

SHIELD CONVENIENCE STORE ADDITION/ALTERATION

7833 SE 28TH ST
MERCER ISLAND, WA 98040

KAUL DESIGN ARCHITECTURE, PLLC



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

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL EXISTING BUILDING CODE (INCLUDING WASHINGTON STATE AND CITY OF MERCER ISLAND AMENDMENTS), ALL APPLICABLE CODES, ORDINANCES, AND STANDARDS FOR CITY OF MERCER ISLAND.
- ALL GENERAL NOTES HEREIN, APPLY TO ALL DRAWING SHEETS IN THEIR ENTIRETY AS IF FULLY REPRINTED ON EACH SHEET. ALL GENERAL NOTES APPLY TO ALL SECTIONS OF THE WORK HEREIN DEPICTED FOR THIS PROJECT. NO ALLOWANCE WILL BE MADE FOR THE GENERAL CONTRACTORS (OR THEIR SUBCONTRACTORS) FAILURE TO READ THESE NOTES AND APPLY THEM TO ALL PORTIONS OF THE WORK DETAILED FOR THE PROJECT HEREIN DESCRIBED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE, AS WELL AS THE SAFETY OF THE OCCUPANTS AND WORKERS, WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES SHALL NOT BE OBJECTION-ABLE BEYOND THE PROPERTY BOUNDARY LINES BY REASON OF NOISE, STEAM, ODOR, FUMES, GASES, SMOKE, VIBRATION, HAZARD, OR OTHER CAUSES.
- ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND ALL AREAS SHALL BE LEFT IN A "BROOM-CLEAN" CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL SECURE SUCH PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT PRIOR TO OPERATION.
- THERE SHALL BE NO DEVIATIONS WHATSOEVER FROM THE CONTRACT DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL THEREOF. THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD THE ARCHITECT HARMLESS FOR ANY CLAIMS ARISING AS A RESULT OF UNAPPROVED CHANGES.
- THE APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY ANY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES WHICH ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- DO NOT SCALE DRAWINGS...WRITTEN DIMENSIONS GOVERN.** SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES. ALL DIMENSIONS ARE TO CENTERLINE OF COLUMN, FACE OF STUD, FACE OF CONCRETE OR FACE OF CMU UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, DETAILS, ELEVATIONS, AND LOCATIONS TO BE JOINED, AND NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AS ADEQUATE FOR THE PROPER COMPLETION OF THE WORK DETAILED HEREIN.
- FINISH FLOOR, TOP OF CONCRETE SLAB, DATUM = +0.00', OR AS NOTED.
- ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
- ALL TEARS AND JOINTS IN BATT INSULATION TO BE SEALED WITH TAPE.
- ALL EXTERIOR BUILDING SIGNAGE SHALL BE DESIGNED AND INSTALLED UNDER SEPARATE PERMIT.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- ALL WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATION OR WRITTEN DIRECTIONS.
- FIRE EXTINGUISHERS: VERIFY REQUIREMENTS AND LOCATION WITH FIRE MARSHALL
- NOT USED
- NOT USED
- NOT USED
- LATHING, PLASTER, AND GYPSUM WALL BOARD SYSTEMS SHALL CONFORM TO THE 2015 IBC.
- ALL GLAZING TO BE CERTIFIED AND LABELED WITH ITS U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT BY AN INDEPENDENT AGENT LICENSED BY THE N.F.R.C.
- SPECIAL INSPECTION IF REQUIRED BY JURISDICTION FOR CONCRETE CONSTRUCTION, BOLTS INSTALLED IN CONCRETE (WITH 100% STRESS INCREASE), STRUCTURAL STEEL WELDING, HIGH STRENGTH BOLTING, AND MASONRY. INSPECTOR MUST SUBMIT INSPECTION REPORTS AND FINAL SIGNED REPORTS TO KAUL DESIGN ASSOCIATES.
- SEE STRUCTURAL GENERAL NOTES REGARDING: LUMBER, NAILING, CONCRETE, REINFORCING, AND STRUCTURAL STEEL.
- ALL ITEMS MARKED "N.I.C." (NOT IN CONTRACT) OR "O.F.O.I." (OWNER FURNISHED, OWNER INSTALLED) ARE TO BE CONSIDERED AS NOT PART OF THIS CONTRACT UNLESS OTHERWISE NOTED.
- WATER HEATER SIZES AND LOCATIONS SHALL BE AS INDICATED ON THE DRAWINGS. SAID UNITS SHALL COMPLY FULLY WITH ALL REQUIREMENTS OF ASHRAE 90-75 AND SHALL BE VENTED TO THE EXTERIOR.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSTRUCTION REGARDING GRADING AND TRENCHING PRIOR TO CONTINUATION OF WORK SHOULD ANY UNUSUAL SUBSURFACE CONDITIONS BECOME APPARENT DURING GRADING FOR FOUNDATIONS CONSTRUCTION.
- ALL FOUNDATION AND FOOTINGS ARE TO REST ON UNDISTURBED EARTH AND AS NOTED IN THE STRUCTURAL GENERAL NOTES. IF CONTRARY CONDITIONS OCCUR, NOTIFY THE ARCHITECT.
- NOT USED
- EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS, AND ROOF AND OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, DOORS, AND OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE AND ELIMINATE WATER PENETRATION.
- NOT USED

PROJECT DATA

SITE ADDRESS: 7833 SE 28TH ST 98040
Mercer Island, WA

DESCRIPTION OF WORK: TENANT IMPROVEMENT

JURISDICTION: CITY OF MERCER ISLAND

EXISTING BUILDING AREA: 1013 S.F.
NEW ADDITION: 580 S.F.
FUEL CANOPY AREA: 1014 S.F.

ZONING: TC - TOWN CENTER

SITE AREA: 13,200 S.F.

ASSESSOR'S PARCEL NUMBER: 545230-0380

LEGAL DESCRIPTION

MERCER PARK ADD
Plat Block: 4
Plat Lot: 1-2-3

SYMBOLS KEY

WALL SECTION detail no. sheet no.	BUILDING SECTION section no. sheet no.
DETAIL detail no. sheet no.	ELEVATION DATUM height above datum plane building or site element located
INTERIOR ELEVATION detail no. sheet no.	SPOT ELEVATION
GRID LINES E-W lines numbered, N-S lines lettered	CENTER LINE
DOOR SYMBOL door type no.	PROPERTY LINE
WALL SYMBOL wall type II.	REVISION
WINDOW SYMBOL window type II.	MATCH LINE shaded portion faces side considered

SHEET INDEX

ARCHITECTURAL
A0.0 COVER SHEET
A0.1 SITE PLAN
D.1.1 DEMO PLAN
A1.1 FLOOR PLAN
A1.3 ROOF PLAN
A2.1 EXTERIOR ELEVATIONS

PROJECT TEAM

OWNER
Sun Pacific Energy
501 W. Canal Dr.
Kennewick, WA 99336
Sunpacific.net
Ph: 360-981-1444
Attn: Matt Randish-Wholesale Division Manager

ARCHITECT:
KAUL DESIGN ARCHITECTURE, PLLC
1733 FERNDALE AVE SE
RENTON, WA 98058
P: 206-200-0015
Attn: BRAD KAUL

STRUCTURAL:
CWA CONSULTANTS
8675 E CARAWAY RD,
PORT ORCHARD, WA 98366
P-503-620-4314
Attn: CHUCK WILLIAMS

APPLICABLE CODES:
2015 International Building Code,
2015 International Existing Building Code,
2015 International Fire Code,
2015 International Mechanical Code,
2015 Uniform Plumbing Code
2015 Washington State Energy Code

BUILDING CONSTRUCTION TYPE
TYPE V-B NON-SPRINKLERED

OCCUPANCIES
M - MERCANTILE (CONVENIENCE STORE)
M - EXISTING FUEL CANOPIES (NO WORK)

BASIC ALLOWABLE AREA
M = 1 STORY 9,000 S.F. PER FLOOR ALLOWED

PROPOSED AREA:
M - BUILDING AREA = 1593 S.F.
M - CANOPY = 1014 S.F.
TOTAL = 2,607 S.F. < 9,000 S.F. O.K.

DEFERRED

- ELECTRICAL PERMIT BY OTHERS
- PLUMBING PERMIT BY OTHERS
- MECHANICAL PERMIT BY OTHERS
- COOLER BOX BY OTHERS
- FIRE ALARM BY OTHERS

Registration



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
R1	06/10/21	HEALTH PERMIT REVISIONS
4	8-5-21	SITE DEVELOP PERMIT

Sheet Title

**COVER
SHEET**

Print Date

3/12/2020

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A0.0

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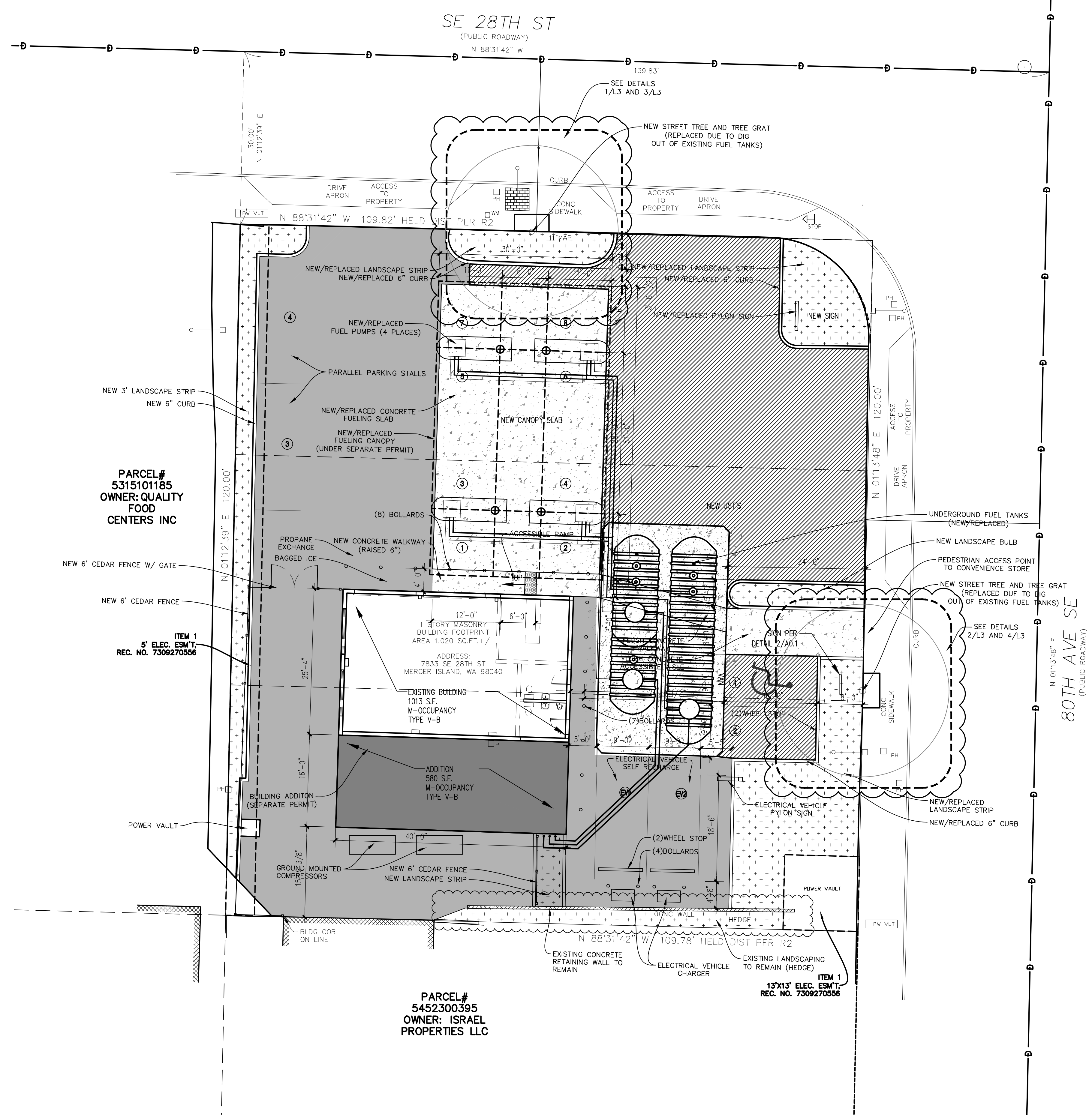
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SITE PLAN

