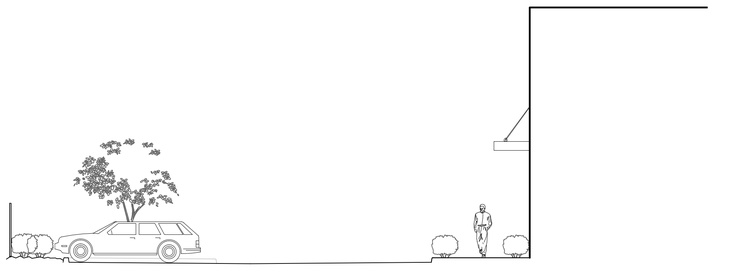
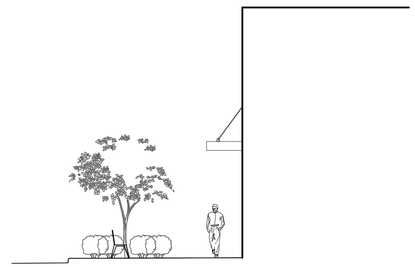
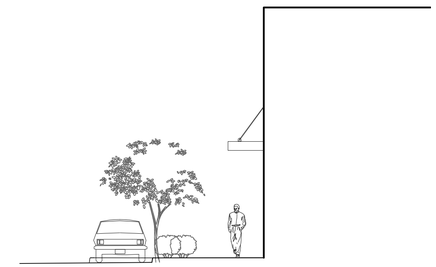


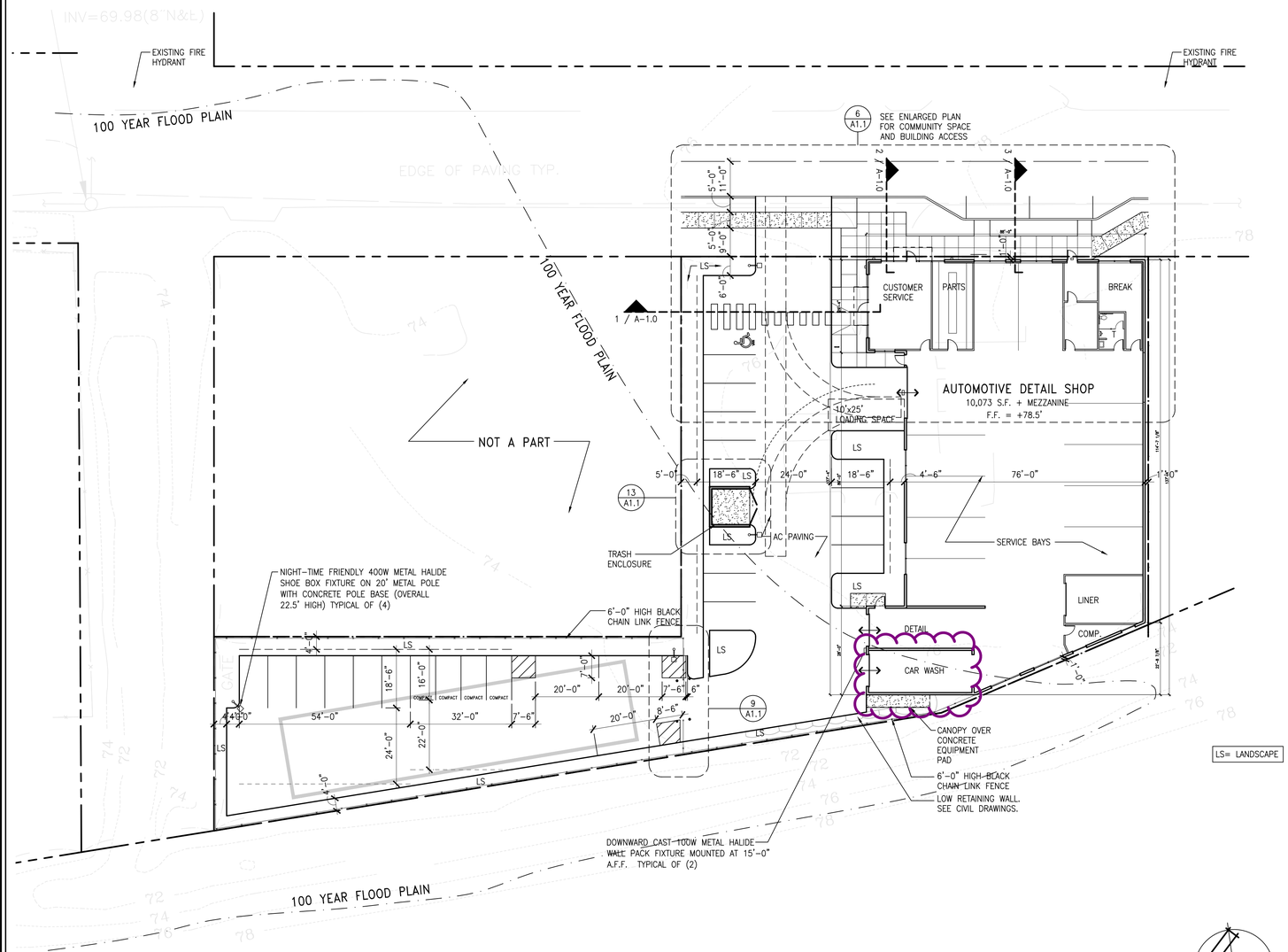
1 CROSS SECTION AT PARKING
Scale: 1/8"=1'-0"



3 CROSS SECTION AT COMMUNITY SPACE
Scale: 1/8"=1'-0"



4 CROSS SECTION AT PARALLEL PARKING AT STREET
Scale: 1/8"=1'-0"



16 SITE PLAN
Scale: 1"=20'-0"

SHEET INDEX

ARCHITECTURAL:

A1.0	SITE PLAN / COVER SHEET
A1.1	ENLARGED PLANS
A2.0	FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS

CIVIL:

C1.0	GRADING AND DRAINAGE PLAN
C2.0	WATER AND SEWER COMPOSITE PLAN
C3.0	ROADWAY FRONTAGE IMPROVEMENTS

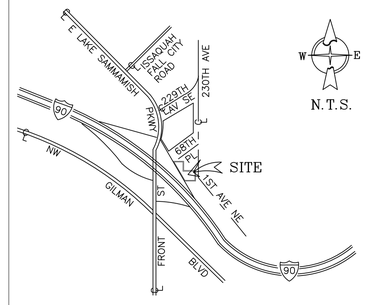
LANDSCAPE:

L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN

SURVEY:

2 of 2	TOPOGRAPHIC SURVEY

VICINITY MAP



LEGAL DESCRIPTION

PARCEL C:

LOT 7 IN BLOCK 4 OF HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS AT PAGE(S) 13, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON BY DEED RECORDED MARCH 10, 1970 UNDER RECORDING NO. 6627995.

PARCEL D:

THE SOUTH HALF OF LOT 6 IN BLOCK 4 OF HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS AT PAGE(S) 13, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED NOVEMBER 21, 1968 UNDER RECORDING NO. 6437395.

TAX PARCEL NUMBERS:

PARCEL C	8843500215
PARCEL D	8843500209

PROJECT TEAM

OWNER:
RBL, LLC
1500 18TH AVE. N.W.
ISSAQUAH, WA 98027
(425) 681-4845
CONTACT: DANIEL ROWE
EMAIL: DROWE@EVERGREENFORD.COM

ARCHITECT:
LANCE MUELLER & ASSOCIATES, SUITE 250
130 LAKESIDE AVE
SEATTLE, WA 98122
(206) 325-2553 FAX (206) 328-0554
CONTACT: HAROLD CHRISTENSEN
EMAIL: HAROLDC@LMUELLER.COM

CIVIL ENGINEER:
PACLAND CIVIL ENGINEERS
11400 SE 8TH STREET, SUITE 345
BELLEVUE, WA 98004
(425) 453-9501
CONTACT: STEVE PESCE
EMAIL: SPESCE@PACLAND.COM

LANDSCAPE ARCHITECT:
MAIN STREET DESIGN
9402 TIDAL COURT
BAINBRIDGE ISLAND, WA 98110
(206) 842-7886
CONTACT: KEN LONEY
EMAIL: MAIN_STREET@EARTHLINK.COM

PROJECT DESCRIPTION

DEMOLISH EXISTING STRUCTURES, CLEAR SITE & CONSTRUCT 10517 S.F. +/- AUTO SERVICE & DETAIL SHOP & ASSOCIATED SITE IMPROVEMENTS.

