

NOTES

1. SEE L-1.3 FOR DETAILS.
2. SEE L-2.1 FOR PLANTING PLAN.
3. SEE L-2.2 FOR PLANT LIST.

STREET LEVEL HARDSCAPE PLAN



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Dept. of Planning & Development
Planning Division



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THE CHLOE
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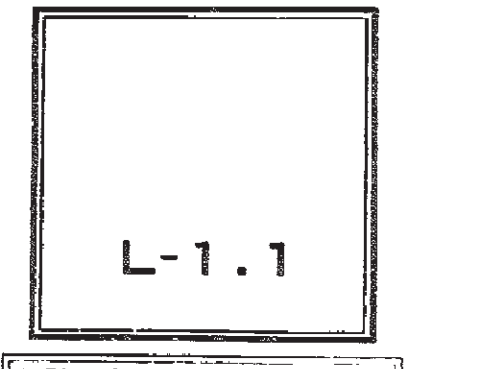
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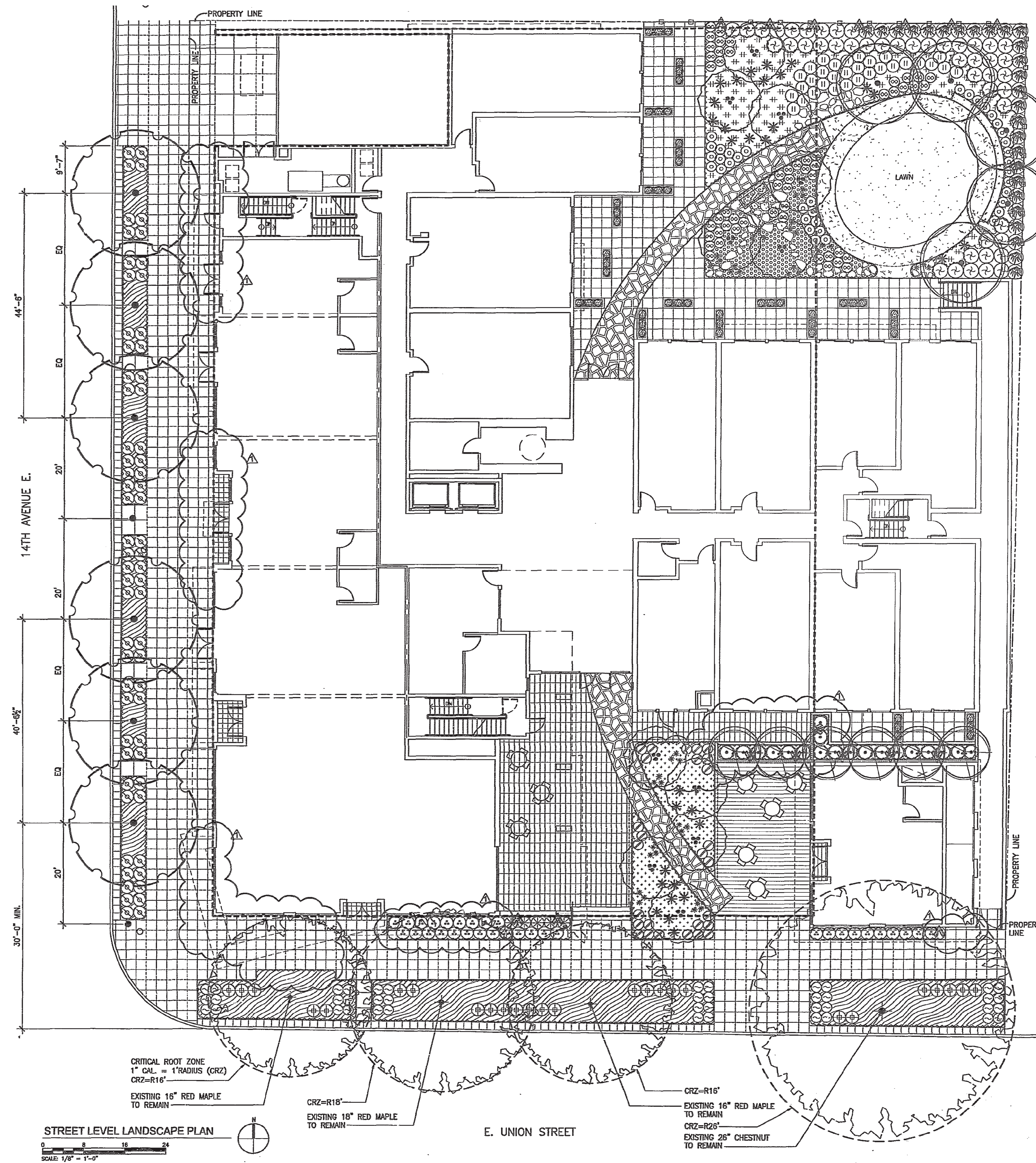
07/16/07	MAP SUBMITTAL	
09/16/07	BUILDING PERMIT	
10/16/07	NEP CORRECTIONS	A

