C:\Users\lara.barnes\Documents\170901_16003_ISSAQUAH STUDIO LOFTS_DR REVISION_lara.barnes.rvt

4 AERIAL PERSPECTIVE 1

ISSAQUAH STUDIO LOFTS

180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027
ISSUED FOR SCHEMATIC DESIGN REVIEW
AUGUST 2ND 2017

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A3.01	ELEVATIONS
A3.02	ELEVATIONS

PROJECT DESCRIPTION:

CONSTRUCTION OF ~ 58,844 SF COMMERCIAL BUILDING COMPRISED OF ~ 2,500 SF OF GROUND FLOOR COMMERCIAL SPACE (A-2) AND ~ 18,403 SF OF COVERED PARKING (S-2) IN TYPE IA CONSTRUCTION WITH THREE FLOORS OF INDIVIDUALLY LEASED OFFICES (B) OF TYPE VA CONSTRUCTION ABOVE.

LEGAL DESCRIPTION:

TAX LOT NO: 884350-0238
ZONING: MU (MIXED USE)
OVERLAY: GILMAN
PLAN DISTRICT: ISSAQUAH STYLE DISTRICT

LEGAL DESCRIPTION:
THAT PORTION OF LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 6 HERBERT S. UPPER'S FIRST ADDITION TO ISSAQUAH, ACCORDING TO THE PLATT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 13, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK6; 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 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 SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY WASHINGTON, LYING NORTH OF LOCUST STREET, EASTERLY OF NORTHERN PACIFIC RAILROAD RIGH-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.

SITE DATA:

GROSS SITE AREA: 35,320 SF

BASE SITE AREA: 30,520 SF

FLOOR AREA RATIO: 1.67

MAX COMMERCIAL: 3.5
BASE COMMERCIAL: 1.25

MAX. IMPERVIOUS SURFACE: 88%

REQUIRED SETBACKS:
SIDE: 0'
REAR: 0'

MAX BLDG HEIGHT: 85'

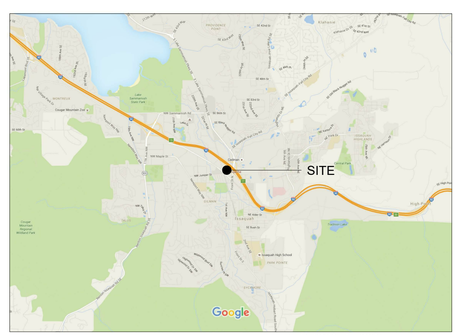
TOTAL PARKING SPACES:

STANDARD: 47 STALLS
COMPACT: 22 STALLS
ADA: 2 STALLS

WATER SOURCE: TBD

PROJECT NORTH

1 VICINITY MAP
N.T.S



PROJECT NORTH

2 LOCATION MAP
N.T.S

DEFERRED SUBMITTALS:

FIRE FLOW RATES - TBD

OTHER REQUIRED PERMITS:

BUILDING PERMIT
DEFERRED SUBMITTALS/PERMITS

DELEGATED DESIGN:

TBD

OWNER:

SEACON CONSTRUCTION
165 NE JUNIPER ST #100
ISSAQUAH, WA 98027
PHONE: 425.837.9720
FAX: (425.837.1585
CONTACT: BOB POWER

ARCHITECT:

JACKSON | MAIN ARCHITECTURE P.S.
311 1ST AVE. S.
SEATTLE WA 98104
PHONE: (206) 324 4800
FAX: (206) 322 2875
CONTACT: STEVEN BOHLMAN

CIVIL ENGINEER:

NAVIX
11400 S.E. 8TH STREET SUITE 345
BELLEVUE WA 98004
PHONE: 425.453.9501
FAX: 425.453.8208
CONTACT: SIERRA GERNHART

STRUCTURAL ENGINEER:

TBD
?
?
PHONE: ?
FAX: ?
CONTACT: ?

MECHANICAL ENGINEER:

TBD
?
?
PHONE: ?
FAX: ?
CONTACT: ?

PLUMBING ENGINEER:

TBD
?
?
PHONE: ?
FAX: ?
CONTACT: ?

ELECTRICAL ENGINEER:

TBD
?
?
PHONE: ?
FAX: ?
CONTACT: ?

TRANSPORTATION ENGINEER

TRANSPORTATION SOLUTIONS INC
8250 - 165TH AVE NE SUITE 100
REDMOND, WA 98052-6628
PHONE: 425.883.4134
FAX: 425.867.0898
CONTACT: JAKE S. PI

JM
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SEACON GENERAL CONTRACTORS

ISSAQUAH STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

PROJECT NO.:	16003
PROJECT MGR.:	SB
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COVER SHEET

G0.00

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SW VIEW FROM GILMAN

NW VIEW FROM GILMAN

E VIEW FROM GILMAN

W VIEW FROM GILMAN

S VIEW FROM GILMAN

N VIEW FROM GILMAN

SE VIEW FROM GILMAN

NE VIEW FROM GILMAN

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CONTEXT IMAGES

G0.02

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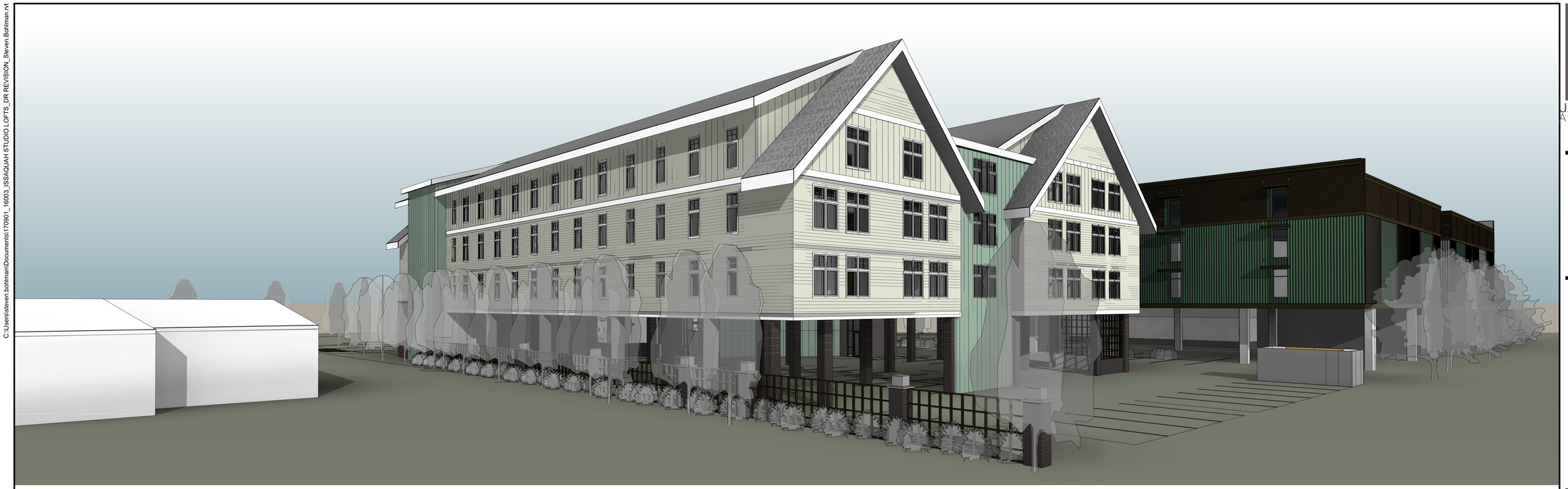
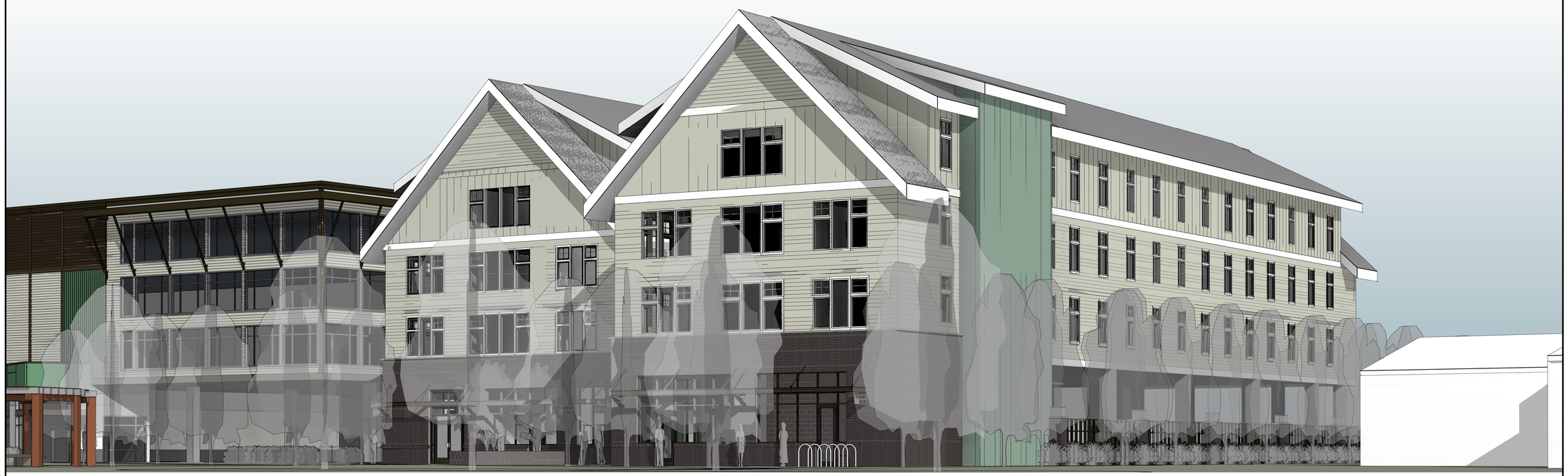


2 PEDESTRIAN PERSPECTIVE 2



1 PEDESTRIAN PERSPECTIVE 1

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3D IMAGES

G0.02

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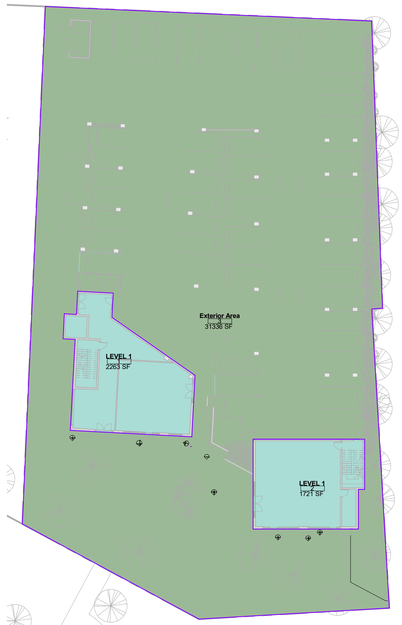
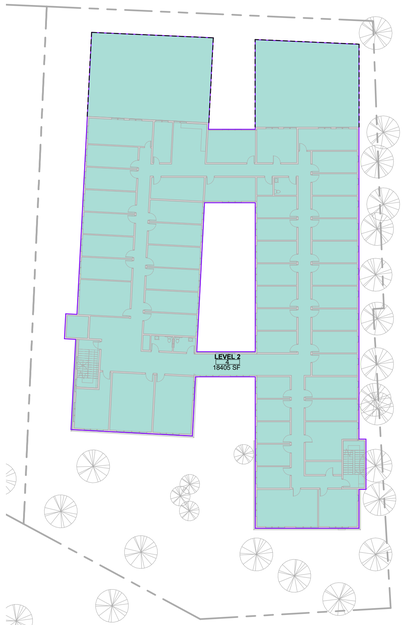


