

WILLAMETTE DRIVE NE AND CAMPUS GLEN DRIVE NE LACEY, WASHINGTON (NEIGHBORHOOD COMMERCIAL Zoning)
Parcel 19336340100
16382 SF Lot Area
- 4800 SF Service Station Building (31%)
- 2000 SF Convenience Store
- 2500 SF Fuel Canopy

LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 01°47'15" EAST, 2646.68 FEET;
THENCE NORTH 73°41'30" EAST, 1396.32 FEET TO THE TRUE POINT OF BEGINNING AND THE EASTERLY RIGHT OF WAY MARGIN OF WILLAMETTE DRIVE NORTHEAST AS DEDICATED TO THE CITY OF LACEY BY RIGHT-OF-WAY DEDICATION DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9407210227, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF MULTI-FAMILY SITE NUMBER 4, CONVEYED TO MERIDIAN CAMPUS DEVELOPMENT PARTNERS, LLC BY BARGAIN AND SALE DEED RECORDED UNDER THURSTON COUNTY AUDITORS FILE NUMBER 3666328, RECORDS OF THURSTON COUNTY;
THENCE ALONG SAID MARGIN SOUTH 29°01'58" EAST, 230.94 FEET; THENCE SOUTH 74°05'58" EAST, 26.95 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF CAMPUS GLEN DRIVE NORTHEAST;
THENCE ALONG SAID MARGIN NORTH 60°58'02" EAST, 253.48 FEET;
THENCE LEAVING SAID MARGIN, NORTH 29°01'59" EAST, 250.00 FEET; THENCE SOUTH 60°58'01" WEST, 272.54 FEET TO THE TRUE POINT OF BEGINNING;

IN THURSTON COUNTY, WASHINGTON

- NEW CONCRETE
- AREA OF NEW BUILDING ADDITION
- AREA OF NEW LANDSCAPE

PARKING REQUIRED: 28 STALLS
15 PER 1000 SF OFFICE
3 PER 1000 SF RETAIL

PARKING PROVIDED: 28 STALLS
1 Veh. Accessible
14 STANDARD STALLS (8'x18')
13 COMPACT STALLS (8'x16')

Registration

Design Team

KDA
BK
BK
Client Project No.
KDA Project No.
GSA-01

Owner

Northwest Investors, LLC
30514 25th PL SW
Federal Way, WA 98023

Project

GAS STATION & RETAIL
WILLAMETTE DRIVE NE AND CAMPUS GLEN DRIVE NE LACEY, WA

Issue/Revision

No.	Date	Description
1	11/11/22	DESIGN REVIEW
2	6/15/23	D.R. RESUBMITTAL
3	-	-
4	-	-

Sheet Title

SITE PLAN

Print Date

--/--/20--

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Sheet No.

A001

1 SITE PLAN
1" = 20'-0"



Registration

Design Team

KDA _____

Design BK _____

Drawn BK _____

Client Project No. _____

KDA Project No. GSA-01 _____

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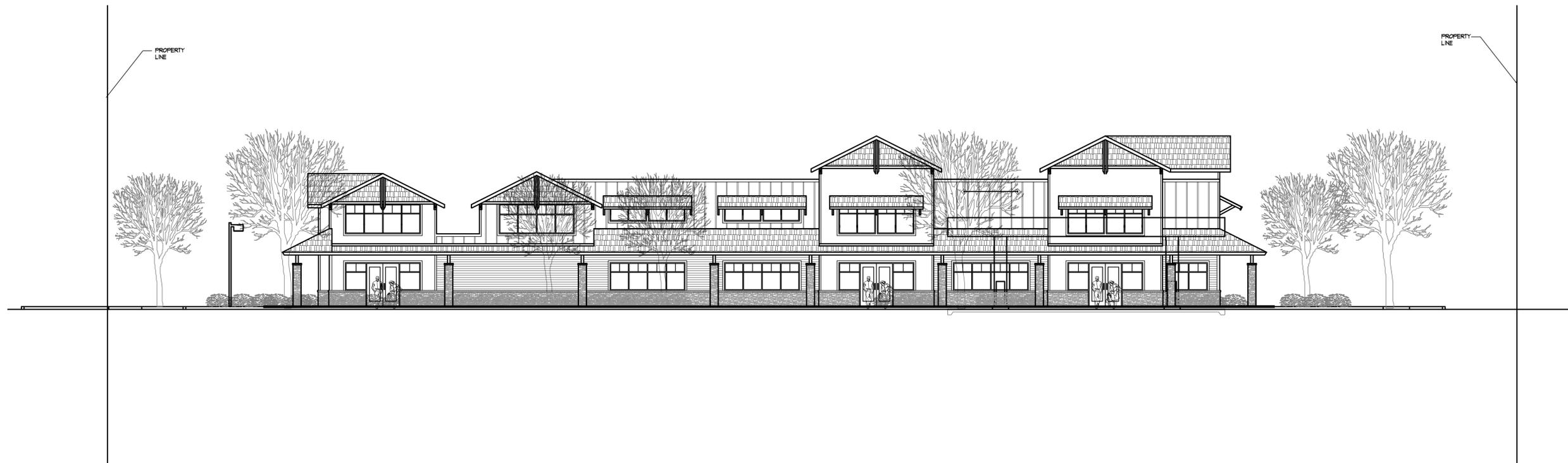
SITE SECTIONS