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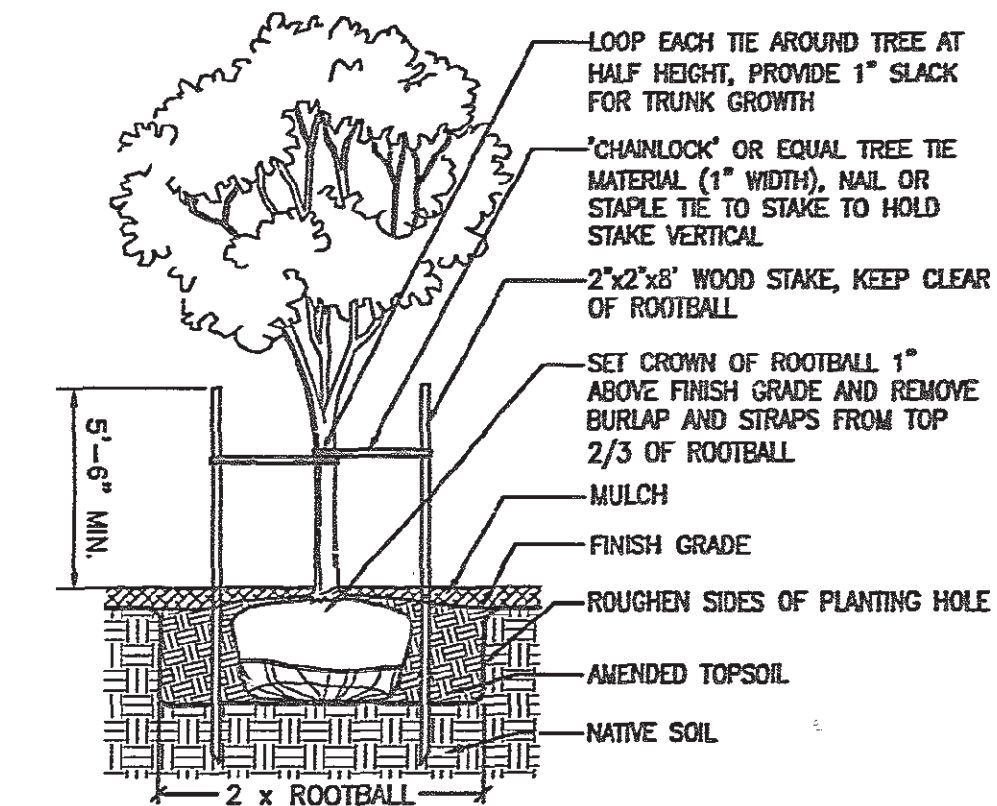
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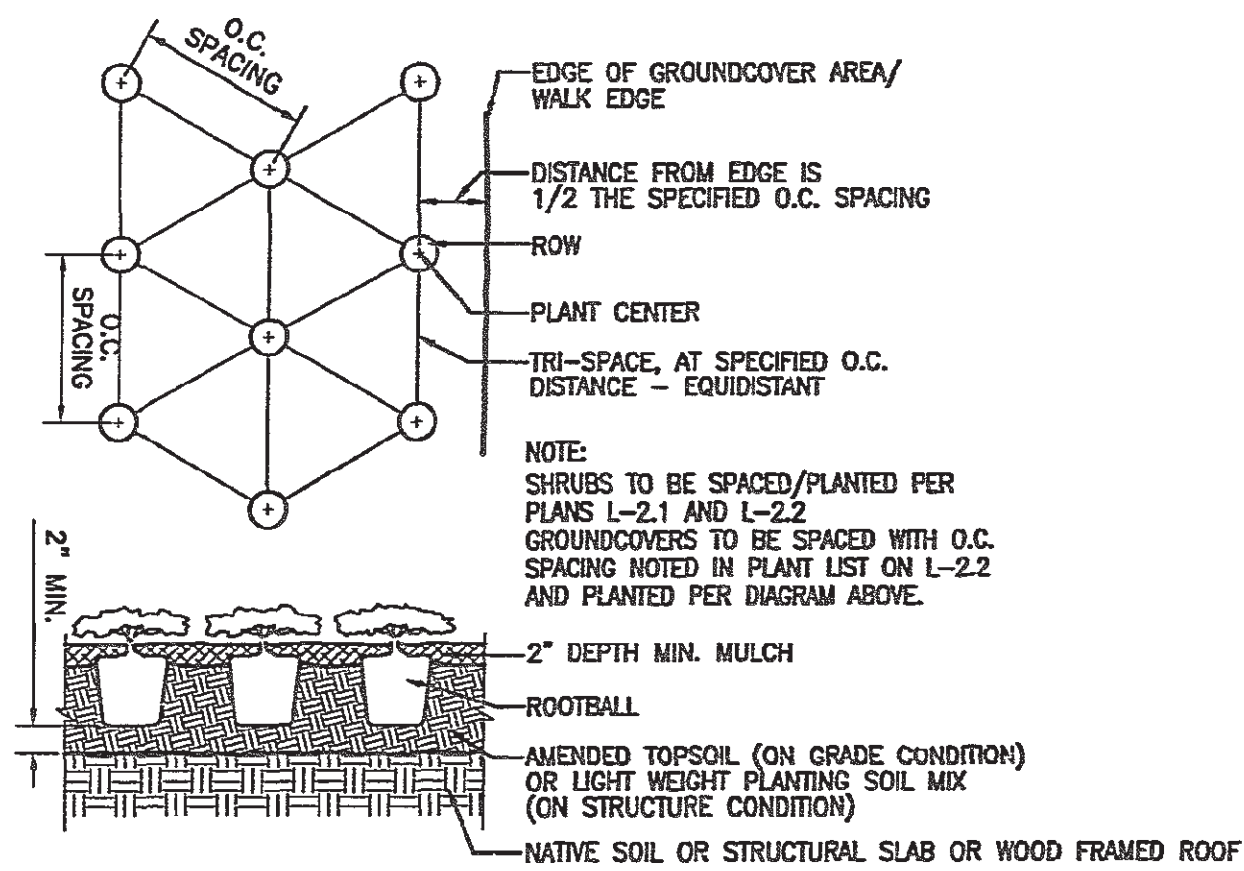


