

SHIELD CONVENIENCE STORE ADDITION/ALTERATION

7833 SE 28TH ST
MERCER ISLAND, WA 98040

KAUL DESIGN ARCHITECTURE, PLLC



1733 FERNDAL 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

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A1.1 FLOOR PLAN

A2.1 EXTERIOR ELEVATIONS

L1 PLANTING PLAN

L2 PLANTING DETAILS

L3 STREET TREES

L4 SILVA CELL SPECS

TP-1 TREE PROTECTION PLAN

E1.0 SITE LIGHTING

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 FERNDAL 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
5	4-14-22	SITE DEVELOP REVS

Sheet Title

**COVER
SHEET**

Print Date

3/12/2020

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Sheet No.

A0.0

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

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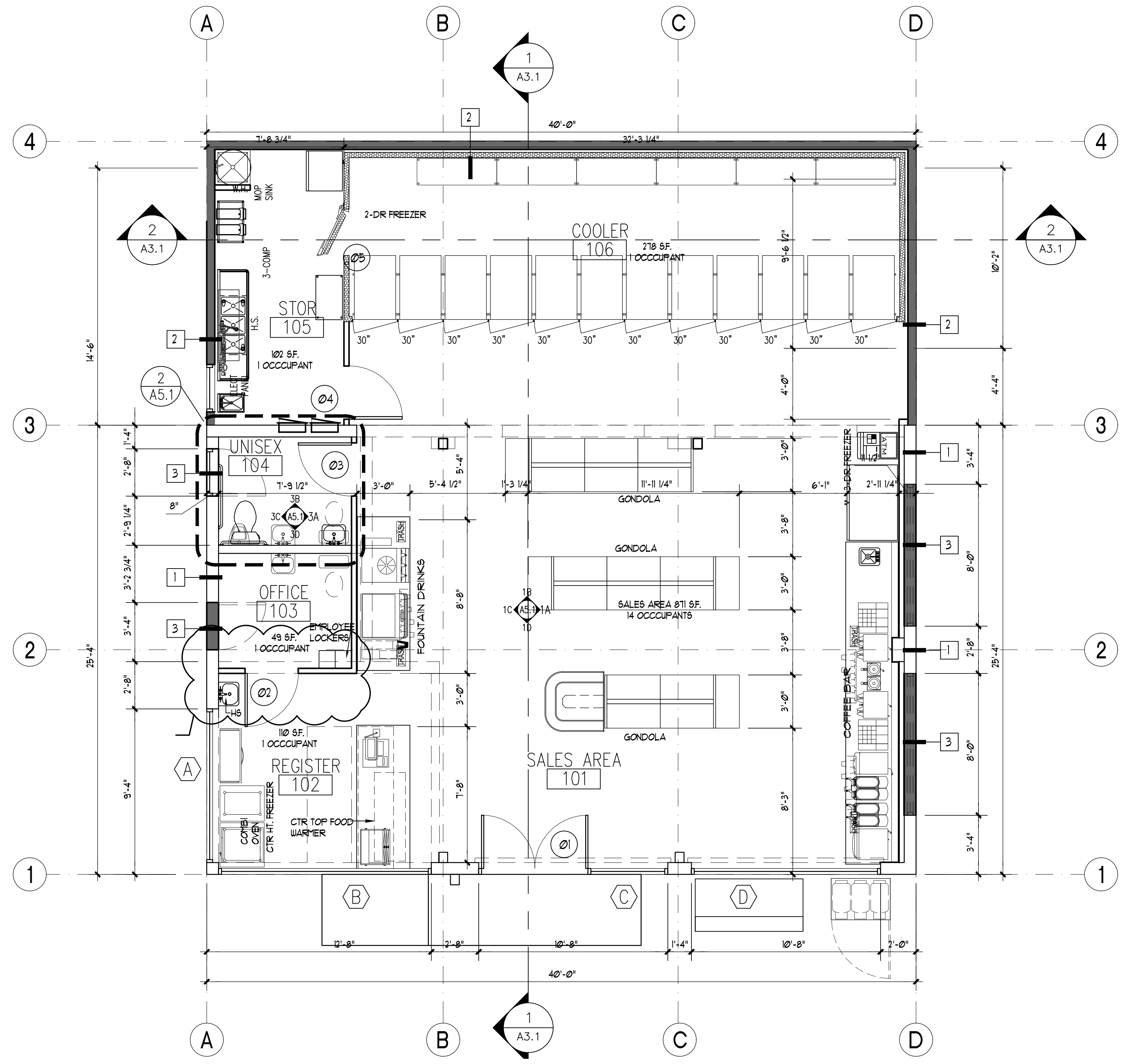
FLOOR PLAN

Print Date
 3/12/2020

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Sheet No.

A11



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

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 HARDWARE
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.	

DELAYED 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 (67 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. 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 fill; 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/A8.2
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			
<p>WALL TYPE 1</p>	<p>WALL TYPE 2</p>	<p>WALL TYPE 3</p>	<p>WALL TYPE 4</p>
<p>CONSTRUCTION</p> <p>1- EXISTING 8" CORE BLOCK 2- 5/8" FIRECODE CYP. 3- DRINKING 7- EPS FINISH PER EXTERIOR ELEVATIONS</p>	<p>CONSTRUCTION</p> <p>1- 2x4 WOOD STUDS PER STRUCT 2- 5/8" FIRECODE CYP. 3- VAPOR BARRIER 4- R-21 BATT INSUL 5- SHEATHING PER STRUCT 6- WEATHER RESISTANCE BARRIER 7- EPS PER EXTERIOR ELEVATIONS</p>	<p>CONSTRUCTION</p> <p>1- INFILL 8" CORE BLOCK 7- EPS FINISH PER EXTERIOR ELEVATIONS</p>	<p>CONSTRUCTION</p> <p>1- 5/8" FIRECODE CYP. 2- 2x4 WOOD FRAMING</p>

