

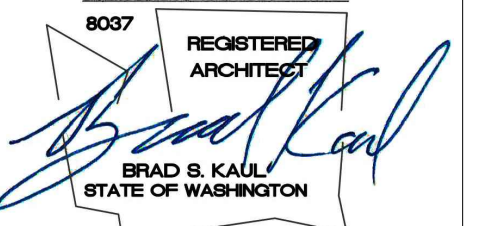
19059 International Blvd, 98188 (CB-C Zoning)
Parcel #3323049101

14,310 S.F. Lot Area
- 3530 SF Service Station Development (24.7%)

LEGAL DESCRIPTION:
That portion of the Southeast quarter of Section 33, Township 23 North, Range 4 East, W. M., described as follows:

Beginning at a point of intersection of the South line of said Section 33 with the Westerly line of State Highway No. 1; thence West along the South line of said Section 33, a distance of 100 feet; thence Southerly parallel with the said Westerly line of Highway No. 1, 180 feet; thence East 100 feet to the Westerly line of said Highway; thence Southerly along said westerly line of said Highway, 180 feet to the point of beginning; Except the South 30 feet thereof conveyed to King County for road; Also except that portion thereof conveyed to the City of Seatac recorded under Recording No. 20000214000021, Situate in the County of King, State of Washington.

Registration



Design Team

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

Owner

Summit Petroleum Group

Project

SUMMIT SERVICE STATION
19059 International Blvd
Seatac, WA 98188

Issue/Revision

No.	Date	Description
-	6/14/21	SITE PLAN REVIEW
-	-	-
-	-	-
-	-	-
-	-	-

Sheet Title

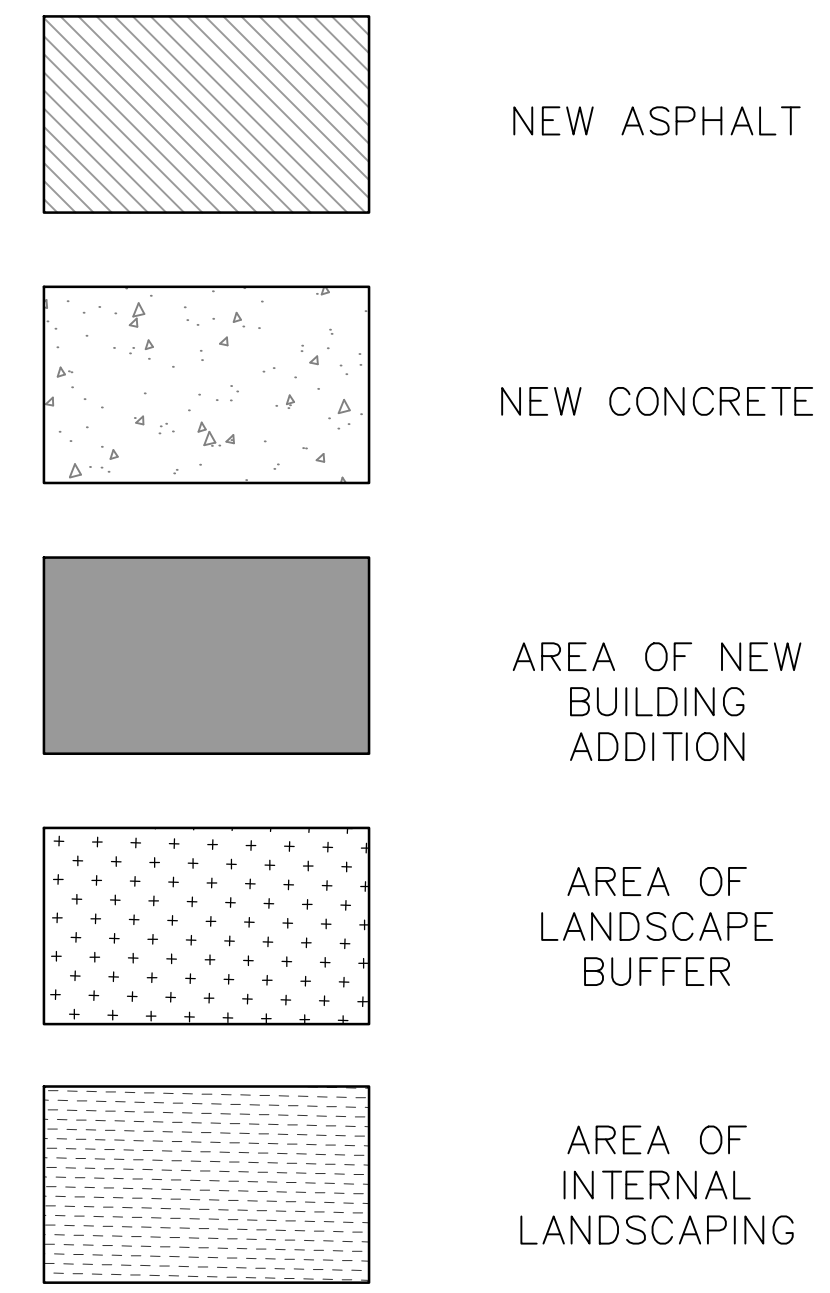
SITE PLAN

Print Date

Sheet No.



