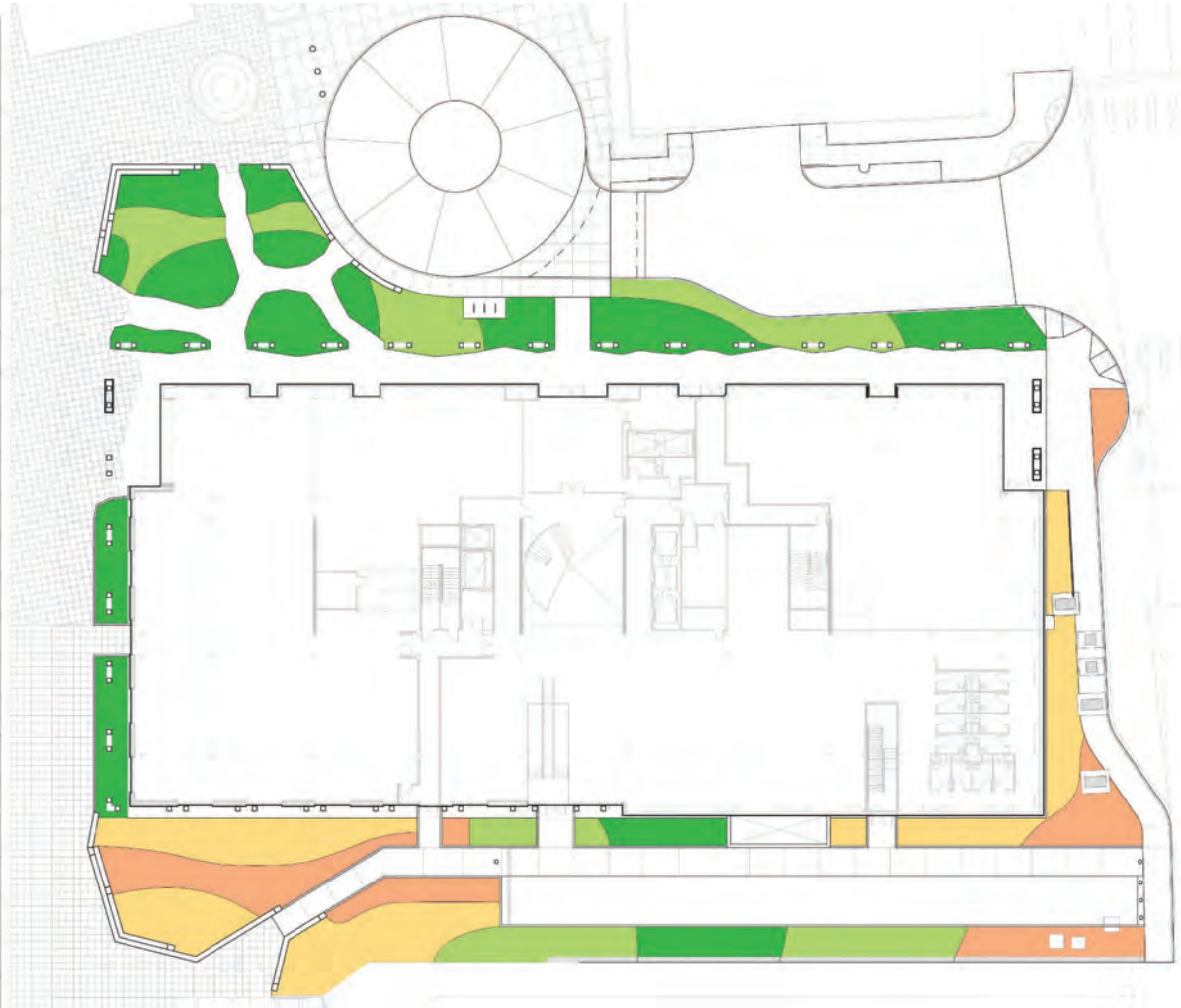


Landscape

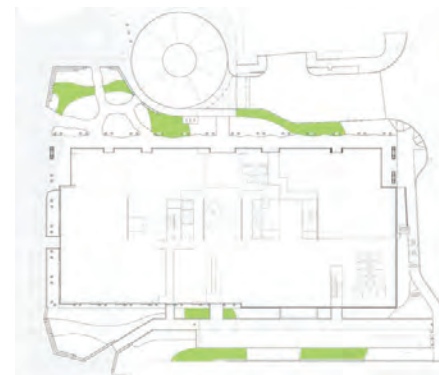
Planting Plan & Schedule

DESCRIPTION	%	SQ.FT.	BOTANICAL NAME / COMMON NAME	SPACING	SIZE
MIXED SHRUB UNDERSTORY 3395 SF	20%	607	FRAGARIA VESCA / WOODLAND STRAWBERRY	12" O.C.	4"
	30%	228	MAHONIA NERVOSEA / LOW OREGON GRAPE	24" O.C.	2 GAL.
	20%	270	MAIANTHEMUM STELLATUM / STARFLOWERED SOLOMONS SEAL	18" O.C.	1 GAL.
	30%	57	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	48" O.C.	5 GAL.
LOW UNDERSTORY 3841 SF	15%	273	DICENTRA FORMOSA / BLEEDING HEART	18" O.C.	1 GAL.
	20%	131	GAULTHERIA SHALLON / SALAL	30" O.C.	2 GAL.
	50%	227	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	36" O.C.	5 GAL.
	15%	154	TELLIMA GRANDIFLORA / FRINGECUP	24" O.C.	1 GAL.
SUN UNDERSTORY 3295 SF	10%	180	ANAPHALIS MARGARITACEA / PEARLY EVERLASTING	18" O.C.	1 GAL.
	15%	239	AQUILEA FORMOSA / RED COLUMBINE	18" O.C.	1 GAL.
	10%	58	BALSAMORHIZA DELTOIDEI / PUGET BALSAMROOT	30" O.C.	1 GAL.
	10%	359	CAMASSIA LEICHTLINII / GREAT CAMAS	12" O.C.	BULB.
	35%	314	DESCHAMPSIA CESPITOSA / TUFTED HAIRGRASS	24" O.C.	2 GAL.
	20%	319	ERIGERON SPECIOSUS / SHOWY FLEABANE	18" O.C.	1 GAL.
			CLARKIA AMICENA / FAREWELL TO SPRING	4oz. per 1000 sq. ft.	SEED
			GILIA CAPITATA / GLOBE GILIA	4oz. per 1000 sq. ft.	SEED
			PLECTRITIS CONGESTA / SEABUSH	4oz. per 1000 sq. ft.	SEED
	SUN MIX - LOWER HEIGHT 2240 SF	10%	61	ACHILLEA MILLEFOLIUM / COMMON YARROW	24" O.C.
10%		241	CAMPANULA ROTUNDIFOLIA / HAREBELL	12" O.C.	1 GAL.
15%		161	ERIOPHYLLUM LANATUM / WOOLLY SUNFLOWER	18" O.C.	1 GAL.
25%		151	FESTUCA ROEMERI / ROEMER'S FESCUE	24" O.C.	2 GAL.
20%		214	IRIS TENAX / OREGON IRIS	18" O.C.	1 GAL.
20%		121	KOELERIA MACRANTHA / PRAIRIE JUNEGRASS	24" O.C.	2 GAL.
			COLLINSIA GRANDIFLORA / PRAIRIE JUNEGRASS	4oz. per 1000 sq. ft.	SEED
			LOMATUM UTRICULATUM / SPRING GOLD	4oz. per 1000 sq. ft.	SEED
			LUPINUS BICOLOR / MINIATURE LUPINE	4oz. per 1000 sq. ft.	SEED