Print Date

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Sheet No.

A103



1 EAST-WEST SITE SECTION
 1" = 10'

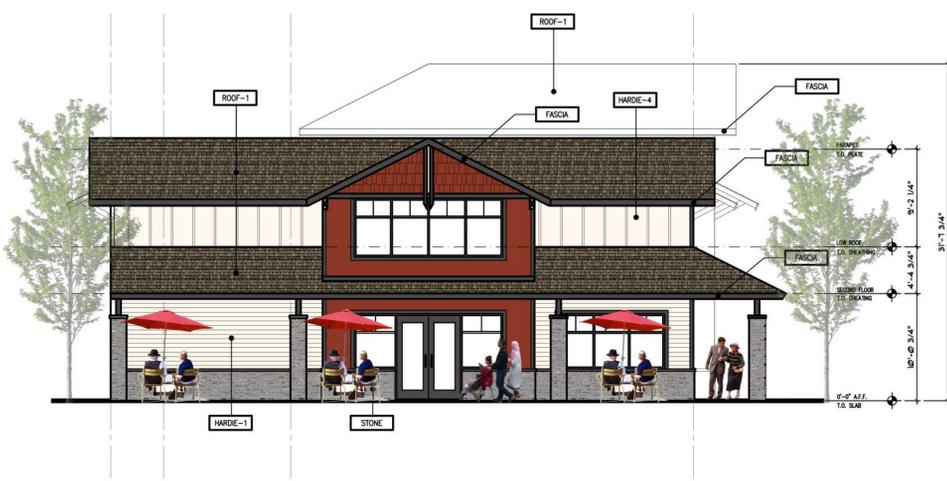


2 NORTH-SOUTH SITE SECTION
 1" = 10'





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



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



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

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A701 & SPECIFICATION.
- 2 NOT USED
- 3 NOT USED
- 4 NOT USED
- 5 WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED LIGHTING
- 8 NOT USED
- 9 NOT USED
- 10 NOT USED

COLOR LEGEND

- P-1 COLOR 1
- P-2 COLOR 2
- P-3 COLOR 3
- P-4 COLOR 4

MATERIAL LEGEND

- HARDIE-1 HARDIE PLANK 8" LAP SIDING
- HARDIE-2 HARDIE REVEAL PANEL SYSTEM
- HARDIE-3 HARDIE SHINGLE
- HARDIE-4 BOARD AND BATTEN (PANEL AND TRIM)
- ALUM D. BRONZE ANODIZED ALUMINUM
- STL-1 NOT USED
- STONE ELDORADO STACKED STONE - SLATE GREY
- TRIM-1 4" FIBER CEMENT BOARD TRIM
- TRIM-2 6" FIBER CEMENT BOARD TRIM
- TRIM-3 8" FIBER CEMENT BOARD TRIM
- FASCIA 5/4X10" FASCIA
- ROOF-1 ARCHITECT 80 BURNT SIENNA
- ROOF-2 TPO ROOF TYPICAL

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Drawn BK
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EXTERIOR ELEVATIONS