Registration



Design Team

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

Owner

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Project

Mercer Island Shell Addition/Alteration

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EXTERIOR ELEVATIONS

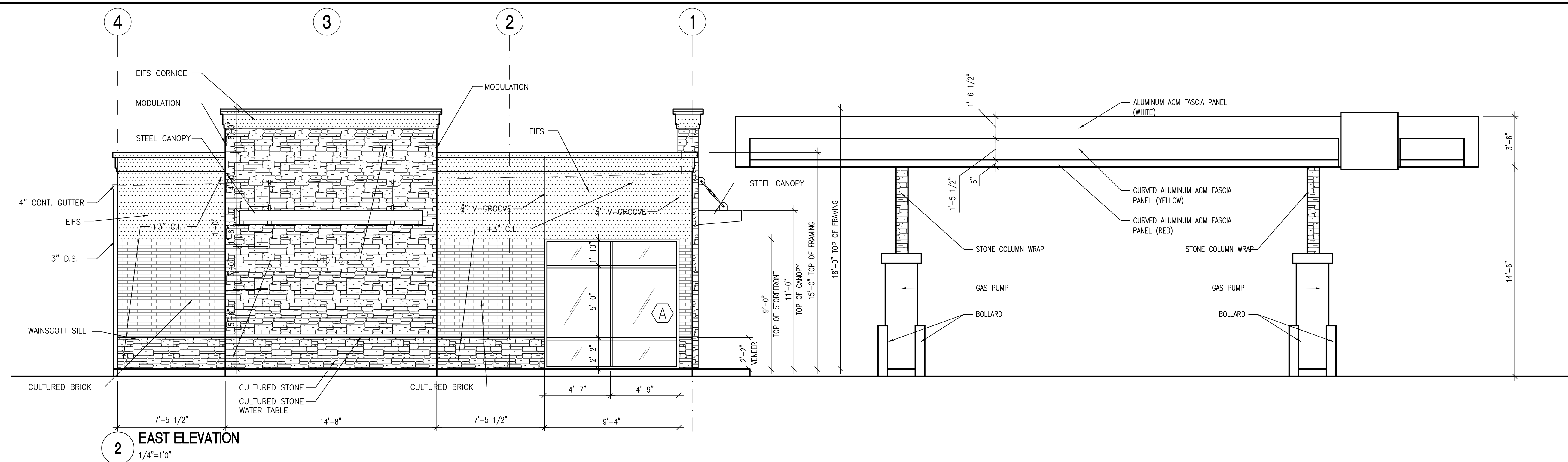
Print Date

3/12/2020

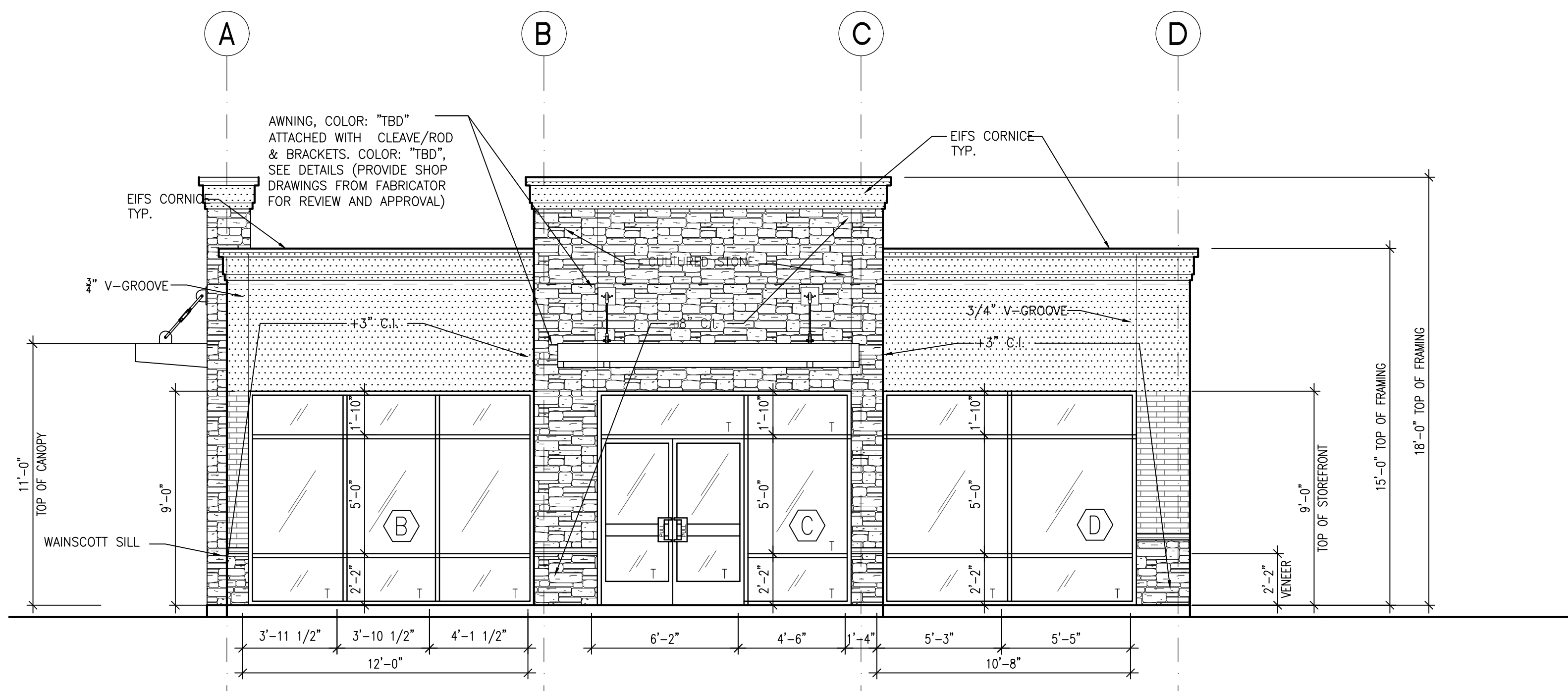
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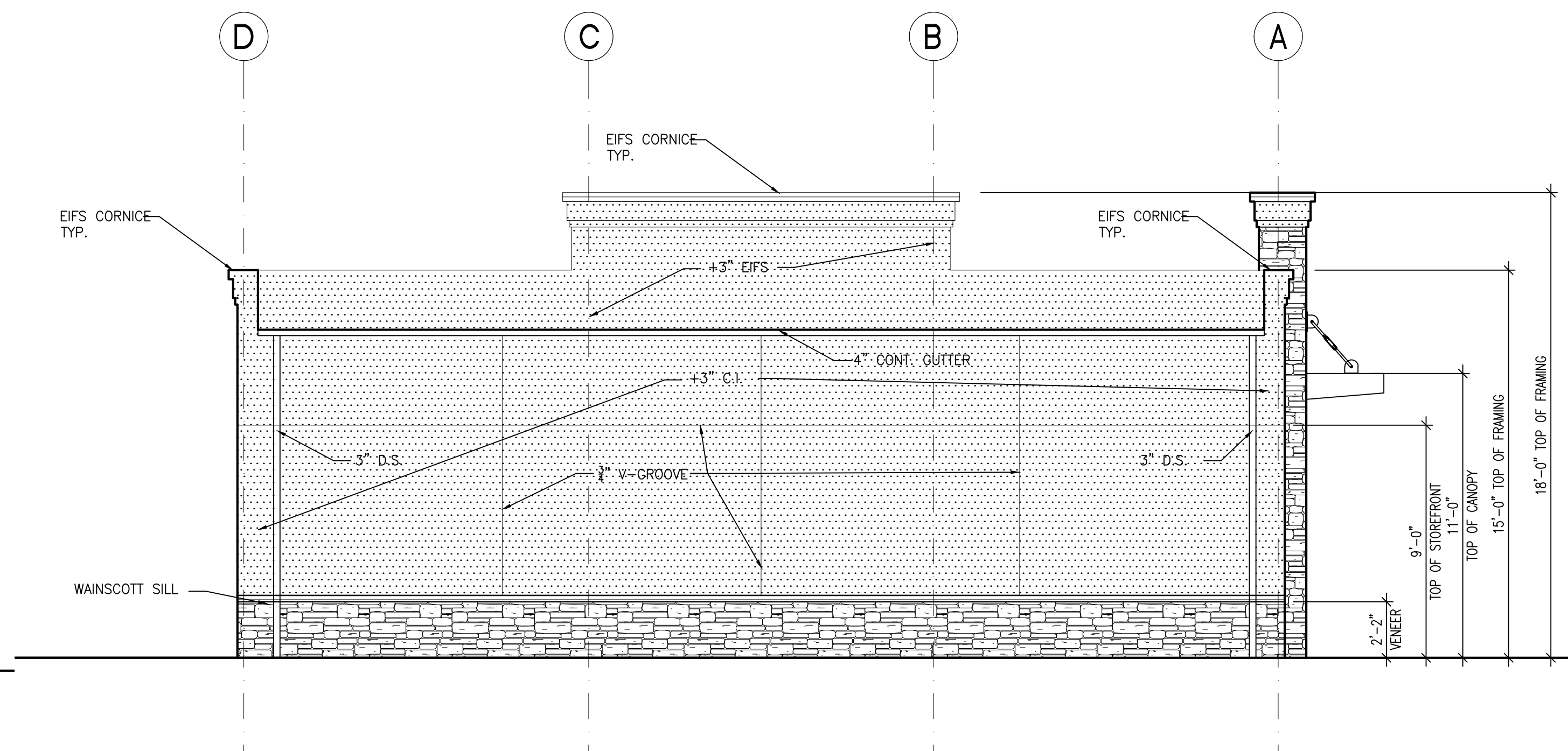
A2.1



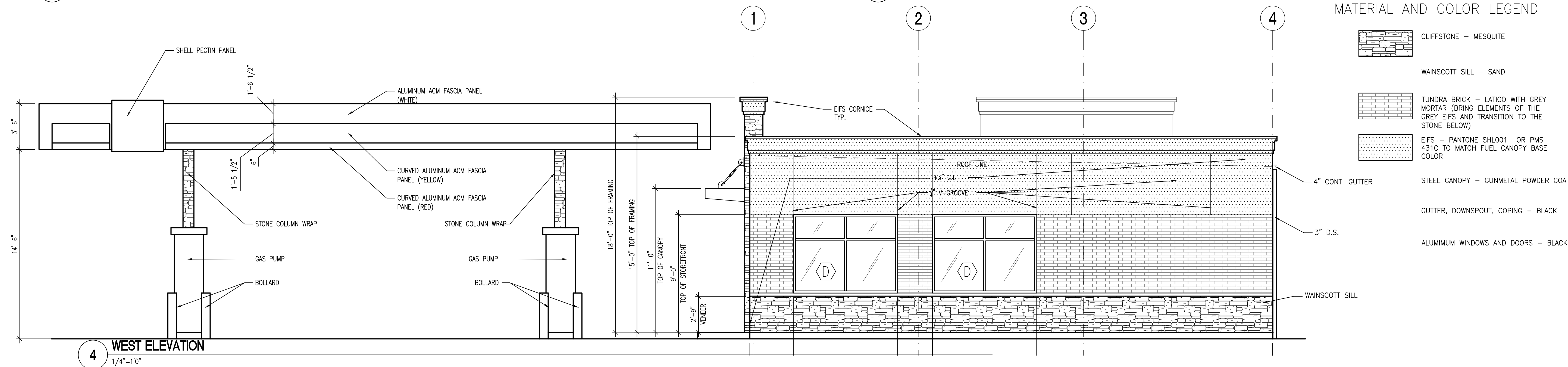
2 EAST ELEVATION
 1/4"=1'0"



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



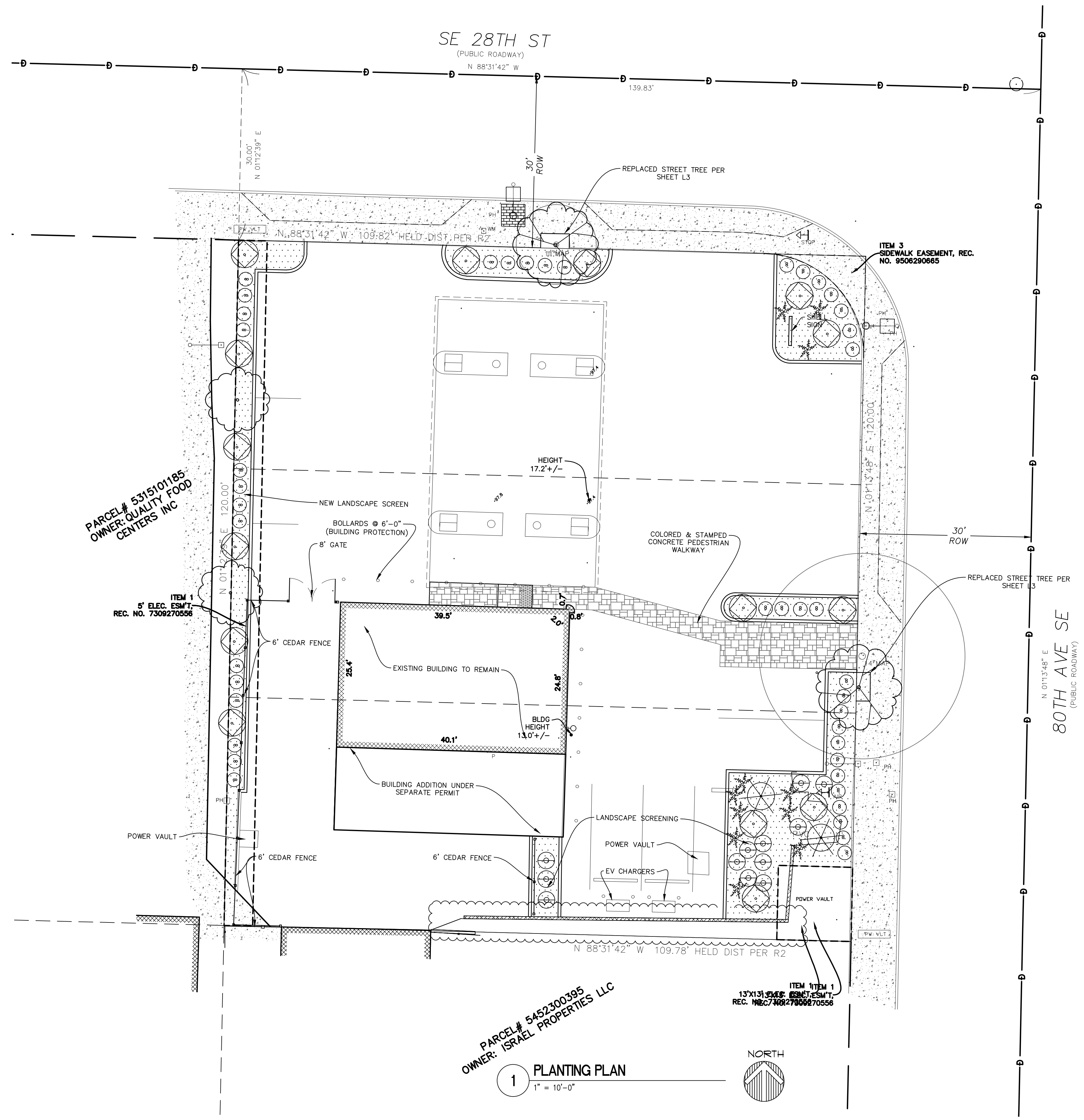
3 SOUTH ELEVATION
 1/4"=1'0"



