRIABLE, SANDY LOAM SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, ROOTS, STUMPS, STONES LARGER THAN 1 INCH IN ANY DIMENSION, LITTER, OR ANY OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

B. ORGANIC CONTENT: IMPORTED TOPSOIL SHALL CONSIST OF ORGANIC MATERIALS AMENDED AS NECESSARY TO PRODUCE A BULK ORGANIC CONTENT OF AT LEAST 10 PERCENT AND NOT GREATER THAN 20 PERCENT, AS DETERMINED BY AASHTO-T-194.

2.4 MULCH

A. BARK OR WOODCHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. THE MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO ANIMAL, PLANT LIFE, OR WATER QUALITY. SAWDUST SHALL NOT BE USED AS MULCH.

B. MULCH SHALL BE MEDIUM-COARSE GROUND WITH AN APPROXIMATELY 3-INCH MINUS PARTICLE SIZE. FINE PARTICLES SHALL BE MINIMIZED SO THAT NOT MORE THAN 30%, BY LOOSE VOLUME, WILL PASS THROUGH A US NO. 4 SIEVE.

2.5 SEED MIX FOR WETLANDS

A. SEEDS FOR WETLAND MIX SHALL HAVE BEEN HARVESTED A MAXIMUM OF ONE YEAR PRIOR TO DATE OF SEED APPLICATION, AND STRATIFIED OR OTHERWISE PROCESSED TO ENSURE OPTIMAL GERMINATION RATE. INITIAL SEEDING MUST OCCUR BY SEPTEMBER 1ST.

PART 3: EXECUTION

A. SURVEY/STAKE/FLAG LIMITS OF CLEARING:

1. PRIOR TO ANY CONSTRUCTION, A LICENSED SURVEYOR SHALL SURVEY, STAKE, AND FLAG CLEARING LIMITS. CLEARING LIMITS ARE DEPICTED ON THE MITIGATION PLANS. TALASAEA CONSULTANTS SHALL REVIEW AND APPROVE FLAGGING OF CLEARING LIMITS PRIOR TO ANY VEGETATION REMOVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATIONS OF VEGETATION TO BE SAVED AND REQUEST THAT TALASAEA CONSULTANTS MODIFY THE GRADING PLAN AS NECESSARY TO AVOID ALL SIGNIFICANT NATIVE VEGETATION.

B. FLAG AND PROTECT EXISTING VEGETATION TO REMAIN:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING DISTURBANCE TO EXISTING VEGETATION LOCATED OUTSIDE THE CLEARING LIMITS. NO REMOVAL OF ANY VEGETATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY TALASAEA CONSULTANTS.
2. TALASAEA CONSULTANTS SHALL FLAG EXISTING VEGETATION TO REMAIN LOCATED WITHIN THE PROJECT AREA(S). PRIOR TO GRADING, CONTRACTOR SHALL INSTALL ORANGE BARRIER FENCING 2 FEET BEYOND THE DRIPLINE OF FLAGGED EXISTING VEGETATION. FLAGGED VEGETATION SHALL NOT BE DISTURBED, UNLESS APPROVED IN WRITING BY TALASAEA CONSULTANTS. FENCING SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF EARTHWORK.
3. CONTRACTOR SHALL EXERCISE CARE TO PREVENT INJURY TO THE TRUNK, ROOTS, AND BRANCHES OF TREES AND SHRUBS TO REMAIN. ANY WOODY PLANT TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION SHALL BE TREATED IMMEDIATELY AFTER DAMAGE OCCURS, AND TALASAEA CONSULTANTS SHALL BE NOTIFIED OF INCIDENT. DAMAGE TREATMENT SHALL INCLUDE EVENLY CUTTING BROKEN BRANCHES, BROKEN ROOTS, AND DAMAGED TREE BARK. INJURED PLANTS SHALL BE THOROUGHLY WATERED AND ADDITIONAL MEASURES SHALL BE TAKEN, AS APPROPRIATE, TO AID IN PLANT SURVIVAL.

C. FLAG VEGETATION & WOODY MATERIAL FOR FUTURE USE AS HABITAT FEATURES:

1. TALASAEA CONSULTANTS SHALL FLAG EXISTING VEGETATION AND WOODY MATERIAL (SNAGS, STUMPS, DOWN LOGS, AND BOULDERS), IF AVAILABLE, TO BE RELOCATED BY THE CONTRACTOR FROM WITHIN THE DEVELOPMENT FOOTPRINT FOR USE AS HABITAT FEATURES IN THE MITIGATION AREA(S). WHENEVER POSSIBLE, HABITAT FEATURES SHALL BE MOVED DIRECTLY TO PERMANENT LOCATIONS. IF NECESSARY, HABITAT FEATURES SHALL BE PLACED IN STOCKPILE AREAS AS NEAR TO PERMANENT LOCATIONS AS POSSIBLE. TALASAEA CONSULTANTS SHALL DESIGNATE STOCKPILE AREAS.
2. CONTRACTOR SHALL EXERCISE CARE WHEN MOVING HABITAT FEATURES TO AVOID BREAKING BRANCHES, SCUFFING BARK, OR BREAKING ROOTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BREAK PIECES INTO USABLE SIZES.
3. IF HABITAT FEATURES ARE NOT AVAILABLE FROM ANY PORTION OF THE DEVELOPMENT FOOTPRINT, THEN FEATURES SHALL BE PROVIDED BY THE CONTRACTOR.

D. PLACE EROSION CONTROL MEASURES:

1. CONTRACTOR SHALL INSTALL SILT FENCING DOWNSLOPE OF THE CLEARING LIMITS DEPICTED ON THE MITIGATION GRADING PLANS PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES UNTIL COMPLETION OF CONSTRUCTION. TALASAEA CONSULTANTS SHALL VERIFY AND APPROVE LOCATIONS OF EROSION CONTROL MEASURES PRIOR TO SITE GRADING.
2. SITE AREAS EXPOSED DURING GRADING AND CONSTRUCTION MUST BE COVERED WITH STRAW (MAXIMUM DEPTH 3 INCHES), EROSION CONTROL NETTING, PLASTIC SHEETING, OR PERMANENT EROSION CONTROL WITHIN 48 HOURS OF DISTURBANCE, OR AS REQUIRED FOR NPDES OR LOCAL JURISDICTION COMPLIANCE.
3. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT. THESE MEASURES SHALL REMAIN IN PLACE UNTIL AUTHORIZATION IS GIVEN BY TALASAEA CONSULTANTS FOR REMOVAL OR LOCATION ADJUSTMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL EROSION CONTROL MEASURES ADJACENT TO SENSITIVE AREAS WHEN AUTHORIZED BY TALASAEA CONSULTANTS.
4. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED BY TALASAEA CONSULTANTS TO ENSURE CONTINUED EROSION/SEDIMENTATION CONTROL.
5. WHERE POSSIBLE, NATURAL GROUND COVER VEGETATION SHALL BE MAINTAINED FOR SILT CONTROL.

E. CLEAR AND GRUB SITE:

1. CONTRACTOR SHALL CLEAR AND GRUB AREAS WITHIN THE CLEARING LIMITS SHOWN ON THE MITIGATION PLANS, WITH THE EXCEPTION OF FLAGGED EXISTING VEGETATION TO REMAIN. IN AREAS OF EXISTING VEGETATION, CONTRACTOR SHALL REMOVE BLACKBERRY AND OTHER INVASIVE SPECIES BY HAND, WITH MINIMAL DISTURBANCE TO THE EXISTING VEGETATION. CLEARED AND GRUBBED VEGETATION SHALL BE EXPORTED FROM THE SITE. INVASIVE/EXOTIC PLANT SPECIES TO BE REMOVED AND TREATED IN THE MITIGATION AREA(S) INCLUDE: SCOT'S BROOM, ENGLISH IVY, HIMALAYAN AND EVERGREEN BLACKBERRY, REED CANARYGRASS, PURPLE LOOSESTRIFE, HEDGE BINDWEED (MORNING GLORY), JAPANESE KNOTWEED, THISTLE, AND CREEPING NIGHTSHADE. FOR REED CANARYGRASS, ROOTS SHALL BE REMOVED DOWN TO A MINIMUM DEPTH OF 12 INCHES.
2. TALASAEA CONSULTANTS SHALL DESIGNATE ANY ADDITIONAL PLANT SPECIES TO BE REMOVED PRIOR TO CONSTRUCTION.