PROJECT DATA

CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE (ANTICIPATED):	B, S-1 AUTO SERVICE
CODES USED:	2012 IBC, IMC, UPC, IFC CITY OF ISSAQUAH ZONING CODE
ZONING:	IC = INTENSIVE COMMERCIAL
SITE AREA:	
GROSS SITE AREA (PARCEL C & D)	28,158 S.F.
DEVELOPABLE SITE AREA	28,158 S.F.
IMPERVIOUS SURFACE MAXIMUM ALLOWED 90%	25,342 S.F.
IMPERVIOUS SURFACE SHOWN (84.17%)	23,702 S.F.
BUILDING FOOTPRINT	23,702 S.F.
PAVING, SIDEWALKS, TRASH ENCLOSURE	23,702 S.F.
PERVIOUS SURFACE SHOWN (15.03%)	4,456 S.F.
PERIMETER LANDSCAPE	2,232 S.F.
INTERIOR LANDSCAPE FOR PARKING	2,224 S.F.
BUILDING AREA:	
GROSS FLOOR AREA	10,517 S.F.
ADJUSTED GROSS FLOOR AREA	+/-10,027 S.F.
FAR (FLOOR AREA RATIO) ALLOWED	0.5
FAR SHOWN	0.37
BUILDING HEIGHT ALLOWED	45'
BUILDING HEIGHT SHOWN	22'-30'
PARKING ALLOWED	2.5/SERVICE STALL MAX - 2/1,000 N.S.F. MIN.
MAXIMUM PARKING ALLOWED	12 SERVICE STALLS x 2.5=30 STALLS
MINIMUM PARKING ALLOWED	2/1,000 x 10,027 N.S.F. = 20 STALLS
PARKING SHOWN	25 STALLS
FULL SIZE (9'x18'-6"x 24' DRIVE AISLE)	23,702 S.F.
COMPACT SIZE (8'x16'x 22' DRIVE AISLE)	4 STALLS
HANDICAP (8'x18'-6"x 24' DRIVE AISLE)	2 STALLS
PARKING AREA	8,439 S.F.
INTERIOR LANDSCAPING FOR PARKING AREA (26.3%)	2,224 S.F.

PERMITS

ADMINISTRATIVE SITE DEVELOPMENT SITE, LEVEL 1 MAJOR (LAND USE)
BUILDING PERMIT
SIGN PERMIT
MECHANICAL PERMIT
ELECTRICAL PERMIT
PLUMBING PERMIT
FIRE SPRINKLER PERMIT
FIRE ALARM PERMIT
IRRIGATION BACKFLOW DEVICE PERMIT
LANDSCAPE PERMIT
UNDERGROUND FIRELINE PERMIT
FIRE ALARM PERMIT

no.	revision	date
	LAND USE PERMIT PRE-APPLICATION	8-3-15

14-137 job no.
Harold C. drawn
checked
8-3-15 date

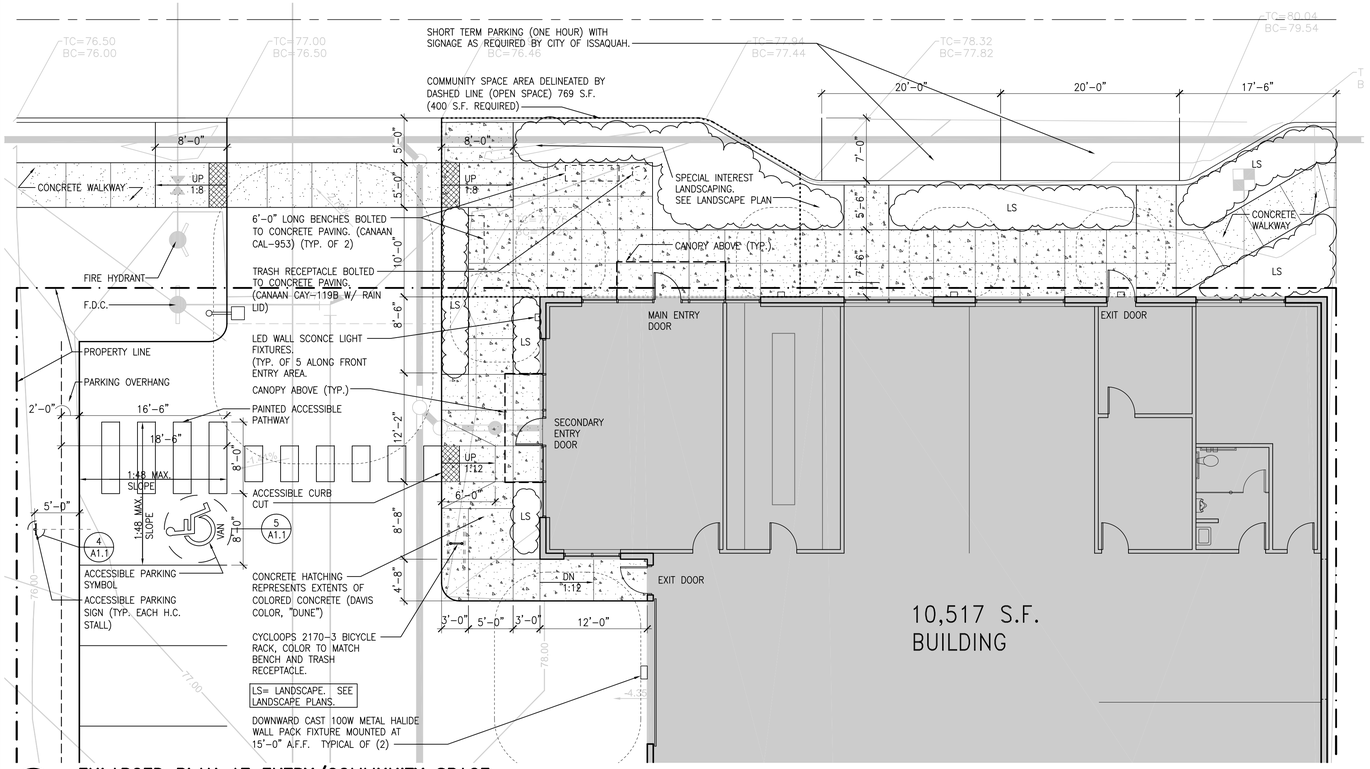
REGISTERED ARCHITECT 2396 LANCE R. MUELLER STATE OF WASHINGTON

New Building for
EVERGREEN FORD DETAIL SHOP
975 1ST Avenue N.E.
Issaquah, Washington

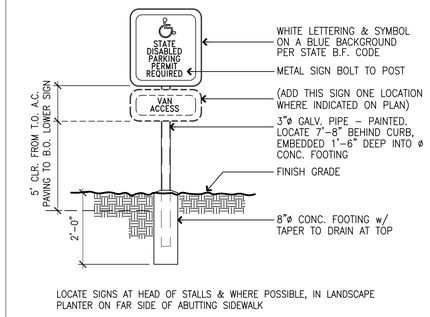
LANCE MUELLER & ASSOCIATES
ARCHITECTS
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

SITE PLAN / COVER SHEET

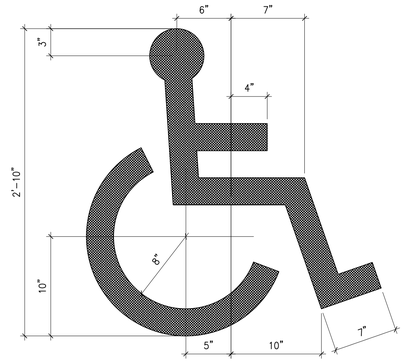
sheet
A-1.0



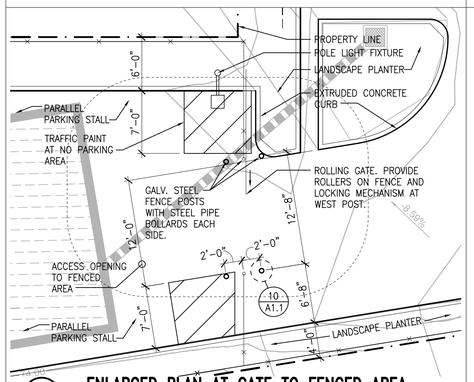
6 ENLARGED PLAN AT ENTRY/COMMUNITY SPACE
Scale: 1/8"=1'-0"



