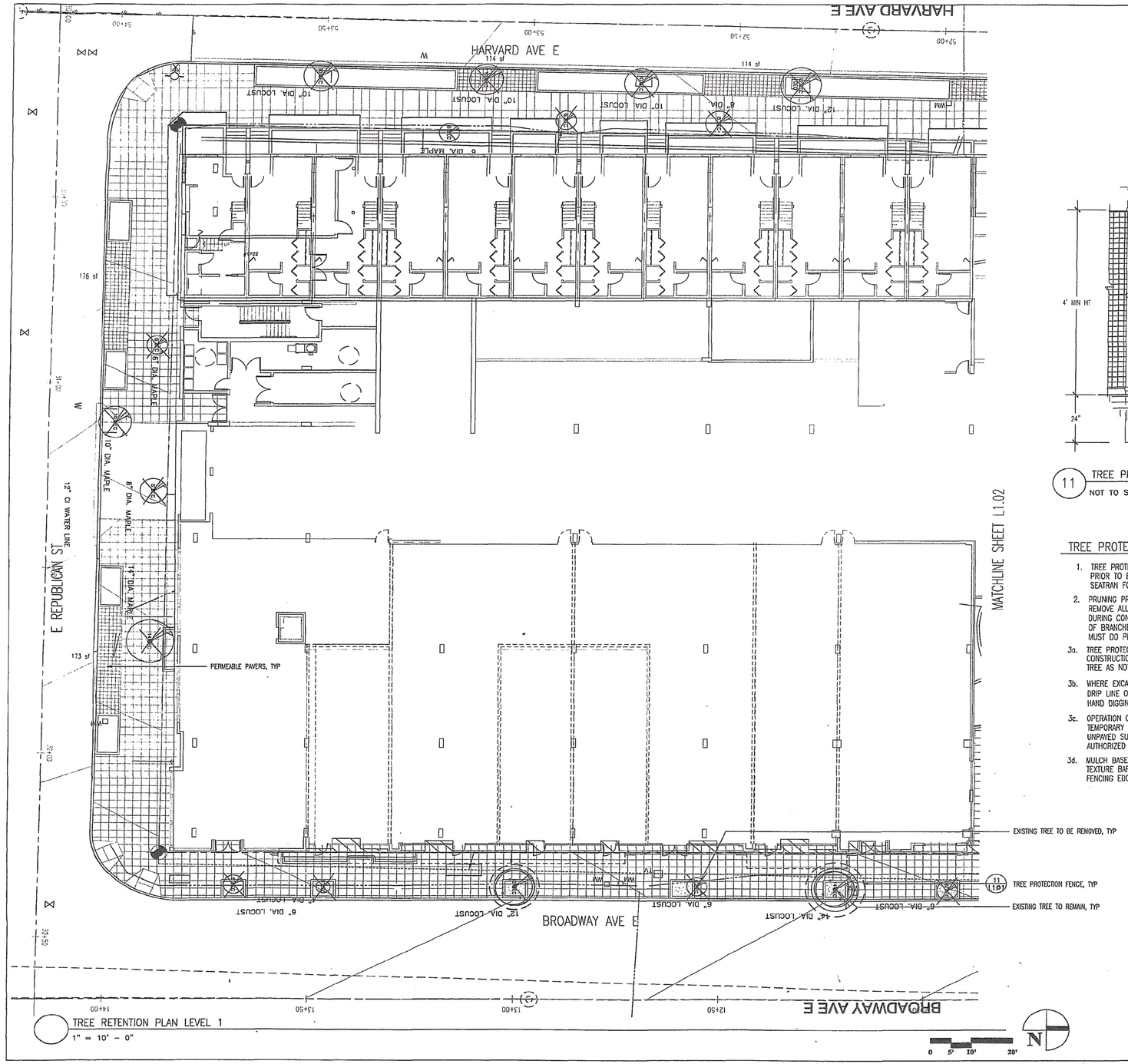
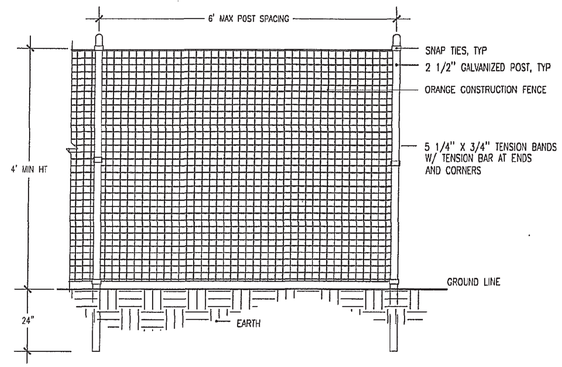


TREE RETENTION PLAN LEVEL 1
1" = 10' - 0"



11 TREE PROTECTION FENCE
NOT TO SCALE

TREE PROTECTION NOTES:

1. TREE PROTECTION PROCEDURES TO BE REVIEWED PRIOR TO EXCAVATION/ CONSTRUCTION WITH SEATRAN FORESTER BILL AMES.
2. PRUNING PRIOR TO CONSTRUCTION– REMOVE ALL "LOW" BRANCHES LIKELY TO BE DAMAGED DURING CONSTRUCTION, MINIMIZING ACCIDENTAL BREAKAGE OF BRANCHES. CERTIFIED ARBORIST OR APPROVED OTHER MUST DO PRUNING.