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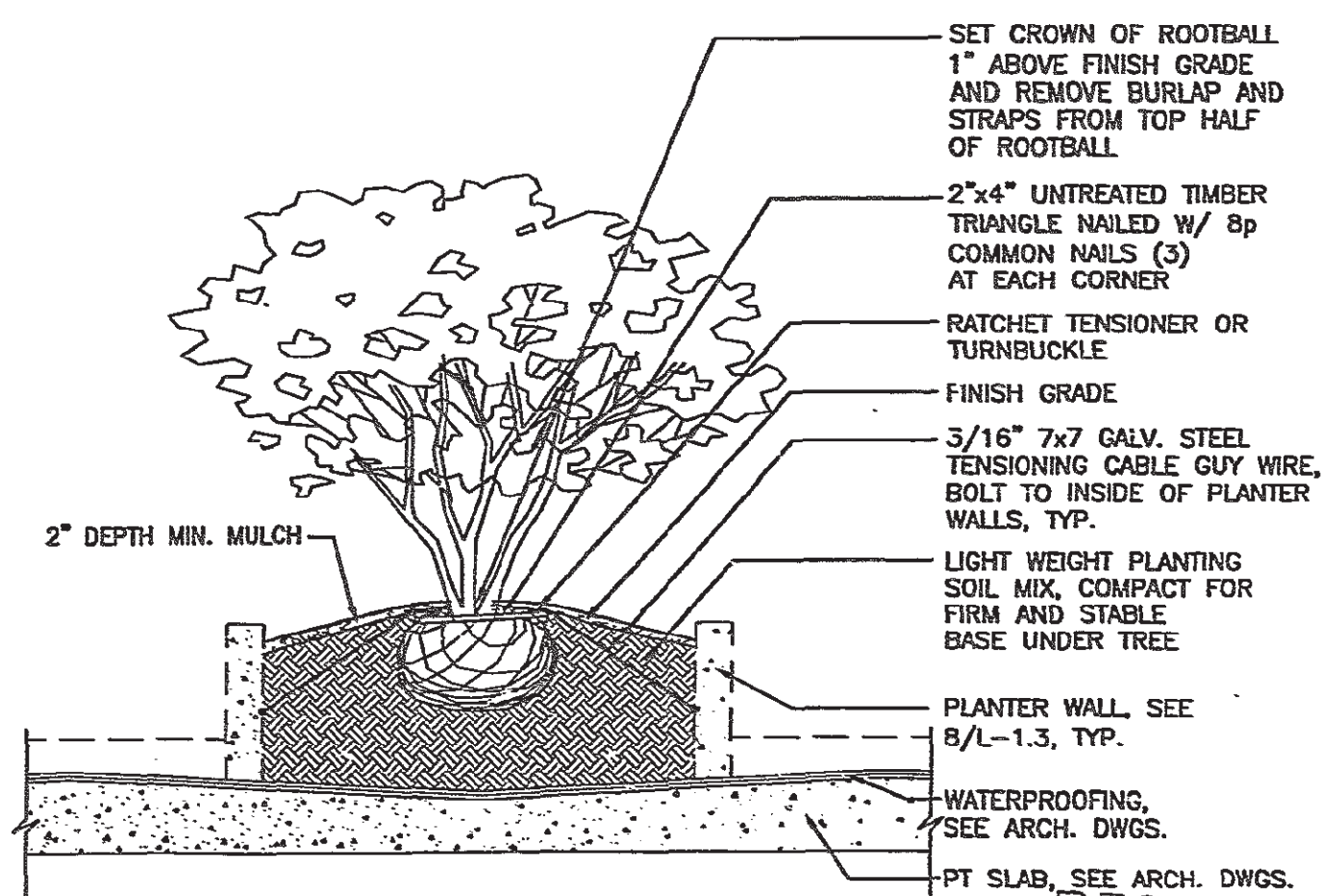
1. PROPOSED STREET TREE SPECIES AND LOCATION HAS BEEN REVIEWED AND APPROVED BY SDOT ARBORIST, BILL AMES, VIA E-MAILS ON JULY 10 AND 11, 2007.
2. MINIMUM 25% OF ALL REQUIRED LANDSCAPE AREAS SHALL BE PLANTED WITH DROUGHT TOLERANT PLANTS. SEE PLANT LIST FOR DROUGHT TOLERANT PLANT IDENTIFICATION.
3. SEE SHEET L-2.3 FOR LANDSCAPE REQUIREMENTS SUMMARY AND SEATTLE GREEN FACTOR CALCULATIONS.
4. ALL PLANTING AREAS SHALL BE WATERED WITH AN IN-GROUND, AUTOMATIC IRRIGATION SYSTEM, SEE L-3.1 AND L-3.2 FOR IRRIGATION PLANS.
5. ALL ON-GRADE LANDSCAPE AREAS SHALL CONTAIN AT LEAST FOUR INCHES OF TOPSOIL AT FINISH GRADE.
6. ALL ON-STRUCTURE PLANTERS SHALL HAVE LIGHT WEIGHT PLANTING SOIL MIX.
7. ALL LANDSCAPE AREAS TO RECEIVE MINIMUM TWO INCHES OF MULCH, EXCEPT AT LAWN.
8. SEE L-2.2 FOR PLANT LIST.



