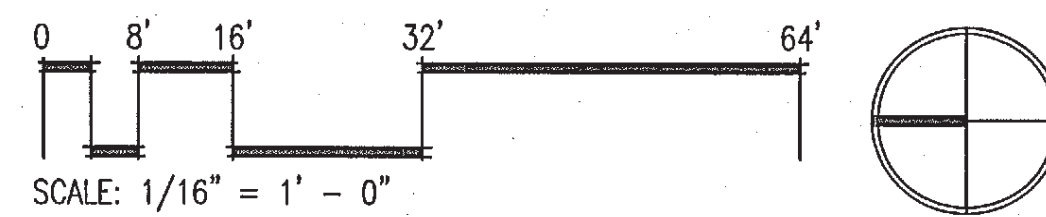

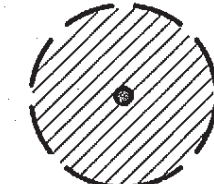



1 STREET LEVEL



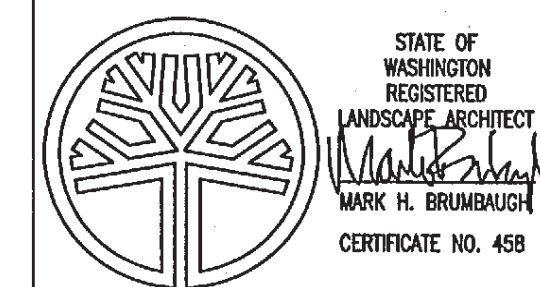
-  SIGNIFICANT DECIDUOUS TREE TO REMAIN
-  SIGNIFICANT EVERGREEN TREE TO BE REMOVED
-  NON-SIGNIFICANT DECIDUOUS TREE TO BE REMOVED

TREE CALCULATIONS

TOTAL SIGNIFICANT TREES:	8 QTY.
SIGNIFICANT TREES TO BE REMOVED:	5 QTY.
SIGNIFICANT TREES TO BE REMAIN:	3 QTY. (38%)
REPLACEMENT TREES REQUIRED:	0 QTY.

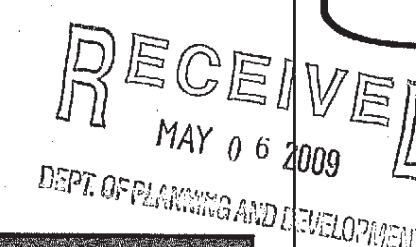
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SEATTLE, WASHINGTON



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DRAWN BY:
PLOT DATE:
DATE: 05/23/2008

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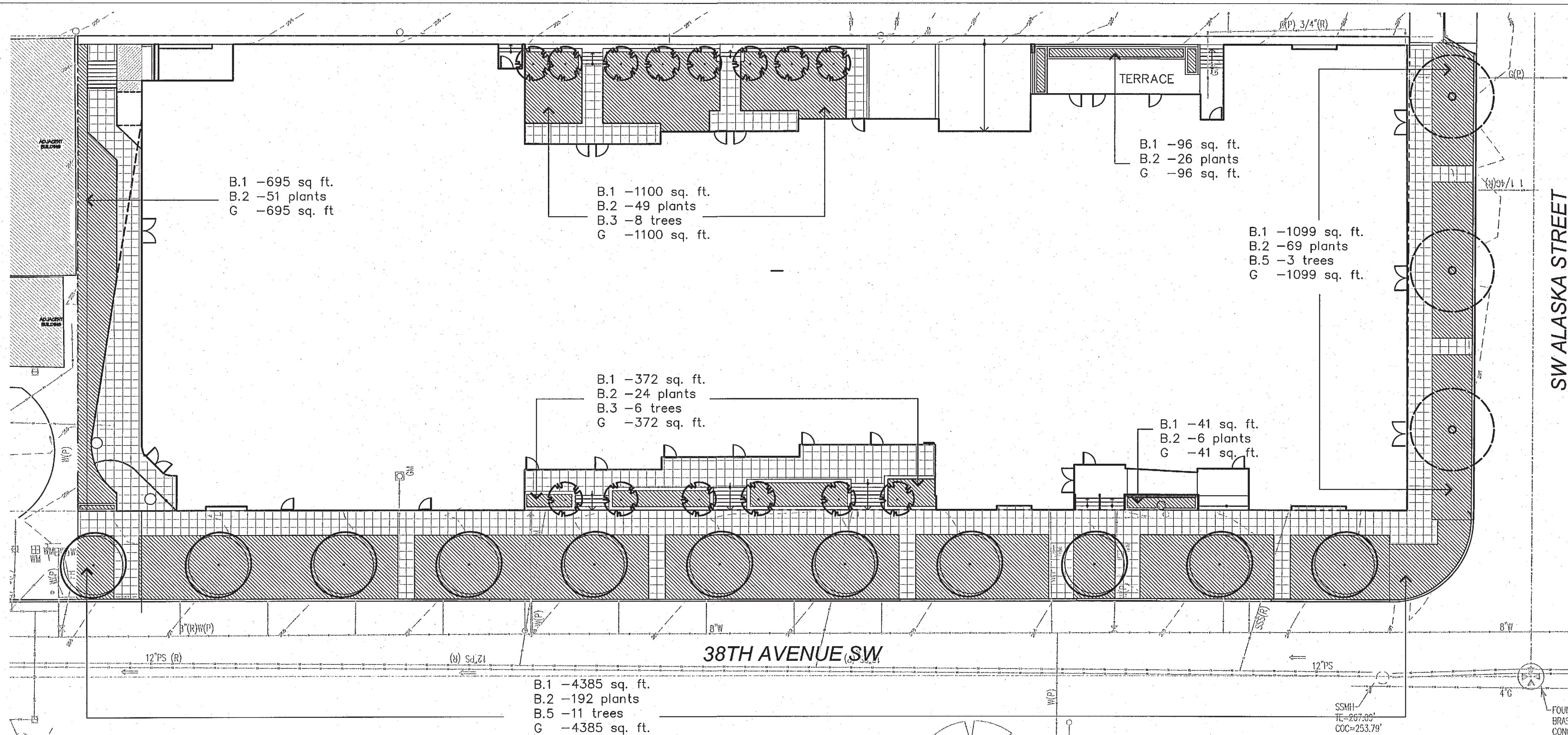
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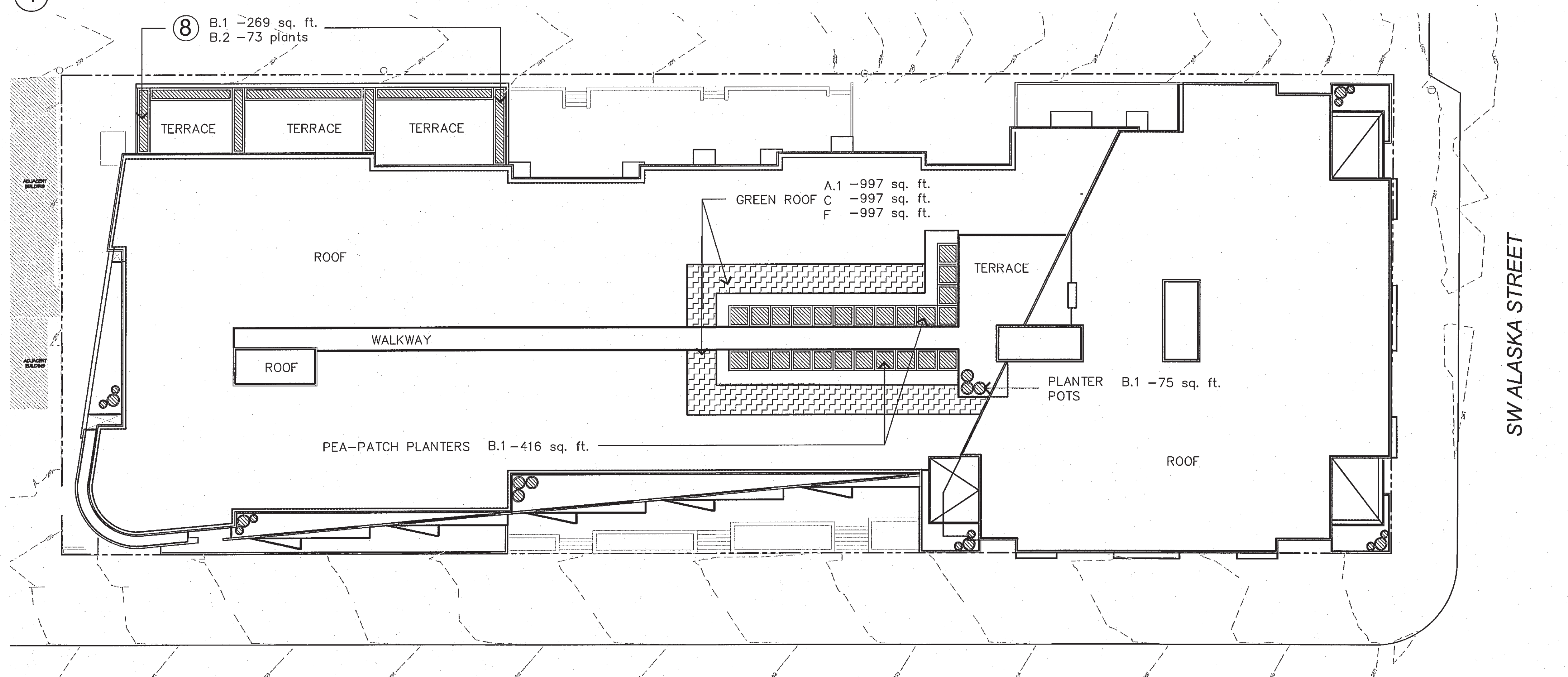
TREE
PRESERVATION
PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

