ADMINISTRATIVE SITE DEVELOPMENT PERMIT (ASDP) SUBMITTAL

GILMAN POINT

SELF-STORAGE and LES SCHWAB TIRE CENTER

160 NW GILMAN BOULEVARD

ISSAQUAH, WASHINGTON 98027

S.E. 1/4 OF N.E. 1/4 OF SECTION 28, T. 24 N., R. 06 E., W.M.

VICINITY MAP

PROJECT TEAM

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NRGFIRECONSULT@GMAIL.COM

PROJECT & SITE DATA

SITE ADDRESS: 160 NW GILMAN BOULEVARD, ISSAQUAH, WA 98027

LEGAL DESCRIPTION:
THAT PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 6, HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 13, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 6;
THENCE SOUTH 16°41 '00" EAST 414.26 FEET TO THE NORTHERLY MARGIN OF STATE HIGHWAY NO.2;
THENCE SOUTH 48°25'00" EAST ALONG SAID NORTHERLY MARGIN 80 FEET TO THE MOST WESTERLY POINT OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECORDING NUMBER 8904141132;
THENCE NORTH 41°35'00" EAST 125.7 FEET;
THENCE SOUTH 48°48'30" EAST 4.5 FEET;
THENCE NORTH 42°45'03" EAST 120.98 FEET TO THE SOUTHWESTERLY MARGIN OF PRIMARY STATE HIGHWAY NO.2 (SR90) AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 691461;
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY MARGIN TO THE NORTH LINE OF LOT 1 IN SAID BLOCK 6;
THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF LOCUST STREET, EASTERLY OF NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY AND SOUTHERLY OF PRIMARY STATE HIGHWAY NO.2 (SR90);

AND TOGETHER WITH THAT PORTION OF LOCUST STREET LYING SOUTHERLY OF THE ABOVE DESCRIBED PORTION OF SECTION 28, AND NORTHERLY OF THE ABOVE DESCRIBED PORTION OF BLOCK 6, HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH.

PARCEL NUMBER:	884350-0238
JURISDICTION:	CITY OF ISSAQUAH
WATER & SEWER DISTRICT:	CITY OF ISSQAUAH
SECTION/TOWNSHIP/RANGE:	NE-28-24-06
PROPERTY ZONING:	MU (MIXED USE)
OVERLAY:	GILMAN
OCCUPANCY CLASSIFICATION:	S-2 (SELF-STORAGE) S-1/M (TIRE CENTER)

SITE AREA CALCULATIONS

GROSS SITE AREA:	82,134 S.F. (1.89 ACRES)
BASE SITE AREA:	82,134 S.F.
DEVELOPABLE SITE AREA:	74,896 S.F.
BASE F.A.R. @ 1.25:	93,620 S.F.
PROPOSED BLDG AREA (GFA):	99,972 S.F. (F.A.R.=1.33)
ADDITIONAL BUILDING AREA SUBJECT TO CIDDS SEC. 5.0 DENSITY BONUS PROGRAM	6,352 S.F.
PROPOSED IMPERVIOUS AREA:	61,858 S.F. (75.3%)
PROPOSED PERVIOUS AREA:	20,276 S.F.

LANDSCAPE REQUIREMENTS

	REQ'D	PROP.
PARKING LOT LANDSCAPING:		
10% OF PARKING AREA x 19,005 SF	1,900	2,117 SF
+ EDGE LANDSCAPING		
1 TREE PER 6 STALLS x 44 STALLS	7.33	7 TREES
GENERAL LANDSCAPING:		
TYPE II PERIMETER LANDSCAPING		
MINIMUM TREE DENSITY:		
4 SIGNIFICANT TREES (OR CALIPER EQUIV)		
PER 5,000 SF DEVELOPABLE AREA x 74,896 SF	60	XX TREES

REFER TO LANDSCAPE PLANS FOR TREE REPLACEMENT AND LANDSCAPE AREAS

BUILDING SETBACKS:	REQ'D	PROPOSED
NORTH:	0'	N/A
EAST:	0'	11' 2"
SOUTH:	0'	5'+
WEST:	0'	10' & 10' 5"

BUILDING HEIGHT PER MU ZONING:
MAX. ALLOWED BUILDING HEIGHT: 54' (w/ MIN. 15' 1st FLR) ABOVE AVERAGE EXISTING GRADE.

PROPOSED BUILDING HEIGHT:
SELF-STORAGE: 54' ABV. AVG. EXISTING GRADE
LES SCHWAB: 25' 4" ABOVE FIN. GRADE

	REQUIRED	PROVIDED
SITE FIRE FLOW	3,125 GPM	3,500 GPM

BUILDING CONSTRUCTION DATA & ANALYSIS:

SELF-STORAGE BUILDING (BUILDING 'A')

OCCUPANCY TYPE:	S-1 (SELF STORAGE) / B (OFFICE)
BUILDING CONSTRUCTION TYPE:	TYPE I-A BASE; II-B FLOORS 2-4
SPRINKLERED?	YES
FIRE ALARM SYSTEM?	YES
OCCUPANCY SEPARATION:	3-HOUR HORIZONTAL SEPARATION PROPOSED BETWEEN FLOOR 1 AND FLOORS 2-4

LES SCHWAB TIRE CENTER BUILDING (BUILDING 'B')

PLEASE REFER TO SHEET AB2.1 FOR OCCUPANCY AND CONSTRUCTION TYPE FOR THE LES SCHWAB BUILDING

DESIGN CODES

2012 INTERNATIONAL BUILDING CODE WITH WASHINGTON STATE AMENDMENTS
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 UNIFORM PLUMBING CODE
2012 WASHINGTON STATE ENERGY CODE
2009 NATIONAL ELECTRICAL CODE
2009 ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ISSAQUAH MUNICIPAL CODE; CENTRAL ISSAQUAH DEVELOPMENT & DESIGN STANDARDS

SHEET INDEX

GENERAL:
A0.1 COVER SHEET AND PROJECT INFORMATION
A0.2 ARCHITECTURAL SITE PLAN
A0.21 SITE AMENITIES, CONTEXT PHOTOS AND DESIGN NARRATIVE
A0.3 PHOTOMETRIC SITE PLAN
A0.4 PHOTOMETRIC DETAILS

SURVEY:
1 of 1 ALTA/ASCM LAND TITLE SURVEY

CIVIL:
CVR-1 COVER SHEET
C-1.0 CIVIL SITE PLAN
C-2.0 CIVIL CIRCULATION PLAN
C-3.0 CIVIL FIRE AND RESCUE PLAN
C-4.0 STORMWATER AND GRADING PLAN
C-5.0 WATER, SEWER AND OTHER UTILITY PLAN
C-6.0 OFF-SITE IMPROVEMENT PLAN

LANDSCAPE:
L1.1 PRELIMINARY TREE PLAN
L1.2 PRELIMINARY LANDSCAPE PLAN
W1.1 PRELIMINARY WETLAND BUFFER MITIGATION PLAN

ARCHITECTURAL - SELF STORAGE BUILDING:
AA2.1 STORAGE BUILDING FIRST FLOOR PLAN
AA2.2 STORAGE BUILDING SECOND FLOOR PLAN
AA2.3 STORAGE BUILDING THIRD FLOOR PLAN
AA2.4 STORAGE BUILDING FOURTH FLOOR PLAN
AA2.5 STORAGE BUILDING ROOF PLAN
AA3.1 STORAGE BUILDING EXTERIOR ELEVATIONS & FINISHES
AA3.2 STORAGE BUILDING EXTERIOR ELEVATIONS & FINISHES
AA3.3 STORAGE BUILDING COLOR PERSPECTIVES

ARCHITECTURAL - LES SCHWAB TIRE CENTER:
AB2.1 LES SCHWAB FLOOR PLANS
AB3.1 EXTERIOR ELEVATIONS & FINISH SCHEDULE
AB3.2 COLOR PERSPECTIVES
AB3.3 LES SCHWAB COLOR & MATERIALS BOARD

ARCHITECTURAL ABBREVIATIONS

SYMBOLS:

@	AT
&	AND
∠	ANGLE
℄	CENTER LINE
©	COPYRIGHT
°	DEGREE
ø	DIAMETER
=	EQUAL
>	GREATER THAN
<	LESS THAN
#	NUMBER
%	PERCENTAGE
±	PLUS/MINUS
ℙ	PLATE

ABBREVIATIONS:

A.B.E.	AVERAGE BUILDING ELEVATION
A/C	AIR CONDITIONER
ADJ	ADJUSTABLE, ADJACENT
ADMIN	ADMINISTRATION
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ALT	ALTERNATE
ASR	AUTOMATIC SPRINKLER RISER
AVG	AVERAGE
BFF	BELOW FINISH FLOOR
BFG	BELOW FINISH GRADE
BD	BOARD
BLDG	BUILDING
B/S	BUILDING STANDARD
B.O.	BOTTOM OF
BOT	BOTTOM
BTW	BETWEEN
CB	CATCH BASIN
C.I.	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT, CONSTRUCTION JOINT
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CONSTR	CONSTRUCTION
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
DF	DRINKING FOUNTAIN
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
ELEV	ELEVATION, ELEVATOR
ELEC	ELECTRICAL
EJ	EXPANSION JOINT
EQ	EQUAL
EXIST	EXISTING
EJ	EXPANSION JOINT
EXP	EXPANSION
EXT	EXTERIOR
F.C.I.C.	FURNISH BY CONTRACTOR INSTALL BY CONTRACTOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FINISH FLOOR
F.O.I.O.	FURNISHED BY OWNER INSTALLED BY OWNER
FEC	FIRE EXTINGUISHER CABINET
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FPHB	FROST PROOF HOSE BIBB
FRP	FIBER REINFORCED PANEL(S)
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GLP	GYPSUM LATH & PLASTER
GWB	GYPSUM WALLBOARD
H	HIGH, HEIGHT
HB	HOSE BIBB
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HTR	HEATER
INSUL	INSULATION
JT/JTS	JOINT,JOINTS
L	LONG, LENGTH
LAM	LAMINATE, LAMINATED
L.F.	LINEAR FOOT, LINEAL FOOT
LW	LIGHT WEIGHT
LVL	LEVEL
MAS	MASONRY
MAX	MAXIMUM
M.B.S.	METAL BUILDING SUPPLIER
MCT	MARMOLEUM COMPOSITE TILE
MECH	MECHANICAL
MEZZ	MEZZANINE
MTL	METAL
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MTD	MOUNTED
MTG	MOUNTING
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
O.H.	OVERHEAD
OPP	OPPOSITE
o/	OVER
PERP	PERPENDICULAR
PL	PLATE,
P-LAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PNL	PANEL, PANELING
PROJ	PROJECT, PROJECTED
PRV	PRESSURE REDUCING VALVE
PT	POINT
QT	QUARRY TILE
QTR	QUARTER
R	RADIUS
RD	ROOF DRAIN
RL	RAIN LEADER
REC'D	RECEIVED
REF	REFRIGERATOR, REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
RF	RUBBER FLOORING
RR	RESTROOM
RO	ROUGH OPENING
ROW	PUBLIC RIGHT OF WAY
S.A.M.	SELF ADHESIVE MEMBRANE
SCHED	SCHEDULE
SC	SOLID CORE
SF	SQUARE FOOTAGE
SG	SAFETY GLASS
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL, SANITARY SEWER
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
T	TEMPERED, TREAD, TOP
T&B	TOP & BOTTOM
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TONGUE & GROOVE
TG	TEMPERED GLASS
T.O.	TOP OF
TYP	TYPICAL
UTIL	UTILITY
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
w/	WITH
w/o	WITHOUT
W-MAT	WALK OFF MAT
WP	WATERPROOF
WR	WATER RESISTANT
WRB	WATER RESISTANT BARRIER
WT	WEIGHT
WWM	WELDED WIRE MESH
WWF	WELDED WIRE FABRIC
Y.C.	YARD DRAIN

SYMBOLS LEGEND

PARKING

			PARKING RATIO				MIN. (or) MAX.	PARKING SPACES REQ'D	PARKING SPACES PROV.	FOOTNOTE
SELF STORAGE	89,200	SF BLDG AREA	0.160	per	1,000	SF	MIN.	14	26	1
LES SCHWAB TIRE CENTER	7	# OF BAYS	2.50	per	SERVICE BAY		MAX.	18	18	2
			TOTAL AUTOMOBILE PARKING					32	44	
LES SCHWAB LOADING BAY	12,556	SF BLDG AREA	1.0	per	10,000	SF	MIN.	1	1	
MOTORCYCLE PARKING	32	AUTO PRKNG	1.0	per	36	SP	MIN.	1	0	3
BICYCLE PARKING	99,972	SF BLDG AREA	1.0	per	5,000	SF	MIN.	20	2	4

FOOTNOTES:
1. *SELF STORAGE PARKING RATIO UTILIZES INSTITUTE OF TRAFFIC ENGINEERS (ITE) PUBLISHED PARKING DEMAND DATA FOR SELF STORAGE STRUCTURES*
2. *PER CIDDS TABLE 8.10-1 FOR GENERAL COMMERCIAL/MAINTENANCE & SERVICE SHOPS*
3. *BASED ON THE PROPOSED USES FOR THE SITE (SELF STORAGE AND AUTOMOBILE TIRE CENTER) AND CIDDS SECTION 8.12.A.3 NO MOTORCYCLE PARKING IS PROPOSED.*
4. *BASED ON THE PROPOSED USES FOR THE SITE (SELF STORAGE AND AUTOMOBILE TIRE CENTER) AND CIDDS SEC. 8.11.B.1 THE MINIMUM BICYCLE PARKING IS BEING PROPOSED.*

PARKING SPACE TYPE DISTRIBUTION

PARKING TYPE	SIZE (MINIMUM)	REQ'D	PROV.
STANDARD SIZE	18.5' x 9'		37
COMPACT	16' x 8'		4
VAN ACCESSIBLE	18.5' x 9' w/ ACCESS AISLE	1	1
ACCESSIBLE	18.5' x 9' w/ ACCESS AISLE	1	2
	TOTALS		44
LOADING SPACE	25' x 10' (TYPE 'A')	1	1

SCOPE OF WORK

THE PROJECT PROPOSES CONSTRUCTION OF (1) 4-STORY, FULLY ENCLOSED SELF-STORAGE BUILDING OF APPROXIMATELY 88,000 SQUARE FEET AND (1) TIRE SHOP OF APPROXIMATELY 12,000 SQUARE FEET WITH (7) SERVICE BAYS AND A RETAIL/OFFICE AREA. SITE IMPROVEMENTS CONSIST OF GRADING AND ASSOCIATED IMPROVEMENTS INCLUDING 44 PARKING SPACES, LANDSCAPING, UTILITY IMPROVEMENTS AND BUFFER ENHANCEMENTS ACROSS A TOTAL SITE AREA OF 82,134 SQUARE FEET (1.89 ACRES).

REQUIRED PERMITS

- ADMINISTRATIVE SITE DEVELOPMENT PERMIT - LEVEL 2 MAJOR
- CLEARING AND GRADING PERMIT
- UTILITY AND ROW PERMITS
- BUILDING PERMIT (FOR EACH OF TWO BUILDINGS)
- PLUMBING AND MECHANICAL PERMITS (FOR EACH OF TWO BUILDINGS)
- ELECTRICAL PERMITS (FOR EACH OF TWO BUILDINGS)
- FIRE SPRINKLER PERMITS (FOR EACH OF TWO BUILDINGS)
- FIRE ALARM PERMITS AS APPROPRIATE

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GILMAN POINT
SELF-STORAGE and LES SCHWAB TIRE CENTER
160 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
PLOT DATE:	03-10-2015
CAD FILE:	14-140_A01_ASDP
JOB NUMBER:	14-140
CHECKED:	
DRAWN:	DYM
STATUS:	ISSUE FOR ASDP

COVER SHEET & PROJECT DATA

A0.1

WETLAND BUFFER REPLACEMENT AREA = 1,075 SF

TOTAL ON-SITE LENGTH OF STANDARD 50' WETLAND BUFFER = 199' 1" / 2 = 99' 6" MAX. LENGTH OF BUFFER REDUCTION. PROPOSED LENGTH OF BUFFER REDUCTION TO 37.5' = 98' 11"

REDUCED 10' B.S.B.L. FROM WETLAND BUFFER (ONLY AT REDUSED 37.5' BUFFER AREAS

WETLAND BUFFER REDUCTION AREA = 1,064 SF

P.S.H. NO. 2
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY
INTERSTATE 90

REBAR AND CAP TO BE SET "LS 13332" TYP.

N49°08'32"W 151.28'

50' WETLAND BUFFER

PROPOSED 10' WATERLINE EASEMENT

N40°42'16"W 332.02'

DITCH CENTERLINE

PROPOSED 4-STORY SELF STORAGE BUILDING (BUILDING 'A')

PROPOSED LES SCHWAB TIRE CENTER (BUILDING 'B')

COVERED PARKING

EXTENT OF ROOF OVER

PARKING LOT

REDUCED 37.5' WETLAND BUFFER

N45°51'23"E 533.46'

PROPOSED 10' WATERLINE EASEMENT

TAX LOT 2824069132 KING COUNTY PARKS

B.N.R.R. R.O.W. (KING COUNTY TRAIL)

EAST SAMMAMISH TRAIL CORRIDOR

APPROX. LOCATION CITY WATER LINES FROM CITY UTILITY MAPS

TAX LOT 8843500 KING/ANDERSON

N.W. JUNIPER STREET

N.W. GILMAN BLVD

RAINIER BLVD N.

N.W. JUNIPER STREET

KEY NOTES

1. TRASH ENCLOSURE: 6' HIGH MASONRY WALLS w/ SITE OBSCURING METAL GATE; GATE SHALL HAVE CANE BOLTS TO HOLD IN OPEN POSITION
2. CONCRETE APRON
3. BICYCLE RACKS: (2) BIKE RACKS TO ACCOMMODATE UP TO (4) BICYCLES; ON CONCRETE PAD; REF. DETAIL 2/A0.21
4. LANDSCAPING PER LANDSCAPE PLANS
5. OFF-SITE WETLAND
6. WETLAND BUFFER ENHANCEMENT PLANTINGS PER LANDSCAPE PLANS
7. NEW CURB-GUTTER, PLANTING STRIP AND 5' CONCRETE SIDEWALK PER CIVIL PLANS
8. 6' HIGH MASONRY SITE WALL
9. NEW 5' WIDE SIDEWALK – CONNECT TO R.O.W. PER CIVIL DRAWINGS
10. 6' HIGH SITE FENCING – T.B.D.
11. BOLLARDS PER DETAIL: (10) @ 84" O.C.; CENTERLINE OF BOLLARD @ 14" IN FROM FACE OF CURB
12. WETLAND REPLACEMENT AREA AS A RESULT OF BUFFER REDUCTION
13. TIRE CENTER LOADING BAY – 50' x 12'
14. ROCKERY PER CIVIL PLANS
15. PARKING LOT LIGHT PER PHOTOMETRIC PLANS
16. SITE BENCH; REF. 1/A0.21

SITE PLAN NOTES

A. EXISTING CONDITIONS WERE DERIVED FROM SURVEY DATED OCTOBER 29, 2014 BY ENCOMPASS ENGINEERING & SURVEYING. REFER TO COVER SHEET FOR ADDITIONAL SURVEYOR INFORMATION.

B. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

C. THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.

PARKING CALCULATIONS

			PARKING RATIO					MIN. (or) MAX.	PARKING SPACES REQ'D	PARKING SPACES PROV.	FOOTNOTE
SELF STORAGE	89,200	SF BLDG AREA	0.160	per	1,000	SF	MIN.	14	26	1
LES SCHWAB TIRE CENTER	7	# OF BAYS	2.50	per	SERVICE BAY		MAX.	18	18	2
			TOTAL AUTOMOBILE PARKING					32	44	
LES SCHWAB LOADING BAY	12,556	SF BLDG AREA	1.0	per	10,000	SF	MIN.	1	1	
MOTORCYCLE PARKING	32	AUTO PRKNG	1.0	per	36	SP	MIN.	1	0	3
BICYCLE PARKING	99,972	SF BLDG AREA	1.0	per	5,000	SF	MIN.	20	2	4

FOOTNOTES:

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2. *PER CIDDS TABLE 8.10-1 FOR GENERAL COMMERCIAL/MAINTENANCE & SERVICE SHOPS*
3. *BASED ON THE PROPOSED USES FOR THE SITE (SELF STORAGE AND AUTOMOBILE TIRE CENTER) AND CIDDS SECTION 8.12.A.3 NO MOTORCYCLE PARKING IS PROPOSED.*
4. *BASED ON THE PROPOSED USES FOR THE SITE (SELF STORAGE AND AUTOMOBILE TIRE CENTER) AND CIDDS SEC. 8.11.B.1 THE MINIMUM BICYCLE PARKING IS BEING PROPOSED.*

SITE PLAN

SCALE: 1" = 30'

REGISTERED ARCHITECT
Pedro A. de Magalhaes Castro
STATE OF WASHINGTON

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GILMAN POINT

SELF-STORAGE and LES SCHWAB TIRE CENTER
160 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	1" = 30'
PLOT DATE:	03-10-2015
CAD FILE:	14-140_A02_ASDP
JOB NUMBER:	14-140
CHECKED:	
DRAWN:	DYM
STATUS:	ISSUE FOR ASDP

ARCHITECTURAL SITE PLAN

A0.2

1 2 3 4

CURRENT SITE

5 6 7 8

SITE CONTEXT

SITE PLAN FROM KING COUNTY IMAP 2014

CONTEXT IMAGES

GILMAN POINT

160 NW GILMAN BLVD, ISSAQUAH, WA 98027

NOTE:
SEE FFE SCHEDULE REFERENCE, ARCHITECTURAL SHEET A151, FOR PROCUREMENT INFORMATION. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

BENCH SPECIFICATIONS:

1. WABASH VALLEY MANUFACTURING INC. "CITY LIMITS STRAIGHT BENCH"
2. PERFORATED 3 SEAT W/ BACK
3. SURFACE MOUNT
4. DARK BRONZE
5. MODEL #CL321 BENCH, WITH MC103 PLATE COVERS
6. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES AND PER ASME Y14.5M–1994.
7. ALL DIMENSIONS ARE AFTER PLASTISOL COATING.

