



# GREEN INK PACKAGE

TUKWILA, WA

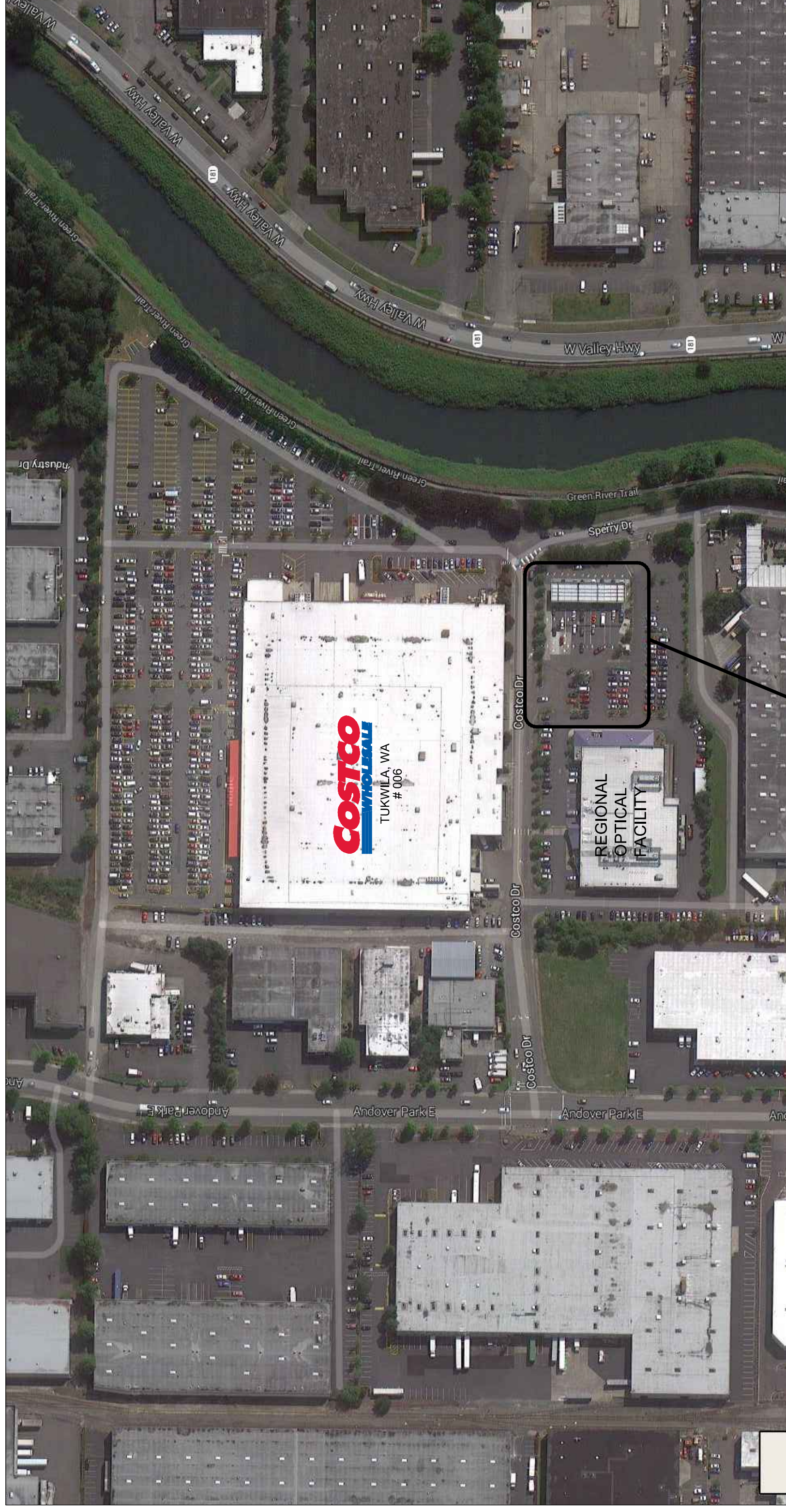
VERTICAL ISLAND FUEL FACILITY EXPANSION

## PROJECT DIRECTORY

**OWNER**  
 COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA 98027  
 t: 425.313.8100  
 CONTACT: DAVID ROGERS

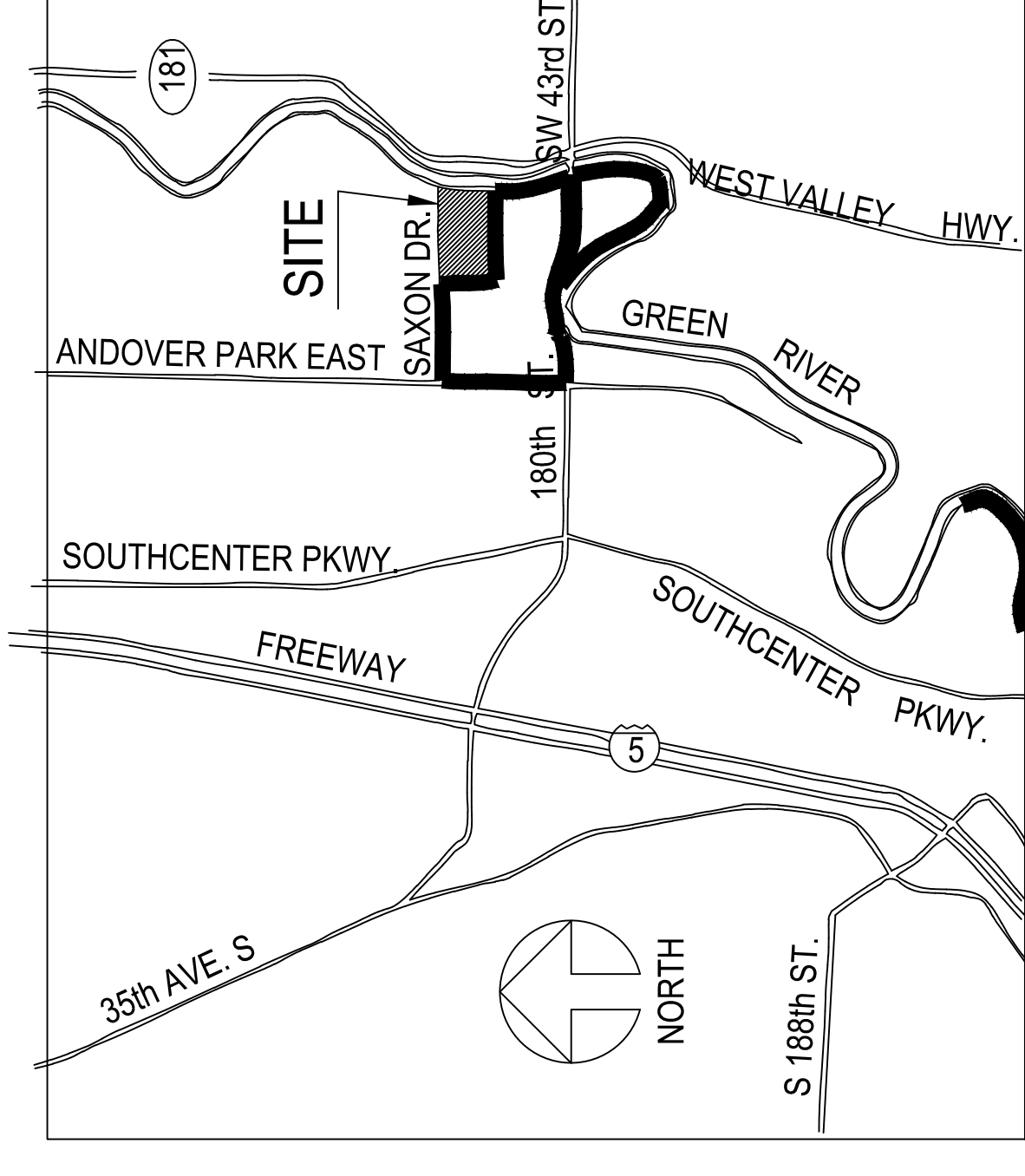
**ARCHITECT**  
 MULVANNY G2 ARCHITECTURE  
 1110 112TH AVE NE, SUITE 500  
 BELLEVUE, WA 98004  
 t: 425.463.2000  
 f: 425.463.2002  
 CONTACT: ED GALLIWAY

**CIVIL ENGINEER / SURVEYOR / LANDSCAPE**  
 BARGHAUSEN CONSULTING ENGINEERS, INC.  
 18215 72nd AVENUE S  
 KENT, WA 98032  
 t: 425.251.6222  
 f: 425.251.8782  
 CONTACT: AMBER KELLY



AREA OF WORK

## VICINITY MAP



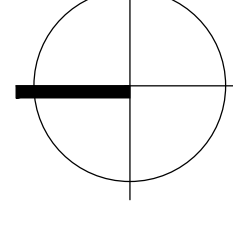
## PROJECT DATA

**CLIENT:** COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027

**PROJECT ADDRESS:** 451 COSTCO DRIVE TUKWILA, WA 98188

**SITE AREA:** ± 4.28 ACRES (186,231 S.F.)

**BOUNDARIES INFORMATION:** THIS PLAN HAS BEEN PREPARED PER SURVEY BY BARGHAUSEN ENGINEERS DATED 12.04.04.



## SCOPE OF WORK

A (3) DISPENSER FUEL FACILITY EXPANSION TO AN EXISTING (8) DISPENSER FUEL FACILITY, WITH ASSOCIATED SITE IMPROVEMENTS.

SITE IMPROVEMENTS TO INCLUDE ASSOCIATED CURBING, PAVING, AND STRIPING.