Print Date

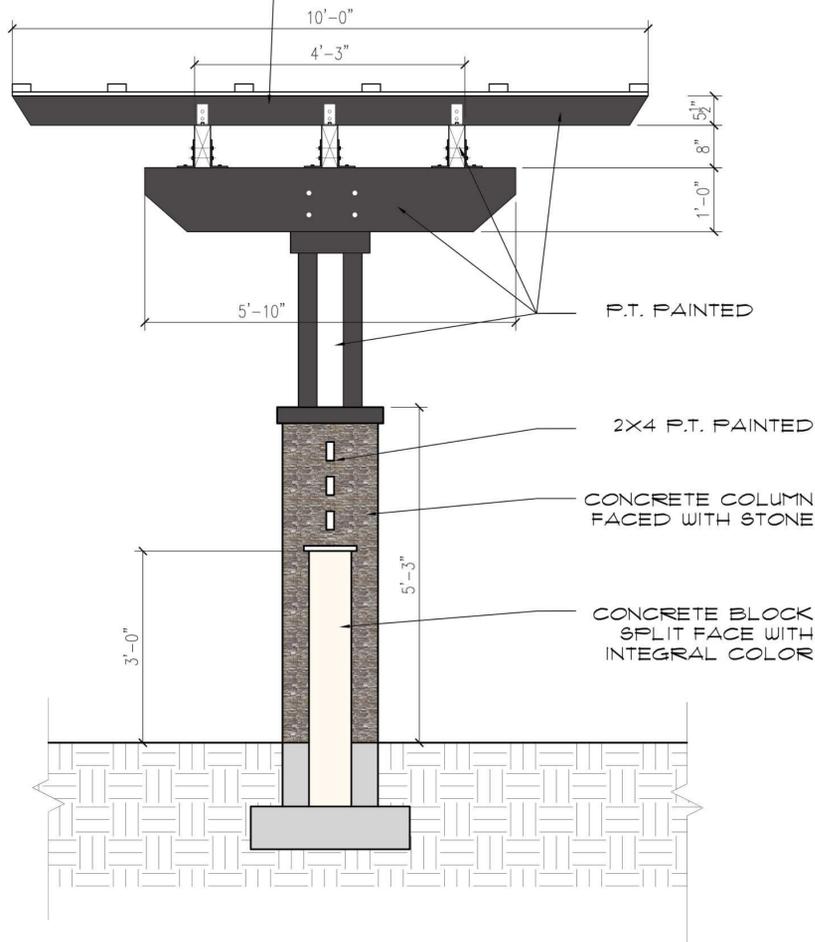
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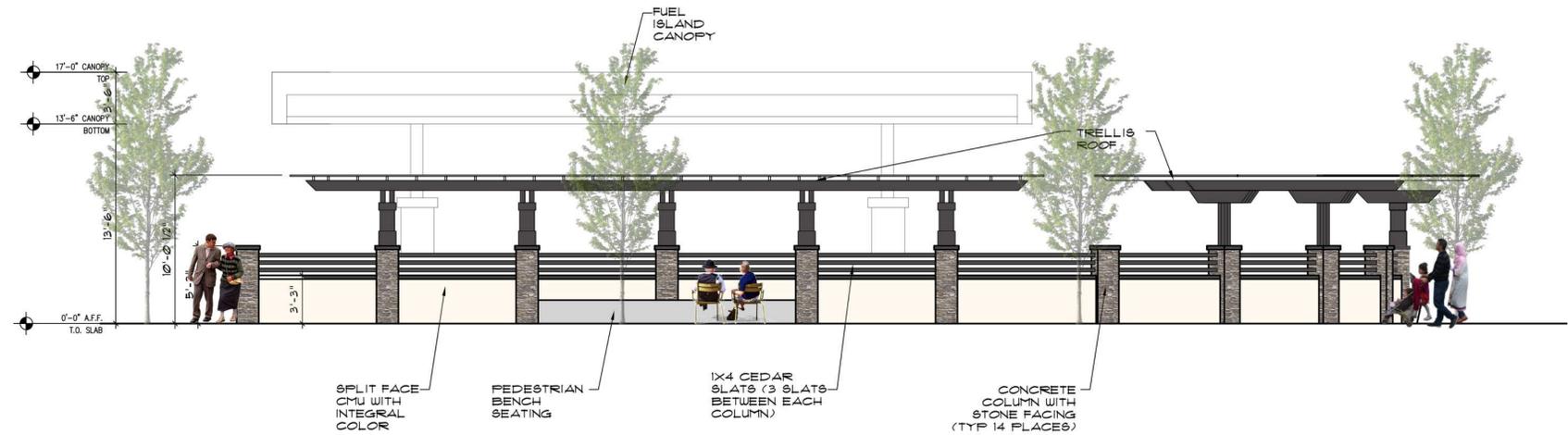
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A21