F. SURVEY/STAKE/FLAG PROPOSED GRADES: A LICENSED SURVEYOR SHALL SURVEY, STAKE, AND FLAG PROPOSED GRADES WITHIN THE MITIGATION AREA(S). GRADES SHALL BE STAKED AND FLAGGED AT 25' INTERVALS AND AT ALL HIGH AND LOW POINTS. TALASAEA CONSULTANTS SHALL APPROVE GRADE STAKING PRIOR TO EXCAVATION AND SHALL MONITOR DURING CONSTRUCTION.

G. STOCKPILE TOPSOIL:

1. CONTRACTOR SHALL SALVAGE AND STOCKPILE TOPSOIL AT APPROPRIATE LOCATIONS ADJACENT TO MITIGATION AREAS.
2. IF TOPSOIL CONTAINS DEBRIS, OR IS DETERMINED UNSUITABLE BY TALASAEA CONSULTANTS, CONTRACTOR SHALL DISPOSE OF MATERIAL OFF SITE AND IMPORT SUITABLE MATERIAL.

H. EXCAVATE MITIGATION AREAS:

1. CONTRACTOR SHALL EXCAVATE GRADED AREAS PER GRADING PLAN WITHOUT REMOVING GRADE STAKES. TALASAEA CONSULTANTS TO MAKE MINOR FIELD ADJUSTMENTS TO GRADING PLAN, AS NECESSARY, TO ENSURE PROPER FUNCTION OF THE MITIGATION AREA(S).
2. FILL SOILS PROPOSED FOR USE WITHIN THE MITIGATION AREA(S) SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR ANALYSIS AND APPROVAL PRIOR TO USE, AND SHALL MEET ALL APPLICABLE SPECIFICATIONS FOR FILL SOILS PER THE PROJECT GEOTECHNICAL ENGINEER. IN AREAS OF FILL PLACEMENT, CONTRACTOR SHALL COMPACT SOIL IN LIFTS ACCORDING TO GEOTECHNICAL ENGINEERING SPECIFICATIONS. GEOTECHNICAL ENGINEER SHALL APPROVE ALL AREAS OF FILL PLACEMENT TO ENSURE ADEQUACY OF COMPACTION. CONTRACTOR SHALL BE NOTIFIED BY THE GENERAL CONTRACTOR AS TO WHO THE GEOTECHNICAL ENGINEER WILL BE.
3. UPON COMPLETION OF EXCAVATION, TALASAEA CONSULTANTS SHALL REVIEW AND APPROVE SUBGRADE IN RELATION TO ORIGINAL GRADE STAKES. IF GRADE STAKES ARE REMOVED PRIOR TO APPROVAL BY TALASAEA CONSULTANTS, AN AS-BUILT SURVEY WILL BE REQUIRED. THE AS-BUILT SURVEY, BY A LICENSED SURVEYOR, WILL INCLUDE ONE-FOOT CONTOUR INTERVALS WITH SPOT ELEVATIONS OF HIGH AND LOW POINTS, POND SURFACE ELEVATIONS, AND THE CREATED WETLAND BOUNDARIES.
4. AFTER SUBGRADE APPROVAL, THE CONTRACTOR SHALL REMOVE GRADE STAKES AND PROCEED WITH TOPSOIL AND HABITAT FEATURE PLACEMENT.

I. INSTALL SNAGS:

1. INSTALL SNAGS UPON COMPLETION OF SUBGRADE EARTHWORK AT LOCATIONS DEPICTED ON MITIGATION PLANS. SNAGS SHALL BE ANCHORED INTO SUBGRADE A MINIMUM OF 25 PERCENT OF THE TOTAL LENGTH, AS DEPICTED IN THE PLAN DETAIL. TALASAEA CONSULTANTS SHALL APPROVE SNAG LOCATIONS PRIOR TO INSTALLATION.

K. HABITAT FEATURES: PLACE HABITAT FEATURES UPON COMPLETION OF TOPSOIL PLACEMENT, AS DEPICTED ON THE MITIGATION PLANS AND DETAILS. TALASAEA CONSULTANTS SHALL APPROVE LOCATIONS PRIOR TO PLACEMENT.

10. SWALLOW NESTING BOXES: ATTACH ONE NESTING BOX TO EACH INSTALLED SNAG A MINIMUM OF 15 FEET OFF THE GROUND ON THE SOUTHEAST SIDE OF THE SNAG.
11. DOWN LOGS: TO CUT/BREAK DOWN LOGS, FIRST SCORE THE LOG AT THE DESIRED LENGTH BY MECHANICAL MEANS, THEN SNAP THE LOG AT THE SCORED LOCATION TO CREATE A NATURAL LOOK TO THE BREAK. TWIST BROKEN ENDS TO DISGUISE SAW CUTS. HABITAT FEATURES THAT HAVE BEEN CUT SHALL HAVE NO BLUNT ENDS.
12. ROOTWADS: TALASAEA CONSULTANTS SHALL APPROVE LOCATIONS PRIOR TO INSTALLATION.
13. STUMPS: STUMPS SHALL BE SET UPRIGHT.
14. BOULDERS: IF AVAILABLE, BOULDERS SHALL BE PLACED IN PILES AT LEAST 2 ROCKS DEEP (5 ROCK MIN. PER PILE), IN A MANNER THAT PROVIDES BOTH PHYSICAL STABILITY AND LARGE INTERNAL VOIDS.

L. MULCH GRADED BUFFERS: TALASAEA CONSULTANTS SHALL BE PROVIDED A MULCH SAMPLE PRIOR TO IT BEING DELIVERED TO THE SITE. NO BUFFER AREAS SHALL BE SEEDED.

1. CONTRACTOR SHALL SPREAD MULCH OVER ALL GRADED BUFFER AREAS TO ACHIEVE A UNIFORM DEPTH OF 3 INCHES. NOTE: 3-INCH DEPTH IS THE MINIMUM AFTER SETTLING. IF MULCH IS INSTALLED BY BLOWER TRUCK IT SHALL BE INSTALLED AT A 4-INCH DEPTH TO ENSURE A MINIMUM 3-INCH DEPTH AFTER SETTLING.

M. GRADING INSPECTIONS: PRIOR TO PLANT INSTALLATION, TALASAEA CONSULTANTS SHALL APPROVE ALL GRADING WORK, AND ALL STRUCTURE AND HABITAT FEATURE PLACEMENT. IF ITEMS ARE TO BE CORRECTED, A PUNCH LIST SHALL BE PREPARED BY TALASAEA CONSULTANTS AND SUBMITTED TO THE CONTRACTOR FOR COMPLETION. AFTER PUNCH LIST ITEMS HAVE BEEN COMPLETED, TALASAEA CONSULTANTS SHALL REVIEW THE PROJECT FOR FINAL INTERNAL ACCEPTANCE OF GRADING PLAN IMPLEMENTATION, AND PLANTING MAY THEN PROCEED.

N. SOIL STABILIZATION: IF THERE IS A DELAY IN CONSTRUCTION FOR ANY REASON, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES, DRAINAGE, AND TEMPORARY IRRIGATION DURING CONSTRUCTION DELAY PERIOD, UNLESS OTHERWISE STATED IN WRITING.

NOT FOR CONSTRUCTION

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2. SITE PLAN PROVIDED BY VIA ARCHITECTURE, 1809 7TH AVENUE STE. 800, SEATTLE, WA 98101 (800) 328-0556.
3. SOURCE DRAWINGS HAVE BEEN MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.
4. THESE PLANS ARE A SUPPLEMENTAL ATTACHMENT TO THE CRITICAL AREAS STUDY & MITIGATION PLAN, DATED OCTOBER 2015

TALASAEA
CONSULTANTS, INC.
Resource & Environmental Planning
15020 Bear Creek Road Northeast – Woodinville, Washington 98077
Bus (425) 861-7550 – Fax (425) 861-7549

CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
PRELIMINARY GRADING SPECIFICATIONS
ISSAQUAH GATEWAY SENIOR HOUSING
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date	10-23-2015
Scale	AS NOTED
Designed	AO
Drawn	ABS/OA
Checked	AO
Approved	BS

Project # 63462

Sheet # W2.2

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W 1/2, SECTION 20, TOWNSHIP 24 N, RANGE 6E, W.M.