3a. TREE PROTECTION GUIDELINES: CONSTRUCTION FENCING TO BE PLACED AROUND EXISTING TREE AS NOTED ON PLAN

3b. WHERE EXCAVATION OR TRENCHING IS REQUIRED WITHIN DRIP LINE OF AN EXISTING TREE, AUGERING, TUNNELING OR HAND DIGGING MAY BE REQUIRED.

3c. OPERATION OF HEAVY EQUIPMENT, GRADING, OR TEMPORARY STOCKPILING OF MATERIAL IS NOT PERMITTED ON UNPAVED SURFACES WITH IN THE DRIP LINE OF THE TREE UNLESS AUTHORIZED BY CITY OF SEATTLE ARBORIST.

3d. MULCH BASE OF EXISTING TREES WITH 3" OF MEDIUM TEXTURE BARK MULCH. MULCH TO TEMP. CONSTRUCTION FENCING EDGE.

DESIGN REVIEW
Department of Design Construction and Land Use

THOMAS RENGSTORF AND ASSOCIATES
LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN
SUITE 202, 611 WESTERN AVE., SEATTLE, WA 98104
PHONE: (206) 682-7263 FAX: (206) 682-4721

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 295

PROJECT TITLE
523 BROADWAY EAST
SEATTLE, WA

SHEET TITLE
TREE RETENTION PLAN
LEVEL 1

MUP RESUBMITTAL

No.	DATE	REVISION	BY
△			
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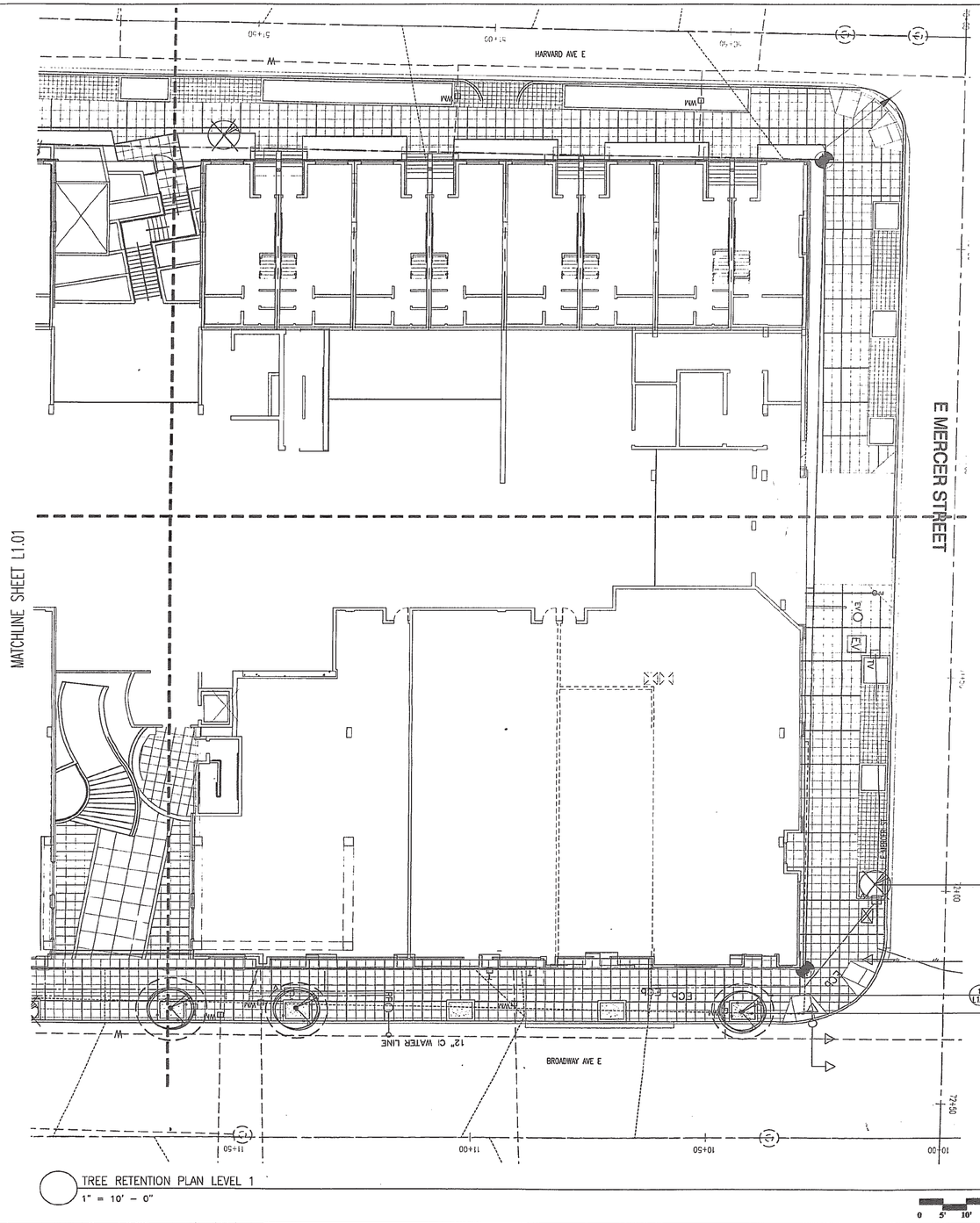
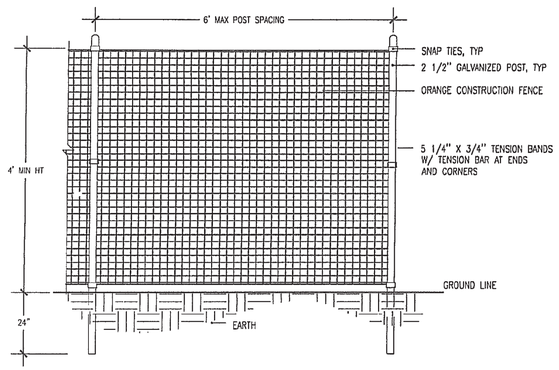
DATE	MARCH 24, 2008
DESIGNED	TR
DRAWN	CM
CHECKED	TR
SCALE	AS NOTED
TRA No.	627
CAD FILE	
PROJECT	523 BROADWAY EAST
SHEET No.	