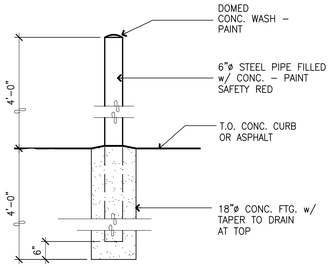
4 ACCESSIBLE PARKING SIGN
Scale 1/2"=1'-0"



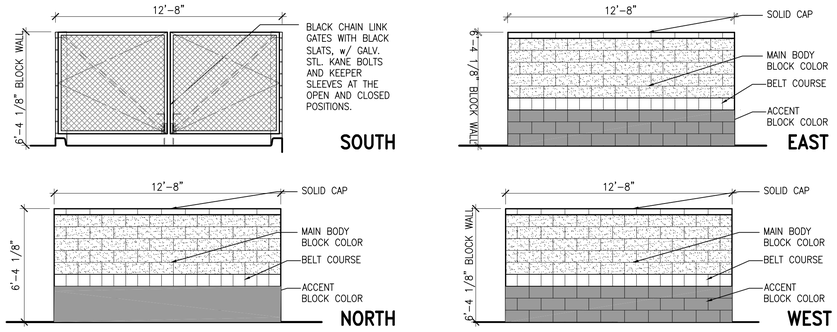
5 ACCESSIBLE PARKING SYMBOL
Scale: NOT TO SCALE



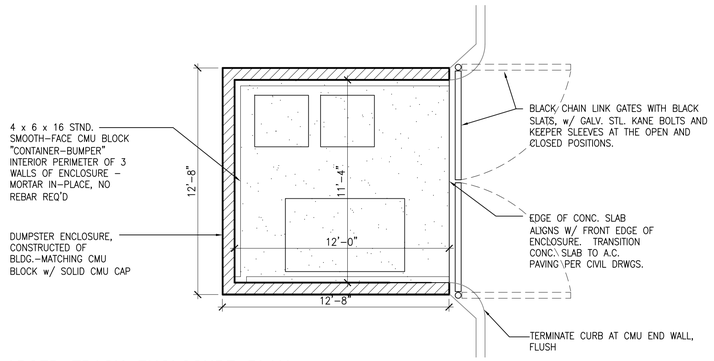
9 ENLARGED PLAN AT GATE TO FENCED AREA
Scale: 1/8"=1'-0"



10 BOLLARD
Scale: 1/2"=1'-0"



11 TRASH ENCLOSURE ELEVATIONS
Scale: 1/4"=1'-0"



13 ENLARGED TRASH ENCLOSURE PLAN
Scale: 1/4"=1'-0"

no.	revision	date
	LAND USE PERMIT PRE-APPLICATION	8-3-15

14-137 job no.
Harold C. drawn
checked
8-3-15 date

2396 REGISTERED ARCHITECT LANCE F. MUELLER STATE OF WASHINGTON

New Building for
EVERGREEN FORD DETAIL SHOP
975 1ST Avenue N.E.
Issaquah, Washington

LANCE MUELLER & ASSOCIATES
ARCHITECTS
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

ENLARGED PLANS

sheet
A-1.1

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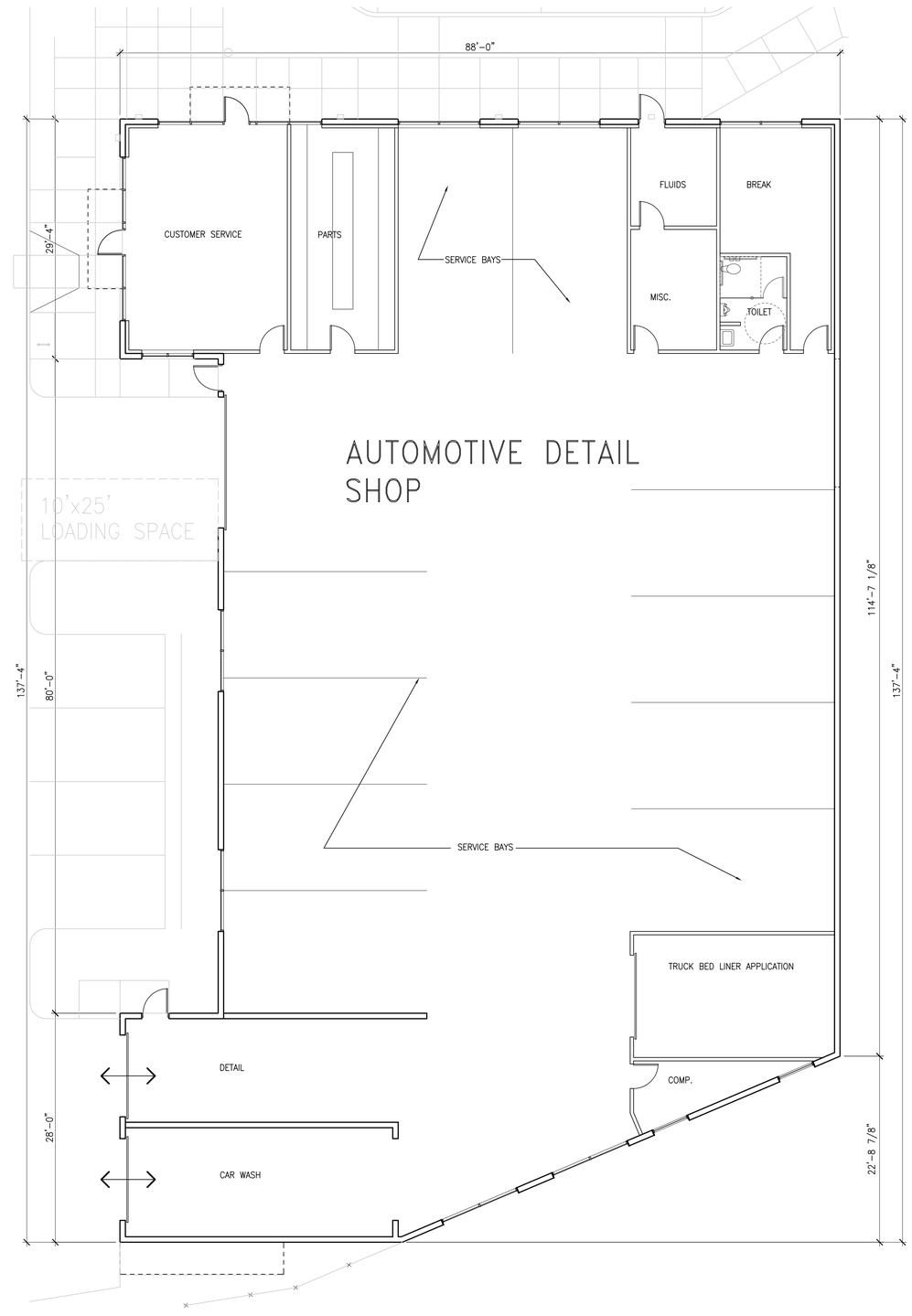
n:\dwg\14137 evergreen ford detail shop\14137 site.dwg
7/28/2015



FLOOR PLAN
Scale: 1/8"=1'-0"

no.	revision	date
	LAND USE PERMIT PRE-APPLICATION	8-3-15

14-137 job no.
Harold C. drawn
checked
8-3-15 date

2396 REGISTERED ARCHITECT LANCE P. MUELLER STATE OF WASHINGTON

New Building for
EVERGREEN FORD DETAIL SHOP
975 1ST Avenue N.E.
Issaquah, Washington