L1.1



1 STREET LEVEL



2 TERRACE LEVEL

PLANTING AREA LEGEND

	PLANTING AREA WHERE SOIL DEPTH IS GREATER THAN 24"
	PLANTING AREA WHERE SOIL DEPTH IS 24" OR LESS
	SMALL TREE
	MEDIUM/LARGE TREE
	EXISTING TREE
GREEN FACTOR SCORE	.305

0 8' 16' 32' 64'

SCALE: 1/16" = 1' - 0"

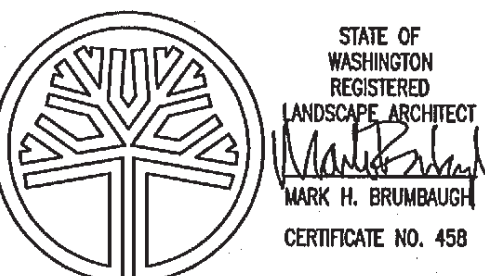
SEATTLE Green Factor			
Types of Area**	Square Feet	Factor	Total
A. Vegetation planted with a soil depth of less than 24"			
1. Lawn or grass pavers or ground covers	enter sq ft 897	0.2	199
2. Plants and shrubs 2' and higher at maturity	enter number of plants 0	0.3	-
B. Vegetation planted with a soil depth of more than 24"			
1. Lawn, grass pavers or other plants less than 3' tall at maturity	enter sq ft 8518	0.7	5,964
2. Shrubs taller than 2' at maturity - calculated at 18 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 429	0.3	2,352
3. Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 10' - calculated at 50 sq ft per tree	enter number of plants 14	0.3	210
4. Tree canopy for "small/medium trees" in Street Tree Planting Schedule or equivalent canopy spread of 20' - calculated at 100 sq ft per tree	enter number of plants 0	0.3	-
5. Tree canopy for "medium/large trees" in Street Tree Planting Schedule or equivalent canopy spread of 25' - calculated at 150 sq ft per tree	enter number of plants 14	0.4	840
6. Tree canopy for "large trees" in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	enter number of plants 0	0.4	-
7. Tree canopy for preservation of "exceptional trees" or trees with trunk diameter exceeding 24" at four and one-half feet above the ground, calculated at 250 sq ft per tree	enter number of plants 0	0.5	-
8. Permeable paving that drains only itself. It must be at grade. - calculated per square foot	enter sq ft 8	0.8	-
C. Green roofs - 4" minimum soil depth at time of planting	enter sq ft 897	0.7	697.9
D. Vegetated walls	enter sq ft 0	0.7	-
E. Water features (fountains) or rain gardens (where allowed by SFLU)	enter sq ft 0	0.7	-
Bonuses			
F. Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	enter sq ft 897	0.1	100
G. Landscaping visible to passers-by from adjacent public right of way or public open spaces	enter sq ft 8,028	0.1	603
green field canopy = 71,180			
sub-total of sq ft = 21,102			
Score			0.305

* Do not count public rights of way in parcel area calculation.
** To calculate your green factor score, you may count the landscape elements that are in public rights of way if they are contiguous with the parcel.

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38TH & ALASKA
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PROJECT MANAGER: KL
DRAWN BY:
PLOT DATE:

DATE: 05/23/2008

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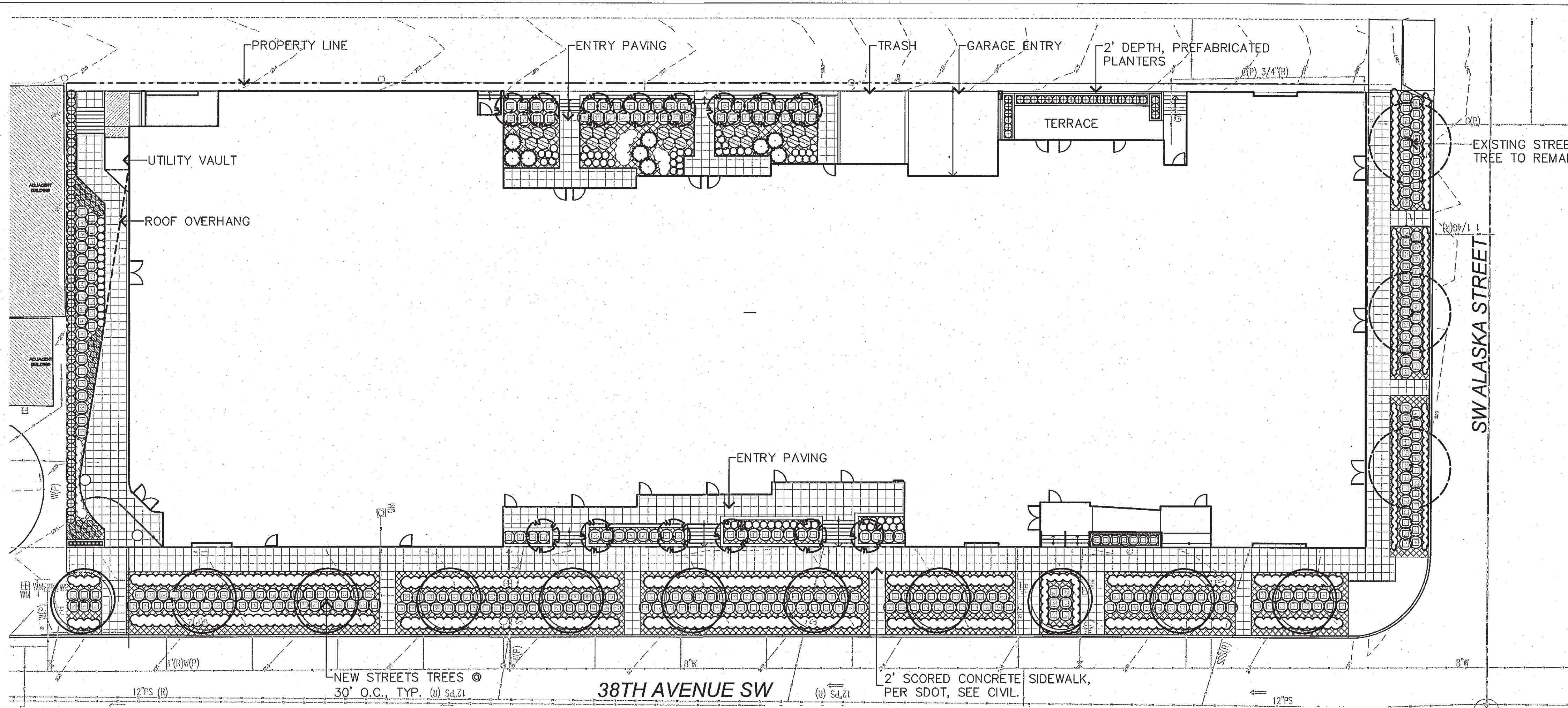
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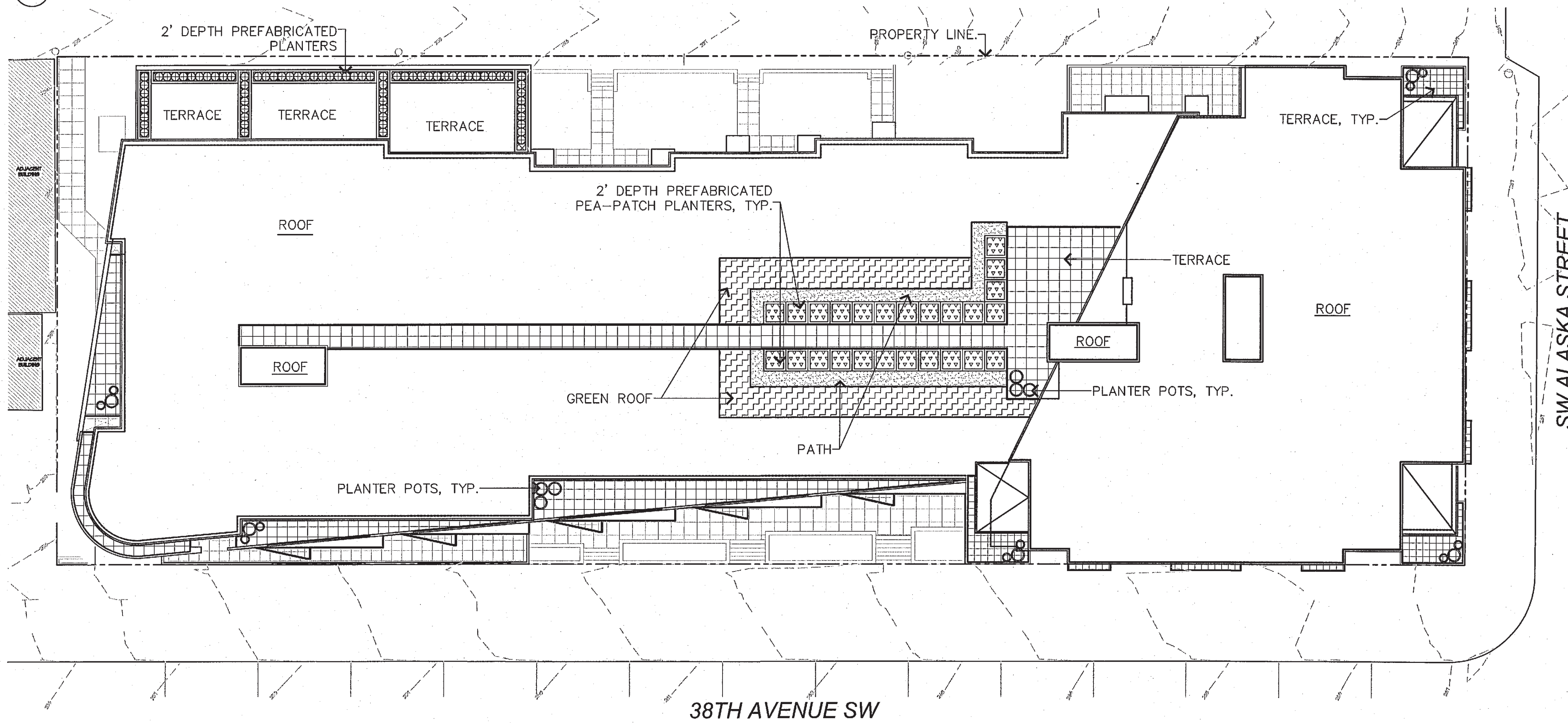
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PLANNING AND DEVELOPMENT
GREEN FACTOR CALCULATIONS

