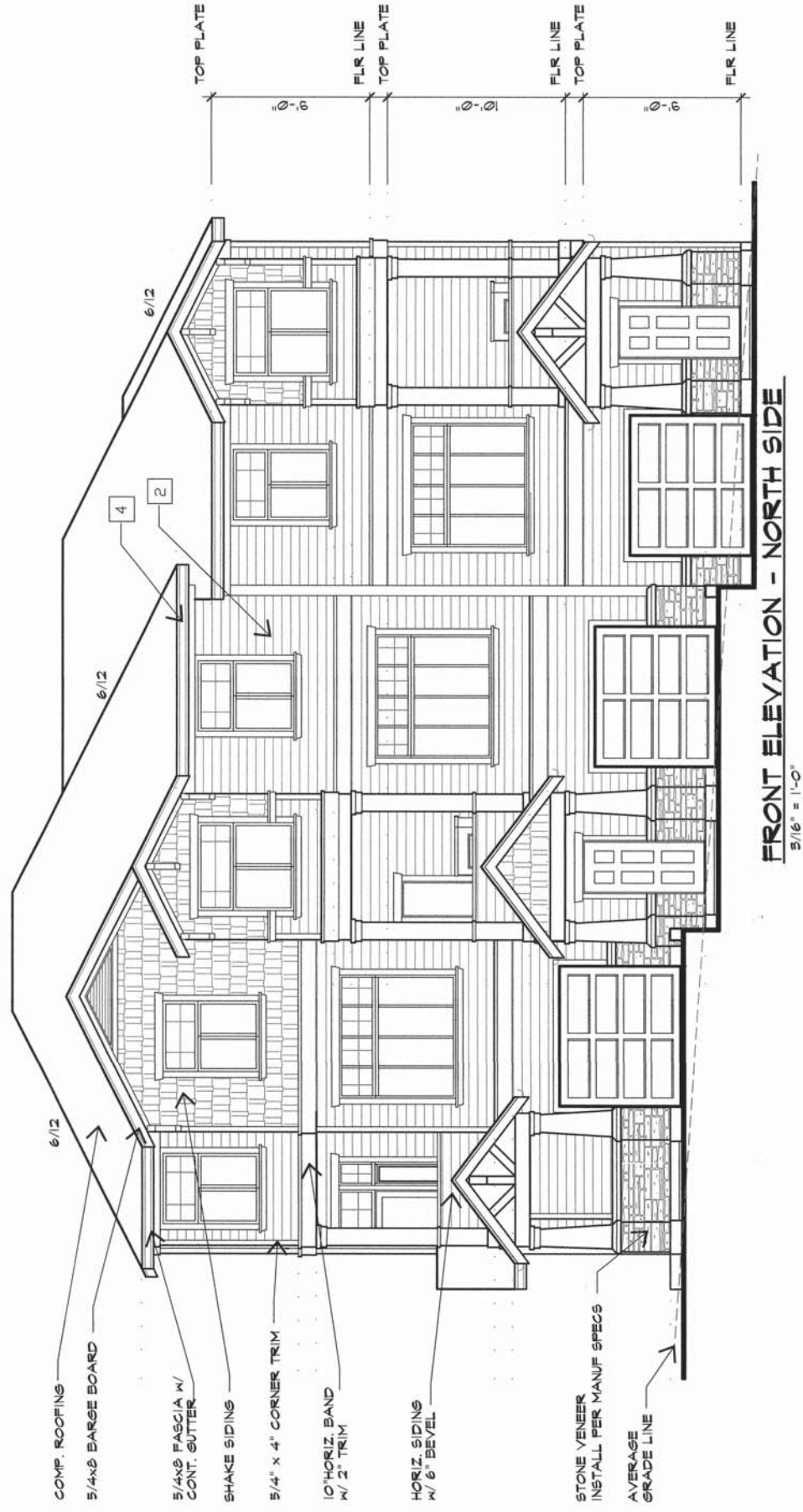
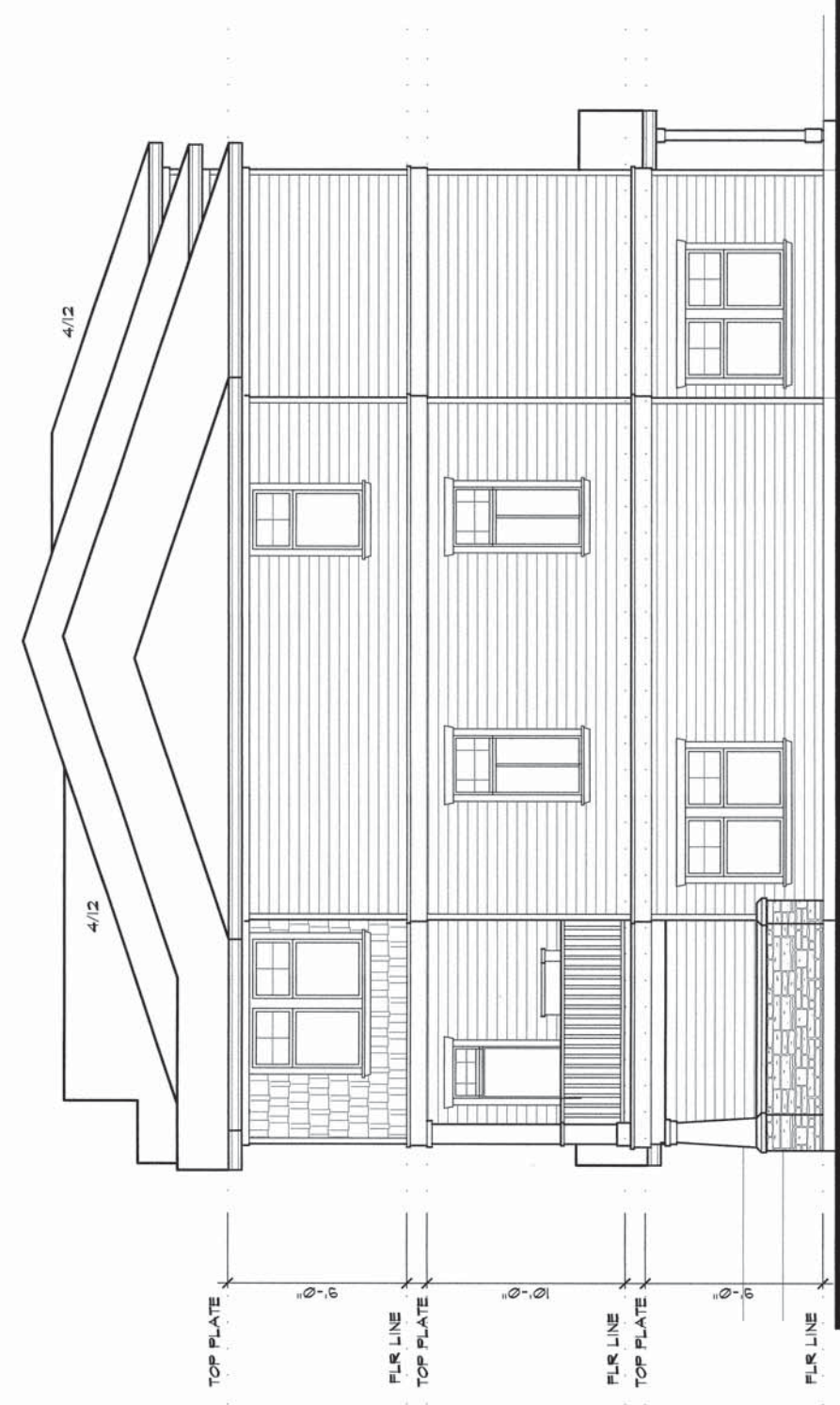
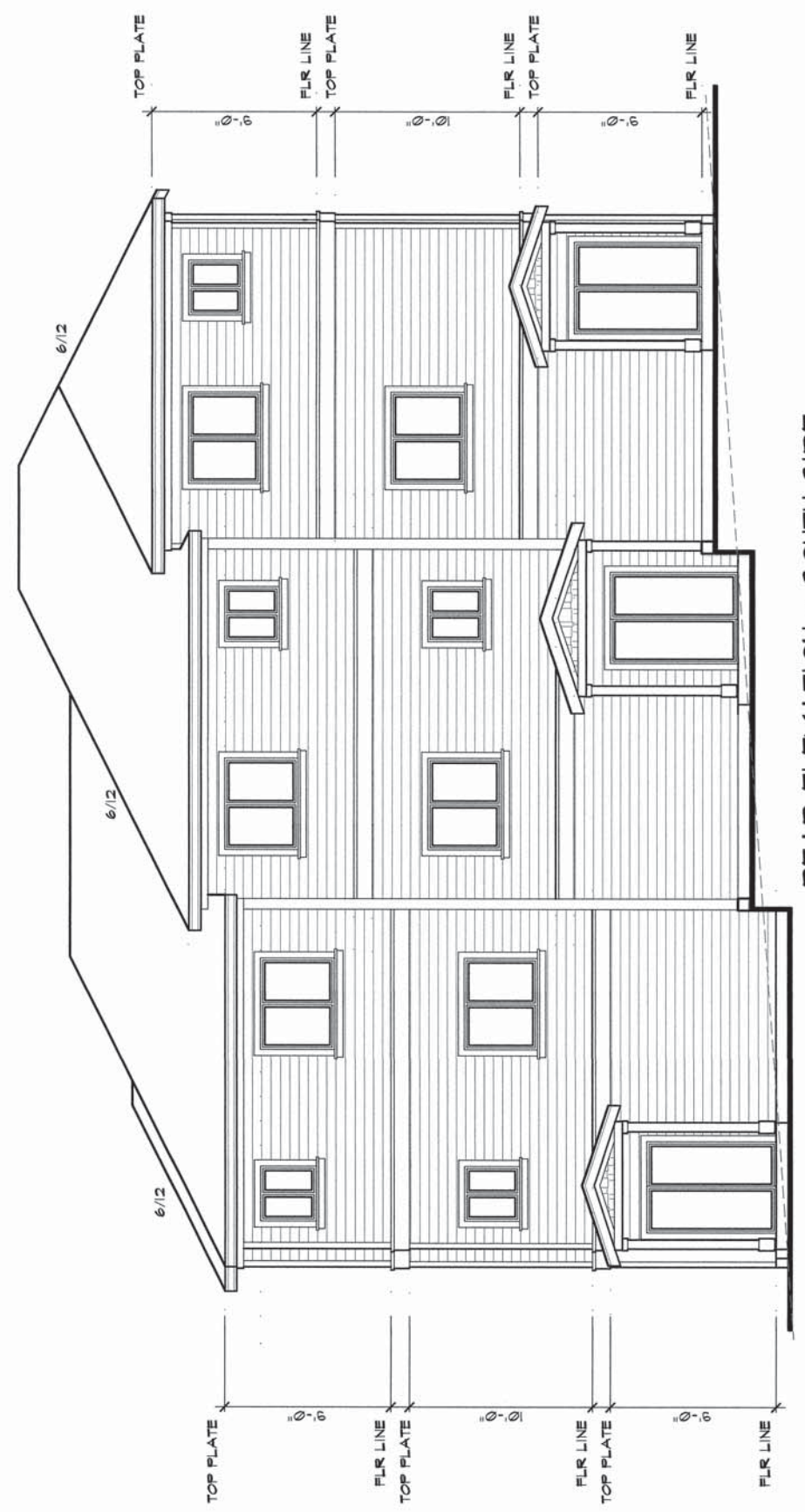