1 SITE BENCH

SCALE: NONE

NOTE:
SEE FFE SCHEDULE REFERENCE, ARCHITECTURAL SHEET A151, FOR PROCUREMENT INFORMATION. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

2 BIKE RACK

SCALE: NONE

responses to early review comments

LES SCHWAB BUILDING

1. Les Schwab Building: The CIDDS requires a minimum building frontage of 60% (CIDDS 11.3.G) which means that there's building at the 0 ft setback line, i.e. property line (CIDDS Table 4.4). A setback of up to 10 ft is allowed in some circumstances, but you've exceeded that 10 ft max and may not meet the standards for when a setback is appropriate. While the plaza and pedestrian table are good tools, we have to start with 'are you meeting the requirement' and 'is the adjustment consistent with vision and intent of the rules (CIDDS 1.1.E)'? As we understand it, this is a preference from Les Schwab regarding their building design.

Magellan Architects (MA): The geometric constraints of the site are very challenging to meet the letter of the code. Based on subsequent discussions with City staff and analysis of the CIDDS requirements the Les Schwab Tire Center building is now providing the maximum feasible frontage at the 10' build-to line with additional frontage façade at a slight angle based on providing minimum reasonable vehicular and pedestrian access to the site. Based on discussions with City staff and further analysis of the CIDDS requirements it is our understanding that the plaza requirement does not apply to this project and those elements have been removed from the proposal.

LES SCHWAB ENTRY

2. Les Schwab entry: The entry is facing the parking lot not the adjacent Circulation Facility, i.e. Gilman Blvd. Again this is a preference of Les Schwab's not something that the site precludes which would not support an adjustment of standards.

Magellan Architects (MA): An entry has been added to the frontage façade of the Les Schwab building. Additionally, a clear pedestrian connection from the sidewalk along the NW Gilman Boulevard right-of-way to the site and, subsequently, to the Les Schwab building have been provided.

STORAGE FACILITY ENTRY

3. Storage facility entry: the change to the entry and provision of a walkway are good ways to make this more compliant. The walkway and adjacent drive must meet a Circulation Facility standard. To use this configuration, the walk (and possibly the auto area) will need to meet a standard in CIDDS Chap 6.

Magellan Architects (MA): Sidewalk and planter strip have been added per in an effort to configure the circulation route to the self-storage facility to be compliant with CIDDS guidelines. Additional provisions towards conforming to Circulation Facility standards include the modulation and narrowing, where appropriate while maintaining appropriate vehicular circulation, of drive-aisle widths and the inclusion of lighting and appropriate landscaping.

PARKING

4. Parking: it appears you may have used a parking generation code rather than the CIDDS Chap 8. Please provide calcs using CIDDS showing both the min and max parking allowed and where you fall in that range.

Magellan Architects (MA): The parking requirements have been updated and are and combination of CIDDS standards and published Institute of Traffic Engineers (ITE) parking ratios. Based on conversations with City staff and interpretation of the CIDDS it is our understanding that there is discretion available for the calculation of parking demand for the self-storage facility. This is represented by the ITE parking ratios and further supported by a letter (attached to this application) from Mr. Steve Tangney, Vice President of West Coast Self-Storage. The parking associated with the proposed Les Schwab Tire Center is within the maximum allowed per the CIDDS standards. The quantity of stalls associated with the self-storage facility – approaching 0.30 stalls/1,000 sf – is well in excess of the 0.160 stalls/1,000 sf ratio recommended by the ITE Manual or the 0.136 stalls/1,000 sf recommended by West Coast Self-Storage.

BUILDING HEIGHT

5. Height: please provide height info on the storage building for review relative to CIDDS Table 4.4.

Magellan Architects (MA): Height information has been provided on the cover sheet and exterior elevations for the respective buildings.

objectives and existing site conditions

Project Description:
We are proposing redevelopment of this underutilized site with an 87,416 square foot self-storage facility paired with a 12,556 square foot, 7 service bay Les Schwab Tire Center. The site's previous use was a small mixed office and retail building that included one apartment and an informal animal pasture.

The proposed self-storage building would extend to the 54 foot maximum height (above average existing grade) per zoning regulations. The Les Schwab facility is lower at a proposed 25' 4" above finished grade. While no building setbacks are required per code the proposed building setbacks vary around the site based on a combination of critical areas buffering, site infrastructure requirements and design guidelines.

The project proposes 44 at grade parking spaces of which approximately half are under a portion of the self-storage structure. Based on parking analysis from past self-storage projects in conjunction with with zoning and development requirements we believe that the proposed parking is adequate and appropriate for the proposed uses.

Generally this project aims to maximize buildable area while respecting critical areas buffers situated to the north-northwest of the site, minimizing impacts to adjacent rights-of-way and uses.

Site Location:
The essentially triangular site is located on the north side of NW Gilman Boulevard at the intersection of NW Juniper Street. Access is via a driveway at NW Juniper Street shared with adjacent businesses. Adjacent uses include the East Sammamish Trail corridor abutting the property to the west, the Interstate-90 corridor to the east and Pogacha restaurant to the south.

Topography:
The existing site topography is quite flat with a swale off-site to the east in the WSDOT Interstate-90 corridor and a small wetland depression off-site to the north and west of the site. It is expected that, due to existing soil conditions, grade will be raised slightly in order to provide appropriate structural basis for buildings and site improvements.

Views and Exposure:
The site has relatively good visual exposure from NW Gilman Boulevard punctuated partially by mature existing street trees along the NW Gilman Boulevard corridor. Along its western boundary the site is relatively open with respect to the East Sammamish Trail alignment. While it is immediately adjacent to the Interstate-90 corridor and Front Street off-ramp the site is screened by dense mature trees and vegetation within the I-90 right-of-way.

Noise:
Situated between two primary thoroughfares and adjacent commercial uses the site is subject to typical traffic noise. The proposed self-storage generates little to no operational noise impacts. In that the majority of parking serving the self-storage facility is located under the structure any potential noise during customer activity will be partially contained. The proposed tire sales center does have noise associated with operational activities (e.g. impact wrenches for removing & installed lug nuts, etc.). In that the bulk of these activities occur within the interior service bays and the bays are oriented inwards to the center of the site this will serve to further contain and mitigate noise impacts.

Architecture:
Adjacent structures include, to the west, a two-story, mixed retail building familiarly known as "The Clock Tower" building, separated from the site by the East Lake Sammamish Trail corridor. Also immediately west is the nostalgic presence of a barbershop contained within a train caboose. Southeast of the site is situated the one-story Pogacha Restaurant & Bar. Southwest and west of the site, across NW Gilman Boulevard, is the Gilman Village complex and a financial institution which are set back some distance from the NW Gilman right-of-way.

Nearby architectural styles are varied with the structures of Gilman Village representing a variety of small scale commercial buildings with eclectic traditional styling. Likewise the Clock Tower building is of conventional retail design with the addition of a more traditional clock tower element prominent on its western façade. The Pogacha Restaurant & Bar presents similarly traditional forms and cladding materials.

design standards and response

Design Standard 11.0 Site Design

11.2 Existing Site Features and Context: Despite odd shapes and proportions and challenging site access this proposal respects the existing wetland and wetland boundaries just off-site to the northwest and provides ample setback from the west property boundary in an effort to honor the East Sammamish trail corridor alignment. The site is shielded from the adjacent I-90 corridor and Front Street off-ramp by existing, off-site trees and vegetation and development is oriented towards the NW Gilman Boulevard corridor and adjacent pedestrian facilities.

11.3 Pedestrian Connections: Pedestrian connectivity and circulation is facilitated by the inclusion of accessible and obvious sidewalk and crosswalk connections from the NW Gilman Boulevard right-of-way to the site and to the proposed structures. Minimal conflict with parking areas and vehicular circulation are incorporated into the layout of pedestrian circulation elements.

11.4 Environmentally Critical Areas: The self-storage facility honors the existing wetland and buffers by stepping around buffer areas. Buffer replacement areas and enhancement plantings are proposed in a further effort to respect these natural areas.

11.5 Service, Loading and Waste Enclosures: The fully screened solid waste collection area (i.e. trash enclosure) is combined for joint use by both businesses on the site. Further, the trash enclosure is situated adjacent to, and integral with, the tire center loading area to consolidate these functions and position them away from pedestrian access areas to further minimize visual impact.

Design Standard 12.0 Circulation Design

12.3 Motorized Facility Standards: Apparent vehicular circulation areas in front of the tire center service bays have been visually reduced in order to mitigate driving speeds and create clear lanes of function and travel. Likewise, drive aisle widths have been modulated throughout the parking lot areas to strike a balance of functional widths for site access and deliveries while seeking to reduce travel speeds on the site. The proposed development makes use of a single existing driveway alignment and an existing connection to NW Gilman Boulevard.

12.4 Nonmotorized Facility Standards: Pedestrian walkways are separated, wherever possible, from vehicular travel areas by landscaping and clear crosswalks and changes of material and texture. Clear and direct routes for pedestrian travel are provided throughout the site and to the adjacent right-of-way.

Design Standard 14.0 Buildings

While previous design concepts considered combining both functions into a single structure it was ultimately decided to distinguish each function into a separate structure thus providing distinct and visually interesting building massing within the site.

The proposed designs have sought to introduce appropriate levels of glazing and transparency with an emphasis on retail and public access areas of each facility. Attention was also paid to providing building modulation and transparency for the self-storage facility adjacent to the East Sammamish Trail corridor and, at the Les Schwab showroom area, along the albeit limited street frontage of this site including significant transparency at the southwest corner of the site and wrapping around to the south property boundary.

The taller and larger self-storage facility has been situated to the northern portion of the site in order to minimize visual impact to NW Gilman Boulevard, preserve solar exposure for the site in not casting shade and shadows across adjacent structures or circulation areas and to buffer the site from traffic noise from the adjacent Interstate-90 corridor.

Public access and building entrance areas have been made visually apparent through orientation on the site and with respect to both pedestrian access routes and parking functions. It is important to recognize that access to both of the proposed functions is primarily vehicular in nature. Thus clear and proximal vehicular parking has also been established on the site.

Both vertical and horizontal building modulation, appropriate to the respective uses, is introduced within each building design while pedestrian scale canopies at each building serve to identify public access and provide a sense of space and entry.

Design emphasis in the form of glazing, canopy details and divided glazing mullions has been provided at prominent building corners oriented towards the site access point and NW Gilman Boulevard.

Design Standard 15.0 Parking

Vehicular parking has been oriented towards the center of the property in order to minimize impacts to adjacent uses while maintaining useful proximity to these business types. Similarly vehicular circulation is separated from pedestrian areas by changes in materials and texture and through the use of landscaping.

A single driveway access on to the site is utilized as well as the existing, shared connection to NW Gilman Boulevard in an effort to minimize impacts to the public right-of-way.

Appropriately configured bicycle parking is provided in a clear and prominent area while keeping it protected from vehicles and pedestrian conflicts. Given the uses for this site it is expected that bicycle use will be minimal.

Design Standard 16.0 Landscaping

Increased building setbacks, particularly for the self-storage building, provide increase landscape buffering opportunities to soften building presence and add visual interest.

While a range of plant materials are proposed consistency and repetition within site landscaping provides continuity of design. Complementary and varied native plant materials as well as downed logs are proposed within the buffer replacement and enhancement areas to provide habitat and distinguish this environmental asset while providing visual interest and a comprehensive overall design.

The heavily planted northern portion of the site provides additional buffering for the wetland, the trail corridor and the Interstate-90 right-of-way.

Design Standard 17.0 Lighting

The proposed site lighting has been configured in order to mitigate impacts on adjacent properties, uses and roadways. Light fixture locations are distributed in an effort to provide consistent, uniform lighting throughout the drive aisles and parking areas while preventing light pollution to off-site areas and ensuring the safety and security of customers and employees.

7855
REGISTERED ARCHITECT
Pedro A. de Magalhaes Castro
STATE OF WASHINGTON

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160 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

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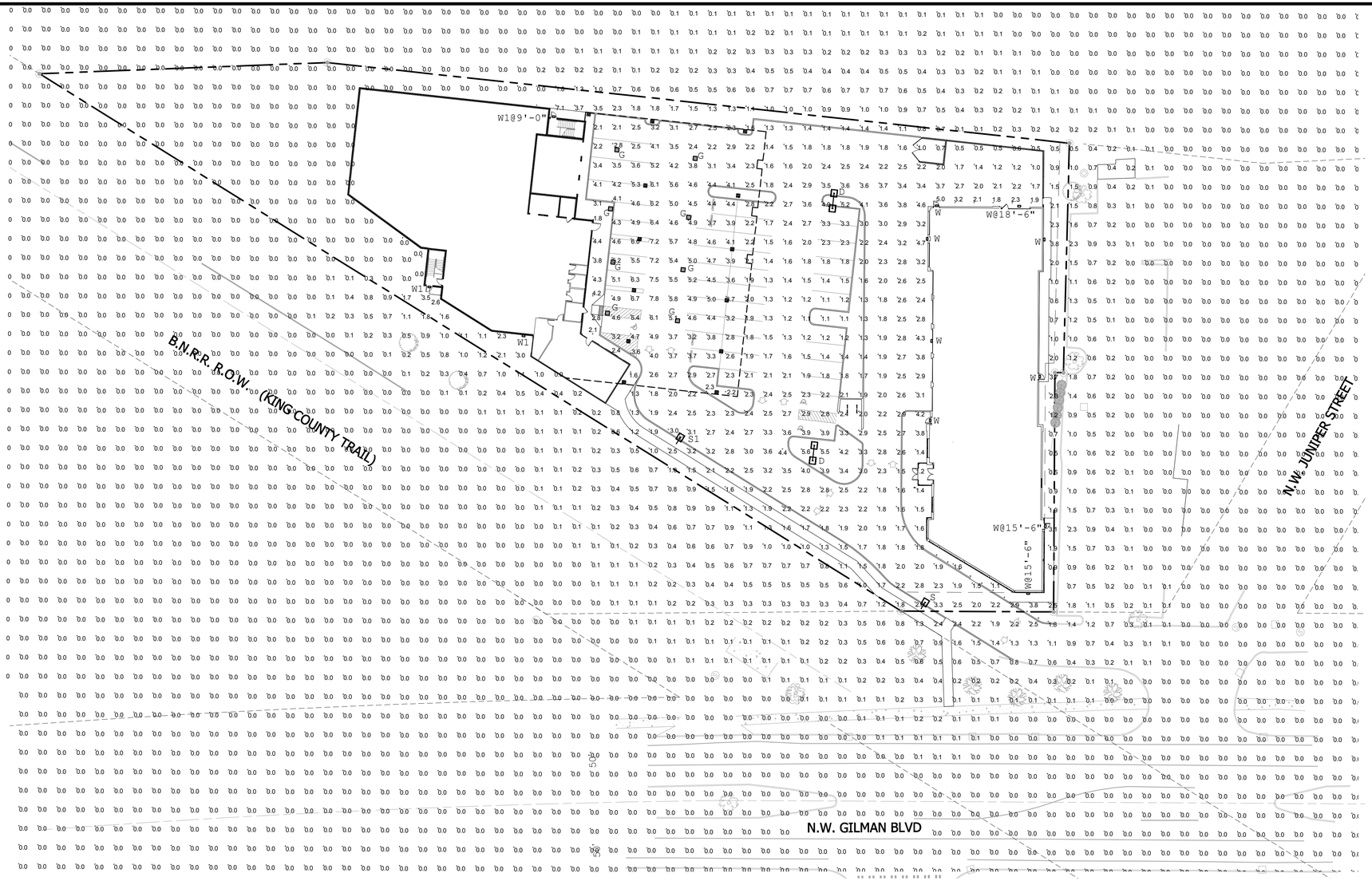
ISSUE DATES
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

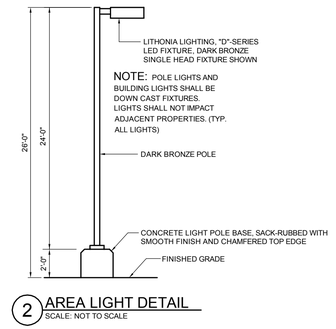
24"x36" SCALE:	
PLOT DATE:	03–10–2015
CAD FILE:	14-140_A021_ASDP
JOB NUMBER:	14–140
CHECKED:	
DRAWN:	DYM
STATUS:	ISSUE FOR ASDP

SITE AMENITIES, CONTEXT PHOTOS AND NARRATIVE

A0.21



1 SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

LUMINAIRE SCHEDULE

TIRE STORE							
SYMBOL	QTY	LABEL	TYPE	WATTS	LUMENS	MODEL NUMBER	DESCRIPTION
	2	S	SINGLE	131	13289	DSX1 LED 60C 700 40K TFTM MVOLT SPA DDBXD	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LUMINAIRE, 60 DIODE, 700mA DRIVER,4000K CCT, SINGLE HEAD, TYPE FORWARD THROW MEDIUM DISTRIBUTION, DARK BRONZE COLOR, MOUNTED ON 24'-0" POLE ON 2'-0" CONCRETE BASE. SEE POLE SCHEDULE THIS SHEET
	1	D	D180°	262	26578	DSX1 LED 60C 700 40K TFTM MVOLT SPA DDBXD	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LUMINAIRE, 60 DIODE, 700mA DRIVER,4000K CCT, DOUBLE HEAD, TYPE FORWARD THROW MEDIUM DISTRIBUTION, DARK BRONZE COLOR, MOUNTED ON 24'-0" POLE ON 2'-0" CONCRETE BASE. SEE POLE SCHEDULE THIS SHEET
	9	W	SINGLE	47	4055	WST LED 2 10A700_40K SR3 MVOLT ELCW DDBXD	LITHONIA LIGHTING, WST SERIES LED WALL LUMINAIRE, 20 DIODE, 700mA DRIVER, 4000K CCT, TYPE 3 DISTRIBUTION, DARK BRONZE, WITH EMERGENCY BATTERY BACKUP, WALL MOUNTED AT 14'-0" UNLESS NOTED OTHERWISE
STORAGE							
	1	S1	SINGLE	131	13289	DSX1 LED 60C 700 40K TFTM MVOLT SPA DDBXD	LITHONIA LIGHTING, D-SERIES SIZE 1 LED AREA LUMINAIRE, 60 DIODE, 700mA DRIVER,4000K CCT, SINGLE HEAD, TYPE FORWARD THROW MEDIUM DISTRIBUTION, DARK BRONZE COLOR, MOUNTED ON 24'-0" POLE ON 2'-0" CONCRETE BASE. SEE POLE SCHEDULE THIS SHEET
	3	W1	SINGLE	47	4055	WST LED 2 10A700_40K SR3 MVOLT ELCW PIR DMG DDBXD	LITHONIA LIGHTING, WST SERIES LED WALL LUMINAIRE, 20 DIODE, 700mA DRIVER, 4000K CCT, TYPE 3 DISTRIBUTION, DARK BRONZE, WITH EMERGENCY BATTERY BACKUP AND MOTION/AMBIENT LIGHT SENSOR, DIMMING DRIVER, WALL MOUNTED AT 14'-0" UNLESS NOTED OTHERWISE
	8	G	SINGLE	86	6270	KACM LED 1 49B350/40K SR5 MVOLT DDBXD	LITHONIA LIGHTING, KACM SERIES LED SURFACE LUMINAIRE, 49 DIODE,350mA DRIVER, 4000K CCT, TYPE 5 DISTRIBUTION, DARK BRONZE, MOUNTED ON SURFACE AT 14'-6"

NOTE:
ALL PROPOSED LIGHT FIXTURES ARE FULL CUT-OFF AND DOWNCAST.

