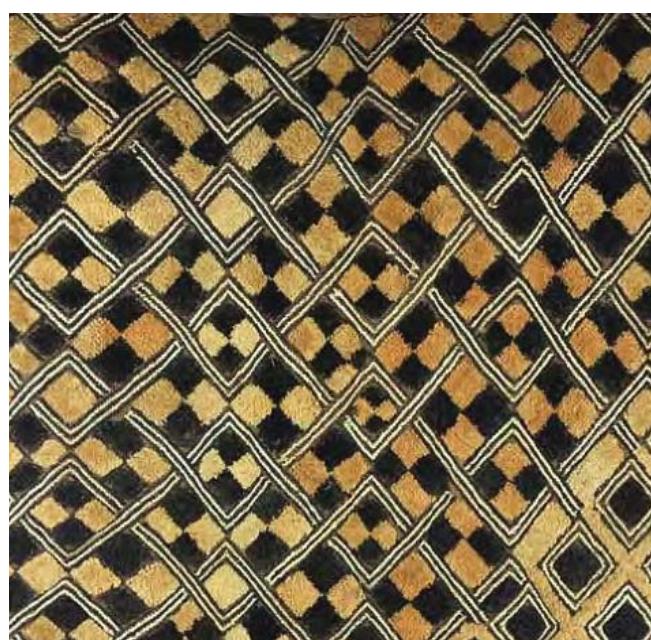


TUKWILA LIBRARY
KING COUNTY LIBRARY SYSTEM
BOARD ARCHITECTURAL REVIEW SUBMITAL
NOVEMBER 4, 2013
PERKINS + WILL



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PROJECT STATEMENT

The careful siting of the new Tukwila Library provides convenient access for vehicles and pedestrians alike. The circulation around the site emphasizes safety in the separation of vehicular and pedestrian paths. The transparency of the library facades allows for informal surveillance and promotes safety in the neighborhood. Conscientious site lighting has been incorporated to further promote safety.

All four sides of the building exhibit 'Pedestrian Oriented Features' and are by definition 'Pedestrian Friendly Facades' (Tukwila International Boulevard Design Manual). All facades feature extensive use of transparent glass, and generous walkways flanked by native or adapted landscaping. The building and site are enhanced by a variety of 'Pedestrian Amenities'. The three primary entries to the site prominently feature pedestrian amenities such as extensive landscaping, attractive signage, site furnishings, tree grates, artwork, pedestrian light fixtures, and special paving.

Site amenities such as parking, vehicular circulation, and pedestrian paths will be shared with the neighboring parcels to promote efficient use of resources. Parking (by others) will be located on the north side of the site. The entry at the northeast corner of the building is located with convenient access to the parking and promotes a strong connection to the adjacent park (by others). The library entry will be visible from SE 144th street and the adjacent public sidewalk. The entry is visually connected to Tukwila International Boulevard through a bay window on the west facade that is both an interior and exterior feature. The bright color creates a focal point that draws the eye through the building to the east entry, which is directly on axis with the bay window on the west.

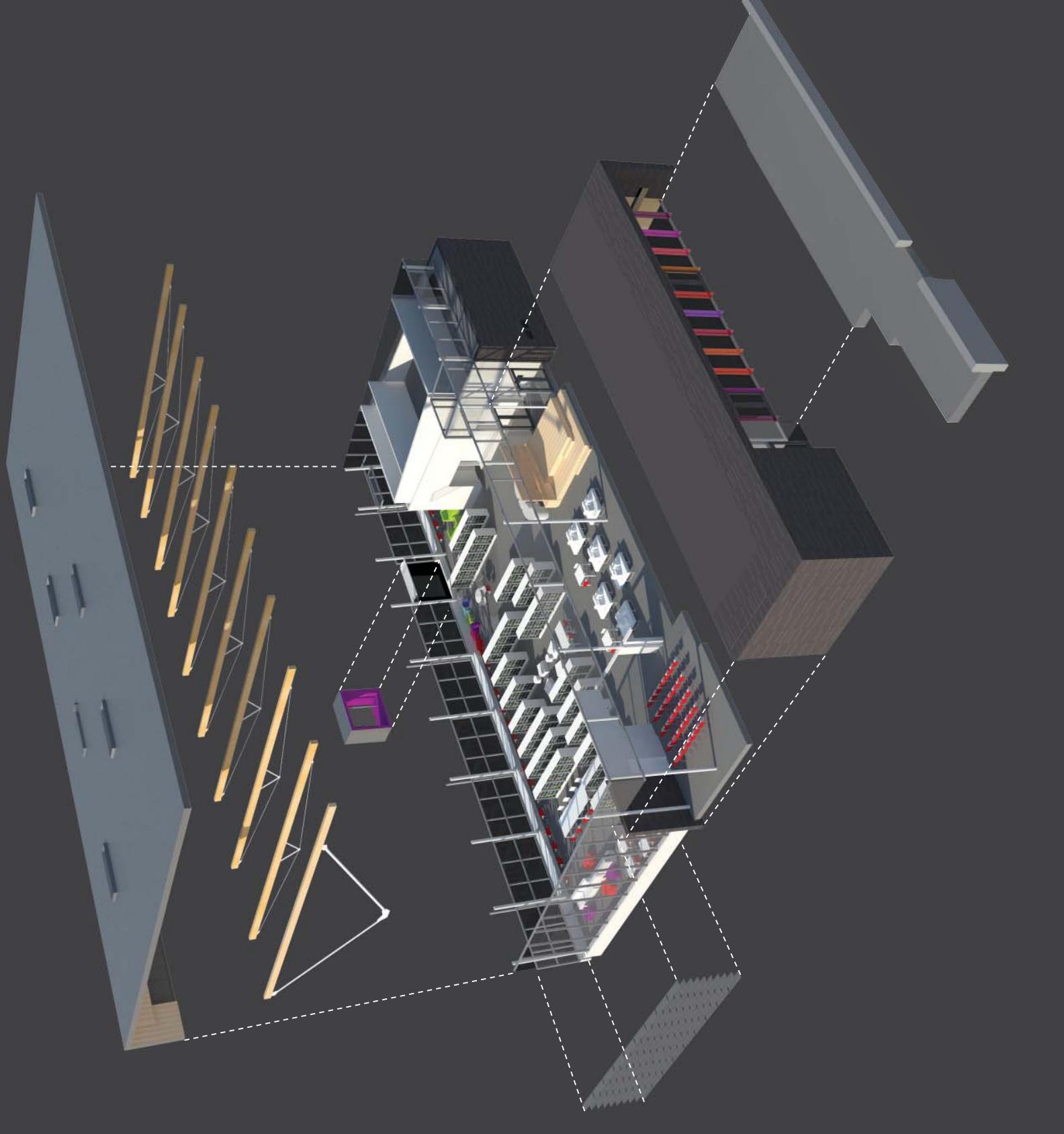
The primary corner at the intersection of Tukwila International Boulevard and SE 144th street is accentuated by a highly transparent façade, special paving, and a public art piece commissioned by the library. The extensive use of glass at this corner serves as an advertisement for the library, announcing the activities within and welcoming participation. Large scale concrete planks set in a playful pattern encourage pedestrians to cut through the landscaping at the corner and invites the public to interact with the proposed sculpture, which will be a prominent element in the landscape.

A generously sized wrap-around stair announces entry to the site at the southeast corner that borders SE 144th Street and the Community Commons. The stair encourages pedestrian circulation through an outdoor terrace that will serve as an extension of the library and will lead patrons to the front door. The terrace will feature a continuous seat wall with integrated lighting, special paving, and durable site furnishings. The entry is accentuated by a clear glass vestibule that projects from the planar glass façade and colorful glass fins of the east façade along the terrace.

The community mosaic is a space unique to the Tukwila Library that is being funded entirely by the KCLS foundation. The foundation recognizes that there is a unique opportunity to foster community, given the diverse population in Tukwila. The mosaic employs flexible planning with operable walls and modular furniture elements that can be configured in a variety of different ways. It will have a performance platform that can accommodate a multitude of different community events and will feature a one of a kind art installation meant to encourage patron participation.

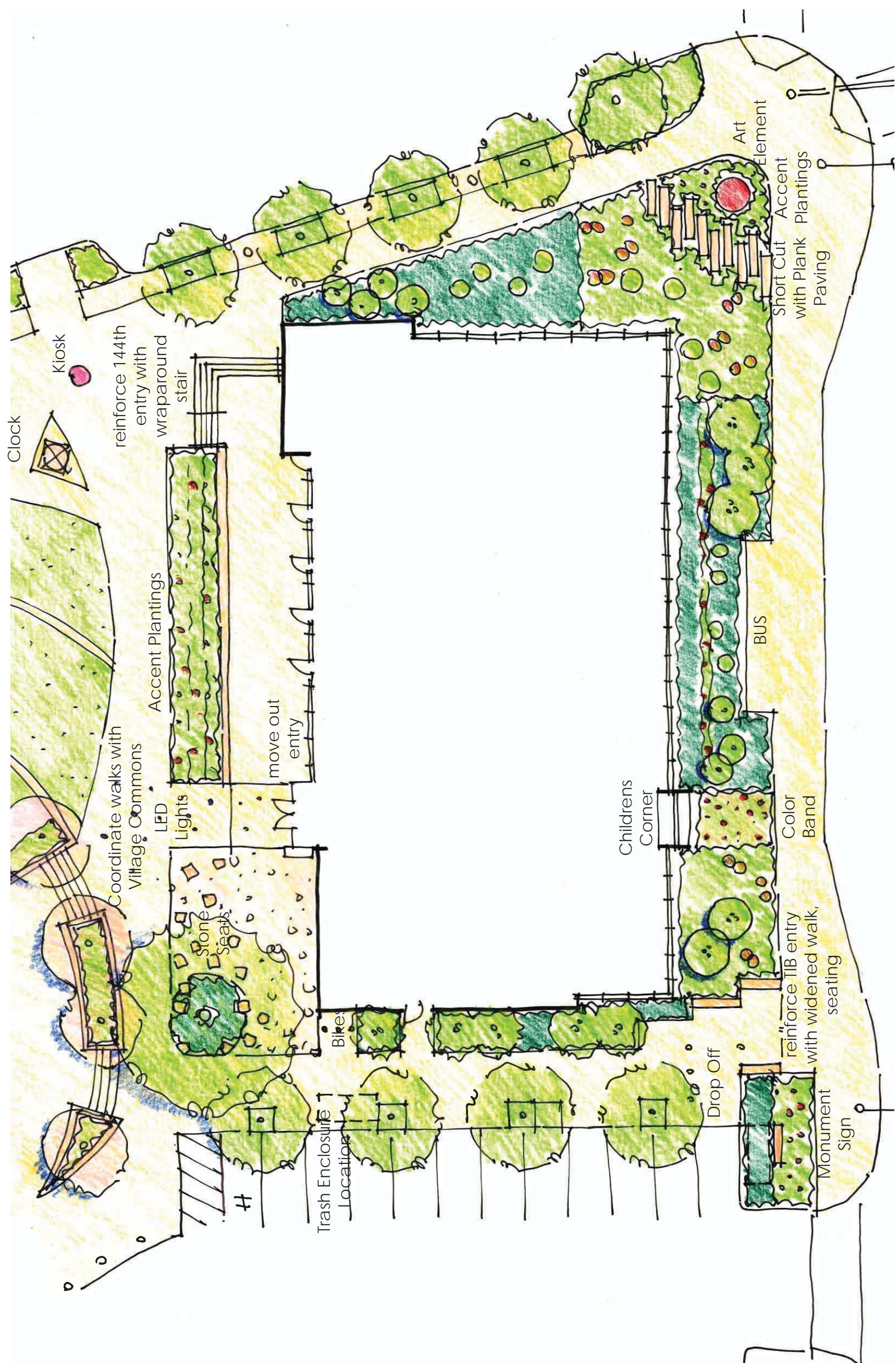
The library design expresses major program elements including the community mosaic and staff work area as distinct volumes under a large unifying roof gesture. The roof slopes from east to west before transitioning into a decorative screen on the west façade. The screen not only provides solar shading for the west façade glazing, it creates a layering effect that will provide visual interest along Tukwila International Boulevard. The collection has been placed toward the center of the building in order to encourage patrons to inhabit the library perimeter, which will have the best access to daylight and views. The areas considered to have the highest activity have been oriented along TIB in order to engage pedestrians passing by.