Landscape

Planting Mix 1: Mixed Shrub Understory



Mahonia nervosa, low oregon grape



Vaccinium ovatum, evergreen huckleberry



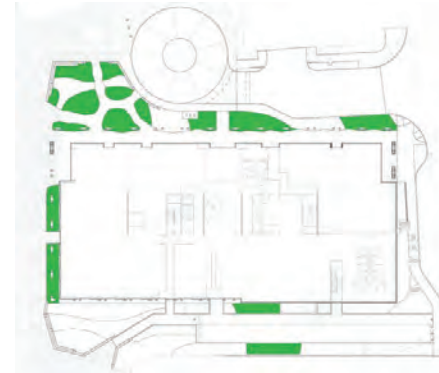
Mainathemum stellatum, star-flowered solomon's seal



Fragaria vesca, woodland strawberry

Landscape

Planting Mix 2: Low Understory



Polystichum munitum, sworder fern



Gaultheria shallon, salal



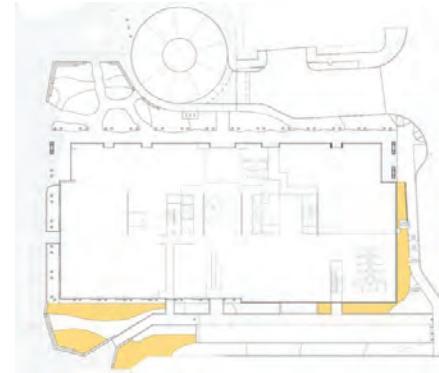
Tellima grandiflora, fringe cup



Dicentra formosa bleeding heart

Landscape

Planting Mix 3: Sun Understory



Deschampsia cespitosa, tufted hairgrass



Erigeron speciosus, showy fleabane



Anaphalis margaritacea, pearly everlasting



Aquilegia formosa, western columbine



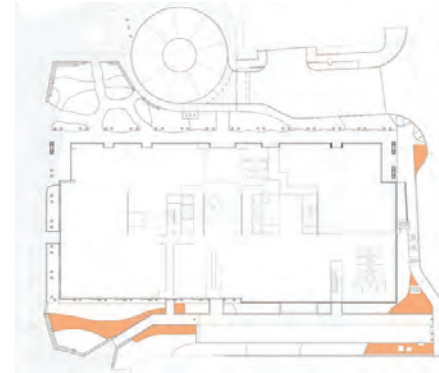
Balsamorhiza deltoidea, puget balsamroot



Camassia leichtlinii, great camas

Landscape

Planting Mix 4: Sun Lower Height



Achillea millefolium, common yarrow



Campanula rotundifolia, harebell



Eriophyllum lanatum, woolly SUNFLOWER



Festuca roemerii, roemer's fescue



Iris tenax, oregon iris



Koeleria macrantha, prairie junegrass

Landscape

Shrubs



Holodiscus discolor, oceanspray (summer)



Philadelphus lewisii, mock orange



Ribes sanguineum, red flowering currant



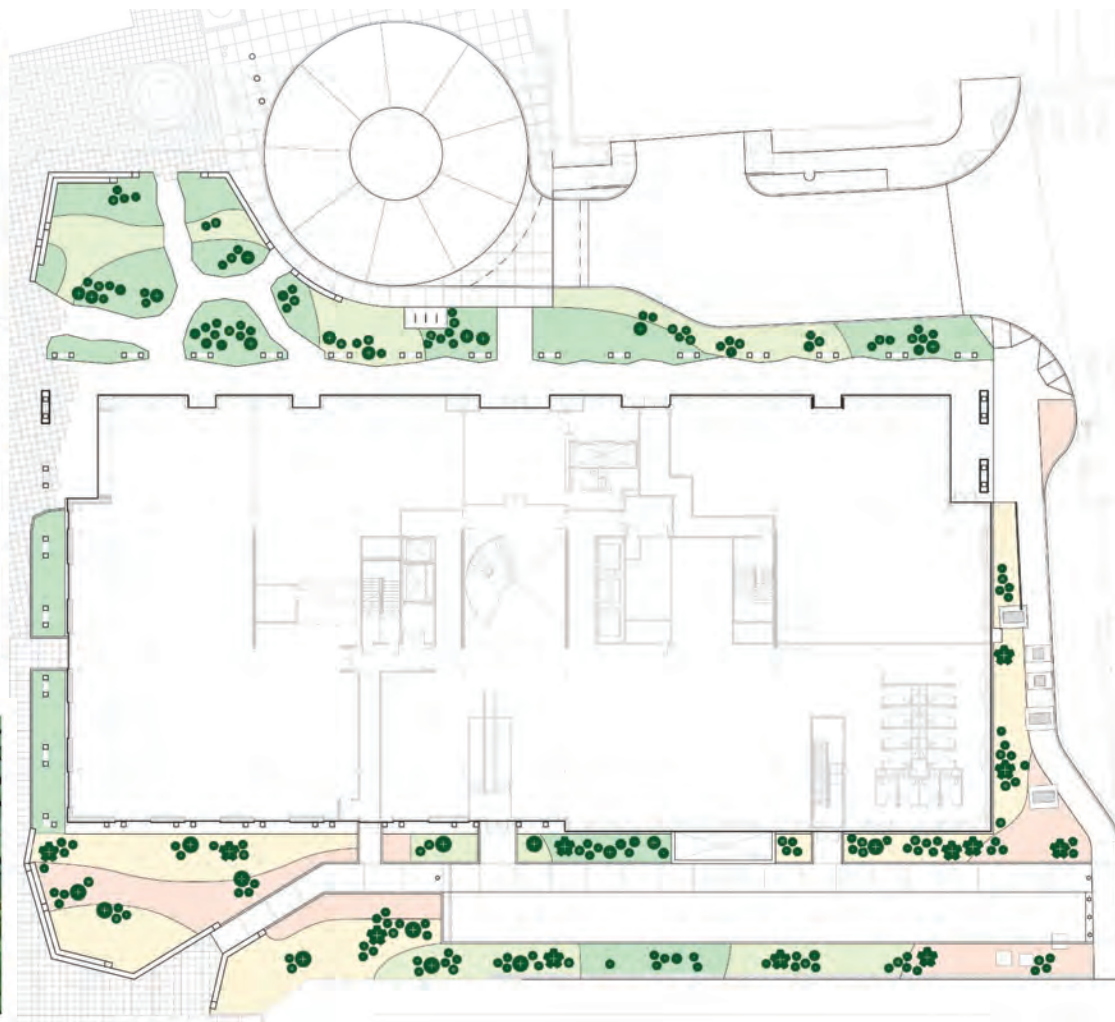
Symphoricarpos albus, snowberry



Ribes sanguineum, red flowering currant



Rosa gymnocarpa, bald hip rose



Landscape

Tree Plan & Schedule



Alnus rubra, red alder (35)