L1.01



TREE RETENTION PLAN LEVEL 1
1" = 10' - 0"



11 TREE PROTECTION FENCE
NOT TO SCALE

TREE PROTECTION NOTES:

1. TREE PROTECTION PROCEDURES TO BE REVIEWED PRIOR TO EXCAVATION/ CONSTRUCTION WITH SEATRAN FORESTER BILL AMES.
2. PRUNING PRIOR TO CONSTRUCTION– REMOVE ALL "LOW" BRANCHES LIKELY TO BE DAMAGED DURING CONSTRUCTION, MINIMIZING ACCIDENTAL BREAKAGE OF BRANCHES. CERTIFIED ARBORIST OR APPROVED OTHER MUST DO PRUNING.

3a. TREE PROTECTION GUIDELINES: CONSTRUCTION FENCING TO BE PLACED AROUND EXISTING TREE AS NOTED ON PLAN

3b. WHERE EXCAVATION OR TRENCHING IS REQUIRED WITHIN DRIP LINE OF AN EXISTING TREE, AUGERING, TUNNELING OR HAND DIGGING MAY BE REQUIRED.

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3d. MULCH BASE OF EXISTING TREES WITH 3" OF MEDIUM TEXTURE BARK MULCH. MULCH TO TEMP. CONSTRUCTION FENCING EDGE.

DESIGN REVIEW

THOMAS RENGSTORF AND ASSOCIATES
LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN
SUITE 202, 811 WESTLAKE AVE., SEATTLE, WA 98109
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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
523 BROADWAY EAST
SEATTLE, WA

