

**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 NE  
 AND CAMPUS GLEN  
 DRIVE NE  
 LACEY, WA

**Issue/Revision**

No.	Date	Description
1	11/11/22	DESIGN REVIEW
2	-	-
3	-	-
4	-	-

**Sheet Title**

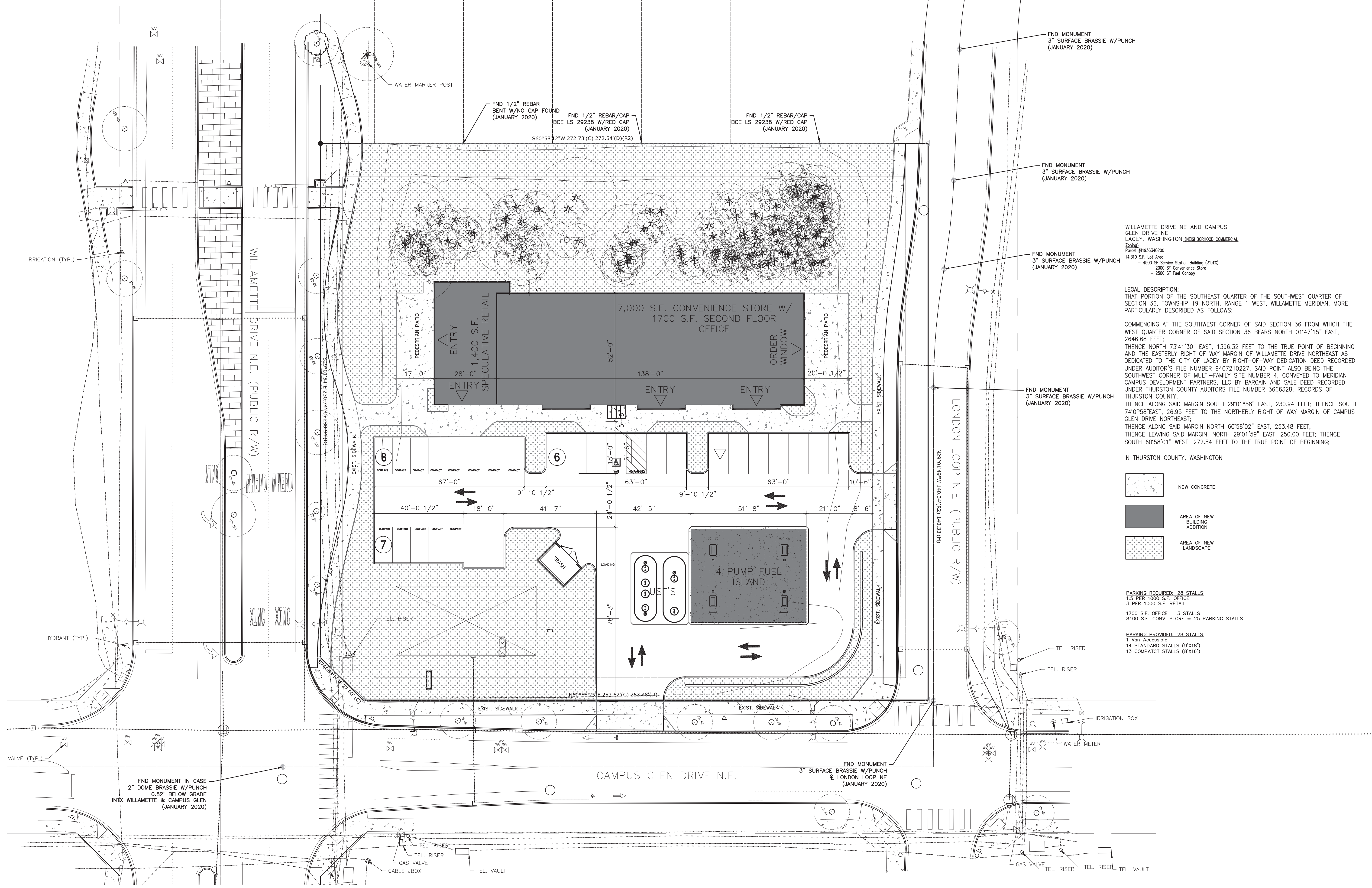
**SITE PLAN**

**Print Date**  
 --/--/20--

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**Sheet No.**

**A0.1**



WILLAMETTE DRIVE NE AND CAMPUS GLEN DRIVE NE LACEY, WASHINGTON, NEIGHBORHOOD COMMERCIAL Zoning) Parcel #11036340200 14,310 S.F. Lot Area - 4500 S.F. Service Station Building (31.4%) - 2000 S.F. Convenience Store - 2500 S.F. Fuel Canopy

**LEGAL DESCRIPTION:**  
 THAT PORTION 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 BARCAIN 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**  
 1.5 PER 1000 S.F. OFFICE  
 3 PER 1000 S.F. RETAIL

1700 S.F. OFFICE = 3 STALLS  
 8400 S.F. CONV. STORE = 25 PARKING STALLS

**PARKING PROVIDED: 28 STALLS**  
 1 Van Accessible  
 14 STANDARD STALLS (9'x18')  
 13 COMPACT STALLS (8'x16')

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





Registration

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Design Team

KDA

BK

BK

BK

BK

Client Project No.

-

KDA Project No.

GSA-01

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LACEY, WA

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Sheet Title

SITE SECTIONS

Print Date

--/--/20--

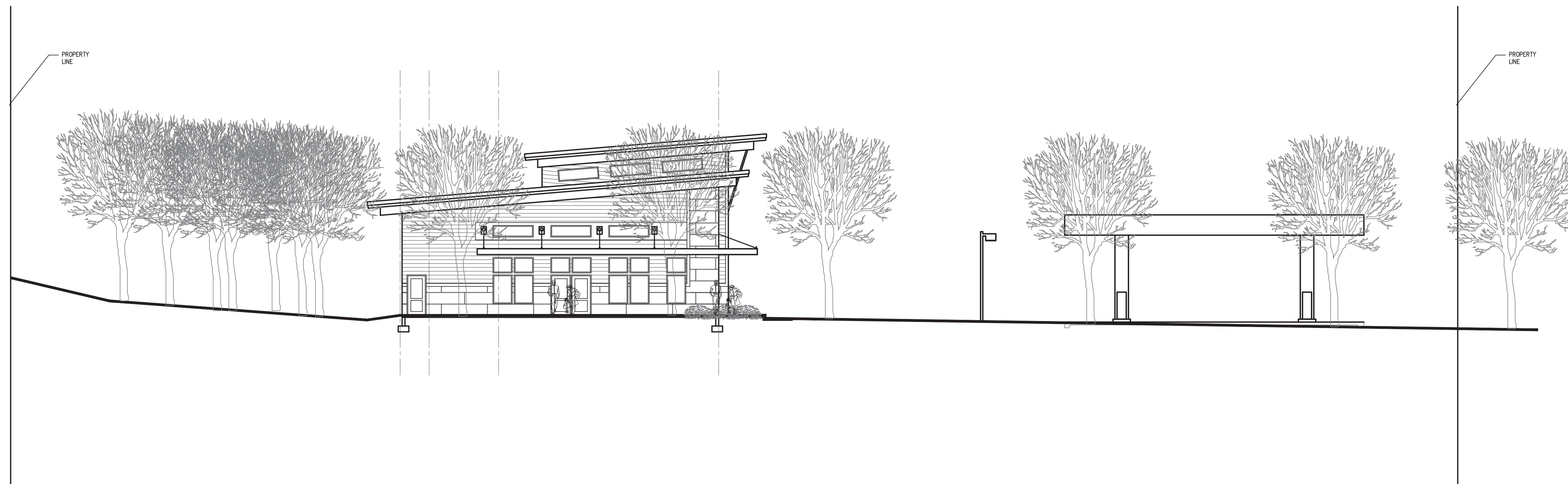
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Sheet No.