TRUE NORTH PROJECT NORTH

LEVEL 01

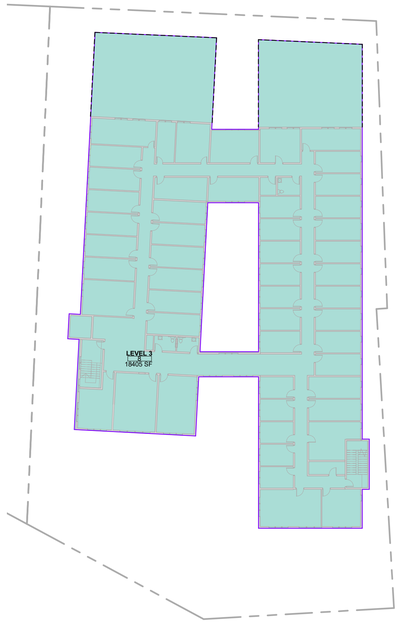
1" = 30'-0"



TRUE NORTH PROJECT NORTH

LEVEL 02

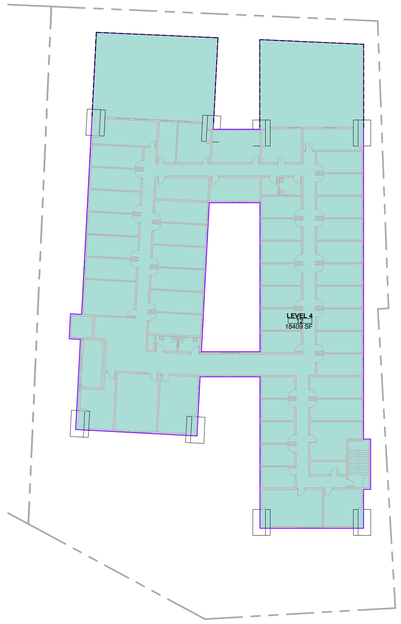
1" = 30'-0"



TRUE NORTH PROJECT NORTH

LEVEL 03

1" = 30'-0"



TRUE NORTH PROJECT NORTH

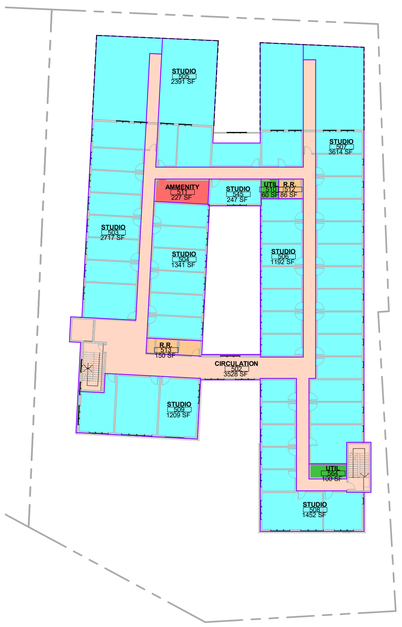
LEVEL 04

1" = 30'-0"

TRUE NORTH

5 LEVEL 01

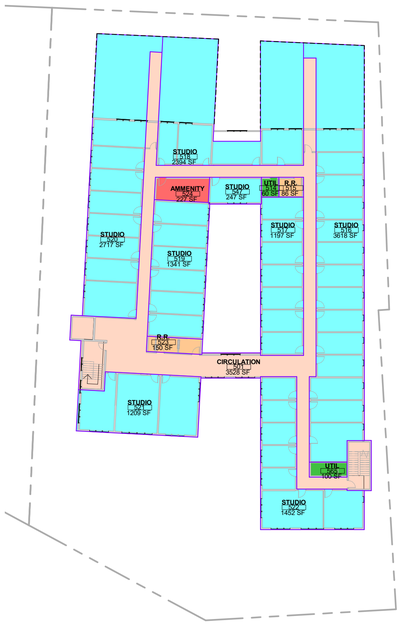
1" = 30'-0"



TRUE NORTH

6 LEVEL 02

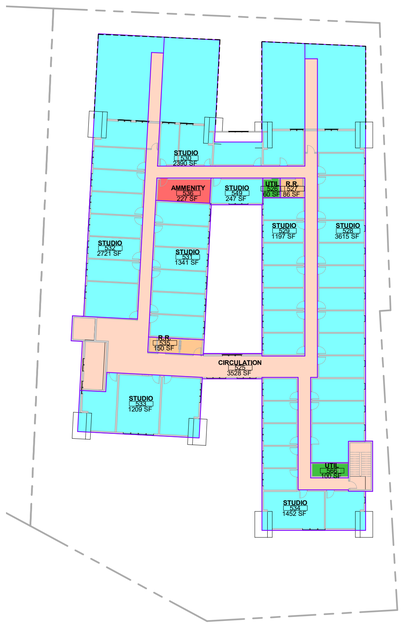
N.T.S



TRUE NORTH

7 LEVEL 03

N.T.S



TRUE NORTH

8 LEVEL 04

N.T.S

SHEET NOTES:

Gross Building Area Legend

- Exterior Area
- Gross Building Area

LEVEL 01

3984 SF	Gross Building Area	LEVEL 1

LEVEL 02

18405 SF	Gross Building Area	LEVEL 2

LEVEL 03

18405 SF	Gross Building Area	LEVEL 3

LEVEL 04

18409 SF	Gross Building Area	LEVEL 4

59204 SF

Rentable Building Area Legend

- AMMENITY
- CIRCULATION
- COMMERCIAL
- LOBBY
- MAIL
- OFFICE
- R.R.
- STUDIO
- UTIL

Not Placed

STUDIO	0 SF
	0 SF

LEVEL 01

CIRCULATION	523 SF
COMMERCIAL	2354 SF
LOBBY	600 SF
MAIL	181 SF
OFFICE	183 SF
UTIL	126 SF
	3967 SF

LEVEL 02

AMMENITY	227 SF
CIRCULATION	3528 SF
R.R.	235 SF
STUDIO	14163 SF
UTIL	160 SF
	18314 SF

LEVEL 03

AMMENITY	227 SF
CIRCULATION	3528 SF
R.R.	235 SF
STUDIO	14174 SF
UTIL	160 SF
	18325 SF

LEVEL 04

AMMENITY	227 SF
CIRCULATION	3528 SF
R.R.	235 SF
STUDIO	14171 SF
UTIL	160 SF
	18322 SF

PHASE 1 STUDIO UNIT COUNT

LEVEL 02	
STUDIO	49
LEVEL 03	
STUDIO	50
LEVEL 04	
STUDIO	50

+ ~17 UNITS PER FLOOR WITH EXPANSION

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SEACON GENERAL CONTRACTORS

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180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

PROJECT NO.:	16003
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GROSS AREA PLAN

G0.04

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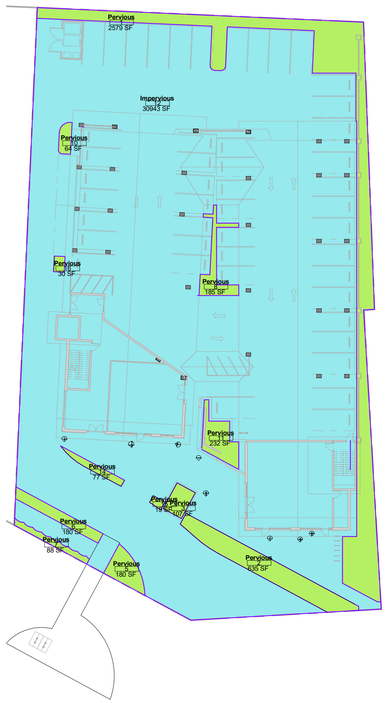

Impervious/Pervious

- Impervious
- Pervious

Impervious	30943 SF
Pervious	4377 SF
	35320 SF

1 **LEVEL 01**
1" = 30'-0"

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180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

DATE	NO.	DESCRIPTION

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PROJECT MGR.:	Designer
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IMPERVIOUS/PERVIOUS SURFACE

G0.05

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1 **SITE PLAN-PHASING PLAN**
1" = 20'-0"
TRUE NORTH

9/27/2017 2:04:49 PM

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PROJECT NO.:	16003
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PHASING PLAN

G0.07

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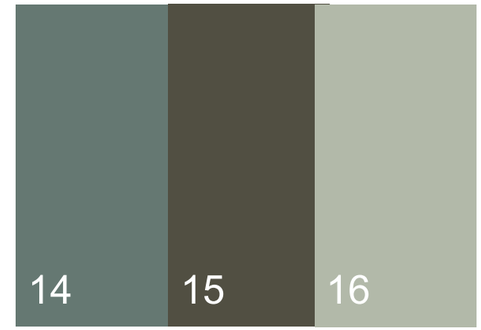

MATERIAL SAMPLE LEGEND

1. CREAM COLOR CEDAR SHAKE TEXTURE
2. CREAM COLOR 12" HARDI BOARD AND BATTEN SIDING, WOOD TEXTURE
3. CREAM COLOR 6" HARDI LAP, WOOD TEXTURE
4. ROOKWOOD BLUE GREEN SW2811 12" HARDI BOARD AND BATTEN SIDING
5. WHITE PAINTED 2X12 FASCIA BOARD AND 2X12 BELLYBAND
6. MUTURAL MATERIALS DARK BRICK: RAVEN COLOR
7. ASPHALT SHINGLE ROOFING
8. WHITE VINYL WINDOW W/PAINTED WHITE WOOD TRIM
9. STEEL LATTICE INFILL
10. DARK BRONZE COLOR NO.40 ALUMINUM STOREFRONT
11. CONCRETE SITE WALL
12. GLASS TBD
13. RED SITE BENCHES
14. ADJACENT SELF STORAGE METAL PANEL COLOR: COOL HEMLOCK GREEN
15. ADJACENT SELF STORAGE METAL PANEL COLOR: COOL WEATHERED COPPER
16. ADJACENT SELF STORAGE METAL PANEL COLOR: COOL PARCHMENT

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ISSAQUAH STUDIO LOFTS

180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON 98027

PROJECT NO.:	16003
PROJECT MGR.:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker
DWG DATE:	10/05/17