SHEET TITLE
TREE RETENTION PLAN
LEVEL 1

MUP RESUBMITTAL

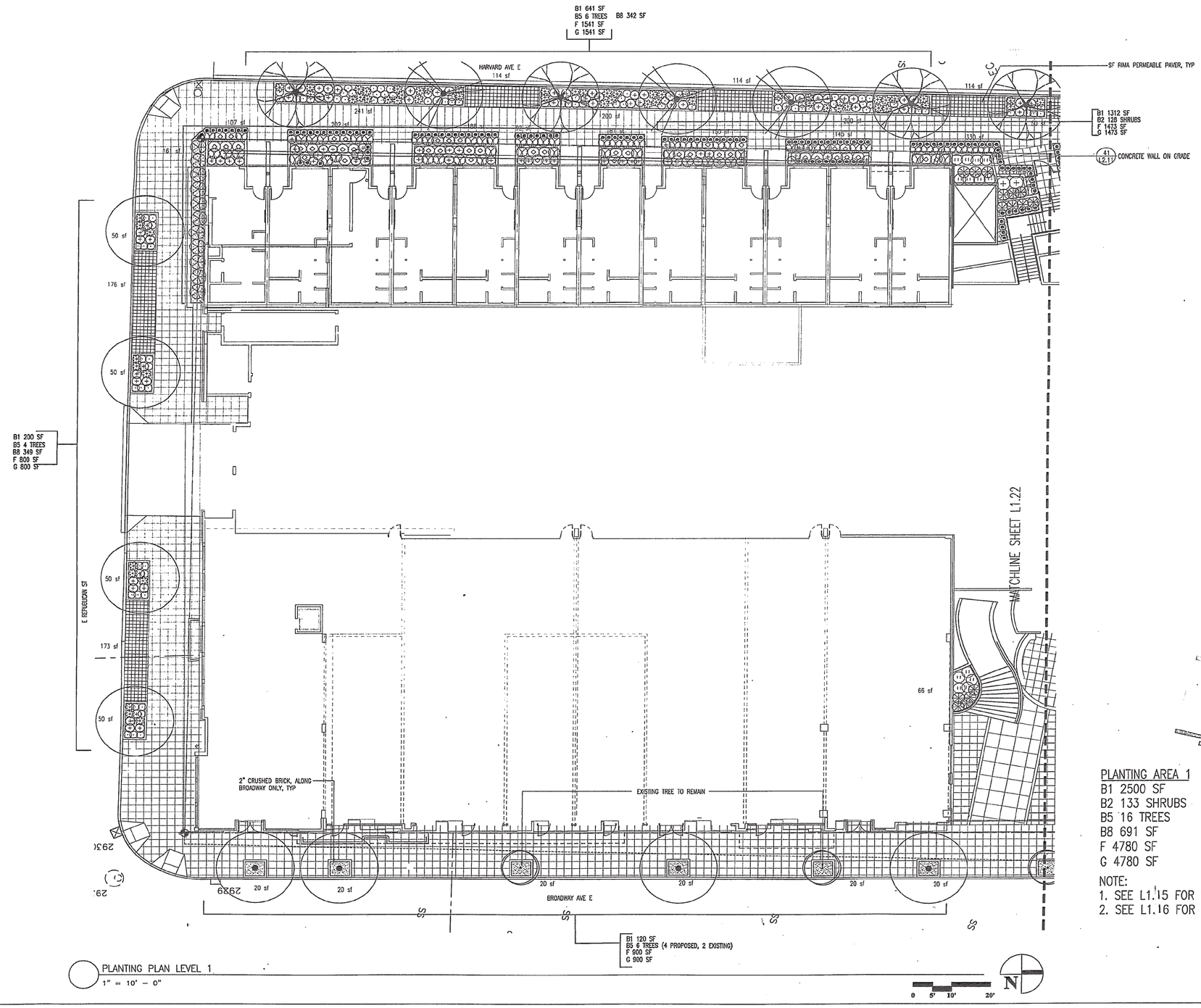
No.	DATE	REVISION	BY

DATE MARCH 24, 2008

DESIGNED	TR
DRAWN	CM
CHECKED	TR
SCALE	AS NOTED
TRA No.	637
CAD FILE	

PROJECT 523 BROADWAY EAST

SHEET No. **L1.02**



PLANTING PLAN LEVEL 1
1" = 10' – 0"

PLANTING AREA 1
B1 2500 SF
B2 133 SHRUBS
B5 16 TREES
B8 691 SF
F 4780 SF
G 4780 SF

NOTE:
1. SEE L1.15 FOR PLANT SCHEDULE.
2. SEE L1.16 FOR GREEN FACTOR WORKSHEETS

DESIGN REVIEW
Department of Design Construction and Land Use

THOMAS RENGSTORF AND ASSOCIATES
LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN
SUITE 203, 911 WESTERN AVE., SEATTLE, WA 98104
PHONE: (206) 682-7562 FAX: (206) 682-4721

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

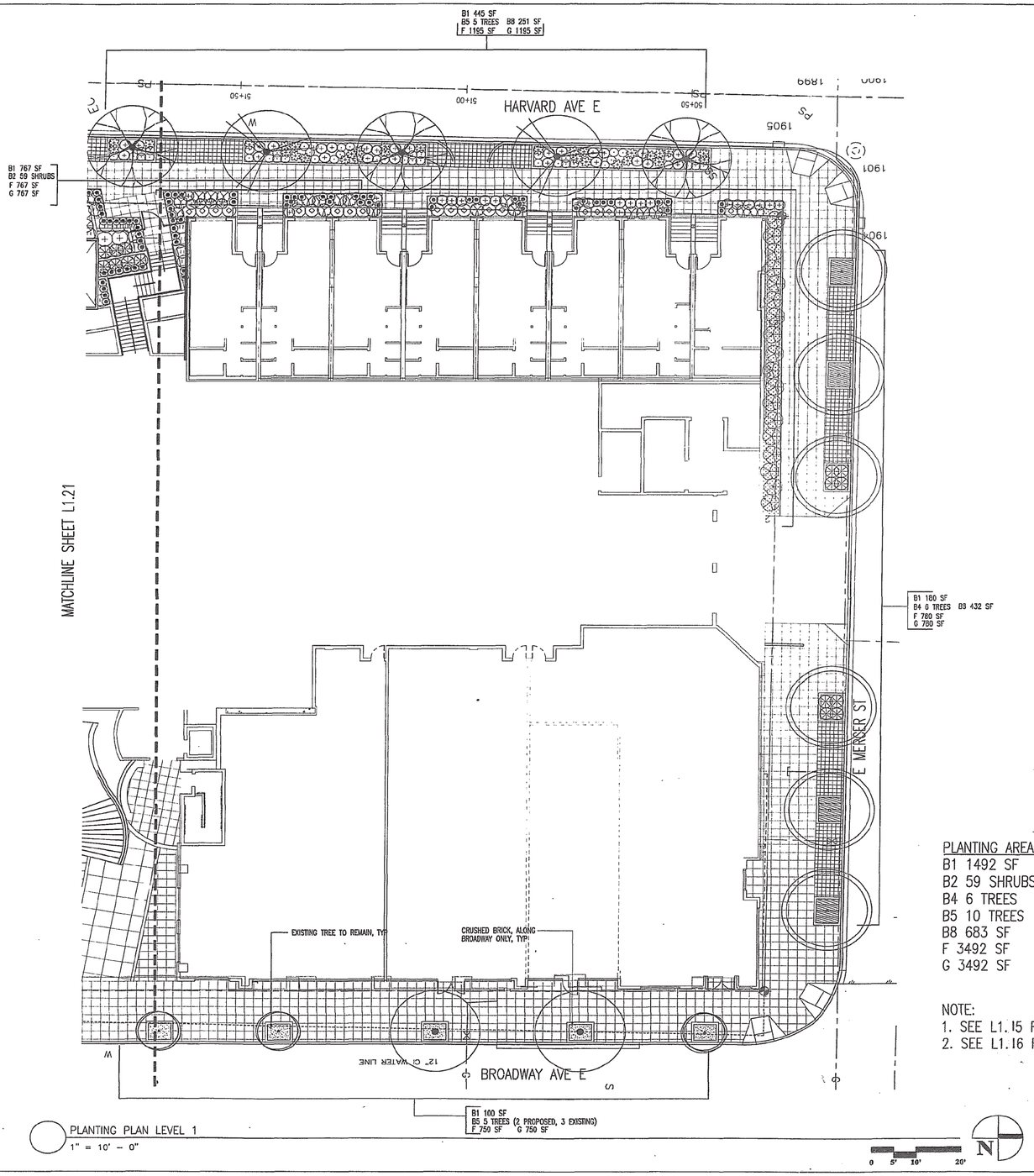
PROJECT TITLE
523 BROADWAY EAST
SEATTLE, WA