## SHEET INDEX

TS 101	COVER SHEET
C1	CONCEPTUAL GRADING AND DRAINAGE EXHIBIT
PP 11-04	DEMOLITION SITE PLAN
PP 12-04	PROPOSED SITE PLAN
EX 11-04	EXISTING SITE PLAN
PP 13-04	PROPOSED ENLARGED SITE PLAN
PP 31-04	PROPOSED ELEVATIONS
PP 32-04	COLORADO PROPOSED ELEVATIONS
SE-1	ELECTRICAL SITE PLAN



451 COSTCO DRIVE  
 TUKWILA, WA 98188

MULVANNY G2  
 ARCHITECTURE

1110 112TH AVE NE | SUITE 500  
 BELLEVUE, WA | 98004  
 t: 425.463.2000 | f: 425.463.2002

MulvannyG2.com

Attachment B  
 93-0440-28  
 JUNE 26, 2013  
 OVERALL  
 SITE PLAN  
 TS101

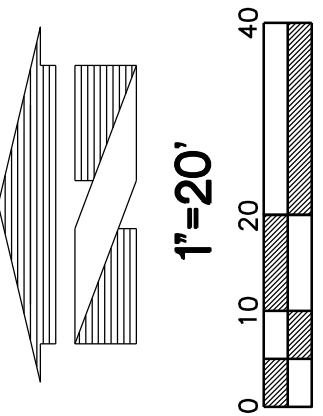
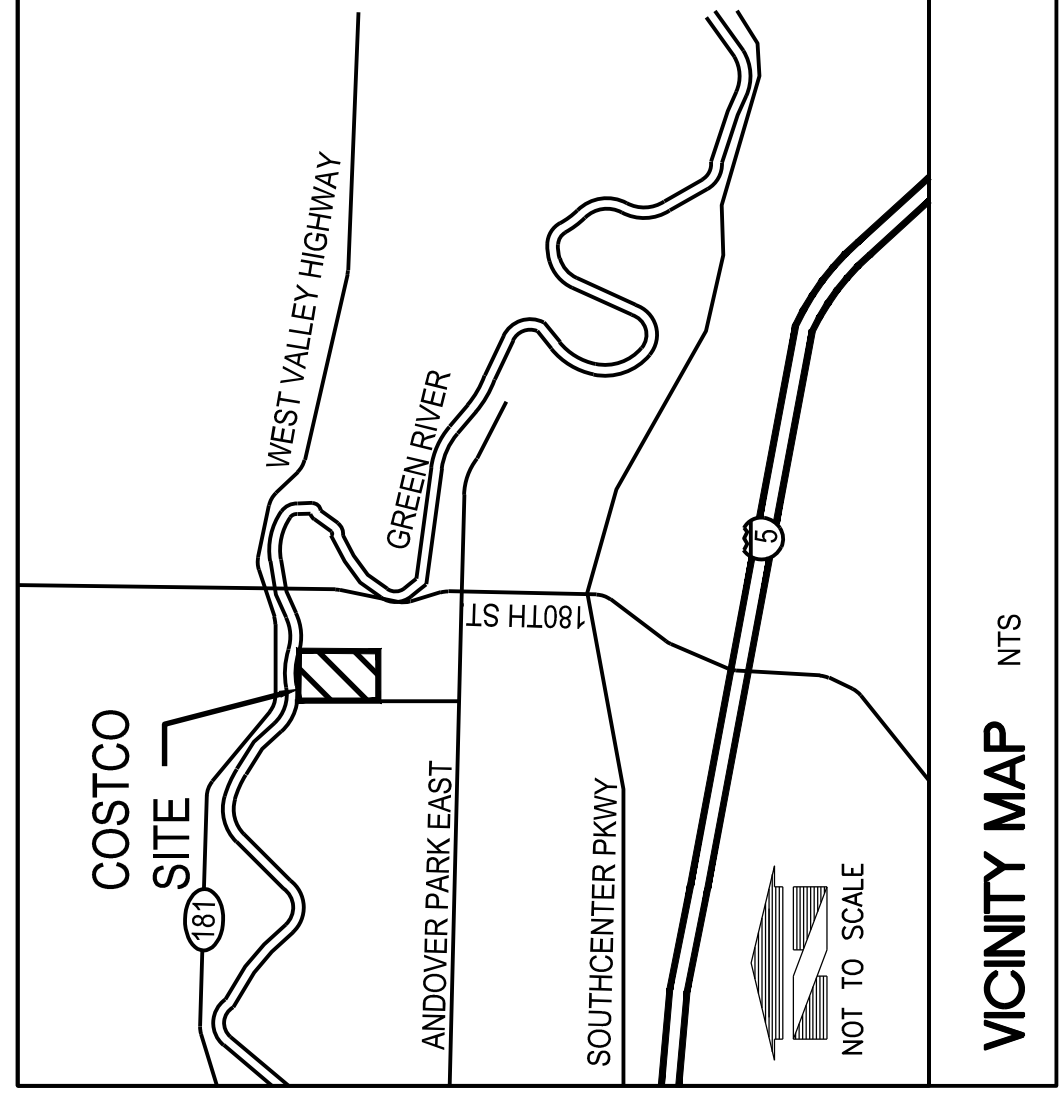
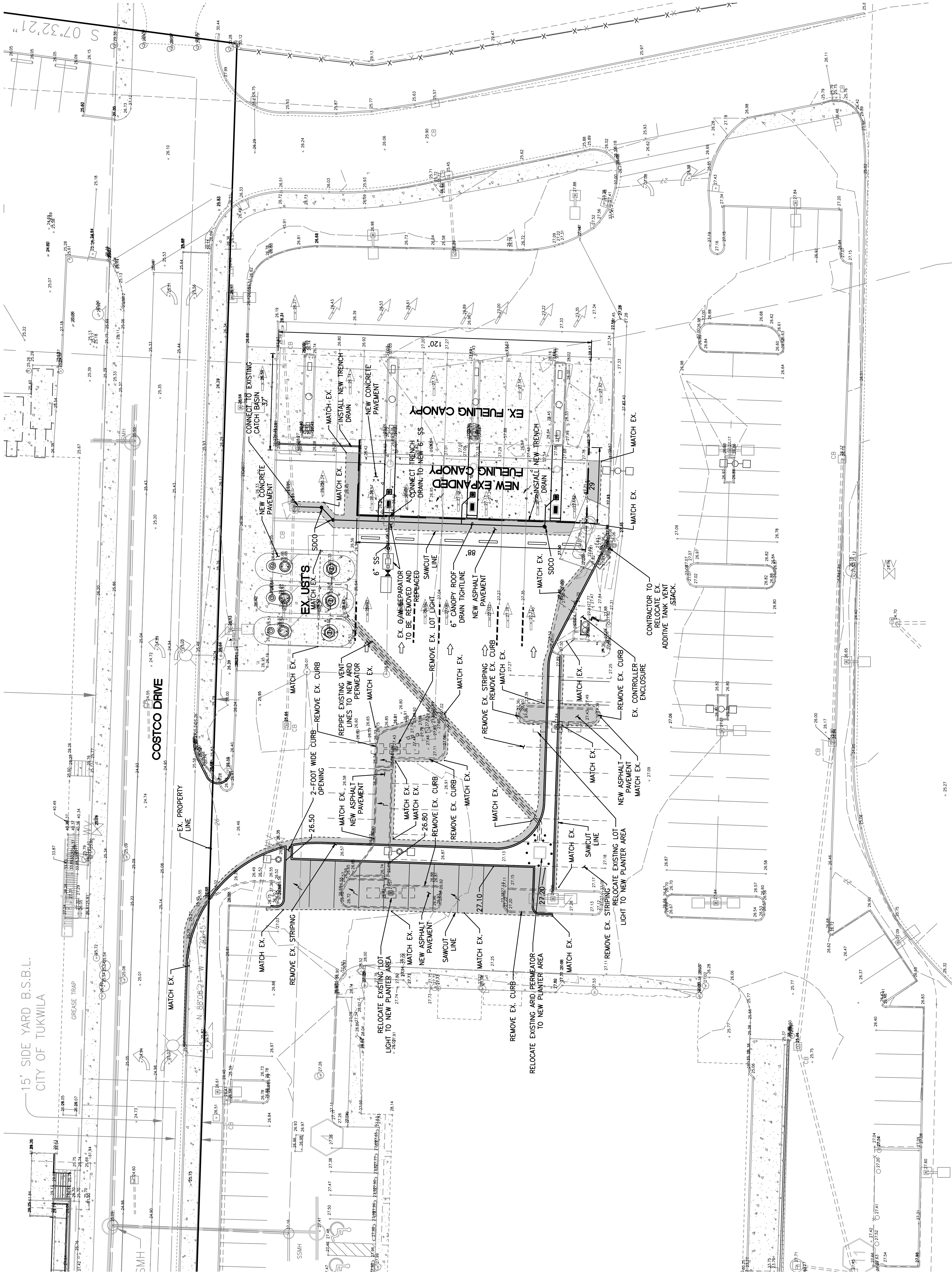
# COSTCO WHOLESALE

TUKWILA, WASHINGTON

# OVERALL SITE PLAN

JUNE 26, 2013

# CONCEPTUAL GRADING AND DRAINAGE EXHIBIT



**THE:** CONCEPTUAL GRADING AND DRAINAGE EXHIBIT  
 FUEL FACILITY EXPANSION  
 400 COSTCO DRIVE  
 TUKWILA, WA 91406

**FOR:** COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA 98027

Scale: Horizontal 1"=20'  
 Vertical V.S.G.  
 Approved J.S.G.  
 Date 5/20/13

DESIGNED: C.M.T.  
 CHECKED: C.M.T.  
 APPROVED: J.S.G.  
 DATE: 5/20/13

18215 72ND AVENUE SOUTH  
 KENT, WA 98032  
 (425)251-8222  
 (425)251-8782 FAX  
 CIVIL ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES  
**BARGHAUSEN CONSULTING ENGINEERS, INC.**

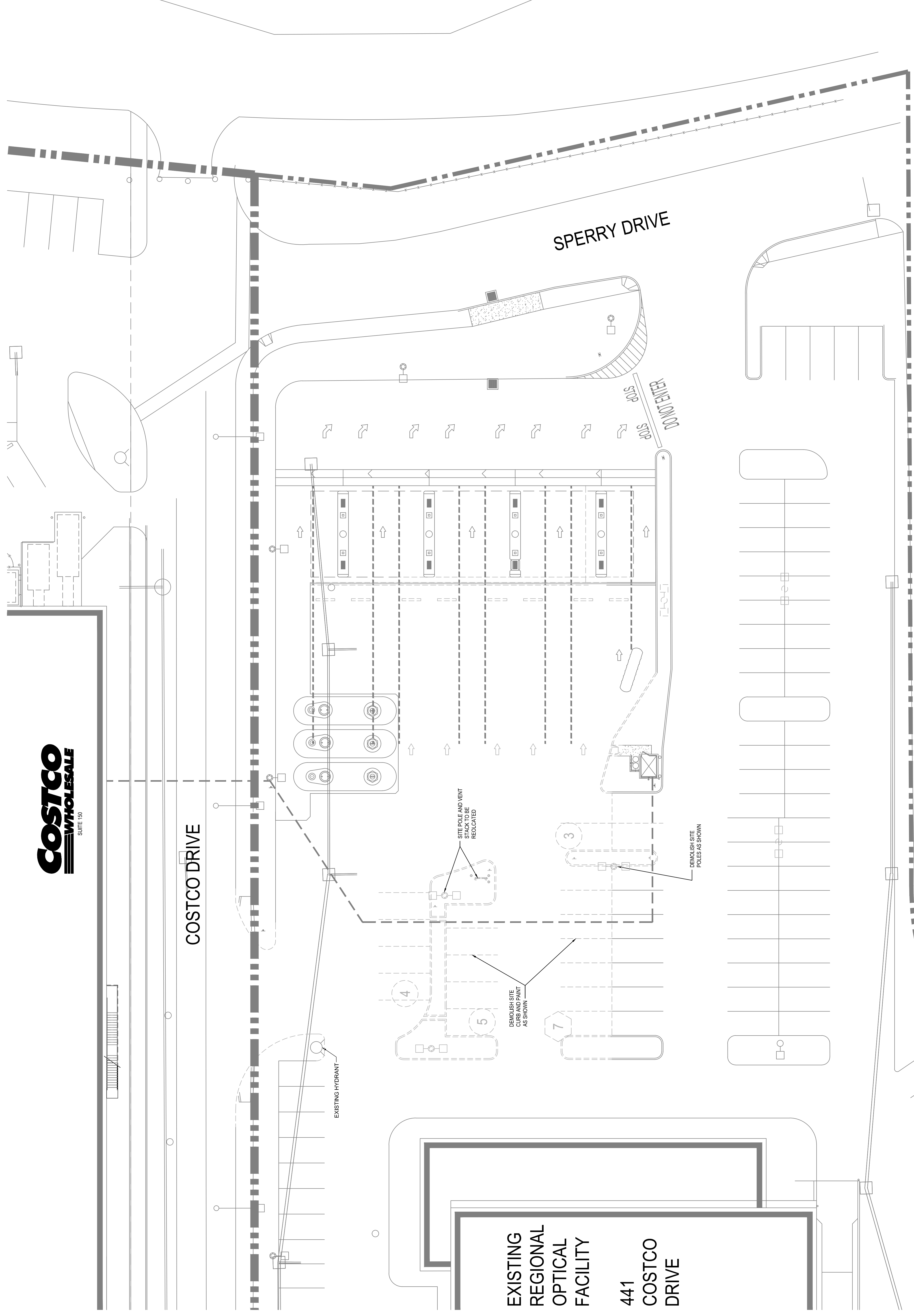
**UTILITY CONFLICT NOTE**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS. THESE UTILITY CROSSINGS SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO ANY UTILITY CROSSING. THESE UTILITY CROSSINGS SHALL BE BASED UPON THE INFORMATION PROVIDED AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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

