

Registration

8037 REGISTERED ARCHITECT
BRAD S. KAUL
STATE OF WASHINGTON

Design Team

KDA

Design

BK

Drawn

BK

Client Project No.

-

KDA Project No.

GSA-01

Owner

-

Project

Mercer Island Shell
Addition/Alteration

Issue/Revision

No.	Date	Description
1	3-12-20	SCHEMATIC
2	5-11-20	SCHEMATIC REV
3	2-25-21	DESIGN REVIEW
4	-	-

Sheet Title

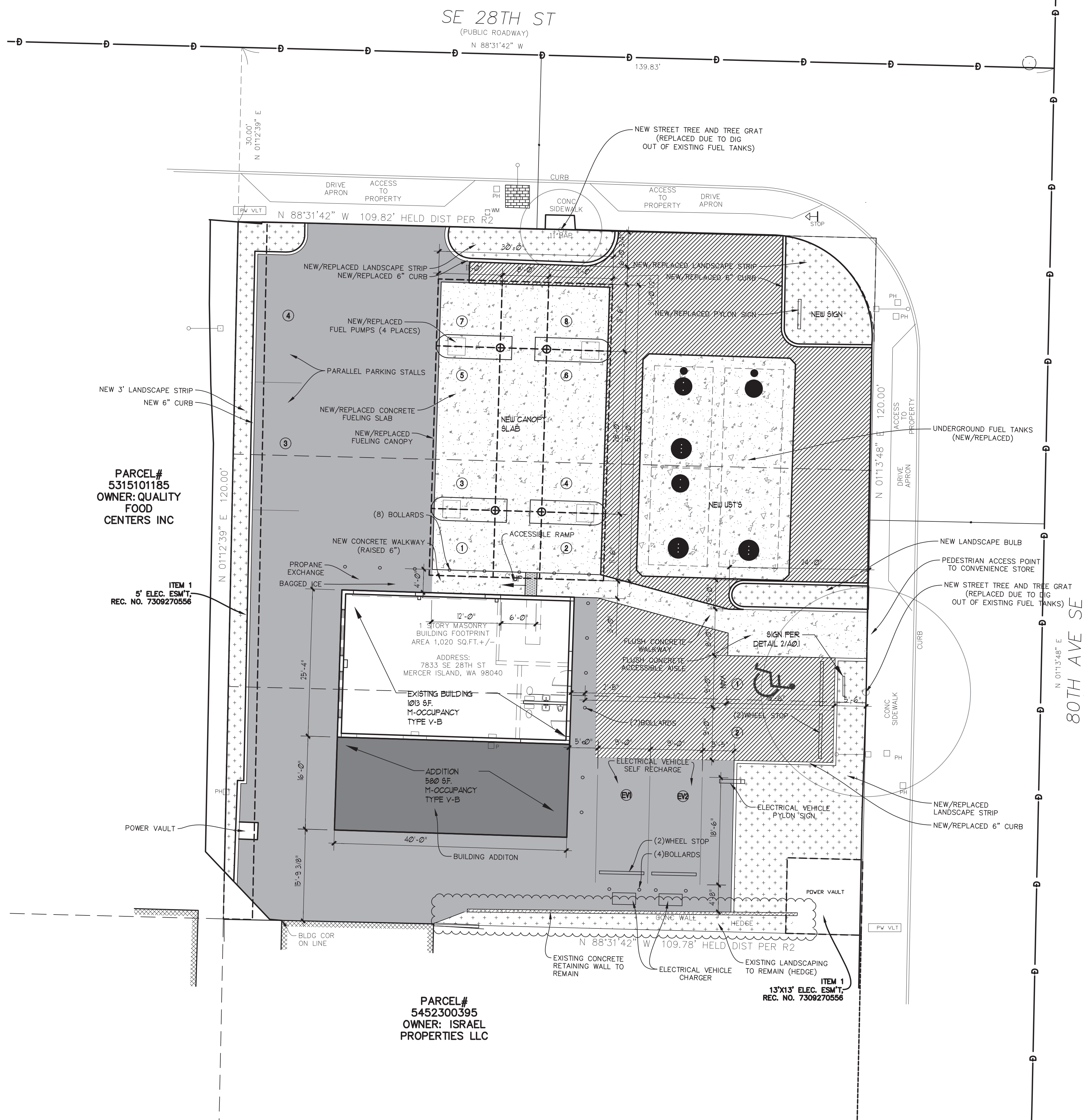
SITE PLAN

Print Date

3/12/2020

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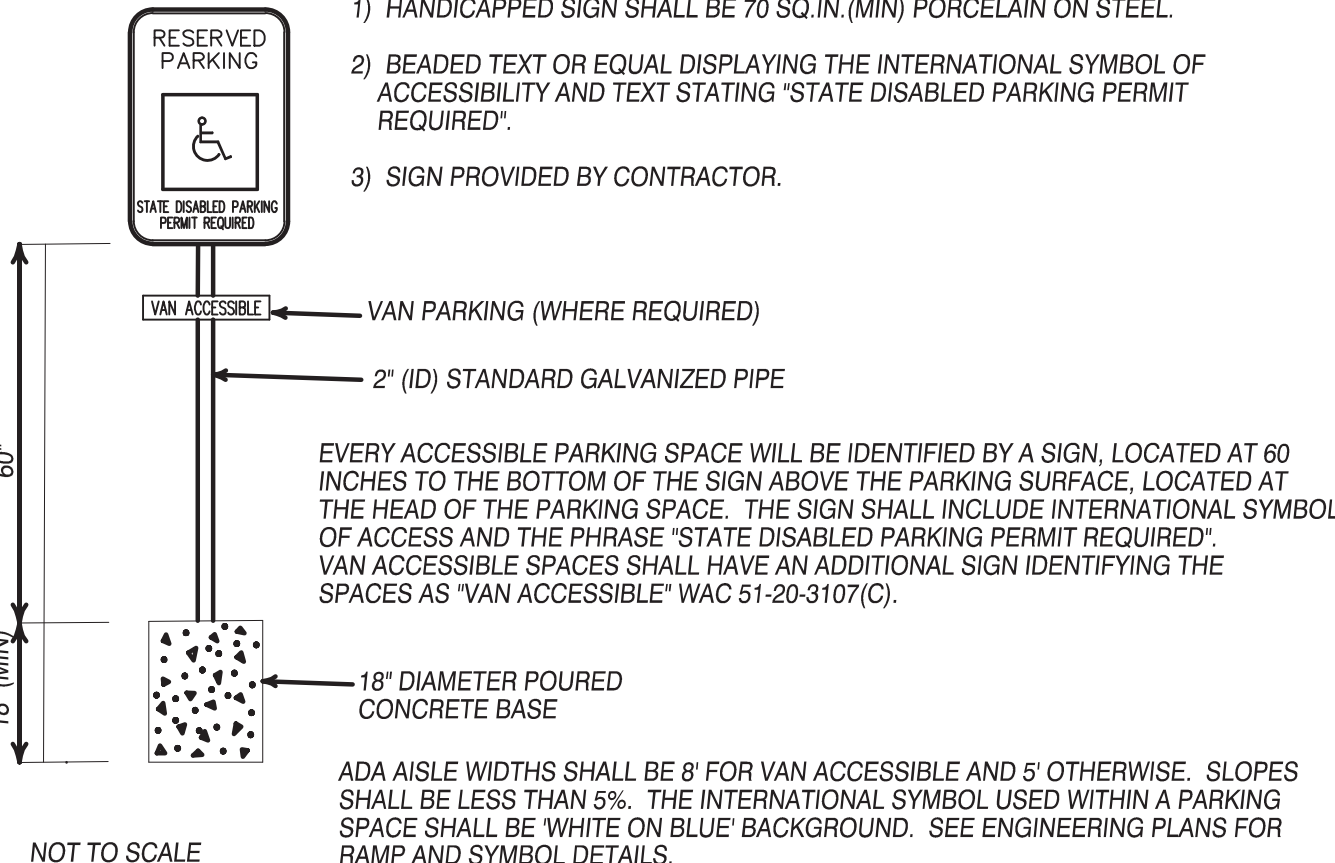
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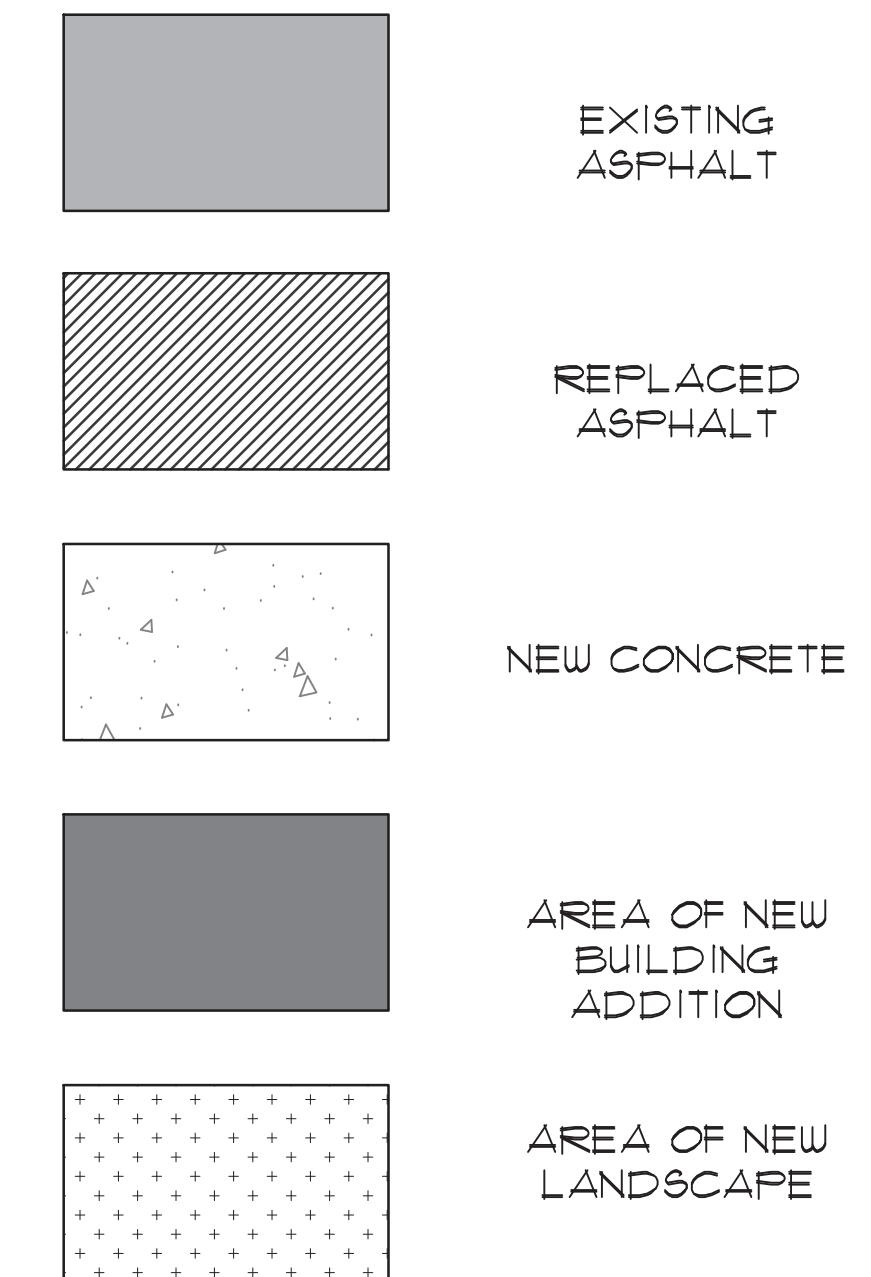
PARCEL#
5315101185
OWNER: QUALITY
FOOD
CENTERS INC