SHEET TITLE
PLANTING PLAN
LEVEL 1-SOUTH

MUP SUBMITTAL

No.	DATE	REVISION	BY

DATE MARCH 24, 2008
DESIGNED TR
DRAWN CM
CHECKED TR
SCALE AS NOTED
TRA No. 627
CAD FILE
PROJECT 523 BROADWAY EAST
SHEET No.
L1.11



PLANTING PLAN LEVEL 1
1" = 10' - 0"

PLANTING AREA 2
B1 1492 SF
B2 59 SHRUBS
B4 6 TREES
B5 10 TREES
B8 683 SF
F 3492 SF
G 3492 SF

NOTE:
1. SEE L1.15 FOR PLANT SCHEDULE.
2. SEE L1.16 FOR GREEN FACTOR WORKSHEETS

DESIGN REVIEW
Department of Design Construction and Land Use

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

SUITE 200, 611 WESTERN AVE., SEATTLE, WA 98104
PHONE: (206) 682-7952 FAX: (206) 682-4721

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
523 BROADWAY EAST
SEATTLE, WA

SHEET TITLE
PLANTING PLAN
LEVEL 1-NORTH

MUP SUBMITTAL

No.	DATE	REVISION	BY

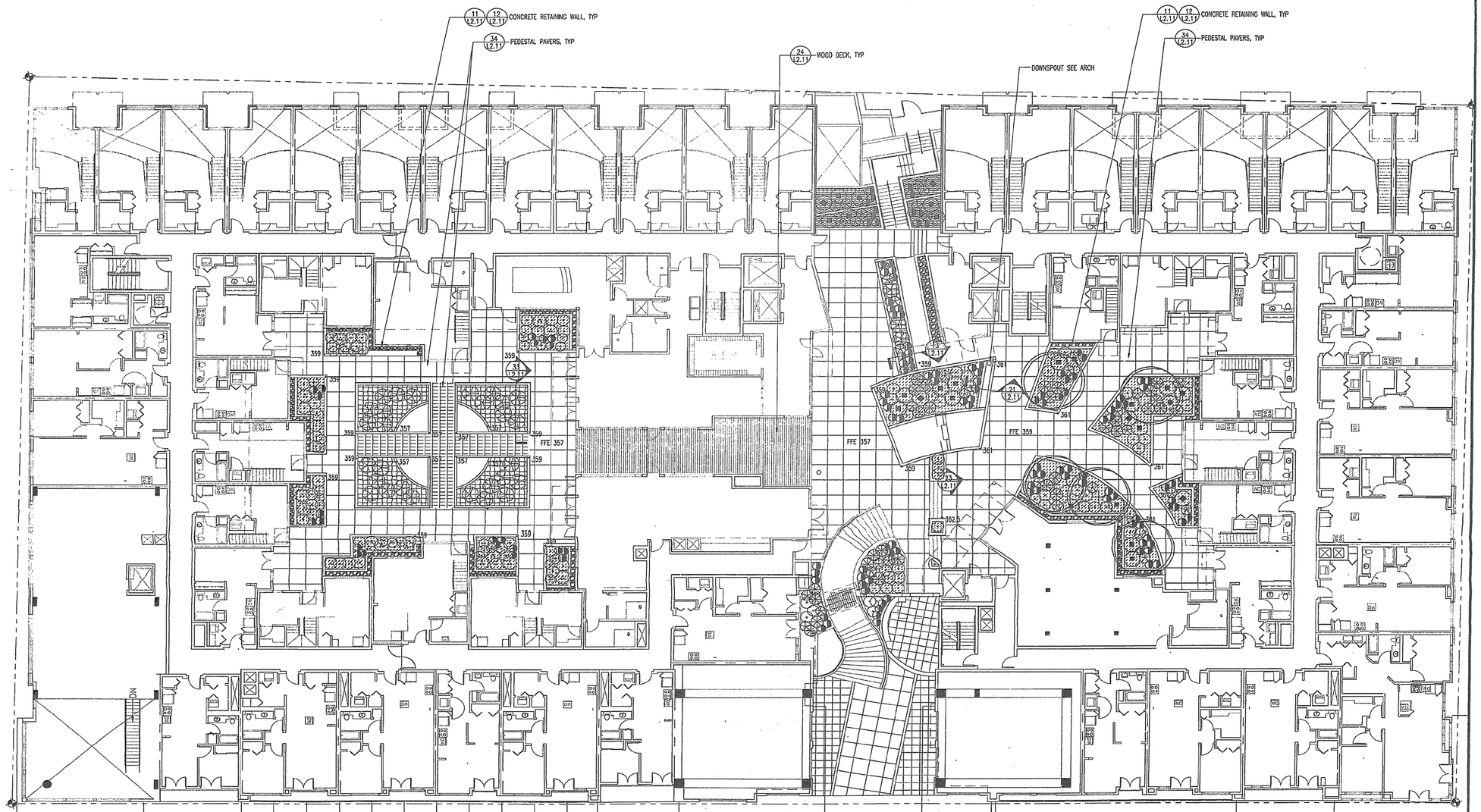
DATE MARCH 24, 2008
DESIGNED TR
DRAWN CM
CHECKED TR
SCALE AS NOTED
TRA No. 627
CAD FILE

PROJECT 523 BROADWAY EAST
SHEET No.