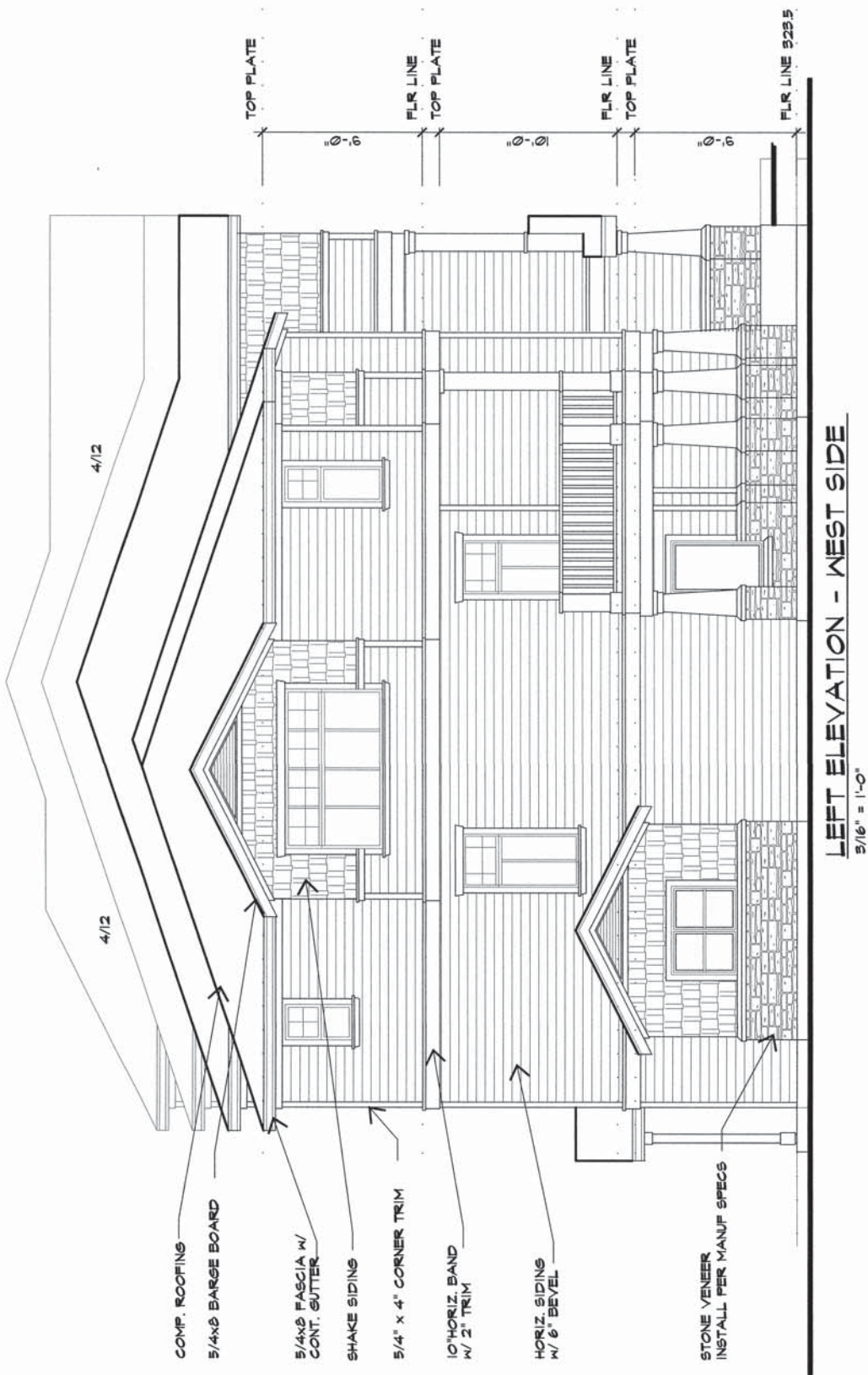
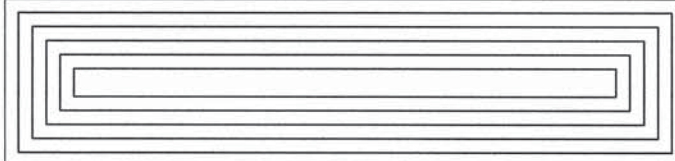