2 VICINITY MAP
N.T.S.

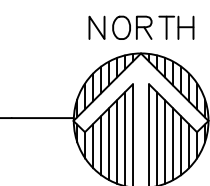


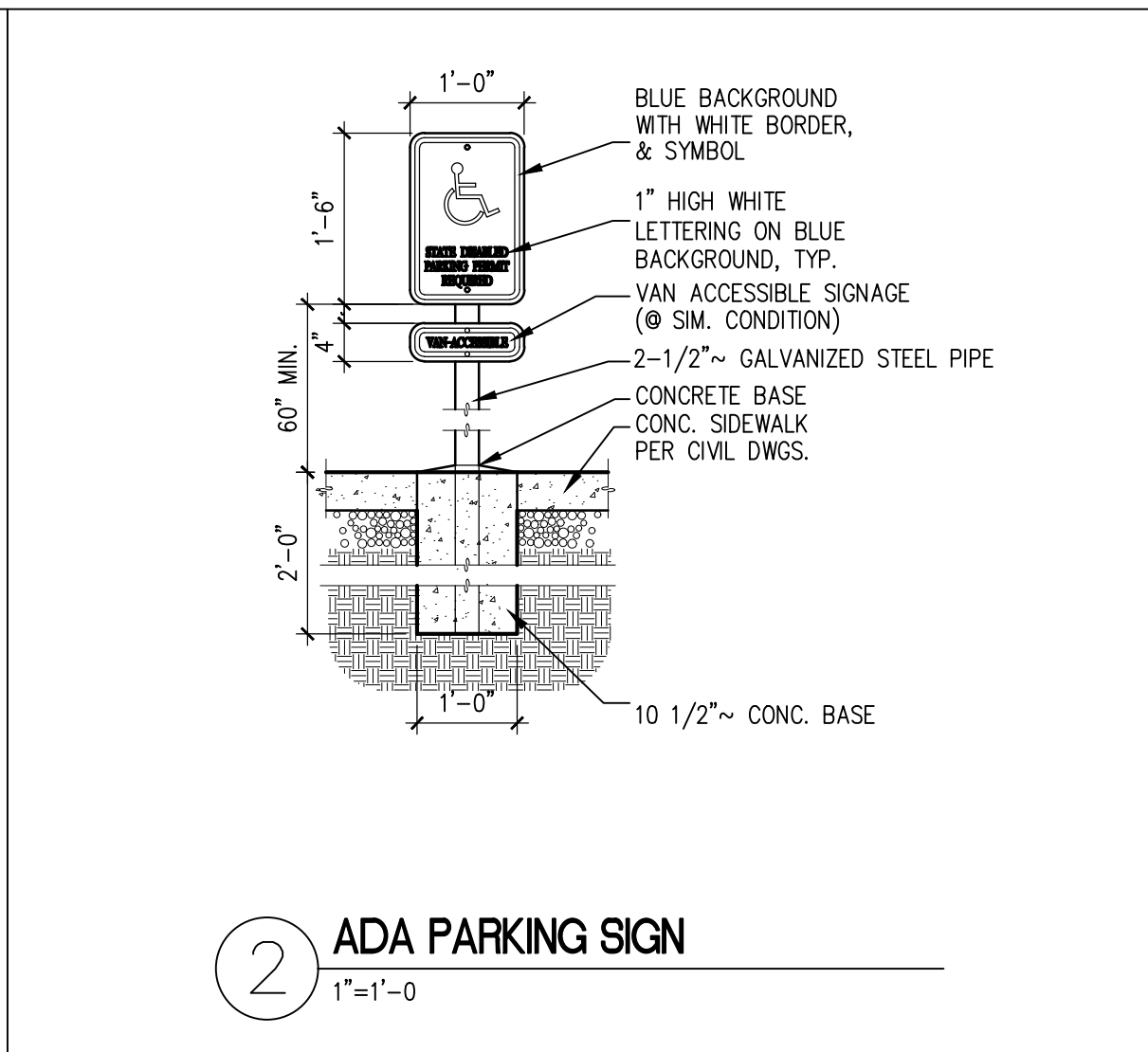
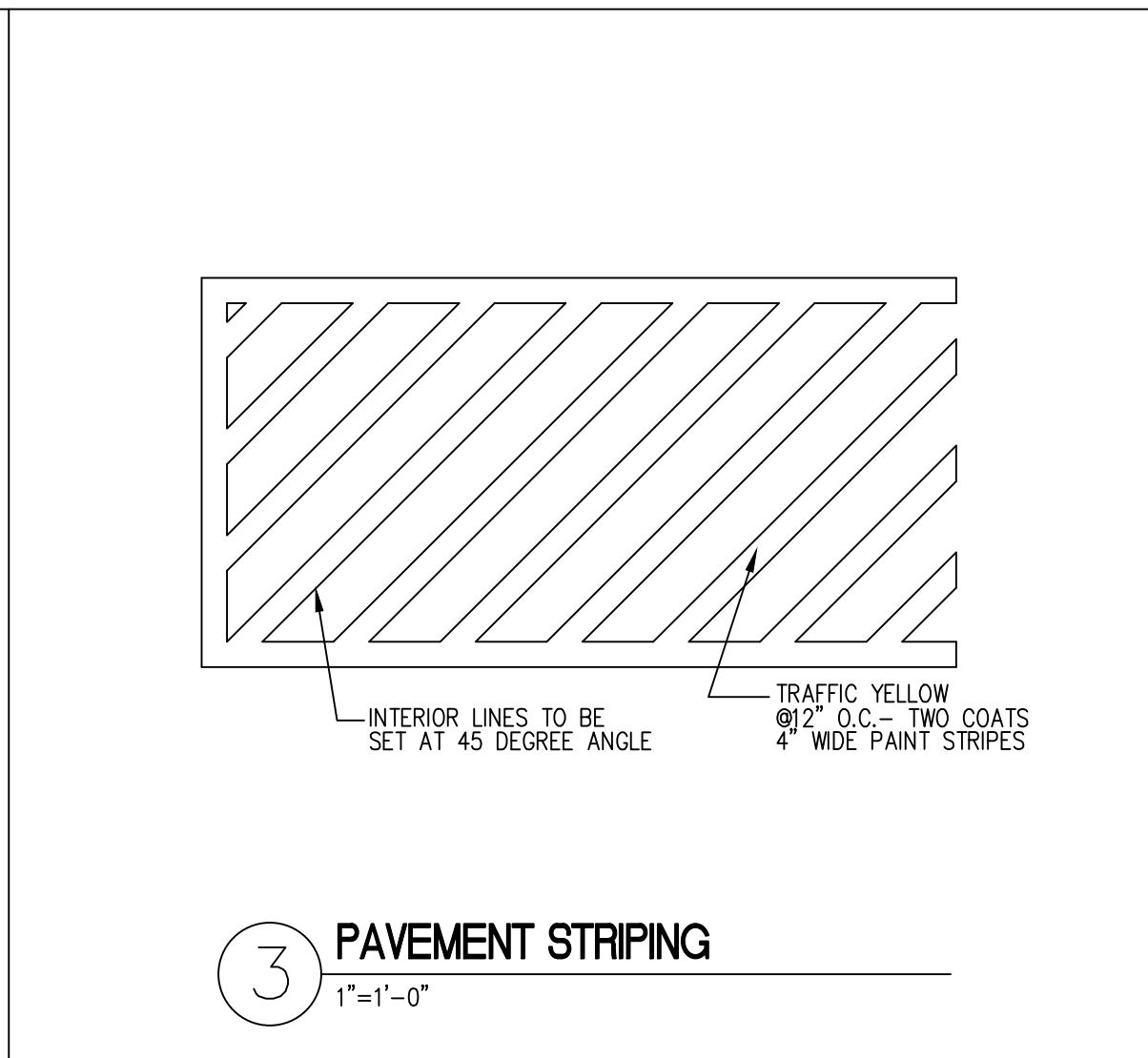
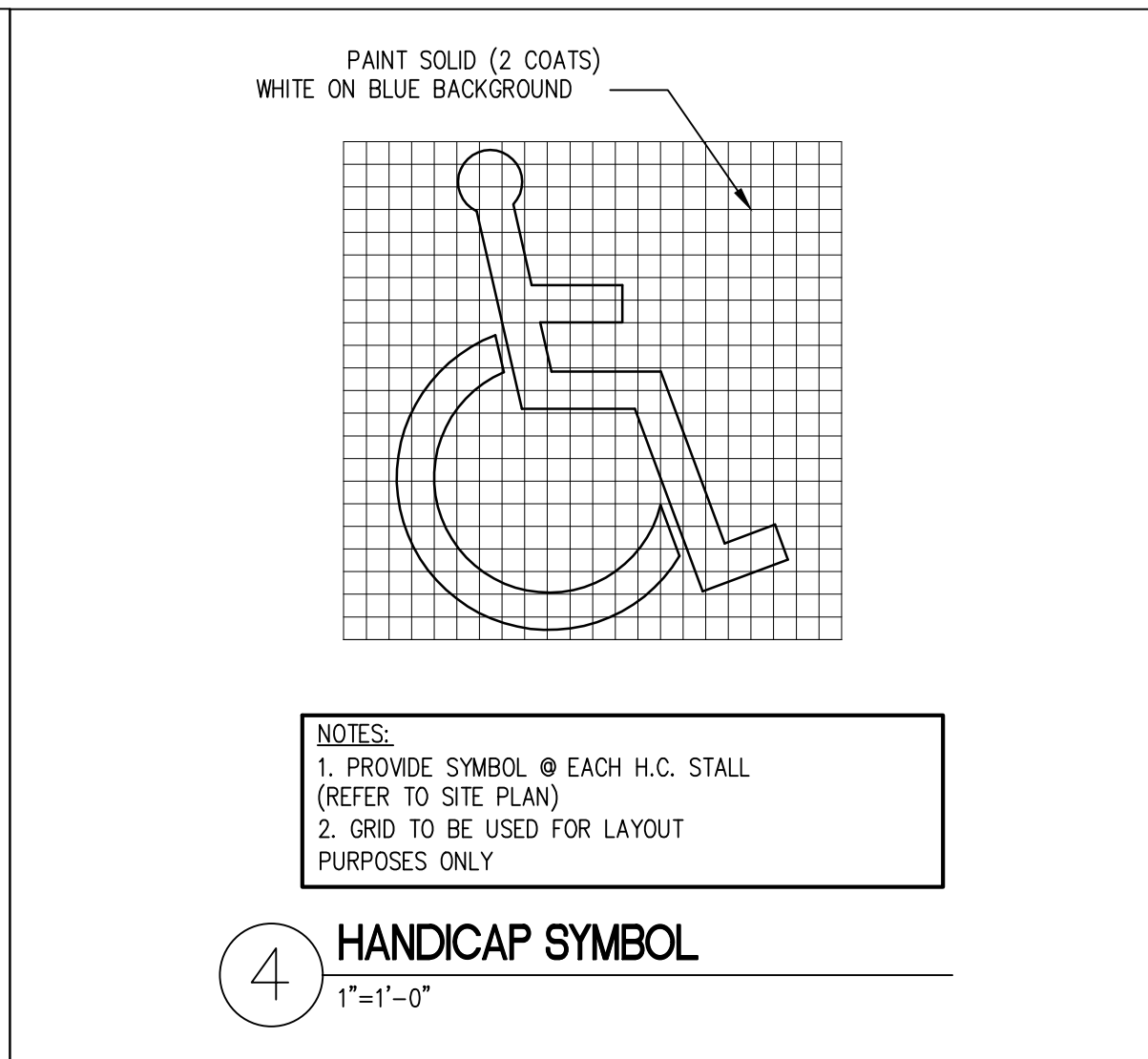