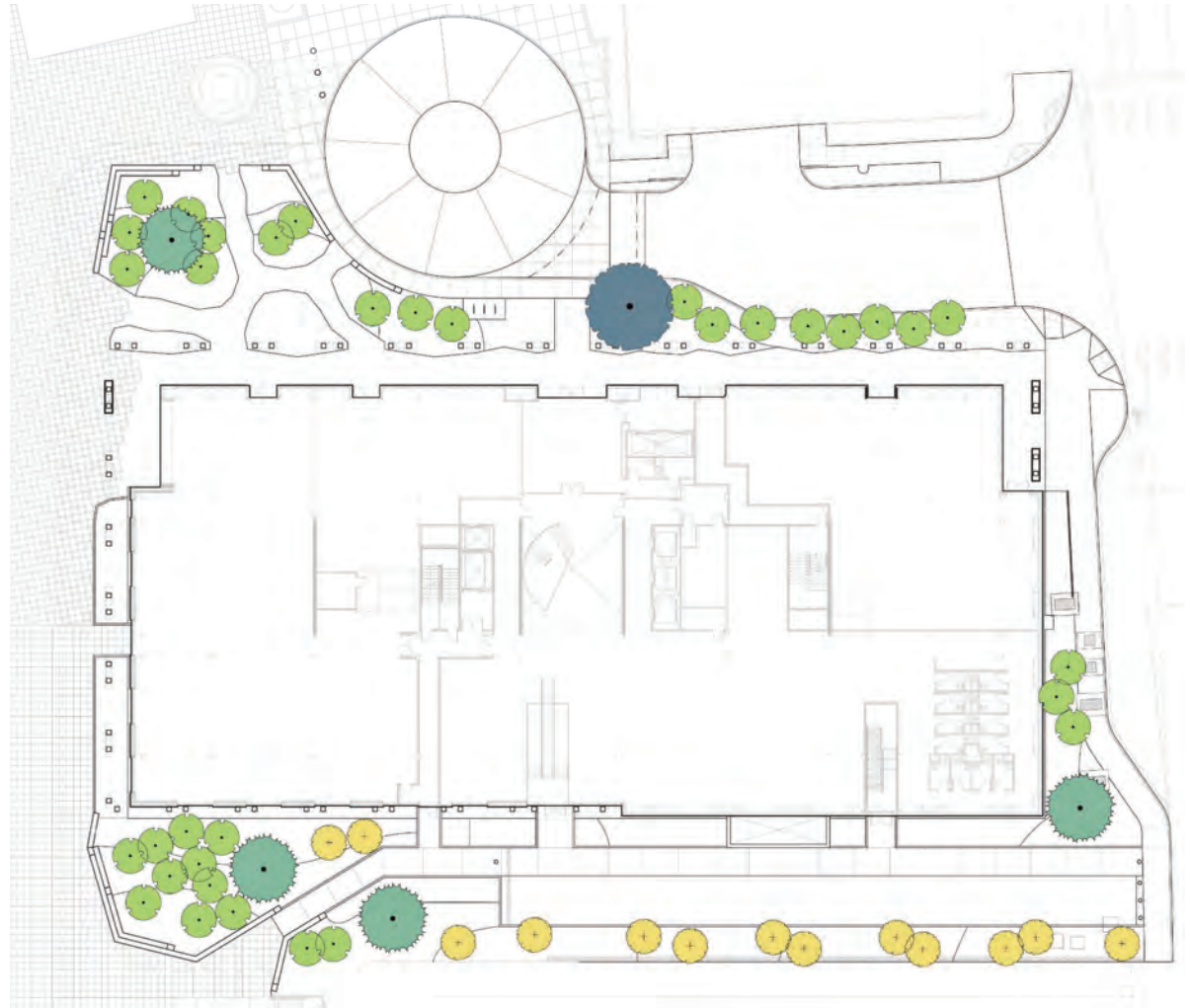
Acer circinatum, vine maple (13)



Thuja plicata, western red cedar (1)

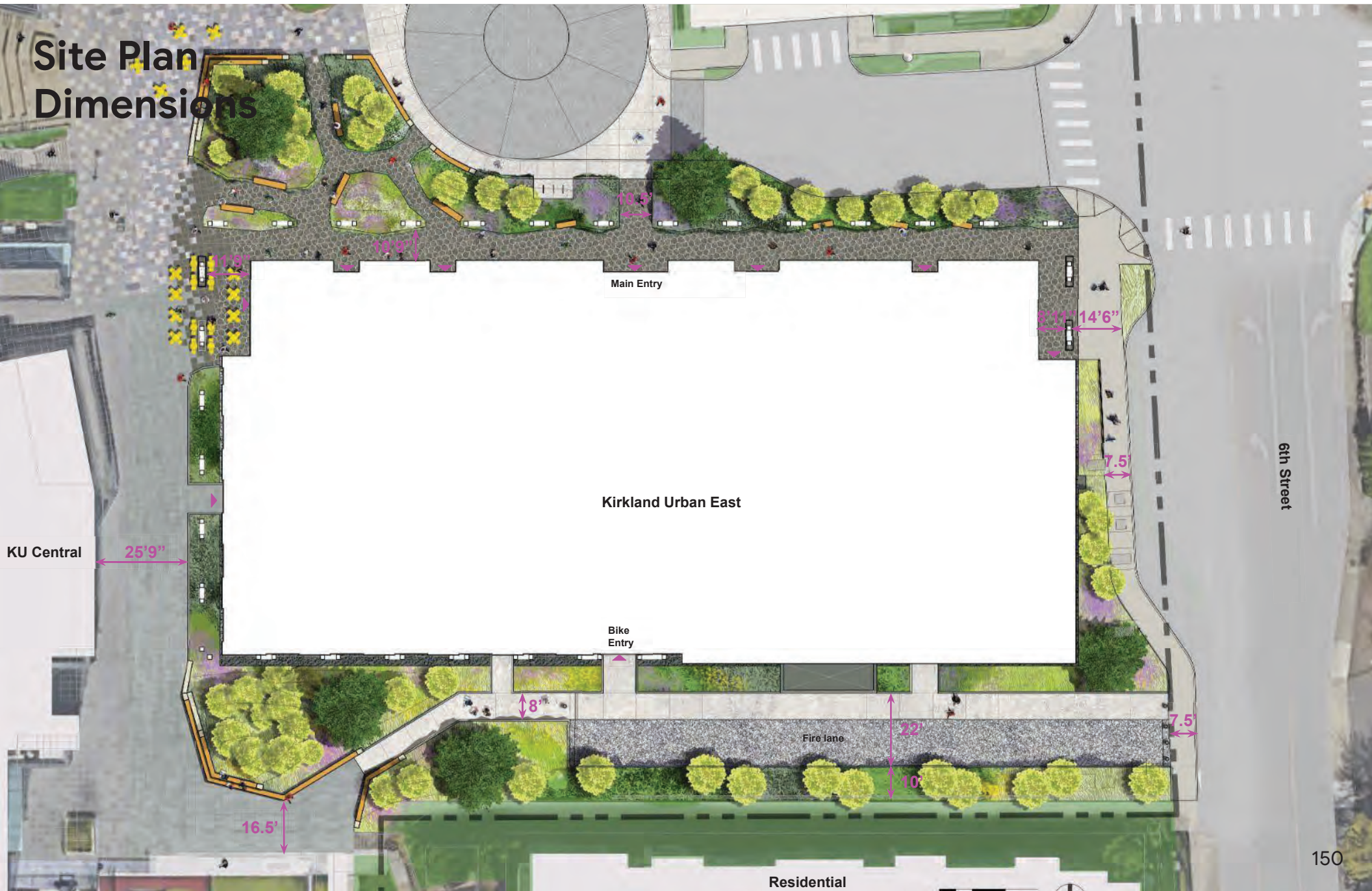


Pseudotsuga menziesii, douglas fir (4)