RECEIVED

L1.12

NOTE:
1. SEE L1.15 FOR PLANT SCHEDULE.
2. SEE L1.16 FOR GREEN FACTOR WORKSHEETS



PLANTING PLAN LEVEL 2
1" = 10' - 0"

PLANTING AREA 4

A1 168 SF	A2 690 SF
B1 569 SF	B2 53 SHRUBS
C 1427 SF	F 1427 SF

PLANTING AREA 4

B1 1782 SF	B3 5 TREES
B2 85 SHRUBS	C 1782
E 238	F 2032

DESIGN REVIEW
Department of Design Construction and Land Use

0 5' 10' 20'

N

THOMAS RENGSTORF AND ASSOCIATES
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SITE PLANNING
URBAN DESIGN
SUITE 302, 911 WESTERN AVE, SEATTLE, WA 98104
PHONE: (206) 682-7405 FAX: (206) 682-4121

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Thomas V. Rengstorf
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE
523 BROADWAY EAST
SEATTLE, WA

SHEET TITLE
PLANTING PLAN
LEVEL 2

MUP SUBMITTAL

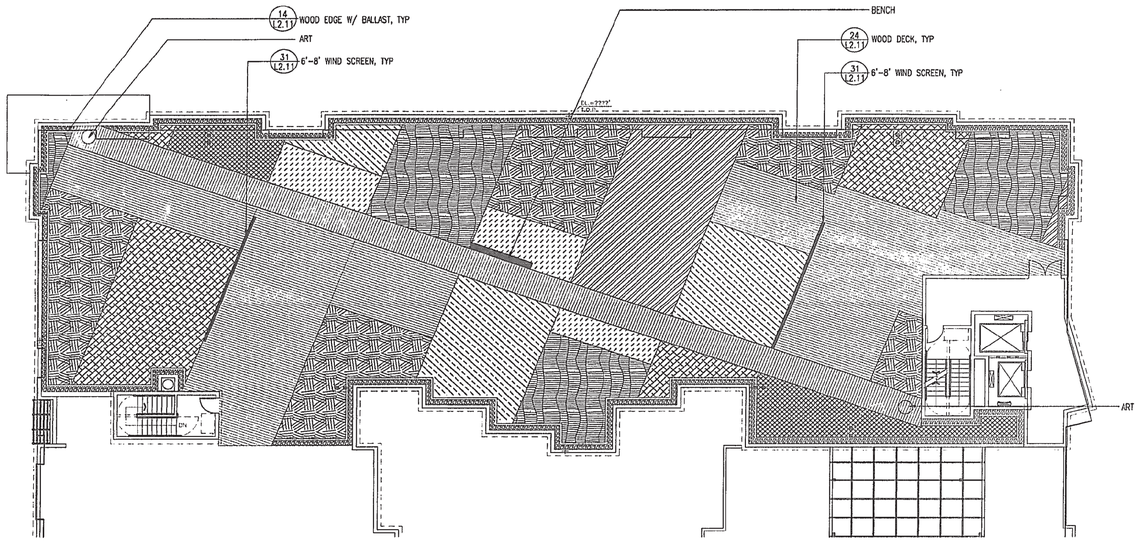
No.	DATE	REVISION	BY

DATE	MARCH 24, 2008
DESIGNED	TR
DRAWN	CM
CHECKED	TR
SCALE	AS NOTED
TRAN No.	627
CAD FILE	
PROJECT	523 BROADWAY EAST
SHEET No.	L1.13

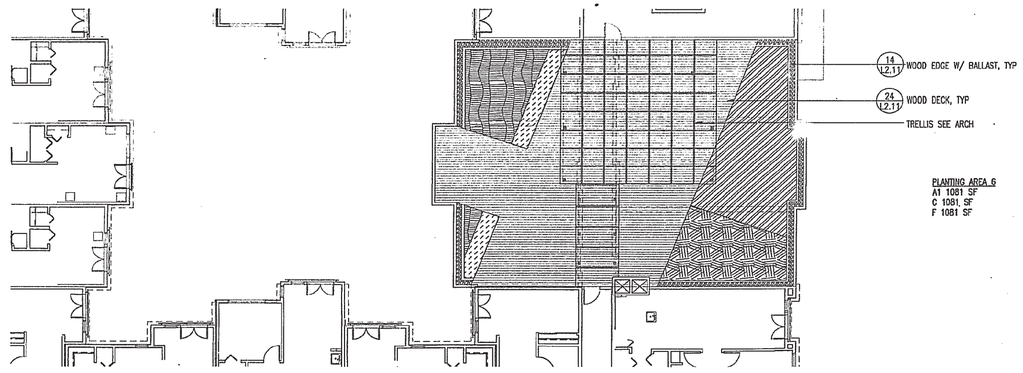
RECEIVED
DEPARTMENT OF DESIGN CONSTRUCTION AND LAND USE

L1.13

NOTE:
1. SEE L1.15 FOR PLANT SCHEDULE.
2. SEE L1.16 FOR GREEN FACTOR WORKSHEETS



PLANTING PLAN LEVEL 7
1" = 10' - 0"



PLANTING PLAN LEVEL 6
1" = 10' - 0"

DESIGN REVIEW
Department of Design Construction and Land Use

THOMAS RENGSTORF AND ASSOCIATES

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

SUITE 202, 911 WESTERN AVE., SEATTLE, WA 98104
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STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 298

