CORNER BAKERY

720 N.W. GILMAN BLVD.

ISSAQUAH, WASHINGTON

SYMBOLS LEGEND

100–1 — DOOR NUMBER

1 — KEY NOTE

1 — WORK NOTE

1 — DEMOLITION NOTE

ROOM — ROOM NAME
100 — ROOM NUMBER

DRAWING NUMBER
A1.00
SHEET NUMBER

INDICATES LARGE SCALE PLAN

SW–1 — SHEARWALL - SEE SHEARWALL SCHEDULE

1 — WALL / PARTITION TYPE INDICATOR

A–N — INDICATES WINDOW MARK

INDICATES WINDOW IN NEW OPENING

1
4 A1.00 2
3
SHEET NUMBER
DIRECTION DRAWING IS VIEWED
DRAWING NUMBER

INTERIOR ELEVATION

1
A1.00
DIRECTION DRAWING IS VIEWED
DRAWING NUMBER
SHEET NUMBER

WALL SECTION / DETAIL / BUILDING SECTION

HD — STRUCTURAL HOLD-DOWN LOCATION

NEW WALL

NEW WOOD STUD WALL

EXISTING WALLS

MASONRY

CONCRETE

WOOD

STEEL

GYPSUM BOARD

PLYWOOD

BATT INSULATION

SCHEDULE OF DRAWINGS

ARCHITECTURAL:

TS 1.01	TITLE SHEET
A1.00	DEMO SITE PLAN
A1.01	SITE PLAN
A2.00	DEMO PLAN
A2.01	PROPOSED FLOOR PLAN
A2.02	ROOF FRAMING PLAN
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A4.01	BUILDING SECTIONS
A4.02	WALL SECTIONS
A5.01	DOOR WINDOW SCHEDULES
A5.02	DOOR AND WINDOW DETAILS
A5.03	ROOF DETAILS

SURVEY 1 OF 1

TOPOGRAPHIC SURVEY

LANDSCAPE:

L.0	EXISTING TREEP PLAN
L.0.1	PROP. TREE HEALTH PROTECTION NOTES
L.1	LANDSCAPE PLAN - EAST HALF
L.2	LANDSCAPE PLAN - WEST HALF
I.R.1	IRRIGATION PLAN
I.R.2	IRRIGATION NOTES AND PLAN
I.R.3	ENLARGED RESTAURANT PLAN

CIVIL:

SEE CIVIL COVER G1.01 FOR CIVIL SCHEDULE OF DRAWINGS 19 CIVIL SHEETS

STRUCTURAL:

S1.00	STRUCTURAL NOTES
S1.01	STRUCTURAL NOTES
S2.01	FOUNDATION PLAN
S2.02	ROOF FRAMING PLAN
S3.1	FOUNDATON SECTIONS
S4.1	ROOF WALL DETAILS
S5.1	FRAMING DETAILS

DEFERRED SUBMITTALS:
CONTRACTOR BIDDER DESIGN BUILD

CONTRACTOR DESIGN BUILD, RESPONSIBLE FOR SEPARATE PERMITS TO INCLUDE:

FIRE SPRINKLERS, FIRE ALARMS & AUDIBLE STROBES, HVAC, MECHANICAL, AND ELECTRICAL.

CONTRACTOR TO PROVIDE SHOP DRAWINGS TO JURISDICTION & ARCHITECT FOR APPROVAL

CORNER BAKERY WILL SUBMIT SEPEARATE T.I. PERMITS

CONTACTS

Owner: **R.P.A.I.**
2021 Spring Road, Suite 200
Oakbrook IL., 60523

Architect: **Chandler Stever Architects**
1715 223rd Place NE
Sammamish, WA 98074
Phone:. 425 985.2176
Fax: 425 898.1083
Contact: Chandler Stever

Jurisdiction: **City of Issaquah**
1775 12th AVE N.W.
Issaquah, WA 98027
Phone: 425.837.3080

Civil: **GEI Consultants**
400 N. Lakeview Parkway, Suite 140
Vernon Hills, 60061
Phone:. 847-984-3973

Structural: **DCI Engineers**
8181 Stwart St., Suite 1000
Seattle, WA 98101
Phone:. 206 332.1900

Landscape: **KLLA Ken Large**
Phone: 206 396.7617
Email: klla@comcast.net

GEOTECH: **Icicle Creek Engineers**
29335 NE 20th St.
Carnation, WA. 98014
Phone: 425 333.0093

CODE INFORMATION

NATIONAL CODES

2012 INTERNATIONAL BUILDING CODE - IBC
2012 INTERNATIONAL MECHANICAL CODE - IMC
2012 INTERNATIONAL FUEL GAS CODE CODE - IFGC
2012 INTERNATIONAL FIRE CODE - IFC
2012 UNIFORM PLUMBING CODE - UPC
2012 NATIONAL ELECTRIC CODE
2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES - ICC / ANSI 117.1

WASHINGTON STATE AMENDMENTS - 2012

WAC 51-50 WASHINGTON STATE BUILDING CODE
WAC 51-52 WASHINGTON STATE MECHANICAL CODE
WAC 51-54 WASHINGTON STATE FIRE CODE
WAC51-56 & 51-57 WASHINGTON STATE PLUMBING CODE & STANDARDS
WAC 51-11 WASHINGTON STATE ENERGY CODE
WAC 51-13 WASHINGTON STATE VENTILATION AND INDOOR AIR QUAILITY CODE (WSVIAQ)
WAC 296-46B ELECTRICAL SAFETY STANDARDS, ADMINISTRATION AND INSTALLATION

OTHER APPLICABLE CODES

KING COUNTY CODE
CRITICAL AREAS CODE AND ADMINISTRATIVE RULES
DRAINAGE ORDINACE
ROAD STANDARD ORDINANCE

PERMITS REQUIRED:
1) A.S.D.P. LEVEL I MAJOR.
2) BUILDING PERMIT
3) FLOOD HAZARD PERMIT.
4) TENANT IMPROVEMENT PERMIT
5) MEP DESIGN BUILD PERMITS
* SEE "DEFERRED SUBMITTALS ABOVE.

R-VALUES	2012 Washington State Energy Code Req'd Minimum
ROOF:	R-30
WALLS:	R-21
SLAB ON GRADE:	R-10 (Min. 24" w/ vert. break)
WALLS BELOW GRADE:	
EXTERIOR:	R-10
INSIDE WALL:	R-21
WINDOWS:	U- .38
DOOR @ EXTERIOR GLASS:	U- .38

BUILDING INFORMATION

PARCEL NUMBER: #28224069008

SITE AREA = 269,462 S.F. (6.19 ACRES)
TOTAL EXISTING BLDG AREA = 54,239 S.F.
*NET REDUCTION @ DENNY'S = 382 S.F.
TOTAL PROPOSED REMAINING AREA = 53,857 S.F.
TOTAL EXISTING RETAIL = 34,909 S.F.
TOTAL EXISTING, REVISED RESTAURANT = 18,948 S.F.

EXISTING PARKING = 260 STALLS
PROPOSED PARKING = 289 STALLS (NET ADD = 29 STALLS)

MINIUM PARKING: RETAIL = 2/1000; RESTAURANT = 2/1000 } = 108 STALLS MIN.

MAXIMUM PARKING: RETAIL = 5/1000 = 34,909 S.F. = 174 STALLS; RESTAURANT = 10/1000 = 18,948 S.F. = 189 STALLS } = 363 STALLS MAX.

CORNER BAKERY PROPOSED BLDG. AREA = 4205 S.F.

CONSTRUCTION TYPE: TYPE V (B) - FULLY SPRINKLERED
OCCUPANCY:

Retail = M Occupancy.

Zoning = Retail / Commercial

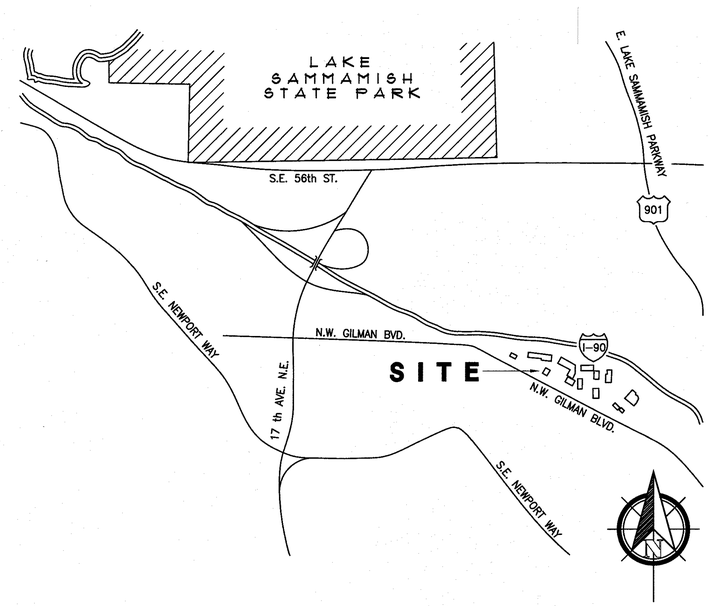
UC

NOTE:
MOST COMP. STALL ARE 9'-0" WIDE w/ COMP. DEPTH ONLY
COMPACT STALLS * = 96 STALLS = 33%
FULL SIZE STALL = 193 STALLS
2 MOTOR CYCLE STALLS
3 BIKE RACK LOCATIONS w/ 4 BIKES EACH = 12 BICYCLE STALLS.

PROJECT DESCRIPTION

SITE PARKING AND PEDESTRAIN UPGRADES & DEMOLITION OF OLD DENNYS TO CONCRETE PAD WITH NEW SHELL CONSTRUCTION.

VICINITY MAP



ABBREVIATIONS

"L"	ANGLE
&	AND
℄	CENTER LINE
Ø	DIAMETER
#	POUND
±	PLUS OR MINUS
(E)	EXISTING
A.F.F.	ABOVE FINISHED FLOOR
AB	ANCHOR BOLT
ACST.	ACOUSTICAL
ACT	CEILING TILE
ADJ.	ADJACENT, ADJUSTABLE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
B.O.	BOTTOM OF
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK'G	BLOCKING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
BUR	BUILT UP ROOFING
BTWN.	BETWEEN
C.I.	CAST IRON
C.I.P.	CAST IN PLACE
C.J.	CONTROL JOINT
C.J.F.	COMPRESSIBLE JOINT FILLER
C.T.	CERAMIC TILE
CAB.	CABINET
CB	CATCH BASIN
CG.	CORNER GUARD
CL.	CENTER LINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CU. FT.	CUBIC FOOT
D.F.	DRINKING FOUNTAIN
D.S.	DOWNSPOUT
DBL.	DOUBLE
DEPT.	DEPARTMENT
DEMO.	DEMOLITION
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DWG.	DRAWING
E.J.	EXPANSION JOINT
E.W.C.	ELECTRIC WATER COOLER
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION, ELEVATOR
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EW	EACH WAY
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR FIRST FLOOR
F.H.S.	FLAT HEAD SCREW
F.M.	FACTORY MUTUAL
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.R.P.P.	FIBER REINFORCED PLASTIC PANEL
FDN.	FOUNDATION
FIN.	FINISH
FLASH.	FLASHING
FLR.	FLOOR
FRT.	FIRE RETARDANT TREATED
FT.	FOOT
FTG.	FOOTING
FURR.	FURRING
G.I.	GALVANIZED IRON
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GYP BD.	GYPSUM WALL BOARD
GA.	GAUGE
GALV.	GALVANIZED
GLP	GYPSUM LATH & PLASTER
GL.	GLASS, GLAZING
H.B.	HOSE BIB
H.C.	HANDICAPPED/ HOLLOW CORE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HDWR.	HARDWARE
HORIZ.	HORIZONTAL
HT.	HEIGHT
HTR.	HEATER
I.D.	INSIDE DIAMETER
I.E.	INVERT ELEVATION
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT./JTS.	JOINT, JOINTS
L.	LENGTH, LONG
L.P.	LOW POINT
L.S.	LANDSCAPE
L.F.	LINEAR FOOT, LINEAL FOOT
LAM.	LAMINATE, LAMINATED
LB.	POUND
LIN.	LINEAL
LIQ.	LIQUID
LT.	LIGHT
LT. WT.	LIGHT WEIGHT
M.B.S.	METAL BUILDING SUPPLIER
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MFG.	MANUFACTURING
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MULL.	MULLION
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
NOM.	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OVERHEAD
O/	OVER
OCC.	OCCUPANT(S)
OPN'G	OPENING
OPP.	OPPOSITE
P. LAM.	PLASTIC LAMINATE
P.L.	PROPERTY LINE
P.R.V.	PRESSURE REDUCING VALVE
P.T.	PRESSURE TREATED
PERP.	PERPENDICULAR
PL.	PLATE
PLMB'G	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL, PANELING
PR.	PAIR
PROJ.	PROJECT
PT.	POINT
PTN.	PARTITION
Q.T.	QUARRY TILE
QTR.	QUARTER
R	RADIUS, RISER
R.B.	RESILIENT BASE
R.D.	ROOF DRAIN
R.L.	RAIN LEADER
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER CLOSET
RCP	REFLECTED CEILING PLAN
REF.	REFRIGERATOR
REIF.	REINFORCING
REQ'D	REQUIRED
RM.	ROOM
S.C	SOLID CORE
S.F.	SQUARE FOOT
S.I.	SQUARE INCH
S.I.C.	SUPPLIED & INSTALLED BY CONTRACTOR
S.I.O.	SUPPLIED & INSTALLED BY OWNER
S.I.V.	SUPPLIED & INSTALLED BY VENDOR
S.J.	SCORE JOINT
S.M.	SHEET METAL
S.O.I.C.	SUPPLIED BY OWNER & INSTALLED BY CONTR.
S.S.	SERVICE SINK, STAINLESS STEEL
S.V.	SHEET VINYL
SAN.	SANITARY SEWER
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SMS	SHEET METAL SCREW
SPEC'D	SPECIFIED
SQ.	SQUARE
SST	STAINLESS STEEL
STD.	STANDARD STEEL
STL.	STORAGE
STOR.	STRUCTURAL
STRUCT.	SUSPENDED
SUSP.	SYMMETRICAL
SYM.	SYSTEM
SYS.	TOP & BOTTOM
T&B	TONGUE & GROOVE
T&G	TOP, TREAD
T.	TEMPERED GLASS
T.G.	TOP OF
T.O.	TOP OF CONCRETE
T.O.C.	TOP OF MASONRY
T.O.M.	TOP OF STEEL TOP OF STUD
T.O.S.	TOP OF WALL
T.O.W.	TUBE STEEL
T.S.	TELEPHONE
TEL.	TEMPERED
TEMP.	TYPICAL
TYP.	UNIFORM BUILDING CODE
U.B.C.	UNDERWRITER'S LABORATORIES
U.L.	UNLESS NOTED OTHERWISE
U.N.O.	UTILITY
UTIL.	VAPOR BARRIER
V.B.	VINYL COMPOSITION TILE
V.C.T.	VENT THROUGH ROOF
V.T.	VERTICAL
V.T.R	VESTIBULE
VERT.	WATER CLOSET
VEST.	WATERPROOF
W.C.	WATER RESISTANT
W.P.	WELDED WIRE FABRIC
W.R.	WELDED WIRE MESH
W.W.F.	WITH
W.W.M.	WITHOUT
W/	WOOD
W/O	WINDOW
WD.	WEATHERSTRIP, WOOD SCREW
WIN.	WAINSCOT
WS.	WEIGHT
WSCT.	YARD DRAIN
WT.	
Y.D.	

07-01-15	OWNER REVIEW	
07-10-15	SUBMIT FOR PERMIT ASDP	
07-27-15	SUBMIT FOR PERMIT	

CHANDLER STEVER ARCHITECT
1715 223RD PL NE
SAMMAMISH, WA 98074
PHONE: 425 985-2176
EMAIL: CHANDLERSTEVER@COMCASTNET
CHANDLERSTEVERARCHITECT.COM

REGISTERED ARCHITECT
7232
CHANDLER STEVER
STATE OF WASHINGTON

HERITAGE SQUARE SHOPPING CENTER
CORNER BAKERY PROPOSED RESTAURANT & SITE IMPROVEMENT
720 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON

TITLE SHEET

TS1.01

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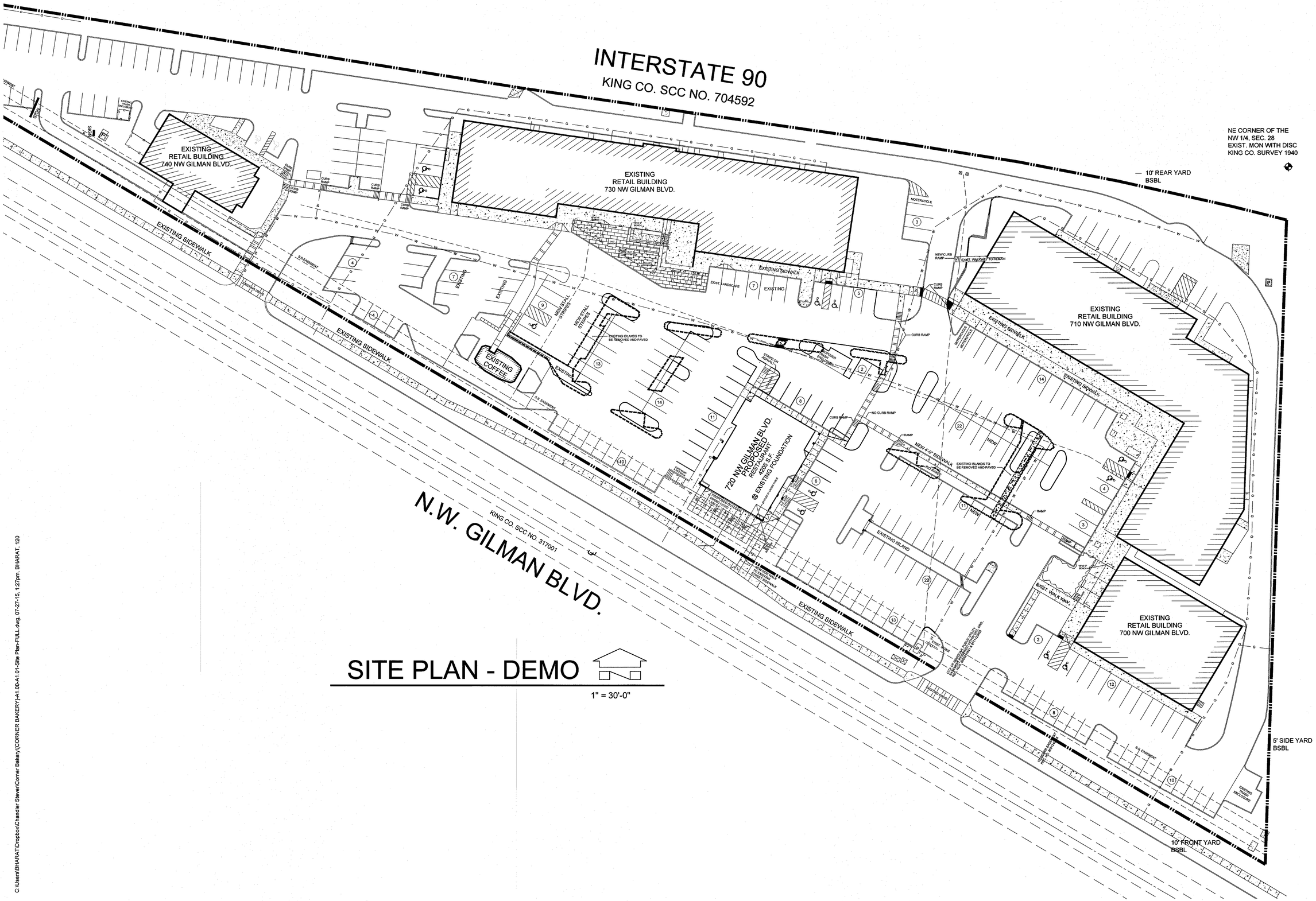

SITE PLAN - DEMO

1" = 30'-0"

07-01-15	OWNER REVIEW
07-10-15	SUBMIT FOR PERMIT ASDP
07-27-15	SUBMIT FOR PERMIT

CHANDLER STEVER ARCHITECT
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SAMMAMISH WA 98074
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7332 REGISTERED ARCHITECT CHANDLER STEVER STATE OF WASHINGTON

HERITAGE SQUARE SHOPPING CENTER

CORNER BAKERY PROPOSED RESTAURANT & SITE IMPROVEMENT
720 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON

DEMO PLAN

A1.00

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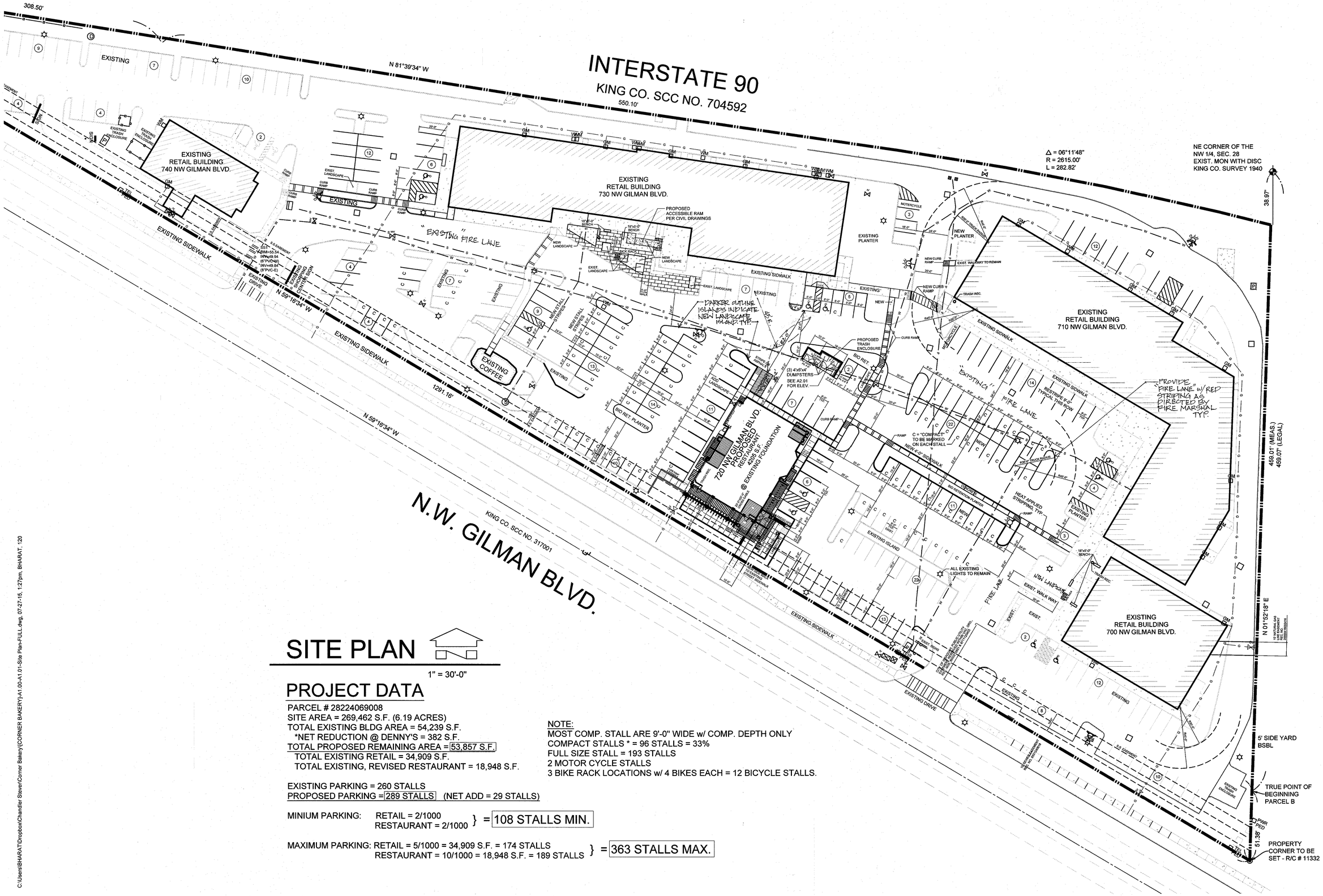

SITE PLAN

1" = 30'-0"

PROJECT DATA

PARCEL # 28224069008
SITE AREA = 269,462 S.F. (6.19 ACRES)
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*NET REDUCTION @ DENNY'S = 382 S.F.
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NOTE:
MOST COMP. STALL ARE 9'-0" WIDE w/ COMP. DEPTH ONLY
COMPACT STALLS * = 96 STALLS = 33%
FULL SIZE STALL = 193 STALLS
2 MOTOR CYCLE STALLS
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07-01-15	OWNER REVIEW
07-10-15	SUBMIT FOR PERMIT ASDP
07-27-15	SUBMIT FOR PERMIT

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REGISTERED ARCHITECT 7232 CHANDLER STEVER STATE OF WASHINGTON

HERITAGE SQUARE SHOPPING CENTER

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720 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON

SITE PLAN

A1.01

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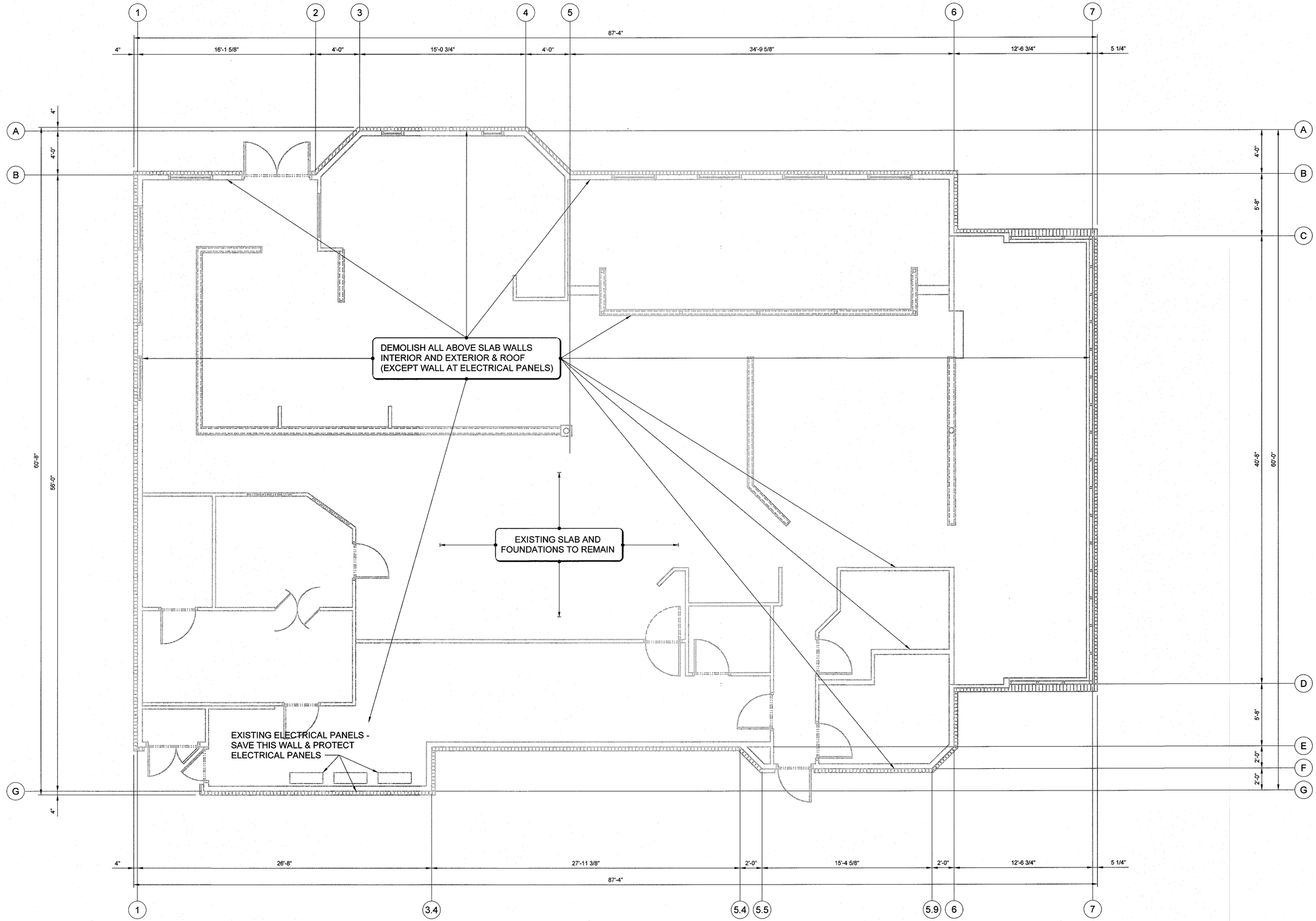

1 FLOOR DEMOLITION PLAN

1/4" = 1'-0"

07-01-15	OWNER REVIEW
07-10-15	SUBMIT FOR PERMIT ASDP
07-27-15	SUBMIT FOR PERMIT

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7332 REGISTERED ARCHITECT CHANDLER STEVER STATE OF WASHINGTON

HERITAGE SQUARE SHOPPING CENTER

CORNER BAKERY PROPOSED RESTAURANT & SITE IMPROVEMENT
720 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON

DEMOLITION FLOOR PLAN

A2.00

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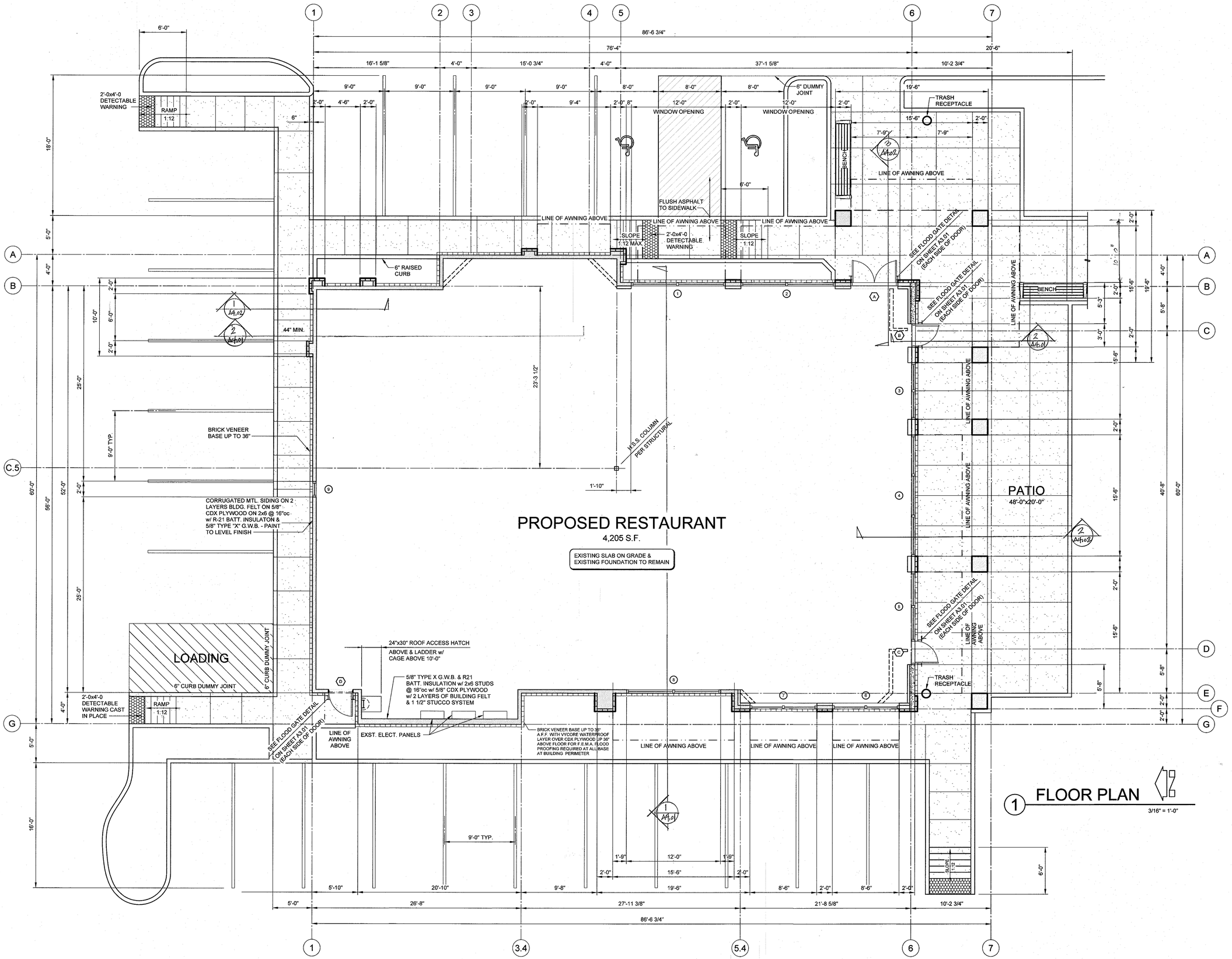

1 FLOOR PLAN
3/16" = 1'-0"

07-01-15	OWNER REVIEW
07-10-15	SUBMIT FOR PERMIT ASDP
07-27-15	SUBMIT FOR PERMIT

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FLOOR PLAN

A2.01

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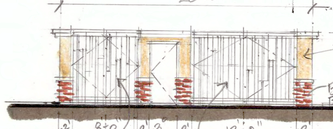
WEST ELEVATION

1/8" = 1'-0"

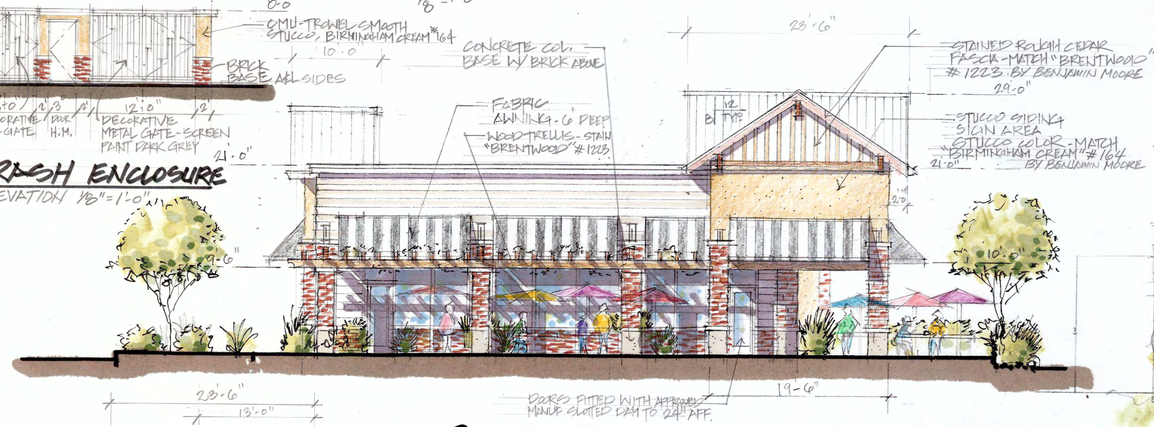
EAST ELEVATION

1/8" = 1'-0"



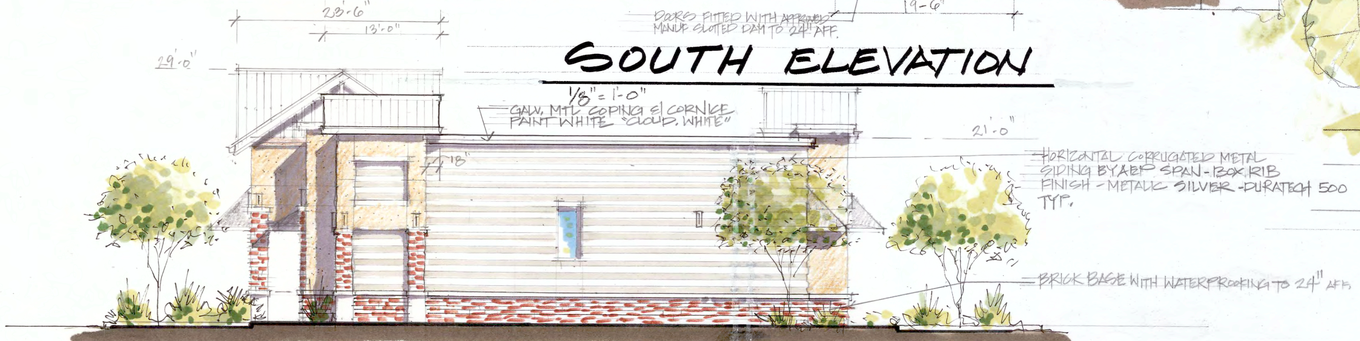
TRASH ENCLOSURE

ELEVATION 1/8" = 1'-0"



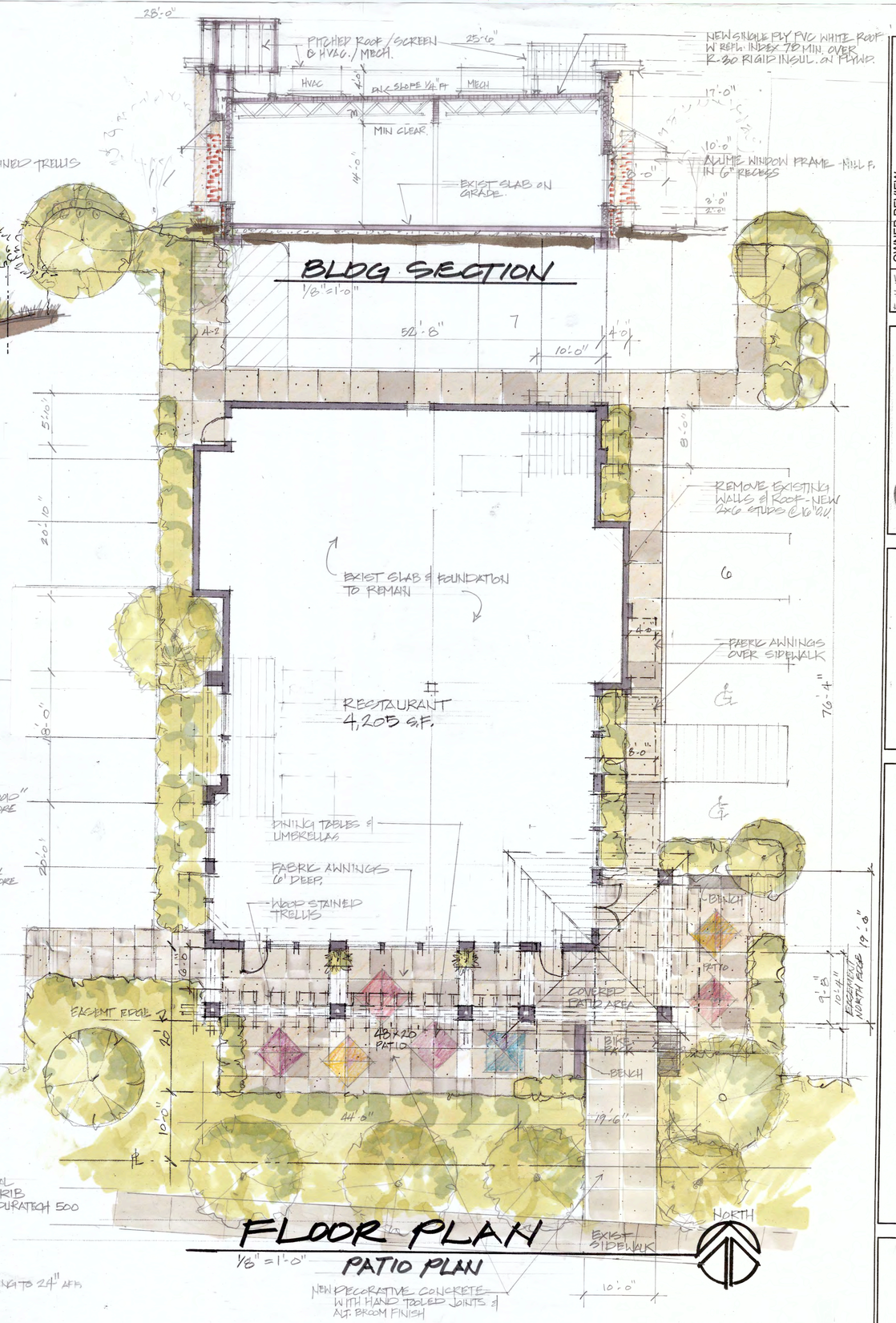
SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



