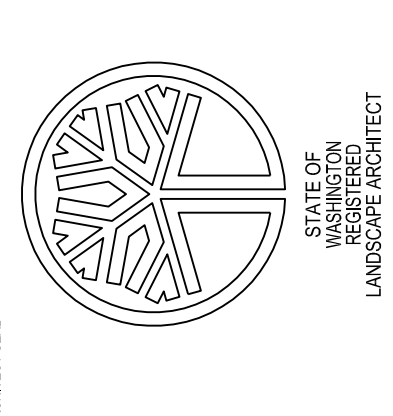


NO	DATE	REVISION
1	5/24/2010	MUP
2	10/23/2010	CITY COMMENTS

PROJECT DIRECTOR	LF
PROJECT MANAGER	BY
PROJECT ARCHITECT	MS
PROJECT TEAM NUMBER	DJ
CHECK	SD
PROJECT FILE	



TITLE
SITE PLAN

PROJECT NO.
06385.80

DATE
1 FEBRUARY 2010

PROJECT NETWORK PATH
S:_2006\0638500\Cadd\

SHEET NUMBER
L1SHEETS

L1.01

SET

LOT AREA

Compact Single Family Development: 156,888 SF
Single Family Parcel: 9,579 SF
Church Parcel: 63,223 SF
Total Lot Area : 262,690 SF

LOT COVERAGE

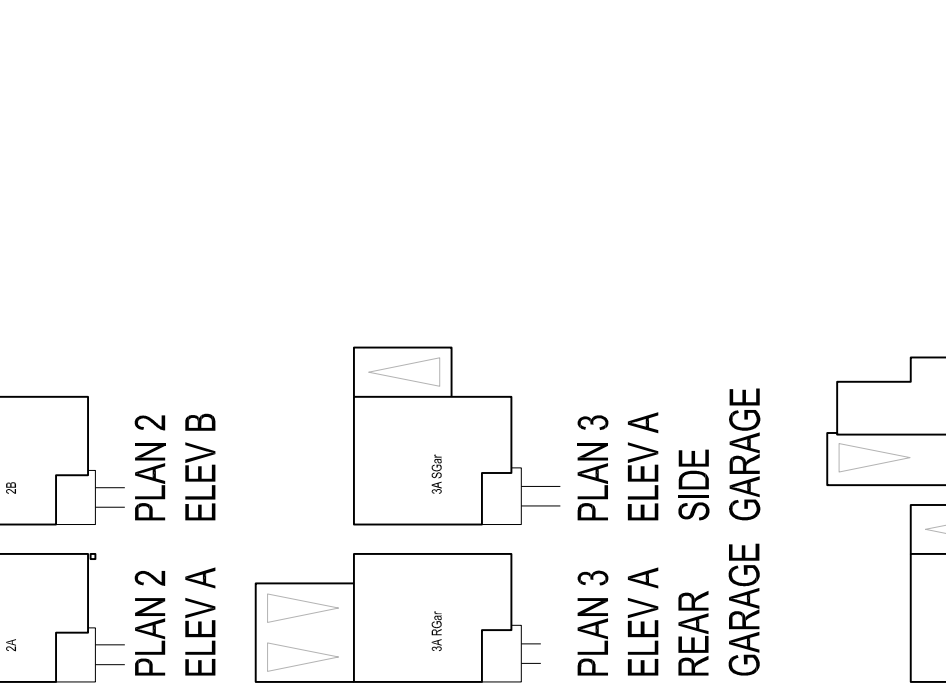
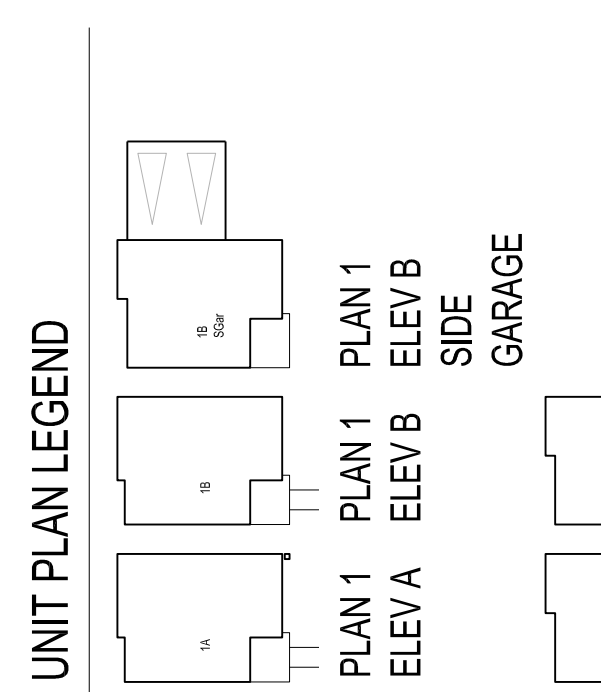
Compact Single Family Development: 156,888 SF
Building Coverage: 32,450 SF
Lot Percent Coverage: 20.68 %

RESIDENTIAL PARKING SUMMARY

Compact Single Family Development
Required parking per TMC 18.120.020.4:
Provided
Garage Stalls: 45 stalls
Driveway Stalls: 5 stalls
Street Parking: 22 stalls
Total: 72 stalls

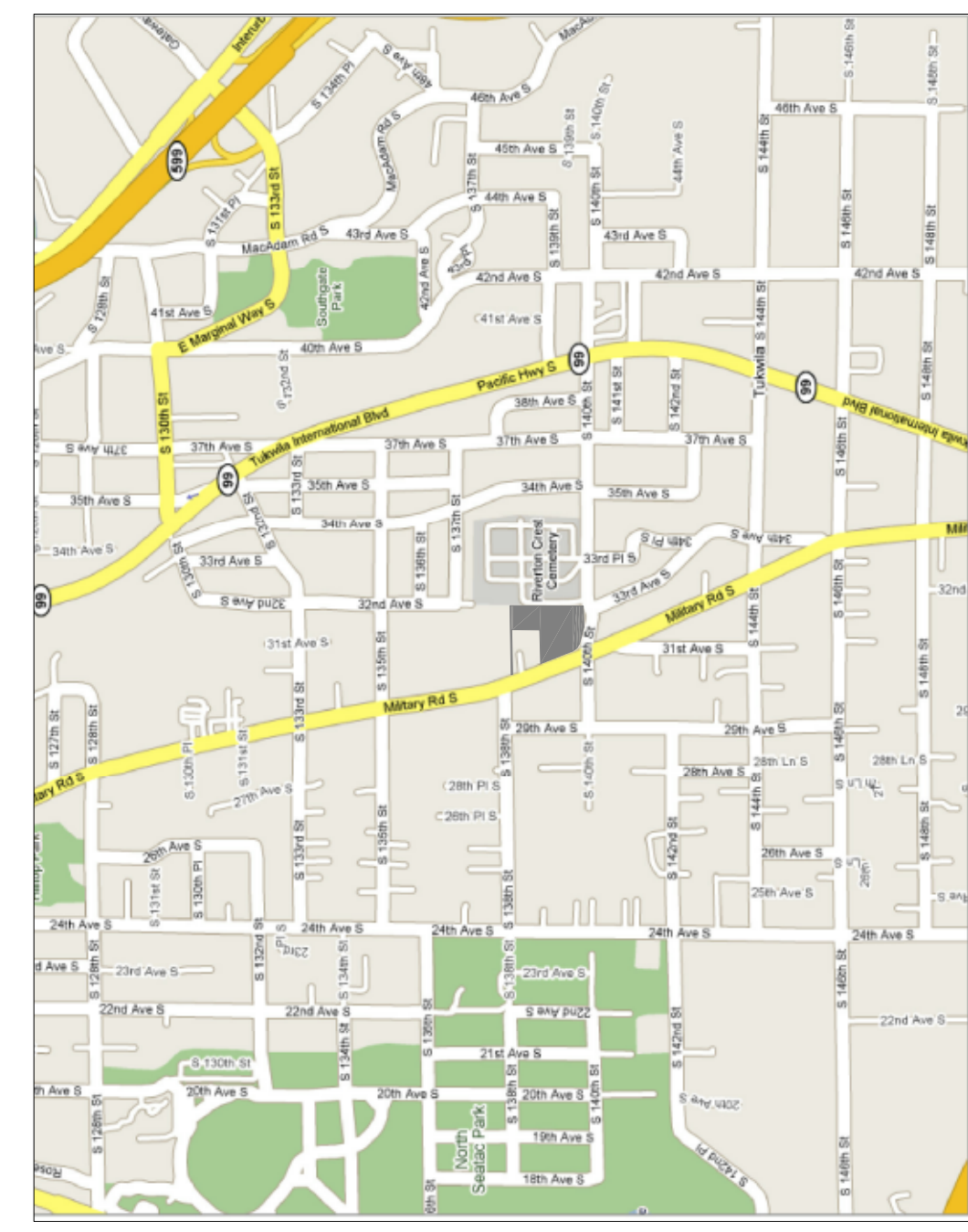
CHURCH PARKING SUMMARY:

PLAN 1: 49 stalls
PLAN 2: 8 stalls
PLAN 3: 2 stalls
PLAN 4: 24 stalls
PLAN 5: 7 stalls
PLAN 6: 90 stalls

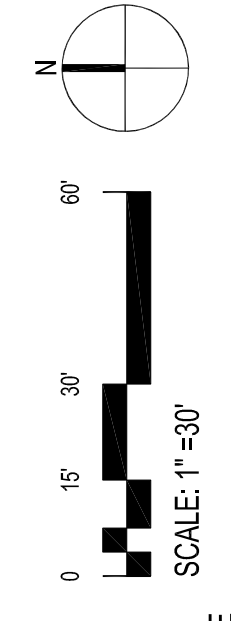
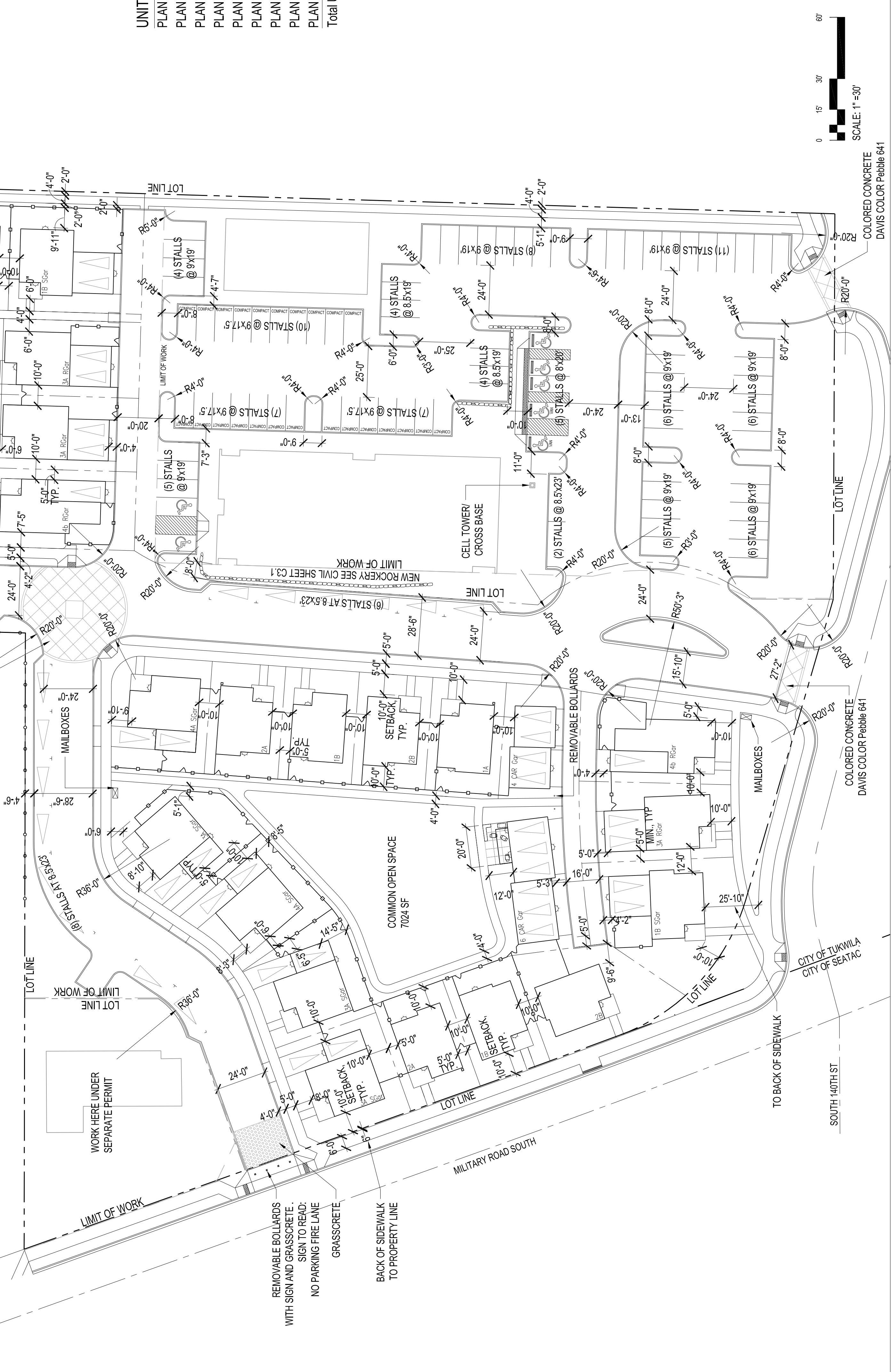
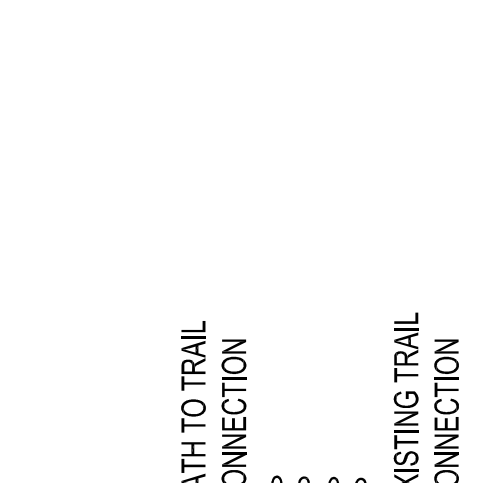
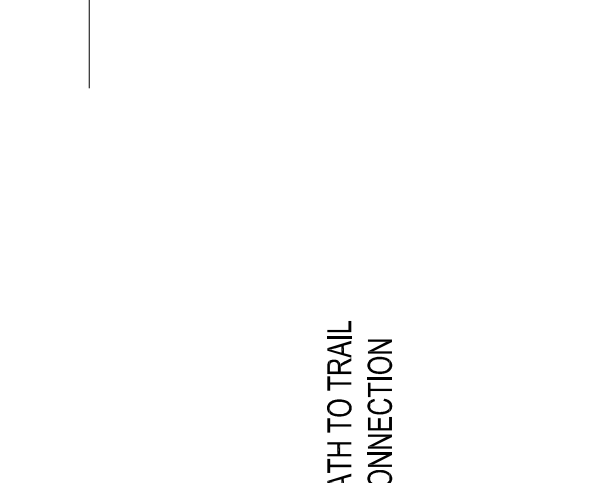


UNIT COUNT

PLAN 1 ELEV A	1,013 SF	4
PLAN 1 ELEV B	1,013 SF	4
PLAN 1 ELEV B SIDE GARAGE	1,413 SF	2
PLAN 2 ELEV A	1,154 SF	3
PLAN 2 ELEV B	1,154 SF	4
PLAN 3 ELEV A REAR GARAGE	1,683 SF	7
PLAN 3 ELEV A SIDE GARAGE	1,483 SF	3
PLAN 4 ELEV A SIDE GARAGE	1,508 SF	2
PLAN 4 ELEV B REAR GARAGE	1,635 SF	4
Total Units:		30