PROJECT TITLE

523 BROADWAY EAST
SEATTLE, WA

SHEET TITLE

PLANTING PLAN
LEVEL 6 & 7

MUP SUBMITTAL

No.	DATE	REVISION	BY

DATE MARCH 24, 2008

DESIGNED TR
DRAWN CM
CHECKED TR
SCALE AS NOTED
TRA No. 627
CAD FILE

PROJECT 523 BROADWAY EAST

SHEET No. L1.14

RECEIVED

PLANT SCHEDULE LEVEL 1

PLANT SCHEDULE

TREES	BOTANICAL	COMMON	CONT	CAL	QTY
	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B & B	2"CAL	5
SHRUBS	BOTANICAL	COMMON	CONT		QTY
	AZALEA GIRARD HYBRID 'GIRARD'S HOT SHOT'	GIRARD AZALEA	21"–24" SPREAD, FULL, B&B		28
	BLECHNUM SPICANT	DEER FERN	2 GAL		24
	CHOISYA TERNATA	MEXICAN ORANGE	5 GAL		22
	EUPHORBIA CHARACIAS WULFENII DROUGHT TOLERANT	EVERGREEN SPURGE	2 GAL		34
	GUNNERA TINCTORIA	DINOSAUR FOOT	5 GAL		5
	HELLEBORUS HYBRIDUS	HELLEBORE	3 GAL		138
	MAHONIA BEALEI DROUGHT TOLERANT	LEATHERLEAF MAHONIA	5 GAL		15
	NANDINA DOMESTICA 'PLUM PASSION'	PLUM PASSION HEAVENLY BAMBOO	5 GAL		87
	PHYLLOSTACHYS NIGRA	BLACK STEMMED BAMBOO	5 GAL		31
GROUND COVERS	BOTANICAL	COMMON	CONT		QTY
	ANEMONE SYLVESTRIS HOSTA 'FRANCEE'	60% SNOWDROP ANEMONE 40% FRANCEE HOSTA	1 GAL@ 18" OC		113
	LIRIOPE MUSCARI DROUGHT TOLERANT	LILY TURF	4"POT@ 18" OC		321
	OPHIOPOGON JAPONICUS 'NANA' DROUGHT TOLERANT	DWARF MONDO GRASS	4"POT@ 18" OC		740
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD		166 SF

PLANT SCHEDULE LEVEL 2

PLANT SCHEDULE

TREES	BOTANICAL	COMMON	CONT	CAL	QTY
	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	B & B	2"CAL	5
SHRUBS	BOTANICAL	COMMON	CONT		QTY
	AZALEA GIRARD HYBRID 'GIRARD'S HOT SHOT'	GIRARD AZALEA	21"–24" SPREAD, FULL, B&B		28
	BLECHNUM SPICANT	DEER FERN	2 GAL		24
	CHOISYA TERNATA	MEXICAN ORANGE	5 GAL		22
	EUPHORBIA CHARACIAS WULFENII DROUGHT TOLERANT	EVERGREEN SPURGE	2 GAL		34
	GUNNERA TINCTORIA	DINOSAUR FOOT	5 GAL		5
	HELLEBORUS HYBRIDUS	HELLEBORE	3 GAL		138
	MAHONIA BEALEI DROUGHT TOLERANT	LEATHERLEAF MAHONIA	5 GAL		15
	NANDINA DOMESTICA 'PLUM PASSION'	PLUM PASSION HEAVENLY BAMBOO	5 GAL		87
	PHYLLOSTACHYS NIGRA	BLACK STEMMED BAMBOO	5 GAL		31
GROUND COVERS	BOTANICAL	COMMON	CONT		QTY
	ANEMONE SYLVESTRIS HOSTA 'FRANCEE'	60% SNOWDROP ANEMONE 40% FRANCEE HOSTA	1 GAL@ 18" OC		113
	LIRIOPE MUSCARI DROUGHT TOLERANT	LILY TURF	4"POT@ 18" OC		321
	OPHIOPOGON JAPONICUS 'NANA' DROUGHT TOLERANT	DWARF MONDO GRASS	4"POT@ 18" OC		740
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD		166 SF

PLANT SCHEDULE LEVEL 6 & 7

PLANT SCHEDULE

GROUND COVERS	BOTANICAL	COMMON	CONT	QTY
	ACHILLEA MILLEFOLIUM DROUGHT TOLERANT	COMMON YARROW	4"POT@ 12" OC	982
	CAREX MORROWII 'ICE DANCE' DROUGHT TOLERANT	ICE DANCE JAPANESE SEDGE	4"POT@ 18" OC	799
	IMPERATA CYLINDRICA 'RUBRA' DROUGHT TOLERANT	JAPANESE BLOOD GRASS	4"POT@ 12" OC	548
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' DROUGHT TOLERANT	HIDCOTE LAVENDER	4"POT@ 12" OC	1,087
	LUPINUS BICOLOR DROUGHT TOLERANT	TWO COLOR LUPINE	4"POT@ 12" OC	1,251
	MAHONIA REPENS DROUGHT TOLERANT	CREEPING MAHONIA	4"POT@ 18" OC	645
	SEDUM ACRE 'AUTUMN JOY' DROUGHT TOLERANT		4"POT@ 12" OC	442

DESIGN REVIEW
Department of Design Construction and Land Use

THOMAS RENGSTORF AND ASSOCIATES
LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN
SUITE 202, 911 WESTERN AVE., SEATTLE, WA 98104
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STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF
CERTIFICATE NO. 219