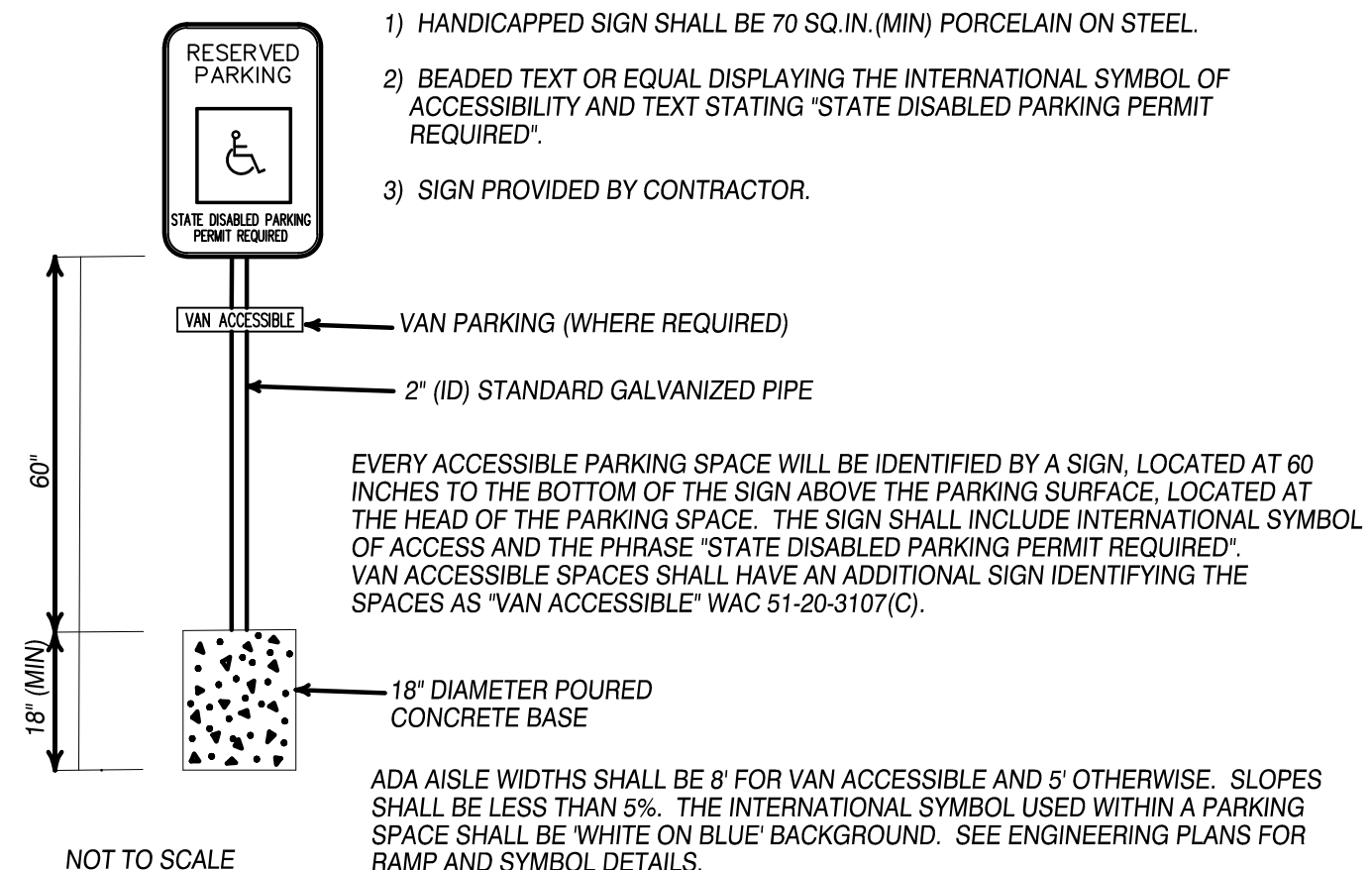
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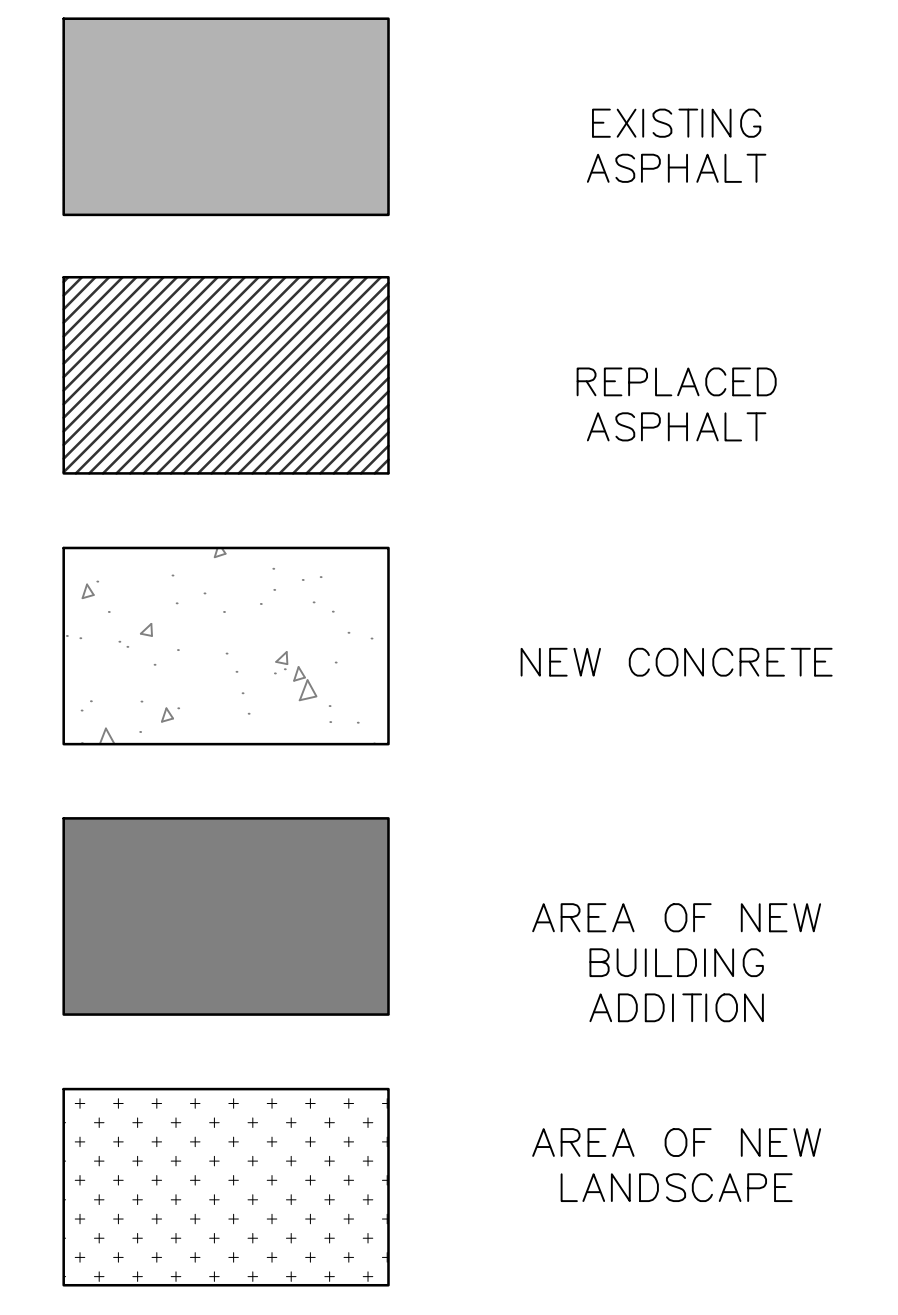
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1 SITE PLAN
1" = 10'-0"



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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DEMO SITE PLAN

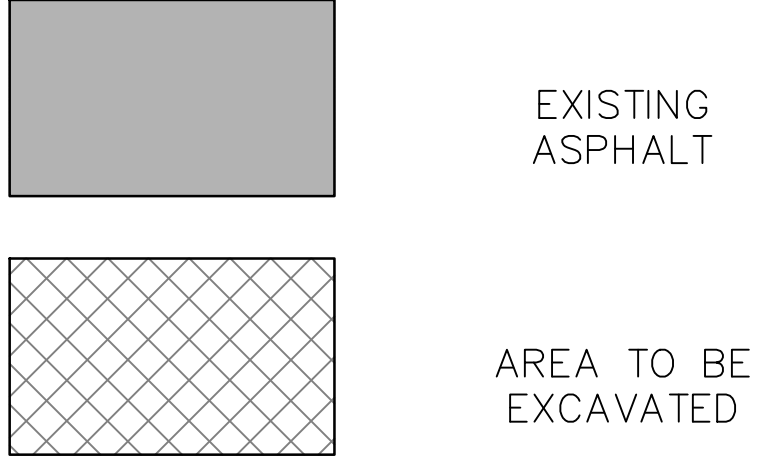
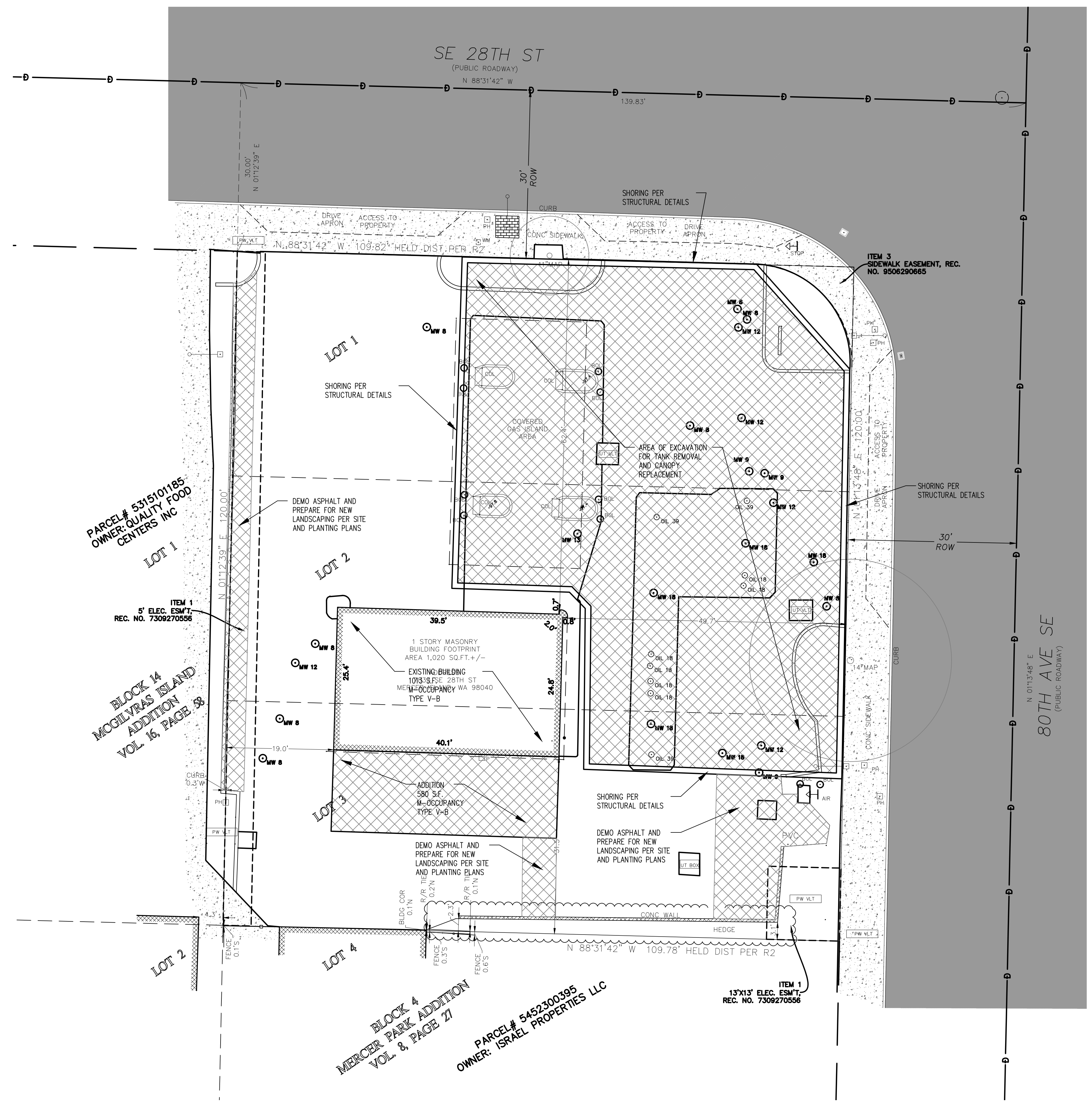
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1 DEMO SITE PLAN
 1" = 10'-0"