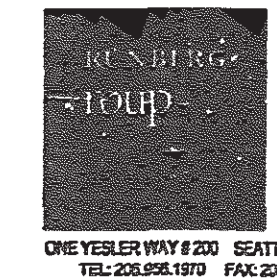
⊖ STREET TREE PLANTING
NTS
SEE ALSO 005 100A STANDARD DETAIL



⊖ SHRUB & GROUNDCOVER PLANTING
NTS



⊖ DECIDUOUS TREE PLANTING ON STRUCTURE
NTS



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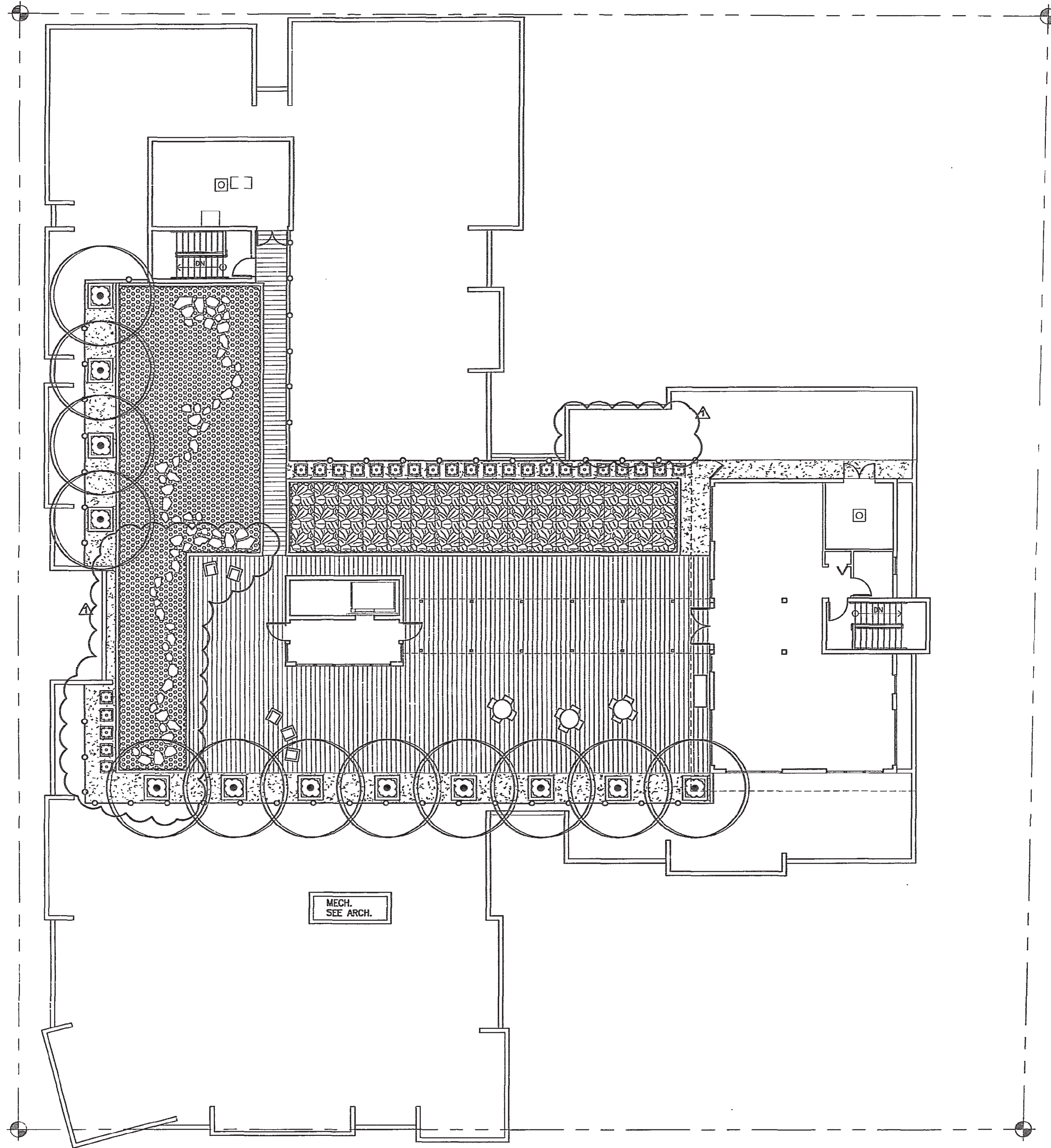
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09.12.07 BUILDING PERMIT
10.05.07 MAP CORRECTIONS