L1.2



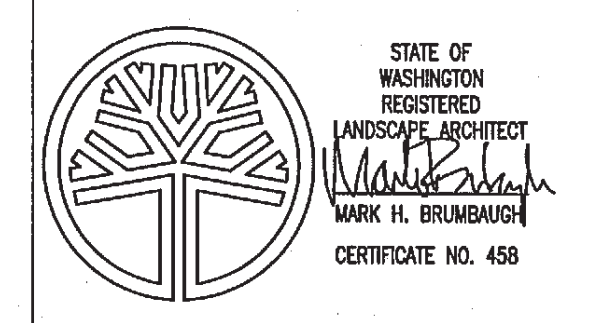
1 STREET LEVEL



2 TERRACE LEVEL

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MUP
 LANDSCAPE PLAN

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L2.1

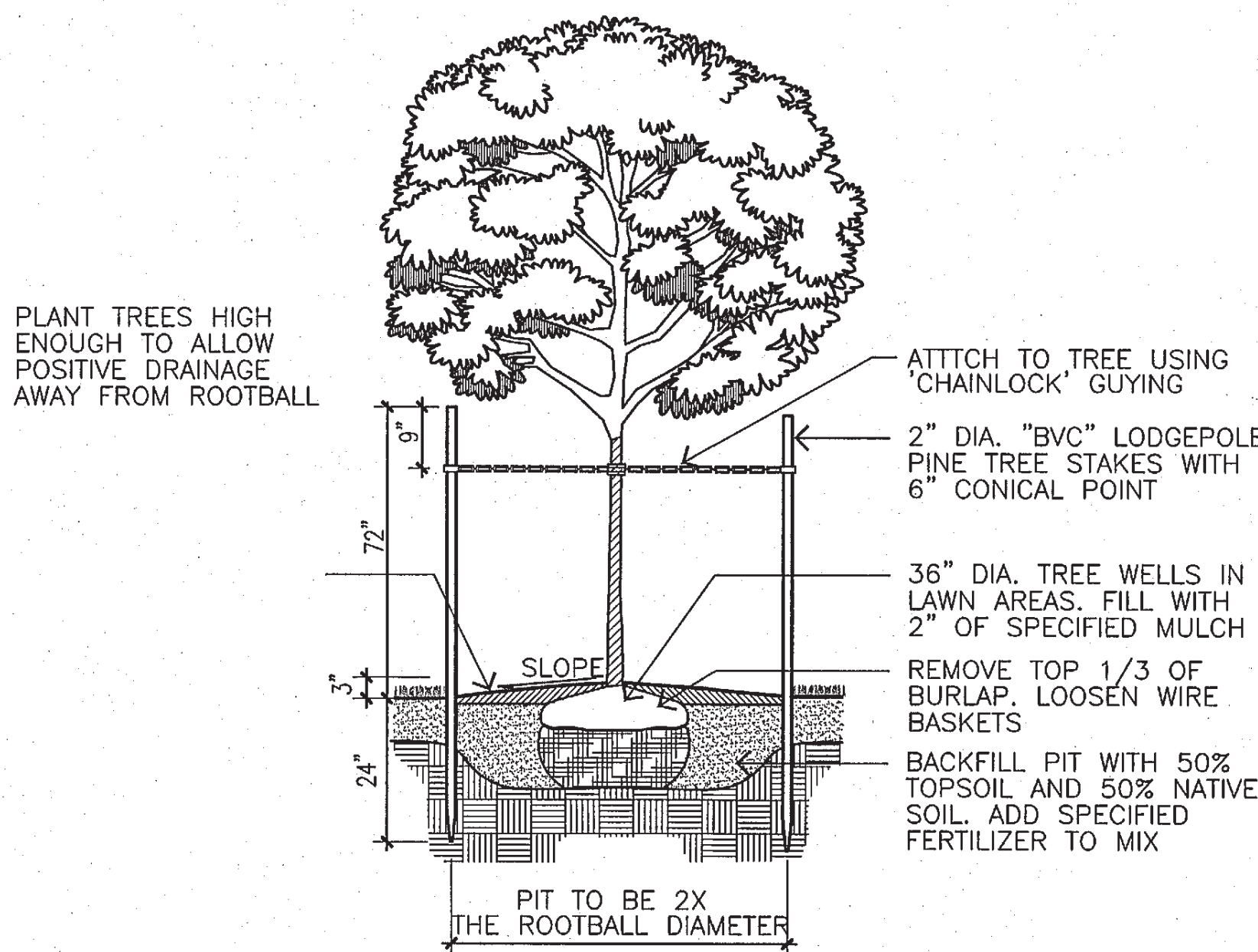
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
	EXISTING TREE TO REMAIN		
	NEW STREET TREE PER SDOT		
	*ACER 'KEITHSFORM' / NORWEGIAN SUNSET MAPLE	2" CAL.	B & B, MATCHED FORM
	*PYRUS C. 'CHANTECLAIR' / CHANTECLAIR PEAR	2" CAL.	B & B, MATCHED FORM
	*ACER RUBRUM / AUTUMN BLAZE MAPLE	2" CAL.	B & B, MATCHED FORM
	ACCENT TREES		
	*CERCIDIPHYLLUM JAPONICA / KATSURA	2" CAL.	B & B, MATCHED FORM
	*STYRAX JAPONICA / JAPANESE SNOWBELL	2" CAL.	B & B, MATCHED FORM
	*ACER PALMATUM / JAPANESE MAPLE	2" CAL.	B & B, MATCHED FORM
	EVERGREEN TREES		
	CHAMAECYPARIS OBTUSA / HINOKI CYPRESS	6' HT.	B & B, MATCHED FORM
	*JUNIPERUS C. 'TORULOSA' / HOLLYWOOD JUNIPER	6' HT.	B & B, MATCHED FORM
	EVERGREEN SCREEN		
	*JUNIPERUS S. 'SKYROCKET' / SKYROCKET JUNIPER	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	THUJA O. 'EMERALD GREEN' / PYRAMIDALIS	5' HT.	B & B, MATCHED FORM
	* TAXUS MEDIA 'HICKSII' / HICKS YEW	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	VIBURNUM T. 'SPRING BOUQUET' / SPRING BOUQUET VIBURNUM	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	EVERGREEN FOUNDATION		
	* BUXUS MICROPHYLLA 'KOREANA' / KOREAN BOXWOOD	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* PRUNUS LUSITANICA 'SCHIPKA' / SCHIPKA LAUREL	24"-30" HT.	FULL FOLIAGE, 36" O.C.
	* VIBURNUM DAVIDI / DAVID VIBURNUM	21"-24" SPR.	FULL FOLIAGE, 48" O.C.
	* TAXUS B. 'REPANDENS' / SPREADING YEW	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* PINUS MUGO MUGO / MUGO PINE	18"-21" SPR.	FULL FOLIAGE, 36" O.C.
	* CISTUS PURPUREA / ORCHID ROCK ROSE	18"-21" SPR.	FULL FOLIAGE, 48" O.C.
	* PRUNUS L. 'ZABELIANA' / ZABEL LAUREL	24"-30" SPR.	FULL FOLIAGE, CONTAINER
	* NANDINA 'GULF STREAM' / NANDINA	21"-24" HT.	FULL FOLIAGE, 24" O.C.
	DECIDUOUS ACCENT		
	* CORNUS S. 'KELSEYI' / KELSEY DOGWOOD	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* BERBERIS GENTRY / ROYAL BURGUNDY BARBERRY	12"-18" SPR.	FULL FOLIAGE, 24" O.C.
	* PHORMIUM TENAX 'BURGUNDY' / FLAX	24"-30" SPR.	FULL FOLIAGE, 48" O.C.
	* SPIRAEA B. 'ANTHONY WATERER' / SPIREA	21"-24" SPR.	FULL FOLIAGE, 36" O.C.
	* VIBURNUM P.T.'MARIESI' / DOUBLEFILE VIBURNUM	30-36" SPR.	FULL FOLIAGE, 48" O.C.
	PERENNIALS		
	* BERGENIA C. 'BRESSINGHAM'S WHITE' / WHITE BERGENIA	1 GAL.	24" O.C.
	* HEUCHERA M. 'PALACE PURPLE' / CORAL BELLS	1 GAL.	18" O.C.
	* ROSMARINUS O. 'PROSTRATA' / CREEPING ROSEMARY	1 GAL.	36" O.C.
	* SEDUM T. 'AUTUMN JOY' / SEDUM	1 GAL.	36" O.C.
	* HEMEROCALLIS 'STELLA D'ORO' / DAYLILY	1 GAL.	24" O.C.
	ORNAMENTAL GRASSES		
	* PENNISETUM A. 'HAMELIN' / FOUNTAIN GRASS	1 GAL.	24" O.C.
	* HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL.	36" O.C.
	* MISCANTHUS 'ADAGIO' / MISCANTHUS	1 GAL.	24" O.C.
	* CALAMAGROSTIS A. 'KARL FOERSTER' / GRASS	1 GAL.	36" O.C.
	GROUND COVERS		
	* ARCTOSTAPHYLOS UVA-URS! / KINNIKINICK	1 GAL.	24" O.C.
	* FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL.	24" O.C.
	GREEN ROOF		
	PEA PATCH		

