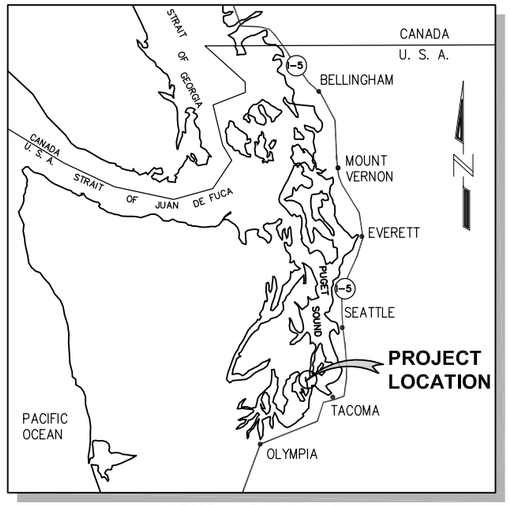
ANCICH UPLAND PARK IMPROVEMENTS

PHASE P - CONCEPT DRAWINGS



VICINTIY MAP

VERTICAL DATUM CONVERSION

(FEMA BFE = +14 NAVD 88)

MLLW	NGVD 29	NAVD 88	DATUM PLANE
+17.00	+10.54	+14.00	- FEMA FLOOD ELEV.
+11.80	+5.34	+8.80	- MEAN HIGHER HIGH WATER
+11.00	+4.54	+8.00	- MEAN HIGH WATER
+6.90	+0.44	+3.90	- MEAN TIDE LEVEL
+2.80	-3.66	-0.20	- MEAN LOW WATER
0.00	-6.46	-3.00	- MEAN LOWER LOW WATER

SOURCES:

MLLW: US ARMY CORPS OF ENGINEERS' SOUTH PUGET SOUND REGION TIDAL DATUM #72 – GIG HARBOR

NGVD 29 AND **NAVD 88:** NOAAs VERTICAL DATUM TRANSFORMATION (v3.3) AT JERISICH DOCK (LAT 47.3310, LONG -122.5816)

VICINTIY MAP

DRAWING INDEX

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: TITLE SHEET AND DRAWING INDEX

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	1 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

5/10/16 ADONALDSON
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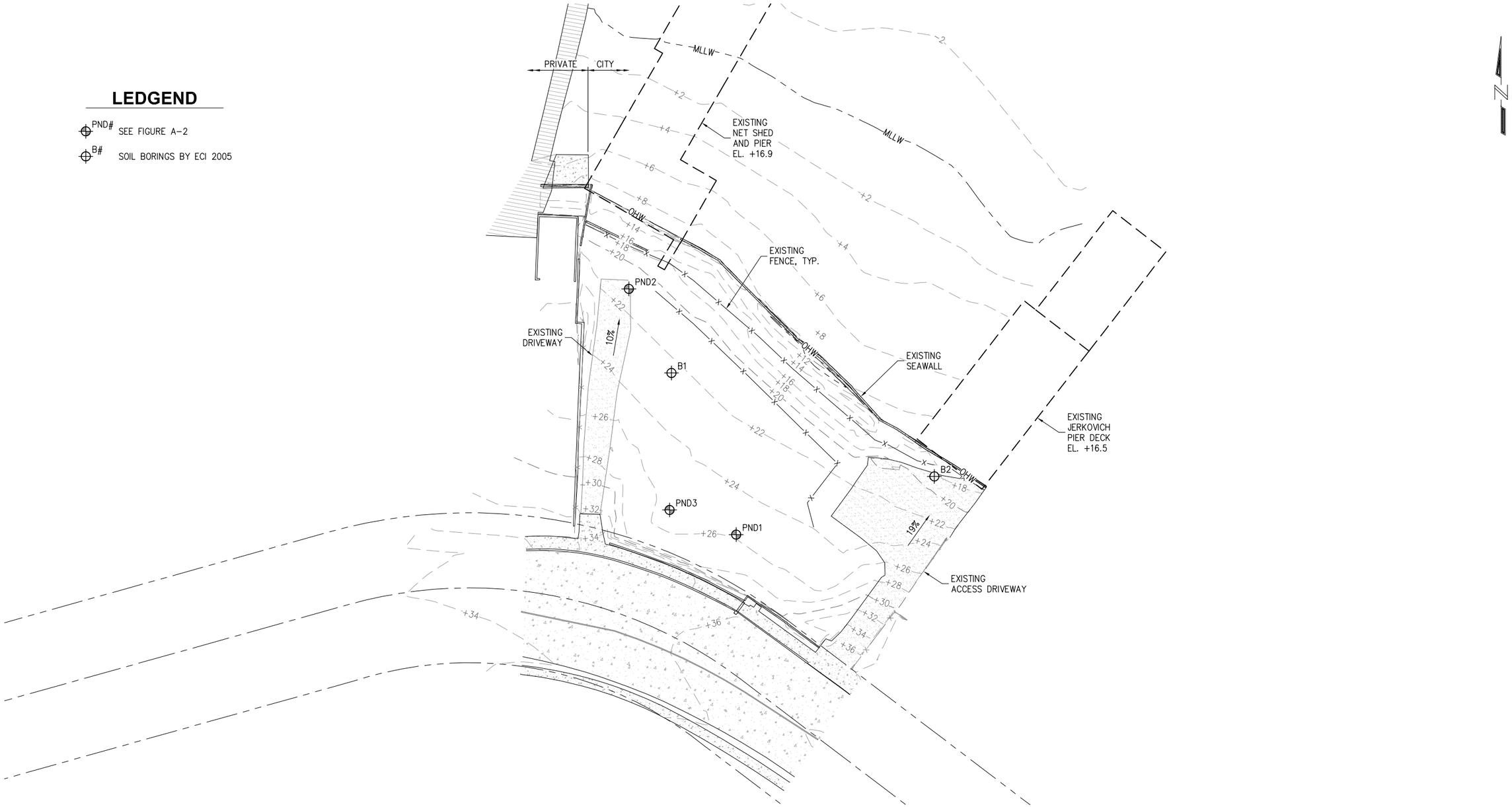
LEDGEND

PND# SEE FIGURE A-2

B# SOIL BORINGS BY ECI 2005



PARK EXISTING CONDITIONS

0 20 40 60FT

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **EXISTING CONDITIONS**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	2 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

5/5/16 DMCDONALD
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AERIAL PHOTO