CANDIDATE PLANT LIST

LARGE TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	SIZE (MIN.)	NOTES
	ACER MACROPHYLLUM	BIG LEAF MAPLE	FACU	4-5' HT.	SINGLE TRUNK, WELL BRANCHED
	BETULA PAPYRIFERA	PAPER BIRCH	FAC	5-6' HT.	SINGLE TRUNK, WELL BRANCHED
	CORNUS NUTTALLII	PACIFIC DOGWOOD	FACU	4-5' HT.	SINGLE TRUNK, WELL BRANCHED
	PINUS CONTORTA	SHORE PINE	FAC	4-5' HT.	B&B, FULL & BUSHY
	PRUNUS EMARGINATA	BITTERCHERRY	FACU	4-5' HT.	SINGLE TRUNK, WELL BRANCHED
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	FACU	2-3' HT.	2 GAL., FULL & BUSHY
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	FACU	4-5' HT.	B&B, FULL & BUSHY
	THUJA PLICATA	WESTERN RED CEDAR	FAC	2-3' HT.	2 GAL., FULL & BUSHY
	THUJA PLICATA	WESTERN RED CEDAR	FAC	4-5' HT.	B&B, FULL & BUSHY
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	FACU	2-3' HT.	2 GAL., FULL & BUSHY
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	FACU	4-5' HT.	B&B, FULL & BUSHY

SMALL TREES & LARGE SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	SIZE (MIN.)	NOTES
	ACER CIRCINATUM	VINE MAPLE	FAC	4' HT.	MULTI-STEM (3 MIN.)
	AMELANCHIER ALNIFOLIA	SERVICEBERRY	FACU	24" HT.	MULTI-CANE (3 MIN.)
	CORYLUS CORNUTA	WESTERN HAZELNUT	FACU	4' HT.	MULTI-STEM (3 MIN.)
	HOLODISCUS DISCOLOR	OCEAN SPRAY	FACU	24" HT.	MULTI-CANE (3 MIN.)
	OEMLERIA CERASIFORMIS	INDIAN PLUM	FACU	24" HT.	MULTI-CANE (3 MIN.)
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	FACW	24" HT.	MULTI-CANE (3 MIN.)
	RIBES BRACTEOSUM	STINK CURRANT	FAC	24" HT.	MULTI-CANE (3 MIN.)
	RIBES SANGUINEUM	RED CURRANT	NL	24" HT.	MULTI-CANE (3 MIN.)
	SAMBUCUS RACEMOSA	RED ELDERBERRY	FACU	24" HT.	MULTI-CANE (3 MIN.)
	SORBUS SITCHENSIS	SITKA MOUNTAIN ASH	FAC	4' HT.	SINGLE TRUNK, WELL BRANCHED

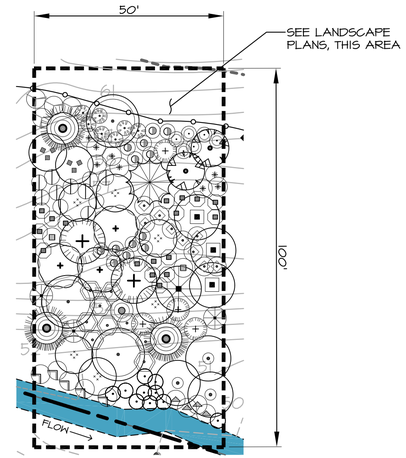
MASSING SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	SIZE (MIN.)	NOTES
	CORNUS ALBA (SERICEA)	RED-OSIER DOGWOOD	FACW	18" HT.	MULTI-CANE (3 MIN.)
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	FACU	18" HT.	FULL & BUSHY
	ROSA GYMNOCARPA	BALDHIP ROSE	FACU	18" HT.	MULTI-CANE (3 MIN.)
	RUBUS PARVIFLORUS	THIMBLEBERRY	FACU	18" HT.	MULTI-CANE (3 MIN.)
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	FACU	18" HT.	MULTI-CANE (3 MIN.)
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	FACU	1 GAL.	FULL & BUSHY

GROUNDCOVER*

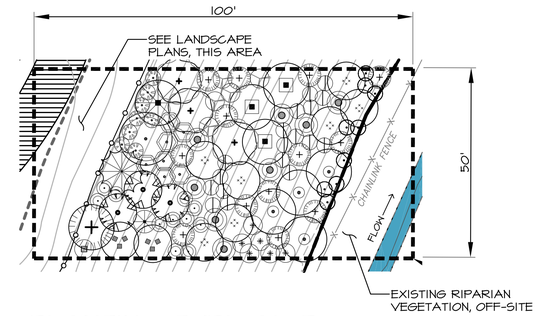
SYMBOL	SCIENTIFIC NAME	COMMON NAME	WL STATUS	SPACING	SIZE (MIN.)	NOTES
(NO SYMBOL)	GAULTHERIA SHALLON	SALAL	FACU	24" O.C.	1 GAL.	FULL & BUSHY
(NO SYMBOL)	POLYSTICHUM MUNITUM	SWORD FERN	FACU	3' O.C.	1 GAL.	FULL & BUSHY

* GROUNDCOVER SYMBOLS ARE NOT SHOWN ON PLANS - LOCATIONS TO BE DETERMINED ON FINAL MITIGATION PLANS



PLANTING TYPICAL A

SCALE: 1"=20'

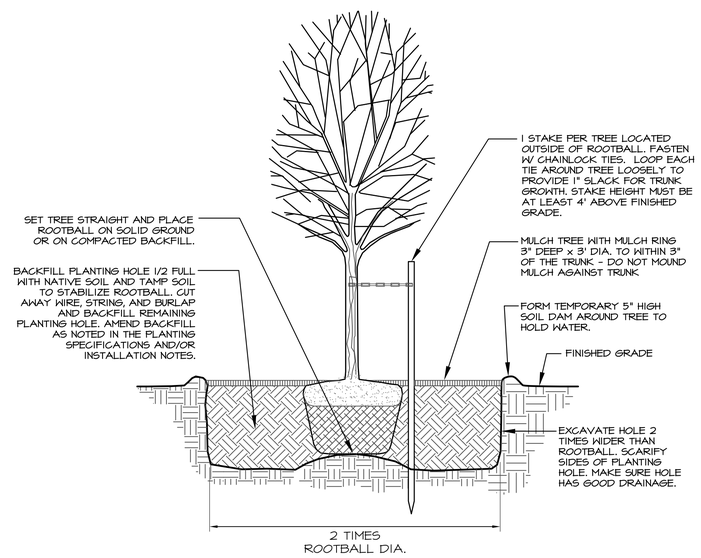


PLANTING TYPICAL B

SCALE: 1"=20'

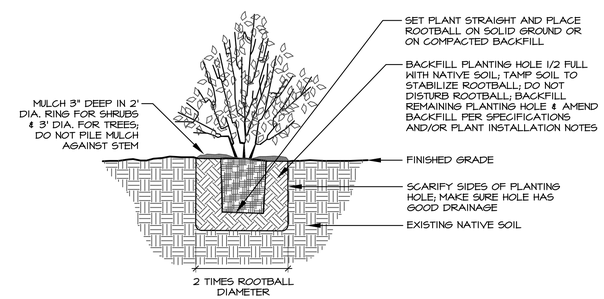
PLAN LEGEND

- PROJECT SITE BOUNDARY
- 15' BSBL
- STREAM ORDINARY HIGH WATER MARK (OHWM)
- FLOW → DIRECTION OF FLOW
- 100 FINISHED GRADE CONTOUR
- SPLIT 2-RAIL FENCE - SEE DETAIL (3 / PD1)



1 B&B TREE PLANTING DETAIL.

NTS



2 CONTAINER STOCK PLANTING DETAIL

N.T.S.