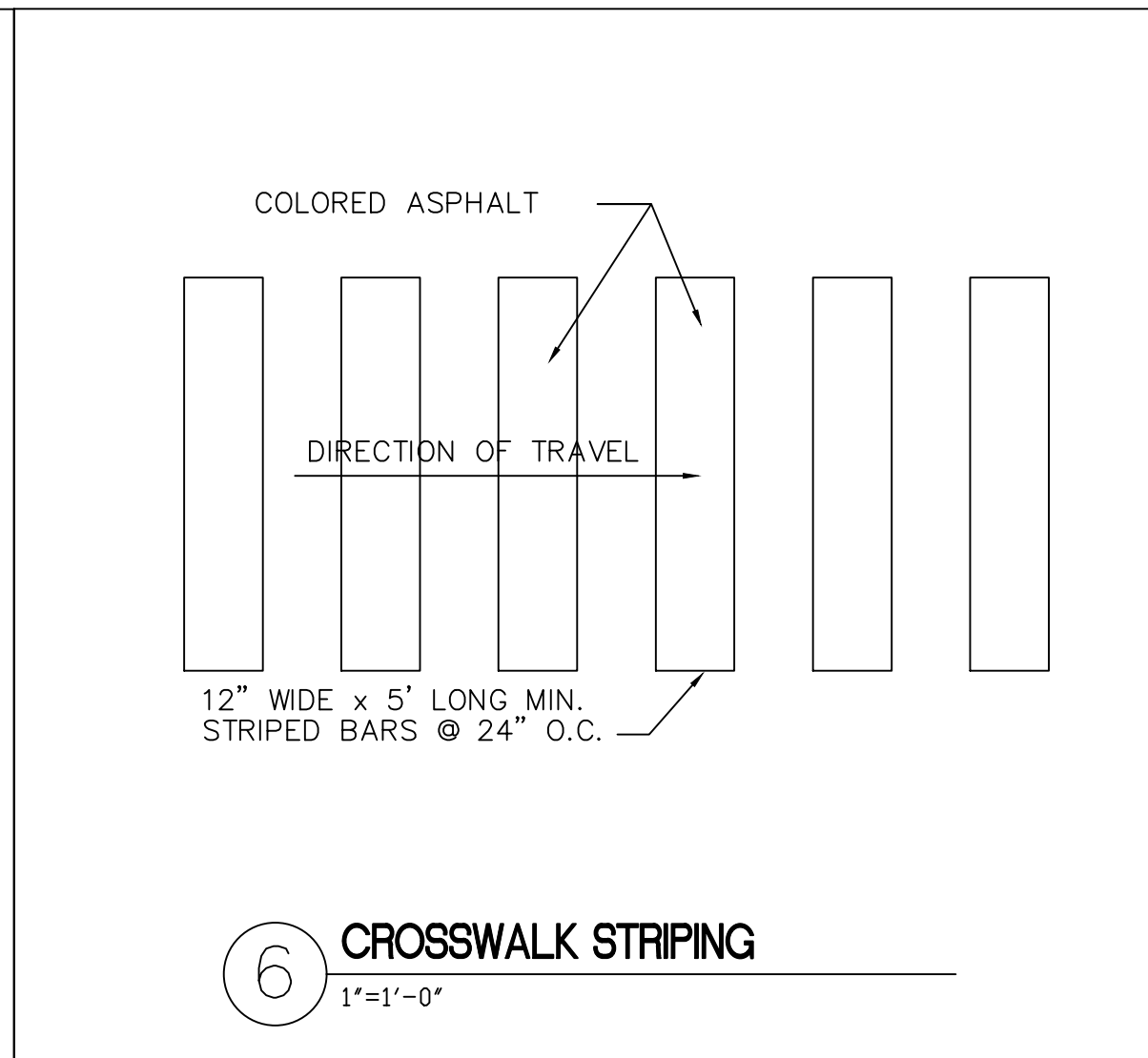
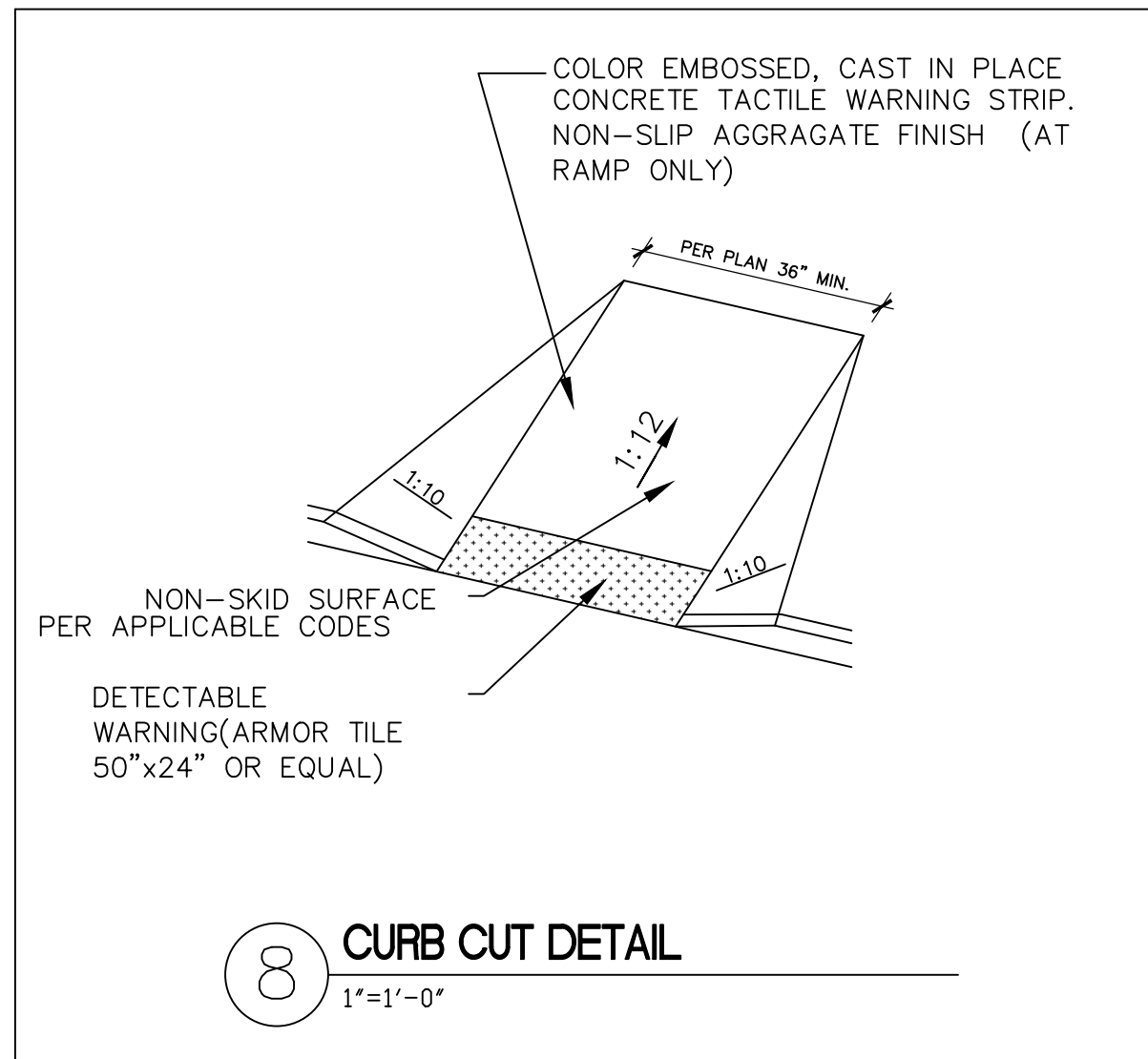
PARKING REQUIRED: 8 STALLS
1 PER EMPLOYEE = 1 STALL REQUIRED
1 PER 200 S.F. CONVENIENCE STORE