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**DEMOLITION
 PLAN**

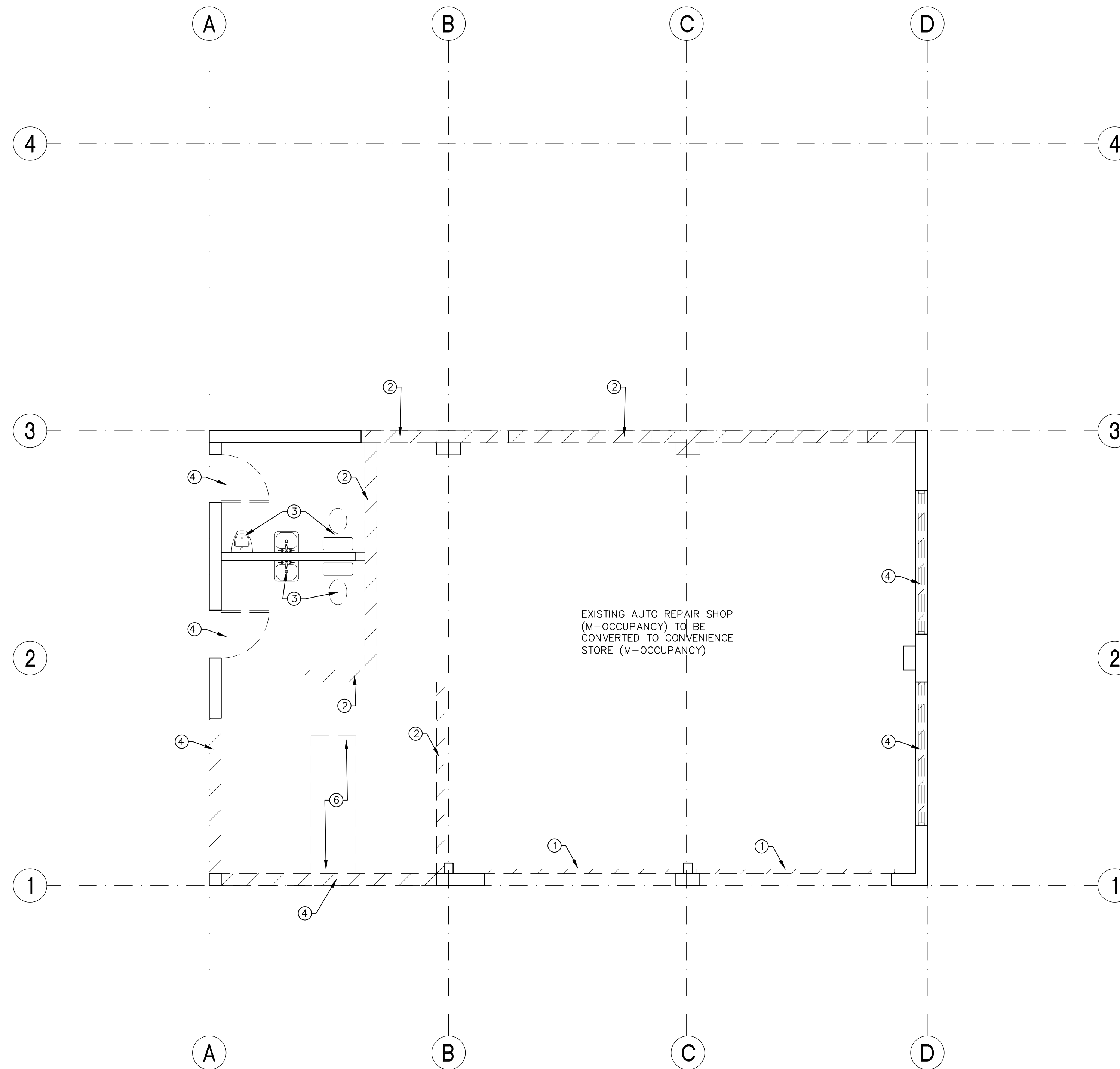
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Sheet No.

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DEMOLITION PLAN-KEYED NOTES

- ① DEMO EXISTING ROLL UP GARAGE DOOR
- ② DEMO EXISTING WALL
- ③ DEMO EXISTING PLUMBING AND PREPARE FOR NEW ADA RESTROOM
- ④ DEMO EXISTING DOOR AND INFILL PER NEW PLAN
- ⑤ DEMO EXISTING WINDOW AND INFILL PER NEW PLAN
- ⑥ DEMO EXISTING SALES COUNTER
- ⑦ NOT USED
- ⑧ NOT USED

LEGEND

AREA OF DEMOLITION

EXISTING TO REMAIN

1 DEMOLITION PLAN
 1/4"=1'0"



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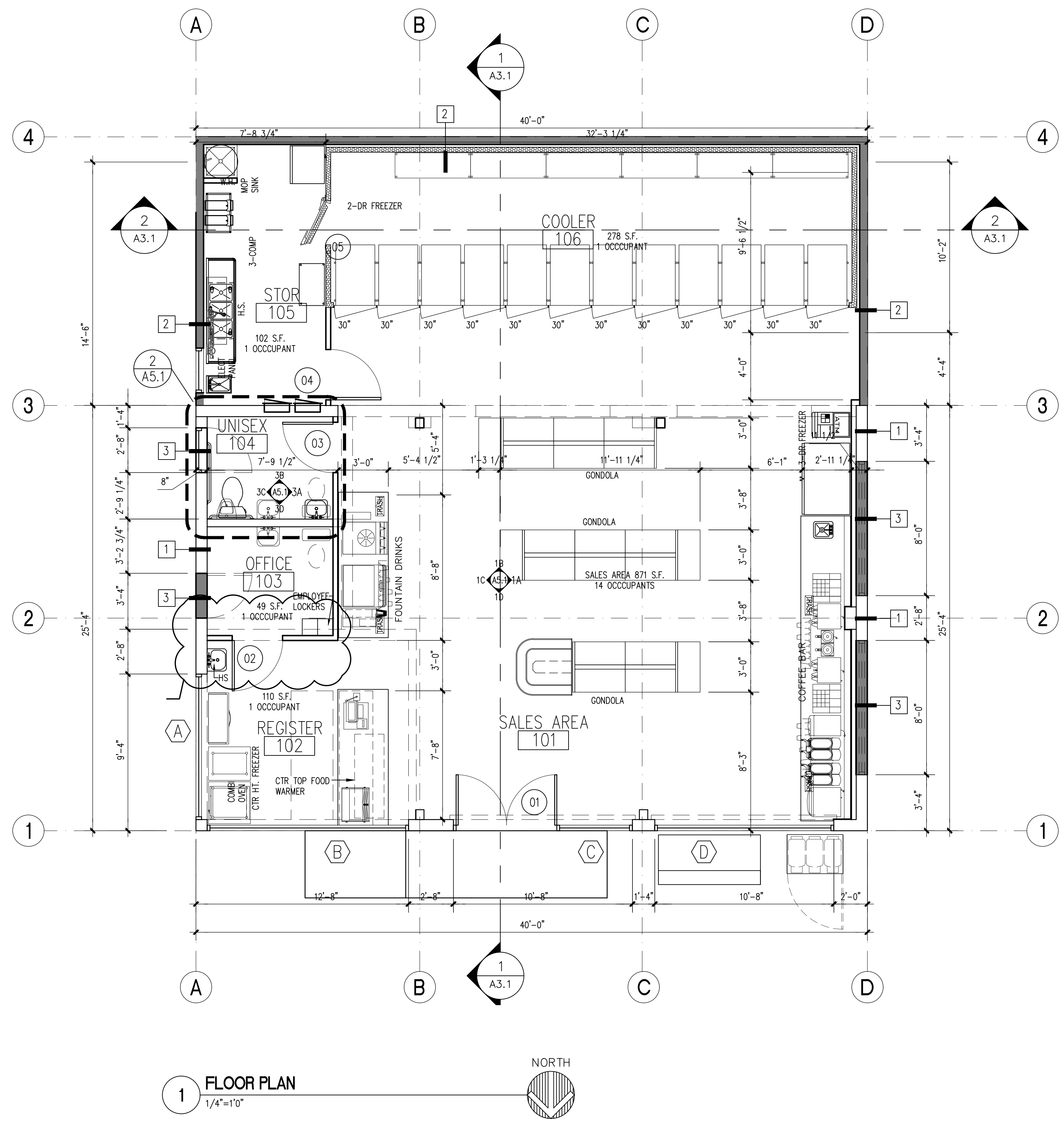
FLOOR PLAN

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A11



1 FLOOR PLAN
 1/4"=1'-0"

Specification and Submittal

GB1 20/25 GPM grease interceptor

SUBMITTAL

Standard

Location: indoor
 Installation: above/below grade
 Filter: stainless steel / stainless steel
 20 GPM (1.8 L/s) / 70 lbs. (31.8 kg)
 25 GPM (2.1 L/s) / 84.9 lbs. (38.4 kg)
 Holdup Capacity: 1.3 gal. (4.9 L)
 Liquid Capacity: 10 gal. (37.9 L)

Options

FCR1 (x1): > 2'-8" - 12" field cut riser
 FCR2 (x2): > 12" - 24" field cut risers
 C2: membrane clamping collar kit (requires FCR1 riser)
 P: pumpout port kit

Weight: 39 lbs. (17.7 kg)
 Dimensions: 4" (100 mm) FPT inlet/outlet with 4" x 3" (100 mm x 75 mm) and 3" x 2" (75 mm x 50 mm) FPT fittings
 Covers: bolted gas/water tight polypropylene with 1000 lb. load rating when unit is buried with FCR1 riser

Approval

Signature: _____ Date: _____ Company: _____
 Specifying Engineer: _____ Engineering Firm: _____

SCHIER MODEL NUMBER: GB1 DESCRIPTION: 20/25 GPM Polyethylene Grease Interceptor
 LIFETIME GUARANTEED GREASE INTERCEPTORS PART #: 4060-001-02 DRAWN BY: B. Bahr DATE: 5/09/2018 RBA
 8900 Woodland Road | Shoreline, WA 98148 | Tel: 206-461-8800 | www.schierproducts.com © Copyright 2018 Schier, All Rights Reserved page 1 of 8

2 GREASE INTERCEPTOR AT 3-COMP SINK
 NTS

DOOR SCHEDULE	
01 DEL 3070 STOREFRONT DOOR, PANIC ALARM DEVICE, DELAYED EGRESS, SEE ELEVATIONS FOR MORE INFORMATION, NO EXTERIOR OPERATION.	04 3068 DOOR, SECURITY LOCK, PANIC HARMARE
02 3068 HM DOOR	05 WALK-IN COOLER DOOR BY OTHERS MEET REQUIREMENTS FOR 2015 WASHINGTON STATE ENERGY CODE SECTION C402.5 - WALK-IN COOLER.
03 3068 HM DOOR, PRIVACY LOCK.	

DELATED EGRESS REQUIREMENTS:
 1. THE DOORS UNLOCK UPON ACTIVATION OF THE AUTOMATIC FIRE DETECTION SYSTEM.
 2. THE DOORS UNLOCK UPON LOSS OF POWER CONTROLLING THE LOCK OR LOCK MECHANISM.
 3. THE DOOR LOCKS SHALL HAVE THE CAPABILITY OF BEING UNLOCKED BY A SIGNAL FROM THE FIRE COMMAND CENTER.
 4. THE INITIATION OF AN IRREVERSIBLE PROCESS WHICH WILL RELEASE THE LATCH IN NOT MORE THAN 15 SECONDS WHEN A FORCE OF NOT MORE THAN 15 POUNDS (6.7 N) IS APPLIED FOR 1 SECOND TO THE RELEASE DEVICE. INITIATION OF THE IRREVERSIBLE PROCESS SHALL ACTIVATE AN AUDIBLE SIGNAL IN THE VICINITY OF THE DOOR. ONCE THE DOOR LOCK HAS BEEN RELEASED BY THE APPLICATION OF FORCE TO THE RELEASING DEVICE, RELOCKING SHALL BE BY MANUAL MEANS ONLY. EXCEPTION: WHERE APPROVED, A DELAY OF NOT MORE THAN 15 SECONDS IS PERMITTED.
 5. A SIGN SHALL BE PROVIDED ON THE DOOR LOCATED ABOVE AND WITHIN 12 INCHES (305 MM) OF THE RELEASE DEVICE READING: PUSH UNTIL ALARM SOUNDS, DOOR CAN BE OPENED IN 15 SECONDS.
 6. EMERGENCY LIGHTING SHALL BE PROVIDED AT THE DOOR.