GENERAL PLANT INSTALLATION NOTES

1. PLANT TREES AND/OR SHRUBS 1" HIGHER THAN DEPTH GROWN AT NURSERY.
2. FOR CONTAINER TREES AND/OR SHRUBS, SCORE FOUR SIDES OF ROOTBALL PRIOR TO PLANTING. BUTTERFLY ROOTBALL IF ROOT CIRCLING IS EVIDENT.
3. STAKE DECIDUOUS AND EVERGREEN TREES 4 FEET AND OVER IN HEIGHT WITH ONE (1) STAKE PER TREE. STAKE TREES IMMEDIATELY AFTER PLANTING. PLACE STAKE AT THE OUTER EDGE OF THE ROOTS OR ROOTBALL, IN LINE WITH THE PREVAILING WIND. STAKES SHALL BE LOOSELY ATTACHED USING CHAIN-LOCK TREE TIES TO ALLOW FOR SOME TRUNK MOVEMENT.
4. TREE STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARRED AND DRIVEN INTO UNDISTURBED SUBGRADE. REMOVE AFTER ONE YEAR.
5. WATER PLANTS IMMEDIATELY UPON PLANTING, THEN PROVIDE MANUAL WATERING OR A TEMPORARY IRRIGATION SYSTEM (IF SPECIFIED IN THE PLANTING SPECIFICATIONS) TO PREVENT PLANT MORTALITY AND ENSURE PROPER PLANT ESTABLISHMENT. PLANTS SHALL RECEIVE A MINIMUM OF APPROXIMATELY ONE INCH OF WATER EVERY WEEK DURING THE DRY SEASON (GENERALLY JUNE 15TH - OCTOBER 15TH, OR EARLIER OR LATER IF CONDITIONS WARRANT) FOR THE FIRST SEASON AFTER PLANTING. IRRIGATION AMOUNTS MAY NEED TO BE INCREASED DURING PROLONGED PERIODS OF HOT, DRY WEATHER.
6. FERTILIZE ALL TREES AND SHRUBS WITH A SLOW-RELEASE GENERAL PURPOSE GRANULAR FERTILIZER OR SLOW-RELEASE TABLETS AT MANUFACTURER'S SPECIFIED RATE.

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CRITICAL AREAS CONCEPTUAL MITIGATION PLAN
CANDIDATE PLANT LIST, PLANTING TYPICALS, NOTES & DETAILS
ISSAQUAH GATEWAY SENIOR HOUSING
ISSAQUAH, WASHINGTON

Revisions	Date	By

Date 10-23-2015
Scale AS SHOWN
Designed AO
Drawn ABS/OA
Checked AO
Approved BS

Project # 63462

Sheet # W3.0

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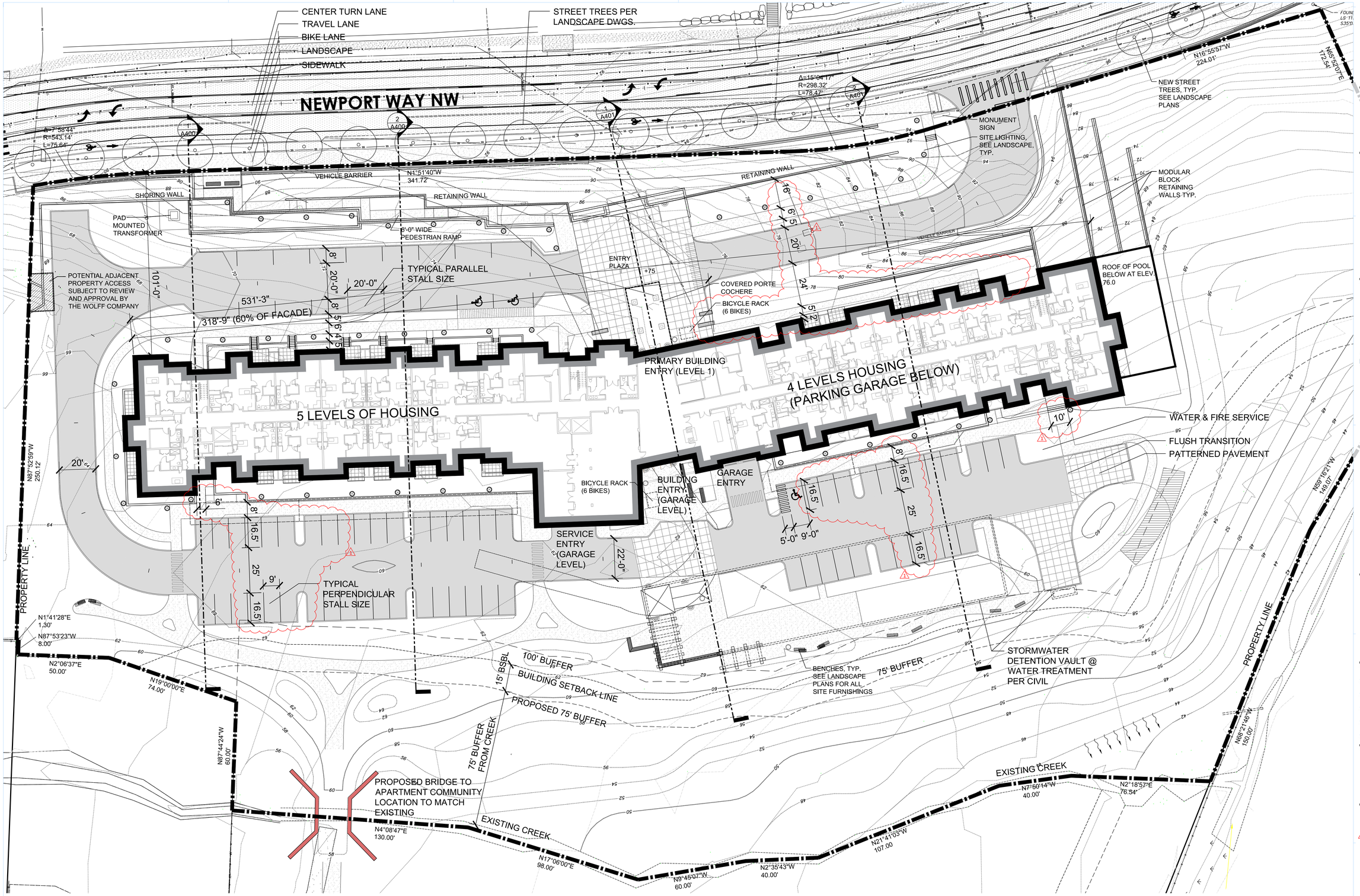

ARCHITECTURAL SITE PLAN

1" = 20'-0"

PARKING SUMMARY

MOTORCYCLE PARKING REQUIRED	
PER CIDDS 8.12.A: 1 PER 36 VEHICLE SPACES REQUIRED FOR RESIDENTIAL USE	
MOTORCYCLE PARKING REQ'D: 105/36 =	3

MOTORCYCLE PARKING PROVIDED	
STRUCTURED PARKING:	3
TOTAL MOTORCYCLE PARKING PROVIDED	3

AUTOMOBILE PARKING REQUIRED		
PER CIDDS TABLE 8.10-1: SENIOR HOUSING = 0.5 SPACES PER UNIT + 1 SPACE PER EMPLOYEE		
UNITS:		
146 UNITS X 0.5 =	73	
EMPLOYEES (AT PEAK TIMES):		
ADMIN:	8	
FOOD SERVICE:	16	
DRIVER:	1	
HOUSEKEEPING:	5	
MAINTENANCE:	2	
TOTAL EMPLOYEES =	32	
TOTAL AUTO PARKING REQ'D: 73+32 =		105

AUTOMOBILE PARKING PROVIDED		
SURFACE PARKING:		
STANDARD	75	
ACCESSIBLE: *	2	
VAN ACCESSIBLE: *	1	
TOTAL SURFACE PARKING:	78	
STRUCTURED PARKING:		
STANDARD:	31	
VAN ACCESSIBLE: *	1	
TOTAL STRUCTURED PARKING	32	
TOTAL AUTO PARKING PROVIDED:		110

* PER WA-IBC 1106.2, THE TOTAL ACCESSIBLE PARKING SPACES REQUIRED = 2%

PARKING SPACE SIZES	
STANDARD SPACES:	9'-0" X 18'-6"
COMPACT SPACES:	8'-0" X 16'-0"
ACCESSIBLE SPACES: *	13'-0" X 18'-6"
VAN ACCESSIBLE SPACES: *	16'-0" X 18'-6"

*DIMENSION INCLUDES 60" ACCESS AISLE

BICYCLE PARKING REQUIRED		
PER CIDDS TABLE 8.11-1: MULTIFAMILY = SPACES PER BEDROOM		0.15
1 BEDROOM UNITS: 92 (x1) =	92	
2 BEDROOM UNITS: 54 (x2) =	108	
TOTAL BEDROOMS =	200	
TOTAL BIKE PARKING REQ'D: 200x0.15 =		30