1 EMPLOYEE = 1 STALL
1300 S.F. CONV. STORE = 6.5 PARKING STALLS
1300 S.F. AREA OF CONVENIENCE STORE

PARKING PROVIDED: 9 STALLS
1 Van Accessible
8 STANDARD STALLS

1 SITE PLAN
1" = 10'-0"





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-	-	-

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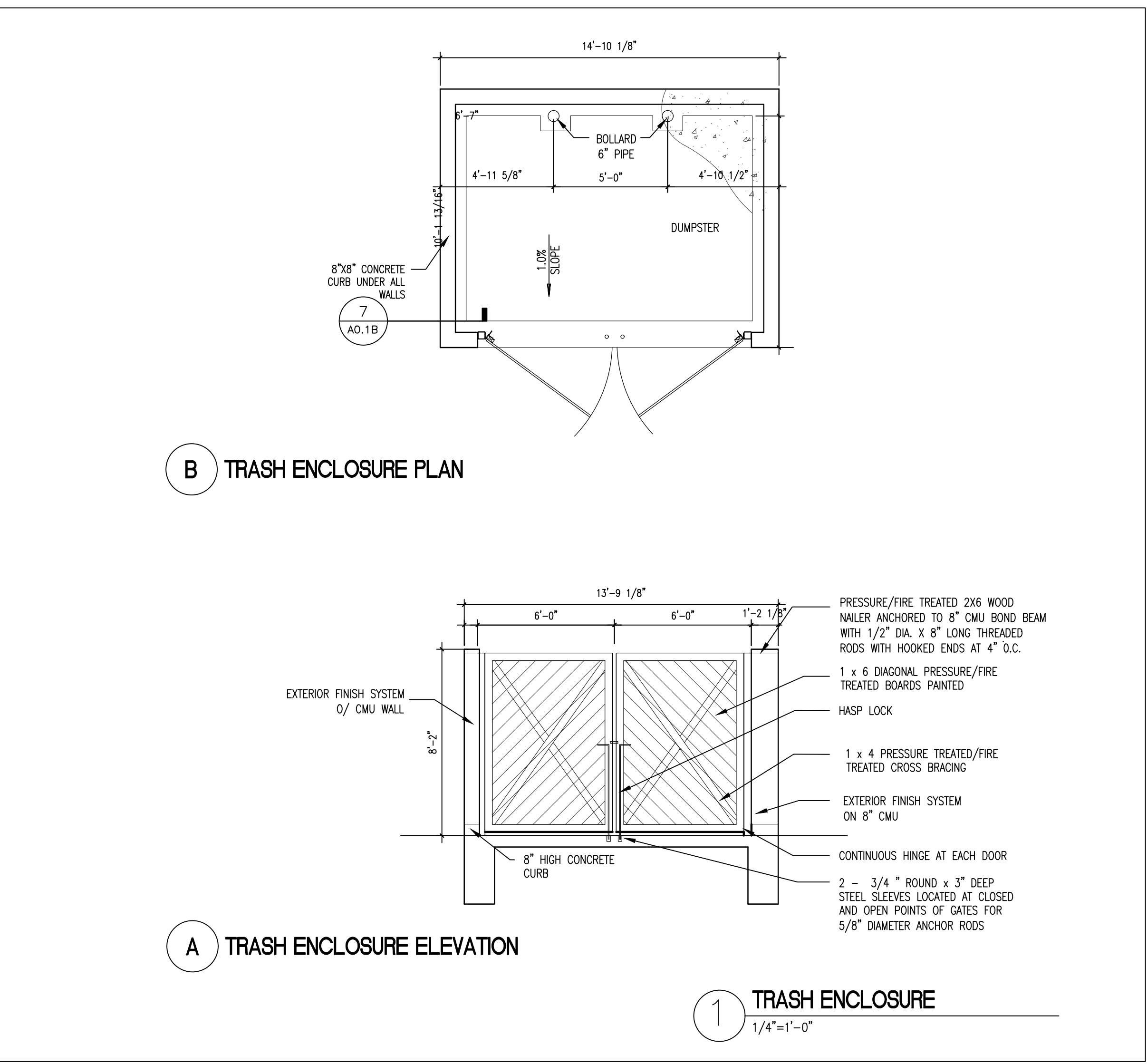
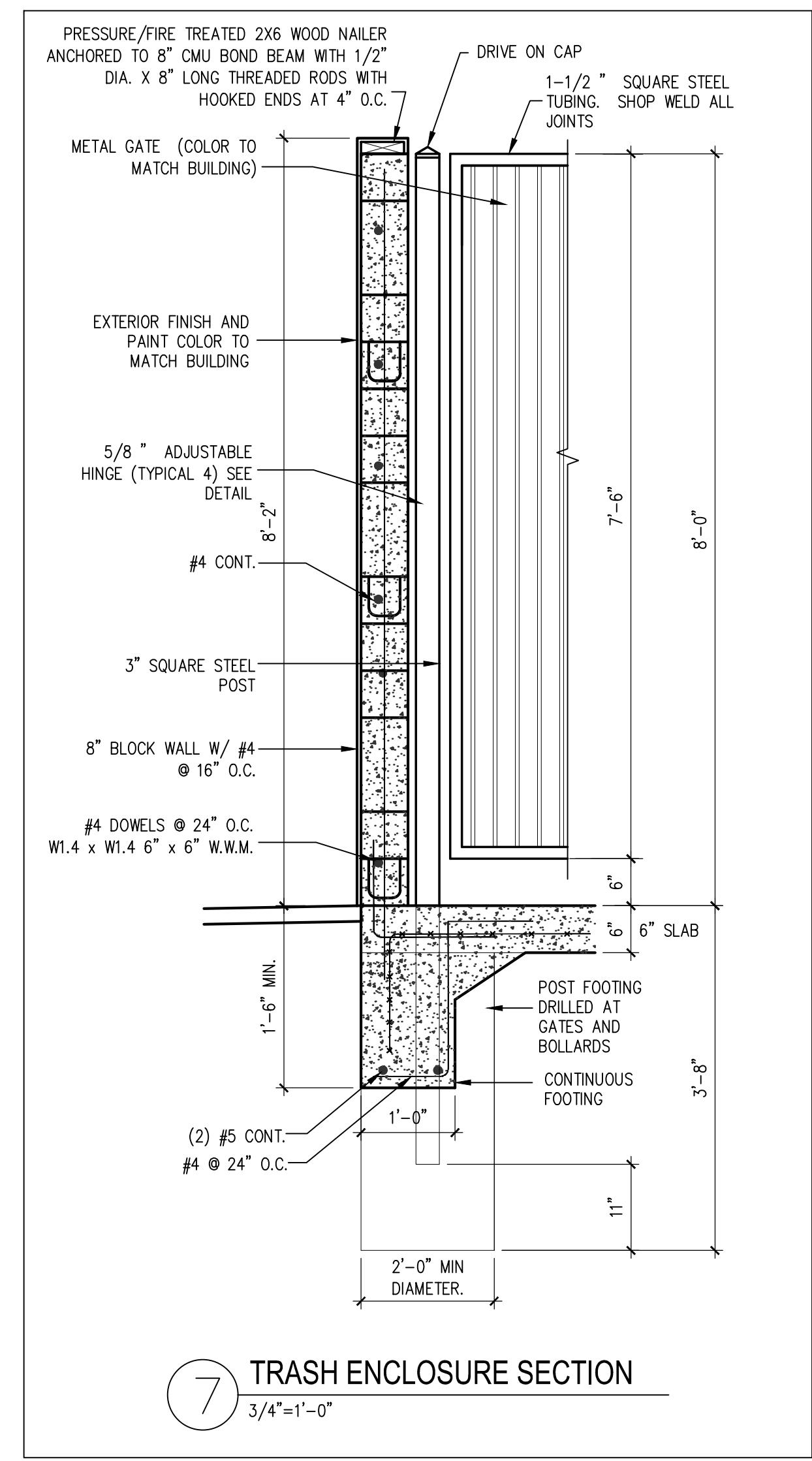
SITE DETAILS

Print Date

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A0.1b



Registration



Design Team

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-	6/14/21	SITE PLAN REVIEW
-	-	-
-	-	-
-	-	-

Sheet Title

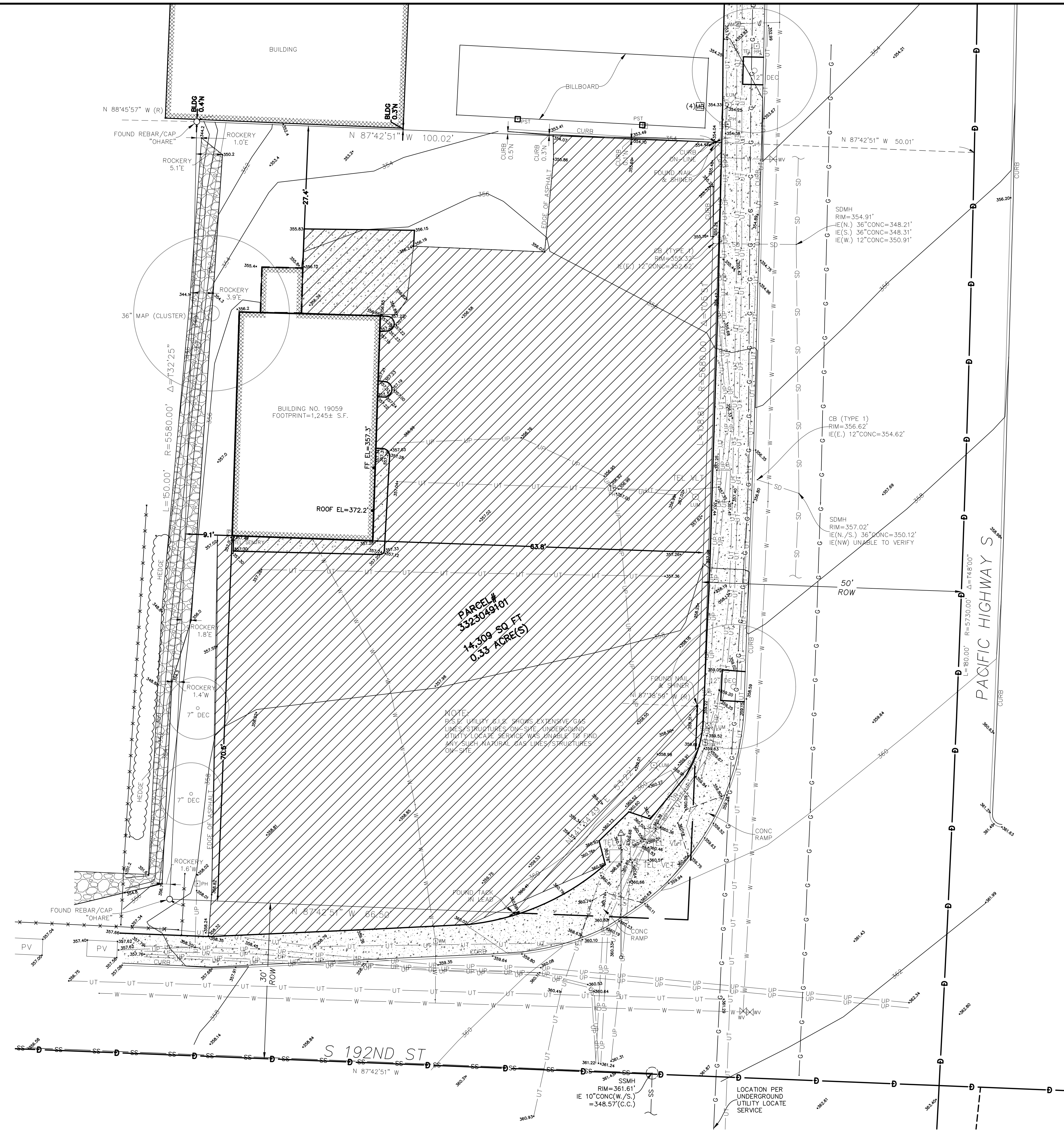
SITE DEMO

Print Date

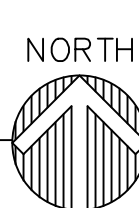
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Sheet No.