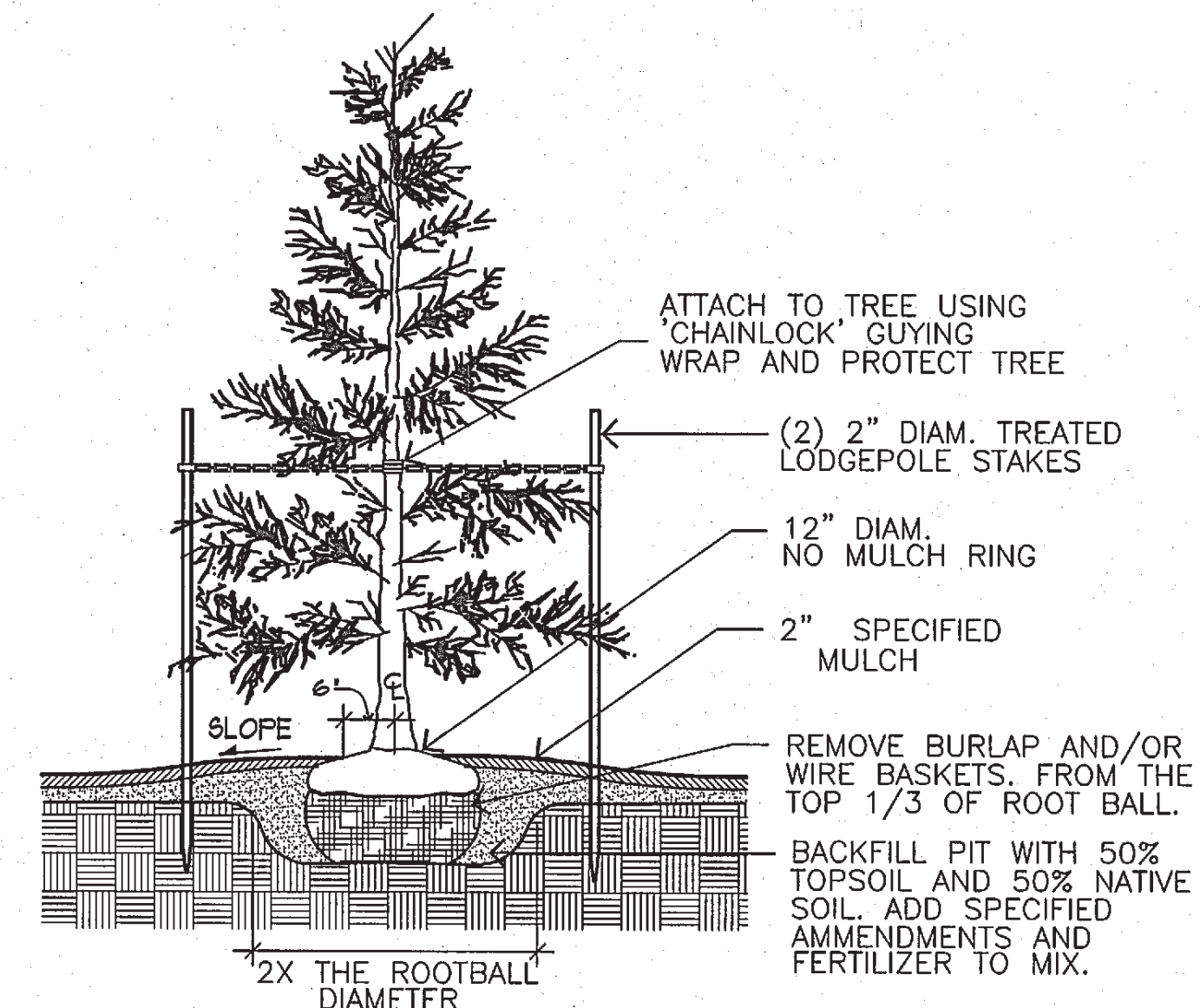
* DENOTES DROUGHT TOLERANT AND/OR NATIVE/ADAPTIVE PLANT MATERIALS

LANDSCAPE NOTES:

- LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLANS PREPARED BY BAYLIS ARCHITECTS AND BRUMBAUGH & ASSOCIATES. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE.
- CONTRACTOR TO REMOVE ALL EXISTING PLANT MATERIALS NOT INDICATED TO REMAIN FROM ALL AREAS INDICATED TO RECEIVE NEW LANDSCAPE IMPROVEMENTS.
- GROUND COVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES AT THE SPECIFIED SPACING TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS DESIGNATED TO RECEIVE GROUND COVER.
- ALL TREES TO MAINTAIN AN 8' CLEARANCE FROM WATER, STORM, AND SEWER LINES. ALL DECIDUOUS TREES TO MAINTAIN A 3' CLEARANCE FROM FACE OF CURB. ALL CONIFER TREES TO MAINTAIN A 7' CLEARANCE FROM FACE OF CURB.
- ALL LANDSCAPE AREAS TO BE WATERED BY A FULLY FUNCTIONING, UNDERGROUND, AUTOMATIC, IRRIGATION SYSTEM.