ENERGY CODE REQUIREMENTS
WALK-IN COOLER C402.5 Walk-in coolers and walk-in freezers. Walk-in coolers and walk-in freezers shall comply with all of the following: 1. Shall be equipped with automatic door closers that firmly close walk-in doors that have been closed to within 1 inch of full closure. Exception: Doors wider than 3 feet 9 inches or taller than 7 feet. 2. Doorways shall have strip doors (curtains), spring-hinged doors, or other method of minimizing infiltration when doors are open. 3. Walk-in coolers shall contain wall, ceiling, and door insulation of at least R-25 and walk-in freezers at least R-32. Exception: Glazed portions of doors or structural members. 4. Walk-in freezers shall contain floor insulation of at least R-28. 5. Transparent reach-in doors for walk-in freezers and windows in walk-in freezer doors shall be of triple-pane glass, either filled with inert gas or with heat-reflective treated glass. 6. Transparent reach-in doors for walk-in coolers and windows in walk-in cooler doors shall be double-pane glass with heat-reflective treated glass and gas filled; or triple-pane glass, either filled with inert gas or with heat-reflective treated glass.

FLOOR PLAN LEGEND
SEE DOOR SCHEDULE - SHEET A7.1
SEE WINDOW SCHEDULE - SHEET A7.1
FOR HANDICAPPED FIXTURES SEE ENLARGED UNIT AND BATHROOM PLANS A501 FOR ACCESSIBLE CLEARANCES AND MOUNTING HEIGHTS
FIRE EXTINGUISHER CABINET @ 75'-0" O.C. MAX. PER DETAIL 3/AB.2
NEW COOLER BOX WALL (BY OTHERS)
NEW WALL

OCCUPANT LOAD
OCCUPANT LOAD SALES AREA = 871 S.F./ 60 S.F. OCC. = 14 OCCUPANTS COOLER BOX = 278 S.F./ 300 S.F OCC = 1 OCCUPANT BACK OF HOUSE = 102 S.F./ 100 S.F. OCC = 1 OCCUPANT OFFICE = 49 S.F./100 S.F. OCC = 1 OCCUPANT REGISTER = 110 S.F./200 S.F. OCC = 1 OCCUPANT TOTAL OCCUPANT LOAD = 16 OCCUPANTS 1 EXIT REQUIRED (1 EXIT PROVIDED) 1 TOILET ROOM REQUIRED = 15 OCC EXIT WIDTH REQUIRED = 0.2 X 36 = 7" = 36" MINIMUM PROVIDED EXIT ACCESS TRAVEL DISTANCE = 55 FT MAXIMUM PROVIDED < 200 FT ALLOWED

WALL TYPE NOTES
1. REFERENCE ROOM FINISH SCHEDULE FOR EXACT TYPES AND HEIGHTS OF FINISHES FOR SPECIFIC LOCATIONS. 2. ALL WALL TYPES INDICATED ON THE PLANS ARE ASSUMED TO RUN FULL HEIGHT TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. WALL TYPES OTHER THAN FULL HEIGHT SHALL BE INDICATED (IN INCHES) BY A SYMBOL THUS: $120''$ WALL TYPES EXTENDING TO CEILING ONLY SHALL BE SUPPORTED BY EXTENDING FRAMING AND/OR BRACING TO STRUCTURE ABOVE AS REQUIRED. 3. USE TYPE X WATER RESISTENT GYPSUM BOARD IN ALL BATHROOMS TYP. 4. SEE WALL TYPES FOR FULL DESCRIPTION OF ASSEMBLIES. 5. WALL TYPE NUMBER AS INDICATED ON FLOOR PLANS AND REFERENCED ON THIS SHEET BY NO .

FLOOR PLAN NOTES
1. -- 2. --

WALL TYPE ASSEMBLIES			
WALL TYPE 1 EXTERIOR WALL CONSTRUCTION 1- EXISTING 8" CORE BLOCK 2- 5/8" FRECCO CIP. 3- DRAINAGE 7- EPS FINISH PER EXTERIOR ELEVATIONS	WALL TYPE 2 EXTERIOR WALL CONSTRUCTION 1- 2x4 WOOD STUDS PER STRUCT 2- 5/8" FRECCO CIP. 3- VAPOR BARRIER 4- R-21 BATT INS 5- SHEATING PER STRUCT 6- WEATHER RESISTANCE BARRER 7- EPS PER EXTERIOR ELEVATIONS	WALL TYPE 3 EXTERIOR WALL CONSTRUCTION 1- INFILL 8" CORE BLOCK 7- EPS FINISH PER EXTERIOR ELEVATIONS	WALL TYPE 4 INTERIOR WALL CONSTRUCTION 1- 5/8" FRECCO CIP. 2- 2x4 WOOD FRAMING

Registration



Design Team

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 Design BK
 Drawn BK
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 KDA Project No. GSA-01

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-

Project

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ROOF PLAN

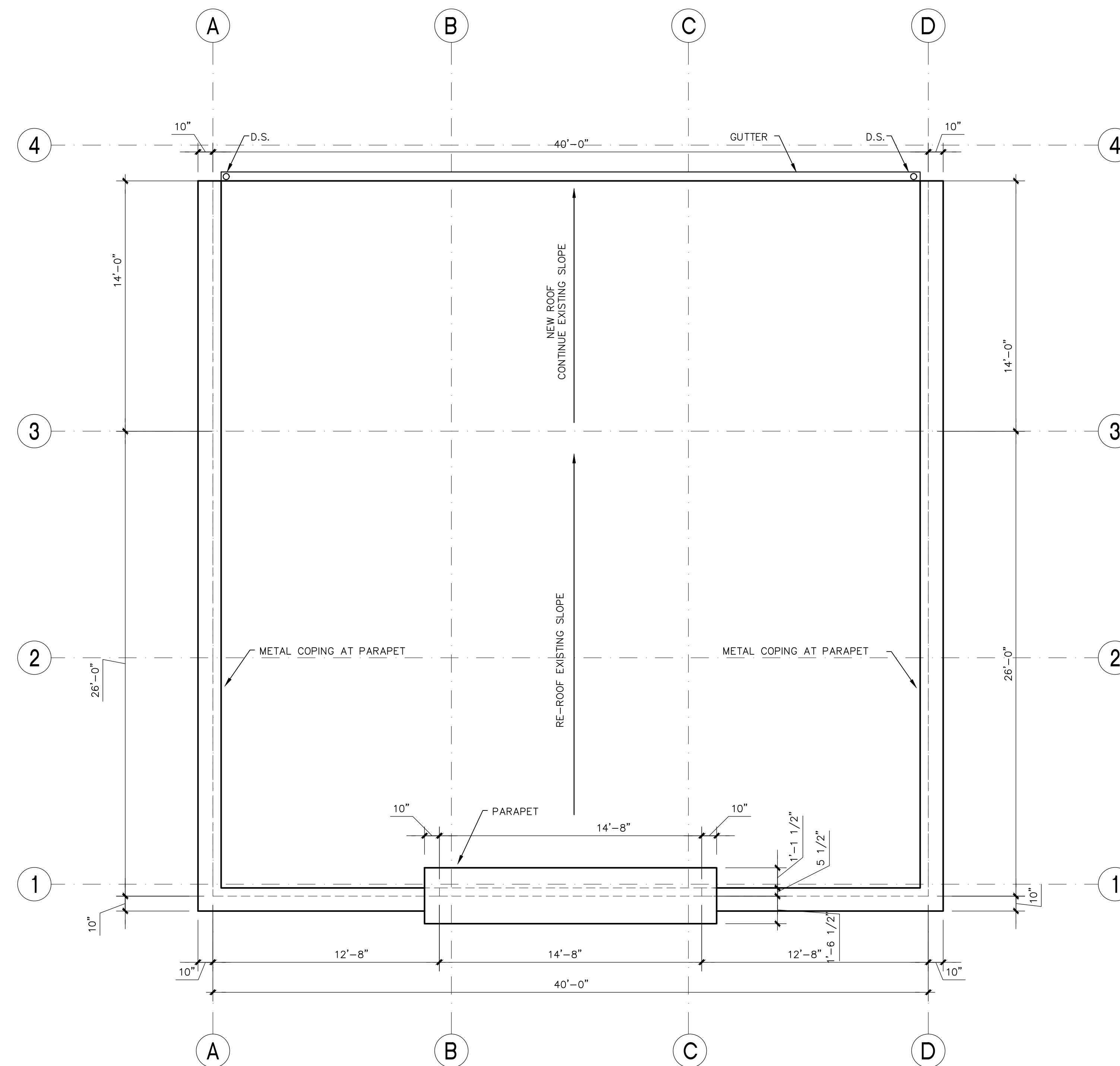
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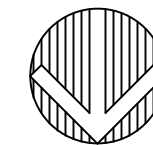
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A1.3



1 ROOF PLAN
1/4"=1'-0"

NORTH



RF-1 NEW ROOFING SYSTEM

Registration



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 -
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**EXTERIOR
ELEVATIONS**