VICINITY MAP
NOT TO SCALE

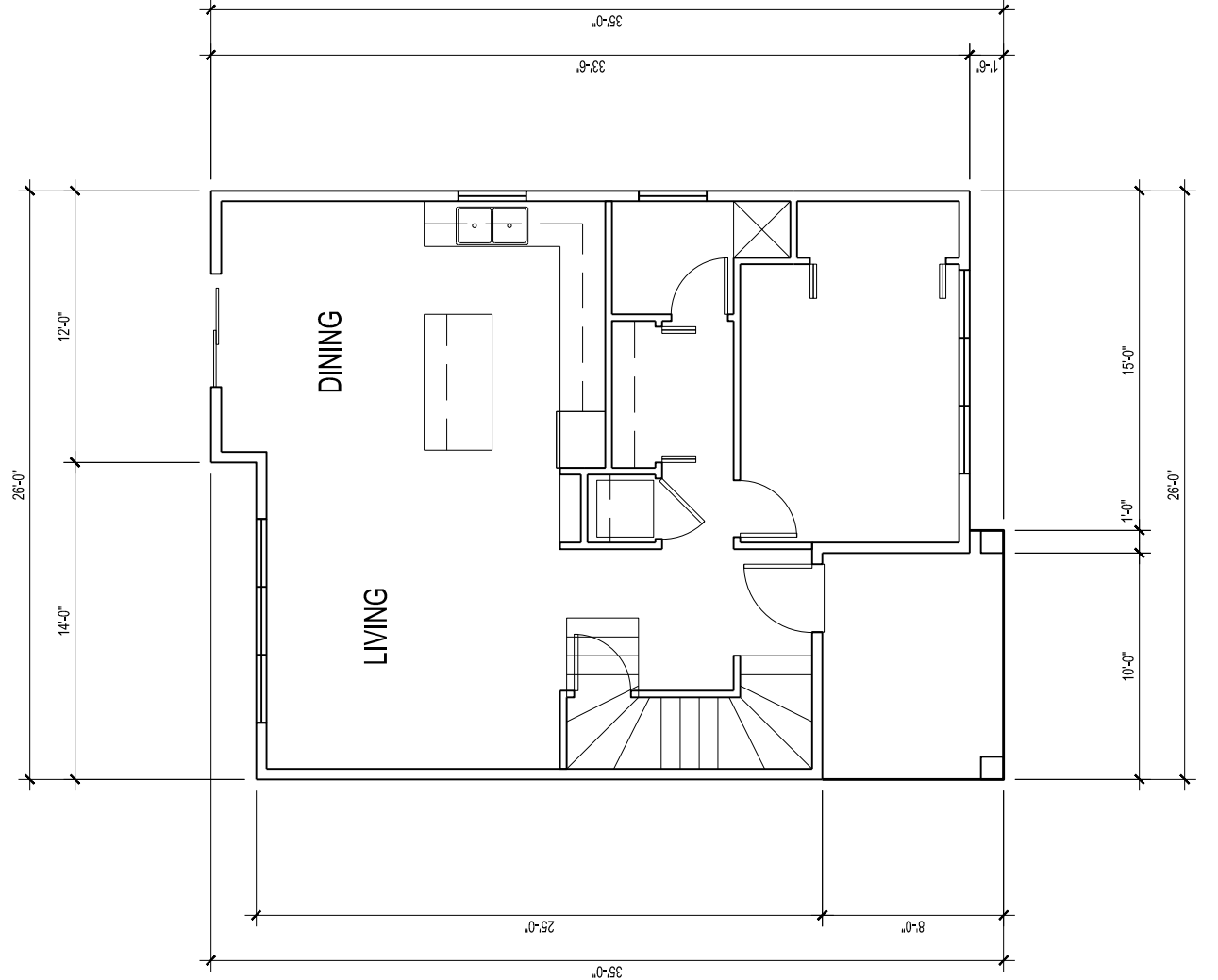


TO BACK OF SIDEWALK

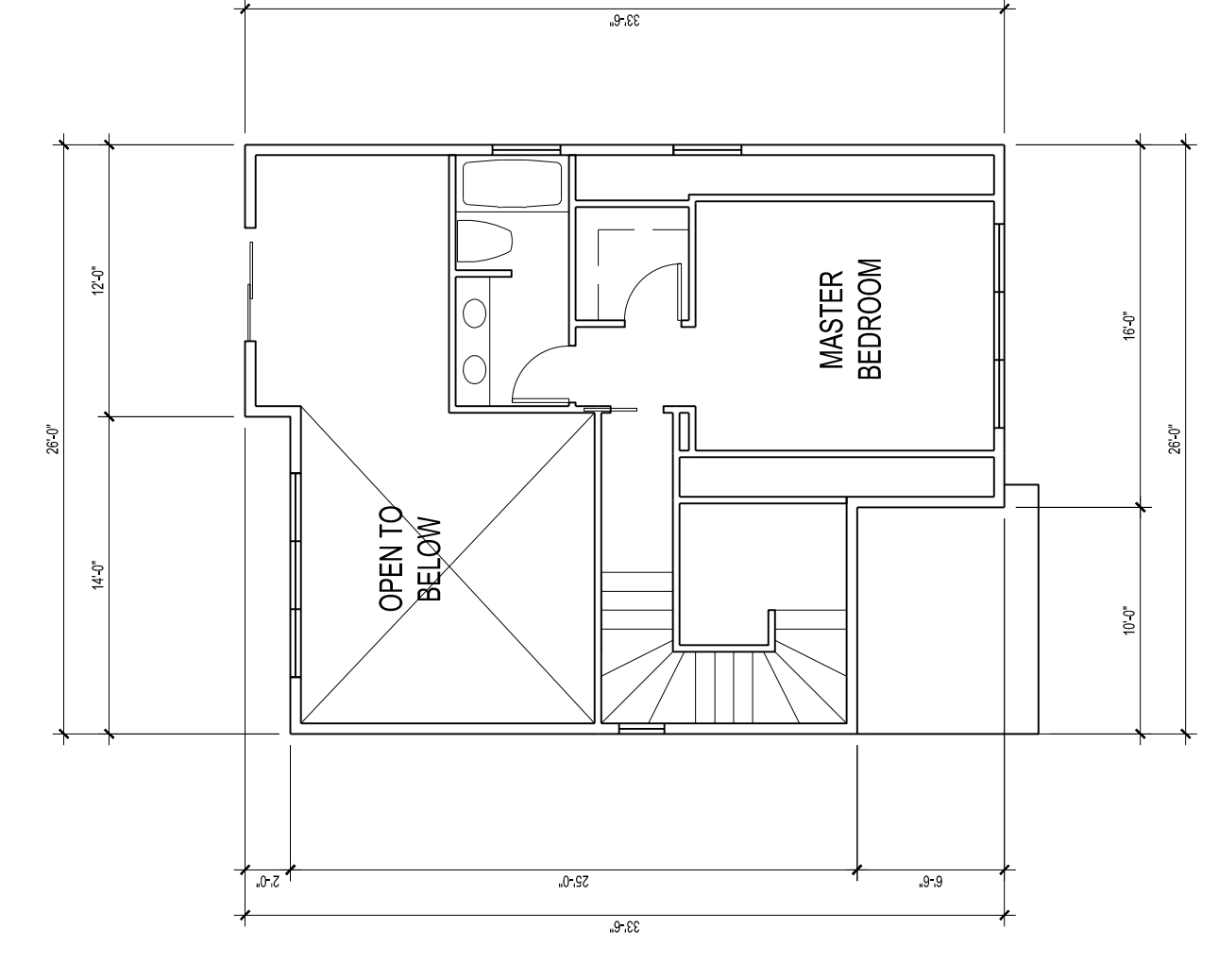
SOUTH 140TH ST

MILITARY ROAD SOUTH

CITY OF TUKWILA
CITY OF SEATAC

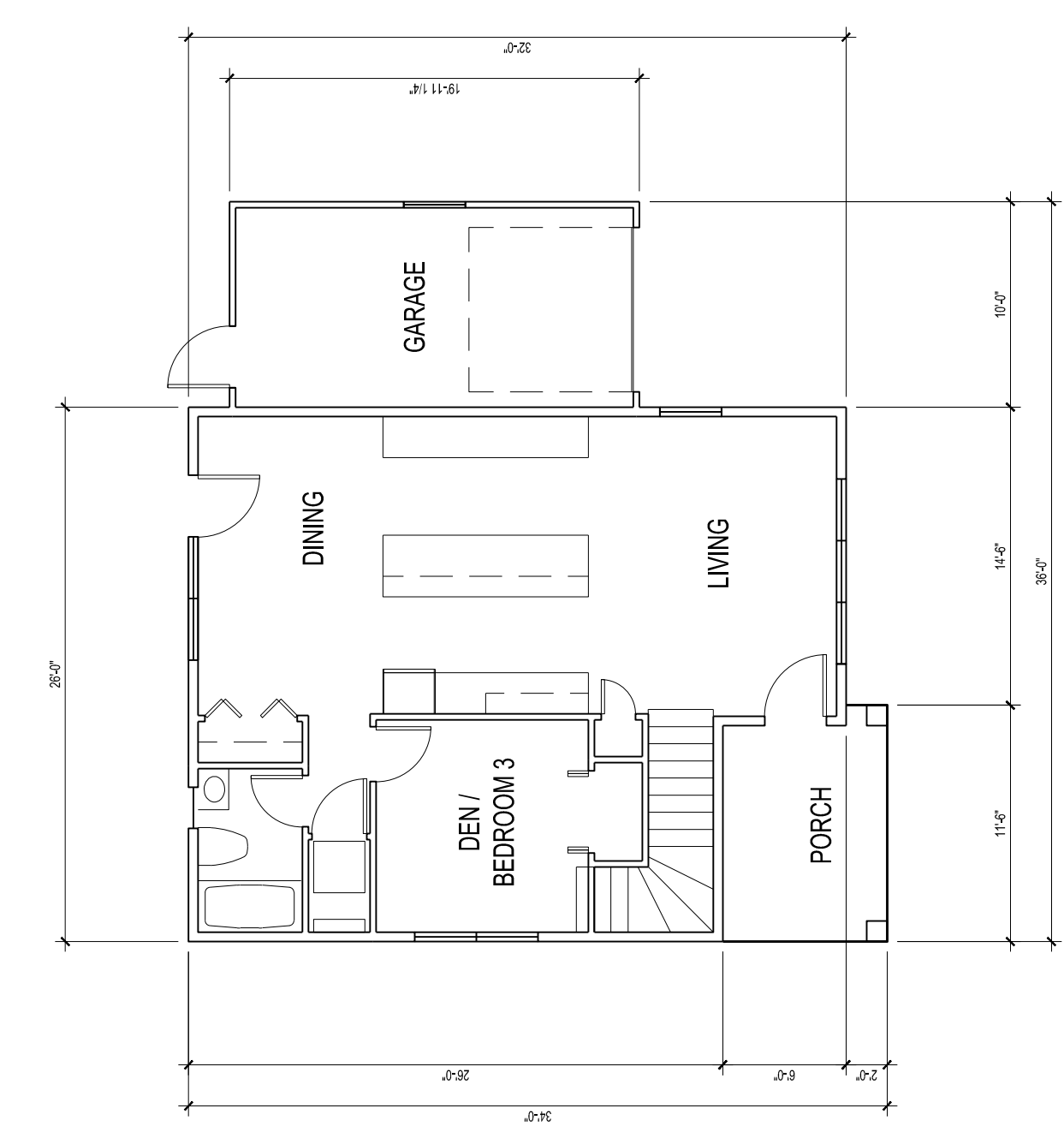


LOWER FLOOR
778 SF

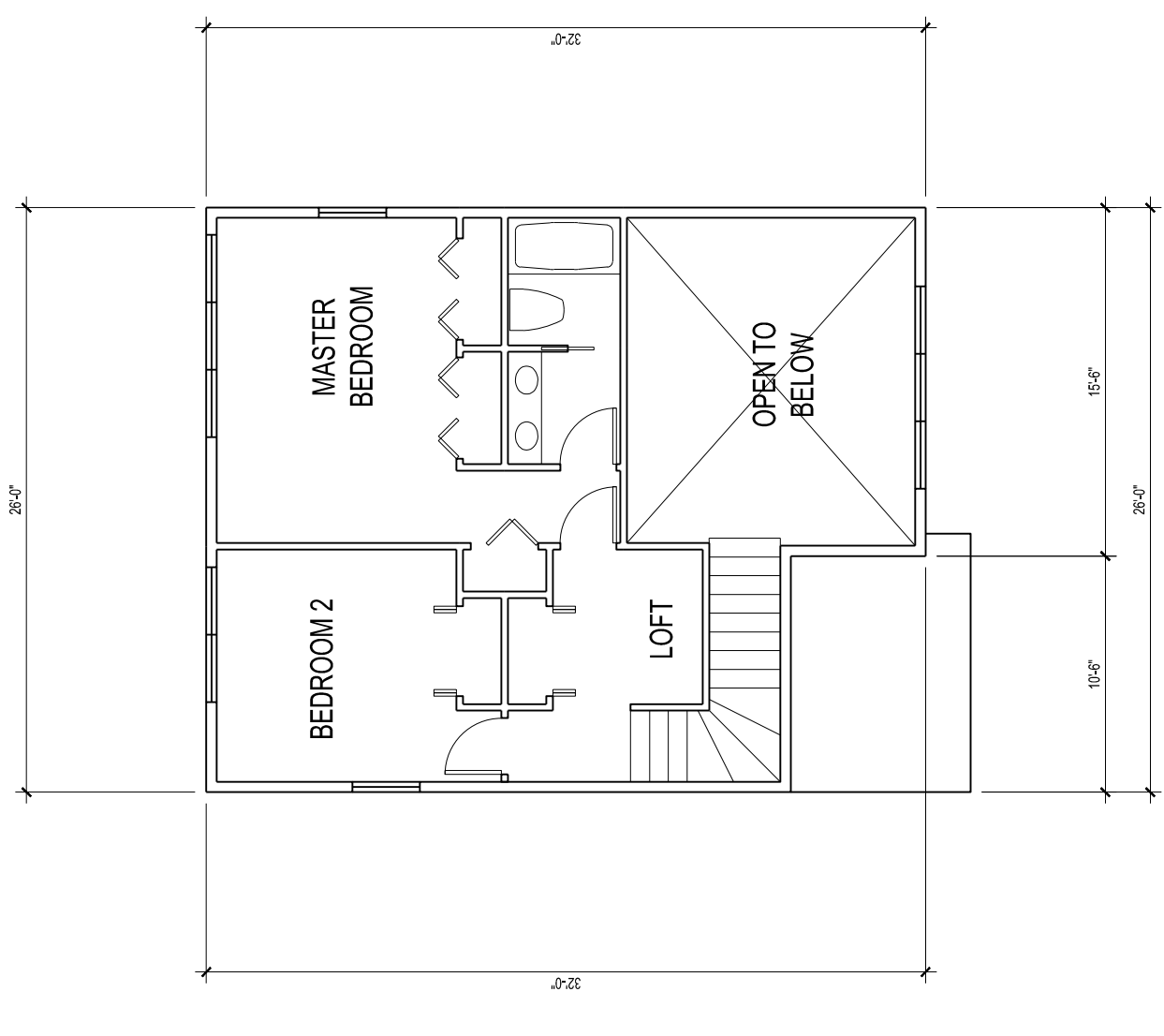


UPPER FLOOR
376 SF

PLAN 2 ELEVATION A & B
SCALE: 1/8"=8'
1154 TOTAL SF

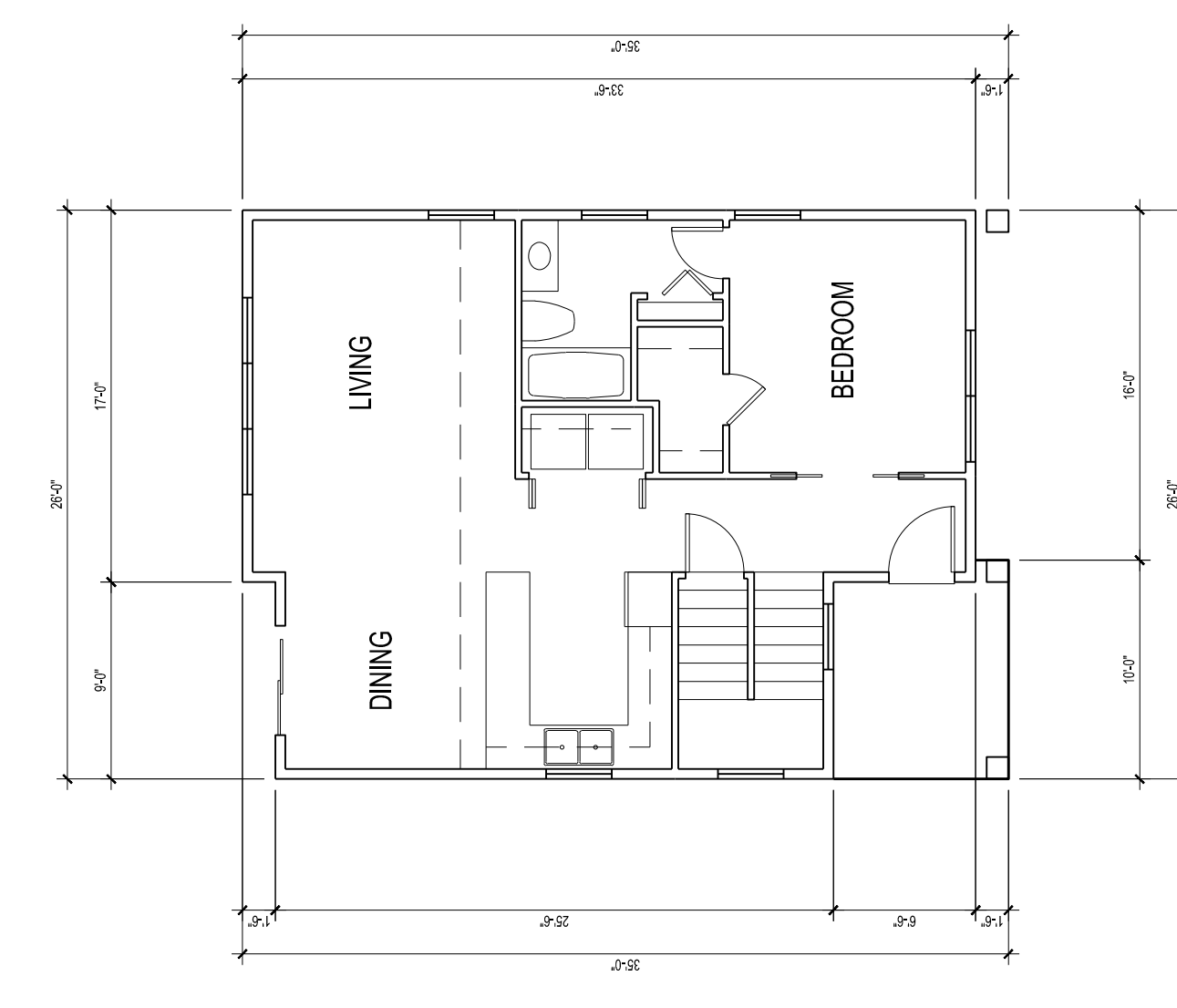


LOWER FLOOR
769 SF

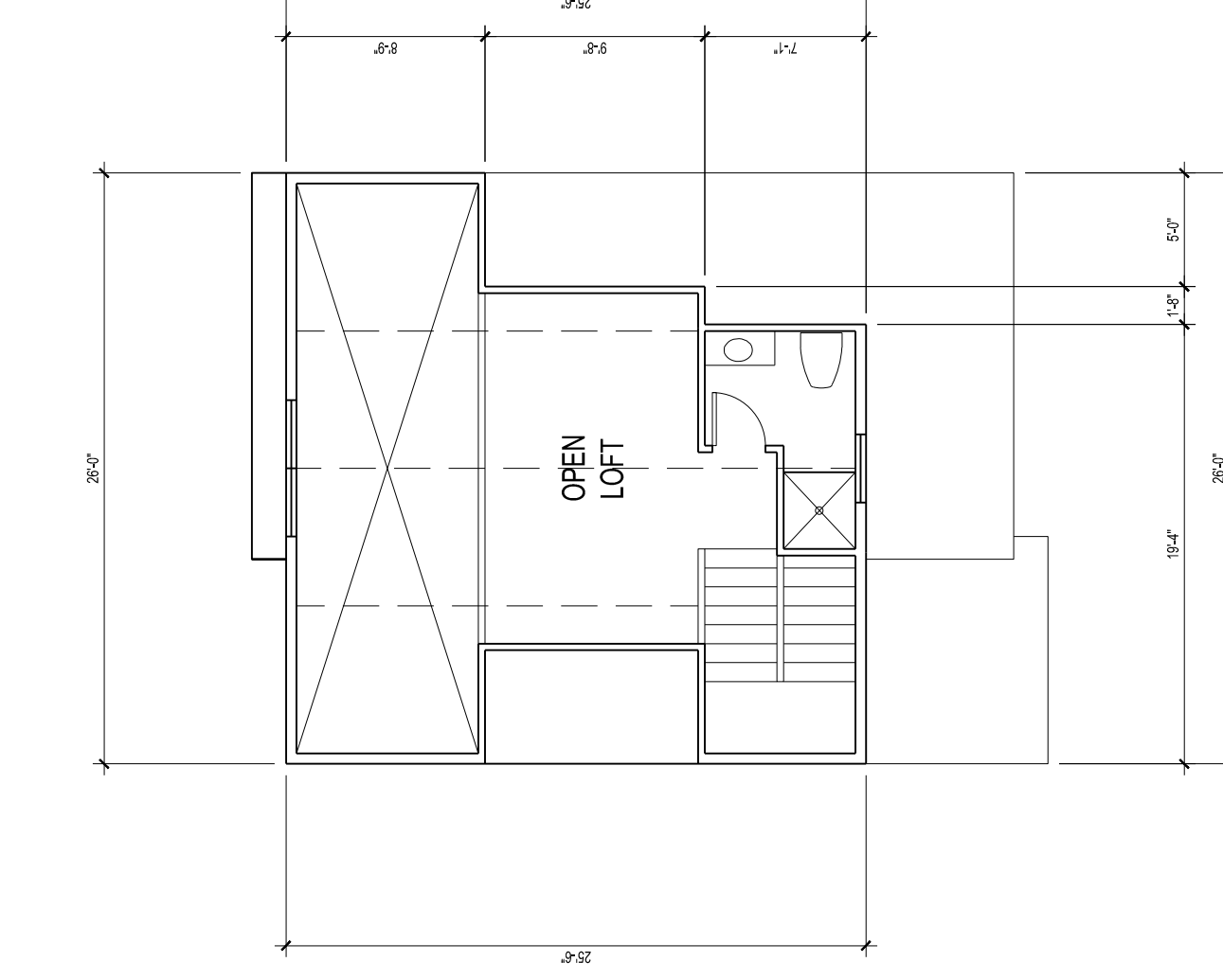


UPPER FLOOR
514 SF

PLAN 3 ELEVATION A SIDE GARAGE
SCALE: 1/8"=8'
1283 SF HOUSE
1483 SF W/ SIDE GARAGE