POLE SCHEDULE

TIRE STORE					
SYMBOL	QTY	LABEL	ARRANGEMENT	MODEL NUMBER	DESCRIPTION
	1	S	SINGLE	SSS-244C-DM19AS-DDB	SQUARE STRAIGHT STEEL POLE, 24'-0", SINGLE FIXTURE, DARK BRONZE
	2	D	2 @ 180°	SSS-244C-DM28AS-DDB	SQUARE STRAIGHT STEEL POLE, 24'-0", DOUBLE FIXTURE AT 180°, DARK BRONZE
CAR WASH					
	1	S-1	SINGLE	SSS-244C-DM19AS-DDB	SQUARE STRAIGHT STEEL POLE, 24'-0", SINGLE FIXTURE, DARK BRONZE

CALCULATION SUMMARY

					UNIFORMITY	
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING	FC	2.05	3.9	1.1	1.86	3.55
PARKING-STORAGE	FC	4.38	6.7	2.1	2.09	3.19
PARKING-UNDER	FC	2.91	5.0	1.3	2.24	3.85
DRIVE	FC	2.38	4.9	1.1	2.16	4.45
DRIVE-UNDER	FC	4.25	7.8	1.4	3.04	5.57
DRIVE-TRASH	FC	1.76	3.7	0.5	3.52	7.40
ENTRY	FC	2.04	3.3	1.5	1.36	2.20
BUILDING SURROUNDS-TIRE	FC	3.74	4.4	3.0	1.25	1.47

No.	REVISION	DES. BY	DRAWN BY	DATE

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Les Schwab Tires

LES SCHWAB TIRE CENTER

160 NW GILMAN BOULEVARD
ISSAQUAH, WA 98027

Project No:	LST700007
Sheet Scale:	1"=30'
Designed By:	JMG
Drawn By:	JMG
Date:	March, 2015
Disk File:	Lst7007_P_A0.3-Lite

PHOTOMETRIC SITE PLAN

A0.3

D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type

Hit the tab key or mouse over the page to see all interactive elements.

d-series

Specifications

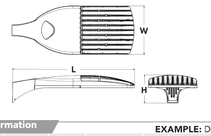
EPA: 1.2 ft² (0.11 m²)

Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height: 7-1/2" (19.0 cm)

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in surface/canopy lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1 LED	60C	700	40K	T4M	M	SPA			DDBXD
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Control options**	**Other options**	**Finish** *(required)*
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000mA (1 A)	30K 3000K (80 CRI) 40K 4000K (70 CRI min.) 50K 5000K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[2] RPUMBA Round pole universal mounting adaptor[2] **Shipped separately** VG Vandal guard WG Wire guard	**Shipped installed** PER NEMA twist-lock receptacle only (no controls)[3] DMG 0-10V dimming driver (no controls)[3] DCR Dimmable and controllable via ROAM® (no controls)[3] DS Dual switching[3] PIR Motion sensor, 8-15' mounting height[3] PIRH Motion sensor, 15-30' mounting height[3] BL30 Bi-level switched dimming, 30%[3,4] BL50 Bi-level switched dimming, 50%[3,4]	**Shipped installed** WTB Utility terminal block[5] SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] L90 Left rotated optics[6] R90 Right rotated optics[6]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM28AS** 2 at 90°
DM28AS	2 at 180°	**DM38AS** 3 at 90°
DM48AS	4 at 90°	**DM28AS** 3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole may not be 3.25" O.D. minimum.*

***For round pole mounting only.*

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [7]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [7]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [7]
SC U	Shorting cap [7]
DSHS/SC 30 U	House-side shield for 30 LED unit
DSHS/SC 40 U	House-side shield for 40 LED unit
DSHS/SC 60 U	House-side shield for 60 LED unit
PUMBA DDBXD U*	Square cast-mount pole universal mounting bracket adaptor (specify finish)

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-330	AST35-400

For more control options, visit DSX1 and READY online.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts (MVOLT)	Dist. Type	30K (3000K, 70 minimum CRI)					40K (4000K, 70 CRI)					50K (5000K, 67 CRI)				
					Nominal Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30 (1 STRIP)	700 mA	30C 700 – K	68 W	SR2	2,085	1	0	1	84										
				SR3	2,029	1	0	1	84										
				SR4	1,959	1	0	1	82										
2 (2 STRIPS)	700 mA	30C 700 – K	47W	SR2	3,944	1	0	1	84										
				SR3	4,028	1	0	1	86										
				SR4	3,851	1	0	1	82										
30C (30 LEDs)	530 mA	30C 530 – K	49 W	T1S	3,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
				T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
				T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
				T3S	5,479	1	0	1	81	6,757	2	0	2	99	7,305	2	0	2	107
				T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
				T4M	5,463	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
				TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
				T5VS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
				T5S	5,639	2	0	0	83	6,955	3	0	0	102	7,519	3	0	1	111
				T5M	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112
				T5W	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109
40C (40 LEDs)	700 mA	40C 700 – K	89 W	T1S	2,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
				T2S	7,572	2	0	2	72	9,803	2	0	2	93	10,342	2	0	2	98
				T2M	7,326	2	0	2	70	9,291	2	0	2	88	10,065	2	0	3	95
				T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97
				T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97
				T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97
				TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96
				T5VS	7,801	3	0	1	74	9,894	3	0	1	94	10,653	3	0	1	101
				T5S	7,703	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100
				T5M	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102
				T5W	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99
60C (60 LEDs)	1000 mA	60C 1000 – K	135 W	T1S	4,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
				T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
				T2M	6,960	2	0	2	78	8,735	2	0	2	98	9,469	2	0	3	106
				T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
				T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
				T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
				TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
				T5VS	7,421	3	0	1	83	9,333	3	0	1	105	10,085	3	0	1	113
				T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
				T5M	7,423	3	0	1	83	9,326	3	0	2	105	10,087	4	0	2	113
				T5W	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110
60C (120 LEDs)	700 mA	60C 700 – K	131 W	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
				T2S	9,972	3	0	2	72	12,558	3	0	2	93	13,481	3	3	0	98
				T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	3	0	95
				T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97
				T3M	9,814	2	0	2	71	12,358	3	0	2	90	13,267	3	3	0	96
				T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96
				TFTM	9,681	1	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95
				T5VS	10,275	3	0	1	74	12,937	3	0	1	94	13,890	4	0	1	101
				T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,723	3	3	0	99
				T5M	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101
				T5W	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98
60C (160 LEDs)	1000 mA	60C 1000 – K	209 W	T1S	10,226	2	0	2	49	12,871	3	0	3	62	13,929	3	3	0	66
				T2S	10,711	2	0	2	52	13,481	3	0	3	65	14,589	3	3	0	70
				T2M	10,363	2	0	3	79	11,043	3	0	3	100	14,113	3	3	0	108
				T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	3	0	110
				T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	3	0	110
				T4M	10,559	2	0	2	80	13,290	2	0	3	101	14,382	3	3	0	110
				TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
				T5VS	11,036	3	0	1	84	13,890	4	0	1	106	15,052	4	0	1	115
				T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
				T5M	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115
				T5W	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112
				T1S	14,037	3	0	3	67	17,632	3	0	3	84	19,087	3	0	3	91
				T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,988	3	0	3	95
				T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92
				T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94
				T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94
				T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94
				TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92
				T5VS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98
				T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97
				T5M	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98
				T5W	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95

NOTES

1. Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PER) and/or 0-10V dimming (DMG).
3. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
4. Must be ordered with fixture; cannot be field installed.
5. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage (120, 208, 240, 277, 347 or 480V). 208, 240 or 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
7. Integral battery pack is rated for -20° to 40°C operating temperature. ELCW warranty is 3-year rather than 5-year. Not available with 347V or 480V. Not available with WL(x).
8. WLU not available with PIR or ELCW.
9. Specifies the SensorSwitch SFCD-7 OOP control (photocell included); see Motion Sensor Guide for details. Not available with "PIR" option (button type photocell). Dimming driver standard. Not available with WLU, WG or WG.

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DSX1-LED
Rev. 04/17/14

MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES "S", "D", & "S1"

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the illustrated platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L70, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote cooler operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEEDB and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (70K/100K hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

Designlights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

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DSX1-LED
Rev. 04/17/14

KACM LED
LED Surface Luminaire

Catalog Number

Notes

Type

Hit the tab key or mouse over the page to see all interactive elements.

CONTOUR

Specifications

Length: 17-1/2" (44.5 cm)

Width: 17-1/2" (44.5 cm)

Height: 7-1/8" (18.1 cm)

Weight (max): 36 lbs (16.4 kg)

Introduction

The Contour® Series luminaires offer traditional square daylorms with softened edges for a versatile look that complements many applications.

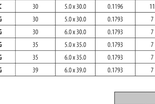
The KACM LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-250W metal halide in surface/canopy lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: KACM LED 1 63B530/40K SR5 MVOLT DDBXD

KACM LED							
Series	**Light Engines**	**Performance Package**	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish** *(required)*
KACM LED	1 One engine (49 or 63 LEDs)	**350 mA options:** 49B350/30K 3000K 49B350/40K 4000K 49B350/50K 5000K 63B350/30K 3000K 63B350/40K 4000K 63B350/50K 5000K **530 mA options:** 63B530/30K 3000K 63B530/40K 4000K 63B530/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	**Shipped installed** (blank) Surface mount TC Through-wire conduit kit **Shipped separately** YK Yoke/trunnion mount[2]	**Shipped installed** DMG 0-10V dimming driver (no controls)[3] SF Single fuse (120, 277, 347V)[1] DFL Diffusing lens **Shipped separately** WG Wire guard[2] VG Vandal guard[2]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Mounting Detail



Accessories

Ordered and shipped separately.

KACMYK DDBXD U	Yoke/trunnion accessory (specify finish)
KACWG U	Wire guard accessory
KACVG U	Vandal guard accessory

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2. Also available as a separate accessory; see Accessories information at left.
3. Not available with 347 or 480V.
4. Single fuse (SF) requires 120, 277 or 347V. Double fuse (DF) requires 208, 240 or 480 voltage option.

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MANUFACTURER SPECIFICATION SHEET FOR SURFACE FIXTURES 'G'

WST LED
Architectural Wall Sconce

Catalog Number

Notes

Type

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Height: 7-1/4" (18.4 cm)

Width: 16-1/4" (41.3 cm)

Depth: 9-1/8" (23.2 cm)

Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)

Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED								
Series	**Light Engines**	**Performance Package**	**Distribution**	**Voltage**	**Mounting**	**Options**[1]	**Finish** *(required)*
WST LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	**700 mA options:** 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II SR3 Type III SR4 Type IV	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	**Shipped included** (blank) Surface mount **Shipped separately**[2] BBW Surface-mounted back box U/TS Uplift 5 degrees	**Shipped installed** PE Photoelectric cell, button type[3,4] SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[5] WLU Wet location door for up orientation[6] PIR Motion/ambient light sensor[4] **Shipped separately** VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Emergency Battery Operation

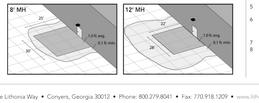
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 , 700.16.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Grillnes
8' and 12' Mounting Height



NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE) and/or 0-10V dimming (DMG).
2. May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
3. Must be ordered with fixture; cannot be field installed.
4. Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage (120, 208, 240, 277, 347 or 480V). 208, 240 or 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6. Integral battery pack is rated for -20° to 40°C operating temperature. ELCW warranty is 3-year rather than 5-year. Not available with 347V or 480V. Not available with WLU.
7. WLU not available with PIR or ELCW.
8. Specifies the SensorSwitch SFCD-7 OOP control (photocell included); see Motion Sensor Guide for details. Not available with "PIR" option (button type photocell). Dimming driver standard. Not available with WLU, WG or WG.

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MANUFACTURER SPECIFICATION SHEET FOR BUILDING FIXTURES "W" & "W1"

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

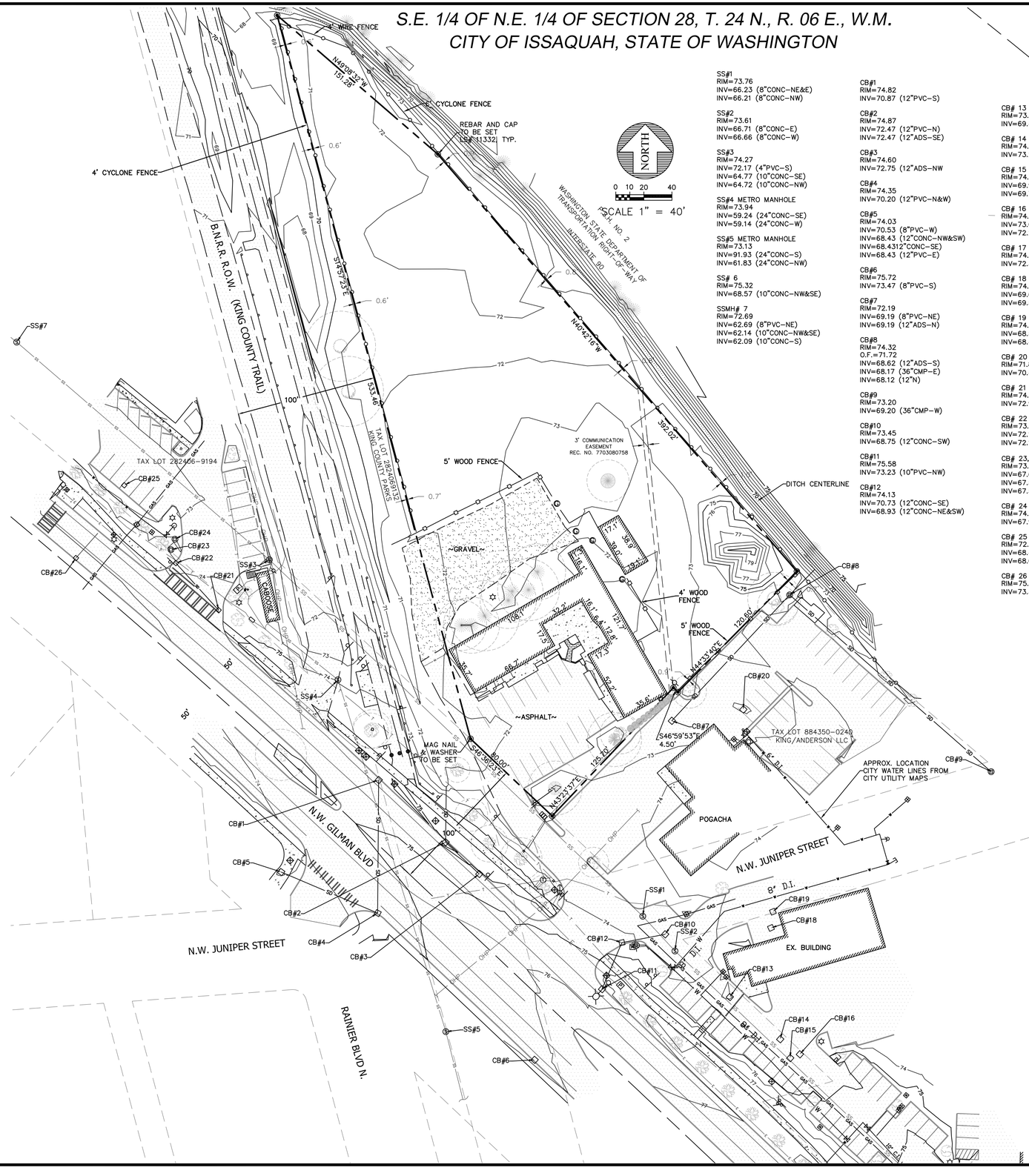
Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT)	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/–K	24W	SR2	2,085	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/–K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average

S.E. 1/4 OF N.E. 1/4 OF SECTION 28, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON



SS#1
RIM=73.76
INV=66.23 (8"CONC-NE&E)
INV=66.21 (8"CONC-NW)

SS#2
RIM=73.61
INV=66.71 (8"CONC-E)
INV=66.66 (8"CONC-W)

SS#3
RIM=74.27
INV=72.17 (4"PVC-S)
INV=64.77 (10"CONC-SE)
INV=64.72 (10"CONC-NW)

SS#4 METRO MANHOLE
RIM=73.94
INV=59.24 (24"CONC-SE)
INV=59.14 (24"CONC-W)

SS#5 METRO MANHOLE
RIM=73.13
INV=91.93 (24"CONC-S)
INV=61.83 (24"CONC-NW)

SS# 6
RIM=75.32
INV=68.57 (10"CONC-NW&SE)

SSMH# 7
RIM=72.69
INV=62.69 (8"PVC-NE)
INV=62.14 (10"CONC-NW&SE)
INV=62.09 (10"CONC-S)

CB#1
RIM=74.82
INV=70.87 (12"PVC-S)

CB#2
RIM=74.87
INV=72.47 (12"PVC-N)
INV=72.47 (12"ADS-SE)

CB#3
RIM=74.60
INV=72.75 (12"ADS-NW

CB#4
RIM=74.35
INV=70.20 (12"PVC-N&W)

CB#5
RIM=74.03
INV=70.53 (8"PVC-W)
INV=68.43 (12"CONC-NW&SW)
INV=68.4312"CONC-SE)
INV=68.43 (12"PVC-E)

CB#6
RIM=75.72
INV=73.47 (8"PVC-S)

CB#7
RIM=72.19
INV=69.19 (8"PVC-NE)
INV=69.19 (12"ADS-N)

CB#8
RIM=74.32
O.F.=71.72
INV=68.62 (12"ADS-S)
INV=68.17 (36"CMP-E)
INV=68.12 (12"N)

CB#9
RIM=73.20
INV=69.20 (36"CMP-W)

CB#10
RIM=73.45
INV=68.75 (12"CONC-SW)

CB#11
RIM=75.58
INV=73.23 (10"PVC-NW)

CB#12
RIM=74.13
INV=70.73 (12"CONC-SE)
INV=68.93 (12"CONC-NE&SW)

CB# 13
RIM=73.94
INV=69.46 (12"CONC-E&W)

CB# 14
RIM=74.16
INV=73.26 (4"PVC-E)

CB# 15
RIM=74.32
INV=69.97 (12"CONC-E)
INV=69.77 (12"CONC-W)

CB# 16
RIM=74.37
INV=73.02 (4"PVC-W)
INV=72.27 (8"PVC-NE)

CB# 17
RIM=74.50
INV=72.30 (8"PVC-N)

CB# 18
RIM=74.82
INV=69.62 (8"PVC-N)
INV=69.57 (8"PVC-S)

CB# 19
RIM=74.75
INV=68.50 (12"CONC-S)
INV=68.40 (12"CONC-N)

CB# 20
RIM=71.86
INV=70.46 (8"PVC-S)

CB# 21
RIM=74.03
INV=72.93 (8"PVC-W)

CB# 22
RIM=73.85
INV=72.15 (8"PVC-E)
INV=72.10 (10"PVC-S)

CB# 23, TYPE II W/ GRATE
RIM=73.75
INV=67.65 (12"CONC-NE)
INV=67.55 (12"CMP-NW)
INV=67.50 (16"CMP-S)

CB# 24
RIM=74.10
INV=67.90 (12"CMP-NW,NE&S)

CB# 25
RIM=72.16
INV=68.41 (12"CMP-W)
INV=68.01 (16"CMP-E)

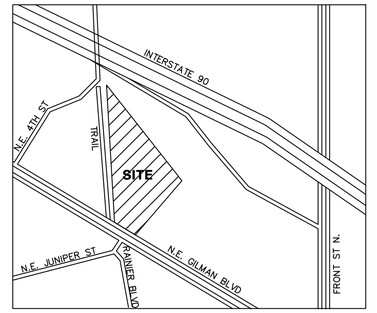
CB# 26
RIM=75.61
INV=73.36 (10"CONC-S)

LEGEND

- FIRE HYDRANT
- MAILBOX
- IRRIGATION CONTROL VALVE
- SIGN POST
- TELEPHONE RISER
- GAS METER
- POWER VAULT
- STREETLIGHT
- TELEPHONE MANHOLE
- UTILITY POLE
- JUNCTION BOX
- GUARD POST
- GATE
- YARD LIGHT

TREE LEGEND

- CEDAR TREE
- MAPLE TREE
- COTTONWOOD TREE
- OAK TREE
- WILLOW TREE
- TREE (UNSPECIFIED)
- DRIPLINE
- LAUREL HEDGE
- CHERRY TREE
- ALDER TREE



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THAT PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 6, HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 13, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 6;
THENCE SOUTH 16'41 '00" EAST 414.26 FEET TO THE NORTHERLY MARGIN OF STATE HIGHWAY NO.2;
THENCE SOUTH 48'25'00" EAST ALONG SAID NORTHERLY MARGIN 80 FEET TO THE MOST WESTERLY POINT OF A TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECORDING NUMBER 8904141132;
THENCE NORTH 41'35'00" EAST 125.7 FEET;
THENCE SOUTH 48'48'30" EAST 4.5 FEET;
THENCE NORTH 42'45'03" EAST 120.98 FEET TO THE SOUTHWESTERLY MARGIN OF PRIMARY STATE HIGHWAY NO.2 (SR90) AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 691461;
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY MARGIN TO THE NORTH LINE OF LOT 1 IN SAID BLOCK 6;
THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF LOCUST STREET, EASTERLY OF NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY AND SOUTHERLY OF PRIMARY STATE HIGHWAY NO.2 (SR90);

AND TOGETHER WITH THAT PORTION OF LOCUST STREET LYING SOUTHERLY OF THE ABOVE DESCRIBED PORTION OF SECTION 28, AND NORTHERLY OF THE ABOVE DESCRIBED PORTION OF BLOCK 6, HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH.

DATUM

NAVD 88

BENCHMARK

3" BRASS DISK WITH SCRIBED "X" IN DISK, SET 0.3' ABOVE GRADE, LOCATED IN THE CENTER OF THE TURN LANE ON FRONT STREET NORTH AT N.W. HOLLY STREET
ELEVATION=83.62 FEET

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOP, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 331-130-090.

REFERENCE

RECORD OF SURVEY, REC. NO. 9605319001

TABLE A NOTES

FLOOD ZONE DESIGNATION IS ZONE X (UNSHADED) PER PANEL 691 OF 1725, MAP NO. 53033C0691H

GROSS LAND AREA OF SITE = 82,134 SQ. FT. – 1.89 ACRES

THE LAND USE UNDER THE CENTRAL ISSAQUAH PLAN IS MIXED USE.
SIDE AND REAR SETBACKS = 0 FEET
BUILD TO LINE = 0 FEET TO 10 FEET
MAXIMUM IMPERVIOUS SURFACE = 90%
BUILDING HEIGHT
BASE = 48' MAX.= 85'
FLOOR AREA RATIO
RESIDENTIAL = 1.7 TO 3.5 MAX.
COMMERCIAL = 1.25 TO 3.5 MAX.

THERE IS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED, FROM THE CITY OF ISSAQUAH.

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

PUGET SOUND ENERGY MARKED PROPERTY "NO ELECTRIC" AND "NO GAS"

EXISTING BUILDING HEIGHT IS 14.5± FEET

GROSS BUILDING AREA IS 6,049 SQ. FT.

REVISIONS		
DESCRIPTION	BY	DATE

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

STEVEN D. McCASKEY
STATE OF WASHINGTON
42676
REGISTERED
PROFESSIONAL LAND SURVEYOR

TAX PARCEL 884350-0238
ISSAQUAH, WASHINGTON
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.	14670
DATE	10/29/14
SCALE	JOB#
DESIGNED	WSH
DRAWN	JEF
CHECKED	WSH
APPROVED	WSH

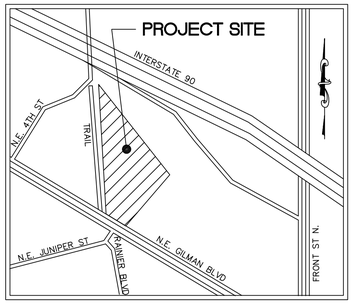
SHEET 1 OF 1

GILMAN POINT

ADMINISTRATIVE SITE DEVELOPMENT PERMIT (ASDP) SUBMITTAL

SELF-STORAGE AND LES SCHWAB TIRE CENTER

160 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027
SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E. W.M.