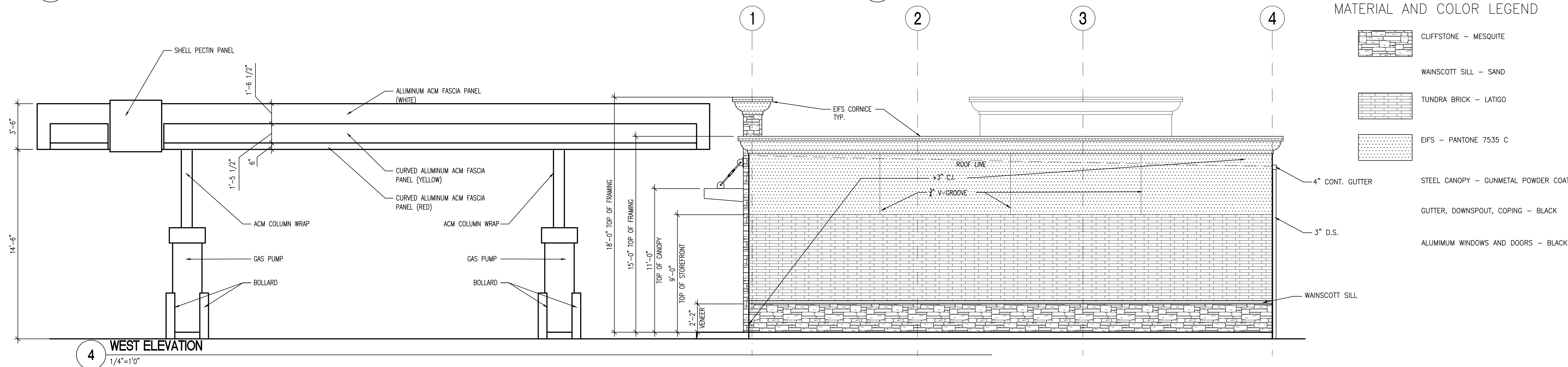
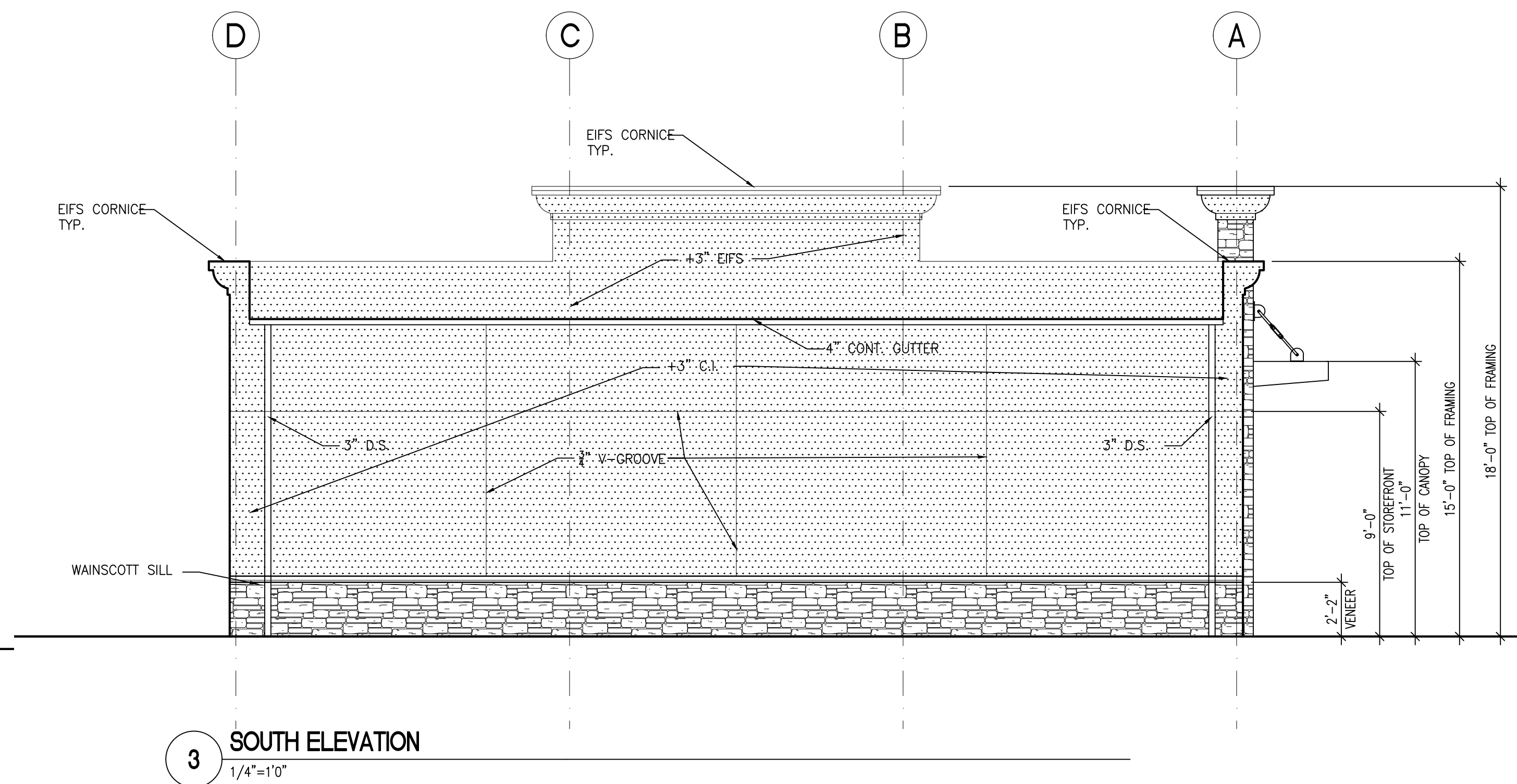
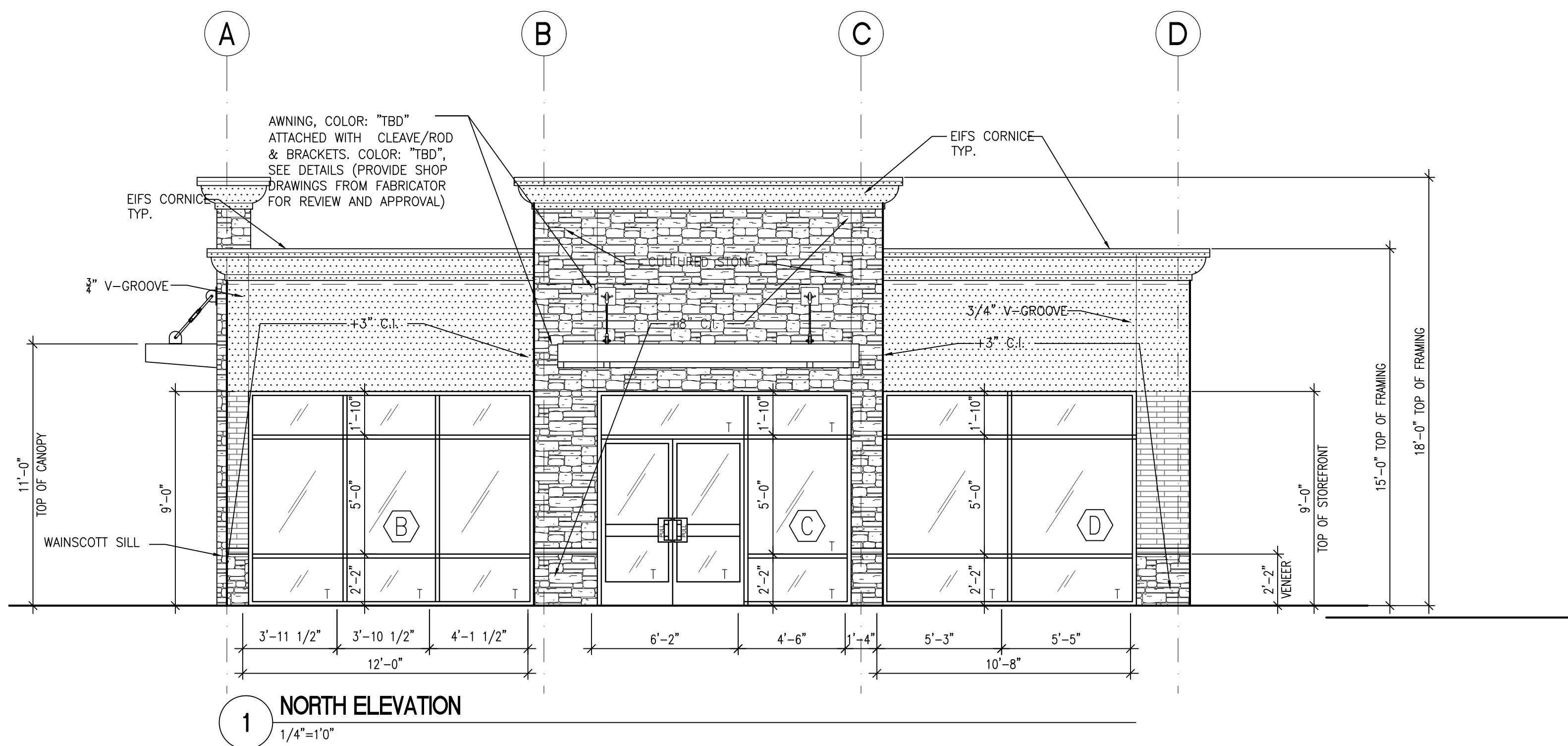
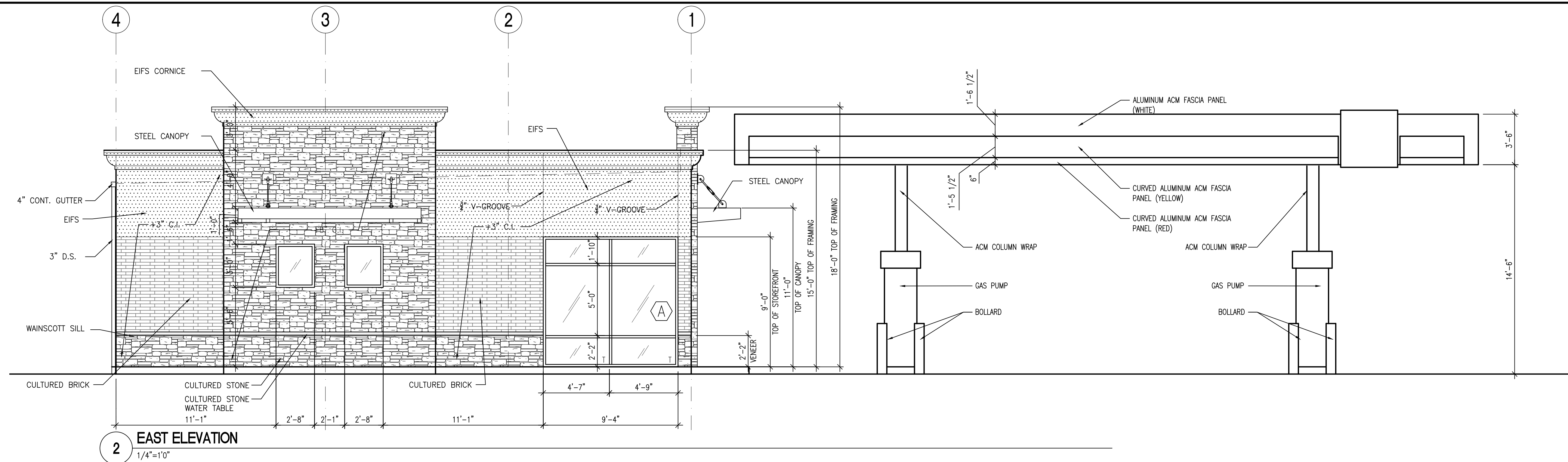
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Sheet No.

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

KEYED NOTES

- ① TREE PROTECTION FENCE PER DETAIL 2/TP-1
- ② REMOVE EXISTING TREE AND REPLACE PER PLAN
- ③ NO WORK SHALL BE ALLOWED WITHIN THE EXISTING ROOT PROTECTION ZONES. CONTACT:

ARBORIST
CRAIG BACHMANN
LEAD ARBORIST & MANAGER
TREE133 LLC
CERTIFIED ARBORIST # RM-7652AT
ISA QUALIFIED TREE RISK ASSESSOR
206-475-1924 (DIRECT)
CRAIG@TREE133.COM

Registration



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TREE PROTECTION (EXISTING CONDITIONS)

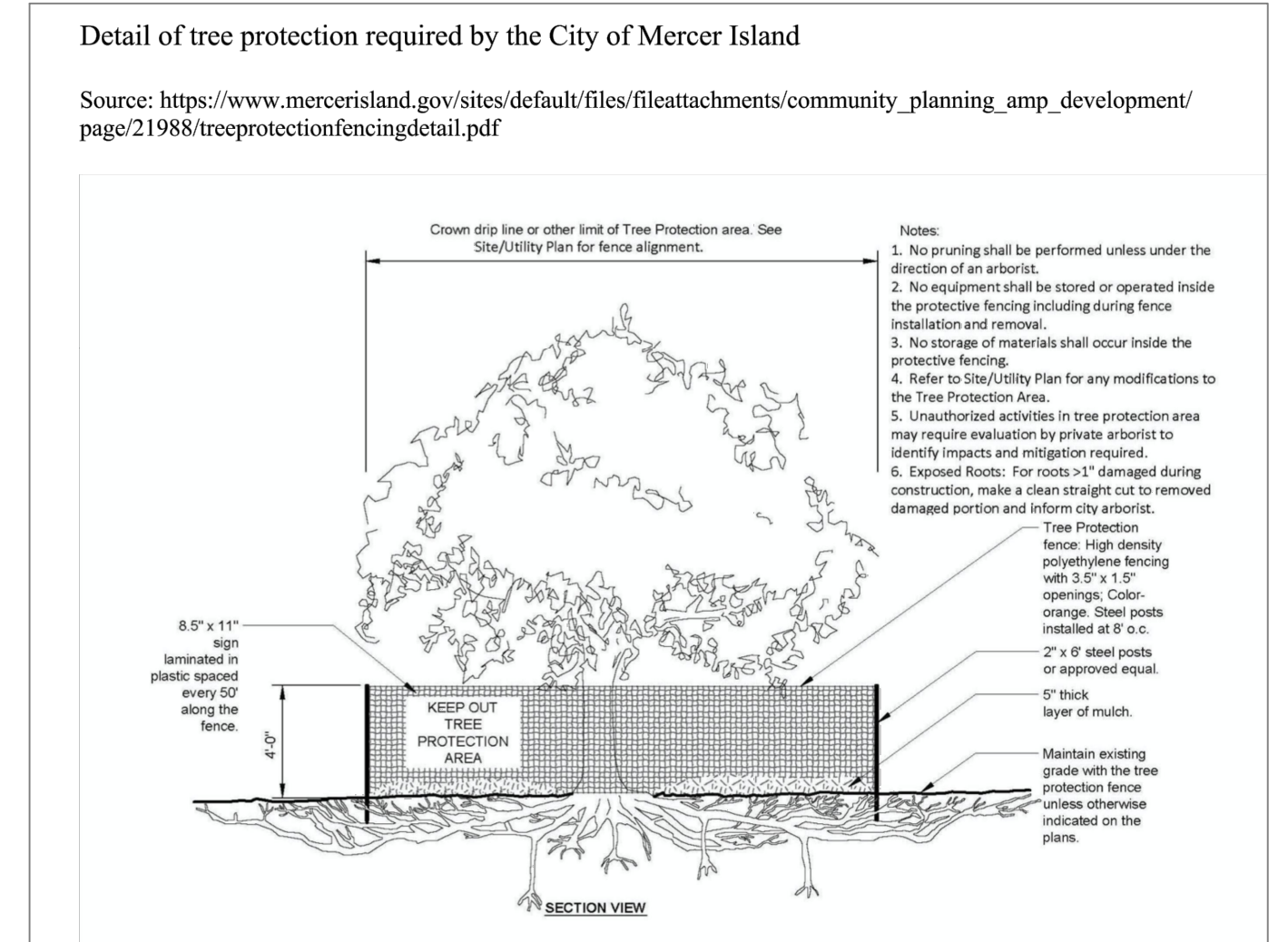
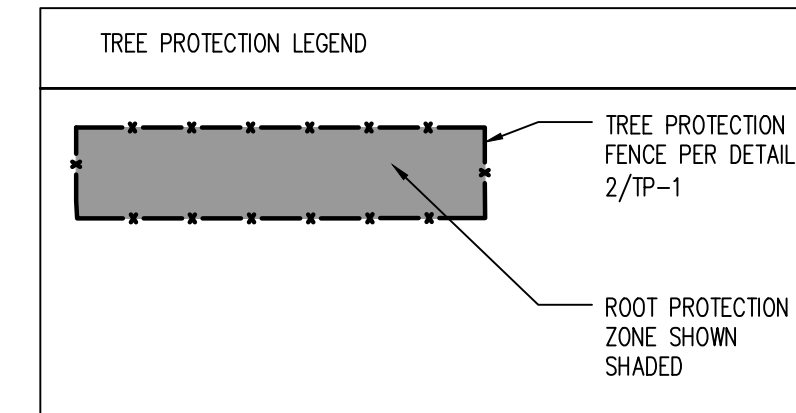
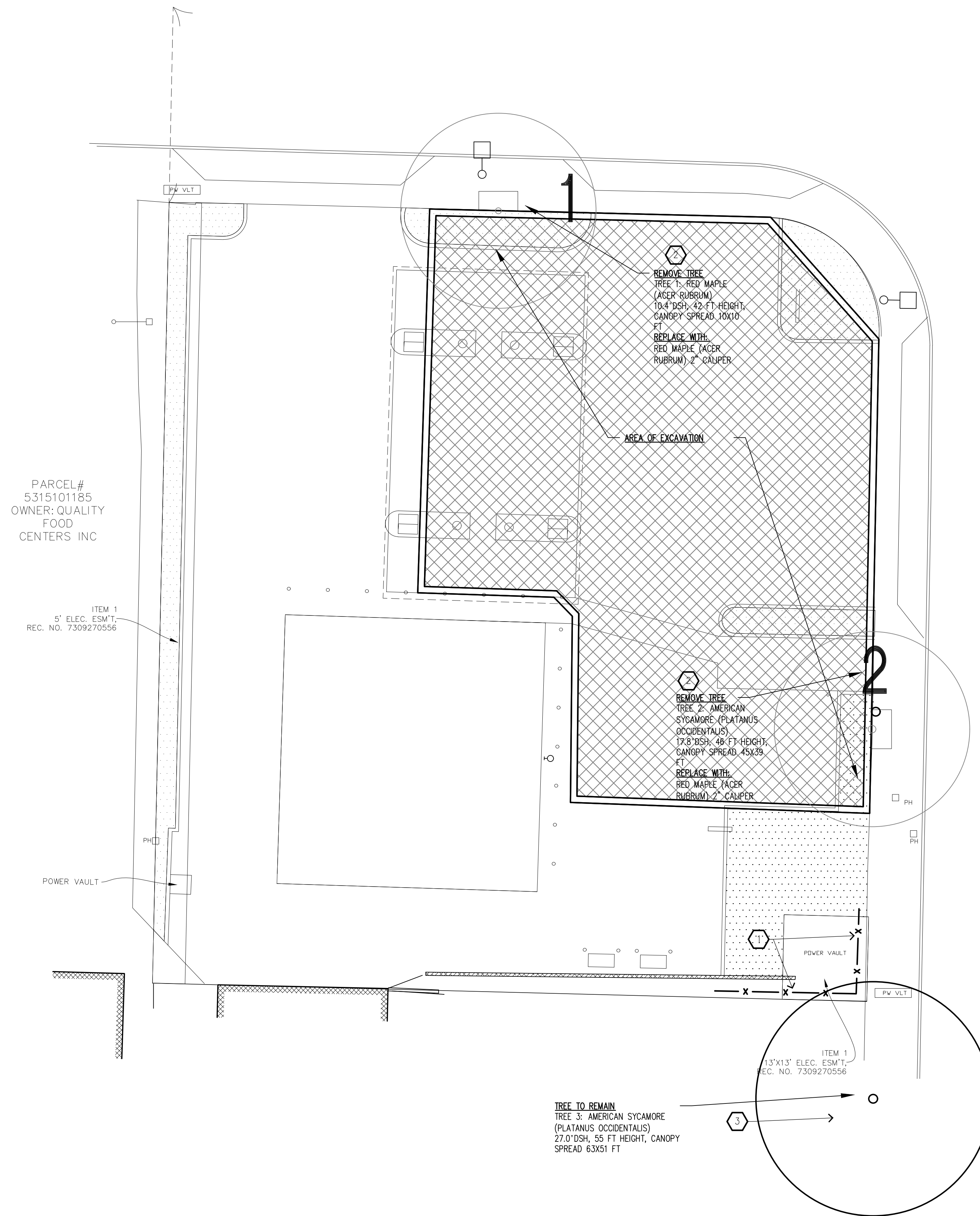
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3/12/2020