PARCEL#
5452300395
OWNER: ISRAEL
PROPERTIES LLC

1 SITE PLAN
1" = 10'-0"



2 HC PARKING SIGN DETAIL
NOT TO SCALE



PARKING REQUIRED: 4 STALLS
2-3 PER 1000 S.F. (CITY CODE)
PER TRAFFIC ENGINEER

PARKING PROVIDED: 14 STALLS
8 PUMP ISLAND STALLS
1 VAN ACCESSIBLE STALL
3 STANDARD STALLS
2 EV CHARGING STATIONS

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EXTERIOR ELEVATIONS

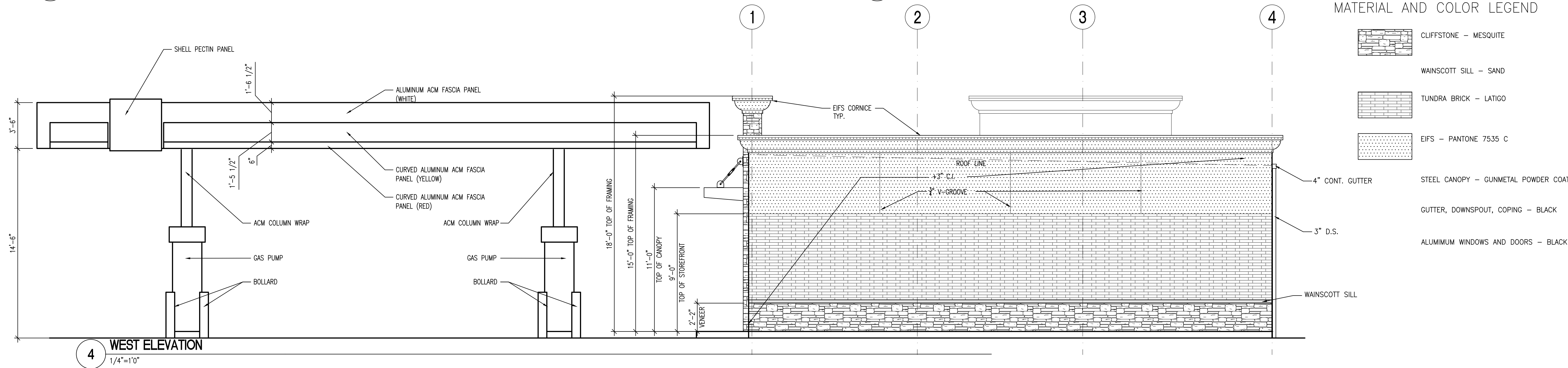
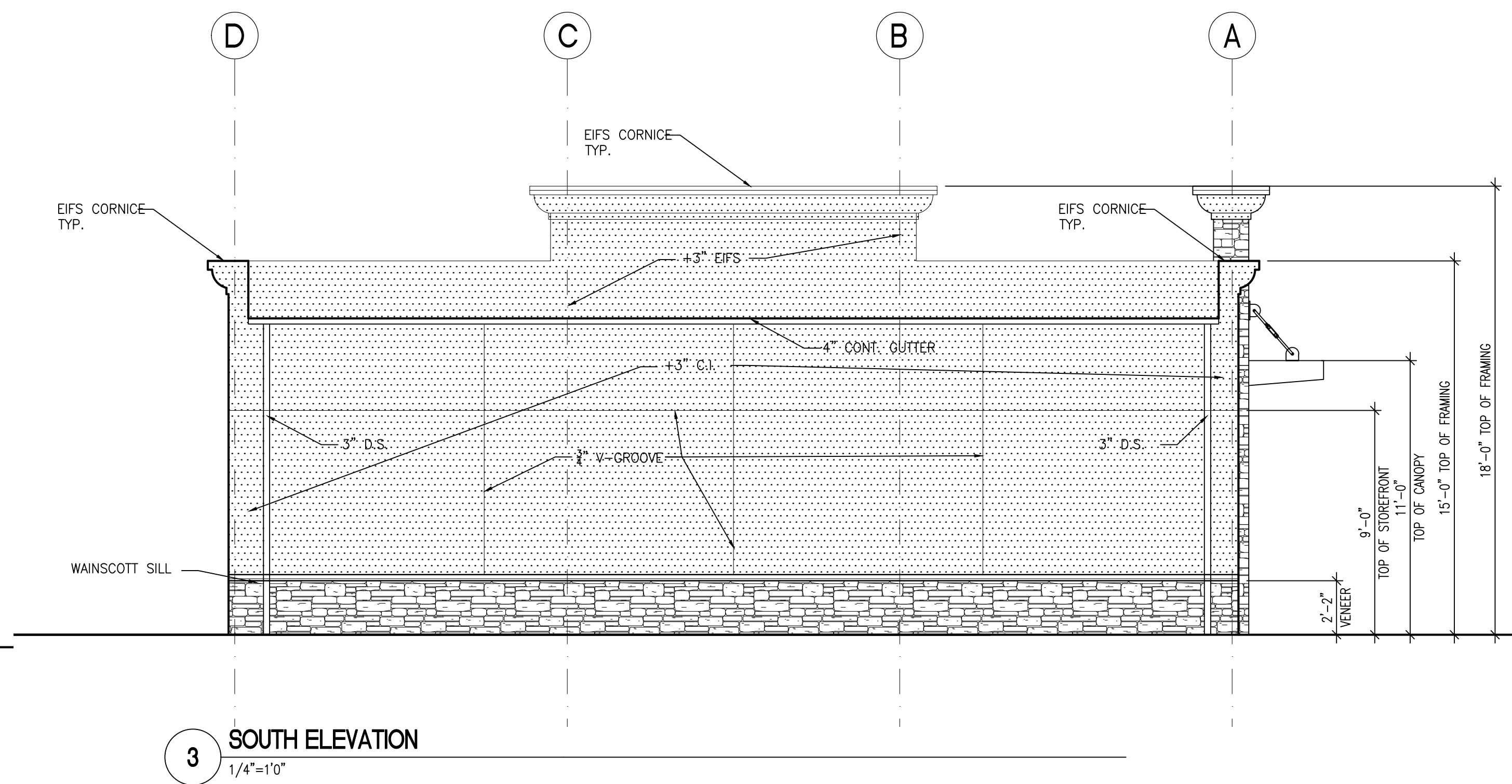
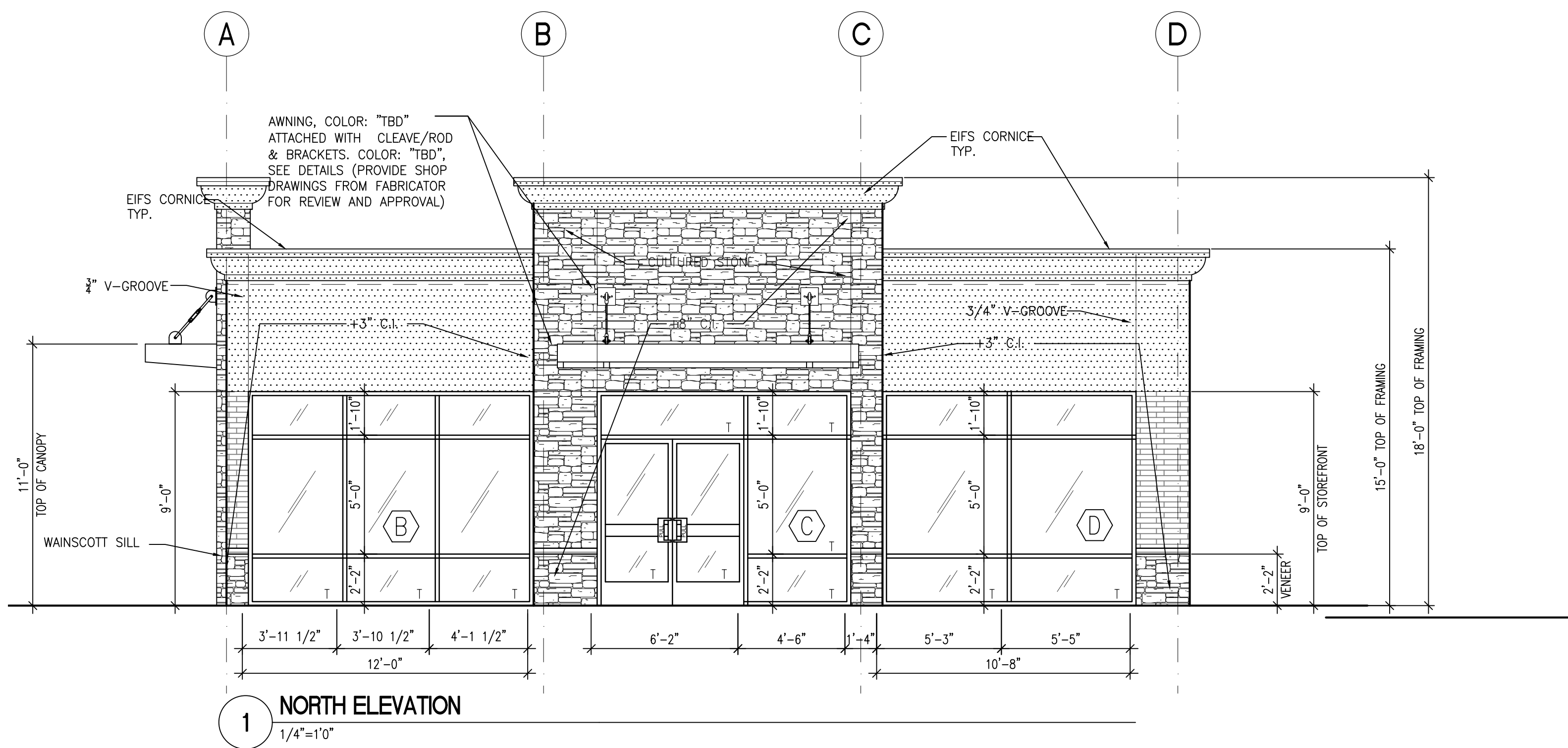
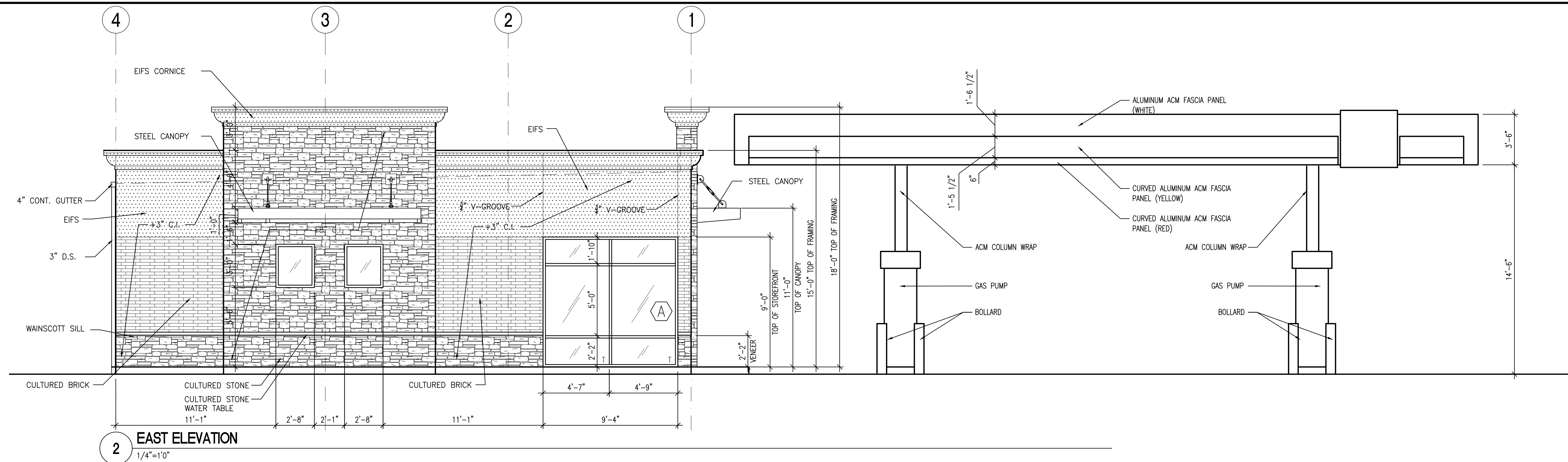
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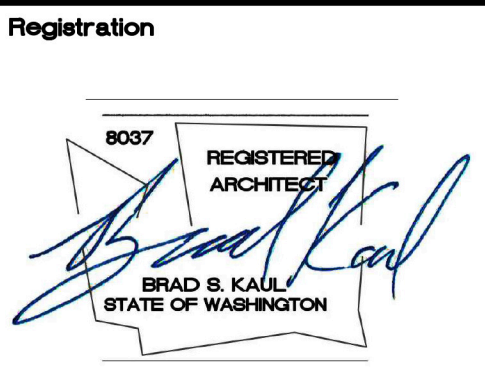
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A2.1