MATERIAL BOARD

G0.07

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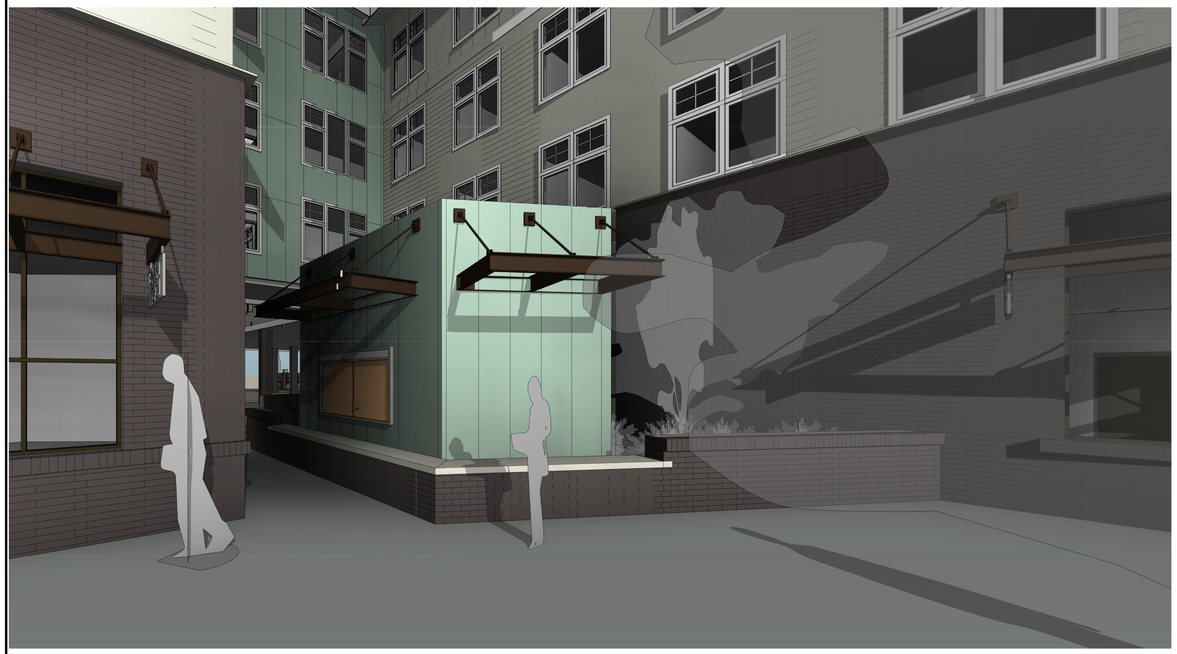
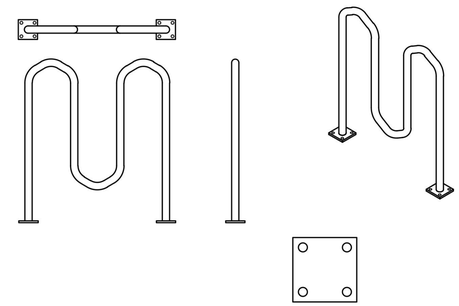
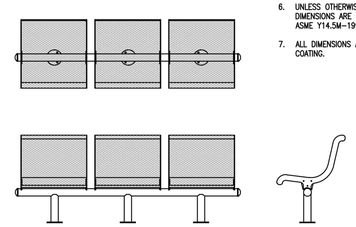


3 **SITE AMENITIES - BULLETIN BOARD**



1 **BIKE RACK**
N.T.S

4 **SITE AMENITIES - TRAIL PEDESTRIAN NODE**



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.

2 **BENCH**
N.T.S

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SEACON GENERAL CONTRACTORS

ISSAQUAH STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

DATE	NO.	DESCRIPTION

PROJECT NO.:	16003
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SITE AMENITIES

G0.08

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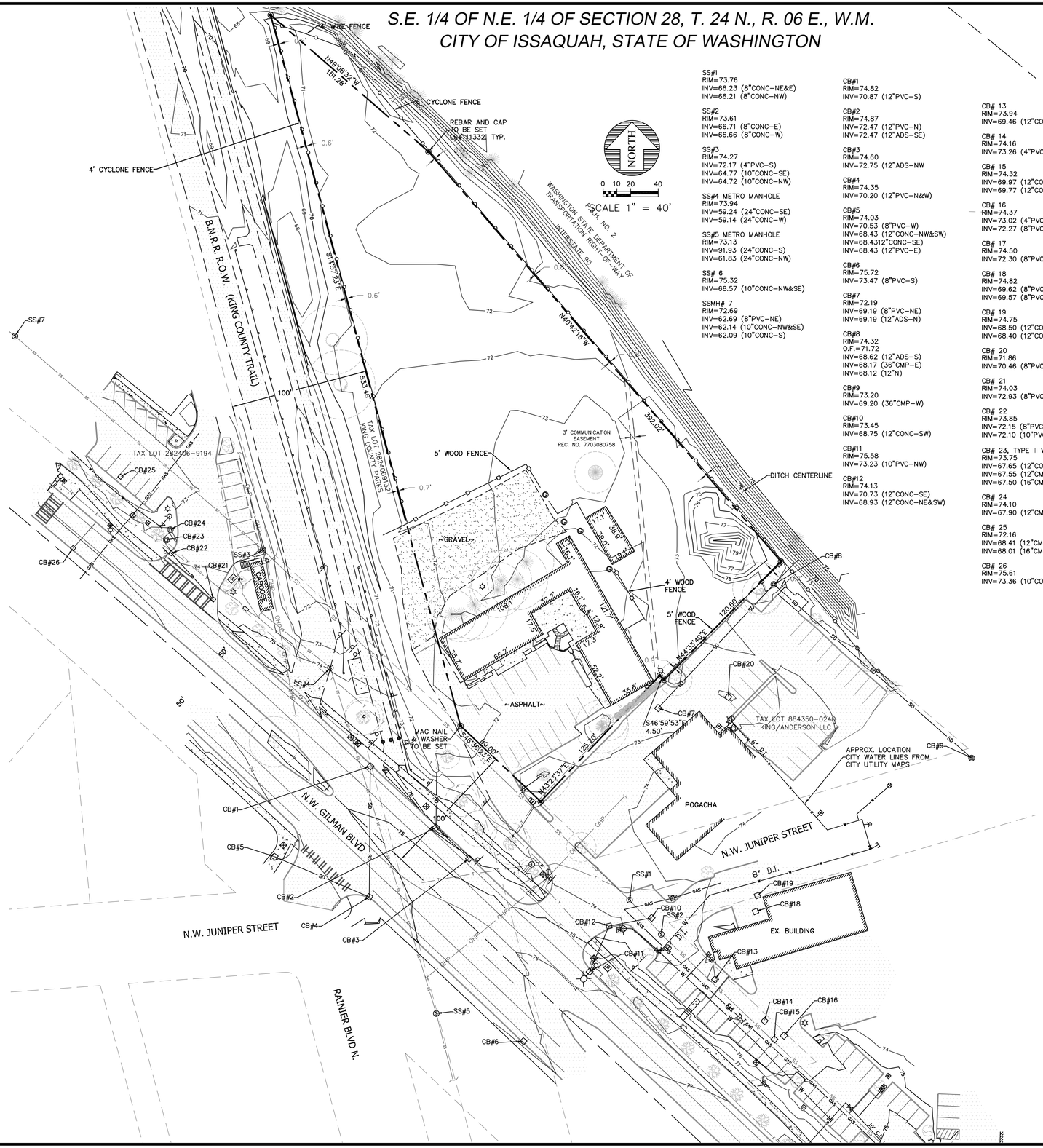
S.E. 1/4 OF N.E. 1/4 OF SECTION 28, T. 24 N., R. 06 E., W.M.
CITY OF ISSAQUAH, STATE OF WASHINGTON

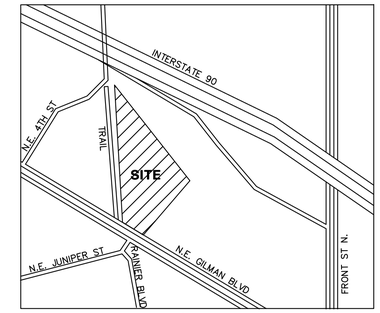


LEGEND

- 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

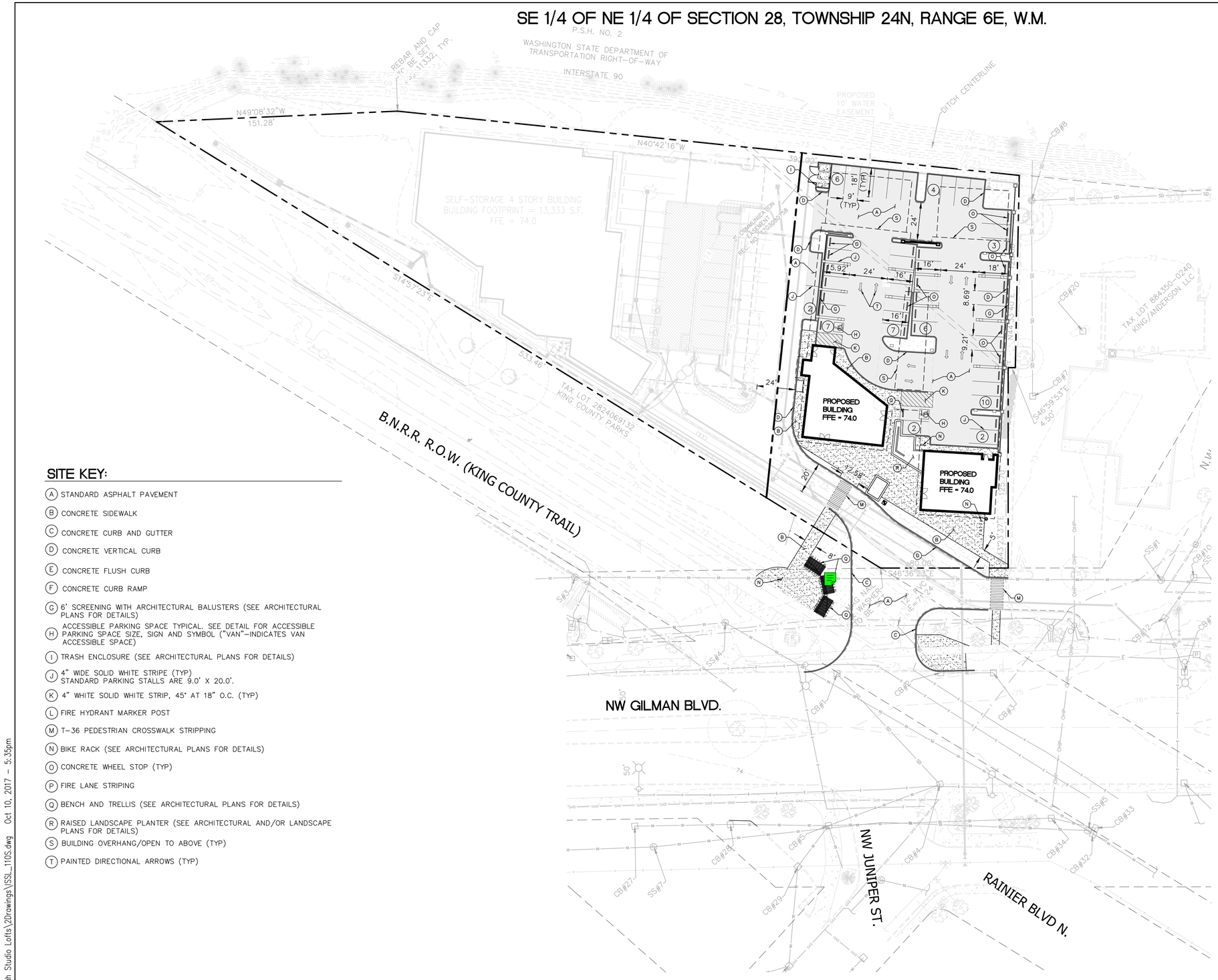
TAX PARCEL 884350-0238
ISSAQUAH, WASHINGTON
BOUNDARY/TOPOGRAPHY PLAN