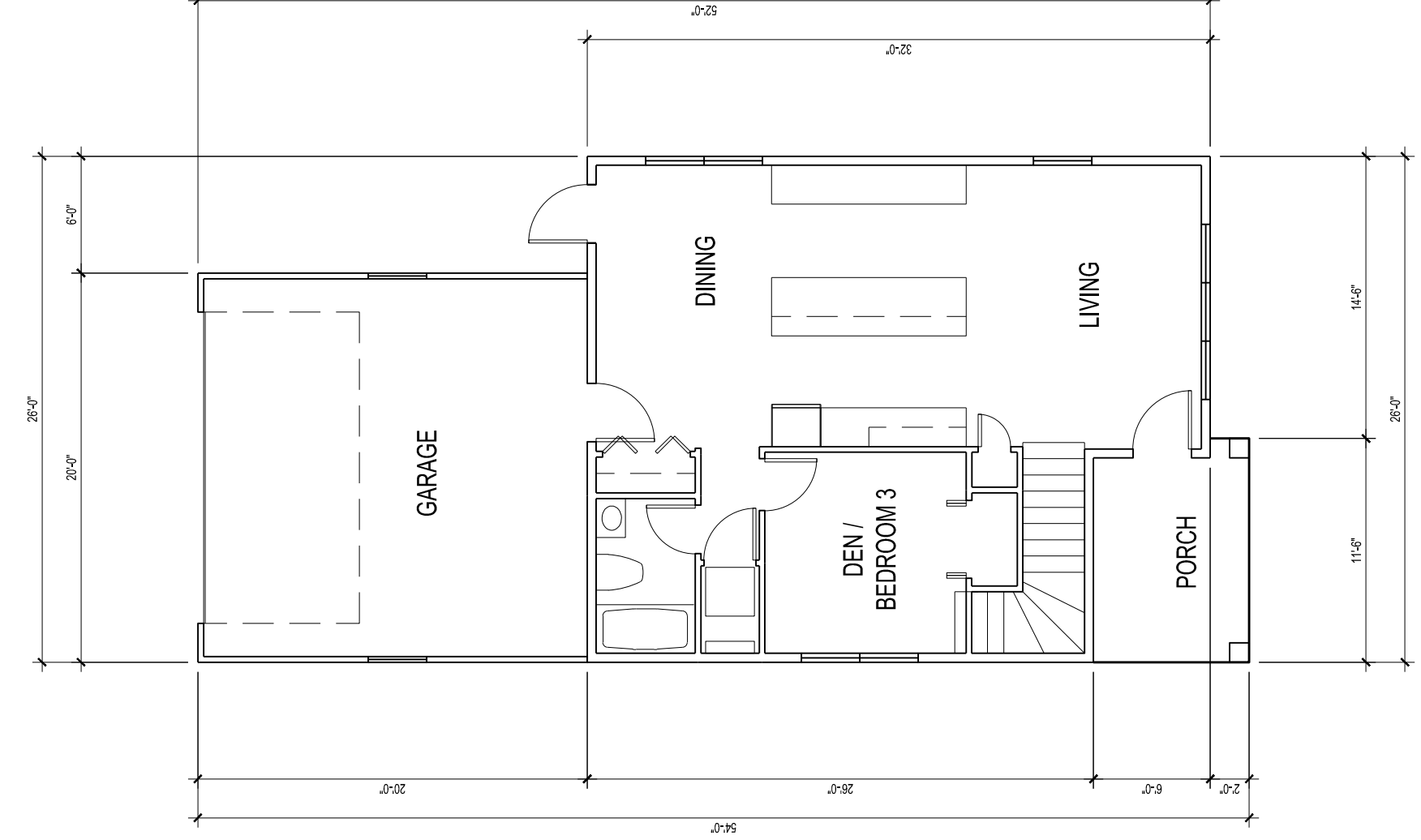


LOWER FLOOR
799 SF

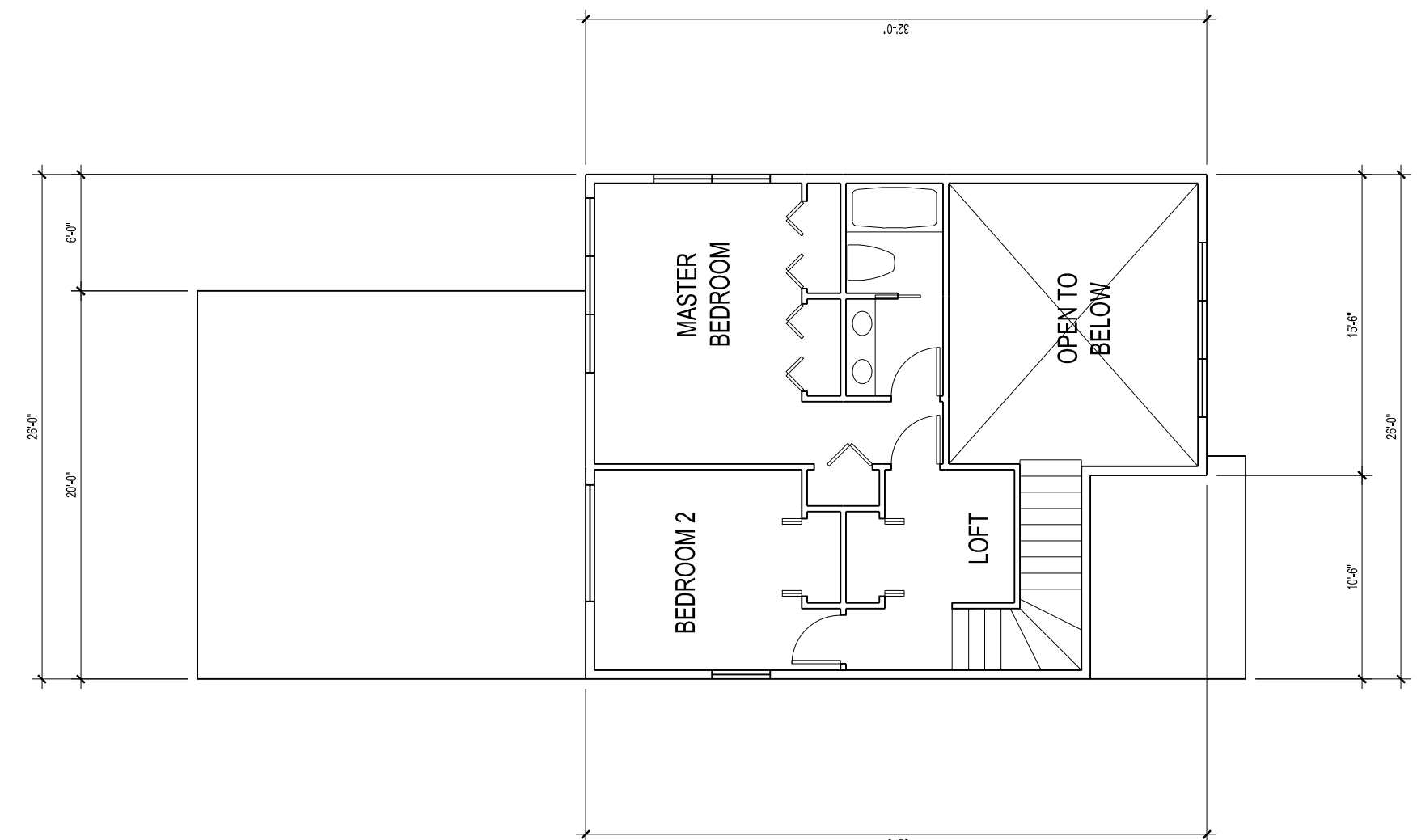


UPPER FLOOR
214 SF

PLAN 1 ELEVATION A & B
SCALE: 1/8"=8'
1013 TOTAL SF



LOWER FLOOR
769 SF



UPPER FLOOR
514 SF

PLAN 3 ELEVATION A REAR GARAGE
SCALE: 1/8"=8'
1283 SF HOUSE
1683 SF W/ REAR GARAGE

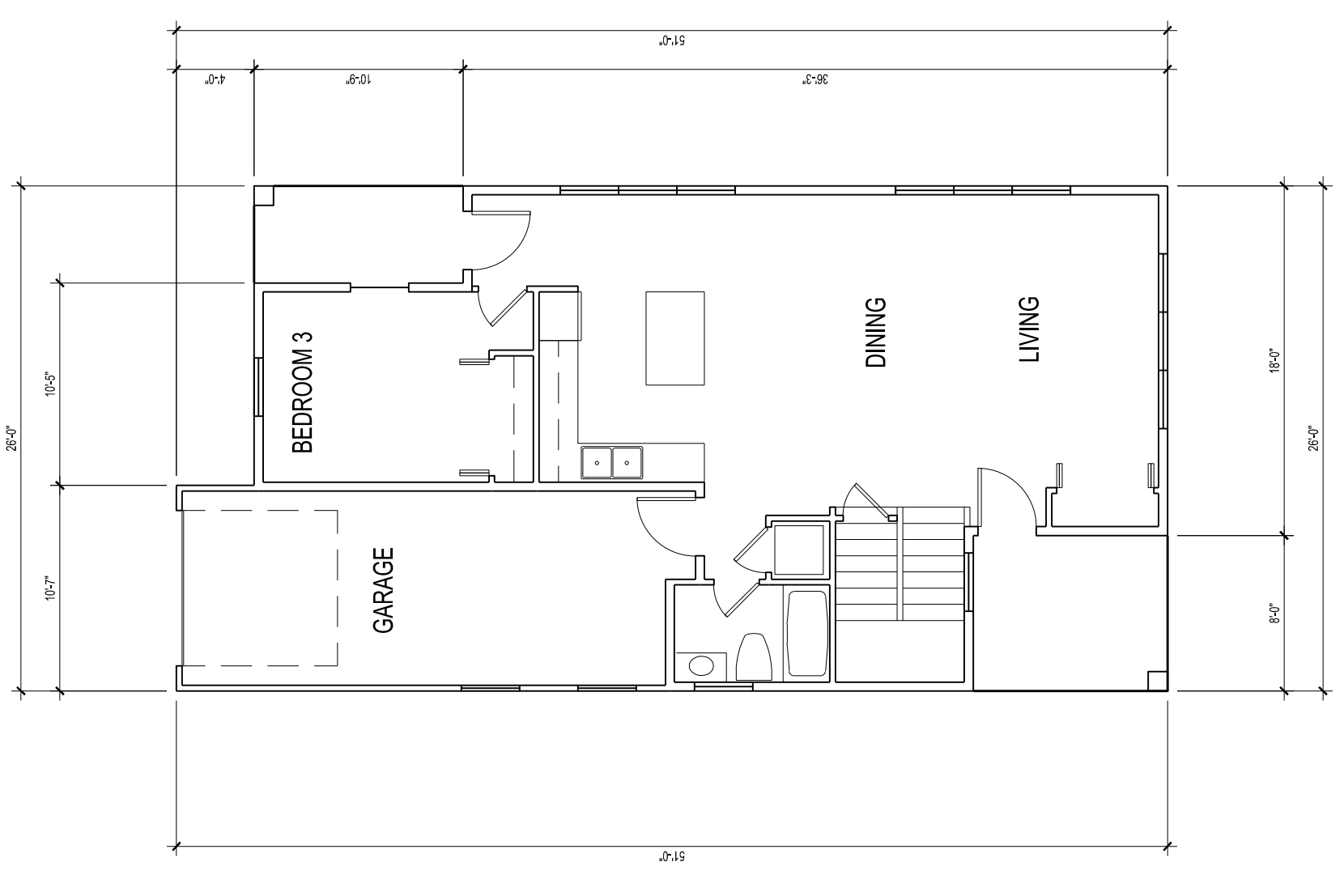
NO.	DATE	REVISION
1	5/24/2010	MUP
2	10/23/2010	COMMENTS

PROJECT DIRECTOR	
LF	
PROJECT MANAGER	
BY	
PROJECT ARCHITECT	
MS	
PROJECT TEAM MEMBER	
DJ	
CHECK	
SD	
PROJECT DESK	

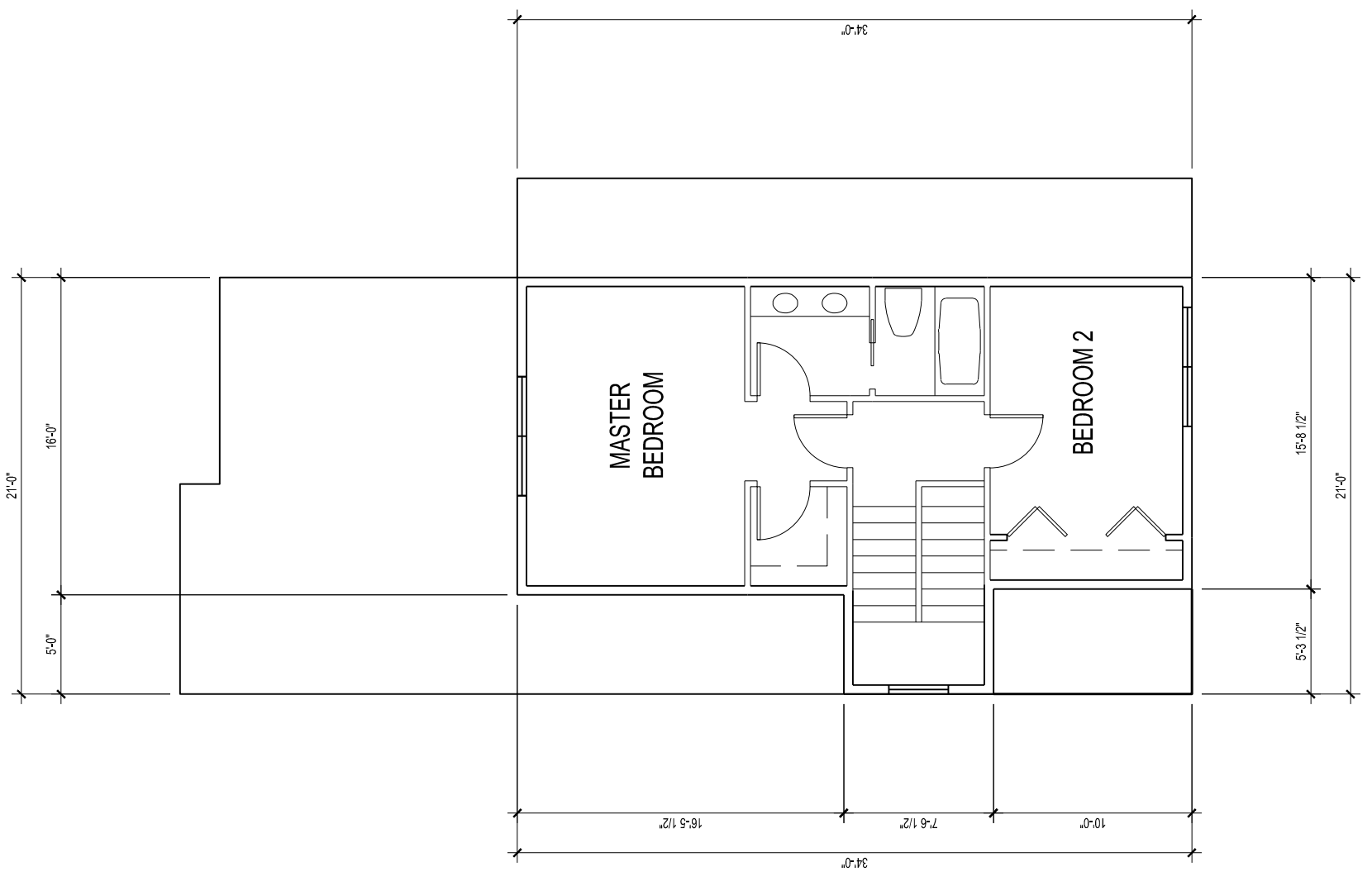
TITLE
PLAN 4a, 4b, 4 & 6
CAR GARAGE PLANS