LEFT ELEVATION - EAST SIDE
3/16" = 1'-0"



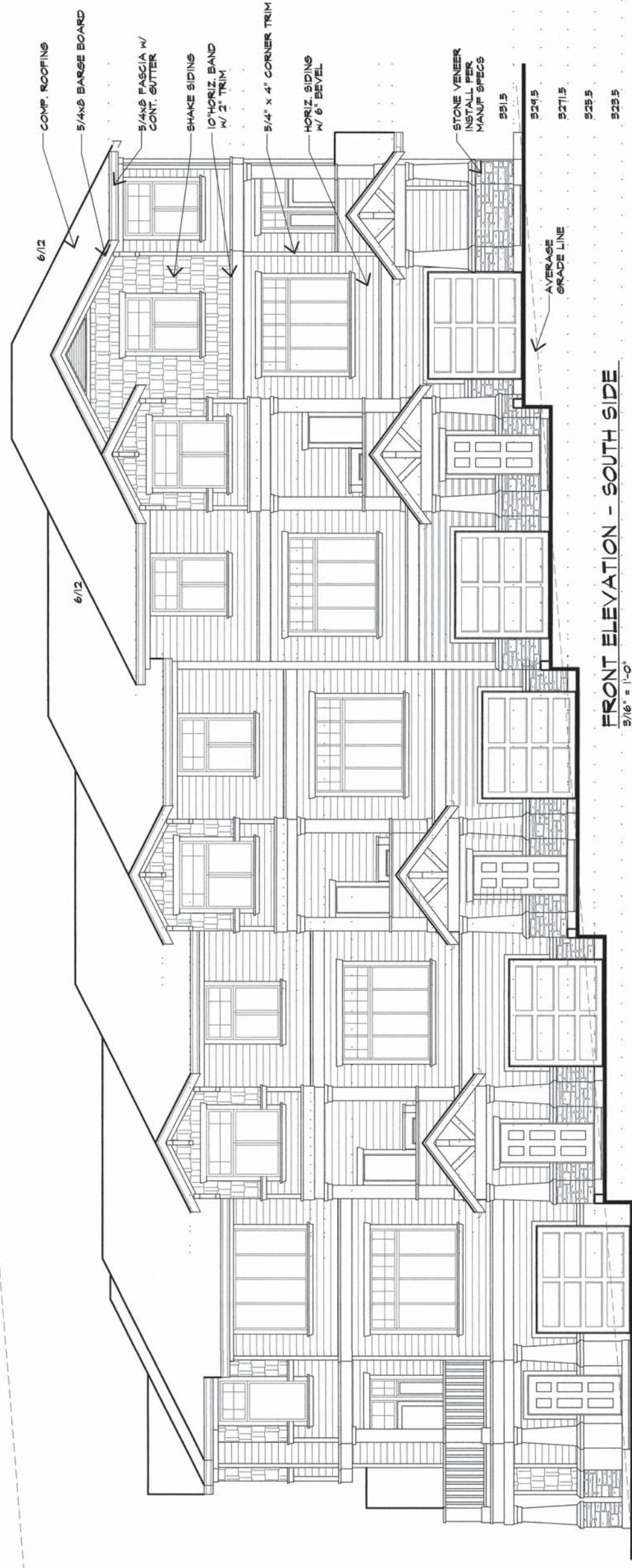
FRONT ELEVATION - NORTH SIDE
3/16" = 1'-0"