5-11-15	OWNER REVIEW
7-10-15	SUBMIT FOR PERMIT ASDP
8-3-15	UPDATED FINISHES

CHANDLER STEVER ARCHITECT
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REGISTERED ARCHITECT
7312
CHANDLER STEVER
STATE OF WASHINGTON

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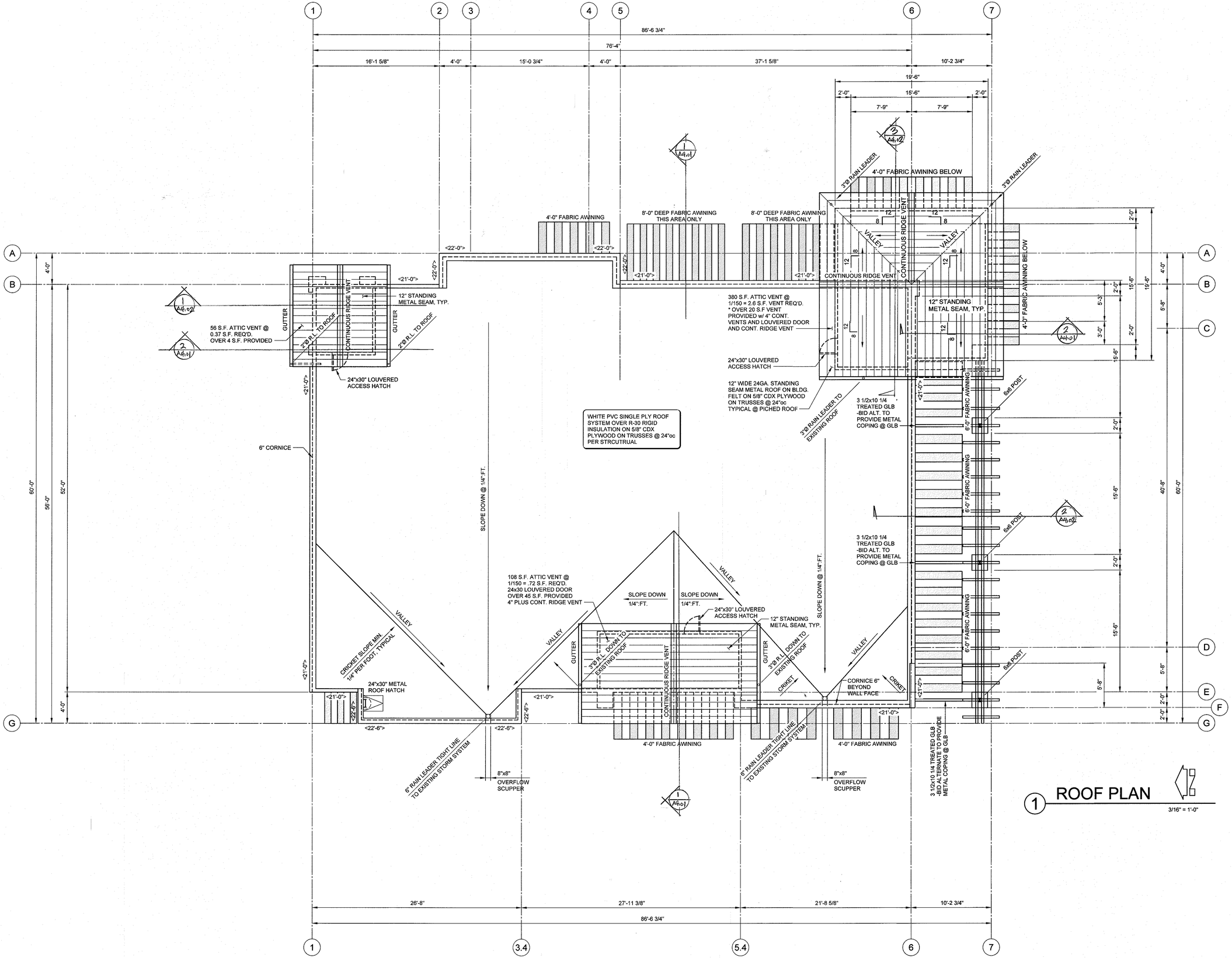
ISSAQUAH, WASHINGTON

A2.01a



1 ROOF PLAN

3/16" = 1'-0"

07-01-15	OWNER REVIEW
07-10-15	SUBMIT FOR PERMIT ASDP
07-27-15	SUBMIT FOR PERMIT

CHANDLER STEVER ARCHITECT
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CHANDLER STEVER
STATE OF WASHINGTON

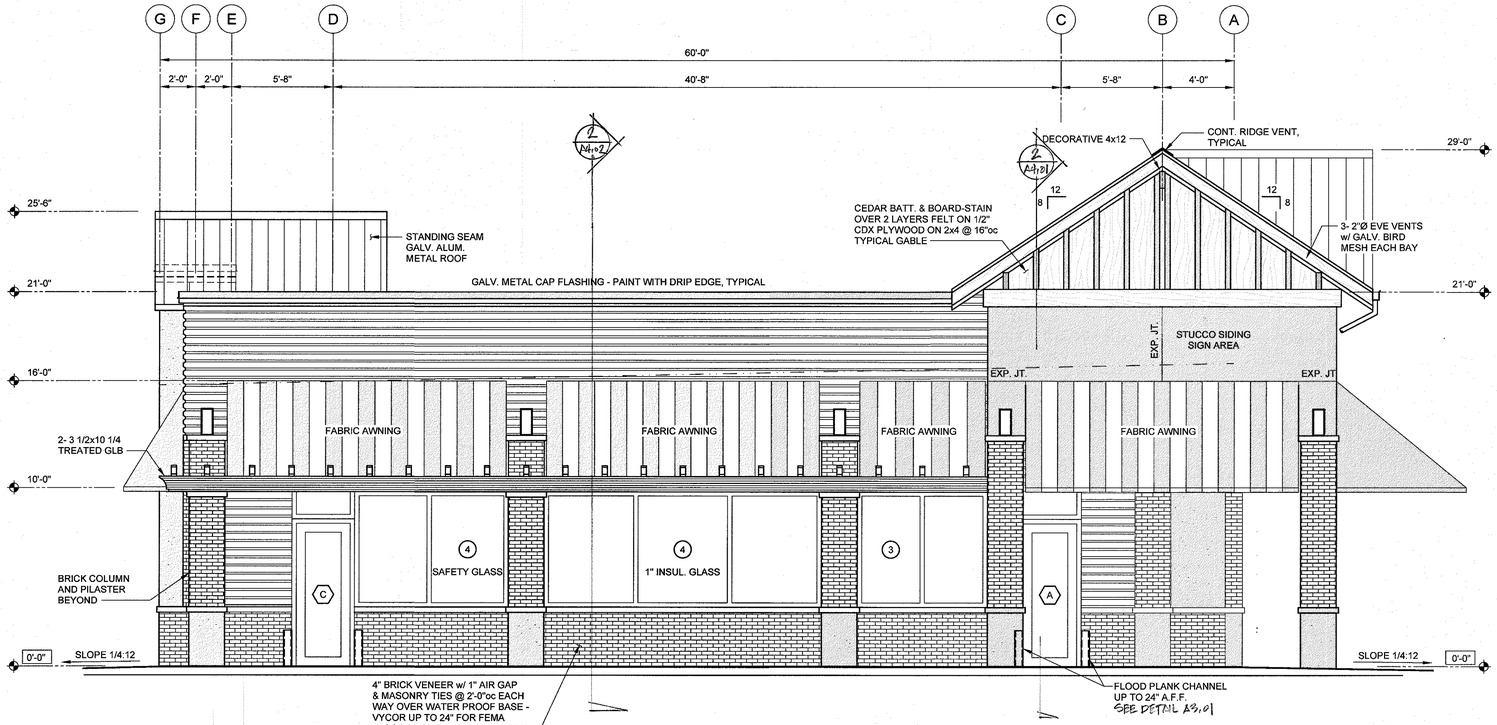
HERITAGE SQUARE SHOPPING CENTER

CORNER BAKERY PROPOSED RESTAURANT & SITE IMPROVEMENT
720 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON

ROOF PLAN

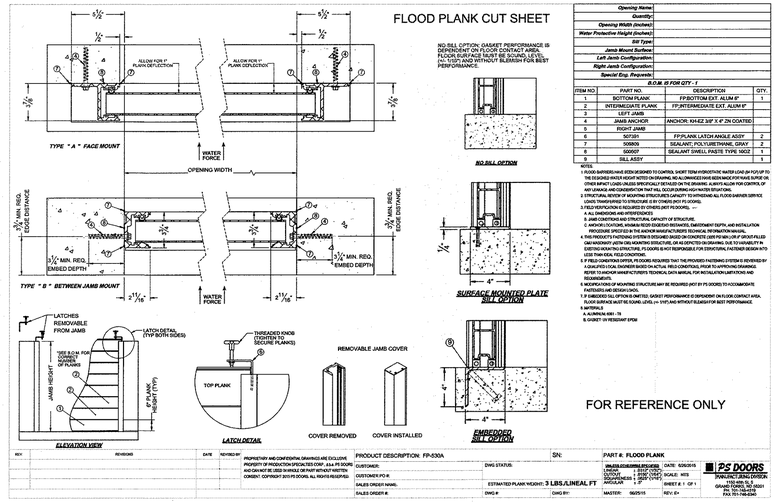
A2.02

C:\Users\BHARAT\Dropbox\Chandler Stever\Corner Bakery\[CORNER BAKERY]-A2.01-A2.02 FLOOR AND ROOF PLAN-64.dwg, 07-27-15, 1:27pm, BHARAT, 64



1 SOUTH ELEVATION

1/4" = 1'-0"



Opening Name:	
Quantity:	
Opening Width (inches):	
Water Protective Height (inches):	
Sill Type:	
Jamb Mount Surface:	
Left Jamb Configuration:	
Right Jamb Configuration:	
Special Eng. Requests:	

B.O.M. IS FOR QTY - 1

ITEM NO.	PART NO.	DESCRIPTION	QTY.
1	BOTTOM PLANK	FP/BOTTOM EXT. ALUM 6"	1
2	INTERMEDIATE PLANK	FP/INTERMEDIATE EXT. ALUM 6"	
3	LEFT JAMB		
4	JAMB ANCHOR	ANCHOR, KHEZ 3/8" X 4" ZN COATED	
5	RIGHT JAMB		
6	507351	FP/PLANK LATCH ANGLE ASSY	2
7	505809	SEALANT, POLYURETHANE, GRAY	2
8	500007	SEALANT, SWELL PASTE TYPE 1002	1
9	SILL ASSY		1

NOTES:

1. FLOOD SUPPORTED AND WEIGHT DESIGNED TO CONTROL SHORT TERM HYDROSTATIC WATER LOAD OF FLOUP TO 24" A.F.F. (FLOOD PROTECTION ELEVATION) AND ASSOCIATED HYDRODYNAMIC FORCES. FLOOD PLANKS SUPPLIED SHALL OFFER IMPACT LOADS VALUES SPECIFICALLY DETAILED ON THE DRAWING. A SAFETY VALVE FOR CONTROL OF ANY LEAKAGE AND CONDENSATION THAT WILL OCCUR DURING HIGH WATER SITUATIONS.
2. STRUCTURAL REVIEW OF MOUNTING STRUCTURES CAPACITY TO WITHSTAND ALL FLOOD DAMAGE (SERVICE LOADS TRANSFERRED TO STRUCTURE IS BY OTHERS (NOT FLO DOOR).
3. FIELD VERIFICATIONS IS REQUIRED BY OTHERS (NOT FLO DOOR).
   A. ALL DIMENSIONS AND INTERFERENCES.
   B. ADEQUACY OF MOUNTING STRUCTURE CAPACITY OF STRUCTURE.
   C. ANCHOR LOCATIONS, MINIMUM EDGE DISTANCE REQUIRED, EMBEDMENT DEPTH, AND INSTALLATION PROCEDURE SPECIFIED BY THE ANCHOR MANUFACTURER'S TECHNICAL INFORMATION MANUAL.
4. FIBE PRODUCT'S FASTENING SYSTEM IS DESIGNED BASED ON CONCRETE (2500 PSI MIN.) OR UP CRCUT FILLED CMU MASONRY (ASTM C90) MOUNTING STRUCTURE, OR AS DEPICTED ON DRAWING. DUE TO VARIABILITY IN EXISTING HOUNTING STRUCTURE, FLO DOORS IS NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN WITH EXISTING FIELD CONDITIONS.
5. ANCHORS AND FASTENERS REQUIRED REQUIRED THAT THE PROVIDED FASTENING SYSTEM IS REVIEWED BY A QUALIFIED LOCAL ENGINEER BASED ON ACTUAL FIELD CONDITIONS, PRIOR TO APPROVING DRAWINGS. REFER TO ANCHOR MANUFACTURER'S TECHNICAL DATA MANUAL FOR INSTALLATION LIMITATION AND REQUIREMENTS.
6. MODIFICATIONS OF MOUNTING STRUCTURE MAY BE REQUIRED (NOT BY FP) DOORS TO ACCOMMODATE FASTENERS AND DESIGN LOADS.
7. IF DIRECTED SILL OPTION IS OMITTED, GASKET PERFORMANCE IS DEPENDENT ON FLOOR CONTACT AREA. FLOOR SURFACE MUST BE SOUND, LEVEL (+/- 1/16") AND WITHOUT BLEMISH FOR BEST PERFORMANCE.
8. MATERIALS
   A. ALUMINUM: 6061 - T6
   B. GASKET: ON REQUEST EPDM

NO SILL OPTION: GASKET PERFORMANCE IS DEPENDENT ON FLOOR CONTACT AREA. FLOOR SURFACE MUST BE SOUND, LEVEL (+/- 1/16") AND WITHOUT BLEMISH FOR BEST PERFORMANCE.

REV	REVISIONS	DATE	REVISED BY

PROPRIETARY AND CONFIDENTIAL DRAWINGS ARE EXCLUSIVE PROPERTY OF PRODUCTION STRONG FIBER CORP. d.b.a. FB DOORS AND CAN NOT BE USED IN WHOLE OR PART WITHOUT WRITTEN CONSENT. COPYRIGHT 2015 FB DOORS, ALL RIGHTS RESERVED.

PRODUCT DESCRIPTION: FP-030A

CUSTOMER:

CUSTOMER PO #:

SALES ORDER NUMB.:

SALES ORDER #:

DWG STATUS:

ESTIMATED PLANK WEIGHT: 3 LBS./LINEAL FT

DWG #: DWG BY:

SN:

PART #: FLOOD PLANK

UNLESS OTHERWISE SPECIFIED: DATE: 02/02/2015
DIMENSIONS ARE IN INCHES. TOLERANCES: FRACTIONAL ± 1/64" DECIMAL ± .005" ANGULAR ± 0° SURFACE FINISH: ± .005" CUTOFF SCALE: NTS SEQUENCE NO.: 1 SHEET 1 OF 1

MASTER: 06/25/15 REV: 0+

P3 DOORS
PRODUCTION STRONG FIBERGLASS
1150 48th St. S
Kent, WA 98032-5301
PH: 253-736-0118
FAX: 701-746-6345

07-01-15	OWNER REVIEW
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07-27-15	SUBMIT FOR PERMIT

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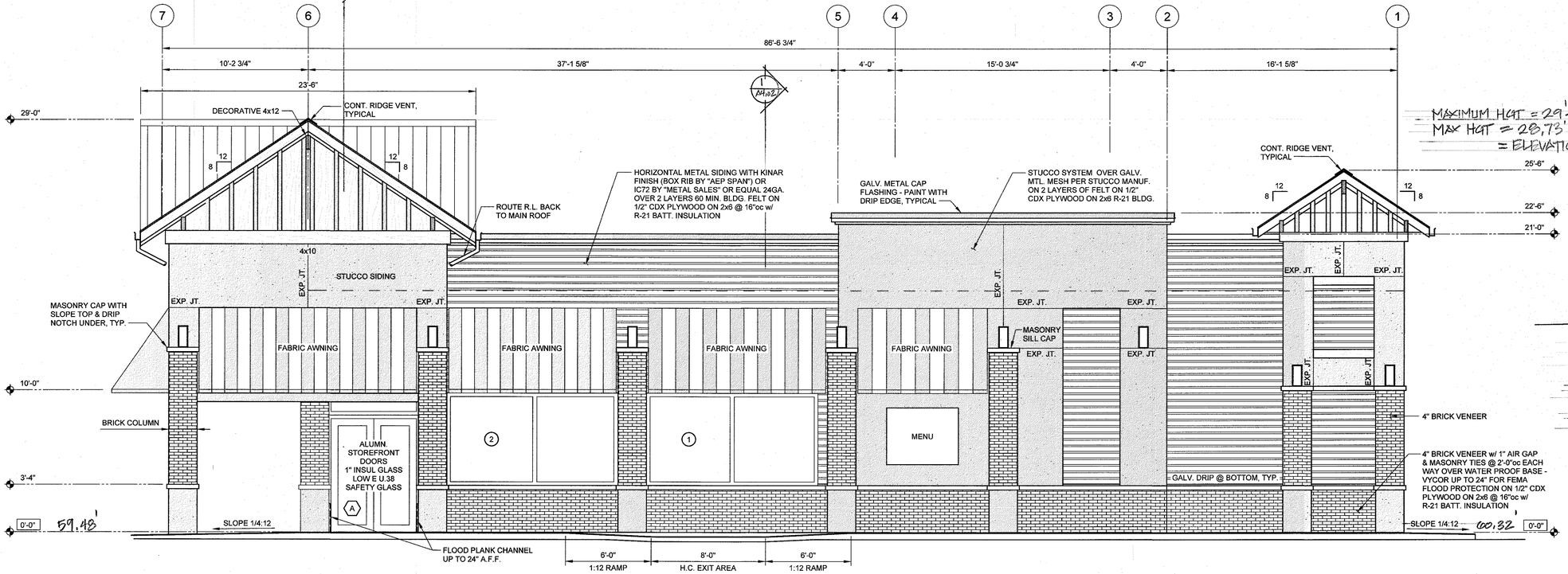
STATE OF WASHINGTON
7339



MAXIMUM HGT = 29'-0" A.F.F. @ 59.63' = -0.27'
MAX HGT = 28.73' ABOVE AVERAGE GRADE @ 59.9'
= ELEVATION 88.63' (NGVD 29)

AVERAGE HEIGHT CALCULATION:
PER GRADING PLAN SHEETS C2-C-4
AVERAGE GRADE VARIES FROM
LOW POINT @ SOUTH 59.48' } 0.84' DIFFERENCE
HIGH POINT @ N.W. = 60.32'
AVERAGE GRADE = 59.9'

2 EAST ELEVATION

1/4" = 1'-0"

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NORTH AND EAST ELEVATIONS

A3.01

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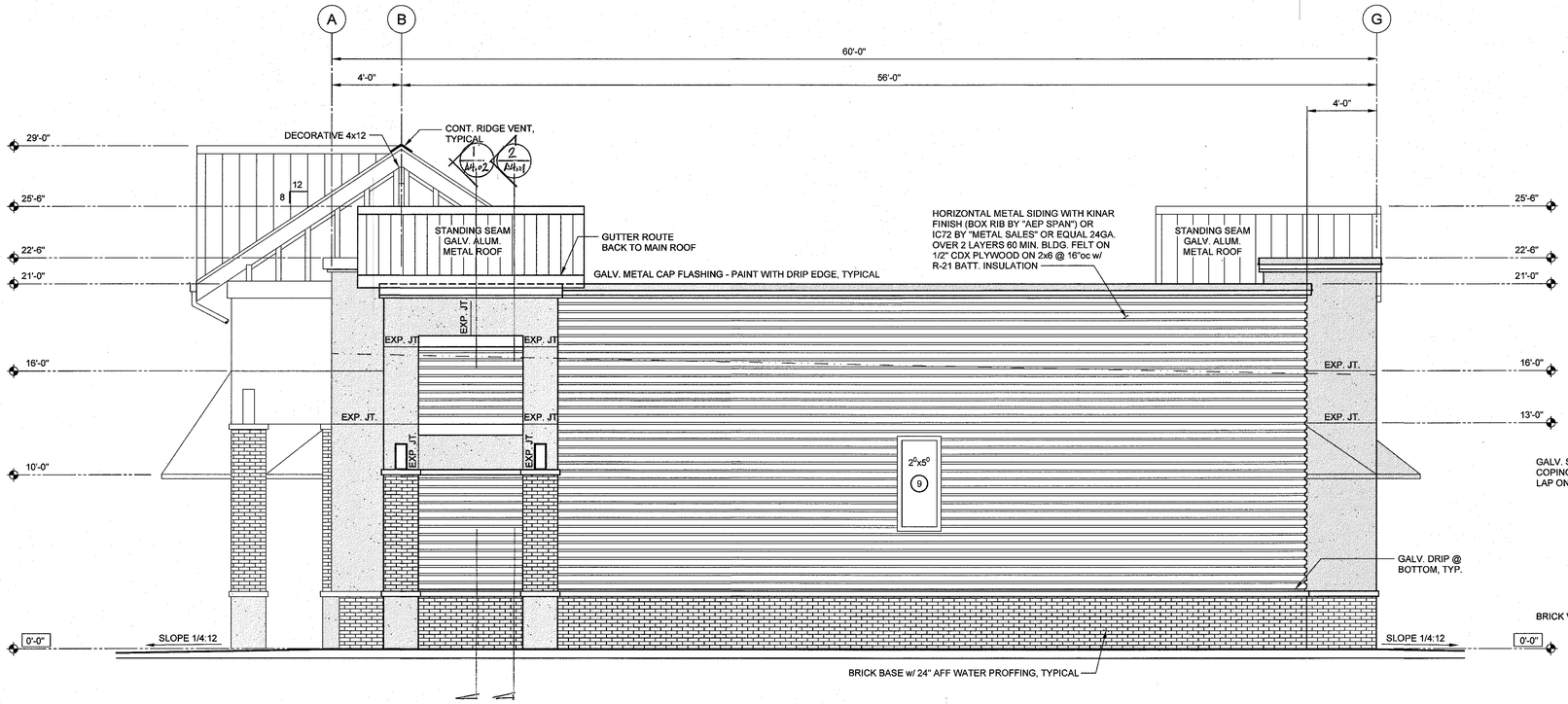
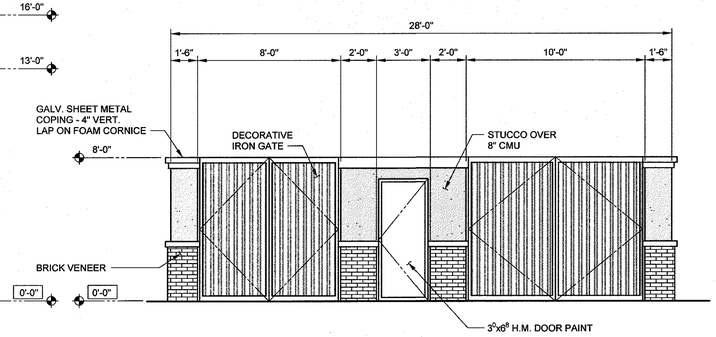


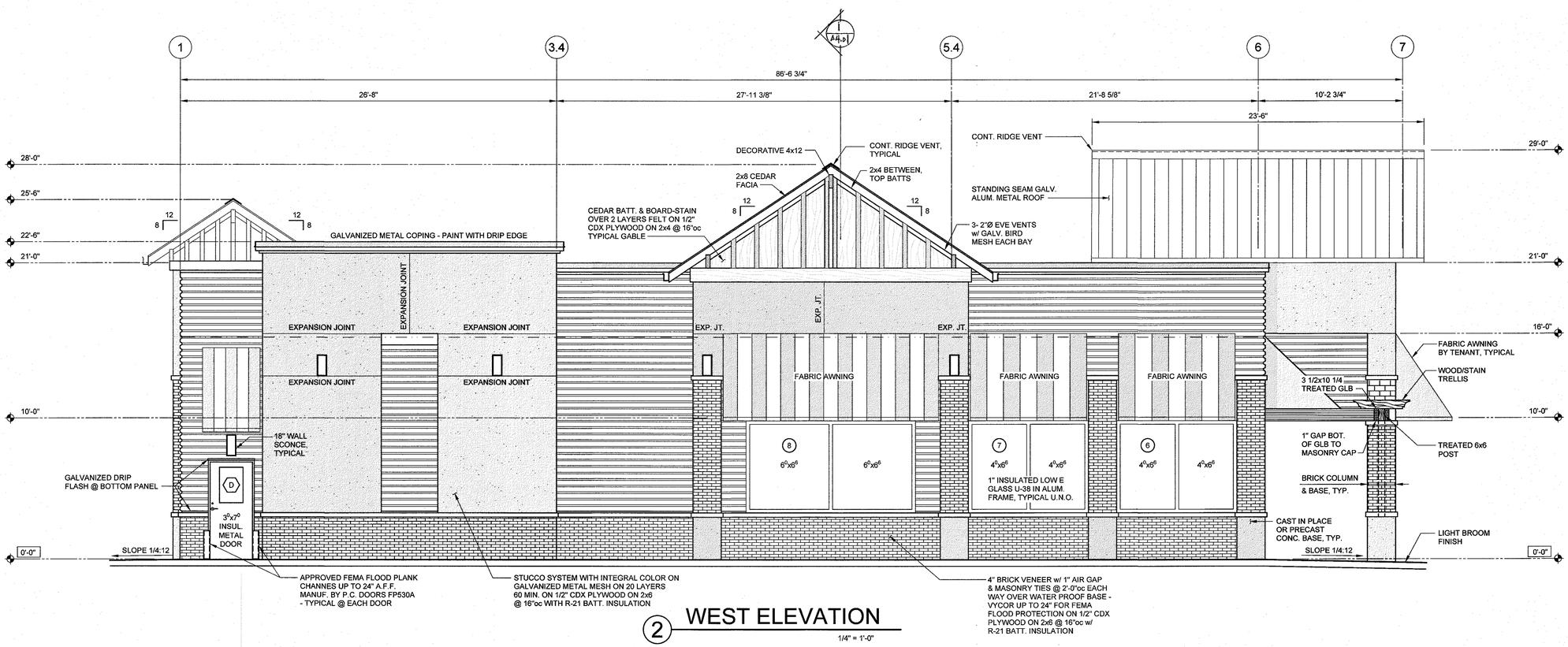
1 NORTH ELEVATION

1/4" = 1'-0"



3 TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"



2 WEST ELEVATION

1/4" = 1'-0"

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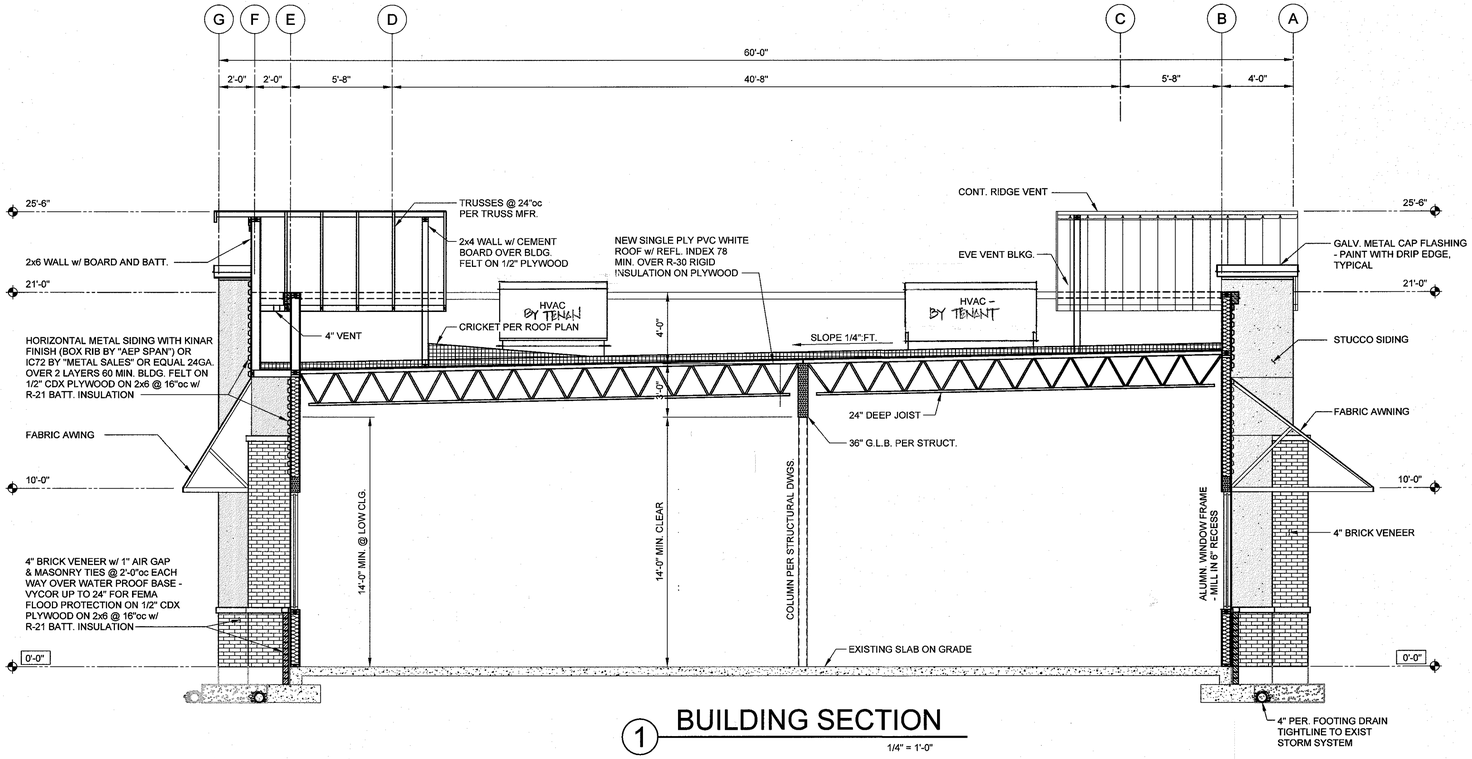
SOUTH AND WEST ELEVATIONS

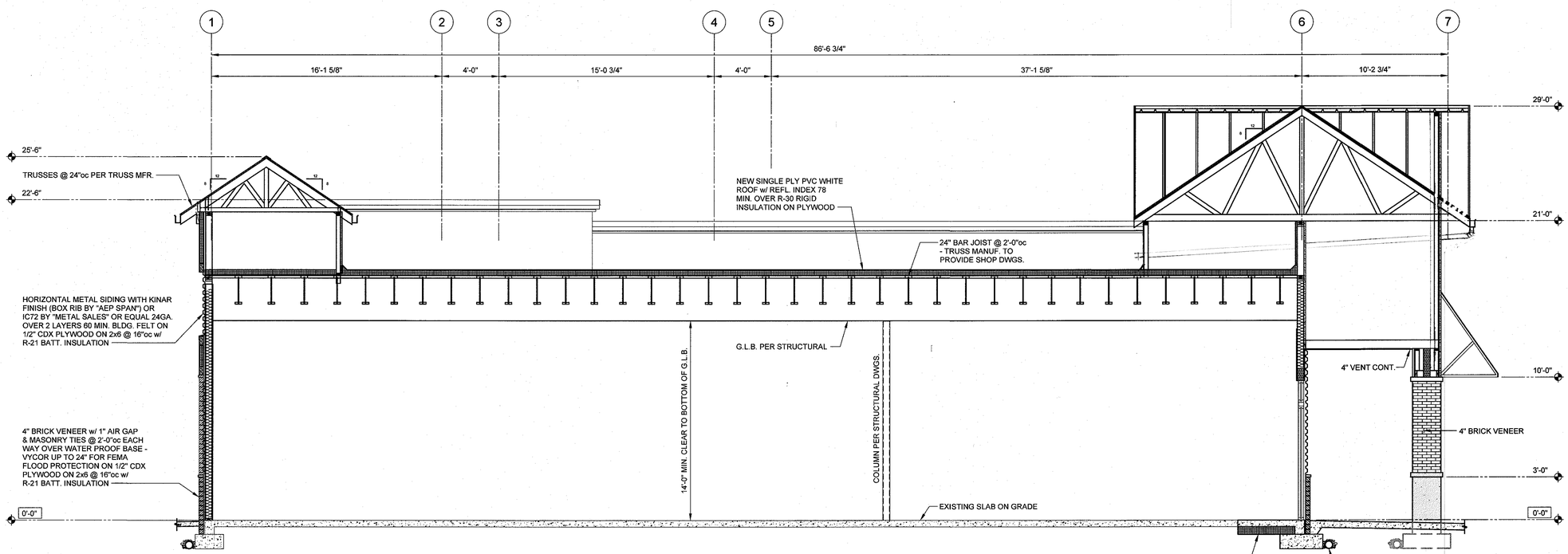
A3.02



1 BUILDING SECTION

1/4" = 1'-0"

WEST TO EAST



2 BUILDING SECTION

1/4" = 1'-0"

NORTH TO SOUTH

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BUILDING SECTION

A4.01

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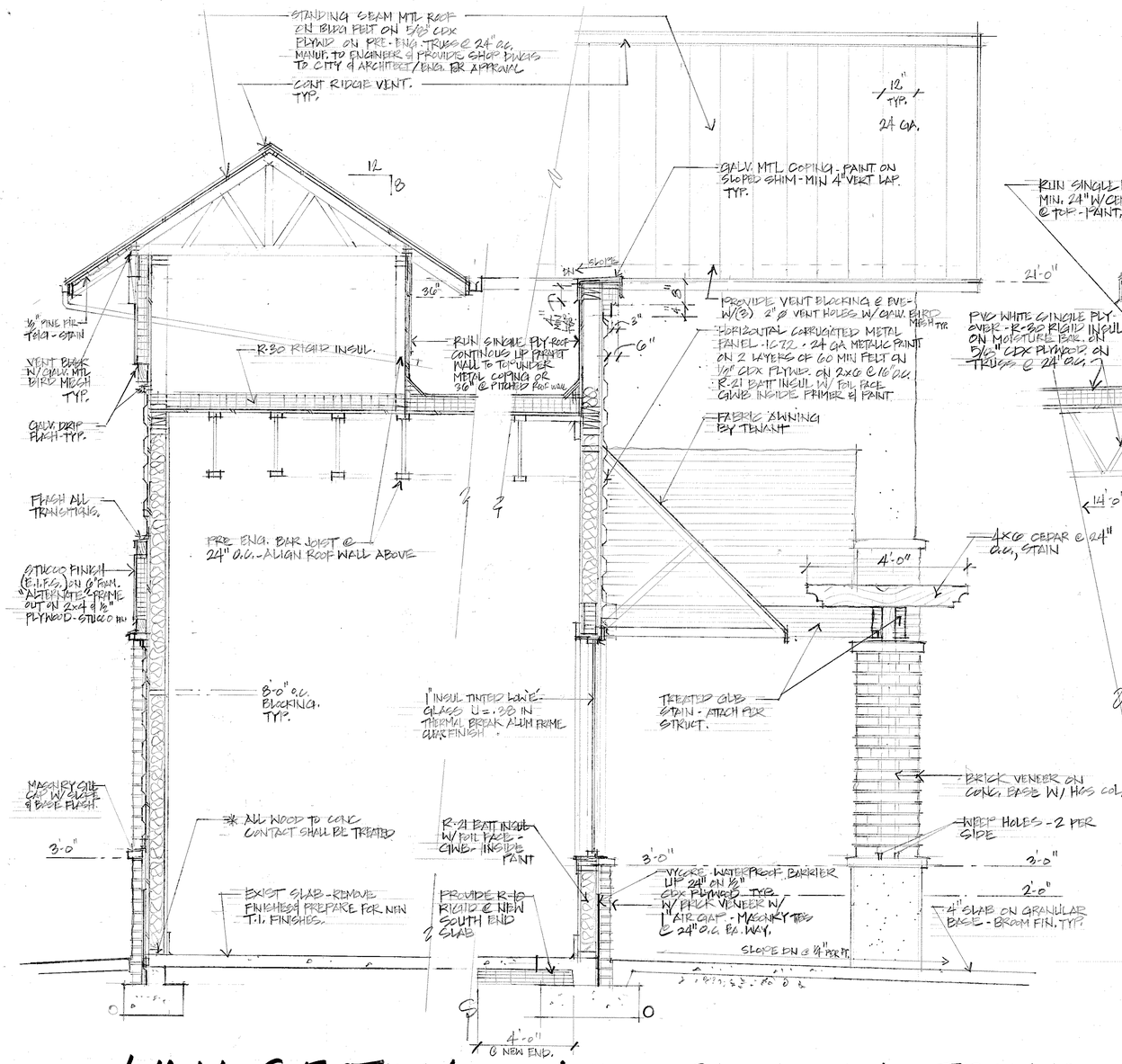
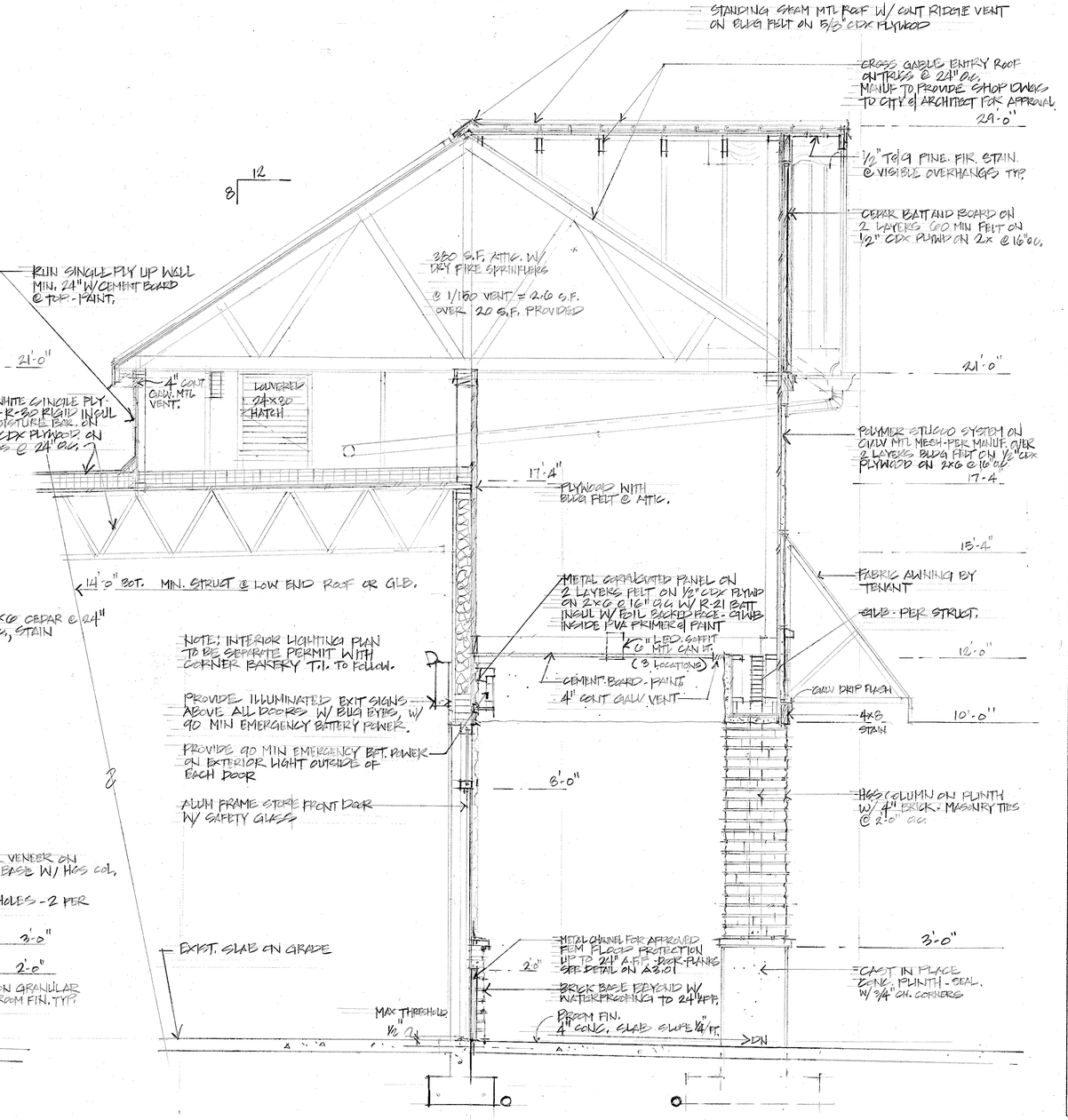


① WALL SECTION @ N.E. CORNER
1/2" = 1'-0"



② WALL SECTION @ TRELLIS
1/2" = 1'-0"

③ ENTRY CANOPY SECTION
1/2" = 1'-0"

7.27.15	SUBMIT FOR PERMIT

CHANDLER STEVER ARCHITECT
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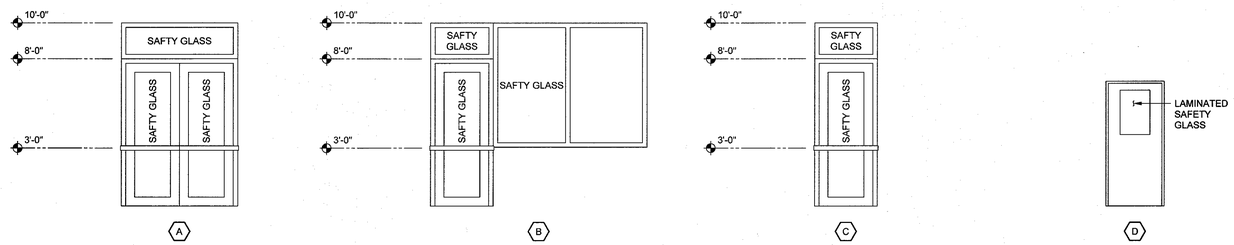
ISSAQUAH, WASHINGTON

A4.02

DOOR SCHEDULE

NUMBER	LOCATION	DOOR TYPE	DOOR DIMENSIONS			RATING	DOOR		DOOR FRAME		DOOR HARDWARE	NOTES
			WIDTH	HEIGHT	THICKNESS		MATERIAL	FINISH	MATERIAL	FINISH		
A	EAST FACE	A	PR 3^0	8^0	1 3/4	U = 0.38	GLASS	SAFETY	ALUM.	CLEAR	PANIC BAR & CLOSER	6^0x2^0 TRANSOM
B	SOUTH FACE	B	3^0	8^0	1 3/4	U = 0.38	GLASS	SAFETY	ALUM.	CLEAR	PANIC BAR & CLOSER	3^0x2^0 TRANSOM
C	SOUTH FACE	B	3^0	8^0	1 3/4	U = 0.38	GLASS	SAFETY	ALUM.	CLEAR	PANIC BAR & CLOSER	3^0x2^0 TRANSOM
D	WEST FACE	C	3^0	7^0	1 3/4	U = 0.20	H.M.	PAINT	H.M.	PAINT	PANIC BAR & CLOSER KEYED DEADBOLT @ DOOR "D"	INSULATED H.M.