FLOOR PLAN

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sheet
A-2.0

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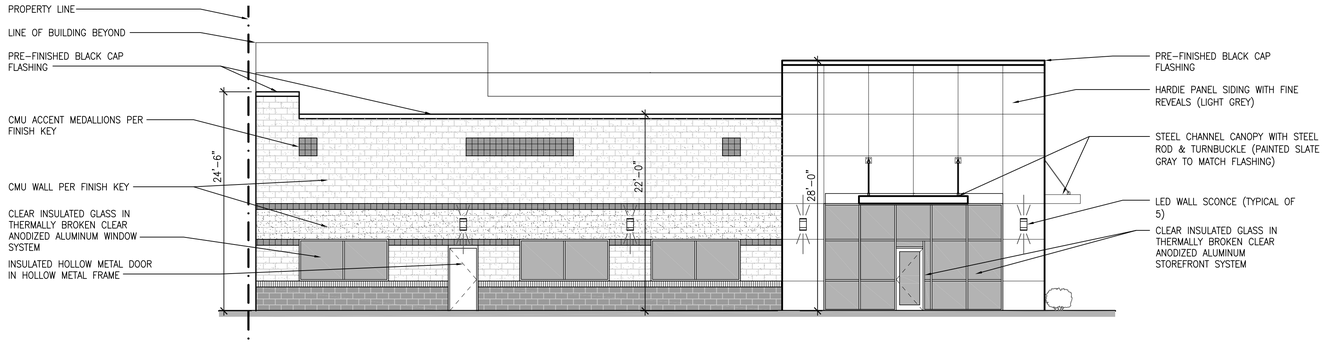
7/28/2015



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

STANDARD CMU BLOCK WHERE NOT EXPOSED TO VIEW (NOT SHOWN IN ELEVATIONS. SEE SECTIONS) = CMU-1

MAIN BODY CMU BLOCK (MUTUAL MATERIALS SPLIT FACE, NATURAL) = CMU-2

BELLY BAND, CMU BLOCK (MUTUAL MATERIALS GROUND FACE, NATURAL) = CMU-6

ACCENT MEDALLIONS, CMU BLOCK (MUTUAL MATERIALS SMOOTH FACE, SINGLE SCORE, CHARCOAL) = CMU-4

ACCENT BELT COURSE CMU BLOCK (MUTUAL MATERIALS SMOOTH FACE, SINGLE SCORE, CHARCOAL) = CMU-4

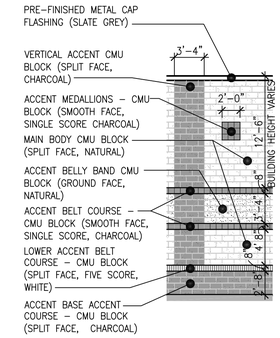
VERTICAL ACCENT CMU BLOCK AND BASE ACCENT COURSE (MUTUAL MATERIALS SPLIT FACE, CHARCOAL) = CMU-3

LOWER ACCENT BELT COURSE (MUTUAL MATERIALS SPLIT FACE, FIVE SCORE, WHITE) = CMU-5

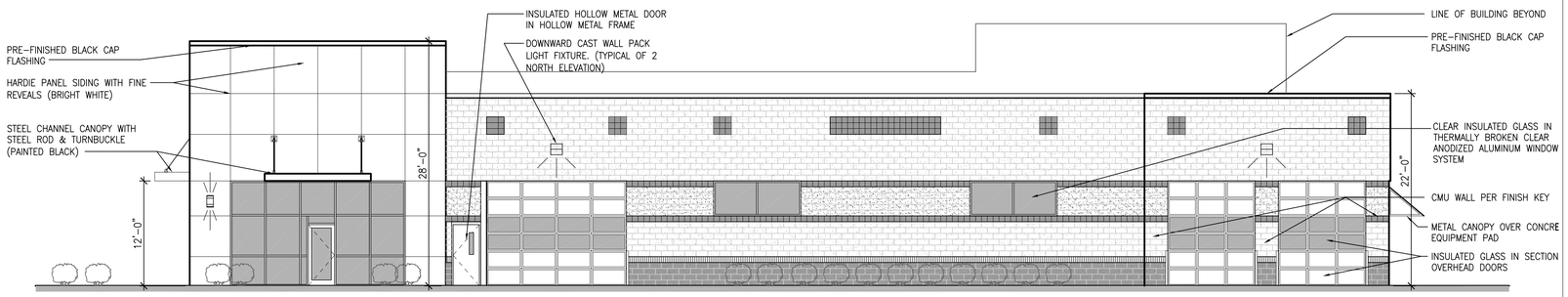
HARDIE PANEL SIDING (LIGHT GREY)

INSULATED VISION GLASS (CLEAR DOUBLE PANE CLEAR GLASS WITH LOW E COATING IN CLEAR ANODIZED ALUMINUM FRAME)

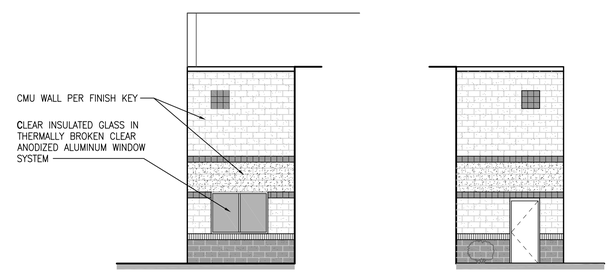
EXTERIOR ELEVATION FINISH KEY



CMU KEY

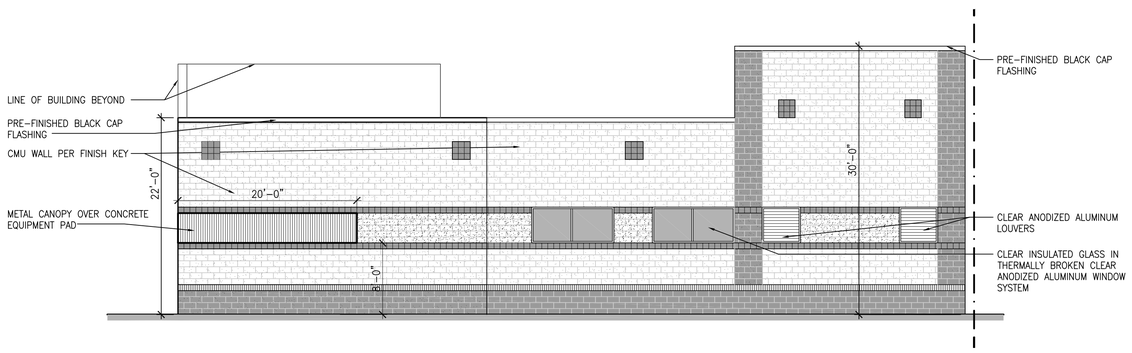


NORTH ELEVATION
Scale: 1/8"=1'-0"

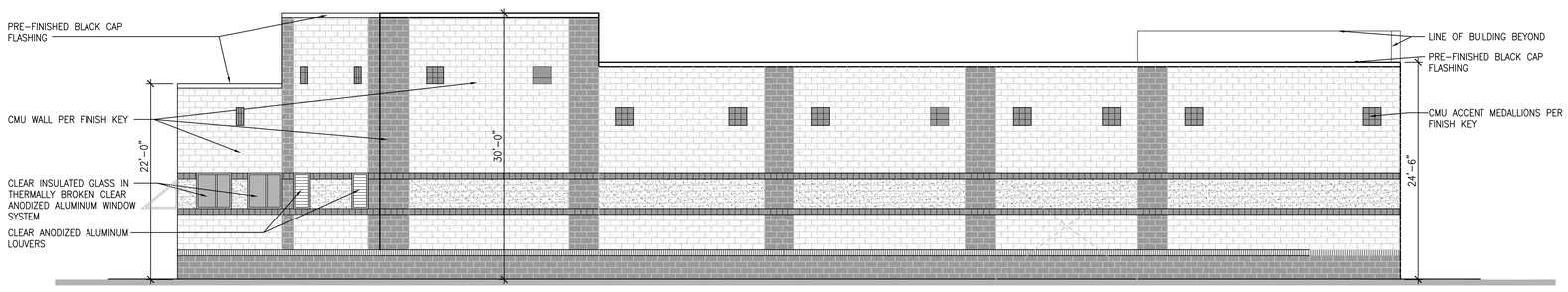


EAST WEST

EAST & WEST ELEVATIONS AT CENTER OF NORTH FACE
Scale: 1/8"=1'-0"



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



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

no.	revision	date
	LAND USE PERMIT PRE-APPLICATION	8-3-15

14-137 job no.
Harold C. drawn
checked
8-3-15 date

2396 REGISTERED ARCHITECT LANCE P. MUELLER STATE OF WASHINGTON

New Building for
EVERGREEN FORD DETAIL SHOP
975 1ST Avenue N.E.
Issaquah, Washington

LANCE MUELLER & ASSOCIATES
ARCHITECTS
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EXTERIOR ELEVATIONS

sheet
A-3.0

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7/28/2015

PORTION OF THE NW 1/4, NW 1/4, SECTION 27, TWP. 24 N., RGE. 6 E., W.M.

