
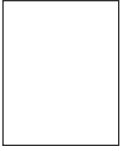

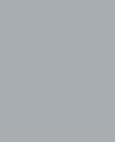


Attachment B: Colored Elevations

MANUFACTURE / CODE

	BEHR - CHOCOLATE COCO S-G-760
	BEHR - SMART WHITE 730A-1
	BEHR - EVENING HUSH 770F-6
	BEHR - MANHATTAN MIST 760E-2

EXTERIOR COLOR

4228 South 164th Street, Tukwila WA



38'-11 1/2"
T.O. OF ROOF

28'-7 1/2"
T.O. OF PLATE

20'-7 1/2"
T.O. FINISHED FLOOR

11'-5 3/4"
T.O. FINISHED FLOOR

8'-8"
T.O. OVERHANG

0'-0"
FINISHED FLOOR



NORTH ELEVATION

4228 South 164th Street, Tukwila WA



38'-11 1/2"
T.O. OF ROOF

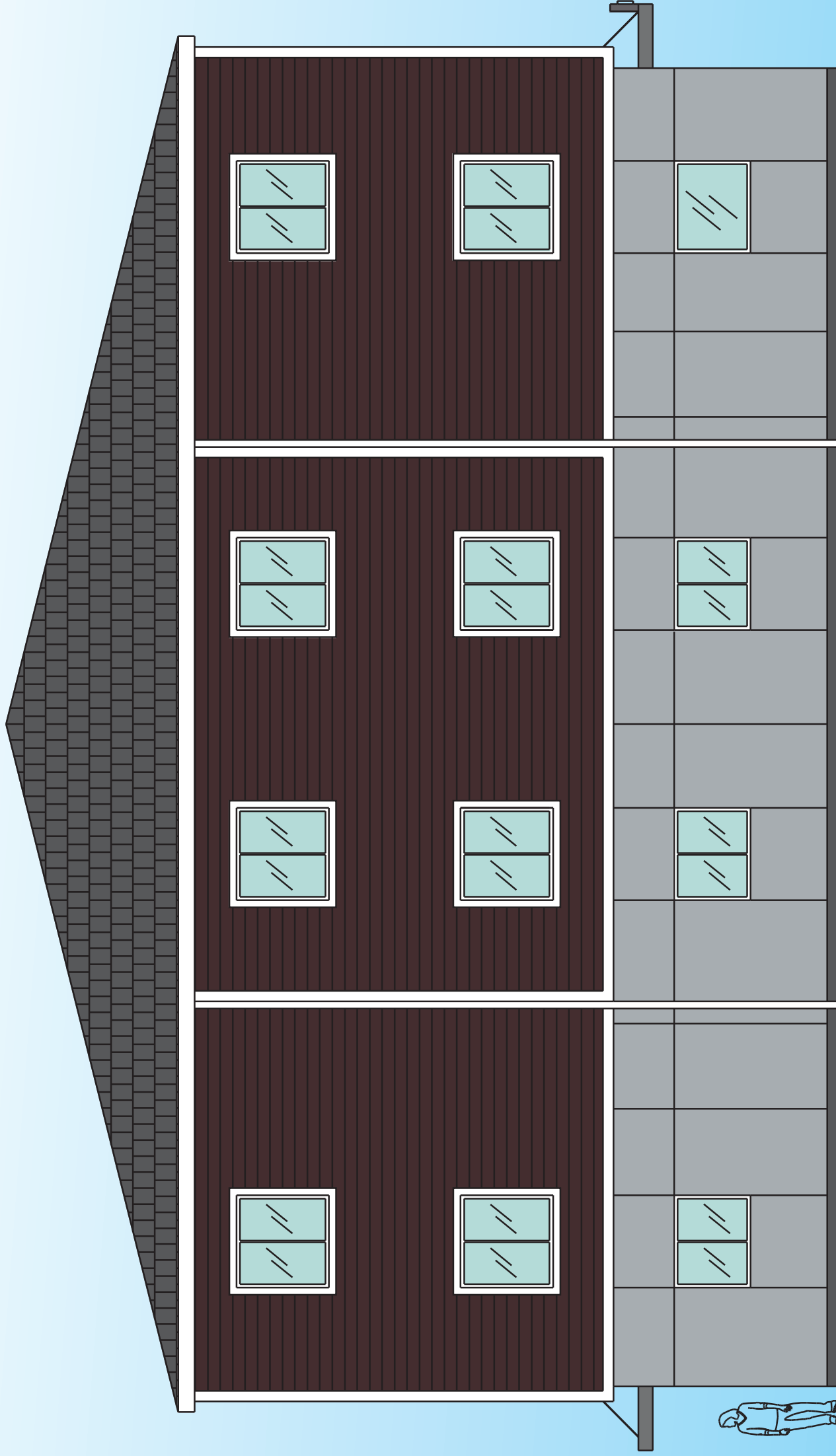
28'-7 1/2"
T.O. OF PLATE

20'-7 1/2"
T.O. FINISHED FLOOR

11'-5 3/4"
T.O. FINISHED FLOOR

8'-8"
T.O. OVERHANG

0'-0"
FINISHED FLOOR



WEST ELEVATION

4228 South 164th Street, Tukwila WA