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





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-	-	-
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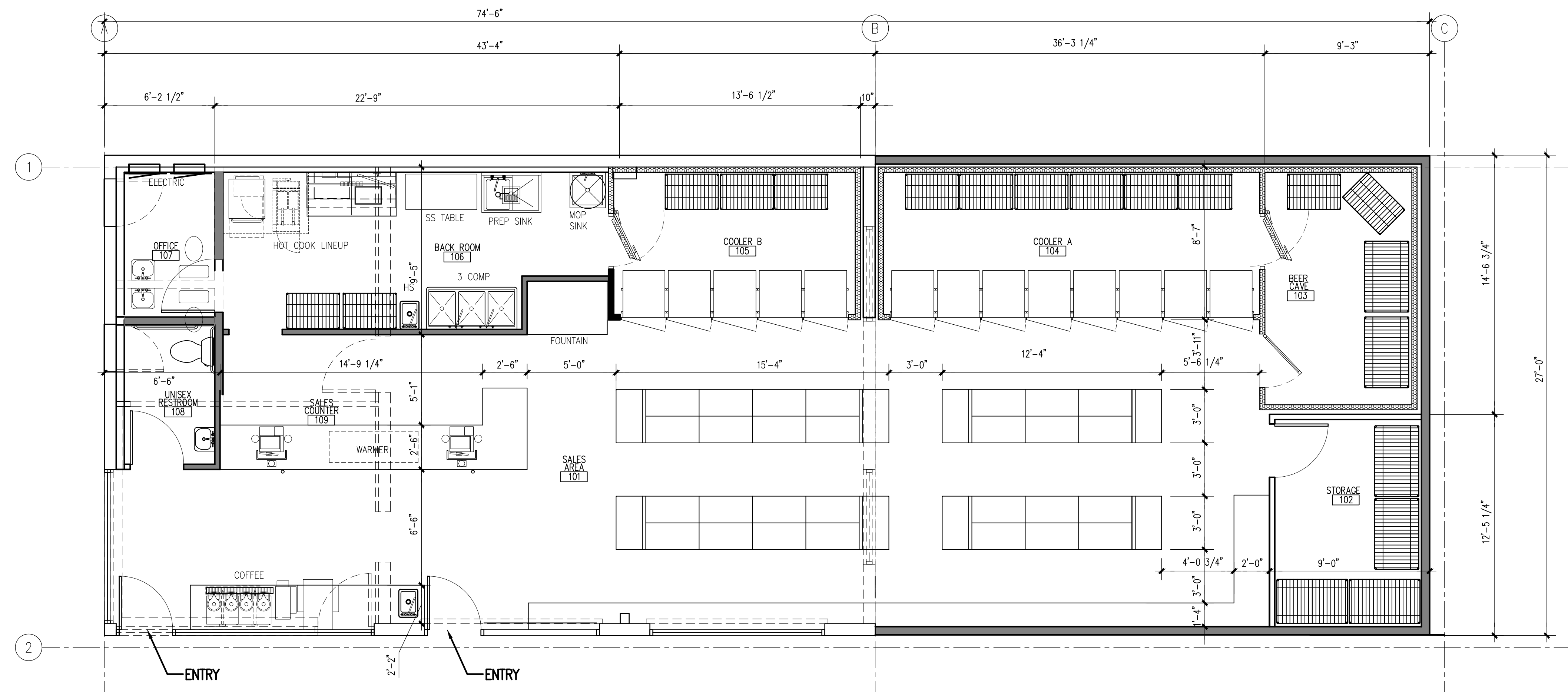
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FLOOR PLAN

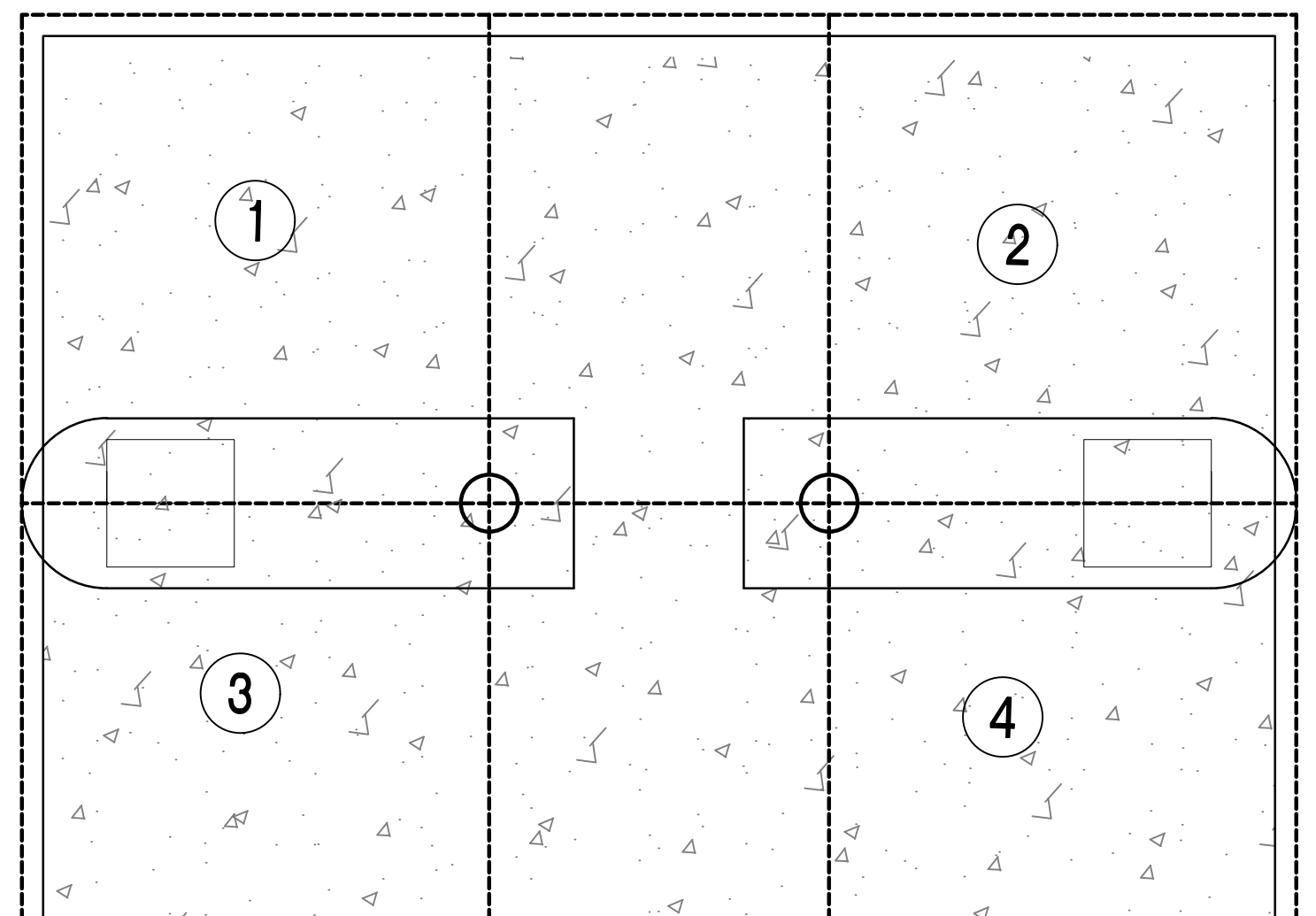
Print Date

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Sheet No.



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



Registration



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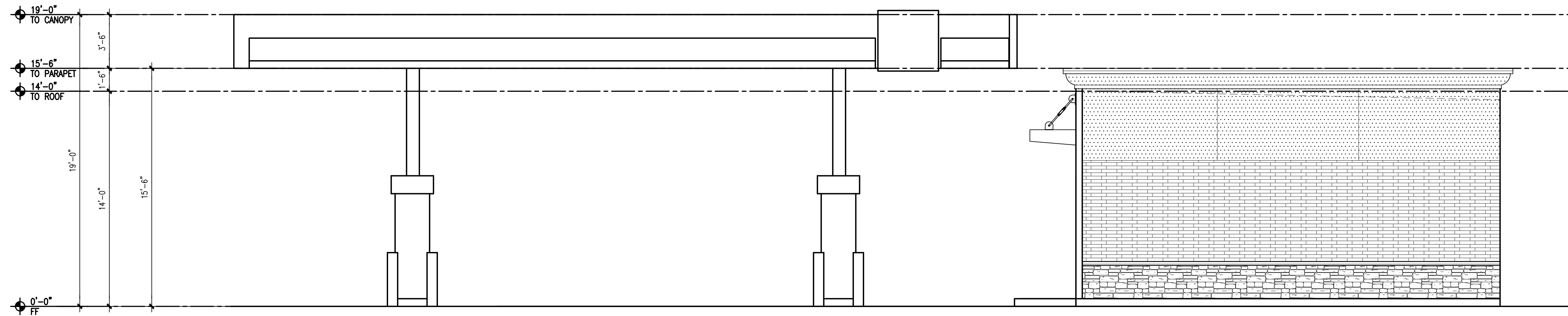
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-	-	-
-	-	-
-	-	-

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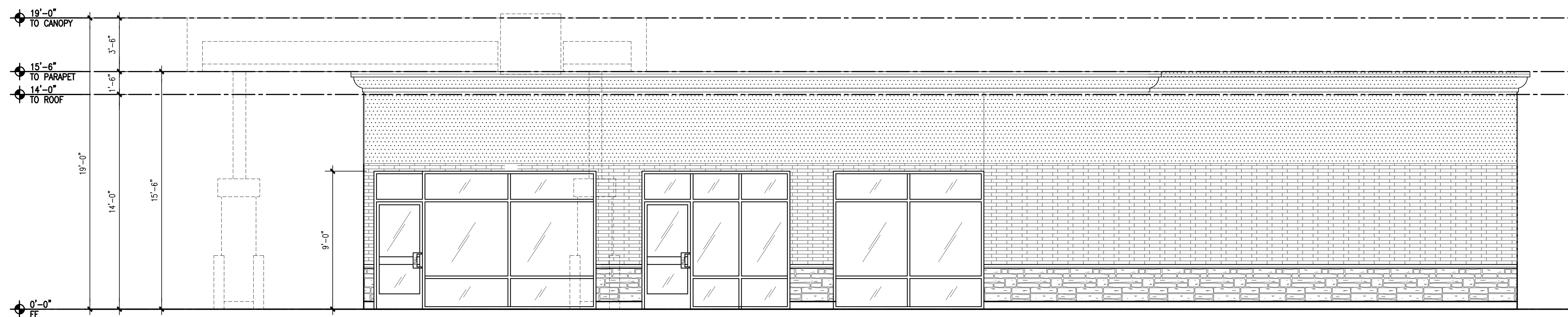
EXTERIOR ELEVATIONS

Print Date

Sheet No.