All materials that have been chosen for the library were selected for their natural appearance, ease of maintenance, and durability. The primary exterior materials are terra cotta, glass, timber, zinc, and exposed concrete. The trash enclosure will be constructed of durable materials that are within the building palette. The primary structure is comprised of steel and timber trusses, which are clearly expressed on the interior. The underside of the cross laminated timber deck will exude warmth to all interior spaces. The cool polished concrete that covers much of the finish floor is highly durable and creates neutral canvas on which to build a bright, colorful, and playful interior.

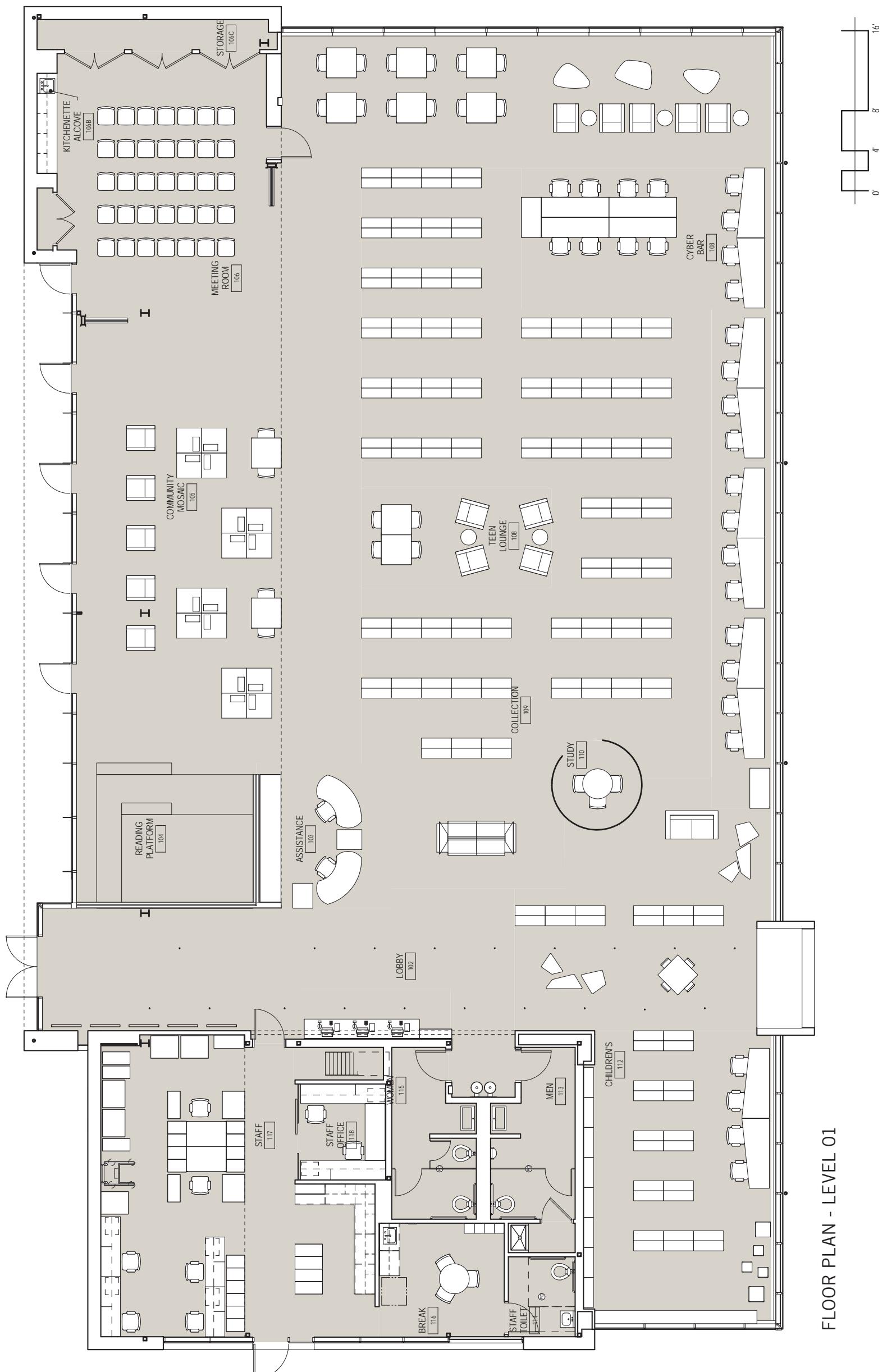


EXPLODED AXONOMETRIC

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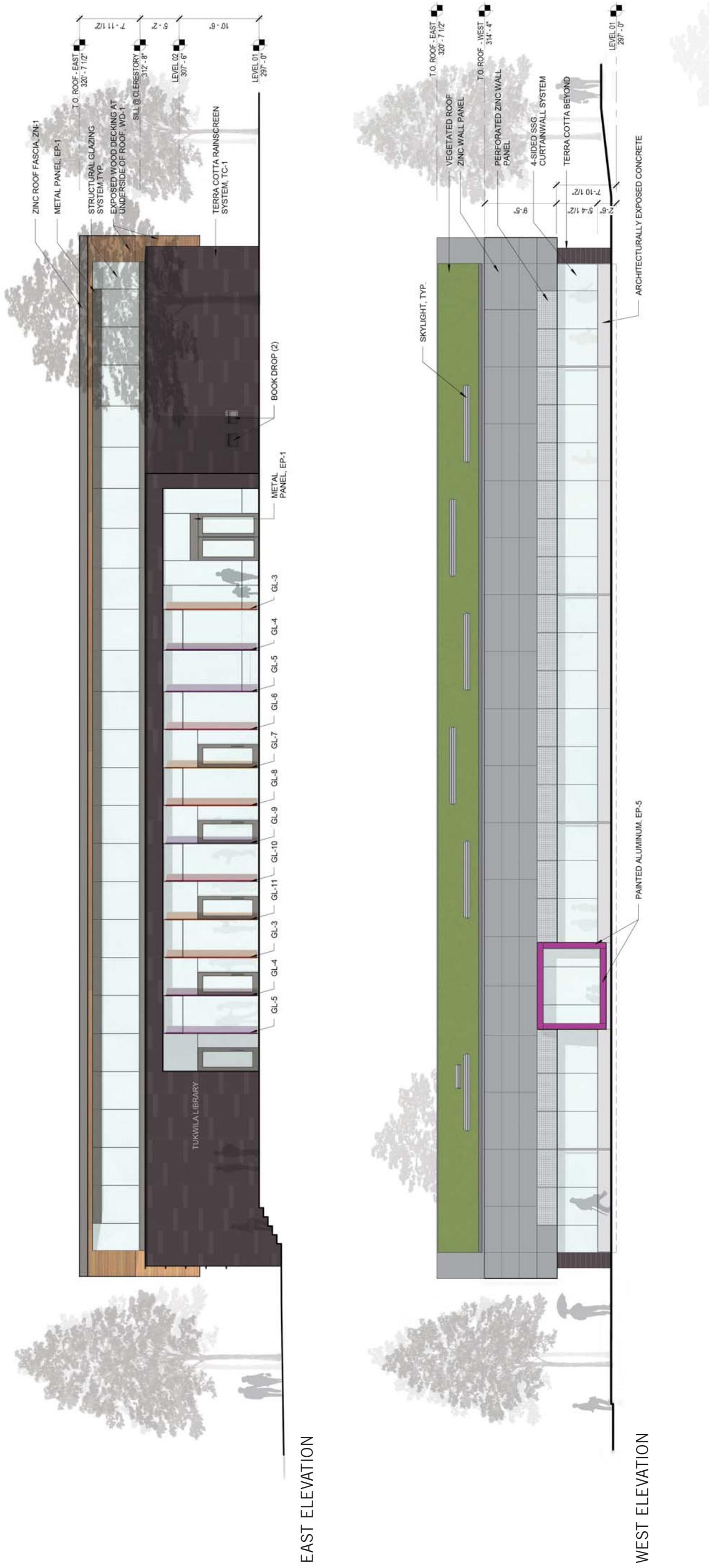
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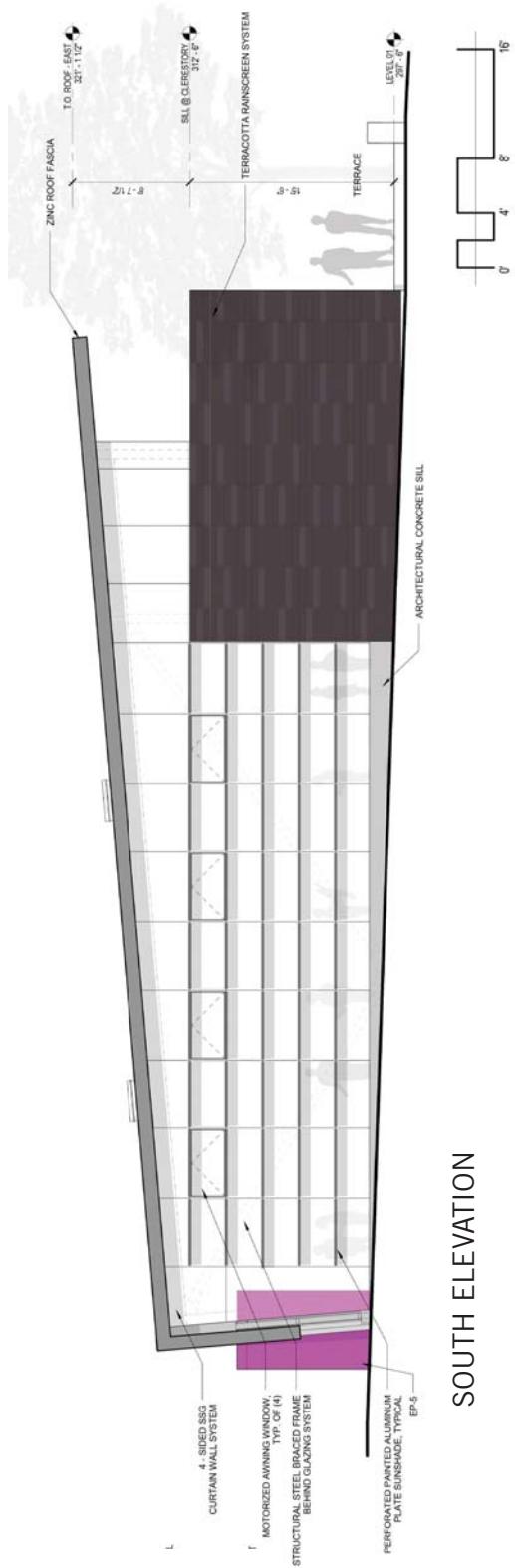
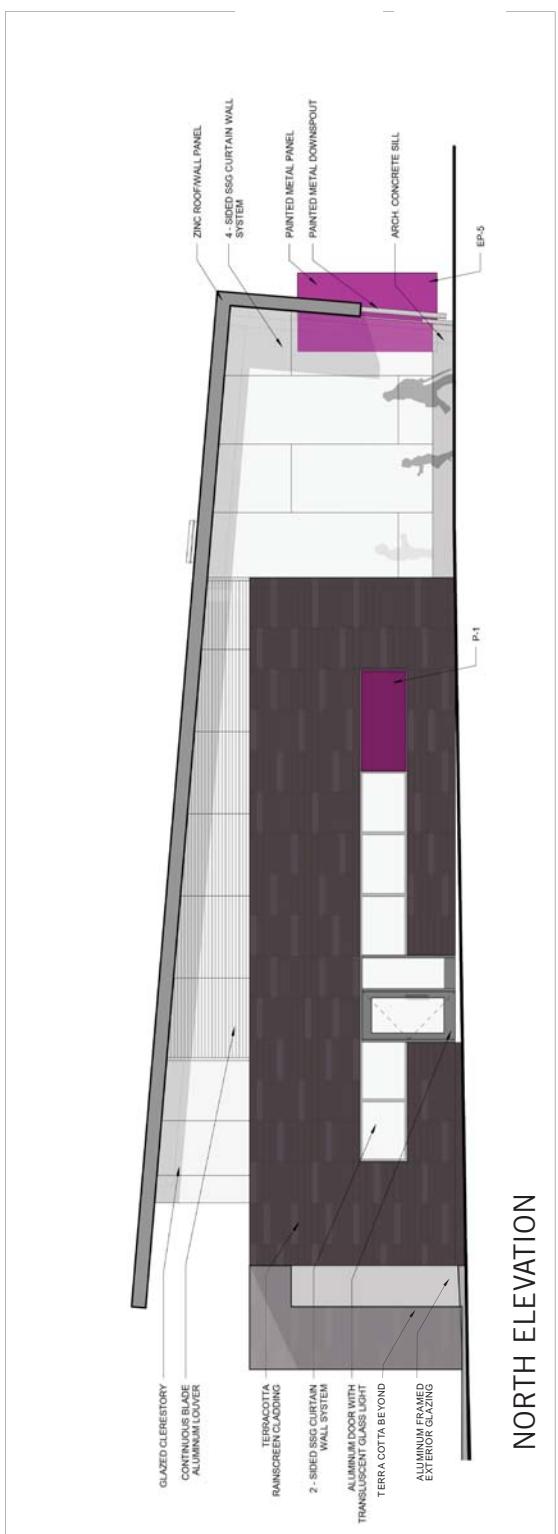