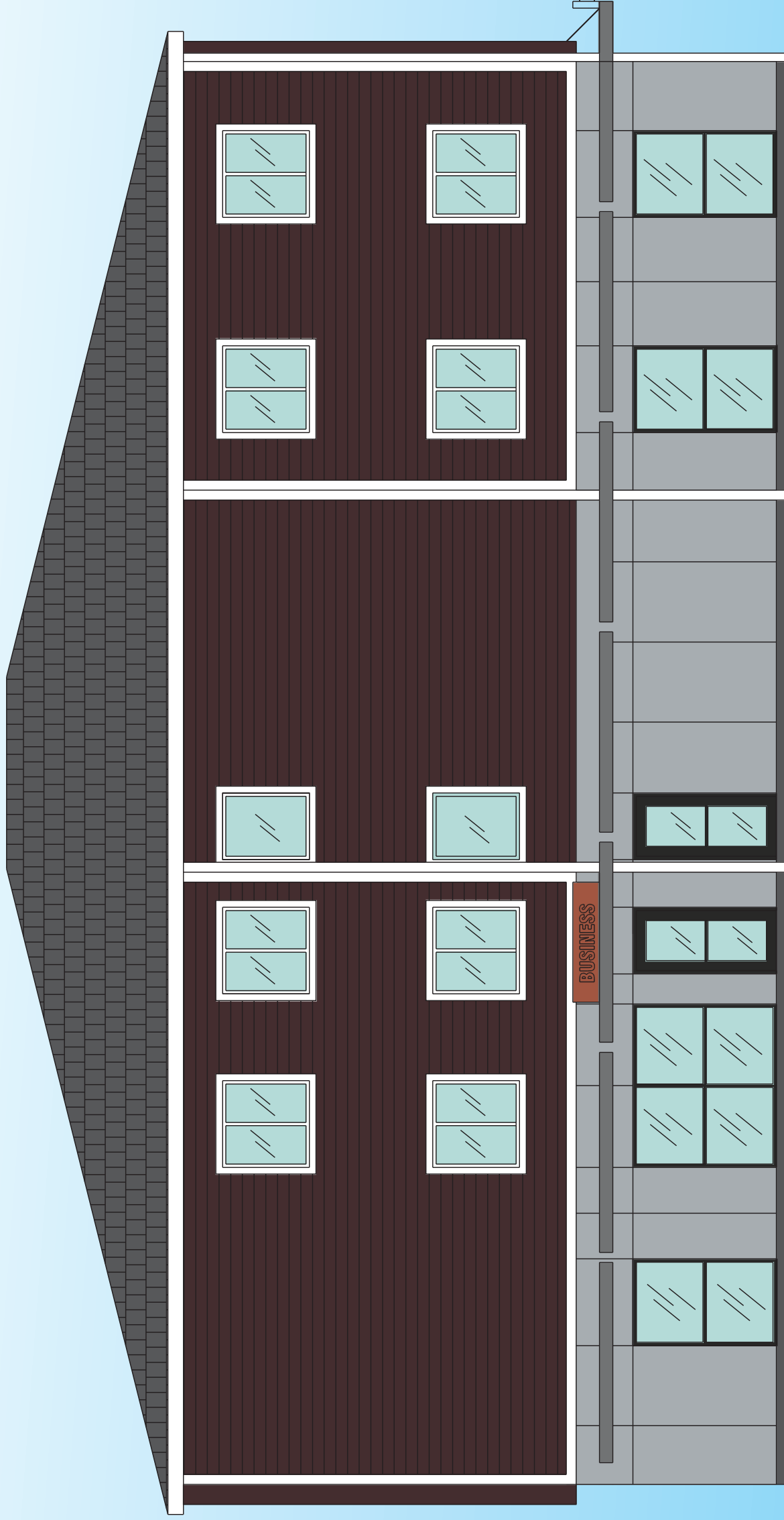
38'-11 1/2"
T.O. OF ROOF

28'-7 1/2"
T.O. OF PLATE

20'-7 1/2"
T.O. FINISHED FLOOR

11'-5 3/4"
T.O. FINISHED FLOOR
8'-8"
T.O. OVERHANG

0'-0"
FINISHED FLOOR



SOUTH ELEVATION

4228 South 164th Street, Tukwila WA



38'-11 1/2"
T.O. OF ROOF

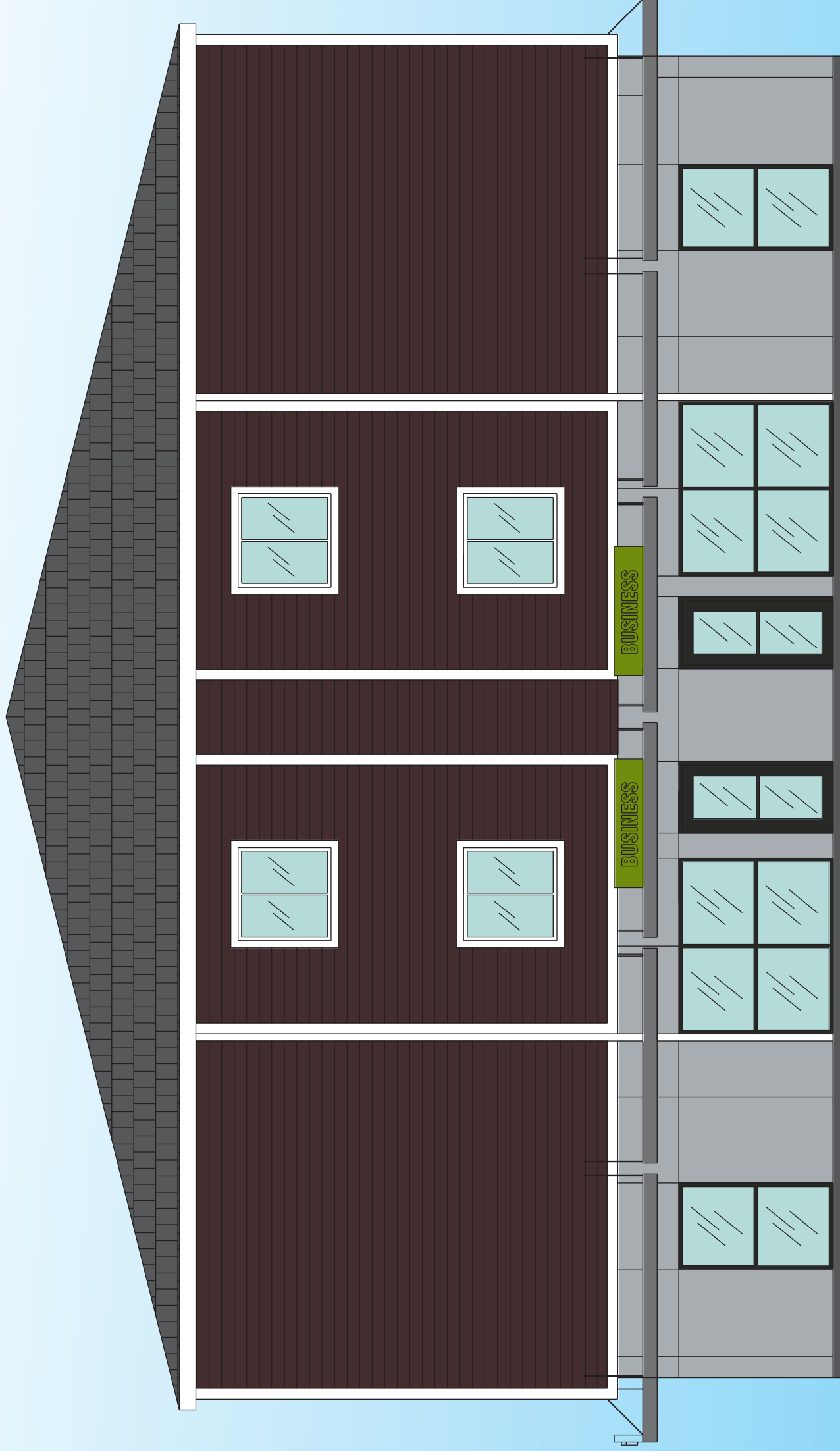
28'-7 1/2"
T.O. OF PLATE

20'-7 1/2"
T.O. FINISHED FLOOR