Landscape Site Plans

Site Plan Dimensions



**Kirkland
Urban East**

LEVER
LANDSCAPE ARCHITECTURE
10000 15th Avenue SW
Suite 100
Kirkland, WA 98033
PH: 206.835.1234
WWW.LEVERLANDSCAPE.COM

SERA
SERVICES
10000 15th Avenue SW
Suite 100
Kirkland, WA 98033
PH: 206.835.1234
WWW.SERASERVICES.COM

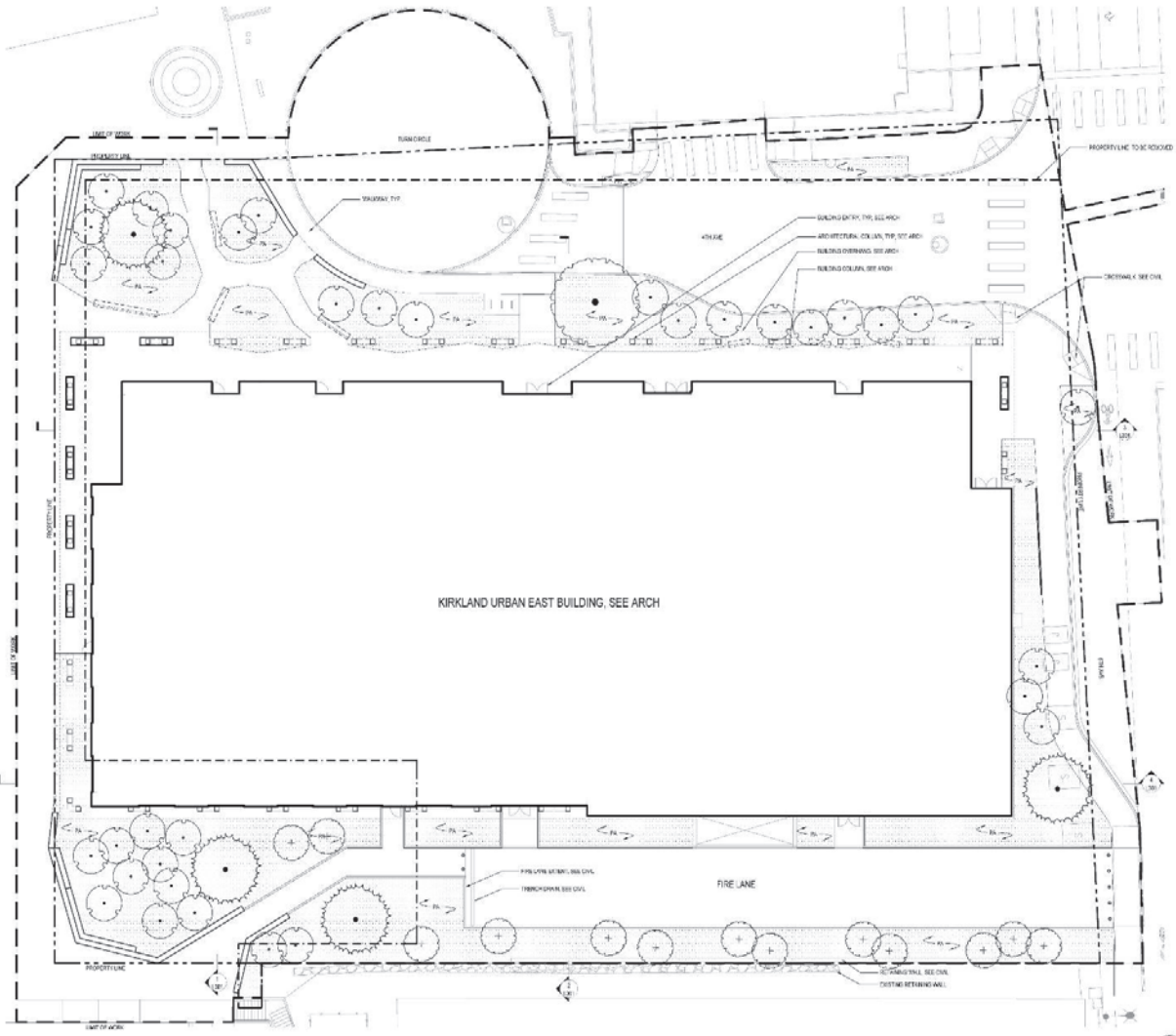
GGN
GENERAL CONTRACTORS
10000 15th Avenue SW
Suite 100
Kirkland, WA 98033
PH: 206.835.1234
WWW.GGNCONTRACTORS.COM

LINE LEGEND

	PROPERTY LINE
	PROPERTY LINE TO BE REMOVED
	LINE OF WORK

LEGEND

SYMBOL	NOTE
	EXISTING TREES
	PROPOSED TREES
	PLANTING AREA



1 SITE PLAN
SCALE: 1" = 10'



NOT FOR CONSTRUCTION

DATE: 11-24-2021
PROJECT NUMBER: 333
DRAWN BY: S. FERRELL

L111

Kirkland Urban East
ARCHITECTURAL FLOOR PLAN

LEVER
ARCHITECTURAL FLOOR PLAN

SERA
ARCHITECTURAL FLOOR PLAN

GGN
ARCHITECTURAL FLOOR PLAN

NOT FOR CONSTRUCTION

DATE: 11-24-2021

PROJECT NUMBER: 333

SCALE: 3/8" = 1'-0"

L121

GENERAL NOTES

1. SEE PAVING SCHEDULES FOR PAVEMENT AND SCHEDULES.

LINE LEGEND

--- PROPOSED LINE
- - - PROPERTY LINE TO BE REMOVED
- - - 1 MFT. OF ADJ.