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**STREET LEVEL
LANDSCAPE
PLAN &
PLANTING
DETAILS**

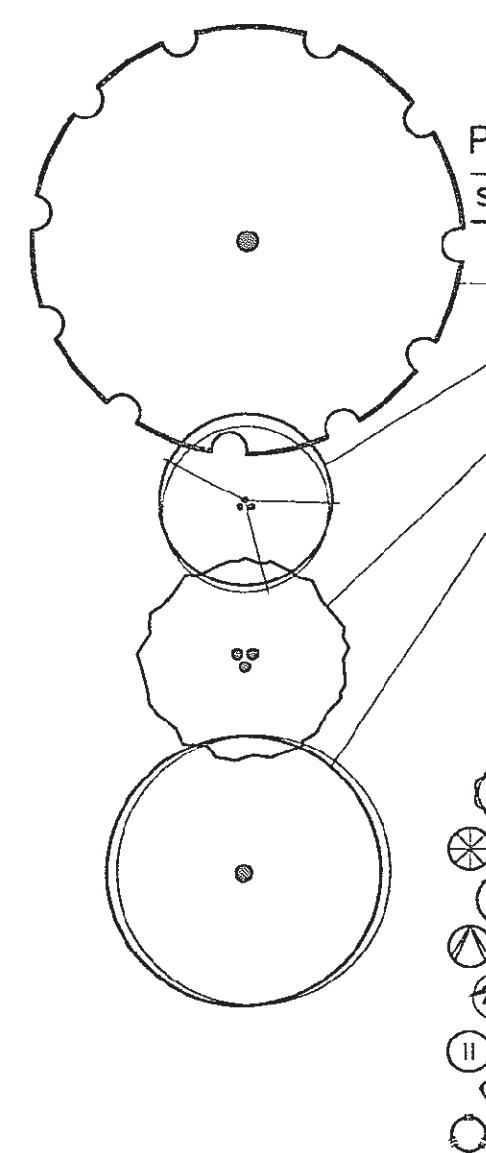
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L-2.1

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ROOF LEVEL LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"



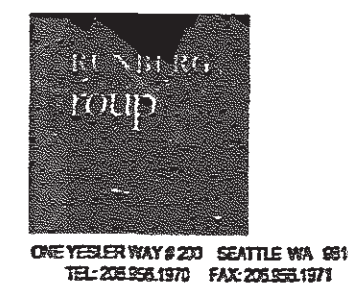
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
STREET TREE (TREE SELECTION HAS BEEN REVIEWED AND APPROVED BY SDOT ARBORIST, BILL AMES ON 07/10/07.)					
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2" CAL.	B&B	PER PLAN
TREES					
	ACER CIRCINATUM	VINE MAPLE	6'-8' HT.	MAINT. FIELD COLLECTED	PER PLAN
	MAGNOLIA STELLATA	STAR MAGNOLIA	6'-8' HT.	B&B	PER PLAN
	ACER PALMATUM (GREEN)	JAPANESE MAPLE (GREEN)	8'-10' HT.	B&B	PER PLAN
	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	8'-10' HT.	B&B	PER PLAN
	CERCIDIPHYLLUM JAPONICUM	KATSURA	2 1/2" CAL.	B&B	PER PLAN
	BETULA JACQUEMONTII	JACQUEMONTII BIRCH	2 1/2" CAL.	B&B	PER PLAN
	RHUS TYPHINA	STAGHORN SUMAC	1 1/2" CAL.	B&B	PER PLAN
GREATER THAN 3' HIGH SHRUBS & VINES					
	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	'EDWARD GOUCHER' GLOSSY ABELIA	5 GAL.	CONT.	30" O.C.
	CAMELLIA SASANQUA 'YULETIDE'	'YULETIDE' CAMELLIA	5 GAL.	CONT.	30" O.C.
	CISTUS X HYBRIDUS	WHITE ROCKROSE	5 GAL.	CONT.	30" O.C.
	CHOISYA TERNATA	MEXICAN MOCK ORANGE	5 GAL.	CONT.	36" O.C.
	ESCALLONIA X FRADESII	FRADES ESCALLONIA	5 GAL.	CONT.	30" O.C.
	HYDRANGEA SERRATA 'LANARTH WHITE'	'LANARTH WHITE' LACECAP HYDRANGEA	5 GAL.	CONT.	36" O.C.
	ILEX CRENATA 'CONVEXA'	'CONVEXA' JAPANESE HOLLY	2 GAL.	CONT.	30" O.C.
	LONICERA SEMPERVIRENS	TRUMPET HONEYSUCKLE	2 GAL.	CONT.	PER PLAN
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL.	CONT.	36" O.C.
	NANDINA DOMESTICA 'PLUM PASSION'	'PLUM PASSION' HEAVENLY-BAMBOO	2 GAL.	CONT.	30" O.C.
	PARTHENOISSIS QUINQUEFOLIA	VIRGINIA CREEPER	2 GAL.	CONT.	PER PLAN
	PHYLOSOTACHYS NIGRA	BLACK BAMBOO	5 GAL.	CONT.	36" O.C.
	RHAPHIOLEPIS UMBELLATA 'MINOR'	'MINOR' RHAPHIOLEPIS	5 GAL.	CONT.	30" O.C.
	VIBURNUM X BODNANTENSE 'DAWN'	'DAWN' VIBURNUM	5 GAL.	CONT.	36" O.C.