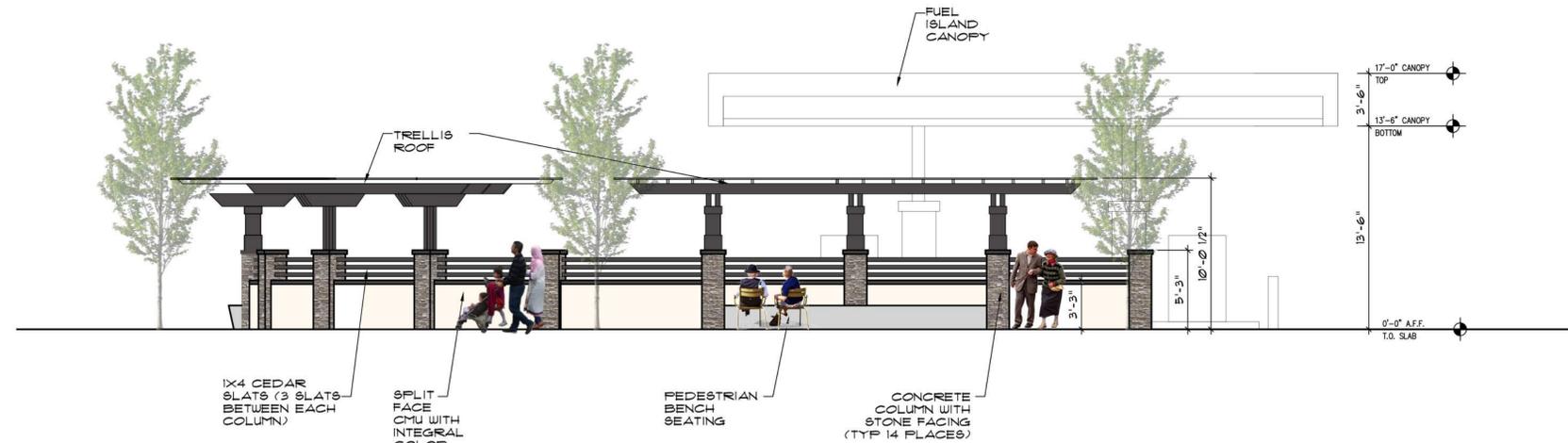
SEE STRUCTURAL
FOR MEMBER
SIZES



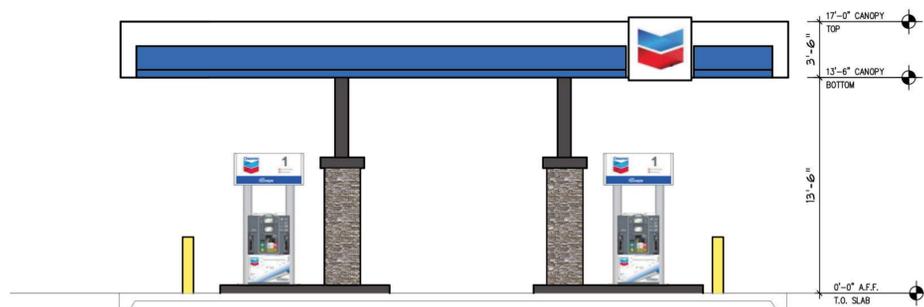
1 EAST TRELLIS ELEVATION
3/4" = 1'-0"



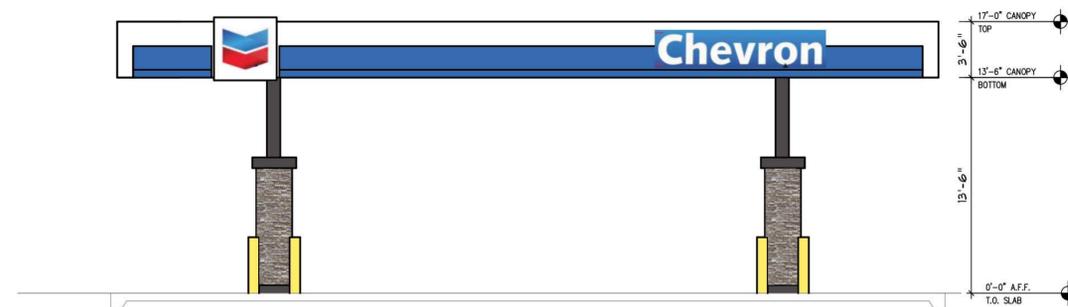
2 SOUTH TRELLIS ELEVATION
3/16" = 1'-0"