0 20 40 60FT

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS PHASE P - CONCEPT DRAWINGS

TITLE: **AERIAL PHOTO**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	2A OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

5/5/16 DMCDONALD
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CONCEPT #R1 SITE PLAN

0 15 30 45FT

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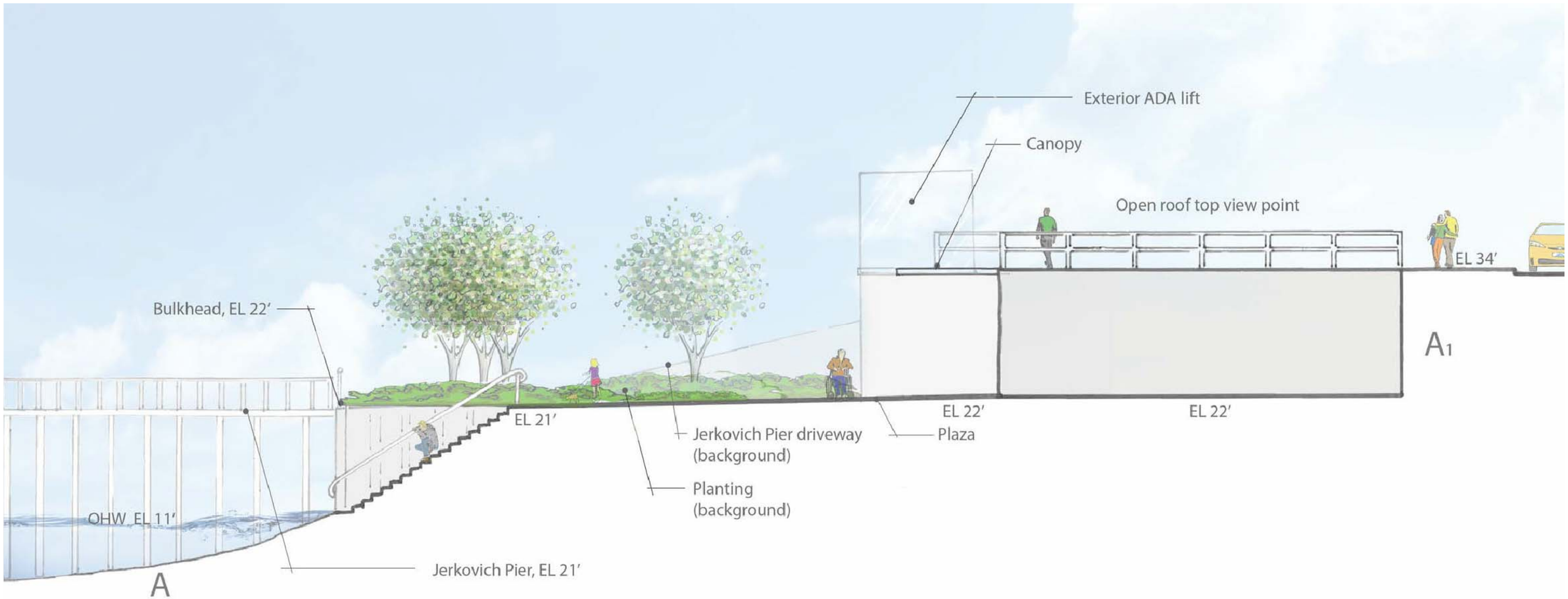
REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #R1 SITE PLAN**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	3 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		



CONCEPT #R1 SECTION

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #R1 SECTION**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:
DRAWN BY:	DM	DATE:	MAY 2016	4 OF 21
CHECKED BY:	SR	SCALE:	NOTED	

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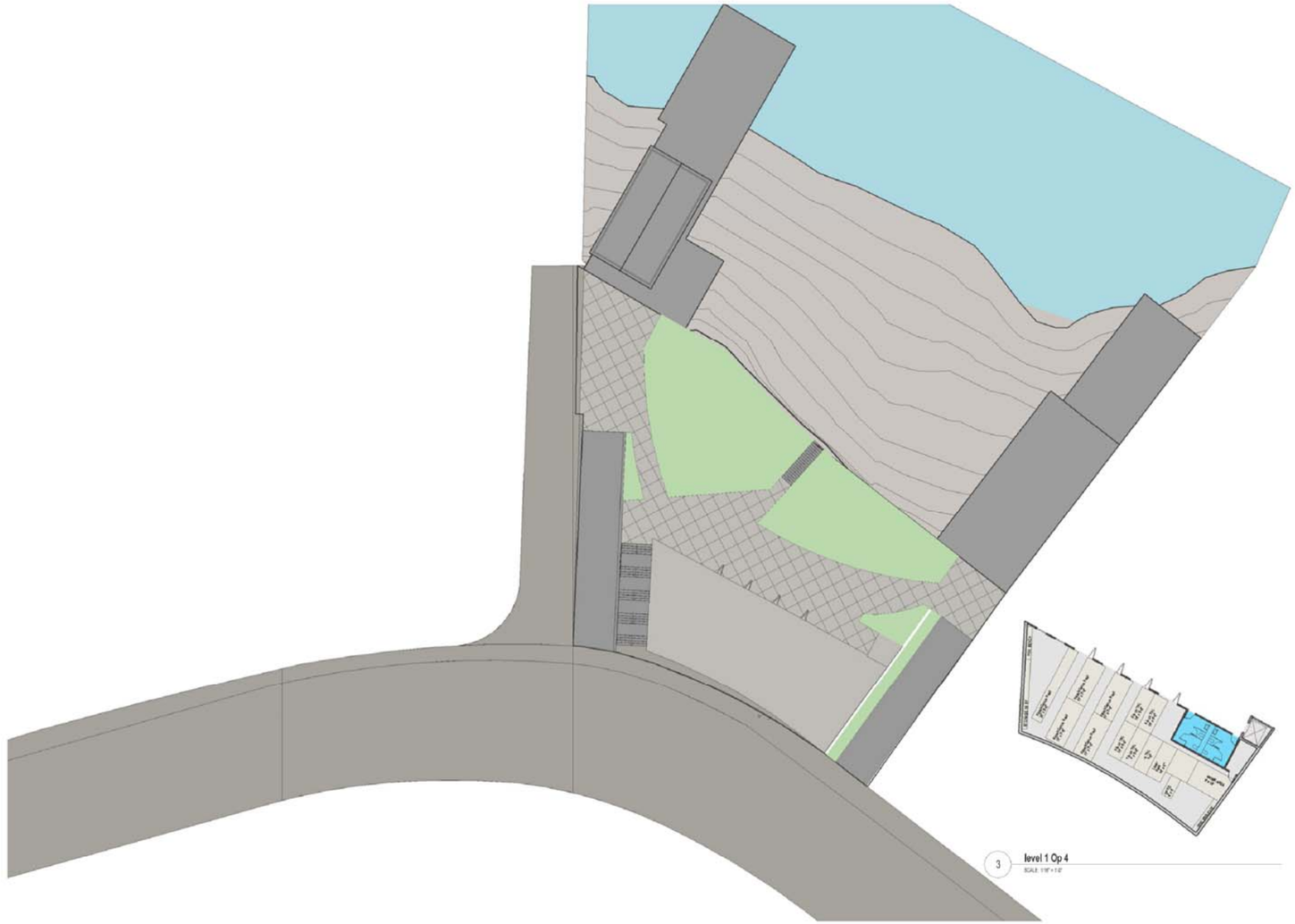