**APPROX. GRADING QUANTITIES**  
 CUT = 200 CY  
 FILL = 100 CY  
 EXPORT = 100 CY

**VERTICAL DATUM**  
 NAVD 88

**FLOOD INFORMATION**  
 DESIGNATION OF THE FLOOD ZONE IS "X" AND DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 530330978 T, COMMUNITY NUMBER 530391. THIS DATA IS PREPARED BY FIRM MAPS, NOT YET ADOPTED, BUT PUBLISHED BY KING COUNTY FLOOD SERVICES AND RETRIEVED FROM THEIR WEBSITE ON DECEMBER 15, 2010.



**COSTCO**  
WHOLESALE  
SUITE 150

COSTCO DRIVE

SPERRY DRIVE

COMPUTER CENTER

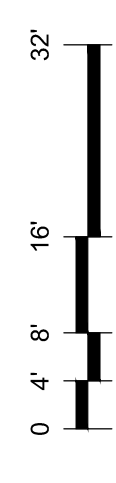
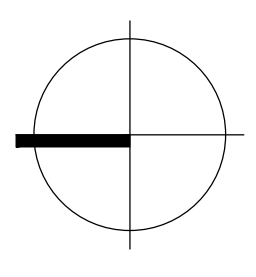
EXISTING  
REGIONAL  
OPTICAL  
FACILITY  
441  
COSTCO  
DRIVE

EXISTING HYDRANT

SITE POLE AND VENT  
STACK TO BE  
RELOCATED

DEMOLISH SITE  
CORES AND PAINT  
AS SHOWN

DEMOLISH SITE  
POLES AS SHOWN



**COSTCO**  
WHOLESALE  
TUKWILA, WA  
#006

451 COSTCO DRIVE  
TUKWILA, WA 98188

**MULVANNY G2**  
ARCHITECTURE

© MulvannyG2 Architecture. All rights reserved. This drawing is the property of MulvannyG2 Architecture and is to be used only for the project and location specified. No part of this drawing may be reproduced or transmitted in any form or by any means without permission in writing from MulvannyG2 Architecture.  
1110 112TH AVE NE | SUITE 500  
BELLEVUE, WA | 98004  
t 425-463.2000 | f 425-463.2002

MulvannyG2.com

93-044-28  
AUGUST 13, 2013  
DEMOLITION  
SITE PLAN

PP 11-04

**COSTCO WHOLESALE** **DEMOLITION SITE PLAN**

TUKWILA, WA AUGUST 13, 2013

# PROJECT DATA

CLIENT: COSTCO WHOLESAL  
 980 LAKE DRIVE  
 ISSAQUAH, WA 98027

PROJECT ADDRESS: 400 COSTCO DRIVE  
 TUKWILA, WA 98188

WAREHOUSE SITE AREA: 13.93 ACRES (606,891 S.F.)  
 OPTICAL SITE AREA: 4.28 ACRES (186,232 S.F.)  
 TOTAL SITE AREA: 18.21 ACRES (792,823 S.F.)

BOUNDARIES PREPARED BY USING BARGHAUSEN CIVIL DWG DATED 6-24-99.

EXISTING BUILDING DATA (WAREHOUSE):  
 EXISTING BUILDING AREA 206,910 S.F.  
 EXISTING TIRE INSTALLATION 2,453 S.F.  
 EXISTING BALKER ROOM 2,902 S.F.  
 EXISTING TOTAL BUILDING 212,266 S.F.

EXISTING PARKING DATA (WAREHOUSE):  
 10' WIDE STALLS 502 STALLS  
 9' WIDE STALLS 88 STALLS  
 HANDICAP STALLS 12 STALLS  
 EXISTING TOTAL PARKING (WHSE) 602 STALLS

NO. OF STALLS PER 1000 S.F.: 2.84 STALLS  
 NO. OF STALLS REQUIRED BY JURISDICTION (2.5 STALLS / 1000 S.F.): 531 STALLS

PROPOSED PARKING DATA (WAREHOUSE):  
 TOTAL PARKING (NO CHANGE) 602 STALLS

EXISTING BUILDING DATA (OPTICAL):  
 EXISTING OPTICAL FACILITY 34,544 S.F.

EXISTING PARKING DATA (OPTICAL):  
 10' WIDE STALLS 11 STALLS  
 9' WIDE STALLS 151 STALLS  
 HANDICAP STALLS 4 STALLS  
 EXISTING TOTAL PARKING (OPTICAL) 166 STALLS

NO. OF STALLS PER 1000 S.F.: 4.81 STALLS  
 NO. OF STALLS REQUIRED BY JURISDICTION (1.0 STALLS / 1000 S.F.): 35 STALLS

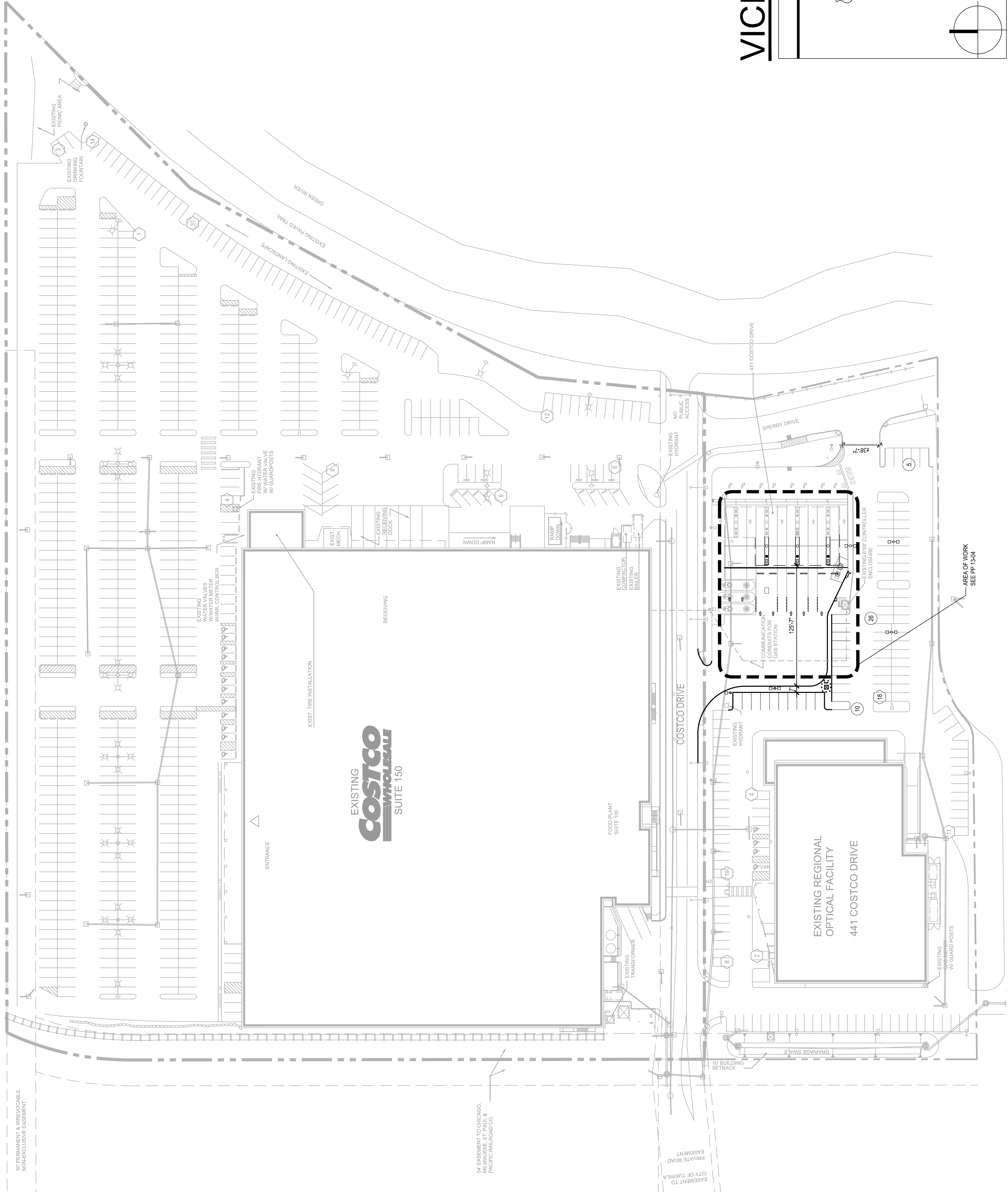
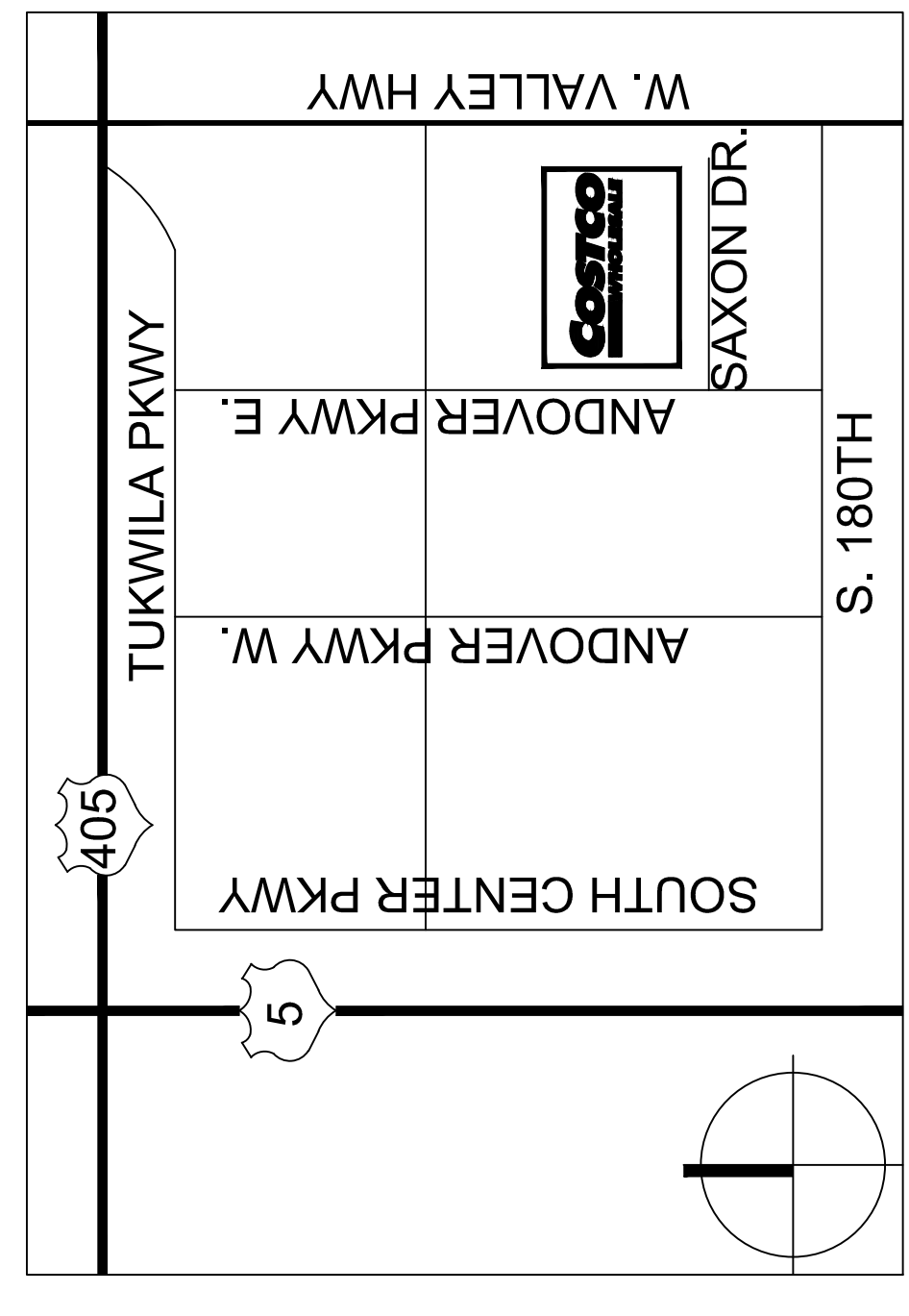
PROPOSED PARKING DATA (OPTICAL):  
 10' WIDE STALLS 9 STALLS  
 9' WIDE STALLS 147 STALLS  
 HANDICAP STALLS 4 STALLS  
 PROPOSED TOTAL PARKING 160 STALLS