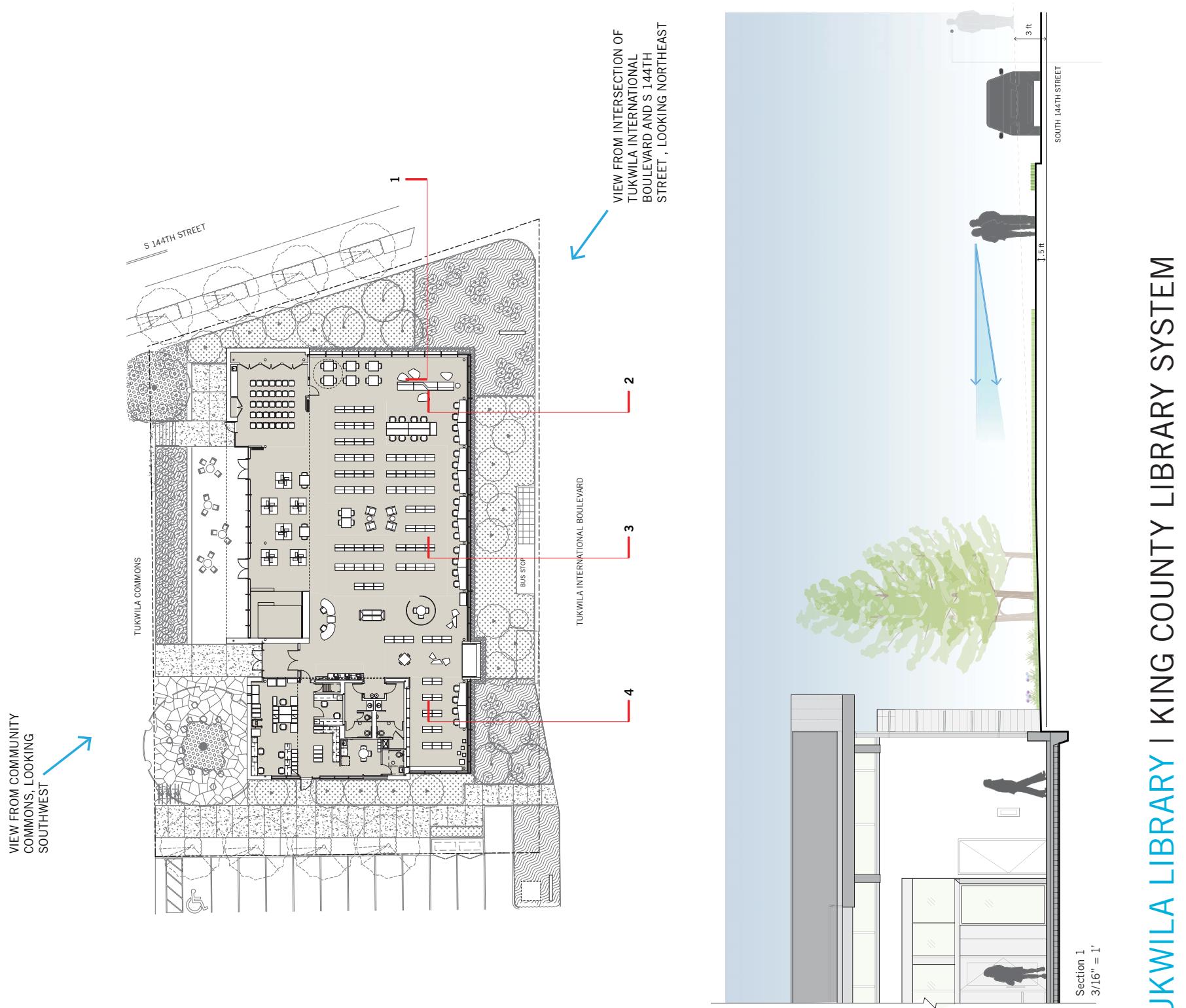
TUKWILA LIBRARY | KING COUNTY LIBRARY SYSTEM

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5









VIEW OF LIBRARY FROM COMMUNITY COMMONS, LOOKING SOUTHWEST



VIEW OF LIBRARY FROM SOUTHWEST (INTERSECTION OF TUKWILA INTERNATIONAL BOULEVARD AND SE 144TH STREET)



VIEW OF LIBRARY FROM NORTHWEST ALONG TUKWILA INTERNATIONAL BOULEVARD

Light building element for ceramic metal halide lamps

Post construction: Made from four triangular aluminum extrusions, mechanically fastened to a cylindrical extruded lamp housing (top) and a wiring/ballast compartment (bottom).

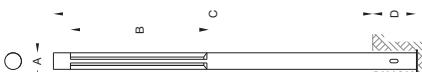
Enclosure: One piece die-cast aluminum extruded housing (top). Clear, molded tempered glass $\frac{3}{8}$ " thick extends below the lamp enclosure to increase the light spread. Lens is secured to the lamp enclosure with a one piece die-cast trim ring, secured to housing with four (4) stainless steel screws. Fully gasketed using a one piece, molded high temperature silicone gasket for weather tight operation. Reflector made from pure anodized aluminum.

Electrical: Lampholders: G12 bi-pin with nickel plated contacts supplied, rated 600V, pulse rated 5kV. Ballast is electronic, available in universal voltage 120V through 277V and is located in the base of the luminaire.

Mounting: Luminaire is rated for direct burial installations.

Finish: These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed: suitable for wet locations. Protection class: IP65.



Type: BEGA Product: Project: Voltage: Color: Options: Modified:

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BEGA Product: Project: Voltage: Color: Options: Modified:
Post construction: Made from four triangular aluminum extrusions, mechanically fastened to a one piece die-cast splice compartment (bottom) and a one piece die-cast lamp housing (top). The aluminum is marine grade and copper free.
Enclosure: One piece die-cast aluminum lamp housing. Clear, molded, tempered glass $\frac{1}{4}$ " thick extends below lamp housing to increase light spread. Lamp housing secured with two (2) stainless steel captive fasteners. Fully gasketed using a one piece, molded, high temperature silicone gasket for weather tight operation. Reflector made from pure anodized aluminum.
Electrical: 19.6W LED luminaire, 20.5 total system watts, -30°C start temperature, integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 5000K with a >80 CRI. Available in 3000K (>80 CRI) and 4000K (>80 CRI); add suffix K3 or K4 respectively to order.
Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA #895A anchorage kit. Bollards are secured to the post with one (1) stainless steel set screw.
Finish: Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.
U.L. listed: suitable for wet locations. Protection class: IP65.
Weight: 16.1 lbs.

Luminaire Lumens: 11000
Luminaire Lumens: 11000



Bollards with wide spread light distribution

Post construction: Made from four triangular aluminum extrusions, mechanically fastened to a cylindrical extruded lamp housing (top) and a wiring/ballast compartment (bottom).

Enclosure: One piece die-cast aluminum extruded housing (top). Clear, molded tempered glass $\frac{3}{8}$ " thick extends below the lamp enclosure to increase the light spread. Lens is secured to the lamp enclosure with a one piece die-cast trim ring, secured to housing with four (4) stainless steel screws. Fully gasketed using a one piece, molded high temperature silicone gasket for weather tight operation. Reflector made from pure anodized aluminum.

Electrical: Lampholders: G12 bi-pin with nickel plated contacts supplied, rated 600V, pulse rated 5kV. Ballast is electronic, available in universal voltage 120V through 277V and is located in the base of the luminaire.

Mounting: Luminaire is rated for direct burial installations.

Finish: These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

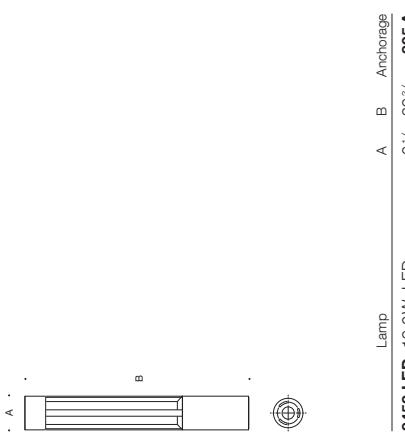
UL listed: suitable for wet locations. Protection class: IP65.



Type: BEGA Product: Project: Voltage: Color: Options: Modified:

Post construction: Made from four triangular aluminum extrusions, mechanically fastened to a one piece die-cast splice compartment (bottom) and a one piece die-cast lamp housing (top). The aluminum is marine grade and copper free.
Enclosure: One piece die-cast aluminum lamp housing. Clear, molded, tempered glass $\frac{1}{4}$ " thick extends below lamp housing to increase light spread. Lamp housing secured with two (2) stainless steel captive fasteners. Fully gasketed using a one piece, molded, high temperature silicone gasket for weather tight operation. Reflector made from pure anodized aluminum.
Electrical: 19.6W LED luminaire, 20.5 total system watts, -30°C start temperature, integral 120V through 277V electronic LED driver, 0-10V dimming. Standard LED color temperature is 5000K with a >80 CRI. Available in 3000K (>80 CRI) and 4000K (>80 CRI); add suffix K3 or K4 respectively to order.
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Luminaire Lumens: 11000
Luminaire Lumens: 11000



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8452 LED 19.6W LED

8850MH 1 150W T6 G12 MH

895A

895A

LO1

LO2



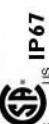
CESARINA

Versions Available

Luminaire with installation kit: PPS plastic structure with AISI 316 stainless steel ring, silicone gasket, four acrylic diffuser lenses (white, blue, green, and red), box for installation on solid surfaces, springs for installation on plaster surfaces or on 10-20mm thick boards.