PROJECT NO.	06385.80
DATE	1 FEBRUARY 2010
PROJECT NETWORK PATH	S:_2006\06385800\Cadd\
SHEET NUMBER	AISHEETS\

A1.02 SET



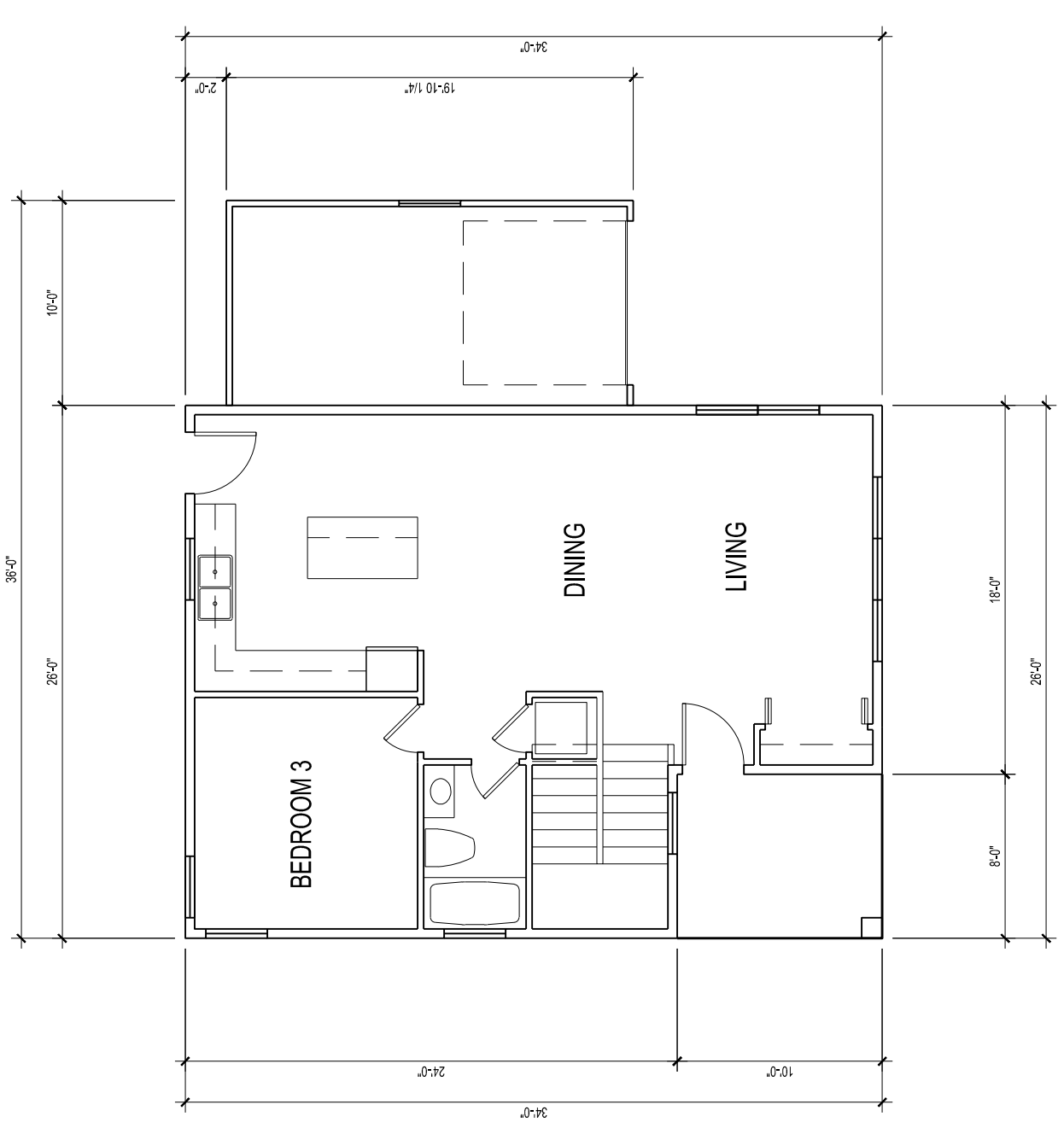
LOWER FLOOR
863 SF



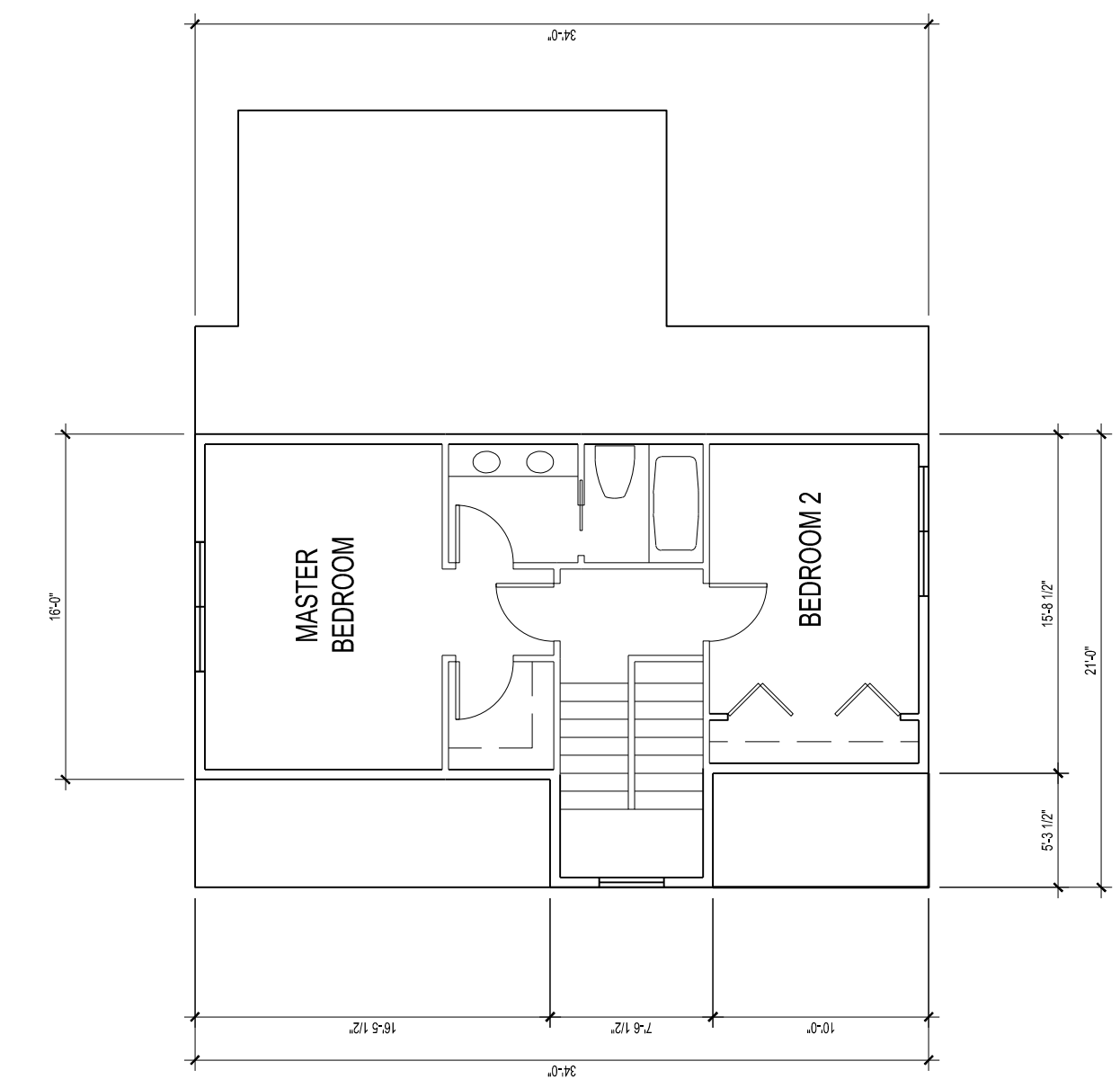
UPPER FLOOR
505 SF

PLAN 4 ELEVATION B REAR GARAGE

SCALE: 1"=8'
1388 SF HOUSE
1635 SF W/ REAR GARAGE



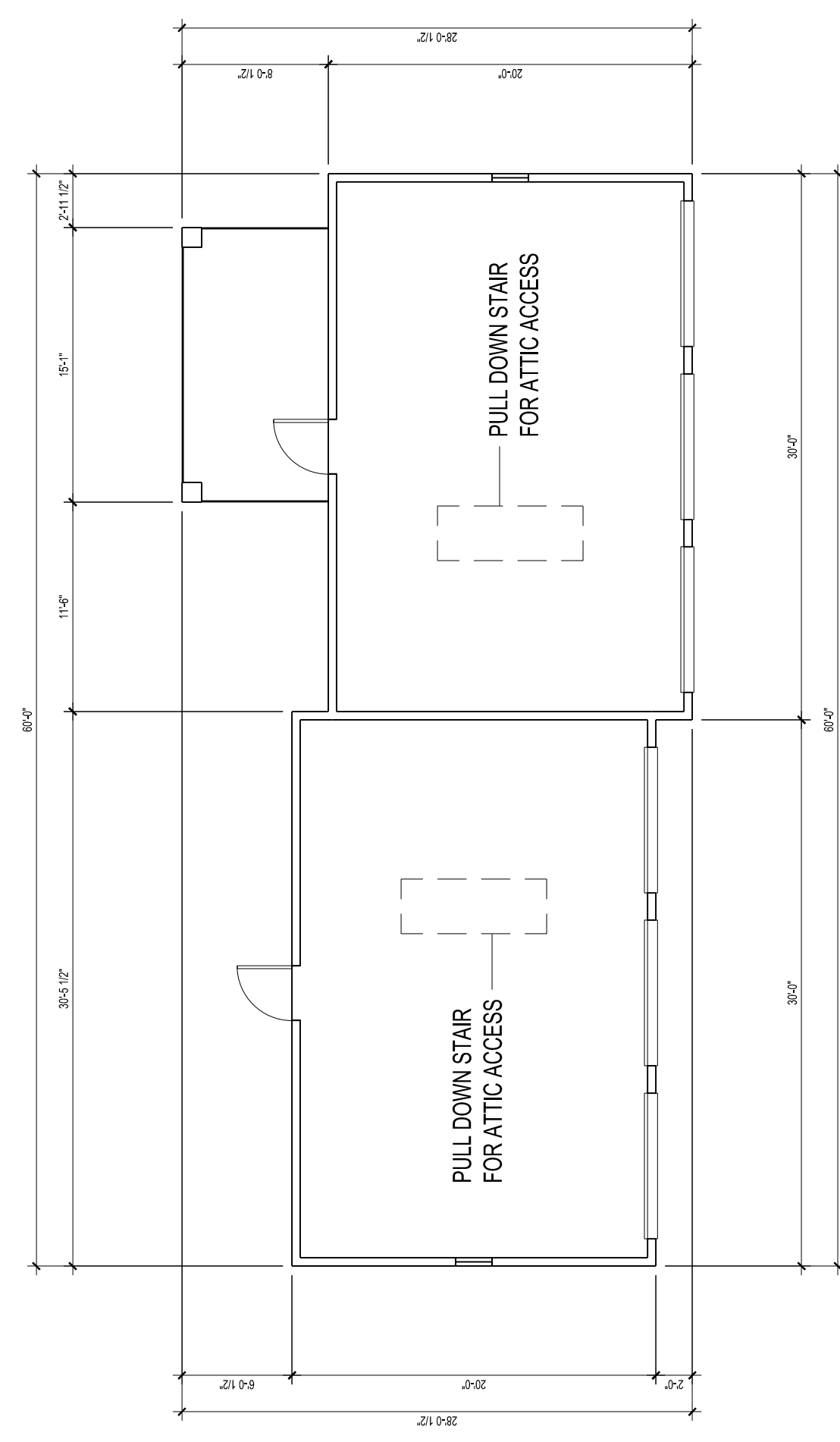
LOWER FLOOR
804 SF



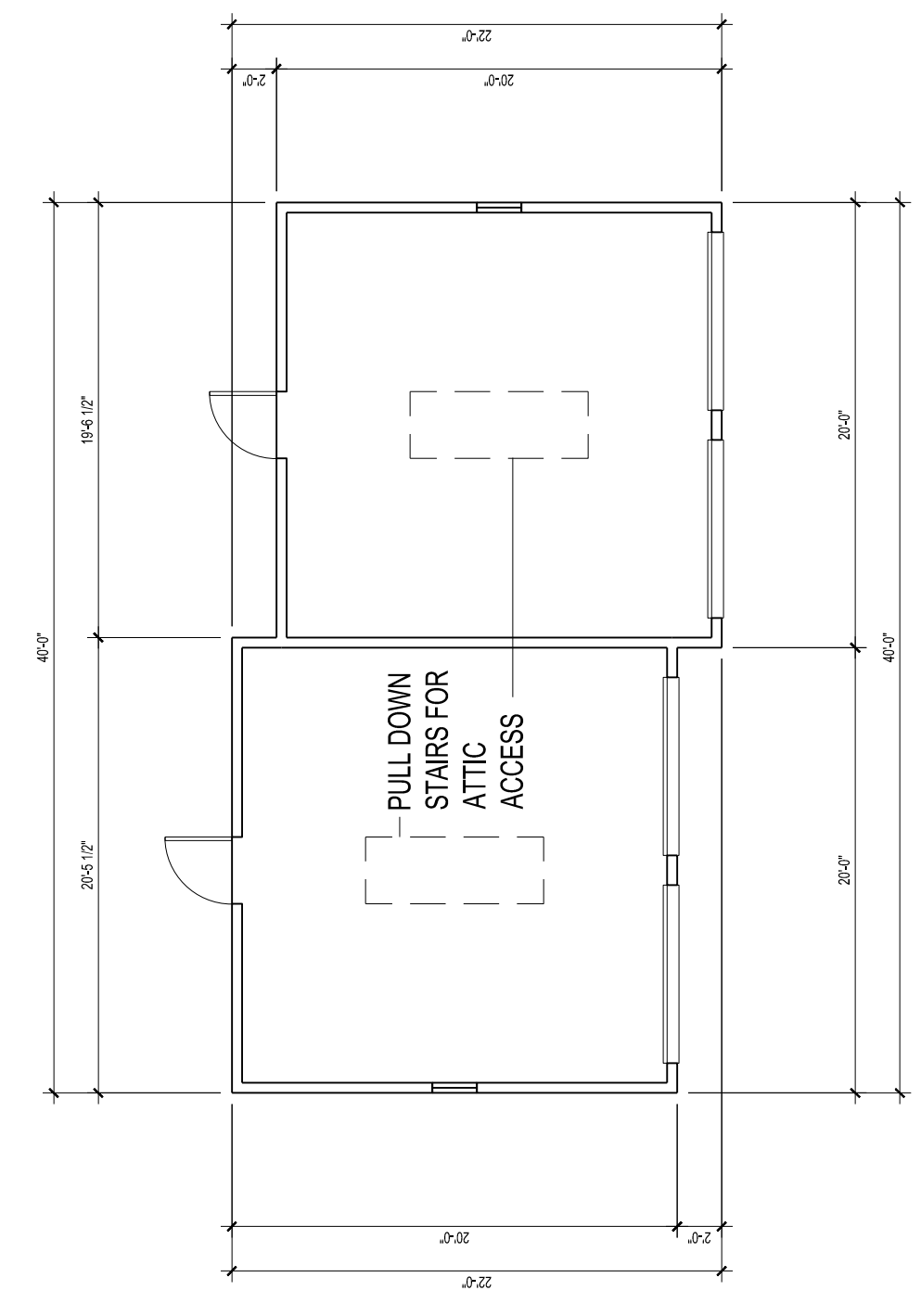
UPPER FLOOR
505 SF

PLAN 4 ELEVATION A SIDE GARAGE

SCALE: 1"=8'
1309 SF HOUSE
1509 SF W/ SIDE GARAGE



6 CAR GARAGE
SCALE: 1"=8'
1200 SF



4 CAR GARAGE
SCALE: 1"=8'
800 SF

NOT FOR CONSTRUCTION

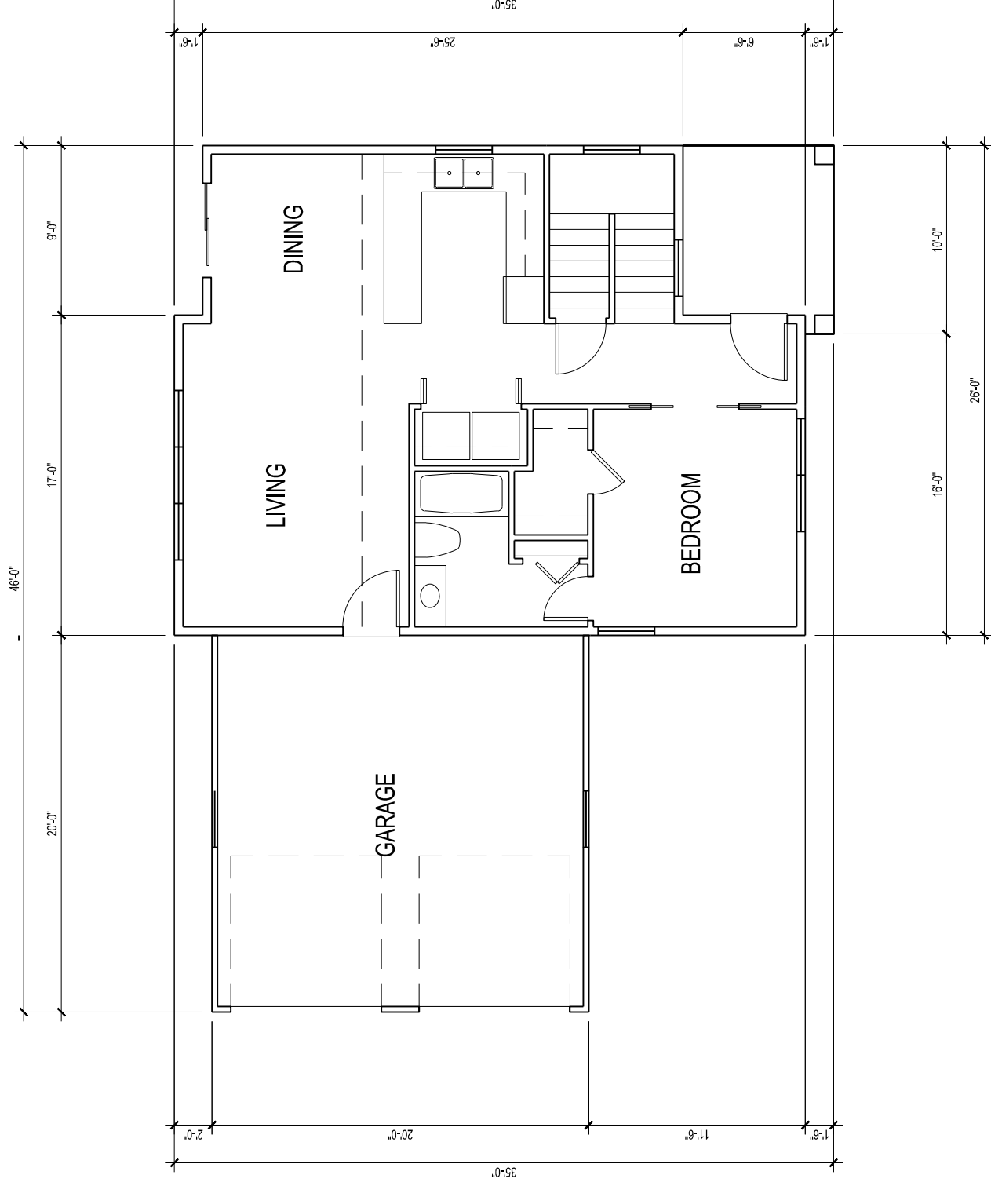
NO	DATE	DESCRIPTION
1	5/24/2010	MUD
2	10/23/2010	COMMENTS

PROJECT DIRECTOR	
LF	
PROJECT MANAGER	
BY	
PROJECT ARCHITECT	
MS	
PROJECT TEAM NUMBER	
DJ	
CHECK	
SD	
ARCHITECT/SEA	

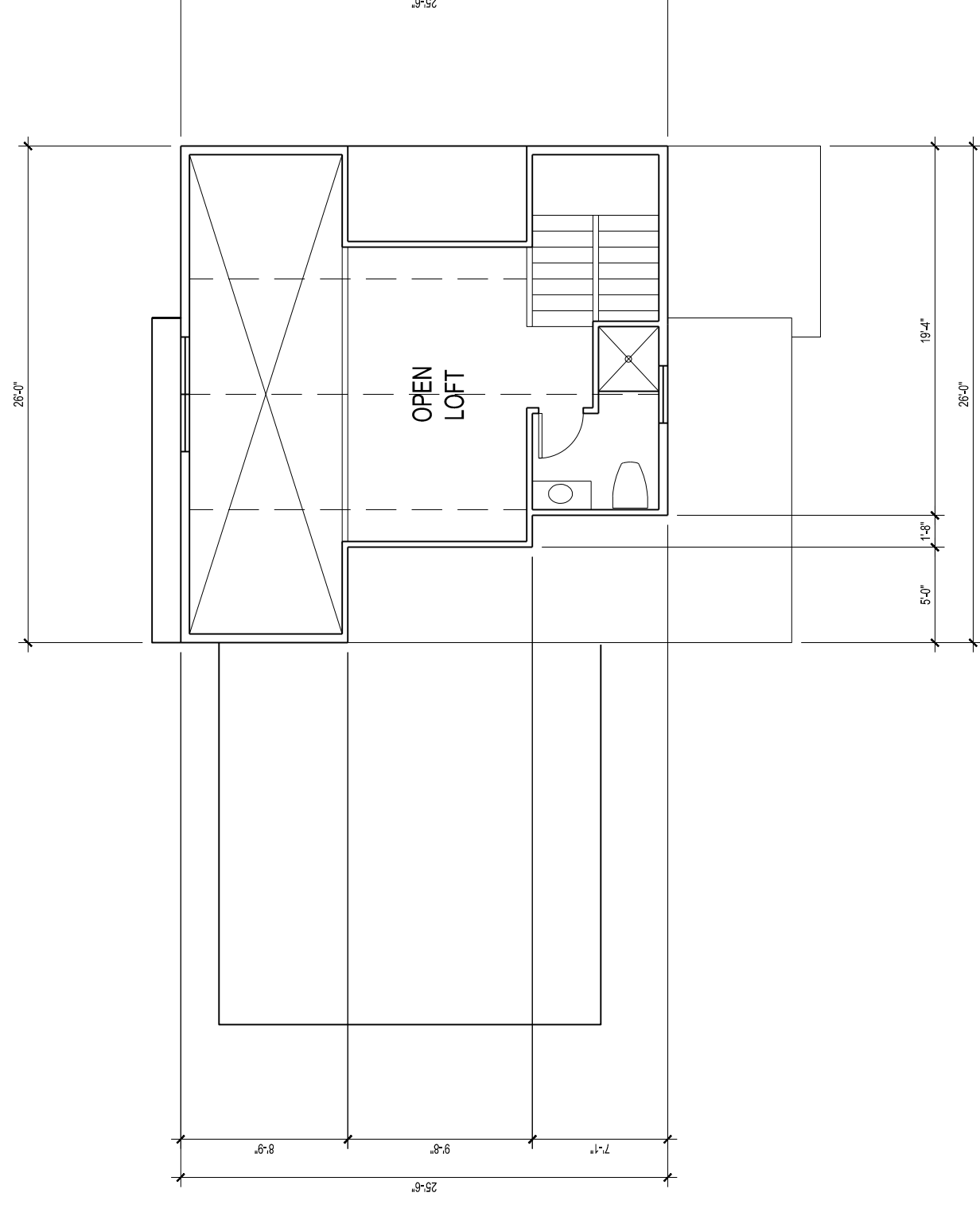
TITLE
PLAN 1b Sgar

PROJECT NO	06385.80
DATE	1 FEBRUARY 2010
PROJECT NETWORK PATH	S:_2006\06385800\Cadd\
SHEET NUMBER	AISHEETS\

A1.03 SET

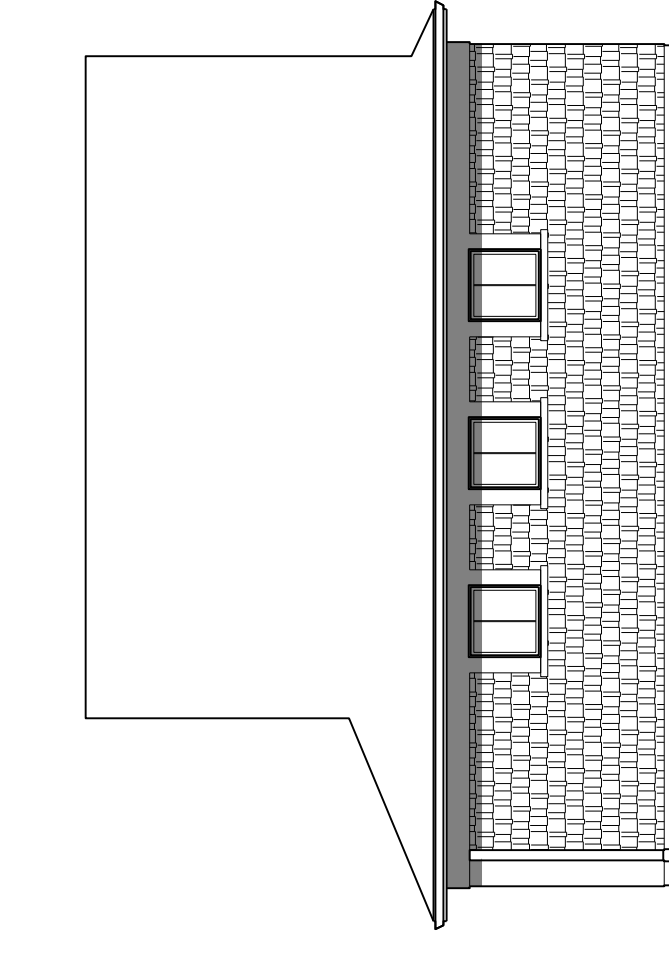


LOWER FLOOR
799 SF
400 SF 2-CAR GARAGE

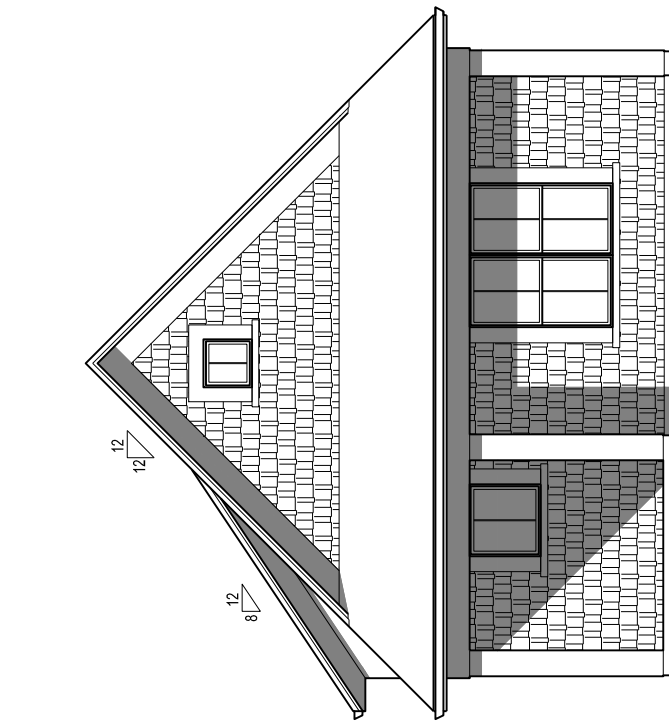


UPPER FLOOR
214 SF
PLAN 1 ELEVATION B SIDE GARAGE
SCALE: 1/8"=8'
1013 TOTAL SF
1413 SF W/ 2-CAR SIDE GARAGE

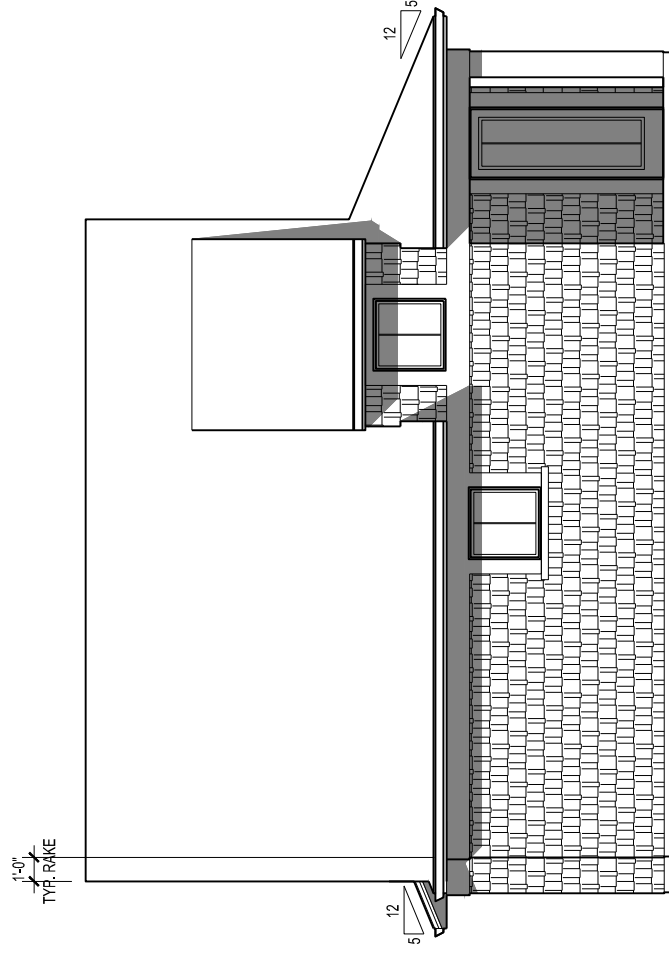
NOT FOR CONSTRUCTION



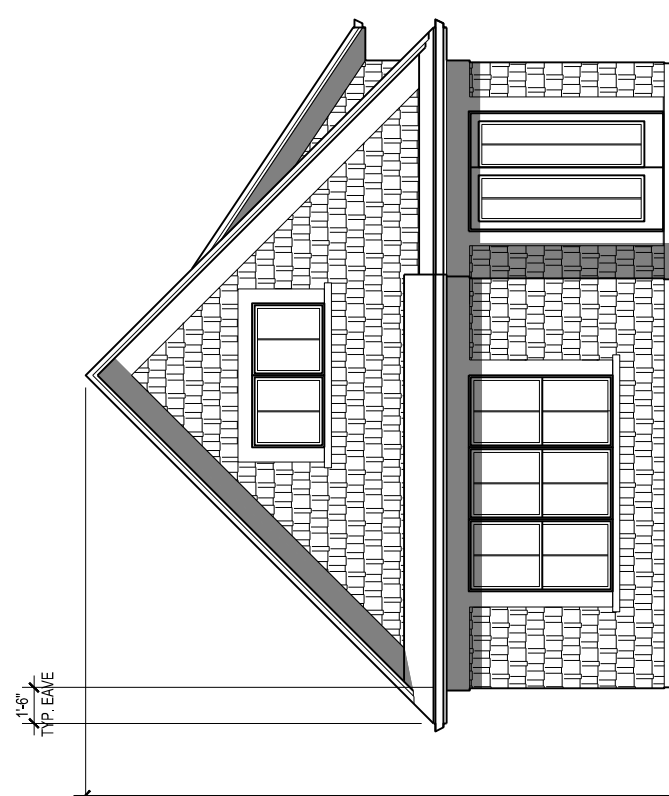
REAR ELEVATION



FRONT ELEVATION

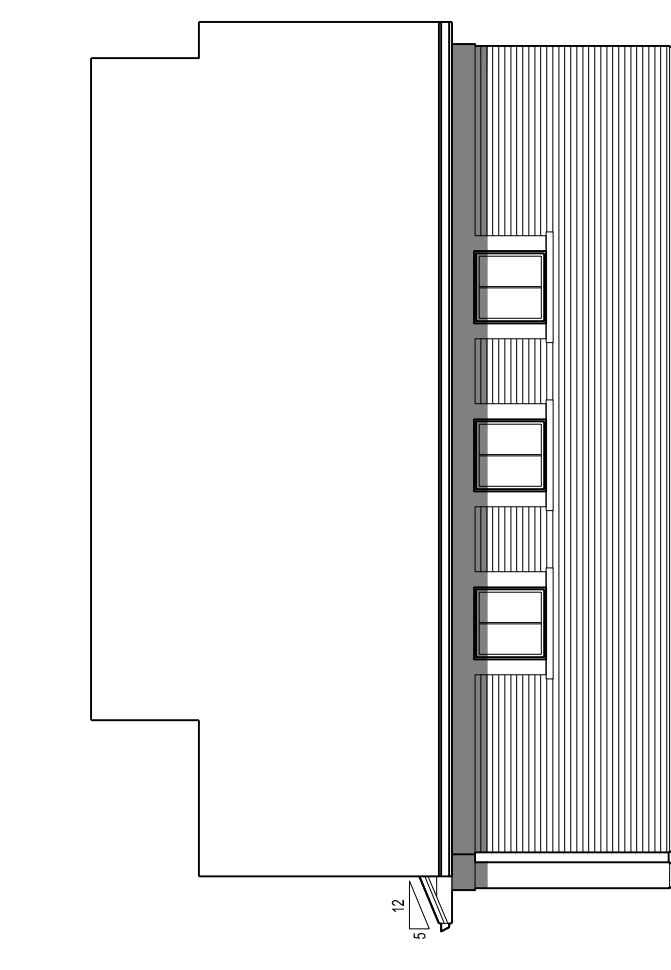


LEFT SIDE ELEVATION

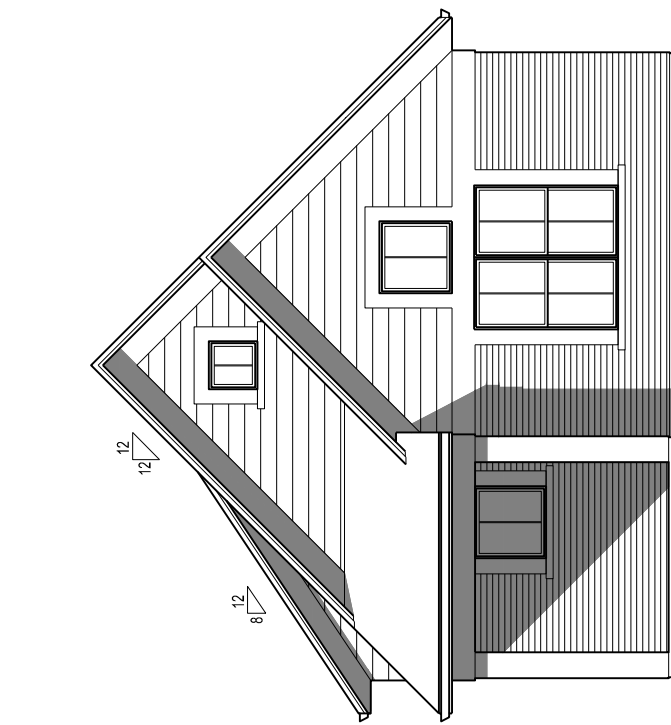


RIGHT SIDE ELEVATION

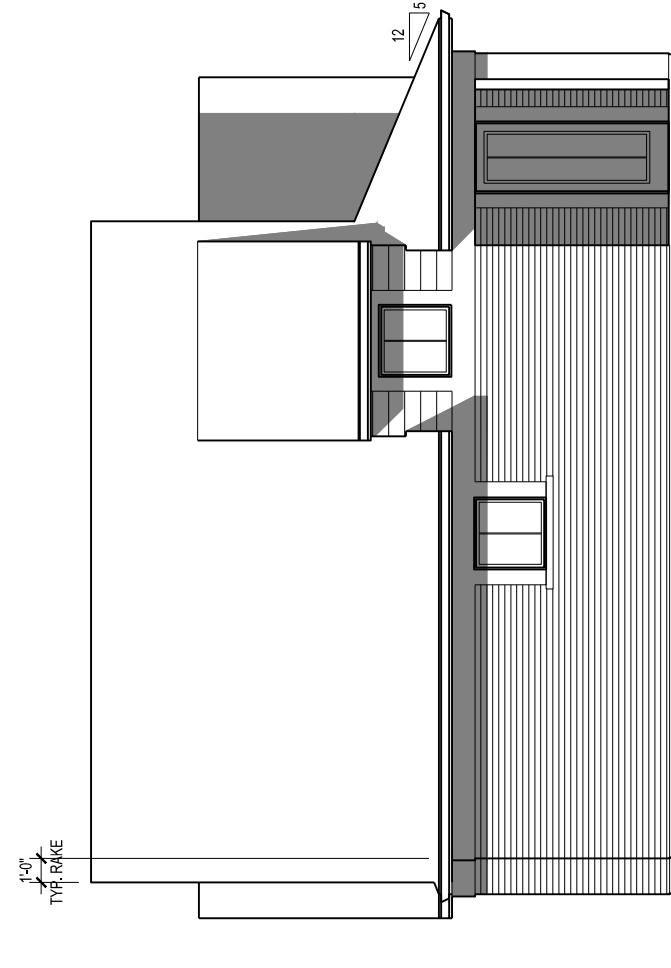
PLAN 1 - ELEVATION A
SCALE: 1"=8'