VICINITY MAP

NOT TO SCALE

CONSULTANTS

CIVIL:
PACLAND
11400 SE 8TH STREET
SUITE 345
BELLEVUE, WA 98004
(425) 453-9501
CONTACT: JENELLE TAFLIN, P.E., LEED AP
EMAIL: JTAFLIN@PACLAND.COM

ARCHITECT:
MAGELLAN ARCHITECTS
8383 158TH AVE
SUITE 280
REDMOND, WA 98052
(425) 885-4300
CONTACT: DIRK MCCULLOCH

LANDSCAPE ARCHITECT:
ALTMANN OLIVER ASSOCIATES, LLC
PO BOX 578
CARNATION, WA 98014
(425)333-4535
CONTACT: SIMONE OLIVER, LA
EMAIL: SIMONE@ALTOLIVER.COM

SURVEYOR:
ENCOMPASS
165 NE JUNIPER STREET
SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250
CONTACT: WILLIAM HOLMBERG

DEVELOPER

LES SCHWAB
20900 COOLEY ROAD
BEND, OR 97701
(541) 416-5206
CONTACT: MATTHEW HANNIGAN

SEA CON LLC
165 NE JUNIPER STREET
ISSAQUAH, WA 98027
(425) 837-9720
CONTACT: J.J. ENGLER

OWNER

MARSI, LLC
160 NEW GILMAN BLVD.
ISSAQUAH, WA 98027
CONTACT: KIRK A. CATTERALL

UTILITIES

STORMWATER, SANITARY SEWER, WATER
DSD – ISSAQUAH
1775 12TH AVE NW
ISSAQUAH, WA 98027
(425) 837-3414

FIRE DEPARTMENT:
EASTSIDE FIRE & RESCUE
190 EAST SUNSET WAY
ISSAQUAH, WA 98027
(425) 313-3322

ELECTRICAL/NATURAL GAS:
PUGET SOUND ENERGY
355 10TH AVE NE EST-11
BELLEVUE, WA 98004
(425) 456-2848

TELECOMMUNICATION:
FRONTIER COMMUNICATIONS
2600 WEST CASINO ROAD
EVERETT, WA 98204
(425) 263-4037

GOVERNING AGENCY

DSD – ISSAQUAH
1775 12TH AVE NW
ISSAQUAH, WA 98027
(425) 837-3414

SITE DATA

PARCEL NUMBERS	=	884350-0238
EXISTING USE	=	MIXED USE
PROPOSED USE	=	MIXED USE
ZONING DESIGNATION	=	MIXED USE (MU)
TOTAL PROPERTY AREA	=	±82,136 SF (±1.89 ACRES)
EXISTING		
IMPERVIOUS		20,342 SF
PERVIOUS		61,794 SF
PROVIDED		
IMPERVIOUS:		62,272 SF (75.8% OF 82,136 SF)
NPGIS:		35,461 SF (43.2% OF 82,136 SF)
PGIS:		26,811 SF (32.6% OF 82,136 SF)
PERVIOUS:		19,864 SF (24.2% OF 82,136 SF)

PERMITS REQUIRED:

- ADMINISTRATIVE SITE DEVELOPMENT PERMIT
- COMMERCIAL BUILDING PERMIT
- COMMERCIAL SITE WORK PERMIT

LEGAL DESCRIPTION BY SURVEYOR:

THAT PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 6, HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 13, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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SURVEYOR NOTES

DATUM: NAVD 88

BENCHMARK: 3" BRASS DISK WITH SCRIBED "X" IN DISK, SET 0.3' ABOVE GRADE, LOCATED IN THE CENTER OF THE TURN LANE ON FRONT STREET NORTH AT N.W. HOLLY STREET
ELEVATION=83.62 FEET

INSTRUMENTATION: INSTRUMENT USED: 5 SECOND TOTAL STATION. FIELD SURVEY WAS BY CLOSED TRAVERSE LOOP, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 331-130-090.

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SIDE AND REAR SETBACKS = 0 FEET
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PUGET SOUND ENERGY MARKED PROPERTY "NO ELECTRIC" AND "NO GAS"

EXISTING BUILDING HEIGHT IS 14.5± FEET

GROSS BUILDING AREA IS 6,049 SQ. FT.

PACLAND NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY ENCOMPASS ENGINEERING AND SURVEY, DATED OCTOBER 21, 2014. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

3. CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.

EXISTING LEGEND

WATER VALVE	PLANTED AREA
HYDRANT	450 GALLON UTILITY VAULTS W/ OIL & WATER SEPARATOR
WATER METER	RECORD
MANHOLES (SS/SD)	DEED
CB	FOUND CASED MONUMENT
POWER/UTILITY POLE	FOUND REBAR & CAP "LDC LS 37536" UNLESS OTHERWISE NOTED
GUY ANCHOR	FOUND IRON PIPE W/CAP "LS 2534" UNLESS OTHERWISE NOTED
POWER TRANSFORMER	CENTER LINES
POWER/TELEPHONE VAULT	PROPERTY LINES
POWER/TELEPHONE VAULT	RIGHT-OF-WAY LINES
POWER METER	LOT LINES
TELEPHONE/TV RISER	DITCH LINE
GAS VALVE	FLOW LINE
GAS METER	WATER LINE
STREET LIGHT	SANITARY SEWER LINE
TRAFFIC SIGNAL POLE	STORM DRAIN LINE
PEDESTRIAN CROSSING POST	GAS LINE
CONIFEROUS TREE	UNDERGROUND POWER LINES
DECIDUOUS TREE	UNDERGROUND TELEPHONE LINES
CLEAN OUT	UNDERGROUND CABLE TV LINES
SIGN	UNDERGROUND FIBER OPTIC LINES
CONCRETE WALK	OVERHEAD POWER LINES
CONCRETE	OVERHEAD UTILITY LINES
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE

SHEET INDEX

CVR-1	COVER SHEET
C-1.0	CIVIL SITE PLAN
C-2.0	CIRCULATION PLAN
C-3.0	FIRE AND RESCUE PLAN
C-4.0	STORMWATER AND GRADING PLAN
C-5.0	WATER, SEWER, AND OTHER UTILITY PLAN
C-6.0	OFFSITE WATER AND IMPROVEMENTS PLAN

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

PRELIMINARY
JENELLE ELIZABETH TAFLIN
STATE OF WASHINGTON
41872
REGISTERED
PROFESSIONAL ENGINEER
03/06/2015

PACLAND
11400 SE 8th St.
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www.PacLand.com

GILMAN POINT
SELF-STORAGE and LES SCHWAB TIRE CENTER
160 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

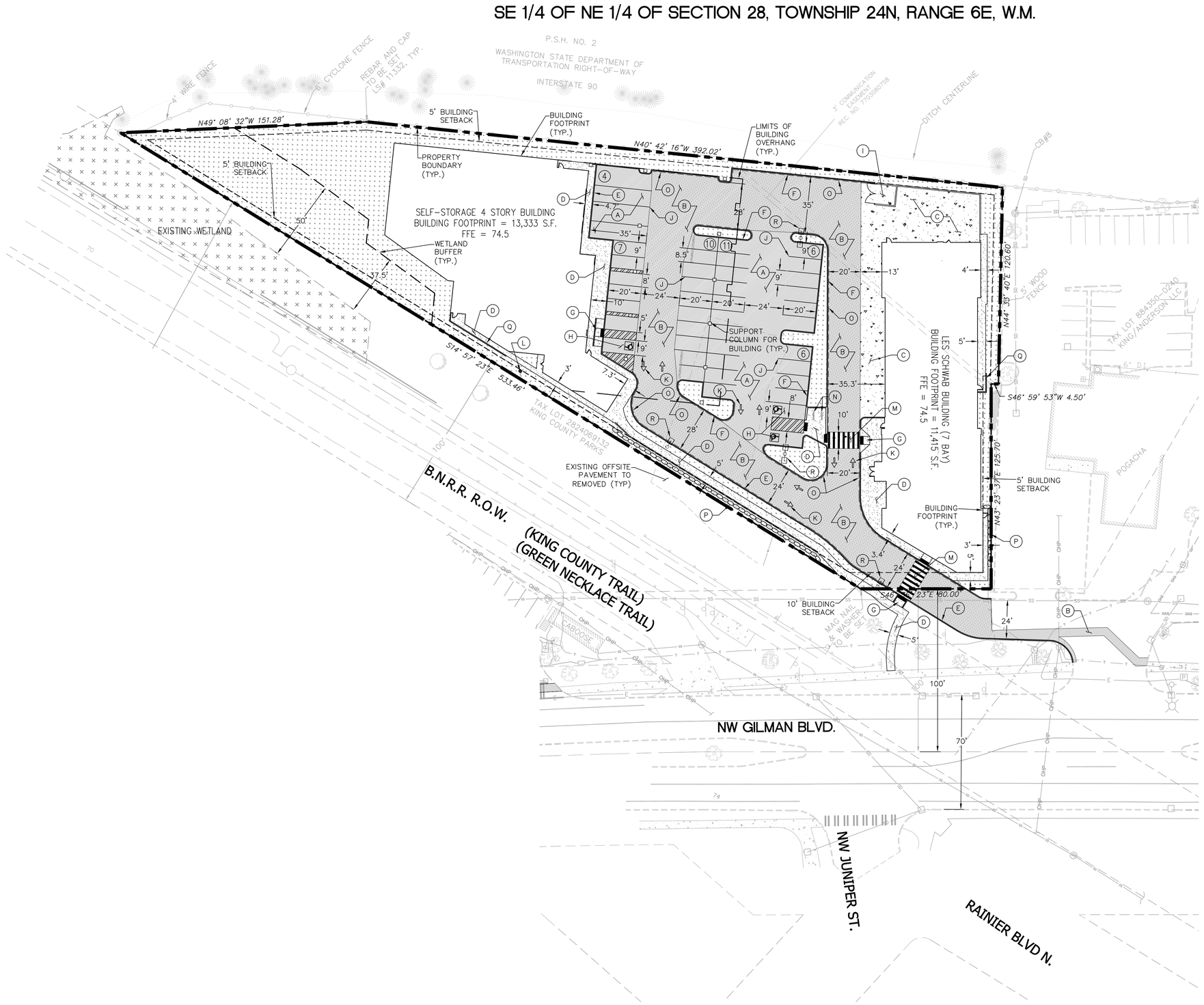
REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	NA
PLOT DATE:	03-05-2015
CAD FILE:	GPIS_000C
JOB NUMBER:	14-140
CHECKED:	
DRAWN:	
STATUS:	SCHEMATIC DESIGN

COVER SHEET

CVR-1

SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.



GRAPHIC SCALE

0 15' 30' 60'

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPERTY LINE
- PROPOSED CEMENT CONCRETE TRAFFIC CURB
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVING
- LANDSCAPE AREA
- (#) NUMBER OF PARKING STALLS
- DENOTES ADA STALLS
- ADA WARNING STRIP

SITE DATA:

TOTAL PROPERTY AREA: ±82,136 SF (±1.89 AC)

IMPERVIOUS:	62,272 SF (75.8% OF 82,136 SF)
NPGIS:	35,461 SF (43.2% OF 82,136 SF)
PGIS:	26,811 SF (32.6% OF 82,136 SF)
PERVIOUS:	19,864 SF (24.2% OF 82,136 SF)

ALLOWED COVERAGES:
90% IMPERVIOUS
10% LANDSCAPE

PROVIDED PARKING:

STANDARD STALLS:	36 STALLS
COMPACT STALLS:	4 STALLS
ADA STALLS:	3 STALLS
TOTAL STALLS:	43 STALLS

REQUIRED BUILDING SETBACKS
0'-10' FRONT YARD (BUILD-TO-LINE FROM NW GILMAN BLVD.)
0' SIDE YARD
0' REAR YARD

SITE KEY:

(A) STANDARD ASPHALT PAVEMENT
(B) HEAVY DUTY ASPHALT PAVEMENT
(C) HEAVY DUTY CONCRETE PAVEMENT
(D) CONCRETE SIDEWALK
(E) CONCRETE CURB AND GUTTER
(F) CONCRETE VERTICAL CURB
(G) CONCRETE CURB RAMP
(H) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"=INDICATES VAN ACCESSIBLE SPACE)
(I) 12'x12' TRASH ENCLOSURE
(J) 4" WIDE SOLID WHITE STRIPE, (TYP.) STANDARD PARKING STALLS ARE 9.0' X 20.0'.
(K) PAINTED DIRECTIONAL ARROWS (TYP)
(L) FIRE HYDRANT MARKER POST
(M) T-36 PEDESTRIAN CROSSWALK STRIPPING
(N) BIKE RACK
(O) FIRE LANE STRIPING
(P) ROCKERY (4' MAX. HEIGHT)
(Q) HEIGHTENED CURB. SEE SHEET C-4.0 FOR CURB HEIGHTS.
(R) LIGHT POLE. SEE ARCHITECTURAL PLANS FOR DETAILS.

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

PRELIMINARY
JINGLIE ELIZABETH CHAIN
STATE OF WASHINGTON
41872
REGISTERED PROFESSIONAL ENGINEER
03/06/2015

PACLAND
11400 SE 8th St.
Suite 345
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T (425) 453-9681
F (425) 453-9208
www.PacLand.com

GILMAN POINT
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160 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		

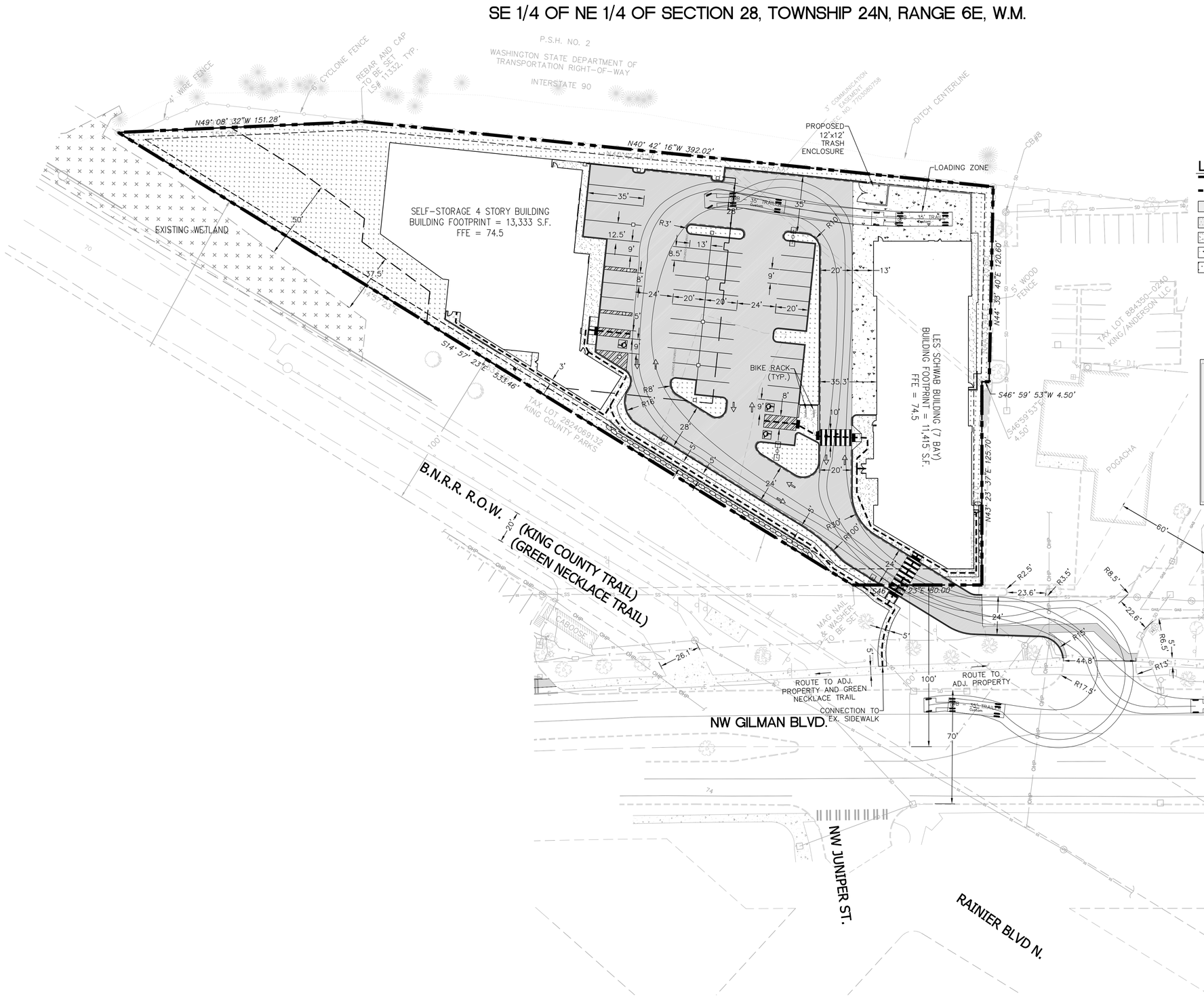
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	1" = 30'
PLOT DATE:	03-05-2015
CAD FILE:	GPIS_110S
JOB NUMBER:	14-140
CHECKED:	
DRAWN:	
STATUS:	SCHEMATIC DESIGN

CIVIL SITE PLAN

C-1.0

SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.



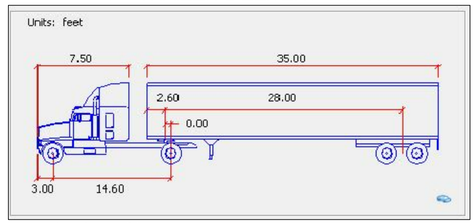
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPERTY LINE
- PEDESTRIAN ACCESS ROUTE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVING
- LANDSCAPE AREA
- NUMBER OF PARKING STALLS
- DENOTES ADA STALLS
- ADA WARNING STRIP

35' TRAILER DELIVERY TRUCK



PRELIMINARY
JENELLE ELIZABETH HAFLIN
STATE OF WASHINGTON
41872
REGISTERED PROFESSIONAL ENGINEER
03/06/2015

PACLAND
11400 SE 8th St.
Suite 345
Bellevue, WA 98004
T (425) 453-9501
F (425) 453-8208
WWW.PACLAND.COM

GILMAN POINT

SELF-STORAGE and LES SCHWAB TIRE CENTER
160 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

REVISIONS		
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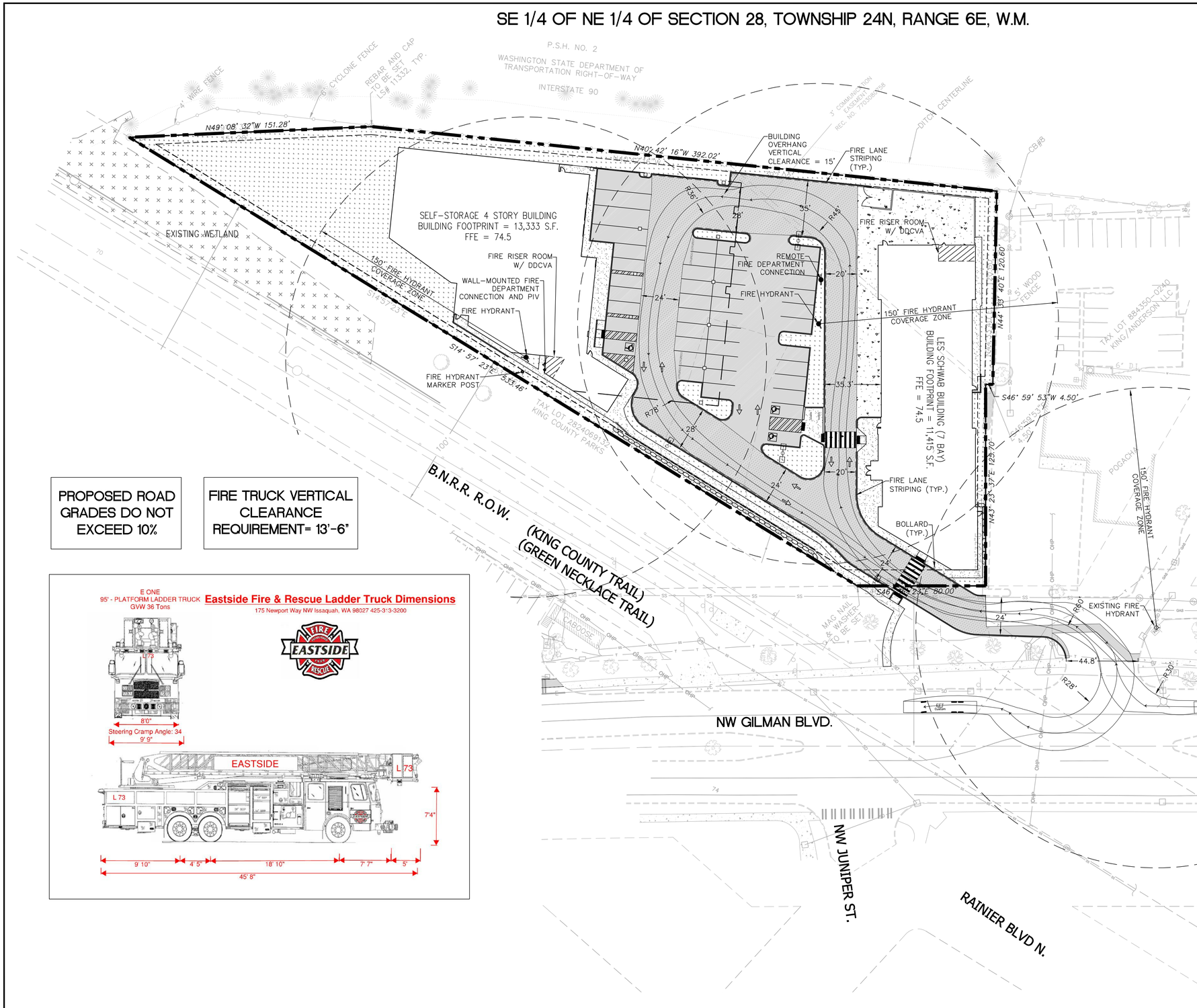
24"x36" SCALE:	1" = 30'
PLOT DATE:	03-05-2015
CAD FILE:	GPIS_110S
JOB NUMBER:	14-140
CHECKED:	
DRAWN:	
STATUS:	SCHEMATIC DESIGN

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

CIVIL CIRCULATION PLAN

C-2.0

SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.