NO. OF STALLS PER 1000 S.F.: 4.63 STALLS  
 JURISDICTION REQUIRED PARKING 35 STALLS  
 PROPOSED PARKING 160 STALLS  
 EXTRA PARKING AVAILABLE FOR WHSE 125 STALLS

PROPOSED TOTAL PARKING (OVERALL) 762 STALLS  
 TOTAL REQUIRED BY JURISDICTION 566 STALLS  
 NO. OF STALLS PER 1000 S.F.: 3.09 STALLS

NOTES:  
 EXISTING CONDITIONS TO BE FIELD VERIFIED.

# VICINITY MAP



# COSTCO WHOLESAL

TUKWILA, WA

# PROPOSED SITE PLAN

AUGUST 13, 2013

PP 12-04

93-044-28  
 AUGUST 13, 2013  
 PROPOSED  
 SITE PLAN

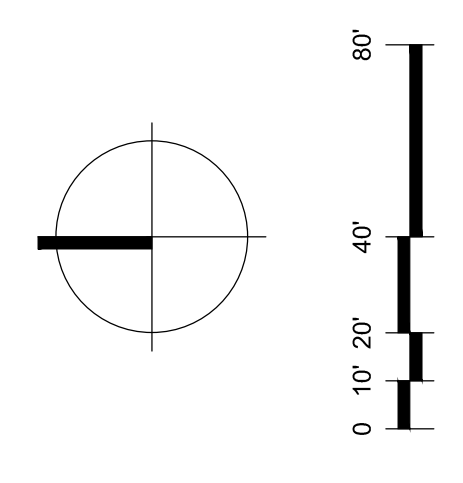


451 COSTCO DRIVE  
 TUKWILA, WA 98188



1110 112TH AVE NE | SUITE 500  
 BELLEVUE, WA | 98004  
 t 425-463.2000 | f 425-463.2002

MulvannyG2.com



**COSTCO**  
WHOLESALE  
SUITE 150

COSTCO DRIVE

SPERRY DRIVE

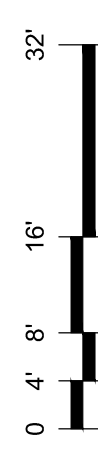
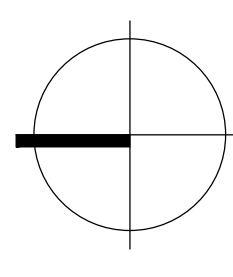
EXISTING  
REGIONAL  
OPTICAL  
FACILITY  
441  
COSTCO  
DRIVE

**COSTCO WHOLESALE**

TUKWILA, WA

**EXISTING SITE PLAN**

AUGUST 13, 2013



**COSTCO**  
WHOLESALE  
TUKWILA, WA  
#006

451 COSTCO DRIVE  
TUKWILA, WA 98188

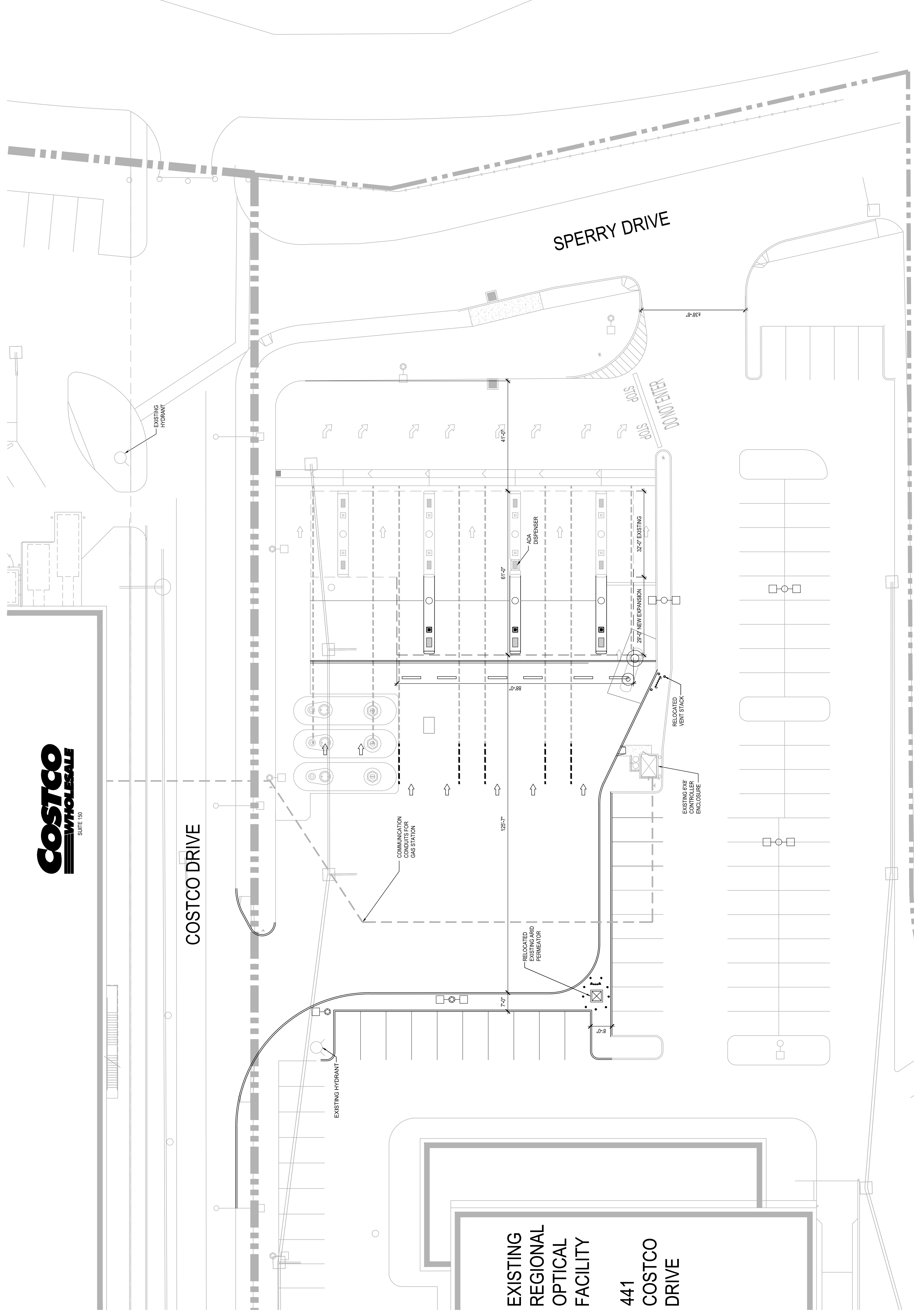
**MULVANNY G2**  
ARCHITECTURE

1110 112TH AVE NE | SUITE 500  
BELLEVUE, WA | 98004

t 425.463.2000 | f 425.463.2002  
MulvannyG2.com

93-044-28  
AUGUST 13, 2013  
EXISTING  
ENLARGED  
SITE PLAN

EX 11-04



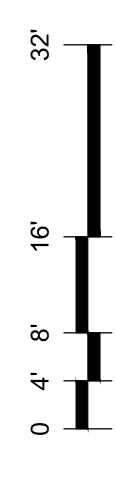
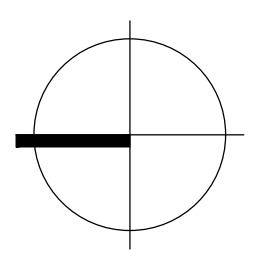
**COSTCO**  
WHOLESALE  
SUITE 150

COSTCO DRIVE

SPERRY DRIVE

COMMERCE CENTER

EXISTING  
REGIONAL  
OPTICAL  
FACILITY  
441  
COSTCO  
DRIVE



**COSTCO**  
WHOLESALE  
TUKWILA, WA  
#006

451 COSTCO DRIVE  
TUKWILA, WA 98188

**MULVANNY G2**  
ARCHITECTURE

© MulvannyG2 Architecture. All rights reserved.  
This drawing is the property of MulvannyG2 Architecture.  
It is to be used only for the project and site identified  
herein and no permission is granted to reproduce or  
transmit in any form or by any means, electronic,  
mechanical, photocopying, recording, or by any  
information storage and retrieval system, without  
written permission in writing from MulvannyG2 Architecture.  
1110 112TH AVE NE | SUITE 500  
BELLEVUE, WA | 98004  
t 425-463.2000 | f 425-463.2002