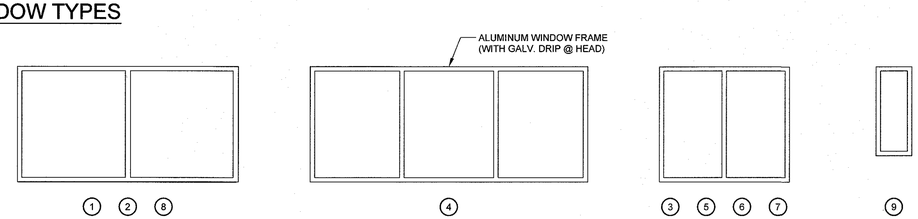
DOOR TYPES



WINDOW SCHEDULE

WINDOW		DIMENSIONS		MATERIAL	FINISH	U- VAL. (0.38)	NOTES
NUMBER	LOCATION	WIDTH	HEIGHT				
1	EAST FACE	12^0	6^6	ALUM.	CLR.	0.38	2 EQUAL PANELS
2	EAST FACE	12^0	6^6	ALUM.	CLR.	0.38	2 EQUAL PANELS
3	SOUTH FACE	7^3	6^6	ALUM.	CLR.	0.38	2 EQUAL PANELS
4	SOUTH FACE	15^6	6^6	ALUM.	CLR.	0.38	3 EQUAL PANELS
5	SOUTH FACE	8^6	6^6	ALUM.	CLR.	0.38	2 EQUAL PANELS - SAFETY GLASS ADJ. TO DOOR SEE B
6	WEST FACE	8^6	6^6	ALUM.	CLR.	0.38	2 EQUAL PANELS
7	WEST FACE	8^6	6^6	ALUM.	CLR.	0.38	2 EQUAL PANELS
8	WEST FACE	12^0	6^6	ALUM.	CLR.	0.38	2 EQUAL PANELS
9	NORTH FACE	2^0	5^0	ALUM.	CLR.	0.38	

WINDOW TYPES



07-01-15	OWNER REVIEW
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DOOR AND WINDOW SCHEDULES

A5.01

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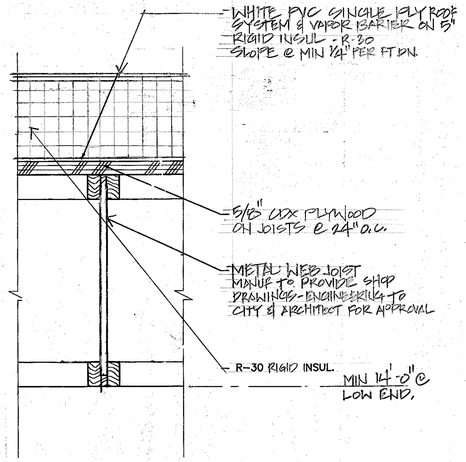
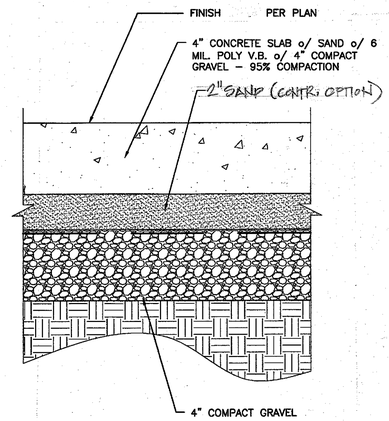
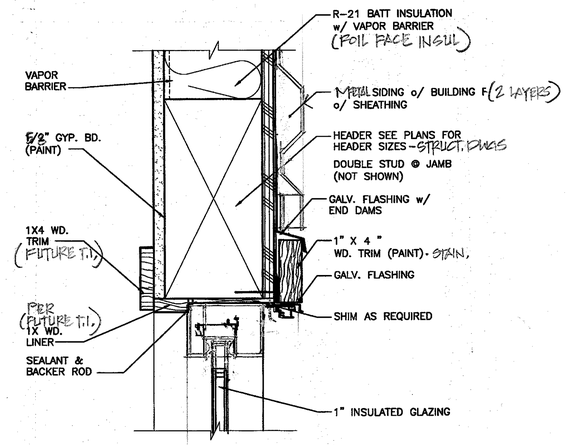


1 - FLAT ROOF
SCALE: 3"=1'-0"

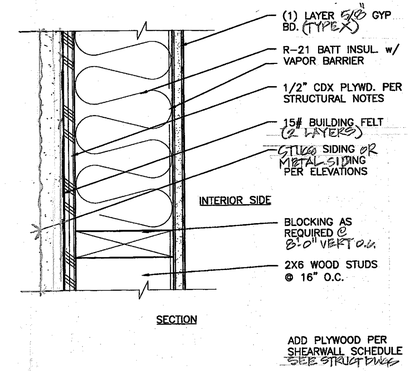


4 - SLAB ON GRADE
SCALE: 3"=1'-0"



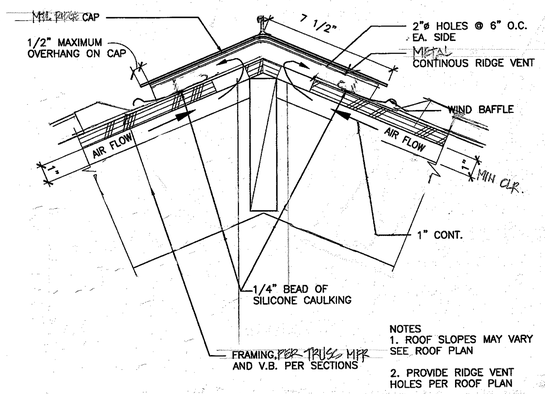
1 - TRANSOM HEAD
SCALE: 3" =1'-0"

JAMB SIM.



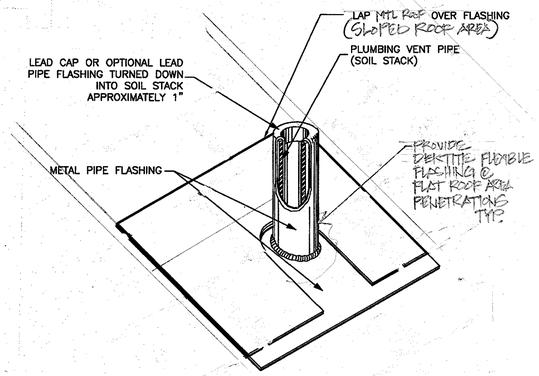
- 2X6 STUD WALL - NON-RATED
SCALE: 3"=1'-0"

EXTERIOR

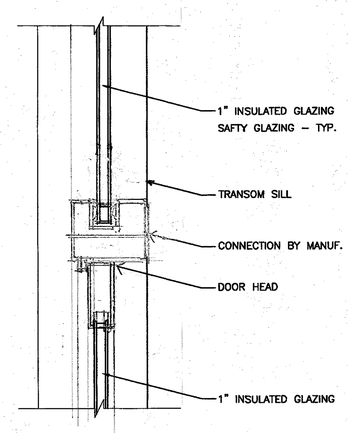


5 - RIDGE VENT
SCALE: 1"=1'-0"

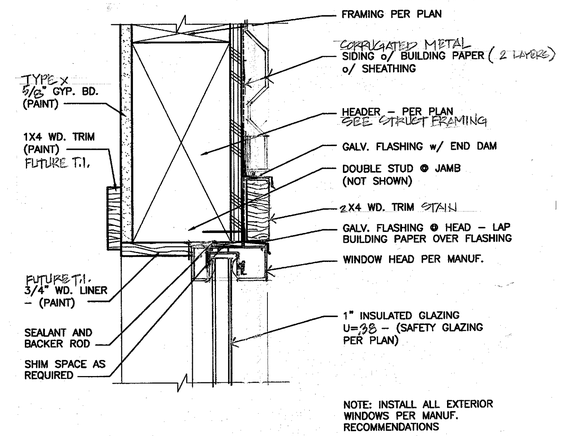
NOTE: EXTEND 8" ABOVE ROOF MIN.



8 - VENT THROUGH ROOF SLOPED
SCALE: 3"=1'-0"

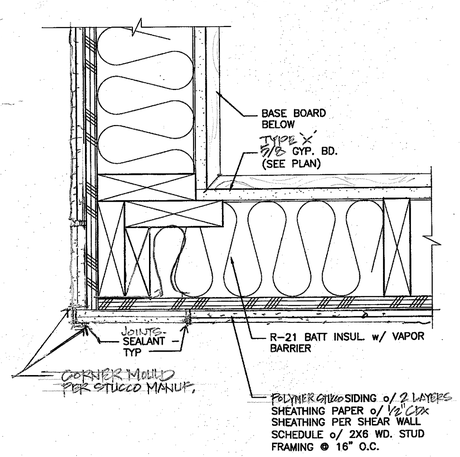


5 - TRANSOM SILL / DOOR HEAD
SCALE: 3" =1'-0"

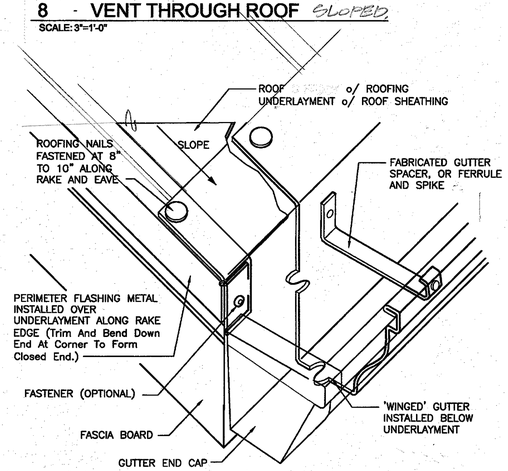


8 - WINDOW HEAD
SCALE: 3" =1-0"

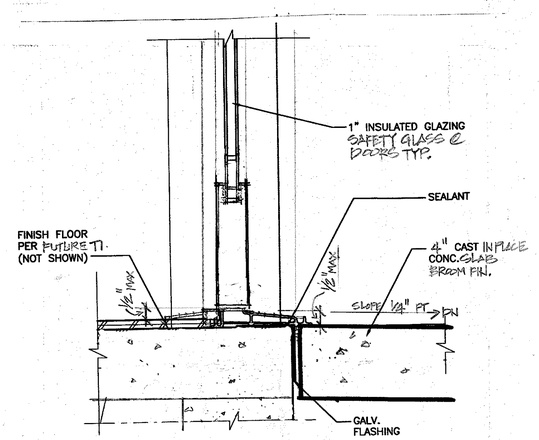
JAMB SIM.



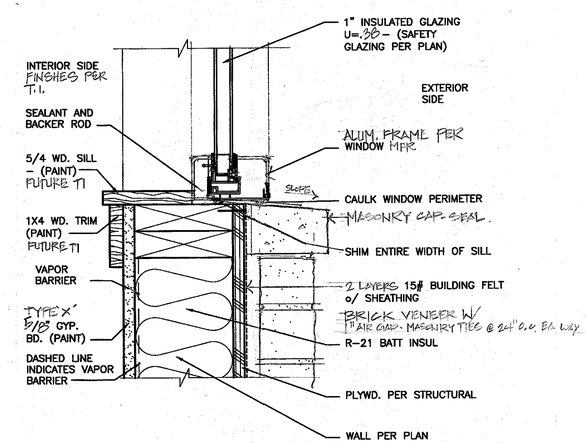
9 - OUTSIDE CORNER SIDING
SCALE: 3"=1'-0"



12 - GUTTER
SCALE: 3"=1'-0"



9 - DOOR THRESHOLD
SCALE: 3" =1'-0"



12 - WINDOW SILL
SCALE: 3" =1-0"

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7332 REGISTERED ARCHITECT CHANDLER STEVER STATE OF WASHINGTON

HERITAGE SQUARE SHOPPING CENTER
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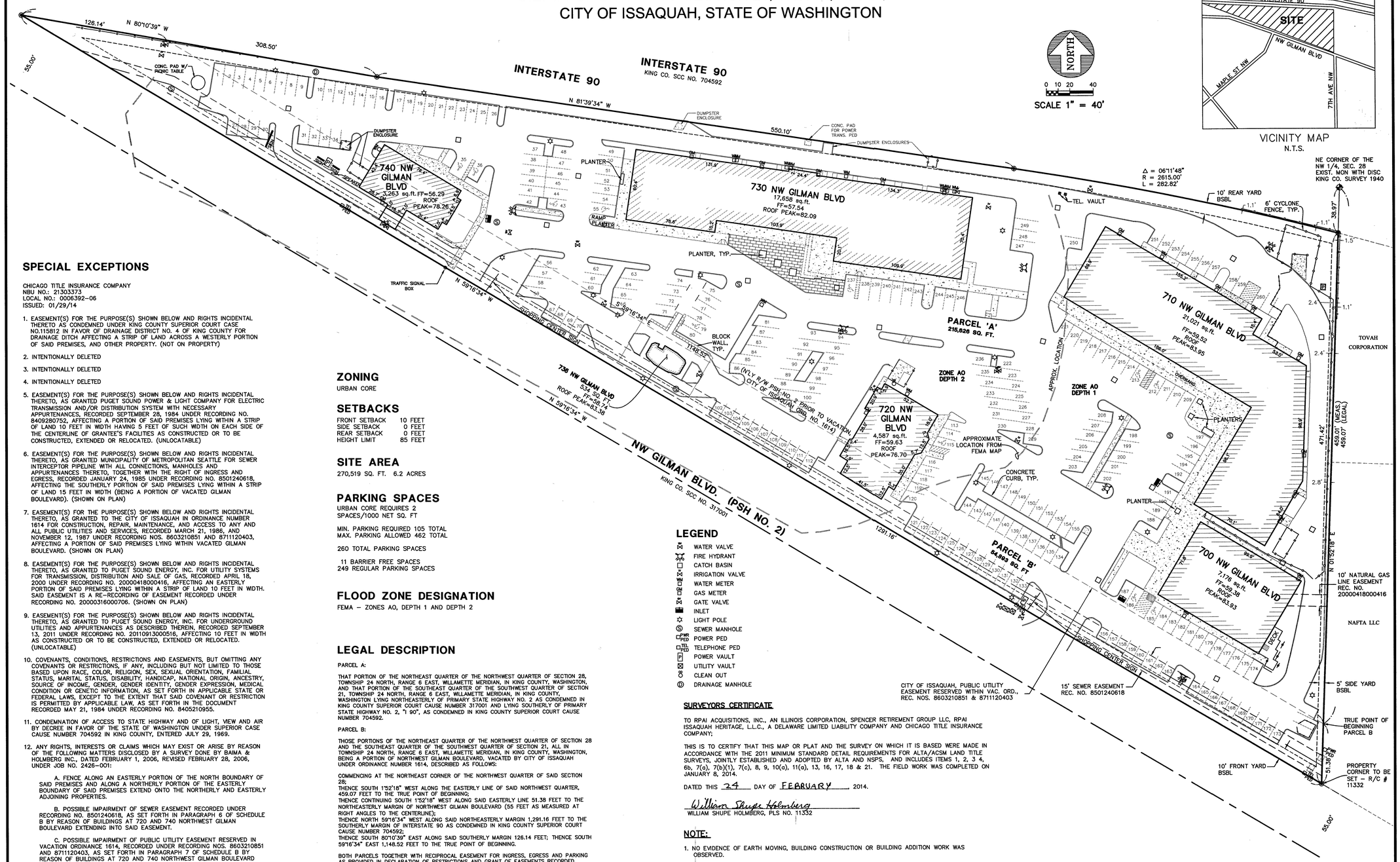
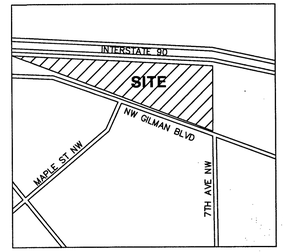
720 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON

A5.02

N.E. 1/4 OF N.W. 1/4 OF SECTION 28, T. 24 N., R. 6 E., W.M. AND S.E. 1/4 OF S.W. 1/4 OF SECTION 21, T. 24 N., R. 6 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON





VICINITY MAP
N.T.S.

NORTH
0 10 20 40
SCALE 1" = 40'

SPECIAL EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
NBU NO.: 21303373
LOCAL NO.: 0006392-06
ISSUED: 01/29/14

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED UNDER KING COUNTY SUPERIOR COURT CASE NO.115812 IN FAVOR OF DRAINAGE DISTRICT NO. 4 OF KING COUNTY FOR DRAINAGE DITCH AFFECTING A STRIP OF LAND ACROSS A WESTERLY PORTION OF SAID PREMISES, AND OTHER PROPERTY. (NOT ON PROPERTY)

2. INTENTIONALLY DELETED

3. INTENTIONALLY DELETED

4. INTENTIONALLY DELETED

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED PUGET SOUND POWER & LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM WITH NECESSARY APPURTENANCES, RECORDED SEPTEMBER 28, 1984 UNDER RECORDING NO. 8409280752, AFFECTING A PORTION OF SAID PREMISES LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH HAVING 5 FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S FACILITIES AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED. (UNLOCATABLE)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED MUNICIPALITY OF METROPOLITAN SEATTLE FOR SEWER INTERCEPTOR PIPELINE WITH ALL CONNECTIONS, MANHOLES AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, RECORDED JANUARY 24, 1985 UNDER RECORDING NO. 8501240618, AFFECTING THE SOUTHERLY PORTION OF SAID PREMISES LYING WITHIN A STRIP OF LAND 15 FEET IN WIDTH (BEING A PORTION OF VACATED GILMAN BOULEVARD). (SHOWN ON PLAN)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO THE CITY OF ISSAQUAH IN ORDINANCE NUMBER 1614 FOR CONSTRUCTION, REPAIR, MAINTENANCE, AND ACCESS TO ANY AND ALL PUBLIC UTILITIES AND SERVICES, RECORDED MARCH 21, 1986, AND NOVEMBER 12, 1987 UNDER RECORDING NOS. 8603210851 AND 8711120403, AFFECTING A PORTION OF SAID PREMISES LYING WITHIN VACATED GILMAN BOULEVARD. (SHOWN ON PLAN)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO PUGET SOUND ENERGY, INC. FOR UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS, RECORDED APRIL 18, 2000 UNDER RECORDING NO. 20000418000416, AFFECTING AN EASTERLY PORTION OF SAID PREMISES LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH. SAID EASEMENT IS A RE-RECORDING OF EASEMENT RECORDED UNDER RECORDING NO. 20000316000706. (SHOWN ON PLAN)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO PUGET SOUND ENERGY, INC. FOR UNDERGROUND UTILITIES AND APPURTENANCES AS DESCRIBED THEREIN, RECORDED SEPTEMBER 13, 2011 UNDER RECORDING NO. 20110913000516, AFFECTING 10 FEET IN WIDTH AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED. (UNLOCATABLE)

10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED MAY 21, 1984 UNDER RECORDING NO. 8405210955.

11. CONDEMNATION OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DECREE IN FAVOR OF THE STATE OF WASHINGTON UNDER SUPERIOR CASE CAUSE NUMBER 704592 IN KING COUNTY, ENTERED JULY 29, 1969.

12. ANY RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY A SURVEY DONE BY BAIMA & HOLMBERG INC., DATED FEBRUARY 1, 2006, REVISED FEBRUARY 28, 2006, UNDER JOB NO. 2426-001:

   A. FENCE ALONG AN EASTERLY PORTION OF THE NORTH BOUNDARY OF SAID PREMISES AND ALONG A NORTHERLY PORTION OF THE EASTERLY BOUNDARY OF SAID PREMISES EXTEND ONTO THE NORTHERLY AND EASTERLY ADJOINING PROPERTIES.

   B. POSSIBLE IMPAIRMENT OF SEWER EASEMENT RECORDED UNDER RECORDING NO. 8501240618, AS SET FORTH IN PARAGRAPH 6 OF SCHEDULE B BY REASON OF BUILDINGS AT 720 AND 740 NORTHWEST GILMAN BOULEVARD EXTENDING INTO SAID EASEMENT.

   C. POSSIBLE IMPAIRMENT OF PUBLIC UTILITY EASEMENT RESERVED IN VACATION ORDINANCE 1614, RECORDED UNDER RECORDING NOS. 8603210851 AND 8711120403, AS SET FORTH IN PARAGRAPH 7 OF SCHEDULE B BY REASON OF BUILDINGS AT 720 AND 740 NORTHWEST GILMAN BOULEVARD EXTENDING INTO SAID EASEMENT.

ZONING
URBAN CORE

SETBACKS

FRONT SETBACK	10 FEET
SIDE SETBACK	0 FEET
REAR SETBACK	0 FEET
HEIGHT LIMIT	85 FEET

SITE AREA
270,519 SQ. FT. 6.2 ACRES

PARKING SPACES
URBAN CORE REQUIRES 2 SPACES/1000 NET SQ. FT

MIN. PARKING REQUIRED 105 TOTAL
MAX. PARKING ALLOWED 462 TOTAL

260 TOTAL PARKING SPACES

11 BARRIER FREE SPACES
249 REGULAR PARKING SPACES

FLOOD ZONE DESIGNATION
FEMA – ZONES AO, DEPTH 1 AND DEPTH 2

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON LYING NORTHEASTERLY OF PRIMARY STATE HIGHWAY NO. 2 AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 317001 AND LYING SOUTHERLY OF PRIMARY STATE HIGHWAY NO. 2, "I 90", AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 704592.

PARCEL B:

THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, BEING A PORTION OF NORTHWEST GILMAN BOULEVARD, VACATED BY CITY OF ISSAQUAH UNDER ORDINANCE NUMBER 1614, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28;
THENCE SOUTH 1°52'18" WEST ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER, 459.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 1°52'18" WEST ALONG SAID EASTERLY LINE 51.38 FEET TO THE NORTHEASTERLY MARGIN OF NORTHWEST GILMAN BOULEVARD (55 FEET AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE);
THENCE NORTH 59°16'34" WEST ALONG SAID NORTHEASTERLY MARGIN 1,291.16 FEET TO THE SOUTHERLY MARGIN OF INTERSTATE 90 AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 704592;
THENCE SOUTH 80°10'39" EAST ALONG SAID SOUTHERLY MARGIN 126.14 FEET; THENCE SOUTH 59°16'34" EAST 1,148.52 FEET TO THE TRUE POINT OF BEGINNING.

BOTH PARCELS TOGETHER WITH RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND PARKING AS PROVIDED IN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED UNDER RECORDING NUMBER 8405210955.

LEGEND

- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- IRRIGATION VALVE
- WATER METER
- GAS METER
- GATE VALVE
- INLET
- LIGHT POLE
- SEWER MANHOLE
- POWER PED
- TELEPHONE PED
- POWER VAULT
- UTILITY VAULT
- CLEAN OUT
- DRAINAGE MANHOLE

SURVEYORS CERTIFICATE

TO RPAI ACQUISITIONS, INC., AN ILLINOIS CORPORATION, SPENCER RETIREMENT GROUP LLC, RPAI ISSAQUAH HERITAGE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3 4, 6b, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 16, 17, 18 & 21. THE FIELD WORK WAS COMPLETED ON JANUARY 8, 2014.

DATED THIS 24 DAY OF FEBRUARY, 2014.

William Shupe Holmberg
WILLIAM SHUPE HOLMBERG, PLS NO. 11332

NOTE:

1. NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITION WORK WAS OBSERVED.
2. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO EVIDENCE OF USE OF THE SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED.
4. ALL BUILDINGS ARE ONE STORY. BUILDING AT 730 NW GILMAN BLVD HAS "LOFT" AT EAST AND WEST END. APPROXIMATE SIZE IS 10'x10'. NO ACCESS EXCEPT BY LADDER.

REVISIONS		
DESCRIPTION	BY	DATE

© THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

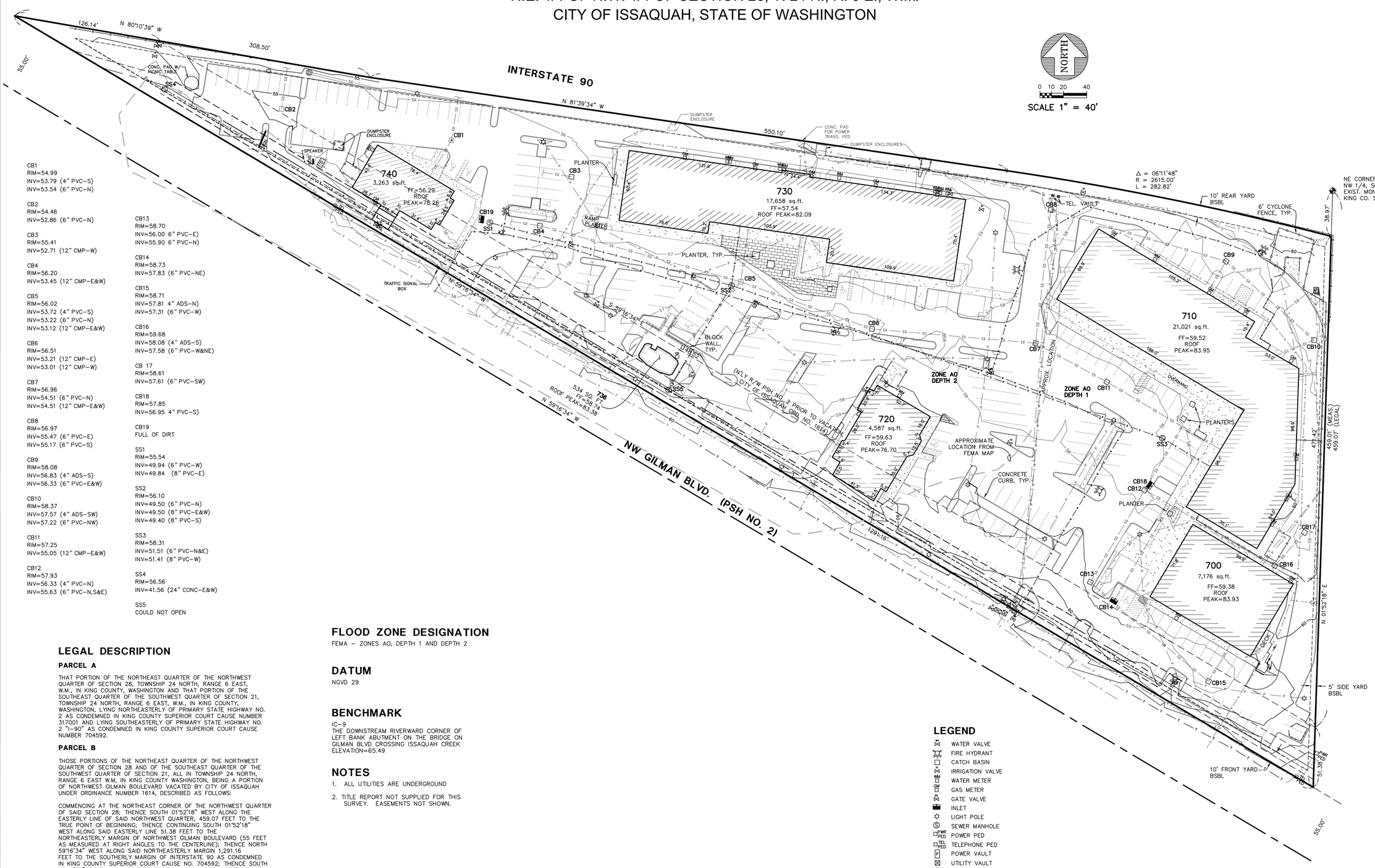
WILLIAM SHUPE HOLMBERG
STATE OF WASHINGTON
11332
REGISTERED
PROFESSIONAL LAND SURVEYOR

RETAIL PROPERTIES OF AMERICA INC.
HERITAGE SQUARE
ALTA/ASCM LAND SURVEY

Encompass
ENGINEERING & SURVEYING
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Western Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419
Eastern Washington Division

JOB NO.	13702
DATE	12/30/13
SCALE	1"=40'
DESIGNED	WSH
DRAWN	JEF
CHECKED	WSH
APPROVED	WSH

N.E. 1/4 OF N.W. 1/4 OF SECTION 26, T. 24 N., R. 6 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON



CB1
RIM=54.99
INV=53.79 (4" PVC–S)
INV=53.54 (6" PVC–N)

CB2
RIM=54.46
INV=52.86 (6" PVC–N)

CB3
RIM=55.41
INV=52.71 (12" CMP–W)

CB4
RIM=56.20
INV=53.45 (12" CMP–E&W)

CB5
RIM=56.02
INV=53.72 (4" PVC–S)
INV=53.22 (6" PVC–N)
INV=53.12 (12" CMP–E&W)

CB6
RIM=56.51
INV=53.21 (12" CMP–E)
INV=53.01 (12" CMP–W)

CB7
RIM=56.96
INV=54.51 (6" PVC–N)
INV=54.51 (12" CMP–E&W)

CB8
RIM=56.97
INV=55.47 (6" PVC–E)
INV=55.17 (6" PVC–S)

CB9
RIM=58.08
INV=56.83 (4" ADS–S)
INV=56.33 (6" PVC–E&W)

CB10
RIM=58.37
INV=57.57 (4" ADS–SW)
INV=57.22 (6" PVC–NW)

CB11
RIM=57.25
INV=55.05 (12" CMP–E&W)

CB12
RIM=57.93
INV=56.33 (4" PVC–N)
INV=55.63 (6" PVC–N,S&E)

CB13
RIM=58.70
INV=56.00 6" PVC–E)
INV=55.90 6" PVC–N)

CB14
RIM=58.73
INV=57.83 (6" PVC–NE)

CB15
RIM=58.71
INV=57.81 4" ADS–N)
INV=57.31 (6" PVC–W)

CB16
RIM=59.68
INV=58.08 (4" ADS–S)
INV=57.58 (6" PVC–W&NE)

CB 17
RIM=58.61
INV=57.61 (6" PVC–SW)

CB18
RIM=57.85
INV=56.95 4" PVC–S)

CB19
FULL OF DIRT

SS1
RIM=55.54
INV=49.94 (6" PVC–W)
INV=49.84 (8" PVC–E)

SS2
RIM=56.10
INV=49.50 (6" PVC–N)
INV=49.50 (8" PVC–E&W)
INV=49.40 (8" PVC–S)

SS3
RIM=58.31
INV=51.51 (6" PVC–N&E)
INV=51.41 (8" PVC–W)

SS4
RIM=56.56
INV=41.56 (24" CONC–E&W)

SS5
COULD NOT OPEN

LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF PRIMARY STATE HIGHWAY NO. 2 AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 317001 AND LYING SOUTHEASTERLY OF PRIMARY STATE HIGHWAY NO. 2 "I–90" AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 704592.

PARCEL B

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FLOOD ZONE DESIGNATION

FEMA – ZONES AO, DEPTH 1 AND DEPTH 2

DATUM

NGVD 29

BENCHMARK

IC–9
THE DOWNSTREAM RIVERWARD CORNER OF LEFT BANK ABUTMENT ON THE BRIDGE ON GILMAN BLVD CROSSING ISSAQUAH CREEK
ELEVATION=65.49

NOTES

1. ALL UTILITIES ARE UNDERGROUND
2. TITLE REPORT NOT SUPPLIED FOR THIS SURVEY. EASEMENTS NOT SHOWN.

LEGEND

- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- IRRIGATION VALVE
- WATER METER
- GAS METER
- GATE VALVE
- INLET
- LIGHT POLE
- SEWER MANHOLE
- POWER PED
- TELEPHONE PED
- POWER VAULT
- UTILITY VAULT
- CLEAN OUT
- DRAINAGE MANHOLE

REVISIONS		
DESCRIPTION	BY	DATE

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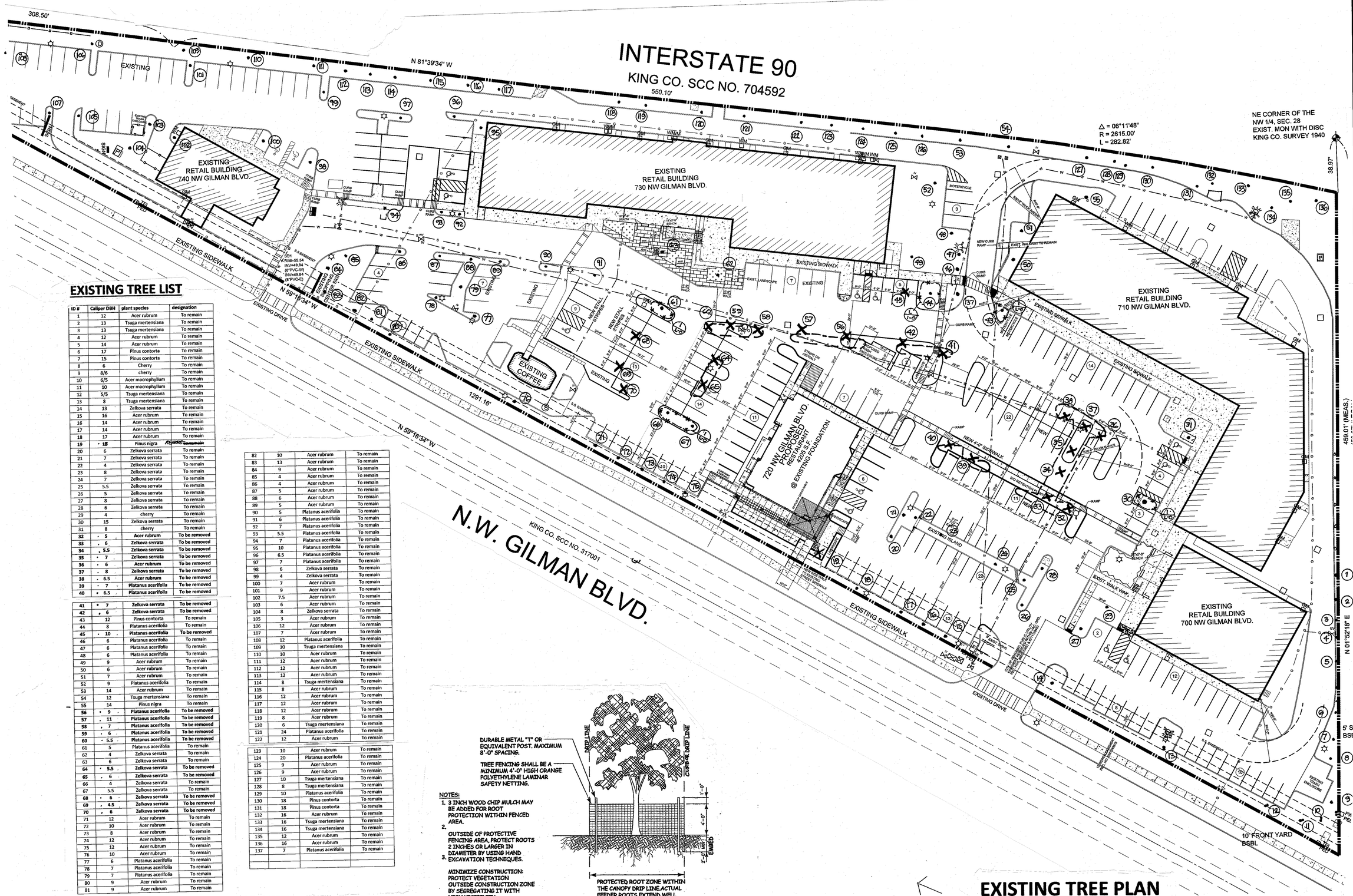
WILLIAM SHUPE HOLMBERG
STATE OF WASHINGTON
11332
REGISTERED
PROFESSIONAL LAND SURVEYOR

RETAIL PROPERTIES OF AMERICA INC.
HERITAGE SQUARE
BOUNDARY/TOPOGRAPHY
PLAN

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	13701
DATE	12/30/13
SCALE	1"=40'
DESIGNED	WSH
DRAWN	JEF
CHECKED	WSH
APPROVED	WSH

SHEET 1 OF 1



EXISTING TREE PLAN

1"=30'

EXISTING TREE LIST

ID #	Caliper DBH	plant species	designation
1	12	Acer rubrum	To remain
2	13	Tsuga mertensiana	To remain
3	13	Tsuga mertensiana	To remain
4	12	Acer rubrum	To remain
5	14	Acer rubrum	To remain
6	17	Pinus contorta	To remain
7	15	Pinus contorta	To remain
8	6	Cherry	To remain
9	8/6	cherry	To remain
10	6/5	Acer macrophyllum	To remain
11	10	Acer macrophyllum	To remain
12	5/5	Tsuga mertensiana	To remain
13	8	Tsuga mertensiana	To remain
14	13	Zelkova serrata	To remain
15	16	Acer rubrum	To remain
16	14	Acer rubrum	To remain
17	14	Acer rubrum	To remain
18	17	Acer rubrum	To remain
19	18	Pinus nigra	~~To remain~~ REMOVE
20	6	Zelkova serrata	To remain
21	7	Zelkova serrata	To remain
22	4	Zelkova serrata	To remain
23	8	Zelkova serrata	To remain
24	7	Zelkova serrata	To remain
25	5.5	Zelkova serrata	To remain
26	5	Zelkova serrata	To remain
27	8	Zelkova serrata	To remain
28	6	Zelkova serrata	To remain
29	4	cherry	To remain
30	15	Zelkova serrata	To remain
31	8	cherry	To remain
32	5	Acer rubrum	To be removed
33	6	Zelkova serrata	To be removed
34	5.5	Zelkova serrata	To be removed
35	7	Zelkova serrata	To be removed
36	6	Acer rubrum	To be removed
37	8	Zelkova serrata	To be removed
38	6.5	Acer rubrum	To be removed
39	7	Platanus acerifolia	To be removed
40	6.5	Platanus acerifolia	To be removed
41	7	Zelkova serrata	To be removed
42	6	Zelkova serrata	To be removed
43	12	Pinus contorta	To remain
44	8	Platanus acerifolia	To remain
45	10	Platanus acerifolia	To be removed
46	6	Platanus acerifolia	To remain
47	6	Platanus acerifolia	To remain
48	6	Platanus acerifolia	To remain
49	9	Acer rubrum	To remain
50	6	Acer rubrum	To remain
51	7	Acer rubrum	To remain
52	9	Platanus acerifolia	To remain
53	14	Acer rubrum	To remain
54	12	Tsuga mertensiana	To remain
55	14	Pinus nigra	To remain
56	9	Platanus acerifolia	To be removed
57	11	Platanus acerifolia	To be removed
58	7	Platanus acerifolia	To be removed
59	6	Platanus acerifolia	To be removed
60	5.5	Platanus acerifolia	To be removed
61	5	Platanus acerifolia	To remain
62	4	Zelkova serrata	To remain
63	6	Zelkova serrata	To remain
64	5.5	Zelkova serrata	To be removed
65	6	Zelkova serrata	To be removed
66	4	Zelkova serrata	To remain
67	5.5	Zelkova serrata	To remain
68	6	Zelkova serrata	To be removed
69	4.5	Zelkova serrata	To be removed
70	6	Zelkova serrata	To be removed
71	12	Acer rubrum	To remain
72	10	Acer rubrum	To remain
73	8	Acer rubrum	To remain
74	12	Acer rubrum	To remain
75	12	Acer rubrum	To remain
76	10	Acer rubrum	To remain
77	6	Platanus acerifolia	To remain
78	7	Platanus acerifolia	To remain
79	7	Platanus acerifolia	To remain
80	9	Acer rubrum	To remain
81	9	Acer rubrum	To remain
82	10	Acer rubrum	To remain
83	13	Acer rubrum	To remain
84	9	Acer rubrum	To remain
85	4	Acer rubrum	To remain
86	4	Acer rubrum	To remain
87	5	Acer rubrum	To remain
88	6	Acer rubrum	To remain
89	5	Acer rubrum	To remain
90	5	Platanus acerifolia	To remain
91	6	Platanus acerifolia	To remain
92	7	Platanus acerifolia	To remain
93	5.5	Platanus acerifolia	To remain
94	7	Platanus acerifolia	To remain
95	10	Platanus acerifolia	To remain
96	6.5	Platanus acerifolia	To remain
97	7	Platanus acerifolia	To remain
98	6	Zelkova serrata	To remain
99	4	Zelkova serrata	To remain
100	7	Acer rubrum	To remain
101	9	Acer rubrum	To remain
102	7.5	Acer rubrum	To remain
103	6	Acer rubrum	To remain
104	8	Zelkova serrata	To remain
105	3	Acer rubrum	To remain
106	12	Acer rubrum	To remain
107	7	Acer rubrum	To remain
108	12	Platanus acerifolia	To remain
109	10	Tsuga mertensiana	To remain
110	10	Acer rubrum	To remain
111	12	Acer rubrum	To remain
112	12	Acer rubrum	To remain
113	12	Acer rubrum	To remain
114	8	Tsuga mertensiana	To remain
115	8	Acer rubrum	To remain
116	12	Acer rubrum	To remain
117	12	Acer rubrum	To remain
118	12	Acer rubrum	To remain
119	8	Acer rubrum	To remain
120	6	Tsuga mertensiana	To remain
121	24	Platanus acerifolia	To remain
122	12	Acer rubrum	To remain
123	10	Acer rubrum	To remain
124	20	Platanus acerifolia	To remain
125	9	Acer rubrum	To remain
126	9	Acer rubrum	To remain
127	10	Tsuga mertensiana	To remain
128	8	Tsuga mertensiana	To remain
129	10	Platanus acerifolia	To remain
130	18	Pinus contorta	To remain
131	18	Pinus contorta	To remain
132	16	Acer rubrum	To remain
133	16	Tsuga mertensiana	To remain
134	16	Tsuga mertensiana	To remain
135	12	Acer rubrum	To remain
136	16	Acer rubrum	To remain
137	7	Platanus acerifolia	To remain

DURABLE METAL "T" OR EQUIVALENT POST. MAXIMUM 8'-0" SPACING.