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

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



SITE KEY:

- (A) STANDARD ASPHALT PAVEMENT
- (B) CONCRETE SIDEWALK
- (C) CONCRETE CURB AND GUTTER
- (D) CONCRETE VERTICAL CURB
- (E) CONCRETE FLUSH CURB
- (F) CONCRETE CURB RAMP
- (G) 6' SCREENING WITH ARCHITECTURAL BALUSTERS (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (H) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"–INDICATES VAN ACCESSIBLE SPACE)
- (I) TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (J) 4" WIDE SOLID WHITE STRIPE (TYP) STANDARD PARKING STALLS ARE 9.0' X 20.0'.
- (K) 4" WHITE SOLID WHITE STRIP, 45° AT 18" O.C. (TYP)
- (L) FIRE HYDRANT MARKER POST
- (M) T–36 PEDESTRIAN CROSSWALK STRIPPING
- (N) BIKE RACK (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (O) CONCRETE WHEEL STOP (TYP)
- (P) FIRE LANE STRIPING
- (Q) BENCH AND TRELLIS (SEE ARCHITECTURAL PLANS FOR DETAILS)
- (R) RAISED LANDSCAPE PLANTER (SEE ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR DETAILS)
- (S) BUILDING OVERHANG/OPEN TO ABOVE (TYP)
- (T) PAINTED DIRECTIONAL ARROWS (TYP)

0 15 30 60
SCALE: 1 INCH = 30 FEET

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG
- CEMENT CONCRETE TRAFFIC CURB
- SAWCUT
- STANDARD DUTY PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- LANDSCAPE AREA
- (#) NUMBER OF PARKING STALLS
- DENOTES ADA STALLS

SITE DATA:

TOTAL PROPERTY AREA: ±35,340 SF (±0.81 ACRES)

EXISTING:
IMPERVIOUS: *32,559 SF
PERVIOUS: 2,467 SF

*EXISTING IMPERVIOUS INCLUDES 0.65–ACRE GRAVEL PAD AS PROPOSED IN THE APPROVED GILMAN POINT SELF–STORAGE DEVELOPMENT

PROPOSED:
IMPERVIOUS: 31,452 SF (89.0% OF 35,340 SF)
NPGIS: 28,749 SF (81.3% OF 35,340 SF)
PGIS: 2,703 SF (7.7% OF 35,340 SF)
PERVIOUS: 3,888 SF (11.0% OF 35,340 SF)

ALLOWED COVERAGES:
90% IMPERVIOUS
10% LANDSCAPE

PROVIDED PARKING:
STANDARD STALLS: 26 STALLS
PARALLEL STALLS: 2 STALLS
COMPACT STALLS: 19 STALLS
ADA STALLS: 2 STALLS
TOTAL STALLS: 49 STALLS

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

APPROVAL CONDITIONS

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Planner Date
☐ Reviewed and determined to be not applicable

CITY OF ISSAQUAH WASHINGTON

Land Development Manager Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION

JACKSON | MAIN ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

NAVIX SITE | CIVIL
11400 s.e. 8th street suite 345 bellevue, wa 98004
t: 425.453.9501 f: 425.453.9208
www.navixeng.com

SEACON GENERAL CONTRACTORS

ISSAQUAH STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

DATE	NO.	DESCRIPTION
XX/XX/2017		XXXXXX

PRELIMINARY
JENELLE ELIZABETH MARTIN
STATE OF WASHINGTON
41872
REGISTERED PROFESSIONAL ENGINEER
10/XX/2017

PROJECT NO.:	50-278-001
PROJECT MGR.:	JET
DRAWN BY:	JKG/SNG
CHECKED BY:	JET

CIVIL SITE PLAN

C-1.0

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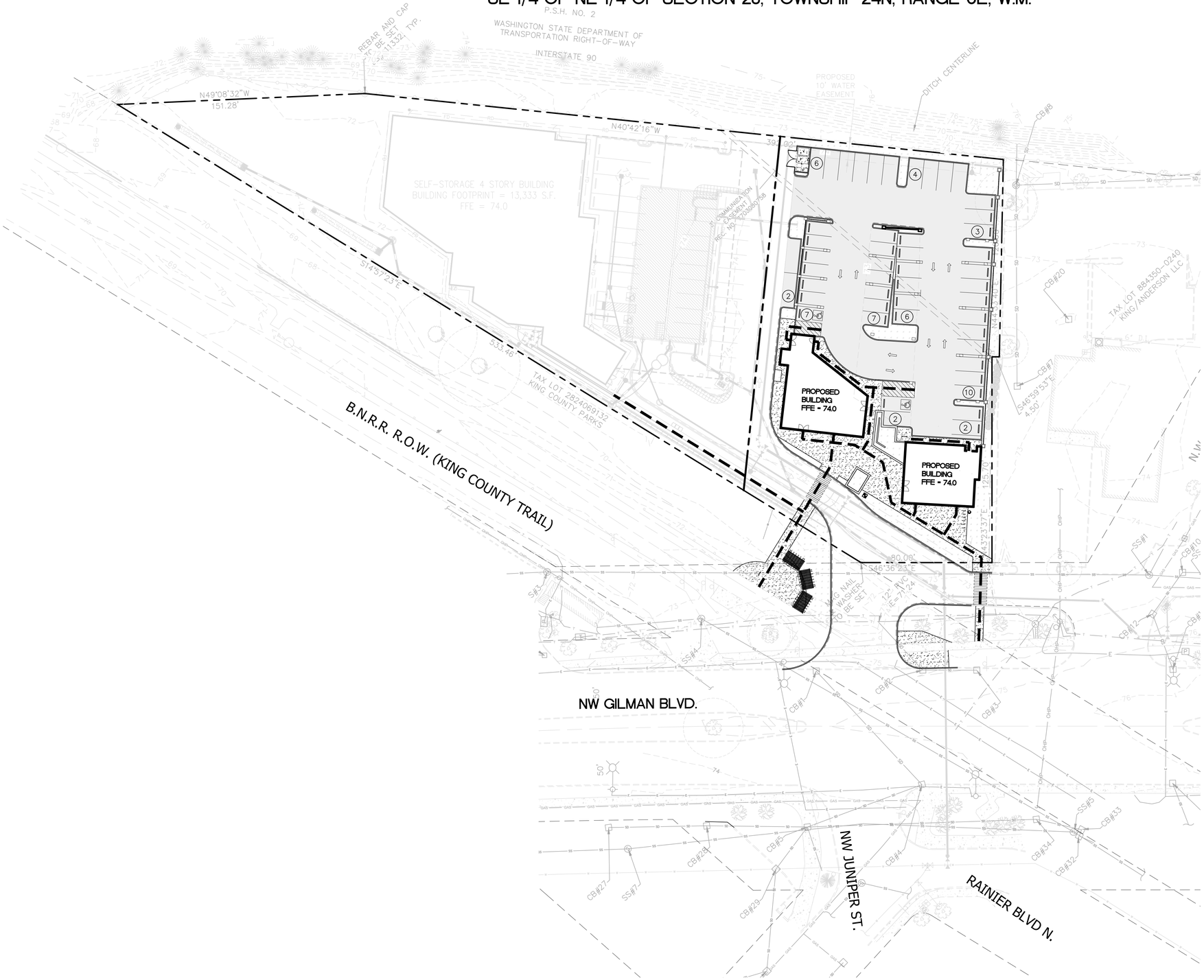
SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.



SCALE: 1 INCH = 30 FEET

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- CEMENT CONCRETE TRAFFIC CURB
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- LANDSCAPE AREA
- PEDESTRIAN ACCESS ROUTE

APPROVAL CONDITIONS

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Planner Date
☐ Reviewed and determined to be not applicable

CITY OF ISSAQUAH WASHINGTON

Land Development Manager Date

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311 FIRST AVENUE SOUTH
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t 206.324.4800
WWW.JACKSONMAIN.COM

NAVIX SITE | CIVIL
11400 s.e. 8th street
suite 345
bellevue, wa 98004
t: 425.453.9501
f: 425.453.8208
www.navixeng.com

SEACON GENERAL CONTRACTORS

ISSAQUAH STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

DATE	NO.	DESCRIPTION
XX/XX/2017		XXXXXX

PRELIMINARY
12/XX/2017

PROJECT NO.:	50-278-001
PROJECT MGR.:	JET
DRAWN BY:	JKG/SNG
CHECKED BY:	JET

CIVIL CIRCULATION PLAN

C-2.0

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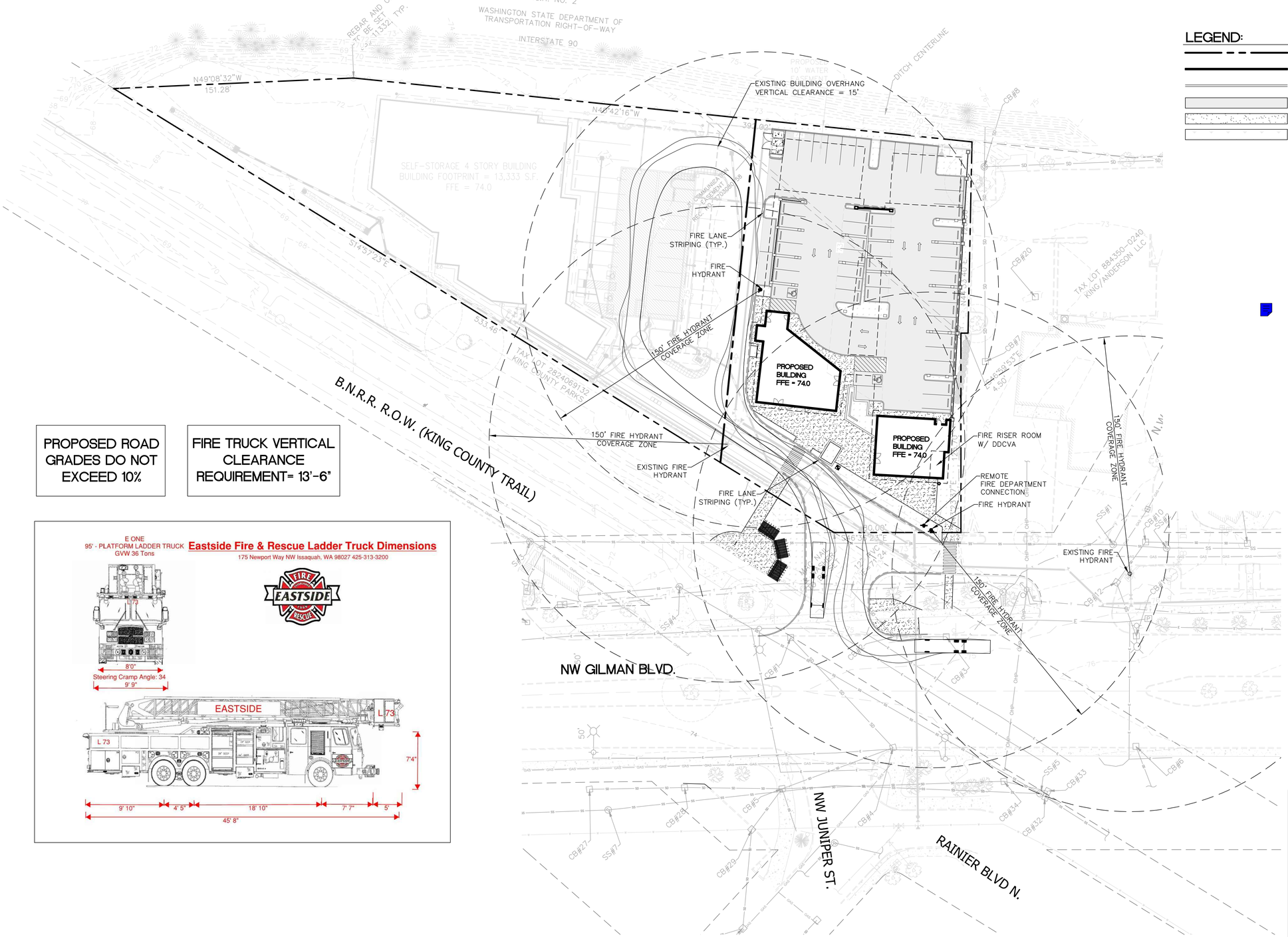
SE 1/4 OF NE 1/4 OF SECTION 28, TOWNSHIP 24N, RANGE 6E, W.M.