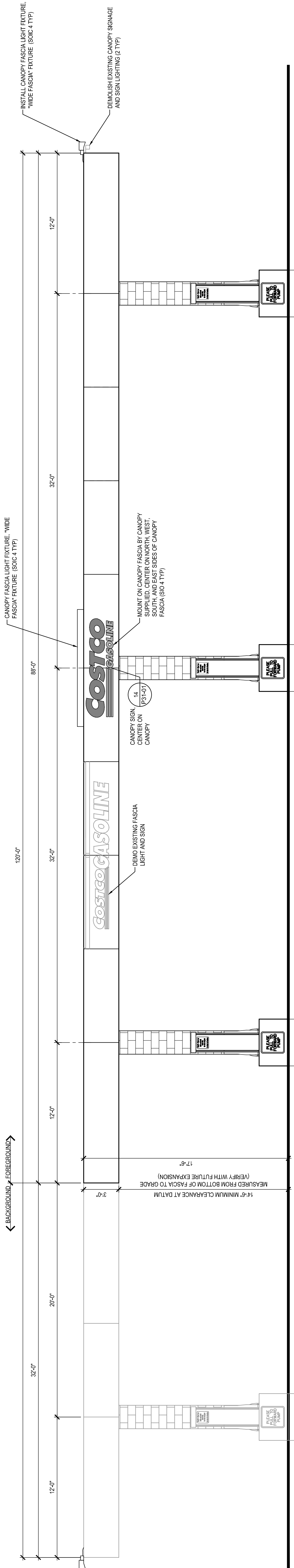
MulvannyG2.com

93-044-28  
AUGUST 13, 2013  
PROPOSED  
ENLARGED  
SITE PLAN

PP 13-04

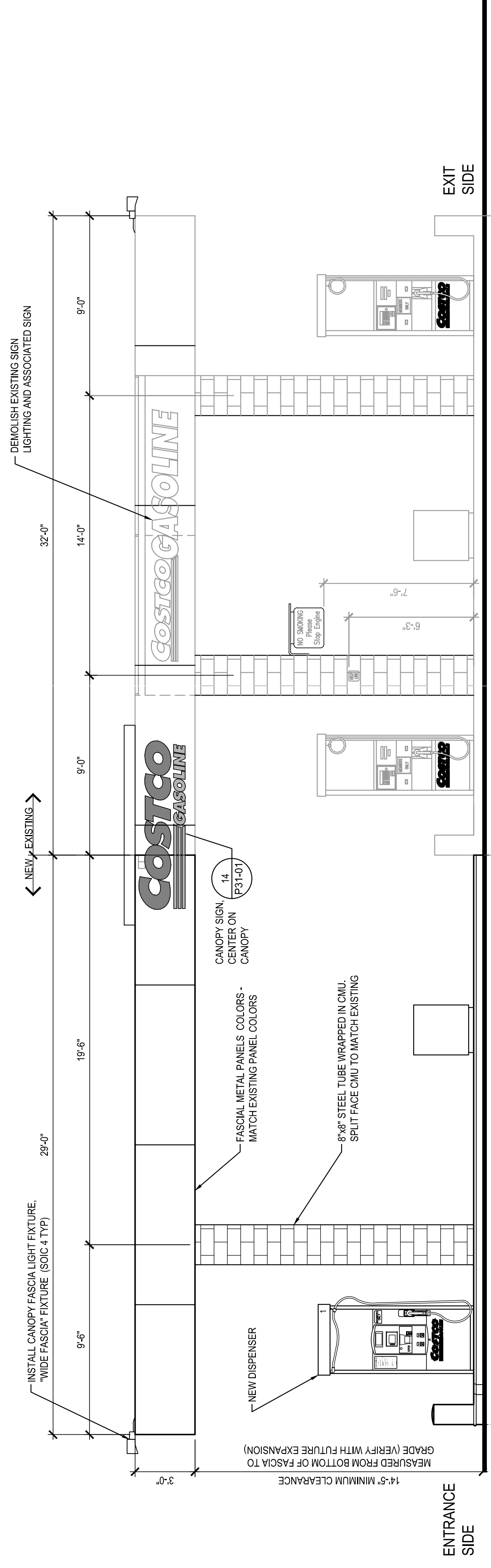
**COSTCO WHOLESALE ENLARGED SITE PLAN**

TUKWILA, WA AUGUST 13, 2013



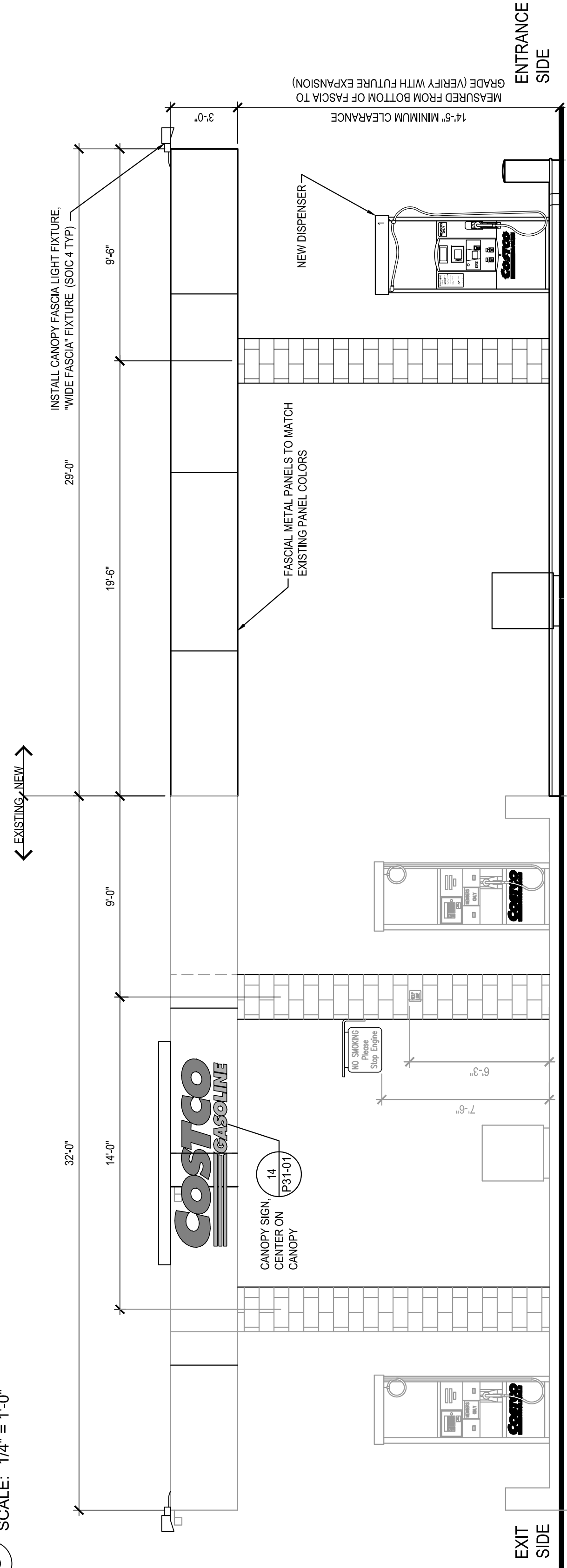
2 WEST ELEVATION (EAST ELEVATION SIM.)

SCALE: 1/4" = 1'-0"



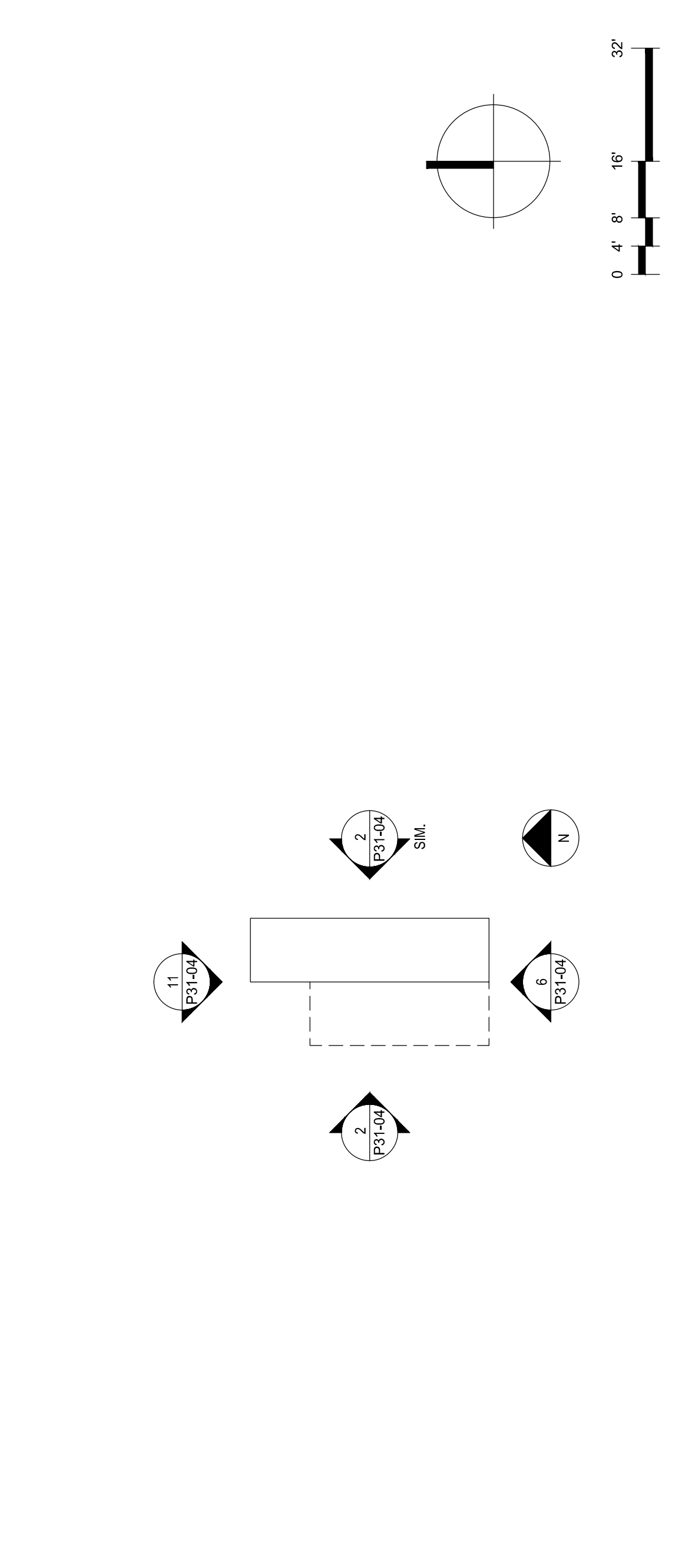
6 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