TREE FENCING SHALL BE A MINIMUM 4'-0" HIGH ORANGE POLYETHYLENE LAMINAR SAFETY NETTING.

NOTES:
1. 3 INCH WOOD CHIP MULCH MAY BE ADDED FOR ROOT PROTECTION WITHIN FENCED AREA.
2. OUTSIDE OF PROTECTIVE FENCING AREA, PROTECT ROOTS 2 INCHES OR LARGER IN DIAMETER BY USING HAND
3. EXCAVATION TECHNIQUES.

MINIMIZE CONSTRUCTION: PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE BY SEGREGATING IT WITH HIGH VISIBILITY CONSTRUCTION FENCING.

PROTECTED ROOT ZONE WITHIN THE CANOPY DRIP LINE.ACTUAL FEEDER ROOTS EXTEND WELL BEYOND DRIP LINE

1 / L-0 **TREE PROTECTION DETAIL** TYP. 5 LOCATIONS

SCALE: N.T.S

KEN LARGE
Landscape Architect
21803 NE 17th Court
Sammamish, Wa. 98074
Office: 425-836-4578, Cell: 206-396-7617
E-mail: klla@comcast.net
FAX: 425-898-8923

SEAL:

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
Ken Large
KENNETH E. LARGE
KLLA LANDSCAPE ARCHITECTS, INC.
CERTIFICATE #301

HERITAGE SQUARE SHOPPING CENTER

CORNER BAKERY PROPOSED RESTAURANT & SITE IMPROVEMENT
720 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON

JOB NUMBER:
DRAWN: KEL
CHECKED:
DATE: JULY 24,15
REVISIONS:

SHEET TITLE:
TREE PLAN

PERMIT SET

SHEET NUMBER:
L-O

PROPOSED TREE PROTECTION MEASURES FOR HERITAGE SQUARE

1. Tree Protection Fences will need to be placed between excavations and existing trees.
   a. Tree Protection Fences are to be placed according to the attached drawing.
   b. Tree Protection Fences must be inspected prior to the beginning of any demolition or construction work activities. Documentation that the fences are properly installed, and that the general contractor is aware of their significance must be sent to the City of Issaquah Building Department.
   c. Nothing can be parked or stored within the Tree Protection Fences—no equipment, vehicles, soil, debris, or construction supplies of any sorts.

2. The Tree Protection Fences need to be clearly marked with the following or similar text in four inch or larger letters:

   "TREE PROTECTION FENCE
   DO NOT ENTER THIS AREA
   DO NOT PARK OR STORE MATERIALS
   WITHIN THE PROTECTION AREA

3. Cement trucks must not be allowed to deposit waste or wash out materials from their trucks within the Tree Protection Fences.

4. Excavation:
   a. When excavation occurs near trees that are scheduled for retention, the following procedure must be followed to protect the long term survivability of the tree:
      i. An International Society of Arboriculture, (ISA) Certified Arborist must be working with all equipment operators.
         1. The Certified Arborist should be outfitted with a shovel, hand pruners, a pair of loppers, a handsaw, and a power saw (a "saws-all" is recommended).
      ii. The hoe must be placed to "comb" the material directly away from the trunk as opposed to cutting across the roots.
         1. Combing is the gradual excavation of the ground cover plants and soil in depths that only extend as deep as the tines of the hoe.
      iii. When any roots of two inch diameter or greater, of the tree to be retained, is struck by the equipment, the Certified Arborist should stop the equipment operator.

      iv. The Certified Arborist should then excavate around the tree root by hand/shovel and cleanly cut the tree root.
         1. The Certified Arborist should then instruct the equipment operator to continue.

5. Removal of the Tree Protection Fencing:
   a. The Tree Protection Fencing shall be installed and inspected prior to any excavation or construction activities of any kind.
   b. The Tree Protection Fencing shall stay in place until the completion of the house and the final landscaping work is executed.

6. Irrigation: the irrigation plan shows the routing of piping away from the existing trees. Contractor is to avoid excavations under the existing trees.

7. Landscaping: Coordinate all excavations, grading and soil placement beneath the drip lines of existing trees with the landscape architect. Contractor shall coordinate with the landscape architect for the planting of new plants within the drip line of existing trees.

TREE ACCOUNTING:

Total number of trees:

1. Inventoried trees: 137. There are several other trees to the east and west boundary lines which could not be determined if they were on the property. Also the eastern portion of the property is fenced, so access was not available.
2. Existing trees to be removed; 23
3. Proposed trees: 24
   3 Cornus kousa, 15 Gingko biloba, 5 Fraxinus oxycarpus, 1 Stewartia pseudotcamelia. Not included in the count are 8 Salix purpurea.
4. Total caliper inches: 1246 dbh, total caliper inches removed: 165 dbh, percentage dbh; 13.2%

Tree Health

The following trees appear to be in poor health:

1. #19 Pinus nigra appears to be severely damaged by sapsucker or Piliated woodpecker borings. This will leave the tree as a host for infestation by pine beetle. The tree should be removed as it is a host for spreading pine beetle.
2. #84 and 85; Acer rubrum appear to suffer from the stress of the 2015 drought. No changes are proposed for these two trees.
3. #92, 93, 94 ; all London Plane Trees. These trees are planted in too small of a parking island and therefore are tall without lower branching and minimal canopy and diminished caliper because of the constrained growing conditions. No changes are proposed for these three trees.

All the other trees (108+) to remain appear to be in good health. No changes are proposed to these trees.

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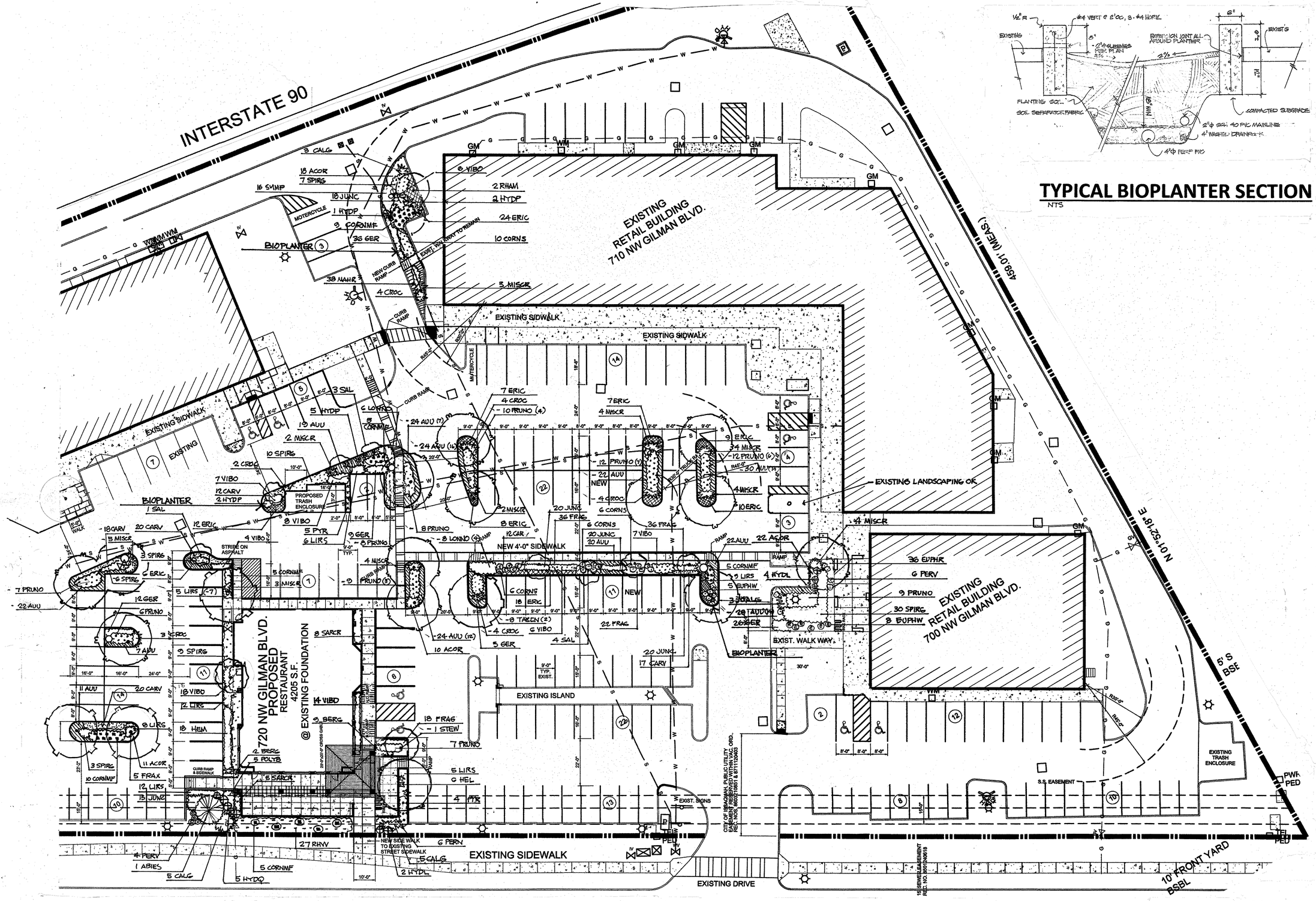
SHEET TITLE:
TREE HEALTH AND PROTECTION NOTES

PERMIT SET
SHEET NUMBER:
L0.1



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0 20 40 PLAN IN FEET

NORTH

TYPICAL BIOPLANTER SECTION

NTS

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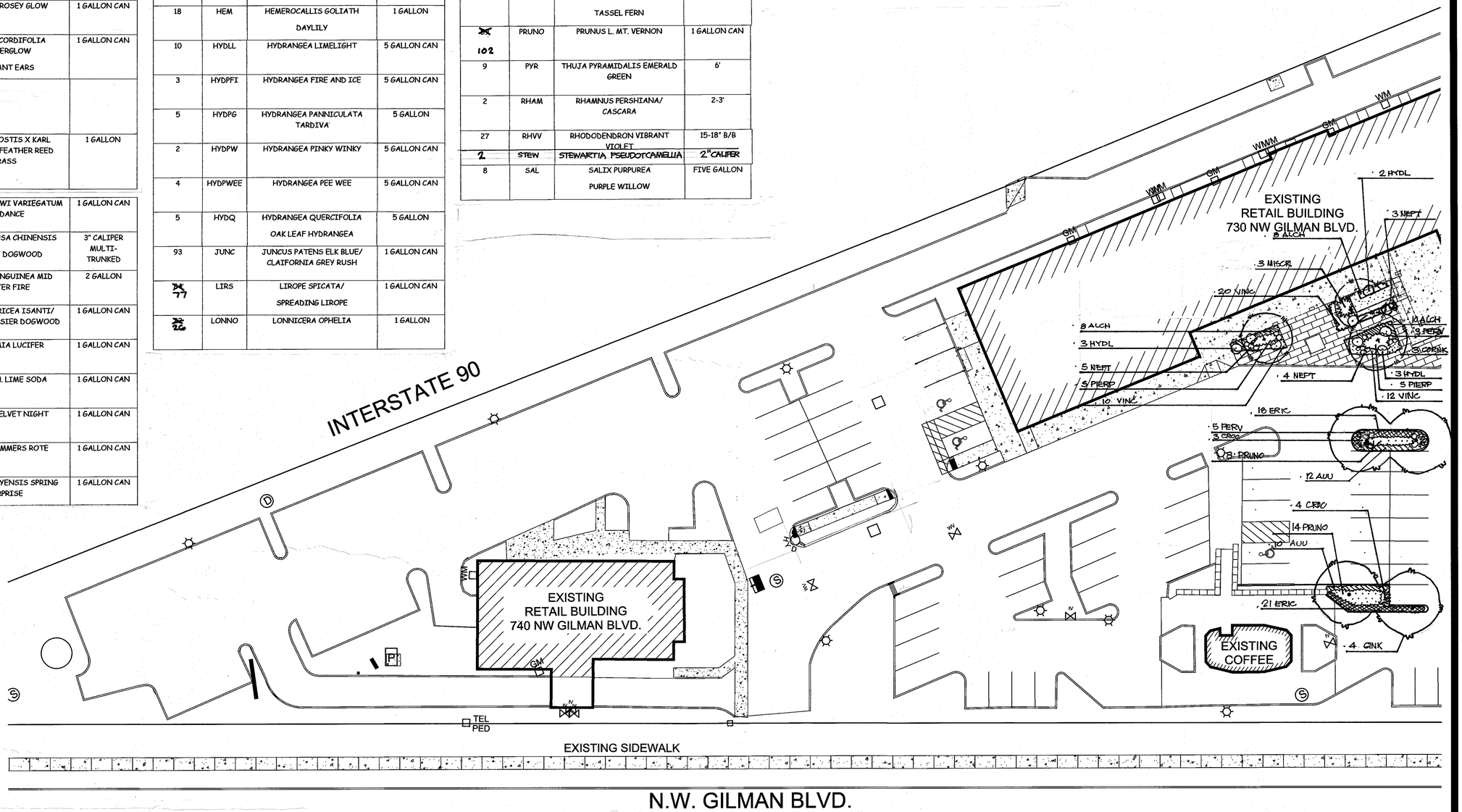
SHEET TITLE:
LANDSCAPE PLAN

PERMIT SET

SHEET NUMBER:
L-1

PLANT LIST

QUANTITY	SYMBOL	PLANT NAME	SIZE
1	ABIES	ABIES NORDMANII NORDMAN FIR	7-8' B/B
2	ACAN	ACANTHUS MOLLIS/ BEARS BREACH	1 GALLON CAN
61	ACORG	ACORUS GRAMINEUS VARIEGATUS/ SWEET FLAG	1 GALLON CAN
26	ALCH	ALCHEMILLA MOLLIS/ LADYS MANTLE	4" POTS
~~168~~ 311	AUU	ARCTOSTAHPYLOS UVA URSI MASSACHUSETTS	1 GALLON CAN
4	BERBRG	BERBERIS ROSEY GLOW	1 GALLON CAN
11	BERG	BERGINA CORDIFOLIA WINTERGLOW ELEPHANT EARS	1 GALLON CAN
10	CALG	CALAMAGROSTIS X KARL FOERSTER/ FEATHER REED GRASS	1 GALLON
~~93~~ 93	CAR	CAREX MORROWI VARIEGATUM ICE DANCE	1 GALLON CAN
3	CORNK	CORNUS KOUSA CHINENSIS CHINESE DOGWOOD	3" CALIPER MULTI-TRUNKED
34	CORNMF	CORNUS SANGUINEA MID WINTER FIRE	2 GALLON
28	CORNS	CORNUS SERICEA ISANTI/ DWARF RED OSIER DOGWOOD	1 GALLON CAN
~~28~~ 28	CROC	CROCOSMIA LUCIFER	1 GALLON CAN
42	ERIC	ERICA CIN. LIME SODA	1 GALLON CAN
44	ERIC	ERICA C. VELVET NIGHT	1 GALLON CAN
24	ERICKR	ERICA KRAMMERS ROTE	1 GALLON CAN
39	ERICSS	ERICA DARLEYENSIS SPRING SURPRISE	1 GALLON CAN
36	EUPHR	EUPHORBIA ROBBIAE MRS ROBBS BONNET	1 GALLON CAN
21	EUPHW	EUPHORBIA WULFENII	1 GALLON CAN 24" TRI SP
76	FRAG	FRAGARIA CHILOENSIS/ DUNE STRAWBERRY	4" POTS
~~4~~ 4	FRAX	FRAXINUS OXYCARPUS/ RAYWOOD ASH	2" CALIPER B/B
109	GER	GERANIUM CANTABRIGIENSE/ HARDY GERANIUM	1 GALLON
~~17~~ 17	GINK	GINKGO BILOBA GINKO	2 " CALIPER
13	HEL	HELLABORUS ORIENTALIS IVORY PRINCE LENTEN ROSE	1 GALLON
18	HEM	HEMEROCALLIS GOLIATH DAYLILY	1 GALLON
10	HYDLL	HYDRANGEA LIMELIGHT	5 GALLON CAN
3	HYDPFI	HYDRANGEA FIRE AND ICE	5 GALLON CAN
5	HYDPG	HYDRANGEA PANNICULATA TARDIVA	5 GALLON
2	HYDPW	HYDRANGEA PINKY WINKY	5 GALLON CAN
4	HYDPWEE	HYDRANGEA PEE WEE	5 GALLON CAN
5	HYDQ	HYDRANGEA QUERCIFOLIA OAK LEAF HYDRANGEA	5 GALLON
93	JUNC	JUNCUS PATENS ELK BLUE/ CLAIFORNIA GREY RUSH	1 GALLON CAN
~~77~~ 77	LIRS	LIROPE SPICATA/ SPREADING LIROPE	1 GALLON CAN
~~26~~ 26	LONNO	LONNICERA OPHELIA	1 GALLON
38	MAHR	MAHONIA REPANS	1 GALLON CAN 24" TRI SP
~~38~~ 38	MISCR	MISCANTHUS RUBRA	1 GALLON CAN 24" TRI SP
10	NEPT	NEPTETA CATARIA CATNIP	1 GALLON CAN
6	PERN	PERNETTYA ROSA	1 GALLON CAN 18" TRI SP
8	PERV	PERVOSKIA ATRIPLIFOLIA RUSSIAN SAGE	1 GALLON CAN
10	PERV	PERVOSKIA ATRIPLIFOLIA RUSSIAN SAGE	1 GALLON CAN
18	PIERP	PIERUS PRELUDE	1 GALLON CAN
5	POLYB	POLYSTICHUM POLYBLEHARUM TASSEL FERN	1 GALLON CAN
~~102~~ 102	PRUNO	PRUNUS L. MT. VERNON	1 GALLON CAN
9	PYR	THUJA PYRAMIDALIS EMERALD GREEN	6'
2	RHAM	RHAMNUS PERSHIANA/ CASCARA	2-3'
27	RHVV	RHODODENDRON VIBRANT VIOLET	15-18" B/B
~~2~~	~~STEW~~	~~STEWARTIA PSEUDOTCAMELIA~~	~~2" CALIPER~~
8	SAL	SALIX PURPUREA PURPLE WILLOW	FIVE GALLON
13	SARCR	SARCOCOCCA RUSKIFOLIA FRAGRANT SARCOCOCCA	1 GALLON CAN 24" TRI SP
~~68~~ 68	SPIRG	SPIRAEA GOLDMOUND	2 GALLON CAN 30" TRI SP
16	SYMP	SYMPHIOCARPUS ALBUS SNOWBERRY	1 GALLON CAN 30" TRI SP
~~20~~ 20	TAXCN	TAXUS CUSPIDATA NANA AUREA	1 GALLON
~~32~~ 32	VIBD	VIBURNUM DAVIDII	2 GALLON 30" TRI SP
38	VIBO	VIBURNUM OPULAS NANA/ DWARF HIGH BUSH CRANBERRRY	2 GALLON
42	VINC	VINCA BOWLES	ONE GALLON



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LANDSCAPE PLAN

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0 20 40
PLAN IN FEET

NORTH

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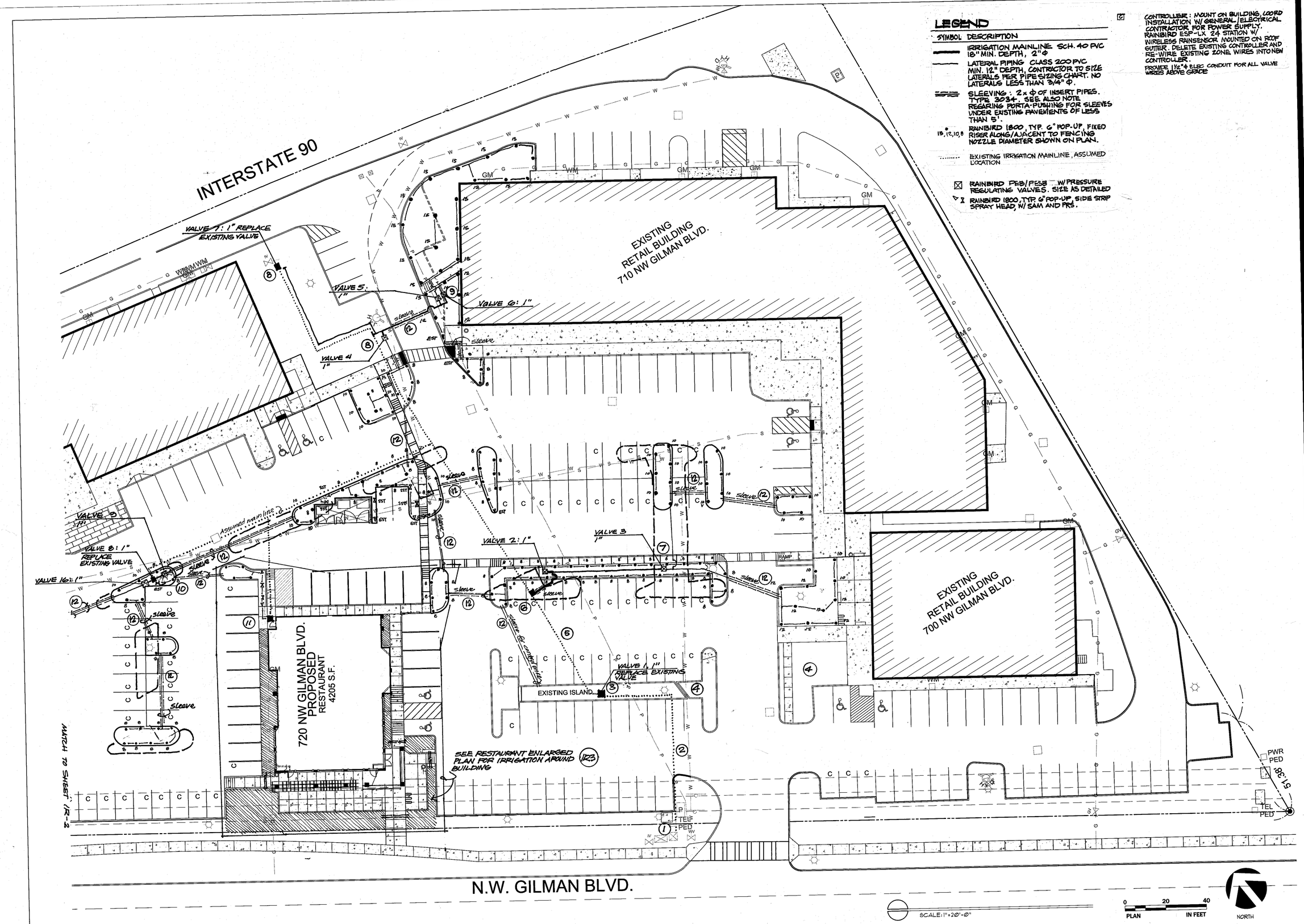
SHEET TITLE:

LANDSCAPE PLAN

PERMIT SET

SHEET NUMBER:

L-2



LEGEND

SYMBOL	DESCRIPTION
	IRRIGATION MAINLINE SCH. 40 PVC 18" MIN. DEPTH, 2" Φ
	LATERAL PIPING CLASS 200 PVC MIN. 12" DEPTH, CONTRACTOR TO SIZE LATERALS PER PIPE SIZING CHART. NO LATERALS LESS THAN 3/4" Φ.
	SLEEVING: 2 x Φ OF INSERT PIPES. TYPE 2034. SEE ALSO NOTE REGARING PORTA-PUSHING FOR SLEEVES UNDER EXISTING PAVEMENTS OF LESS THAN 5'.
18,12,10,8	RAINBIRD 1800, TYP. 6" POP-UP, FIXED RISER ALONG/AJACENT TO FENCING NOZZLE DIAMETER SHOWN ON PLAN.
	EXISTING IRRIGATION MAINLINE, ASSUMED LOCATION
	RAINBIRD PEB/PESB W/PRESSURE REGULATING VALVES. SIZE AS DETAILED
	RAINBIRD 1800, TYP 6" POP-UP, SIDE STRIP SPRAY HEAD, W/ SAM AND PRS.

CONTROLLER: MOUNT ON BUILDING, COORD INSTALLATION W/ GENERAL/ELECTRICAL CONTRACTOR FOR POWER SUPPLY. RAINBIRD ESP-LX 24 STATION W/ WIRELESS RAINSENSOR MOUNTED ON ROOF GUTTER. DELETE EXISTING CONTROLLER AND RE-WIRE EXISTING ZONE WIRES INTO NEW CONTROLLER.

PROVIDE 1½"Φ ELEC CONDUIT FOR ALL VALVE WIRES ABOVE GRADE

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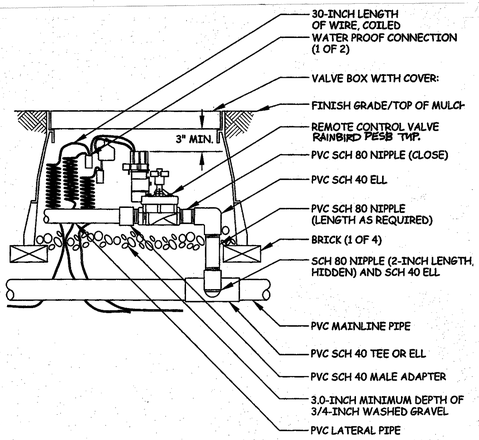
IRRIGATION PLAN, NOTES AND DETAILS

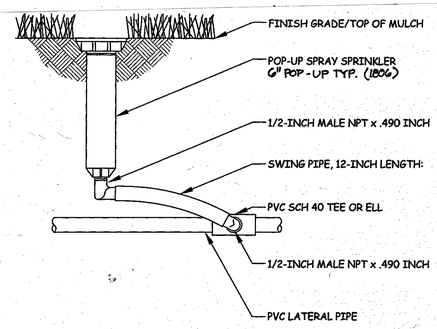
PERMIT SET

SHEET NUMBER:
IR-1



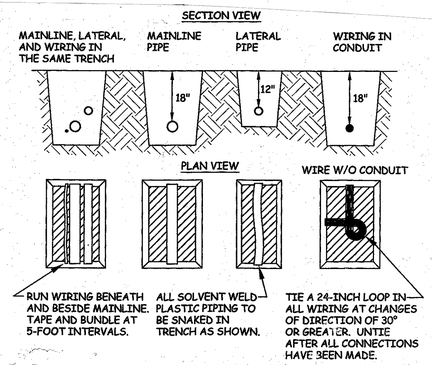
1 / IR 1.0 TYP. REMOTE CONTROL VALVE

SCALE: N.T.S.



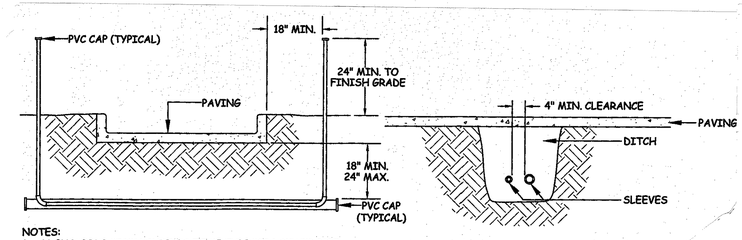
3 / IR 1.0 TYP. POP UP SPRINKLER HEAD

SCALE: N.T.S.



5 / IR 1.0 TYP. PIPE AND WIRING TRENCH

SCALE: N.T.S.



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE TYPE 3034 SEWER PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.
5. ~~WHERE SHOWN: SAWCUT EXISTING PAVEMENT AND REPLACE IN-KIND. TUNNELING SHORT DISTANCES (< 5') IS ACCEPTABLE~~
6. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH TYPE 3034 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

7 / IR 1.0 TYP. SLEEVE UNDER PAVEMENT

SCALE: N.T.S.

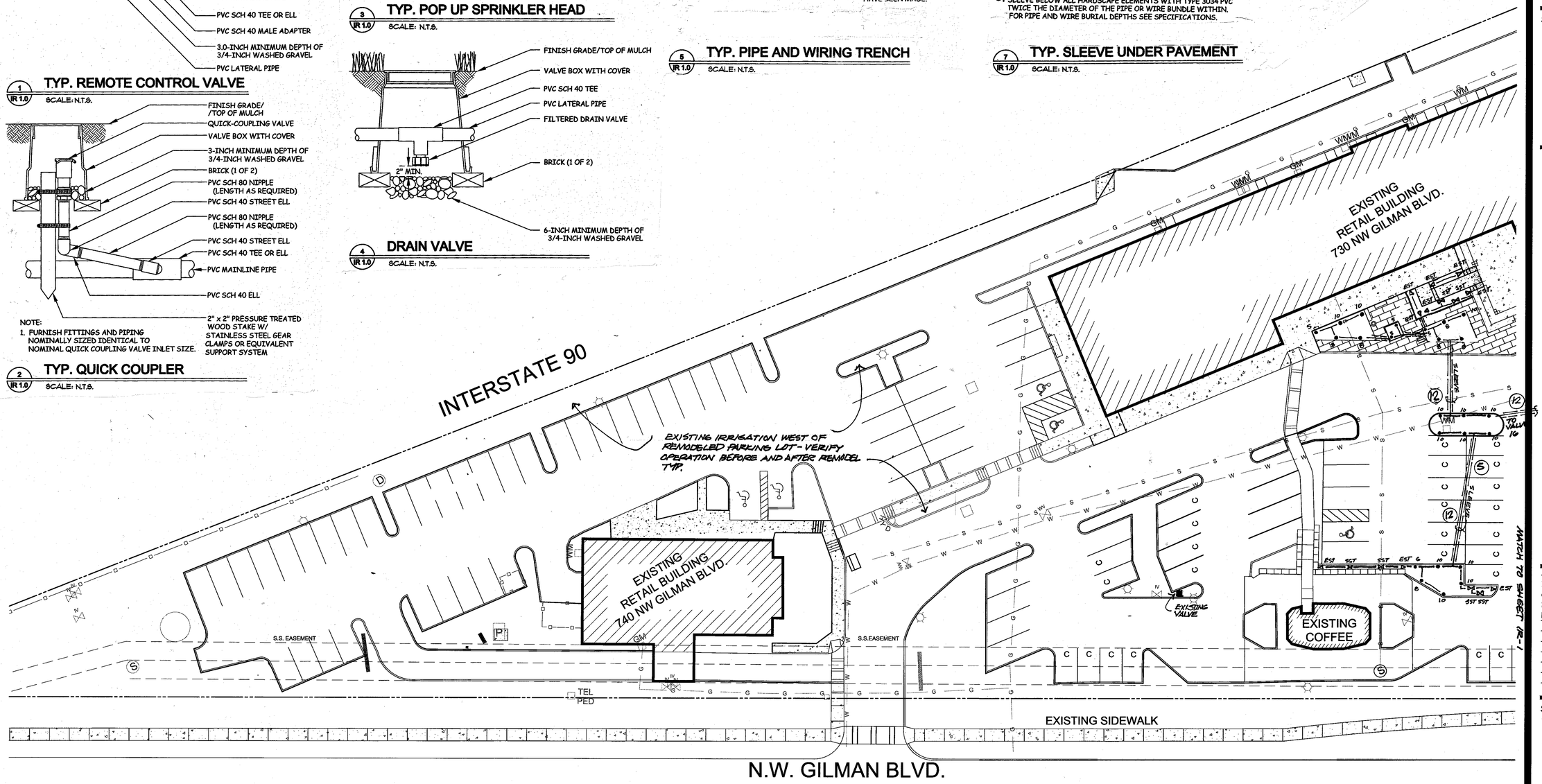
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

2 / IR 1.0 TYP. QUICK COUPLER

SCALE: N.T.S.

4 / IR 1.0 DRAIN VALVE

SCALE: N.T.S.



0 20 40
PLAN IN FEET

NORTH

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IRRIGATION PLAN, NOTES AND DETAILS

PERMIT SET
SHEET NUMBER:
IR-2

IRRIGATION NOTES FOR PLANS ie: "②" per plan

1. EXISTING POINT OF CONNECTION ANDDOUBLE CHECK ASSEMBLY IN VAULT (ASSUMED LOCATION).
2. ASSUMED LOCATION OF THE EXISTING MAINLINE.
3. EXISTING VALVES; REMOVE, RELOCATE AND REPLACE WITH NEW VALVES AND VALVE WIRE TO NEW CONTROLLER LOCATION.
4. EXISTING PLANTING ISLAND AND VALVE. PROVIDE NEW VALVE, VALVE WIRE TO NEW CONTROLLER. ADD ALL NEW HEADS AND REVISE, REPAIR AS REQUIRED TO ACHIEVE HEAD TO HEAD COVERAGE.
5. ASSUMED MAINLINE LOCATION, SAWCUT ASPHALT AS REQUIRED TO PROVIDE VALVE CONTROL WIRE FROM ALL EXISTING AND NEW VALVES TO THE NEW CONTROLLER LOCATION (NEW RESTAURANT). PROVIDE 6" SLEEVES, TYPICAL FOR PIPING AND WIRE. WIRE BY ITSELF CAN BE IN 2" CONDUIT SLEEVE.
6. EXISTING VALVE IN EXISTING (REMOVED) ISLAND. LOCATE MAINLINE AND EXTEND MAINLINE INTO NEW ISLAND. PROVIDE SLEEVEWS FOR ALL NEW PIPING AND WIRE. PROVIDE NEW VALVE AND CONNECT TO NEW WIRE. PROVIDE NEW VALVE AND WIRE. INSTALL IRRIGATION AS SHOWN.
7. NEW ZONE 2; EXTEND LATERAL PIPING WITH THE ISLAND TO OTHER ISLANDS AS SHOWN. PROVIDE 6" SLEEVES AND PIPING TO ISLANDS.
8. ATTACH VALVE TO ASSUMED LOCATION OF EXISTING MAINLINE. ASSUME TRENCHING AND CONNECTION TO MAINLINE AT EXISTING VALVE. PROVIDE NEW WIRE TO EXISTING VALVE AND NEW CONTROLLER. PROVIDE NEW VALVE #7.
9. NEW VALVE 5 AND 6. PROVIDE PIPING, HEADS AND SLEEVES AS SHOWN.
10. EXISTING VALVE (8) NEW VALVE (9). REPLACE EXISNIG VALVE AND NEW VALVE AND PIPING AND HEADS AS SHOWN. SAWCUT AND PROVIDE 4" SLEEVES TO NEW ISLANDS.
11. EXISTING VALVE PIT AND CONTROLLER LOCATIN. PRIOR TO DEMOLITION OF THE RESTAURANT BUILDING, LOCATE VALVES, MAINLINE AND WIRE. ACTIVATE VALVES TO DETERMINE WHICH VALVES CONTROL WHICH AREAS IN THE EXISTING LANDSCAPE. LABEL VALVES AND PIPING SO AS TO COORDINATE NEW VALVES WITH EXISTING PIPING. CUT, CAP AND PROTECT ENDS OF THE EXISTING PIPE AND VALVE WIRE FOR CONNECTIONS AFTER RESTAURANT CONSTRUCTION. PROVIDE NEW CONTROLLER AND ALL NEW VALVES PER ENLARGED PLAN SHEET IR-3. CONNECT TO EXISTING PIPING AS REQUIRED, CONNECT IRRIGATION SYSTEM AS SHOWN AND ONNECT ALL VALVES TO THE NEW CONTROLLER.
12. SAWCUT AND PROVIDE 6" SLEEVES FOR PIPING AND VALVE WIRE. DEPTH OF BURIAL PER SPECIFICATIONS. ALL PIPING SHALL BE PRESSURE TESTED AT 60 PSI. MINIMUM FOR ONE HOUR PRIOR TO BACKFILLING. REPEAT PRESSURE TESTING AFTER BACKFILLING AND PRIOR TO RE-PAVING.
13. EXTEND EXISTING PIPING FROM EXISTING MAINLINE AND LATERALS TO NEW VALVE PIT LOCATION (ITEM 11 ABOVE). PROVIDE ALL NEW VALVES AND NEW WIRE TO CONTROLLER.
14. PROVIDE A COMPLETE AND OPERATIONAL SYSTEM WITH ALL AUTOMATED CONTROL OF THE VALVES AND CONTROLLER AND HEAD TO HEAD COVERAGE.