1 Site Plan - Option 4
SCALE: 1/16" = 1'-0"

3 level 1 Op 4
SCALE: 1/16" = 1'-0"

CONCEPT #R1 BUILDING LAYOUT

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #R1 BUILDING LAYOUT**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	5 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

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CONCEPT #R2 SITE PLAN

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #R2 SITE PLAN**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	6 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

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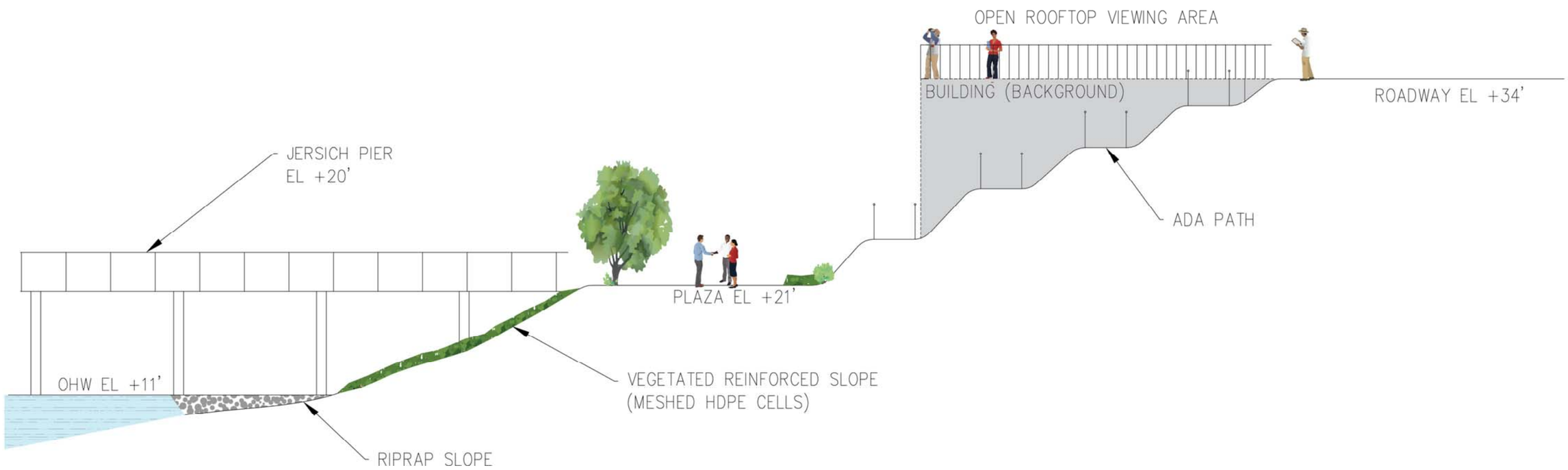

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REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE:
CONCEPT #R2 SECTION

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	7 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #P1 SITE PLAN**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	8 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

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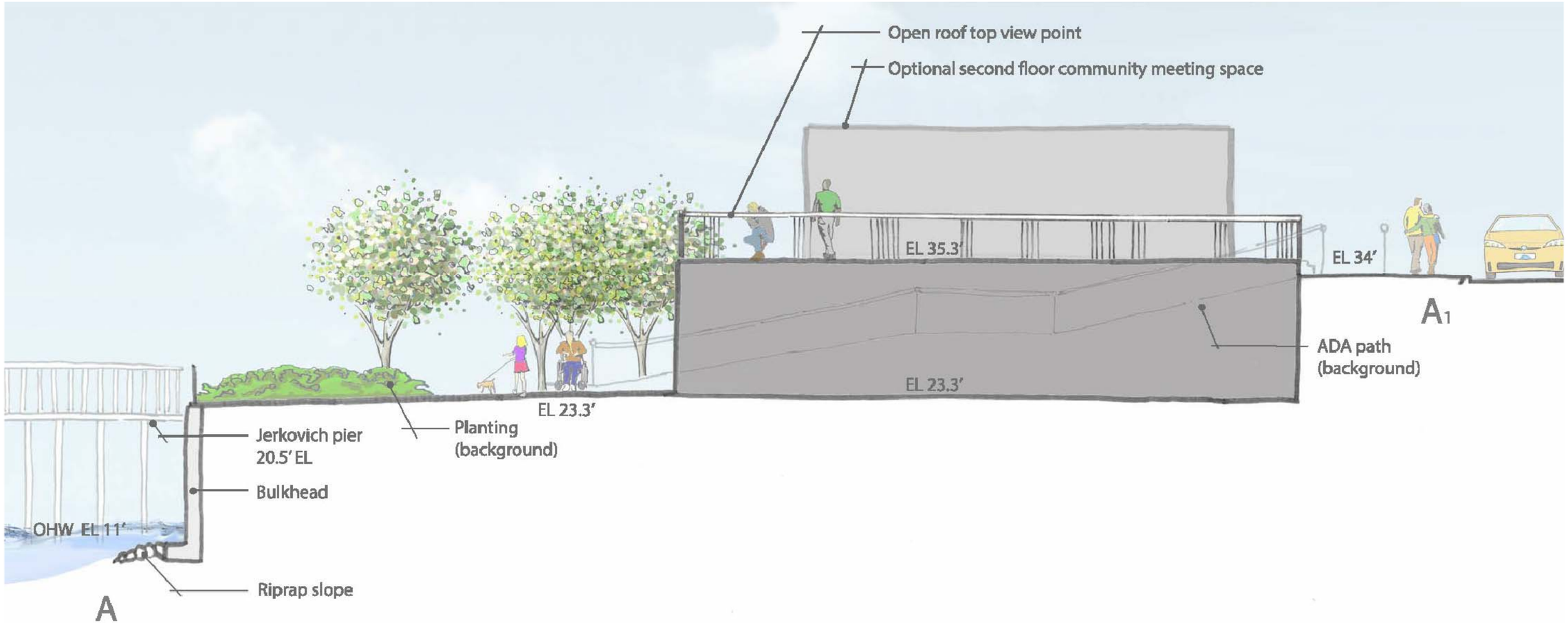