PROJECT TITLE

523 BROADWAY EAST
SEATTLE, WA

SHEET TITLE

PLANT SCHEDULE
LEVEL 1, 2 & 7

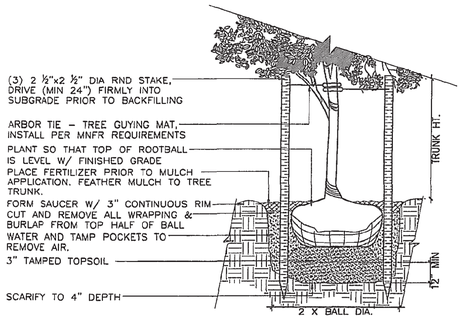
MUP SUBMITTAL

No.	DATE	REVISION	BY

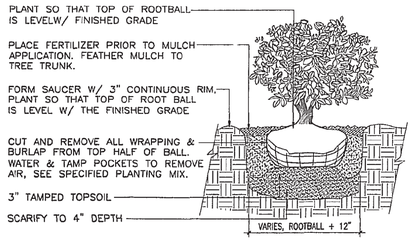
DATE	MARCH 24, 2008
DESIGNED	TR
DRAWN	CM
CHECKED	TR
SCALE	AS NOTED
TRA No.	427
CAD FILE	
PROJECT	523 BROADWAY EAST
SHEET #	L1.15

RECEIVED
APR 1 2008
DEPARTMENT OF DESIGN CONSTRUCTION AND LAND USE

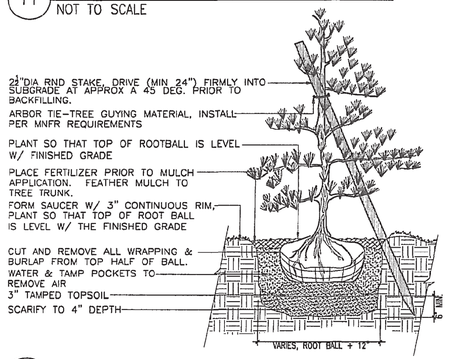
L1.15



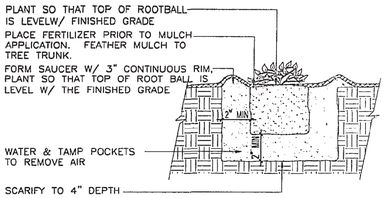
11 SECT: DECIDUOUS TREE
NOT TO SCALE



12 SECT: SHRUB
NOT TO SCALE



21 SECT: EVERGREEN TREE
NOT TO SCALE



22 SECT: GROUNDCOVER
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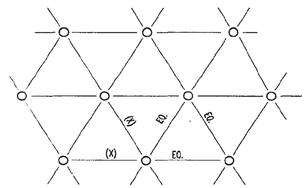

DISTANCE (X) AS SPECIFIED IN THE PLANT TABLE

31 PLAN: PLANT SPACING
NOT TO SCALE

		Planting Area						
		1	2	3	4	5	6	TOTAL
A1	square feet			168		6393	1081	7642
A2	square feet			690				690
B1	square feet	2500	1392	569	1782			6343
B2	# of plants	133	59	53	85			330
B3	# of trees				5			5
B4	# of trees		6					6
B5	# of trees	16	10					26
B6	# of trees							0
B7	# of trees							0
B8	square feet	691	683					1374
C	Green Roofs - square feet			1427	1762	6393	1081	10683
D	Vegetated Walls - square feet							0
E	Water Features - square feet				238			238
F	Water use - square feet	4780	3492	1427	2032	6393	1081	19205
G	Visibility - square feet	4780	3492					8272

GREEN FACTOR WORKSHEETS

SEATTLE×*green factor*

FINAL VERSION 4-23-07

Parcel size *(ENTER THIS VALUE FIRST)**	*enter sq ft of parcel* 69,867		*You need at least 0.300* SCORE 0.302

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* 7642	0.2	1,528
2 Plants and shrubs 3' and higher at maturity	*enter sq ft* 690	0.3	207.0
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* 6343	0.7	4,440
2 Shrubs taller than 3' at maturity - calculated at 16 sq ft per plant (typically planted no closer than 16" on center)	*enter number of plants* 330 — 5280	0.3	1,584
3 Tree canopy for "small trees" in SDOT's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	*enter number of plants* 5 — 250	0.3	75
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* 6 — 600	0.3	180.0
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* 26 — 3900	0.4	1,560.0
6 Tree canopy for "large trees" in in Street Tree Planting Schedule or equivalent canopy spread of 30' - calculated at 200 sq ft per tree	*enter number of plants* 0 — 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	0.5	-
8 Permeable paving that drains only itself. it must be at grade. - calculated per square foot	*enter sq ft* 1374	0.6	824.4
C Green roofs - 4" minimum soil depth at time of planting	*enter sq ft* 10683	0.7	7,478.1
D Vegetated walls	*enter sq ft* 0	0.7	-
E Water features (fountains) or rain gardens (where allowed by SPU)	*enter sq ft* 238	0.7	166.6
	sub-total of sq ft = 37,000		
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* 19,206	0.1	1,921
G Landscaping visible to passers-by from adjacent public right of way or public open spaces	*enter sq ft* 8,272	0.1	827
	green factor numerator =		20,791

** Do not count public rights of way in parcel size 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.*

THOMAS RENGSTORF AND ASSOCIATES
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URBAN DESIGN
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STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
THOMAS V. RENGSTORF CERTIFICATE NO. 285

PROJECT TITLE
523 BROADWAY EAST
SEATTLE, WA

SHEET TITLE
PLANTING DETAILS & GREEN FACTOR WORKSHEETS

MUP SUBMITTAL

NO.	DATE	REVISION	BY

DATE MARCH 24, 2008
DESIGNED TR
DRAWN CM
CHECKED TR
SCALE AS NOTED
TRA No. 457
CAD FILE

PROJECT 523 BROADWAY EAST

SHEET No. L1.16