BICYCLE PARKING PROVIDED	
UPPER ENTRY (EXTERIOR)	6
LOWER ENTRY (EXTERIOR)	6
PARKING GARAGE (INTERIOR)	18
TOTAL BIKE PARKING PROVIDED:	30

CONSULTANT

PROJECT

Issaquah Gateway Senior Housing

Newport Way, Issaquah, WA

OWNER

THE WOLFF COMPANY
Since 1949

URBAN EVOLUTION

PROFESSIONAL SEAL

7888 REGISTERED ARCHITECT
STATE OF WASHINGTON

DESIGN TEAM
XX
PRINCIPAL
XX
PROJECT MANAGER
XX
PROJECT ARCHITECT
Author
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SITE DEVELOPMENT PERMIT

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SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

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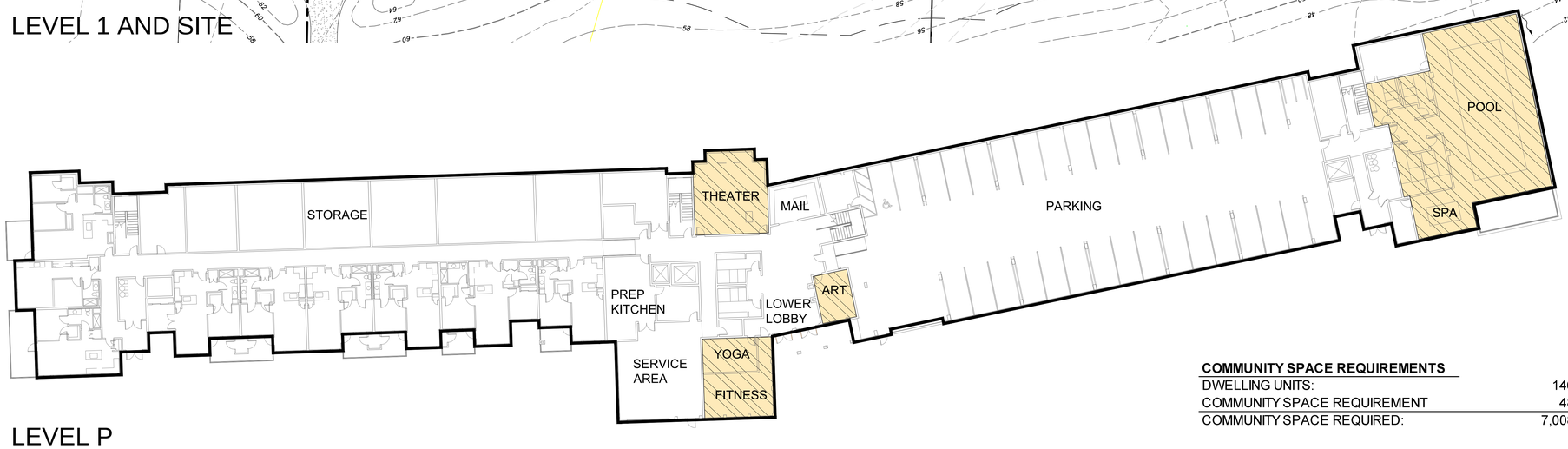
LEVEL 1 AND SITE



LEVEL P

COMMUNITY SPACE REQUIREMENTS

DWELLING UNITS:	146	D.U.
COMMUNITY SPACE REQUIREMENT	48	S.F./D.U.
COMMUNITY SPACE REQUIRED:	7,008	S.F.

COMMUNITY SPACE PROVIDED

INDIVIDUAL PRIVATE COMMUNITY SPACE				
104 PRIVATE OUTDOOR BALCONIES			7,695	S.F. (MIN. 6'x8' EA.)
COMMON PRIVATE COMMUNITY SPACE				
PRIVATE OUTDOOR SPACE			3,140	S.F.
ON-SITE AMENITIES:				
POOL / SPA	3,654.00	S.F.		
COMMON LIVING ROOM	680	S.F.		
YOGA / EXERCISE ROOM	817	S.F.		
ART ROOM	279	S.F.		
THEATER	870	S.F.		
SALON / WELLNESS	516	S.F.		
	6,816	S.F.	---> 6,816	S.F.
TOTAL PROVIDED			**17,651**	**S.F.**

KEY

OUTDOOR COMMUNITY SPACE

INDOOR COMMUNITY SPACE

N

COMMUNITY SPACE DIAGRAM

1" = 20'-0"

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PRINCIPAL

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COMMUNITY SPACE DIAGRAM

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FIRE ACCESS DIAGRAM

1" = 20'-0"

NOTE: SEE CIVIL FIRE TRUCK AUTOTURN EXHIBITS FOR FIRE TRUCK TURNING DIAGRAMS

KEY

- FIRE TRUCK ACCESS ROUTE 20' MIN. LANE WIDTH AND 25' MIN. RADIUS CORNERS
- HOSE DRAG PATH

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Newport Way, Issaquah, WA

OWNER

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Since 1949

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FIRE ACCESS DIAGRAM

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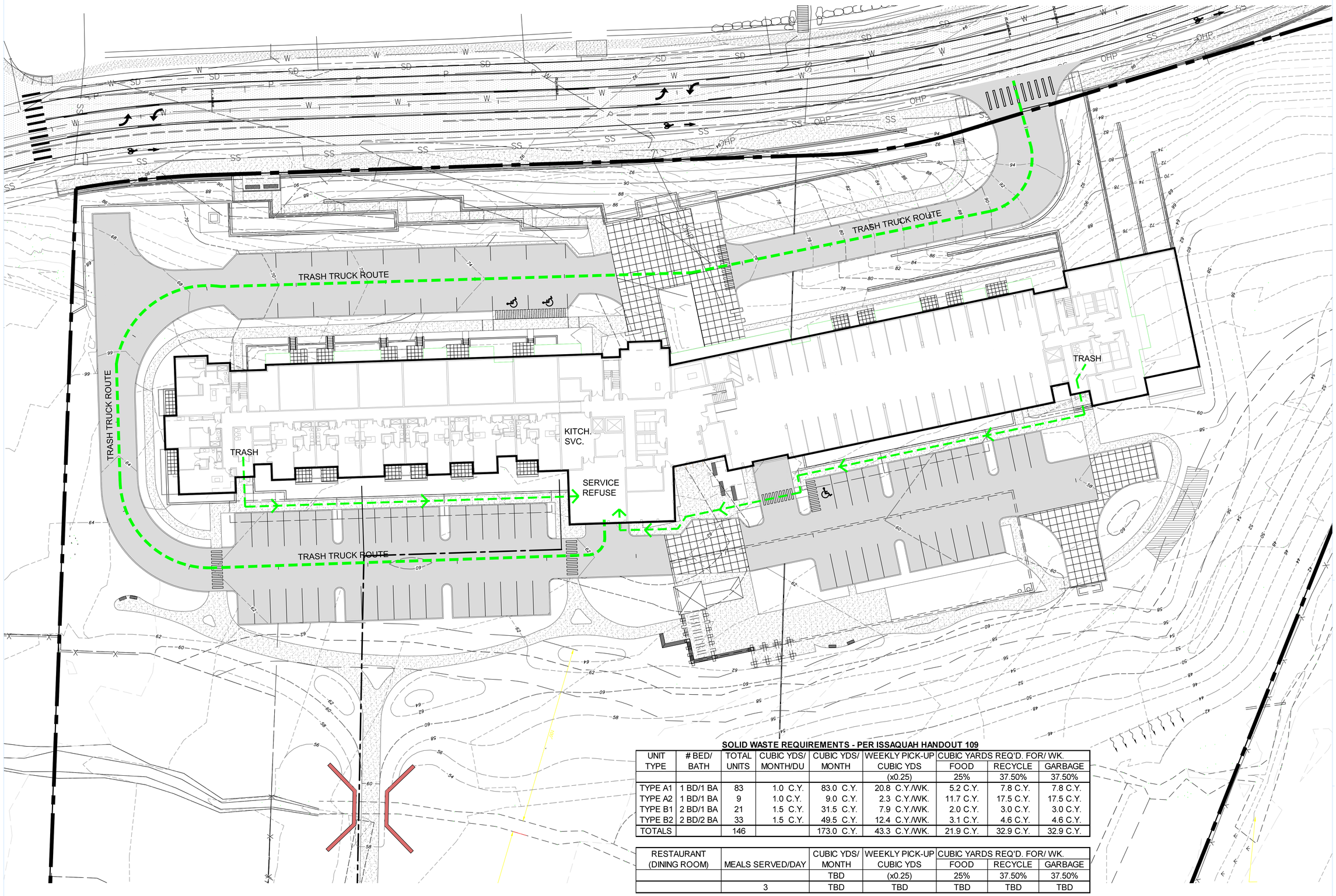