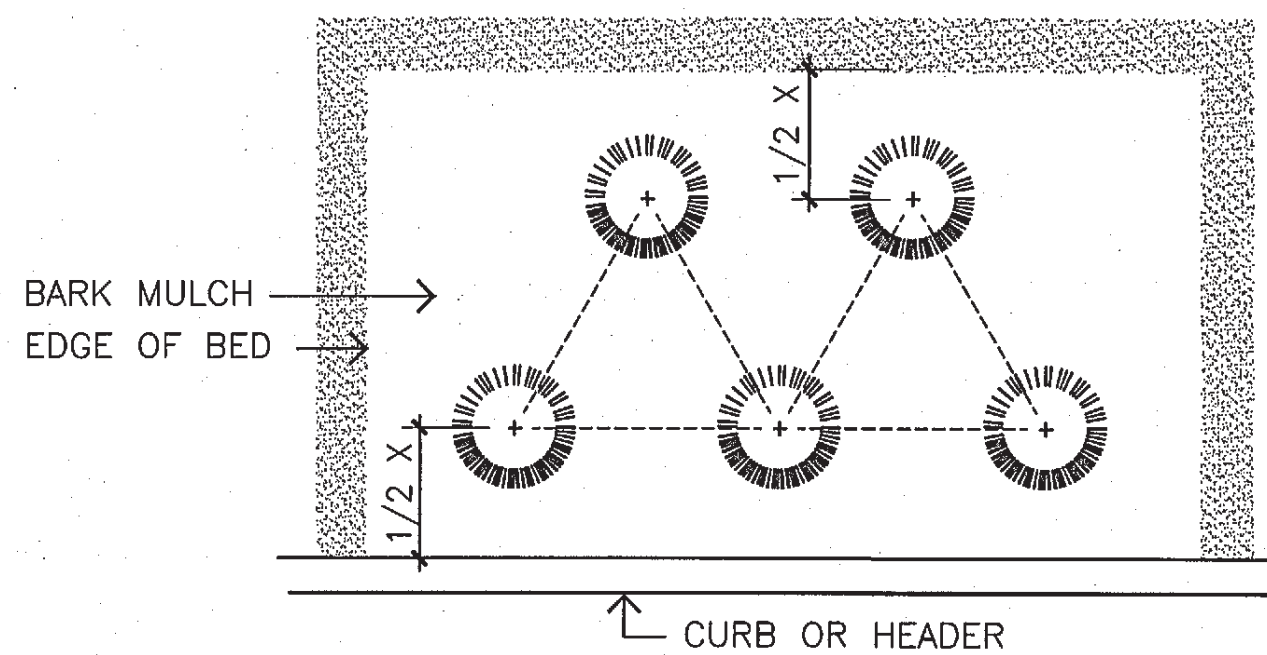


1 TREE PLANTING / STAKING
NTS



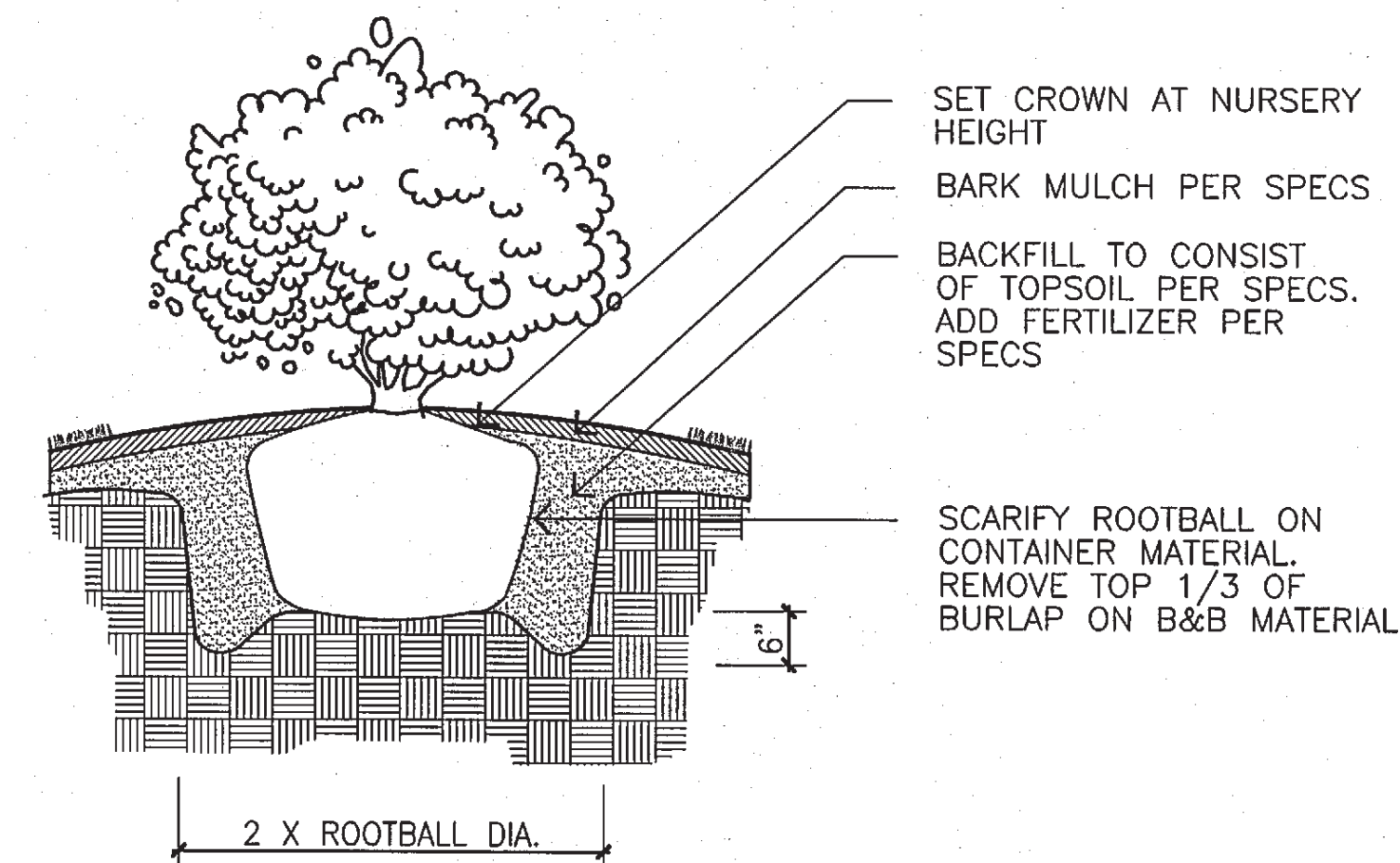
- NOTES: 1. DETAIL APPLIES TO ALL CONIFER TREES.
2. TRIPLE STAKE ALL CONIFER TREES OVER 10' IN HT.
3. PLANT TREES HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL.