KING COUNTY, WASHINGTON

1" = 40'

0' 40' 80'

LEGEND

SS	= SANITARY SEWER
SD	= STORM SEWER
G	= GAS LINE
W	= WATER LINE
	= GAS VALVE
	= WATER VALVE
	= WATER METER
	= FIRE HYDRANT
	= CATCH BASIN
	= MANHOLE
	= UTILITY POLE
	= LIGHT POST
	= GUY ANCHOR
	= SIGN
	= POWER VAULT/TRANSFORMER
	= TELE./TV PEDESTAL
	= PARKING METER
	= SECTION CORNER
	= QUARTER CORNER
	= FOUND MON. IN CASE
	= FOUND PROP. COR. AS NOTED
	= SET 1/2" I.R. W/CAP #21464
50.00	= SPOT ELEVATION
D	= DECIDUOUS TREE
F	= FIR TREE
P	= PINE TREE
SP	= SPRUCE TREE

NOTE

THE TREES SHOWN HEREON WERE ORIGNALLY LOCATED IN 2002. THE LOCATION OF ANY TREES TO BE SAVED DURING THE DESIGN AND/OR CONSTRUCTION PHASES OF THE PROJECT NEED TO BE VERIFIED.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N57°20'00"W	15.77'
L2	N45°35'09"W	7.02'
L3	N34°24'04"E	0.61'
L4	S38°41'09"E	0.70'
L5	N03°08'21"W	14.82'
L6	S61°53'00"E	30.84'

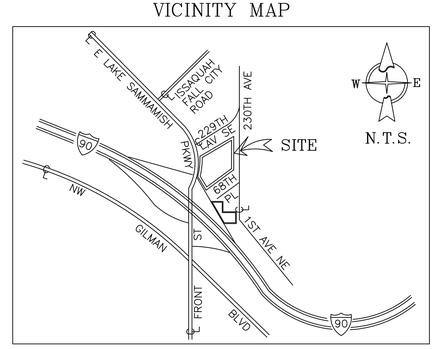
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC
C1	24°30'19"	1000.00'	427.70'
C2	05°43'47"	1000.00'	100.00'
C3	11°51'37"	1000.00'	207.00'
C4	05°49'04"	1000.00'	101.54'

DETAIL "B"

DETAIL "A"

VICINITY MAP



LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;
THENCE SOUTH 1°12' WEST ON THE SECTION LINE 1037.55 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 32°40' EAST 197.5 FEET;
THENCE SOUTH 57°20' EAST 557.8 FEET;
THENCE SOUTH 50°43'30" WEST TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;
THENCE WEST ALONG THE SAID SOUTH LINE TO THE WEST LINE OF SAID SECTION;
THENCE NORTH 1°12' EAST TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 50 FEET THEREOF;

EXCEPT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED DECEMBER 16, 1958 UNDER RECORDING NO. 5823645;

AND EXCEPT PORTION LYING WESTERLY OF THE EASTERLY MARGIN OF PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR STATE HIGHWAY AND PEDESTRIAN WALKWAY BY DEED RECORDED MAY 8, 1968 UNDER RECORDING NO. 6329251.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE SOUTH 1°12' WEST WITH SECTION LINE 1037.55 FEET;
THENCE NORTH 32°40' EAST 197.5 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 32°40' EAST 314.67 FEET;
THENCE SOUTH 61°53' EAST 459.39 FEET;
THENCE SOUTH 2°52'30" WEST 157.85 FEET;
THENCE SOUTH 24°02' WEST 193.90 FEET;
THENCE SOUTH 50°43'30" WEST 23.24 FEET TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 57°20'00" WEST;
THENCE NORTH 57°20' WEST 557.8 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT PORTION LYING WESTERLY OF THE EASTERLY MARGIN OF PORTION THEREOF CONDEMNED BY THE STATE OF WASHINGTON FOR STATE HIGHWAY UNDER PROCEEDINGS IN KING COUNTY SUPERIOR COURT CAUSE NO. 688884;

AND EXCEPT PORTIONS THEREOF LYING IN 228TH AVENUE SOUTHEAST AND SOUTHEAST 66TH STREET.

PARCEL C:

LOT 7 IN BLOCK 4 OF HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS AT PAGE(S) 13, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON BY DEED RECORDED MARCH 10, 1970 UNDER RECORDING NO. 6627995.

PARCEL D:

THE SOUTH HALF OF LOT 6 IN BLOCK 4 OF HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS AT PAGE(S) 13, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED NOVEMBER 21, 1968 UNDER RECORDING NO. 6437395.

PARCEL NUMBER, ADDRESS AND AREA TABLE

PARCEL	PARCEL NUMBER	ADDRESS	AREA
PARCEL A	2724069084	6721 230TH AVE SE, ISSAQUAH, WA 98029	16,488 S.F. OR 0.38 Ac. +/-
PARCEL B	2724069086	N/A	147,962 S.F. OR 3.40 Ac. +/-
PARCEL C	8843500215	N/A	10,474 S.F. OR 0.24 Ac. +/-
PARCEL D	8843500209	975 1ST AVE NE, ISSAQUAH, WA 98027	17,683 S.F. OR 0.41 Ac. +/-

NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS-BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1-800-424-5555 FOR UTILITY LOCATORS.

NO.	REVISIONS	DATE

HANSEN SURVEYING
LAND SURVEYORS & CONSULTANTS
17420 116TH AVE. S.E., RENTON, WA 98058
TEL. 425-235-0266 FAX: 425-235-0266

TOPOGRAPHICAL SURVEY OF THE CARLSON KENNEL SITE FOR DANIEL ROWE

ISSAQUAH, WASHINGTON

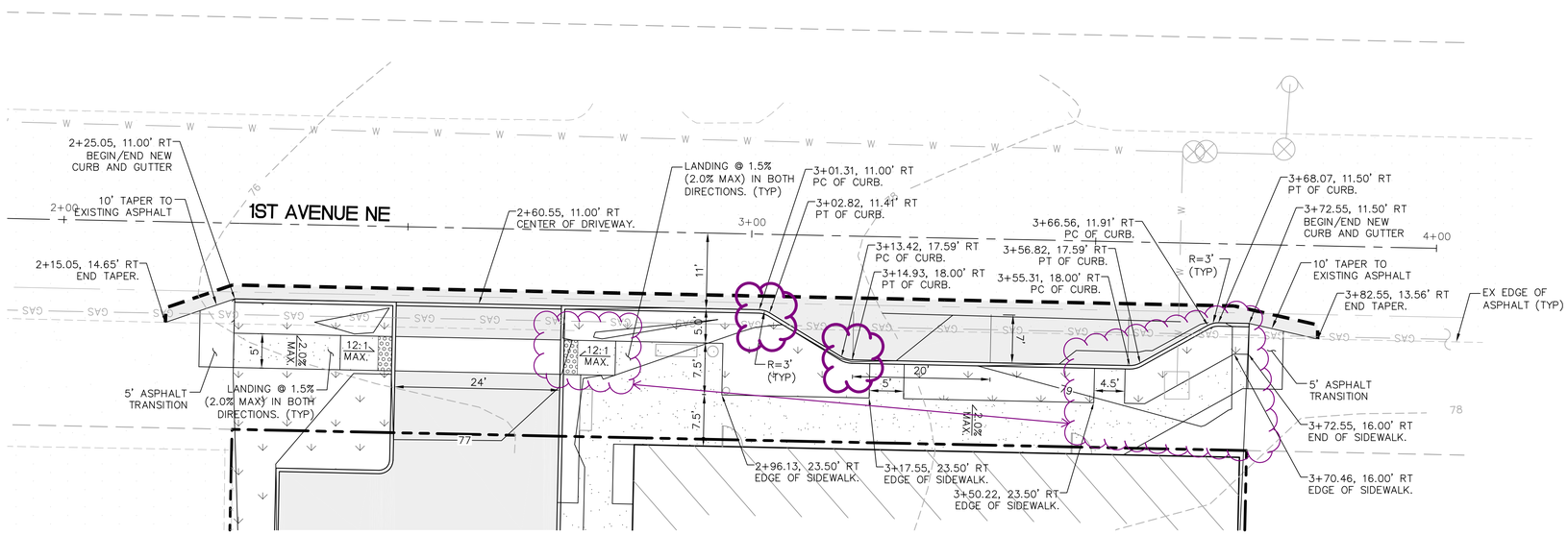
DATE:	DRAWN BY:	CHKED BY:
12-10-13	PJC, RF	RGH

SHEET	OF
2	2

JOB NUMBER 20222

N:\Dwgs\14137 Evergreen Ford Detail Shop\Civil\20222 TOPO SNT 20131217.DWG, 7/28/2015 11:03:26 AM, ARCH D

SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.