CONCEPT #P1A SECTION

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #P1A SECTION**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	9 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

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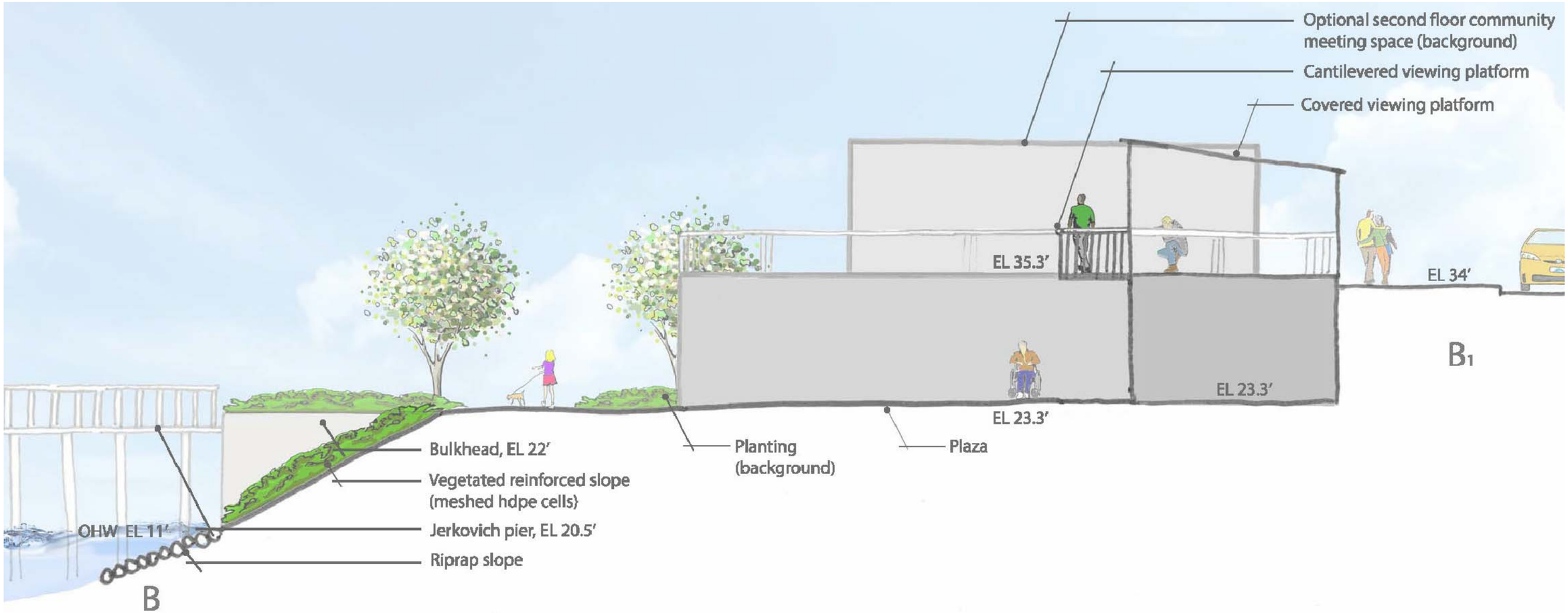

CONCEPT #P1B SECTION

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #P1B SECTION**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:
DRAWN BY:	DM	DATE:	MAY 2016	10 OF 21
CHECKED BY:	SR	SCALE:	NOTED	

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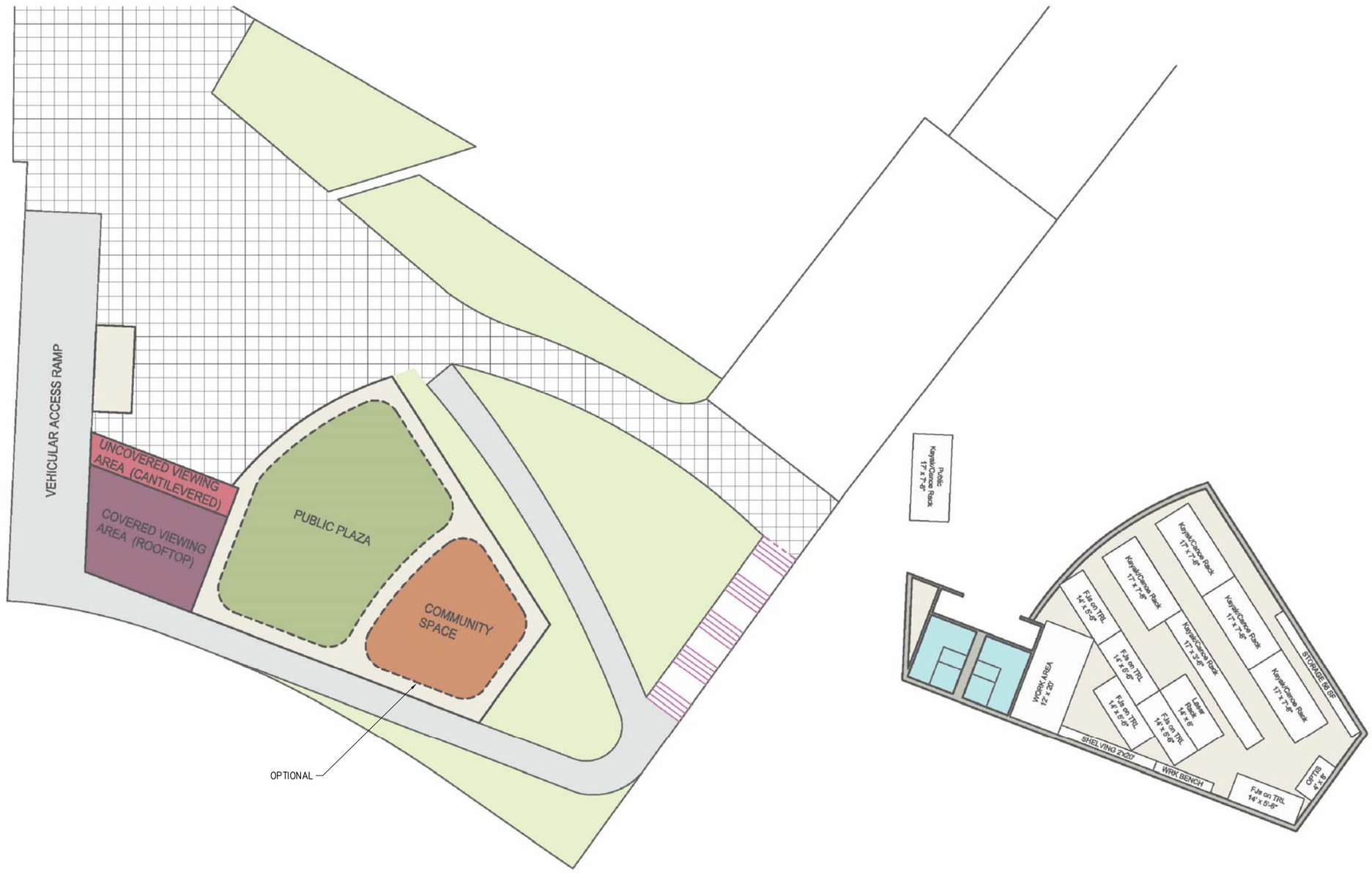