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

MATERIAL AND COLOR LEGEND

- CLIFFSTONE - MESQUITE
- WAINSCOTT SILL - SAND
- TUNDRA BRICK - LATIGO WITH GREY MORTAR (BRING ELEMENTS OF THE GREY EIFS AND TRANSITION TO THE STONE BELOW)
- EIFS - PANTONE SHL001 OR PMS 431C TO MATCH FUEL CANOPY BASE COLOR
- STEEL CANOPY - GUNMETAL POWDER COAT
- GUTTER, DOWNSPOUT, COPING - BLACK
- ALUMINUM WINDOWS AND DOORS - BLACK



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. "Marieselti" / 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.

Registration



Design Team

KDA
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 BK
Drawn
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 GSA-01

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PLANTING PLAN

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Sheet No.

L1

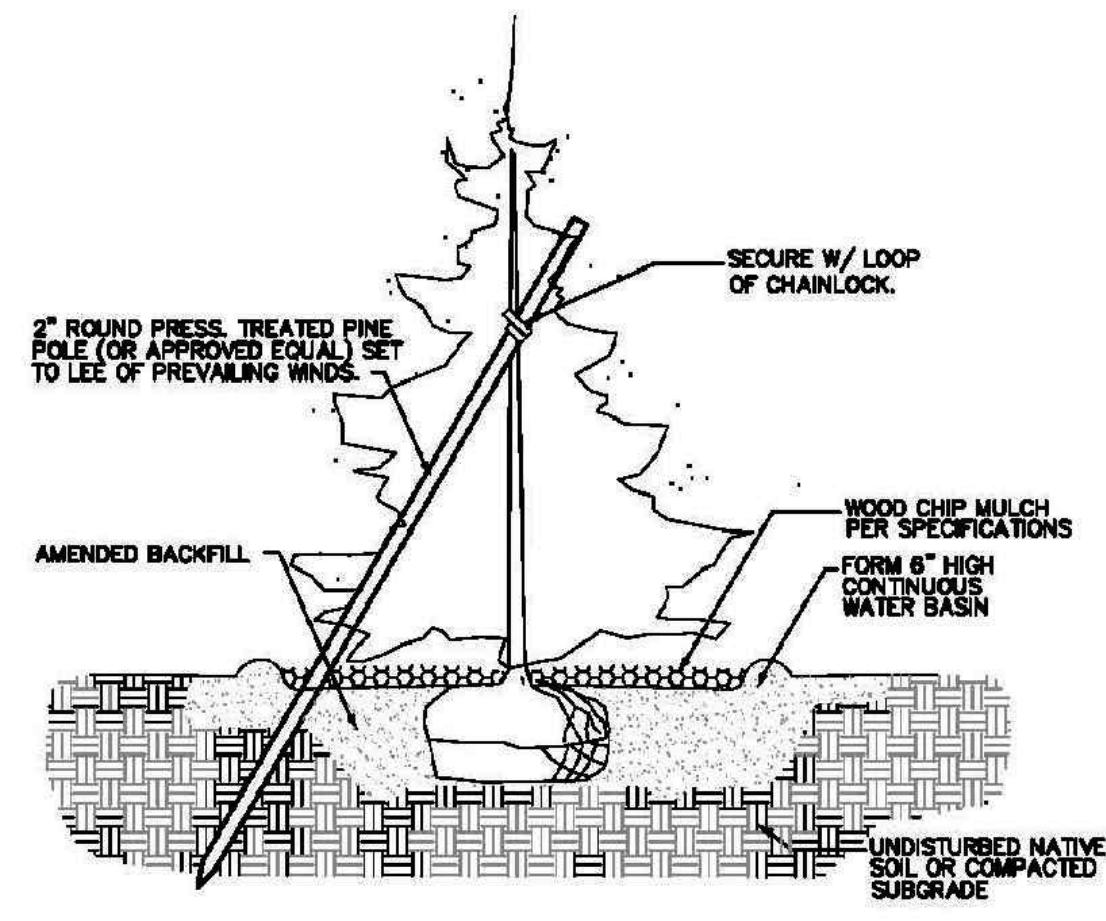
PARCEL # 5452300395
 OWNER: ISRAEL PROPERTIES LLC
1 PLANTING PLAN
 1" = 10'-0"

ITEM 1
 13'x13' ELEC. ESM'T.
 REC. NO. 7309270556

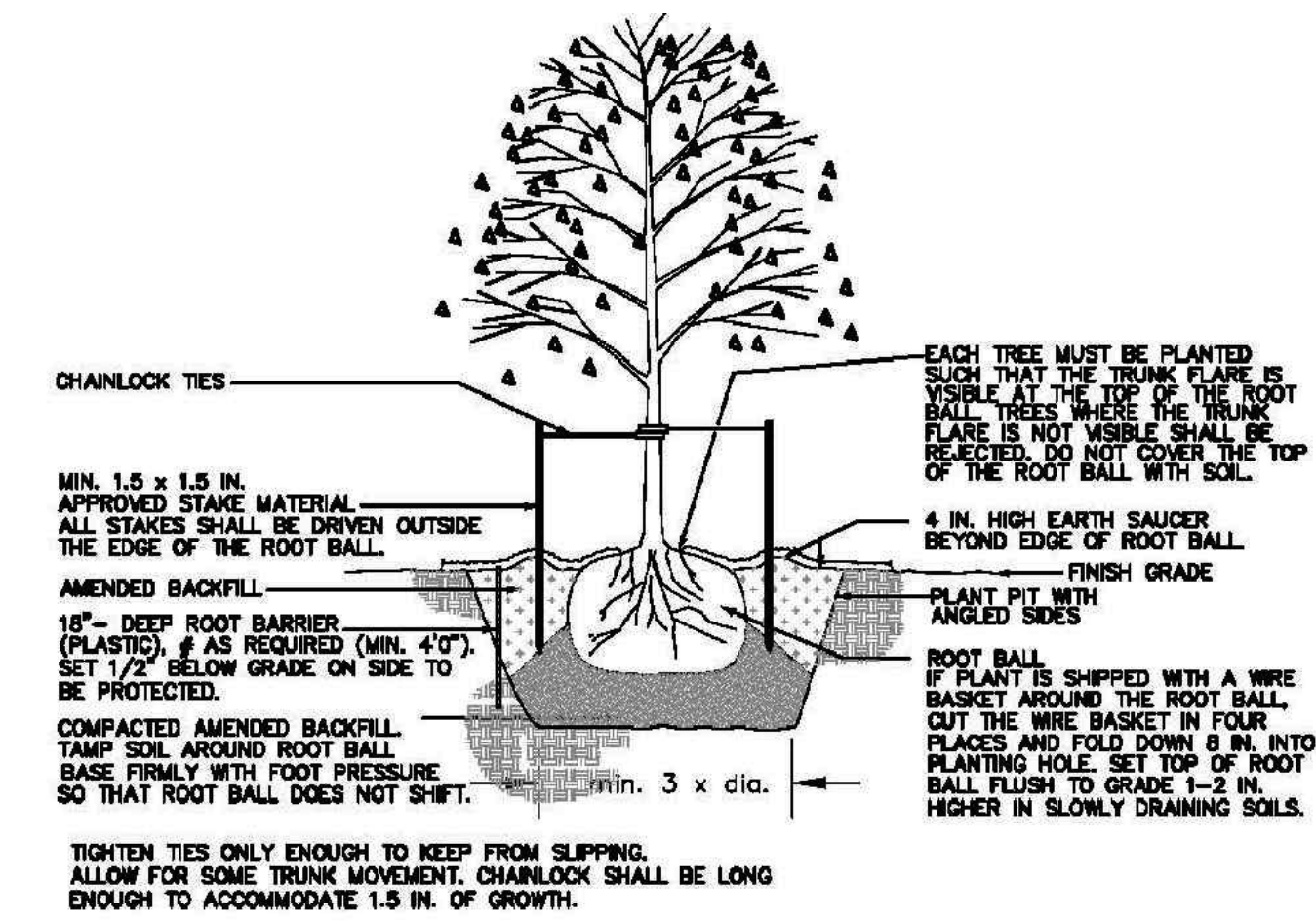
ITEM 3
 SIDEWALK EASEMENT, REC.
 NO. 9506290665