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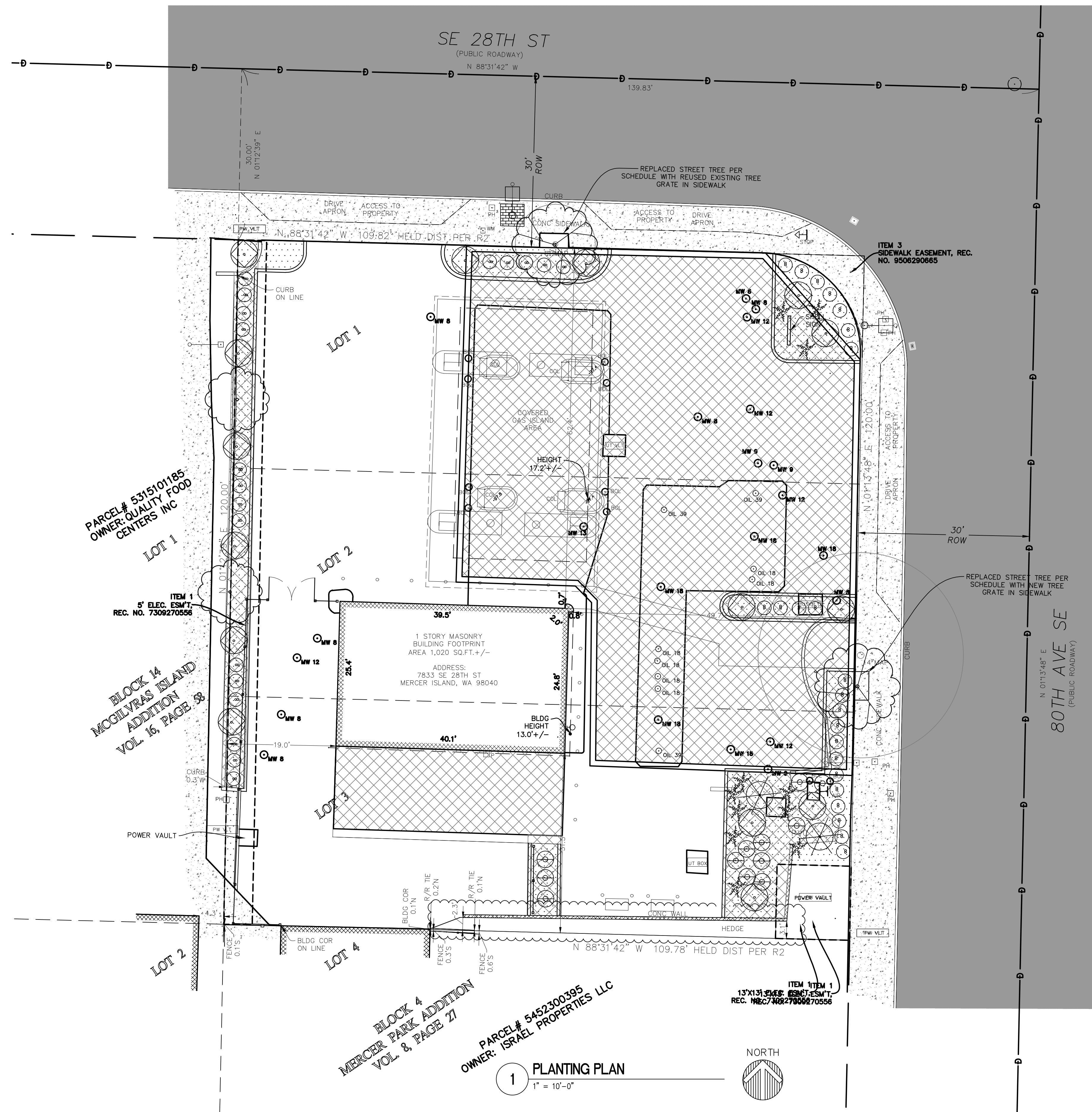
TP-1



② TREE PROTECTION DETAIL
NTS

① TREE PROTECTION PLAN
1" = 10'-0"

NORTH



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/ PERENNIALS:			
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
<p>* 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.</p>			