CONCEPT #P1 BUILDING LAYOUT

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #P1 BUILDING LAYOUT**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	11 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

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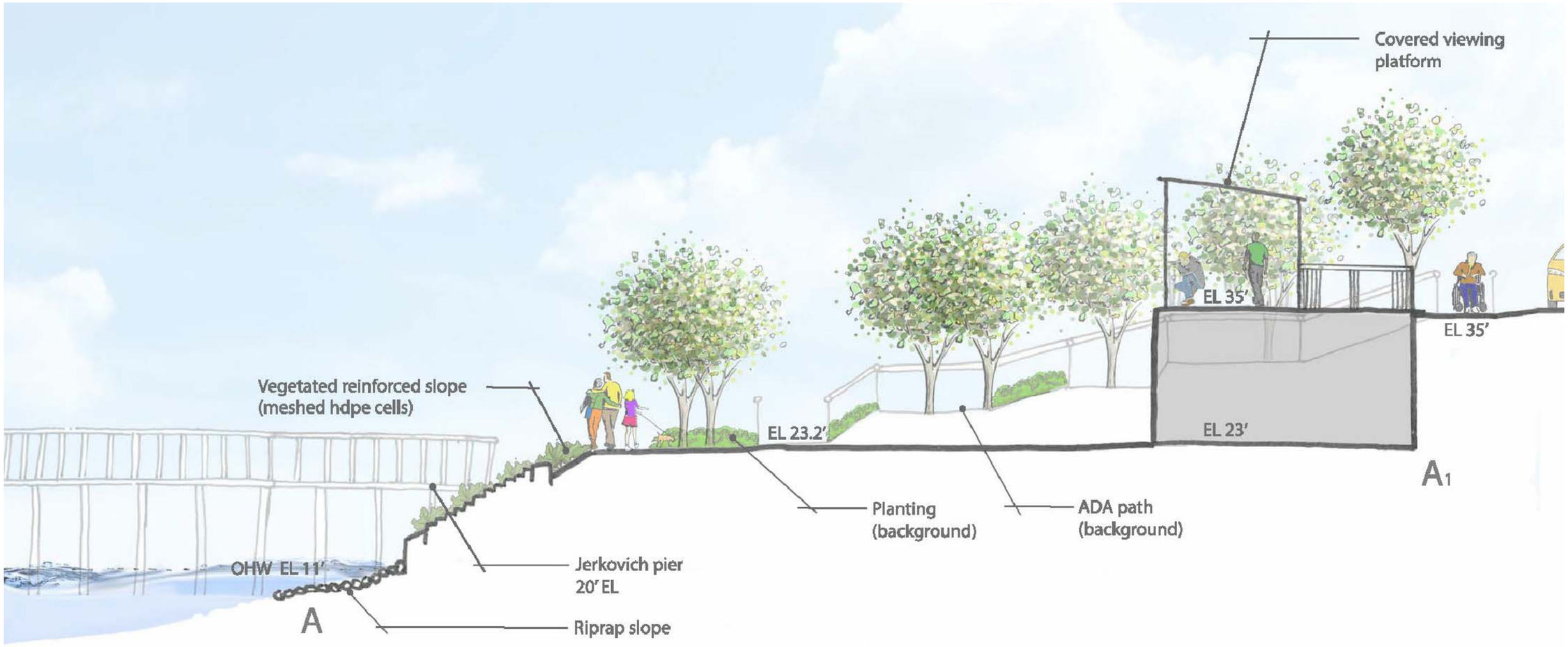
REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE:
CONCEPT #P2 SITE PLAN

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:
DRAWN BY:	DM	DATE:	MAY 2016	12 OF 21
CHECKED BY:	SR	SCALE:	NOTED	



CONCEPT #P2 SECTION

NOT TO SCALE

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #P2 SECTION**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	13 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

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CONCEPT #P2 BUILDING LAYOUT

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REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #P2 BUILDING LAYOUT**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	14 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

5/10/16 ADONALDSON
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CONCEPT #P3 SITE PLAN