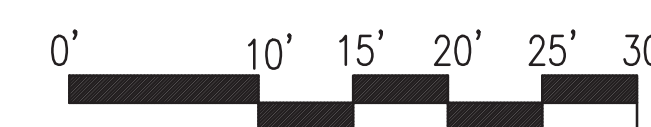
A103



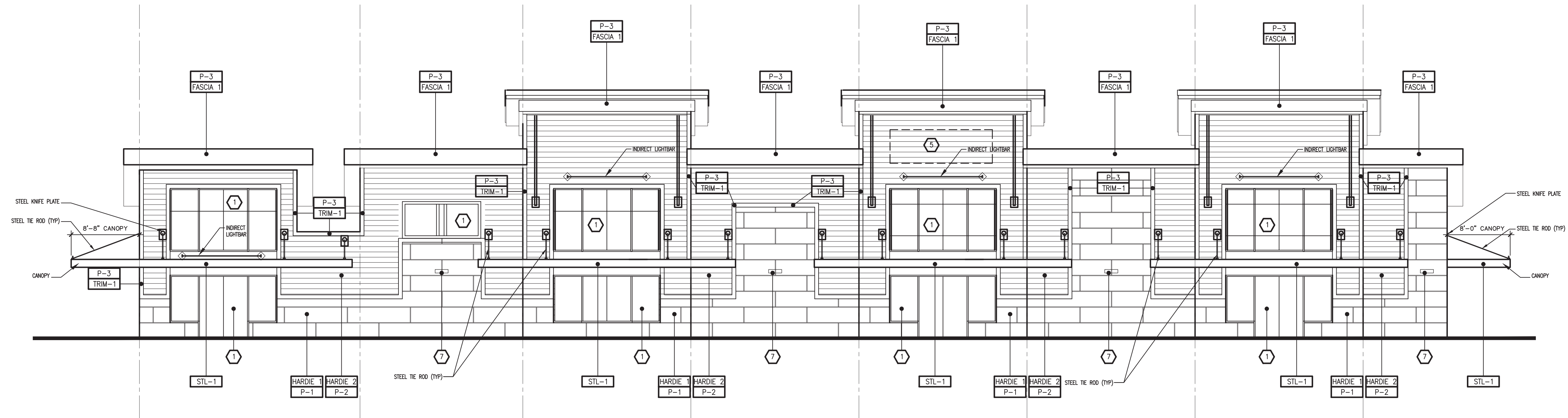
1 EAST-WEST SITE SECTION  
1" = 10'



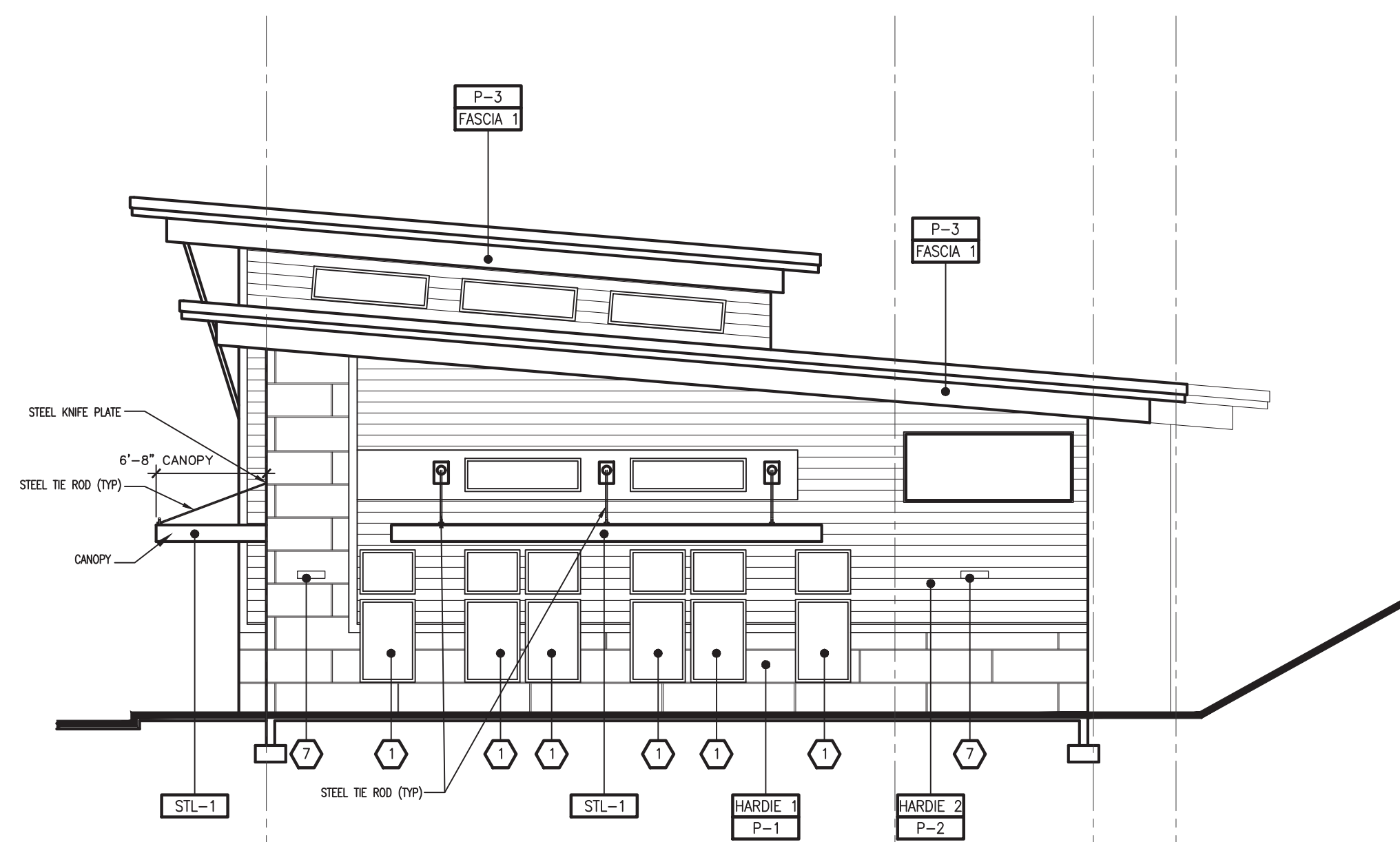
2 NORTH-SOUTH SITE SECTION  
1" = 10'



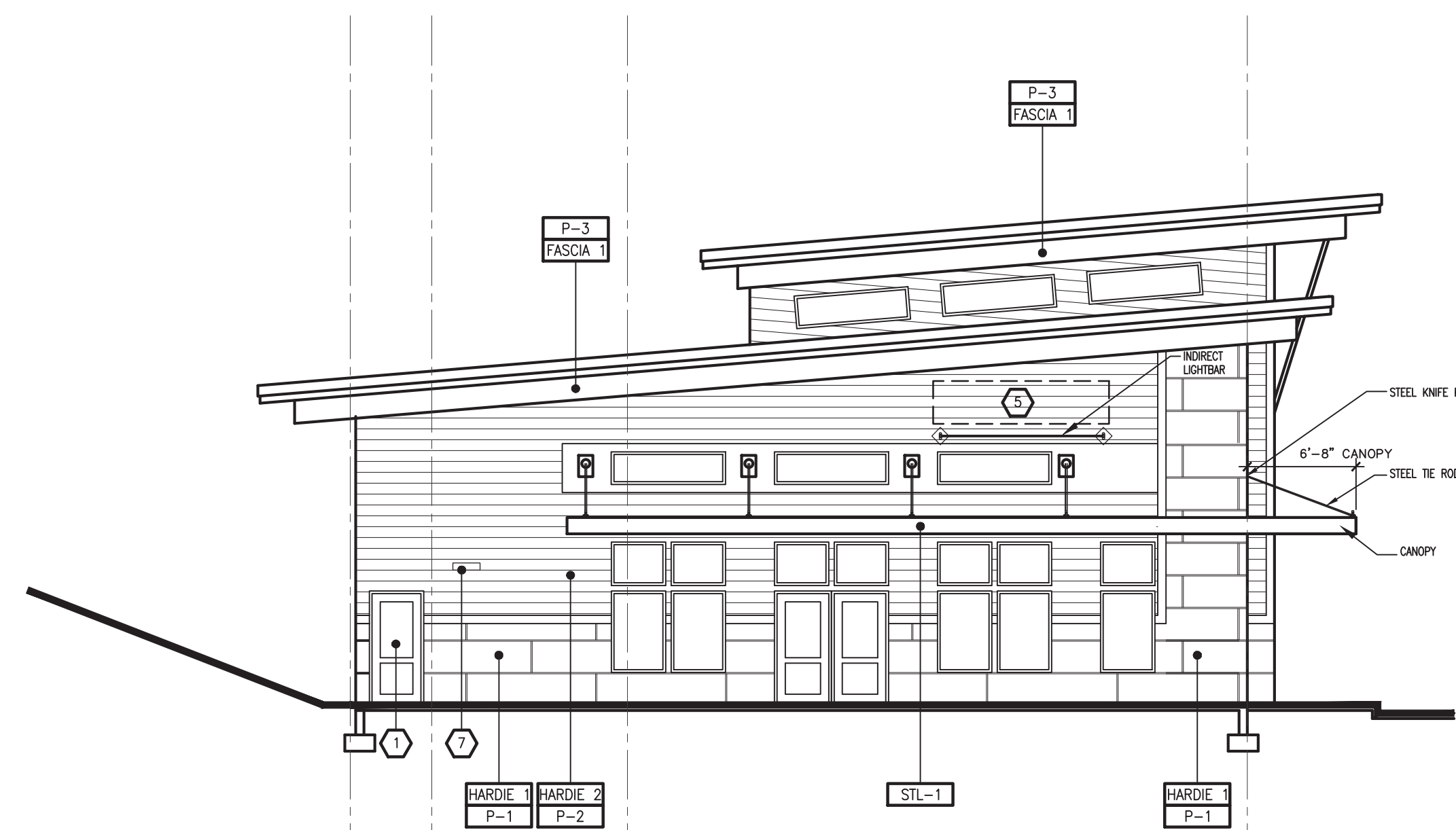




1 SOUTH ELEVATION  
1/8" = 1'-0"



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-2 COLOR 3

**MATERIAL LEGEND**

- HARDIE 1 HARDIE PLANK 8" LAP SIDING
- HARDIE 2 HARDIE REVEAL PANEL SYSTEM
- HARDIE 3 NOT USED
- HARDIE 4 NOT USED
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING (GUN METAL POWDER COAT)
- STONE NOT USED
- COMP-1 TPO ROOF TYPICAL
- TRIM-1 6" FIBER CEMENT BOARD TRIM
- TRIM-2 NOT USED
- STUCCO NOT USED