SCALE: 1 INCH = 30 FEET

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- CEMENT CONCRETE TRAFFIC CURB
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- 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

APPROVAL CONDITIONS

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Planner Date
☐ Reviewed and determined to be not applicable

CITY OF ISSAQUAH WASHINGTON

Land Development Manager Date

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311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

NAVIX SITE | CIVIL
11400 s.e. 8th street
suite 345
bellevue, wa 98004
t: 425.453.9501
f: 425.453.8208
www.navixeng.com

SEACON GENERAL CONTRACTORS

ISSAQUAH STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

DATE	NO.	DESCRIPTION
XX/XX/2017		XXXXXX

PRELIMINARY
JOSELLE E. LABRADOR-CAPLIN
STATE OF WASHINGTON
41872
REGISTERED PROFESSIONAL ENGINEER
10/XX/2017

PROJECT NO.: 50-278-001
PROJECT MGR.: JET
DRAWN BY: JKG/SNG
CHECKED BY: JET

CIVIL FIRE AND RESCUE PLAN

C-3.0

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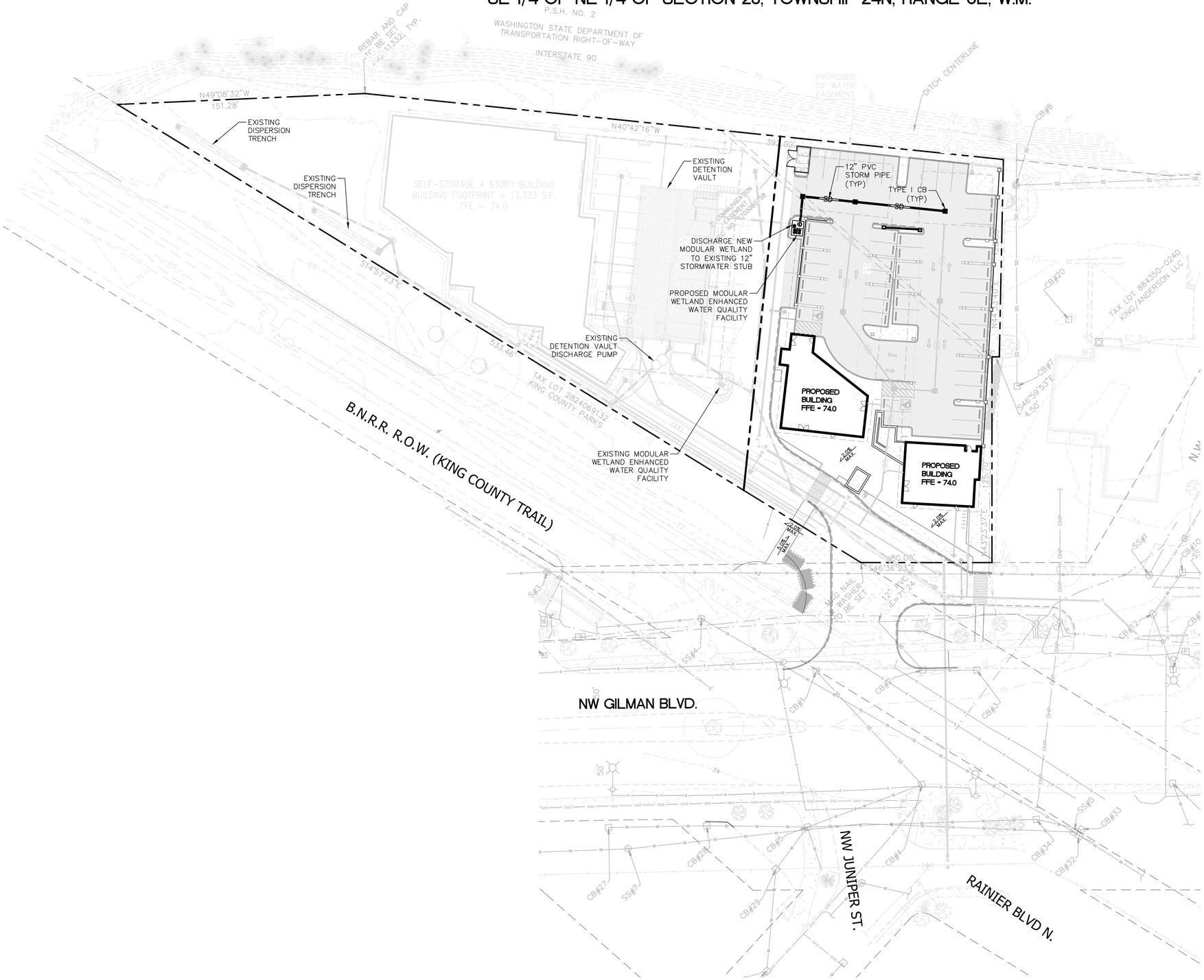

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG
- STORM DRAINAGE PIPE
- TYPE I CATCH BASIN
- STORM DRAINAGE CLEANOUT
- MODULAR WETLAND ENHANCED WATER QUALITY FACILITY
- EXISTING DETENTION VAULT

SCALE: 1 INCH = 30 FEET

APPROVAL CONDITIONS

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Planner Date
☐ Reviewed and determined to be not applicable

CITY OF ISSAQUAH WASHINGTON

Land Development Manager Date

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311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

NAVIX SITE | CIVIL
11400 s.e. 8th street suite 345 bellevue, wa 98004
t: 425.453.9501 f: 425.453.8208 www.navixeng.com

SEACON GENERAL CONTRACTORS

ISSAQUAH STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

DATE	NO.	DESCRIPTION
XX/XX/2017		XXXXXX

PRELIMINARY
10/10/2017

PROJECT NO.:	50-278-001
PROJECT MGR.:	JET
DRAWN BY:	JKG/SNG
CHECKED BY:	JET

STORMWATER AND GRADING PLAN

C-4.0

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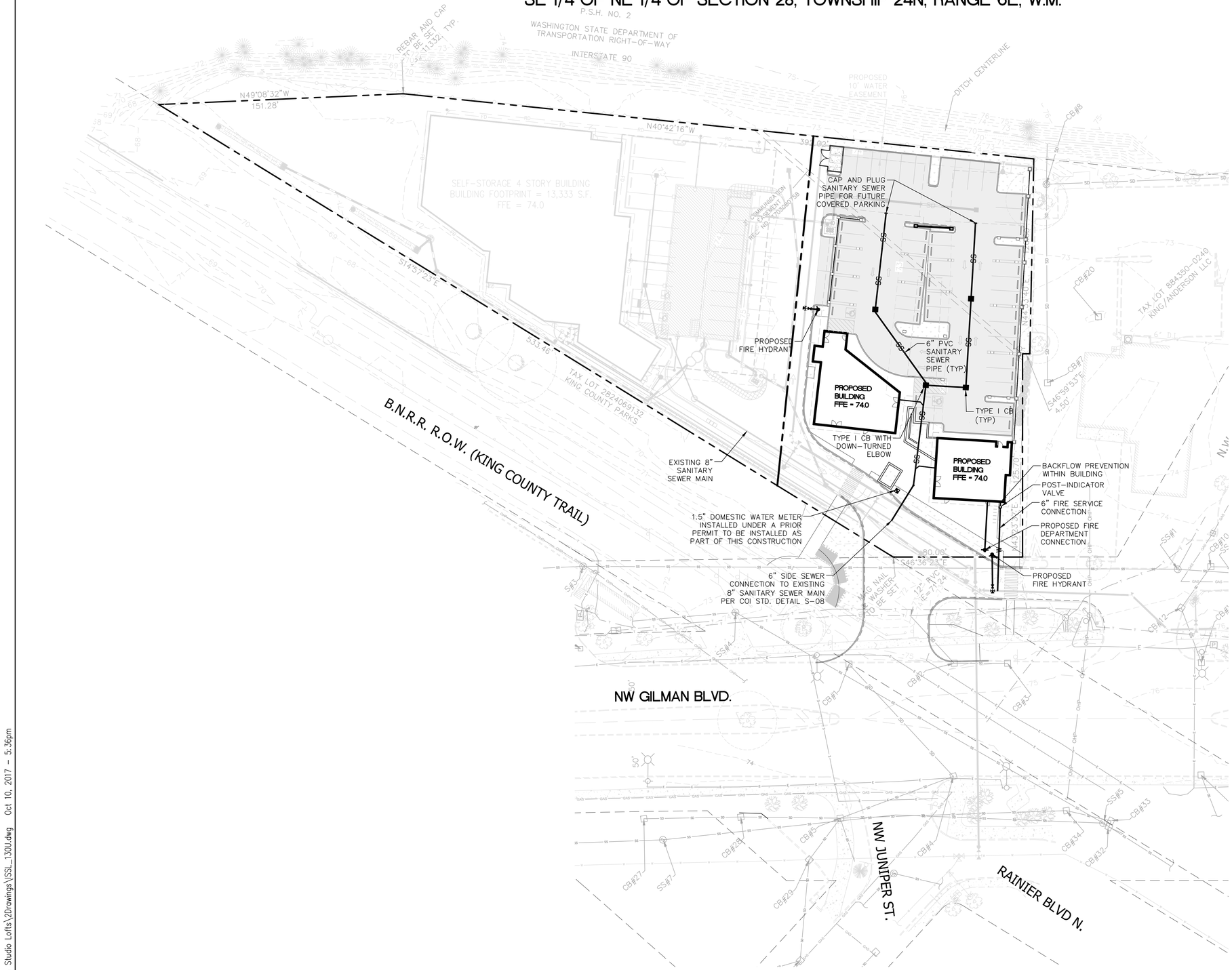