IRRIGATION FLOW CHART

THE FOLLOWING CHART IS TO BE USED BY THE CONTRACTOR FOR SIZING LATERAL PIPE. WHEN USING THIS CHART DO NOT EXCEED A VELOCITY OF 5 FEET PER SECOND. THIS CHART REPRESENTS THE FRICTION LOSS PER 100 FEET OF PIPE. THE CONTRACTOR SHALL CALCULATE GALLONAGE USING THE HEADS SHOWN ON THE PLAN.

FLOW G.P.M.	VELOCITY F.P.S	P.S.I. LOSS	VELOCITY F.P.S	P.S.I. LOSS	VELOCITY F.P.S	P.S.I. LOSS	VELOCITY F.P.S	P.S.I. LOSS	VELOCITY F.P.S	P.S.I. LOSS
1	0.47	0.06	0.28	0.02	0.18	0.01	0.13	0.00		
2	0.94	0.22	0.57	0.07	0.36	0.02	0.27	0.01	0.17	0.00
3	1.42	0.46	0.86	0.14	0.54	0.04	0.41	0.02	0.26	0.01
4	1.89	0.79	1.15	0.26	0.72	0.08	0.55	0.04	0.35	0.01
5	2.36	1.20	1.44	0.36	0.90	0.12	0.68	0.06	0.44	0.02
6	2.83	1.68	1.73	0.51	1.08	0.16	0.82	0.08	0.53	0.03
7	3.30	2.23	2.02	0.67	1.26	0.22	0.96	0.11	0.61	0.04
8	3.77	2.85	2.30	0.86	1.44	0.28	1.10	0.14	0.70	0.05
9	4.25	3.55	2.59	1.07	1.62	0.34	1.24	0.18	0.79	0.06
10	4.72	4.31	2.88	1.30	1.80	0.42	1.37	0.22	0.88	0.07
11	5.19	5.15	3.17	1.56	1.98	0.50	1.51	0.26	0.97	0.09
12	5.65	6.06	3.46	1.83	2.17	0.59	1.65	0.30	1.06	0.10
14	6.60	8.05	4.04	2.43	2.53	0.78	1.92	0.40	1.23	0.14
16	7.55	10.30	4.61	3.11	1.89	1.00	2.20	0.52	1.41	0.17
18	8.49	12.81	5.19	3.87	3.23	1.24	2.40	0.64	1.59	0.22
20	9.43	15.58	5.77	4.71	3.61	1.51	2.75	0.74	1.76	0.26
22	10.38	18.53	6.34	5.62	3.97	1.80	3.03	0.83	1.94	0.32
24	11.32	21.83	6.92	6.60	4.34	2.12	3.30	1.09	2.12	0.37
26	12.27	25.32	7.50	7.65	4.70	2.46	3.58	1.27	2.29	0.43
28	13.21	29.04	8.08	8.78	5.06	2.82	3.86	1.46	2.47	0.49
30	14.15	33.00	8.66	9.99	5.43	3.20	4.13	1.66	2.65	0.56
35	16.51	43.91	10.10	13.27	6.32	4.26	4.82	2.20	3.08	0.75
40	18.37	56.23	10.54	17.00	7.23	5.45	5.51	2.82	3.53	0.96
45			12.58	21.24	8.13	6.78	6.20	3.51	3.97	1.19
50			14.12	25.70	9.04	8.24	6.88	4.26	4.41	1.44
55			15.67	30.66	9.94	9.83	7.56	5.08	4.85	1.72
60			17.31	36.02	10.23	11.58	8.27	5.37	5.30	2.02
65			18.75	41.77	11.75	13.40	8.96	6.93	5.74	2.35
70					12.88	15.37	9.65	7.96	6.18	2.83
75					13.56	17.47	10.24	9.03	6.63	3.06
80					14.46	19.04	11.03	10.18	7.08	3.44
85					15.27	22.02	11.75	11.28	7.50	3.88
SIZE		3/4"		1"		1-1/4"		1-1/2"		2"
OD		1.050		1.315		1.650		1.900		2.375
ID		.930		1.189		1.502		1.720		2.149

1 / IR 1.1 **IRRIGATION FLOW CHART**

SCALE: N.T.S.

IRRIGATION HEAD PERFORMANCE CHART

5 Series MPR — 5" Trajectory

Nozzle	Pressure psi	Radius ft.	Flow gpm	■ Precip in/h	▲ Precip in/h
5F	15	3	0.29	0.44	0.50
	20	4	0.33	0.50	0.57
	25	4	0.37	0.56	0.64
	30	5	0.41	0.62	0.71
5H	15	3	0.14	0.42	0.49
	20	4	0.16	0.48	0.56
	25	4	0.18	0.54	0.63
	30	5	0.20	0.60	0.70
5T	15	3	0.09	0.41	0.47
	20	4	0.11	0.50	0.57
	25	4	0.12	0.54	0.63
	30	5	0.13	0.59	0.68
5Q	15	3	0.07	0.42	0.49
	20	4	0.08	0.48	0.56
	25	4	0.09	0.54	0.63
	30	5	0.10	0.60	0.70

8 Series MPR — 10" Trajectory

Nozzle	Pressure psi	Radius ft.	Flow gpm	■ Precip in/h	▲ Precip in/h
8F	15	5	0.74	1.11	1.29
	20	6	0.86	1.29	1.49
	25	7	0.96	1.44	1.67
	30	8	1.05	1.58	1.82
8H	15	5	0.37	1.11	1.29
	20	6	0.42	1.26	1.46
	25	7	0.47	1.41	1.63
	30	8	0.52	1.56	1.81
8T	15	5	0.25	1.13	1.30
	20	6	0.29	1.31	1.51
	25	7	0.32	1.44	1.67
	30	8	0.35	1.58	1.82
8Q	15	5	0.18	1.08	1.25
	20	6	0.21	1.26	1.46
	25	7	0.24	1.44	1.67
	30	8	0.26	1.56	1.81

10 Series MPR — 15" Trajectory

Nozzle	Pressure psi	Radius ft.	Flow gpm	■ Precip in/h	▲ Precip in/h
10F	15	7	1.16	2.28	2.63
	20	8	1.30	1.96	2.26
	25	9	1.44	1.71	1.98
	30	10	1.58	1.52	1.75
10H	15	7	0.58	2.28	2.63
	20	8	0.65	1.96	2.26
	25	9	0.72	1.71	1.98
	30	10	0.79	1.52	1.75
10T	15	7	0.39	2.28	2.63
	20	8	0.43	1.96	2.26
	25	9	0.48	1.71	1.98
	30	10	0.53	1.52	1.75
10Q	15	7	0.29	2.28	2.63
	20	8	0.33	1.96	2.26
	25	9	0.36	1.71	1.98
	30	10	0.39	1.52	1.75

12 Series MPR — 30" Trajectory

Nozzle	Pressure psi	Radius ft.	Flow gpm	■ Precip in/h	▲ Precip in/h
12F	15	9	1.80	2.14	2.47
	20	10	2.10	2.02	2.34
	25	11	2.40	1.91	2.21
	30	12	2.60	1.74	2.01
12TQ	15	9	1.35	2.14	2.47
	20	10	1.58	2.02	2.34
	25	11	1.80	1.91	2.21
	30	12	1.95	1.74	2.01
12H	15	9	0.90	2.14	2.47
	20	10	1.05	2.02	2.34
	25	11	1.20	1.91	2.21
	30	12	1.30	1.74	2.01
12T	15	9	0.60	2.14	2.47
	20	10	0.70	2.02	2.34
	25	11	0.80	1.91	2.21
	30	12	0.87	1.74	2.01
12Q	15	9	0.45	2.14	2.47
	20	10	0.53	2.02	2.34
	25	11	0.60	1.91	2.21
	30	12	0.65	1.74	2.01

15 Series MPR — 30" Trajectory

Nozzle	Pressure psi	Radius ft.	Flow gpm	■ Precip in/h	▲ Precip in/h
15F	15	11	2.60	2.07	2.39
	20	12	3.00	2.01	2.32
	25	14	3.30	1.62	1.87
	30	15	3.70	1.58	1.83
15TQ	15	11	1.95	2.07	2.39
	20	12	2.25	2.01	2.32
	25	14	2.48	1.62	1.87
	30	15	2.78	1.58	1.83
15H	15	11	1.30	2.07	2.39
	20	12	1.50	2.01	2.32
	25	14	1.65	1.62	1.87
	30	15	1.85	1.58	1.83
15T	15	11	0.87	2.07	2.39
	20	12	1.00	2.01	2.32
	25	14	1.10	1.62	1.87
	30	15	1.23	1.58	1.83
15Q	15	11	0.65	2.07	2.39
	20	12	0.75	2.01	2.32
	25	14	0.82	1.62	1.87
	30	15	0.92	1.58	1.83

15 Strip Series

15RCS	15	3 x 11	0.35
	20	3 x 12	0.40
	25	4 x 14	0.45
	30	4 x 15	0.49
15LCS	15	3 x 11	0.35
	20	3 x 12	0.40
	25	4 x 14	0.45
	30	4 x 15	0.49
15SST	15	4 x 26	0.89
	20	4 x 28	1.00
	25	4 x 28	1.11
	30	4 x 30	1.21

VALVE PERFORMANCE CHART

PEB and PESB Series

Operating Range
- Pressure: 20 to 200 psi (1.38 to 13.8 bar)
- PRS-Dial regulates up to 100 psi (6.9 bar)
- Flow: 0.25 to 200 gpm (0.06 to 45.40 m^3/h; 1.2 to 757 l/m)
- Flow with PRS-Dial: 5 to 200 gpm (1.14 to 45.40 m^3/h; 19.2 to 757 l/m)
- Water temperature: Up to 150° F (66° C)
- Ambient temperature: Up to 150° F (66° C)

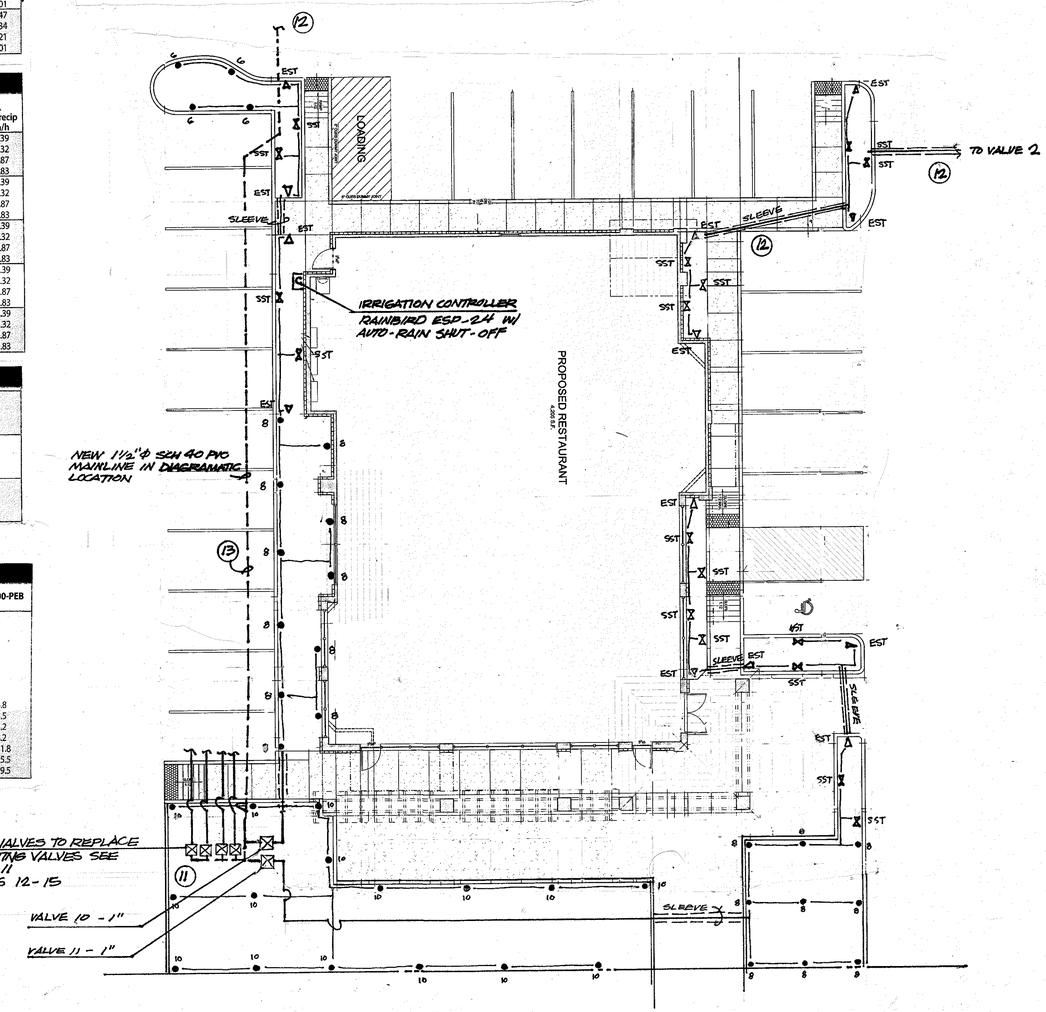
Electrical Specifications
- 24 VAC 50/60 Hz (cycles/sec) solenoid
- Inrush current: 0.41 A (9.84 VA) at 60Hz
- Holding current: 0.28 A (6.72 VA) at 60Hz
- Coil resistance: 30-39 ohms

PEB and PESB Series Valve Pressure Loss (psi)

Flow gpm	100-PEB 1"	150-PEB 1½"	200-PEB 2"
0.25	0.8	-	-
0.5	1.0	-	-
1	1.3	-	-
5	1.7	-	-
10	1.8	-	-
20	2.9	3.9	-
30	5.6	3.6	-
40	10.0	3.5	-
50	15.6	3.6	4.8
75	-	5.4	4.5
100	-	9.6	5.2
125	-	14.6	8.2
150	-	21.2	11.8
175	-	-	15.5
200	-	-	19.5

IRRIGATION NOTES

1. RELOCATE ANY IRRIGATION PIPING WHICH ENCOUNTERS EXISTING TREE ROOTS. THERE WILL BE NO TRENCHING ALLOWED WITHIN THE DRIPLINE OF EXISTING TREES TO BE RETAINED. ANY DEVIATION FROM THIS SHALL OBTAIN APPROVAL OF THE ARBORIST, LANDSCAPE ARCHITECT AND THE CITY OF ISSAQUAH.
2. INSPECTIONS: TO REVIEW DEPTH OF BURIAL OF PIPING, PIPE SIZING AND SYSTEM LAYOUT AS DESIGNATED ON THE APPROVED PLANS. THE SECOND INSPECTION SHALL BE A PERFORMANCE COVERAGE TEST WITH RECOMMENDED CHANGES AND ADJUSTMENTS PRIOR TO APPROVAL.
3. Backflow testing: the backflow Protection device shall be tested each year by a licensed Backflow Tester on a designated schedule or whenever the device is moved or repaired. The test results shall be sent within one week of the test to the property owner and to the Water District. The Backflow Tester shall provide waterproof tags on the backflow device which identify the date and approvals of the test.



NEW RESTAURANT PLAN

1/8" = 1'-0" NORTH

KEN LARGE
Landscape Architect
21803 NE 17th Court
Sammamish, Wa. 98074
Office: 425-836-4578, Cell: 206-396-7617
E-mail: klla@comcast.net
FAX: 425-898-8923

SEAL:

STATE OF WASHINGTON REGISTERED LANDSCAPE, ARCHITECT
KENNETH E. LARGE
KLLA LANDSCAPE ARCHITECTS, INC.
CERTIFICATE #301

HERITAGE SQUARE SHOPPING CENTER

CORNER BAKERY PROPOSED RESTAURANT & SITE IMPROVEMENT
720 N.W. GILMAN BLVD.
ISSAQUAH, WASHINGTON

JOB NUMBER:
DRAWN: KEL
CHECKED:
DATE: JULY 24, 15
REVISIONS:

SHEET TITLE:

IRRIGATION PLAN, NOTES AND DETAILS

PERMIT SET

SHEET NUMBER:

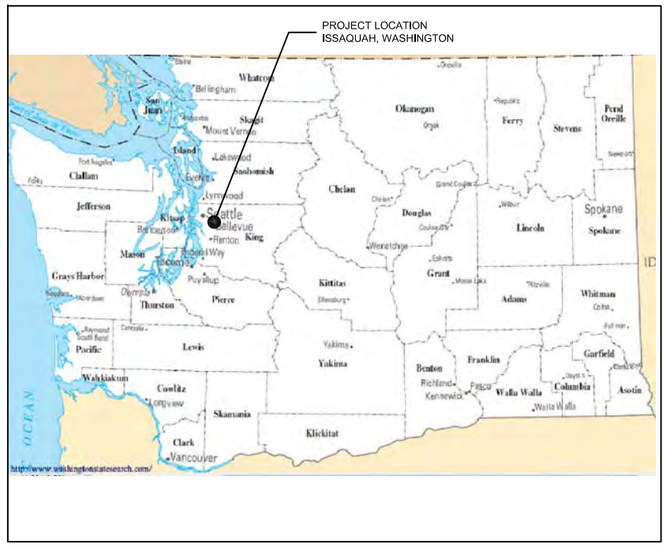
IR-3

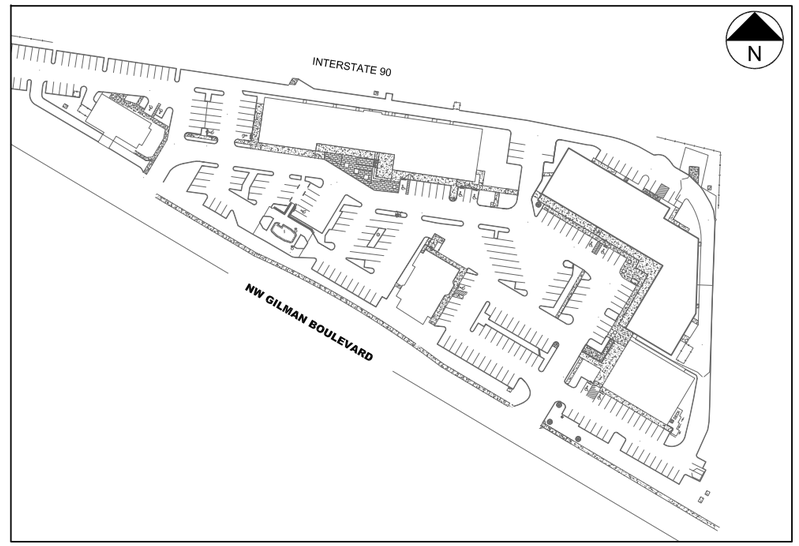
HERITAGE SQUARE SHOPPING CENTER
ADA AND PAVEMENT IMPROVEMENTS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

700 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

GEI PROJECT NO.: 1332360





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2	01-G-2	GENERAL NOTES
3	02-C-1	WESTERN SITE/REMOVAL PLAN
4	02-C-2	EASTERN SITE/REMOVAL PLAN
5	02-C-3	NORTHERN SITE/REMOVAL PLAN
6	02-C-4	OVERALL GRADING PLAN
7	02-C-5	DETAILED GRADING PLAN
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19	99-D-6	STANDARD DETAILS - RAIN GARDEN / STORM WATER

RETAIL PROPERTIES OF AMERICA, INC.
2901 BUTTERFIELD ROAD
OAKBROOK, IL 60523

Project Contacts

OWNER CONTACTS

Company	Retail Properties of America, Inc.
Project Manager	Ed Kershaw
Address	3150 North Arizona Avenue, Suite 105, Chandler, AZ 85225
Telephone	480-499-9836

ENGINEER

Company	GEI Consultants, Inc.
Contact	Karl Francis
Address	400 N. Lakeview Parkway, Suite 140, Vernon Hills, IL 60061
Telephone	847-984-3973

ALL WORK SHALL BE CONSTRUCTED PER THE LATEST REVISION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CITY OF ISSAQUAH, WASHINGTON STANDARDS AND SPECIFICATIONS, AND CURRENT ADA STANDARDS UNLESS OTHERWISE SPECIFIED.

NO.	DATE	ISSUE/REVISION	APP
4	07/23/15	PERMIT SUBMITTAL / ISSUED FOR BIDS	MJG
3	07/10/15	ASDP SUBMITTAL	MJG
2	05/13/15	CITY PRE-APPLICATION SUBMITTAL	MJG
1	6/23/2014	OWNER'S REVIEW	KAF/MJG

DWG. NO. 01-G-1
REV 3
ARCHIVE #91 000XXX

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GENERAL NOTES:

A. VERIFY EXISTING CONDITIONS, DIMENSIONS, ELEVATIONS, AND QUANTITIES IN THE FIELD PRIOR TO BIDDING, FABRICATING, INSTALLING ANY MATERIALS, OR COMMENCEMENT OF ANY WORK. START OF WORK SHALL CONSTITUTE ACCEPTANCE OF QUANTITIES INDICATED. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THESE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO KARI FRANCIS AT GEI CONSULTANTS, INC. AT 847.984.3401.

B. IT IS OF PRIMARY CONCERN THAT THE FACILITY REMAIN OPERATIONAL DURING THE COURSE OF THE WORK. AMPLE ON-SITE CUSTOMER PARKING AND ACCESS TO ALL ENTRANCES, DUMPSTERS AND THE LOADING DOCKS SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL AND/OR PERFORM THE WORK IN PHASES TO ACCOMPLISH THIS OBJECTIVE.

C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ISSAQUAH STANDARD SPECIFICATIONS AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS, WHICH ARE REFERENCED AS STANDARD SPECIFICATIONS. CONTRACTOR SHALL OBSERVE THE SCOPE OF WORK, CONTROL OF WORK, CONTROL OF MATERIALS, LEGAL RELATIONS AND RESPONSIBILITY TO THE PUBLIC, AND PROSECUTION AND PROGRESS.

D. CONTRACTOR SHALL VERIFY THAT ALL WORK TO BE PERFORMED MEETS THE HIGHEST LEVEL REQUIRED BY THE CURRENT LOCAL, STATE AND FEDERAL AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).

E. IT IS THE OWNER'S INTENTION TO PROVIDE A COMPLETE PROJECT USING THE BID ITEMS NOTED IN THE BID FORM. ALL CLEARING, REMOVAL, PREPARATION, AND OTHER WORK REQUIRED FOR COMPLETION OF THE LISTED PAY ITEMS FOR PROJECT COMPLETION SHALL BE CONSIDERED INCIDENTAL TO EACH OF THE LISTED PAY ITEMS.

F. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED BY STATE OR MUNICIPAL CODE PRIOR TO START OF WORK. PROVIDE COPIES OF PERMITS TO THE RETAIL PROPERTIES OF AMERICA, INC. PROPERTY MANAGER AND GEI CONSULTANTS.

G. CONTRACTOR SHALL CONDUCT PRIVATE AND PUBLIC UTILITY CLEARANCE SERVICE AND PROVIDE WRITTEN DOCUMENTATION OF CLEARANCE TO OWNER PRIOR TO MOBILIZING TO COMMENCE WORK. ALL DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES THAT RESULT FROM CONTRACTORS WORK SHALL BORNE BY THE CONTRACTOR.

H. CONTRACTOR TO PROVIDE ALL SURVEYING DURING CONSTRUCTION TO ENSURE CONFORMANCE WITH ADA, DRAINAGE, AND GRADING REQUIREMENTS. CONTRACTOR TO SURVEY FINAL GRADES UPON COMPLETION AND PROVIDE AS-BUILT CONSTRUCTION DRAWINGS VERIFYING FINAL GRADES AND CONSTRUCTION LIMITS.

I. UPON IDENTIFICATION OF ANY ERROR IN CONSTRUCTION, ERRORS AND PROPOSED SOLUTIONS NEED TO BE DISCUSSED WITH GEI FOR APPROVAL PRIOR TO CORRECTING. CONTRACTOR SHALL FIX MISTAKES AT NO COST TO THE OWNER.

J. CONTRACTOR SHALL REPAIR DAMAGE TO ASPHALTIC SURFACES, SUCH AS SPALLING, SHELLING, ETC., GREATER THAN 1/4 IN. IN DEPTH RESULTING FROM THE REMOVAL OF PAVEMENT MARKINGS AND MARKERS AT NO COST TO OWNER REPAIR SHALL BE IN A MANNER THAT IS APPROVED BY OWNER UP TO AND INCLUDING FULL REPLACEMENT OF THE DAMAGED SECTION OF PAVEMENT.

K. ALL WORK SHALL BE COORDINATED WITH MR. ED KERSHAW, PROJECT MANAGER, RETAIL PROPERTIES OF AMERICA INC., 480-499-9836

AGGREGATE BASE COURSE/SUBGRADE PREPARATION:

A. CONTRACTOR SHALL PROOFROLL THE PREPARED GRADED AND COMPACTED AGGREGATE BASE COURSE IN PAVEMENT AND LANDSCAPE ISLAND RECONSTRUCTION AREAS WITH RUBBER-TIRED CONSTRUCTION EQUIPMENT HAVING A MINIMUM GROSS LOAD OF 25 TONS. PROOFROLL SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER OR HIS/HER REPRESENTATIVE.

B. CONTRACTOR SHALL RECOMPACT THE PREPARED GRADED AND COMPACTED AGGREGATE BASE COURSE IN PCC SIDEWALK/RAMP RECONSTRUCTION AREAS WITH A WALK-BEHIND PLATE COMPACTOR OR OTHER APPROVED METHOD. COMPACTION SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER OR HIS/HER REPRESENTATIVE.

C. IF THE AGGREGATE BASE COURSE IS NOT STABLE (THAT IS, EXHIBITS PUMPING OR RUTTING DURING PROOFROLL) DUE TO HIGH MOISTURE CONTENT, THE CONTRACTOR SHALL DISC AND AERATE ALL AREAS OF UNSTABLE AGGREGATE BASE COURSE FULL DEPTH TO REDUCE MOISTURE CONTENT TO WITHIN ±2 POINTS OF OPTIMUM MOISTURE CONTENT AT NO ADDITIONAL COST TO OWNER. UPON COMPLETION OF DISCING AND AERATING, CONTRACTOR SHALL REGRADE AND RECOMPACT AGGREGATE BASE COURSE MATERIAL TO A MINIMUM OF 95% OF THE MAXIMUM LABORATORY DRY DENSITY (ASTM D1557) AND TO WITHIN ±2 POINTS OPTIMUM MOISTURE CONTENT.

D. IF THE AGGREGATE BASE COURSE/SUBGRADE IS UNSTABLE OR IS DETERMINED UNSUITABLE BY THE ENGINEER, THE CONTRACTOR SHALL UNDERCUT SOFT, UNSTABLE AREAS TO AN ELEVATION OF STABLE SUBGRADE. THE VERTICAL SURFACES OF ALL UNDERCUTS SHALL BE SLOPED TO A RATIO OF 1 HORIZONTAL TO 1 VERTICAL FROM THE BASE OF THE UNDERCUT EXCAVATION TO THE EXPOSED SUBGRADE ELEVATION AS SHOWN ON DETAIL 1. UNDERCUT AREAS SHALL BE FILLED TO A PROPOSED TOP OF SUBGRADE ELEVATION BY THE PLACEMENT AND COMPACTION OF NEW WELL GRADED WSDOT GRADED AGGREGATE BASE COURSE MATERIAL WITH NO MORE THAN 8 PERCENT PASSING THE NO. 200 SIEVE AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM LABORATORY DRY DENSITY (ASTM D1557) AND TO WITHIN ±2 POINTS OPTIMUM MOISTURE CONTENT.

E. NEW AGGREGATE BASE COURSE SHALL BE NEW WELL GRADED WSDOT GRADED AGGREGATE BASE COURSE MATERIAL. THE MATERIAL SHALL MEET THE REQUIREMENTS FOR AGGREGATE BASE PROVIDED IN THE WSDOT STANDARD SPECIFICATIONS WITH NO MORE THAN 8 PERCENT PASSING THE NO. 200 SIEVE AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. THE AGGREGATE BASE COURSE SHALL BE PLACED IN MAXIMUM 9" LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM LABORATORY DRY DENSITY (ASTM D1557) AT WITHIN ±2 POINTS OPTIMUM MOISTURE CONTENT.

PORTLAND CEMENT CONCRETE:

A. CONTRACTOR SHALL SUBMIT COPIES OF THE PROPOSED MIX DESIGN WITH COMPRESSIVE STRENGTH TEST RESULTS TO THE ENGINEER FOR REVIEW. PCC SHALL BE IN CONFORMANCE WITH WSDOT STANDARD SPECIFICATIONS. CONCRETE STRENGTH SHALL BE HIGH EARLY WITH AT LEAST 3,000 PSI AT 3 DAYS AND AT LEAST 4,000 PSI AT 28 DAYS WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45, TARGET SLUMP OF 2-3 INCHES, AND AIR ENTRAINMENT BETWEEN 4.5% TO 7.5%. CONTRACTOR SHALL CONSTRUCT NEW PCC PAVEMENT, SIDEWALKS, RAMPS, AND CURBS IN CONFORMANCE WITH WSDOT STANDARD SPECIFICATIONS.

B. THE CONCRETE FLATWORK SHALL RECEIVE A MEDIUM BROOM TEXTURE FINISH AND SHALL BE CURED WITH WET BURLAP AND PLASTIC.

C. CONSTRUCT NEW REINFORCED PCC SIDEWALK, RAMPS, AND CURBS TO THE DETAILS SHOWN ON THE PLANS. THE FINISH TEXTURE AND COLOR SHALL MATCH THE ADJACENT EXISTING PCC SLABS AND BARRIER CURB. CONCRETE SHALL BE CURED WITH WET BURLAP AND POLYETHYLENE SHEETS. WELDED WIRE MESH SHALL BE USED AS SHOWN IN THE DETAILS AND SHALL BE DELIVERED TO THE JOB SITE AS FLAT SHEETS, NOT ROLLS. REINFORCEMENT AND DOWELS SHALL BE AS SHOWN ON THE DETAILS.

D. ONE WEEK PRIOR TO CONSTRUCTION CONTRACTOR SHALL PROVIDE PROPOSED CONTRACTION JOINT LAYOUT FOR APPROVAL BY THE ENGINEER. THE JOINTS SHALL BE SAW CUT AS SOON AS SAWING CAN BE PERFORMED WITHOUT RAVELING THE NEWLY PLACED CONCRETE. THE DEPTH OF CONTROL JOINTS SHALL BE 1/4 OF THE SLAB THICKNESS. SEAL JOINTS WITH POLYURETHANE JOINT SEALANT.

E. CONCRETE SHALL NOT BE LOADED UNTIL COMPRESSIVE STRENGTH HAS REACHED AT LEAST 75% OF THE DESIGN COMPRESSIVE STRENGTH AND VERIFIED BY CONCRETE COMPRESSIVE STRENGTH TEST RESULTS ON CYLINDERS BY AN INDEPENDENT LAB DURING CONCRETE PLACEMENT.

PAVEMENT ELEVATIONS AND DRAINAGE:

A. CONTRACTOR SHALL PERFORM A TOPOGRAPHIC SURVEY OF THE PAVEMENT, LANDSCAPING ISLANDS, RAMPS, SIDEWALKS, AND CURBS PRIOR TO, DURING, AND AFTER CONSTRUCTION TO ENSURE EXISTING AND PROPOSED NEW GRADES AND POSITIVE DRAINAGE OF FINISHED PAVEMENT SURFACES.

B. CONTRACTOR SHALL RECONSTRUCT PAVEMENT, SIDEWALK, RAMPS, AND CURB TO MATCH EXISTING AND/OR PROPOSED NEW GRADES, UNLESS OTHERWISE INDICATED ON THE PLANS OR DETAILS. REMOVAL OF EXISTING PAVEMENT BY THE CONTRACTOR CONSTITUTES CONTRACTOR'S ACCEPTANCE THAT EXISTING AND/OR PROPOSED NEW PAVEMENT DOES PROPERLY AND POSITIVELY DRAIN. IF CONTRACTOR IS OF THE OPINION THAT EXISTING AND/OR PROPOSED NEW GRADES ARE SUCH THAT A PAVEMENT AREA DOES NOT PROPERLY DRAIN, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER, AND THE CONTRACTOR SHALL NOT PERFORM WORK UNTIL OWNER PROVIDES DIRECTION. CONTRACTOR SHALL PROVIDE OWNER AND ENGINEER EXISTING CONDITION AND ELEVATIONS FOR AREA OF CONCERN.

C. CONTRACTOR SHALL CONSTRUCT NEW PAVEMENT, SIDEWALK, RAMPS, AND CURB TO PROPERLY AND POSITIVELY DRAIN, AND CONTRACTOR SHALL MAINTAIN EXISTING AND/OR PROPOSED DRAINAGE PATTERNS. CONTRACTOR SHALL DETERMINE AND/OR FIELD-VERIFY EXISTING PAVEMENT ELEVATIONS AND DRAINAGE PATTERNS PRIOR TO CONSTRUCTION AS REQUIRED TO MAINTAIN EXISTING DRAINAGE PATTERNS AND TO PROVIDE FOR POSITIVE DRAINAGE.

D. STANDING WATER ALONG THE EXISTING AND/OR NEW PAVEMENT, SIDEWALK, RAMP, AND CURB MEASURED WITH A SIZE STANDING WATER AREA OF 5 FEET BY 5 FEET OR GREATER IS PRESENT FOR 6 HOURS OR MORE DURING DAYLIGHT HOURS AND CONTAINS A WATER DEPTH OF 1/4 INCH OR GREATER AT ANY LOCATION ALONG THE ENTIRE STANDING WATER AREA SHALL BE DEFINED AS PONDING. THE DEPTH OF THE STANDING WATER IS TO BE MEASURED BY PLACING A 10 FOOT STRAIGHTEDGE ACROSS THE STANDING WATER AREA AND MEASURING THE MAXIMUM DEPTH. STANDING WATER AREAS GREATER THEN 10 FEET ACROSS SHALL BE MEASURED BY DIRECT MEASUREMENT WHEN FILLED WITH WATER. ALL MEASURING TO DETERMINE PONDING SHALL BE PERFORMED BY THE ENGINEER OR HIS/HER REPRESENTATIVE. PAVEMENT AREAS DETERMINED AS PONDING SHALL BE REPAIRED BY THE CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AT NO ADDITIONAL COST TO THE OWNER.

E. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% SLOPE IN ALL DIRECTIONS. ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE. ALL SIDEWALKS, RAMPS, AND LANDINGS SHALL NOT EXCEED 2% CROSS SLOPE. PEDESTRIAN RAMPS SHALL NOT EXCEED 8.3% RUNNING SLOPE. ALL WORK SHALL BE INSTALLED PER ADAAG.

F. CONTRACTOR SHALL CONSTRUCT POST-CONSTRUCTION TOPOGRAPHIC SURVEY TO CONFIRM FINAL GRADES AT THE COMPLETION OF THE PROJECT AND PROVIDE AN AS-BUILT DRAWING TO THE ENGINEER FOR REVIEW. AREAS NOT CONSTRUCTED PER THE DESIGN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

LANDSCAPE AREAS:

A. ALL LANDSCAPED AREAS AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED TO THEIR PRE-EXISTING CONDITION UPON COMPLETION OF THE WORK AT NO ADDITIONAL COST TO THE OWNER WITH SEED, FERTILIZER, AND MULCH.

B. NEW LANDSCAPED AREAS SHALL BE INSTALLED PER THE LANDSCAPE PLAN.

C. ALL LANDSCAPING WORK AND COSTS NOT SHOWN ON THE LANDSCAPE PLAN IS INCIDENTAL TO THE PROJECT.

ADA JOINT RECONSTRUCTION:

A. RECONDITION SIDEWALK / PAVEMENT JOINTS TO A SMOOTH TRANSITION ON EACH SIDE PER ADA REQUIREMENTS.

B. METHODS MAY INCLUDE: GRINDING, PATCHING, REPLACEMENT, ETC.

C. SEAL JOINTS WITH SEALANT SPECIFIED IN CONSTRUCTION DETAIL 32

D. RECONDITION METHODS MUST MEET THE MOST CURRENT WSDOT STANDARDS AND SPECIFICATIONS.

BITUMINOUS CONCRETE:

A. CONTRACTOR SHALL SUBMIT COPIES OF THE PROPOSED BITUMINOUS CONCRETE SUPERPAVE MIX DESIGNS (LIGHT AND MEDIUM DUTY PAVEMENT: 19 mm BINDER COURSE, 9.5 mm SURFACE COURSE; HEAVY DUTY PAVEMENT: 25 mm BINDER COURSE AND 12.5 mm SURFACE COURSE) TO THE ENGINEER FOR REVIEW. MIXTURES SHALL BE IN CONFORMANCE WITH SECTION 5-05 OF THE STANDARD SPECIFICATIONS.

B. CONTRACTOR SHALL APPLY ASPHALTIC TACK COAT TO THE VERTICAL SURFACES OF EXISTING BITUMINOUS CONCRETE AND NEW BINDER COURSE OR PORTLAND CEMENT CONCRETE IN CONFORMANCE WITH SECTION 5-04.3 OF THE STANDARD SPECIFICATIONS.

C. CONTRACTOR SHALL CONSTRUCT NEW PLANT-MIXED BITUMINOUS CONCRETE IN CONFORMANCE WITH SECTION 5-04 OF THE STANDARD SPECIFICATIONS.

D. SEAL JOINTS BETWEEN EXISTING AND NEW BITUMINOUS CONCRETE PAVEMENT AREAS.

STRIPING, PAVEMENT MARKINGS AND/OR PAINTING:

A. CONTRACTOR SHALL PROVIDE NEW PAINTED PAVEMENT STRIPING IN CONFORMANCE WITH SECTION 8-22 OF WSDOT STANDARD SPECIFICATIONS. PAINT MATERIAL SHALL BE MADE WITH ACRYLIC PAINT AND CONFORM TO SECTION 8-22 OF WSDOT STANDARD SPECIFICATIONS.

B. ADA PAVEMENT MARKINGS SHALL BE AS SHOWN ON THE PLANS AND COLOR SHALL BE 1 COAT, WHITE FOR STRIPING AND 1 COAT, BLUE/WHITE FOR HANDICAP SYMBOLS, UNLESS OTHERWISE SPECIFIED BY OWNER, TO MEET LOCAL AND FEDERAL ADA CODES.

C. FOR VAN AND HANDICAP ACCESSIBLE STALLS, ADJACENT ACCESS AISLES, AND ACCESSIBLE ROUTES APPLY SLIP RESISTANT ADDITIVE, EITHER PRE-BLENDED IN PAINT MIX OR MANUALLY IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS.