3 EAST TRELLIS ELEVATION
3/16" = 1'-0"



4 WEST FUEL ISLAND ELEVATION
3/16" = 1'-0"



5 SOUTH FUEL ISLAND ELEVATION
3/16" = 1'-0"

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EXTERIOR
ELEVATIONS

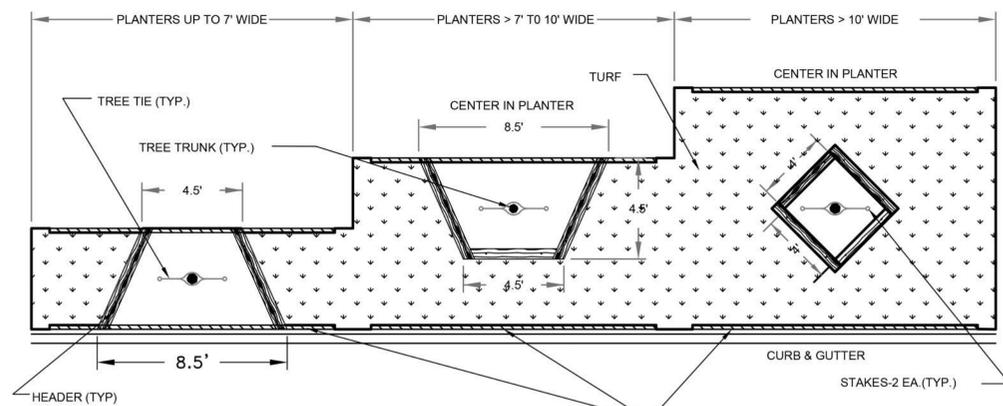
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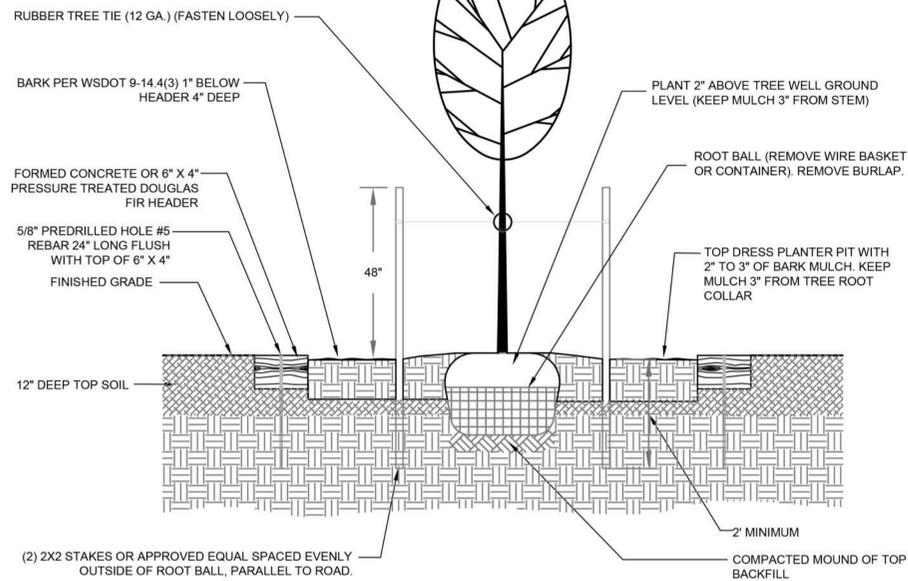
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Sheet No.

A202

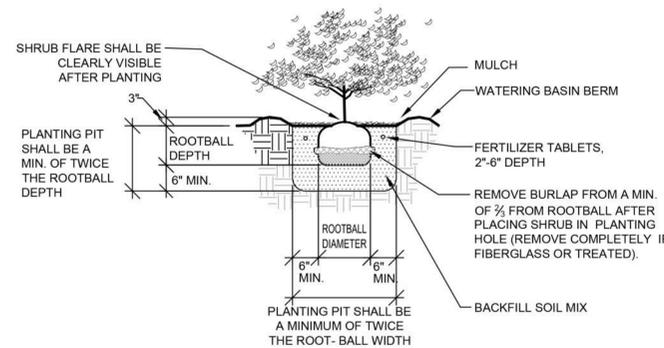


THE ROOT BARRIER PANEL EP-2450 (24" X 24") BY NDS OR APPROVED EQUAL SHALL BE INSTALLED 15" ON CENTER AND 4" BELOW THE FINISH GRADE 28" DEEP ON BOTH SIDES OF THE TREE.

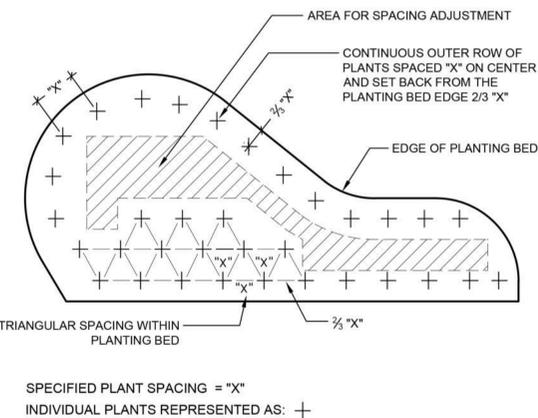


GENERAL NOTES:
 1. THE ROOT BARRIER PANEL EP-2450 (24" X 24") BY NDS OR APPROVED EQUAL SHALL BE INSTALLED 15" ON CENTER AND 4" BELOW THE FINISH GRADE 28" DEEP ON BOTH SIDES OF THE TREE.
 2. EACH HEADER SHALL BE SECURED WITH TWO #5 REBAR.