Registration



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
R1	06/10/21	HEALTH PERMIT REVISIONS
4	8-5-21	SITE DEVELOP PERMIT

Sheet Title

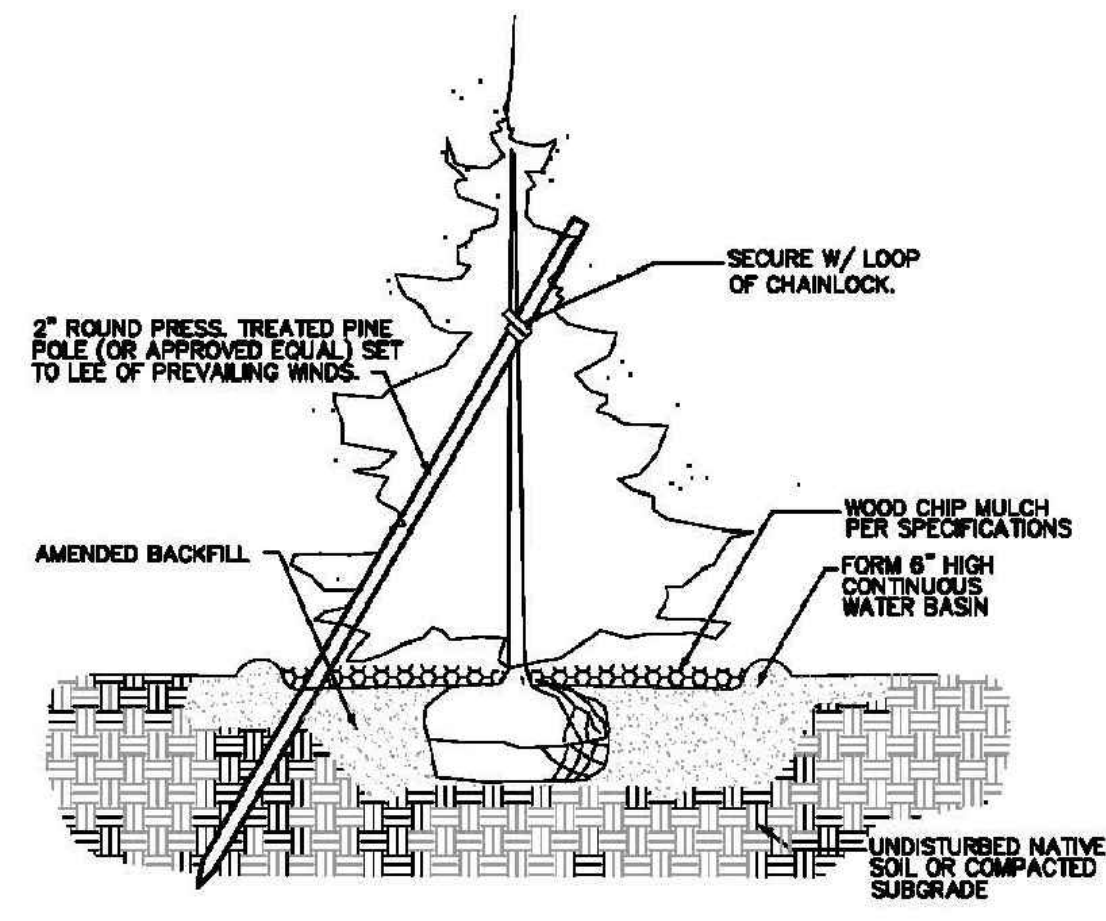
PLANTING PLAN

Print Date
3/12/2020

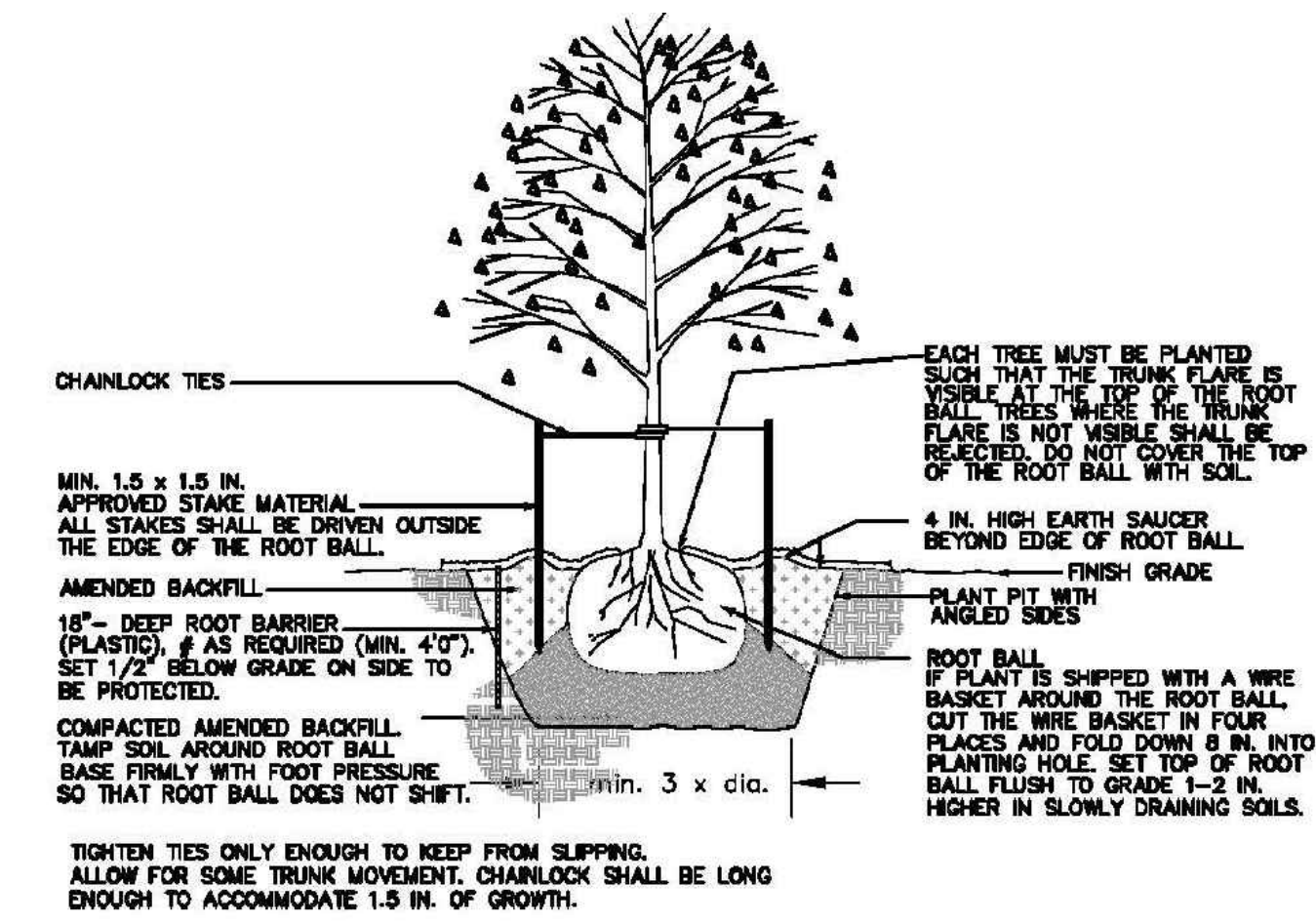
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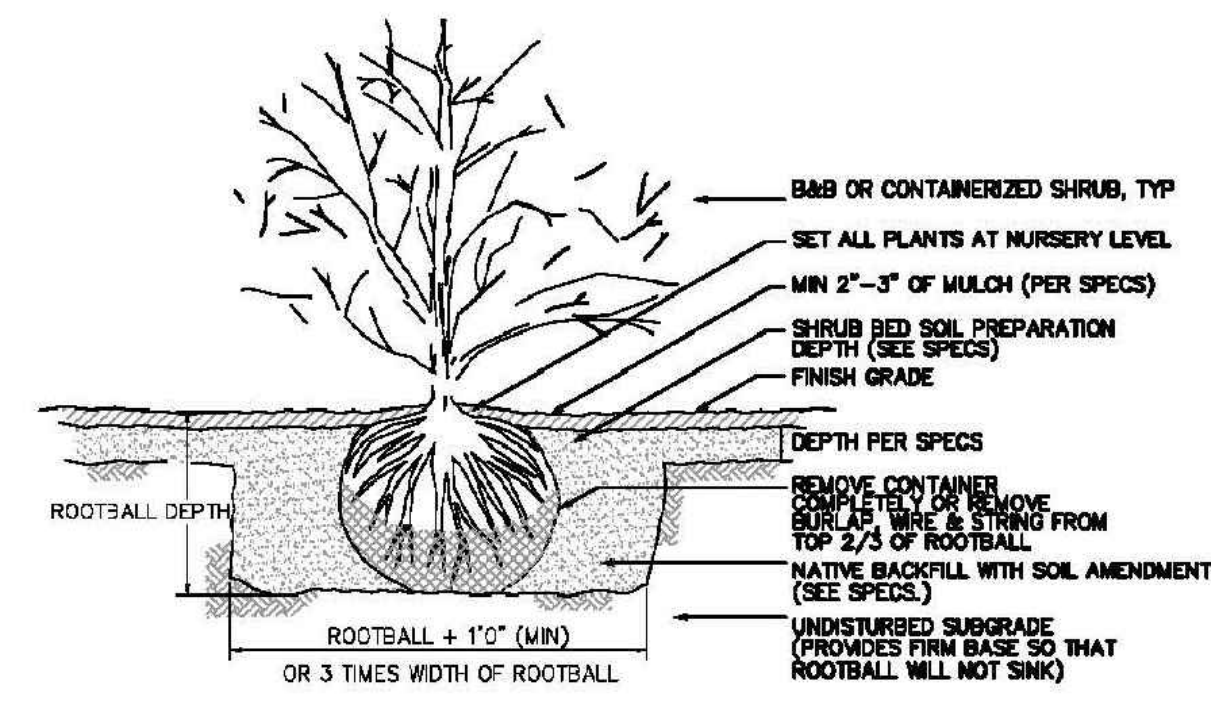
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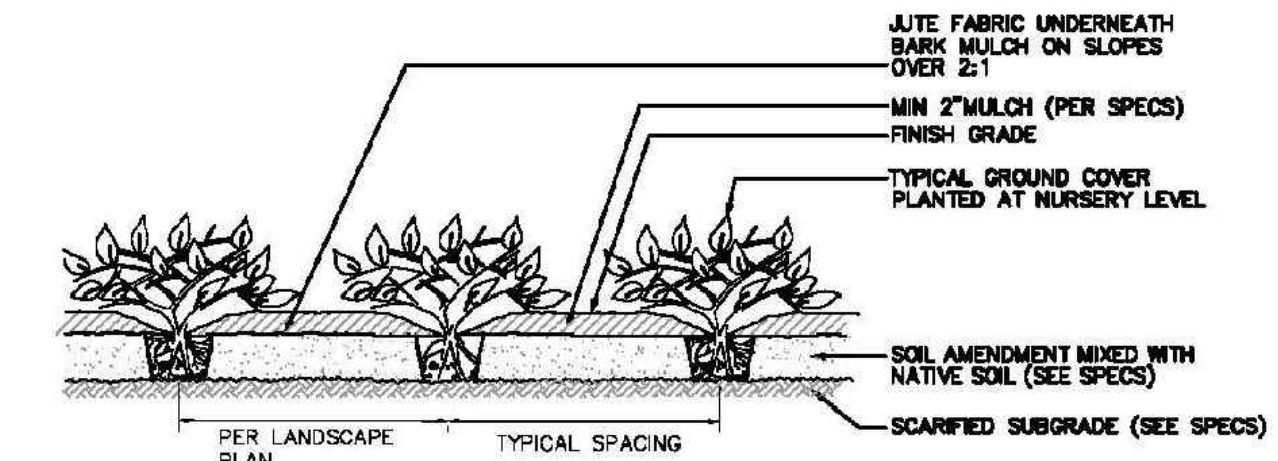
1 CONIFEROUS TREE PLANTING
NOT TO SCALE



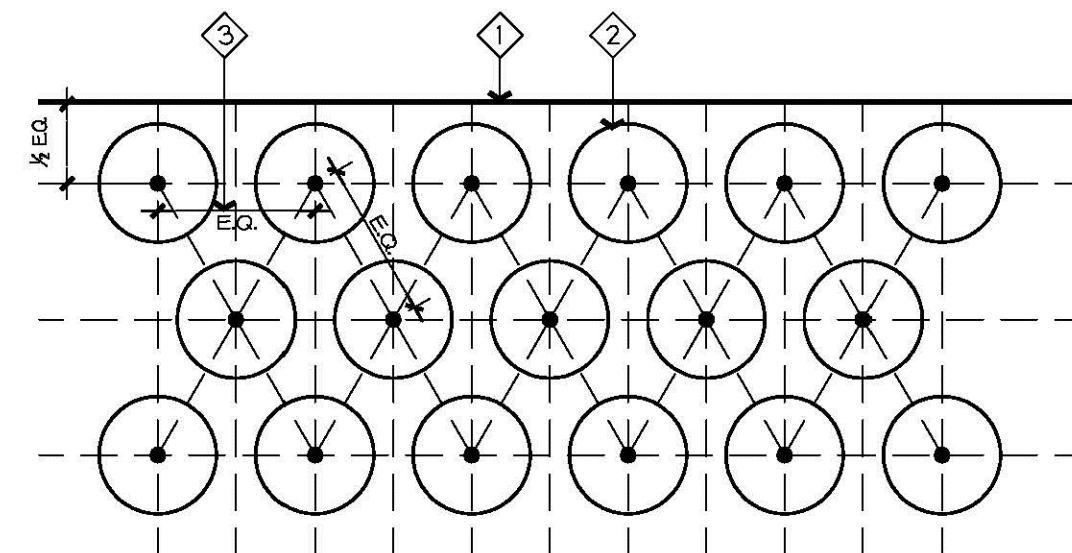
1 DECIDUOUS TREE PLANTING
NOT TO SCALE



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.

Registration



Design Team

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

Owner

Project

Mercer Island Shell Addition/Alteration

Issue/Revision

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Sheet Title

PLANTING DETAILS

Print Date
3/12/2020

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Sheet No.

L2

Registration



Design Team

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

Owner

-

Project

Mercer Island Shell Addition/Alteration

Issue/Revision

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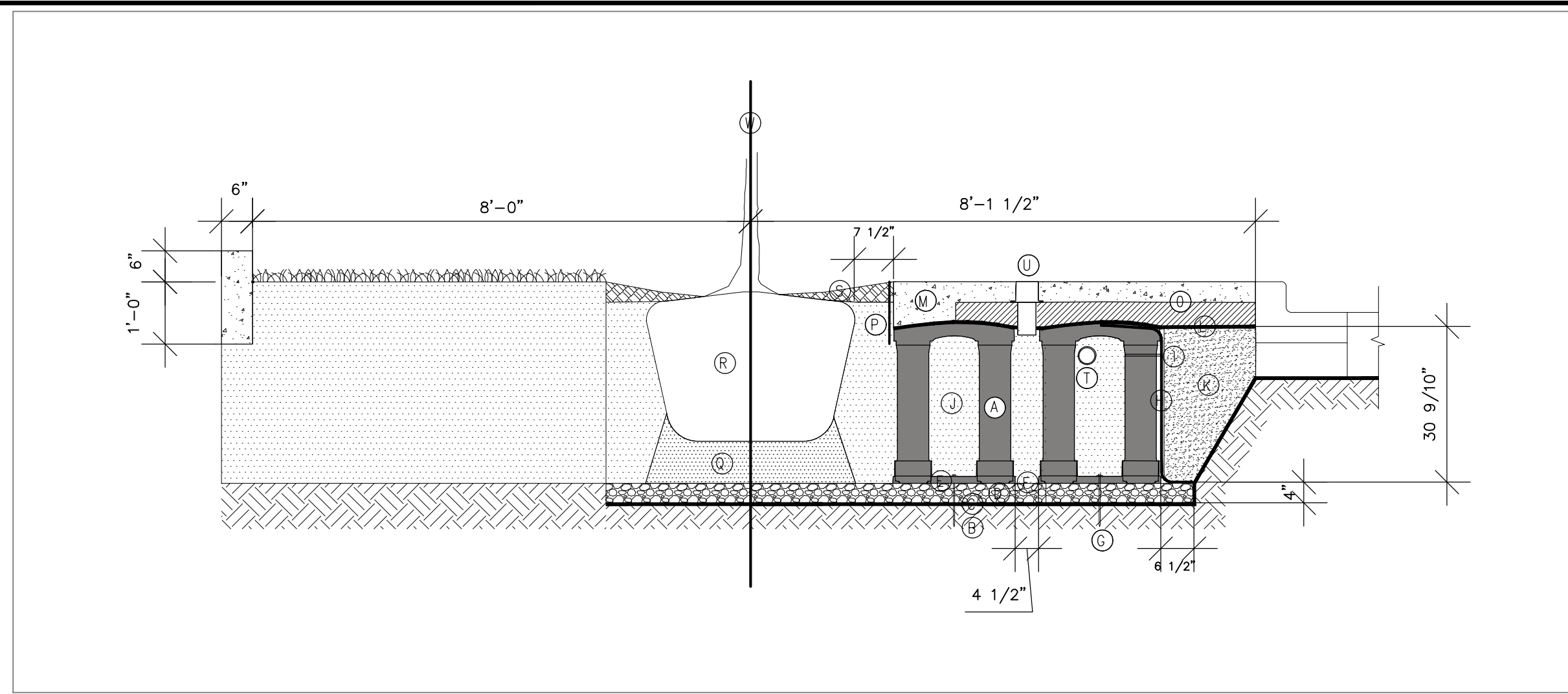
STREET TREES