PARCEL # 5315101185
 OWNER: QUALITY FOOD CENTERS INC

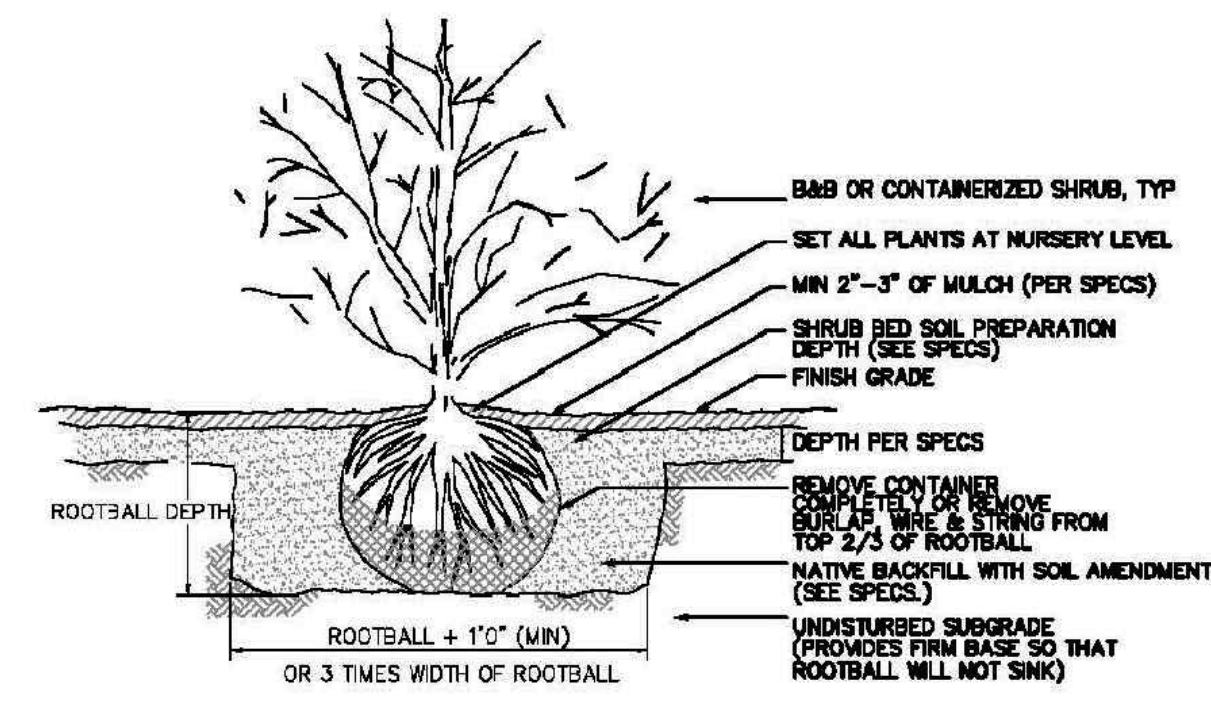
ITEM 1
 5' ELEC. ESM'T.
 REC. NO. 7309270556



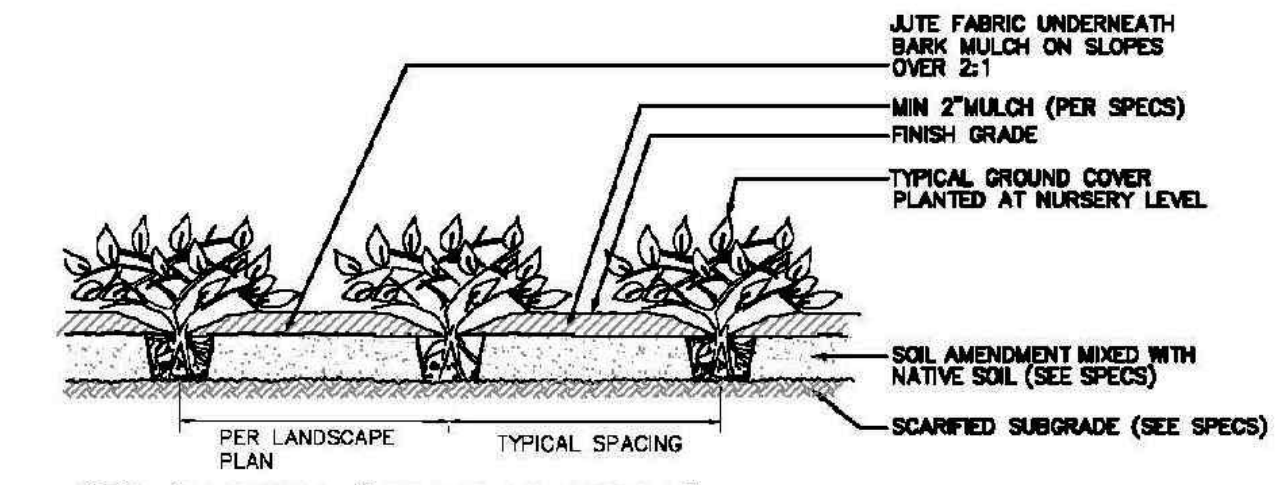
1 CONIFEROUS TREE PLANTING
 NOT TO SCALE



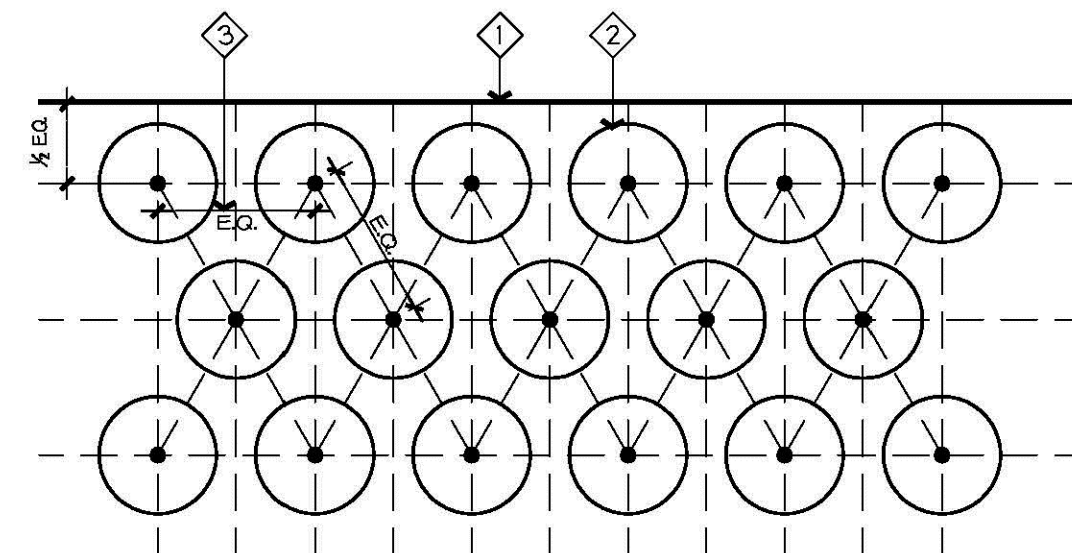
1 DECIDUOUS TREE PLANTING
 NOT TO SCALE



2 SHRUB PLANTING
 NOT TO SCALE



3 GROUND COVER PLANTING
 NOT TO SCALE

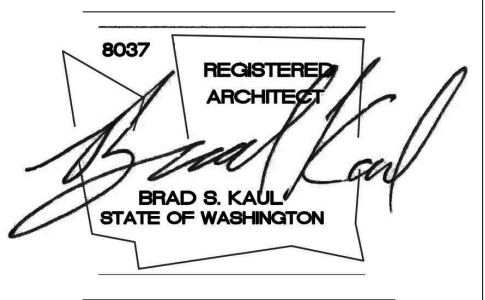


- GENERAL NOTES**
- ① BUILDING, PAVEMENT EDGE OR LAWN HEADER
 - ② GROUND COVER OR SHRUB PLANTING
 - ③ E.G. - EQUAL DISTANCE. SEE PLANT LIST FOR DIMENSION

- 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
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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
5	4-14-22	SITE DEVELOP REVS

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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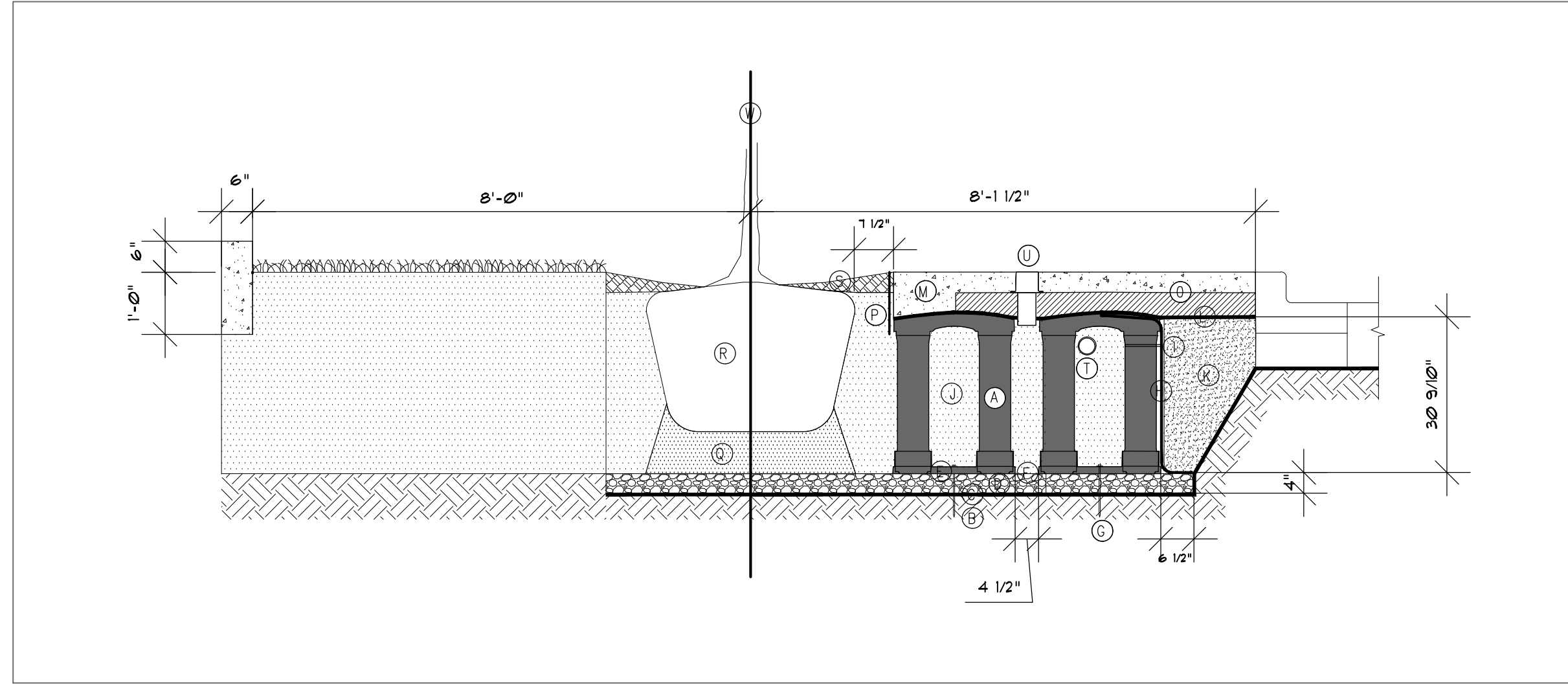
STREET TREES