Light Source

- LED module 1W / Constant current 350mA
- Constant current 350mA power supply on request



Installation

The luminaire is already equipped with a piece of bipolar cable for an easy-to-make connection. The only connection allowed is "in series". The only power supply allowed is a constant current I=350mA electronic power supply (up to 8 luminaires each)

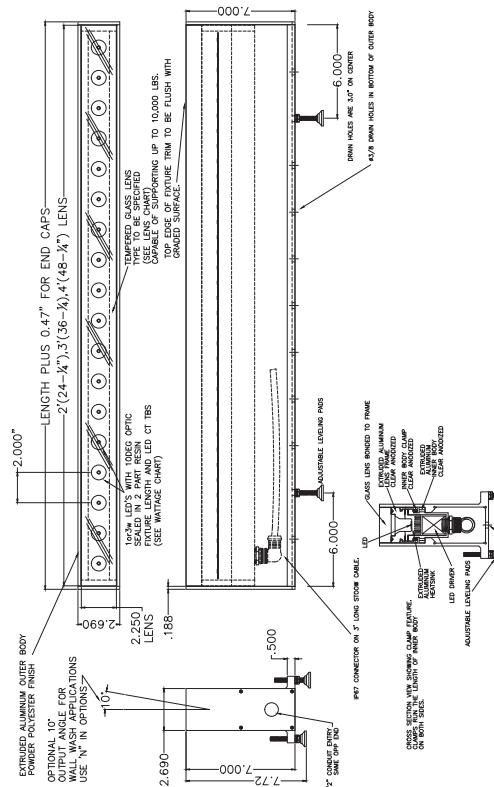
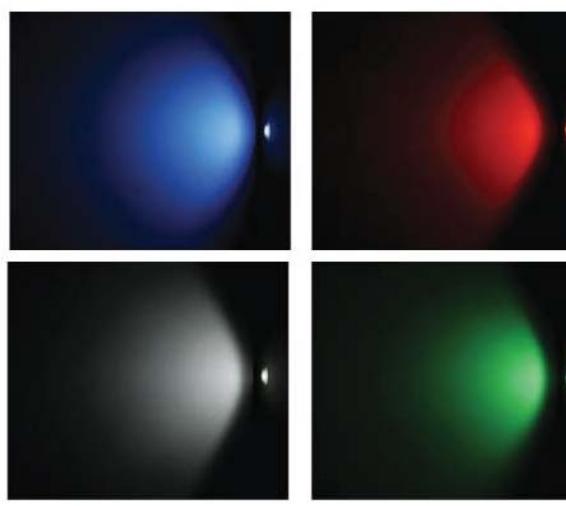
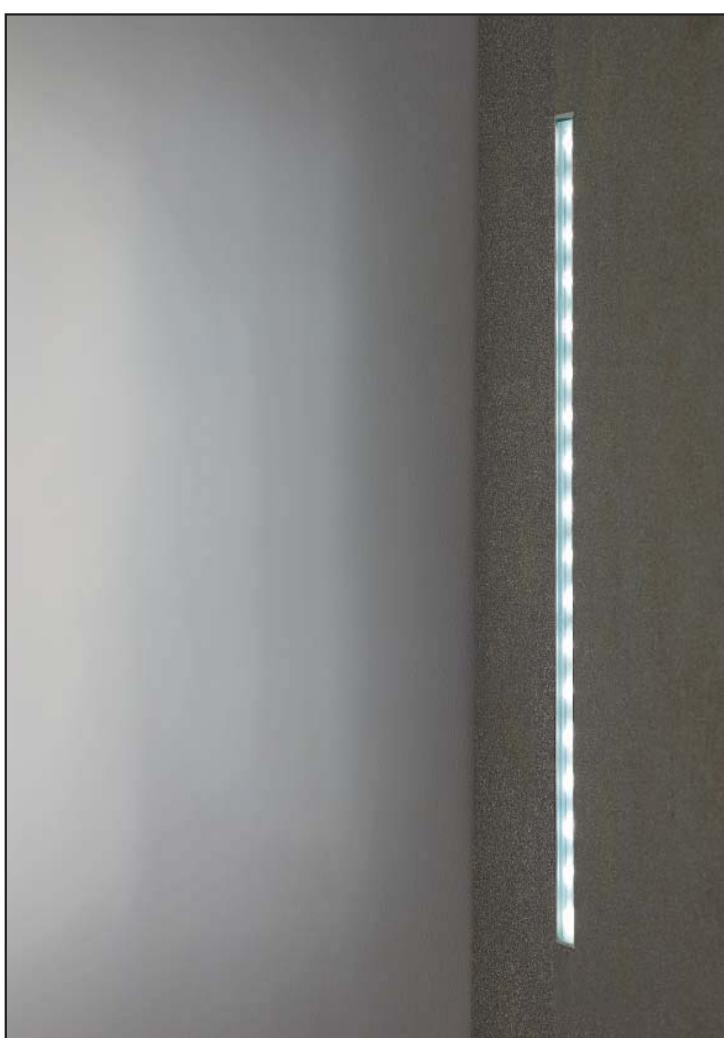


- U928600
1WHITE LED 1x1W/constant current 350mA
Remote transformer to be ordered
T30°C

- 3W Cree XPE LEDs 2° OC
- Integral 120-277V power supply
- Rated IP67 with removable LED modules
- On board 0-10V dimming
- One inch thick clear tempered glass lens
- Symmetric and asymmetric distributions
- ETL listed wet label
- Complies with ARRA level III
- Complies with LM79 and LM 80
- Driveover rated



CL4



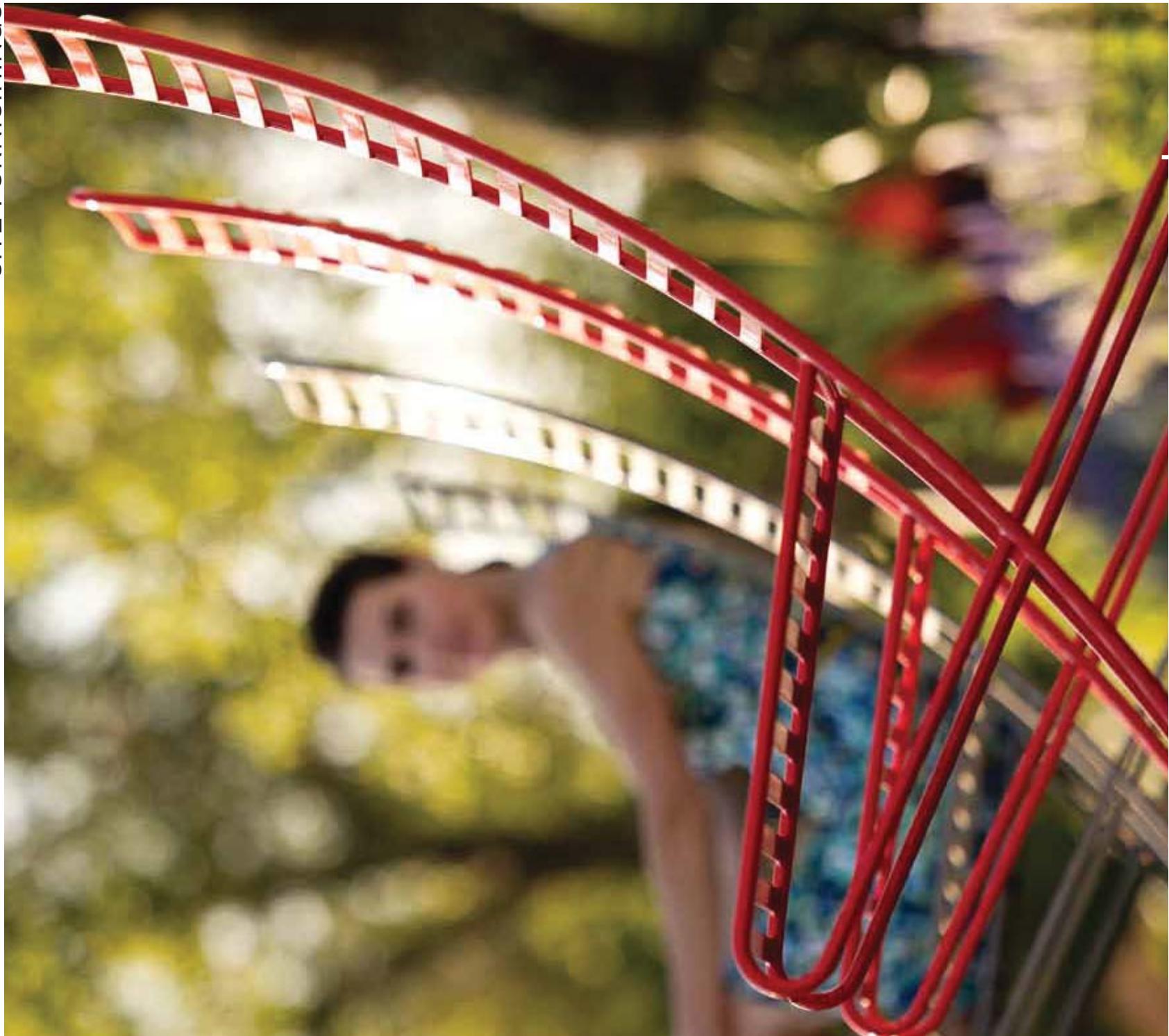
designplan

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sales@designplan.com
www.designplan.com
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Fax: 908-996-7042

L05A

L06

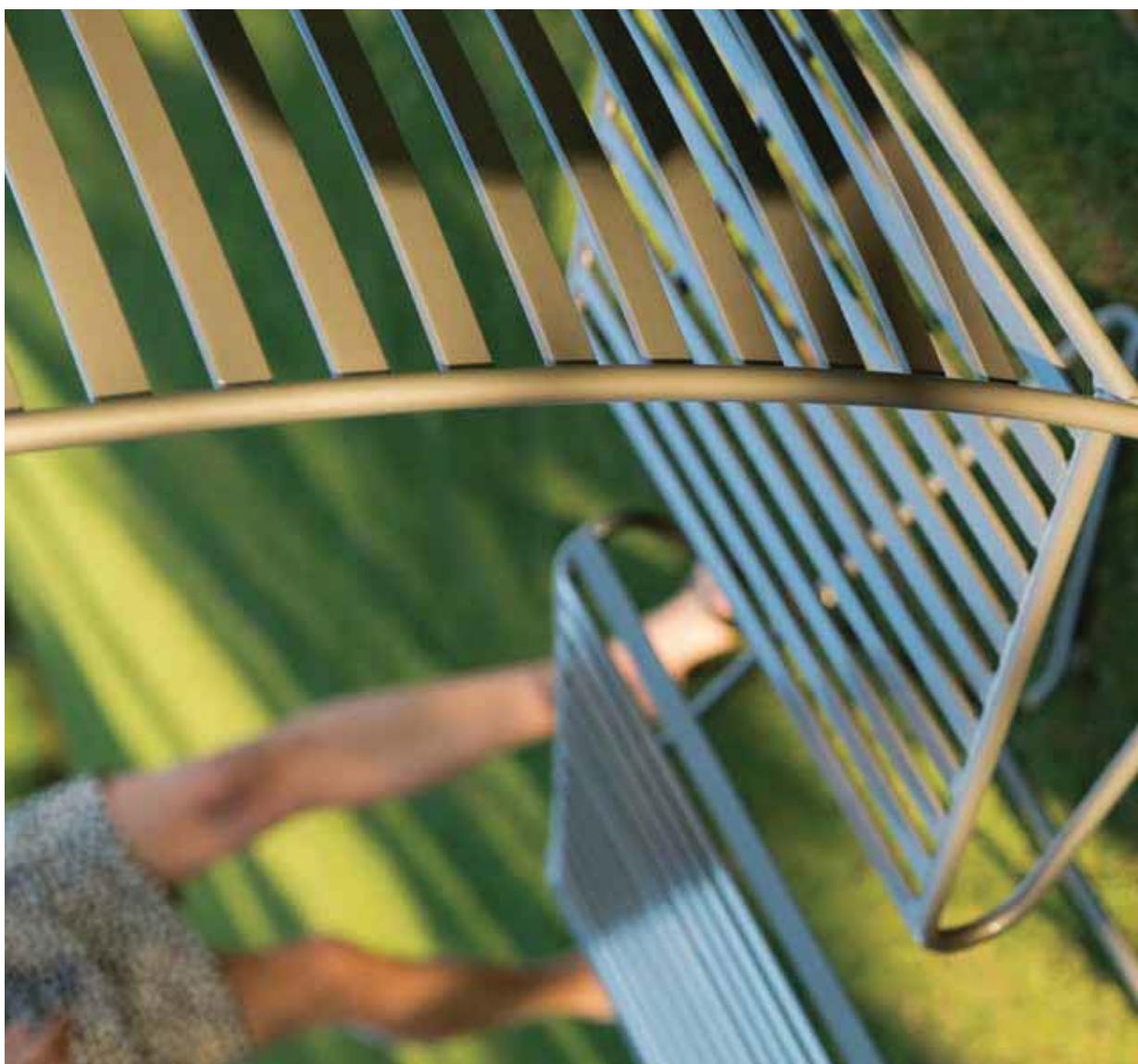


Parc Lounge raises the Parc Centre collection to new heights

Parc Lounge and its companion ottoman support a relaxed attitude in great style. An elegant sweeping back curve provides just the right balance between lounging and upright positions, so sitters can lean back and still carry on a conversation, read or work on a laptop. The ottoman scores a triple play as footrest, seat and table. These new additions to the Parc Centre collection of movable outdoor furniture by designer John Rizzi are visually light, structurally strong and very versatile.