0 15 30 45FT

DRAFT

PRELIMINARY CONCEPTS

5/10/16 ADONALDSON
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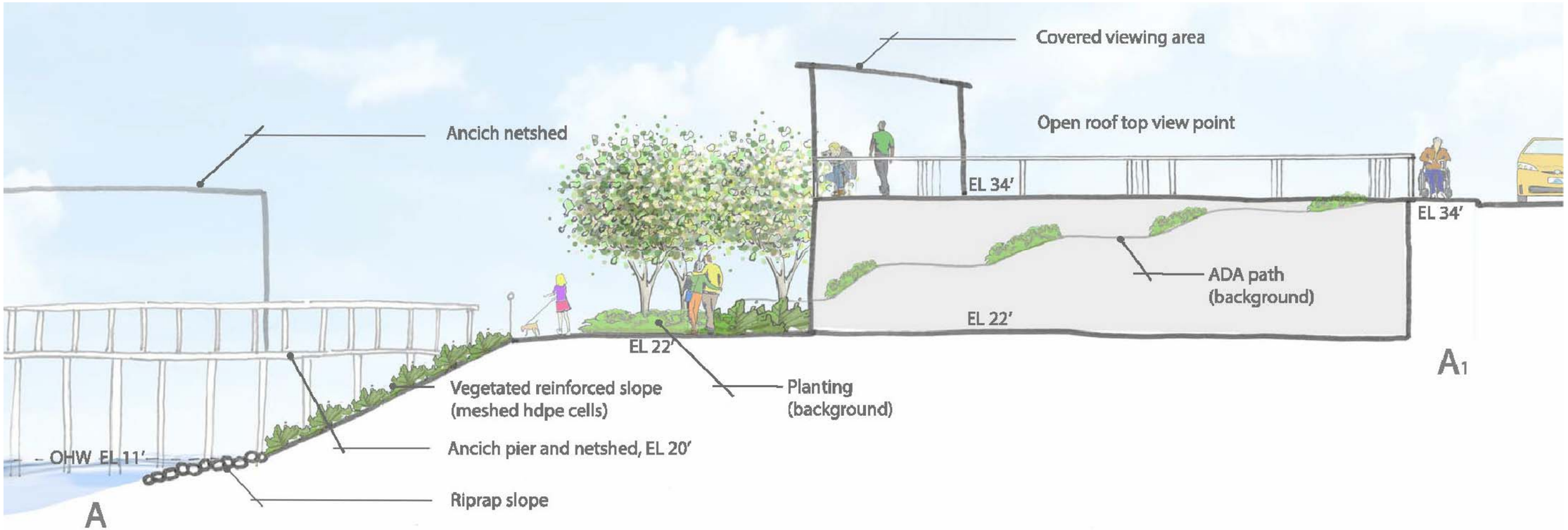
REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #P3 SITE PLAN**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	15 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		



CONCEPT #P3 SECTION

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1736 Fourth Avenue S., Suite A
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P: 206.624.1387
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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #P3 SECTION**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:
DRAWN BY:	DM	DATE:	MAY 2016	16 OF 21
CHECKED BY:	SR	SCALE:	NOTED	

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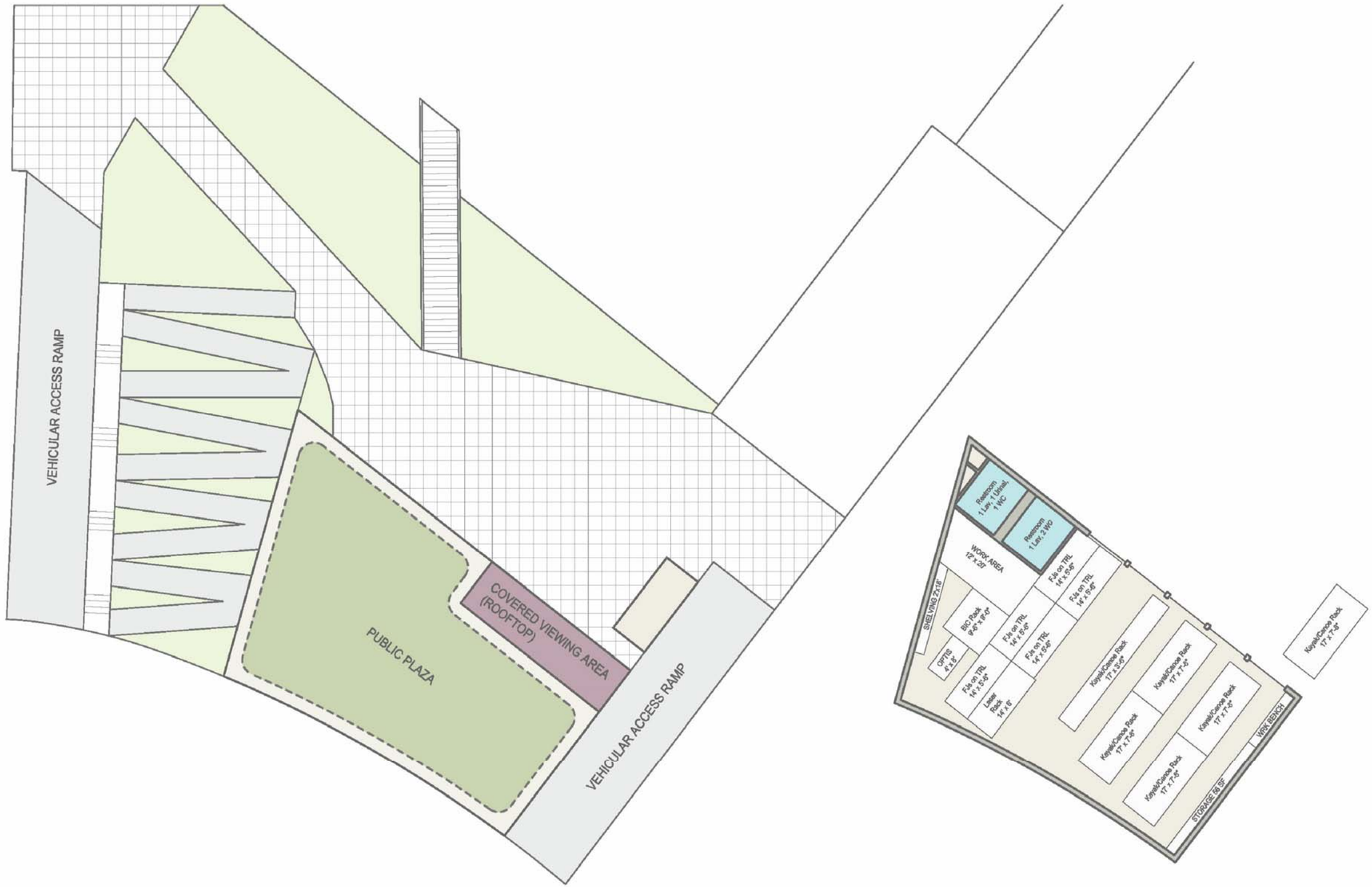