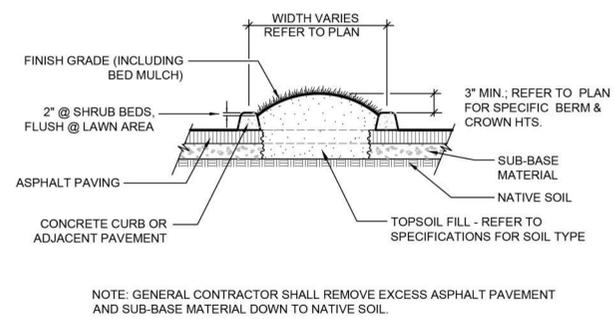
1 TREE PLANTER & BARRIER IN PLANTER STRIP (CITY OF LACEY)
 N.T.S. P-CO-WIL-41



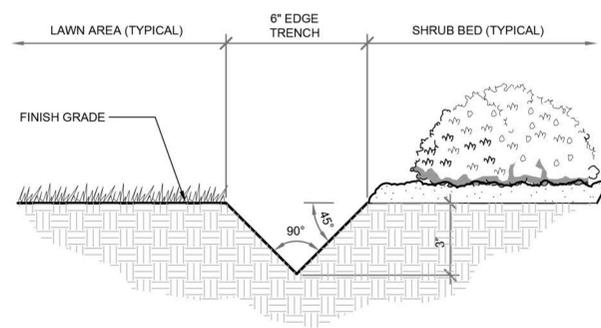
2 SHRUB PLANTING DETAIL (B&B OR CONT.)
 N.T.S. P-CO-WIL-04



3 PLANT SPACING DETAIL
 N.T.S. P-CO-WIL-05



4 PARKING ISLAND PLANTER DETAIL
 N.T.S. P-CO-WIL-02



5 LAWN EDGE DETAIL
 3" = 1'-0" P-CO-WIL-15

LANDSCAPE SPECIFICATIONS

- Refer to details for additional information.
- Chemically kill and remove from site all existing weeds and vegetation not shown to remain on plans.
- Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for crowning and berming of landscape areas, and backfill of retaining walls (if required). Dotted lines indicate 1' contour intervals. All landscape areas shall receive topsoil, whether indicated on plans or not, so that finish grades of all shrub beds shall be 2" below tops of adjacent curbs and pavement, and lawn areas shall be 1/2" below tops of adjacent curbs and pavement. Structural fill areas: Any landscape areas occurring within structural fill zones shall have solid structural fill materials excavated to a depth of 12" below finish grades in shrub areas and 6" below grade in lawn areas, and replaced with specified topsoil. Dispose of excavated material off site.
- Fine grade all landscape beds prior to planting operations.
- No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner.
- All plants shall conform to the latest edition of the American Standard for Nursery Stock.
- All plant materials and plant locations shall be approved by the Landscape Architect prior to installation.
- Root barrier shall be incorporated adjacent and parallel to paving, curb and sidewalk, a minimum of 15 linear feet (7.5' on either side of trunk), 24" deep, where any tree is within 8' of paving, curb or sidewalk. Root barrier shall be DeepRoot UB-24 as available from Ewing Irrigation Products, 2901 S Tacoma Way, Tacoma, WA 98409 (253) 476-9530 or approved equal.
- Soil amendment for soil preparation and planting backfill shall be a screened 5/8" minus nitrified wood residual compost equal to:
 - "Silver Springs Top Grade Compost" brand compost as available from Corliss Resources Lake Tapps, WA (253) 279-9102.
 - "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748.
 - PREP/LRI compost as available from Randles Sand and Gravel, Inc., Puyallup, WA (253) 537-6828.
- Soil Preparation - (all landscape areas). Spread 9 c.y. of specified soil amendment per 1000 s.f. (approx. 3" depth) of area. Spread 100 lbs./1000 s.f. of dolomite lime (in lawn areas only), 150 lbs./1000 s.f. of Agricultural Gypsum and 15 lbs./1000 s.f. of 16-8-8 commercial fertilizer over soil amendment. Roto-till all of the above to a 6"-8" depth and grade smooth, compacting as required and removing all rocks, clods and debris.
- Lawn areas (seed or sod refer to plans) shall consist of one of the following turf types:

60% Turf-Type Perennial Rye Grass Varieties	60% Turf-Type Perennial Rye Grass Varieties
20% Bluegrass	40% Turf-Type Fescue
20% Hard Fescue	
- Seed and sod shall be equal to that as grown by Country Green Turf Farms; Olympia, WA or JB Instant Lawn, Redmond, WA. Seed shall be applied at 7 lbs./1000 s.f. and include 10 lbs./1000 s.f. of United Horticulture 15-5-10 fertilizer in all lawn areas.
- All trees in lawn areas shall be planted in a 3' diameter circle of bed mulch.
- Backfill mix for all plants (except Rhododendrons & Azaleas) shall be a blend of 1/3 existing site soil, 1/3 coarse sand, and 1/3 soil amendment specified in No. 9. Backfill mix for Rhododendrons and Azaleas shall consist of 2/3 above specified backfill mix and 1/3 fine grind hem-fir bark mulch.
- Apply Osmocote 18-6-12, 9 month slow release fertilizer over the surface of all plant pits at the following rates:

Trees Over 10' Height:	2 Cups	Trees Under 10' Height:	1 Cup
All Shrubs Except 1 Gallons:	1/2 Cup	1 Gallon Plants:	1/4 Cup
Ground Covers:	1/4 Cup		
- Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram or 10 gram tablets distributed as follows: All trees: 4-21 gram tablets, all shrubs (except 1 gallons): 3-21 gram tablets, all 1 gallons: 1-21 gram tablet, all 2-1/4" and 4" pot ground covers: 1-10 gram tablet each. Set tablets directly next to rootball.
- All shrub and ground cover beds shall receive a 2" depth (6 c.y. per 1000 s.f.) of "Fine Grind" hem/fir bark mulch as top dressing.
- Apply a granular pre-emergent herbicide to all shrub and groundcover beds at the conclusion of the maintenance period. Do not use Casaron or Norasac Brands.
- All work shall be performed to the satisfaction of the Landscape Architect/Owner.
- All plants shall be guaranteed for one full year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner. Contractor shall not be responsible for plants dying due to Owner neglect or vandalism, after the maintenance period.
- Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plan call-outs, and installing plantings per the landscape plan. Groundcover and/or mass shrub quantities shall be adjusted as required for field conditions at the specified spacing.
 - Mow lawns once per week.
 - Remove all weeds over 1" in height.
 - Replace dead or unhealthy plants.
 - Ensure proper function of irrigation system.
 - Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.
 - Fertilize all lawns at conclusion of maintenance and plant establishment period.

BY					
DATE					
REVISIONS					

SCJ ALLIANCE
 CONSULTING SERVICES
 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
 P: 360.352.1465 F: 360.352.1509
 SCJALLIANCE.COM

LANDSCAPE DETAILS & SPECS

WILLAMETTE DRIVE GAS STATION
 LACEY, WASHINGTON

SHEET TITLE: PROJECT NAME:

SEAL:

DESIGNER: A.VOS
 DRAWN BY: A.VOS
 APPROVED BY: J. GLANDER
 DATE: FEB. 1, 2021
 JOB NO: 4915.01
 DRAWING FILE NO: 4915.01-XLS
 DRAWING NO: LS1.2
 SHEET NO: 2 OF 2

Registration

Design Team

KDA

Design

BK

Drawn

BK

Client Project No.

-

KDA Project No.

GSA-01

Owner

Northwest Investors, LLC
30514 25th PL SW
Federal Way, WA 98023

Project

GAS STATION &
RETAIL

WILLAMETTE DRIVE
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GLEN DRIVE NE
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**LIGHTING
SITE PLAN**