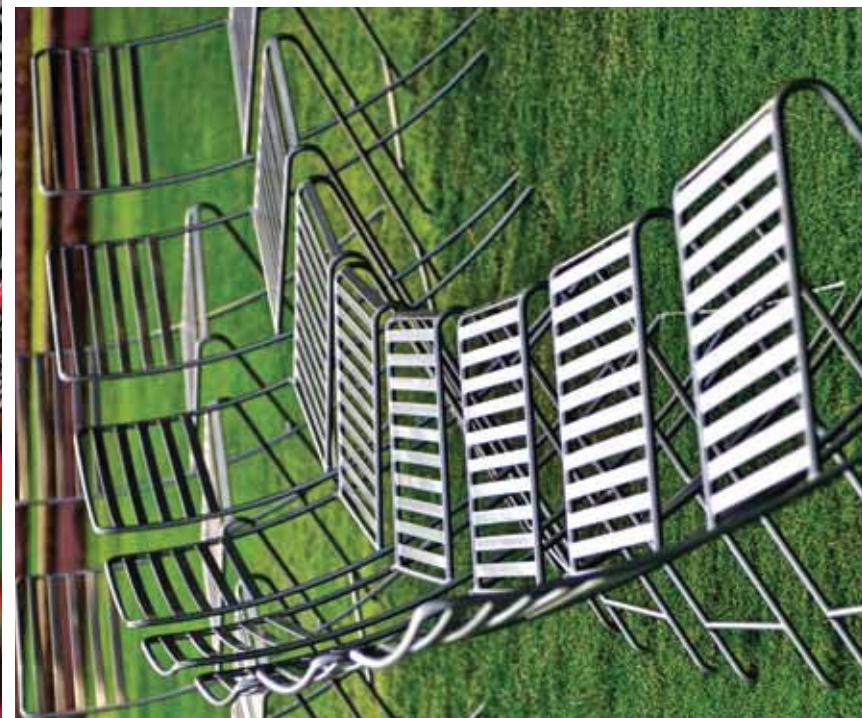
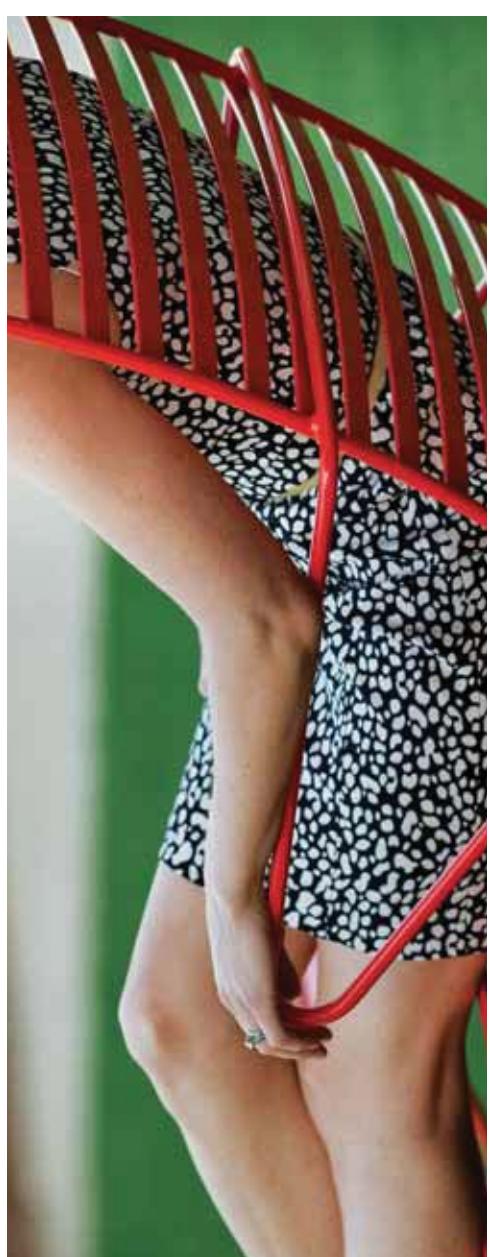


Garden party tasteful...
college campus tough



SITE FURNISHINGS

Parc Centre chairs, tables, lounge and ottoman comfortably support social activities in formal and informal settings alike. Steel construction coupled with economy of form make them nimble enough to move around and heavy enough to hold their ground. Sled bases are stable on grass, gravel or hard surfaces. Seats have a pleasing bounce. Chairs, lounges and ottomans stack.





CAPITOL™ BIKE RACK
PRODUCT DATA



FORMS+SURFACES®



PRODUCT DATA

CAPITOL™ BIKE RACK

PRODUCT DATA

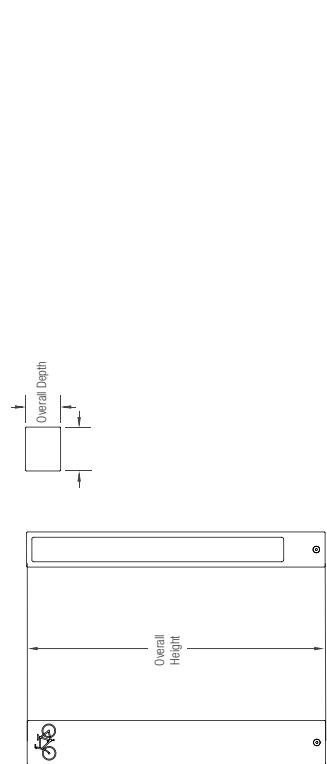
The Capitol Bike Rack's solid, corrosion-resistant cast aluminum body provides the strength necessary to stand up to continuous use while its simple, space-saving design allows it to engage with its surrounding environment as much or as little as desired. With a design perfect for cityscapes and other contemporary architectural settings, the Capitol Bike Rack is a solution for environments of all types.

MATERIAL & FINISHES

MATERIAL	FINISHES
• Body is made of corrosion-resistant cast aluminum with powdercoat finish.	<ul style="list-style-type: none"> Standard colors are Aluminum Texture and Satin Texture; optional colors from the F+S color chart and custom RAL colors are available for an upcharge. Bike logo comes standard without color. Custom colors are available for an upcharge. Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.

INSTALLED & MAINTENANCE

INSTALLATION	MANTENANCE
• Capitol Bike Racks mounted Anchors and stainless steel screws are included.	<ul style="list-style-type: none"> Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

NOMINAL DIMENSIONS**ENVIRONMENTAL CONSIDERATIONS**

- Please refer to the Capitol Bike Rack Environmental Data Sheets for detailed environmental impact information.
- Capitol aluminum casting has up to 95% recycled content and is fully recyclable.
- Standard powdercoat finishes are no- or low-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

NET PRICING AND ORDERING INFORMATION (pricing does not include freight)

MODEL	DESCRIPTION	NET PRICE
SKCAP	Capitol Bike Rack Optional powdercoat color from Forms+Surfaces standard color chart	\$429 +\$200 per color/per order
	Custom RAL powdercoat color	+ minimum \$500 per color/per order

TO ORDER SPECIFY: quantity, model, powdercoat color for body casting and bike logo color if desired.

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

FORMS+SURFACES®

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page 2 of 2 | Rev 02-05-13

page 2 of 2 | Rev 02-05-13

**CAPITOL™ BIKE RACK**

PRODUCT DATA

CONFIGURATION OPTIONS

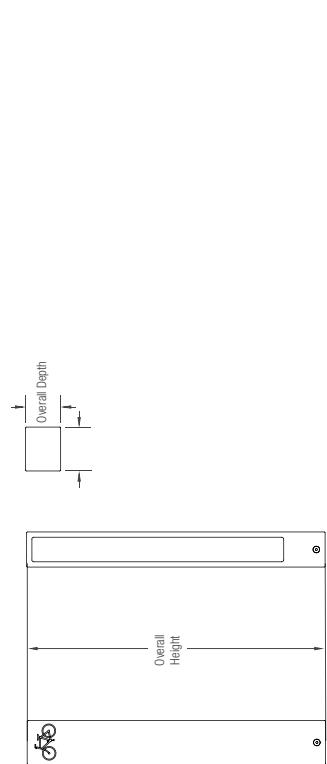
The Capitol Bike Rack was designed to allow for a multitude of configuration options to meet your individual needs. Please note that for optimal performance, Forms+Surfaces recommends a 30" center-to-center placement (see diagrams below for more details).

MATERIAL & FINISHES

MATERIAL	FINISHES
• Body is made of corrosion-resistant cast aluminum with powdercoat finish.	<ul style="list-style-type: none"> Standard colors are Aluminum Texture and Satin Texture; optional colors from the F+S color chart and custom RAL colors are available for an upcharge. Bike logo comes standard without color. Custom colors are available for an upcharge. Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.

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INSTALLATION	MANTENANCE
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SIDE DETAIL

OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
5' (127 mm)	4" (102 mm)	34" (864 mm)	25 lbs (11.4 kg)

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Capitol Bike Rack Environmental Data Sheets for detailed environmental impact information.
- Capitol aluminum casting has up to 95% recycled content and is fully recyclable.
- Standard powdercoat finishes are no- or low-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
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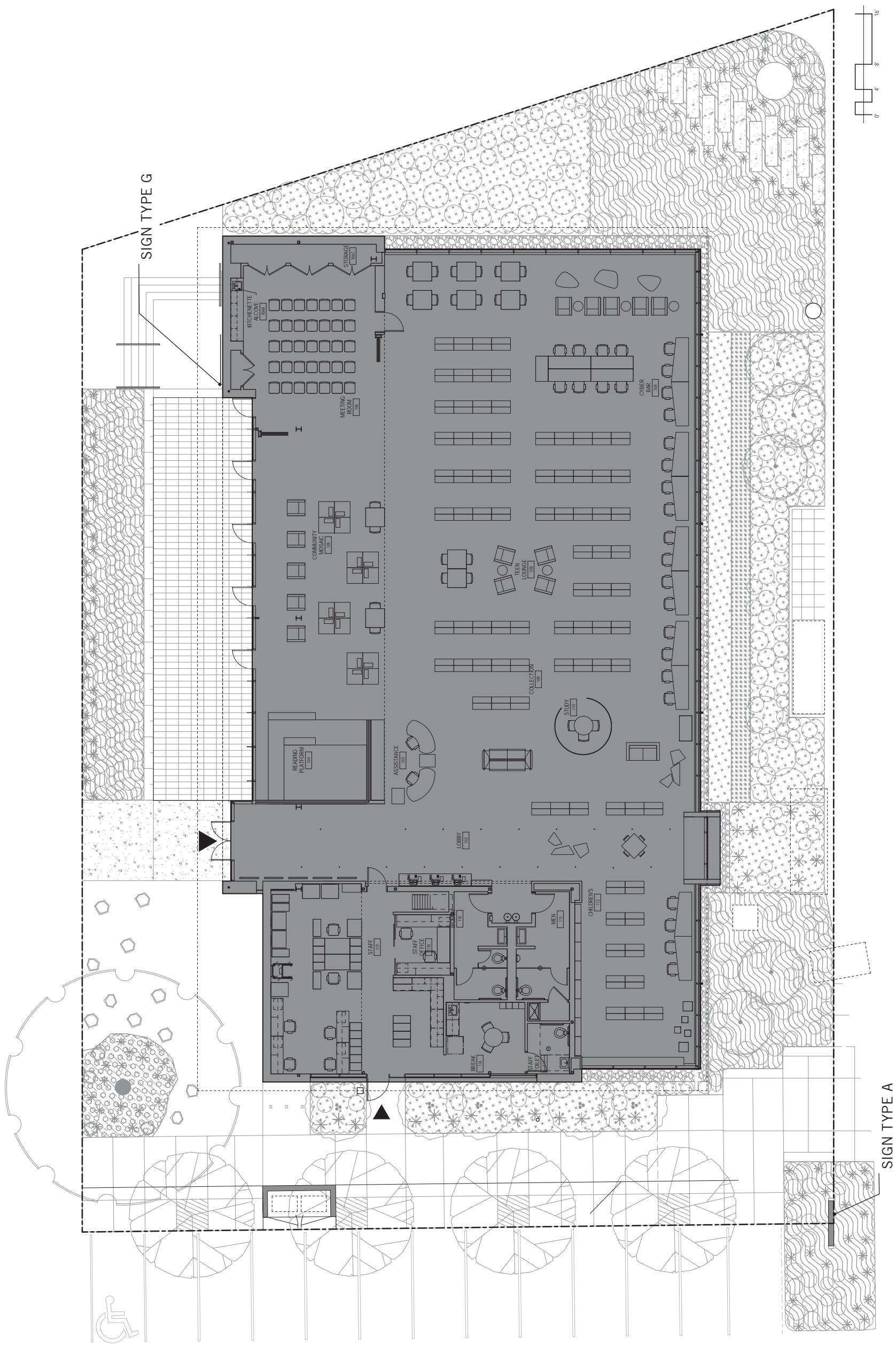
LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