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KDA

**Design**

BK

**Drawn**

BK

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GSA-01

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4	-	-

**Sheet Title**

**EXTERIOR  
ELEVATIONS**

**Print Date**

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**Sheet No.**

**A2.1**





KAUL DESIGN ARCHITECTURE, PLLC



1733 FERDALE AVE SE  
RENTON, WASHINGTON 98058  
(206) 200-0015

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

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

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Sheet Title

**EXTERIOR  
PERSPECTIVE  
RENDERINGS**

Print Date

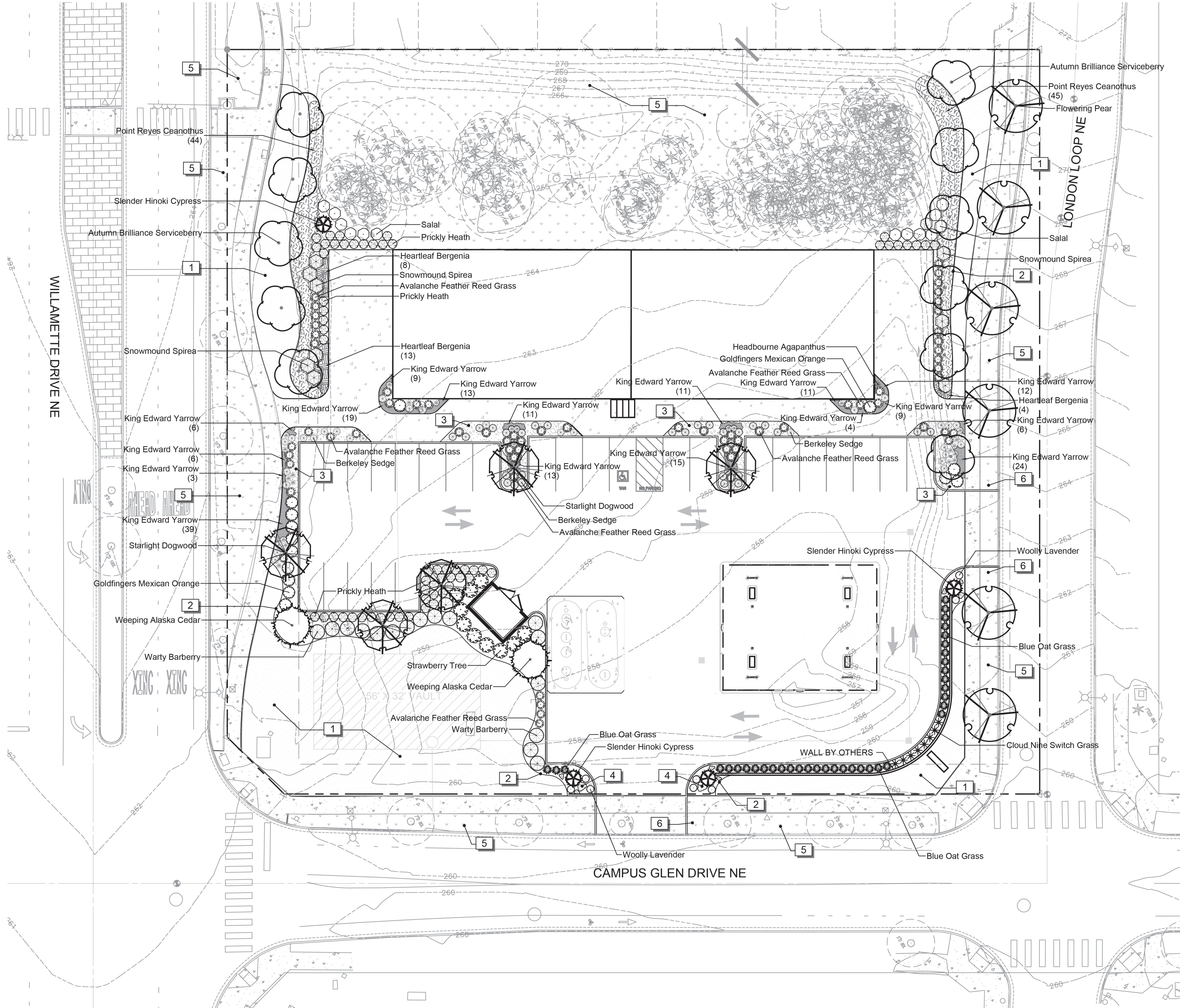
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Sheet No.

**A2.2**





**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CAL	
	11	AMELANCHIER X GRAND 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	1.5" CAL MIN	
	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' WEEPING ALASKA CEDAR	6'-8' HT.	
	4	CHAMAECYPARIS OBTUSA 'GRACILIS' SLENDER HINOKI CYPRESS	5'-6' HT., B&B/CONT.	
	5	CORNUS KOUSA X NUTTALLII 'KN4-43' STARLIGHT DOGWOOD	1.5" CAL MIN	
	6	PYRUS CALLERYANA 'CHANTICLEER' FLOWERING PEAR	2" CAL., 12-15' HT. B&B	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	10	ARBUTUS UNEDO STRAWBERRY TREE	5 GAL	60" o.c.
	17	BERBERIS VERRUCULOSA WARTY BARBERRY	5 GAL	60" o.c.
	14	CHOISYA X DEWITTEANA 'GOLDFINGERS' GOLDFINGERS MEXICAN ORANGE	5 GAL	48" o.c.
	14	GAULTHERIA SHALLON SALAL	1 GAL	48" o.c.
	59	PERNETTYA MUCRONATA PRICKLY HEATH	2 GAL	36" o.c.
	9	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL	60" o.c.
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	64	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE' AVALANCHE FEATHER REED GRASS	1 GAL	36" o.c.
	60	CAREX DIVULSA BERKELEY SEDGE	1 GAL	30" o.c.
	37	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL	36" o.c.
	8	PANICUM VIRGATUM 'CLOUD NINE' CLOUD NINE SWITCH GRASS	1 GAL	36" o.c.
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	31	AGAPANTHUS X 'HEADBOURNE HYBRIDS' HEADBOURNE AGAPANTHUS	1 GAL	24" o.c.
	8	LAVANDULA LANATA WOOLLY LAVENDER	1 GAL	30" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
	211	ACHILLEA X LEWISII 'KING EDWARD' KING EDWARD YARROW	4" POT	12" o.c.
	25	BERGENIA CORDIFOLIA HEARTLEAF BERGENIA	1 GAL	24" o.c.
	89	CEANOTHUS GLORIOSUS POINT REYES CEANOTHUS	1 GAL	42" o.c.

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	DETAIL
	1 SOD LAWN	
	2 LAWN EDGE	5LS1.2
	3 DECORATIVE ROCK MULCH, 4" DEPTH, HAND TAMP OVER FILTER FABRIC, (80% 3/8" MINUS CRUSHED ROCK, 10% 2" MINUS WASHED DRAIN ROCK, 10% 6"-12" DIA. FLAT RIVER COBBLES -AT EDGES.)	
SYMBOL	DESCRIPTION	DETAIL
	4 LANDSCAPE BOULDER. SCALE PLAN FOR SIZES. BURY MIN. 1/3 DIA.	
SYMBOL	DESCRIPTION	DETAIL
	5 EXISTING LANDSCAPING TO REMAIN. PRESERVE AND PROTECT PER FORESTER'S REPORT/PLAN. REPAIR ALL DISTURBED AREAS TO PRE-CONSTRUCTION CONDITIONS.	
	6 REPAIR DISTURBED LAWN AREAS WITH SOD.	

