

## PROJECT DESCRIPTION

### EVERGREEN FORD DETAIL SHOP

975 1<sup>ST</sup> AVE NE, ISSAQUAH, WA

This project consists of a new detail shop building that will be used by Evergreen Ford for auto detailing and service as a satellite facility to the current main facility in Issaquah. The 28,158sf site is currently used as an office, shop and vehicle /equipment storage yard facility by a local concrete slab repair company. The single story frame buildings will be demolished and the site cleared for the new construction.

The new building will be about 10,000sf and contain service write up, parts storage, employee facilities and a shop with up to 9 service stalls and 2 inside wash stalls. The structure will likely be slab on grade with integral color textured and smooth CMU walls or painted concrete walls with steel joist and roof framing.

Site work will consist of new utilities to the building as required, asphalt paving, landscaping, fencing and storm drainage system. It is expected the soils at the site will be suitable for some type of infiltration system such as the plastic arch chambers suggested by the civil engineer on the Conceptual Civil Plan. Parking for 15 cars is shown, plus there will be outside secured storage for service vehicles which may hold another 15 cars +/-.

The off-site work will consist of new curb, gutter, planting strip and sidewalk per T-11 streets. Excess right of way between the sidewalk and lot line will be landscaped.

It appears the site may not be currently served by City sewer, so a new sewer line may be needed along the property frontage to the existing manhole about 200ft north of the south property line.

The site is served by city water with an existing meter near the south end of the site. The size and usefulness of the existing water service will need to be confirmed. It does not appear that a 10,000sf building of this size and use will require an automatic fire sprinkler system, however the owner may choose to install such a system.

Part of the site is within the 100-year floodplain so that will need to be considered in the final grading plan.

We are not aware of any critical areas on or near the site that would be impacted by this proposal.

It is expected that up to 12 people may work at the completed project on a normal shift.