GRAPHIC SCALE

0 15' 30' 60'

(IN FEET)

1 inch = 30 ft.

LEGEND:

- PROPERTY LINE
- PROPOSED CEMENT CONCRETE TRAFFIC CURB
- FIRE LANE STRIPING
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVING
- LANDSCAPE AREA

PROPOSED ROAD GRADES DO NOT EXCEED 10%

FIRE TRUCK VERTICAL CLEARANCE REQUIREMENT= 13'-6"

E ONE
95' - PLATFORM LADDER TRUCK
GVW 36 Tons

Eastside Fire & Rescue Ladder Truck Dimensions

175 Newport Way NW Issaquah, WA 98027 425-313-3200

PRELIMINARY
JENELLE ELIZABETH CRAIN
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41872
REGISTERED
PROFESSIONAL ENGINEER
03/06/2015

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GILMAN POINT

SELF-STORAGE and LES SCHWAB TIRE CENTER
160 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

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BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	1" = 30'
PLOT DATE:	03-05-2015
CAD FILE:	GPIS_110S
JOB NUMBER:	14-140
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STATUS:	SCHEMATIC DESIGN

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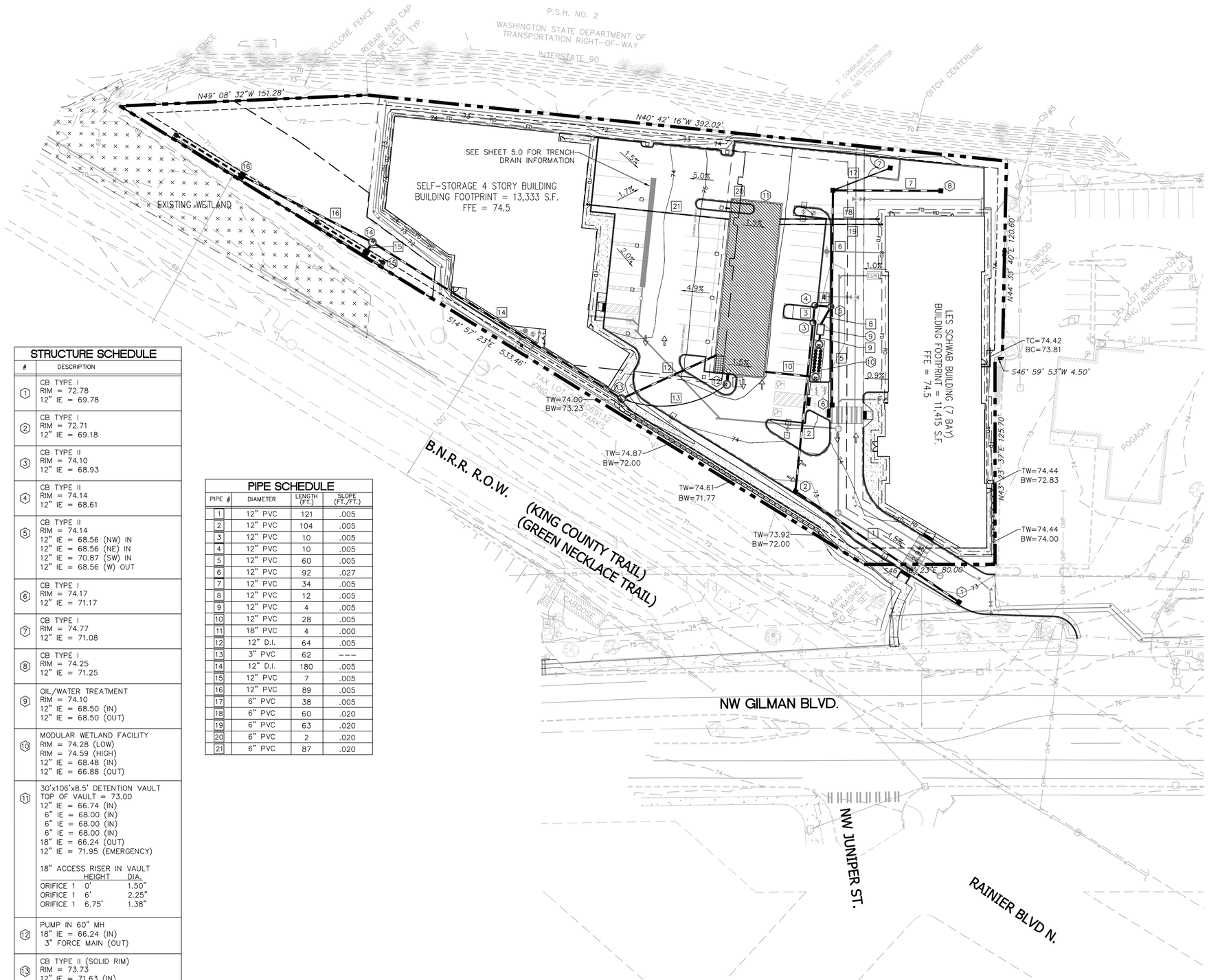
CIVIL FIRE AND RESCUE PLAN

C-3.0

SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.



STRUCTURE SCHEDULE

#	DESCRIPTION
1	CB TYPE I RIM = 72.78 12" IE = 69.78
2	CB TYPE I RIM = 72.71 12" IE = 69.18
3	CB TYPE II RIM = 74.10 12" IE = 68.93
4	CB TYPE II RIM = 74.14 12" IE = 68.61
5	CB TYPE II RIM = 74.14 12" IE = 68.56 (NW) IN 12" IE = 68.56 (NE) IN 12" IE = 70.87 (SW) IN 12" IE = 68.56 (W) OUT
6	CB TYPE I RIM = 74.17 12" IE = 71.17
7	CB TYPE I RIM = 74.77 12" IE = 71.08
8	CB TYPE I RIM = 74.25 12" IE = 71.25
9	OIL/WATER TREATMENT RIM = 74.10 12" IE = 68.50 (IN) 12" IE = 68.50 (OUT)
10	MODULAR WETLAND FACILITY RIM = 74.28 (LOW) RIM = 74.59 (HIGH) 12" IE = 68.48 (IN) 12" IE = 66.88 (OUT)
11	30'x106'x8.5' DETENTION VAULT TOP OF VAULT = 73.00 12" IE = 66.74 (IN) 6" IE = 68.00 (IN) 6" IE = 68.00 (IN) 6" IE = 68.00 (IN) 18" IE = 66.24 (OUT) 12" IE = 71.95 (EMERGENCY) 18" ACCESS RISER IN VAULT HEIGHT DIA. ORIFICE 1 0' 1.50" ORIFICE 1 6' 2.25" ORIFICE 1 6.75' 1.38"
12	PUMP IN 60" MH 18" IE = 66.24 (IN) 3" FORCE MAIN (OUT)
13	CB TYPE II (SOLID RIM) RIM = 73.73 12" IE = 71.63 (IN) 3" FORCE MAIN (IN) 12" IE = 71.63 (OUT)
14	FLOW SPLITTER RIM = 72.84 12" IE = 70.73
15	DISPERSION TRENCH 12" IE = 70.69
16	DISPERSION TRENCH 12" IE = 70.28

PIPE SCHEDULE

PIPE #	DIAMETER	LENGTH (FT.)	SLOPE (FT./FT.)
1	12" PVC	121	.005
2	12" PVC	104	.005
3	12" PVC	10	.005
4	12" PVC	10	.005
5	12" PVC	60	.005
6	12" PVC	92	.027
7	12" PVC	34	.005
8	12" PVC	12	.005
9	12" PVC	4	.005
10	12" PVC	28	.005
11	18" PVC	4	.000
12	12" D.I.	64	.005
13	3" PVC	62	---
14	12" D.I.	180	.005
15	12" PVC	7	.005
16	12" PVC	89	.005
17	6" PVC	38	.005
18	6" PVC	60	.020
19	6" PVC	63	.020
20	6" PVC	2	.020
21	6" PVC	87	.020

GRAPHIC SCALE
0 15' 30' 60'
(IN FEET)
1 inch = 30 ft.

LEGEND:

- STORM DRAIN PIPE
- SD — EXISTING STORM DRAIN PIPE
- RD — ROOF DRAIN LINE
- FD — FOOTING DRAIN LINE
- STORM DRAIN CLEANOUT
- CATCH BASIN TYPE 1/1L
- CATCH BASIN TYPE 2
- (1) HEX (USE FOR STORM DRAINAGE STRUCTURE SCHEDULES ONLY-NOTICE THE ROTATION)
- [1] SQUARE (USE FOR SANITARY SEWER AND STORM DRAINAGE PIPE SCHEDULES)

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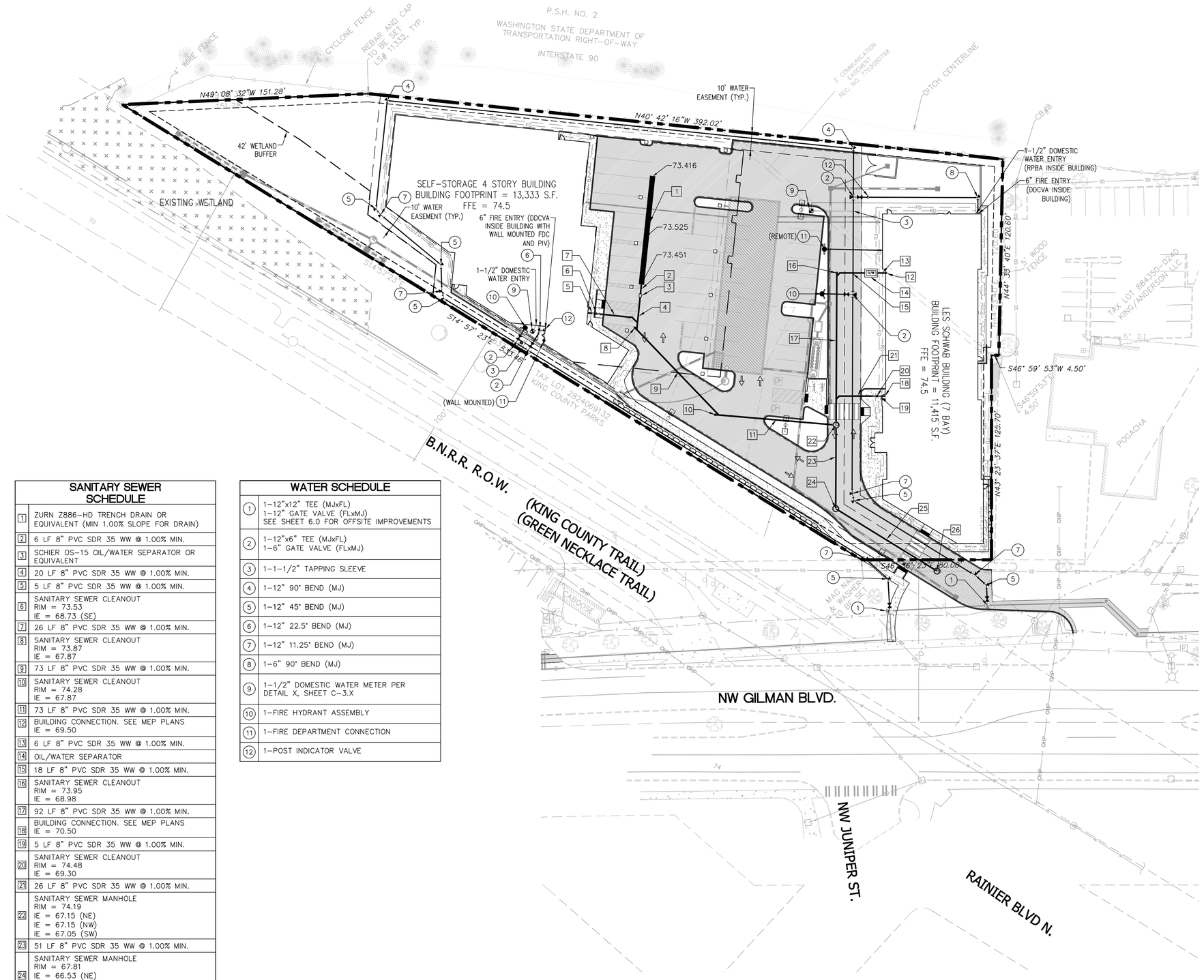
STORMWATER AND GRADING PLAN

C-4.0

SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.



GRAPHIC SCALE
0 15' 30' 60'
(IN FEET)
1 inch = 30 ft.

LEGEND:

XX" WA D.I.	WATER MAIN PIPE
X" DOM WA	DOMESTIC WATER PIPE
	WATER METER
	WATER TEE
	GATE VALVE
	REDUCER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE
	90° BEND
	45° BEND
	22.5° BEND
	11.25° BEND
DDCVA	DDCVA
RPBA	RPBA
1	CIRCLE (USE NUMBERS FOR WATER PLAN AND LETTERING FOR SITE PLAN)
	SANITARY SEWER PIPE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
O/W	OIL WATER SEPERATOR
1	SQUARE (USE FOR SANITARY SEWER AND STORM DRAINAGE PIPE SCHEDULES)

ALL WATER MAIN PIPE SHALL BE RESTRAINED JOINT (RJ)

SANITARY SEWER SCHEDULE

1	ZURN Z886-HD TRENCH DRAIN OR EQUIVALENT (MIN 1.00% SLOPE FOR DRAIN)
2	6 LF 8" PVC SDR 35 WW @ 1.00% MIN.
3	SCHIER OS-15 OIL/WATER SEPARATOR OR EQUIVALENT
4	20 LF 8" PVC SDR 35 WW @ 1.00% MIN.
5	5 LF 8" PVC SDR 35 WW @ 1.00% MIN.
6	SANITARY SEWER CLEANOUT RIM = 73.53 IE = 68.73 (SE)
7	26 LF 8" PVC SDR 35 WW @ 1.00% MIN.
8	SANITARY SEWER CLEANOUT RIM = 73.87 IE = 67.87
9	73 LF 8" PVC SDR 35 WW @ 1.00% MIN.
10	SANITARY SEWER CLEANOUT RIM = 74.28 IE = 67.87
11	73 LF 8" PVC SDR 35 WW @ 1.00% MIN.
12	BUILDING CONNECTION. SEE MEP PLANS IE = 69.50
13	6 LF 8" PVC SDR 35 WW @ 1.00% MIN.
14	OIL/WATER SEPARATOR
15	18 LF 8" PVC SDR 35 WW @ 1.00% MIN.
16	SANITARY SEWER CLEANOUT RIM = 73.95 IE = 68.98
17	92 LF 8" PVC SDR 35 WW @ 1.00% MIN.
18	BUILDING CONNECTION. SEE MEP PLANS IE = 70.50
19	5 LF 8" PVC SDR 35 WW @ 1.00% MIN.
20	SANITARY SEWER CLEANOUT RIM = 74.48 IE = 69.30
21	26 LF 8" PVC SDR 35 WW @ 1.00% MIN.
22	SANITARY SEWER MANHOLE RIM = 74.19 IE = 67.15 (NE) IE = 67.15 (NW) IE = 67.05 (SW)
23	51 LF 8" PVC SDR 35 WW @ 1.00% MIN.
24	SANITARY SEWER MANHOLE RIM = 67.81 IE = 66.53 (NE) IE = 66.43 (SE)
25	73 LF 8" PVC SDR 35 WW @ 1.00% MIN.
26	SANITARY SEWER MANHOLE RIM = 73.36 IE = ±65.70 (NW) IE = ±65.70 (SE) IE = ±65.70 (SW) 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	1-12"x12" TEE (MJxFL) 1-12" GATE VALVE (FLxMJ) SEE SHEET 6.0 FOR OFFSITE IMPROVEMENTS
2	1-12"x6" TEE (MJxFL) 1-6" GATE VALVE (FLxMJ)
3	1-1-1/2" TAPPING SLEEVE
4	1-12" 90° BEND (MJ)
5	1-12" 45° BEND (MJ)
6	1-12" 22.5° BEND (MJ)
7	1-12" 11.25° BEND (MJ)
8	1-6" 90° BEND (MJ)
9	1-1/2" DOMESTIC WATER METER PER DETAIL X, SHEET C-3.X
10	1-FIRE HYDRANT ASSEMBLY
11	1-FIRE DEPARTMENT CONNECTION
12	1-POST INDICATOR VALVE

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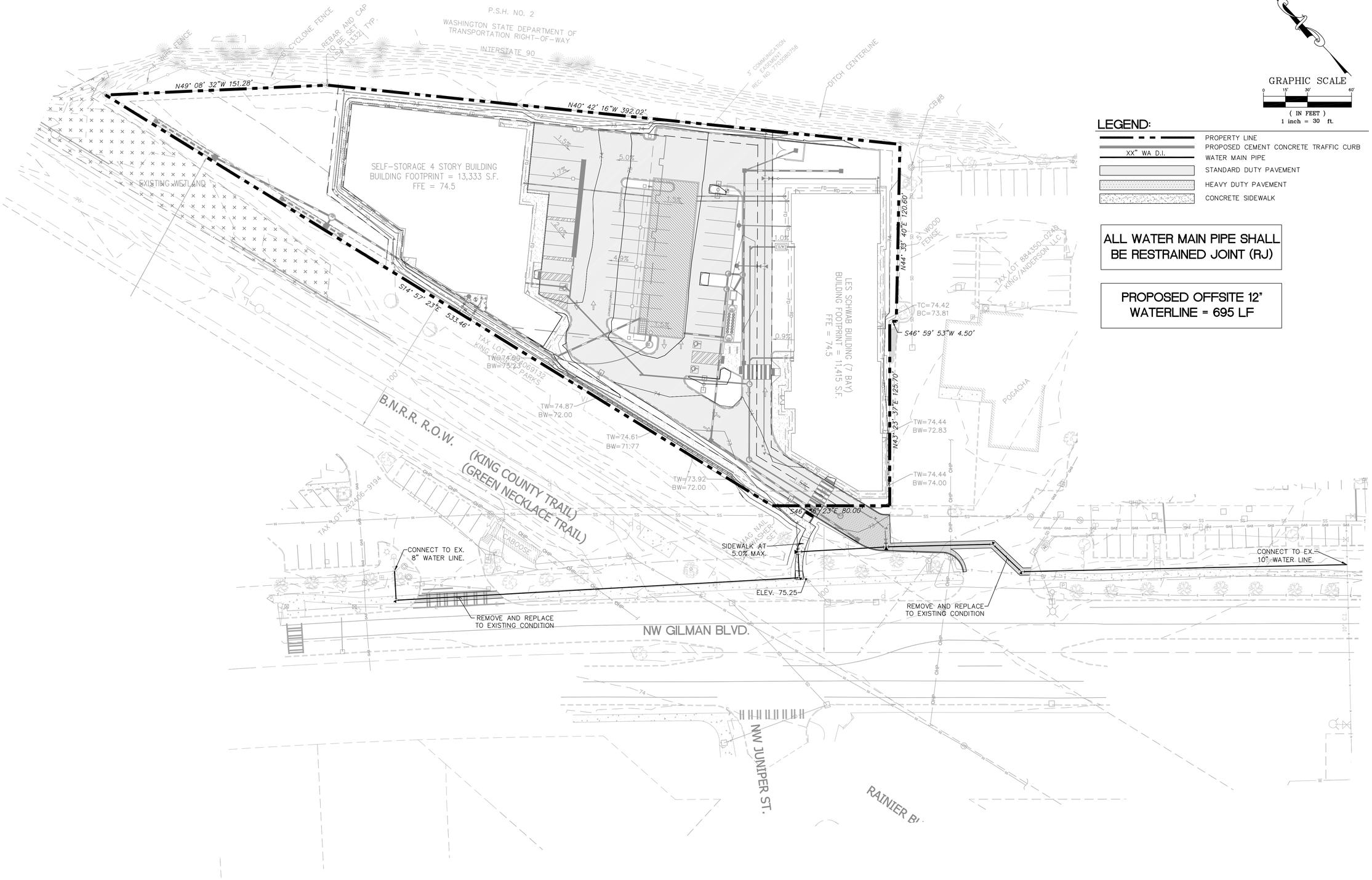
WATER, SEWER, AND OTHER UTILITY PLAN

C-5.0

SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

LEGEND:

- PROPERTY LINE
- PROPOSED CEMENT CONCRETE TRAFFIC CURB
- XX" WA D.I. — WATER MAIN PIPE
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE SIDEWALK

ALL WATER MAIN PIPE SHALL BE RESTRAINED JOINT (RJ)