MATERIAL AND COLOR LEGEND

- CLIFFSTONE - MESQUITE
- WAINSCOTT SILL - SAND
- TUNDRA BRICK - LATIGO
- EIFS - PANTONE 7535 C
- STEEL CANOPY - GUNMETAL POWDER COAT
- GUTTER, DOWNSPOUT, COPING - BLACK
- ALUMINUM WINDOWS AND DOORS - BLACK



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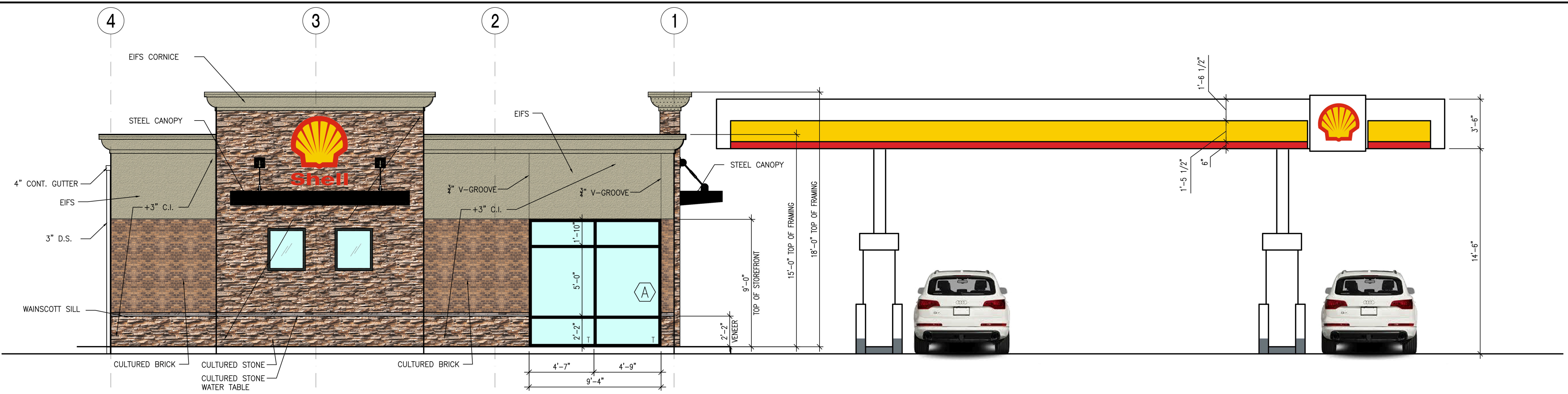
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EXTERIOR ELEVATIONS

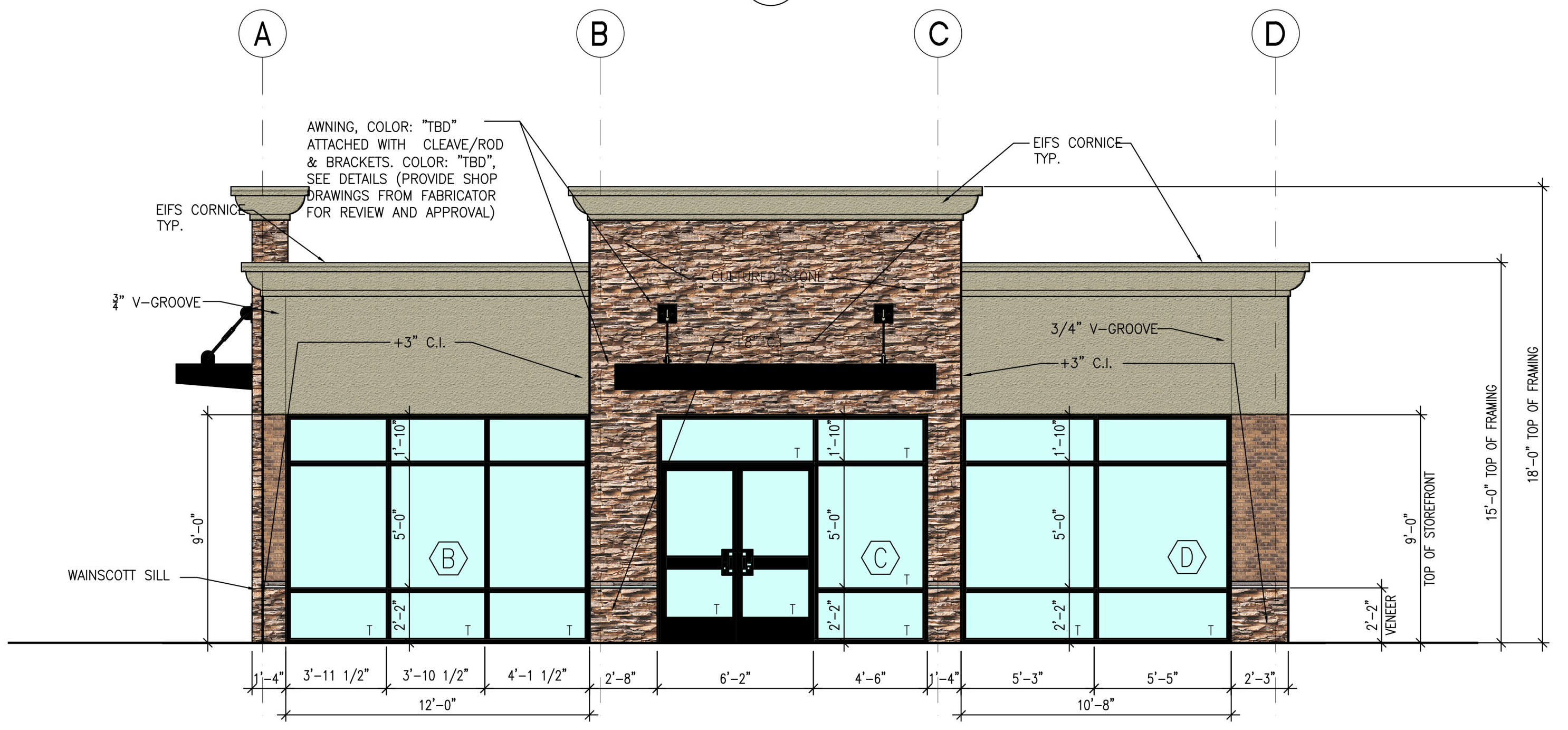
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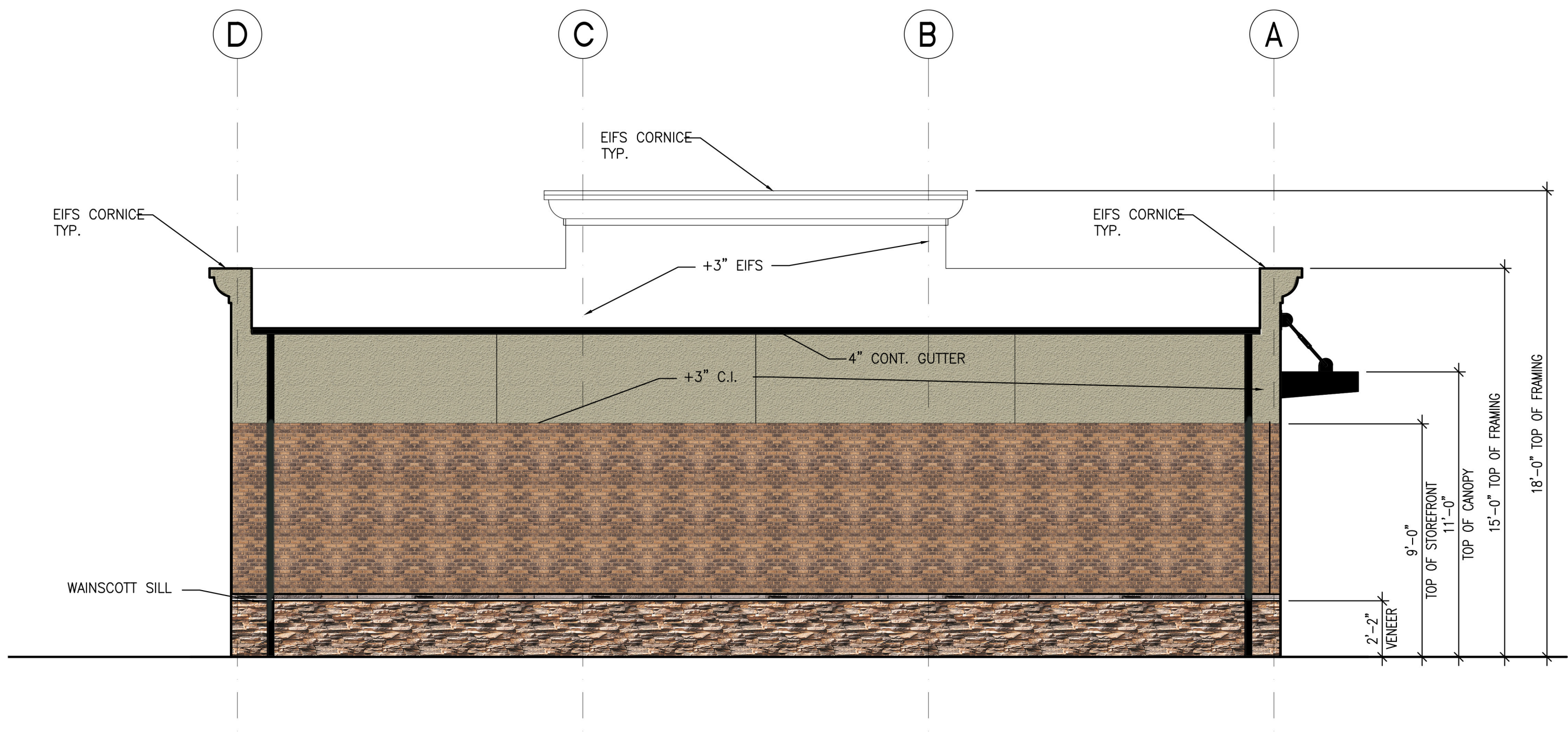
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2 EAST ELEVATION
 1/4"=1'0"