SOLID WASTE REQUIREMENTS - PER ISSAQUAH HANDOUT 109

UNIT TYPE	# BED/ BATH	TOTAL UNITS	CUBIC YDS/ MONTH/DU	CUBIC YDS/ MONTH	WEEKLY PICK-UP CUBIC YDS	CUBIC YARDS REQ'D. FOR/ WK.		
						FOOD	RECYCLE	GARBAGE
					(x0.25)	25%	37.50%	37.50%
TYPE A1	1 BD/1 BA	83	1.0 C.Y.	83.0 C.Y.	20.8 C.Y./WK.	5.2 C.Y.	7.8 C.Y.	7.8 C.Y.
TYPE A2	1 BD/1 BA	9	1.0 C.Y.	9.0 C.Y.	2.3 C.Y./WK.	11.7 C.Y.	17.5 C.Y.	17.5 C.Y.
TYPE B1	2 BD/1 BA	21	1.5 C.Y.	31.5 C.Y.	7.9 C.Y./WK.	2.0 C.Y.	3.0 C.Y.	3.0 C.Y.
TYPE B2	2 BD/2 BA	33	1.5 C.Y.	49.5 C.Y.	12.4 C.Y./WK.	3.1 C.Y.	4.6 C.Y.	4.6 C.Y.
TOTALS		146		173.0 C.Y.	43.3 C.Y./WK.	21.9 C.Y.	32.9 C.Y.	32.9 C.Y.

RESTAURANT (DINING ROOM)	MEALS SERVED/DAY	CUBIC YDS/ MONTH	WEEKLY PICK-UP CUBIC YDS	CUBIC YARDS REQ'D. FOR/ WK.		
				FOOD	RECYCLE	GARBAGE
		TBD	(x0.25)	25%	37.50%	37.50%
	3	TBD	TBD	TBD	TBD	TBD

SOLID WASTE DISPOSAL

There will be separate trash chutes for ordinary garbage, food, and recycling located at each residential floor level. Residents will not have to travel more than 250 feet to access the chutes.

The chutes will terminate at collection bins at the basement level. From there the refuse will be transferred by staff to a garage-level vehicular pick-up station located within the building. The pick-up station will be located adjacent to the kitchen service area. Kitchen refuse will be disposed directly to the appropriate containers in the pick-up station.

KEY

TRASH ROUTE

N

SOLID WASTE DIAGRAM

1" = 20'-0"

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Issaquah Gateway Senior Housing

Newport Way, Issaquah, WA

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STATE OF WASHINGTON

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PRINCIPAL

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PROJECT MANAGER

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PROJECT ARCHITECT

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AVERAGE GRADE CALCULATION DIAGRAM

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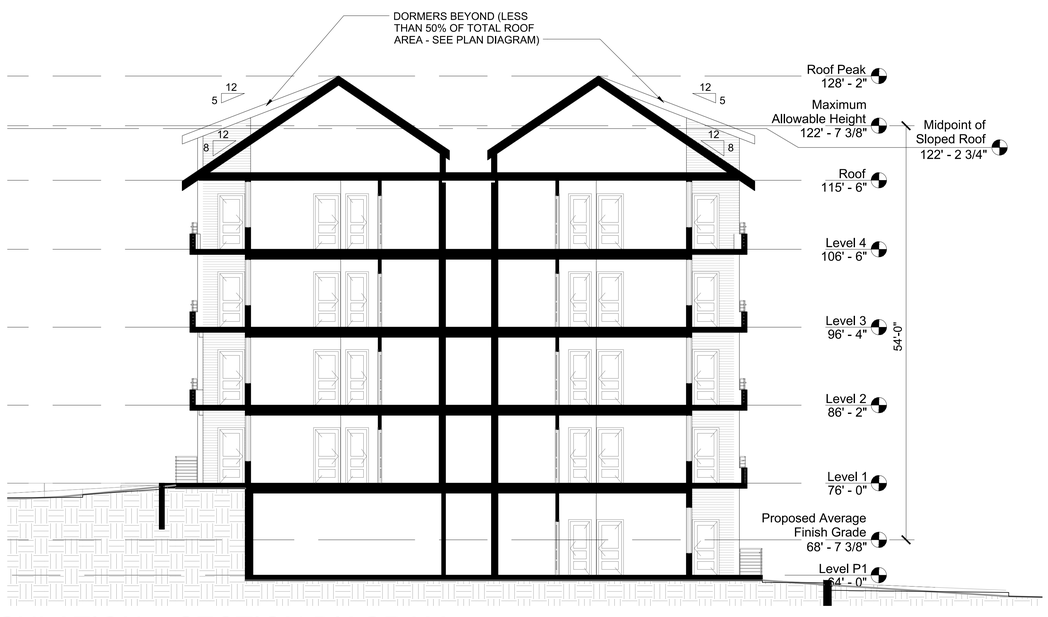
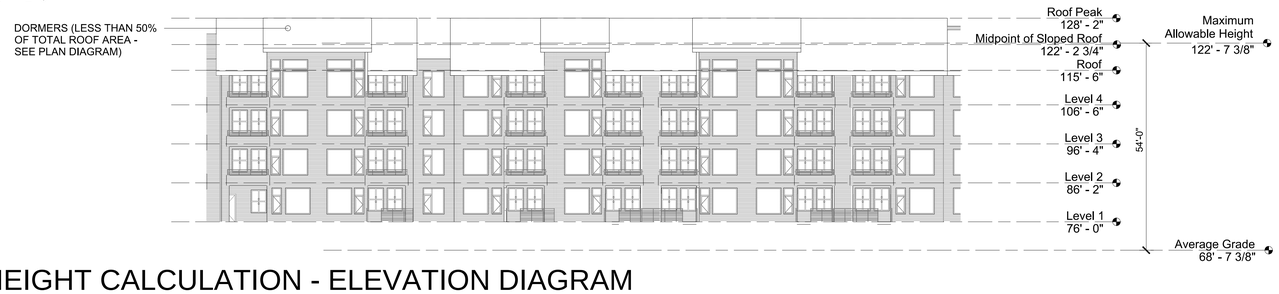


HEIGHT CALCULATION - SECTION DIAGRAM

1/8" = 1'-0"



HEIGHT CALCULATION - ELEVATION DIAGRAM

1/16" = 1'-0"

AVERAGE GRADE CALCULATION

(POINTS AT 10'-0" AT PERIMETER OF BUILDING)

COL. 1		COL. 2		COL. 3		COL. 4		COL. 5	
POINT	GRADE	POINT	GRADE	POINT	GRADE	POINT	GRADE	POINT	GRADE
P1	67.5	P34	75.5	P67	75.5	P100	64.0	P133	63.5
P2	68.2	P35	75.5	P68	75.5	P101	64.0	P134	63.5
P3	69.0	P36	75.8	P69	85.5	P102	64.0	P135	63.5
P4	69.8	P37	75.8	P70	85.5	P103	64.0	P136	63.5
P5	70.0	P38	75.8	P71	85.5	P104	64.0	P137	63.5
P6	75.5	P39	76.0	P72	78.0	P105	64.0	P138	63.5
P7	75.5	P40	76.0	P73	71.0	P106	64.0	P139	63.5
P8	75.5	P41	75.8	P74	71.0	P107	64.0	P140	63.5
P9	75.5	P42	75.8	P75	62.0	P108	62.5	P141	63.5
P10	75.5	P43	75.5	P76	61.5	P109	62.0	P142	63.5
P11	75.5	P44	75.5	P77	61.5	P110	62.0	P143	63.5
P12	75.5	P45	75.5	P78	61.5	P111	62.2	P144	63.5
P13	75.5	P46	75.5	P79	61.5	P112	62.5	P145	63.5
P14	75.5	P47	75.5	P80	61.5	P113	62.8	P146	63.5
P15	75.5	P48	75.5	P81	61.5	P114	63.0	P147	63.5
P16	75.5	P49	75.5	P82	62.0	P115	63.0	P148	63.5
P17	75.5	P50	75.5	P83	62.0	P116	63.0	P149	63.5
P18	75.5	P51	75.5	P84	62.0	P117	63.0	P150	63.5
P19	75.5	P52	75.5	P85	62.0	P118	63.0	P151	63.5
P20	75.5	P53	75.5	P86	60.5	P119	63.0	P152	64.0
P21	75.5	P54	75.5	P87	60.5	P120	63.0	P153	64.0
P22	75.5	P55	75.5	P88	60.5	P121	62.5	P154	63.5
P23	75.5	P56	75.5	P89	62.0	P122	62.5	P155	63.5
P24	75.5	P57	75.5	P90	62.0	P123	62.5	P156	63.5
P25	75.5	P58	75.5	P91	60.5	P124	63.0	P157	63.5
P26	75.5	P59	75.5	P92	60.5	P125	63.0	P158	63.5
P27	75.5	P60	75.5	P93	60.5	P126	63.0	P159	63.5
P28	75.5	P61	75.5	P94	64.0	P127	63.5	P160	63.5
P29	75.5	P62	75.5	P95	64.0	P128	63.5	P161	66.1
P30	75.5	P63	75.5	P96	64.0	P129	63.5	P162	66.5
P31	75.5	P64	75.5	P97	64.0	P130	63.5	P163	63.5
P32	75.5	P65	75.5	P98	64.0	P131	63.5	P164	63.5
P33	75.5	P66	75.5	P99	64.0	P132	63.5	P165	67.0
	2458.5		2494.0		2177.5		2084.5		2105.6