11 NORTH ELEVATION

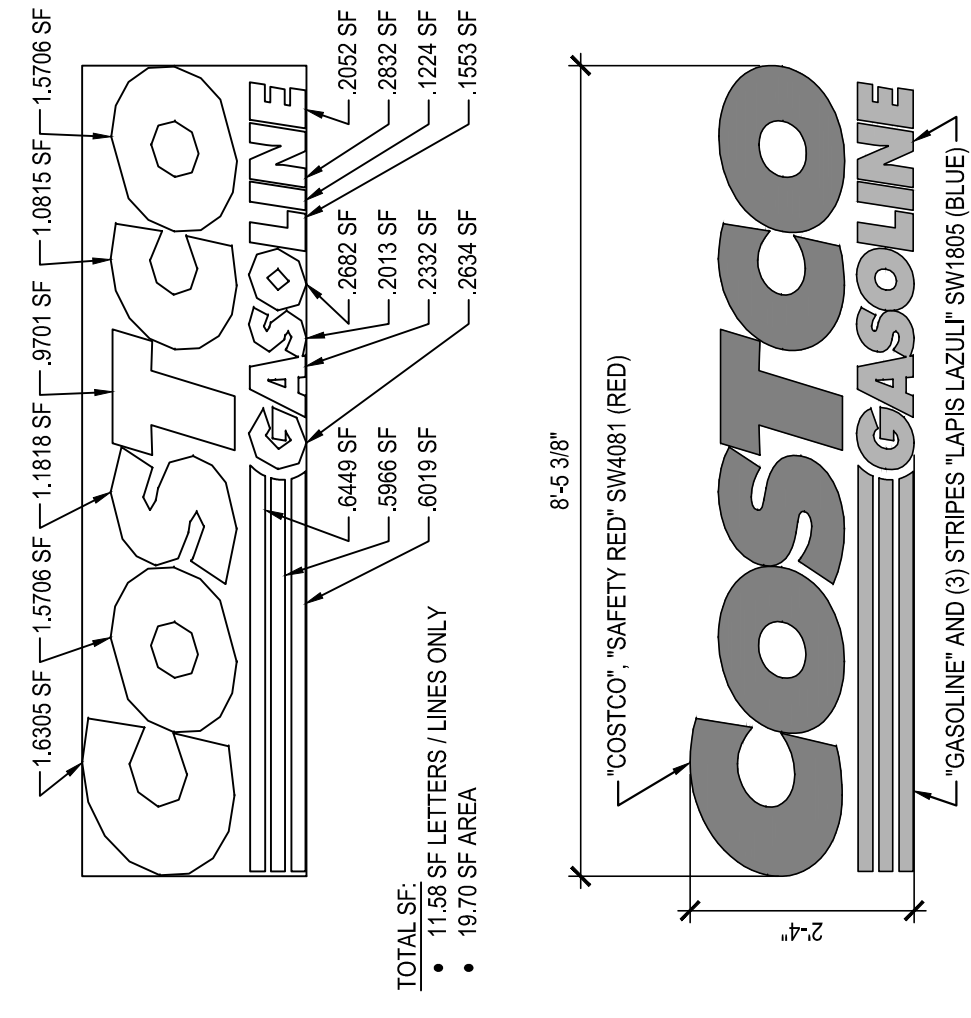
SCALE: 1/4" = 1'-0"



14 CANOPY SIGN

SCALE: 1/2" = 1'-0"

1212



TOTAL SF  
 • 11,357 SF LETTERS / LINES ONLY  
 • 19,710 SF AREA

INSTALL CANOPY FASCIA LIGHT FIXTURE, WIDE FASCIA FASCIA FIXTURE (SOIC4 TYP)

DEMOLISH EXISTING CANOPY SIGNAGE AND SIGN LIGHTING (2 TYP)

MOUNT ON CANOPY FASCIA BY CANOPY STRIPES (SEE DETAIL FOR WEST, SOUTH AND EAST SIDES OF CANOPY FASCIA (SOIC4 TYP))

DEMO EXISTING FASCIA LIGHT AND SIGN

MEASURED FROM BOTTOM OF FASCIA TO GRADE (VERIFY WITH FUTURE EXPANSION)

14'-5" MINIMUM CLEARANCE AT DATUM

17'-6"

NEW DISPENSER

MEASURED FROM BOTTOM OF FASCIA TO GRADE (VERIFY WITH FUTURE EXPANSION)

14'-5" MINIMUM CLEARANCE

ENTRANCE SIDE

EXIT SIDE

INSTALL CANOPY FASCIA LIGHT FIXTURE, WIDE FASCIA FASCIA FIXTURE (SOIC4 TYP)

14'-5" MINIMUM CLEARANCE

MEASURED FROM BOTTOM OF FASCIA TO GRADE (VERIFY WITH FUTURE EXPANSION)

NEW DISPENSER

MEASURED FROM BOTTOM OF FASCIA TO GRADE (VERIFY WITH FUTURE EXPANSION)

14'-5" MINIMUM CLEARANCE

ENTRANCE SIDE

EXIT SIDE

**COSTCO**  
WHOLESALE

TUKWILA, WA  
#006

451 COSTCO DRIVE  
TUKWILA, WA 98188

**MULVANNY G2**  
ARCHITECTURE

1110 112TH AVE NE | SUITE 500  
BELLEVUE, WA | 98004

1425-463-2000 | F 425-463-2002

MulvannyG2.com

93-044-28  
AUGUST 13, 2013

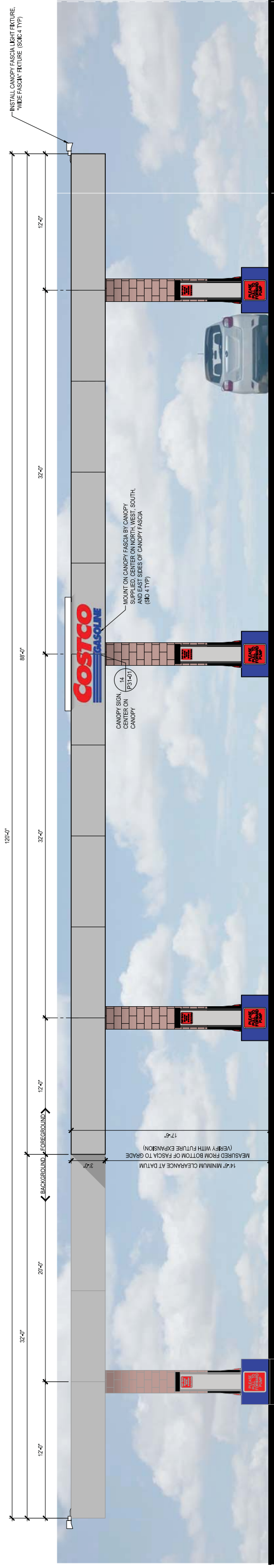
PROPOSED  
ELEVATION

PP 31-04

# PROPOSED ELEVATION

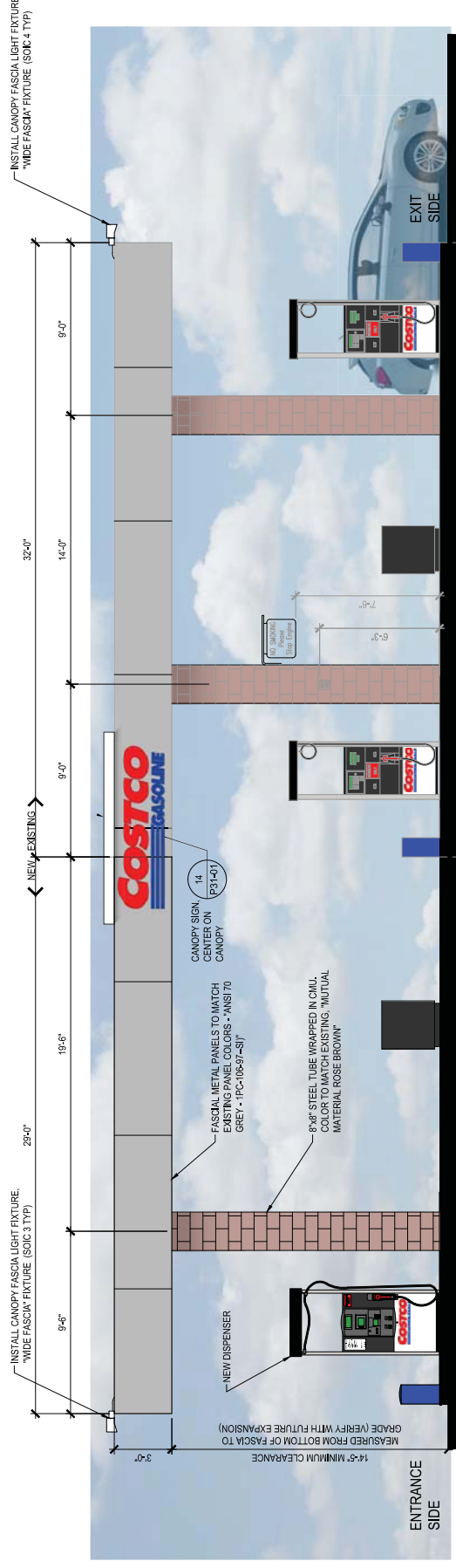
AUGUST 13, 2013

TUKWILA, WA



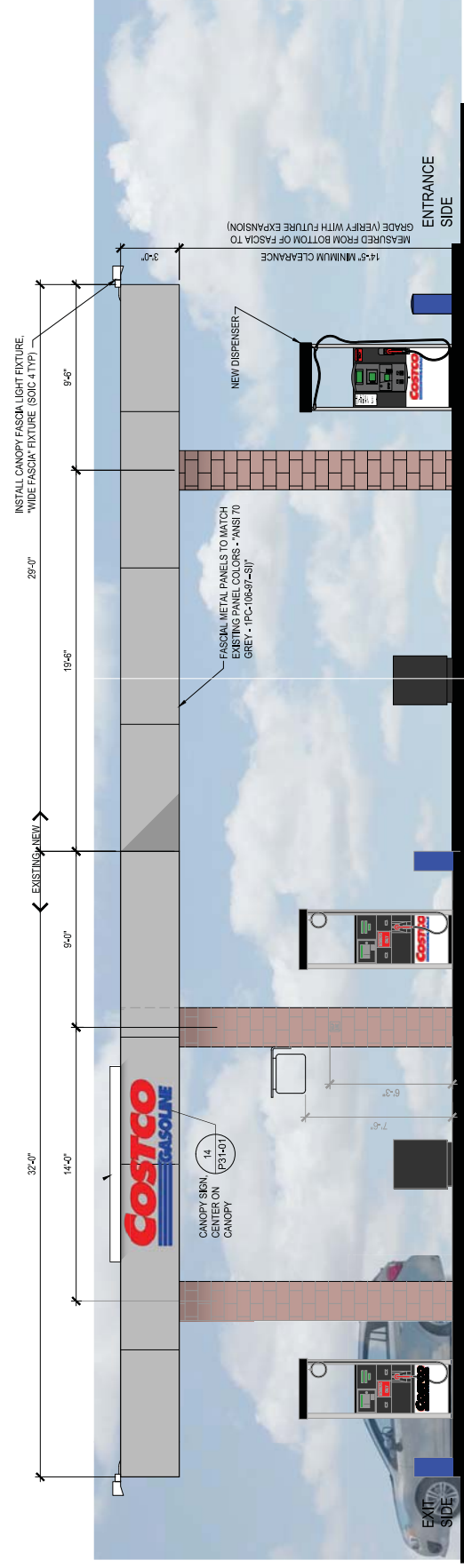
2 WEST ELEVATION (EAST ELEVATION SIM.)