1 NORTH ELEVATION
 1/4"=1'0"



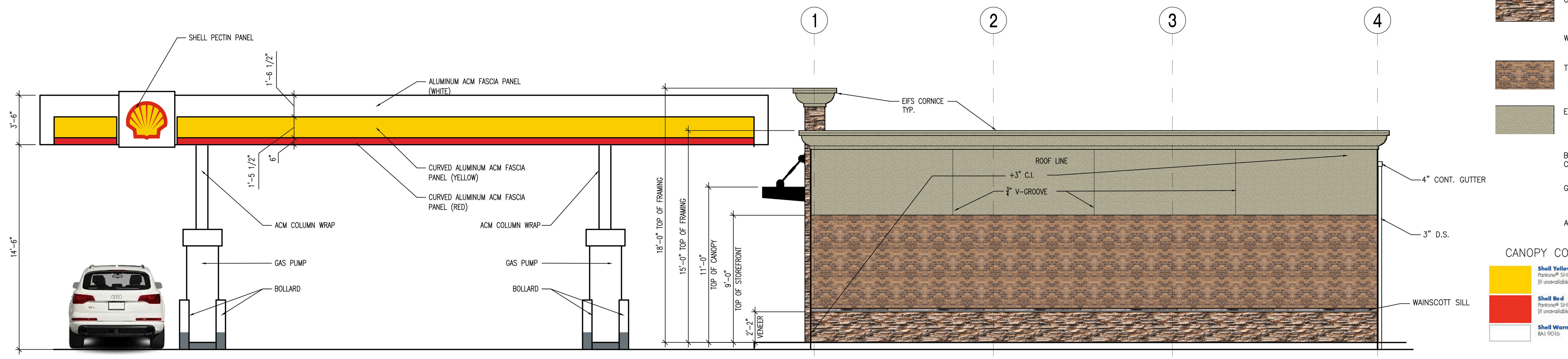
3 SOUTH ELEVATION
 1/4"=1'0"

MATERIAL AND COLOR LEGEND

- CLIFFSTONE - MESQUITE
- WAINSCOTT SILL - SAND
- TUNDRA BRICK - LATIGO
- EIFS - PANTONE 7535 C
- BUILDING CANOPY - GUNMETAL POWDER COAT
- GUTTER, DOWNSPOUT, COPING - BLACK
- ALUMINUM WINDOWS AND DOORS - BLACK

CANOPY COLORS:

- Shell Yellow
 Pantone® SH-003
 (If unavailable, use PMS 116C)
- Shell Red
 Pantone® SH-005
 (If unavailable, use PMS 485C)
- Shell Warm White
 RAL 9016
- Shell Warm Silver
 Pantone® 8002
- Shell Gray
 Pantone® SH-001
 (If unavailable, use PMS 431C)
- Shell (Diesel) Green
 Pantone® 348C



4 WEST ELEVATION
 1/4"=1'0"

LUMINAIRE SCHEDULE													
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	QUANTITY	VOLTS	DEFAULT ELEVATION	LUMENS / LAMP	TOTAL LUMENS	LAMP DEPRECIATION
A	□	(1) 60 TYPE XP-G2 LEDs	228 Series Recessed Canopy Upgrade, Type V Medium, 60 LEDs, 700mA, 4000K	ELECTRONIC	CEILING	Cree Inc. CAN-228-5M-RTx-06-E-UL-700-40K OR BXCTBx506-UDx7	120V 1P 2W	8	120	15'-0"	0	1	1
B	○	(1) LED, NICHIA 219B	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDs OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE II LENS	ELECTRONIC	WALL	Lithonia Lighting, CSXW LED 30C 700 40K T2M	120V 1P 2W	3	120	8'-0"	0	0	1
C	○-□	UNKNOWN LED	EXISTING STREET LIGHT	ELECTRONIC	ARM	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN

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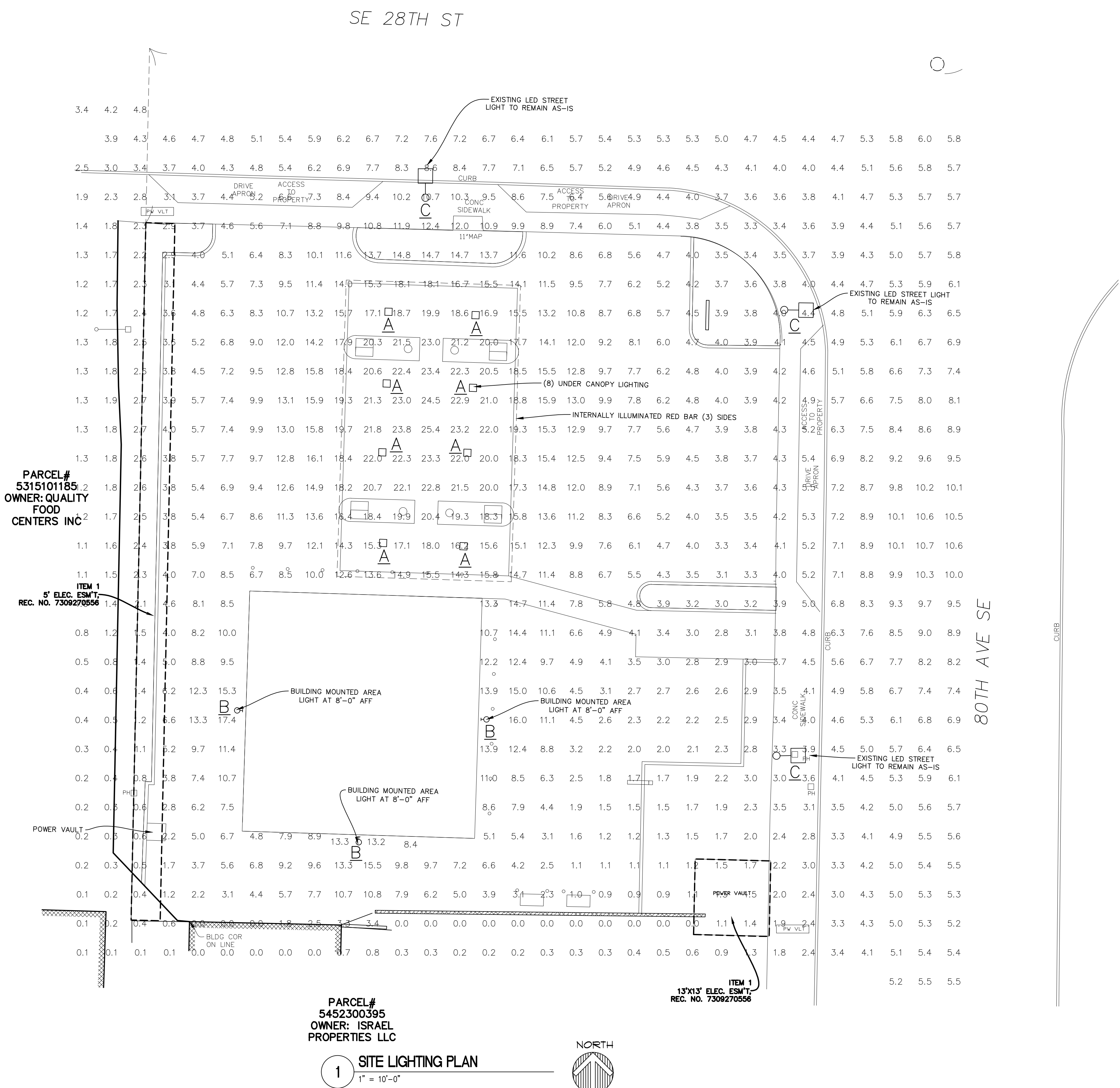
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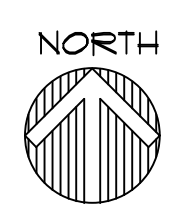
Sheet Title
SITE LIGHTING PLAN