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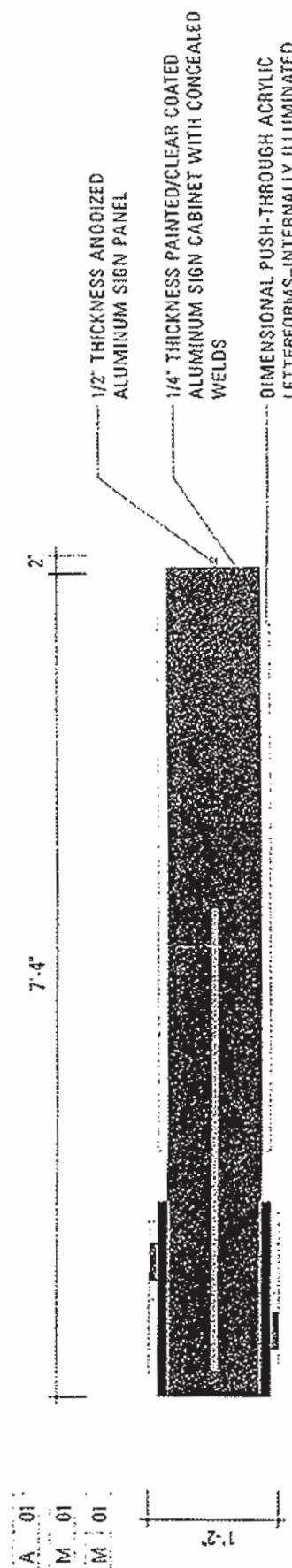
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SIGNAGE TYPES AND LOCATIONS

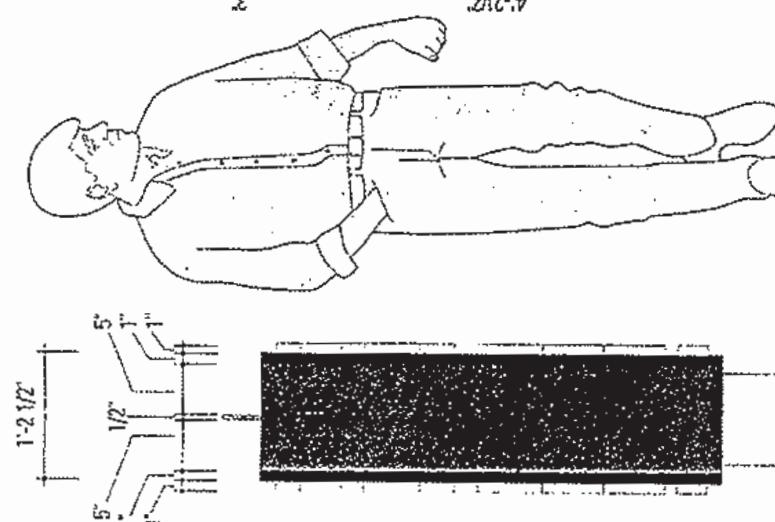


SIGN TYPE A



03 SIGN TYPE A FULL PLAN VIEW
SCALE: 3/4"=1'-0"

SCALE: 3/4" = 1'. 0"



SIGN TYPE A SIDE ELEVATION

SCALE: 3/4" = 1'-0"

02 SIGN TYPE A FRONT ELEVATION
SCALE: 3/4"=1'-0"

SIGN TYPE A FRONT ELEVATION

SIGN TYPE

SIGN TYPE

SIGN TYPE

THE JOURNAL

TUWKWILA LIBRARY | KING COUNTY LIBRARY SYSTEM

SIGN TYPE G



S A M M A M I S H LIBRARY

01 G ELEV.-NON-ILLUMINATED
SCALE: 1'-0"

P 06



DIMENSIONAL LETTERFORMS
FASTENED TO BUILDING FAÇADE
VIA 1/2" STAND-OFF POSTS.
EXTERIOR RATED PAINT FINISH

SIGN TYPE G OCCURS AT THE
FOLLOWING LOCATIONS:

COVINGTON LIBRARY (1 SET)
NORTH BEND LIBRARY (1 SET)
REDMOND REGIONAL LIBRARY (2 SETS)
SAMMAMISH LIBRARY (1 SET)
RICHMOND BEACH LIBRARY (1 SET)

SPARE	King County Library System Exterior Signage
GIRVIN	Environmental Graphic Design: Girvin, Inc. 100 Second Avenue Seattle, Washington 98101 P: 206.674.7888 F: 206.674.7999 www.girvin.com

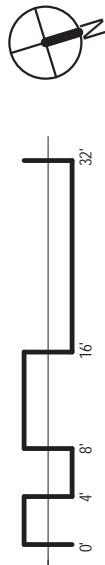
NOTE:
NOT FOR CONSTRUCTION.
THESE DRAWINGS ARE
FOR CONCEPT ONLY.

rev.04

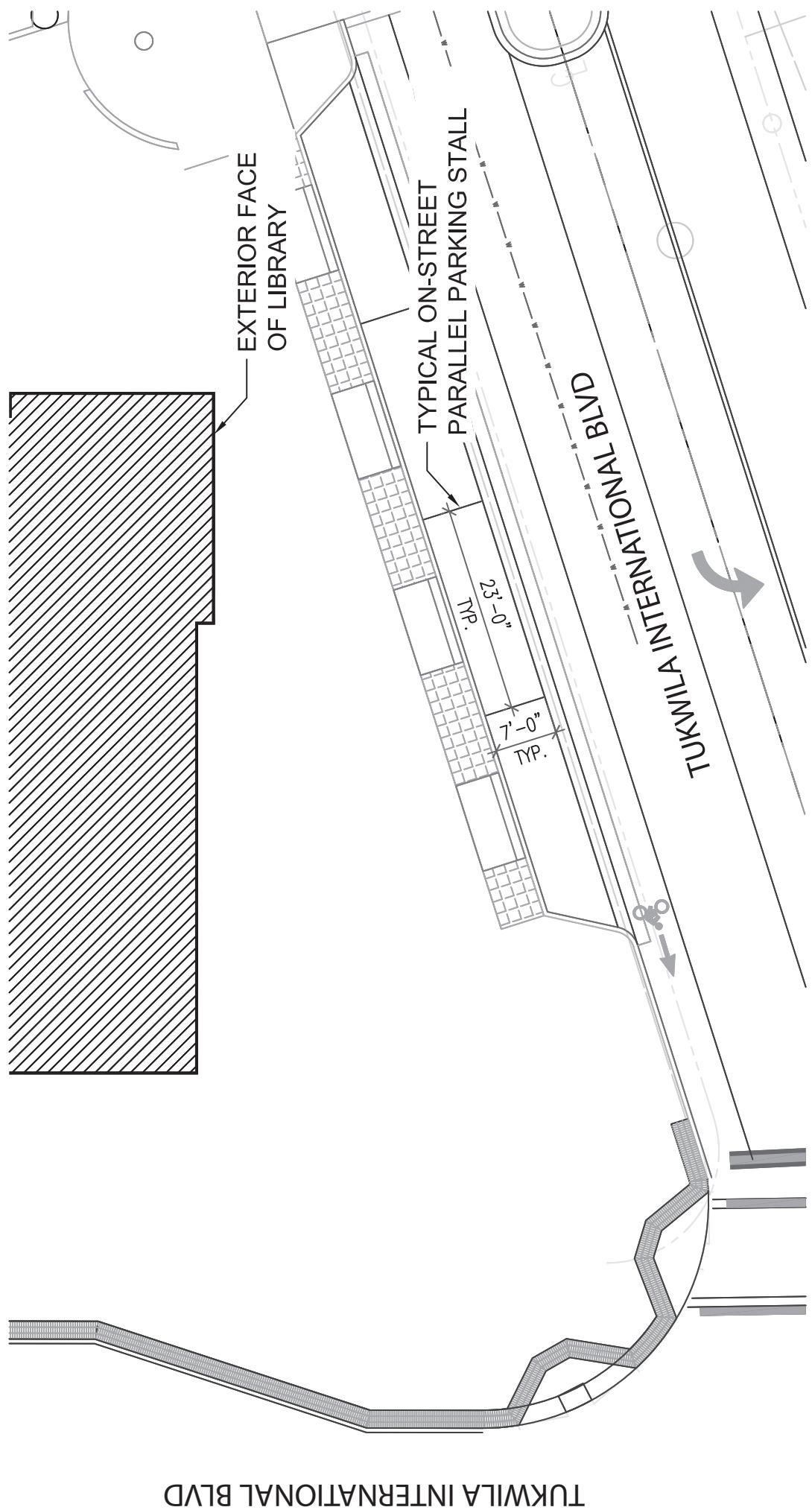
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4/27/04

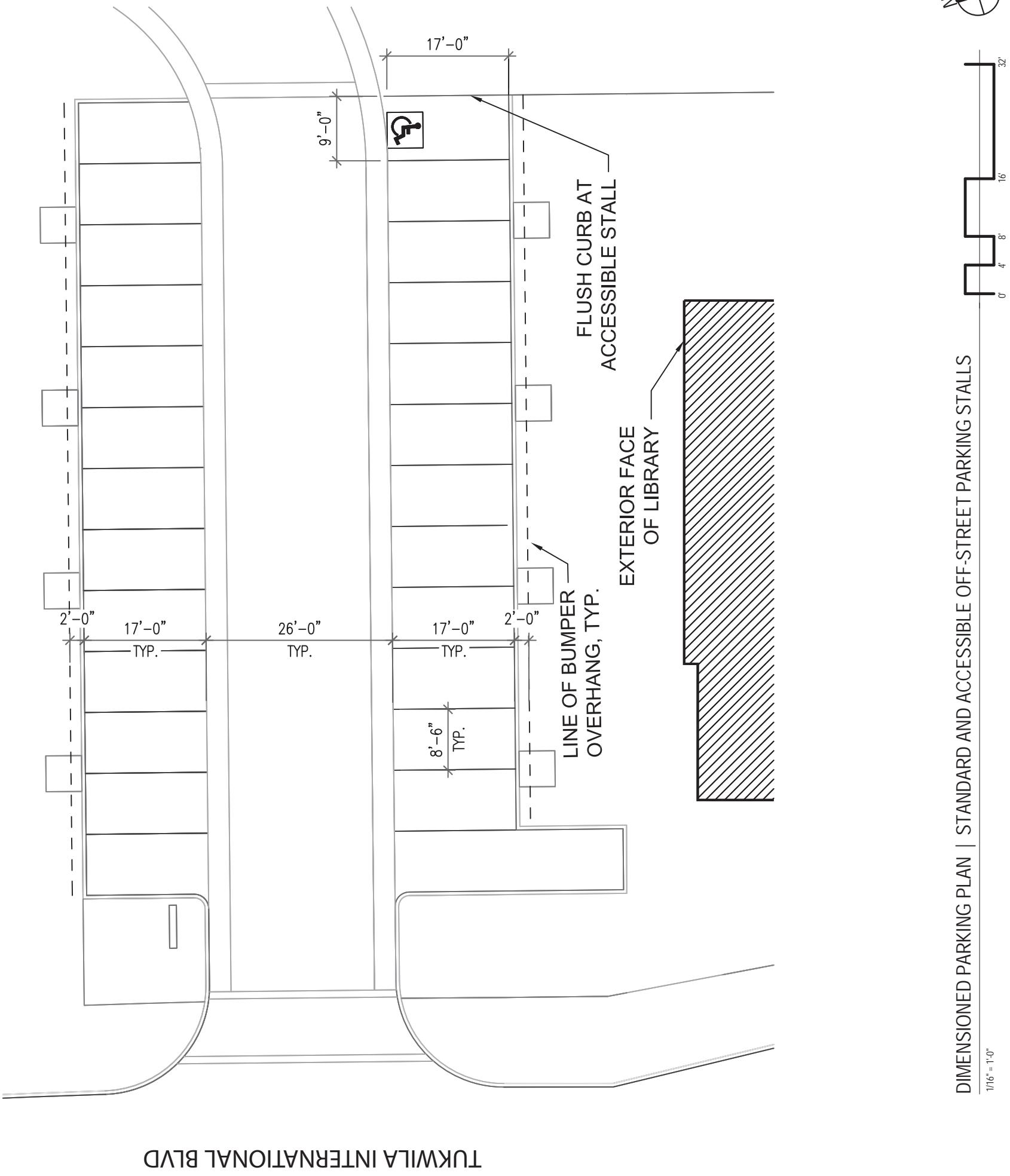
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4/27/04	King County
4/27/04	1'W x 2'10"
4/27/04	18
4/27/04	4/27/04