0 15 30 60
SCALE: 1 INCH = 30 FEET

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED BUILDING OVERHANG
- SS — SANITARY SEWER PIPE
- W — WATER PIPE
- TYPE I CATCH BASIN
- SANITARY SEWER CLEANOUT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT ASSEMBLY
- TEE W/THRUST BLOCKING
- GATE VALVE
- POST-INDICATOR VALVE

APPROVAL CONDITIONS

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Engineer Date
☐ Reviewed and determined to be not applicable

DSD Planner Date
☐ Reviewed and determined to be not applicable

CITY OF ISSAQUAH WASHINGTON

Land Development Manager Date

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JACKSON | MAIN ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

NAVIX SITE | CIVIL
11400 s.e. 8th street suite 345 bellevue, wa 98004
t: 425.453.9501 f: 425.453.8208
www.navixeng.com

SEACON GENERAL CONTRACTORS

ISSAQUAH STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

DATE	NO.	DESCRIPTION
XX/XX/2017		XXXXXX

PRELIMINARY
JOSELLA E. LAZARO-CAPLIN
STATE OF WASHINGTON
41872
REGISTERED PROFESSIONAL ENGINEER
10/XX/2017

PROJECT NO.:	50-278-001
PROJECT MGR.:	JET
DRAWN BY:	JKG/SNG
CHECKED BY:	JET

UTILITY PLAN

C-5.0

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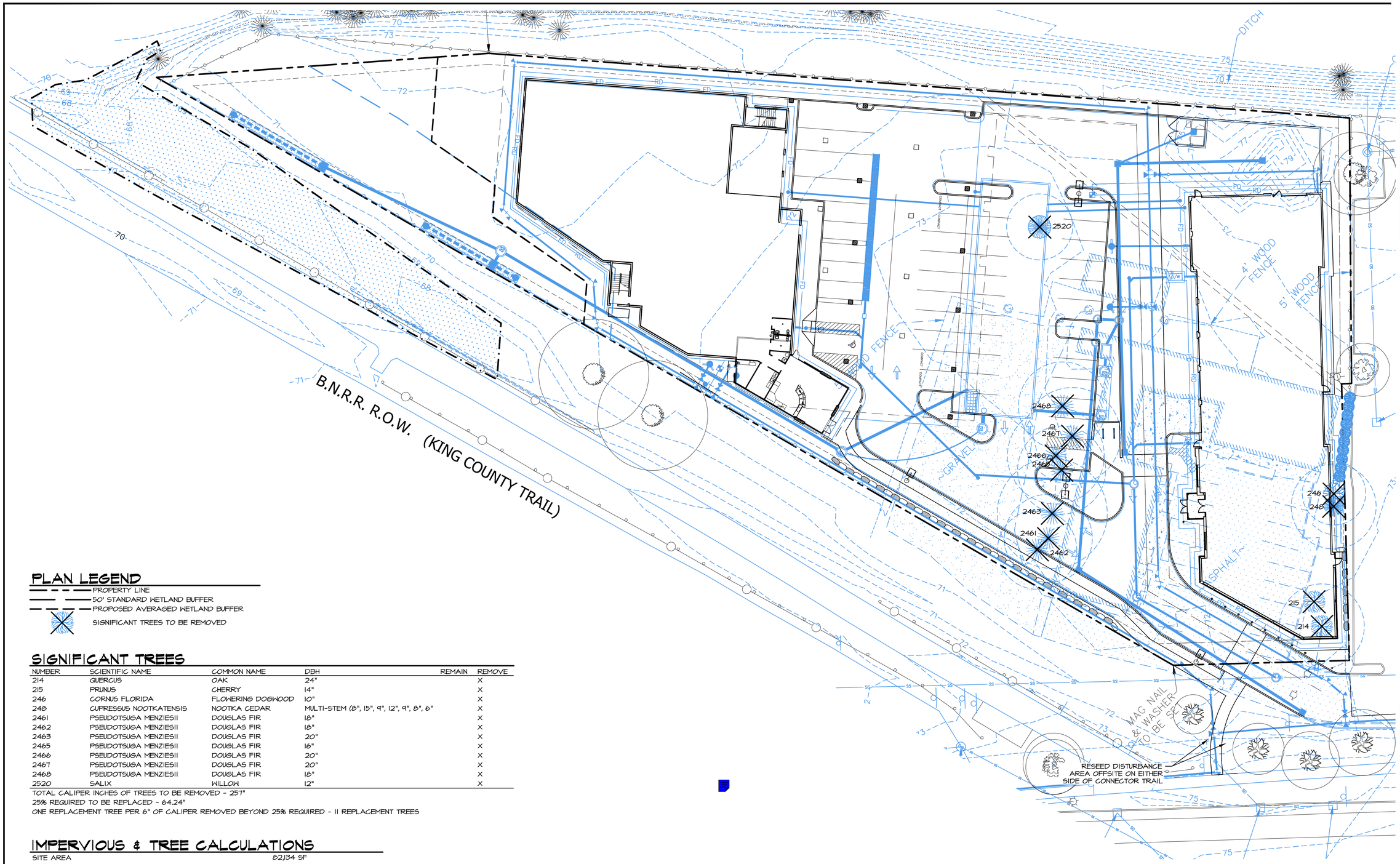

PLAN LEGEND

- 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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Altmann Oliver Associates, LLC
AOA Environmental Planning & Landscape Architecture
PO Box 570
Issaquah, WA 98014
Office (425) 333-4535
Fax (425) 333-4509

GILMAN POINT

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

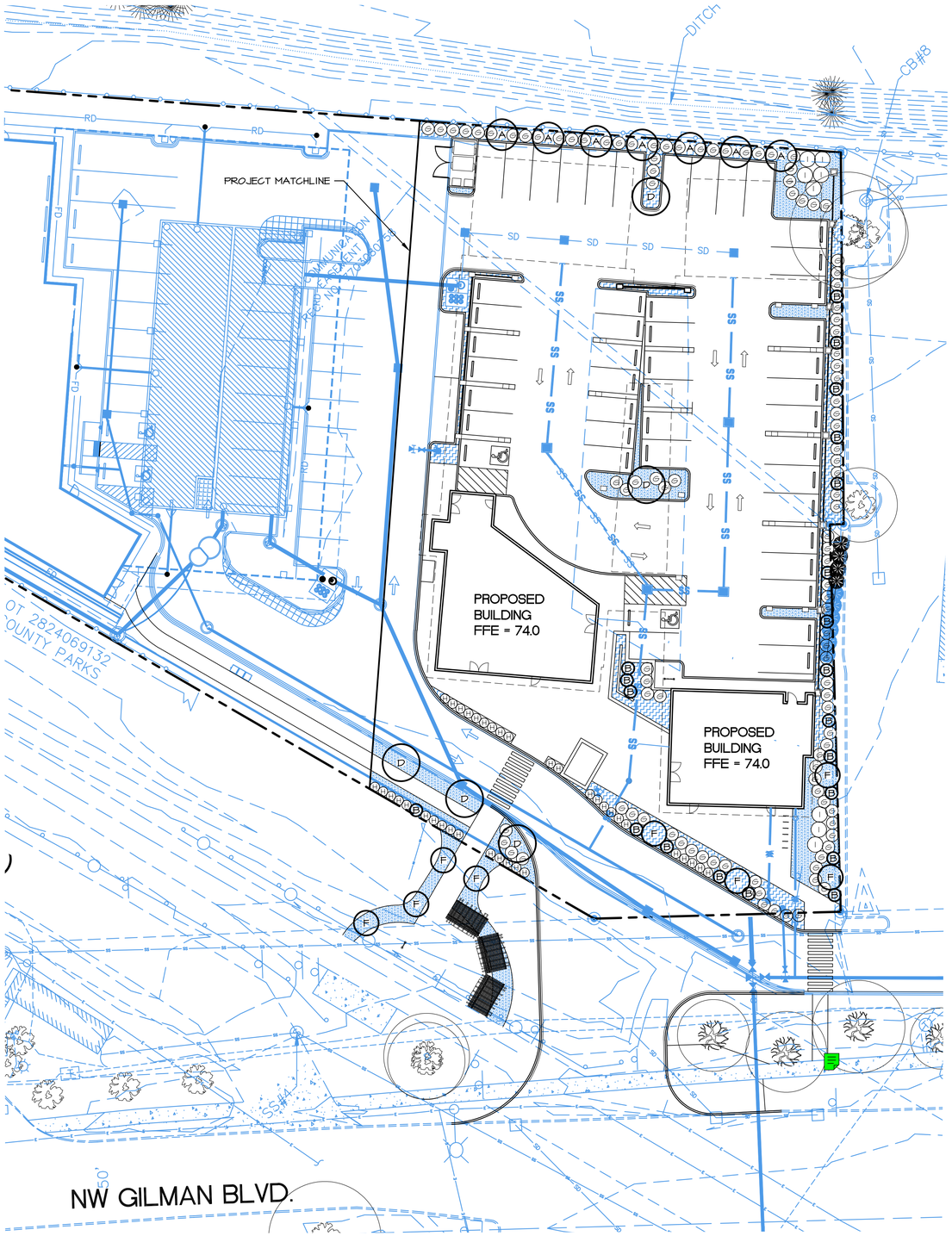
REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		

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

24"x36" SCALE:	AS NOTED
PLOT DATE:	03-09-2015
CAD FILE:	4558-LA-03-09-15
JOB NUMBER:	14-140
CHECKED:	
DRAWN:	
STATUS:	SCHEMATIC DESIGN

PRELIMINARY TREE PLAN

L1.1



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

LANDSCAPE PLANTING LEGEND

A	NARROW DECIDUOUS TREES
B	NARROW / SMALL EVERGREEN TREES
D	DECIDUOUS TREES
F	MULTI-STEM / SMALL DECIDUOUS TREES
G	LARGE EVERGREEN SHRUBS
H	NARROW EVERGREEN HEDGING
	SMALL SHRUBS/ORNAMENTAL GRASSES
I	LARGE DECIDUOUS SHRUBS
	EVERGREEN GROUNDCOVER / PERENNIAL

CANDIDATE LIST OF PLANT SPECIES

NARROW DECIDUOUS TREES

SCIENTIFIC NAME	COMMON NAME
CARPINUS BETULUS 'FASTIGIATA'	NARROW EUROPEAN HORNBEAM
PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD

NARROW / SMALL EVERGREEN TREES

SCIENTIFIC NAME	COMMON NAME
CHAMAECYPARIS LAWSONIANA 'WISSEL'S SAGUARO'	WISSEL'S SAGUARO FALSE CYPRESS
CUPRESSUS SEMPERVIRENS	ITALIAN FUNERAL CYPRESS
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM BULL BAY MAGNOLIA
PICEA OMORIKA	SERBIAN SPRUCE

DECIDUOUS TREES

SCIENTIFIC NAME	COMMON NAME
ACER RUBRUM	RED MAPLE

MULTI-STEM / SMALL DECIDUOUS TREES

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

LARGE EVERGREEN SHRUBS

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

NARROW EVERGREEN HEDGING

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

SMALL SHRUBS/ORNAMENTAL GRASSES

SCIENTIFIC NAME	COMMON NAME
BERBERIS THUNBERGII 'CONCORDE'	PURPLE LEAF JAPANESE BARBERRY
DAPHNE X TRANS. 'ETERNAL FRAGRANCE'	ETERNAL FRAGRANCE DAPHNE
LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	MUSTEAD ENGLISH LAVENDER
MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE
MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MISCANTHUS
ROSA 'FLOWER CARPET'	FLOWER CARPET ROSE
SARCOCOCCA RUSCIFOLIA	SWEET BOX
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY

EVERGREEN GROUNDCOVER / PERENNIALS

SCIENTIFIC NAME	COMMON NAME
ARCHTOSTAPHYLOS U. 'MASSACHUSETTS'	MASSACHUSETTS KINNICKINNIK
ASTILBE ARENDSII HYBRIDS	ASTILBE
BERBERIS THUNBERGII 'MONLERS'	DWARF JANANESE BARBERRY
BERGENIA CORDIFOLIA 'WINTERGLUT'	HEARTLEAF BERGENIA
CAREX OSHIMENSIS	EVERVILLO SEDGE
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
RUDBECKIA HIRTA	GLORIOSA DAISY

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY JACKSON / MAIN ARCHITECTURE, 311 FIRST AVE. S., SEATTLE, WA 98104, (206) 324-4800.