LEFT ELEVATION - WEST SIDE
3/16" = 1'-0"

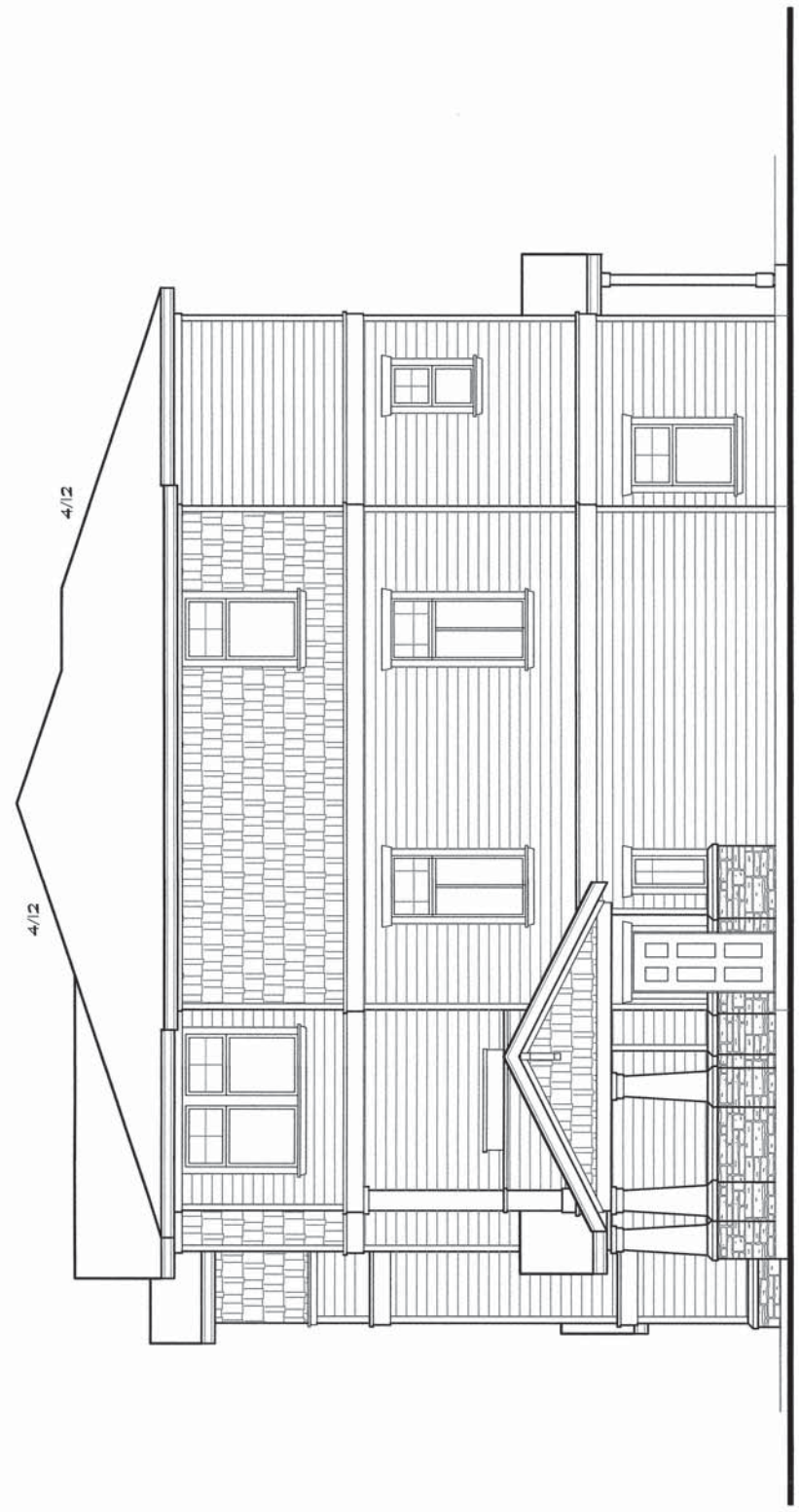
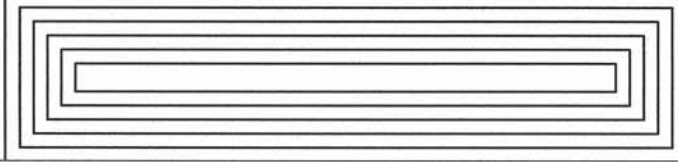
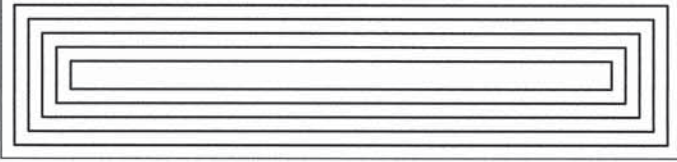
45 FT MAX
BLDG HGT