PAVING LEGEND

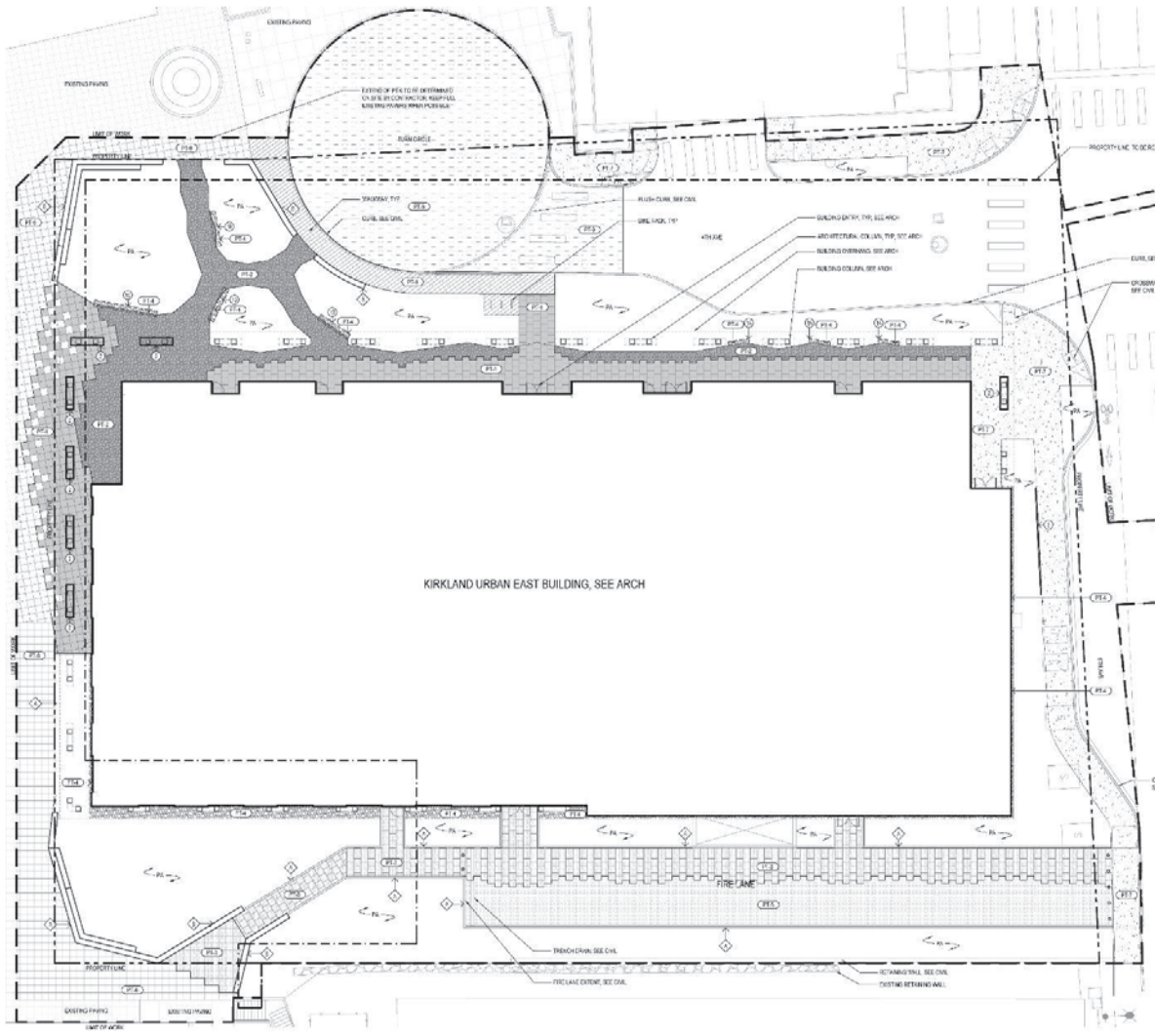
SYMBOL	NOTE	AREA
[Symbol]	PAVING TYPE 1: OPTION 1: 1" ASPHALT OVER 4" GRANULAR FILL; OPTION 2: 2" ASPHALT OVER 4" GRANULAR FILL; OPTION 3: 4" CONCRETE OVER 4" GRANULAR FILL	285 SQ. FT.
[Symbol]	PAVING TYPE 2: OPTION 1: 1" ASPHALT OVER 4" GRANULAR FILL; OPTION 2: 2" ASPHALT OVER 4" GRANULAR FILL; OPTION 3: 4" CONCRETE OVER 4" GRANULAR FILL	207 SQ. FT.
[Symbol]	PAVING TYPE 3: OPTION 1: 1" ASPHALT OVER 4" GRANULAR FILL; OPTION 2: 2" ASPHALT OVER 4" GRANULAR FILL; OPTION 3: 4" CONCRETE OVER 4" GRANULAR FILL	207 SQ. FT.
[Symbol]	PAVING TYPE 4: GRANULAR FILL	207 SQ. FT.
[Symbol]	PAVING TYPE 5: OPTION 1: 1" ASPHALT OVER 4" GRANULAR FILL; OPTION 2: 2" ASPHALT OVER 4" GRANULAR FILL; OPTION 3: 4" CONCRETE OVER 4" GRANULAR FILL	207 SQ. FT.
[Symbol]	PAVING TYPE 6: GRANULAR FILL WITH GRASS SEED	207 SQ. FT.
[Symbol]	PAVING TYPE 7: OPTION 1: 1" ASPHALT OVER 4" GRANULAR FILL; OPTION 2: 2" ASPHALT OVER 4" GRANULAR FILL; OPTION 3: 4" CONCRETE OVER 4" GRANULAR FILL	207 SQ. FT.
[Symbol]	PAVING TYPE 8: GRANULAR FILL	207 SQ. FT.
[Symbol]	PAVING TYPE 9: GRANULAR FILL	207 SQ. FT.
[Symbol]	PAVING TYPE 10: GRANULAR FILL	207 SQ. FT.

WALL SCHEDULE

SYMBOL	BASE DESIGN
[Symbol]	WALL TYPE 1: 8" CONCRETE CMU WALL
[Symbol]	WALL TYPE 2: 8" CONCRETE CMU WALL WITH WOOD FINISH

SITE FURNISHING SCHEDULE












SYMBOL	NOTE
[Symbol]	FURNISHING TYPE 1A: WOOD BENCH - A
[Symbol]	FURNISHING TYPE 1B: WOOD BENCH - B
[Symbol]	FURNISHING TYPE 1C: WOOD BENCH - C
[Symbol]	FURNISHING TYPE 2: GRANITE BENCH
[Symbol]	FURNISHING TYPE 3: GRANITE BENCH
[Symbol]	FURNISHING TYPE 4: GRANITE BENCH



1 MATERIALS PLAN
SCALE: 1/8" = 1'-0"


REVISED 11/24/21 BY: [Name]

PLANTING SCHEDULE - TREES + SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	AVISIA RUBRA	RED-HOOD	27	2" CALIBER
	ADONISBIATUM	WE-SHALE	15	1.5" x 1.5" x 1.5" (TALL) 1.5" x 1.5" x 1.5" (WIDE)
	TRILIA LUCIDA	HEXTON RED-ORCHID	1	3/4" x 1" TALL 3/4" x 1" WIDE
	TRILIA LUCIDA	DOUGLASS PEACH	6	1 1/4" TALL 1 1/4" WIDE
	COLUSSIA DISCOLOR	COLUSSIA PEACH	15	2 1/2" CALIBER
	DIODIA COMPLANATA	DIODIA	2	1 1/2" CALIBER
	PHACELIA TRUNCATA	WILD MIGNONETTE	15	1 1/2" CALIBER
	PHACELIA TRUNCATA	RED FLOWERING CURRANT	15	2 1/2" CALIBER
	OSYRIS ALATA	OSYRIS	10	1 1/2" CALIBER
	PHACELIA TRUNCATA	TRILLIUM	15	1 1/2" CALIBER
	SPARGANGLIS	BLACKBERRY	100	1 1/2" CALIBER

NOTE: Massing and groundcover mixes in each Planting Mix are to be layered, with each amounting to 100%.