D. PAINT SURFACE PREPARATION, MIL THICKNESS AND APPLICATION PROCEDURES PER MANUFACTURERS RECOMMENDATIONS. CONTRACTOR IS RESPONSIBLE FOR CLEAN UP OF ANY OVERSPRAY.

E. THE CONTRACTOR SHALL SUBMIT PAINT STRIPING MATERIAL SUBMITTAL TO GEI CONSULTANTS, INC. FOR REVIEW AND APPROVAL.

F. REMOVAL OF ALL PAINT MARKINGS WILL CONFORM TO SECTION 8-22 WSDOT STANDARD SPECIFICATIONS. METHODS MAY INCLUDE: SURFACE TREATMENT, BLASTING, OR MECHANICAL METHODS OTHER THAN GRINDING. CONTRACTOR SHALL SUBMIT PAVEMENT REMOVAL PLAN TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

PROTECTION:

A. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID DAMAGING EXISTING STRUCTURES. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT NO COST TO THE OWNER. ALL CONSTRUCTION MATERIAL SPILLS SHALL BE REMOVED AS WORK PROGRESSES AT NO COST TO OWNER.

B. CONTRACTOR SHALL PROTECT ALL MATERIALS, IN-PROGRESS WORK, AND FINISHED WORK FROM DAMAGE.

C. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION TO PREVENT VEHICLES AND PEDESTRIANS FROM ENTERING THE AREAS OF WORK.

QUALITY CONTROL:

A. CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF THE WORK. INSPECTION AND TESTING BY THE ENGINEER OR THE OWNER'S TESTING AGENCY ARE SOLELY AT THE DISCRETION OF THE OWNER, AND IN NO WAY RELIEVE THE CONTRACTOR OF SOLE RESPONSIBILITY FOR MAINTAINING A QUALITY CONTROL PROGRAM AND MEETING PROJECT SPECIFICATIONS.

B. CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED, QUALIFIED, AND EXPERIENCED IN THE NECESSARY CRAFT AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK.

C. CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPERVISION, PLANNING, SCHEDULING, COORDINATION, INSPECTION, TESTING, AND CONTROL TO PERFORM THE WORK.

TESTING LABORATORY SERVICES:

A. THE OWNER MAY EMPLOY AN INDEPENDENT TESTING CONSULTANT TO OBSERVE THE CONSTRUCTION AND TEST MATERIALS DURING WORK. CONTRACTOR SHALL NOTIFY OWNER'S TESTING CONSULTANT A MINIMUM OF 24 HOURS IN ADVANCE OF OPERATIONS REQUIRING OWNER'S TESTING CONSULTANT FIELD OBSERVATIONS AND TESTING.

B. FIELD OBSERVATIONS AND TESTING MAY INCLUDE (BUT NOT BE LIMITED TO):

1. REMOVAL OF PAVEMENT, SIDEWALKS, LANDSCAPING ISLANDS, AND AGGREGATE BASE COURSE (AS REQUIRED) IN RECONSTRUCTION AREAS
2. REGRADING AND COMPACTION OF EXISTING AGGREGATE BASE COURSE IN PAVEMENT, LANDSCAPING ISLANDS, RAMPS, AND SIDEWALK RECONSTRUCTION AREAS.
3. OBSERVE PROOFROLL OF THE EXISTING AGGREGATE BASE COURSE IN THE PAVEMENT AND LANDSCAPING ISLAND RECONSTRUCTION AREAS.
4. CONSTRUCT NEW PAVEMENT, SIDEWALKS, RAMPS, FLOW CHANNEL CURBS, AND BARRIER CURBS.
5. SEALING OF JOINTS IN NEW PAVEMENT AND SIDEWALKS AREAS.
6. INSTALL NEW HANDICAP/VAN ACCESSIBLE AND ADA INFORMATIONAL SIGNAGE.
7. STRIPING OF PAVEMENT.
8. INSTALL NEW HANDRAILS AND CURB STOPS.

CLEANING:

A. CONTRACTOR SHALL MAINTAIN AREAS FREE FROM ACCUMULATIONS OF WASTE, DEBRIS, AND RUBBISH CAUSED BY CONTRACTOR OPERATIONS.

B. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION RELATED DEBRIS FROM AREAS OUTSIDE THE LIMITS OF THE CONTRACTOR'S WORK AREA ON A DAILY BASIS.

C. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL WASTE DEBRIS, SOIL AND RUBBISH AT DUMP AREAS OFF OWNER'S PROPERTY.

WARRANTY:

A. THE OWNER SHALL BE PROVIDED WITH A ONE (1) YEAR MAINTENANCE FREE WARRANTY ON THE MATERIALS AND WORKMANSHIP OF THE MATERIALS INSTALLED UNDER THIS CONTRACT. SPECIFICALLY, THE PAVEMENT SHALL BE FREE OF PONDING AND CRACKING DEFECTS. THE WARRANTY TIME SPAN SHALL BEGIN ON THE DATE THE OWNER'S PROJECT REPRESENTATIVE INDICATES FINAL ACCEPTANCE OF THE PAVEMENT. THE WARRANTY SHALL BE EXECUTED BY THE CONTRACTOR. THE WARRANTY SHALL BE SUBMITTED BEFORE OR WITH THE CONTRACTOR'S FINAL NOTICE OF COMPLETION AND REQUEST FOR PAYMENT.

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

GENERAL NOTES

Attention: 0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
01-G-2
SHEET 2
ARCHIVE #91 000XXX

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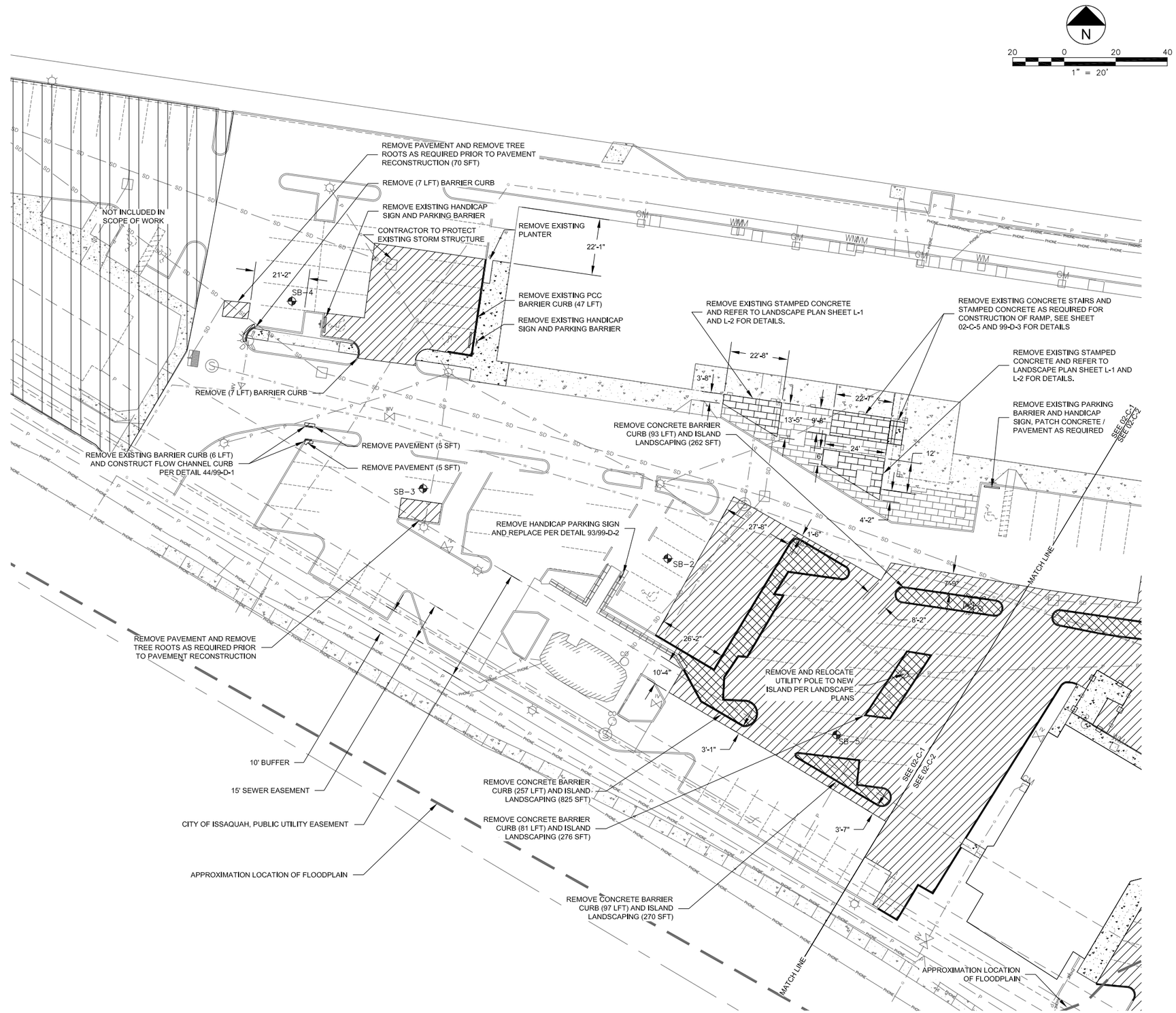
SOIL BORING LOGS

SOIL BORING LOGS

LOCATION	DEPTH	DESCRIPTION
SB-2	0.0" - 2.75"	BITUMINOUS CONCRETE
	2.75" - 18"	GRAYISH-BROWN FINE TO COARSE GRAVEL WITH SAND AND A TRACE OF SILT (MEDIUM DENSE, MOIST) (BASE COURSE)
	18" - 36"	GRAY SILTY/CLAYEY FINE TO COARSE GRAVEL WITH SAND (LOOSE, MOIST) (FILL)
	3.2'	BORING TERMINATED
SB-3	0.0" - 3.0"	BITUMINOUS CONCRETE
	3.0" - 10"	GRAYISH-BROWN FINE TO COARSE GRAVEL WITH SAND AND A TRACE OF SILT (MEDIUM DENSE, MOIST) (BASE COURSE)
	10" - 38"	GRAY AND REDDISH-YELLOW SANDY/LAYEY SILT WITH OCCASIONAL GRAVEL (STIFF, MOIST) (ALLUVIUM)
	3.3'	BORING TERMINATED
SB-4	0.0" - 2.50"	BITUMINOUS CONCRETE
	2.5" - 12"	GRAYISH-BROWN FINE TO COARSE GRAVEL WITH SILT AND SAND (MEDIUM DENSE, MOIST) (BASE COURSE)
	12" - 24"	GRAY SILTY FINE SAND WITH A TRACE OF GRAVEL AND GRAY SILT CLASTS (MEDIUM DENSE, MOIST) (FILL)
	24" - 36"	GRAY CLAYEY SILT WITH VARIABLE SAND (MEDIUM STIFF, MOIST) (ALLUVIUM)
	3.2'	BORING TERMINATED
SB-5	0.0" - 2.75"	BITUMINOUS CONCRETE
	2.75" - 18"	GRAYISH-BROWN FINE TO COARSE GRAVEL WITH SAND AND A TRACE OF SILT (MEDIUM DENSE, MOIST) (BASE COURSE)
	18" - 36"	GRAY TO GRAYISH-BROWN TO REDDISH-YELLOW SILTY FINE TO COARSE GRAVEL WITH SAND (MEDIUM DENSE, MOIST) (FILL)
	3.2'	BORING TERMINATED

NOTE: THE ABOVE SOIL BORING INFORMATION IS PROVIDED BY THE OWNER AND DOES NOT GUARANTEE THE IN-PLACE THICKNESS OF THE EXISTING PAVEMENT SECTION OR THE SUBGRADE PROPERTIES. THE CONTRACTOR CAN TAKE ADDITIONAL BORINGS AT NO EXPENSE TO THE OWNER PRIOR TO SUBMITTING A BID AS LONG AS IT IS APPROVED AND COORDINATED WITH THE OWNER. THE BORINGS ABOVE WERE COMPLETED BY ICICLE CREEK ENGINEERS, INC. ON DECEMBER 31, 2013.



LEGEND

- PAVEMENT REMOVAL
- REMOVE EXISTING ISLAND LANDSCAPING
- REMOVE PCC SIDEWALK AND RAMP
- REMOVE CONCRETE BARRIER CURB
- SB-1 — SOIL BORING LOCATION AND NUMBER

NOTES:

CONTRACTOR TO REMOVE ALL PAVEMENT TO FULL DEPTH AND REMOVE EXISTING SUBBASE TO ALLOW FOR PROPOSED PAVEMENT SECTION TO BE COMPLETED. SEE GRADING PLANS AND DETAILS FOR PAVEMENT THICKNESS.

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

WESTERN SITE/REMOVAL PLAN

Attention: 0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-1

SHEET 3

ARCHIVE #91 000XXX

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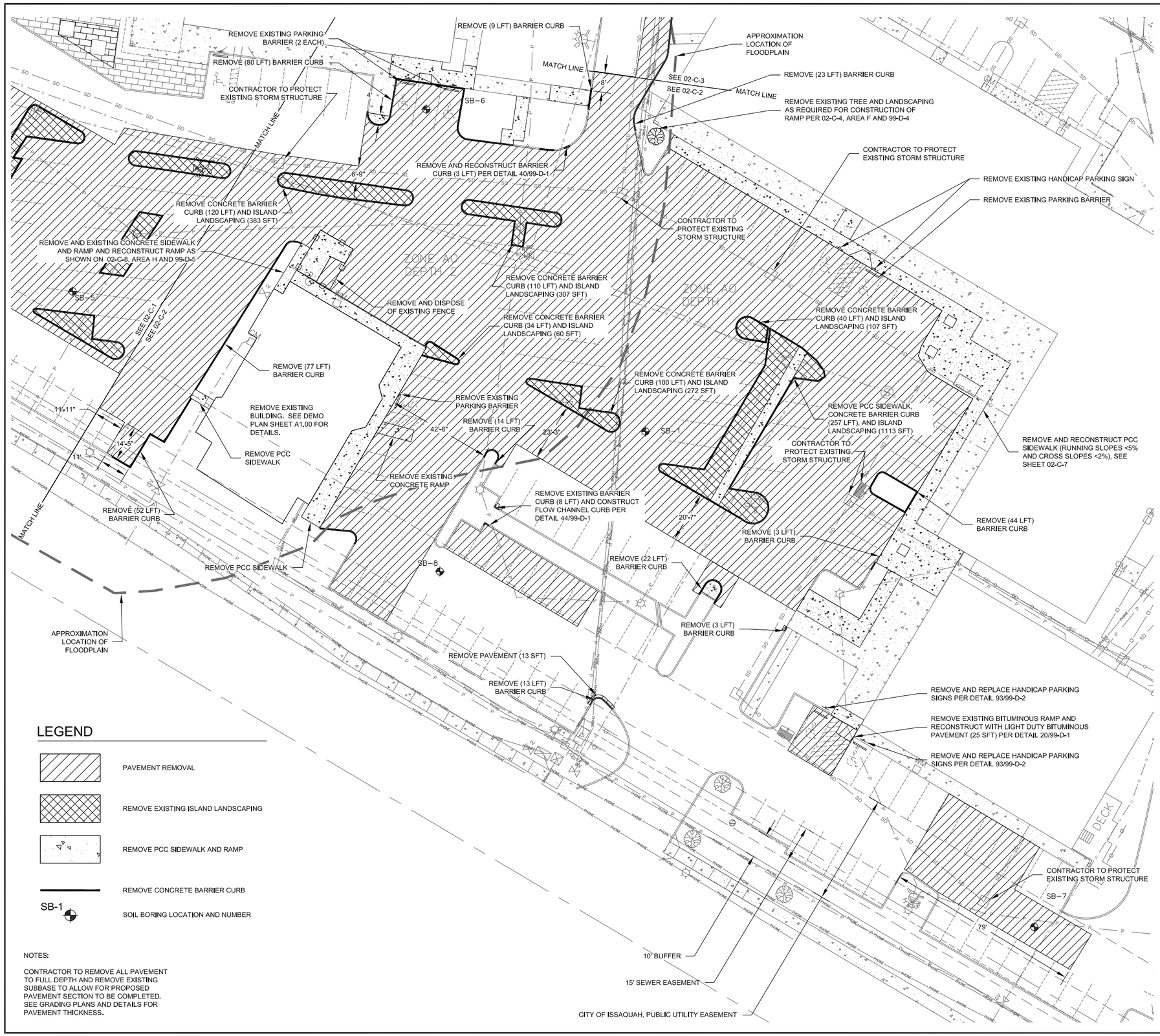

LEGEND

- PAVEMENT REMOVAL
- REMOVE EXISTING ISLAND LANDSCAPING
- REMOVE PCC SIDEWALK AND RAMP
- REMOVE CONCRETE BARRIER CURB
- SB-1 SOIL BORING LOCATION AND NUMBER

NOTES:

CONTRACTOR TO REMOVE ALL PAVEMENT TO FULL DEPTH AND REMOVE EXISTING SUBBASE TO ALLOW FOR PROPOSED PAVEMENT SECTION TO BE COMPLETED. SEE GRADING PLANS AND DETAILS FOR PAVEMENT THICKNESS.

SOIL BORING LOGS

SOIL BORING LOGS

LOCATION	DEPTH	DESCRIPTION
SB-1	0.0" - 2.5"	BITUMINOUS CONCRETE
	2.5" - 12"	GRAYISH-BROWN FINE TO COURSE GRAVEL WITH SAND AND A TRACE OF SILT (MEDIUM DENSE, MOIST) (BASE COURSE)
	12" - 24"	GRAY, GREENISH-GRAY AND BROWN SILT/CLAYEY FINE TO COURSE GRAVEL WITH SAND (LOOSE TO MEDIUM DENSE, MOIST) (FILL)
	24 " -36"	BROWN SILTY FINE TO COURSE GRAVEL WITH SAND (LOOSE, MOIST) (FILL)
	~38"	BORING TERMINATED
SB-6	0.0" - 2.5"	BITUMINOUS CONCRETE
	2.5" - 18"	GRAYISH-BROWN TO REDDISH-YELLOW FINE TO COARSE GRAVEL WITH SAND AND A TRACE OF SILT (MEDIUM DENSE, MOIST TO WET) (BASE COURSE)
	18" - 36"	GRAY AND BROWN SILTY/CLAYEY FINE TO COARSE GRAVEL WITH SAND (MEDIUM DENSE, MOIST) (FILL)
	3.2'	BORING TERMINATED
SB-7	0.0" - 3.0"	BITUMINOUS CONCRETE
	3.0" - 8"	GRAYISH-BROWN FINE TO COARSE GRAVEL WITH SAND AND A TRACE OF SILT (LOOSE, WET) (BASE COURSE)
	8" - 36"	GRAY AND BROWN SILTY/CLAYEY FINE TO COARSE GRAVEL WITH SAND (LOOSE, MOIST TO WET) (FILL)
	36" - 38"	BLACK PEAT/DK BROWN SILT W/ORGANICS (MEDIUM STIFF, MOIST) (BURIED TOPSOIL/ALLUVIUM)
	3.3'	BORING TERMINATED
SB-8	0.0" - 2.5"	BITUMINOUS CONCRETE
	2.5" - 12"	GRAYISH-BROWN FINE TO COARSE GRAVEL WITH SAND AND A TRACE OF SILT (MEDIUM DENSE, MOIST) (BASE COURSE)
	12" - 24"	GRAY TO GREENISH-GRAY CLAYEY/SILTY FINE TO COARSE GRAVEL WITH SAND (MEDIUM DENSE, MOIST) (FILL)
	24" - 36"	GREENISH-GRAY TO PINKISH-GRAY SILTY FINE TO COARSE GRAVEL WITH SAND (MEDIUM DENSE, MOIST) (FILL)
	3.2'	BORING TERMINATED

NOTE: THE ABOVE SOIL BORING INFORMATION IS PROVIDED BY THE OWNER AND DOES NOT GUARANTEE THE IN-PLACE THICKNESS OF THE EXISTING PAVEMENT SECTION OR THE SUBGRADE PROPERTIES. THE CONTRACTOR CAN TAKE ADDITIONAL BORINGS AT NO EXPENSE TO THE OWNER PRIOR TO SUBMITTING A BID AS LONG AS IT IS APPROVED AND COORDINATED WITH THE OWNER. THE BORINGS ABOVE WERE COMPLETED BY ICICLE CREEK ENGINEERS, INC. ON DECEMBER 31, 2013.

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

EASTERN SITE/REMOVAL PLAN

Attention:
0 1"
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1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By: RAA
Checked By: KAF
Drawn By: BSF
Approved By: MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-2
SHEET 4
ARCHIVE #91 000XXX

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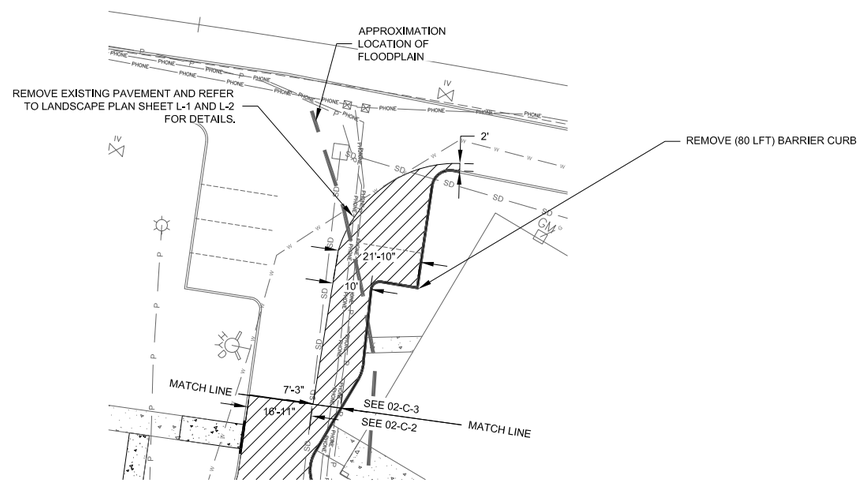

N

20 0 20 40

1" = 20'

LEGEND

- PAVEMENT REMOVAL
- REMOVE EXISTING ISLAND LANDSCAPING
- REMOVE PCC SIDEWALK AND RAMP
- REMOVE CONCRETE BARRIER CURB
- SB-1 SOIL BORING LOCATION AND NUMBER

NOTES:

CONTRACTOR TO REMOVE ALL PAVEMENT TO FULL DEPTH AND REMOVE EXISTING SUBBASE TO ALLOW FOR PROPOSED PAVEMENT SECTION TO BE COMPLETED. SEE GRADING PLANS AND DETAILS FOR PAVEMENT THICKNESS.

ISSUED FOR BIDS

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Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

NORTHERN SITE/REMOVAL PLAN

Attention: 0 1"
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1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-3

SHEET 5

ARCHIVE #91 000XXX

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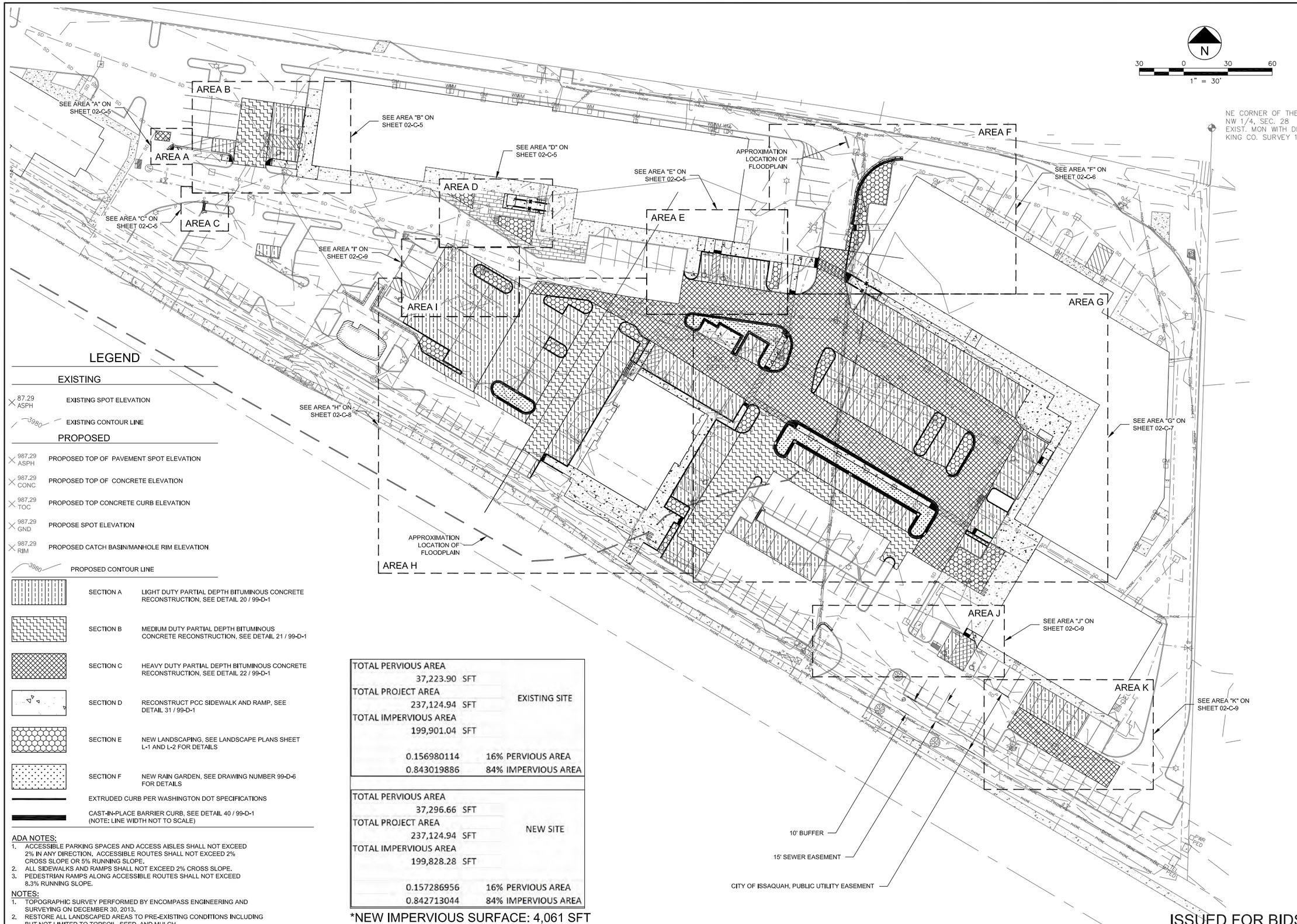

LEGEND

EXISTING

87.29 ASPH	EXISTING SPOT ELEVATION
3980	EXISTING CONTOUR LINE

PROPOSED

987.29 ASPH	PROPOSED TOP OF PAVEMENT SPOT ELEVATION
987.29 CONC	PROPOSED TOP OF CONCRETE ELEVATION
987.29 TOC	PROPOSED TOP CONCRETE CURB ELEVATION
987.29 GND	PROPOSE SPOT ELEVATION
987.29 RIM	PROPOSED CATCH BASIN/MANHOLE RIM ELEVATION
3980	PROPOSED CONTOUR LINE
	SECTION A — LIGHT DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 20 / 99-D-1
	SECTION B — MEDIUM DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 21 / 99-D-1
	SECTION C — HEAVY DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 22 / 99-D-1
	SECTION D — RECONSTRUCT PCC SIDEWALK AND RAMP, SEE DETAIL 31 / 99-D-1
	SECTION E — NEW LANDSCAPING, SEE LANDSCAPE PLANS SHEET L-1 AND L-2 FOR DETAILS
	SECTION F — NEW RAIN GARDEN, SEE DRAWING NUMBER 99-D-6 FOR DETAILS
	EXTRUDED CURB PER WASHINGTON DOT SPECIFICATIONS
	CAST-IN-PLACE BARRIER CURB, SEE DETAIL 40 / 99-D-1 (NOTE: LINE WIDTH NOT TO SCALE)

ADA NOTES:

1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE.
2. ALL SIDEWALKS AND RAMPS SHALL NOT EXCEED 2% CROSS SLOPE.
3. PEDESTRIAN RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 8.3% RUNNING SLOPE.

NOTES:

1. TOPOGRAPHIC SURVEY PERFORMED BY ENCOMPASS ENGINEERING AND SURVEYING ON DECEMBER 30, 2013.
2. RESTORE ALL LANDSCAPED AREAS TO PRE-EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO TOPSOIL, SEED, AND MULCH.

TOTAL PERVIOUS AREA		EXISTING SITE
37,223.90	SFT	
TOTAL PROJECT AREA		
237,124.94	SFT	
TOTAL IMPERVIOUS AREA		
199,901.04	SFT	
0.156980114		16% PERVIOUS AREA
0.843019886		84% IMPERVIOUS AREA

TOTAL PERVIOUS AREA		NEW SITE
37,296.66	SFT	
TOTAL PROJECT AREA		
237,124.94	SFT	
TOTAL IMPERVIOUS AREA		
199,828.28	SFT	
0.157286956		16% PERVIOUS AREA
0.842713044		84% IMPERVIOUS AREA

*NEW IMPERVIOUS SURFACE: 4,061 SFT

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

OVERALL GRADING PLAN

Attention:
0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-4
SHEET 6

ARCHIVE #91 000XXX

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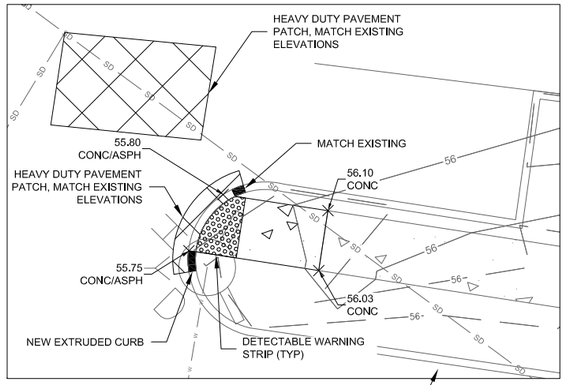
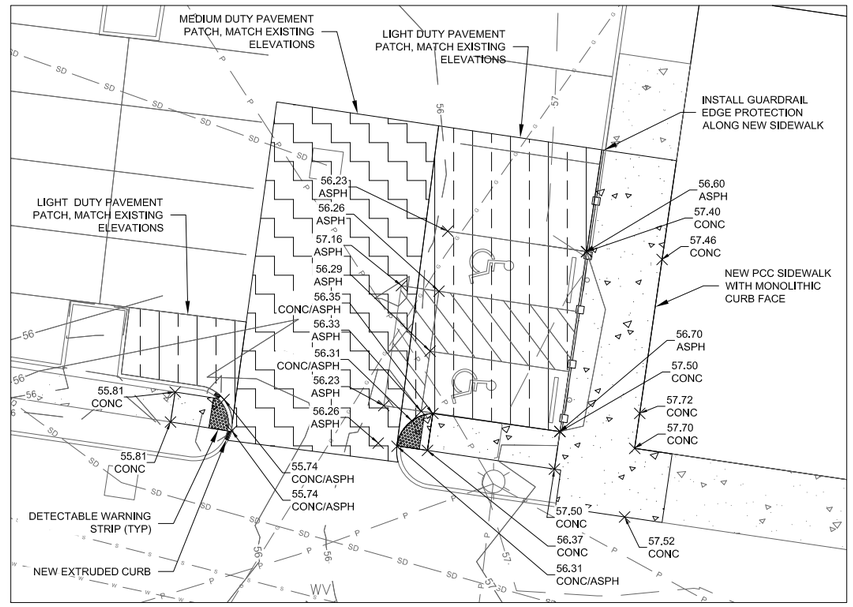


N

AREA "A"
SCALE: 1" = 5'-0"



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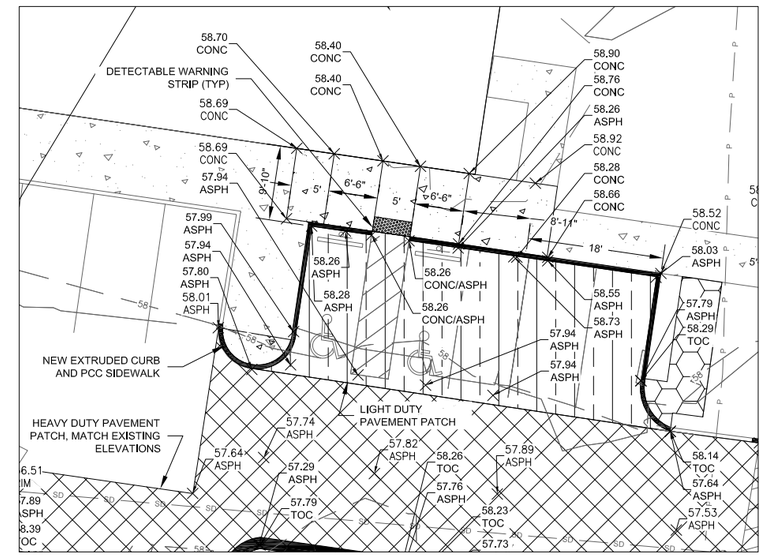
AREA "B"
SCALE: 1" = 10'-0"



N

AREA "E"
SCALE: 1" = 10'-0"

LEGEND

EXISTING

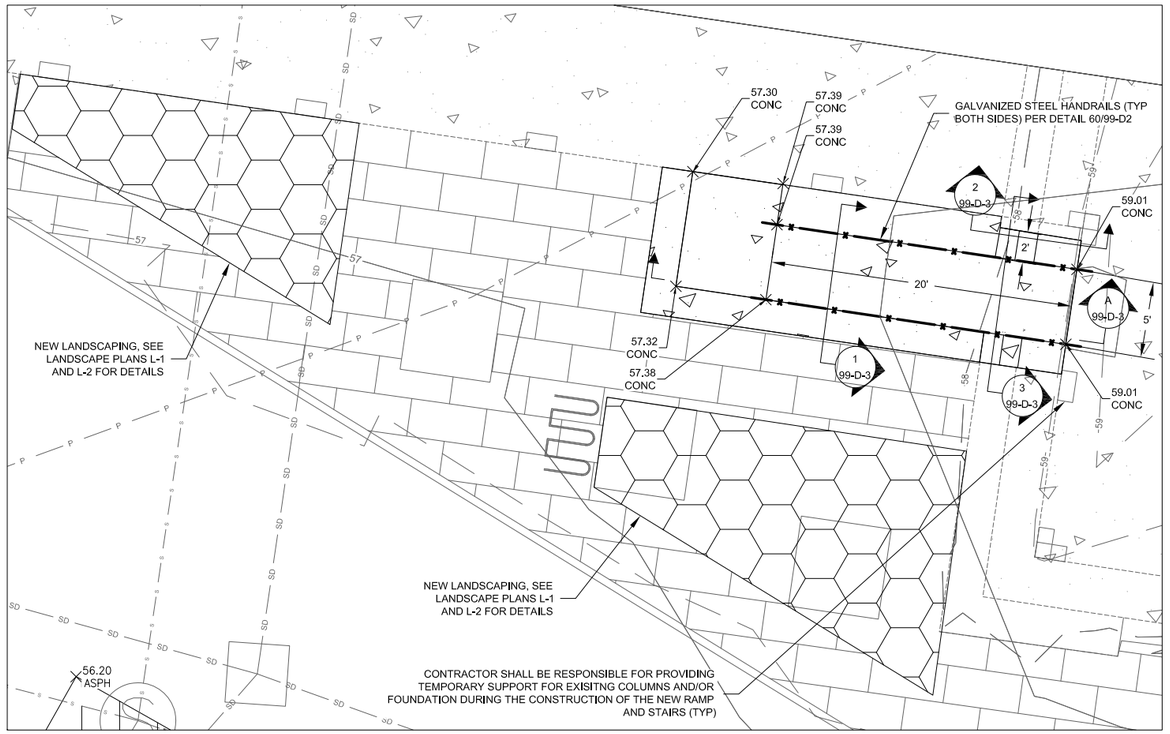
87.29 ASPH	EXISTING SPOT ELEVATION
3980	EXISTING CONTOUR LINE

PROPOSED

987.29 ASPH	PROPOSED TOP OF PAVEMENT SPOT ELEVATION
987.29 CONC	PROPOSED TOP OF CONCRETE ELEVATION
987.29 TOC	PROPOSED TOP CONCRETE CURB ELEVATION
987.29 GND	PROPOSE SPOT ELEVATION
987.29 RIM	PROPOSED CATCH BASIN/MANHOLE RIM ELEVATION
3980	PROPOSED CONTOUR LINE
	SECTION A — LIGHT DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 20 / 99-D-1
	SECTION B — MEDIUM DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 21 / 99-D-1
	SECTION C — HEAVY DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 22 / 99-D-1
	SECTION D — RECONSTRUCT PCC SIDEWALK AND RAMP, SEE DETAIL 31 / 99-D-1
	SECTION E — NEW LANDSCAPING, SEE LANDSCAPE PLANS SHEET L-1 AND L-2 FOR DETAILS
	SECTION F — NEW RAIN GARDEN, SEE DRAWING NUMBER 99-D-6 FOR DETAILS
	EXTRUDED CURB PER WASHINGTON DOT SPECIFICATIONS
	CAST-IN-PLACE BARRIER CURB, SEE DETAIL 40 / 99-D-1 (NOTE: LINE WIDTH NOT TO SCALE)

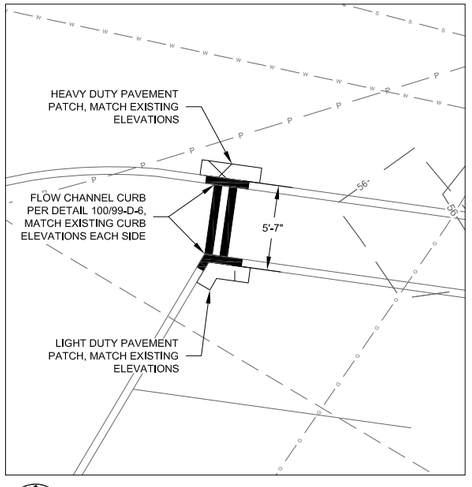
ADA NOTES:
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE.
2. ALL SIDEWALKS, LANDINGS, AND RAMPS SHALL NOT EXCEED 2% CROSS SLOPE.
3. PEDESTRIAN RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 8.3% RUNNING SLOPE.
4. PAVEMENT PATCH SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION IN HANDICAP STALLS AND ACCESS AISLES.

NOTES:
1. TOPOGRAPHIC SURVEY PERFORMED BY ENCOMPASS ENGINEERING AND SURVEYING ON DECEMBER 30, 2013.
2. RESTORE ALL LANDSCAPED AREAS TO PRE-EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO TOPSOIL, SEED, AND MULCH.