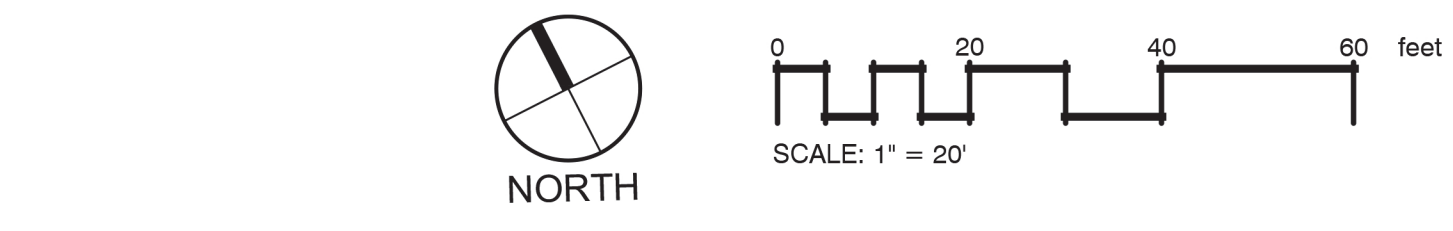
BY	DATE

**SCJ ALLIANCE**  
CONSULTING SERVICES  
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516  
P: 360-352-1351 F: 360-352-1309  
SCJALLIANCE.COM

**LANDSCAPE PLAN**  
WILLAMETTE DRIVE GAS STATION  
LACEY, WASHINGTON

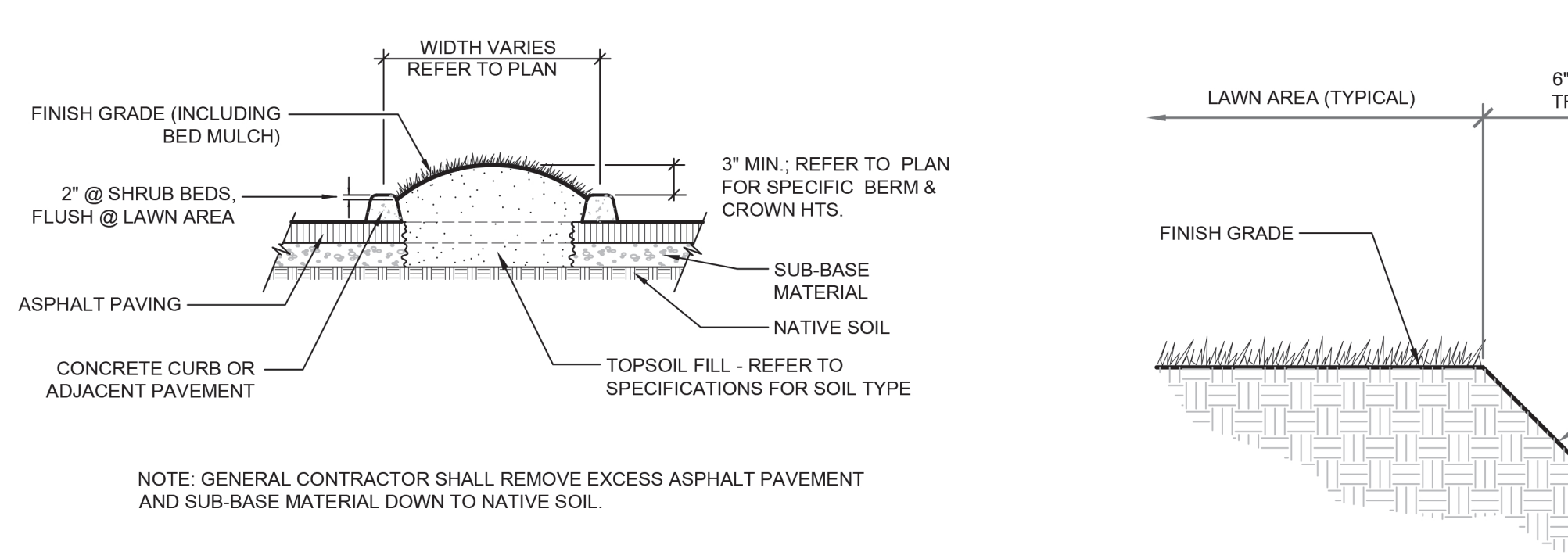
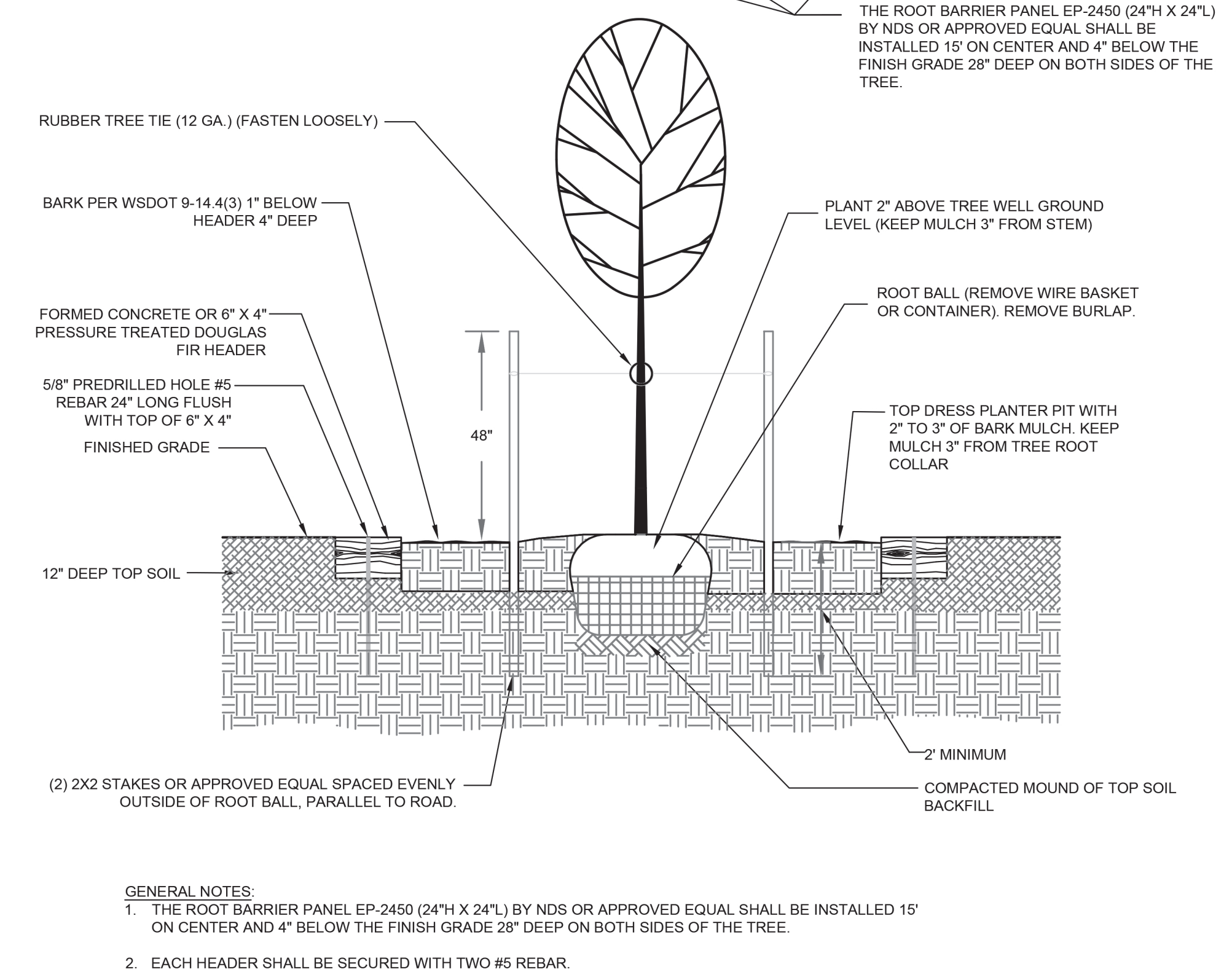
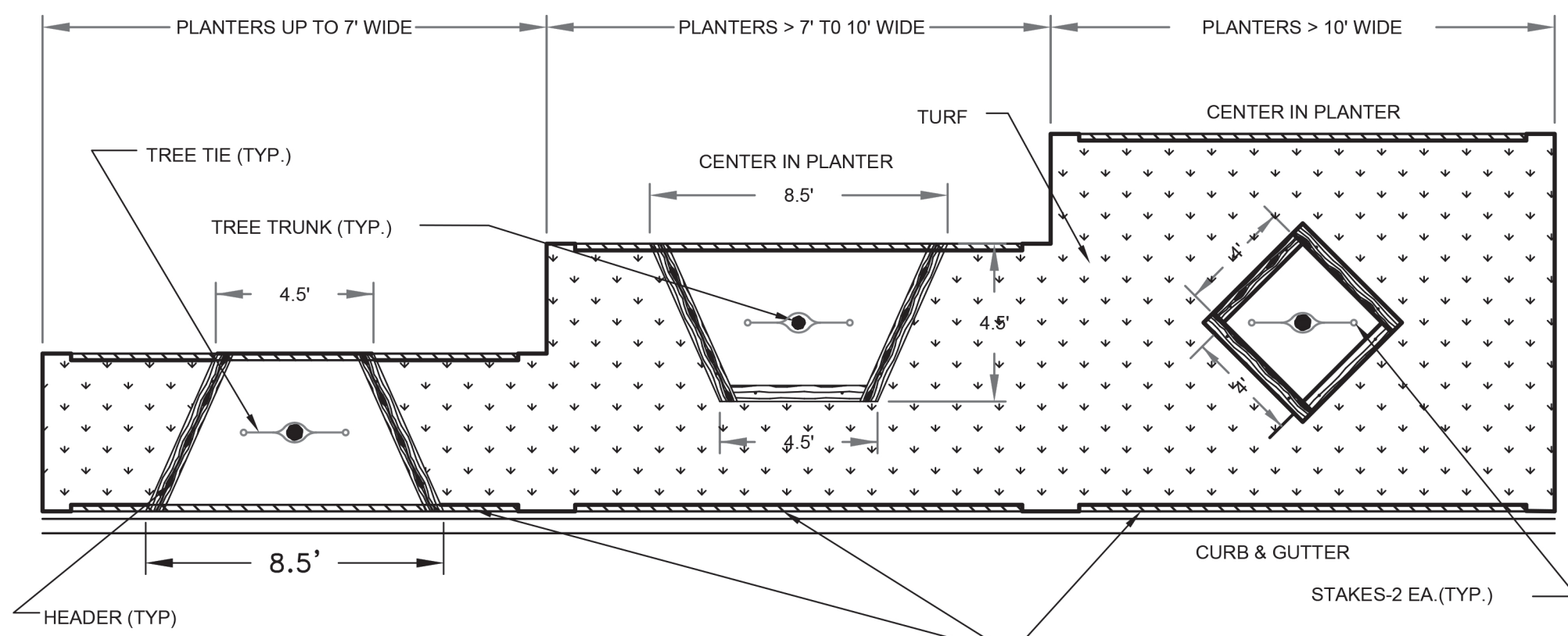
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PROJECT NAME: WILLAMETTE DRIVE GAS STATION  
LACEY, WASHINGTON