PLANTING SCHEDULE - PLANTING MIXES

DESCRIPTION	%	SQ. FT.	BOTANICAL NAME / COMMON NAME	SPACING	SIZE
SMALL SPERMATOPHYTES	30%	107	PRUNUS VESCA - PRODUCE RED HEMLOCK	12" OC	4"
	30%	103	BEACON NURSERY - BERRY-BLOSSOM	24" OC	2 1/2"
	30%	103	BEACON NURSERY - BERRY-BLOSSOM	24" OC	2 1/2"
	30%	103	BEACON NURSERY - BERRY-BLOSSOM	24" OC	2 1/2"
LOW-TO-MEDIUM TREES	10%	35	DOGWOOD - RIVERBANK	12" OC	1 1/2"
	30%	103	CHERRY BLOSSOM	36" OC	2 1/2"
	30%	103	DOGWOOD - RIVERBANK	36" OC	2 1/2"
MEDIUM TO LARGE TREES	10%	35	DOGWOOD - RIVERBANK	24" OC	1 1/2"
	10%	35	DOGWOOD - RIVERBANK	24" OC	1 1/2"
	10%	35	DOGWOOD - RIVERBANK	24" OC	1 1/2"
GRASS MIX	10%	35	GRASS MIX	12" OC	1 1/2"
	10%	35	GRASS MIX	12" OC	1 1/2"
	10%	35	GRASS MIX	12" OC	1 1/2"
	10%	35	GRASS MIX	12" OC	1 1/2"
	10%	35	GRASS MIX	12" OC	1 1/2"
	10%	35	GRASS MIX	12" OC	1 1/2"
	10%	35	GRASS MIX	12" OC	1 1/2"
	10%	35	GRASS MIX	12" OC	1 1/2"

Kirkland Urban East
555 SOUTH 54TH STREET
KIRKLAND, WA 98034

LEVER
1125 COMMERCIAL BLVD.
SUITE 100
KIRKLAND, WA 98034

SERA
1125 COMMERCIAL BLVD.
SUITE 100
KIRKLAND, WA 98034

GGN
1125 COMMERCIAL BLVD.
SUITE 100
KIRKLAND, WA 98034

NOT FOR CONSTRUCTION

DATE: 11-24-2021

L160

4/22/2021 11:44:17 AM 508-3036-1903 (L160) 10/25/2021 11:44:17 AM

Kirkland Urban East
CITY OF KIRKLAND
COURTNEY MCGONIGLE

LEVER
LANDSCAPE ARCHITECTS
5001 156TH AVE SW
KIRKLAND, WA 98033
PH: 206.835.4400
WWW.LEVERLANDSCAPE.COM

SERA
SERVICES
10000 15TH AVE SW
KIRKLAND, WA 98033
PH: 206.835.4400
WWW.SERA.COM

GGN
GREEN GROUP NORTHWEST
10000 15TH AVE SW
KIRKLAND, WA 98033
PH: 206.835.4400
WWW.GGN.COM

PLANTING NOTES:

1. CONFIRM TREE SPECIES AND VERIFY ALL PLANT QUANTITIES PLANT QUANTITIES PROVIDED ON THIS SHEET CORRELATE TO OVERLAPPING SPACING QUANTITIES PROVIDED FOR CONSTRUCTION ONLY.
2. SHOW THE FULL EXTENT OF AREAS PLANNED WITH PLANTING TO INCLUDE THE CONSTRUCTION OF PRECISE STOP DRINKING TO COMPLETE THE PLANTING PROCESS.
3. LANDSCAPE PREP WORK TO INCLUDE ALL PLANT BEDS AND INCLUDE PLANTS IN FIELD PRIOR TO PLANTING.
4. PLANTING SHOULD BE COMPLETED PRIOR TO ALL DRAINAGE, RETENTION PILES, AND/OR DEWATERING OPERATIONS. SEE SHEET CIVIL/LANDSCAPE PREP WORK TO VERIFY SOIL FROM CONSTRUCTION OPERATIONS IS NOT PLANTING POLYMERIZED. LANDSCAPE PREP WORK SHALL BE COMPLETED PRIOR TO PLANTING AND SHALL BE IN ACCORDANCE WITH THE CITY OF KIRKLAND'S PLANTING POLICY.

TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	ALNUS MITIS	WHITE ALDER
	ACTINOCYCLUS	YAM BERRY
	TRILIA PLUMBY	WESTERN RED CEDAR
	FRAXINUS AMERICANA	DOUGLASS FIR

SHRUBS	BOTANICAL NAME	COMMON NAME
	HYDRANGEA LYNXIE	OCEAN SPRAY
	QUERCUS LAEVOGEMMATA	OCEAN OAK
	PRUNUS PANDOLFI	WEST COAST CHERRY
	MOSSY HEATH	RED FLOWERING CURRANT
	ROSY SPINEBERRY	WOOD ROSE
	RUBUS PARVIFOLIUS	THIMBLEBERRY
	SPYRINAEAE SPP.	SPYRINAEAE