Print Date
 3/12/2020
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 Sheet No.
E1.0

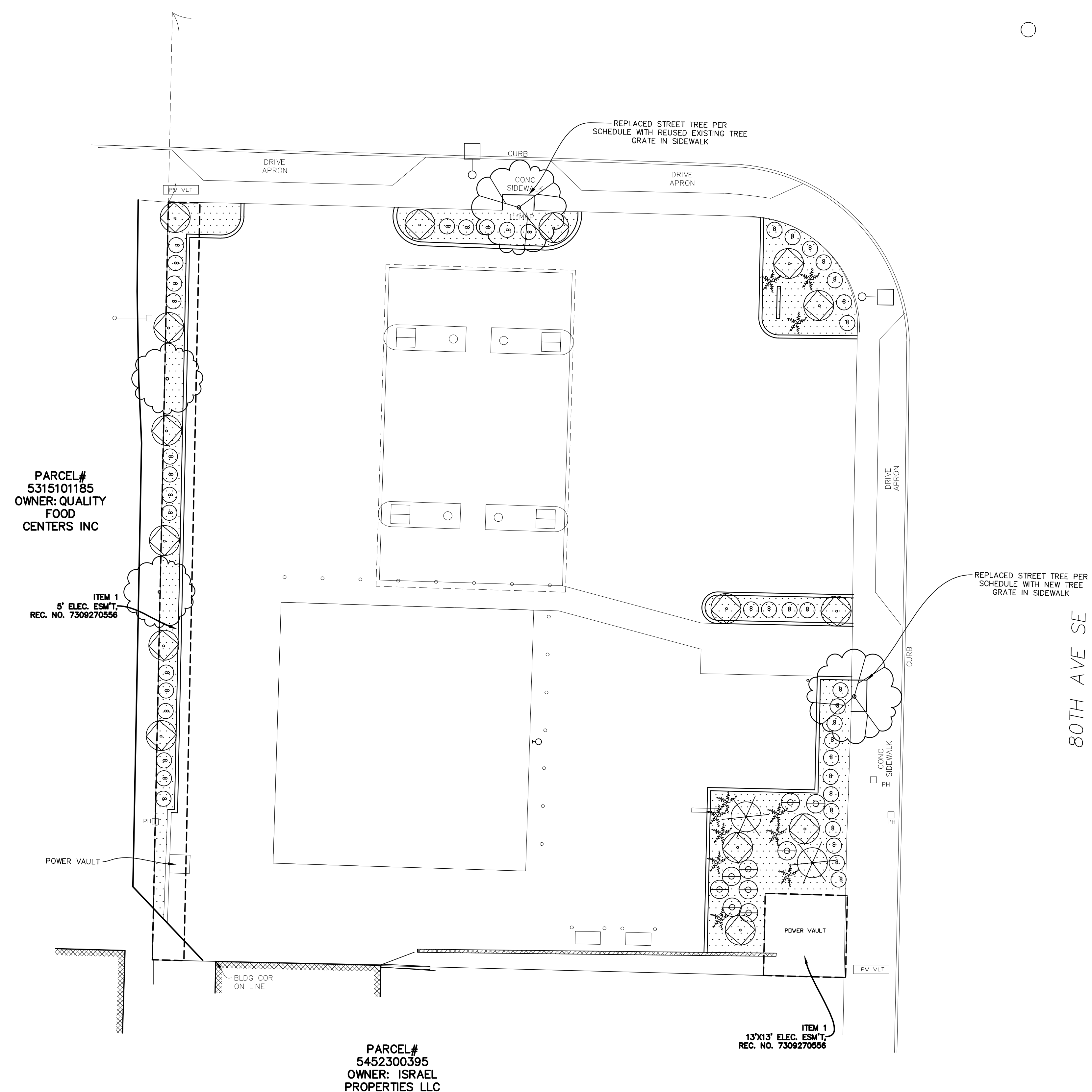


PARCEL#
 5452300395
 OWNER: ISRAEL
 PROPERTIES LLC

1 SITE LIGHTING PLAN
 1" = 10'-0"



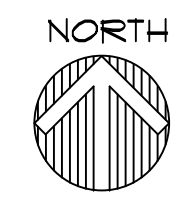
SE 28TH ST



PARCEL#
5315101185
OWNER: QUALITY
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CENTERS INC

PARCEL#
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OWNER: ISRAEL
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1 PLANTING PLAN
1" = 10'-0"



PLANT SCHEDULE

Qty.	Symbol	Botanical/Common Name	Size/Remarks
TREES:			
TBD		<i>Prunus x hillieri</i> Spire / Spire Cherry	min. 2" cal. DROUGHT TOLERANT
TBD		Red maple (<i>Acer rubrum</i>)	min. 2" cal. DROUGHT TOLERANT
SHRUBS/ PERRENIALS:			
44		<i>Buxus</i> "Winter Gem"/ KOREAN BOXWOOD	min. 12" spr., 15" hgt.
15		<i>Rhododendron</i> y. "Ken Janeck"/ RHODODENDRON	min. 18" spr.
2		<i>Viburnum</i> p. l. "Marieseli"/ DBLEFILE VIBURNUM	min. 6'0" hgt.
11		<i>Polystichum munitum</i> / SWORD FERN	min. 5 fronds @ 12" o.c.
GROUND COVER:			
TBD		Kinnikinnik <i>Arctostaphylos uva-ursi</i>	1 gal. @ 24" o.c., tri-spacing DROUGHT TOLERANT

* Plant sizes are specified per the American Standard for Nursery Stock, Publication- May 2, 1986 sponsored by the American Association of Nurserymen, Inc.
 * If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.
 * Plant names shown in 'bold' are native/ drought tolerant.