SCALE: 1 INCH =10 FEET

LEGEND:

EXISTING EDGE OF ASPHALT PAVEMENT

VERTICAL CURB AND GUTTER

PROPOSED ASPHALT PAVEMENT

PROPOSED SIDEWALK

KEY NOTES:

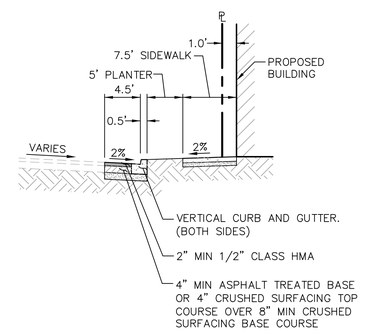
1. WITHIN LIMITS OF PROPOSED CROSSWALK, CROSS SLOPE (PERPENDICULAR TO PEDESTRIAN DIRECTION OF TRAVEL) SHALL BE CONSTRUCTED AT 1.5% (2% MAXIMUM.)
2. PROPOSED CURB TO FOLLOW THE SLOPE OF ADJACENT EXISTING PAVEMENT. (UNLESS OTHERWISE SHOWN)
3. MAINTAIN ALL TRAFFIC CONTROL SIGNAGE IN CONSTRUCTION AREAS.
4. CONTRACTOR TO ENSURE THAT NO LOW SPOTS ARE CREATED ALONG NEW CURB SO THAT POSITIVE DRAINAGE IS MAINTAINED.
5. ALL SIDEWALKS TO HAVE A MAXIMUM 2% CROSS SLOPE AND SHALL COMPLY WITH ALL DEPARTMENT OF JUSTICE A.D.A. ACCESSIBILITY DESIGN GUIDELINES.
6. REMOVE SIDEWALK TO NEAREST PANEL JOINT AND MATCH EXISTING SIDEWALK AS SHOWN ON PLANS. EXISTING SIDEWALK MAY NEED TO BE REPLACED BEYOND CONSTRUCTION LIMITS SHOWN IN ORDER TO MEET ADA MAXIMUM SLOPE REQUIREMENTS.
7. ADJUST EXISTING UTILITIES TO FINISH GRADE PER THE CITY OF ISSAQUAH REQUIREMENTS AND THE OWNER OF THE AFFECTED UTILITY.

SIDEWALK RAMP TABLE:

CONSTRUCT PROPOSED SIDEWALK RAMP WITH 12:1 MAX SLOPE. ALL RAMP STATIONS ARE TO CENTER OF RAMP AT FLOW LINE.
DETECTABLE WARNING PATTERN PER XXXXXX

(1) 2+48.55, 18.50' RT
8' LONG BY 5' WIDE
PER XXXXXXXXX

(2) 2+72.55, 18.50' RT
8' LONG BY 5' WIDE
PER XXXXXXXXX



1ST AVENUE NE
NTS
XX

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

No.	Date	By	Revision Description

Issue Date: 08/03/2015 LEVEL1 PRE-APPLICATION SET
Project No. 50047002
Designed By: LRP/JMA
Drawn By: JMA
Checked By: STP

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ISSAQUAH, WA

ROADWAY FRONTAGE IMPROVEMENTS

C-1.0

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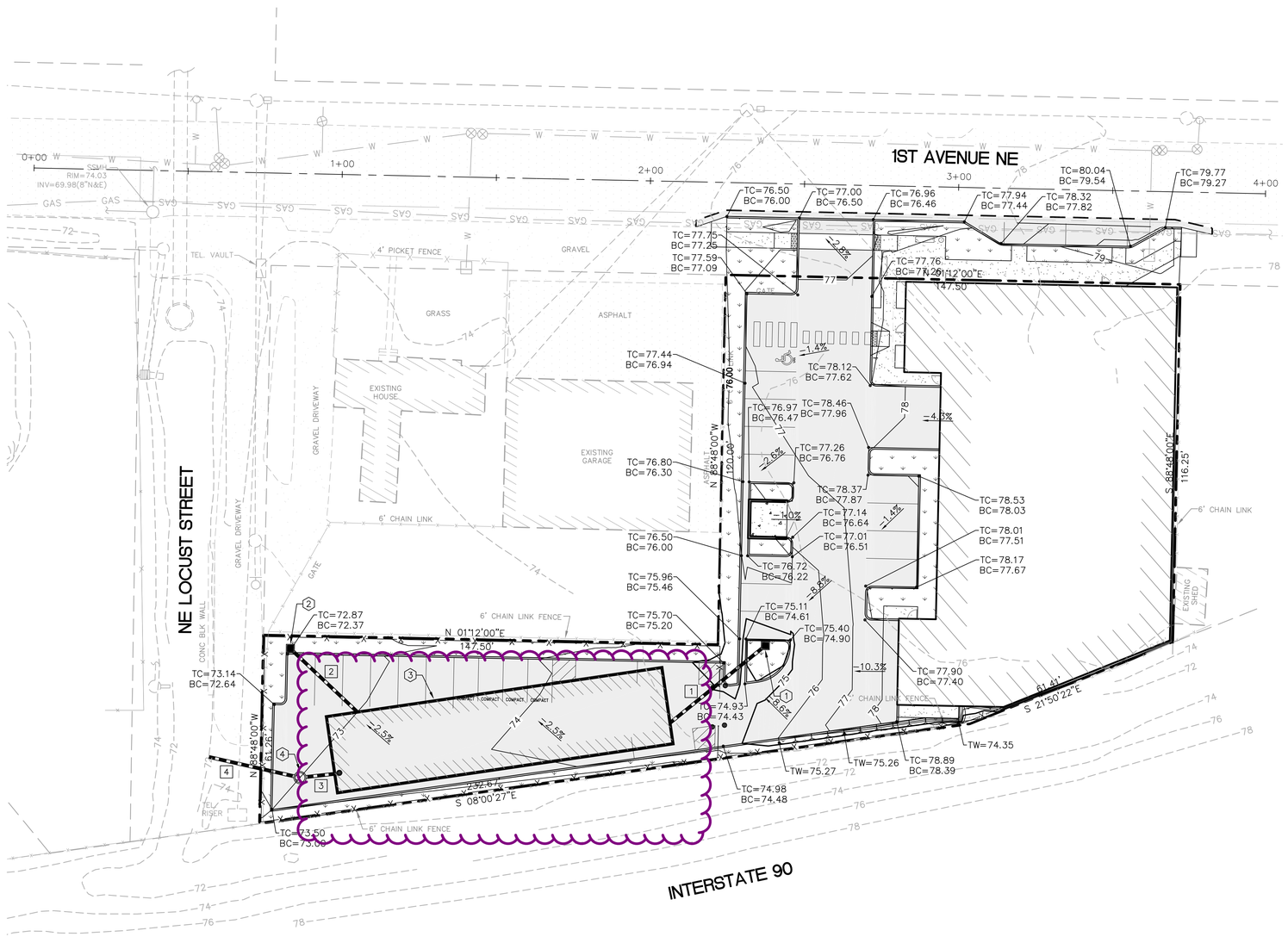
SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.