TOTAL OF COLUMNS 1-5: 11320.1

DIVIDED BY TOTAL POINTS: / 165

AVERAGE GRADE: 68.6

ALLOWABLE HEIGHT: 54.0 (BASE HEIGHT INCREASE PER CIDDS TABLE 4.4, FOOTNOTE 3 FOR UNDERBUILDING PARKING)

MAXIMUM ROOF ELEVATION: 122.6

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Issaquah Gateway Senior Housing

Newport Way, Issaquah, WA

OWNER

THE WOLFF COMPANY
Since 1949

URBAN EVOLUTION

PROFESSIONAL SEAL

7888 REGISTERED ARCHITECT STATE OF WASHINGTON

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PROJECT MANAGER
XX
PROJECT ARCHITECT
Author
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Site Development Permit

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SHEET TITLE

BUILDING HEIGHT CALCULATIONS

SHEET NUMBER

A0104

ISSUE DATE

10/27/2015

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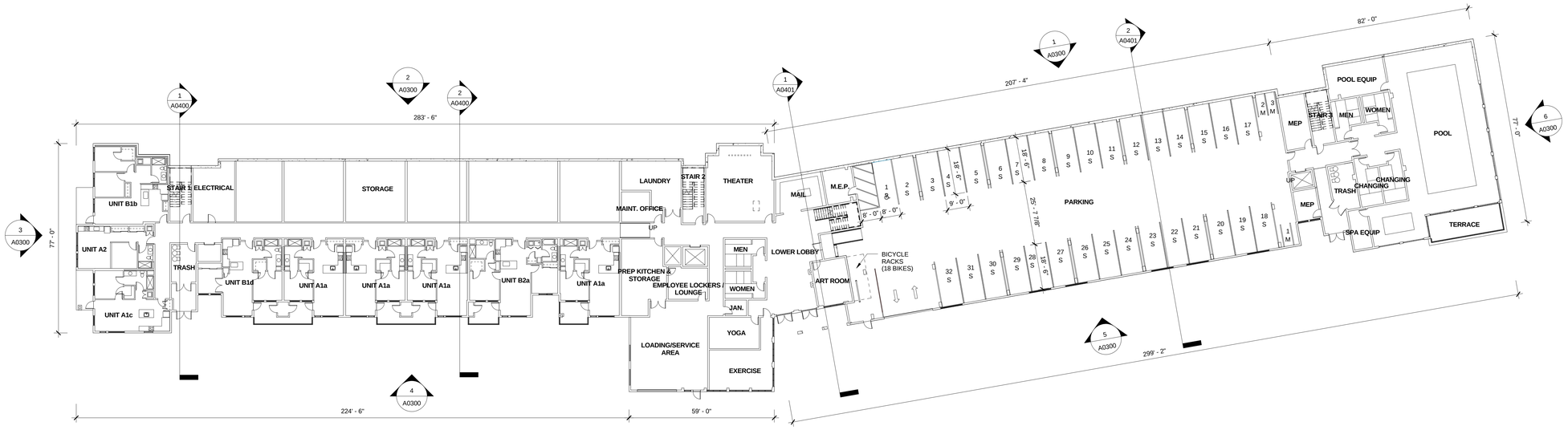

1 OVERALL FLOOR PLAN - LEVEL 0 (P)

1" = 20'-0"

2 OVERALL FLOOR PLAN - LEVEL 1

1" = 20'-0"

0 10' 20' 40'

1" = 20'-0"

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OVERALL FLOOR PLANS - LEVELS P & 1

SHEET NUMBER

A0200

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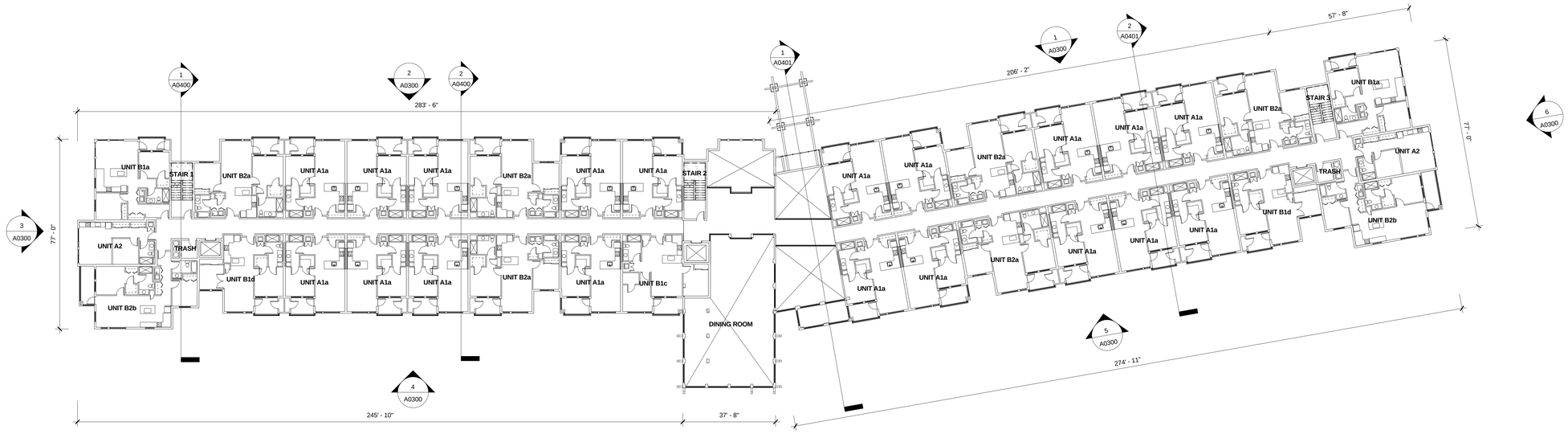

1 OVERALL FLOOR PLAN - LEVEL 2

1" = 20'-0"

2 OVERALL FLOOR PLAN - LEVEL 3

1" = 20'-0"

0 10' 20' 40'

1" = 20'-0"

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OVERALL FLOOR PLANS - LEVELS 2 & 3