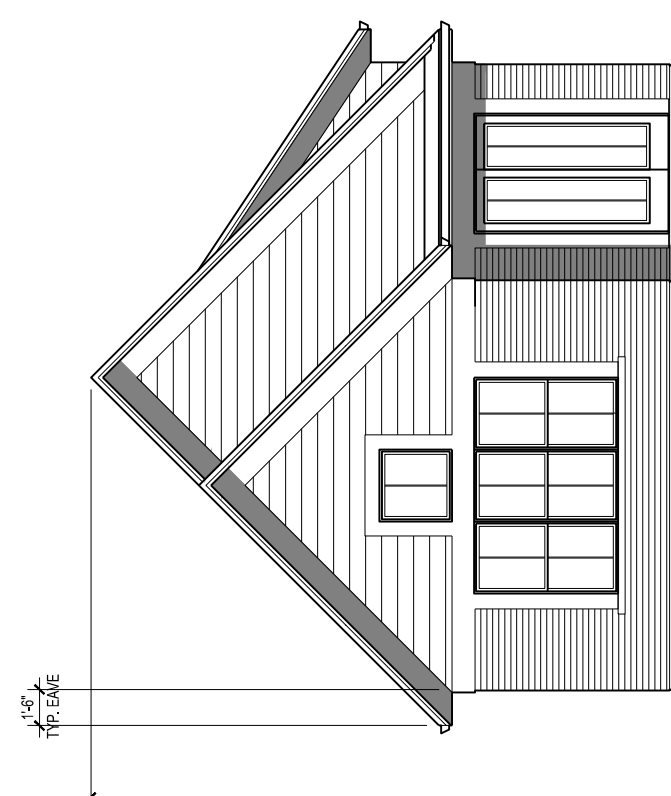
REAR ELEVATION



FRONT ELEVATION

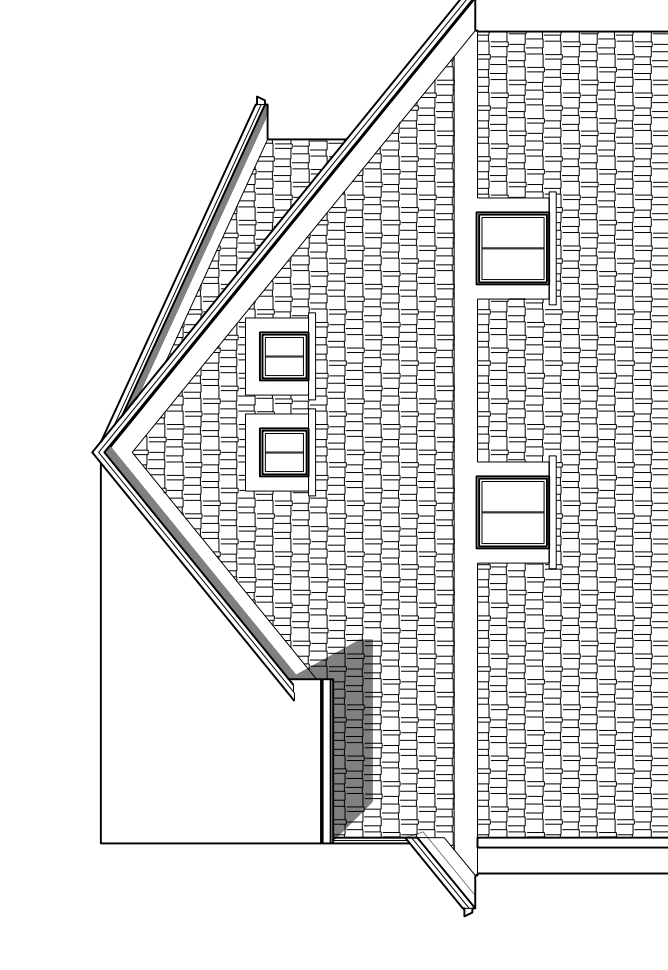


LEFT SIDE ELEVATION

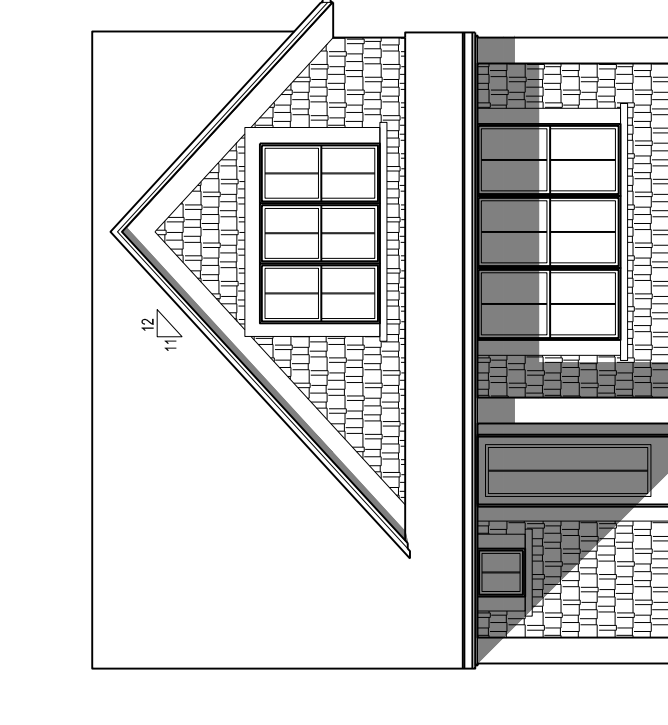


RIGHT SIDE ELEVATION

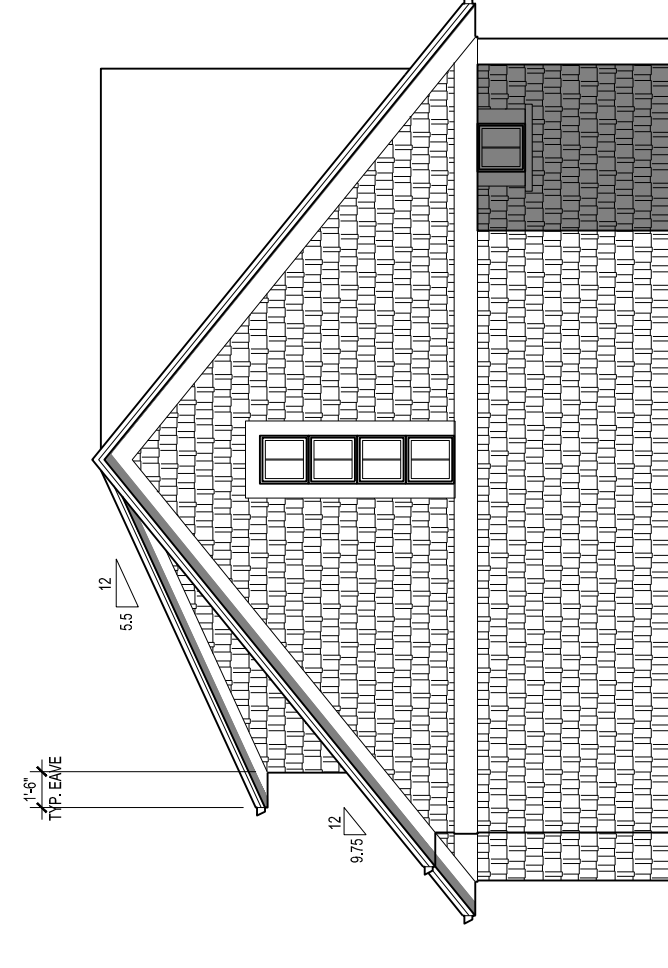
PLAN 1 - ELEVATION B
SCALE: 1"=8'



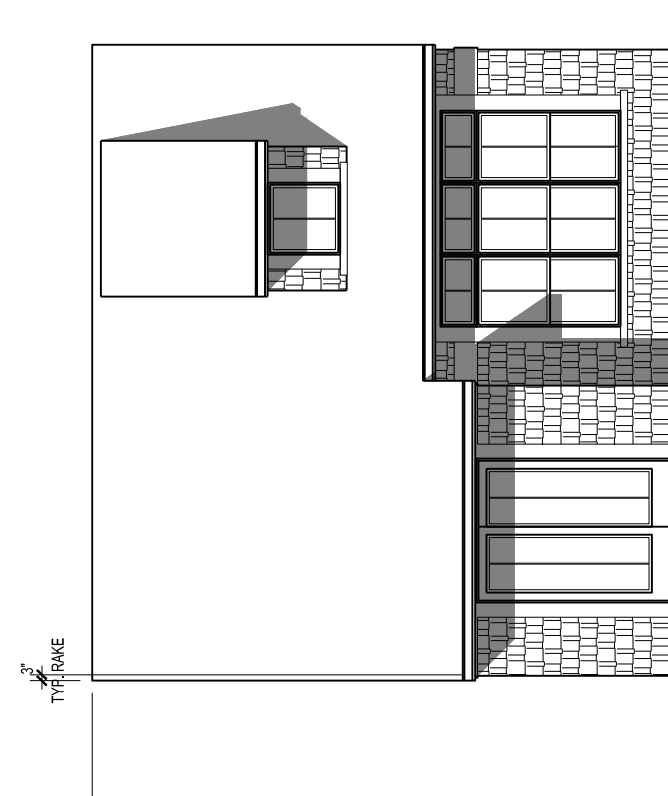
REAR ELEVATION



FRONT ELEVATION

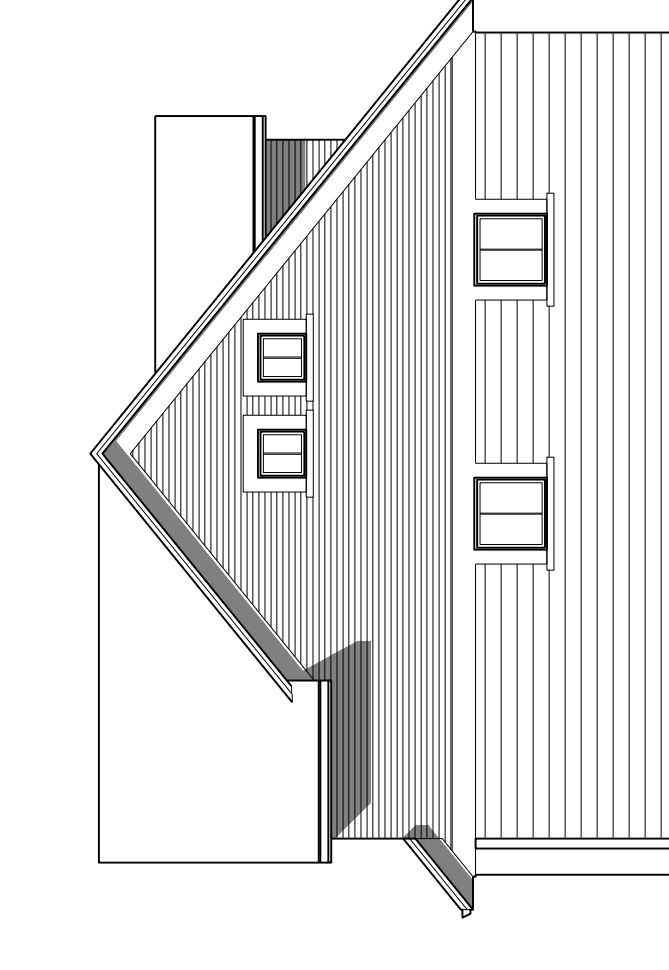


LEFT SIDE ELEVATION

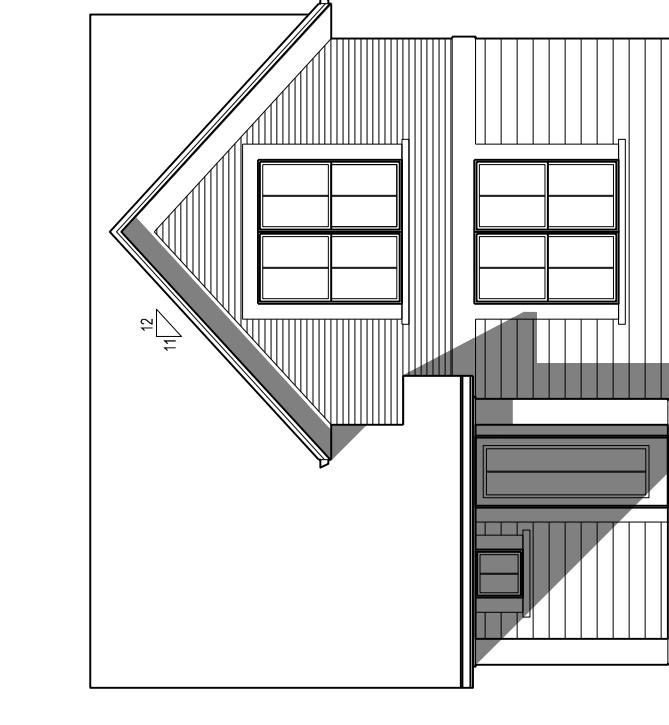


RIGHT SIDE ELEVATION

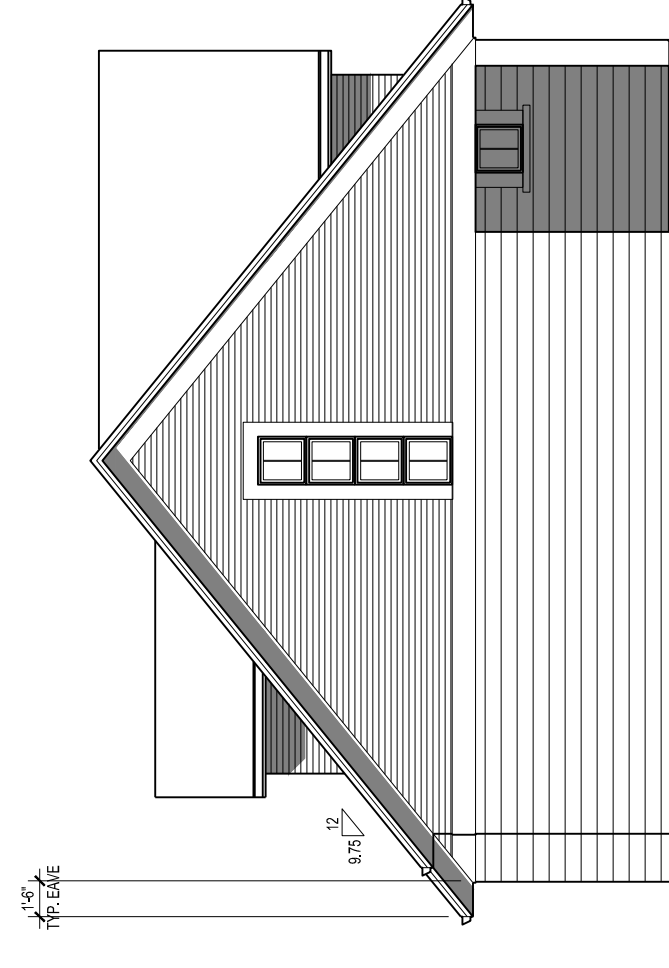
PLAN 2 - ELEVATION A
SCALE: 1"=8'



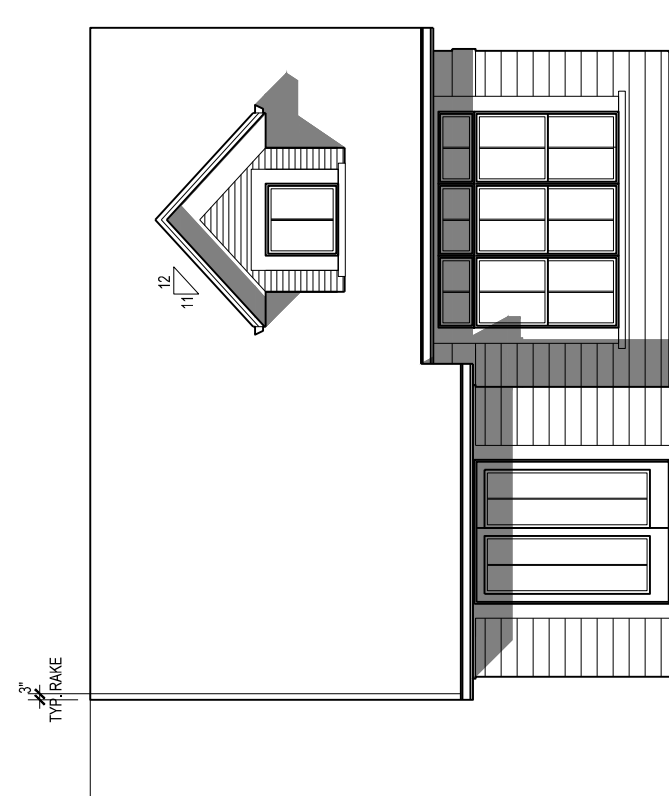
REAR ELEVATION



FRONT ELEVATION



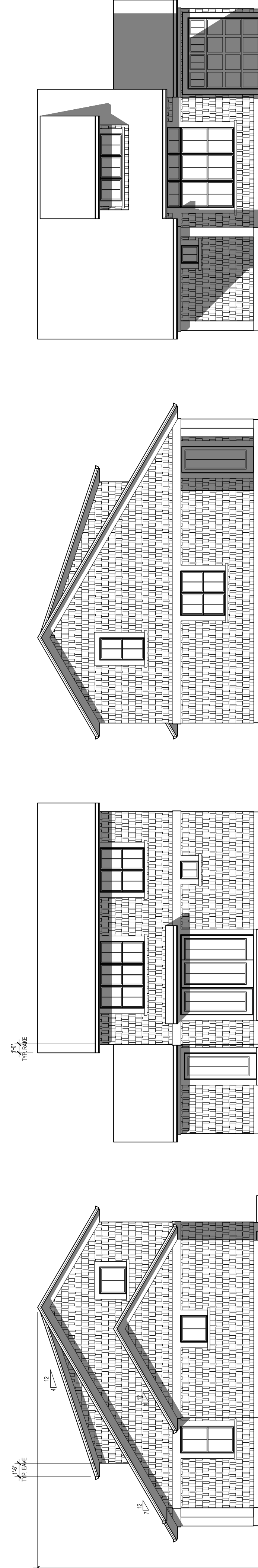
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

PLAN 2 - ELEVATION B
SCALE: 1"=8'

NOT FOR CONSTRUCTION



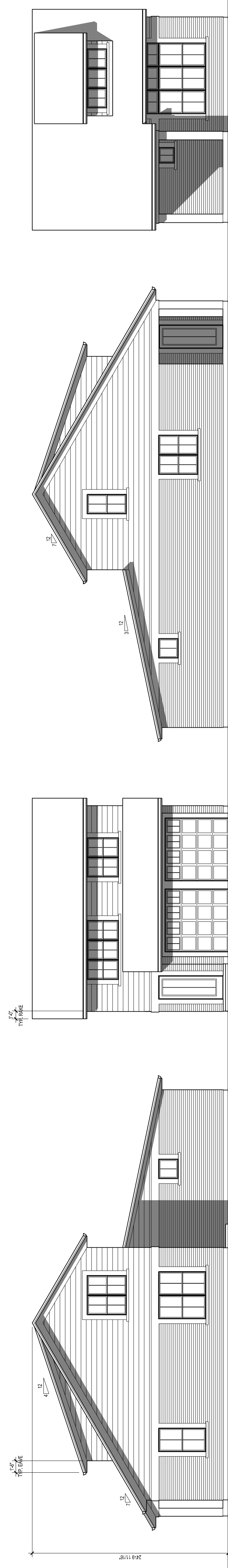
RIGHT SIDE ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION

FRONT ELEVATION

PLAN 3 - SIDE ENTRY GARAGE ELEVATION A
SCALE: 1/8"=1'-0"



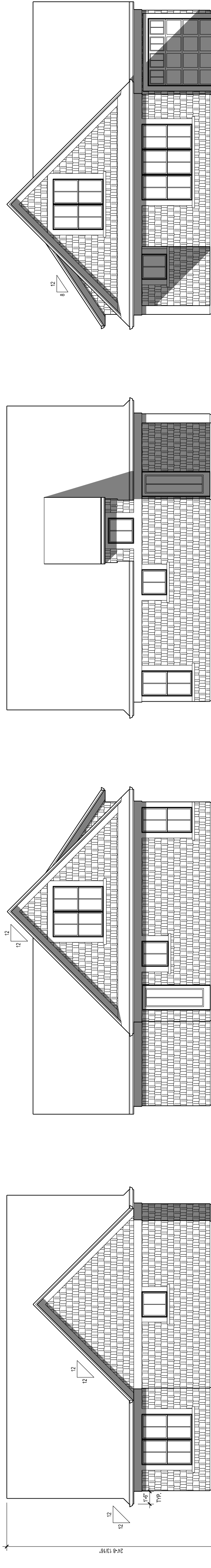
RIGHT SIDE ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION

FRONT ELEVATION

PLAN 3 - REAR ENTRY GARAGE ELEVATION A
SCALE: 1/8"=1'-0"



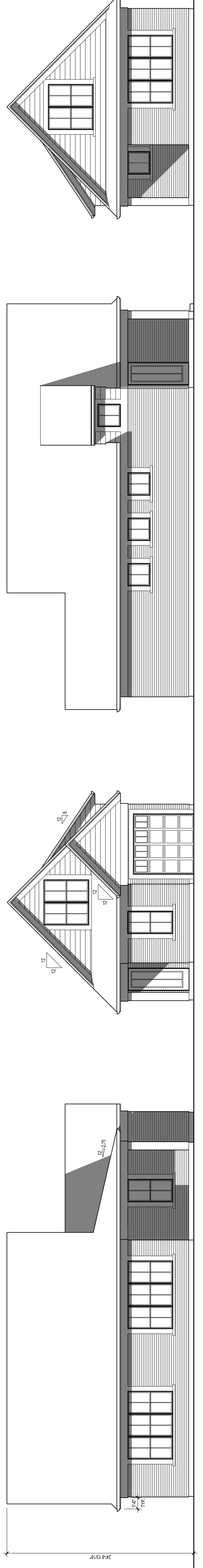
RIGHT SIDE ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION

FRONT ELEVATION

PLAN 4 - SIDE ENTRY GARAGE ELEVATION A
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION

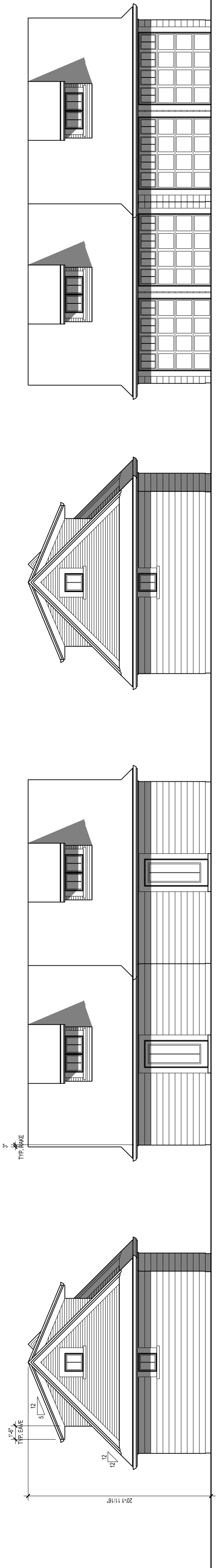
REAR ELEVATION

LEFT SIDE ELEVATION

FRONT ELEVATION

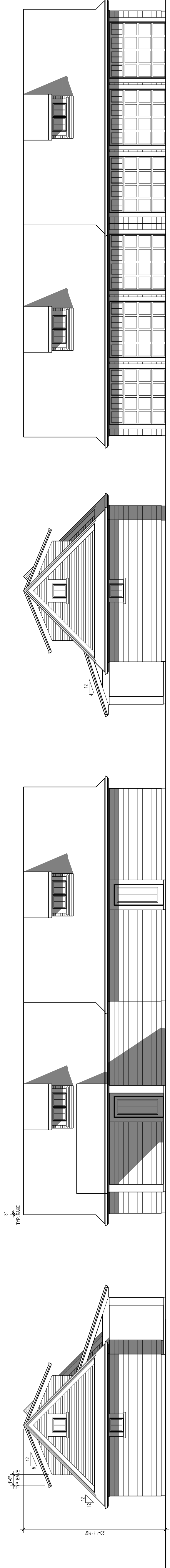
PLAN 4 - REAR ENTRY GARAGE ELEVATION B
SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION



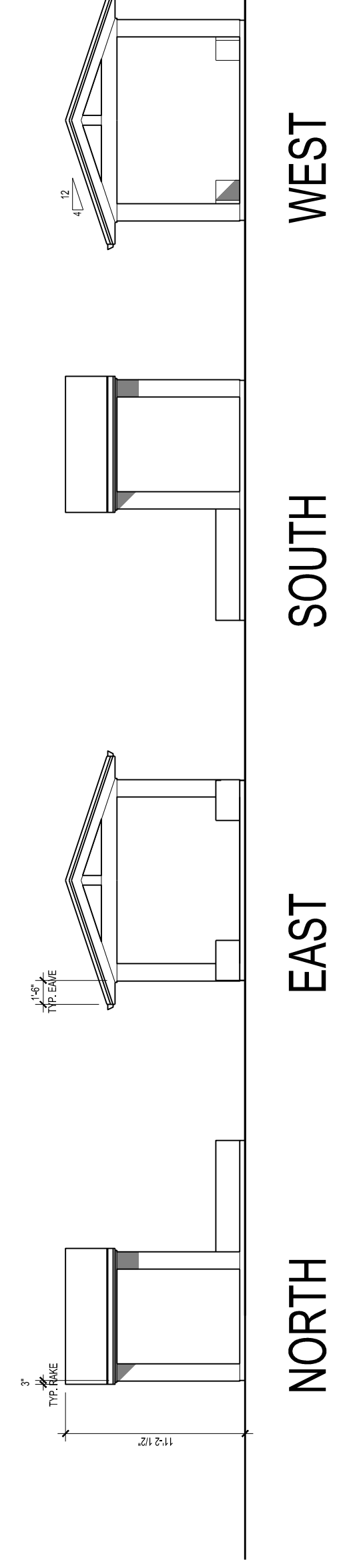
RIGHT SIDE ELEVATION OPEN SPACE ELEVATION LEFT SIDE ELEVATION ALLEY ELEVATION

4 CAR GARAGE ELEVATION
SCALE: 1"=8'



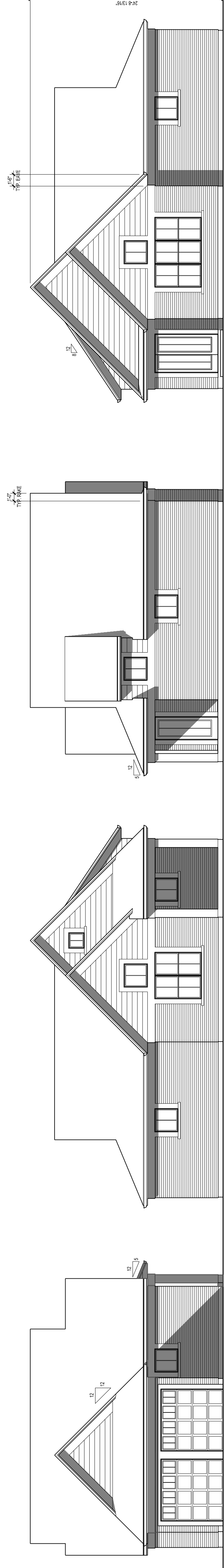
RIGHT SIDE ELEVATION OPEN SPACE ELEVATION LEFT SIDE ELEVATION ALLEY ELEVATION

6 CAR GARAGE/SOUTH COMMUNITY GATHERING SPACE ELEVATION
SCALE: 1"=8'



NORTH EAST SOUTH WEST

NORTH COMMUNITY GATHERING SPACE ELEVATION
SCALE: 1"=8'



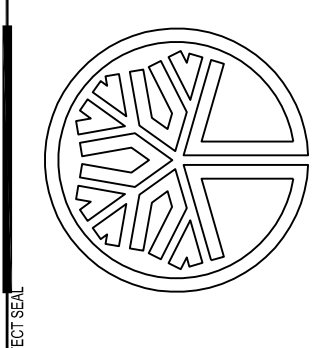
ALLEY ELEVATION MILITARY ROAD ELEVATION S. 140TH ST. ELEVATION WEST FACADE ELEVATION

PLAN 1 SIDE 2-CAR GARAGE ELEVATION B
SCALE: 1"=8'

NOT FOR CONSTRUCTION

NO	DATE	REVISION	MUP	CITY	COMMENTS
1	5/24/2010				
2	10/23/2010				

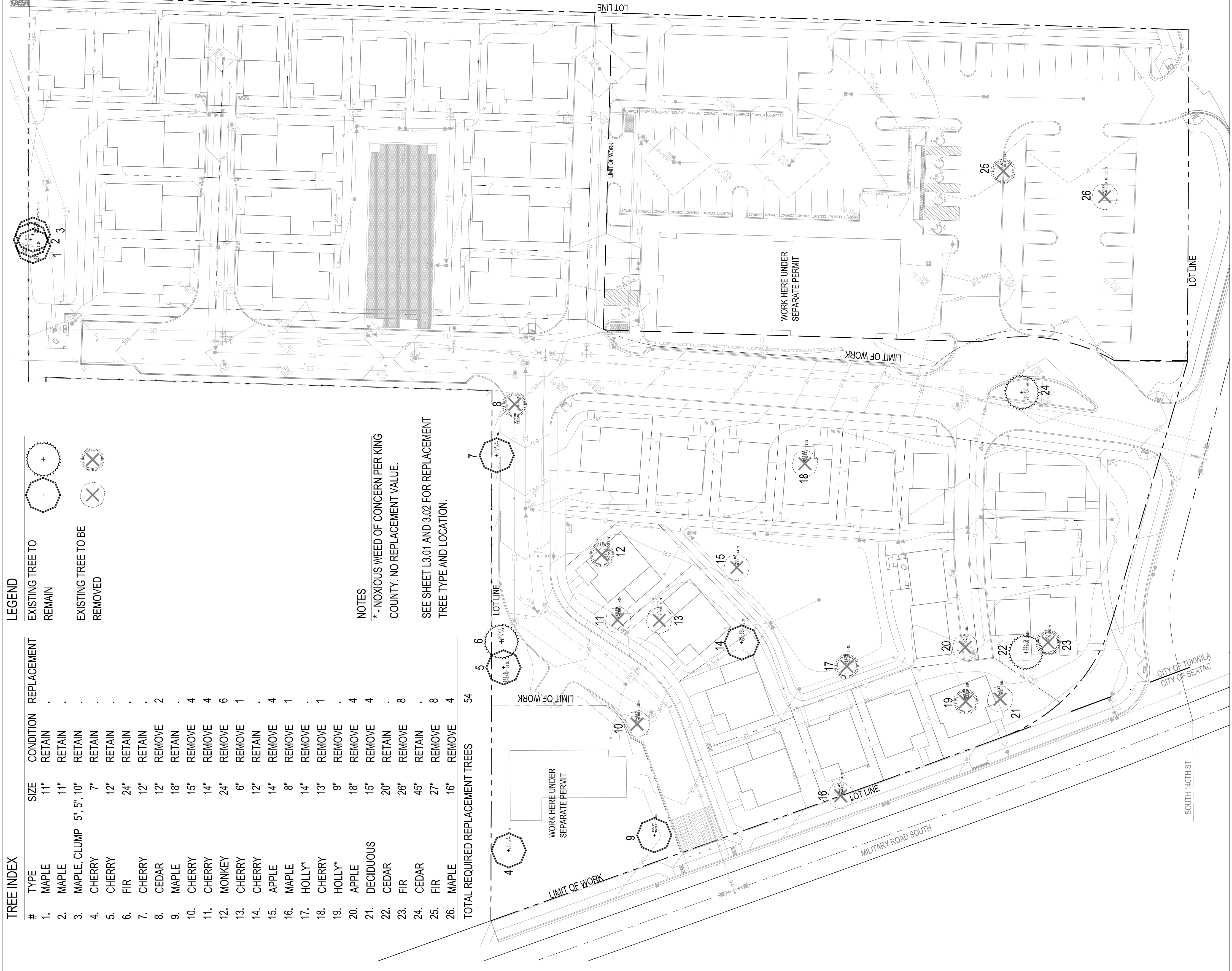
PROJECT DIRECTOR	
PROJECT MANAGER	
PROJECT ARCHITECT	
PROJECT TEAM NUMBER	
PROJECT CHECK	
PROJECT DATE	



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
LANDSCAPE ARCHITECT

DEBRA GUENTHER
CERTIFICATE NO. 1022

TITLE	TREE RETENTION PLAN
PROJECT NO.	06385.80
DATE	1 FEBRUARY 2010
PROJECT NETWORK NAME	S1_2006\0638500\Cadd1
SHEET NUMBER	L1SHEETS



LEGEND

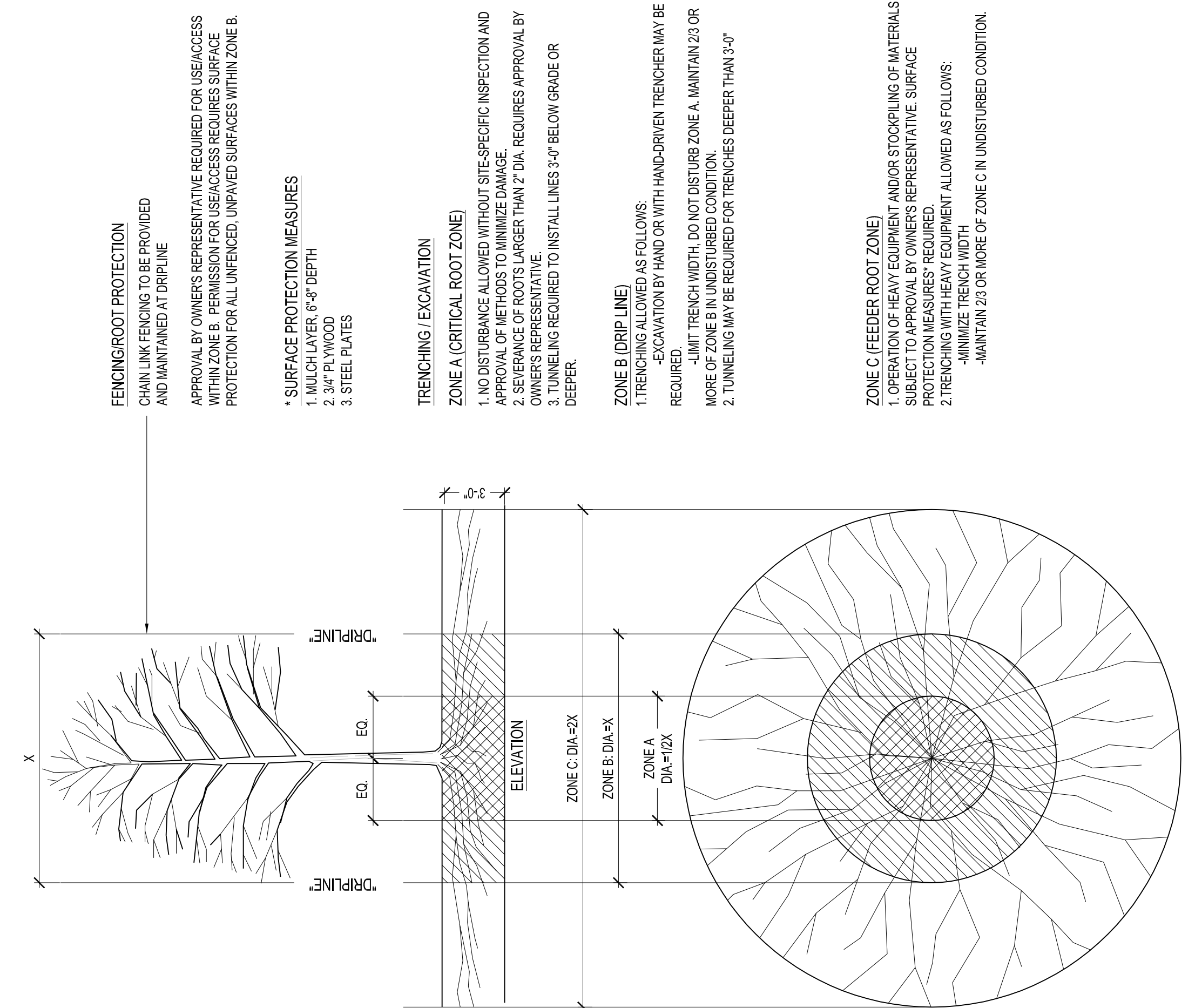
EXISTING TREE TO REMAIN	(Symbol: Tree with a circle around it)
EXISTING TREE TO BE REMOVED	(Symbol: Tree with an 'X' over it)

#	TYPE	SIZE	CONDITION	REPLACEMENT
1.	MAPLE	11"	RETAIN	
2.	MAPLE	11"	RETAIN	
3.	MAPLE CLUMP	5", 5", 10"	RETAIN	
4.	CHERRY	7"	RETAIN	
5.	CHERRY	12"	RETAIN	
6.	FIR	24"	RETAIN	
7.	CHERRY	12"	RETAIN	
8.	CEDAR	12"	REMOVE	2
9.	MAPLE	18"	RETAIN	
10.	CHERRY	15"	REMOVE	4
11.	CHERRY	14"	REMOVE	4
12.	MONKEY	24"	REMOVE	6
13.	CHERRY	6"	REMOVE	1
14.	CHERRY	12"	RETAIN	
15.	APPLE	14"	REMOVE	4
16.	MAPLE	8"	REMOVE	1
17.	HOLLY*	14"	REMOVE	1
18.	CHERRY	13"	REMOVE	1
19.	HOLLY*	9"	REMOVE	
20.	APPLE	18"	REMOVE	4
21.	DECIDUOUS	15"	REMOVE	4
22.	CEDAR	20"	RETAIN	
23.	FIR	26"	REMOVE	8
24.	CEDAR	45"	RETAIN	
25.	FIR	27"	REMOVE	8
26.	MAPLE	16"	REMOVE	4
TOTAL REQUIRED REPLACEMENT TREES				54

NOTES

* - NOXIOUS WEED OF CONCERN PER KING COUNTY. NO REPLACEMENT VALUE.

SEE SHEET L3.01 AND 3.02 FOR REPLACEMENT TREE TYPE AND LOCATION.



FENCING/ROOT PROTECTION

CHAINLINK FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE

APPROVAL BY OWNER'S REPRESENTATIVE REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFINISHED, UNPAVED SURFACES WITHIN ZONE B.

*** SURFACE PROTECTION MEASURES**

- MULCH LAYER 6"-8" DEPTH
- 3/4" PLYWOOD
- STEEL PLATES

TRENCHING / EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

- NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE DAMAGE.
- IF EXCAVATION DEEPER THAN 2' DIA. REQUIRES APPROVAL BY OWNER'S REPRESENTATIVE.
- TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER.

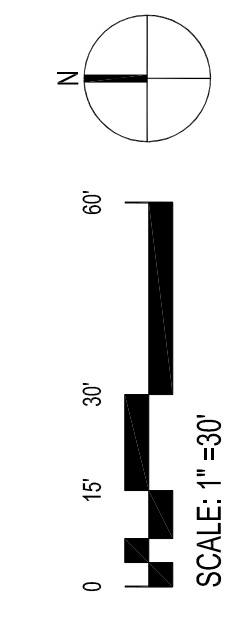
ZONE B (DRIP LINE)

1. TRENCHING ALLOWED AS FOLLOWS:
- EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED.
- TRENCH WIDTH DO NOT EXCEED ZONE A. MAINTAIN 22" OR MORE OF ZONE B IN UNDISTURBED CONDITION.
2. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

ZONE C (FEEDER ROOT ZONE)

- OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE. SURFACE PROTECTION MEASURES* REQUIRED.
- TRENCHING AND EXCAVATION ALLOWED AS FOLLOWS:
- MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION.

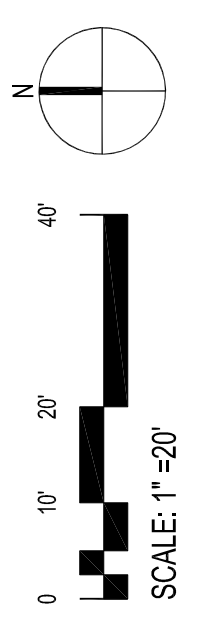
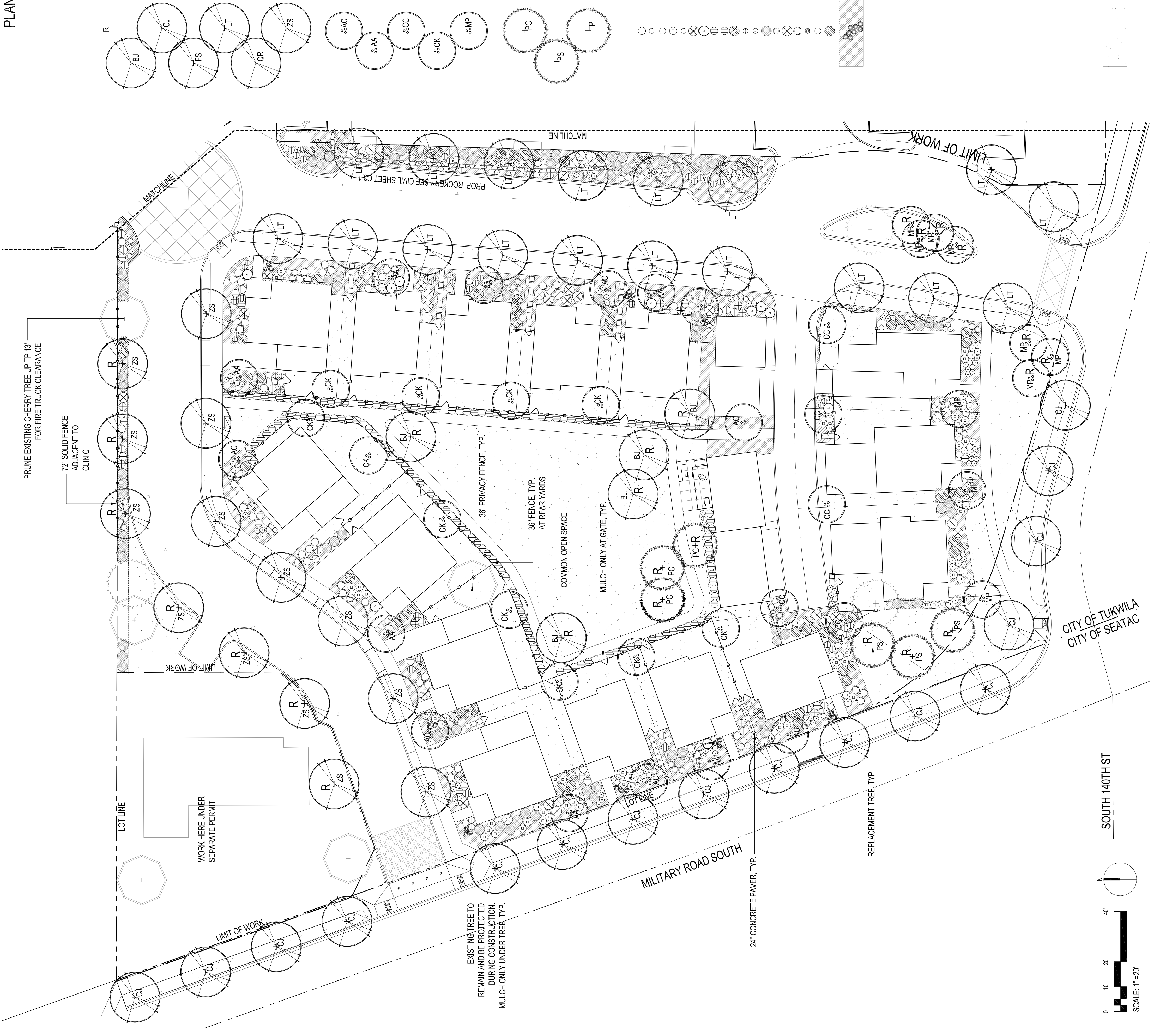
ROOT PROTECTION	TREES IN PLANTING STRIPS	TREES IN TREE PITS
HEAVY EQUIPMENT OPERATION	ALL NON-PAVED PLANTING STRIP SURFACES SUBJECT TO IMPACT (COMPACTION) BY CONSTRUCTION ACTIVITY SHALL BE PROTECTED WITH 6-8" MULCH LAYER OR 3/4" PLYWOOD PANELS. PROVIDE WOOD BRANKING OR STEEL PANELS UNDER BACKHOE STABILIZERS PLACED ANYWHERE IN THE PLANTING STRIP NO STORAGE OF MATERIALS OR EQUIPMENT IN THE PLANTING STRIP SHALL BE ALLOWED WITHOUT PROPER SURFACE PROTECTION AND WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE.	RETAIN EXISTING PAVING DURING CONSTRUCTION SCHEDULE PAVEMENT REPLACEMENT TO MINIMIZE EXPOSURE OF SURFACE TO DRYING, EQUIPMENT DAMAGE, COMPACTION, ETC. EXPOSURE FOR LONGER THAN 48 HOURS REQUIRES MULCH APPLICATION.
CANOPY PROTECTION	OVERHEAD BRANCHING LIKELY TO BE DAMAGED BY EQUIPMENT OPERATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE WITH PREVENTATIVE MEASURES (PRUNING OR TIE-BACK OF BRANCHES) APPROVED BY THE OWNER'S REPRESENTATIVE AND PROPERLY EXECUTED BEFORE COMMENCEMENT OF THE WORK.	
TRUNK PROTECTION	PROVIDE CHAINLINK CONSTRUCTION FENCE IN INDIVIDUAL FENCE INSTALLATIONS FOR EACH TREE OR THE LENGTH OF THE PLANTING STRIP.	PROVIDE 5'-0" MIN. HEIGHT FENCE INSTALLATIONS FOR EACH TREE TO BE ENCLOSED ENTIRE TREE PIT OPENING
SIDEWALK RECONSTRUCTION	ROOT PRUNE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE. MAINTAIN 2'-0" MIN. CLEARANCE FROM FLARE OF TRUNK WHEN SETTING FORMS.	PROVIDE 5'-0" X 5'-0" OR 4'-0" X 6'-0" (24 SQ FT MIN.) TREE PITS IN NEW SIDEWALK FOR NEW TREES. TREE PIT SIZE FOR EXISTING TREES SHALL BE ELONGATED (8'-0" TO 12'-0") PITS MAY BE REQUIRED TO MINIMIZE ROOT IMPACTS WHILE MAINTAINING REQUIRED SIDEWALK WIDTH.