LEGEND

- STORM DRAIN PIPE
- YARD/AREA DRAIN
- STORM DRAIN CLEANOUT
- CATCH BASIN, TYPE 1/1L
- CATCH BASIN, TYPE 2
- VAULT ACCESS RISER
- DETENTION VAULT

STRUCTURE SCHEDULE

#	DESCRIPTION
1	CONTECH FILTERRA UNIT RIM = 74.76 12" IE = 69.76
2	CONTECH FILTERRA UNIT RIM = 73.08 12" IE = 68.00
3	25'X110'X7' DETENTION VAULT TOP OF VAULT = ±75 (MATCH FG) 12" IE = 69.56 (IN) (SE) 12" IE = 67.85 (IN) (NE) 12" IE = 68.50 (OUT) (N) 18" NOTCHED RISER IN VAULT RISER HEIGHT = 6' RISER DIAMETER = 18" RISER TYPE: NOTCHED NOTCH TYPE: RECTANGULAR NOTCH HEIGHT = 1' NOTCH WIDTH = 0.01' ORIFICE DIAMETER = 0.125"
4	48" SDMH WITH SULZER SUMP PUMP MODEL #: XFP100C VX 60HZ RIM = 73.60 12" IE = 68.44 12" FORCE MAIN IE = 72.15

PIPE SCHEDULE

PIPE #	DIAMETER	LENGTH (FT.)	SLOPE
1	12" PVC	40	0.50%
2	12" PVC	30	0.50%
3	12" PVC	11	0.50%
4	12" PVC	30	0.50%

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Designed By: LRP/JMA
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GRADING AND DRAINAGE PLAN

C-2.0

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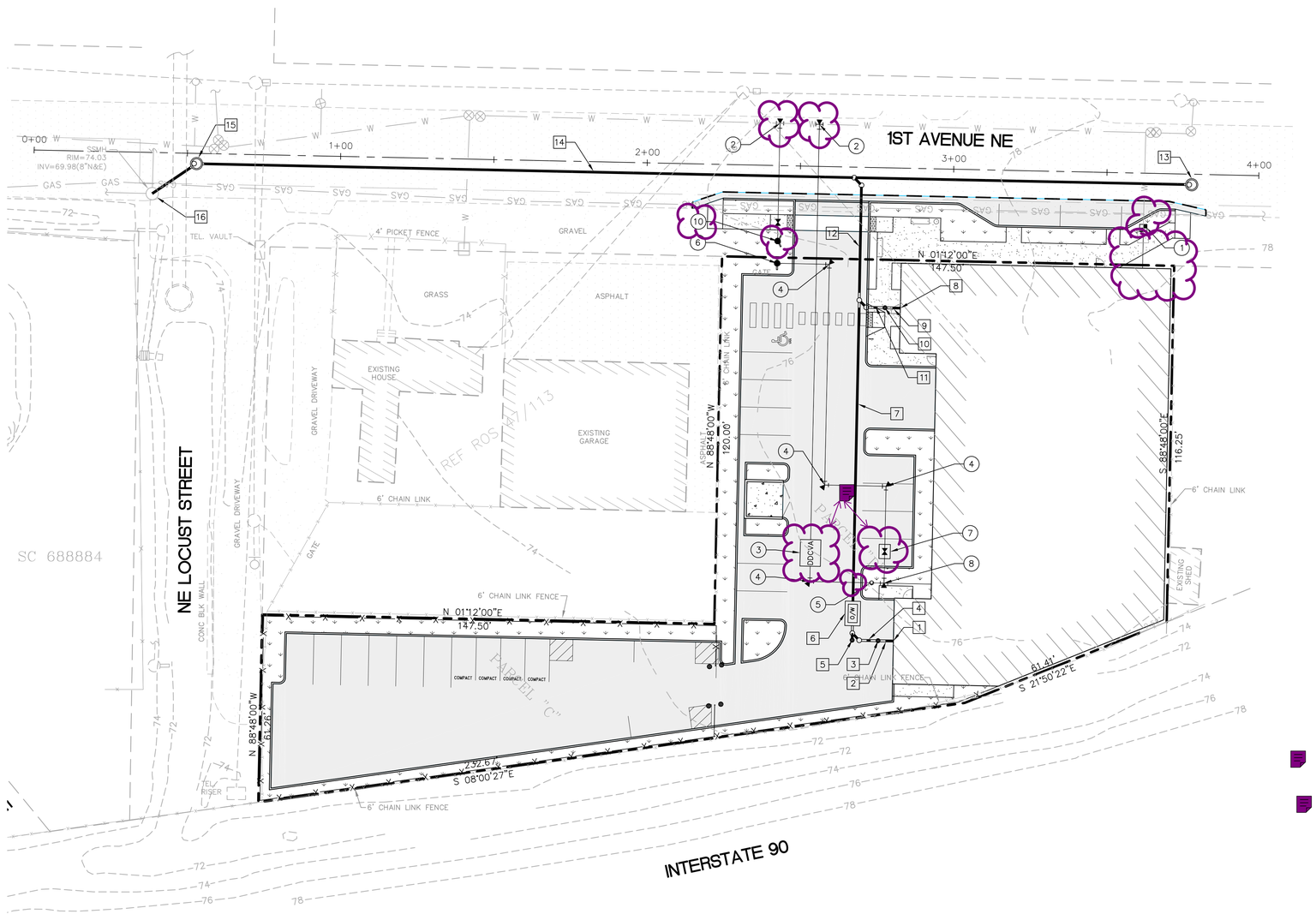
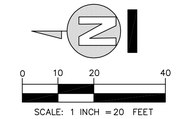
SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.





LEGEND

- WATER MAIN PIPE
- DOMESTIC WATER PIPE
- WATER METER
- WATER TEE
- GATE VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- 90° BEND
- DDCVA — DDCVA
- RBPA — RBPA
- SANITARY SEWER PIPE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- O/W — OIL/WATER SEPARATOR

SANITARY SEWER SCHEDULE

1	BUILDING CONNECTION. SEE ARCHITECT'S PLANS IE = ±72.90
2	5 LF 8" PVC SDR 35 WW @ 1.00% MIN.
3	SANITARY SEWER CLEANOUT RIM = 78.10 IE = 72.85
4	6 LF 8" PVC SDR 35 WW @ 1.00% MIN.
5	SANITARY SEWER CLEANOUT RIM = 77.80 IE = 72.78
6	UTILITY VAULT CO. 612-SA OIL/WATER SEPARATOR OR APPROVED EQUIVALENT
7	98 LF 8" PVC SDR 35 WW @ 100% MIN.
8	BUILDING CONNECTION. SEE ARCHITECT'S PLANS IE = ±72.00
9	5 LF 8" PVC SDR 35 WW @ 2.00% MIN.
10	SANITARY SEWER CLEANOUT RIM = 78.36 IE = 71.94
11	9.5 LF 8" PVC SDR 35 WW @ 2.00% MIN.
12	31 LF 8" PVC SDR 35 WW @ 2.00% MIN.
13	SANITARY SEWER MANHOLE RIM = ±78.00 IE = 71.69 (N)
14	PROPOSED SANITARY SEWER MAIN EXTENSION ±337 LF 8" PVC SDR 35 WW @ 0.5% MIN.
15	SANITARY SEWER MANHOLE RIM = ±74.0 (MATCH EXISTING GRADE) IE = 70.2 (IN-S) IE = 70.1 (OUT-NW)
16	EXISTING SANITARY SEWER MANHOLE RIM = ±74.0 IE = ±70.00 (S) CONNECT TO EXISTING SANITARY SEWER MAIN CONTRACTOR TO VERIFY EXISTING SEWER MAIN LOCATION PRIOR TO CONSTRUCTION OF ANY PORTION OF PROPOSED SEWER MAIN EXTENSION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

WATER SCHEDULE

1	1-1/2" DOMESTIC WATER METER CONNECT TO EXISTING WATER LINE STUB PER ISSAQUAH WATER AND SEWER DISTRICT DETAILS AND REQUIREMENTS. CONTRACTOR TO VERIFY EXISTING WATER MAIN LOCATION PRIOR RO CONSTRUCTION OF ANY PORTION OF PROPOSED WATER MAIN EXTENSION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2	1-6"x6" TEE (MJ) CONNECT TO EXISTING X" WATER MAIN PER ISSAQUAH WATER AND SEWER DISTRICT DETAILS AND REQUIREMENTS. CONTRACTOR TO VERIFY EXISTING WATER MAIN LOCATION PRIOR TO CONSTRUCTION OF ANY PORTION OF PROPOSED WATER MAIN EXTENSION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3	DOUBLE DETECTOR CHECK VALVE ASSEMBLY
4	1-2" 90° BEND (MJ)
5	1-POST INDICATOR VALVE
6	1-FIRE DEPARTMENT CONNECTION
7	CHECK VALVE WITH VAULT
8	1-6"x6" TEE (MJ)
9	1-FIRE HYDRANT ASSEMBLY