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: LS1.1  
SHEET NO: 1 OF 2



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**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-01

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

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

**5 LAWN EDGE DETAIL**  
3\"/>

**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 said 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\"/>

BY	
DATE	
REVISIONS	

**SCJ ALLIANCE**  
CONSULTING SERVICES  
8730 TALLON LANE, SUITE 200, LACEY, WA 98516  
P: 360-352-1305 F: 360-352-1305  
SCJALLIANCE.COM

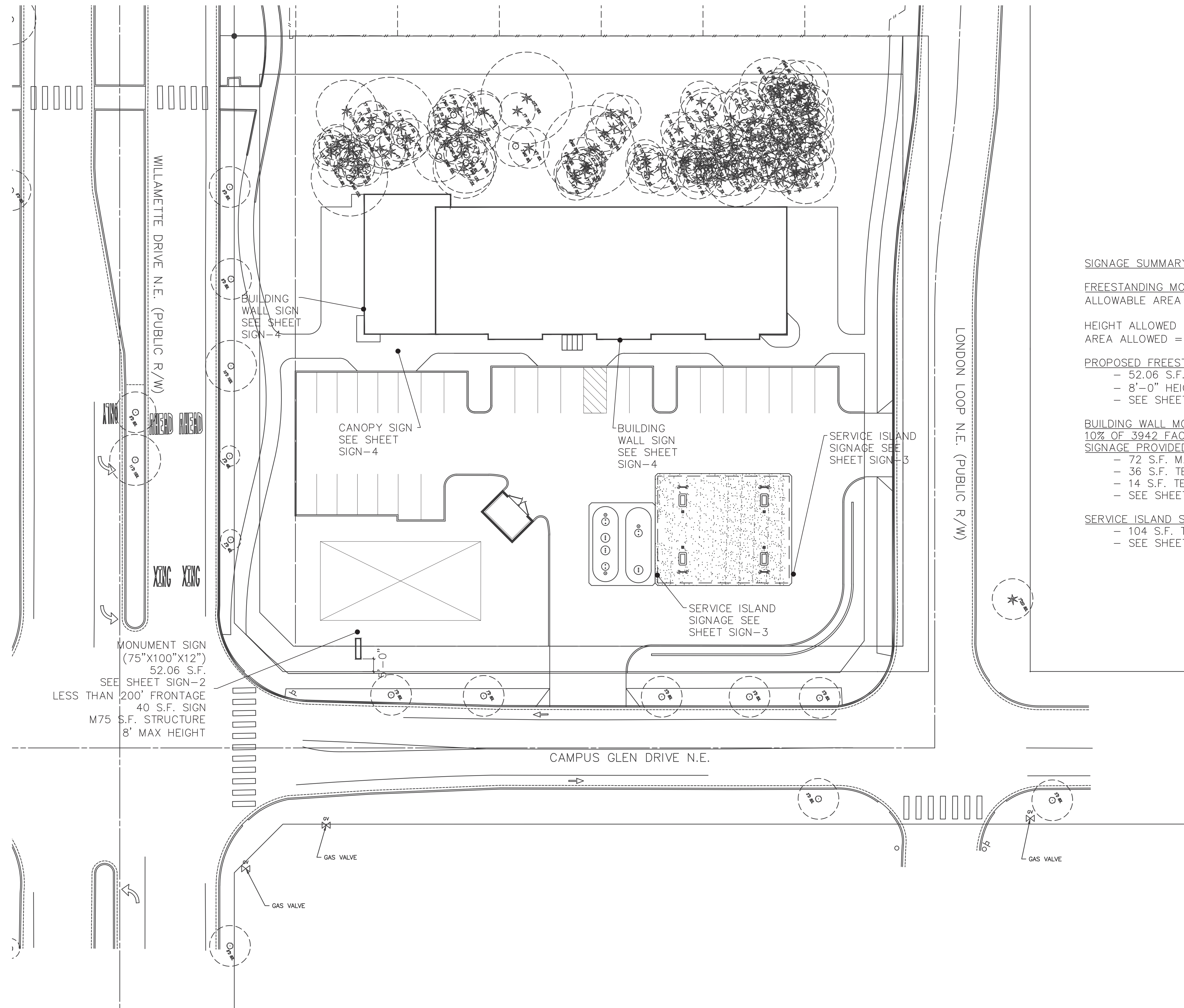
**LANDSCAPE DETAILS & SPECS**  
WILLAMETTE DRIVE GAS STATION  
LACEY, WASHINGTON

STATE OF WASHINGTON  
JEFFREY B. GLANDER  
LICENSED LANDSCAPE ARCHITECT  
NO. 405 EXP. 02/18/13

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

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SIGNAGE SUMMARY:

FREESTANDING MONUMENT SIGN ALLOWED:  
 ALLOWABLE AREA PER 762 FT +/- FRONTAGE

HEIGHT ALLOWED = 60 S.F./80 S.F.  
 AREA ALLOWED = 8'-0"/10'-0"

PROPOSED FREESTANDING MONUMENT SIGN:

- 52.06 S.F.
- 8'-0" HEIGHT
- SEE SHEET SIGN-2

BUILDING WALL MOUNT

10% OF 3942 FACADE ALLOWED = 394 S.F.  
SIGNAGE PROVIDED: 122 S.F.

- 72 S.F. MAIN BUILDING SIGN - WALL
- 36 S.F. TENANT SIGN - WALL
- 14 S.F. TENANT SIGN - CANOPY
- SEE SHEET SIGN-4

SERVICE ISLAND SIGNAGE

- 104 S.F. TOTAL
- SEE SHEET SIGN-3

MONUMENT SIGN  
 (75"X100"X12")  
 52.06 S.F.  
 SEE SHEET SIGN-2  
 LESS THAN 200' FRONTAGE  
 40 S.F. SIGN  
 M75 S.F. STRUCTURE  
 8' MAX HEIGHT

1 SITE PLAN  
 1"=20'-0"



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 NE  
 AND CAMPUS GLEN  
 DRIVE NE  
 LACEY, WA

Issue/Revision

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1	11/11/22	DESIGN REVIEW
2	-	-
3	-	-
4	-	-