NOT FOR CONSTRUCTION

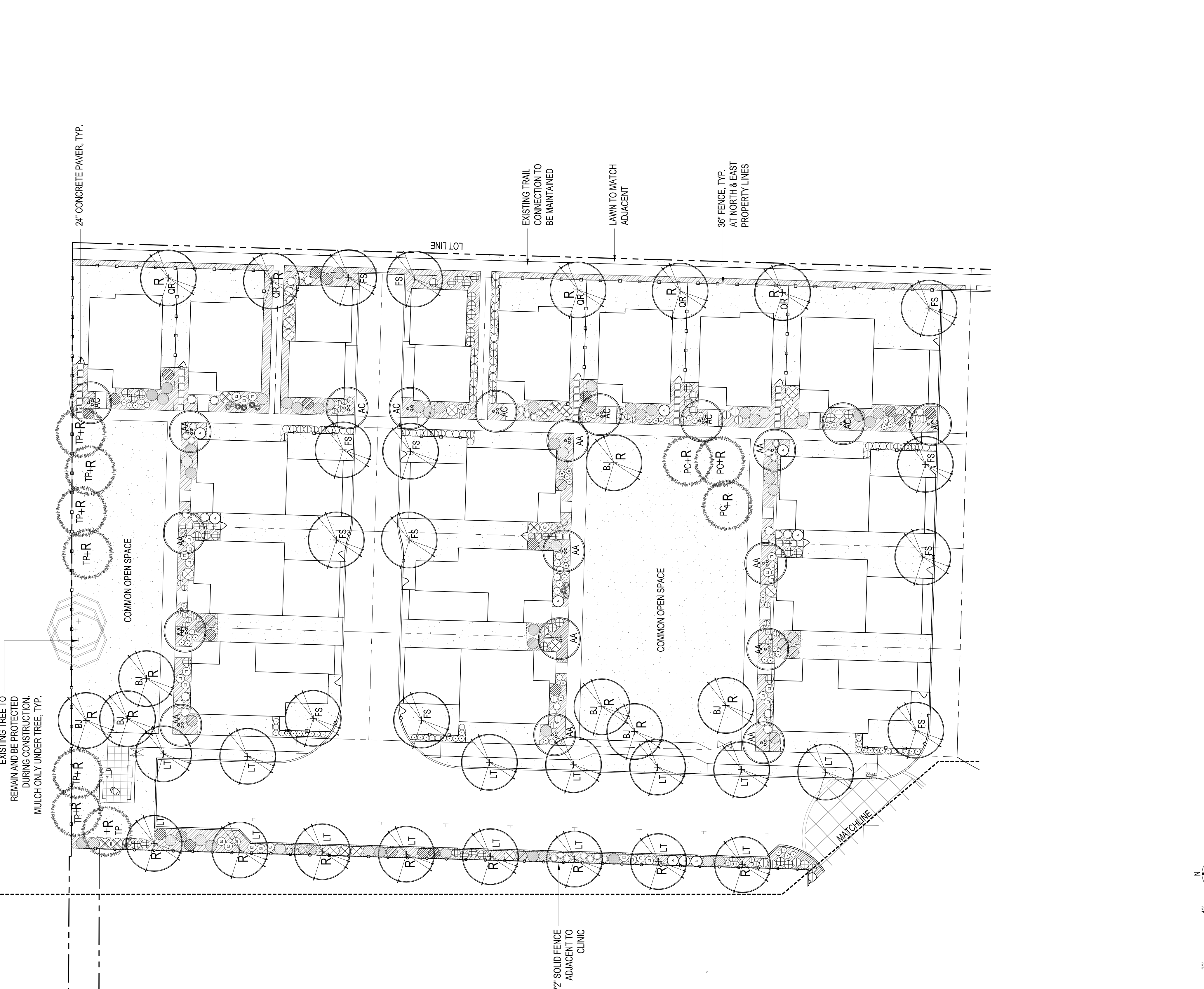
PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	ON-CENTER SPACING	COMMENTS
TREES					
LARGE TREES					
Replacement Tree					
Betula jacquemontii	Jacquemontii Birch	2-1/2" cal.	B&B	as shown	
Cercidiphyllum japonicum	Katsura	2-1/2" cal.	B&B	as shown	matched
Fagus sylvatica 'Rivers'	Rivers Purple Beech	2-1/2" cal.	B&B	as shown	matched
Liriodendron tulipifera	Tulip Tree	2-1/2" cal.	B&B	as shown	matched
Quercus rubra	Red Oak	2-1/2" cal.	B&B	as shown	
Zelkova serata 'Green Vase'	Green Vase Zelkova	2-1/2" cal.	B&B	as shown	matched
SMALL TREES					
Acer cineratum	Vine Maple	8" HL	B&B	as shown	multi-stem
Anelochier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8" HL	B&B	as shown	multi-stem
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2' cal.	B&B	as shown	
Cornus kousa	Kousa Dogwood	2' cal.	B&B	as shown	
Malus 'Prairiefire'	Prairie Fire Crabapple	2' cal.	B&B	as shown	
EVERGREEN TREES					
Pinus contorta var. contorta	Shore Pine	8" HL	B&B	as shown	
Pinus sylvestris	Scotch Pine	8" HL	B&B	as shown	
Thuja julicaea 'Excelsa'	Excelsa Western Red Cedar	8" HL	B&B	as shown	
PLANTING BEDS					
SHRUBS					
Arbutus unedo 'Compacta'	Compact Strawberry Tree	3 gal.	cont.	36"	
Berberis thunbergii 'Crimson Pigmy'	Crimson Pigmy Barberry	1 gal.	cont.	24"	
Ceanothus 'Julia Phyllis'	Small Leaf Mountain Lilac	1 gal.	cont.	30"	
Cornus sericea 'Isanti'	Isanti Red-Osier Dogwood	1 gal.	cont.	36"	
Cornus sericea 'Kelsey'	Kelsey Dogwood	1 gal.	cont.	24"	
Corylopsis sinesis	Winter Hazel	3 gal.	cont.	4'	
Desantus candelidius	Redbud Hazel	3 gal.	cont.	4'	
Escallonia 'Apple Blossom'	Apple Blossom Escallonia	3 gal.	cont.	36"	
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gal.	cont.	4'	
Hydrangea quercifolia	Oakleaf Hydrangea	3 gal.	cont.	4'	
Kalmia latifolia 'Minuet'	Minuet Mountain Laurel	1 gal.	cont.	24"	
Potentilla fruticosa 'Tangerine'	Shrubby Cinquefoil	1 gal.	cont.	24"	
Rosa sanguinea	Red Flowering Current	3 gal.	cont.	4'	
Rosa symmocarpia	Baldhip Rose	1 gal.	cont.	30"	
Symphoricarpos alba	Snowberry	1 gal.	cont.	4'	
Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	1 gal.	cont.	36"	
Vaccinium Sunshine Blue	Sunshine Blue Blueberry	1 gal.	cont.	24"	
Viburnum carlesii 'Compactum'	Korean Spice Viburnum	3 gal.	cont.	30"	
Viburnum linaus 'Spring Bouquet'	Spring Bouquet Viburnum	3 gal.	cont.	48"	
GROUNDCOVERS, PERENNIALS AND GRASSES					
Dicentra formosa	Bleeding Heart	1 gal.	cont.	12"	shade
Malva nervosa	Dwarf Oregon Grape	1 gal.	cont.	24"	shade
Maianthemum dilatatum	False Lily-of-the-Valley	1 gal.	cont.	12"	shade
Alchemilla mollis 'Aubree'	Aubree Lady's Mantle	1 gal.	cont.	24"	shade
Blechnum spicant	Deer Fern	1 gal.	cont.	24"	shade
Dryopteris erythrosora	Autumn Fern	1 gal.	cont.	24"	shade
Arabis sp. 'Kinsfolk'	Kinsfolk	4"	cont.	12"	sun
Dwarf Purple Coneflower	Dwarf Purple Coneflower	1 gal.	cont.	24"	sun
Wild Strawberry	Wild Strawberry	4"	cont.	24"	sun
Blue Out Grass	Blue Out Grass	1 gal.	cont.	12"	sun
Spanish Lavender	Spanish Lavender	1 gal.	cont.	24"	sun
Black Eyed Susan	Black Eyed Susan	1 gal.	cont.	24"	sun
White Black Eye Susan	White Black Eye Susan	1 gal.	cont.	24"	sun
Summerwine Yarrow	Summerwine Yarrow	1 gal.	cont.	24"	sun
Johnson's Blue Cereus	Johnson's Blue Cereus	1 gal.	cont.	24"	sun
Starburst Red Evergreen Daylily	Starburst Red Evergreen Daylily	1 gal.	cont.	24"	sun
Tigerlily	Tigerlily	1 gal.	cont.	24"	sun
Lily Turf	Lily Turf	1 gal.	cont.	12"	sun, shade
Sword Fern	Sword Fern	1 gal.	cont.	24"	sun, shade
Polystichum munum	Polystichum Coral Balls	1 gal.	cont.	24"	sun, shade
Heuchera x 'Lime Rickey'	Lime Rickey Coral Balls	1 gal.	cont.	24"	sun, shade
Hosta seldiana	Hosta seldiana	1 gal.	cont.	24"	sun, shade
Acanthus mollis	Bear's Breech	1 gal.	cont.	24"	sun, shade
Vinca minor	Periwinkle	1 gal.	cont.	24"	sun, shade
TURF					
Seeded Lawn					



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	ON-CENTER SPACING	COMMENTS
TREES					
LARGE TREES					
Replacement Tree					
Beula Jacquemontii	Jacquemontii Birch	2-1/2' cal.	B&B	as shown	
Cercidiphyllum japonicum	Katsura	2-1/2' cal.	B&B	as shown	matched
Fagus sylvatica 'Riversii'	Rivers Purple Beech	2-1/2' cal.	B&B	as shown	matched
Linderoon tulipifera	Tulip Tree	2-1/2' cal.	B&B	as shown	matched
Quercus rubra	Red Oak	2-1/2' cal.	B&B	as shown	
Zelkova serrata 'Green Vase'	Green Vase Zelkova	2-1/2' cal.	B&B	as shown	matched
SMALL TREES					
Acer cinnatum	Vine Maple	8' ht.	B&B	as shown	multi-stem
Amelanchier 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' ht.	B&B	as shown	multi-stem
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2' cal.	B&B	as shown	
Cornus kousa	Kousa Dogwood	2' cal.	B&B	as shown	
Melus 'Prairiefire'	Prairie Fire Crabapple	2' cal.	B&B	as shown	
EVERGREEN TREES					
Pinus contorta var. contorta	Shore Pine	8' ht.	B&B	as shown	
Pinus sylvestris	Scotch Pine	8' ht.	B&B	as shown	
Thuja plicata 'Excelsa'	Excelsa Western Red Cedar	8' ht.	B&B	as shown	
PLANTING BEDS					
SHRUBS					
Abutilon unedo 'Compaed'	Compact Strawberry Tree	3 gal	cont.	38"	
Berberis thunbergii 'Crimson Pigmy'	Crimson Pigmy Barbary	1 gal	cont.	24"	
Ceanothus 'Julia Phelps'	Small Leaf Mountain Lilac	1 gal	cont.	30"	
Cornus sericea 'Isanti'	Isanti Red-Osier Dogwood	1 gal	cont.	36"	
Cornus sericea 'Kelsey'	Kelsey Dogwood	1 gal	cont.	24"	
Corylopsis sinensis	Winter Hazel	3 gal	cont.	4"	
Dianthus oreociliolus	Rebudd Hazel	3 gal	cont.	4"	
Escallonia 'Apple Blossom'	Apple Blossom Escallonia	3 gal	cont.	38"	
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	4"	cont.	4"	
Hydrangea quercifolia	Oakleaf Hydrangea	3 gal	cont.	4"	
Kalmia latifolia 'Mimnet'	Mimnet Mountain Laurel	1 gal	cont.	24"	
Potentilla fruticosa 'Tangerine'	Shrubby Cinquefoil	1 gal	cont.	24"	
Ribes sanguineum	Red Flowering Currant	3 gal	cont.	4"	
Rosa gymnocarpa	Balding Rose	1 gal	cont.	30"	
Symphoricarpos alba	Snowberry	1 gal	cont.	4"	
Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	1 gal	cont.	38"	
Vaccinium 'Sunshine Blue'	Sunshine Blue Blueberry	1 gal	cont.	24"	
Viburnum carlesii 'Compactum'	Korean Spice Viburnum	3 gal	cont.	30"	
Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	3 gal	cont.	48"	
GROUNDCOVERS, PERENNIALS AND GRASSES					
Diantra formosa	Bleeding Heart	1 gal	cont.	12"	shade
Mahonia nervosa	Dwarf Oregon Grape	1 gal	cont.	24"	shade
Maianthemum dilatatum	False Lily-of-the-Valley	1 gal	cont.	12"	shade
Alchemilla mollis 'Ausslese'	Ausslese Lady's Mantle	1 gal	cont.	24"	shade
Blechnum spicant	Deer Fern	1 gal	cont.	24"	shade
Dryopteris erythrosora	Adiantum Fern	1 gal	cont.	24"	shade
Arctostaphylos uva-ursi	Kinnikinnick	4	cont.	12"	sun
Echinacea purpurea 'Kims Knee High'	Dwarf Purple Coneflower	1 gal	cont.	24"	sun
Fraxino virgiana	Wild Strawberry	4"	cont.	12"	sun
Helictotrichon sempervirens	Blue Oak Grass	1 gal	cont.	24"	sun
Lavandula stoechas	Spanish Lavender	1 gal	cont.	24"	sun
Rubecola fugida 'Goldstum'	Black Eyed Susan	1 gal	cont.	24"	sun
Rubecola 'White Swan'	White Black Eyed Susan	1 gal	cont.	24"	sun
Achillea 'Summerwine'	Summerwine Yarrow	1 gal	cont.	24"	sun
Geranium x Johnson's Blue'	Johnson's Blue Cranesbill	1 gal	cont.	24"	sun
Hemerocallis x Mond'	Sunburst Red Evergreen Daylily	1 gal	cont.	24"	sun
Lilium columbianum	Tigerlily	1 gal	cont.	24"	sun
Lilium muscari	Lily Turf	1 gal	cont.	12"	sun, shade
Polystichum munium	Sword Fern	1 gal	cont.	24"	sun, shade
Heuchera x Lime Rickey'	Lime Rickey Coral Balls	1 gal	cont.	24"	sun, shade
Hosta sieboldiana	Plantain Lily	1 gal	cont.	24"	sun, shade
Acanthus mollis	Bear's Breech	1 gal	cont.	24"	sun, shade
Vinca minor	Periwinkle	1 gal	cont.	24"	sun, shade
TURF					
	Seeded Lawn				Low water use seed mix



Pier 56
1207 Alaskan Way
Suite 200
Seattle, WA 98101
TEL. 206 633-3344
FAX 206 633-7005

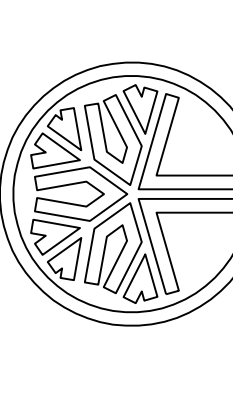


PROJECT:
Riverton Cottages
LOCATION:
Tukwila, WA
PREPARED FOR:
Rehabitat Northwest

REV. MAP

NO	DATE	REVISION	MUP	CITY	COMMENTS
1	5/24/2010				
2	10/23/2010				

PROJECT DIRECTOR:
LF
PROJECT MANAGER:
BY
PROJECT ARCHITECT:
MS
PROJECT TEAM NUMBER:
DJ
CHECK:
SD
PROJECT REF:



STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DEBRA GUENTHER
CERTIFICATE NO. 1022

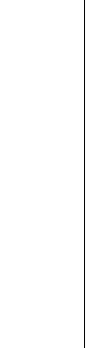
TITLE
PLANTING
PLAN

PROJECT NO.: 06385.80
DATE: 1 FEBRUARY 2010
PROJECT NETWORK PATH: S:_2006\0638500\Cadd\ LIS SHEETS\

L3.02 SET

NOT FOR CONSTRUCTION

Scale: 1" = 20'



Seeded Lawn

Low water use seed mix

RECORD LEGAL DESCRIPTION:

(PER PACIFIC NORTHWEST TITLE COMPANY OF WASHINGTON, SHORT PLAY CERTIFICATE, ORDER NO. 04853X, DATED MARCH 15, 2007 AND SUPPLEMENTAL REPORT NO. 3, DATED JUNE 22, 2010).

PARCEL A:

The east 225 feet of the south 695 feet of the northeast quarter of the southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington; AND EXCEPT any part in road.

PARCEL B:

That portion of the northeast quarter of the southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows:

The east 216 feet in width of the following portion: Beginning at the southeast corner of said northeast quarter of the southeast quarter; thence northerly along the easterly line thereof, 895 feet to the TRUE POINT OF BEGINNING of the subdivision; thence westerly along the easterly line of the original Old Military Road; thence southwesterly along said original line, to its intersection with the easterly line of the subdivision; thence northerly along the easterly line of said subdivision, 620 feet, more or less, to the intersection with the easterly line of the subdivision; thence easterly along a new location of Military Road, to its intersection with a line, 300 feet south of and parallel to the first course of this description; thence easterly, along said parallel line 510 feet, more or less, to the easterly line of said northeast quarter of the southeast quarter; thence northerly along said easterly line, 389 feet, more or less, to the TRUE POINT OF BEGINNING; thence northerly along the following described line:

EXCEPT that portion, if any, lying northerly of the following described line: Beginning at a point of the east line of said Section 16, south 1°40'11" west 673.42 feet from the east quarter corner thereof; thence north 89°52'59" west 619.26 feet, more or less, to the easterly line of Military Road and the terminus of said described line;

TOGETHER WITH that portion of the northeast quarter of the southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows: 535.63 feet from the southeast corner of said subdivision; thence north 1°40'11" west 10 feet along the easterly line thereof, 394.89 feet; thence north 89°52'59" west 225.08 feet to the TRUE POINT OF BEGINNING; thence easterly along the easterly line of the original Old Military Road, 150 feet; thence north 89°52'59" west 519.26 feet, more or less, to the northeasterly margin of Military Road; thence northerly along the easterly line of said subdivision, 620 feet, more or less, to the point of beginning.

PARCEL C:

That portion of the northeast quarter of the southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows: Beginning at the southeast corner of said subdivision; thence north 1°40'11" east along the easterly line thereof, 394.89 feet; thence north 89°52'59" west 225.08 feet to the TRUE POINT OF BEGINNING; thence easterly along the easterly line of the original Old Military Road, 150 feet; thence north 89°52'59" west 519.26 feet, more or less, to the northeasterly margin of Military Road; thence northerly along the easterly line of said subdivision, 620 feet, more or less, to the point of beginning.

PARCEL D:

That portion of the northeast quarter of the southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows: 11°01'1" east 356.93 feet and north 89°41'55" west 503.14 feet from the southeast corner of said subdivision; thence along said road line south 19°41'20" east 100 feet to the TRUE POINT OF BEGINNING; thence along said road line south 19°41'20" east 180 feet to the TRUE POINT OF BEGINNING; thence continuing southeasterly along said road line, 60 feet; thence south 89°41'55" west 139.80 feet; thence south 89°41'55" west 139.80 feet to the east quarter corner of said subdivision; thence north 1°40'11" east 55 feet, more or less, to a point from which the TRUE POINT OF BEGINNING bears north 89°41'55" west; thence north 89°41'55" west, 139 feet, more or less, to the TRUE POINT OF BEGINNING; thence north 1°40'11" east to the TRUE POINT OF BEGINNING; EXCEPT portion thereof lying southerly of a line beginning on easterly line of above described line and bearing north 1°40'11" east 55 feet, more or less, to the point of beginning; thence south 89°41'55" east to westerly line of above described tract.

PARCEL E:

That portion of the northeast quarter of the southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows: Beginning on the easterly line of Military Road at a point which is north 1°40'11" east 356.93 feet and north 89°41'55" west 503.14 feet from the southeast corner of said subdivision; thence along said road line south 19°41'20" east 100 feet to the TRUE POINT OF BEGINNING; thence along said road line south 19°41'20" east 180 feet to the TRUE POINT OF BEGINNING; thence continuing southeasterly along said road line, 60 feet; thence south 89°41'55" west 139.80 feet; thence south 89°41'55" west 139.80 feet to the east quarter corner of said subdivision; thence north 1°40'11" east 55 feet, more or less, to a point from which the TRUE POINT OF BEGINNING bears north 89°41'55" west; thence north 89°41'55" west, 139 feet, more or less, to the TRUE POINT OF BEGINNING; thence north 1°40'11" east to the TRUE POINT OF BEGINNING; TOGETHER WITH the portion of vacated Military Road South pursuant to order dated July 17, 1944, in Volume 42, at Page 381, of Commissioners Records.

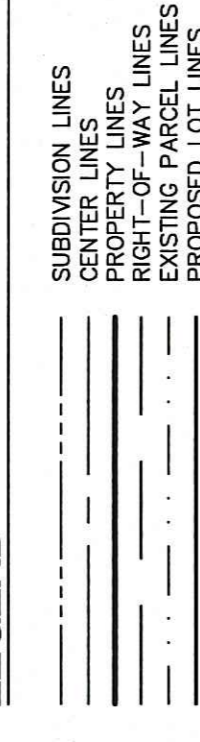
PARCEL F:

That portion of the northeast quarter of the southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows: Beginning on the easterly line of Military Road at a point which is north 1°40'11" east 356.93 feet and north 89°41'55" west 503.14 feet from the southeast corner of said subdivision; thence along said road line south 19°41'20" east 100 feet to the TRUE POINT OF BEGINNING; thence along said road line south 19°41'20" east 180 feet to the TRUE POINT OF BEGINNING; thence continuing southeasterly along said road line, 60 feet; thence south 89°41'55" west 139.80 feet; thence south 89°41'55" west 139.80 feet to the east quarter corner of said subdivision; thence north 1°40'11" east 55 feet, more or less, to a point from which the TRUE POINT OF BEGINNING bears north 89°41'55" west; thence north 89°41'55" west, 139 feet, more or less, to the TRUE POINT OF BEGINNING; thence north 1°40'11" east to the TRUE POINT OF BEGINNING; TOGETHER WITH that portion of vacated Military Road South pursuant to order dated July 17, 1944, in Volume 42, at Page 381, of Commissioners Records.