DIMENSIONED PARKING PLAN | ON-STREET PARALLEL PARKING
1/16" = 1'-0"





APPENDIX

TUKWILA LIBRARY | KING COUNTY LIBRARY SYSTEM

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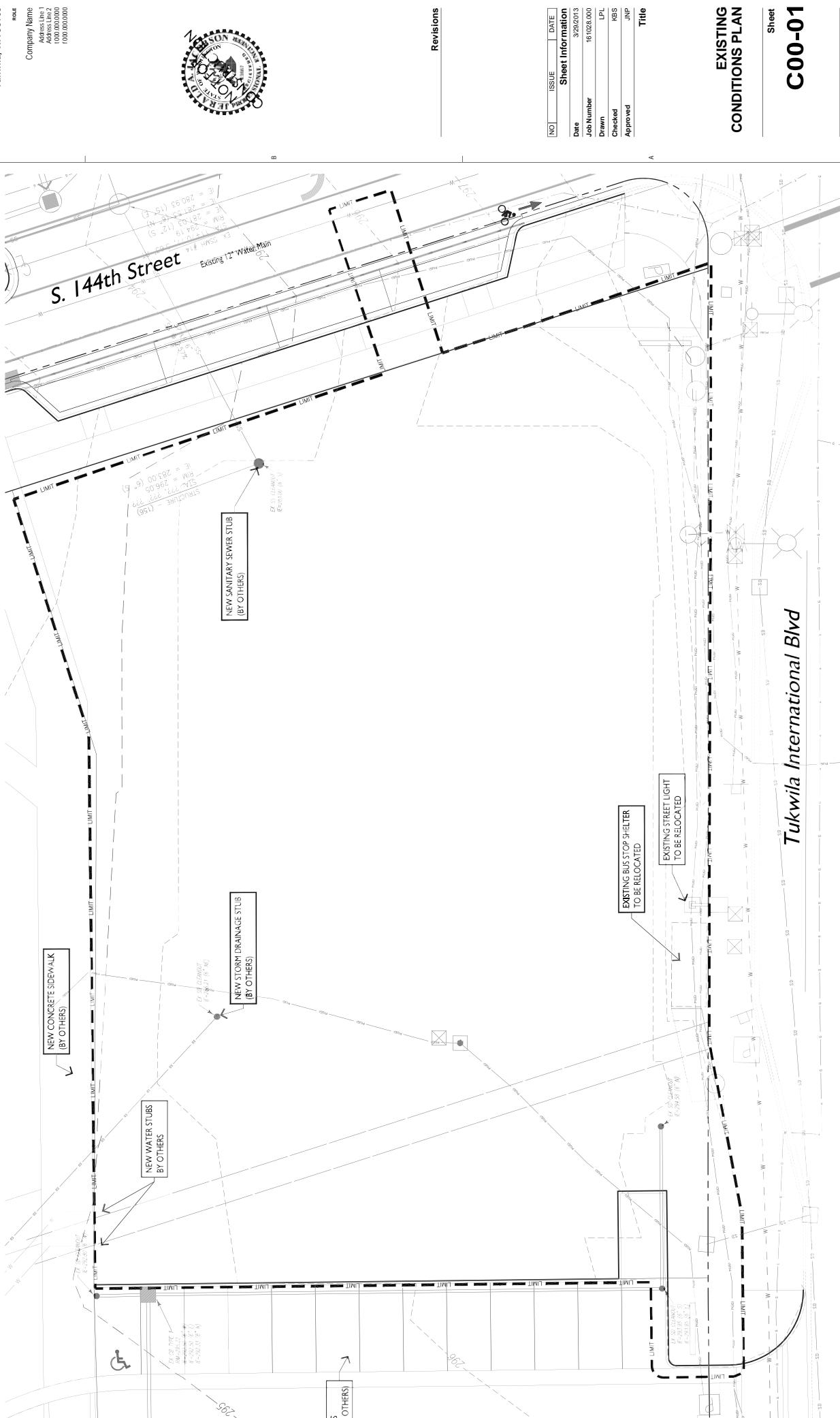
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EXISTING CONDITIONS PLAN

Sheet

No _____ Issue _____ Date _____
Sheet Information
Date 3/29/2013
Job Number 16-0200-000
Drawn _____ LPL _____
Checked _____ KBS _____
Approved _____ JNP _____
Title _____

Revisions



2

3

4

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8/2012 12:14:00 PM

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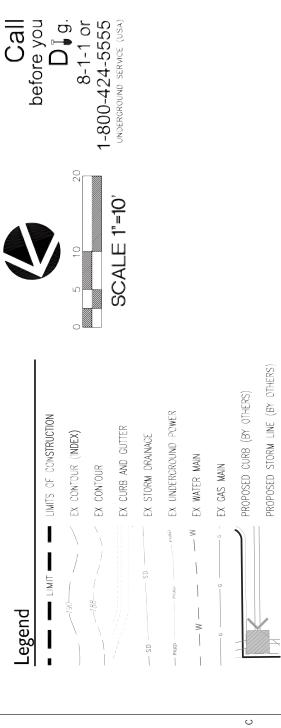
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Tukwila Library System

14242 Tukwila International Boulevard
Tukwila, WA 98168

ROSE
Company Name
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Address Line 2
Address Line 3
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Sheet

SITE PREPARATION PLAN

NO	ISSUE	DATE
	Sheet Information	
Date	3/29/2013	
Job Number	16-020000	
Drawn	LPL	
Checked	KBS	
Approved	JNP	
Title		

Revisions

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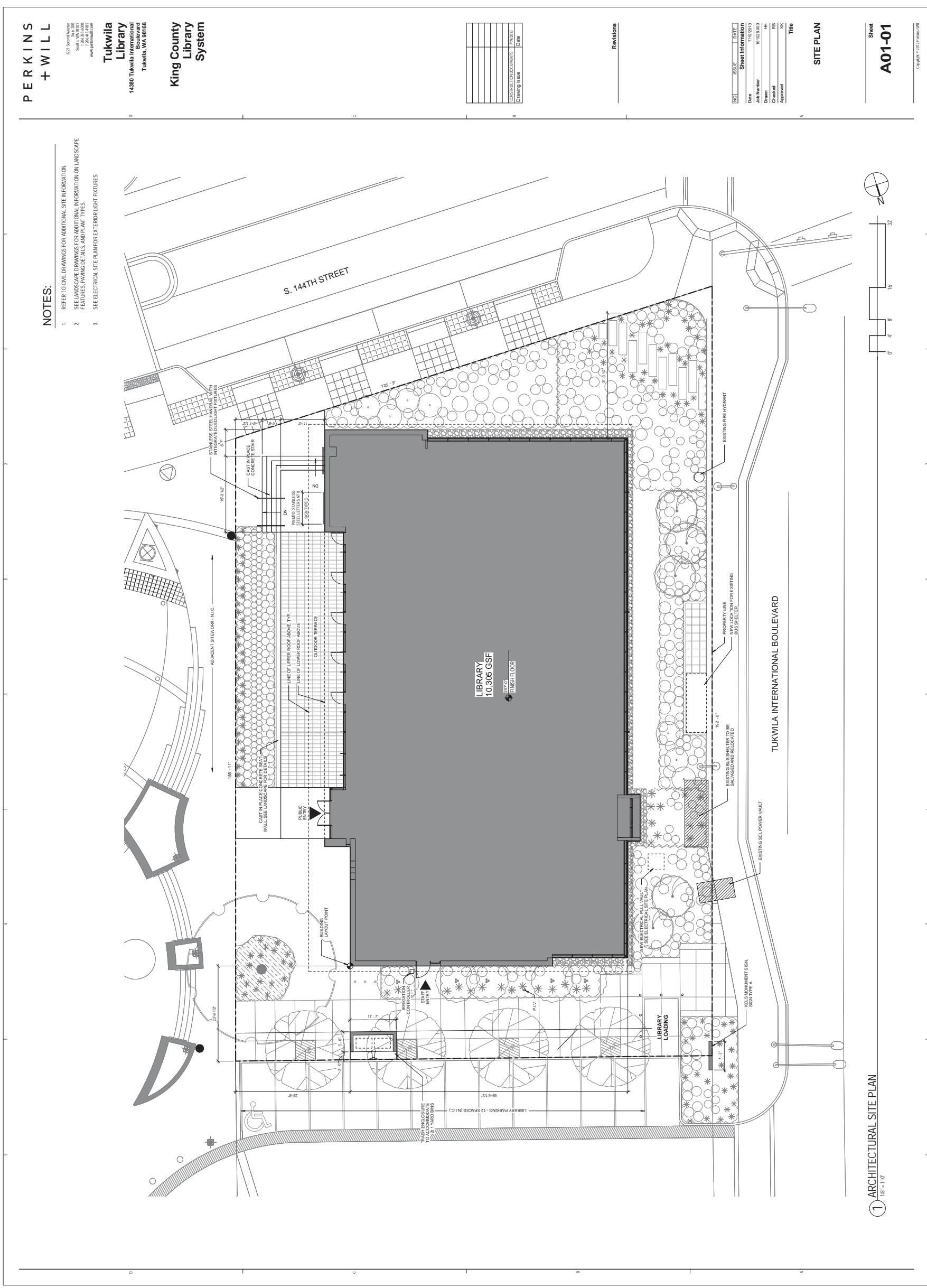
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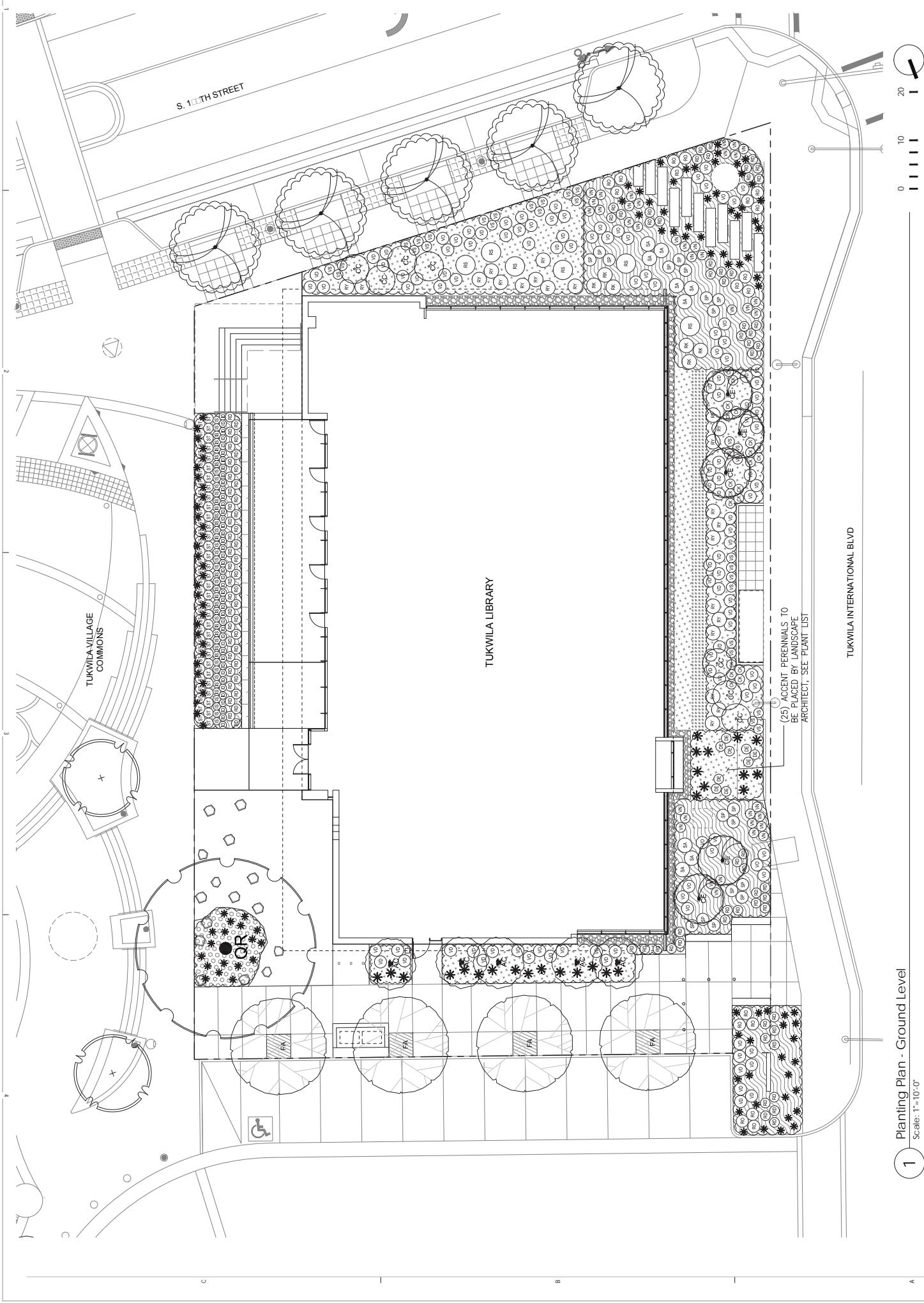
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**LANDSCAPE
PLANTING PLAN -
GROUND LEVEL**