Sheet Title

SIGNAGE SITE  
 PLAN

Print Date

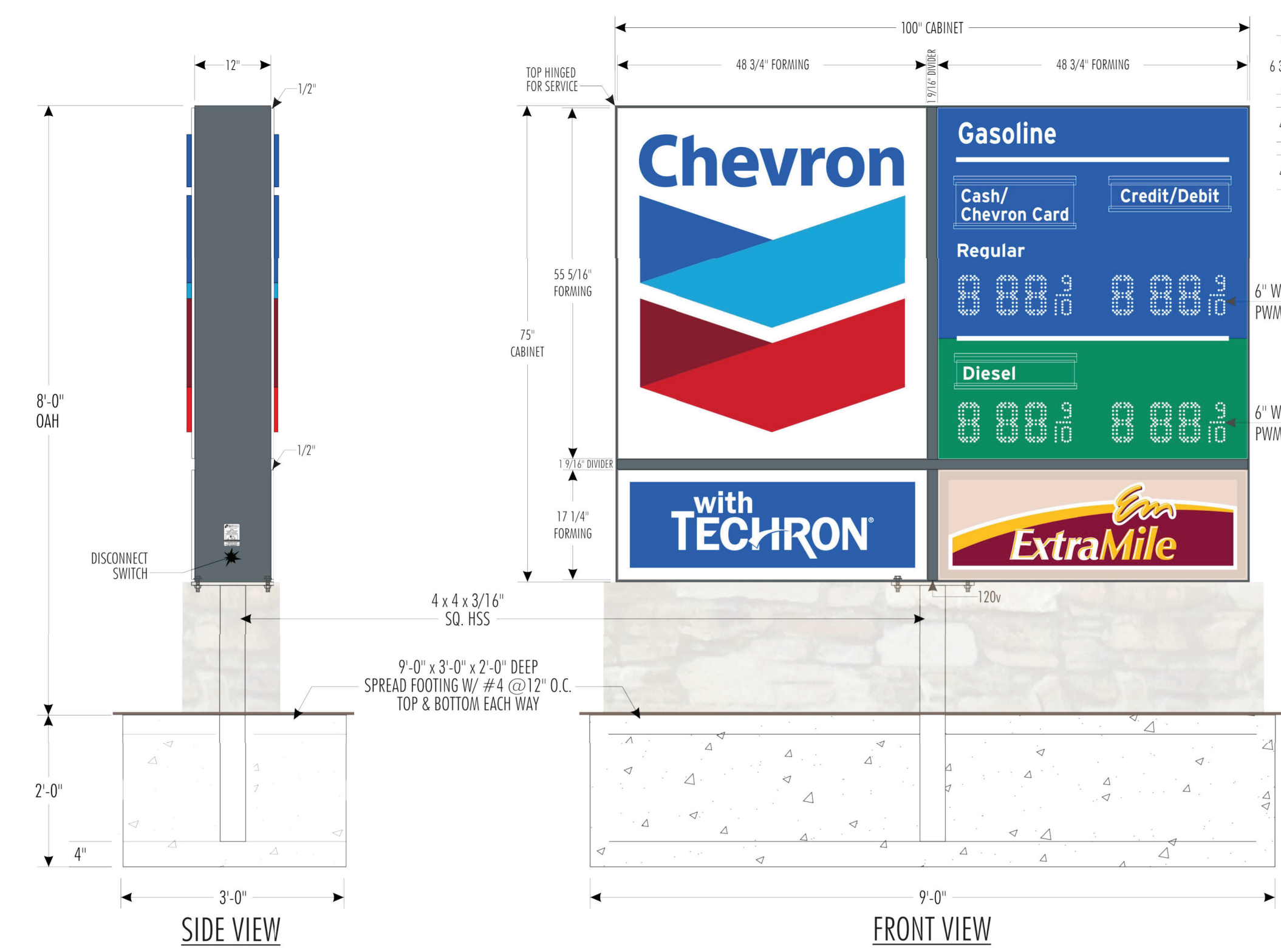
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Sheet No.

SIGN-1





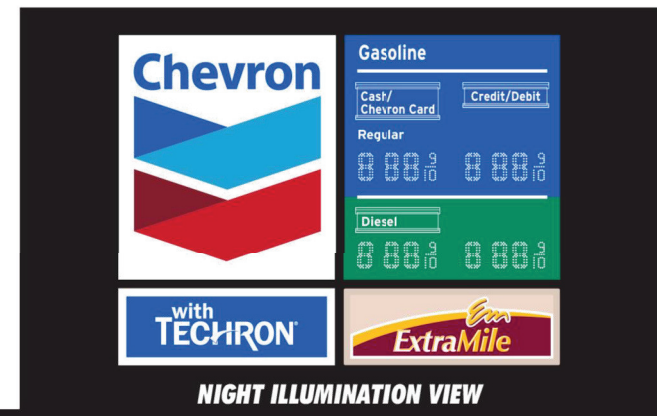
**INSIGNIA**  
Sign & Re-Imaging

**PHYSICAL & MAILING ADDRESS:**  
325 Burnett Ave N  
Renton, WA 98057  
OFFICE: 425-917-2109  
FAX: 425-917-2109  
GC LICENSE: INSIGSR819L8  
ELEC LICENSE: INSIGSR813QA



PAGE 2 OF 8

SignResource  
IDENTITY GROUP



**SCOPE OF WORK**

- Complete sign footing per stamped engineer calculations:
  - Install C45 Chevron (100" x 12" x 75") monument sign:
  - Wire LED illuminated monument sign to existing electrical circuit(s):
  - Assemble & install masonry base (COMPLETED BY OTHER CONTRACTOR):
- Total Sign Square Footage = 52.06  
 • Total Sign Height = 8'- 0"  
 • Total Setback = 10'- 0"

KAUL DESIGN ARCHITECTURE, PLLC  
**KDA**  
1733 FERNDALE AVE SE  
RENTON, WASHINGTON 98058  
(206) 200-0015

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GSA-01

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Issue/Revision	No.	Date	Description
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Sheet Title  
**FREESTAND  
MONUMENT SIGN**

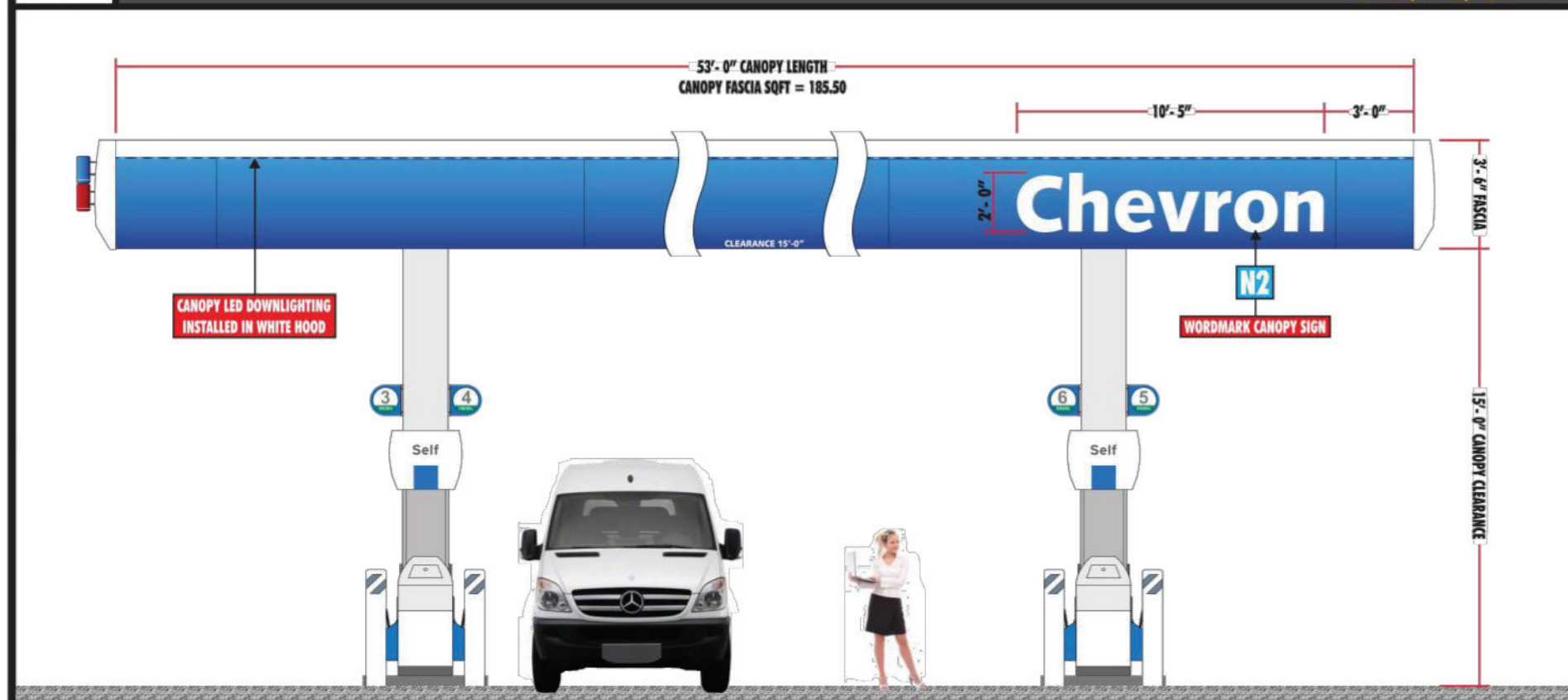
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Sheet No.  
**SIGN-2**