	WISTERIA SINENSIS	CHINESE WISTERIA	2 GAL.	CONT.	PER PLAN
3' HIGH OR LOWER SHRUBS					
	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'	'GREEN BEAUTY' JAPANESE BOXWOOD	1 GAL.	CONT.	24" O.C.
	CAMELLIA SASANQUA 'TANYA'	'TANYA' CAMELLIA	2 GAL.	CONT.	30" O.C.
	CORNUS SERICEA 'KELSEY'	'KELSEY' REDTWIG DOGWOOD	1 GAL.	CONT.	24" O.C.
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	'HIDCOTE' ENGLISH LAVENDER	1 GAL.	CONT.	24" O.C.
	MAHONIA NERVOSA	DULL OREGON GRAPE	2 GAL.	CONT.	30" O.C.
	NANDINA DOMESTICA 'MOON BAY'	'MOON BAY' HEAVENLY-BAMBOO	2 GAL.	CONT.	24" O.C.
	PITOSPORUM TOBIRA 'WHEELER'S DWARF'	'WHEELER'S DWARF' TOBIRA	5 GAL.	CONT.	38" O.C.
	SALIX PURPUREA 'NANA'	DWARF PURPLE OSIER WILLOW	2 GAL.	CONT.	30" O.C.
	SARCOCOCCA HOOKERIANA HUMILIS	SWEET BOX	2 GAL.	CONT.	30" O.C.
	SENECIO GREYI	SENECIO	1 GAL.	CONT.	30" O.C.
	TAXUS CUSPIDATA 'NANA'	'NANA' JAPANESE YEW	2 GAL.	CONT.	30" O.C.
	VIBURNUM DAVIDII		5 GAL.	CONT.	
ACCENT PERENNIALS & GRASSES					
	ASTILBE X ARENDsii 'DEUTSCHLAND'	'DEUTSCHLAND' ASTILBE (WHITE)	1 GAL.	CONT.	24" O.C.
	CROCOSMIA X 'LUCIFER'	'LUCIFER' CROCOSMIA	1 GAL.	CONT.	24" O.C.
	HAKONECHLOA MACRA 'AUREOLA'	'AUREOLA' JAPANESE FOREST GRASS	1 GAL.	CONT.	24" O.C.
	HEMEROCALLIS X HYBRIDS 'STELLA D'ORO'	'STELLA D'ORO' DAYLILY	1 GAL.	CONT.	24" O.C.
	PENICUM VIRGATUM 'HAENSE HERMS'	'HAENSE HERMS' SWITCH GRASS	1 GAL.	CONT.	24" O.C.
GROUND COVERS					
	75% ARCTOSTAPHYLOS UVA-URSI	75% KINNIKINICK	1 GAL.	CONT.	18" O.C.
	25% POLYSTICHUM MUNITUM	25% SWORD FERN	1 GAL.	CONT.	18" O.C.
	EUPHORBIA AMYGDALOIDES ROBBIAE	EUPHORBIA	1 GAL.	CONT.	18" O.C.
	50% CHAMAEMELUM NOBILE	50% CHAMOMILE	4" POT	CONT.	12" O.C.
	50% THYMUS SERPYLLUM	50% CREEPING THYME	4" POT	CONT.	12" O.C.
	25% SPIRAEA JAPONICA 'SHIROBANA'	25% 'SHIROBANA' SPIRAEA	1 GAL.	CONT.	24" O.C.
	75% COTONEASTER DAMMERI	75% BEARBERRY COTONEASTER	1 GAL.	CONT.	24" O.C.
	50% LIRIOPE SPICATA 'SILVER DRAGON'	50% 'SILVER DRAGON' CREEPING LILYTURF	1 GAL.	CONT.	24" O.C.
	50% OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	50% BLACK MONDO GRASS	1 GAL.	CONT.	24" O.C.