Print Date
 3/12/2020

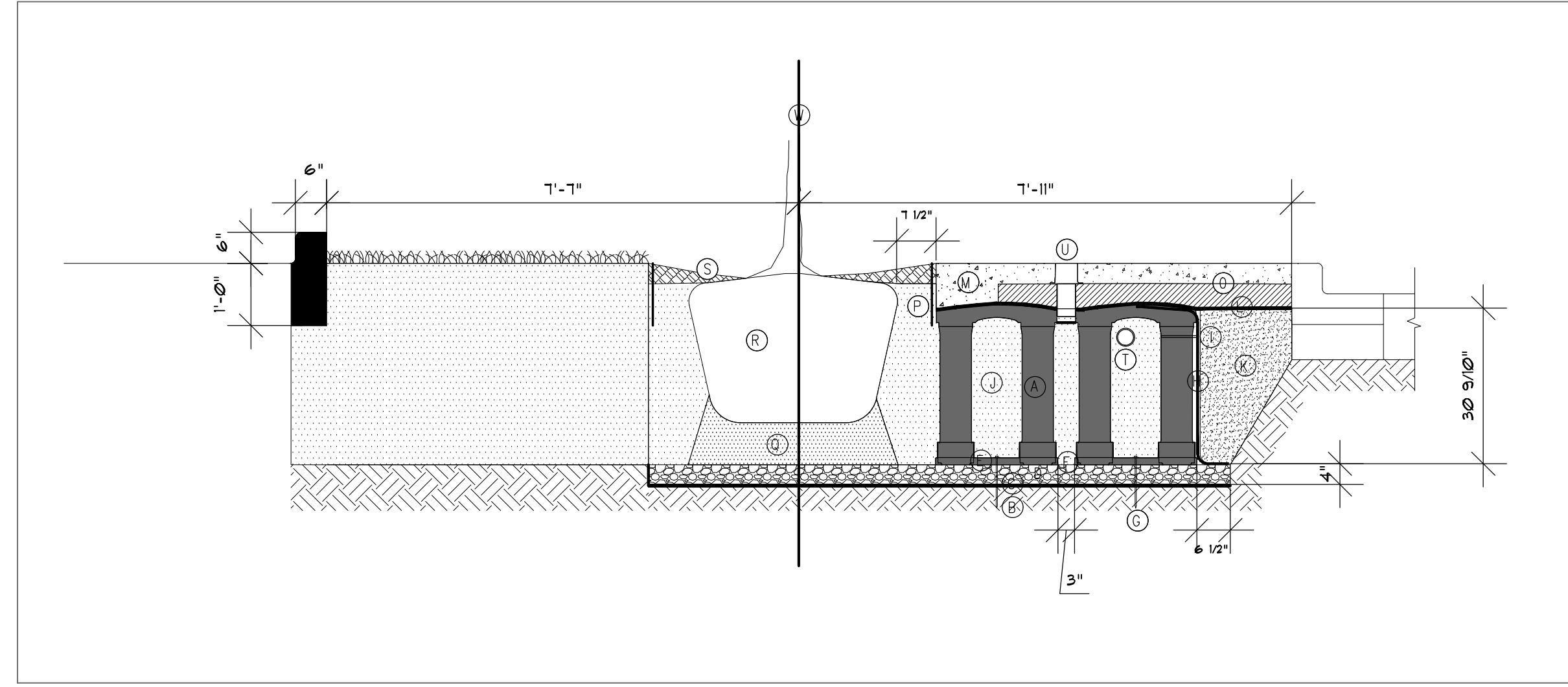
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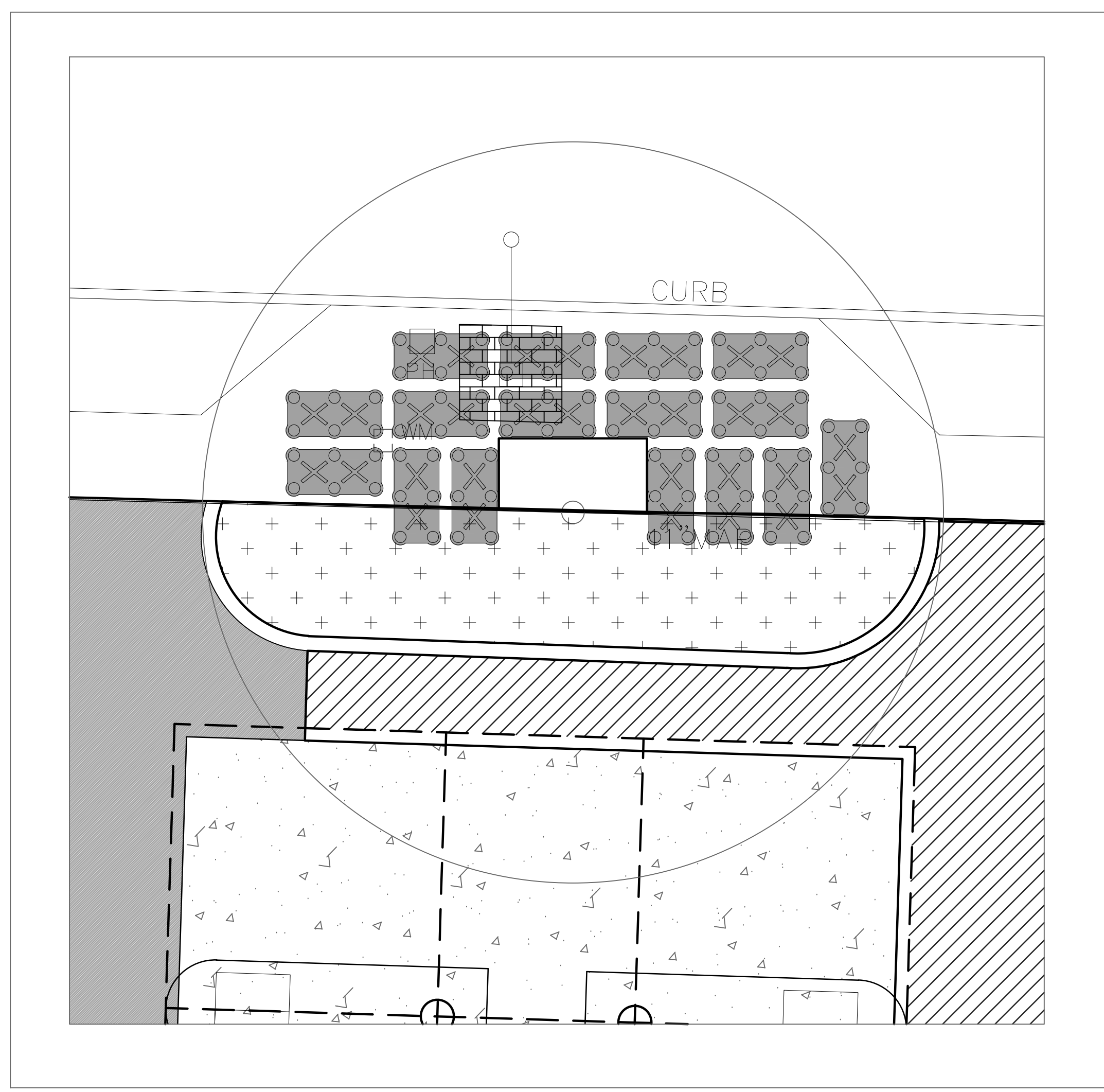
L3