PROPOSED OFFSITE 12" WATERLINE = 695 LF

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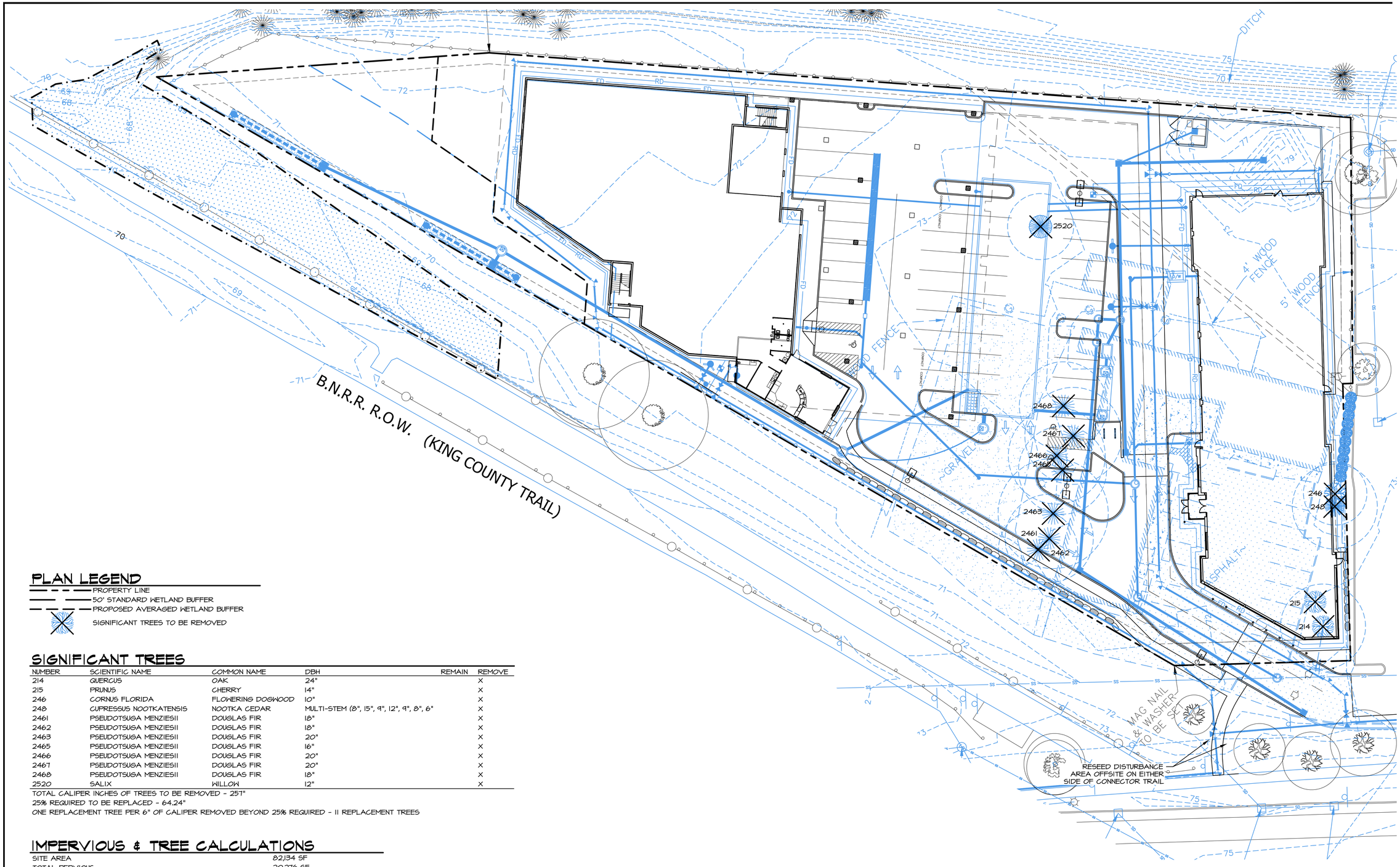
OFF-SITE IMPROVEMENT PLAN

C-6.0



PLAN LEGEND

- PROPERTY LINE
- 50' STANDARD WETLAND BUFFER
- PROPOSED AVERAGED WETLAND BUFFER
- SIGNIFICANT TREES TO BE REMOVED

SIGNIFICANT TREES

NUMBER	SCIENTIFIC NAME	COMMON NAME	DBH	REMAIN	REMOVE
214	QUERCUS	OAK	24"		X
215	PRUNUS	CHERRY	14"		X
246	CORNUS FLORIDA	FLOWERING DOGWOOD	10"		X
248	CUPRESSUS NOOTKATENSIS	NOOTKA CEDAR	MULTI-STEM (8", 15", 9", 12", 9", 8", 6"		X
2461	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	18"		X
2462	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	18"		X
2463	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	20"		X
2465	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	16"		X
2466	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	20"		X
2467	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	20"		X
2468	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	18"		X
2520	SALIX	WILLOW	12"		X

TOTAL CALIPER INCHES OF TREES TO BE REMOVED - 257"
25% REQUIRED TO BE REPLACED - 64.24"
ONE REPLACEMENT TREE PER 6" OF CALIPER REMOVED BEYOND 25% REQUIRED - 11 REPLACEMENT TREES

IMPERVIOUS & TREE CALCULATIONS

SITE AREA	82,134 SF
TOTAL PERVIOUS	20,276 SF
TOTAL IMPERVIOUS AREA	61,858 SF (75.31%)
FOUR TREES PER 5,000 SF OF SITE AREA OUTSIDE BUFFER	66 TREES REQUIRED

GRAPHIC SCALE
(IN FEET)
0 10 20 30 40 60
SCALE: 1:20

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L1.1	PRELIMINARY TREE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY MAGELLAN ARCHITECTS, 8383 158TH AVE. NE, SUITE 280, REDMOND, WA 98052, (425) 855-4300.

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
SIRONE CATHERINE OLIVER
CERTIFICATE NO. 744
EXPIRES 6/25/2015

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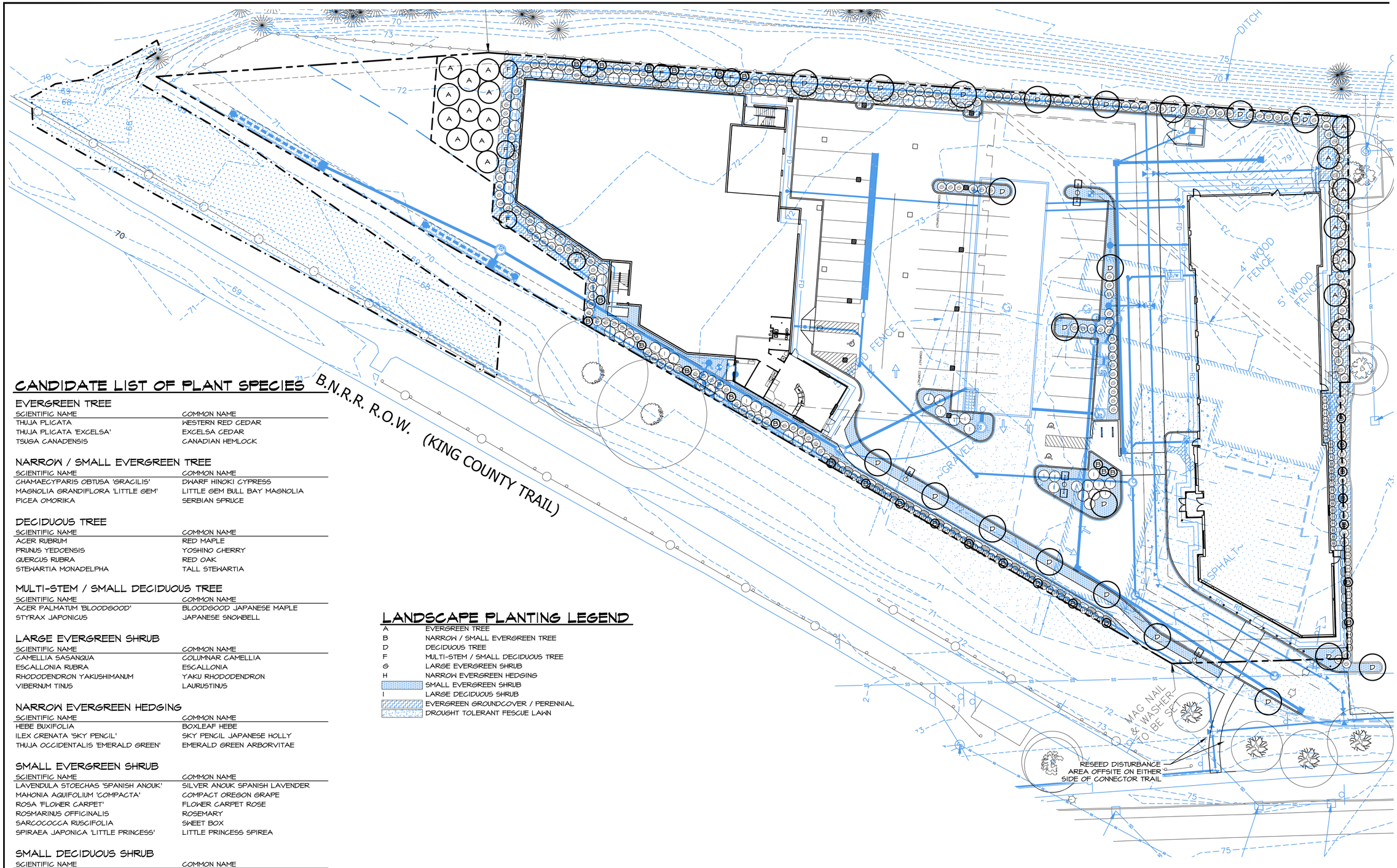
PRELIMINARY
TREE PLAN
L1.1



CANDIDATE LIST OF PLANT SPECIES

EVERGREEN TREE

SCIENTIFIC NAME	COMMON NAME
THUJA PLICATA	WESTERN RED CEDAR
THUJA PLICATA 'EXCELSA'	EXCELSA CEDAR
TSUGA CANADENSIS	CANADIAN HEMLOCK

NARROW / SMALL EVERGREEN TREE

SCIENTIFIC NAME	COMMON NAME
CHAMAECYPARIS OBTUSA 'GRACILIS'	DWARF HINOKI CYPRESS
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM BULL BAY MAGNOLIA
PICEA OMORIKA	SERBIAN SPRUCE

DECIDUOUS TREE

SCIENTIFIC NAME	COMMON NAME
ACER RUBRUM	RED MAPLE
PRUNUS YEDOENSIS	YOSHINO CHERRY
QUERCUS RUBRA	RED OAK
STEWARTIA MONADELPHA	TALL STEWARTIA

MULTI-STEM / SMALL DECIDUOUS TREE

SCIENTIFIC NAME	COMMON NAME
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE
STYRAX JAPONICUS	JAPANESE SNOWBELL

LARGE EVERGREEN SHRUB

SCIENTIFIC NAME	COMMON NAME
CAMELLIA SASANQUA	COLUMNAR CAMELLIA
ESCALLONIA RUBRA	ESCALLONIA
RHODODENDRON YAKUSHIMANUM	YAKU RHODODENDRON
VIBERNUM TINUS	LAURUSTINUS

NARROW EVERGREEN HEDGING

SCIENTIFIC NAME	COMMON NAME
HEBE BUXIFOLIA	BOXLEAF HEBE
ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY
THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE

SMALL EVERGREEN SHRUB

SCIENTIFIC NAME	COMMON NAME
LAVENDULA STOECHAS 'SPANISH ANOUK'	SILVER ANOUK SPANISH LAVENDER
MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
ROSA 'FLOWER CARPET'	FLOWER CARPET ROSE
ROSMARINUS OFFICINALIS	ROSEMARY
SARCOCOCCA RUSCIFOLIA	SWEET BOX
SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA

SMALL DECIDUOUS SHRUB

SCIENTIFIC NAME	COMMON NAME
PANICUM 'HEAVY METAL'	HEAVY METAL SWITCHGRASS

EVERGREEN GROUNDCOVER / PERENNIALS

SCIENTIFIC NAME	COMMON NAME
ARCHTOSTAPHYLOS U. 'MASSACHUSETTS'	MASSACHUSETTS KINNICKINNIK
ASTILBE ARENDSII HYBRIDS	ASTILBE
BERBERIS THUNBERGII 'CONCORDE'	PURPLE LEAF JAPANESE BARBERRY
BERGENIA CORDIFOLIA 'WINTERGLUT'	HEARTLEAF BERGENIA
DAPHNE X TRANS. 'ETERNAL FRAGRANCE'	ETERNAL FRAGRANCE DAPHNE
ECHINACEA 'WHITE SWAN'	WHITE SWAN CONEFLOWER
HELLEBORUS ARGUTIFOLIUS 'PAC. FROST'	PACIFIC FROST HELLEBORE
HOSTA 'FRANCEE, PATRIOT OR SAGAE'	FRANCEE, PATRIOT OR SAGAE HOSTA
IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE CANDY TUFT
PENNISETUM ALOPECUROIDES 'PIGLET'	PIGLET FOUNTAIN GRASS
RUDBECKIA HIRTA	GLORIOSA DAISY

LANDSCAPE PLANTING LEGEND

A	EVERGREEN TREE
B	NARROW / SMALL EVERGREEN TREE
D	DECIDUOUS TREE
F	MULTI-STEM / SMALL DECIDUOUS TREE
G	LARGE EVERGREEN SHRUB
H	NARROW EVERGREEN HEDGING
	SMALL EVERGREEN SHRUB
I	LARGE DECIDUOUS SHRUB
	EVERGREEN GROUNDCOVER / PERENNIAL
	DROUGHT TOLERANT FESCUE LAWN

GRAPHIC SCALE
(IN FEET)

0 10 20 30 40 60

SCALE: 1:20

GENERAL NOTES

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PRELIMINARY
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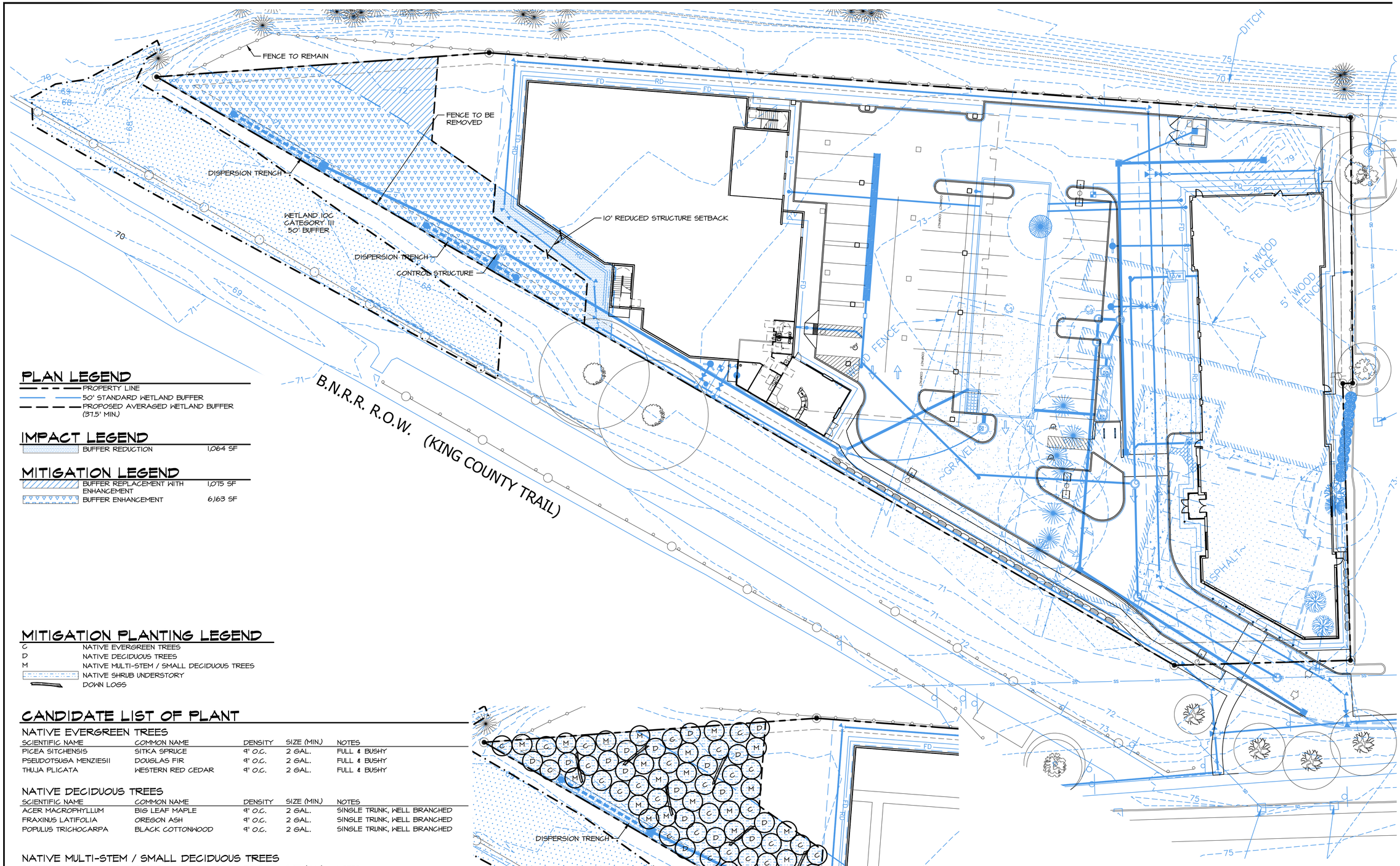
L1.2



PLAN LEGEND

- PROPERTY LINE
- 50' STANDARD WETLAND BUFFER
- PROPOSED AVERAGED WETLAND BUFFER (37.5' MIN.)

IMPACT LEGEND

BUFFER REDUCTION	1,064 SF

MITIGATION LEGEND

BUFFER REPLACEMENT WITH ENHANCEMENT	1,075 SF
BUFFER ENHANCEMENT	6,163 SF

MITIGATION PLANTING LEGEND

C	NATIVE EVERGREEN TREES
D	NATIVE DECIDUOUS TREES
M	NATIVE MULTI-STEM / SMALL DECIDUOUS TREES
	NATIVE SHRUB UNDERSTORY
	DOWN LOGS

CANDIDATE LIST OF PLANT

NATIVE EVERGREEN TREES

SCIENTIFIC NAME	COMMON NAME	DENSITY	SIZE (MIN.)	NOTES
PICEA SITCHENSIS	SITKA SPRUCE	9' O.C.	2 GAL.	FULL & BUSHY
PSEUDOTSUGA MENZIESII	DOUGLAS FIR	9' O.C.	2 GAL.	FULL & BUSHY
THUJA PLICATA	WESTERN RED CEDAR	9' O.C.	2 GAL.	FULL & BUSHY

NATIVE DECIDUOUS TREES

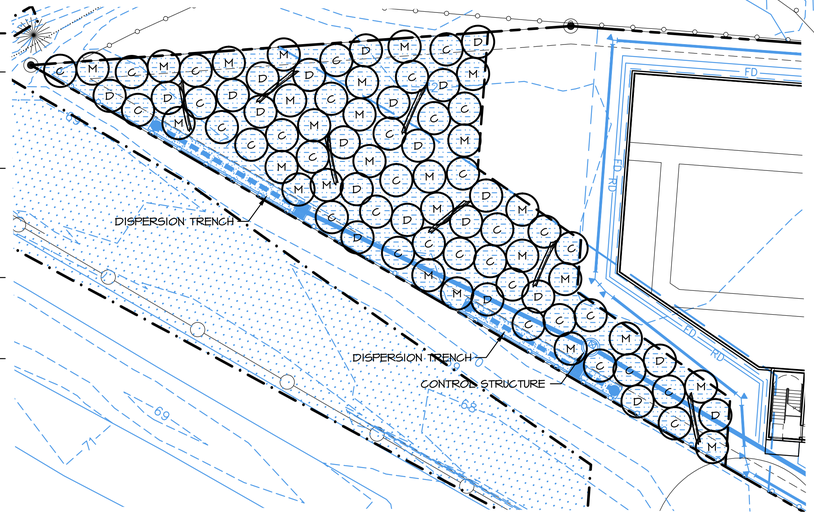
SCIENTIFIC NAME	COMMON NAME	DENSITY	SIZE (MIN.)	NOTES
ACER MACROPHYLLUM	BIG LEAF MAPLE	9' O.C.	2 GAL.	SINGLE TRUNK, WELL BRANCHED
FRAXINUS LATIFOLIA	OREGON ASH	9' O.C.	2 GAL.	SINGLE TRUNK, WELL BRANCHED
POPULUS TRICHOCARPA	BLACK COTTONWOOD	9' O.C.	2 GAL.	SINGLE TRUNK, WELL BRANCHED

NATIVE MULTI-STEM / SMALL DECIDUOUS TREES

SCIENTIFIC NAME	COMMON NAME	DENSITY	SIZE (MIN.)	NOTES
ACER CIRCINATUM	VINE MAPLE	9' O.C.	2 GAL.	MULTI-STEM (3 MIN.)
CORYLUS CORNUTA	WESTERN HAZELNUT	9' O.C.	2 GAL.	MULTI-STEM (3 MIN.)

NATIVE SHRUB UNDERSTORY

SCIENTIFIC NAME	COMMON NAME	DENSITY	SIZE (MIN.)	NOTES
CORNUS SERICEA	RED-OSIER DOGWOOD	6' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
HOLODISCUS DISCOLOR	OCEAN SPRAY	6' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
LONICERA INVOLUCRATA	BLACK TWIN-BERRY	6' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
MAHONIA AQUIFOLIUM	OREGON GRAPE	6' O.C.	1 GAL.	FULL & BUSHY
OEMLERIA CERASIFORMIS	INDIAN PLUM	6' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
PHILADELPHUS LEWISII	MOCK ORANGE	6' O.C.	1 GAL.	FULL & BUSHY
RIBES SANGUINEUM	RED CURRANT	6' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
ROSA NUTKANA	NOOTKA ROSE	6' O.C.	1 GAL.	MULTI-CANE (3 MIN.)
SALIX SCOULERIANA	SCOULER WILLOW	6' O.C.	4' CUTTING	1/2" DIA. MIN., BARK INTACT
SYMPHORICARPOS ALBUS	SNOWBERRY	6' O.C.	1 GAL.	MULTI-CANE (3 MIN.)



KING COUNTY MITIGATION GUIDELINES

THIS PLANTING MEETS KING COUNTY MITIGATION GUIDELINES FOR RESTORATION PLANTING OF 213 TOTAL QUANTITY OF NATIVE TREES AND SHRUBS - REQUIRED DENSITY OF 9' O.C. FOR TREES (88 TREES) AND 6' O.C. FOR SHRUBS (125 SHRUBS).