SCALE: 1/4" = 1'-0"



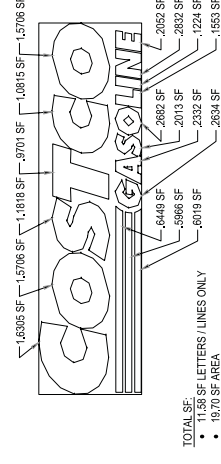
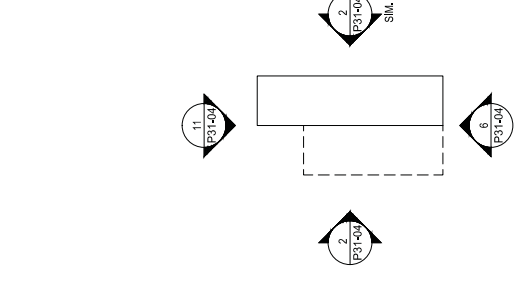
6 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



11 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



14 CANOPY SIGN

SCALE: 1/2" = 1'-0"

1212

# COSTCO WHOLESALE

TUKWILA, WA

# PROPOSED ELEVATION

JUNE 26, 2013



TUKWILA, WA  
#006

400 COSTCO DRIVE  
TUKWILA, WA 98188



1110 112TH AVE. NE | SUITE 500  
BELLEVUE, WA | 98004

1425-463.2000 | 1425-463.2002

MulvannyG2.com

93-044-28

JUNE 26, 2013

PROPOSED

ELEVATION

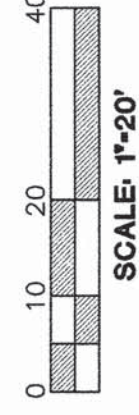
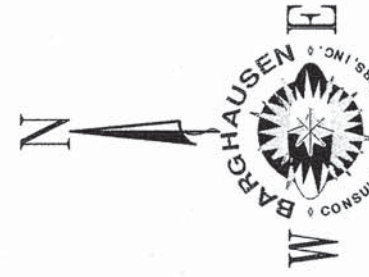
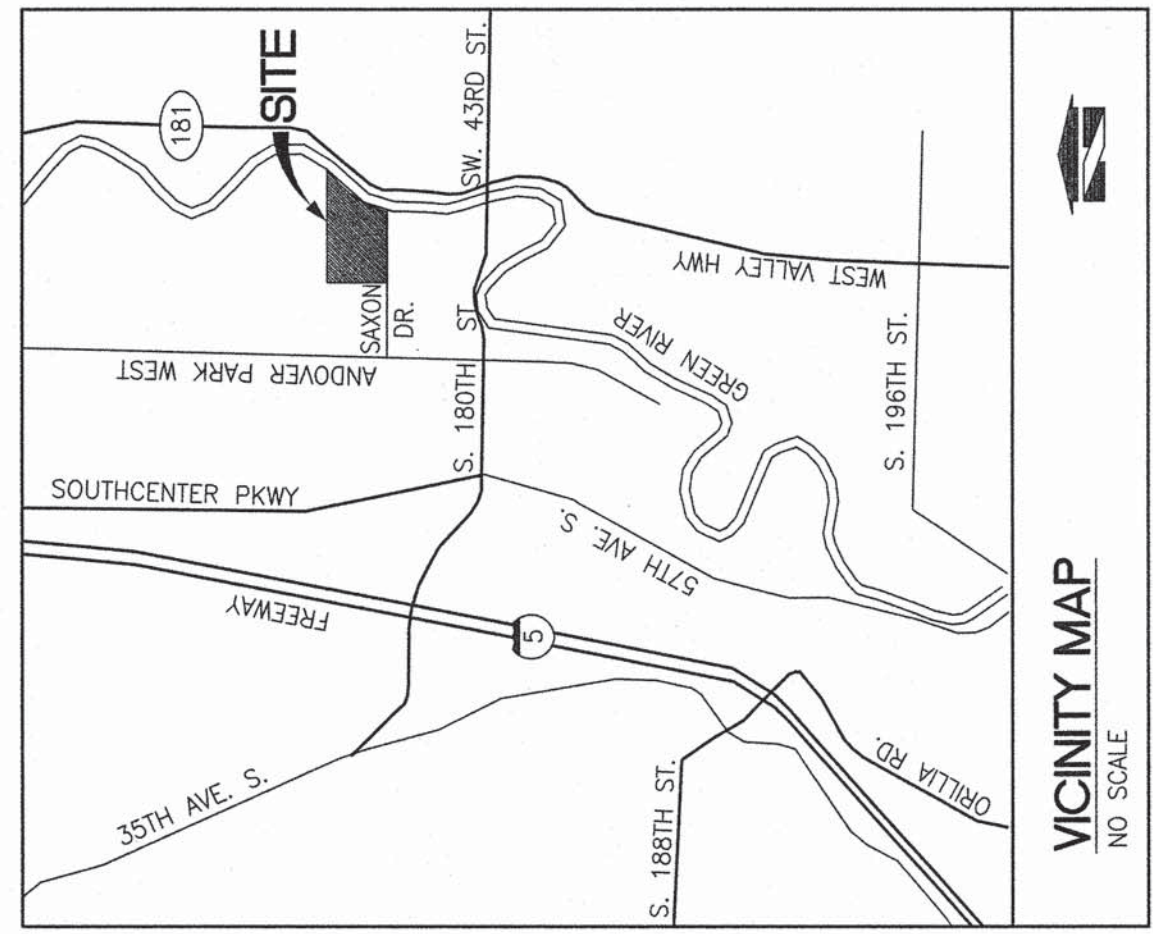
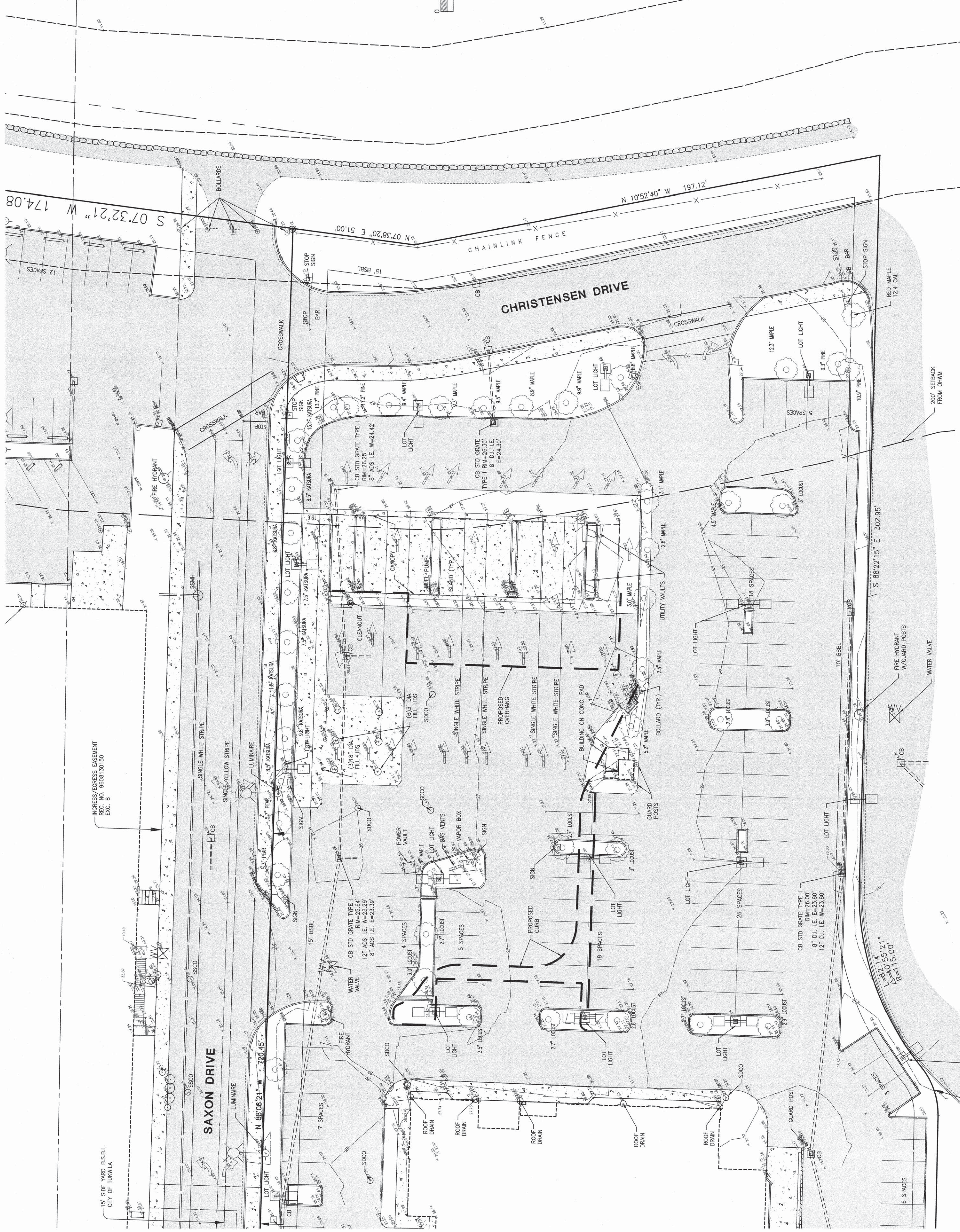
P32-04





# LIMITED TOPOGRAPHIC SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25 AND  
THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M.  
CITY OF TUKWILA, KING COUNTY, WASHINGTON



### LEGEND

	POWER VAULT		SURVEY MONUMENT (AS NOTED)
	TELEPHONE VAULT		SECTION CORNER (AS NOTED)
	WATER VAULT		SET BACK (AS MARKED)
	LUMINAIRE		LOT LINE
	LOT LIGHT		YARD LIGHT
	POWER METER		JUNCTION BOX (JBX)
	CATCH BASIN (CB)		STORM MANHOLE (SMH)
	STORM CLEANOUT/PROOF DRAIN		SANITARY SEWER MANHOLE (SSMH)
	SANITARY SEWER CLEANOUT (SSCO)		GAS METER
	GAS VALVE (GV)		WATER VALVE (WV)
	FIRE CONNECTION		FIRE HYDRANT (FH)
	WATER MANHOLE		WATER METER (WM)
	SIGN		ASPHALT
	CONCRETE		GRAVEL
	SMART SENSOR LINE		STORM DRAINAGE LINE
	CHAIN LINK FENCE		WOOD FENCE
	SET FENCE		WOOD FENCE
	SET FENCE		WOOD FENCE

**HORIZONTAL DATUM - BASIS OF BEARINGS NAD 83(81)**  
THE BEARING OF THE LINE BETWEEN THE WISDOT POINT ID NUMBERS 138 AND 138A TAKEN AS SOUTH 44°36'36" EAST, BASED UPON NORTH AMERICAN DATUM OF 1983(81)

**VERTICAL DATUM - BASIS OF ELEVATIONS**  
NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD 88

**PROJECT BENCHMARK**  
KING COUNTY POINT DESIGNATION 3537, TAKEN AS  
ELEV. = 29.524 FEET

**Title:**  
LIMITED TOPOGRAPHIC SURVEY  
A PORTION OF THE SW 1/4 OF SEC. 25 ?  
THE SE 1/4 OF SEC. 26, T23N, R4E, W.M.  
CITY OF TUKWILA, KING CO., WASHINGTON