2 NORTH PLAN
 1/4" = 1'-0"



1 WEST PLAN
 1" = 10'-0"

Registration



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-	-	-
-	-	-
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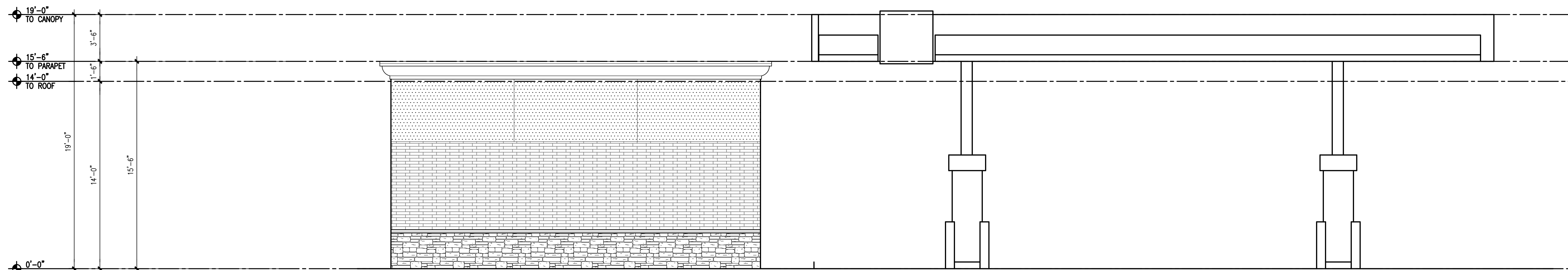
EXTERIOR ELEVATIONS

Print Date

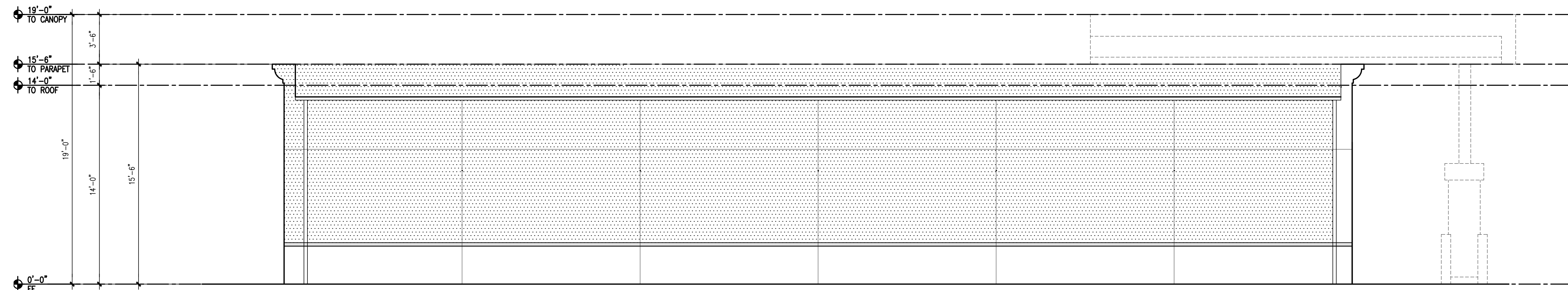
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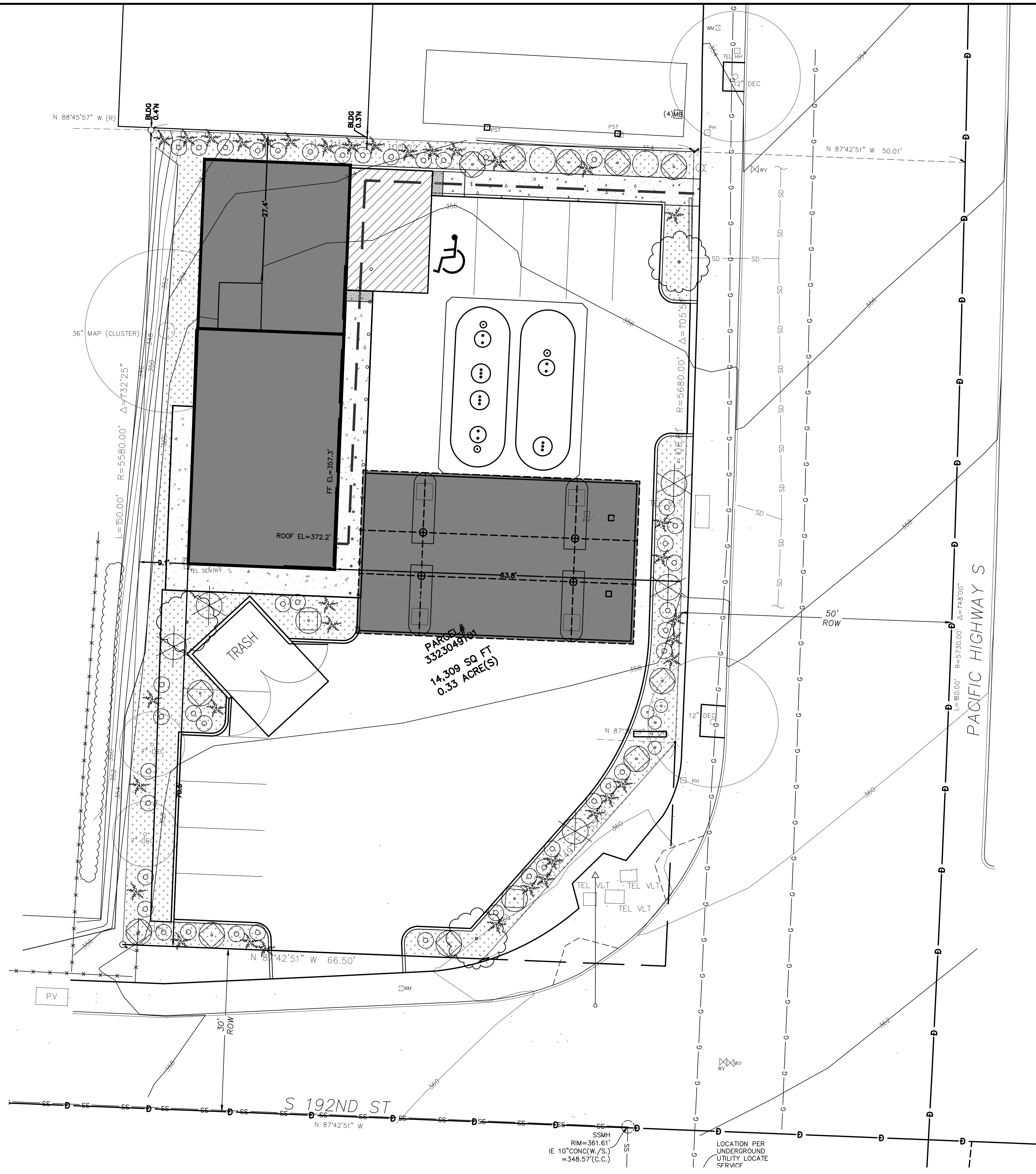
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2 SOUTH ELEVATION
1/4" = 1'-0"

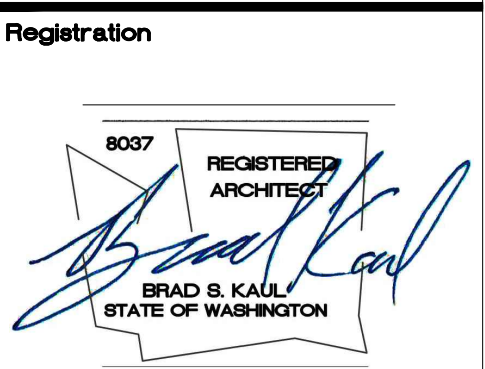
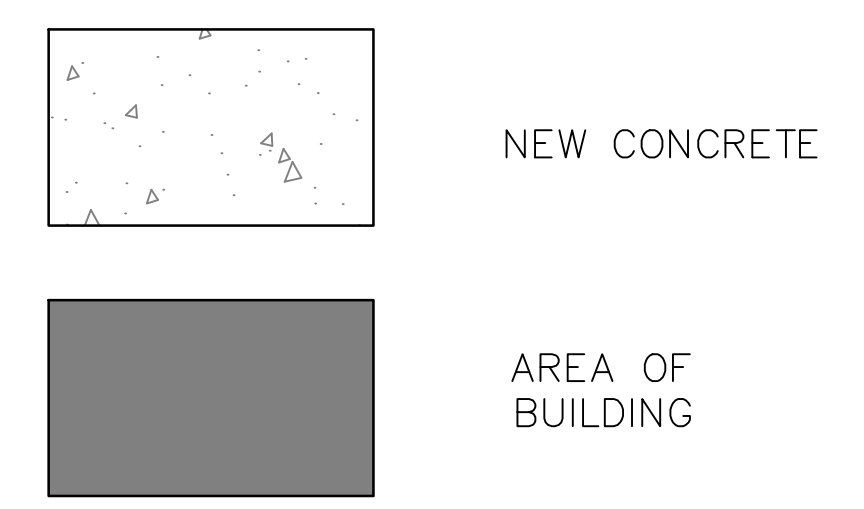


1 EAST ELEVATION
1/4" = 1'-0"



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:			
32		<i>Buxus</i> 'Winter Gem' / KOREAN BOXWOOD	min. 12" spr., 15" hgt.
12		<i>Rhododendron</i> y. 'Ken Janeck' / RHODODENDRON	min. 18" spr.
1		<i>Viburnum</i> p. l. 'Marieseli' / DBLEFILE VIBURNUM	min. 6'0" hgt.
25		<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>			