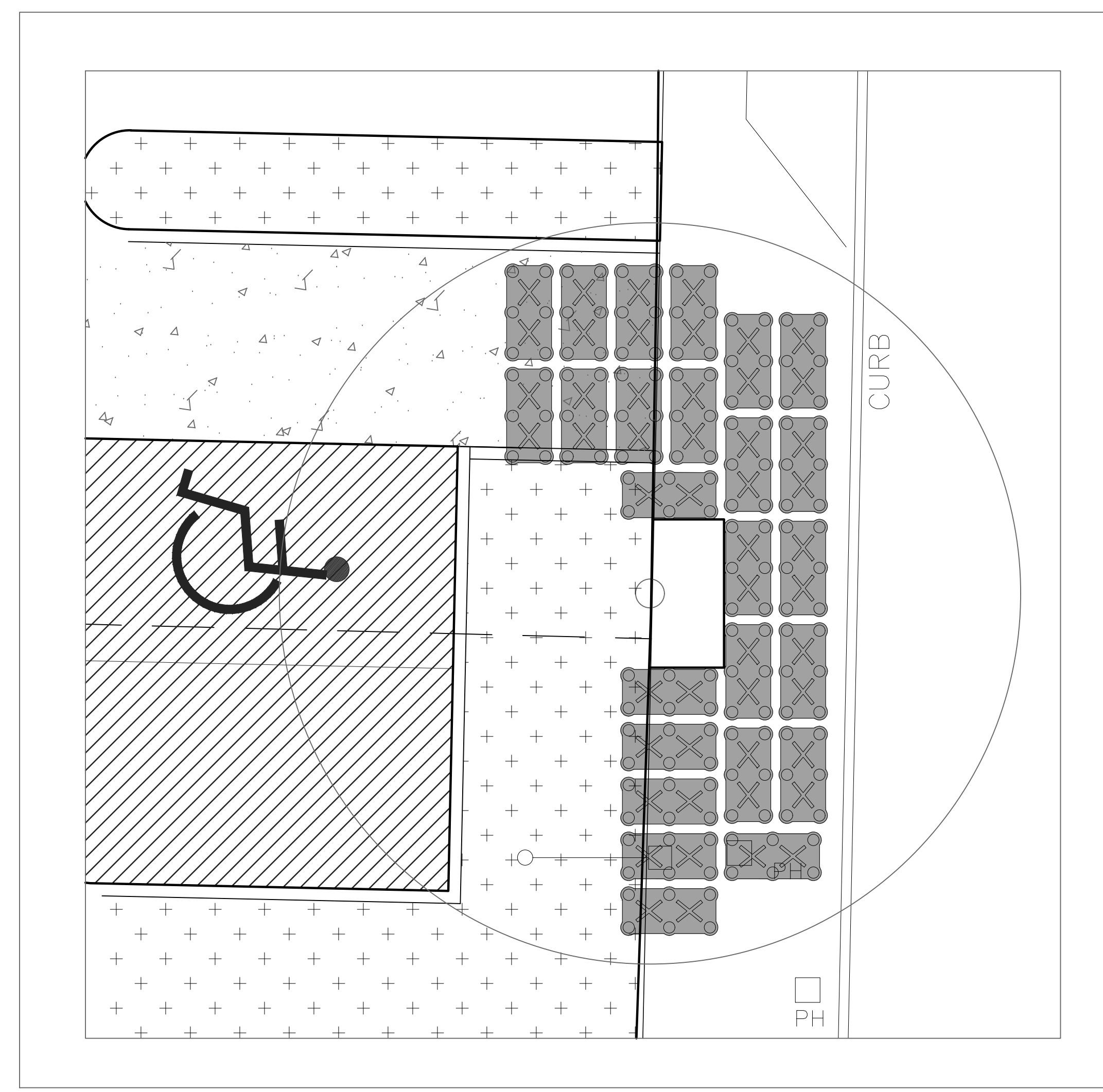
1 N STREE TREE SILVA CELL
 1/2" = 1'-0"



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



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



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

SILVA CELL SYSTEM 2X

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)
- (W) PROPERTY LINE

NOTES

- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- PROVIDE SUPPLEMENTAL IRRIGATION
- DO NOT SCALE DRAWINGS

***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

SECTION 32 94 51

SILVA CELLS ("SILVA CELL SYSTEM")

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes:
1. Silva Cell system for planting and paving, including Silva Cell assemblies and related accessories.
2. Other materials including, but not limited to, geotextile, geogrid, aggregate, subbase material, backfill, root barrier, Water + Air System, and planting soil.
B. Materials Installed But Not Furnished Under This Section:
1. Planting soils are furnished in Section 32 94 56 - Planting Soil for Silva Cells.
C. Related Requirements:
1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.03 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Conference: Prior to installation of the Silva Cell system and associated Work, meet with the Contractor, Silva Cell system installer and their field supervisor, manufacturer's technical representative, the [Engineer], the Owner at the Owner's discretion, and other entities concerned with the Silva Cell system performance.
1. Provide at least 72 hours advance notice to participants prior to convening preinstallation conference.
2. Introduce and provide a roster of individuals in attendance with contact information.
3. The preinstallation conference agenda will include, but is not limited to the review of:
a. Required submittals both completed and yet to be completed.
b. The sequence of installation and the construction schedule.
c. Coordination with other trades.
d. Details, materials and methods of installation.
1) Review requirements for substrate conditions, special details, if any, installation procedures.

- 2) Installation layout, procedures, means and methods.
e. Mock-up requirements.
B. Sequencing and Scheduling:
1. General: Prior to beginning Work of this Section, prepare a detailed schedule of the Work involved for coordination with other trades.
2. Schedule utility installations prior to beginning Work of this Section.
3. Where possible, schedule the installation of the Silva Cell system after the area is no longer required for use by other trades and Work. Where necessary to prevent damage, protect installed system if Work must occur over or adjacent to the installed Silva Cell system.

1.04 Soil Specifications

Imported topsoil: Fertile, friable soil loam topsoil suitable for the germination of seeds and the support of vegetative growth meeting the following criteria:

- 1. Soil texture: USDA loam, sandy clay loam or sandy loam with clay content between 15 and 35 percent; a combined clay/silt content of no more than 60 percent; and sand between 35 and 65 percent.
2. Except where noted, imported topsoil shall NOT have been screened and shall retain soil peds (clumps/clods) larger than 2 inches (50 mm) in diameter throughout the stockpile after harvesting.
a. Light screening through a 2-inch (50 mm) square or larger opening will be permissible in soils with clay content of 20 percent or greater if required to break up large peds (clumps/clods) or remove coarse roots and stones.
b. Retained soil peds (clumps/clods) shall be the same color on the inside as is visible on the outside surface of the ped.
3. Soil objects larger than 1/4 inch (6.24 mm) in diameter: Imported topsoil shall contain less than 5 percent total volume of the combination of all objects 1 to 8 inch (25 mm to 200 mm) in their largest dimension including clumps/clods of heavy clay, sandy clay or silty clay subsoil, debris, refuse, roots, stones, sticks, brush, and or litter. The soil shall contain less than 8 percent by volume total of the above objects 1/4 inch to 1 inch (6.24 mm to 25 mm) in diameter. Remove all objects larger than 8 inch (200 mm) in its longest dimension.
a. Meet the above requirement by utilizing acceptable soils sources rather than soil screening.

- 4. Imported topsoil may be a harvested soil from fields or development sites or purchased from suppliers who collect and process soil. The organic content and particle size distribution shall be the result of natural soil formation. Manufactured soils where sand, composted organic material or other additives have been added to the soil to meet the requirements of imported topsoil shall not be acceptable.
5. pH value shall be between 5.5 and 7.5.
6. Percent Organic Matter (OM): 3 to 5 percent, by dry weight.
7. Soluble Salt Level: Less than 2 mmho/cm.
8. Soil nutrient chemistry suitable for growing the plants specified or after modification.
9. Germinating seedlings from seeds in the soil shall be removed within one month of germination whether during the period the soil is being stored or after installation, including during the warranty period of the plants.

3.05 SUBGRADE COMPACTION

- A. Compact subgrade to a minimum of 95 percent of maximum dry density at optimum moisture content in accordance with ASTM D698, Standard Proctor Method, or as approved by the Owner's geotechnical representative.
B. Do not exceed 10 percent slope for subgrade profile in any one direction. If the 10 percent slope is exceeded, contact manufacturer's representative for directions on how to proceed

3.06 INSTALLATION OF GEOTEXTILE OVER SUBGRADE

- A. Install geotextile over compacted subgrade.
1. Lay geotextile flat with no folds or creases.
2. Install the geotextile with a minimum joint overlap of 18 inches (450 mm).

3.07 INSTALLATION OF AGGREGATE SUBBASE BELOW SILVA CELL BASES

- A. Install aggregate subbase to the depths indicated on the Drawings.
B. Extend subbase aggregate a minimum of 6 inches (150 mm) beyond the base of the Silva Cell layout.
C. Compact aggregate subbase to a minimum of 95 percent of maximum dry density at optimum moisture content in accordance with ASTM D698, Standard Proctor Method.
D. Do not exceed 10 percent slope on the surface of the subbase. Where proposed grades are greater than 10 percent, step the Silva Cells to maintain proper relation to the finished grade.

3.08 INSTALLATION OF SILVA CELL BASE

- A. Install the Silva Cell system in strict accordance with manufacturer's instructions and as specified herein; where requirements conflict or are contradictory, follow the more stringent requirements.
B. Layout and Elevation Control:
1. Provide layout and elevation control during installation of the Silva Cell system to ensure that layout and elevations are in accordance with the Drawings. C. Establish the location of the tree openings in accordance with the Drawings. Once the trees are located, mark the inside dimensions of the tree openings on the prepared subbase.
D. Locate and mark other Project features located within the Silva Cell layout (e.g. light pole bases, utility pipes). Apply marking to identify the extent of the Silva Cell layout around these features. Follow the layout as shown on the Drawings to ensure proper spacing of the Silva Cell bases. Refer to the Drawings for offsets between these features and the Silva Cells.
E. Check each Silva Cell component for damage prior to placement. Reject cracked or chipped units.
F. Place the Silva Cell bases on the compacted aggregate subbase. Start at the tree opening and place Silva Cell bases around the tree openings as shown on the Drawings.
G. Working from tree opening to tree opening, place Silva Cell bases to fill in the area between tree openings.
1. Maintain spacing no less than 1 inch (25 mm) and no more than 6 inches (150 mm) apart, assuming geotextile covering the decks meets the specifications in section 2.04 paragraph C.
H. Follow the Silva Cell layout plan as shown on the Drawings.
I. Install Silva Cell bases around, over, or under existing or proposed utility lines, as indicated on the Drawings.
J. Level each Silva Cell base as needed to provide full contact with subbase. Adjust subbase material, including larger pieces of aggregate, so each base sits solidly on the surface of the subbase. Silva Cell bases that rock or bend over any stone or other obstruction protruding above the surface of the subbase material are not allowed. Silva Cell bases which bend into dips in the subbase material are not allowed. The maximum tolerance for deviations in the plane of the subbase material under the bottom of the horizontal beams of each Silva Cell base is 1/4 inch in 4 feet (6 mm in 1200 mm).
K. Anchor Silva Cell base with 2 anchoring spikes per base.
1. For applications where Silva Cells are installed over waterproofed structures, use wood blocking or similar spacing system consistent with requirements of the waterproofing system to maintain required spacing.
3.10 INSTALLATION OF STRONGBACKS, GEOGRID, BACKFILL AND PLANTING SOIL