NOTE

1. SEE L-2.1 FOR ADDITIONAL PLANTING NOTES AND PLANTING DETAILS.

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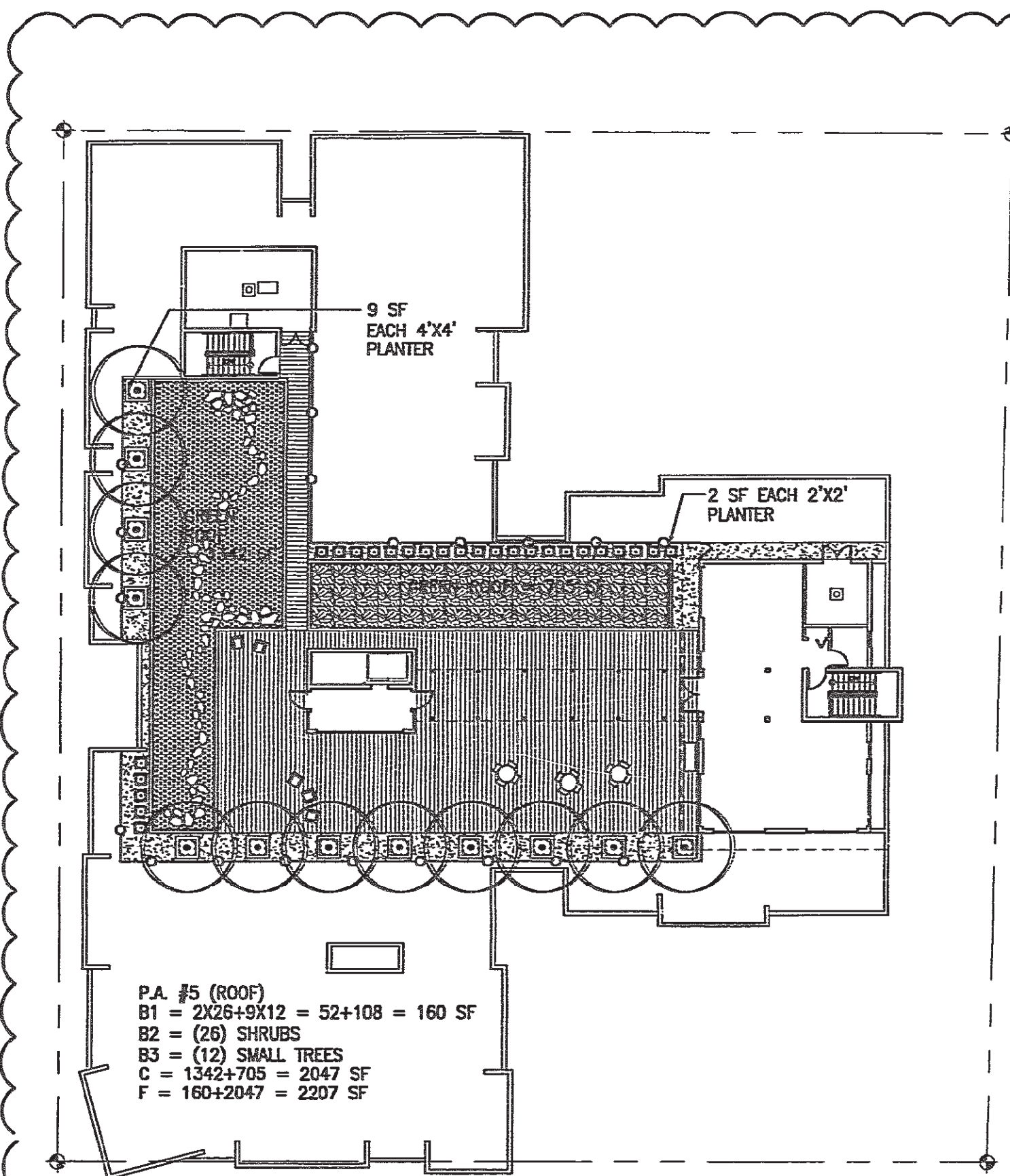
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ROOF LEVEL LANDSCAPE PLAN

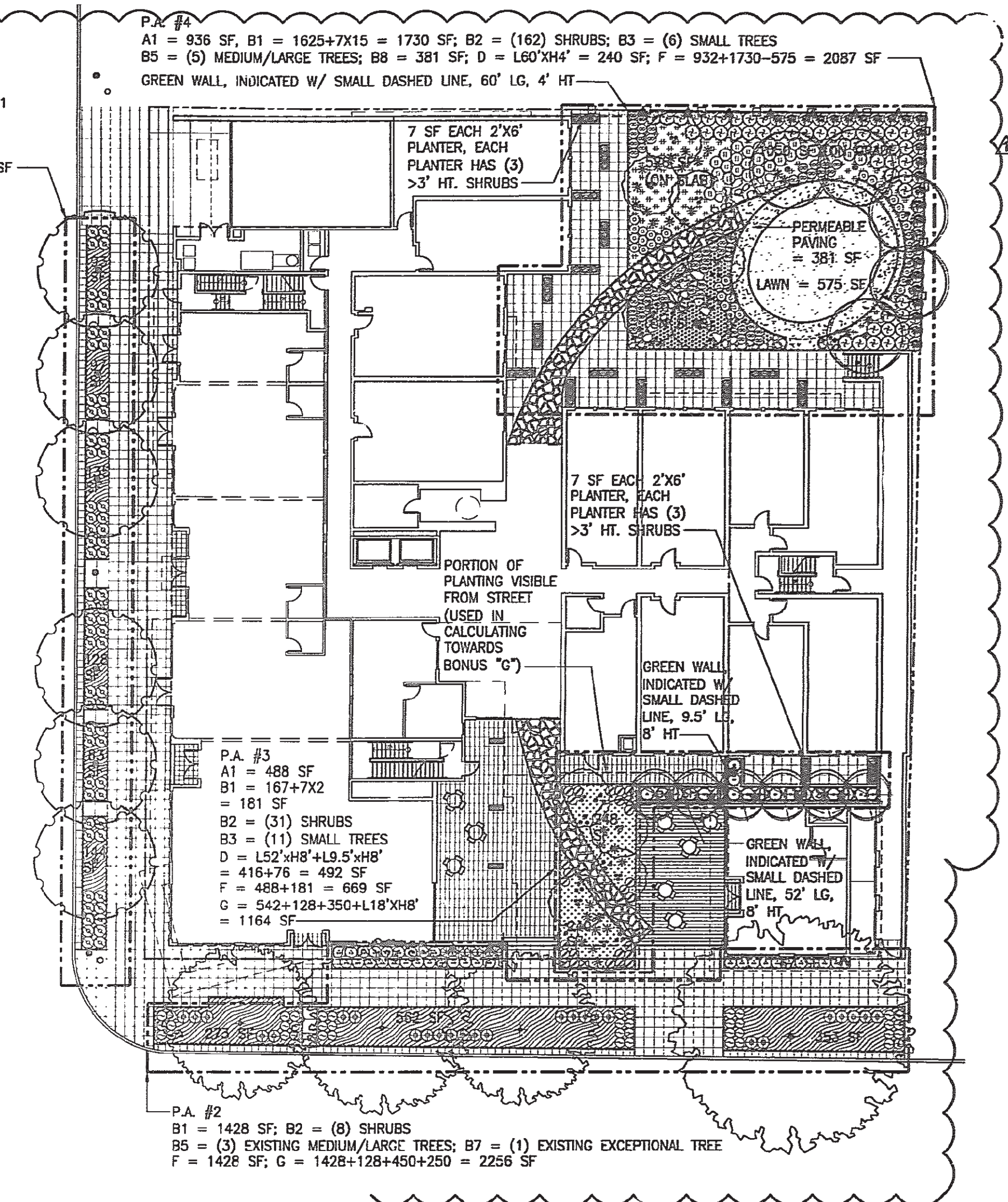
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L-2.2