GRAPHIC SCALE (IN FEET)

0 10 20 30 40 60

SCALE: 1:20

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY MAGELLAN ARCHITECTS, 8383 158TH AVE. NE, SUITE 280, REDMOND, WA 98052, (425) 855-4300.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

SIRONE CATHERINE OLIVER
CERTIFICATE NO. 744
EXPIRES 6/25/2015

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AOA Environmental Planning & Landscape Architecture
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Carnation, WA 98014
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Fax (425) 333-4509

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PLOT DATE:	03-09-2015
CAD FILE:	4558-MIT-03-09-15
JOB NUMBER:	14-140
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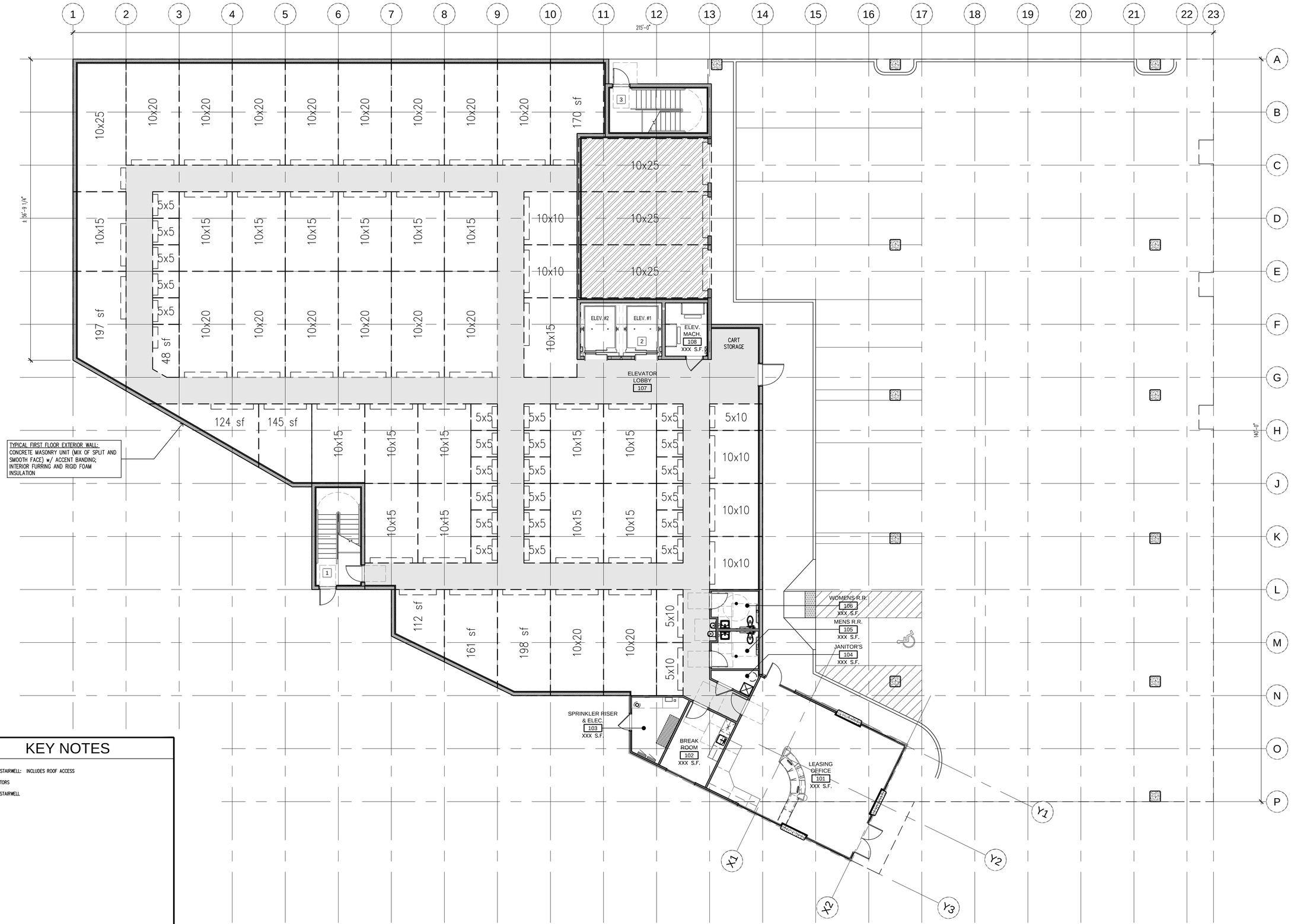
DRAWN:	
STATUS:	SCHEMATIC DESIGN

PRELIMINARY WETLAND BUFFER MITIGATION PLAN

W1.1



KEY NOTES

1. WEST STAIRWELL: INCLUDES ROOF ACCESS
2. ELEVATORS
3. EAST STAIRWELL

FIRST FLOOR PLAN

SCALE: 1/8" - 1'-0"

REGISTERED ARCHITECT
Pedro A. de Magalhaes Castro
STATE OF WASHINGTON

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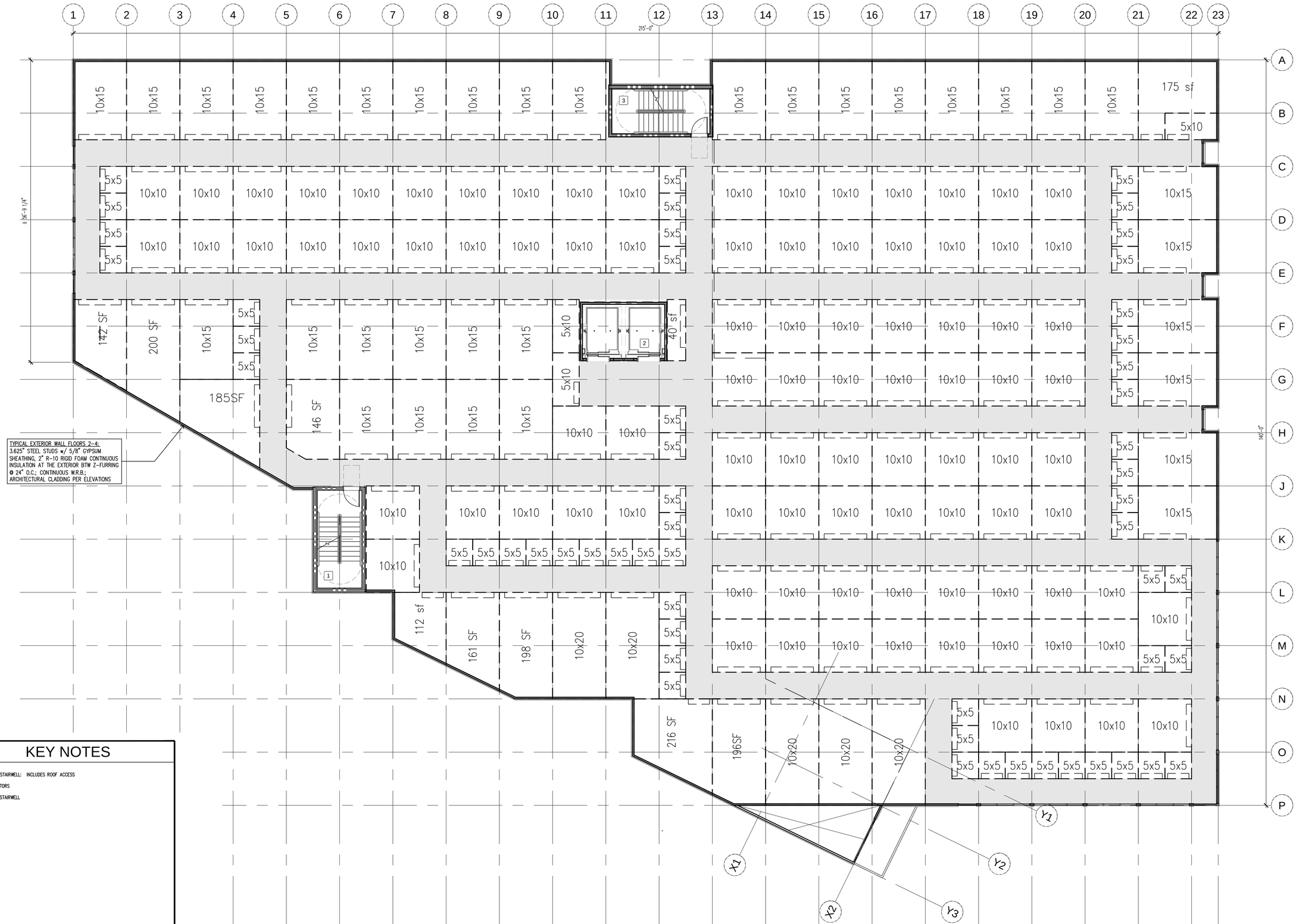
DRAWN:	DYM
STATUS:	ISSUE FOR ASDP

STORAGE BUILDING
FIRST FLOOR PLAN

AA2.1



KEY NOTES

1. WEST STAIRWELL: INCLUDES ROOF ACCESS
2. ELEVATORS
3. EAST STAIRWELL

SECOND FLOOR PLAN

SCALE: 1/8" - 1'-0"

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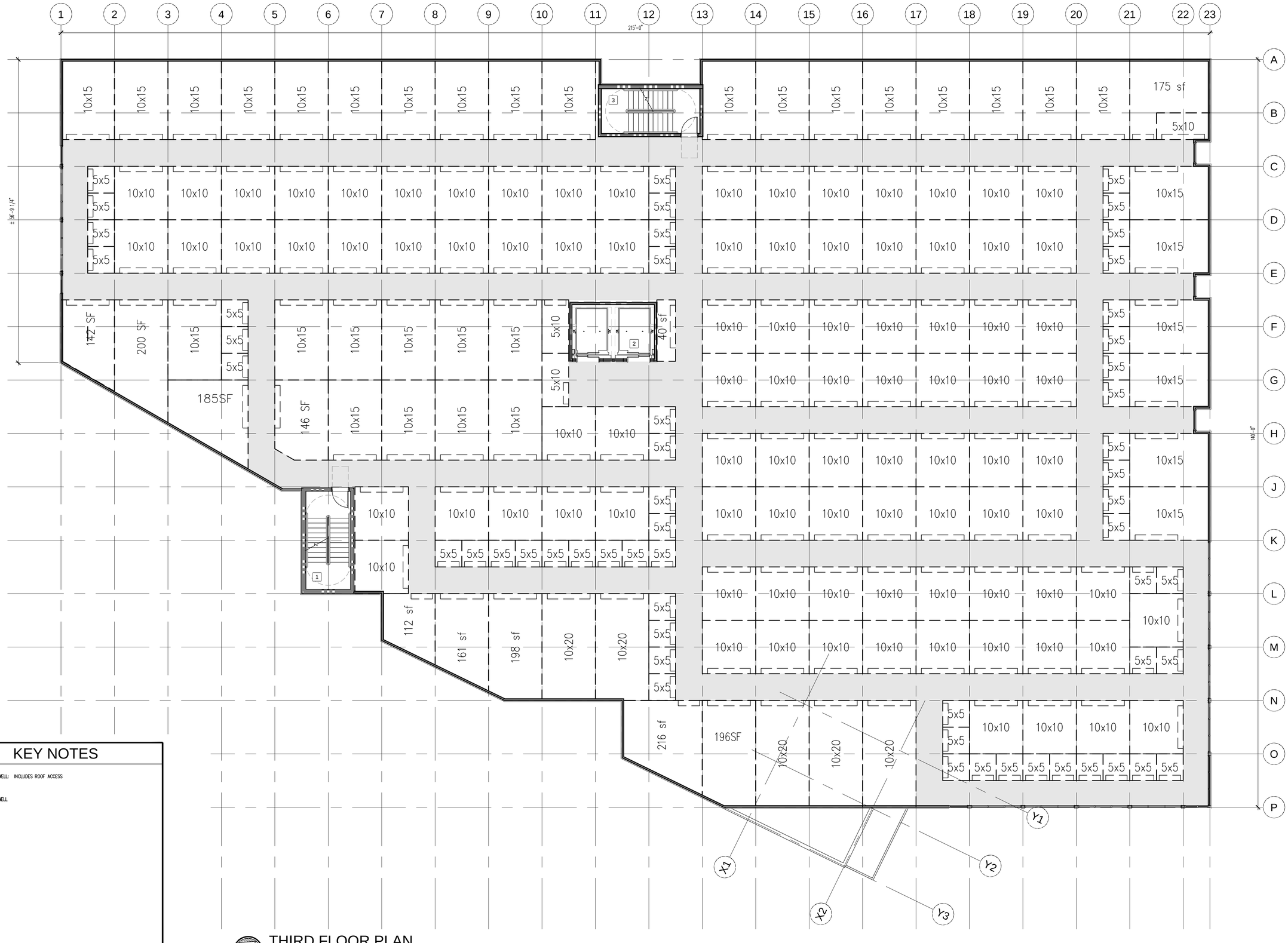
STORAGE BUILDING
SECOND FLOOR PLAN

AA2.2



KEY NOTES

1. WEST STAIRWELL: INCLUDES ROOF ACCESS
2. ELEVATORS
3. EAST STAIRWELL

THIRD FLOOR PLAN

SCALE: 1/8" - 1'-0"

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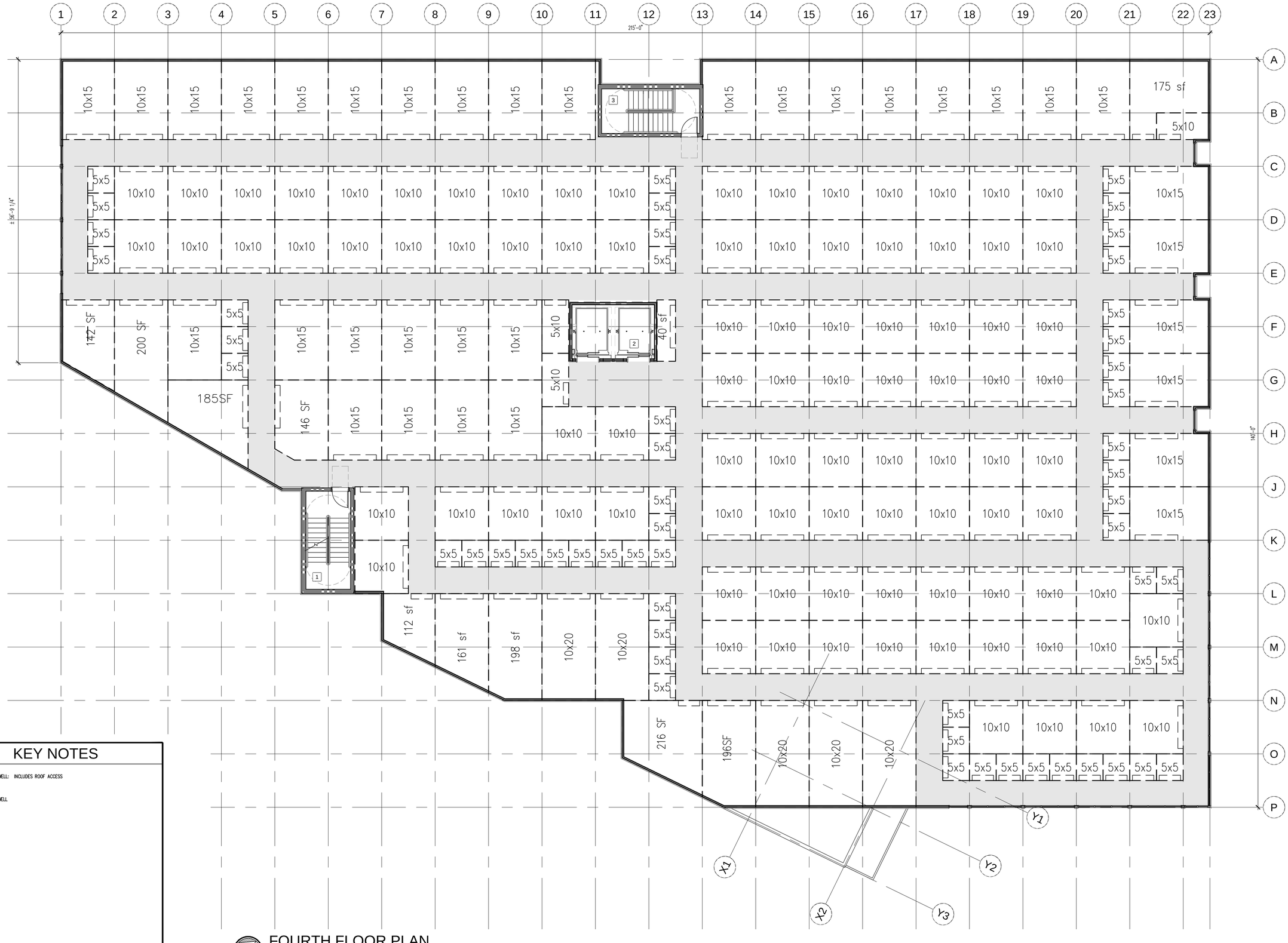
STORAGE BUILDING
THIRD FLOOR PLAN

AA2.3



KEY NOTES

1. WEST STAIRWELL: INCLUDES ROOF ACCESS
2. ELEVATORS
3. EAST STAIRWELL

FOURTH FLOOR PLAN

SCALE: 1/8" - 1'-0"

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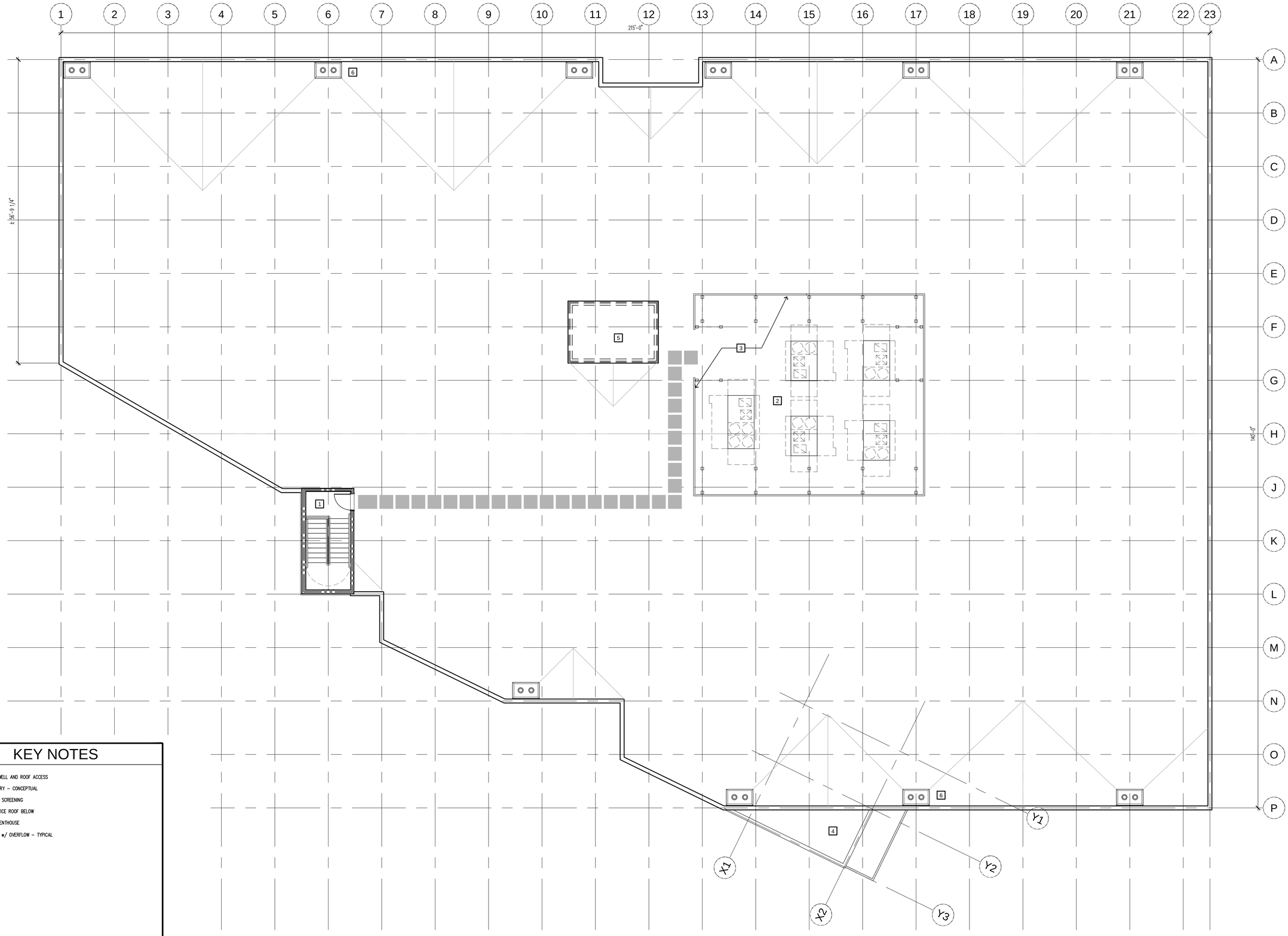
STORAGE BUILDING
FOURTH FLOOR PLAN

AA2.4



KEY NOTES

1	WEST STAIRWELL AND ROOF ACCESS
2	HVAC GALLERY – CONCEPTUAL
3	MECHANICAL SCREENING
4	LEASING OFFICE ROOF BELOW
5	ELEVATOR PENTHOUSE
6	ROOF DRAIN w/ OVERFLOW – TYPICAL

ROOF PLAN

SCALE: 1/8" - 1'-0"