N

AREA "D"
SCALE: 1" = 5'-0"



N

AREA "C"
SCALE: 1" = 5'-0"

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

DETAILED GRADING PLAN

Attention: 0 — 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-5
SHEET 7
ARCHIVE #91 000XXX

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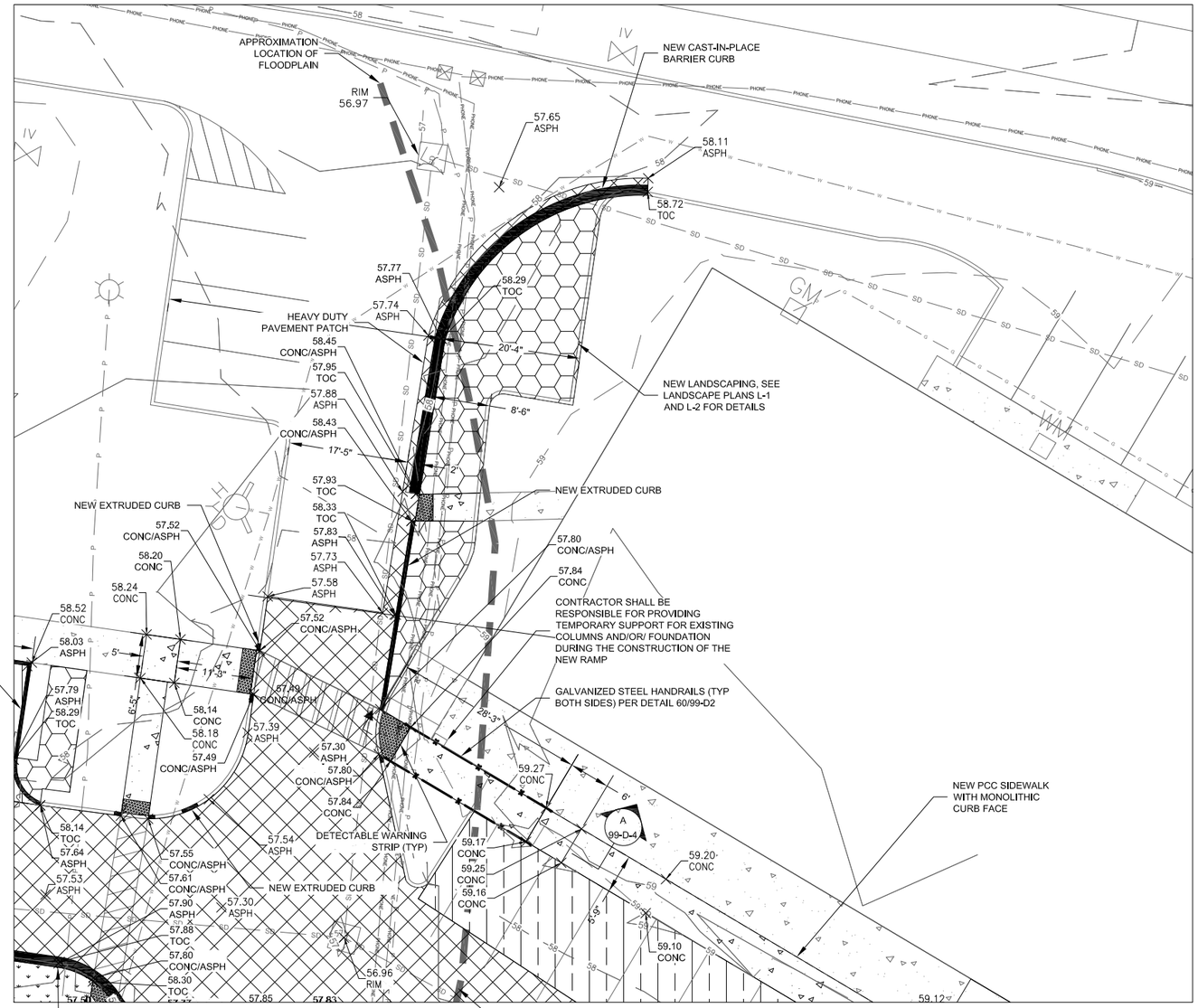

AREA "F"

SCALE: 1" = 10'-0"

LEGEND

EXISTING

87.29 ASPH	EXISTING SPOT ELEVATION
3980	EXISTING CONTOUR LINE

PROPOSED

987.29 ASPH	PROPOSED TOP OF PAVEMENT SPOT ELEVATION
987.29 CONC	PROPOSED TOP OF CONCRETE ELEVATION
987.29 TOC	PROPOSED TOP CONCRETE CURB ELEVATION
987.29 GND	PROPOSE SPOT ELEVATION
987.29 RIM	PROPOSED CATCH BASIN/MANHOLE RIM ELEVATION
3980	PROPOSED CONTOUR LINE

	SECTION A	LIGHT DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 20 / 99-D-1
	SECTION B	MEDIUM DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 21 / 99-D-1
	SECTION C	HEAVY DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 22 / 99-D-1
	SECTION D	RECONSTRUCT PCC SIDEWALK AND RAMP, SEE DETAIL 31 / 99-D-1
	SECTION E	NEW LANDSCAPING, SEE LANDSCAPE PLANS SHEET L-1 AND L-2 FOR DETAILS
	SECTION F	NEW RAIN GARDEN, SEE DRAWING NUMBER 99-D-6 FOR DETAILS
		EXTRUDED CURB PER WASHINGTON DOT SPECIFICATIONS
		CAST-IN-PLACE BARRIER CURB, SEE DETAIL 40 / 99-D-1 (NOTE: LINE WIDTH NOT TO SCALE)

ADA NOTES:

1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE ROUTES SHALL NOT EXCEED 2% CROSS SLOPE OR 5% RUNNING SLOPE.
2. ALL SIDEWALKS, LANDINGS, AND RAMPS SHALL NOT EXCEED 2% CROSS SLOPE.
3. PEDESTRIAN RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 8.3% RUNNING SLOPE.
4. PAVEMENT PATCH SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION IN HANDICAP STALLS AND ACCESS AISLES.

NOTES:

1. TOPOGRAPHIC SURVEY PERFORMED BY ENCOMPASS ENGINEERING AND SURVEYING ON DECEMBER 30, 2013.
2. RESTORE ALL LANDSCAPED AREAS TO PRE-EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO TOPSOIL, SEED, AND MULCH.

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

DETAILED GRADING PLAN

Attention: 0 — 1"
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1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-6

SHEET 8

ARCHIVE #91 000XXX

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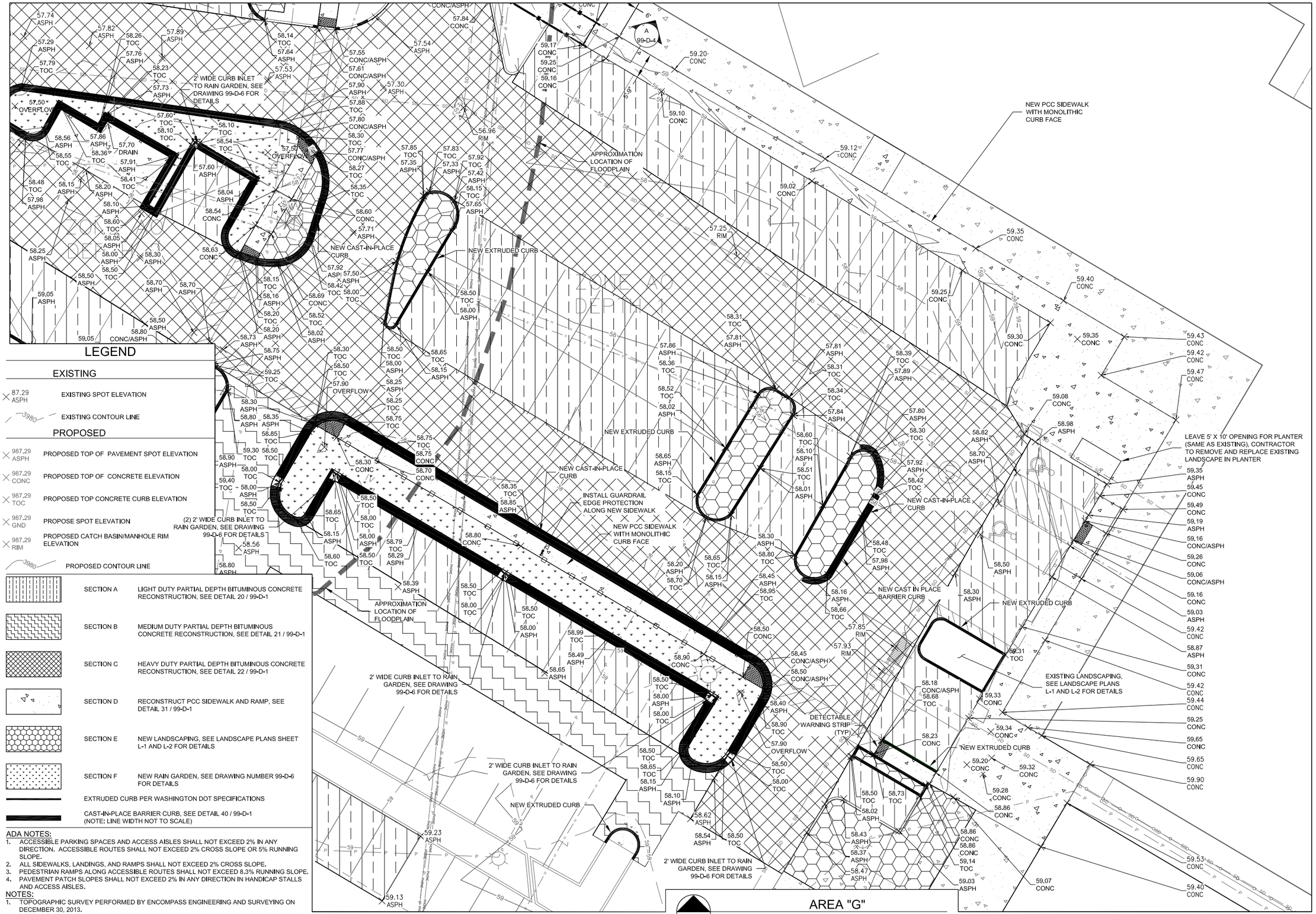

LEGEND

EXISTING

- 87.29 ASPH — EXISTING SPOT ELEVATION
- 3980 — EXISTING CONTOUR LINE

PROPOSED

- 987.29 ASPH — PROPOSED TOP OF PAVEMENT SPOT ELEVATION
- 987.29 CONC — PROPOSED TOP OF CONCRETE ELEVATION
- 987.29 TOC — PROPOSED TOP CONCRETE CURB ELEVATION
- 987.29 GND — PROPOSE SPOT ELEVATION
- 987.29 RIM — PROPOSED CATCH BASIN/MANHOLE RIM ELEVATION
- 3980 — PROPOSED CONTOUR LINE

- SECTION A — LIGHT DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 20 / 99-D-1
- SECTION B — MEDIUM DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 21 / 99-D-1
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- EXTRUDED CURB PER WASHINGTON DOT SPECIFICATIONS
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AREA "G"

SCALE: 1" = 10'-0"

ISSUED FOR BIDS

K:\ILLINOIS\Retail Properties of America\1332360-Heritage_Square\CAD\Sheets\G1332360-02-C-3_GRADING_PLAN.dwg; 7/23/2015 11:08:10 AM; FABBRI, BRIAN; GEI.ctb

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

DETAILED GRADING PLAN

Attention: 0 — 1"
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1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

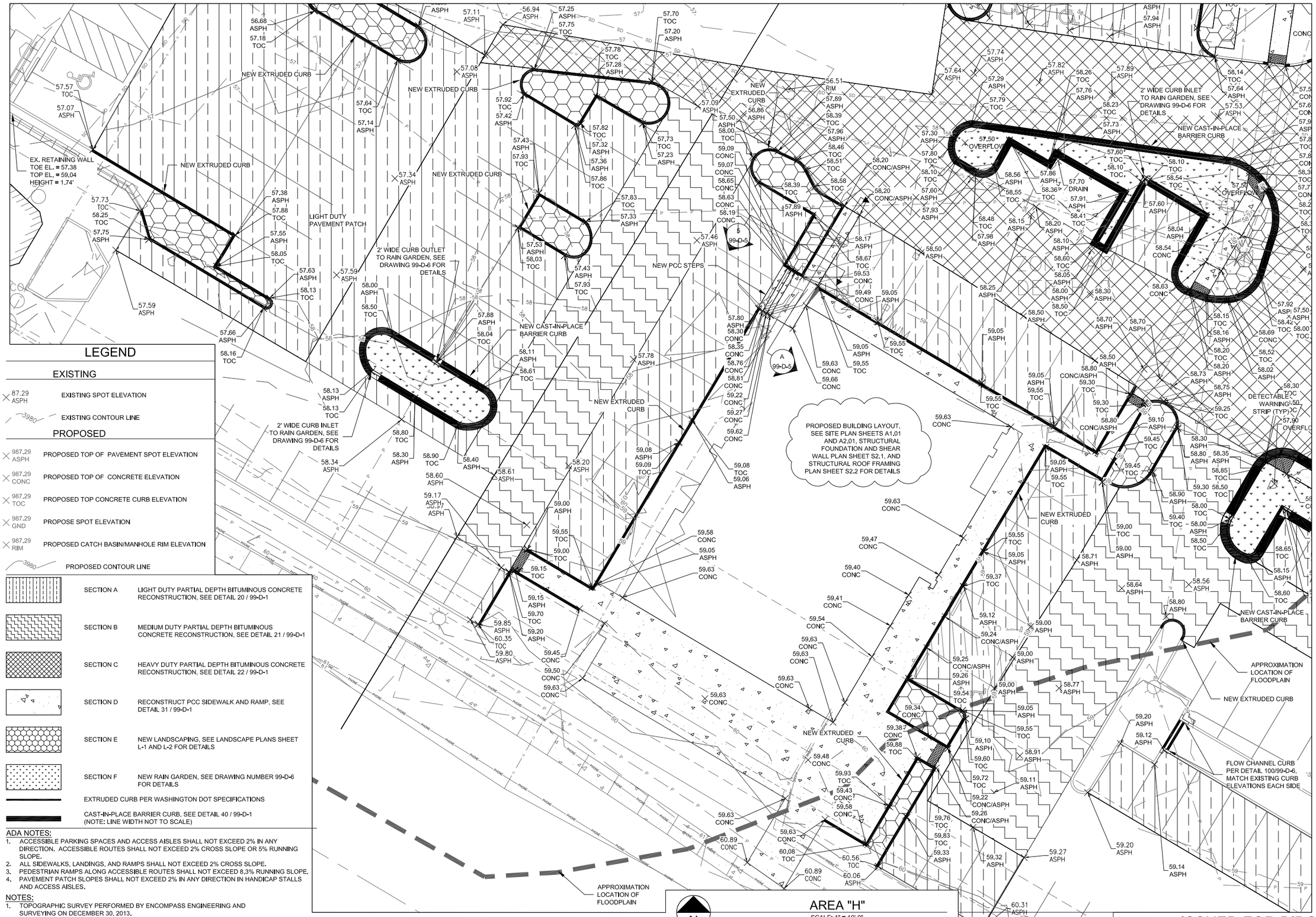
Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-7

SHEET 9

ARCHIVE #91 000XXX



LEGEND

EXISTING

87.29 ASPH	EXISTING SPOT ELEVATION
3980	EXISTING CONTOUR LINE

PROPOSED

987.29 ASPH	PROPOSED TOP OF PAVEMENT SPOT ELEVATION
987.29 CONC	PROPOSED TOP OF CONCRETE ELEVATION
987.29 TOC	PROPOSED TOP CONCRETE CURB ELEVATION
987.29 GND	PROPOSE SPOT ELEVATION
987.29 RIM	PROPOSED CATCH BASIN/MANHOLE RIM ELEVATION
3980	PROPOSED CONTOUR LINE

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ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

DETAILED GRADING PLAN

Attention:
0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-8
SHEET 10
ARCHIVE #91 000XXX

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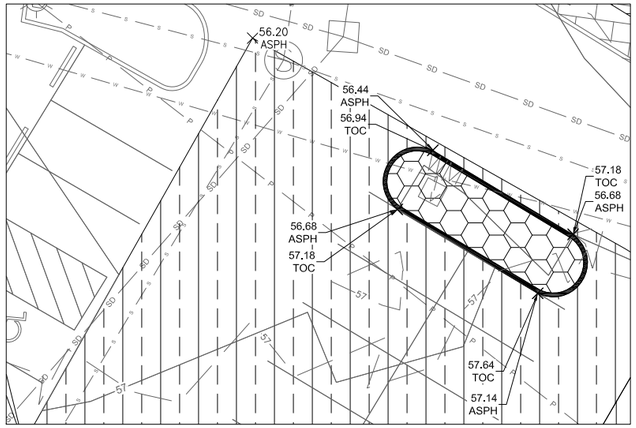
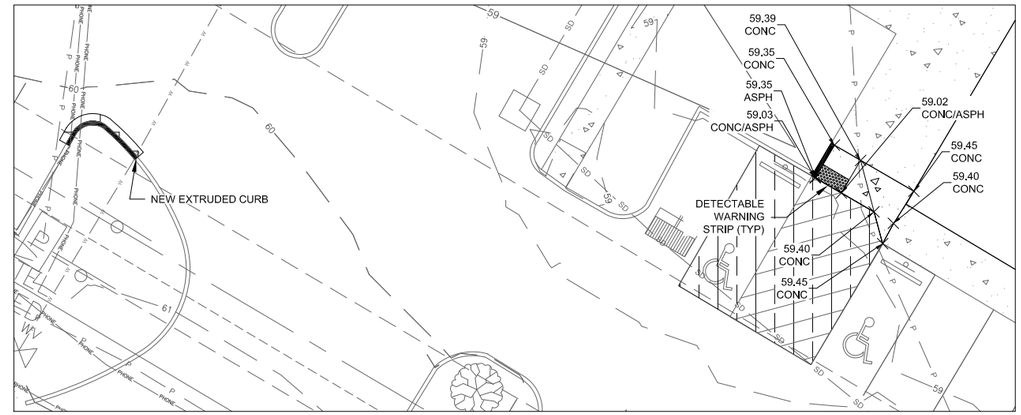


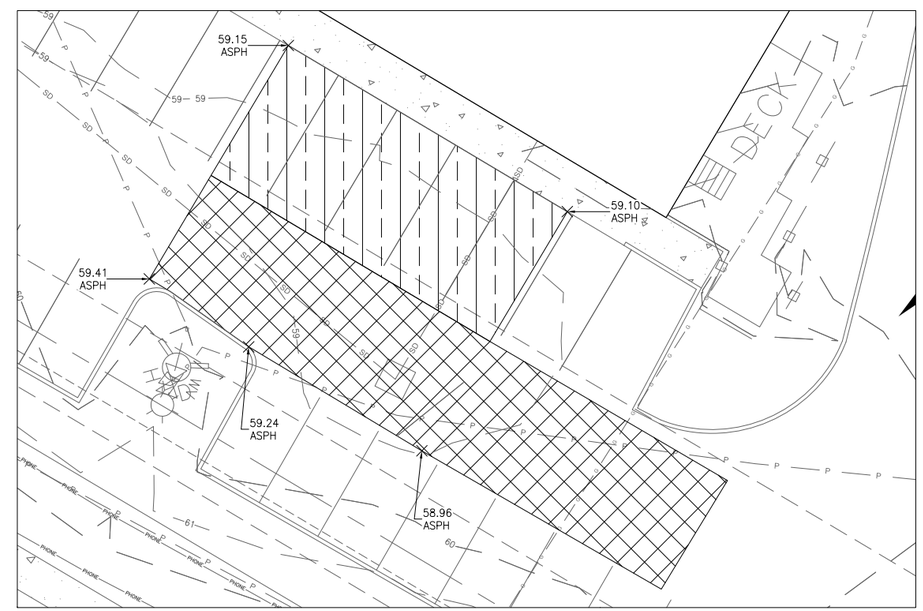
N

AREA "I"
SCALE: 1" = 10'-0"



N

AREA "J"
SCALE: 1" = 10'-0"



N

AREA "K"
SCALE: 1" = 10'-0"

LEGEND

EXISTING

87.29 ASPH	EXISTING SPOT ELEVATION
3980	EXISTING CONTOUR LINE

PROPOSED

987.29 ASPH	PROPOSED TOP OF PAVEMENT SPOT ELEVATION
987.29 CONC	PROPOSED TOP OF CONCRETE ELEVATION
987.29 TOC	PROPOSED TOP CONCRETE CURB ELEVATION
987.29 GND	PROPOSE SPOT ELEVATION
987.29 RIM	PROPOSED CATCH BASIN/MANHOLE RIM ELEVATION
3980	PROPOSED CONTOUR LINE
	SECTION A — LIGHT DUTY PARTIAL DEPTH BITUMINOUS CONCRETE RECONSTRUCTION, SEE DETAIL 20 / 99-D-1
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	EXTRUDED CURB PER WASHINGTON DOT SPECIFICATIONS
	CAST-IN-PLACE BARRIER CURB, SEE DETAIL 40 / 99-D-1 (NOTE: LINE WIDTH NOT TO SCALE)

ADA NOTES:

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NOTES:

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2. RESTORE ALL LANDSCAPED AREAS TO PRE-EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO TOPSOIL, SEED, AND MULCH.

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

DETAILED GRADING PLAN

Attention: 0 — 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By: RAA
Checked By: KAF
Drawn By: BSF
Approved By: MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-9

SHEET 11

ARCHIVE #91 000XXX

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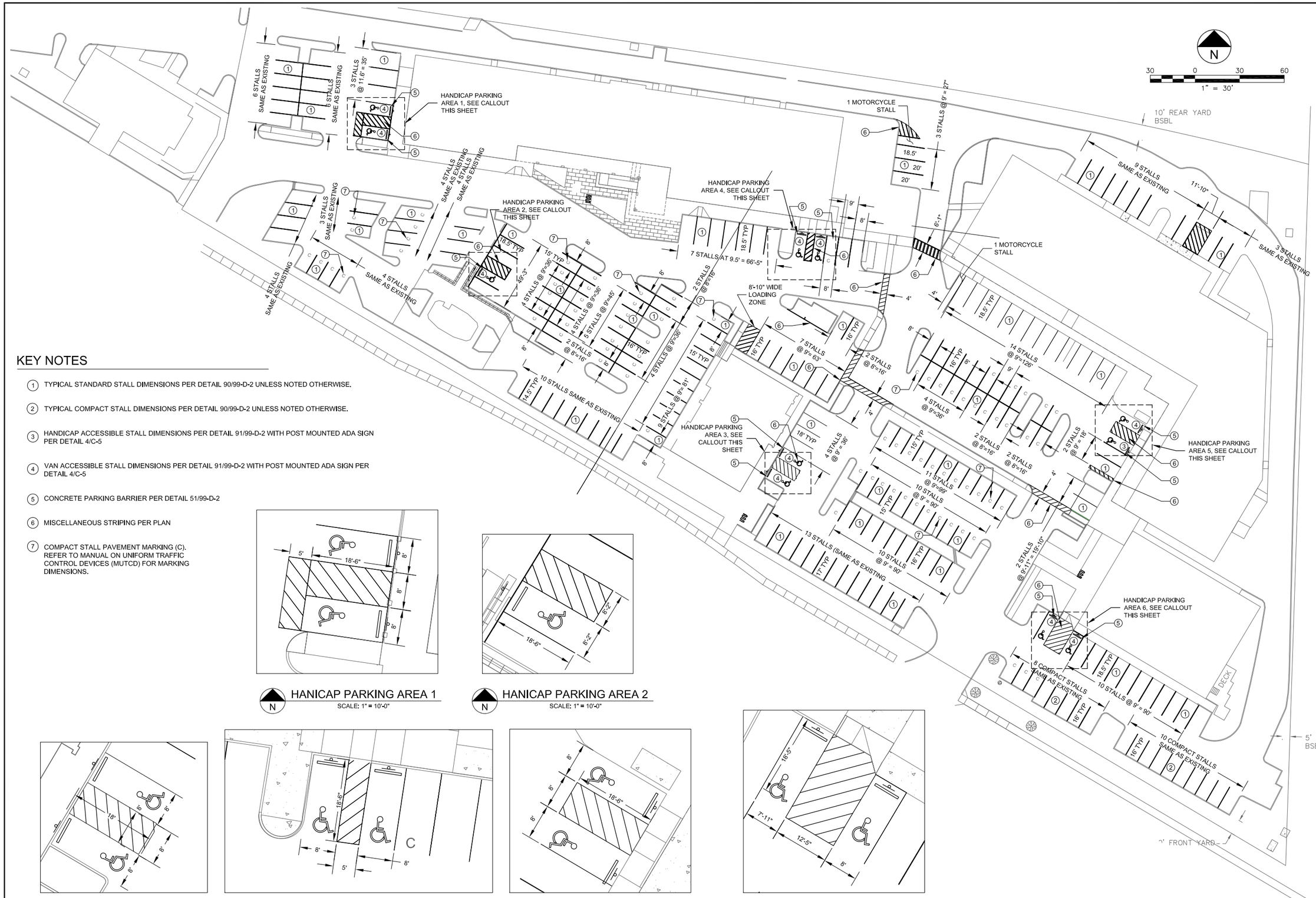

KEY NOTES

1. TYPICAL STANDARD STALL DIMENSIONS PER DETAIL 90/99-D-2 UNLESS NOTED OTHERWISE.
2. TYPICAL COMPACT STALL DIMENSIONS PER DETAIL 90/99-D-2 UNLESS NOTED OTHERWISE.
3. HANDICAP ACCESSIBLE STALL DIMENSIONS PER DETAIL 91/99-D-2 WITH POST MOUNTED ADA SIGN PER DETAIL 4/C-5
4. VAN ACCESSIBLE STALL DIMENSIONS PER DETAIL 91/99-D-2 WITH POST MOUNTED ADA SIGN PER DETAIL 4/C-5
5. CONCRETE PARKING BARRIER PER DETAIL 51/99-D-2
6. MISCELLANEOUS STRIPING PER PLAN
7. COMPACT STALL PAVEMENT MARKING (C). REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR MARKING DIMENSIONS.

N HANICAP PARKING AREA 1
SCALE: 1" = 10'-0"

N HANICAP PARKING AREA 2
SCALE: 1" = 10'-0"

N HANICAP PARKING AREA 3
SCALE: 1" = 10'-0"

N HANICAP PARKING AREA 4
SCALE: 1" = 10'-0"

N HANICAP PARKING AREA 5
SCALE: 1" = 10'-0"

N HANICAP PARKING AREA 6
SCALE: 1" = 10'-0"

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

STRIPING PLAN

Attention:
0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
02-C-10
SHEET 12
ARCHIVE #91 000XXX

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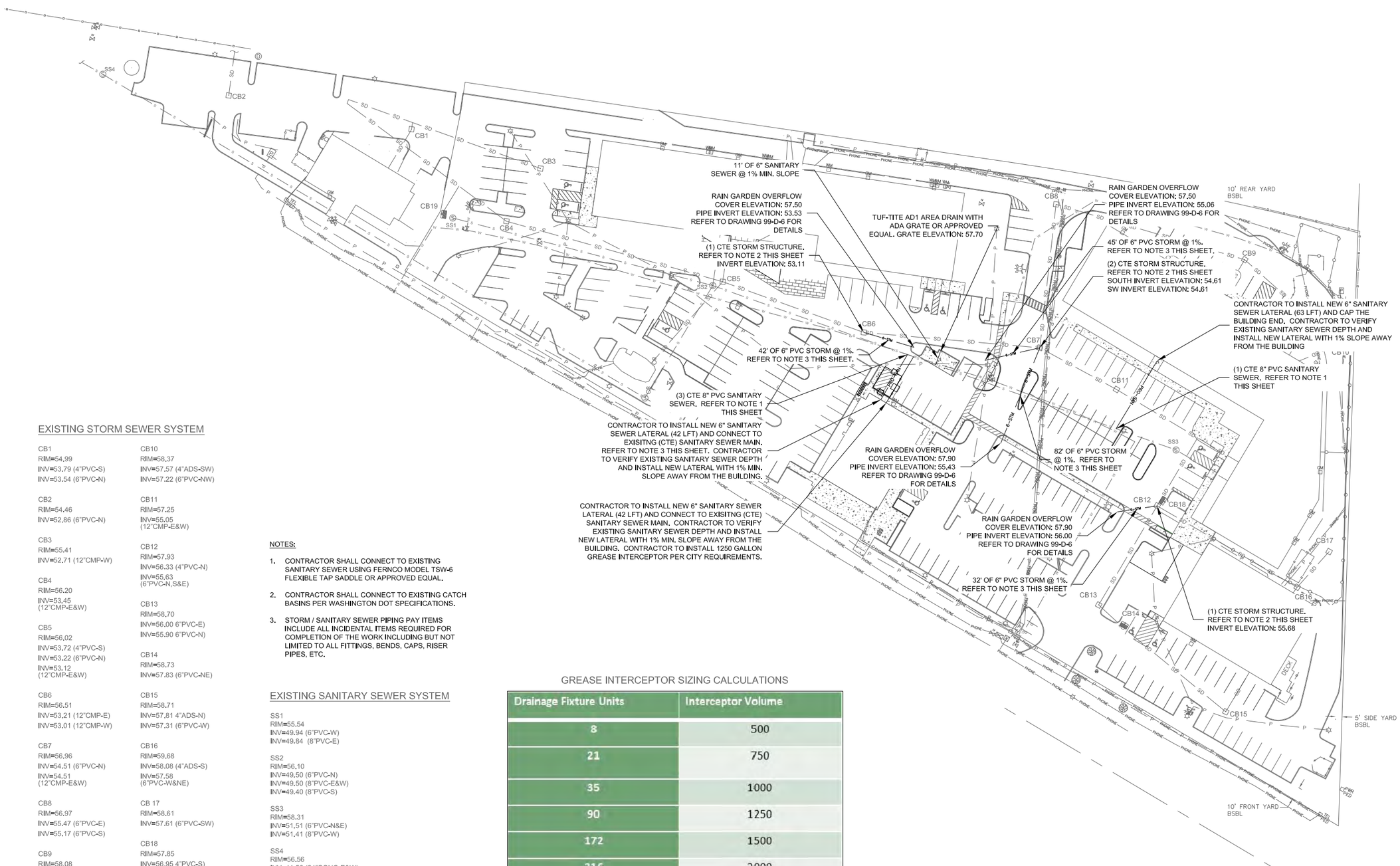


EXISTING STORM SEWER SYSTEM

CB1
RIM=54.99
INV=53.79 (4"PVC-S)
INV=53.54 (6"PVC-N)

CB2
RIM=54.46
INV=52.86 (6"PVC-N)

CB3
RIM=55.41
INV=52.71 (12"CMP-W)

CB4
RIM=56.20
INV=53.45 (12"CMP-E&W)

CB5
RIM=56.02
INV=53.72 (4"PVC-S)
INV=53.22 (6"PVC-N)
INV=53.12 (12"CMP-E&W)

CB6
RIM=56.51
INV=53.21 (12"CMP-E)
INV=53.01 (12"CMP-W)

CB7
RIM=56.96
INV=54.51 (6"PVC-N)
INV=54.51 (12"CMP-E&W)

CB8
RIM=56.97
INV=55.47 (6"PVC-E)
INV=55.17 (6"PVC-S)

CB9
RIM=58.08
INV=56.83 (4"ADS-S)
INV=56.33 (6"PVC-E&W)

CB10
RIM=58.37
INV=57.57 (4"ADS-SW)
INV=57.22 (6"PVC-NW)

CB11
RIM=57.25
INV=55.05 (12"CMP-E&W)

CB12
RIM=57.93
INV=56.33 (4"PVC-N)
INV=55.63 (6"PVC-N,S&E)

CB13
RIM=58.70
INV=56.00 6"PVC-E)
INV=55.90 6"PVC-N)

CB14
RIM=58.73
INV=57.83 (6"PVC-NE)

CB15
RIM=58.71
INV=57.81 4"ADS-N)
INV=57.31 (6"PVC-W)

CB16
RIM=59.68
INV=58.08 (4"ADS-S)
INV=57.58 (6"PVC-W&NE)

CB 17
RIM=58.61
INV=57.61 (6"PVC-SW)

CB18
RIM=57.85
INV=56.95 4"PVC-S)

CB19
FULL OF DIRT

NOTES:

1. CONTRACTOR SHALL CONNECT TO EXISTING SANITARY SEWER USING FERNCO MODEL TSW-6 FLEXIBLE TAP SADDLE OR APPROVED EQUAL.
2. CONTRACTOR SHALL CONNECT TO EXISTING CATCH BASINS PER WASHINGTON DOT SPECIFICATIONS.
3. STORM / SANITARY SEWER PIPING PAY ITEMS INCLUDE ALL INCIDENTAL ITEMS REQUIRED FOR COMPLETION OF THE WORK INCLUDING BUT NOT LIMITED TO ALL FITTINGS, BENDS, CAPS, RISER PIPES, ETC.

EXISTING SANITARY SEWER SYSTEM

SS1
RIM=55.54
INV=49.94 (6"PVC-W)
INV=49.84 (8"PVC-E)

SS2
RIM=56.10
INV=49.50 (6"PVC-N)
INV=49.50 (8"PVC-E&W)
INV=49.40 (8"PVC-S)

SS3
RIM=58.31
INV=51.51 (6"PVC-N&E)
INV=51.41 (8"PVC-W)

SS4
RIM=56.56
INV=41.56 (24"CONC-E&W)

SS5
COULD N0T OPEN

GREASE INTERCEPTOR SIZING CALCULATIONS

Drainage Fixture Units	Interceptor Volume
8	500
21	750
35	1000
90	1250
172	1500
216	2000

BASED ON THE SUPPLIED FIXTURE COUNT OF 65 DFU, THE GREASE INTERCEPTOR MUST HAVE A MINIMUM VOLUME OF 1,250 GALLONS

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

UTILITY PLAN

Attention: 0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By: RAA
Checked By: KAF
Drawn By: BSF
Approved By: MJG

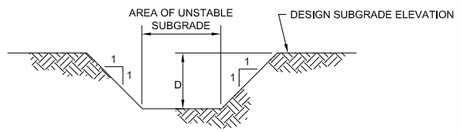
GEI PROJECT: 1332360

DWG. NO.
02-C-11

SHEET 13

ARCHIVE #91 000XXX

K:\ILINOIS\Retail Properties of America\1332360-Heritage_Square\CAD\Sheets\G1332360-02-C-8_STORMWATER_PLAN.dwg, 7/23/2015 11:03:38 AM, FABBRI, BRIAN, GEI.stb

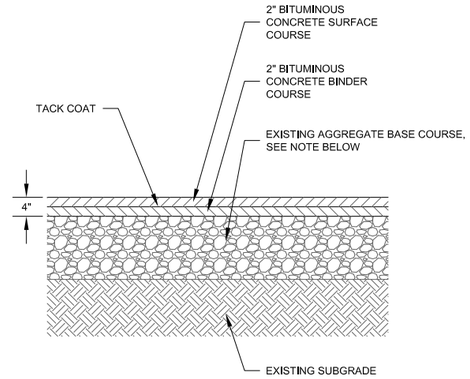


NOTES:

1. D = DEPTH OF UNDERCUT TO BE DETERMINED BY GEI ENGINEER OR REPRESENTATIVE.
2. OVER EXCAVATION MAY BE FILLED WITH THE SALVAGED EXISTING BASE COURSE, IF APPROVED BY GEI ENGINEER OR ENGINEER'S REPRESENTATIVE.

01 - SUBGRADE UNDERCUT

SCALE: NTS

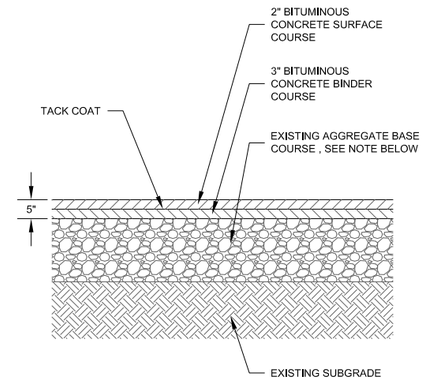


NOTE:

1. RE-GRADE AND RE-COMPACT EXISTING AGGREGATE BASE COURSE TO AT LEAST 95% OF MODIFIED PROCTOR DENSITY AND TO WITHIN PLUS OR MINUS 2 POINTS OPTIMUM MOISTURE CONTENT.

20 - LIGHT DUTY PARTIAL DEPTH BITUMINOUS CONCRETE PAVEMENT

SCALE: NTS

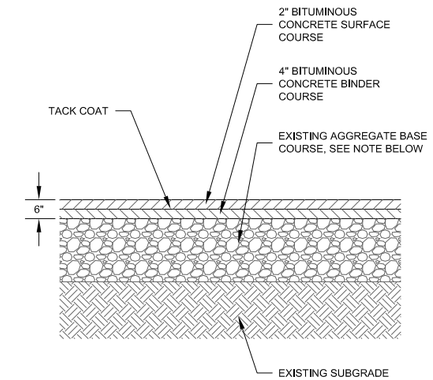


NOTE:

1. RE-GRADE AND RE-COMPACT EXISTING AGGREGATE BASE COURSE TO AT LEAST 95% OF MODIFIED PROCTOR DENSITY AND TO WITHIN PLUS OR MINUS 2 POINTS OPTIMUM MOISTURE CONTENT.

21 - MEDIUM DUTY PARTIAL DEPTH BITUMINOUS CONCRETE PAVEMENT

SCALE: NTS

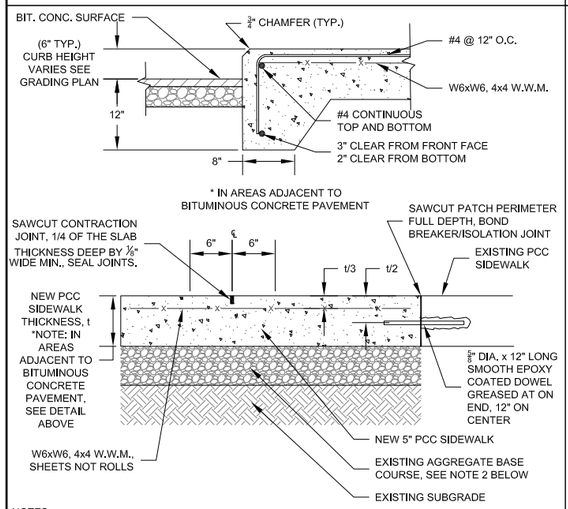


NOTE:

1. RE-GRADE AND RE-COMPACT EXISTING AGGREGATE BASE COURSE TO AT LEAST 95% OF MODIFIED PROCTOR DENSITY AND TO WITHIN PLUS OR MINUS 2 POINTS OPTIMUM MOISTURE CONTENT.

22 - HEAVY DUTY PARTIAL DEPTH BITUMINOUS CONCRETE PAVEMENT

SCALE: NTS

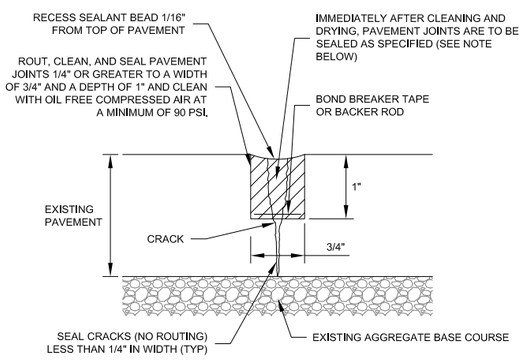


NOTES:

1. SAWCUT SIDEWALK TO DIMENSIONS INDICATED ON PLANS. CLEAN VERTICAL SURFACE OF ANY LOOSE CONCRETE OR DIRT THAT WILL INTERFERE WITH BOND.
2. RECOMPACT EXISTING AGGREGATE BASE COURSE TO AT LEAST 95% OF MODIFIED PROCTOR DENSITY AND TO WITHIN PLUS OR MINUS 2 POINTS OPTIMUM MOISTURE CONTENT. FOR NEW PCC SIDEWALK AREAS, INSTALL NEW 6" MINIMUM AGGREGATE BASE COURSE COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR DENSITY AND TO WITHIN PLUS OR MINUS 2 POINTS OPTIMUM MOISTURE CONTENT.
3. CONTRACTION JOINT SPACING SHALL BE 5 FEET OR LESS FOR SIDEWALKS/RAMPS IN ANY DIRECTION.

31 - PCC SIDEWALK/RAMP AND MONOLITHIC CURB FACE

SCALE: NTS

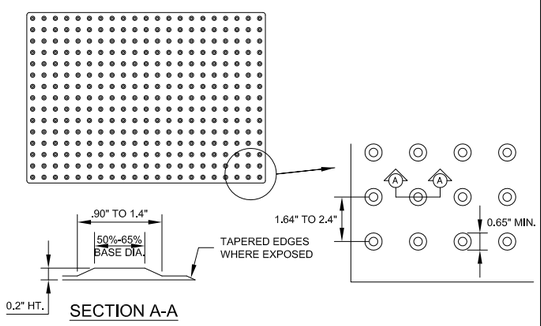


NOTES:

1. FOR EXISTING PORTLAND CEMENT CONCRETE PAVEMENT, USE POLYURETHANE JOINT SEALANT WITH A BACKER ROD OR BOND BREAKER TAPE.
2. FOR EXISTING BITUMINOUS CONCRETE PAVEMENT, USE HOT POURED RUBBER ASPHALT SEALANT.