- B. Install strongbacks on top of the Silva Cell posts by snapping into place over installed posts prior to installing planting soil and backfill.
1. Strongbacks are required only during the placement and compaction of the planting soil and backfill.
2. Move strongbacks as the Work progresses across the installation.
3. Remove strongbacks prior to the installation of the Silva Cell decks.
C. Install geogrid around the perimeter of the Silva Cell system where the compacted backfill and planting soil interface.
1. Do not place geogrid between the edge of the Silva Cells and adjacent planting areas.
2. Cut the geogrid to allow for a 6-inch (150-mm) overlap at the Silva Cell base and a 12-inch (300-mm) overlap at the Silva Cell deck.
3. Provide a minimum 12-inch (300-mm) overlap between adjacent sheets of geogrid.
4. Secure geogrid with cable ties below the top of the posts, along the post ridges.
D. Place the first lift of backfill material loosely around the perimeter of the Silva Cell system, between the geogrid and the sides of the excavation. Place backfill to approximately the midpoint of the Silva Cell post. Do not compact.
E. Place the first lift of planting soil in the Silva Cell system to approximately the midpoint of the Silva Cell post.
1. Level the planting soil throughout the system.
2. Walk-through the placed planting soil to remove air pockets and settle the soil.
a. Lightly compact soils by walking through the soil following placement.
b. Walk through compaction shall result in 75-85 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method. Do not exceed root limiting compaction for the given soil type.
F. Compact the first lift of backfill material, previously spread, to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method or in accordance with Project Specifications for hardscape areas, whichever is greater.
G. Add and compact additional backfill material so that the final finished elevation is at approximately the same level of the placed planting soil within the Silva Cells.
1. Maintain the geogrid between the Silva Cell system and the backfill material at all times.
H. Place the second lift of backfill material loosely around the perimeter of the Silva Cell system, between the geogrid and the sides of the excavation so that the material is 2 to 3 inches below the top of the posts. Do not compact.

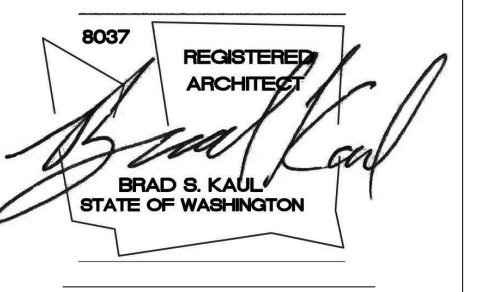
- I. Place the second lift of planting soil inside of the Silva Cell to the bottom of the strongbacks. Walk through compact.
3.12 INSTALLATION OF SILVA CELL DECK
A. Obtain final approval by the [Engineer] of planting soil installation prior to installation of the Silva Cell decks.
B. Remove strongbacks, level out the planting soil, and immediately install decks over the posts below. Place deck over the top of the posts. Push decks down until the deck clips lock into the posts, snapping the deck into place.
C. Fold the 12 inches (300 mm) of geogrid onto the top of the decks.
3.13 FINAL BACKFILL PLACEMENT AND COMPACTION
A. Place and compact final lift of backfill material to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method, such that the backfill is flush with the top of the installed deck. Do not allow compacting equipment to come in contact with the decks.
3.14 INSTALLATION OF GEOTEXTILE AND AGGREGATE BASE COURSE OVER THE DECK
A. Ensure geotextile meets the specifications in section 2.04 paragraph C.
B. Place geotextile over the top of the deck and extend to the edge of the excavation. Overlap joints a minimum of 18 inches (450 mm). Leave enough slack in the geotextile for the aggregate base course to push the geotextile down in the gaps in between the decks.
C. Install the aggregate base course (including aggregate setting bed if installing unit pavers) over the geotextile immediately after completing the installation of the fabrics. Work the aggregate from one side of the layout to the other so that the fabric and aggregate conform to the Silva Cell deck contours.
D. Maintain equipment used to place aggregate base course completely outside the limits of the Silva Cell excavation area to prevent damage to the installed system.
E. For large or confined areas, where aggregate cannot easily be placed from the edges of the excavated area, obtain approval for the installation procedure and types of equipment to be used in the installation from the Silva Cell manufacturer.
F. Compact aggregate base course(s) to 95 percent of maximum dry density in accordance with ASTM D698, Standard Proctor Method. Utilize a vibration or plate compactor with a maximum weight of 800 lbs (362.87 kg).
G. Do not drive vehicles or operate equipment over the completed aggregate base course.
3.15 INSTALLATION OF CONCRETE CURBS AT TREE OPENINGS, AGGREGATE SUBBASE AND PAVEMENT ABOVE THE SILVA CELL SYSTEM
A. Place concrete curbs along planting areas and tree openings as shown on the Drawings to retain the aggregate base course from migrating into the planting soil.

- B. When staking concrete forms (e.g. curbs around the tree openings), prevent stakes from penetrating the Silva Cell decks.
C. Turn down edge of concrete paving to the Silva Cell deck along the edges of tree openings or planting areas to retain the aggregate base course material.
D. When paving type is a unit paver or other flexible material, provide a concrete curb under the paving at the edge of the Silva Cell deck to retain the aggregate base course material at the tree opening.
E. Place paving material over Silva Cell system in accordance with the Drawings.
1. The Silva Cell system does not fully meet loading strength until the final paving is installed. Do not operate construction equipment on top of the Silva Cell system until paving installation has been completed.
F. Use care when placing paving or other backfill on top of Silva Cell system to prevent damage to the Silva Cell system or its components.
3.16 INSTALLATION OF ROOT BARRIERS
A. Install root barrier in accordance with manufacturer's installation instructions.
3.17 INSTALLATION OF PLANTING SOIL WITHIN THE TREE PLANTING AREA
A. Remove rubble, debris, dust and silt from the top of the planting soil within the tree opening that may have accumulated after the initial installation of the planting soil within the Silva Cells.
B. Install additional planting soil within the tree openings, to the depths indicated on the Drawings.
1. Use the same soil used within the Silva Cells for planting soil within the tree openings.
C. Compact planting soil under the tree root ball as needed to prevent settlement of the root ball.
D. Place trees in accordance with the Drawings.
3.18 PROTECTION
A. Keep construction traffic away from the limits of the Silva Cells until the final pavement profile is in place. The Silva Cell system does not fully meet loading strength until the final paving is installed.
1. Do not operate equipment directly on top of the Silva Cell system until paving installation has been completed.
2. Provide fencing and other barriers to prevent vehicles from entering into the Silva Cell area.
B. When the Silva Cell installation is completed and the permanent pavement is in place, limit traffic and construction related activities to only loads less than the design loads.
3.19 CLEAN UP

- A. Perform clean up during installation and upon completion of the Work. Maintain the site free of soil, sediment, trash and debris. Remove excess soil materials, debris, and equipment from the site following completion of the Work of this Section.
B. Repair damage to adjacent materials and surfaces resulting from installation of this Work using mechanics skilled in remedial work of the construction type and trades affected.



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

Table with 3 columns: No., Date, Description. Contains 5 rows of revision information.

Sheet Title

SILVA CELL SPEC'S

Print Date: 3/12/2020

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Sheet No.

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



Design Team

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

Owner

-

Project

Mercer Island Shell Addition/Alteration

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Sheet Title

TREE PROTECTION (EXISTING CONDITIONS)