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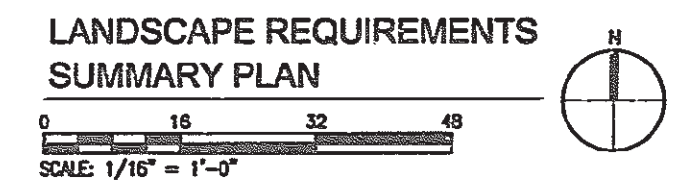
PLANTING AREA (P.A.) #1
 B1 = 680 SF
 B3 = (6) SMALL TREES
 F = 680 SF
 G = 680+300 = 980 SF



SEATTLE green factor			
Parcel size (ENTER THIS VALUE FIRST)*	enter sq ft of parcel	SCORE	You need at least 0.300
29,095		0.301	
Types of Area**			
A Vegetation planted with a soil depth of less than 24"		Square Feet	Factor Total
1	Lawn or grass pavers or ground covers	enter sq ft 1428	0.2 285
2	Plants and shrubs 3' and higher at maturity	enter number of plants 0	0.3 -
B Vegetation planted with a soil depth of more than 24"		enter sq ft	
1	Lawn, grass pavers or other plants less than 3' tall at maturity	enter number of plants 4179	0.7 2,925
2	Shrubs taller than 3' at maturity - calculated at 18 sq ft per plant (typically planted no closer than 18" on centers)	enter number of plants 227	0.3 1,090
3	Tree canopy for "small trees" in SDO's Street Tree Planting Schedule or equivalent canopy spread of 15' - calculated at 50 sq ft per tree	enter number of plants 35	0.3 525
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 6	0.4 480.0
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 1	0.5 125.0
8	Permeable paving that drains only itself. It must be at grade. - calculated per square foot	enter sq ft 381	0.6 228.6
C Green roofs - 4" minimum soil depth at time of planting		enter sq ft	
		2047	0.7 1,432.9
D Vegetated walls		enter sq ft	
		732	0.7 512.4
E Water features (fountains) or rain gardens (where allowed by SPU)		enter sq ft	
			0.7 -
Bonuses		...total of sq ft =	15,595
F	Landscaping using drought tolerant plants or where at least 50% of annual irrigation needs are met from non-potable sources	enter sq ft 7,074	0.1 707
G	Landscaping visible to passers-by from adjacent public right of way or public open spaces	enter sq ft 4,400	0.1 440
		green factor numerator =	0.751

* 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.

Planting Area Designation Spreadsheet		SEATTLE green factor					
		Planting Area					
		1	2	3	4	5 (roof)	Total
A1	square feet			488	936		1424
A2	# of plants						0
B1	square feet	680	1428	181	1730	160	4179
B2	# of plants		8	31	162	26	227
B3	# of trees	6		11	6	12	35
B4	# of trees						0
B5	# of trees		3		5		8
B6	# of trees						0
B7	# of trees		1				1
B8	square feet				381		381
C	Green Roofs - square feet					2047	2047
D	Vegetated Walls - square feet			492	240		732
E	Water Features - square feet						0
F	Water use - square feet	680	1428	669	2087	2207	7071
G	Visibility - square feet	980	2256	1164			4400



LANDSCAPE REQUIREMENTS SUMMARY:
 PER CITY OF SEATTLE DEPARTMENT OF PLANNING AND DEVELOPMENT DIRECTOR'S RULE 13-92, AND SEATTLE MUNICIPAL CODE, THE FOLLOWING ARE LANDSCAPE INFORMATION:

- TOTAL LOT AREA = 29,095 SF (PER ARCH. DWG.)
- ON-SITE TREE QUANTITY REQUIRED = 29,095/1,200 = (24) TREES
- ON-SITE TREE QUANTITY PROVIDED = (+24) TREES
- PROJECT MEETS 0.3 SEATTLE GREEN FACTOR SCORE. SEE ATTACHED SPREAD SHEET FOR CALCULATIONS.



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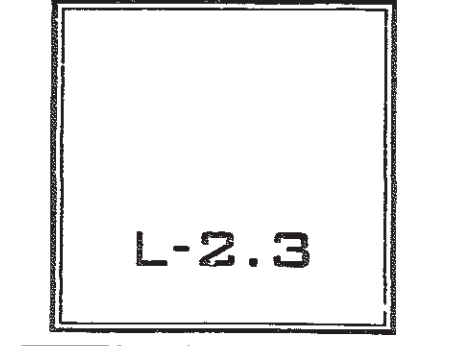
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LANDSCAPE REQUIREMENTS SUMMARY PLAN

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