### N2 EAST CANOPY ELEVATION



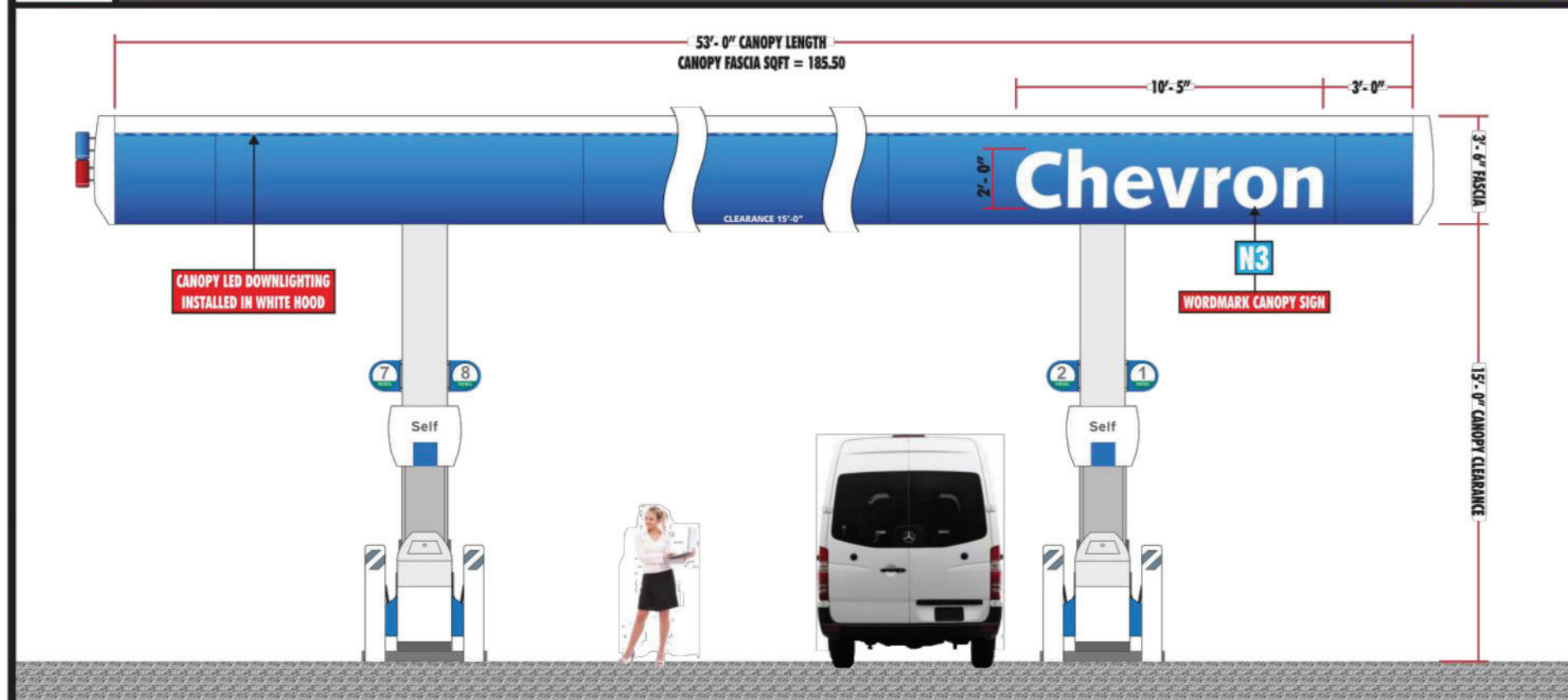
**SCOPE OF WORK**

- Install (2'-0\"/>

\*\*\*SEE PAGE 6 FOR SIGN DETAILS\*\*\*

Total Sign Square Footage = 21.00  
Total Sign Weight = 5# PER LETTER

### N3 WEST CANOPY ELEVATION



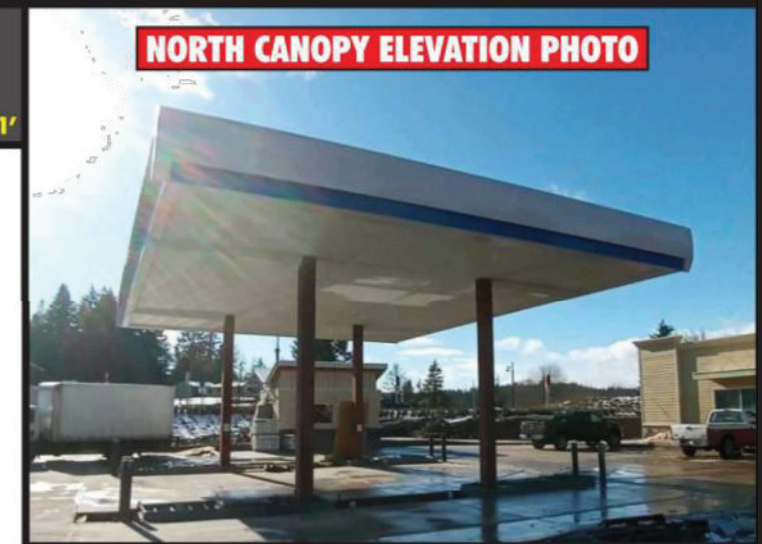
**SCOPE OF WORK**

- Install (2'-0\"/>

\*\*\*SEE PAGE 6 FOR SIGN DETAILS\*\*\*

Total Sign Square Footage = 21.00  
Total Sign Weight = 5# PER LETTER

### N4 NORTH CANOPY ELEVATION



**SCOPE OF WORK**

- Install (2'-1\"/>

\*\*\*SEE PAGE 8 FOR SIGN DETAILS\*\*\*

Total Sign Square Footage = 5.02  
Total Sign Weight = 25#

### N5 SOUTH CANOPY ELEVATION



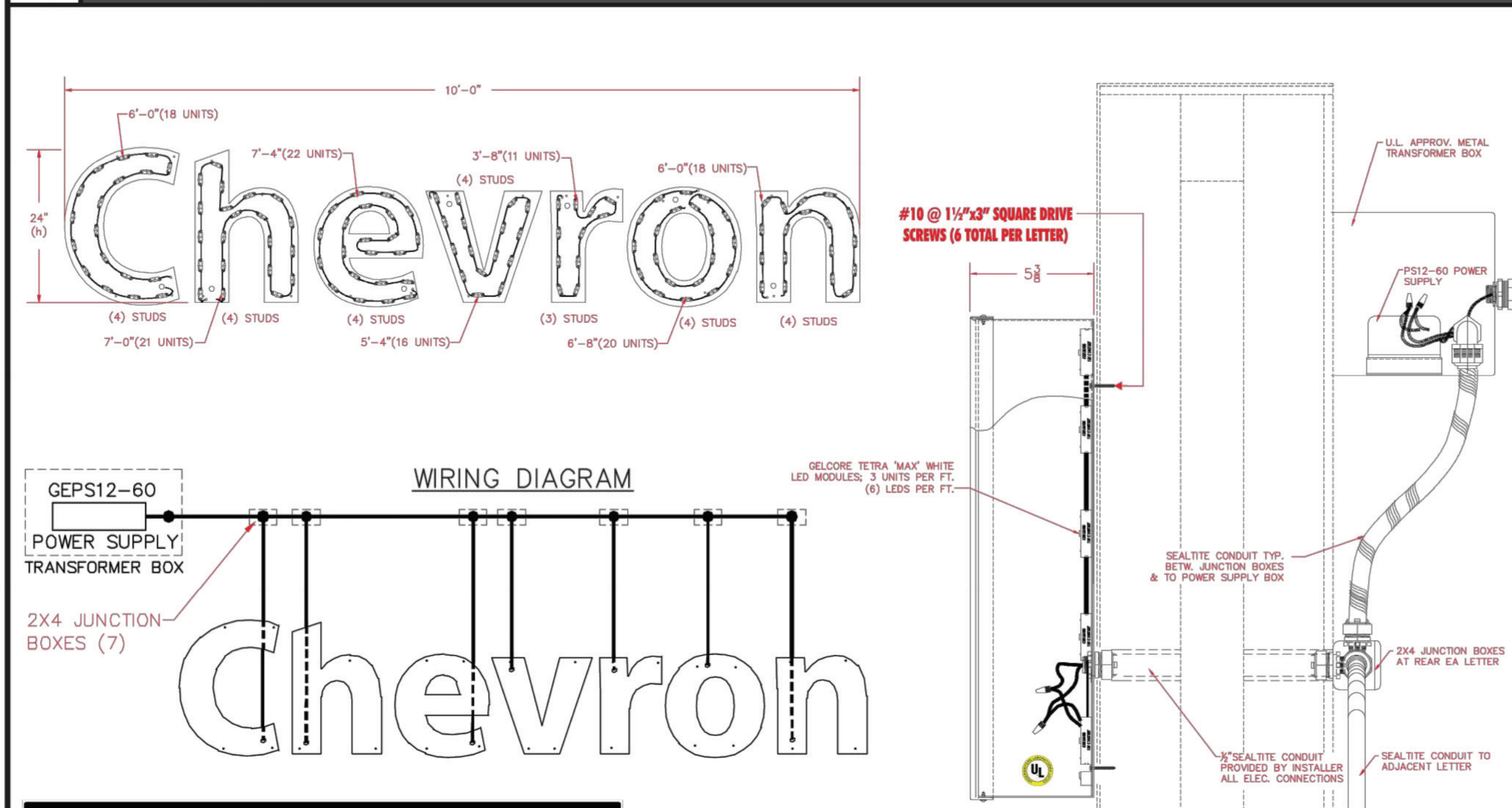
**SCOPE OF WORK**

- Install (2'-1\"/>

\*\*\*SEE PAGE 8 FOR SIGN DETAILS\*\*\*

Total Sign Square Footage = 5.02  
Total Sign Weight = 25#

### N2 & N3 WORDMARK CANOPY SIGN ATTACHMENT DETAILS



**24\"/>**

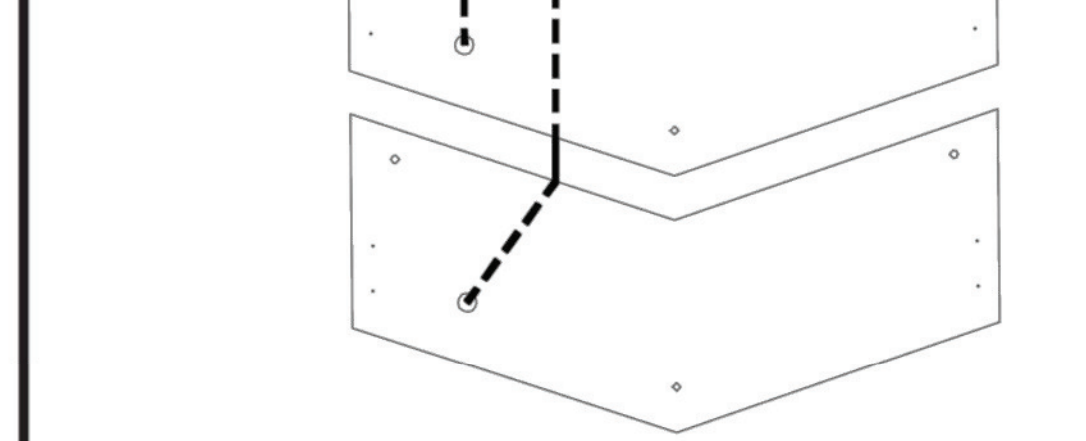
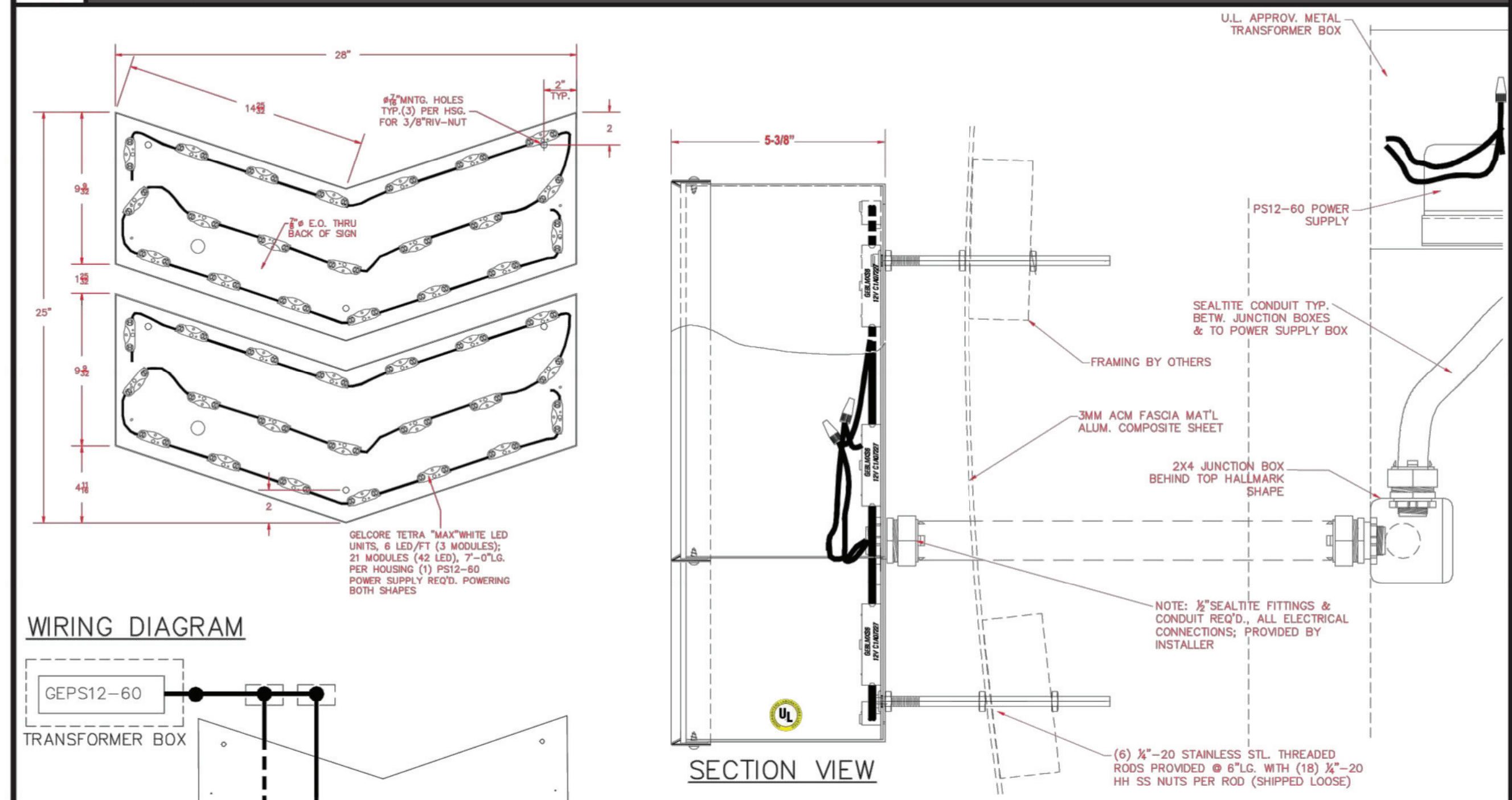
ELECTRICAL REQ'MTS (LTRS) 50ma

PS12-60 POWER SUPPLY  
TETRA 'MAX' WHITE LED STRIP=42'-0\"/>

AMPS: .85  
WATTS: 50.4