CONCEPT #P3 BUILDING LAYOUT

DRAFT

PRELIMINARY CONCEPTS

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ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **CONCEPT #P3 BUILDING LAYOUT**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:
DRAWN BY:	DM	DATE:	MAY 2016	17 OF 21
CHECKED BY:	SR	SCALE:	NOTED	

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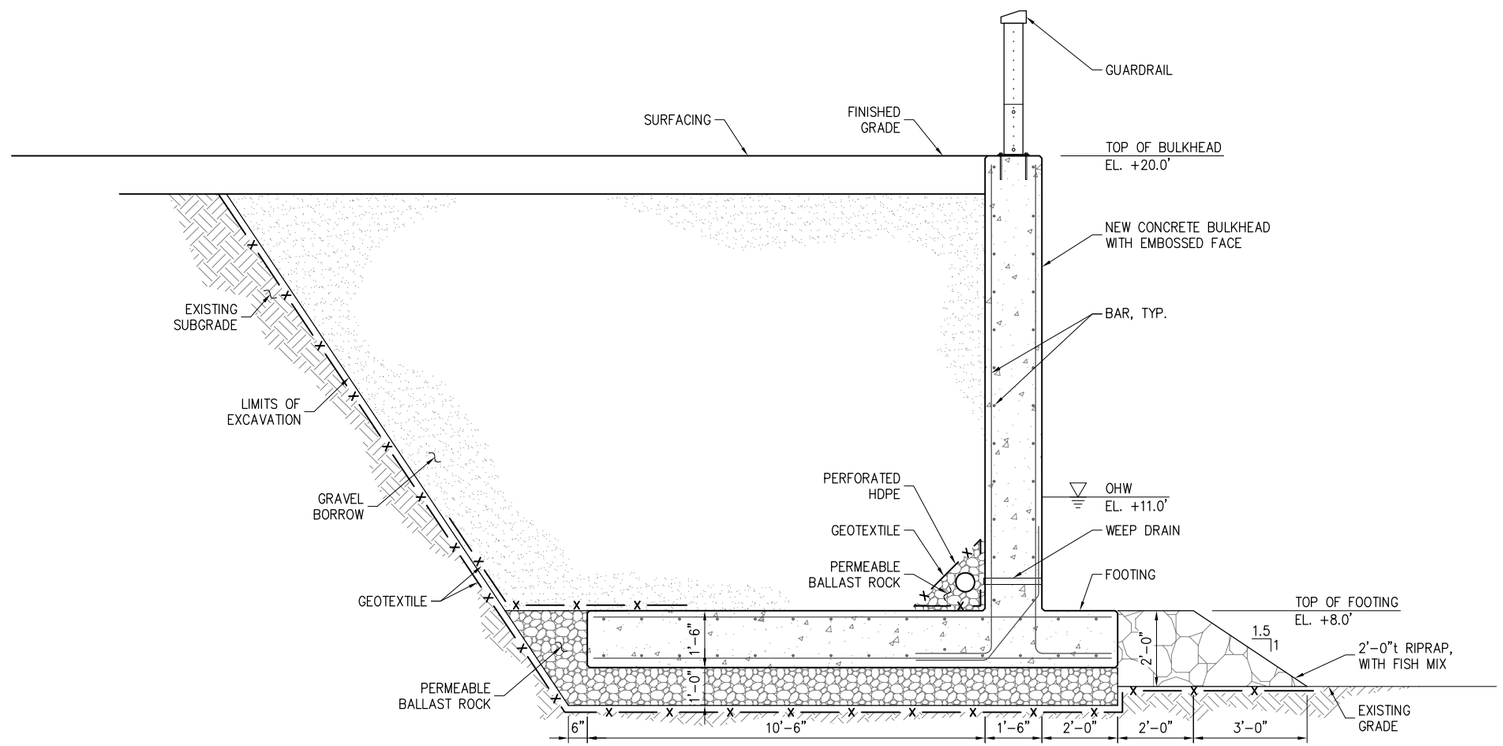

PROPOSED CONCRETE BULKHEAD

0 2 4 6FT

DRAFT

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ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE: **PROPOSED CONCRETE BULKHEAD**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:
DRAWN BY:	DM	DATE:	MAY 2016	18 OF 21
CHECKED BY:	SR	SCALE:	NOTED	

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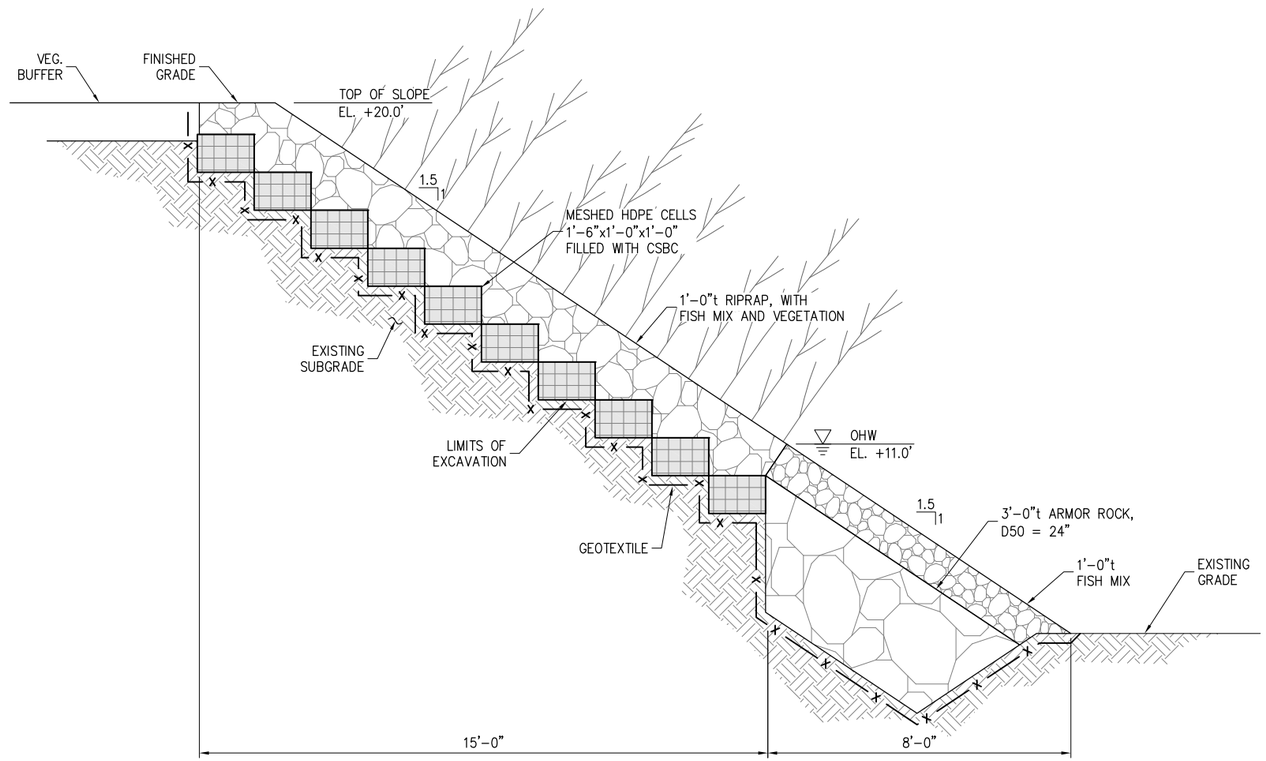