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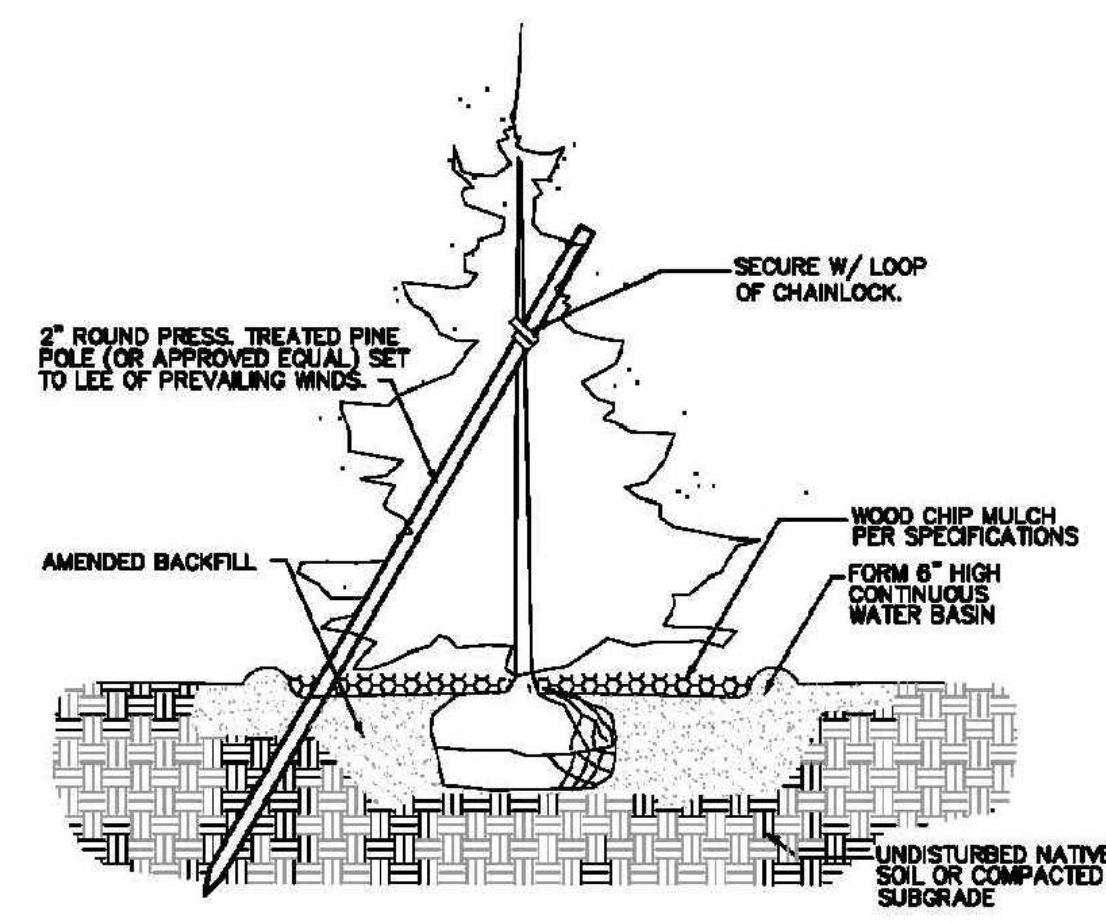
Issue/Revision		
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-	6/14/21	SITE PLAN REVIEW
-	-	-
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Sheet Title
 LANDSCAPE PLAN

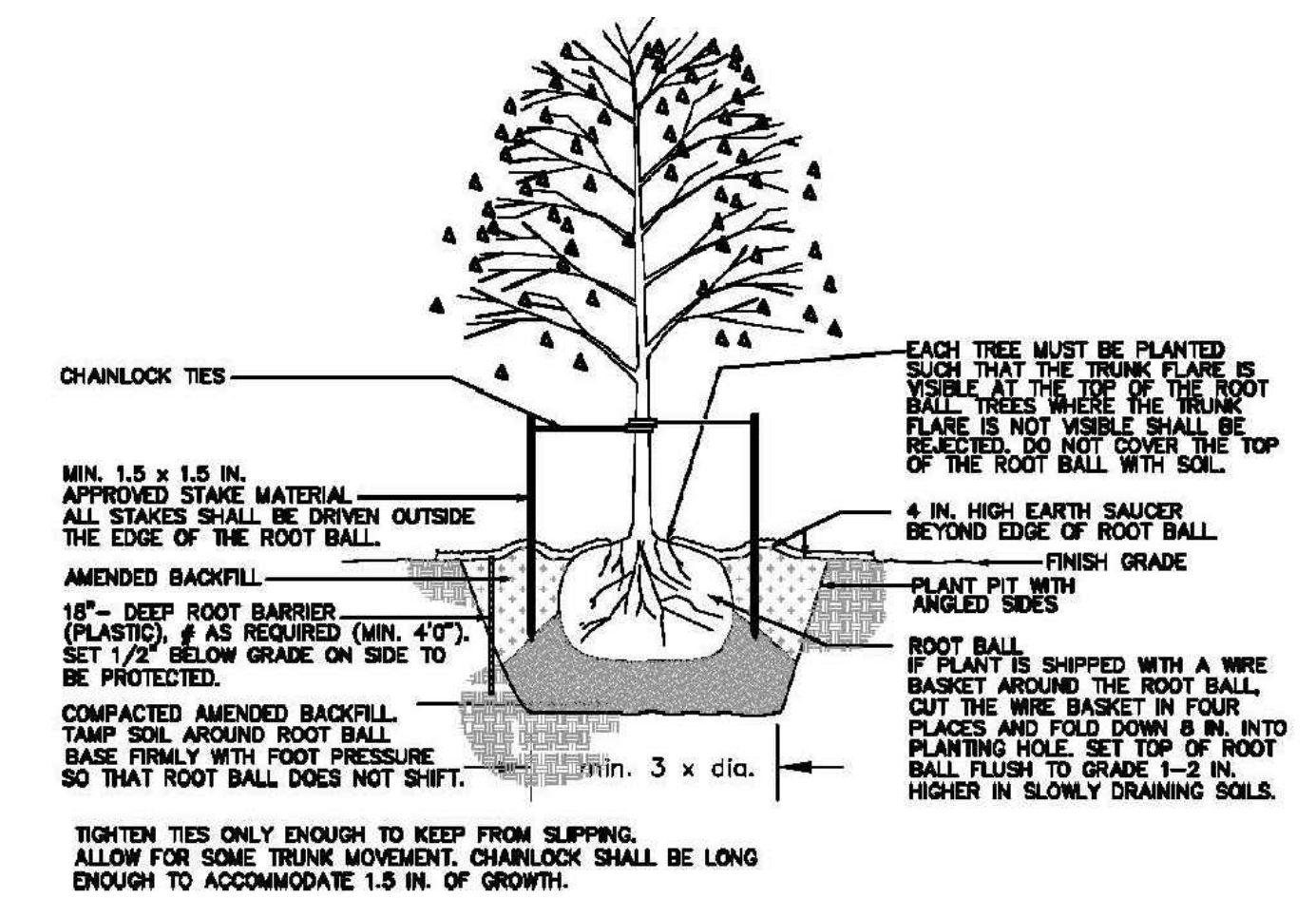
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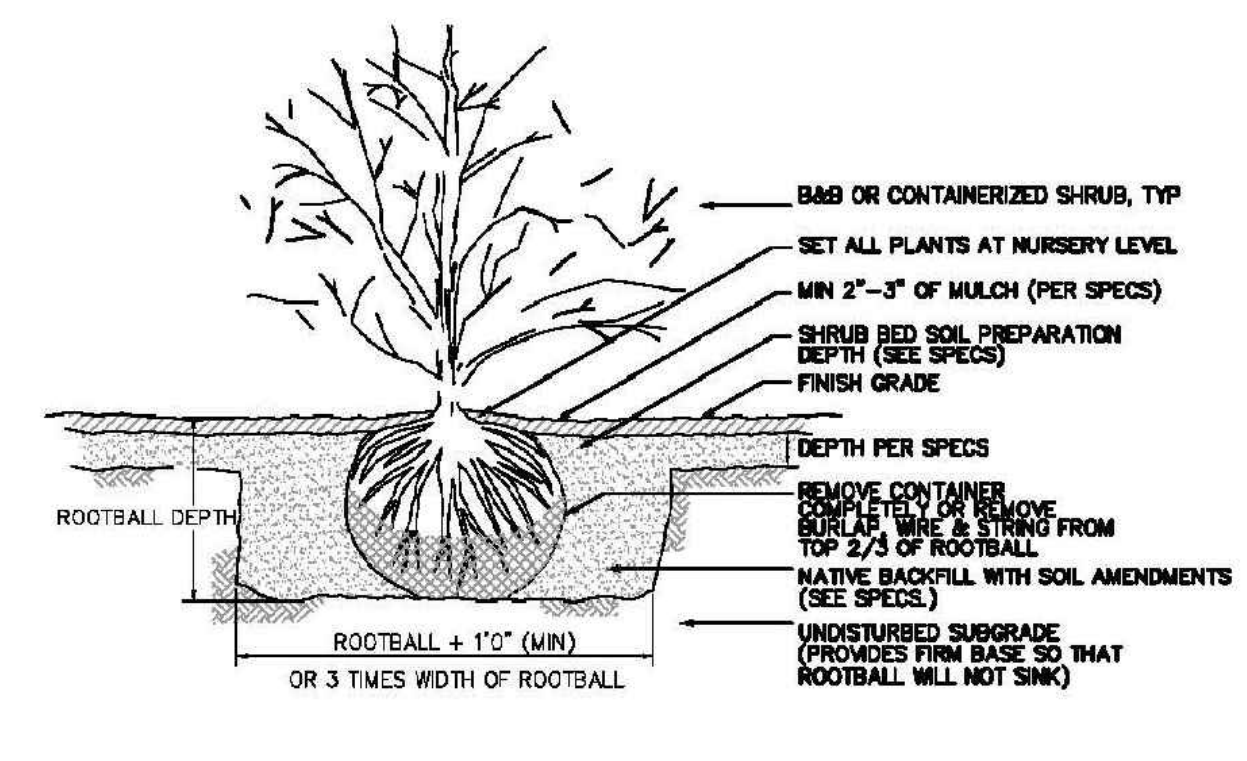
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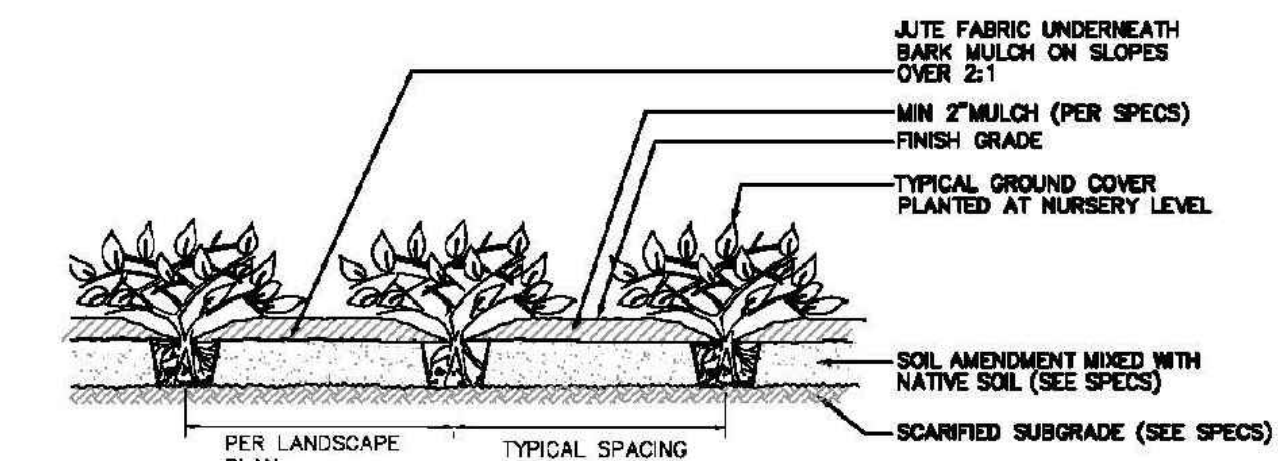
1 CONIFEROUS TREE PLANTING
NOT TO SCALE