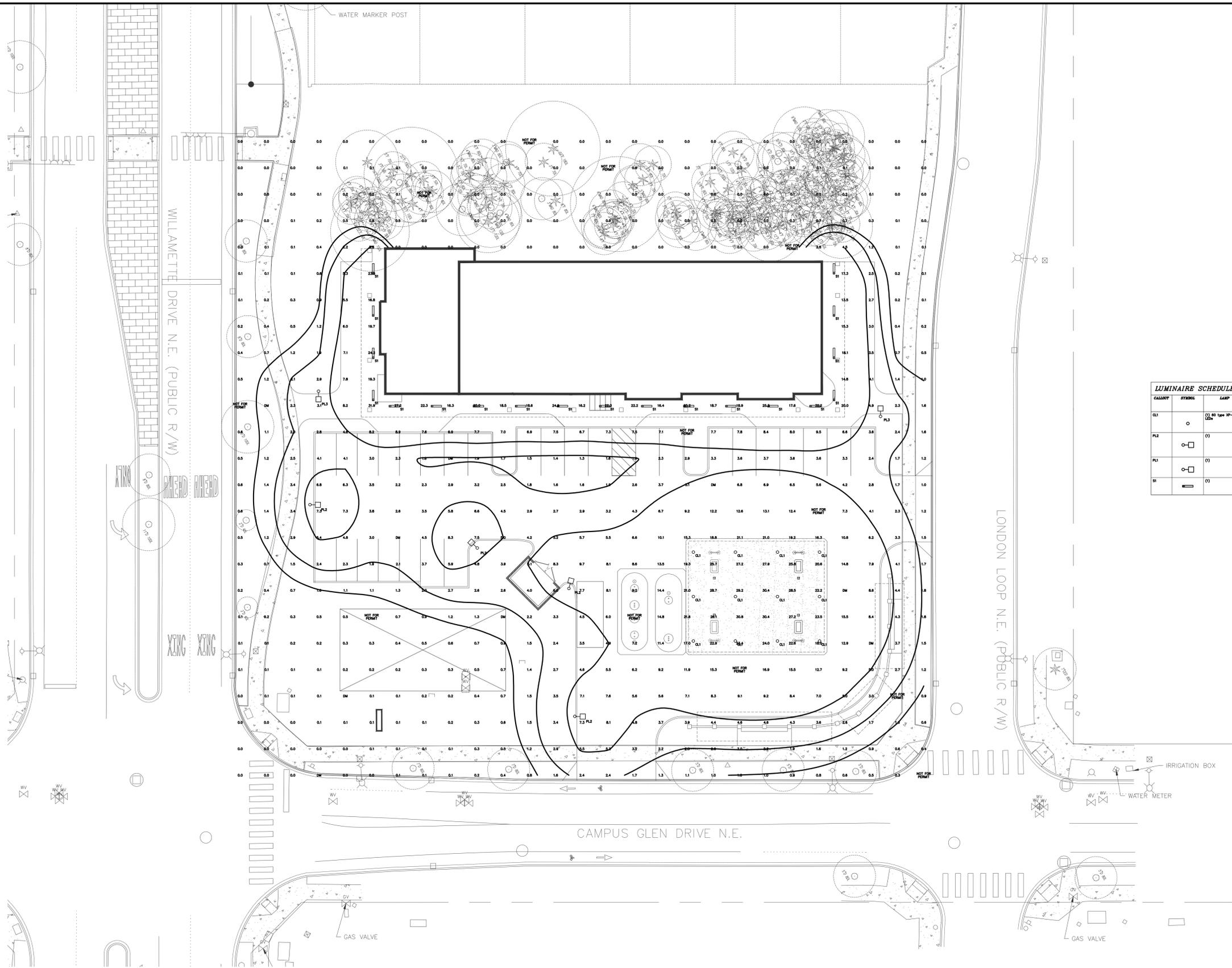
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Sheet No.

E1



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	FEET	QUANTITY
CL1	○	CL1 60 Type XP-G2 LED	228 Series Recessed Comp. Upgrade, Type 1, Ambient, 90 LED, 3000K, 4000K	ELECTRONIC	CEILING	Can No. 228-04-01-04-04-100-04 OR 228-04-01-04-04-100-04	120V 1P 2W	12
PL2	○-□	(1)	Quartzite Luminaire LED Recessed, Electronic, 150 Performance Package, 3000K CCT, Asymmetric distribution	ELECTRONIC	POLE/ARM	Quartzite, Q273 P20 27, 3000K, ASY	120V 1P 2W	4
PL1	○-□	(1)	Quartzite Luminaire LED Recessed, Electronic, 150 Performance Package, 3000K CCT, Pathway distribution	ELECTRONIC	POLE/ARM	Quartzite, Q273 P10 27, 3000K, P10	120V 1P 2W	2
SI	□	(1)	CLX LED Strip Light 9F', 6000K, Premium 5000K, Low Profile, Flat Diffuser, 4000K, 6000K, 90° Beam, 4000K, 6000K, 90° Beam	ELECTRONIC	CEILING	Luxon Lighting, CLX 9F', 6000K, 4000K, 6000K, 90° Beam	120V 1P 2W	19

1 ELECTRICAL SITE PLAN
1" = 20'-0"