### N4 & N5 HALLMARK CANOPY SIGN ATTACHMENT DETAILS



**HALLMARK**

TOTAL ELECTRICAL REQ'MTS.

GELCORE TETRA "MAX" WHITE LED, 6 #/FT.

AMPS: .85  
WATTS: 16.8



Registration

Design Team  
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Sheet Title  
**FUEL CANOPY SIGNAGE**

Print Date  
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Sheet No.  
**SIGN-3**



Registration

Design Team

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GAS STATION &  
RETAIL

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LACEY, WA

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Sheet Title

BUILDING  
SIGNAGE

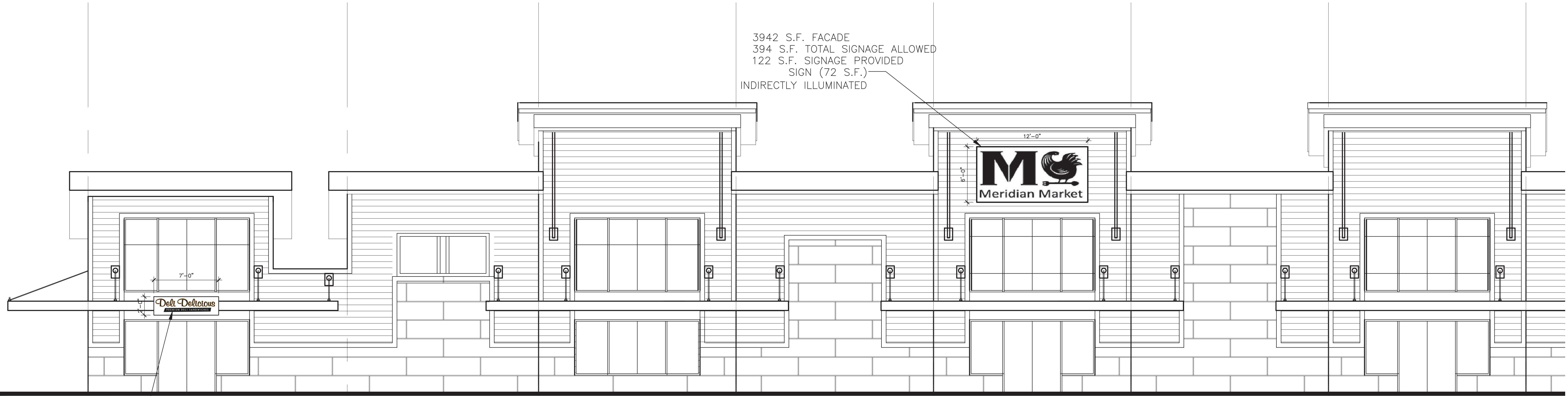
Print Date

--/--/20--

Sheet No.

SIGN-4

3942 S.F. FACADE  
394 S.F. TOTAL SIGNAGE ALLOWED  
122 S.F. SIGNAGE PROVIDED  
SIGN (72 S.F.)  
INDIRECTLY ILLUMINATED



3942 S.F. FACADE  
394 S.F. TOTAL SIGNAGE ALLOWED  
122 S.F. SIGNAGE PROVIDED  
SIGN (14 S.F.)  
NON-ILLUMINATED

1 NORTH ELEVATION  
3/16" = 1'-0"

3942 S.F. FACADE  
394 S.F. TOTAL SIGNAGE ALLOWED  
122 S.F. SIGNAGE PROVIDED  
SIGN (36 S.F.)  
INDIRECTLY ILLUMINATED



2 WEST ELEVATION  
3/16" = 1'-0"