PLANTING MIX AREA	DESCRIPTION
	MIXED SHRUBS AND TREES
	LOW MAINTENANCE
	SHRUBS AND TREES
	LOW MAINTENANCE

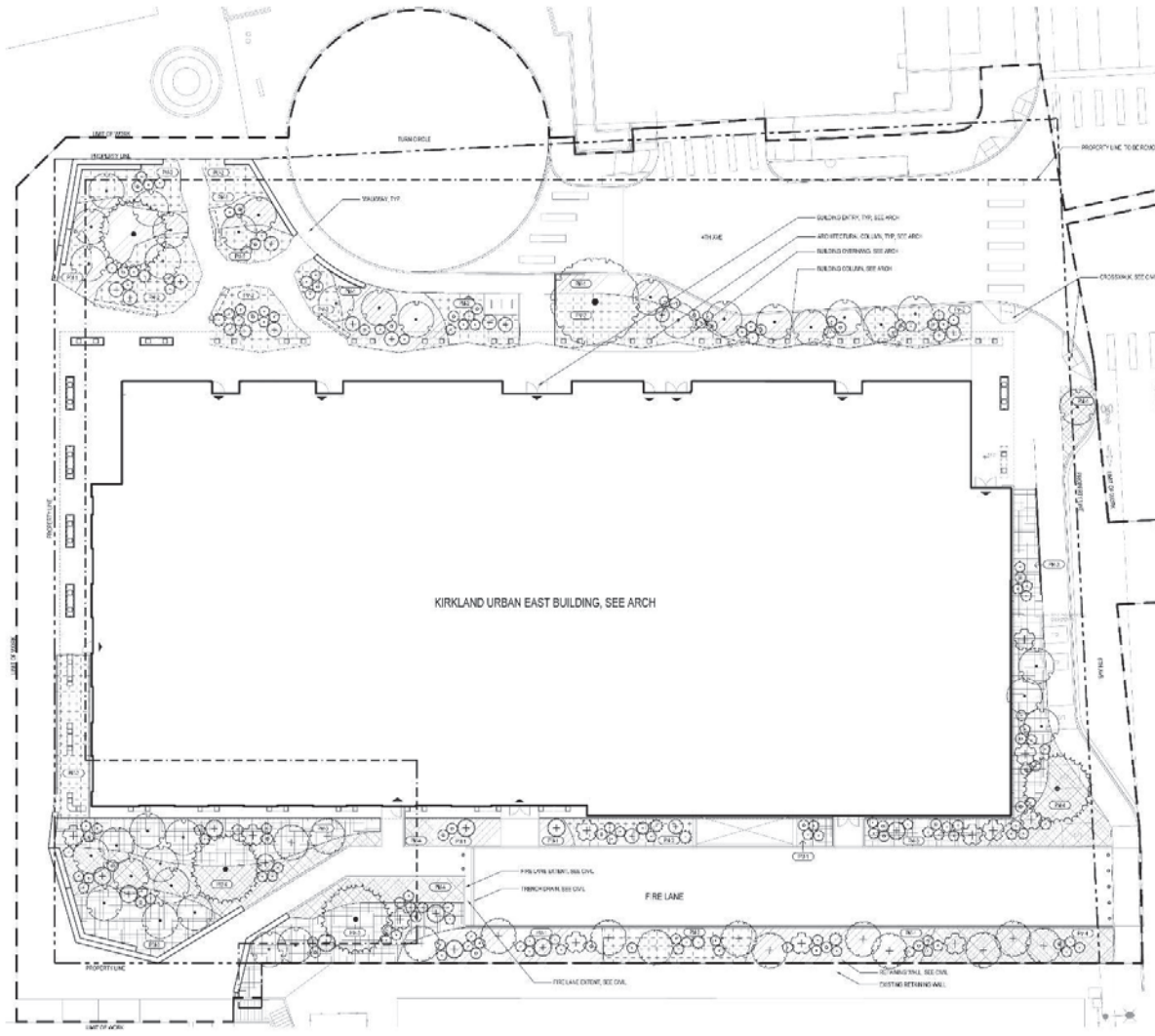
LINE LEGEND

- PROPERTY LINE
- PROPERTY LINE TO BE RECORDED
- LIMIT OF SIGN

NOT FOR CONSTRUCTION

DATE: 11-24-2021
SCALE: 1/4" = 1'-0"
PROJECT: 2021-00535
SHEET: 1/1
DRAWN BY: JLM
CHECKED BY: JLM
DATE: 11-24-2021

L161



1 PLANTING PLAN
SCALE: 1/4" = 1'-0"

DESIGNER: KIRKLAND CITY OF KIRKLAND
 DATE: 11-24-2021
 PROJECT: 2021-00535
 SHEET: 1/1

**Kirkland
Urban East**
CITY OF KIRKLAND
COURTNEY WALKER

LEVER
LANDSCAPE ARCHITECTURE
1001 10TH AVENUE
SUITE 100
KIRKLAND, WA 98033
PH: 425.822.1111
WWW.LEVERLA.COM

SERA
SERA GROUP
1000 10TH AVENUE
SUITE 100
KIRKLAND, WA 98033
PH: 425.822.1111
WWW.SERAGROUP.COM

GGN
GREEN GROUP
1000 10TH AVENUE
SUITE 100
KIRKLAND, WA 98033
PH: 425.822.1111
WWW.GREENGROUP.COM

IRRIGATION NOTES:

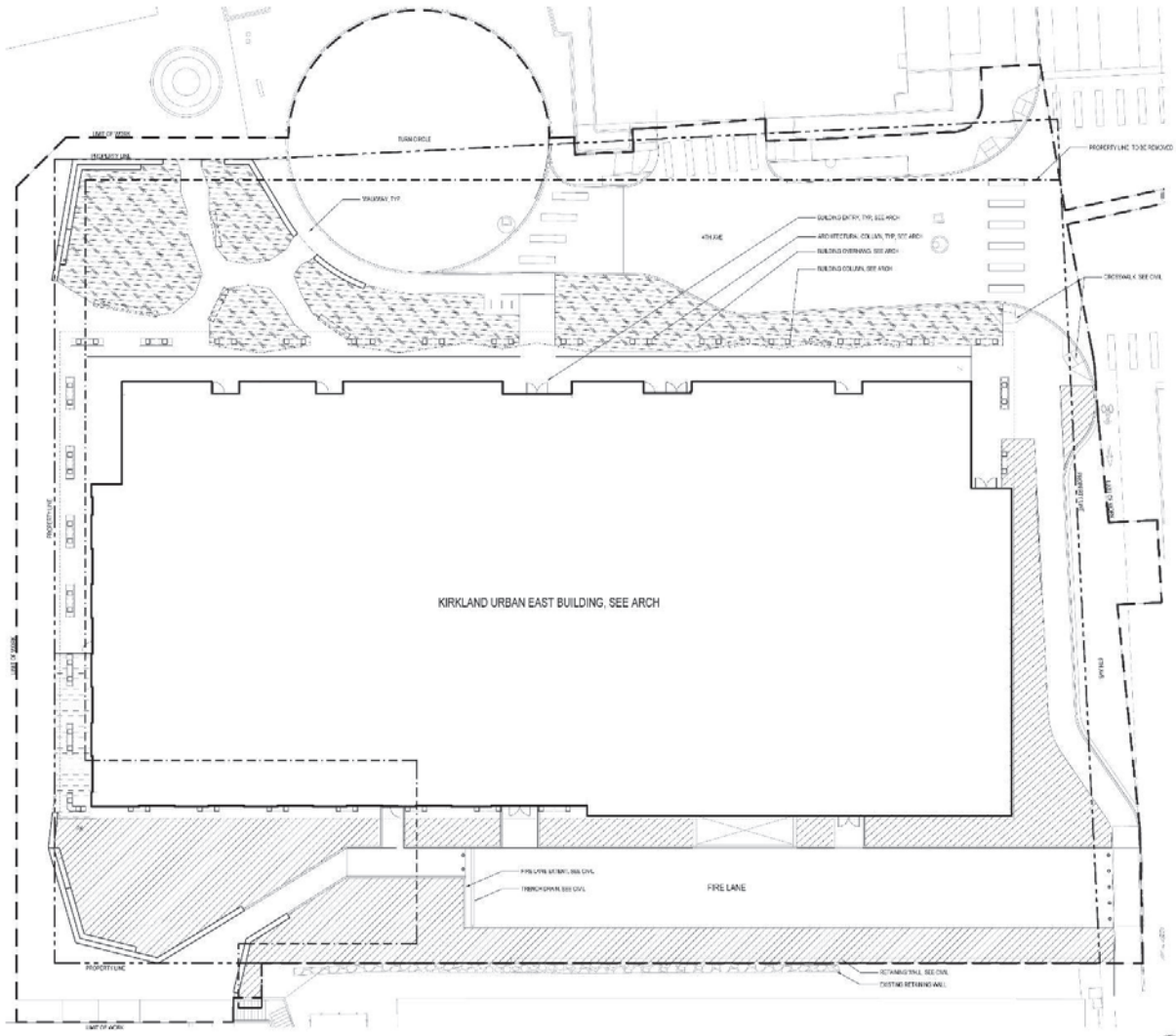
1. ALL PLANTED AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH SMART CONTROL (ET, MOISTURE SENSORS, AND SOIL CONDUCTIVITY) NECESSARY. IRRIGATION SYSTEMS TO BE IRRIGATED WITH SUBSURFACE Drip Irrigation. SUBSURFACE ALL OTHER PLANTINGS TO BE IRRIGATED BY Drip.
2. CONTRACTOR TO VERIFY IRRIGATION WATER PRESSURE AND DETERMINE DESIGN ADJUSTABLE TO PROTECT TREE CANOPIES AND PREVENT OVERWATERING. IRRIGATION PAWS.
3. CONTRACTOR TO PROVIDE FINAL IRRIGATION SUBMITTALS INCLUDING SHOP DRAWINGS, BILLING PLAN, AND IRRIGATION SYSTEM FOR THE PROJECT. ALL PLANTING SHALL BE IRRIGATED AND TESTED APPROXIMATELY.
4. ALL TREE TRUNKS, BRANCHES AND ROOTS SHALL BE PROTECTED FROM DAMAGE.