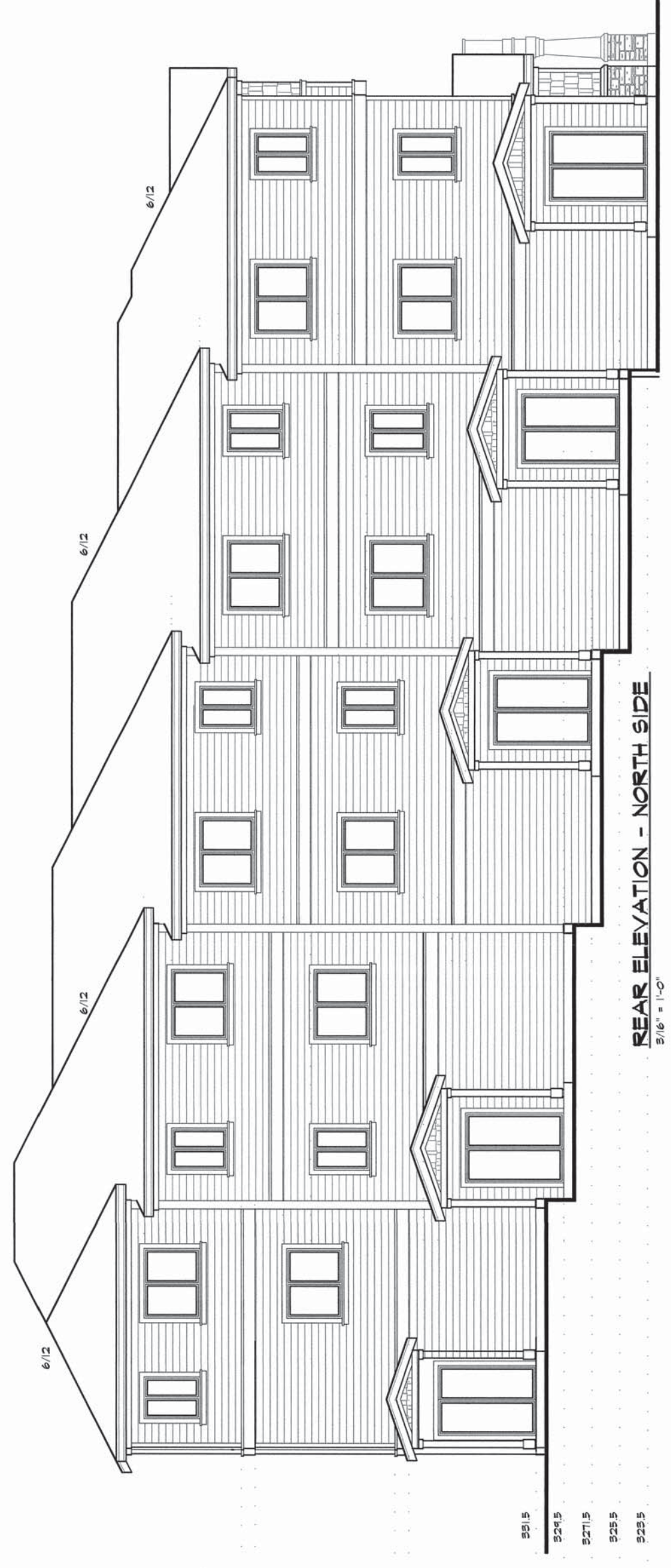
FRONT ELEVATION - SOUTH SIDE
3/16" = 1'-0"

921.5
921.5
921.5
923.5
923.5

AVERAGE GRADE LINE



RIGHT ELEVATION - EAST SIDE
3/16" = 1'-0"



REAR ELEVATION - NORTH SIDE
3/16" = 1'-0"

6390 REGISTERED ARCHITECT
Mark Sells
STATE OF WASHINGTON
100414
EXP: 09/30/16

1. This plan was designed before proceeding with construction. The purchaser must verify all dimensions before proceeding with construction.
2. This plan was designed to be marketed throughout the state of Washington. The purchaser must verify all applicable building codes and zoning regulations before construction.
3. Purchaser should have a professional engineer or architect review and stamp the plan for construction.
4. These plans should not be used for any other project without the approval of a qualified designer, architect, or structural engineer.

PLAN NO:
MDTH-132

DATE:
10-04-2014

A2.4

This landscape plan is diagrammatic and does not constitute a contract. All dimensions and materials are to be field verified.

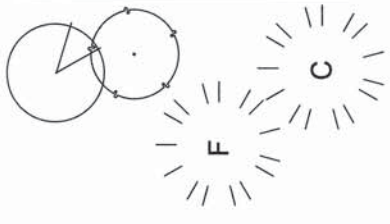
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gma

GMA Landscape Architects
1417 NE 80th St.
Seattle, WA 98115
TEL: 206.325.2224 FAX: 206.325.5867

TREE PLANT SCHEDULE FOR ENTIRE SITE

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
2	ACER RUBRUM 'SCARSEN'	SCARLET SENTINEL MAPLE	2' CAL
12	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2' CAL
4	PSEUDOTSUGA MENZIESII (REPLACEMENT TREES)	DOUGLAS FIR	6-7'
11	THUJA PLICATA EXCELSA	EXCELSA WESTERN RED CEDAR	6-7'