2 CONIFEROUS TREE STAKING
NTS

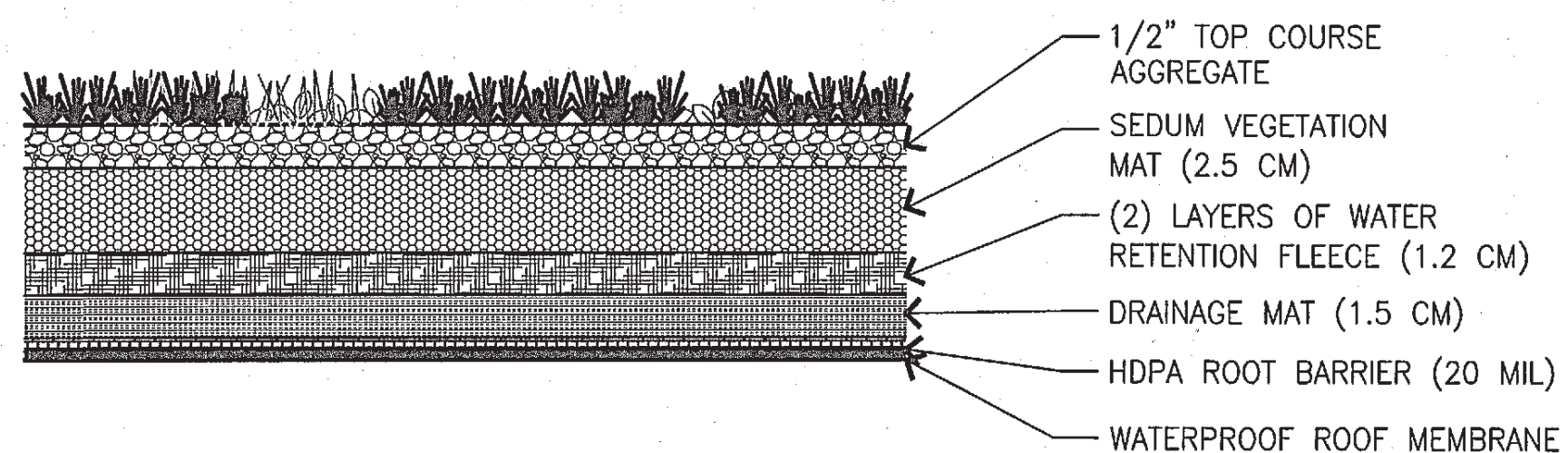


NOTE: SPACING TO BE TRIANG. PER DISTANCE SHOWN ON PLANT SCHEDULE

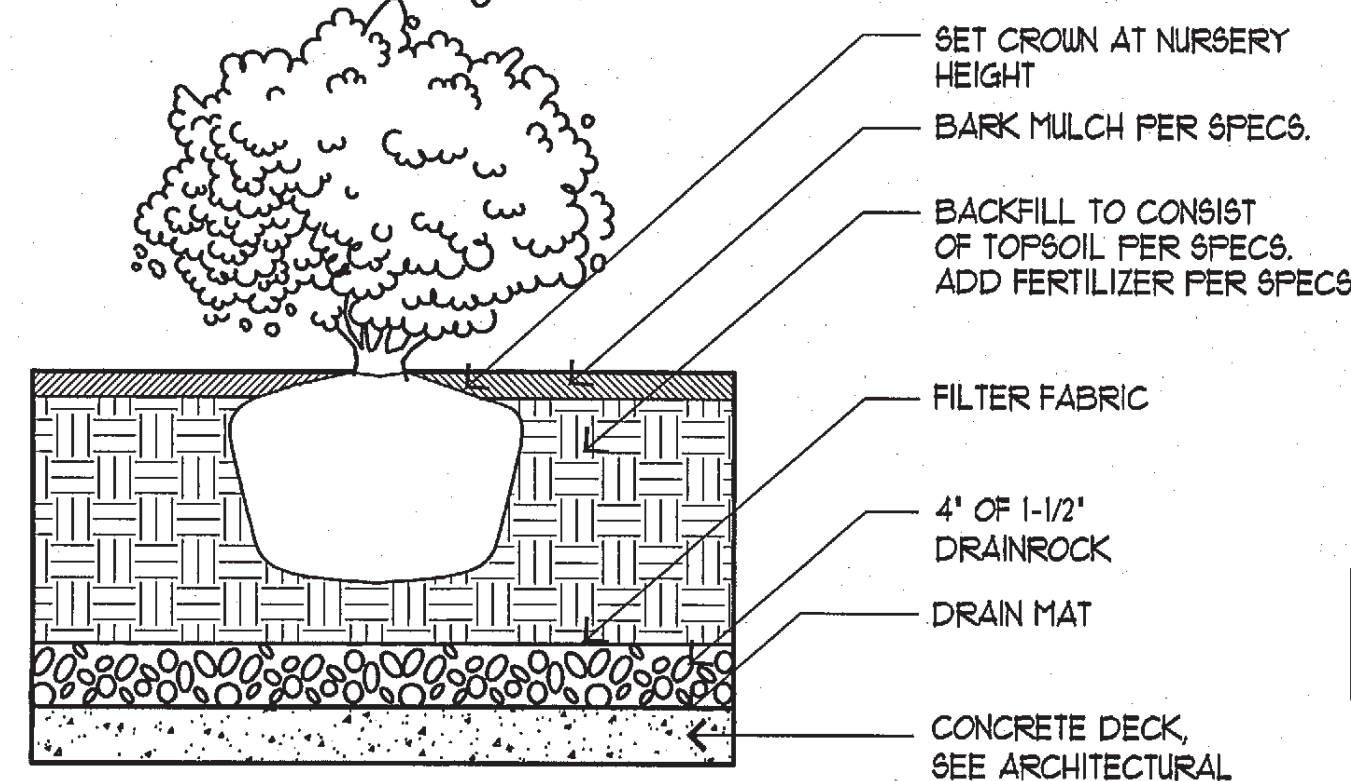
3 GROUND COVER SPACING
NTS



4 SHRUB PLANTING
NTS



5 GREEN ROOF SECTION
NTS



6 SHRUB PLANTING OVER LID
NTS

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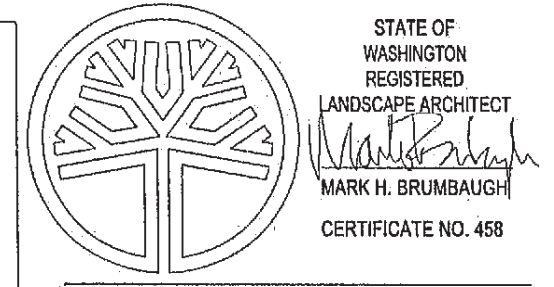
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MUP LANDSCAPE SCHEDULE & DETAILS

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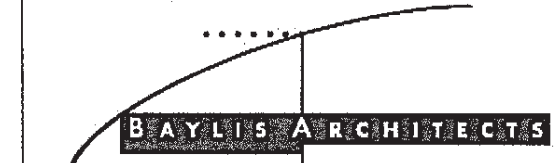
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PROJECT MANAGER: KL
DRAWN BY: SVH
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DATE: 05/23/2008