Sheet

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NO.	ISSUE	DATE
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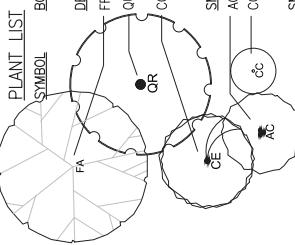
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PLANT LIST	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
C	DECIDUOUS TREES	EMPIRE ASH RED OAK	2" CAL. 5" CAL.	B&B	PER PLAN
	FRAXINUS AMERICANA 'EMPIRE'	'EDDIE'S WHITE WONDER' DOGWOOD	1 1/2" CAL. 8'-10' HT. MIN.	B&B, MULTI.	PER PLAN
	QUERCOUS RUBRA	VINE MAPLE WESTERN HAZELNUT	8'-10' HT. MIN. 6' HT. MIN.	B&B, MULTI. CONT., MULTI.	PER PLAN
	CORNUS 'EDDIE'S WHITE WONDER'				
	SMALL TREES / LARGE SHRUBS				
	AER CIRCINATUM	DEER FERN	1 GAL.	CONTAINER	18" O.C.
	CORYLUS CORNUFA VAR. CALIFORNICA	'KELSEY' REDTWIG DOGWOOD	1 GAL.	CONTAINER	24" O.C.
	SMALL SHRUBS & GRASSES (TO BE LOCATED)	AUTUMN FERN	1 GAL.	CONTAINER	18" O.C.
	BLECHNUM SPICANT	Giant FEATHER GRASS	1 GAL.	CONTAINER	24" O.C.
	CORNUS STOLONIFERA 'KELSEY'	SIBERIAN COAST IRIS	1 GAL.	CONTAINER	18" O.C.
DRYOPHTERS ERYTHRORHIZA	PACIFIC COAST IRIS	1 GAL.	CONTAINER	18" O.C.	
STIPA GIGANTEA	'DORA AMATES' RHODODENDRON	5 GAL.	CONTAINER	24" O.C.	
IRIS SIBERICA	'IRENE KOSTER' AZALEA	5 GAL.	CONTAINER	36" O.C.	
IRIS DOUGASANA	'YAKU PRINCESS' RHODODENDRON	5 GAL.	CONTAINER	36" O.C.	
RHODODENDRON 'IRENE KOSTER'	RED FLOWERING CURRANT	5 GAL.	CONTAINER	48" O.C.	
RHODODENDRON 'YAKU PRINCESS'	'ANTHONY WATERER' SPIREA	5 GAL.	CONTAINER	30" O.C.	
RIBES SANGUINEUM 'KING EDWARD VII'	SNOWBERRY	5 GAL.	CONTAINER	36" O.C.	
ROSA X 'NOVIA'	'NORTHSKY' BLUEBERRY	5 GAL.	CONTAINER	30" O.C.	
SPRAEA 'ANTHONY WATERER'	'SUNSHINE BLUE' BLUEBERRY	5 GAL.	CONTAINER	30" O.C.	
SYMPHORICARPOS ALBUS	EVERGREEN HUCKLEBERRY	5 GAL.	CONTAINER	30" O.C.	
VACCINIUM 'NORTHSKY'	DAVID'S VIBURNUM	5 GAL.	CONTAINER	30" O.C.	
VACCINIUM 'SUNSHINE BLUE'					
VACCINIUM OVATUM					
VIBURNUM DAVILLI					
GROUNDCOVER MIXES					
MIX #1: (PLANT IN GROUPS OF 3 OR 5)	10% KINNINNICK 10% FRAGARIA CHILensis 40% GAULTHERIA SHALLON 20% MAHONIA NERVOsa 20% POLYSTICHUM MUNITUM	1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	CONTAINER CONTAINER CONTAINER CONTAINER CONTAINER	12" O.C. 12" O.C. 18" O.C. 18" O.C. 18" O.C.	
MIX #2: SWALE (PLANT IN GROUPS OF 3 OR 5)	40% CAREX OBliqua 30% IRIS SIBERICA 30% IRIS DOUGASIANA	40% SLOUGH SEDGE 30% SIBERIAN IRIS 30% PACIFIC COAST IRIS	1 GAL. 1 GAL. 1 GAL.	CONTAINER CONTAINER CONTAINER	18" O.C. 18" O.C. 18" O.C.
MIX #3: (PLANT IN GROUPS OF 3 OR 5)	40% BLECHNUM SPICANT 20% CORNUS CANADENSIS 20% GAULTHERIA PROCUMBENS 20% CORNUS STOLONIFERA 'KELSEY'	40% DEER FERN 20% BUNCHBERRY 20% WINTERGREEN 20% 'KELSEY' DOGWOOD	1 GAL. 1 GAL. 1 GAL. 1 GAL.	CONTAINER CONTAINER CONTAINER CONTAINER	18" O.C. 18" O.C. 18" O.C. 18" O.C.
MIX #4	80% EPIMEDIUM REBRACHIUM 'FRONHOFERI' 20% POLYSTICHUM MUNITUM	80% 'FRONHOFERI' BISHOPS HAT 20% SWORD FERN	1 GAL. 1 GAL.	CONTAINER CONTAINER	18" O.C. 18" O.C.
ACCENT PLANTS (TO BE PLACED BY LANDSCAPE ARCHITECT IN THE FIELD)					
(50) AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL.	CONTAINER	PER LA.	
(50) ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL.	CONTAINER	PER LA.	
(50) PENSTEMON X GLONINODIES 'GARNET'	'GARNET' PENSTEMON	1 GAL.	CONTAINER	PER LA.	
(50) TRILLIUM OVAUM *	TRILLIUM	1 GAL.	CONTAINER	PER LA.	
NARCISSUS 'HIGH SOCIETY'	'HIGH SOCIETY' DAFFODIL	BULB	3 BULBS/ SYMBOL	PER LA.	
LANDSCAPE PLANT LIST					

PLANTING NOTES:
1. ALL PLANTING AREAS TO BE IRRIGATED WITH FULLY AUTOMATIC, IN-GROUND IRRIGATION SYSTEM. SEE SHEET L02-01 FOR IRRIGATION ZONE PLAN.
2. ALL PLANTING AREAS, EXCEPT AT GREEN ROOF, SHALL HAVE MIN. 8" DEPTH OF TOP SOIL AS PART OF SOIL PREPARATION PRIOR TO PLANTING.
3. ALL PLANTING AREAS, EXCEPT WHERE LAWN OCCURS & AT GREEN ROOF, SHALL HAVE MIN. 2" DEPTH OF BARK MULCH.
4. ALL AREAS WITHIN LIMIT OF DISTURBANCE SHALL BE RESTORED.
5. PROVIDE GROUNDCOVERS IN ALL SHRUB PLANTING AREAS. GROUNDCOVERS SHALL BE SPACED USING A TRIANGULAR PATTERN, 18" O.C. OR AS NOTED.
6. ADJUST TREE LOCATION AS NECESSARY TO BE 5' CLEAR FROM CENTER LINES OF UNDERGROUND UTILITIES.
7. PER CITY OF TUKWILA (COT) STANDARD, ALL PLANTS SHALL MEET THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK.
8. PER COT STANDARD, LIVING GROUNDCOVER SHALL COVER 90% OF LANDSCAPED AREAS WITHIN (3) YEARS.



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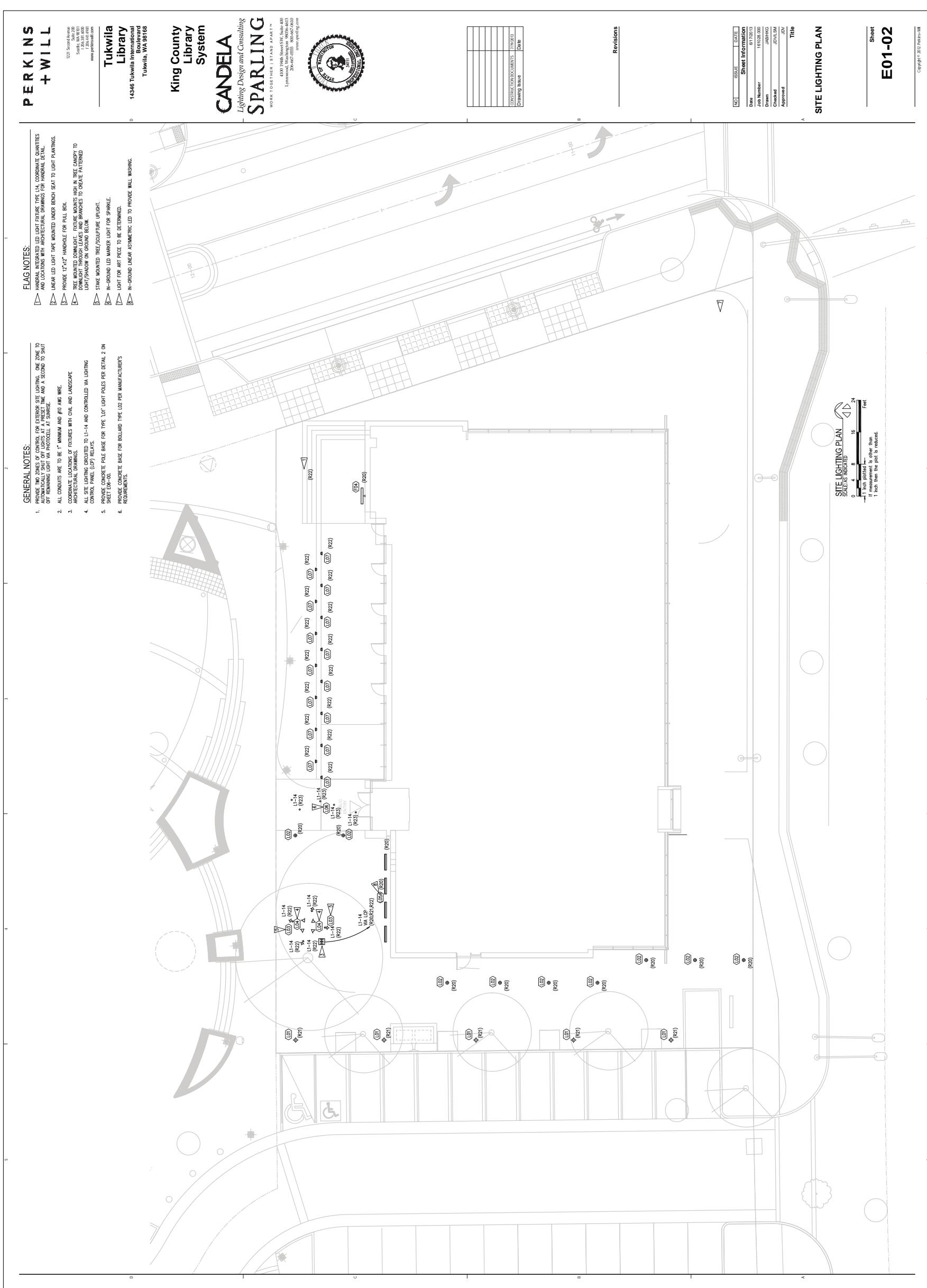
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