PARCEL G:

That portion of the northeast quarter of the southeast quarter of Section 16, Township 23 North, Range 4 East, W.M., in King County, Washington, described as follows: Beginning at the intersection of the west line of the east 225 feet of said subdivision with the northerly line of South 140th Street; thence north 1°40'11" east 200 feet; thence north 89°41'55" west 73 feet to the west line of the east 225 feet of said subdivision; thence north 1°40'11" east 200 feet to the east quarter corner of said subdivision; thence southwesterly to point of beginning.

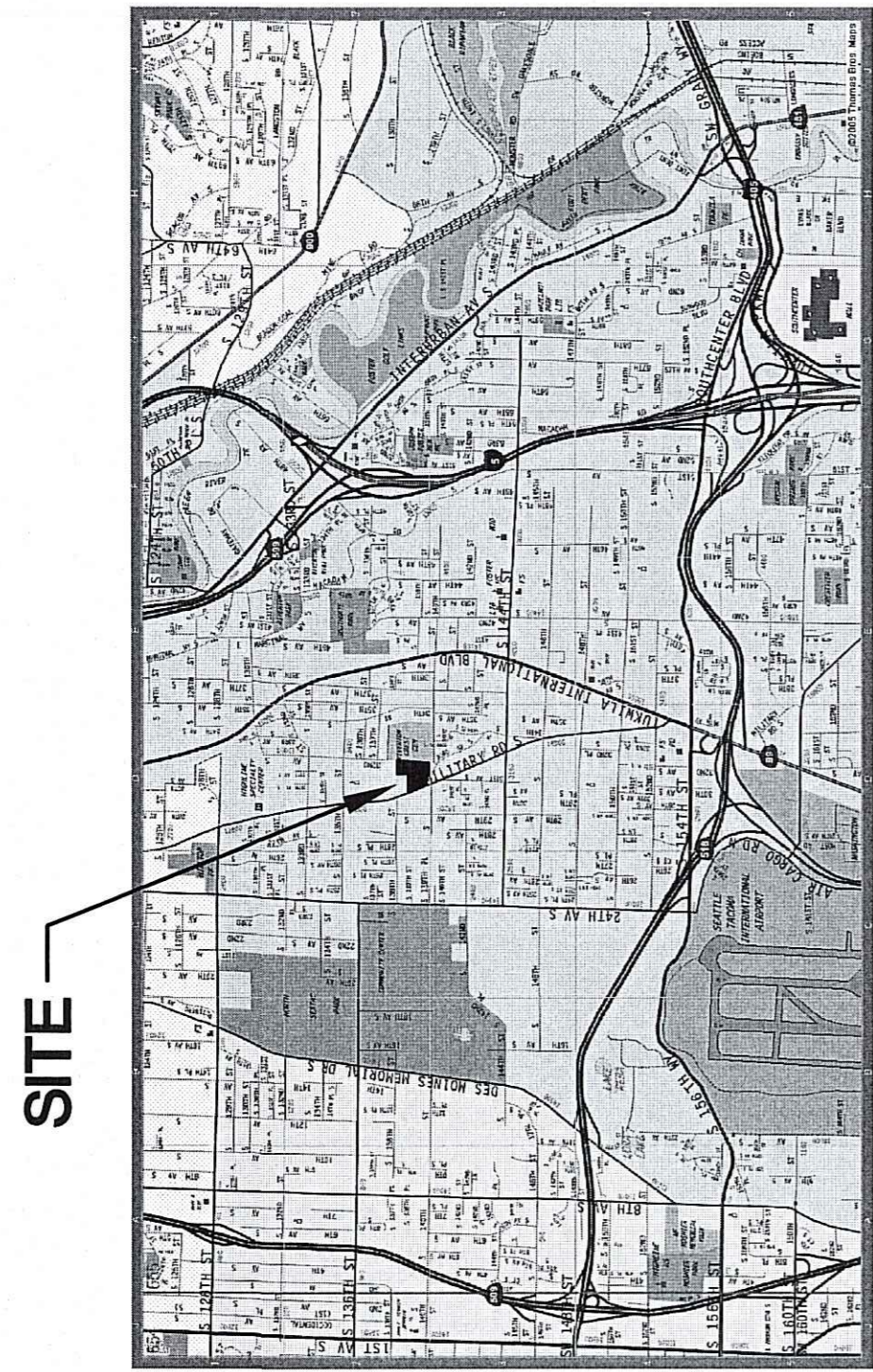
LEGEND:



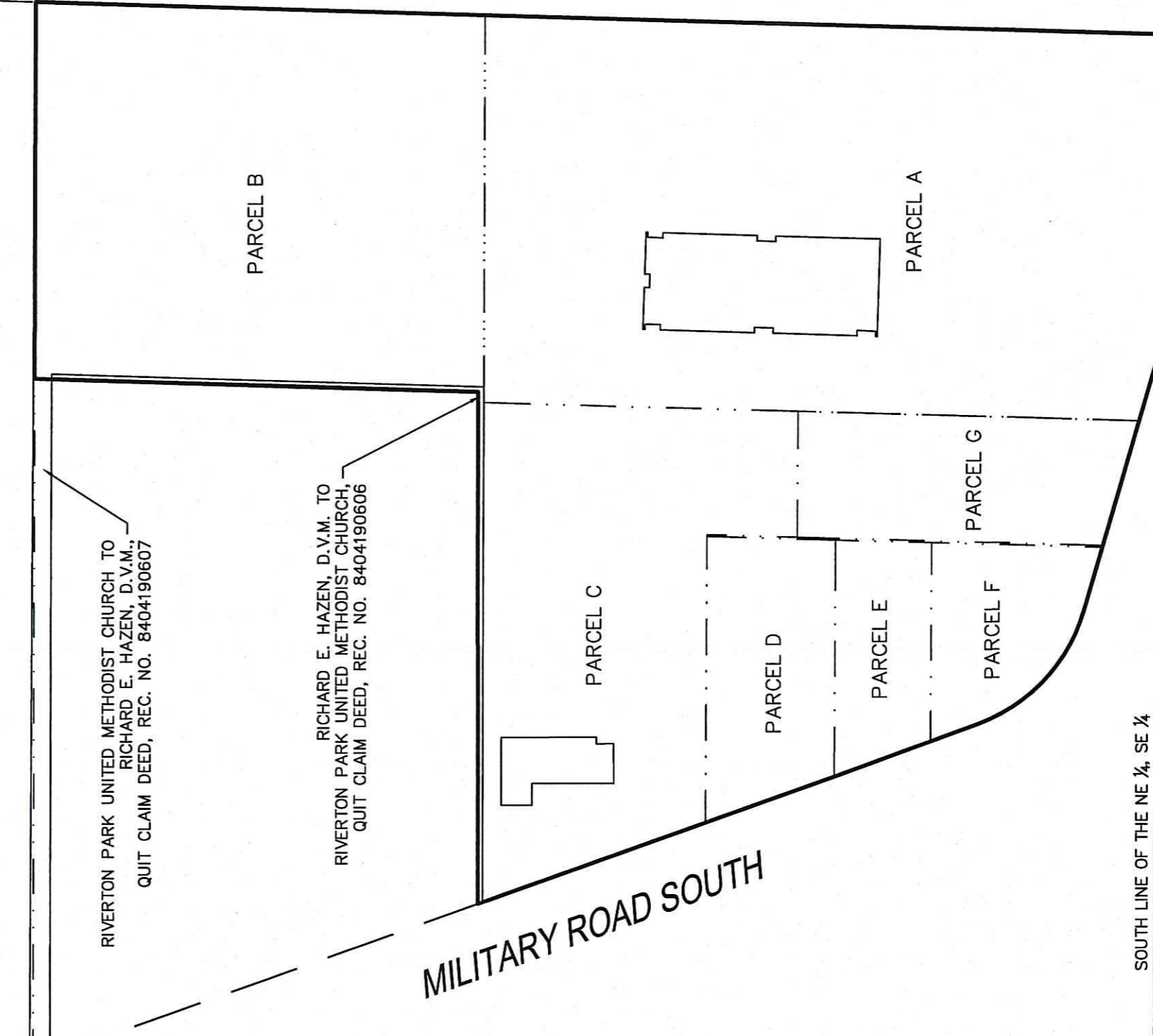
NOTES:

- HORIZONTAL DATUM: ASSUMED
- VERTICAL DATUM: NAVD-88
- CONTROLLING BENCHMARK: TOP OF N.E. CORNER OF CONCRETE RETAINING WALL, SOUTH SIDE OF HOUSE 13661 MILITARY ROAD AT N.W. CORNER OF S. 138TH ST. & MILITARY ROAD. ELEVATION = 371.99 FEET (113.382 METERS)
- SITE AREA: 226,830 SQ. FT. / 5.207 ACRES
- DEVELOPMENT AREA: 155,251 SQ. FT. / 3.561 ACRES
- ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 1. THIS SUBDIVISION IS TO COMPLY WITH GEOTECHNICAL REQUIREMENTS SET FORTH IN GEOTECHNICAL REPORTS DATED JULY 25, 2007, AND SUBSEQUENT GEOTECHNICAL REPORTS.
- 2. THE FACT THAT THE UNIT LOT IS NOT A SEPARATE BUILDABLE LOT AND THAT ADDITIONAL DEVELOPMENT OF THE INDIVIDUAL LOT MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE UNIT LOT, IS THE RESPONSIBILITY OF THE APPLICANT AND NOT THE DUTY OF THE DIRECTOR OF THE KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS. (TMC 17.14.06DE)

16515

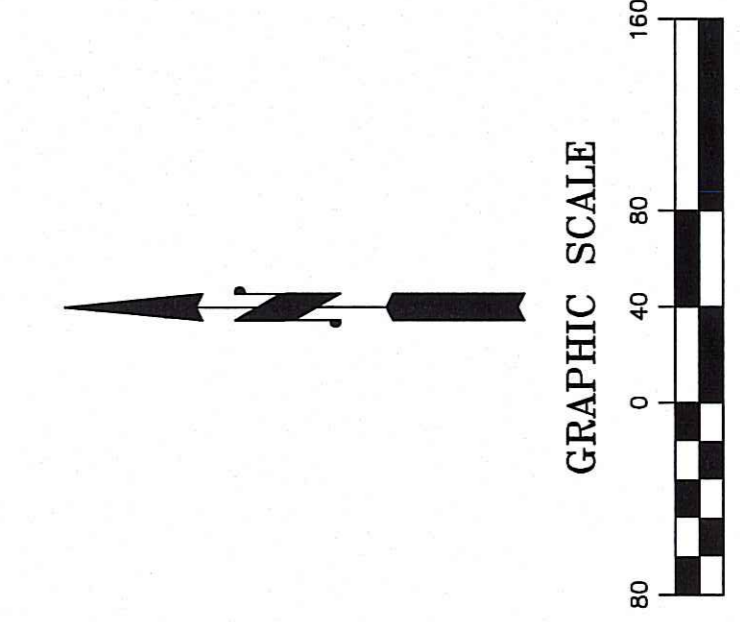


NE 1/4, SE 1/4, SEC. 16, T. 23 N., R. 4 E.



SOUTH 140TH STREET

SOUTH LINE OF THE NE 1/4, SE 1/4



CAD/CALC	XXX
DRAWN	RLH
PLAT CHK	

SYN	BY	APP'D
DATE	12/23/10	RLH
REVISIONS PER TECHNICAL COMMENTS #5, DATED 9/30/2010	DATE	BY
REVISION		

11255 Kikland Way, Suite 300
Kingston, WA 98043
P. 425.827.2014 | F. 425.827.5043
Civil | Structural | Planning | Survey
paccs@pacpac.com



RIVERPORT COTTAGES

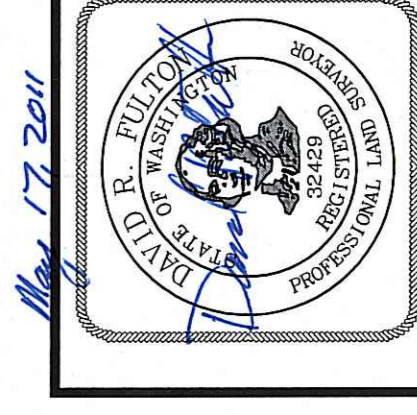
DATE	JUNE 2010
SCALE	1" = 80'
SURVEY TEAM	////
FIELD BOOK	& ELEC.
DWG FILE	7404-PRELIM PLAT

PRELIMINARY SUBDIVISION SURVEY MAP FOR REHABITAT NW

PORTION OF: NET 1/4, SE 1/4, SECTION 16, T. 23 N., R. 4 E., W.M.

PROJECT NO. **07494.00**

SHEET **1** OF **3**





May 17, 2011

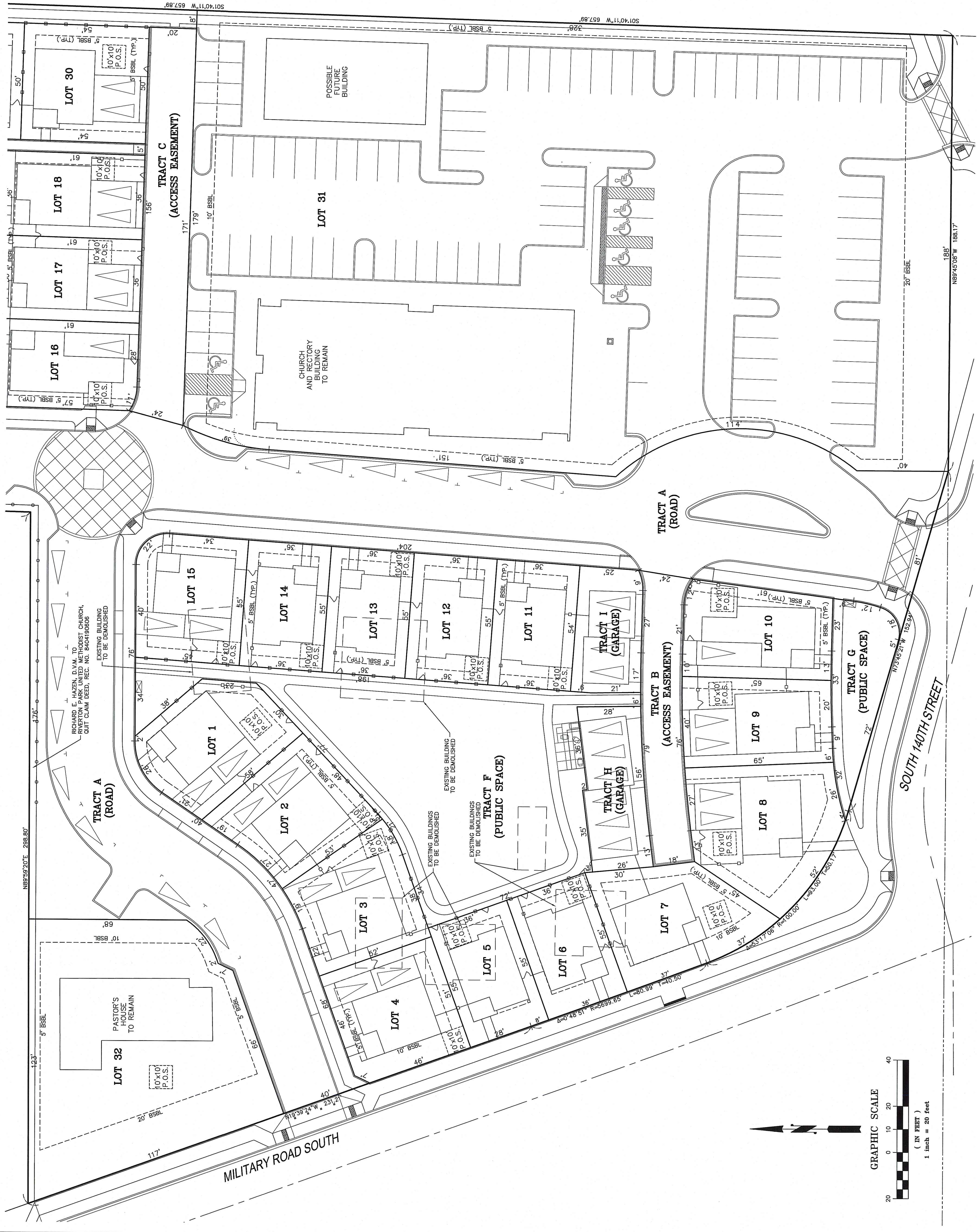
PROJECT NO. **07494.00**
SHEET **2** OF **3**

LEGEND

- SUBDIVISION LINES
- PROPERTY LINES
- PROPOSED LOT LINES
- BUILDING SETBACK LINES (BSBL)
- MINIMUM 10'x10' PRIVATE OPEN SPACE
- 10'x10' P.O.S.

NOTES:

HORIZONTAL DATUM: ASSUMED
VERTICAL DATUM: NAVD-88
CONTROLLING BENCHMARK: TOP OF N.E. CORNER OF CONCRETE RETAINING WALL, SOUTH SIDE OF HOUSE, 13661 MILITARY ROAD AT N.W. CORNER OF S. 136TH ST. & MILITARY ROAD. ELEVATION = 371.99 FEET (113.362 METERS)



PORTION OF: NE1/4, SE1/4, SECTION 16, T. 23 N., R. 4 E., W.M.

PRELIMINARY SUBDIVISION SURVEY MAP
FOR
REHABILITAT NW

DATE	JUNE 2010
SCALE	1" = 20'
SURVEY TEAM	///
FIELD BOOK	& ELEC.
DWG FILE	7494-PRELM PLAT

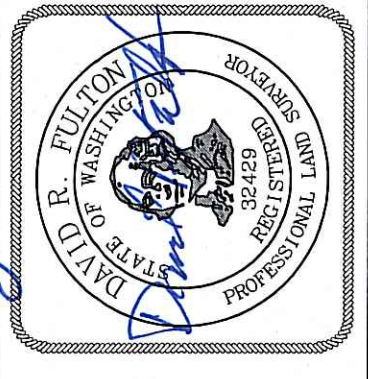
RIVERTON COTTAGES

11265 Kildand Way, Suite 300
Kildand, VA 98033
p. 425.827.2011 f. 425.827.5043
Civil | Structural | Planning | Survey
pacesurveys.com



CAD/CALC	XXX	DATE	BY	APP'D
DRAWN	RLH	12/23/10	RLH	DRF
PLAT CHK				
SYN				

FILE NAME: P:\07\24\00\07494-PRELM PLAT.DWG
PLOT TIME: 9/23/2010 12:34:35 PM
PLOT NAME: 07/2010
USER NAME: RICK HAZEN
KERF FILES: 07494-ARC-02-2007021 DR-XS-SUB-REHABITAT NW MILITARY RD.



PROJECT NO.
07494.00
SHEET **3** OF **3**

LEGEND

- SUBDIVISION LINES
- PROPERTY LINES
- PROPOSED LOT LINES
- BUILDING SETBACK LINES (BSBL)
- 10'x10' P.O.S.
- MINIMUM 10'x10' PRIVATE OPEN SPACE

NOTES:

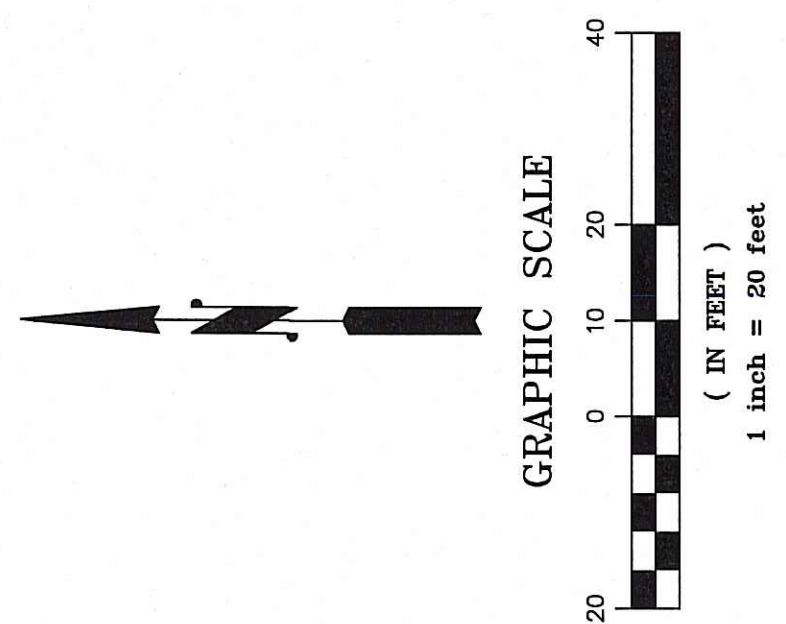
HORIZONTAL DATUM: ASSUMED
 VERTICAL DATUM: NAVD-88
 CONTROLLING BENCHMARK: TOP OF N.E. CORNER OF CONCRETE RETAINING WALL, INTERSECTION OF S. 138TH ST. & MILITARY ROAD. ELEVATION = 371.89 FEET (113.382 METERS)



RIVERTON PARK UNITED METHODIST CHURCH, TO
 QUIT CLAIM DEED, REC. NO. 8404190807

RICHARD E. HAZEN, D.V.M. TO
 RIVERTON PARK UNITED METHODIST CHURCH,
 QUIT CLAIM DEED, REC. NO. 8404190808

RICHARD E. HAZEN, D.V.M. TO
 RIVERTON PARK UNITED METHODIST CHURCH,
 QUIT CLAIM DEED, REC. NO. 8404190809



PORTION OF: NE1/4, SET/4, SECTION 16, T. 23 N., R. 4 E., W.M.

PRELIMINARY SUBDIVISION SURVEY MAP FOR REHABITAT NW

DATE: JUNE 2010
 SCALE: 1" = 20'
 SURVEY TEAM: / / /
 FIELD BOOK: & ELEC.
 DWG. FILE: 7494-PRELIM PLAT

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CAD/CALC.	XXX	DRF
DRAWN	RLH	DRF
PLAT	CHK	DRF
DATE	BY	APP'D
REVISION		
SYN		
REVISIONS PER TECHNICAL COMMENTS #4, DATED 02/11/2011 (Lot 27 BLDG)	05/13/11	RLH
REVISIONS PER TECHNICAL COMMENTS #5, DATED 9/20/2010	12/23/10	RLH