PROPOSED
ARMOR ROCK & GEOGRID CUBE SLOPE

0 2 4 6FT

DRAFT
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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS
PHASE P - CONCEPT DRAWINGS

TITLE:
PROPOSED ARMOR ROCK & GEOGRID CUBE SLOPE

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	19 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
CHECKED BY:	SR	SCALE:	NOTED		

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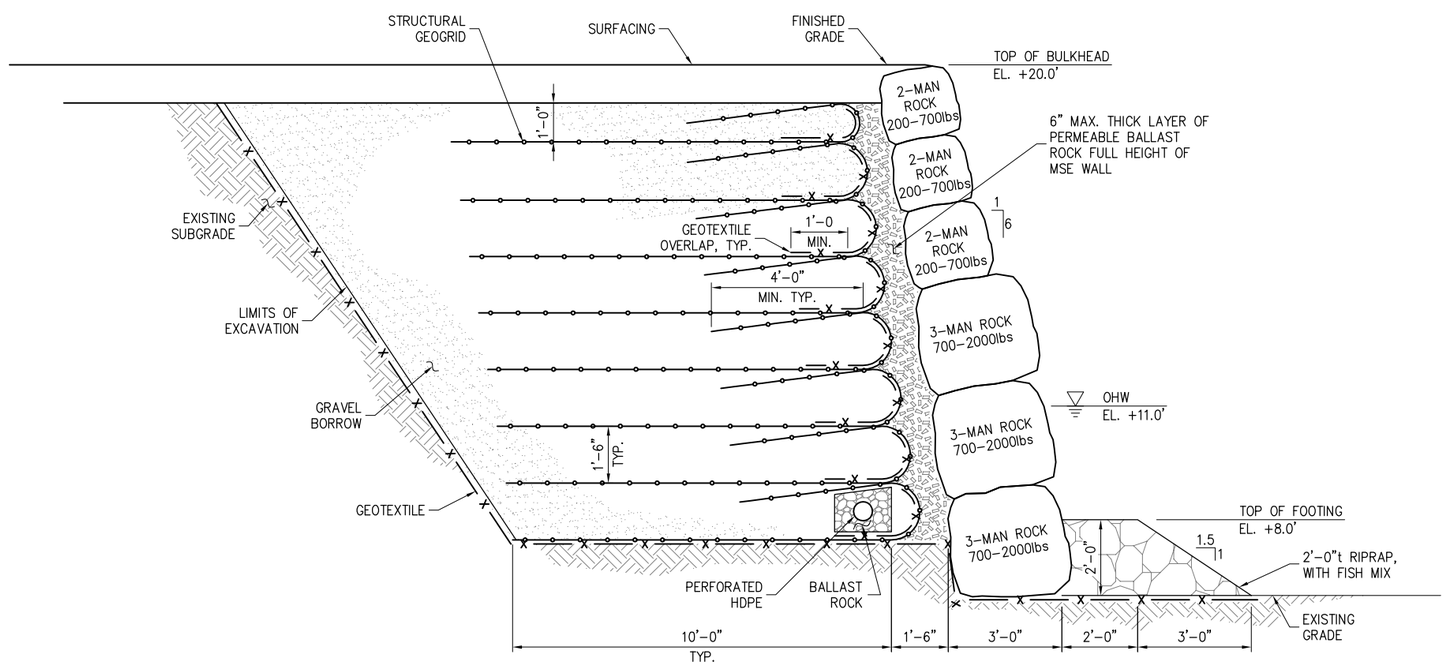

PROPOSED MSE BULKHEAD OPTION

0 2 4 6FT

DRAFT

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS PHASE P - CONCEPT DRAWINGS

TITLE: **PROPOSED MSE BULKHEAD**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO: 20 OF 21
DRAWN BY:	DM	DATE:	MAY 2016	
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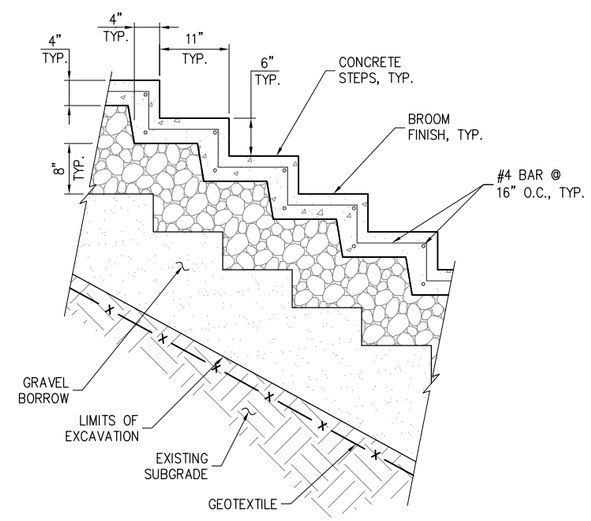

PROPOSED STAIRS

0 1 2 3FT

DRAFT

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REVISIONS

REV	DATE	DESCRIPTION

ANCICH UPLAND PARK IMPROVEMENTS PHASE P - CONCEPT DRAWINGS

TITLE: **PROPOSED STAIRS**

DESIGNED BY:	SW	PROJECT NO:	154073	SHEET NO:	21 OF 21
DRAWN BY:	DM	DATE:	MAY 2016		
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