NOTE: TREES MUST BE PLANTED 4' MEASURED HORIZONTALLY FROM ALL UTILITY LINES

PER TMC 17.20.030.G.1, EACH LOT SHALL HAVE ONE FRONT YARD TREE EXCEPT IN AREAS OF CONFLICT WITH PROPOSED UTILITIES LANDSCAPING SHALL CONFORM TO PUBLIC WORK STANDARDS

NOTE: TREES MUST BE PLANTED 5' MEASURED HORIZONTALLY FROM ALL UTILITY LINES, 30' FROM INTERSECTIONS, 10' FROM DRIVEWAYS, UTILITY POLES AND HYDRANTS

SHRUB and GROUND COVER PLANT SCHEDULE

QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING/HT.
20	ARBUTUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	2 GAL	
8	CORNUS S. MIDWINTER FIRE	MIDWINTER FIRE RED TWIG DOGWOOD	2 GAL	
6	COTINUS 'GRACE'	GRACE SMOKEBUSH	5 GAL	
84	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL	
0	MYRICA CALIFORNICA	CALIFORNIA WAX MYRTLE	2 GAL	
13	OEMLERIA CERASIFORMIS	INDIAN PLUM	2 GAL	
2	RIBES SANGUINEUM	RED FLOWERING CURRANT	2 GAL	
46	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
8	VIBURNUM P. T. SUMMER SNOWFLAKE	DOUBLEFILE VIBURNUM	2 GAL	
40	GROUNDCOVERS AND SMALL SHRUBS		1 GAL	48" O.C.
40	GAULTHERIA SHALLO	LOW OREGON GRAPE	1 GAL	48" O.C.
40	MAHONIA NERVOSA	WESTERN SWORD FERN	1 GAL	48" O.C.
150	POLYSTICHUM MUNITUM	EMERALD CARPET CREEPING RUBUS	1 GAL	42" O.C.