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

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WATER AND SEWER COMPOSITE PLAN

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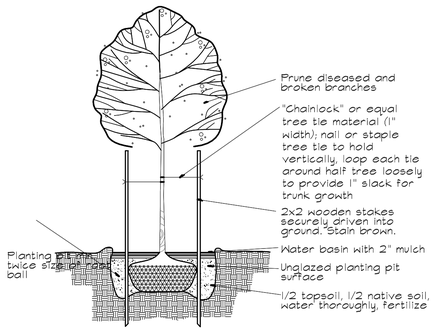
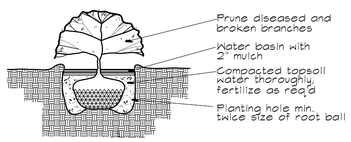


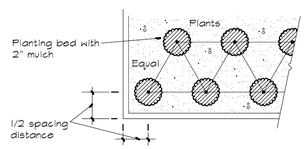
DECIDUOUS TREE PLANTING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



GROUND COVER SPACING DETAIL

No Scale- Triangular Spacing

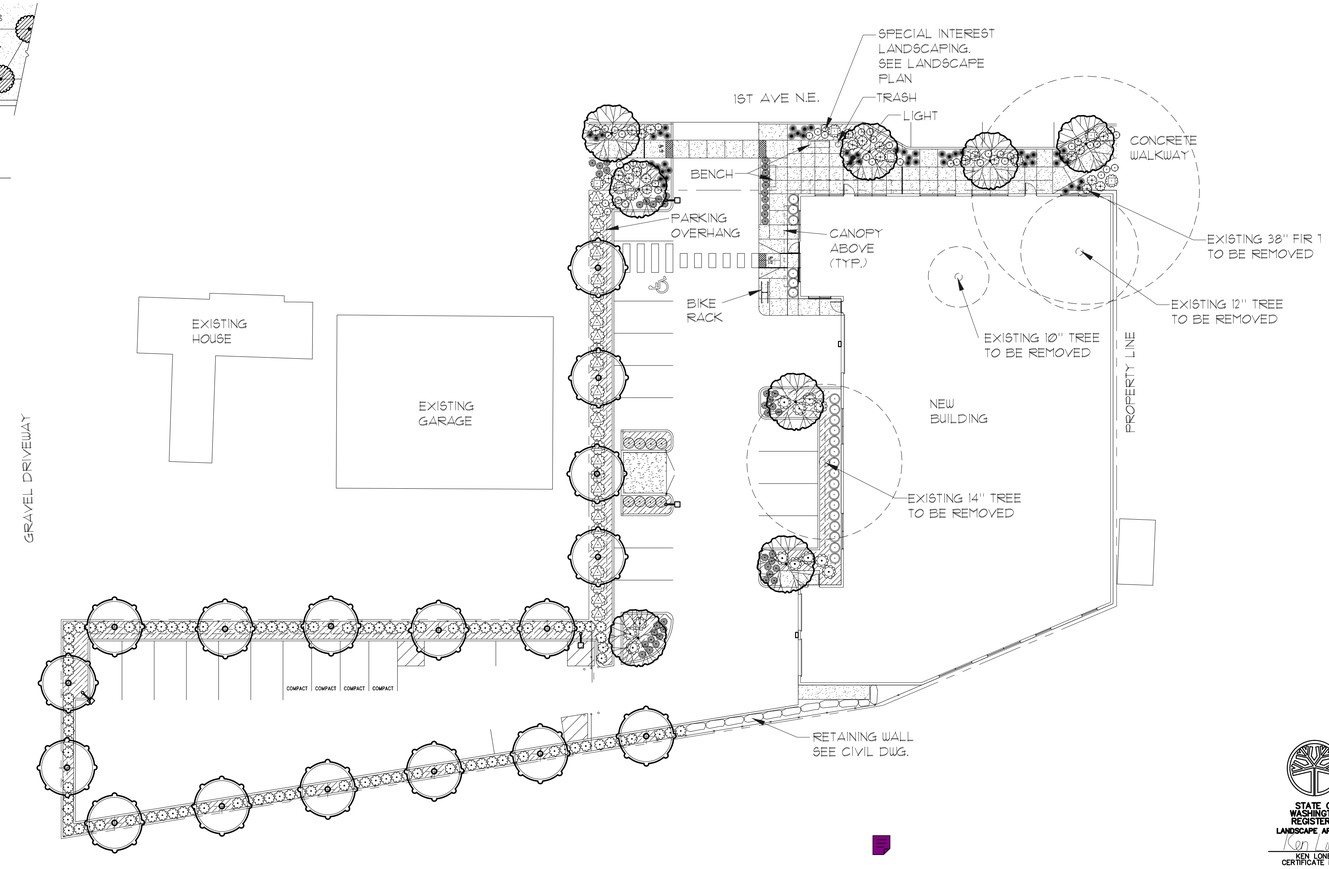
NOTES

1. Subgrades, including berms, to within 1 1/10th foot provided by General Contractor unless otherwise noted.
2. Subgrade shall be scarified or rototilled if conditions require.
3. 4" depth 3-way topsoil or equal in all planting areas.
4. 2" depth fine grade bark mulch in all planting beds.
5. All plant material shall be healthy, full and conform to USA standard nursery stock, latest edition.
6. Plant material or size or kind not available may be substituted only with approval of Landscape Architect or Owner.
7. All mass plantings shall have triangular spacing.
8. All tree pits shall be inspected to insure proper drainage.
9. Positive drainage shall be maintained. Mound planting areas minimum 6".
10. Landscape Contractor shall maintain site until final inspection and acceptance by Owner.

PLANT LIST

SYMBOL	BOTANICAL / COMMON	QUANTITY*	SIZE	CONDITION
	Prunus sargentii 'Columnaris' / Sargents Cherry	8	2" cal.	B&B
	Quercus robur 'Fastigiata' / Skyrocket Oak	17	2" cal.	B&B
	Thuja O. 'Emerald Green' / Emerald green arborvitae	8	6'	B&B
	Viburnum t.'Spring Bouquet' / Spring Bouquet Viburnum	27	5 gallon	full & bushy
	Phormium 'Maori Queen'/ Maori Queen NZ Flax	8	5 gallon	full
	Viburnum davidii / David Viburnum	20	5 gallon	full & bushy
	Pennisetum alop. 'Hameln' / Fountain Grass	20	5 gallon	full & bushy
	Prunus L. 'Otto Luyken' / Otto Luyken laurel	101	21" min.	full & bushy
	Spiraea x bumalda 'Limemound' / Limemound Spirea	22	5 gallon	full & bushy
	Calluna vulgaris 'Red Fred' Red Fred Heather	49	2 gallon	full & bushy
	Lavendula a. 'Hidcote' Hidcote Lavender	39	2 gallon	full & bushy
	Hemerocallis 'Stella de Oro' / Daylily	56	1 gallon	full
	Arctostaphylos uva-ursi / kinnickinnik		4" pots 12" o.c.	full

* Confirm all plant quantities



TREE REQUIRMENTS

Site area.....28,158 s.f. = 64.6 acre
Trees required per acre.....15
Trees required per .646 acre.....10
Trees provided per .646 acre.....27

74" of caliper tree removed
74" divide by 6 = 12 replacement trees required
17 additional trees provided beyond 10 required per .646 acre

NORTH

LANDSCAPE PLAN

SCALE: 1"=20'

0 10' 20' 40'

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KEN LONEY
CERTIFICATE No. 363

MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
9402 Tidal Court
Bainbridge Is., WA 98110
(206) 842-7886

no.	revision	date

14-137 job no.
KL drawn
checked
6/29/15 date

New Building for
EVERGREEN FORD DETAIL SHOP
975 1ST Avenue N.E.
Issaquah, Washington

LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

LANDSCAPE PLAN

sheet
L-1

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6/29/2015