**FOR:**  
COSTCO WHOLESALE, INC.  
LEGAL DEPARTMENT  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

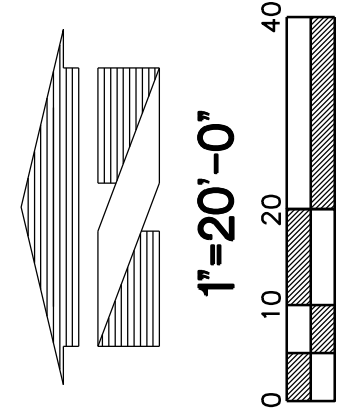
**Scale:**  
Horizontal 1"=XX'  
Vertical

**Date:**  
Approved \_\_\_\_\_  
Checked \_\_\_\_\_  
Drawn \_\_\_\_\_  
Designed \_\_\_\_\_

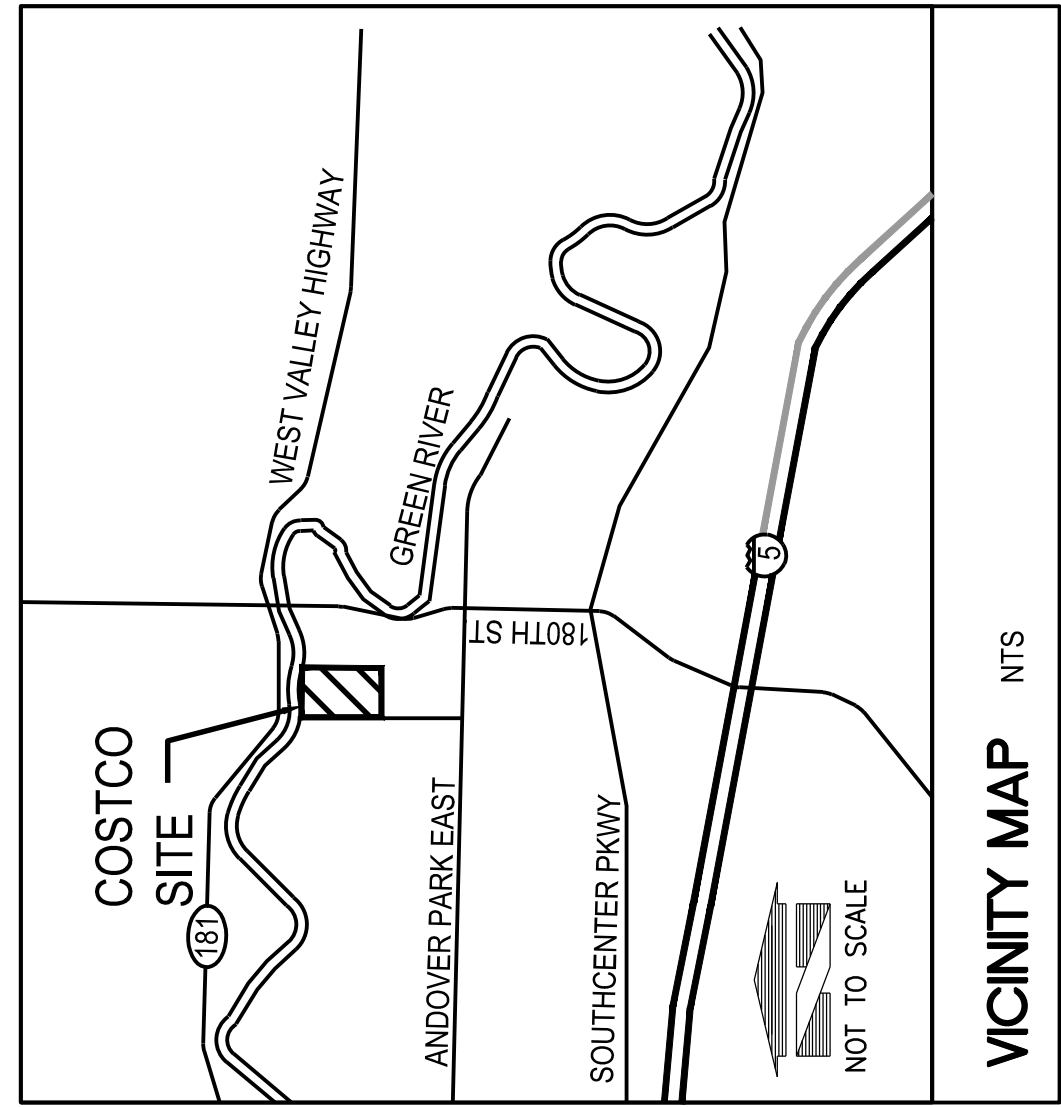
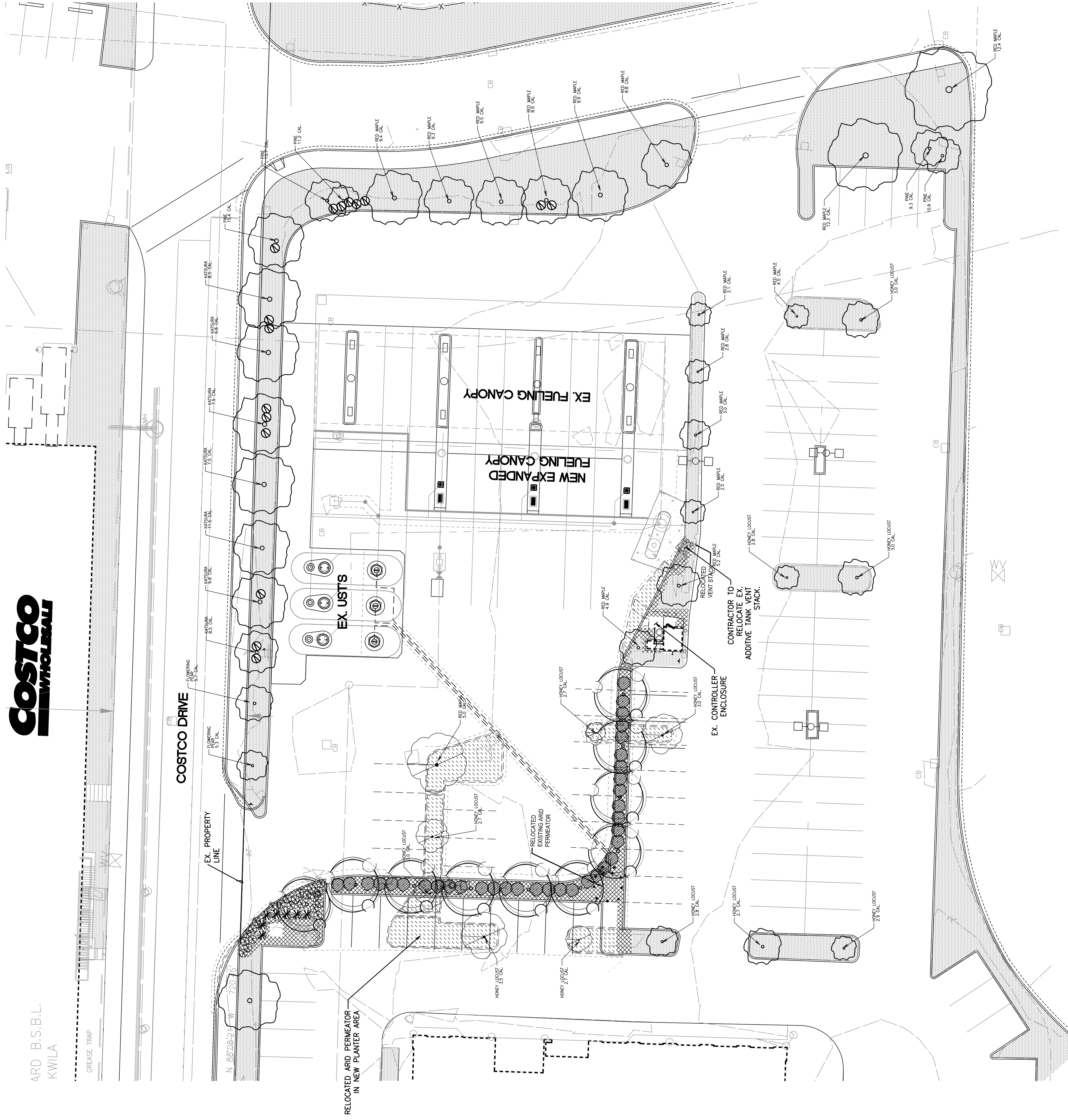
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

Job Number: 15045  
Sheet: 1 of 1

# CONCEPTUAL LANDSCAPE PLANTING EXHIBIT



4RD B.S.B.L.  
KWILA



## LANDSCAPE PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
	ULMUS PARVIFLORA 'EMER II' / ALLEE ELM	2" CAL. B & B	AS SHOWN	10	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE. BRANCHED AT 6'
	EXISTING TREE	CURBS SHOWN	AS SHOWN	AS SHOWN	TO REMAIN, SAVE, AND PROTECT
	EXISTING TREE			5	TO BE REMOVED
	ARBUTUS UNICO 'COMPACTA' / COMPACT STRAWBERRY TREE	30" - 36"	4' O.C.	35	MATCHED HEIGHT AND FORM, FULL AND BUSHY, IRREGULAR GROWTH
	HEBERCALLIS HYBRIDS / BALLY	1 GALLON	1.5' O.C.	22	YELLOW FLOWER, FULL
	OSANTHUS BELAWAY / BELAWAY OSMANTHUS	30" - 36"	AS SHOWN	16	MATCHED HEIGHT AND FORM, FULL AND BUSHY, PLANTED WITHIN THE EXISTING LANDSCAPE TO FILL IN
	PHILIA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBOVITEA	6' - 7' HT.	3.5' O.C.	7	MATCHED HEIGHT AND FORM, FULL AND BUSHY
	GROUNDCOVERS: VINCA MINOR / SHARP PERIWINKLE	4" POT	12' O.C.	AS REQ'D	HOLD 18" FROM BORDERS, SHRUBS, AND TREES
	EXISTING LANDSCAPE AND IRRIGATION				TO REMAIN, SAVE, AND PROTECT
	EXISTING LANDSCAPE AND IRRIGATION				TO BE REMOVED

**Title:** CONCEPTUAL LANDSCAPE PLANTING EXHIBIT  
**For:** COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA 98027

**Scale:** Horizontal: 1" = 20'-0"  
 Vertical: N/A  
 Approved: JSG  
 Date: 5/20/13

**Job Number:** 7880  
**Sheet:** 1  
**Designated AMS:** 18215 72ND AVENUE SOUTH  
 KENT, WA 98032  
 (425)251-6222  
 (425)251-8782 FAX  
 CIVIL ENGINEERING, LAND PLANNING,  
 SURVEYING, ENVIRONMENTAL SERVICES

**BARGHAUSEN CONSULTING ENGINEERS, INC.**  
 Know what's below. Call before you dig. Dial 811

**UTILITY CONFLICT NOTE**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITIES OF ANY NEW UTILITY CROSSINGS. THESE UTILITY CROSSINGS SHALL BE BASED UPON THE INFORMATION AND DATA SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL NOTIFY BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT  
 JUSTIN M. SEPE  
 CERTIFICATE NO. 776  
 (VALID ONLY WITH SIGNATURE)  
 EXPIRES: 12/15/14

No.	Date	By	Ckd	Appr.	Revision
1	09/08/13	MS	CT	JG	PER CITY E-MAIL, DATED 08/08/13