FOR LARGE AND MEDIUM SIZED SHRUBS IN 10' BUFFER, MINIMUM PLANT HEIGHT IS 18", UP SIZE CONTAINER SIZE IF NECESSARY

PROVIDE QUANTITIES AS SHOWN ON PLAN OR AS LISTED IN SCHEDULE WHICHEVER IS GREATER

STREET TREES TO BE STREET TREE FORM AND BRANCHED AT A MINIMUM OF 5' HEIGHT

PLANT SHRUBS AND GROUNDCOVERS A MINIMUM 18" FROM PAVED SURFACES

HYDROSEED WITH BIRIARGREEN RAPID LAWN. LEAVE 24" DIAMETER CLEAR AT BASE OF STREET TREES

HYDROSEED WITH BIRIARGREEN LOW GROW SEED MIX

TRAIL SURFACING MATERIAL, PERMEABLE

BRIARGROUP LOW GRO EROSION CONTROL DETENTION POND SEED MIX HYDROSEED OR APPROVED EQUAL

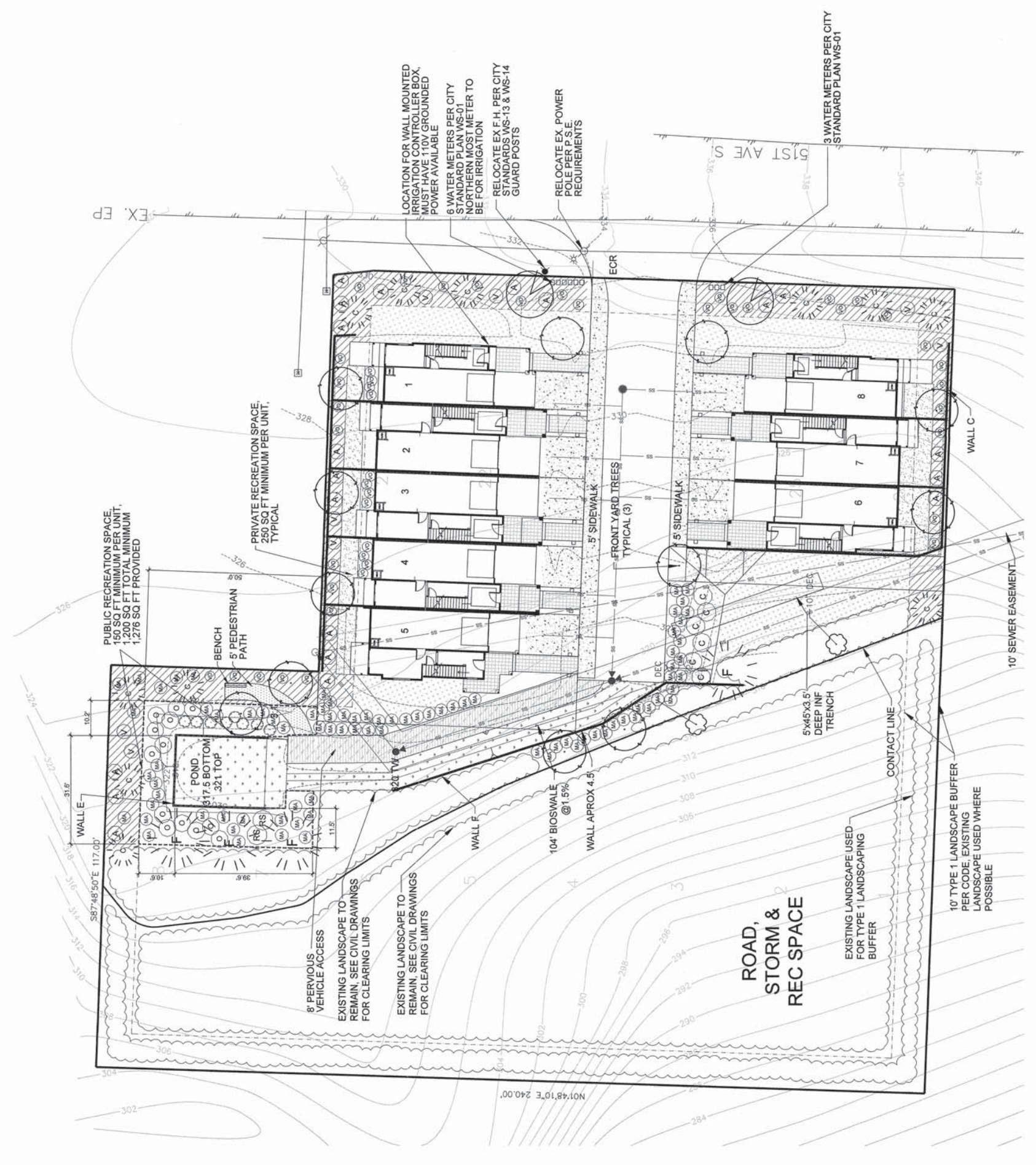
SEE CIVIL DRAWINGS FOR ALL FENCING

WOOD BENCH

PACIFIC OUTDOOR PRODUCTS BP-25 OR APPROVED EQUAL

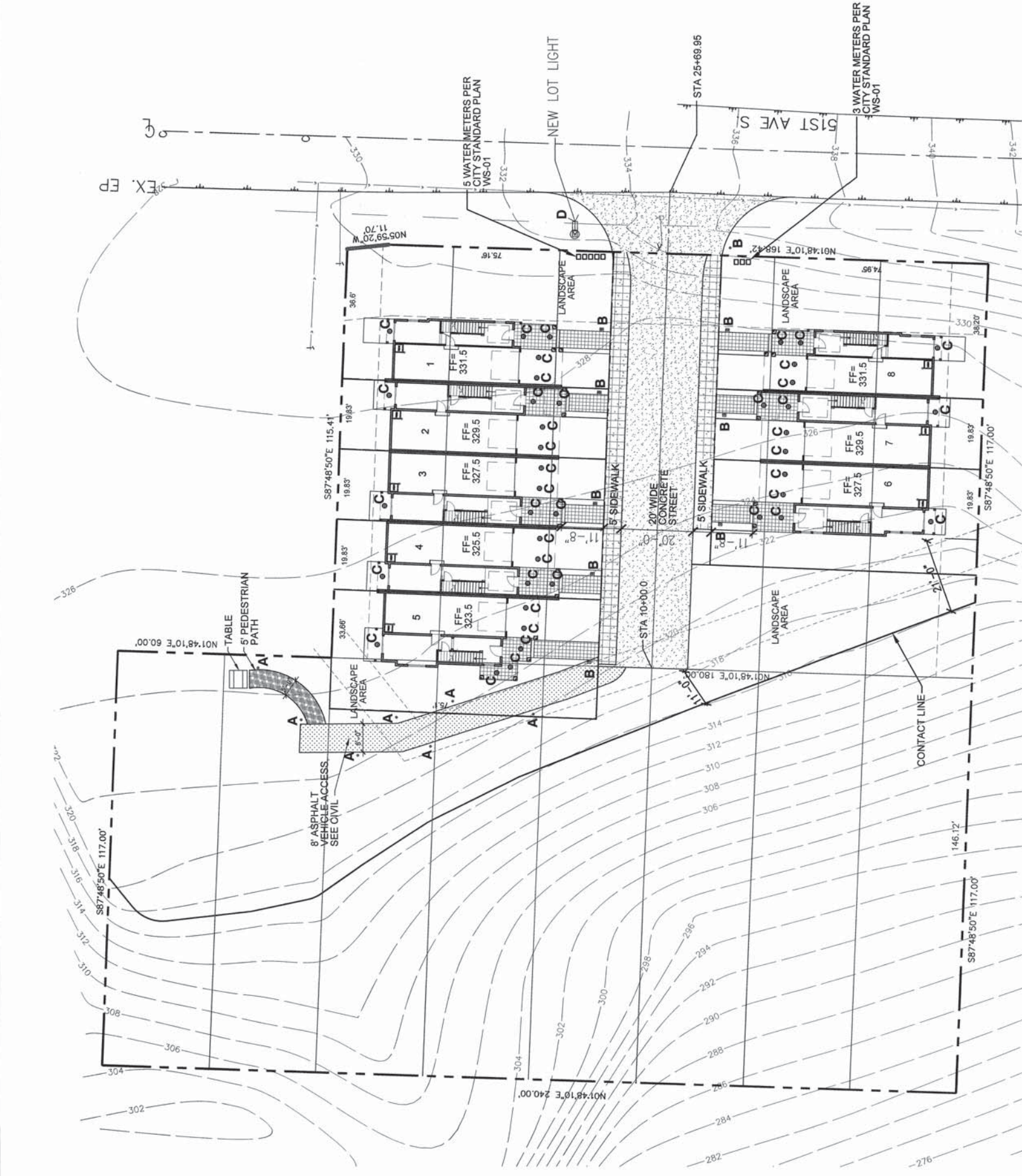
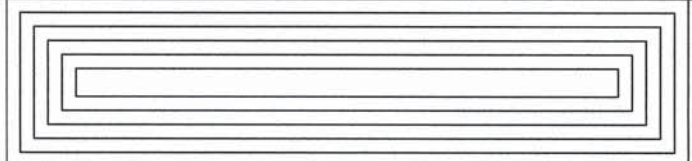
6" BLACK VINYL COATED CHAINLINK FENCE

6" CEDAR FENCE



1 FRONT YARD TREE PLAN, 10' PERIMETER BUFFER
PLAN AND RECREATION SPACE PLAN

1"=20'-0"



ARCHITECTURAL SITE LIGHTING PLAN

LIGHTING				
LAMP	TYPE	MODEL	WATTS	DESCRIPTION
@ A	LED BOLLARD	LED BOLLARD LIGHT, SOLAR POWER- MATCH BOLLARD "B"	38	SOLAR POWER
@ B	LED BOLLARD	LED BOLLARD LIGHT, LSI #DVRF-ID-LED-24-400-CW-UE-BRZ-45	38	
@ C	LED RECESSED	LSI TQ922LED 35K 6" RECESSED DOWNLIGHT W/ 24B-WH (BLACK TRM)	25	PORCH/ GARAGE
@ D	LED LOT LIGHT	LED LOT LIGHT, LSI #MANS -119 350 CW UE WHI PCI 120 14' POLE	119	SITE LIGHTING- 14' POLE

1. Contractor or builder must verify all dimensions and quantities before construction.

2. This plan was designed for the use of the many municipalities. The contractor must comply with all local applicable building codes and regulations. It is to be constructed.