11'-5 3/4"
T.O. FINISHED FLOOR

8'-8"
T.O. OVERHANG

0'-0"
FINISHED FLOOR



EAST ELEVATION

4228 South 164th Street, Tukwila WA

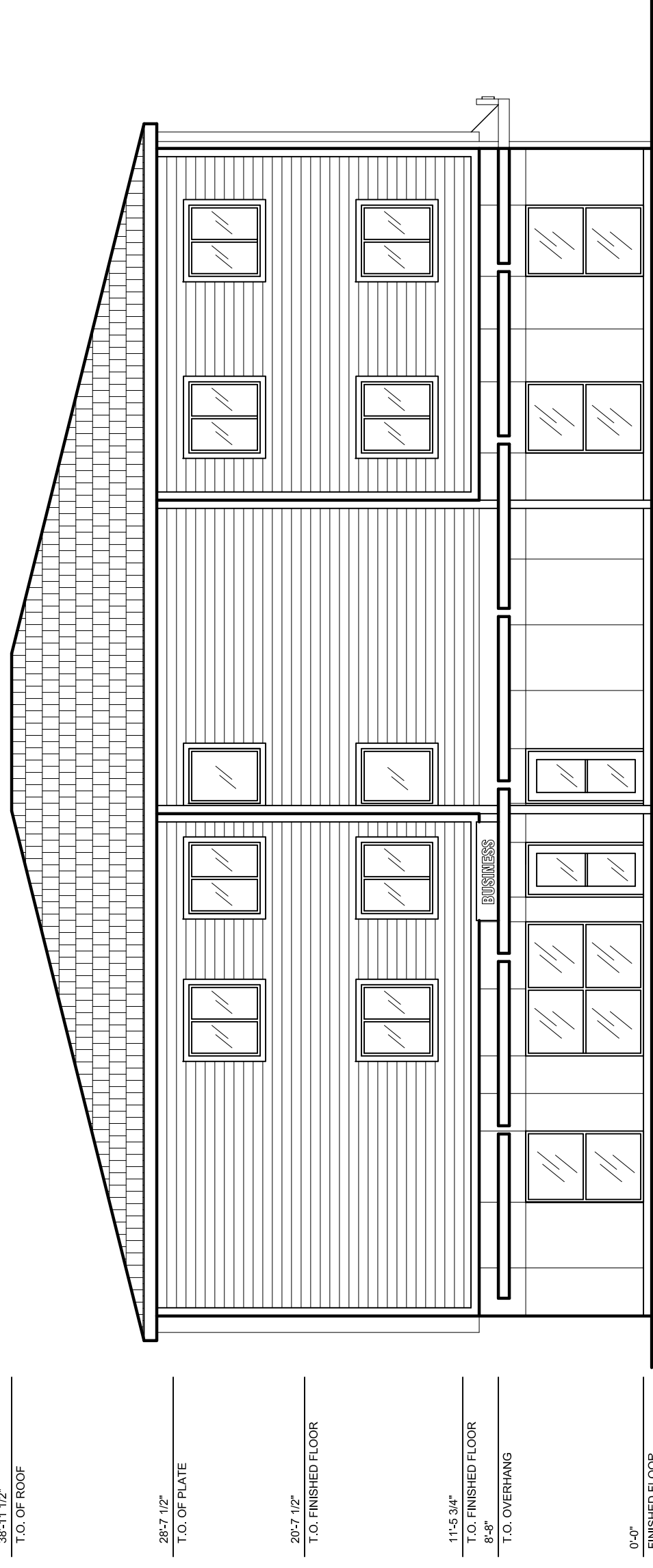


THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND DETAILS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE DESIGN AND CONSTRUCTION DOCUMENTS. ANY VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