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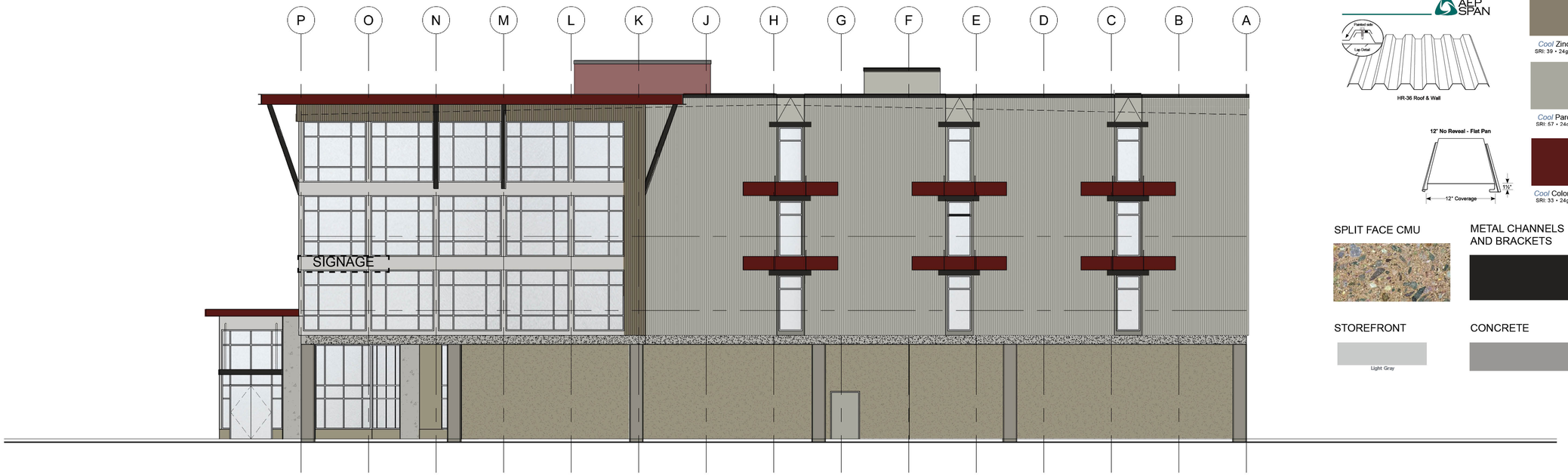
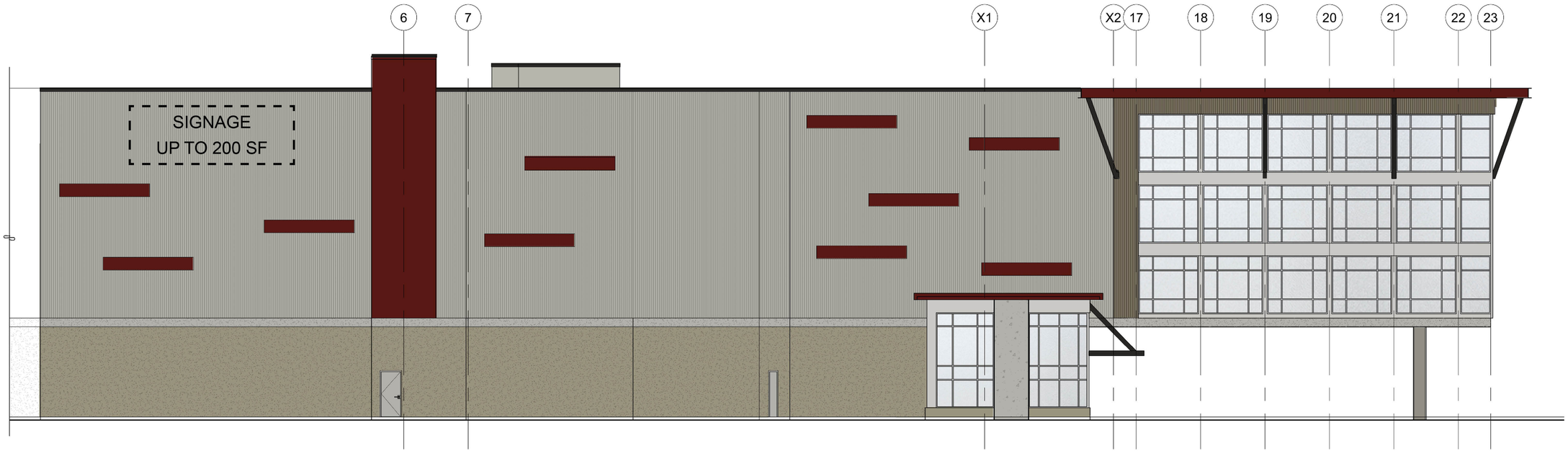
STORAGE BUILDING
ROOF PLAN

AA2.5



SOUTH ELEVATION

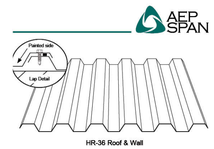
SCALE: 1/8" - 1'-0"



WEST ELEVATION

SCALE: 1/8" - 1'-0"

METAL PANEL



Cool Zinc Grey
SRI: 39 • 24ga & 22ga

Cool Parchment
SRI: 57 • 24ga & 22ga

Cool Colonial Red
SRI: 33 • 24ga & 22ga

SPLIT FACE CMU

METAL CHANNELS AND BRACKETS

STOREFRONT

Light Gray

CONCRETE

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STATE OF WASHINGTON

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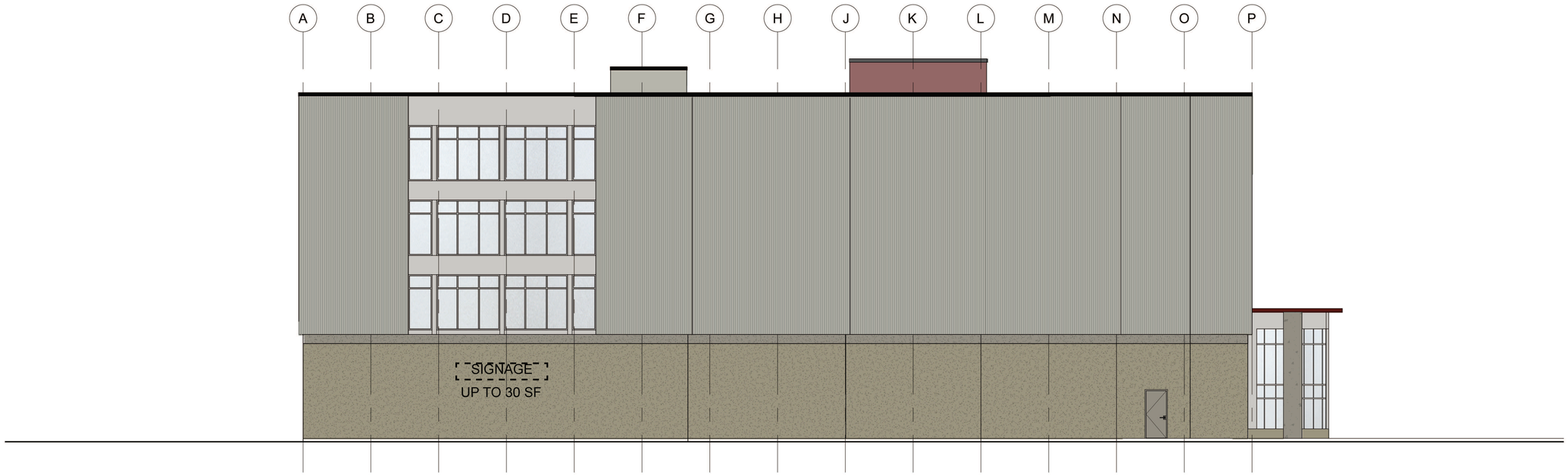
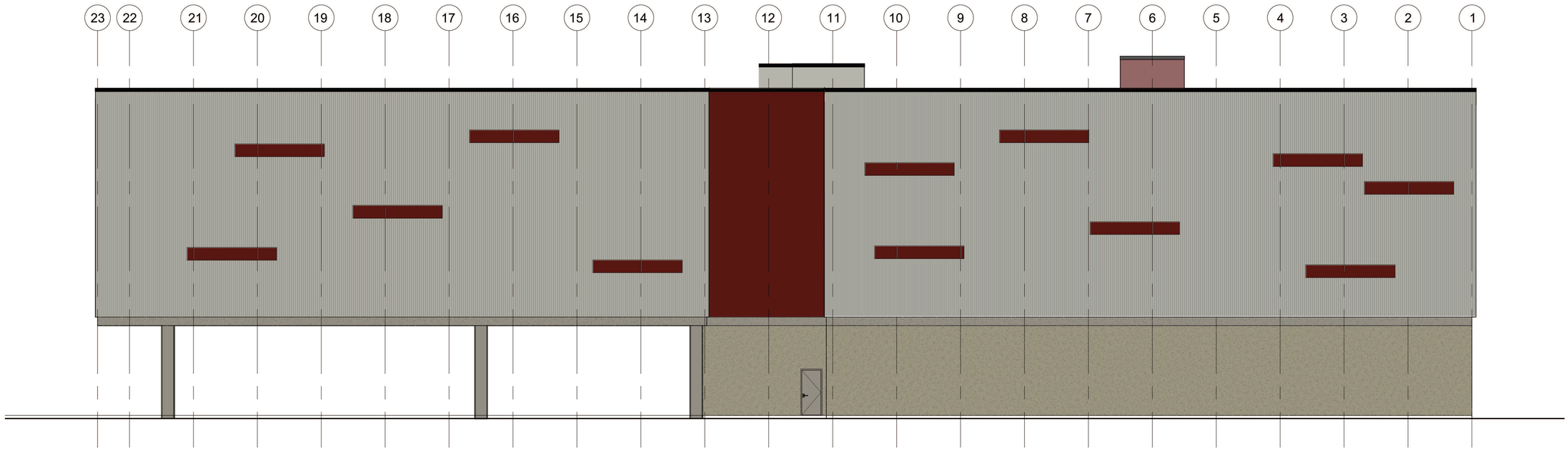
STORAGE BUILDING
EXTERIOR ELEVATIONS

AA3.1



NORTH ELEVATION

SCALE: 1/8" - 1'-0"



EAST ELEVATION

SCALE: 1/8" - 1'-0"

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STORAGE BUILDING EXTERIOR ELEVATIONS

AA3.2

WEST VIEW

NORTH EAST VIEW

SOUTH VIEW

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STORAGE BUILDING
COLORED PERSPECTIVES
AA3.3

LES SCHWAB PROJECT DATA AND CODE ANALYSIS

APPLICABLE CODES: 2012 IBC, IPC, IEBC, IMC, IFC, IECC, 2011 NEC,

BUILDING ANALYSIS

BUILDING HEIGHT:	25' - 4"
BUILDING STORIES:	1
BUILDING OCCUPANCIES:	M / S-1
OCCUPANCY SEPARATION REQUIRED PER IBC 508.4:	NONE

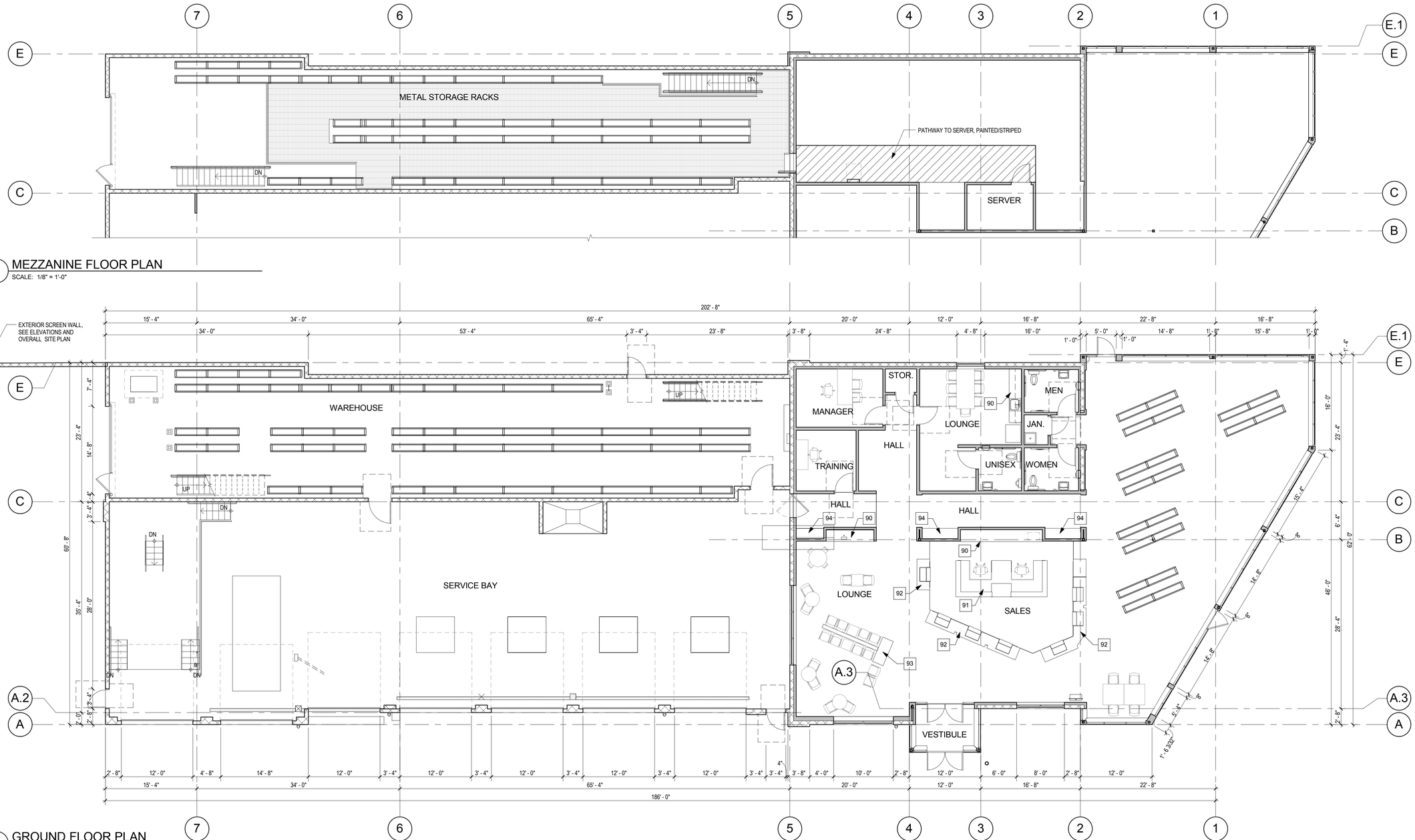
GROSS SQUARE FOOTAGE PER OCCUPANCY:

GROUND FLOOR M:	4,584 SF
GROUND FLOOR S-1:	6,474 SF
MEZZANINE LEVEL M:	0 SF
MEZZANINE LEVEL S-1:	1,498 SF
TOTAL SQUARE FOOTAGE:	12,556 SF

CONSTRUCTION TYPE:	V-B, FULLY SPRINKLERED
HEIGHT AND AREA INCREASES:	YES
BASE ALLOWABLE SF/STORIES PER IBC TABLE 503	9000 SF / 1 STORY
SPRINKLED IN ACCORDANCE WITH IBC 903.3.1.1	YES
SQUARE FOOTAGE INCREASE PER IBC 506.3	36,000 SF PER STORY = (9,000+(9,000x2))

OCCUPANCY CALCULATIONS

OCCUPANCY LOAD CALCULATED USING IBC TABLE 1004.1.2 M OCCUPANCY – 4,584 SF 30 GROSS SF/OCCUPANT	152
EXITS/EXIT WIDTH PER 1005.3.2 PROVIDED EXITS AND WIDTH	2 REQUIRED WITH 29" TOTAL WIDTH REQUIRED 2 PROVIDED, 1 AT 36" AND 1 AT 72"
S-1 OCCUPANCY – 7,972 SF 300 GROSS SF/OCCUPANT	27
EXITS/EXIT WIDTH PER 1005.3.2 PROVIDED EXITS AND WIDTH	1 REQUIRED WITH 6" TOTAL WIDTH REQUIRED 4 PROVIDED AT 36" EACH
TOTAL OCCUPANT LOAD:	179



2 MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

No.	Revision	Drawn By	Checked By	Date

Galloway
Planning, Architecture, Engineering
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303.770.3636 F
www.gallowayUS.com

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Les Schwab Tires

NOT FOR CONSTRUCTION

LES SCHWAB TIRE CENTER
ISSAQUAH, WA

160 NW Gilman,
Issaquah, WA 98027

Project No:	LST700007
Sheet Scale:	As indicated
Designed By:	KCN
Drawn By:	KCN
Date:	3/6/2015

LES SCHWAB
FLOOR PLANS AND
CODE SUMMARY

AB2.1

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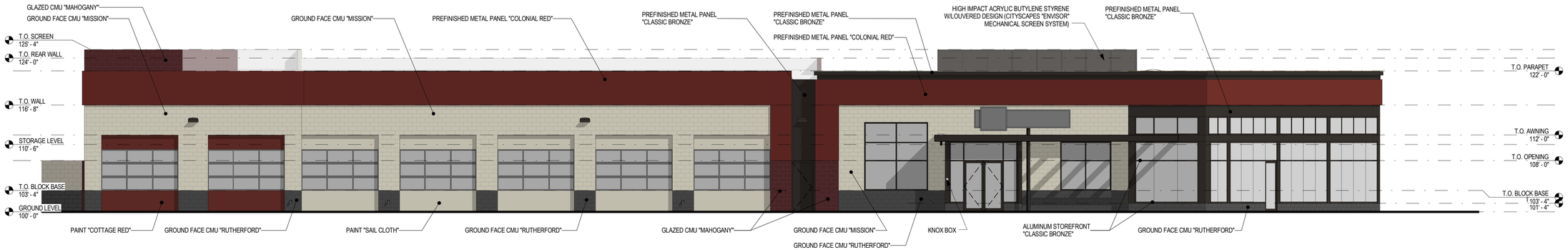

1 FRONT ELEVATION/SOUTHEAST

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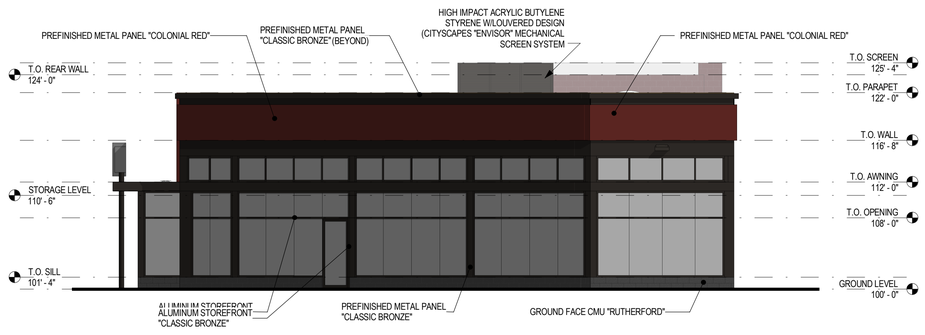
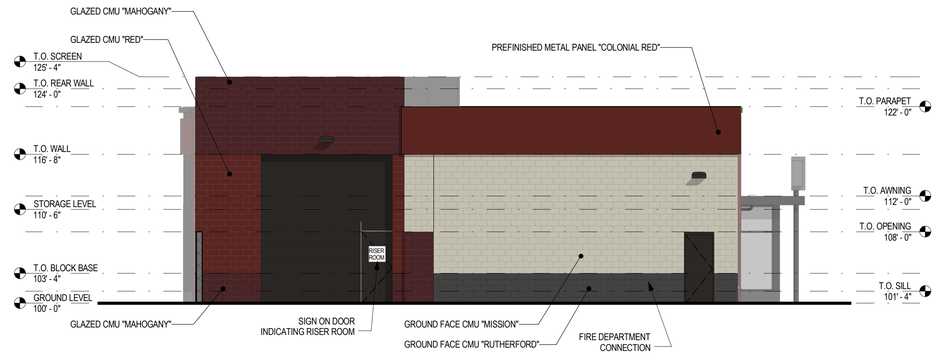


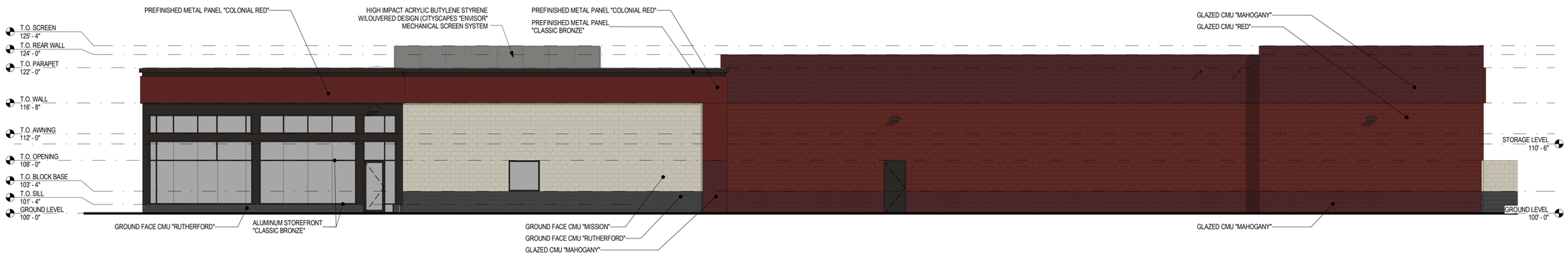
2 SHOWROOM ELEVATION/SOUTHWEST

SCALE: 1/8" = 1'-0"



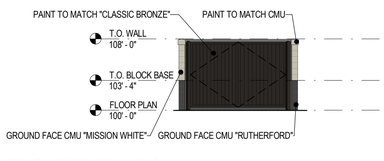
3 LOADING ELEVATION/NORTHEAST

SCALE: 1/8" = 1'-0"



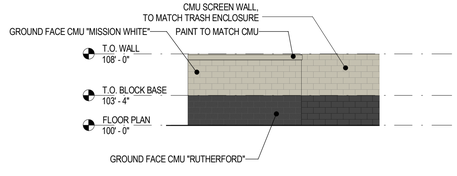
4 REAR ELEVATION/NORTHWEST

SCALE: 1/8" = 1'-0"



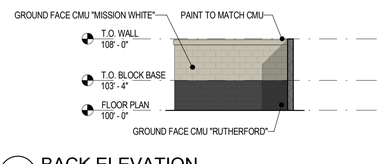
5 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



6 SIDE ELEVATION

SCALE: 1/8" = 1'-0"



7 BACK ELEVATION

SCALE: 1/8" = 1'-0"

No.	Revision	Drawn By	Checked By	Date

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LES SCHWAB TIRE CENTER
ISSAQUAH, WA

160 NW Gilman,
Issaquah, WA 98027

Project No:	LST700007
Sheet Scale:	1/8" = 1'-0"
Designed By:	KCN
Drawn By:	KB
Date:	3/6/2015

EXTERIOR ELEVATIONS AND FINISH SCHEDULE

AB3.1

3/9/2015 6:37:05 AM

1 COLOR RENDERING
SCALE:

No.	Revision	Drawn By	Checked By	Date

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160 NW Gilman
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Project No:	LST700007
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COLOR RENDERING

AB3.2

3/6/2015 8:20:14 AM

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Project No:	LST700007
Sheet Scale:	
Designed By:	Designer
Drawn By:	Author
Date:	3/6/2015

LES SCHWAB COLOR & MATERIALS BOARD

AB3.3

3/6/2015 4:58:15 PM