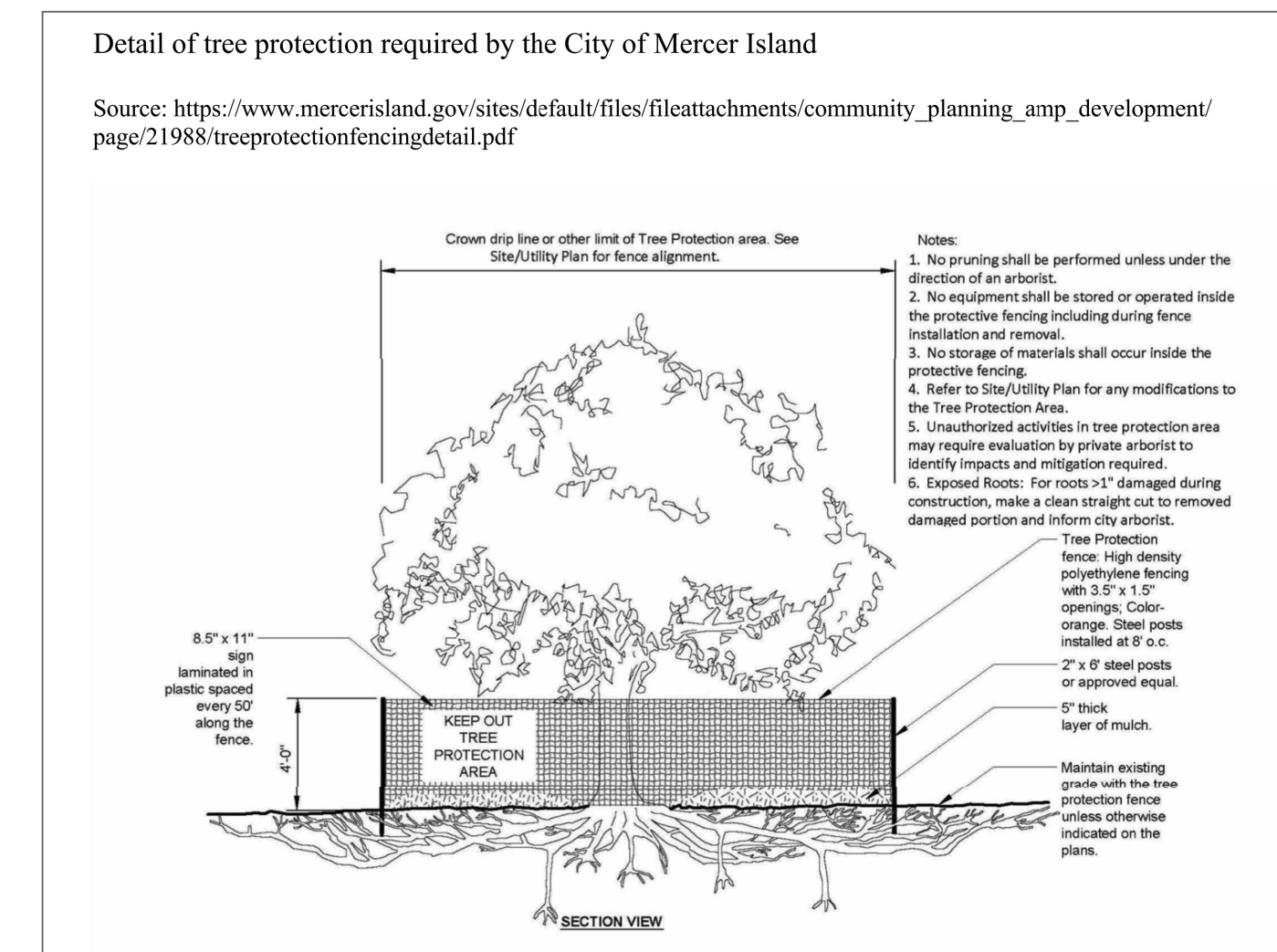
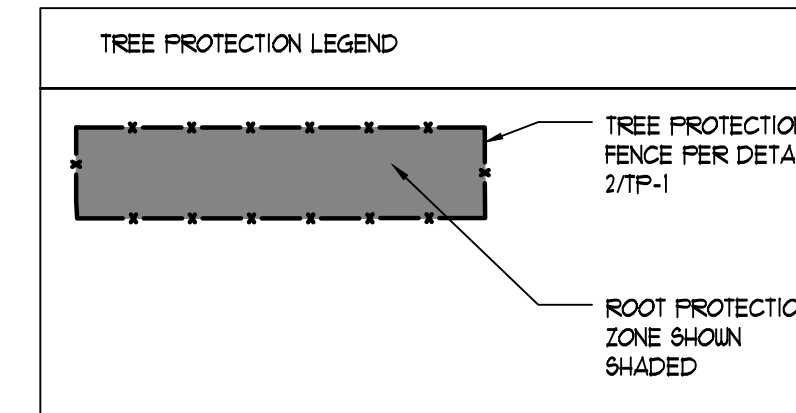
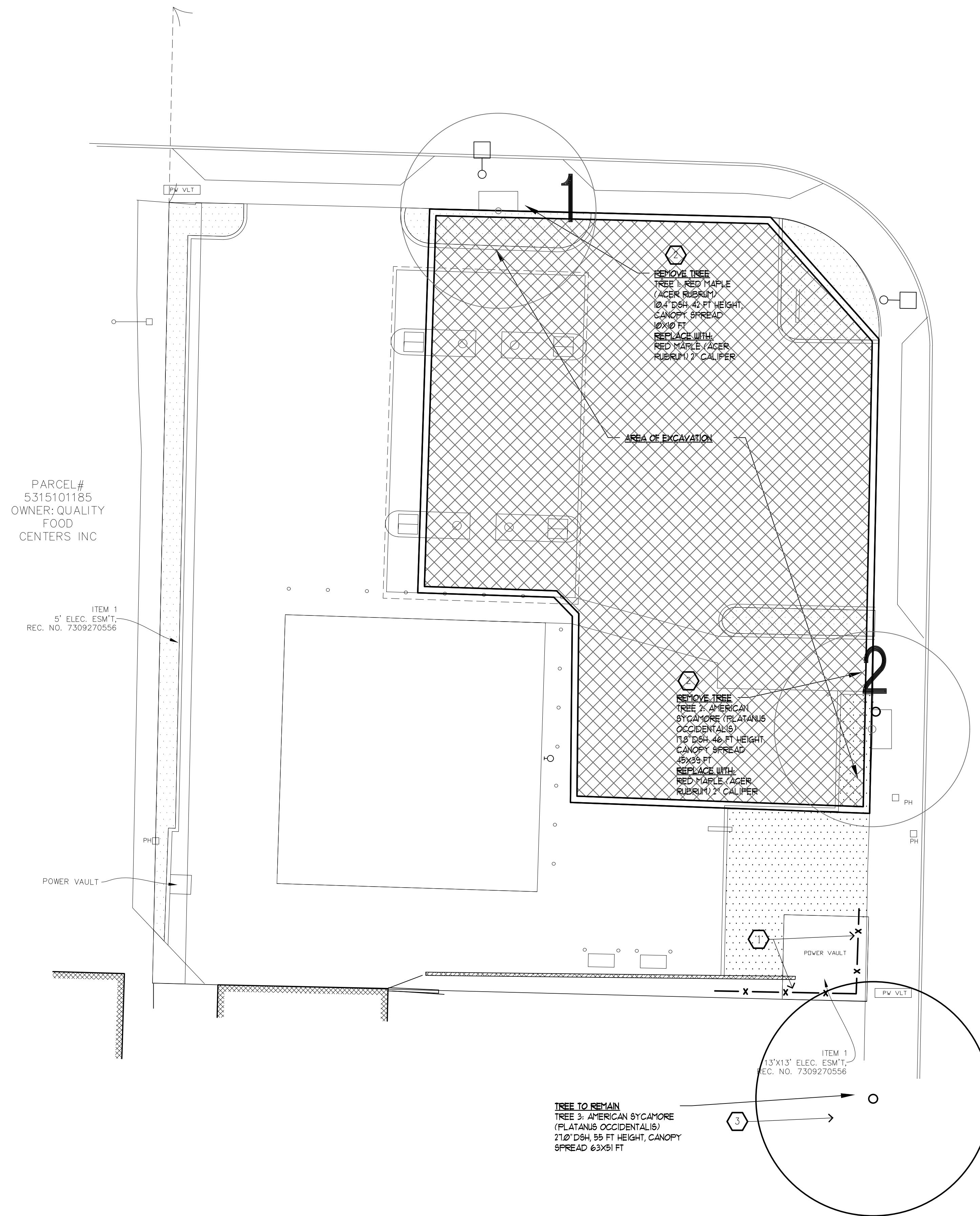
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Sheet No.

TP-1



② TREE PROTECTION DETAIL
 NTS

① TREE PROTECTION PLAN
 1" = 10'-0"

NORTH

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	1
C	○-□	UNKNOWN LED	EXISTING STREET LIGHT	ELECTRONIC	ARM	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN

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 RENTON, WASHINGTON 98058
 (206) 200-0015

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 8037 REGISTERED ARCHITECT
 BRAD S. KAUL
 STATE OF WASHINGTON

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

Owner
 -

Project
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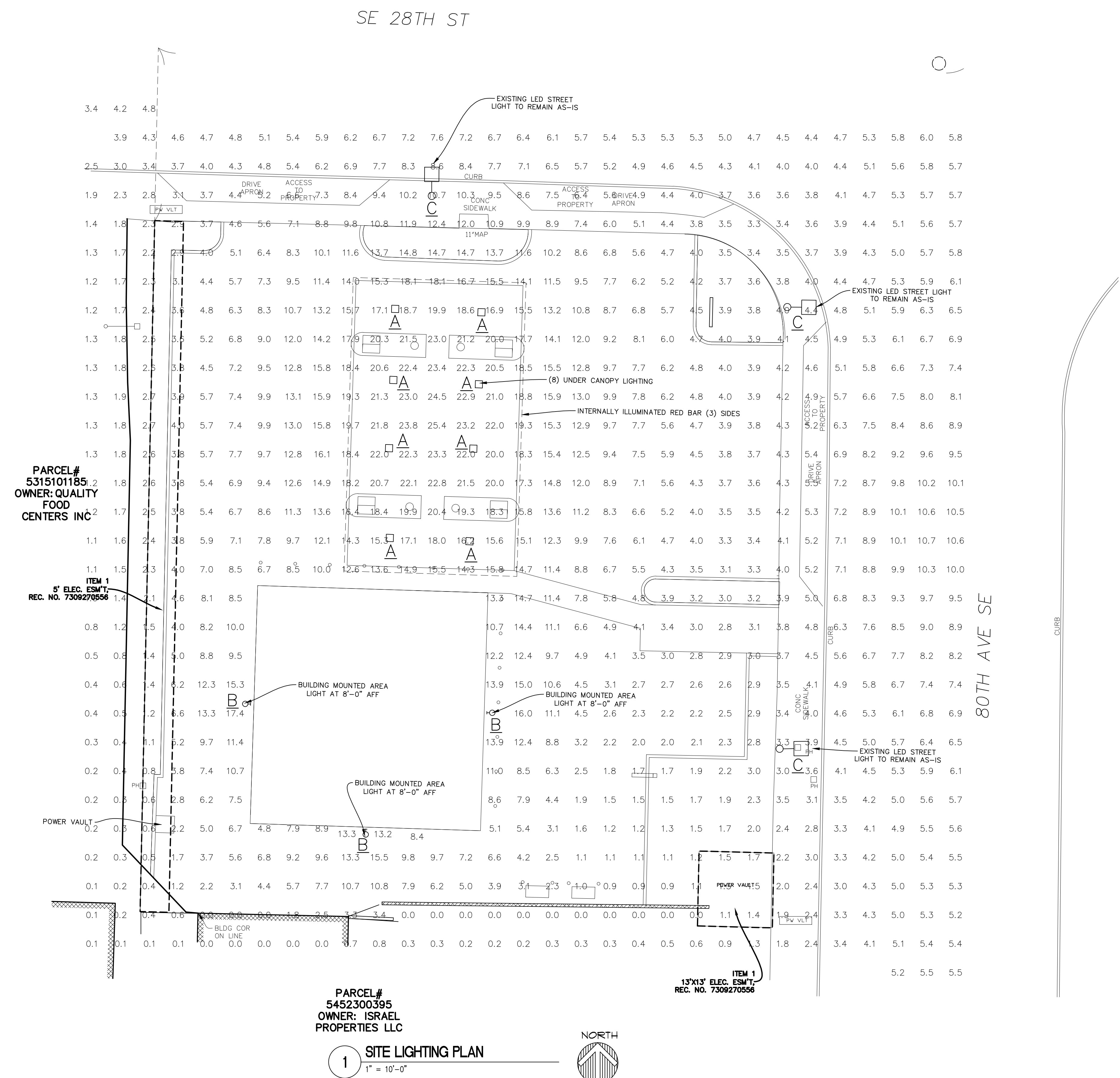
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Sheet Title
SITE LIGHTING PLAN

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"