IRRIGATION LEGEND

- 1/2" Drip
 - 1/4" Drip
 - 1/2" Drip - UNDER TREE CANOPY, TRUNKS AND BRANCHES
- NOTE: ALL TREES TO HAVE ROOT WATERING SYSTEM

LINE LEGEND

- PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- LIMIT OF WORK



1 IRRIGATION ZONE PLAN
SCALE: 1" = 10'

NOT FOR CONSTRUCTION

DATE: 11-24-2021
PROJECT NUMBER: 333

PROJECT TITLE: KIRKLAND URBAN EAST
PLAN: L171

KIRKLAND URBAN EAST
DATE: 11-24-2021
PROJECT NUMBER: 333
PROJECT TITLE: KIRKLAND URBAN EAST
PLAN: L171

Kirkland Urban East
PROPOSED PLANNING AND DEVELOPMENT

LEVER
PROFESSIONAL ENGINEER
 LICENSE NO. 12422
 10000 15TH AVENUE S.W.
 SUITE 200
 KIRKLAND, WA 98033

SERA
ARCHITECT
 JAMES DEWANE & PARTNERS
 10000 15TH AVENUE S.W.
 SUITE 200
 KIRKLAND, WA 98033

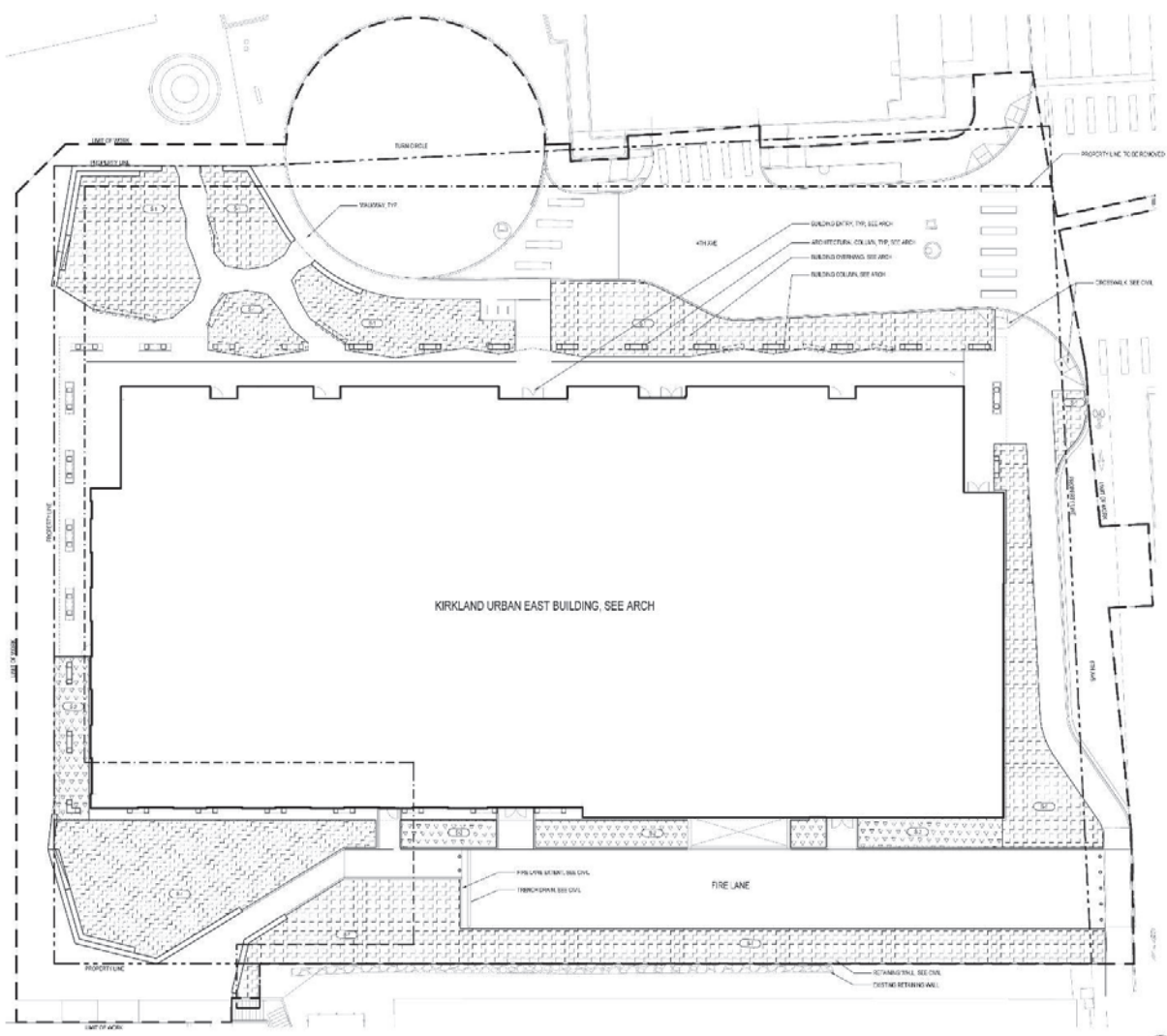
GGN
GENERAL CONTRACTOR
 10000 15TH AVENUE S.W.
 SUITE 200
 KIRKLAND, WA 98033

NOT FOR CONSTRUCTION

DATE: 11-24-2021
 SHEET NO.: 333
 SHEET TITLE: SOIL PLAN

L181

- SOIL LEGEND**
-  SOIL TYPE 1, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 -  SOIL TYPE 1, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
- LINE LEGEND**
-  PROPERTY LINE
 -  PROPOSED LINE TO BE REMOVED
 -  LOT OF RECORD



1 SOIL PLAN
SCALE: 1"=10'



KIRKLAND URBAN EAST
 10000 15TH AVENUE S.W.
 SUITE 200
 KIRKLAND, WA 98033