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**PLANTING
PLAN**

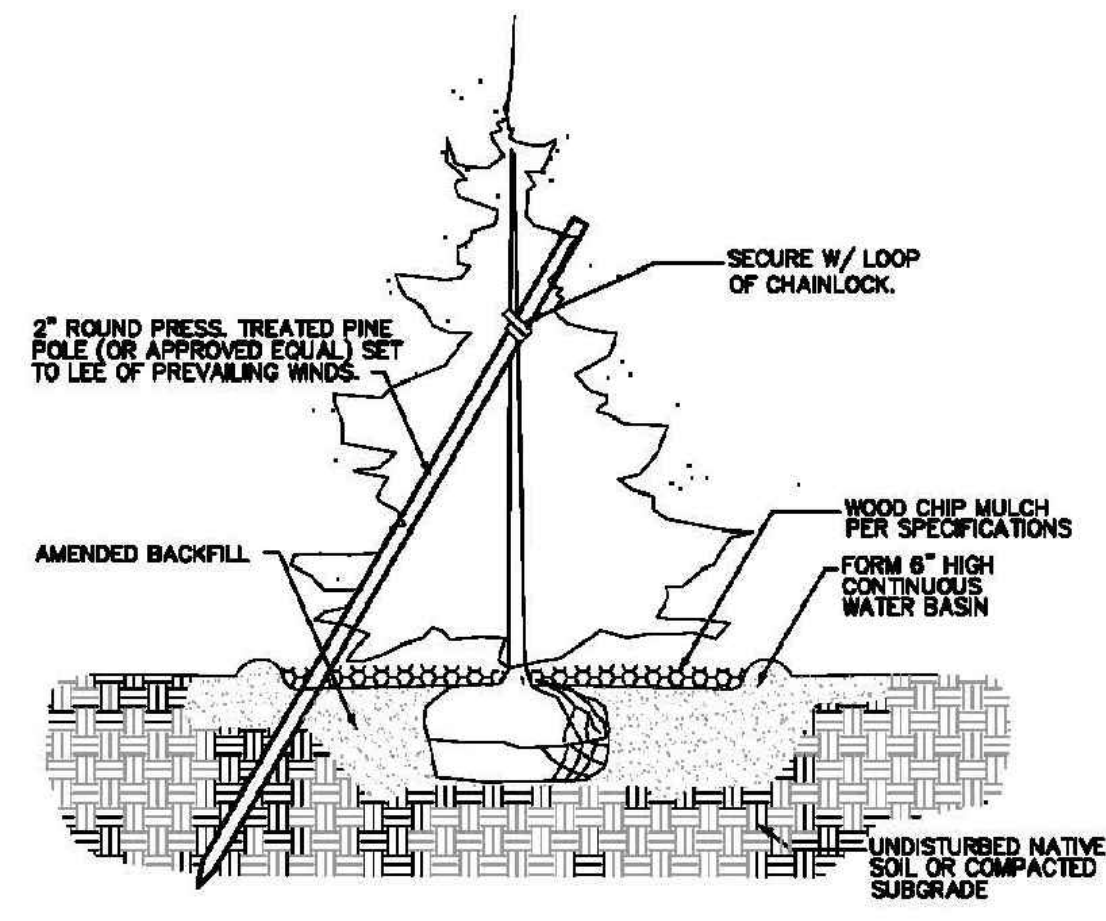
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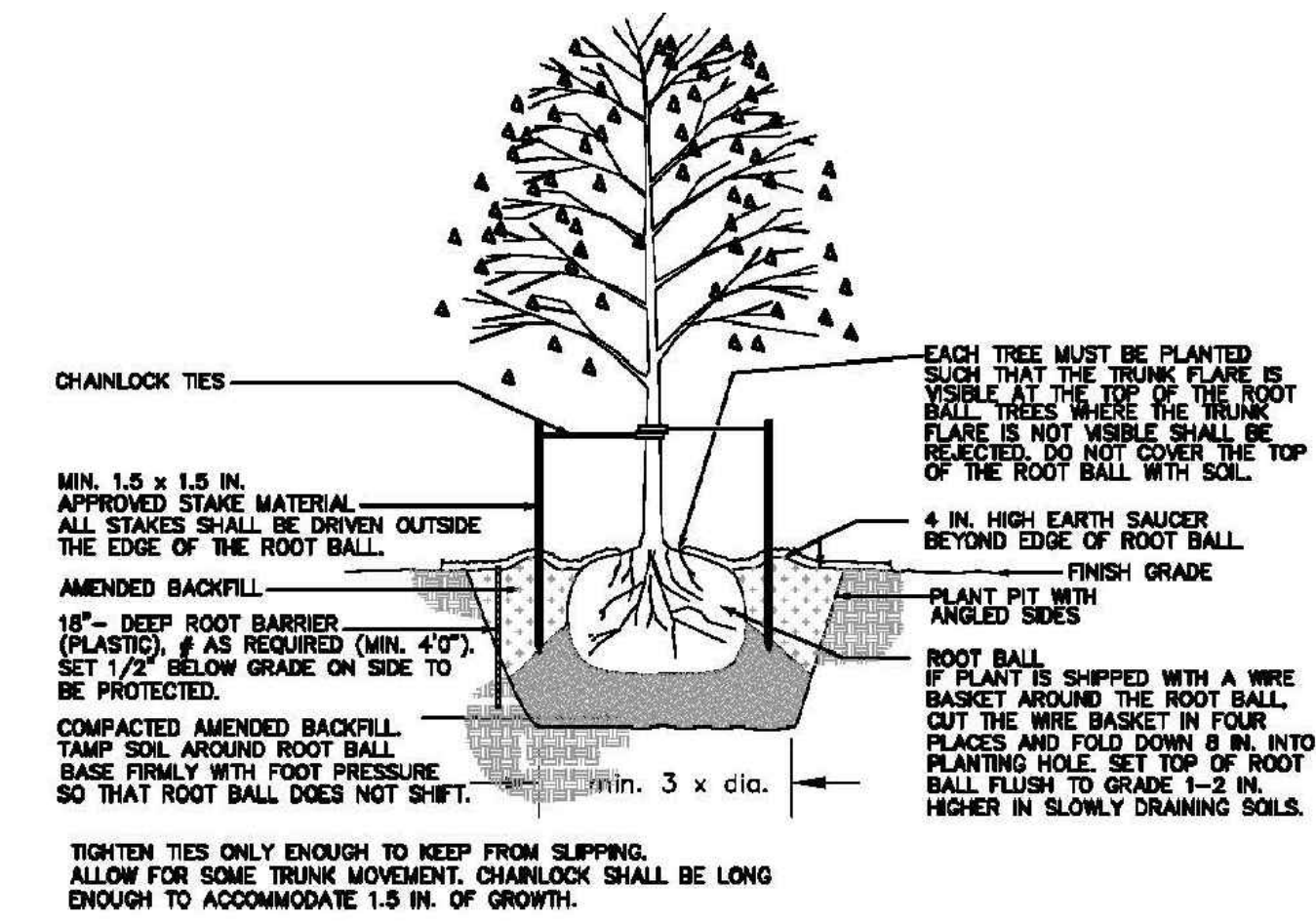
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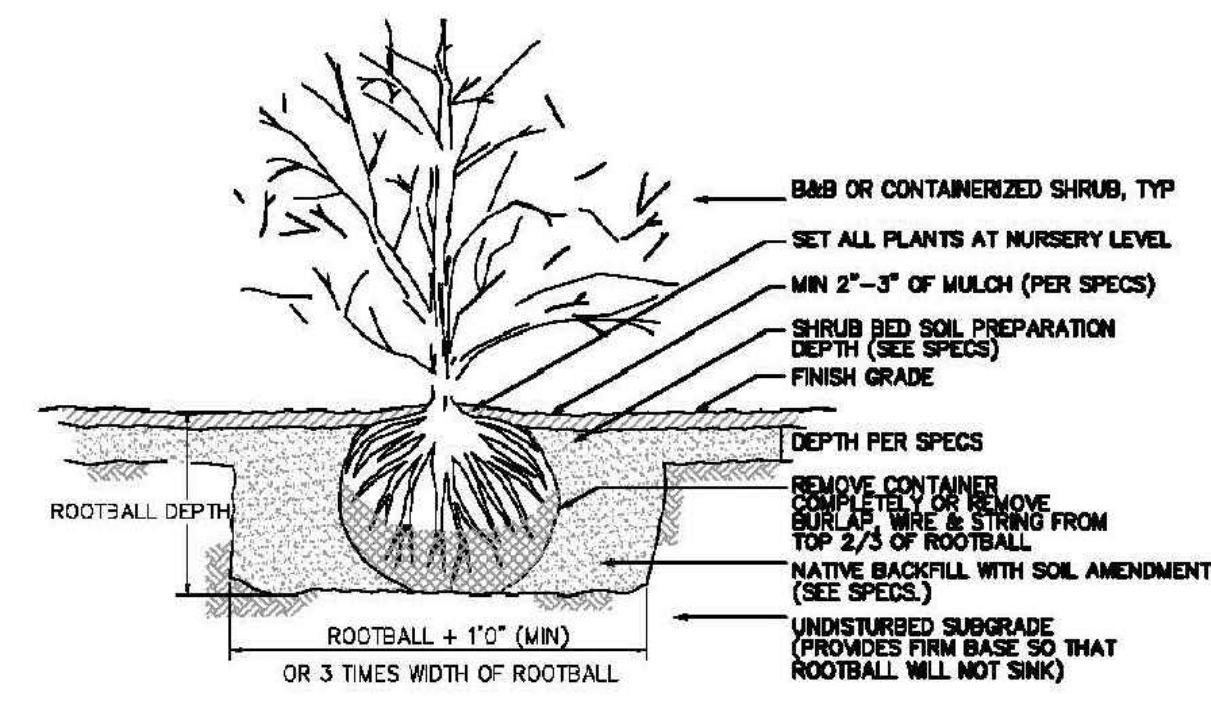
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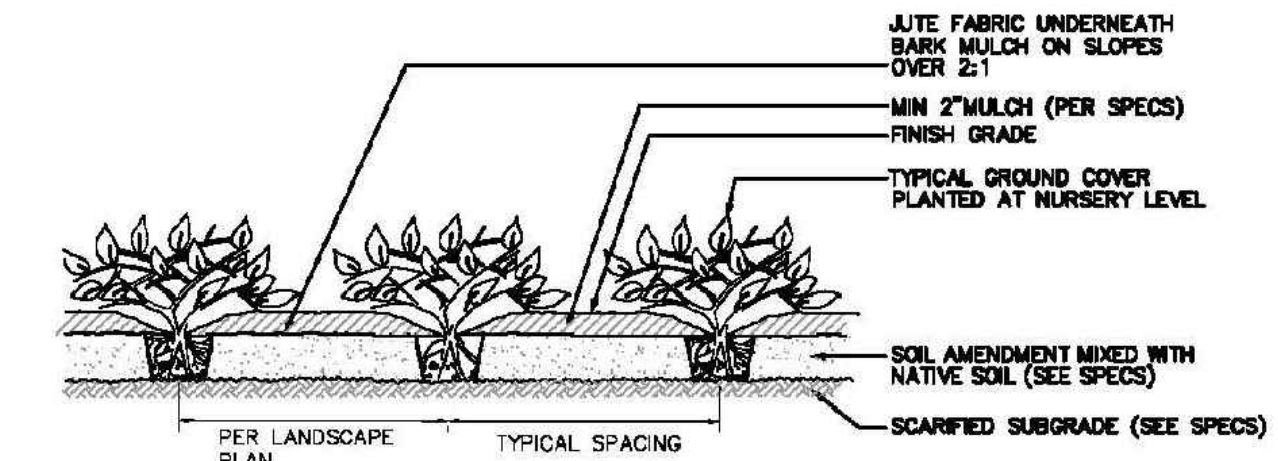
1 CONIFEROUS TREE PLANTING
NOT TO SCALE