SHEET NUMBER

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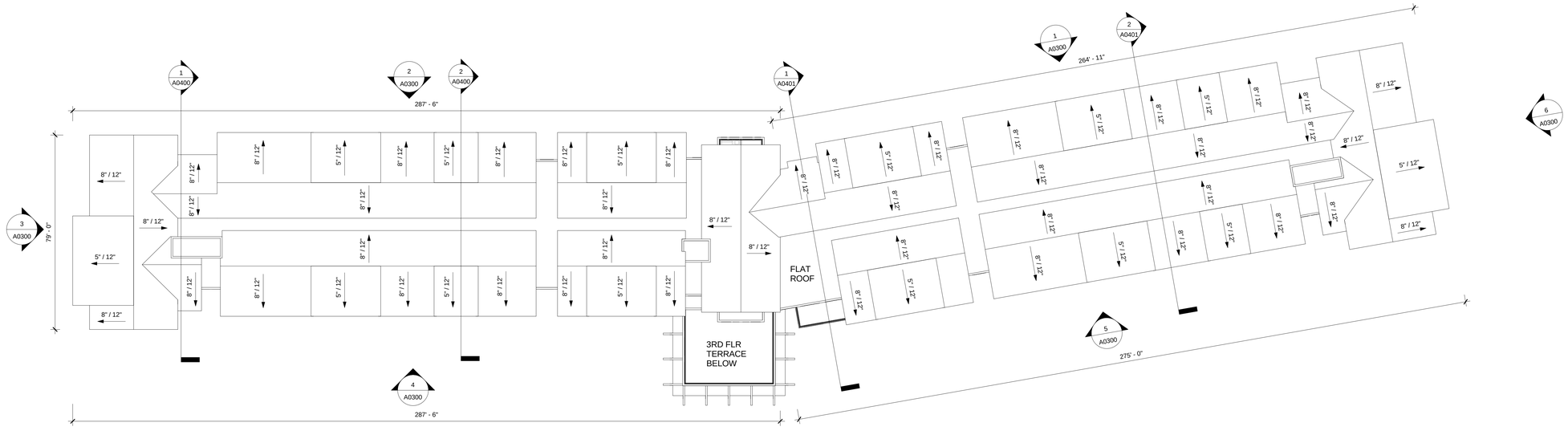
1 OVERALL FLOOR PLAN - LEVEL 4

1" = 20'-0"



2 OVERALL ROOF PLAN

1" = 20'-0"

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OVERALL FLOOR PLANS - LEVEL 4 & ROOF

SHEET NUMBER

A0202

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1 WEST ELEVATION - NORTH WING
1/16" = 1'-0"

2 WEST ELEVATION- SOUTH WING
1/16" = 1'-0"

3 SOUTH ELEVATION
1/16" = 1'-0"

4 EAST ELEVATION - SOUTH WING
1/16" = 1'-0"

5 EAST ELEVATION - NORTH WING
1/16" = 1'-0"

6 NORTH ELEVATION
1/16" = 1'-0"

1 PROPOSED BUILDING COLORS ADDED

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No.	DATE	DESCRIPTION
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

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ISSUE DATE

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1 OVERALL WEST ELEVATION
1" = 20'-0"

2 OVERALL SOUTH ELEVATION
1" = 20'-0"

3 OVERALL NORTH ELEVATION
1" = 20'-0"

4 OVERALL EAST ELEVATION
1" = 20'-0"

1 NEW SHEET ADDED

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OVERALL BUILDING ELEVATIONS

SHEET NUMBER

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VIEW FROM NEWPORT WAY NW LOOKING NORTHEAST

VIEW FROM I-90 LOOKING SOUTHWEST

1 NEW SHEET ADDED

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1/19/2016 10:59:18 AM

VIEW OF FRONT ENTRY

1 NEW SHEET ADDED

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EXTERIOR VIEWS

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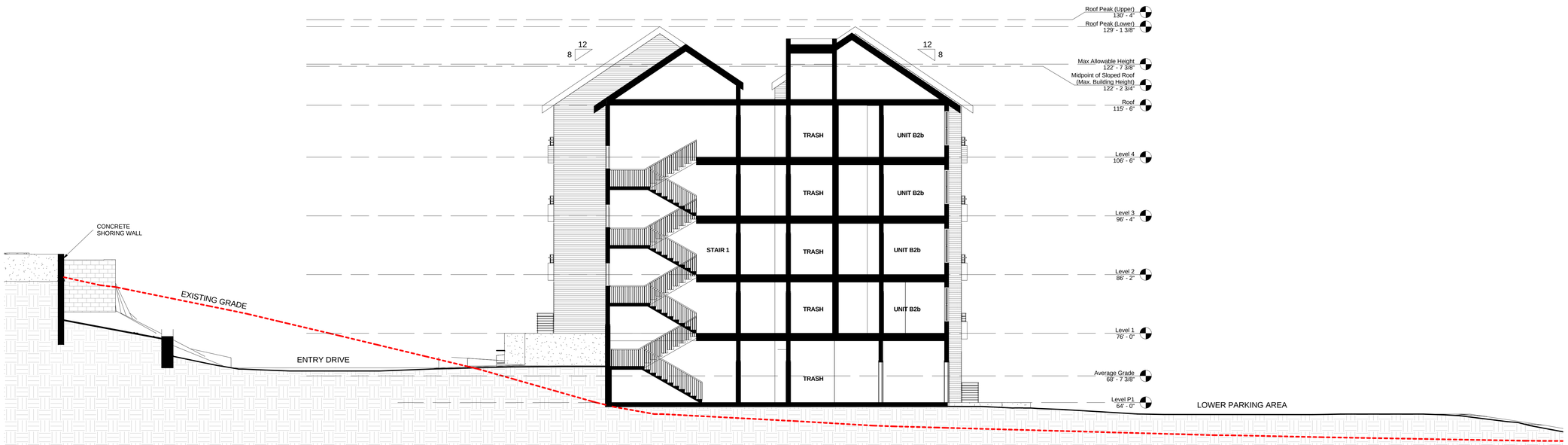
1/19/2016 1:01:50:17 AM



1 E-W Building Section - A

1/8" = 1'-0"

2 E-W Building Section - B

1/8" = 1'-0"

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No.	DATE	DESCRIPTION

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A0400

ISSUE DATE

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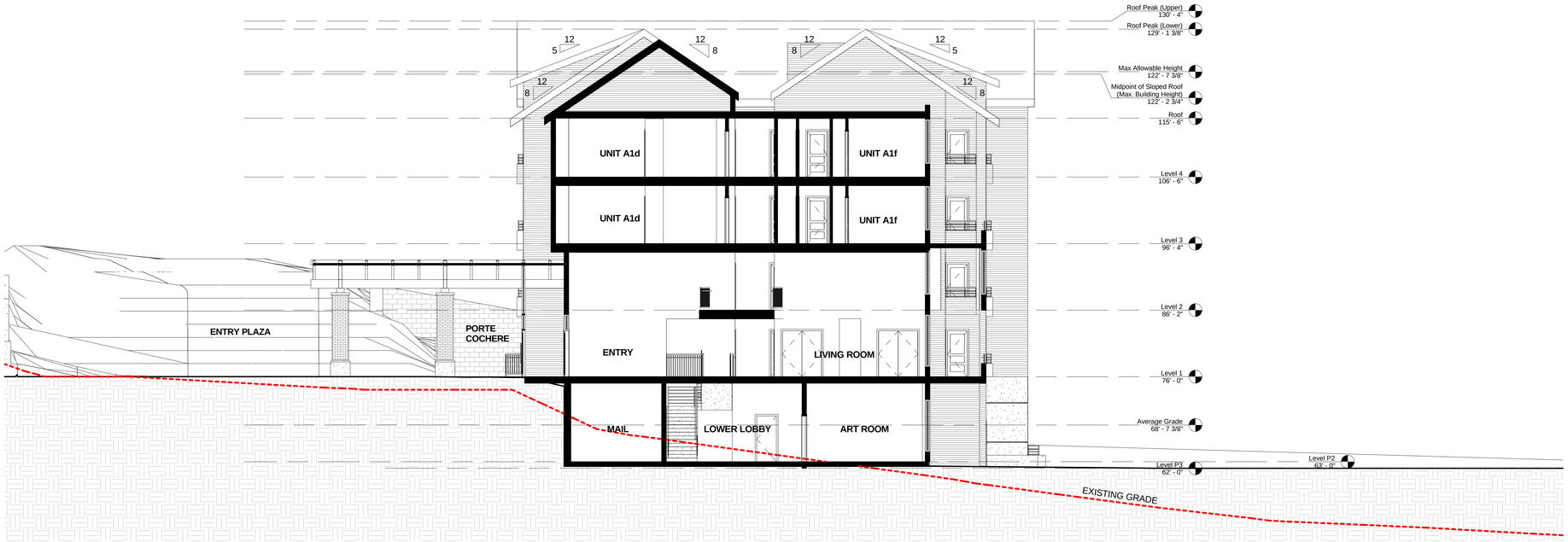

1 E-W Building Section - C

1/8" = 1'-0"

2 E-W Building Section - D

1/8" = 1'-0"

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