Print Date
3/12/2020

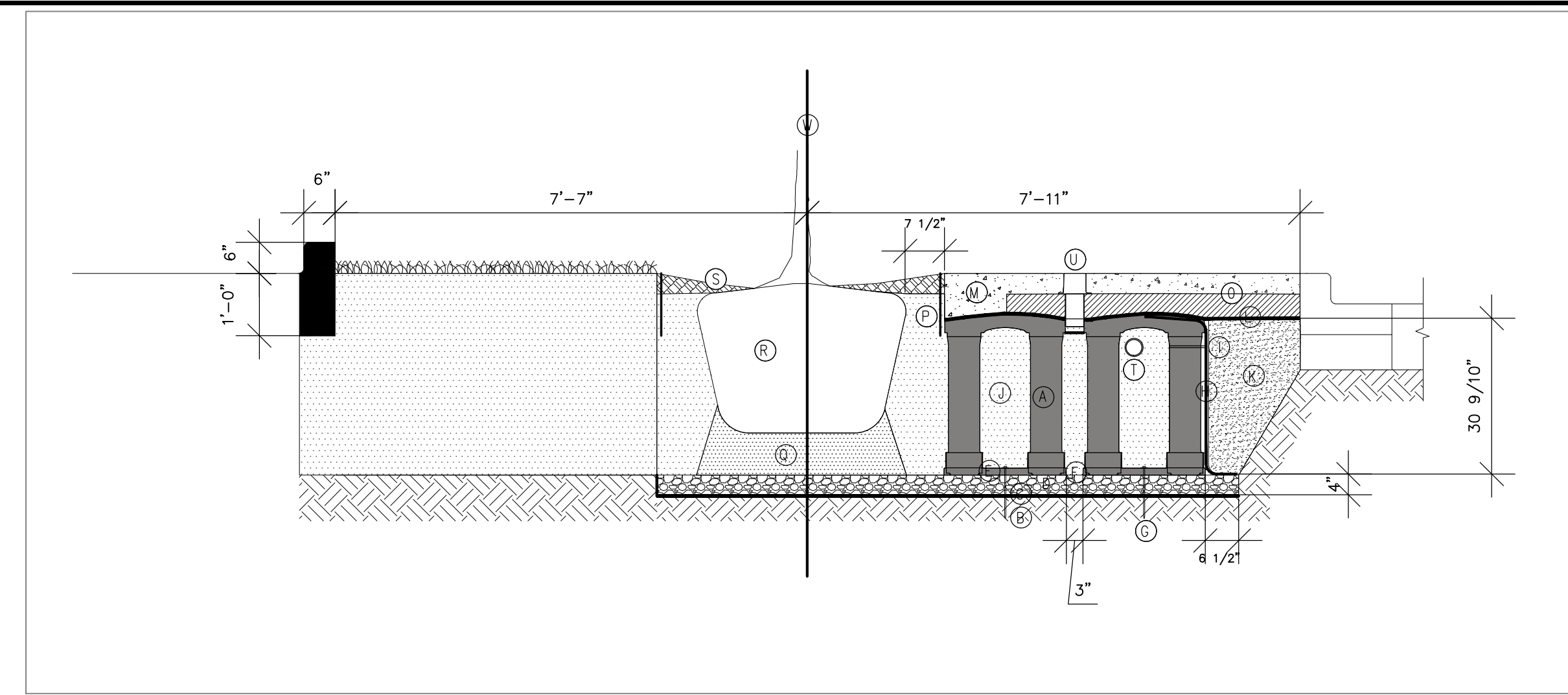
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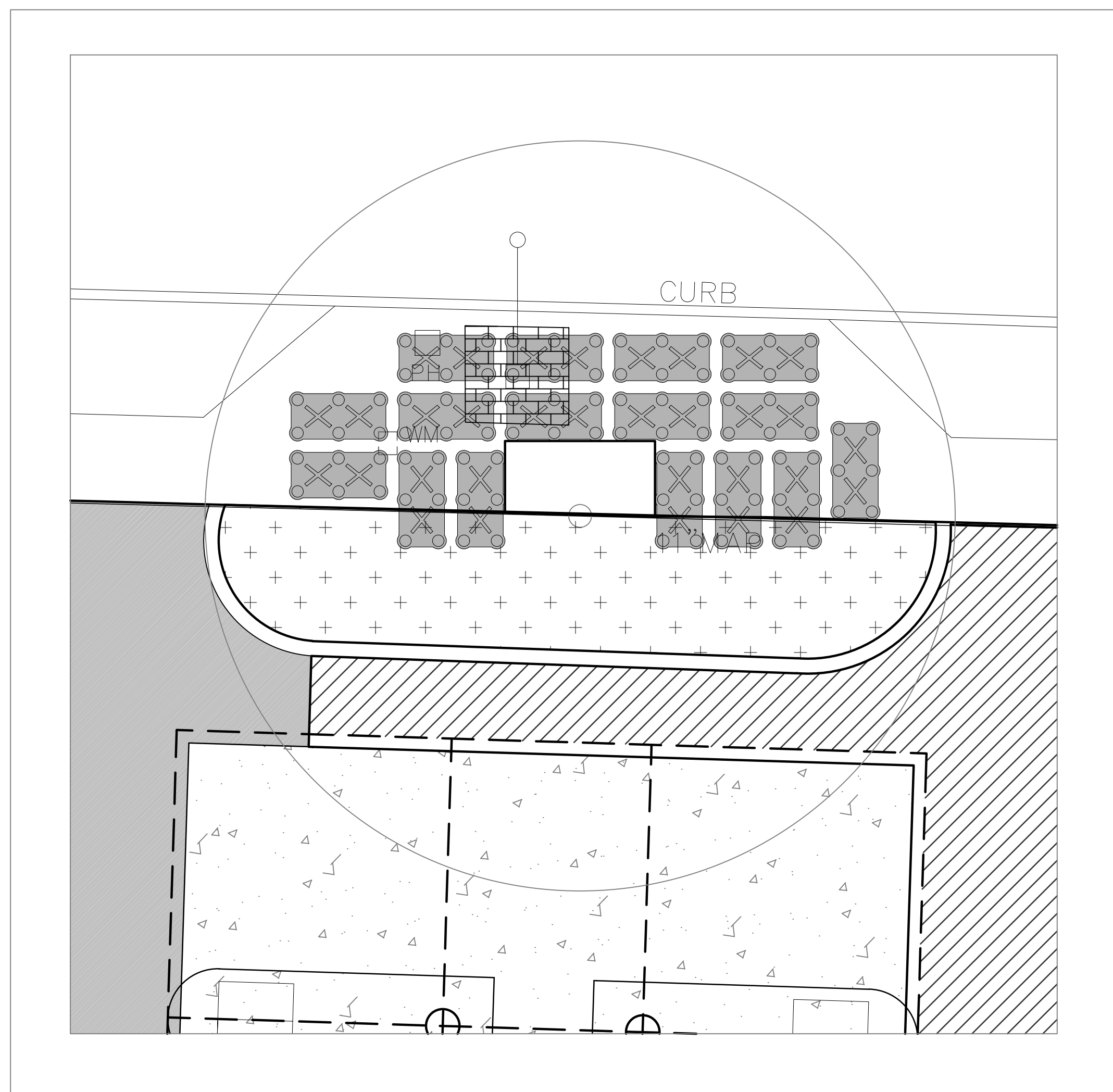
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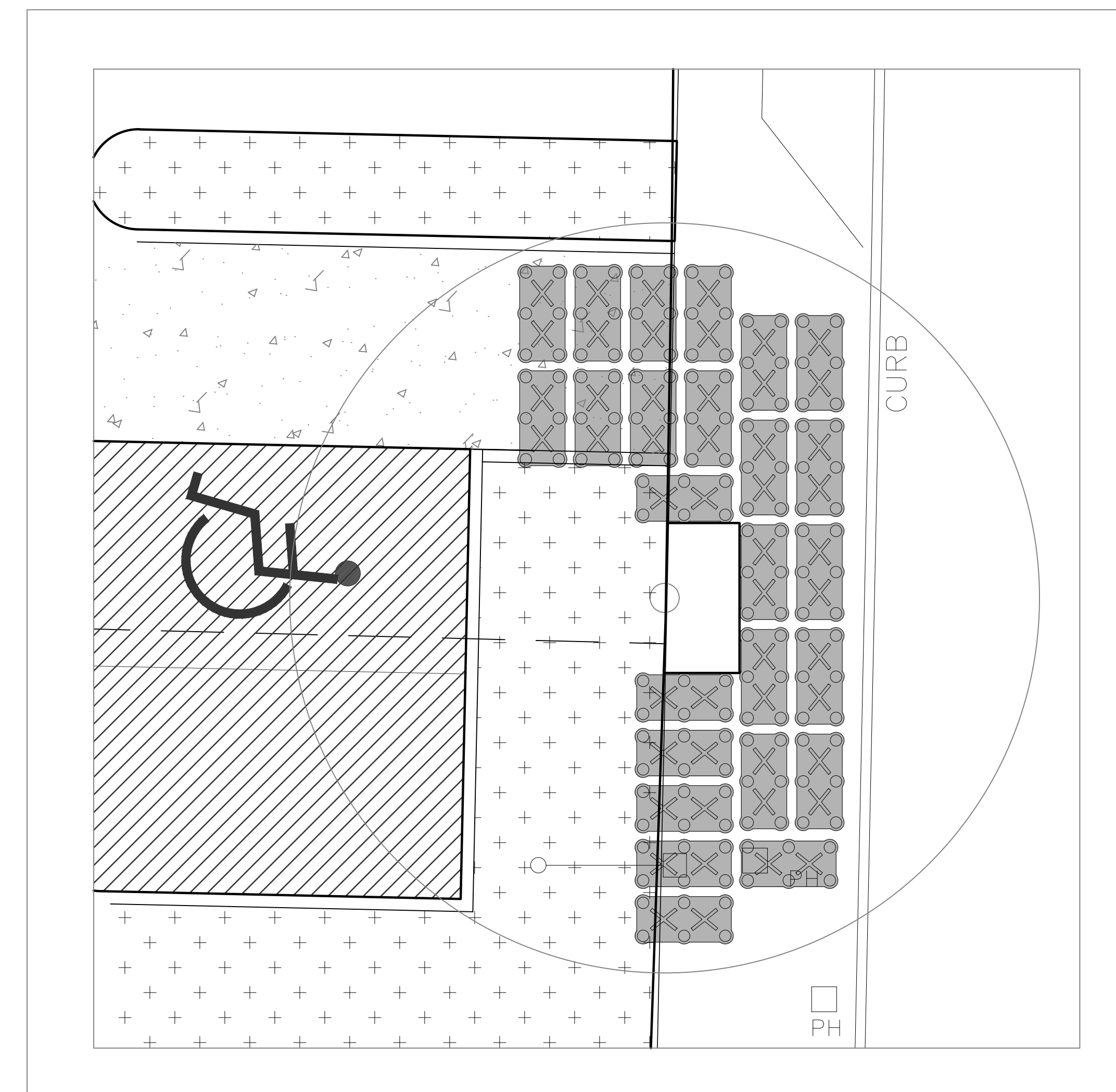
1 N STREET TREE SILVA CELL
1/2" = 1'-0"



2 E STREET TREE SILVA CELL
1/2" = 1'-0"



3 N STREET TREE SILVA CELL
1/4" = 1'-0"



4 E STREET TREE SILVA CELL
1/4" = 1'-0"

SILVA CELL SYSTEM 2X

KEY PLAN

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)	(K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS	(U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
(B) SUBGRADE, COMPACTED	(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION	(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE	(M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)	(W) PROPERTY LINE
(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR	(N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)	NOTES
(E) SILVA CELL BASE SLOPE, 10% MAX	(O) PAVEMENT AND AGGREGATE BASE PER PROJECT *	1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
(F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE	(P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT	2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE	(Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING	3. PROVIDE SUPPLEMENTAL IRRIGATION
(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)	(R) ROOT BALL	4. DO NOT SCALE DRAWINGS
(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED	(S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS	
(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR	(T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED	

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	AGGREGATE BASE COURSE
4" CONCRETE	4" AGGREGATE
3" PAVEMENT	12" AGGREGATE
4" ASPHALT	12" AGGREGATE
2 5/8" PAVER	5" CONCRETE