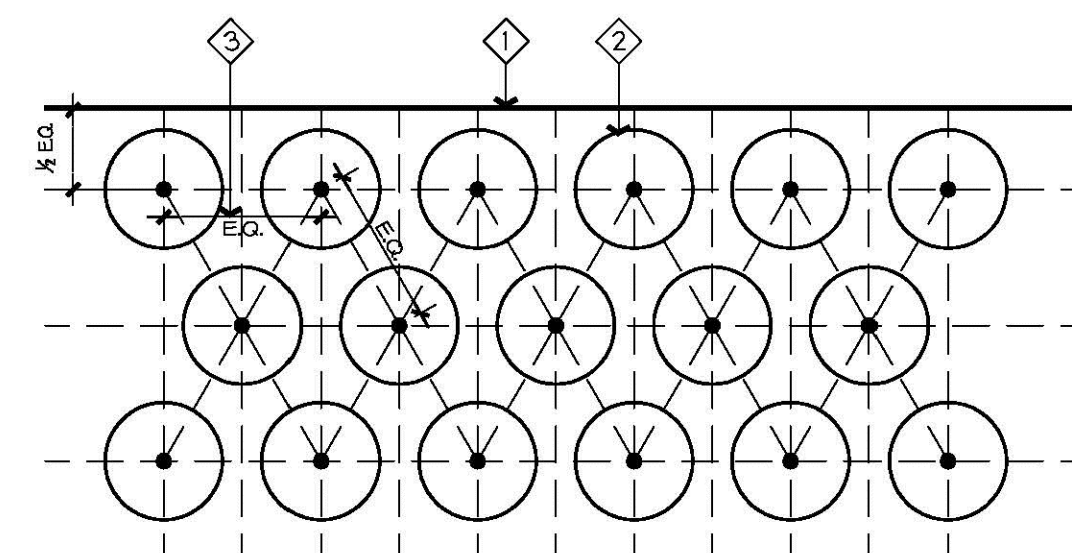
2 DECIDUOUS TREE PLANTING
NOT TO SCALE



3 SHRUB PLANTING
NOT TO SCALE



4 GROUND COVER PLANTING
NOT TO SCALE



- GENERAL NOTES**
- ◆ BUILDING, PAVEMENT EDGE OR LAWN HEADER
 - ◆ GROUND COVER OR SHRUB PLANTING
 - ◆ 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



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-	-	-
-	-	-
-	-	-

Sheet Title

LANDSCAPE PLANTING PLAN

Print Date

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Sheet No.

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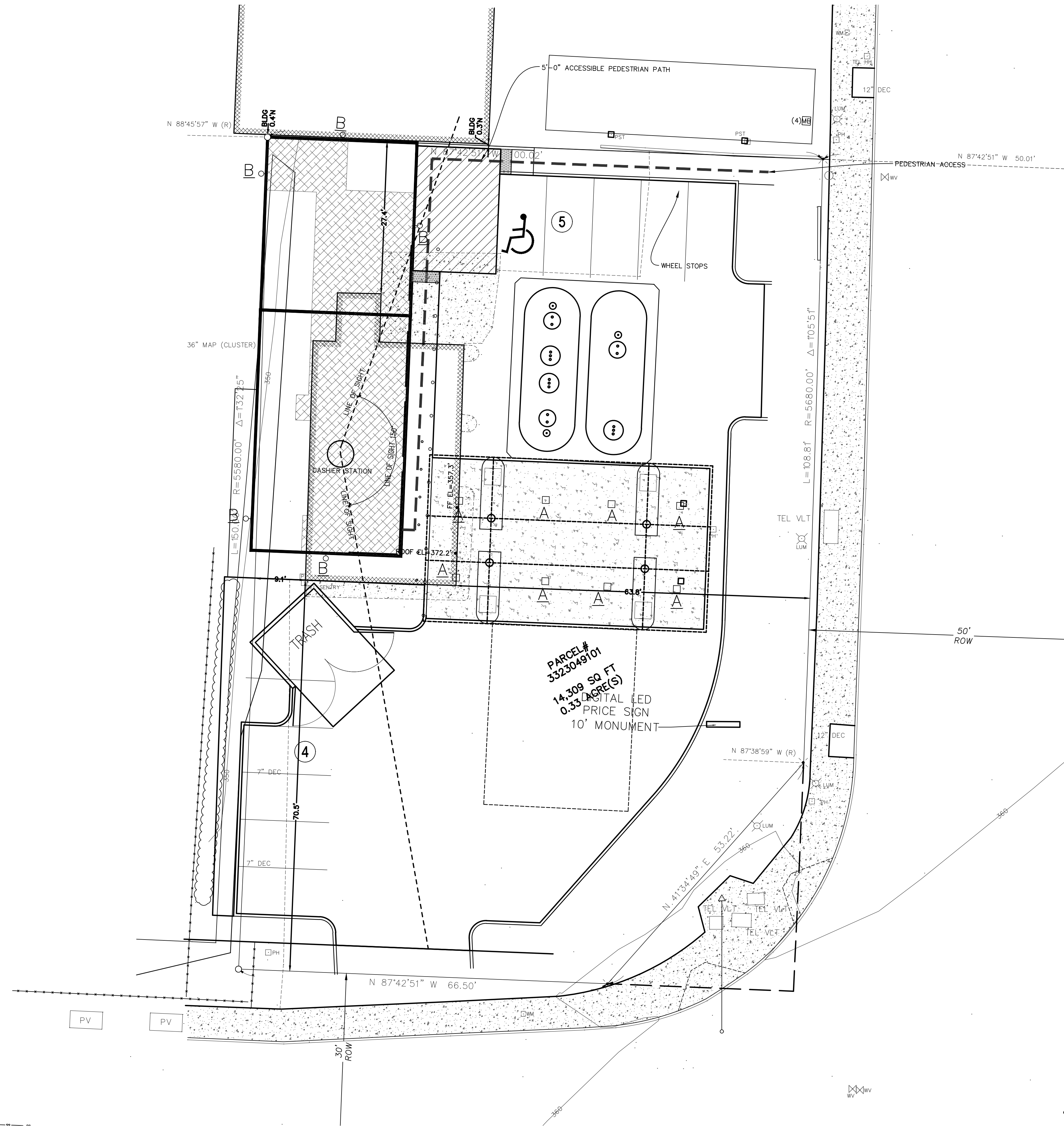
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-	6/14/21	SITE PLAN REVIEW
-	-	-
-	-	-
-	-	-

Sheet Title

SITE LIGHTING PLAN

Print Date

Sheet No.



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