Altmann Oliver Associates, LLC
AOA
Environmental Planning & Landscape Architecture
PO Box 578 Carnation, WA 98014 Office (425) 333-4535 Fax (425) 333-4569

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
SIRONE CATHERINE OLIVER
CERIFICATE NO. 744
EXPIRES 6/25/2018

ISSAQUAH LOFTS
PRELIMINARY LANDSCAPE PLAN
ISSAQUAH
WASHINGTON

Revisions	Date	By

Date 11-03-17
Scale AS NOTED
Project# 5556

Sheet # L1

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5556-LA-11-03-17.dwg

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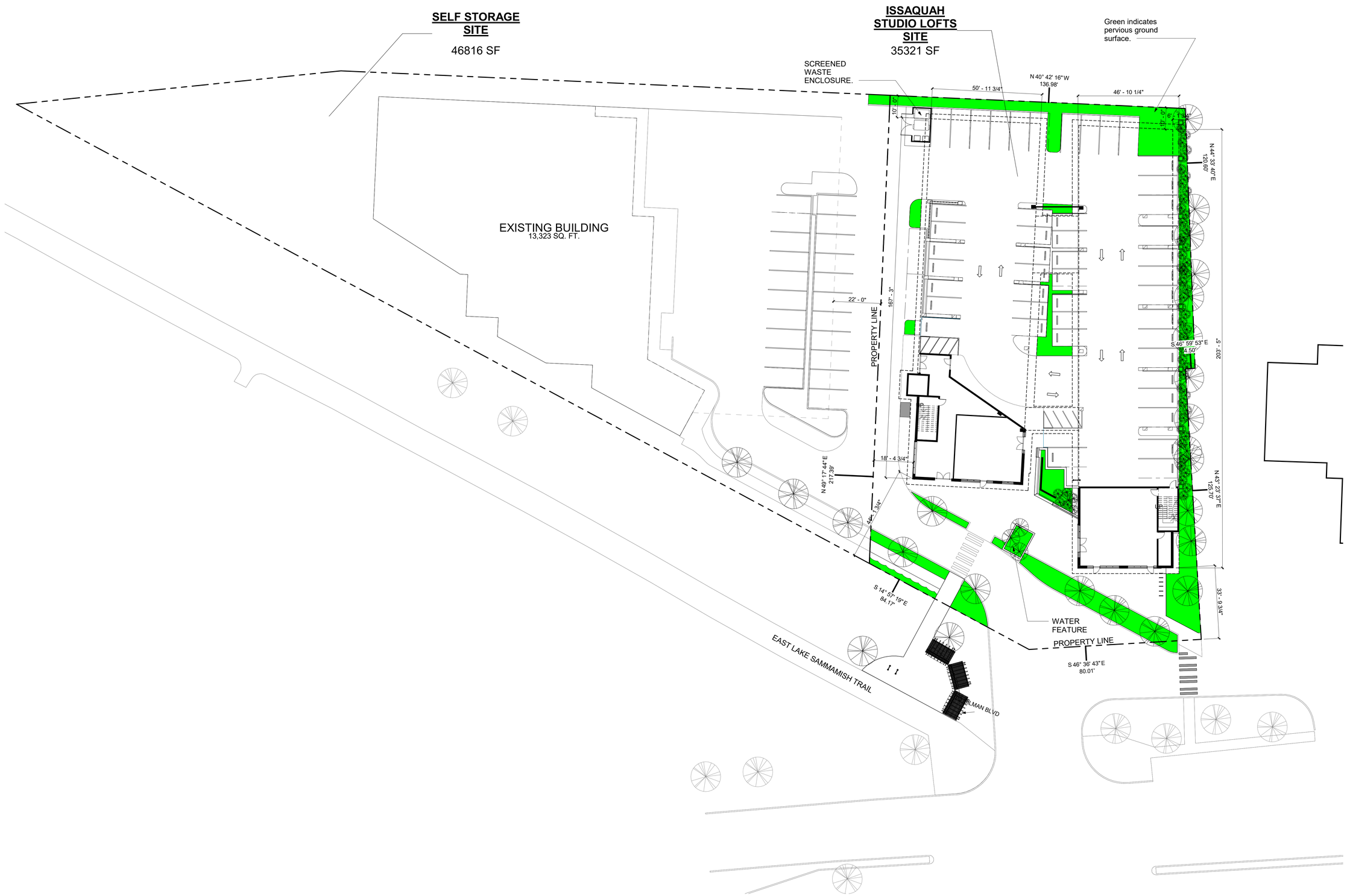

1 **SITE PLAN**
1" = 20'-0"
TRUE NORTH

10/17/2017 2:35:58 PM

JACKSON | MAIN ARCHITECTURE
311 FIRST AVENUE SOUTH
SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

SEACON GENERAL CONTRACTORS

ISSAQUAH STUDIO LOFTS
180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

PROJECT NO.:	16003
PROJECT MGR.:	SB
DRAWN BY:	SB
CHECKED BY:	GP

CONCEPTUAL SITE / LANDSCAPE PLAN

A1.00

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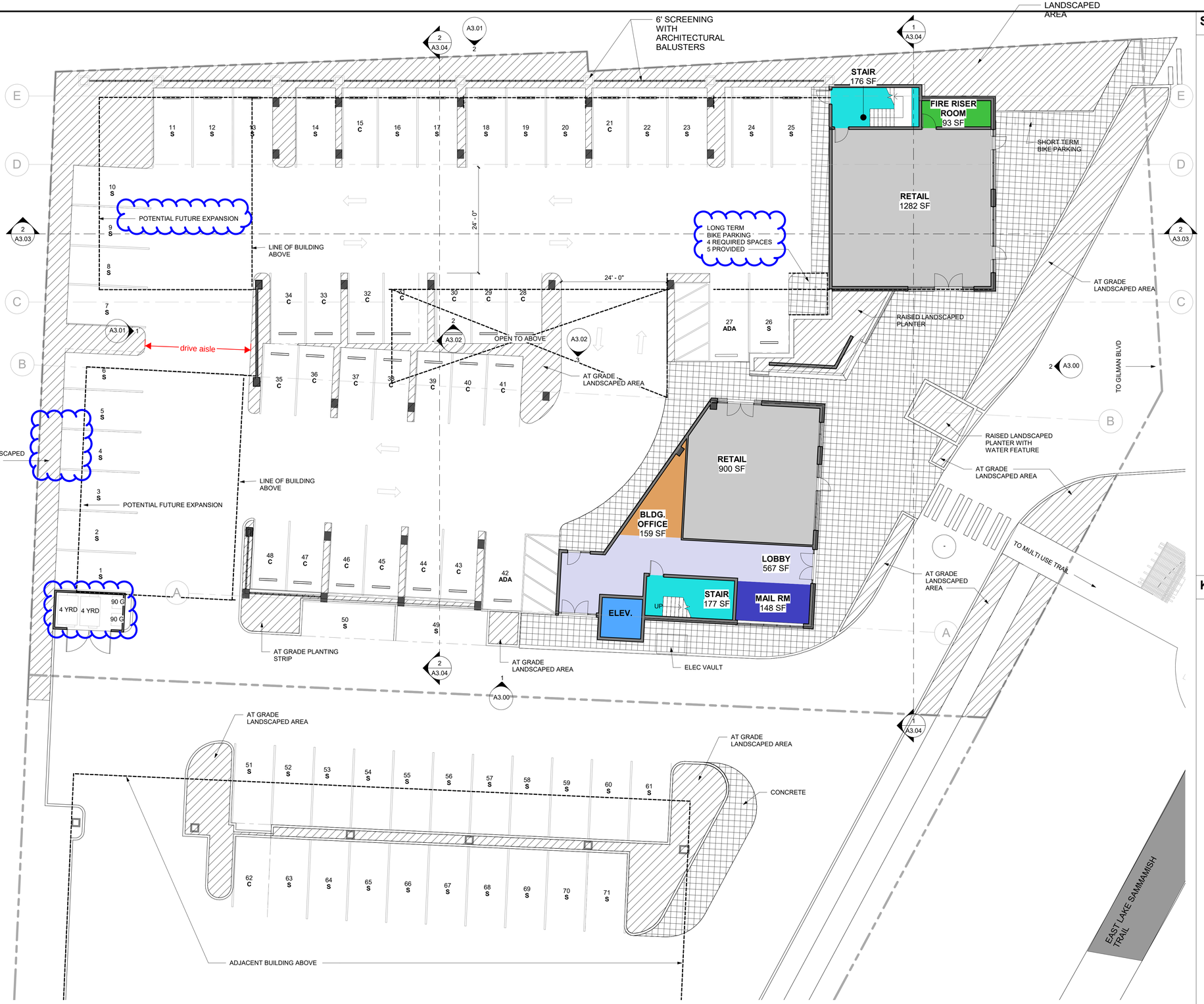

1 LEVEL 01

3/32" = 1'-0"

TRUE NORTH

SHEET NOTES:

KEYNOTES:

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SEACON GENERAL CONTRACTORS

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180 NW GILMAN BOULEVARD
ISSAQUAH, WASHINGTON
98027

PROJECT NO.:	16003
PROJECT MGR.:	SB
DRAWN BY:	SB
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LEVEL 01 FLOOR PLAN

A2.00

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1 **LEVEL 2 FLOOR PLAN**
3/32" = 1'-0"

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LEVEL 02 FLOOR PLAN

A2.01

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1 LEVEL 3 FLOOR PLAN

3/32" = 1'-0"

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LEVEL 03 FLOOR PLAN

A2.02

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LEVEL 04 FLOOR PLAN

3/32" = 1'-0"

TRUE NORTH

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DRAWN BY:	Author
CHECKED BY:	Checker