3. Purchaser should have this plan reviewed by a qualified engineer or architect before construction to specific site conditions.

4. This plan should not be altered by other than a qualified designer, architect, or structural engineer.

REGISTERED PROFESSIONAL ARCHITECT
STATE OF WASHINGTON
1006414

EXP. 03/2016

1. Contractor or builder must verify all dimensions and quantities before construction.

2. This plan was designed for the use of the many municipalities. The contractor must comply with all local applicable building codes and regulations. It is to be constructed.

3. Purchaser should have this plan reviewed by a qualified engineer or architect before construction to specific site conditions.

4. This plan should not be altered by other than a qualified designer, architect, or structural engineer.

PLAN NO
MDTH-152

DATE
10-04-2014

AS.2

XAMU
LED Crossover Area Light



PERSPECTIVE VIEW



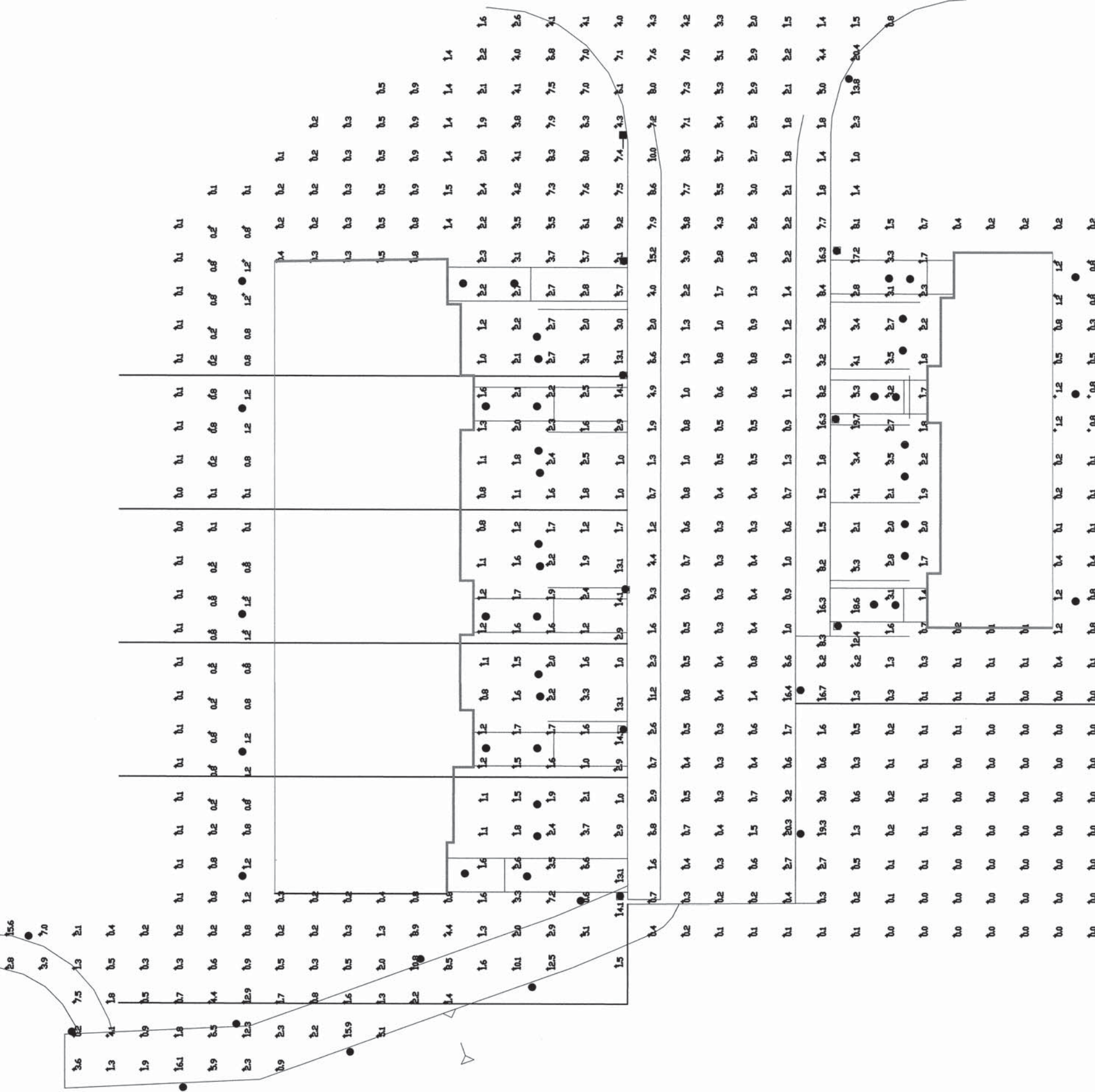
END VIEW



SIDE VIEW



XBVRD



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	2.03	20.4	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
●	21	A	SINGLE	XBVR-ID-LED-24-400-CV-UE	0.900	N.A.	1338	38
■	1	B	SINGLE	XAMU-S-LED-128-HD-CV-UE 14' MH.	0.900	N.A.	14788	175
●	41	C	SINGLE	206HL-CFL-1180	0.750	1200	162	16

Based on the information provided, all dimensions and luminaire locations shown represent estimated positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, cars, landscaping, or any other architectural elements unless noted.