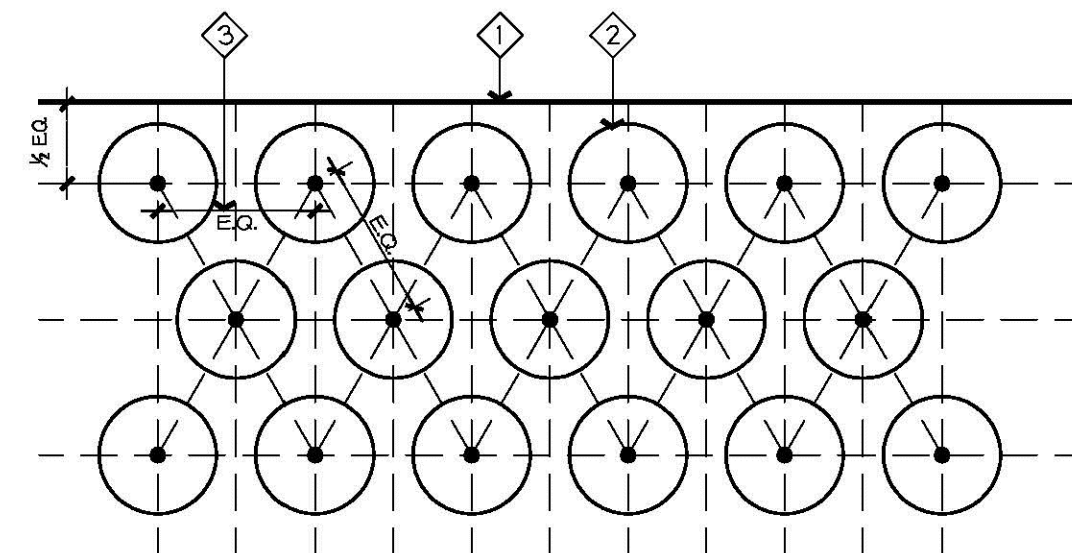
1 DECIDUOUS TREE PLANTING
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE



3 GROUND COVER PLANTING
NOT TO SCALE



- GENERAL NOTES
- 1 BUILDING, PAVEMENT EDGE OR LAWN HEADER
 - 2 GROUND COVER OR SHRUB PLANTING
 - 3 E.Q. - EQUAL DISTANCE. SEE PLANT LIST FOR DIMENSION

- GENERAL NOTES:
1. Coordinate work with other trades as required. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Coordinate with Utilities Underground Location Center and Owner for locations of existing underground utilities, etc. servicing or routed through the site.
 2. Provide protection of all property, persons, work in progress, structures, utilities, walls, walks, curbs and paved surfaces from damages incurred arising from this work. The Contractor shall pay for any such damage at no additional cost to the Owner.
 3. During construction, keep pavements, building clean. Protect site and adjacent properties from damage due to construction operations, operations by other Contractors/trades and trespassers. Unfinished and completed work shall be protected from damage by erosion or trespassing, and proper safeguards shall be erected to protect the Public.
 4. Staking and Layout: Immediately notify Landscape Architect in writing of any variance between plans and actual site. Landscape Architect has the right to adjust the location of elements. Verify layout with Landscape Architect prior to any installation work.
 5. Verify installation conditions as satisfactory to receive work. Do not install any site elements until any unsatisfactory conditions are corrected. Beginning of work constitutes acceptance of conditions as satisfactory. When conditions detrimental to plant growth/contracted elements, are encountered such as rubble fill, adverse conditions, or obstructions, notify Landscape Architect.

- PLANTING NOTES:
1. Planting soil for new planting areas shall consist of an approved Compost cultivated into the existing prepared subgrade. If existing subsoil is determined to be not suitable by Landscape Architect, a pre-mixed soil with a 'Sandy Gravelly Loam' texture shall be used. Provide textural and nutrient analysis of existing and proposed imported soil for approval.
 2. Soil Preparation: Planting Beds: Determine/ attain shrub bed subgrade and cultivate to a minimum depth of eight inches (8"), clean/ remove all rocks, roots, debris over two inches in diameter. Lay a two inch (2") depth of Compost (or three (3") depth of imported soil mix) over entire bed and till again to a minimum depth of six inches (6") to incorporate Compost thoroughly into grade. Then lay a two inch lift of Compost (or four (4") depth of imported soil mix) and till again. (total of 4" of added Compost or total of 7" of imported soil mix). Note that finish grade of mulched beds shall be one inch (1") below adjacent paved surfaces.
Lawn Areas: Determine/ attain a minus 8" subgrade and cultivate sub-grade to a minimum depth of six inches (6"), clean/ remove all rocks, roots, debris over two inches in diameter. Spread a three inch (3") lift of approved sand-compost based 'Winter Mix' Topsoil and till to incorporate into prepared subgrade. Add top three inches (3") of Topsoil Mix, rake smooth and compact. Note that finish grade of lawn shall be 3/4" below top of adjacent paved surfaces.
 3. Fertilize all installed plants during backfill operations with 4-2-2 Agro Transplanter as recommended by Manufacturer. Fertilize lawn with lawn 'Starter' fertilizer as recommended by Manufacturer.
 4. Substitutions or changes in materials and placement shall be made only on the written change orders as agreed between Contractor, Landscape Architect and Owner.
 5. Mulch all beds with a minimum 2 inch (2") depth of approved 'mulch'. Finish grade of mulch shall be 1" below adjacent hard surfaces/ walls.
 7. Stake trees per detail and as directed by Landscape Architect.
 8. Maintenance: Provide landscape maintenance immediately after planting and pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy growth of plants. Maintain until Final Acceptance, but in no case less than 30 days (including a min. of two lawn mowings if applicable).
 9. The Landscape Architect retains the right to inspect trees, shrubs and groundcover for compliance with requirements for plant size and quality at any time. This includes but is not limited to size and condition of rootballs, root systems, insects, latent injuries and defects. Remove rejected material immediately from project site.

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PLANTING DETAILS

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