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REVISIONS:
1 MUP REVISIONS
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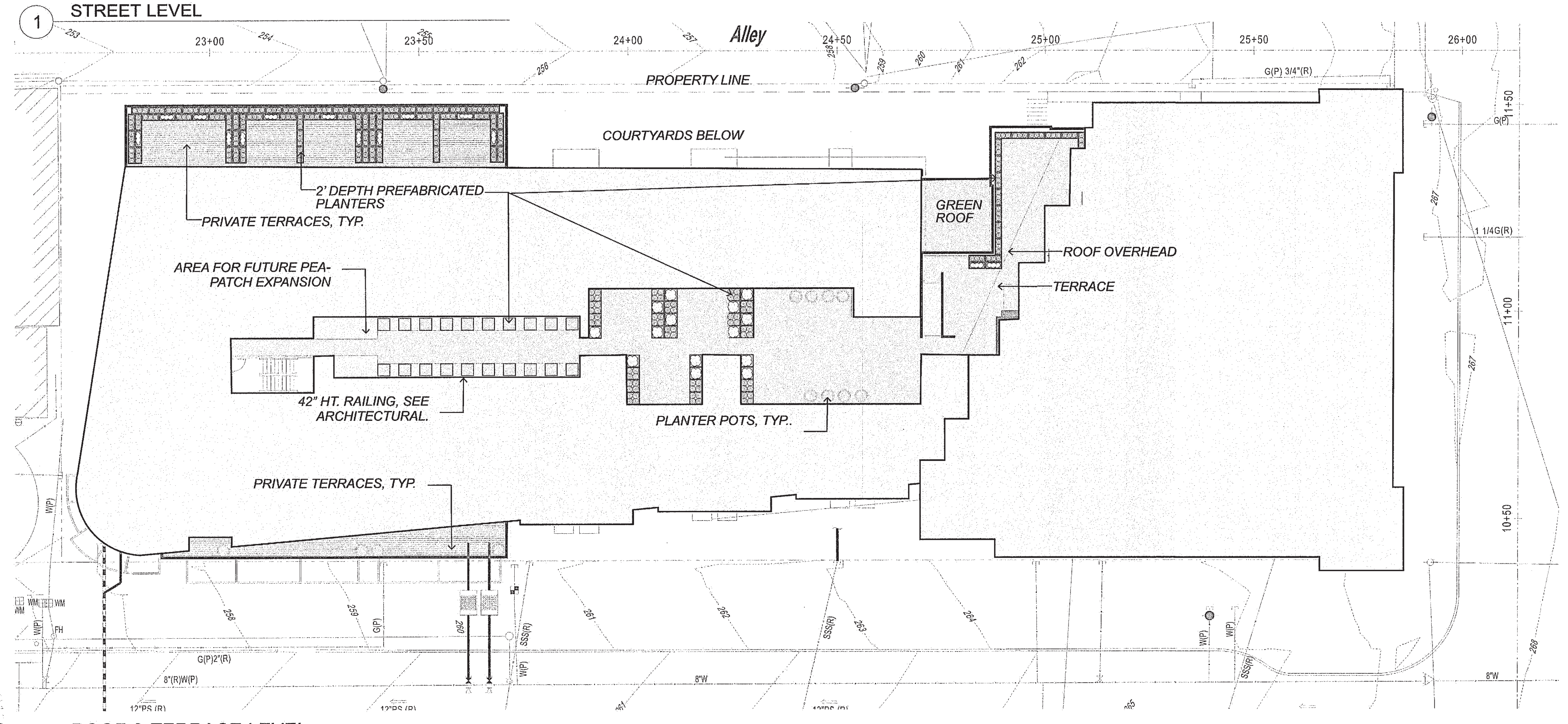
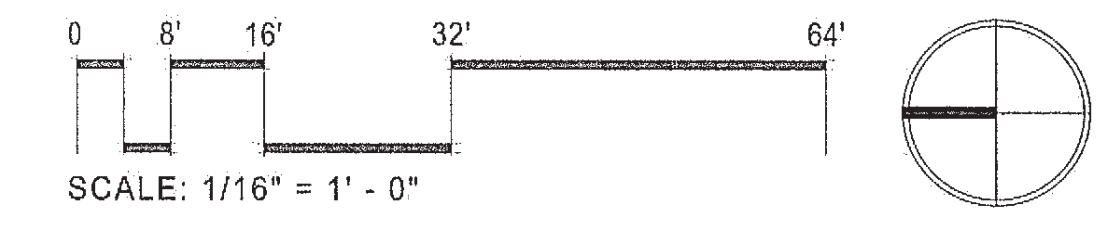
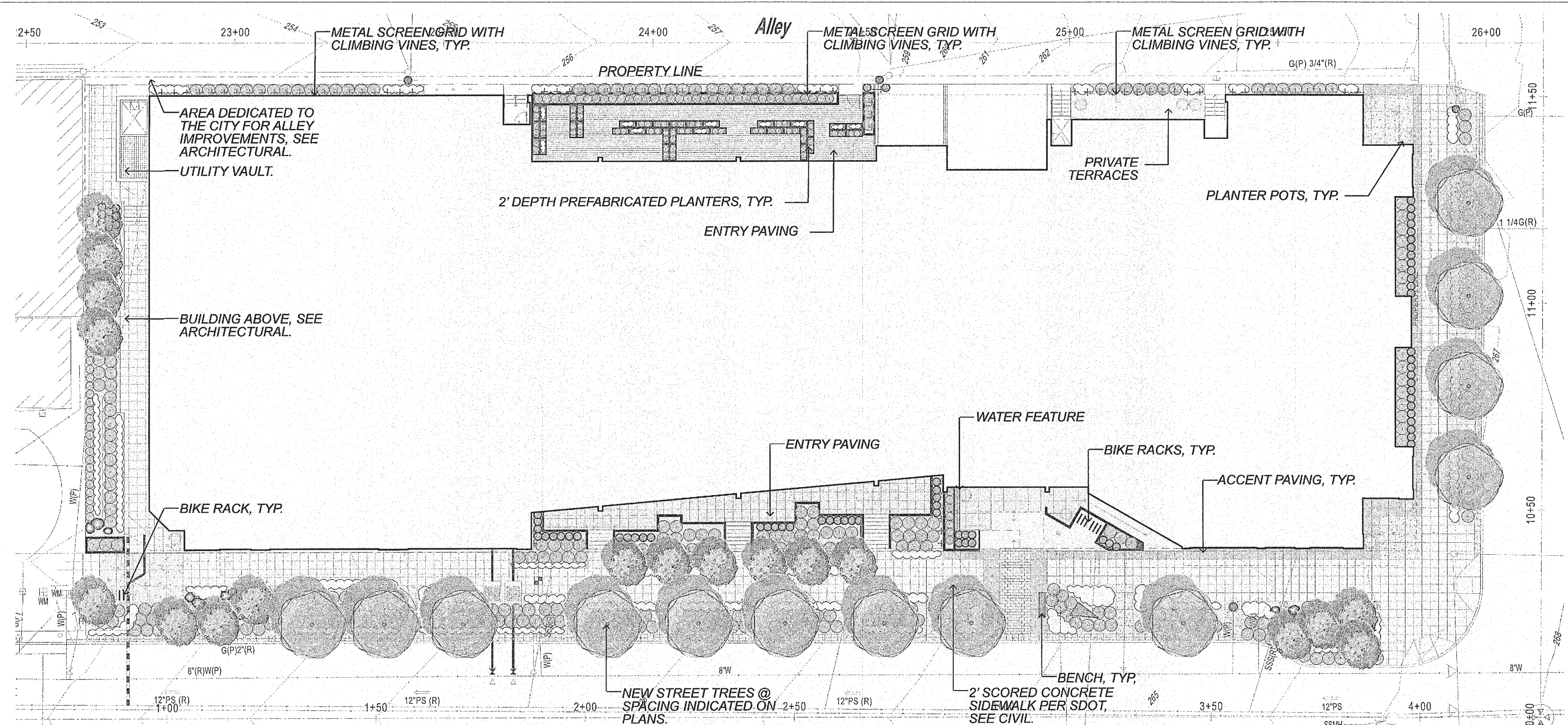
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COLOR LANDSCAPE PLAN

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L2.3



Drawing Name: M:\Drawings\2008\2008-10\ALA Working\MUP\Color_Site_Plan.dwg