32 - PCC AND BITUMINOUS CONCRETE JOINT AND CRACK SEALANT

SCALE: NTS



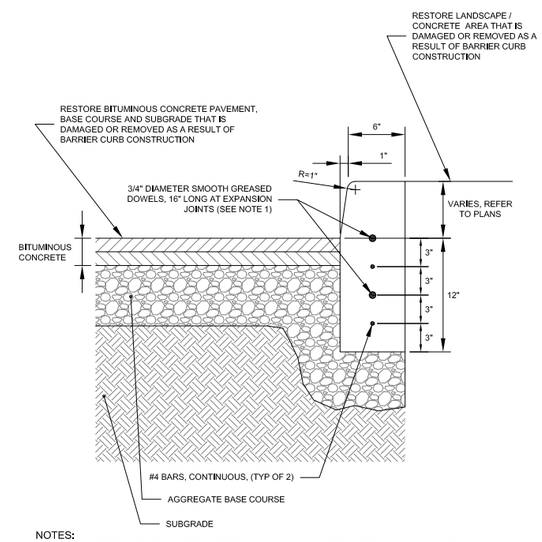
SECTION A-A

TRUNCATED DOMES NOTES:

1. ALL TRUNCATED DOMES TO BE WET SET IN CONC. & FLUSH WITH ADJOINING SURFACES, UNLESS OTHERWISE SPECIFIED.
2. WHERE DETECTABLE WARNINGS ARE PROVIDED ON CURB RAMPS THE SHALL EXTEND A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP.
3. DETECTABLE WARNING SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. EITHER LIGHT ON DARK OR DARK ON LIGHT. MATERIAL USED TO PROVIDE VISUAL CONTRAST MUST BE SLIP RESISTANT AND AN INTEGRAL PART OF THE WALKING SURFACE.
4. MARKED CROSSINGS THAT ARE RAISED TO THE SAME LEVEL AS THE ADJOINING SIDEWALK SHALL BE PRECEDED BY A 24" DEEP DETECTABLE WARNING, EXTENDING THE FULL WIDTH OF THE MARKED CROSSING.
5. TRUNCATED DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.
6. DETECTABLE WARNING SURFACES SHALL BE STANDARD WITHIN A BUILDING, FACILITY, SITE OR COMPLEX OF BUILDING.
7. COLOR TO BE APPROVED BY OWNER.

34 -TRUNCATED DOMES

SCALE: NTS



NOTES:

1. 3/4" PREFORMED EXPANSION STRIPS SHALL BE PLACED WITH (2) 3/4" SMOOTH DOWEL BARS WITH GREASE CAPS EVERY 60', 5' EITHER SIDE OF DRAINAGE STRUCTURES, RADIUS POINTS, AND WHERE NEW WORK MEETS EXISTING.
2. CONTRACTION JOINTS SHALL BE 2" DEEP AND AT MAXIMUM 10' INTERVALS AND AT RADIUS.
3. CONTRACTION JOINTS SHALL BE SAWED. SAWCUTS SHALL BE MADE AS SOON AS SAW WILL NOT TEAR CONCRETE AND IN NO CASE LATER THAN 24 HOURS. CONTRACTION JOINTS SHALL BE SEALED WITH JOINT SEALANT *PER DETAIL 32*.
4. CONCRETE SHALL BE 4,000 PSI AT 28 DAYS, AIR ENTRAINED 4.5 TO 7.5 PERCENT.

40 - CONCRETE BARRIER CURB

SCALE: NTS

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

STANDARD DETAILS

Attention: 0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
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PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
99-D-1

SHEET #14

ARCHIVE #91 000XXX

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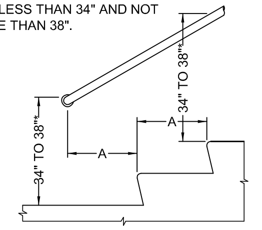
SUBMITTAL NOTES:
1. CONTRACTOR TO PROVIDE STEEL SHOP DRAWINGS FOR NEW HANDRAILS AND GUARDRAILS TO GEI FOR REVIEW AND APPROVAL A MINIMUM 2 WEEKS PRIOR TO FABRICATION.
2. HANDRAILS AND GUARDRAILS SHALL BE GALVANIZED STEEL AND PAINTED. PAINT COLOR TO BE APPROVED BY OWNER PRIOR TO FABRICATION.

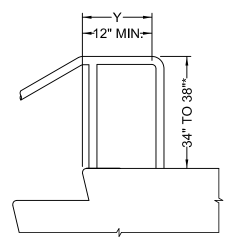
GENERAL HANDRAIL NOTES:
1. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOM OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20% OF THEIR LENGTH AND HORIZONTAL PROJECTIONS (WHERE PROVIDED) SHALL OCCUR 1-1/2" MIN. BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. HANDRAIL GRIPPING SURFACES AND ANY ADJACENT SURFACES SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
2. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
3. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS AND RAMPS.
4. HANDRAIL EXTENSIONS FOR BOTH STAIRS AND RAMPS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF THE STAIR FLIGHT OR RAMP.

*NOTE: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38".

NOTE: STAIRWAYS SHALL HAVE INTERMEDIATE HANDRAILS LOCATED SO THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30" OF A HANDRAIL. ON MONUMENTAL STAIRS, HANDRAILS SHALL BE LOCATED ALONG THE MOST DIRECT PATH OF EGRESS TRAVEL.



HANDRAIL EXTENSION AT BOTTOM OF STAIR RUN



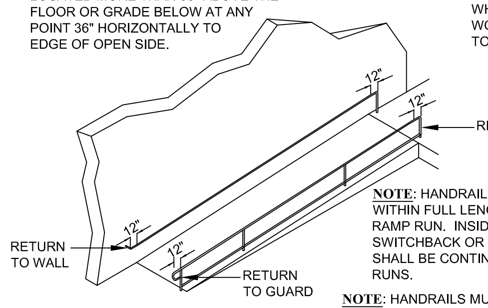
HANDRAIL EXTENSION AT TOP OF STAIR RUN

NOTE: THE LEADING 2" OF THE UPPER APPROACH AND ALL TREADS OF EXTERIOR STAIRS TO HAVE VISUAL CONTRAST OF DARK-ON-LIGHT OR LIGHT-ON-DARK FROM THE REMAINDER OF THE TREAD.

NOTE:
A - TREAD WIDTH
Y - THE MIN. LEVEL HANDRAIL EXTENSION (PARALLEL TO FLOOR SURFACE) REQD. AT EACH TOP RISER BEGINNING DIRECTLY ABOVE THE LANDING NOSING.

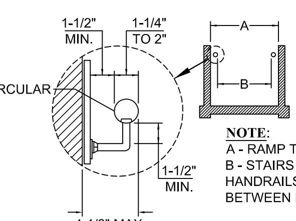
NOTE: 42" MIN. HT. GUARDS W/ VERTICAL PICKETS 4" O.C. (TYP.) SHALL BE LOCATED ALONG OPEN-SIDED STAIRWAYS OR RAMPS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT 36" HORIZONTALLY TO EDGE OF OPEN SIDE.

NOTE: HANDRAIL EXTENSIONS SHALL RETURN TO WALL, GUARD OR LANDING SURFACE. IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.



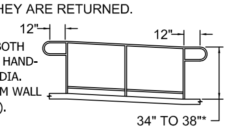
NOTE: HANDRAILS SHALL BE CONTINUOUS WITHIN FULL LENGTH OF EA. STAIR FLIGHT OR RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS OR RAMPS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.

NOTE: HANDRAILS MUST EXTEND A MINIMUM OF 12" OF LEVEL DISTANCE (PARALLEL TO SURFACE) BEYOND THE TOP AND BOTTOM OF THE RAMP ENDS BEFORE THEY ARE RETURNED.

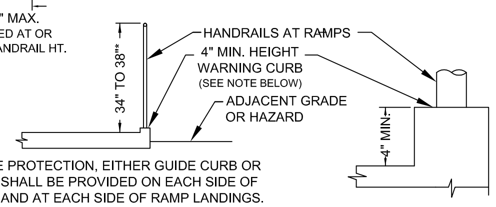


NOTE: GRIP PORTION OF BOTH STAIR AND RAMP CIRCULAR HANDRAIL TO BE 1-1/4" TO 2" IN DIA. WITH 1-1/2" DISTANCE FROM WALL OR OTHER OBSTRUCTION(S).

NOTE:
A - RAMP TO BE 36" MIN. CLEAR WIDTH
B - STAIRS TO BE 48" MIN. WIDTH BETWEEN HANDRAILS, RAMP TO BE 36" MIN. WIDTH BETWEEN HANDRAILS IF PROVIDED.

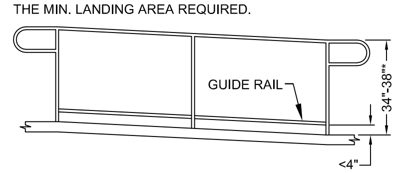


HANDRAILS



GUIDE CURB EDGE PROTECTION

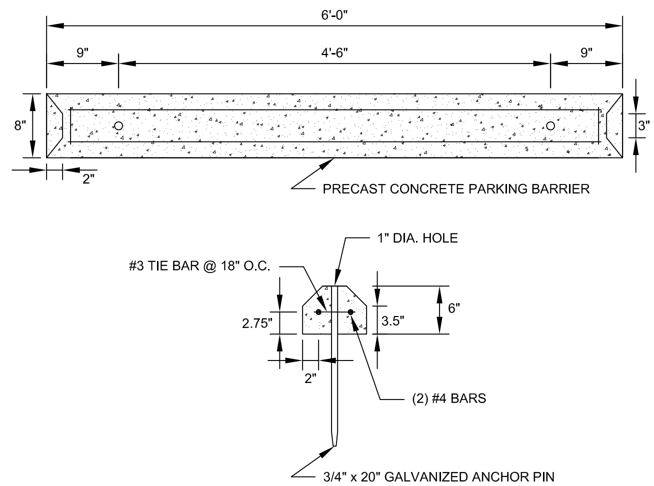
NOTE: EDGE PROTECTION, EITHER GUIDE CURB OR GUIDE RAIL, SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS. EDGE PROTECTION SHALL NOT BE REQUIRED ON THE SIDES OF RAMP LANDINGS HAVING A VERTICAL DROP-OFF OF 1/2" MAX. WITHIN 10" HORIZONTALLY OF THE MIN. LANDING AREA REQUIRED.



GUIDE RAIL EDGE PROTECTION

NOTE: A CURB OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4" DIA. SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4" OF THE FINISHED FLOOR OR GROUND SURFACE.

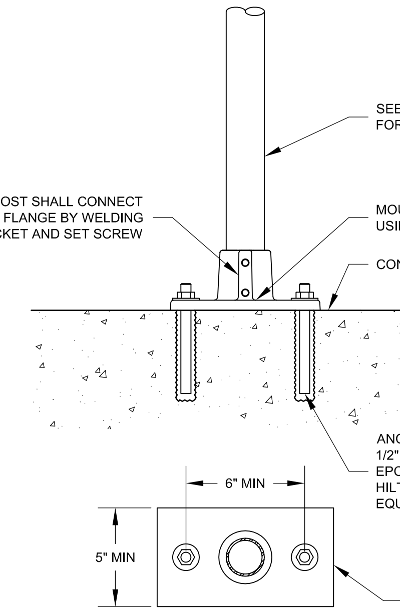
60 - HANDRAILS & EDGE PROTECTION
SCALE: NTS



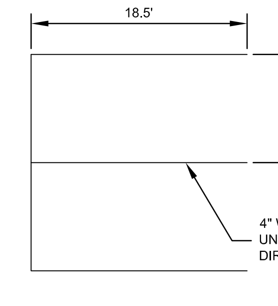
NOTES:
1. INSTALL PRECAST CONCRETE PARKING BARRIER PER MANUFACTURE'S SPECIFICATIONS AND ABOVE DETAIL.
2. DO NOT PAINT PARKING BARRIER.

51 - CONCRETE PARKING BARRIER
SCALE: NTS

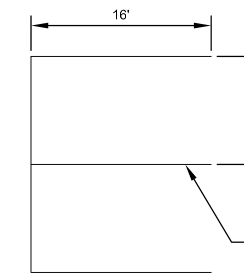
SUBMITTAL NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR NEW HANDRAILS SHOWING DETAILS OF BASE FLANGE AND MOUNTING PROCEDURES FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.



61 - HANDRAIL MOUNTING DETAIL
SCALE: NTS

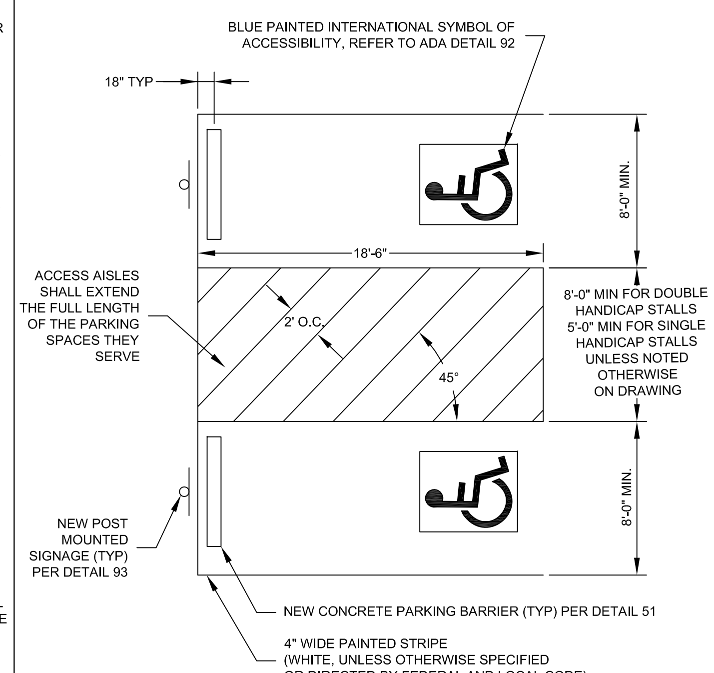


STANDARD STALL

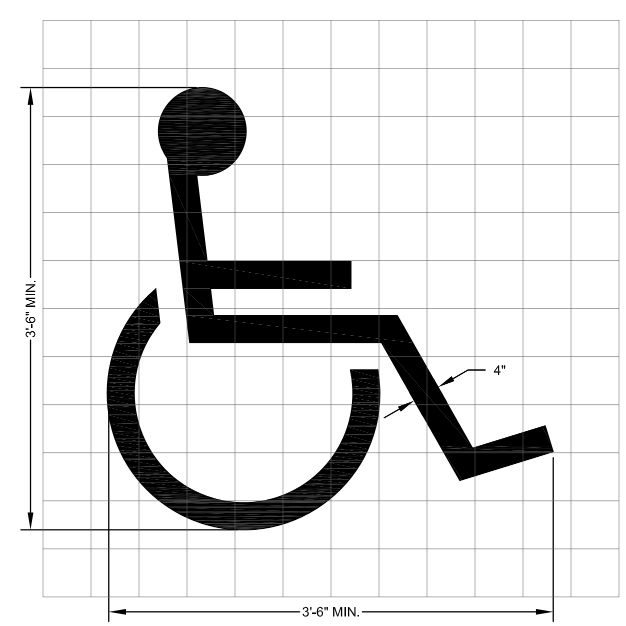


COMPACT STALL

90 - TYPICAL PARKING STALL
SCALE: NTS

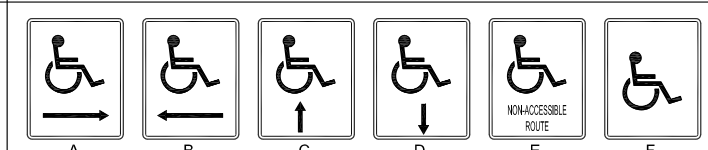


91 - HANDICAP STALL LAYOUT
SCALE: NTS

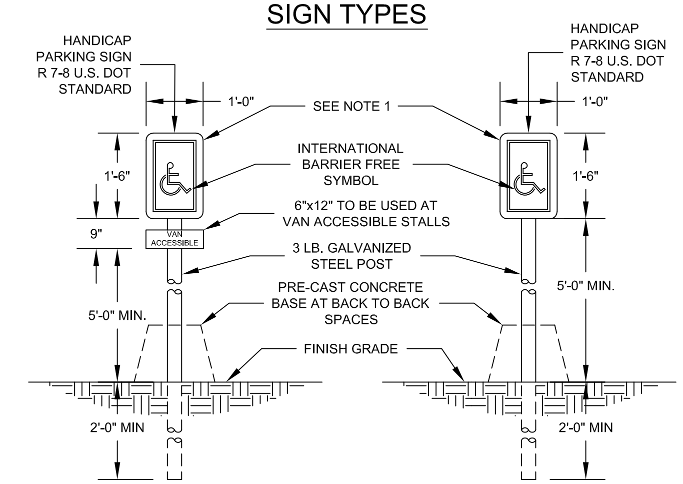


NOTES:
1. HANDICAP SYMBOL AND BACKGROUND SHALL BE PAINTED TO CONFORM TO INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. HANDICAP SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.

92 - PAINTED HANDICAP/VAN ACCESSIBLE SYMBOL
SCALE: NTS



SIGN TYPES



VAN ACCESSIBLE
1 PER BARRIER FREE SPACE

HANDICAP ACCESSIBLE
1 PER BARRIER FREE SPACE

NOTE:
1. SIGN COLOR IN ACCORDANCE WITH LOCAL AND FEDERAL CODE.
2. CHARACTERS IN SIGNS MUST CONTRAST WITH THEIR BACKGROUND (LIGHT ON DARK OR DARK ON LIGHT) AND SHALL BE APPROPRIATELY SIZED AND POSITIONED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ PER ICC/ANSI A117.1 (2003) SECTION 703. CHARACTERS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH.
3. SIGNS LOCATED BY ENTRANCES SHALL BE MOUNTED ON THE STRIKE SIDE OF OR ADJACENT TO THE DOOR. ALL SIGNS SHALL BE MOUNTED AT A MINIMUM HEIGHT OF 60".

93 - HANDICAP SIGNAGE DETAIL
SCALE: NTS

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

STANDARD DETAILS

Attention: 0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
99-D-2
SHEET #15
ARCHIVE #91 000XXX

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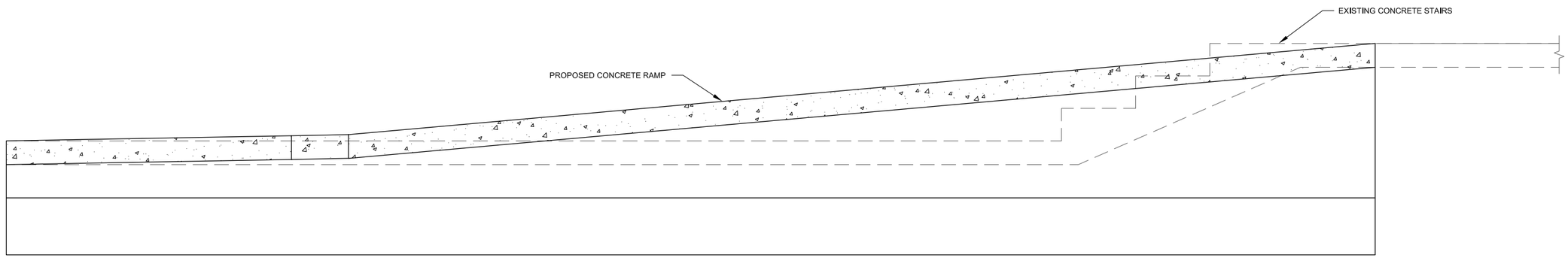
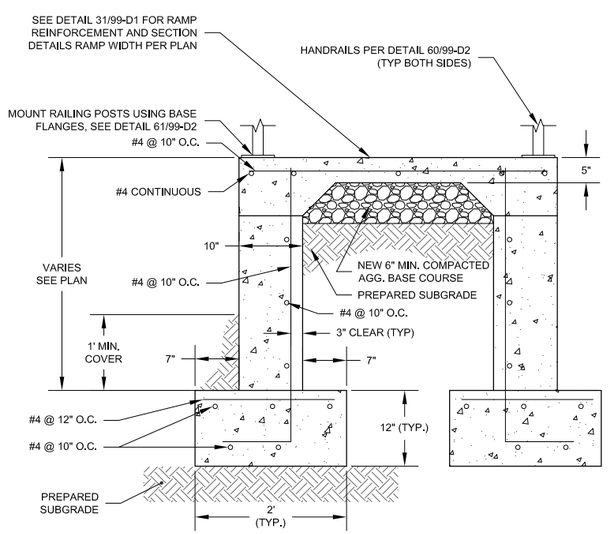


A
02-C-5

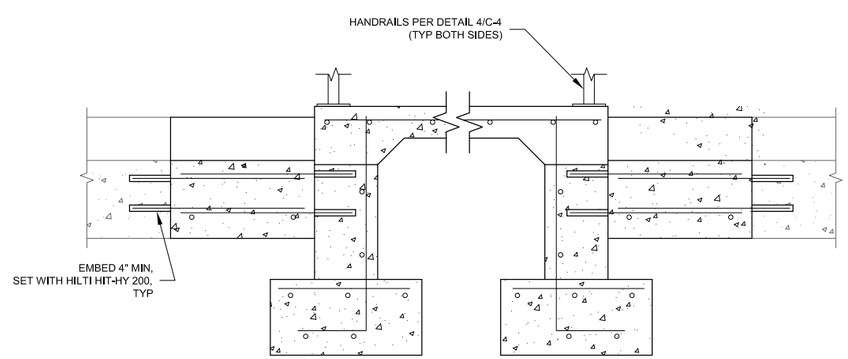
PCC ENTRANCE RAMP
FOUNDATION WALLS
SCALE: NTS



NOTE:
1. YIELD STRENGTH OF STEEL SHALL BE A MINIMUM OF 60,000 PSI PER ASTM A615.

1
02-C-5

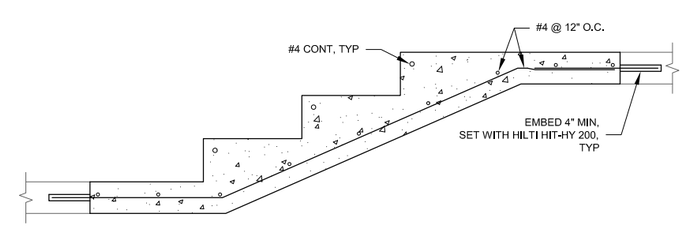
PCC ENTRANCE RAMP
FOUNDATION WALLS
SCALE: NTS



NOTE:
1. YIELD STRENGTH OF STEEL SHALL BE A MINIMUM OF 60,000 PSI PER ASTM A615.

3
02-C-5

PCC ENTRANCE RAMP
FOUNDATION WALLS
SCALE: NTS



NOTE:
1. YIELD STRENGTH OF STEEL SHALL BE A MINIMUM OF 60,000 PSI PER ASTM A615.

2
02-C-5

PCC ENTRANCE RAMP
FOUNDATION WALLS
SCALE: NTS

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

AREA "D" RAMP DETAILS

Attention:
0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
99-D-3

SHEET #16

ARCHIVE #91 000XXX

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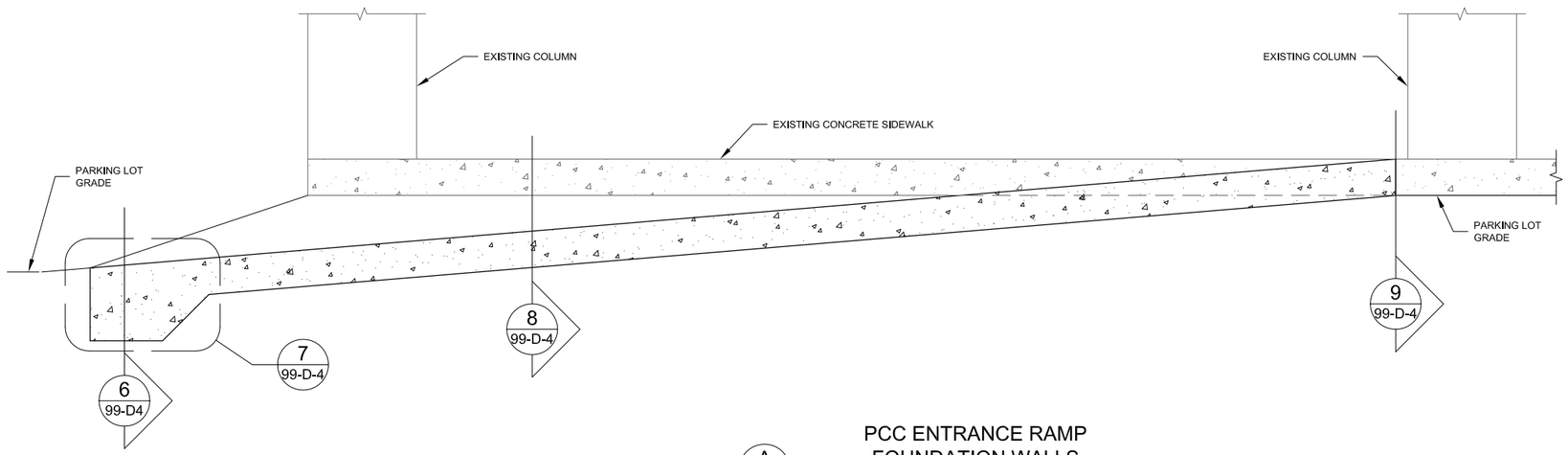
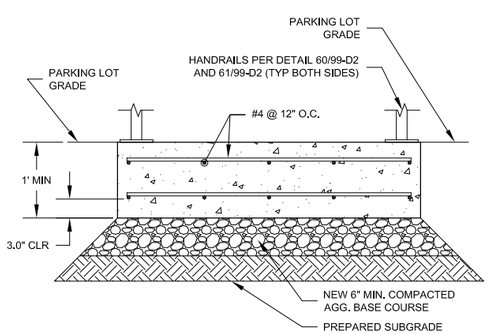


A
02-C-6

PCC ENTRANCE RAMP
FOUNDATION WALLS

SCALE: NTS

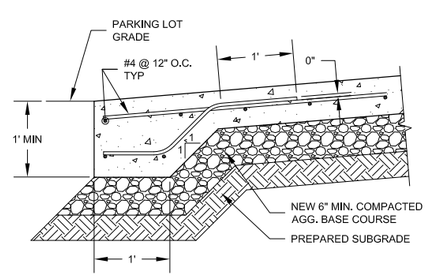


NOTE:
1. YIELD STRENGTH OF STEEL SHALL BE A MINIMUM OF 60,000 PSI PER ASTM A615.

6
02-C-6

PCC ENTRANCE RAMP
FOUNDATION WALLS

SCALE: NTS

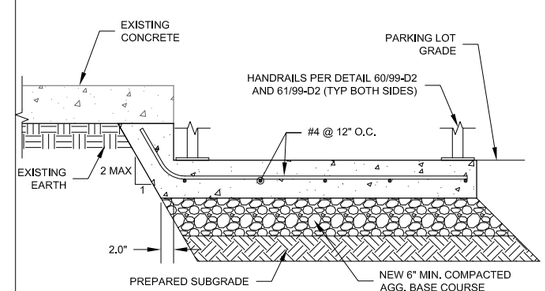


NOTE:
1. YIELD STRENGTH OF STEEL SHALL BE A MINIMUM OF 60,000 PSI PER ASTM A615.

7
02-C-6

PCC ENTRANCE RAMP
FOUNDATION WALLS

SCALE: NTS

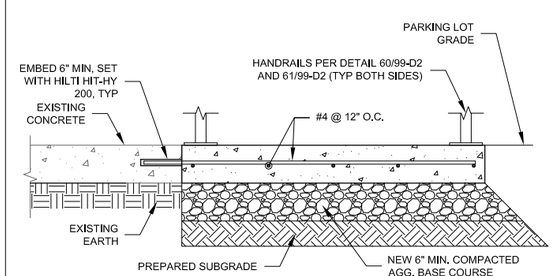


NOTE:
1. YIELD STRENGTH OF STEEL SHALL BE A MINIMUM OF 60,000 PSI PER ASTM A615.

8
02-C-6

PCC ENTRANCE RAMP
FOUNDATION WALLS

SCALE: NTS



NOTE:
1. YIELD STRENGTH OF STEEL SHALL BE A MINIMUM OF 60,000 PSI PER ASTM A615.

9
02-C-6

PCC ENTRANCE RAMP
FOUNDATION WALLS

SCALE: NTS

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

AREA "F" RAMP DETAILS

Attention:
0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

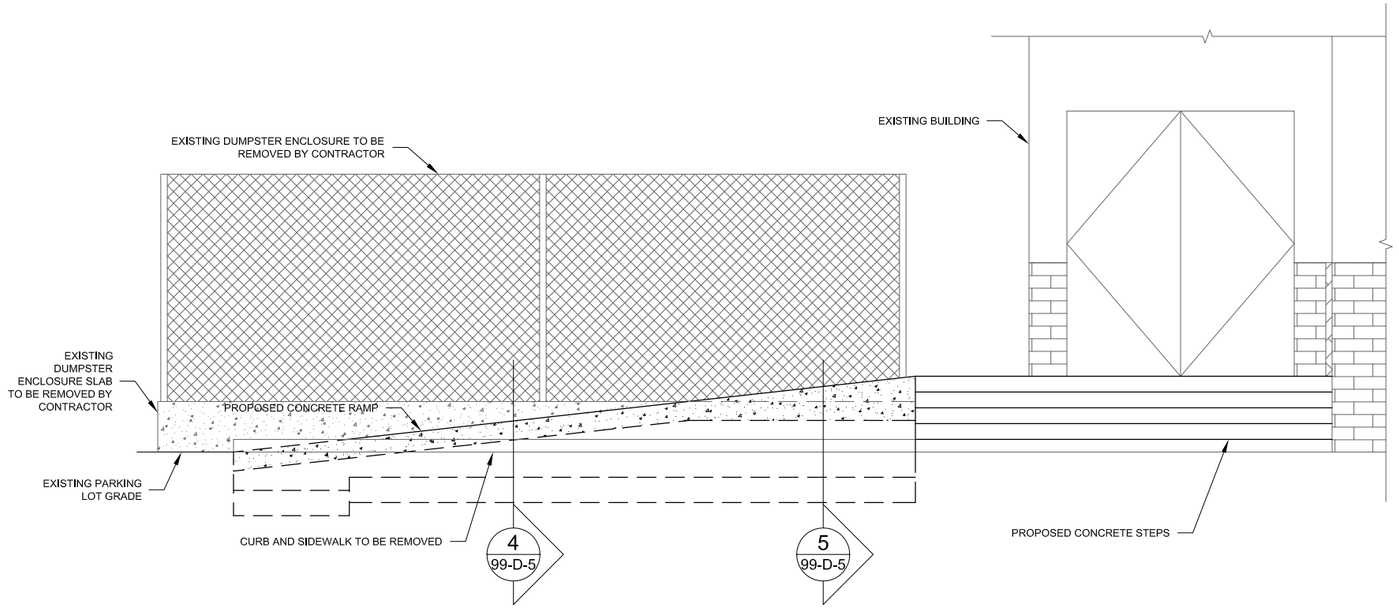
GEI PROJECT: 1332360

DWG. NO.
99-D-4

SHEET 17

ARCHIVE #91 000XXX

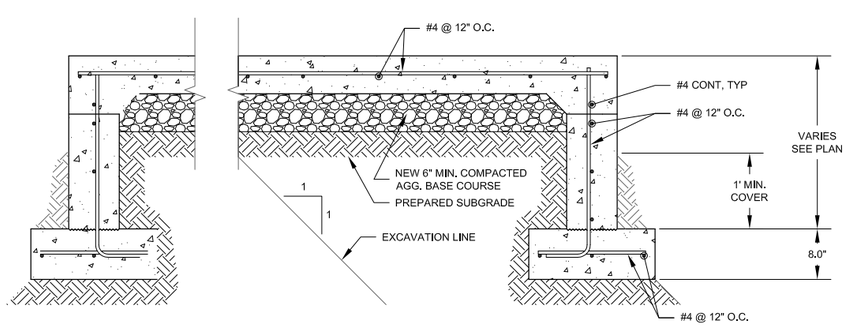
K:\ILLINOIS\Retail Properties of America\1332360-Heritage_Square\CAD\Sheets\G1332360-99-D-1_DETAILS.dwg, 7/23/2015 11:11:30 AM, FABBRI, BRIAN, GZ3.stb



A
02-C-8

PCC ENTRANCE RAMP
FOUNDATION WALLS

SCALE: NTS

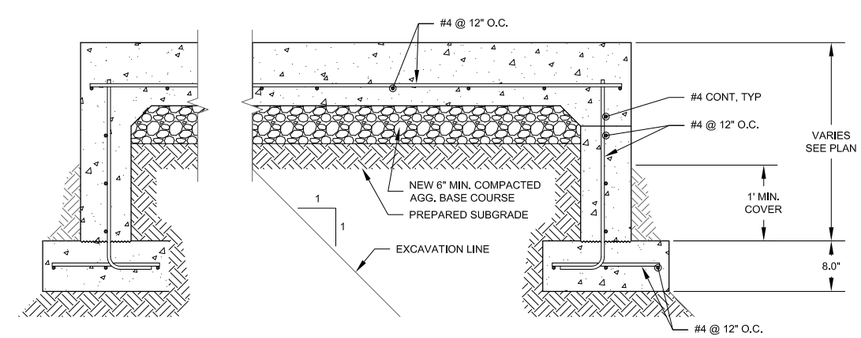


NOTE:
1. YIELD STRENGTH OF STEEL SHALL BE A MINIMUM OF 60,000 PSI PER ASTM A615.

4
02-C-8

PCC ENTRANCE RAMP
FOUNDATION WALLS

SCALE: NTS



NOTE:
1. YIELD STRENGTH OF STEEL SHALL BE A MINIMUM OF 60,000 PSI PER ASTM A615.

5
02-C-8

PCC ENTRANCE RAMP
FOUNDATION WALLS

SCALE: NTS

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

AREA "H" RAMP DETAILS

Attention:
0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By:	RAA
Checked By:	KAF
Drawn By:	BSF
Approved By:	MJG

GEI PROJECT: 1332360

DWG. NO.
99-D-5

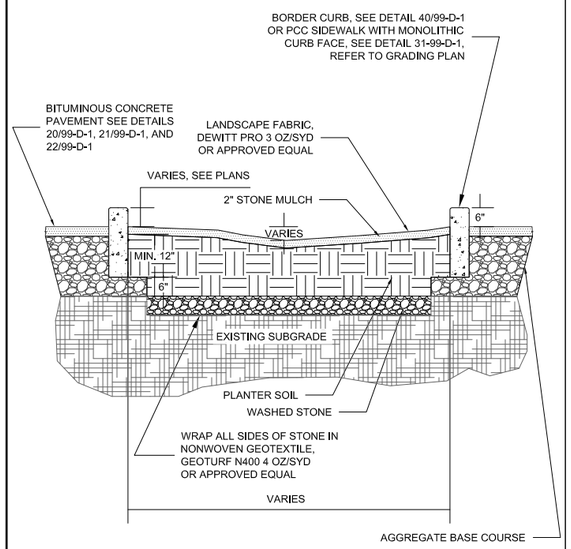
SHEET #18

ARCHIVE #91 000XXX

K:\ILLINOIS\Retail Properties of America\1332360-Heritage_Square\CAD\Sheets\01332360-99-D-1_DETAILS.dwg, 7/23/2015 11:11:15 AM, FABBRI, BRIAN, GEI.stb

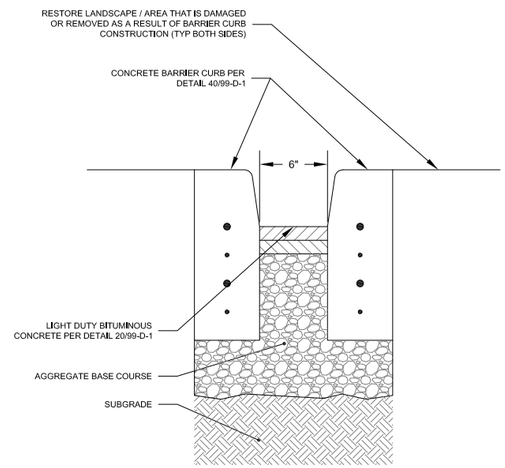
NOTES:

1. PLANTER MATERIALS AND METHODS SHALL CONFORM TO LANDSCAPING PLANS



99 RAIN GARDEN DETAIL

NO SCALE



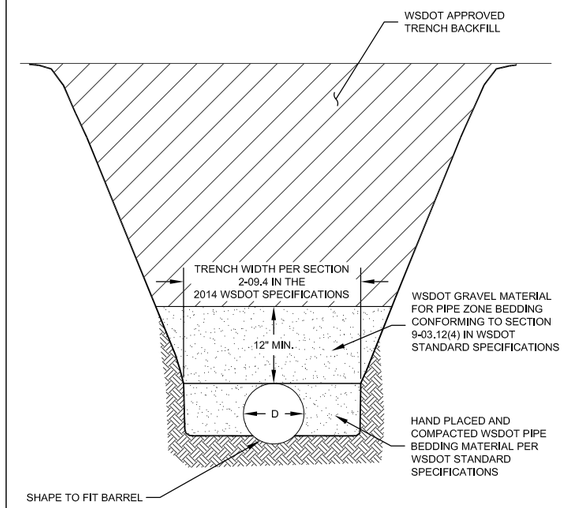
NOTES:
1. SEE GRADING PLANS FOR CURB AND PAVEMENT ELEVATIONS.

100 - CONCRETE FLOW CHANNEL CURB

SCALE: NTS

NOTES:

1. TRENCHING AND PIPE INSTALLATION SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPECIFICATION 7-08

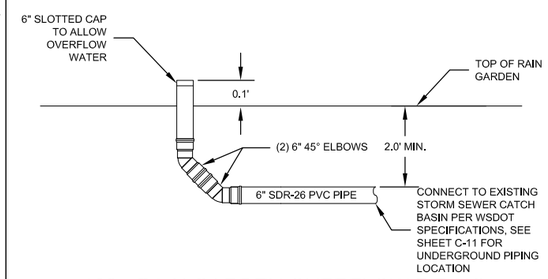


METHOD 1

WHERE NATURAL MATERIAL BENEATH PIPE MEETS WSDOT SPECIFICATIONS.

101 - PIPE BEDDING DETAIL

SCALE: NTS



102 - RAIN GARDEN OVERFLOW PIPING

SCALE: NTS

ISSUED FOR BIDS

GEI Consultants
400 N. Lakeview Parkway, Suite 140
Vernon Hills, IL 60061
847-984-3973

Heritage Square Shopping Center
ADA and Pavement Improvements
Retail Properties of America, Inc.
700 NW Gilman Boulevard
Issaquah, WA

STANDARD DETAILS - RAIN GARDEN / STORM WATER

Attention:
0 1"
If this scale bar does not measure 1" then drawing is not original scale.

1	06/23/2014
OWNER'S REVIEW	
2	05/13/2015
CITY PER-APPLICATION SUBMITTAL	
3	07/10/2015
ASPD SUBMITTAL	
4	07/23/2015
PERMIT SUBMITTAL / ISSUED FOR BIDS	

Designed By: RAA
Checked By: KAF
Drawn By: BSF
Approved By: MJG

GEI PROJECT: 1332360

DWG. NO.
99-D-6

SHEET #19

ARCHIVE #91 000XXX

K:\ILINOIS\Retail Properties of America\1332360-Heritage_Square\CAD\Sheets\G1332360-99-D-1_DETAILS.dwg; 7/23/2015 11:11:00 AM; FABBRI, BRIAN; GEI.stb