LEVEL 04 FLOOR PLAN

A2.03

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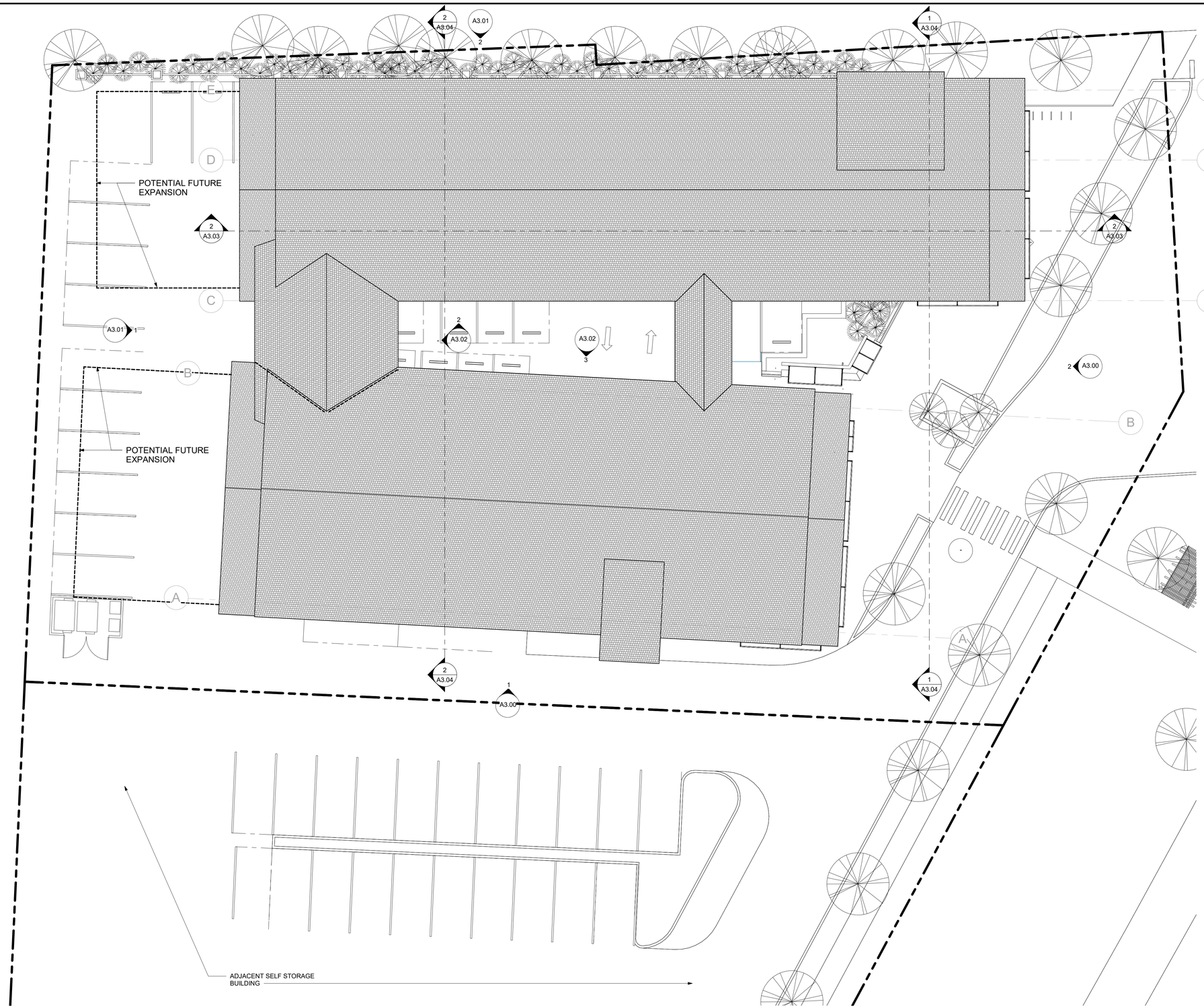

PROJECT NORTH

1 ROOF LEVEL

3/32" = 1'-0"

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ROOF PLAN

A2.04

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2 SOUTH ELEVATION

1/8" = 1'-0"

1 WEST ELEVATION

1/8" = 1'-0"

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ELEVATIONS

A3.00

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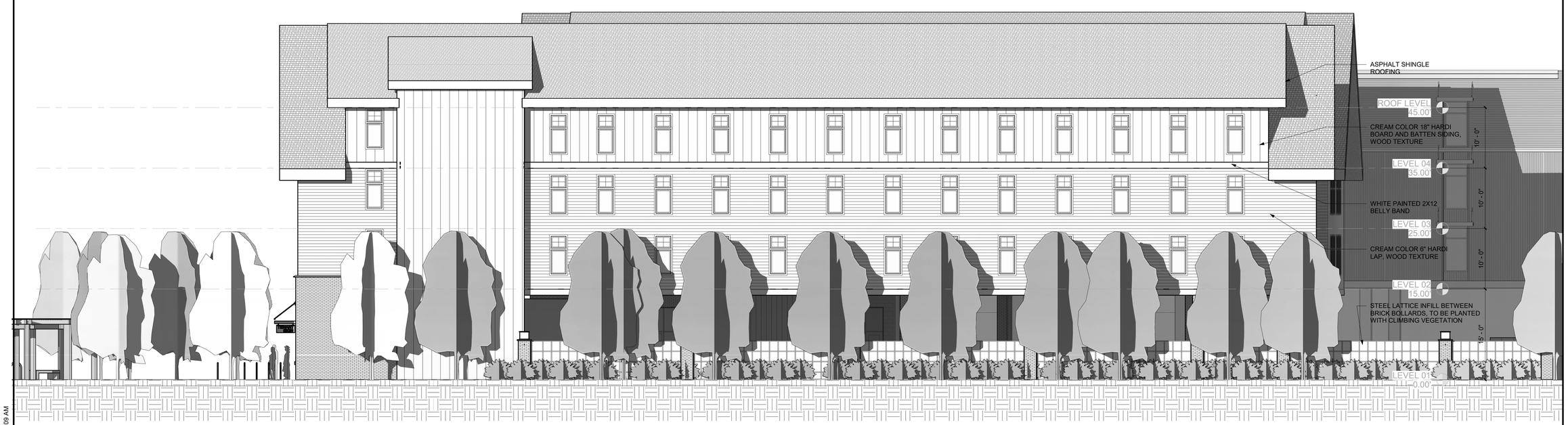
1 **NORTH ELEVATION**
1/8" = 1'-0"



2 **EAST ELEVATION**
1/8" = 1'-0"

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ELEVATIONS

A3.01

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SHEET NOTES:

KEYNOTES:

3 **WEST COURTYARD ELEVATION**
1/8" = 1'-0"

2 **EAST COURTYARD ELEVATION**
1/8" = 1'-0"

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ELEVATIONS

A3.02

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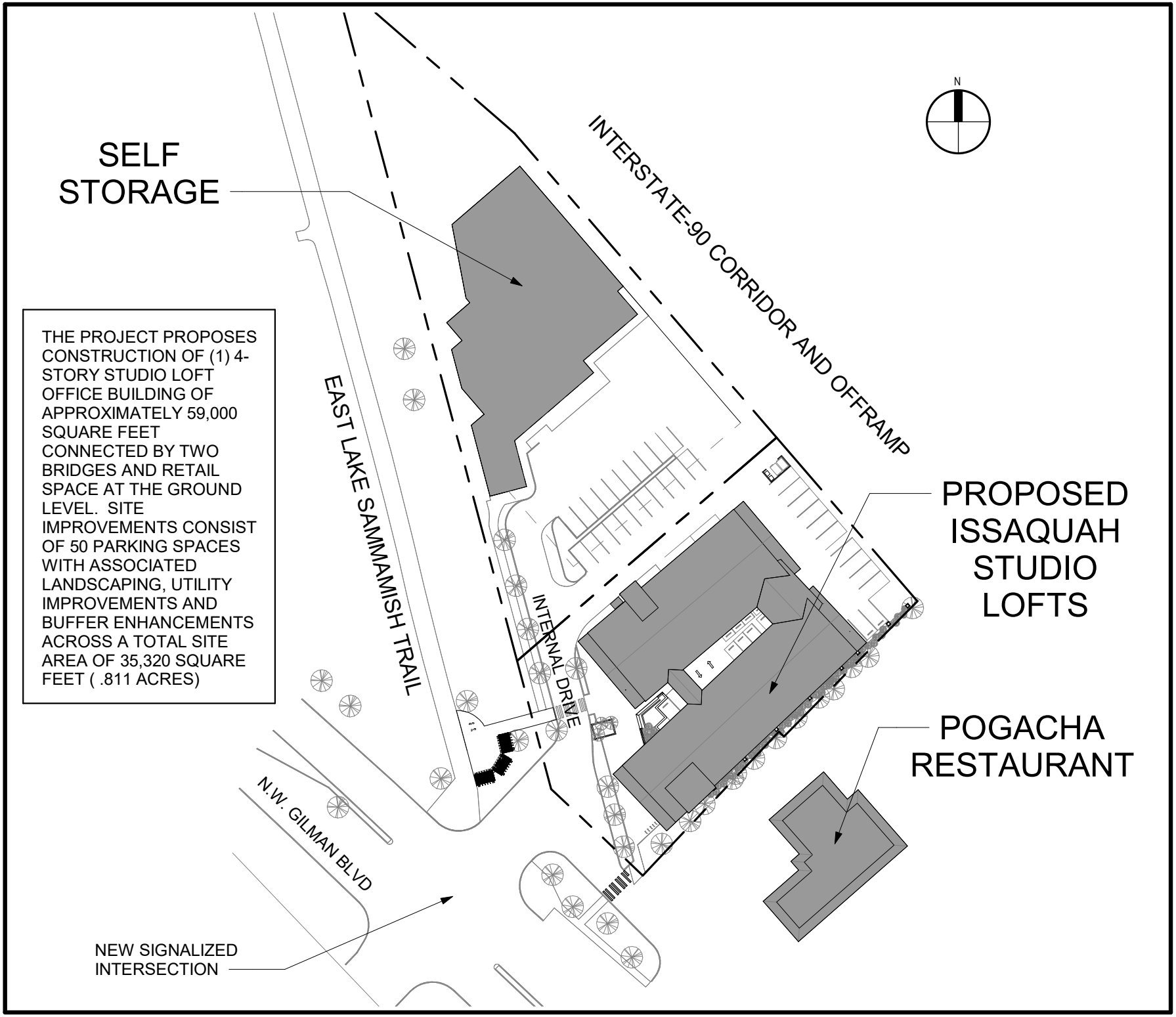

THE PROJECT PROPOSES CONSTRUCTION OF (1) 4-STORY STUDIO LOFT OFFICE BUILDING OF APPROXIMATELY 59,000 SQUARE FEET CONNECTED BY TWO BRIDGES AND RETAIL SPACE AT THE GROUND LEVEL. SITE IMPROVEMENTS CONSIST OF 50 PARKING SPACES WITH ASSOCIATED LANDSCAPING, UTILITY IMPROVEMENTS AND BUFFER ENHANCEMENTS ACROSS A TOTAL SITE AREA OF 35,320 SQUARE FEET (.811 ACRES)

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SEATTLE, WA 98104
t 206.324.4800
WWW.JACKSONMAIN.COM

ISSAQUAH STUDIO LOFTS

PROJECT NO.: 16003
PROJECT MGR.Designer
DRAWN BY: Author
DWG DATE: 09/27/17

SITE PLAN - PUBLIC NOTICE

G0.2