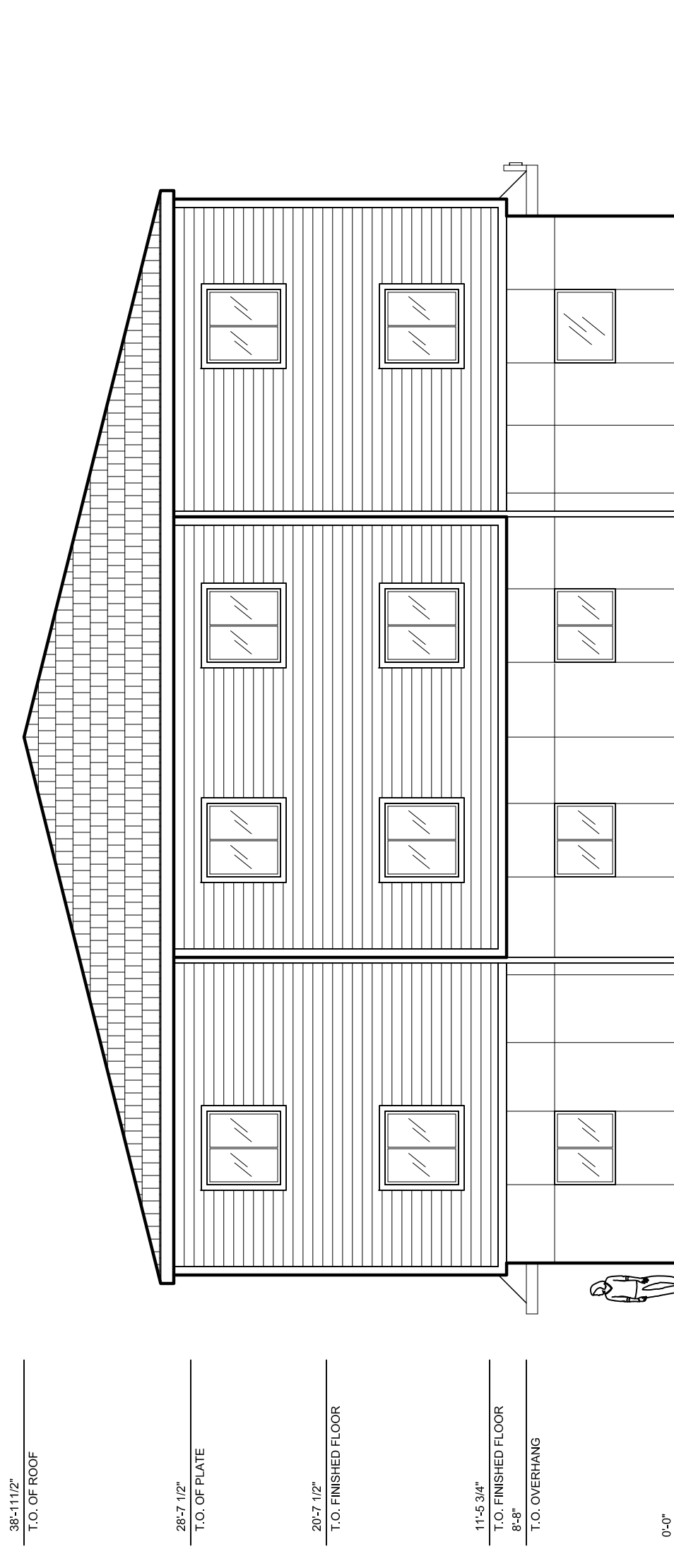
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NO.	REVISION / REASON / DATE
1	
2	
3	
4	
5	
6	

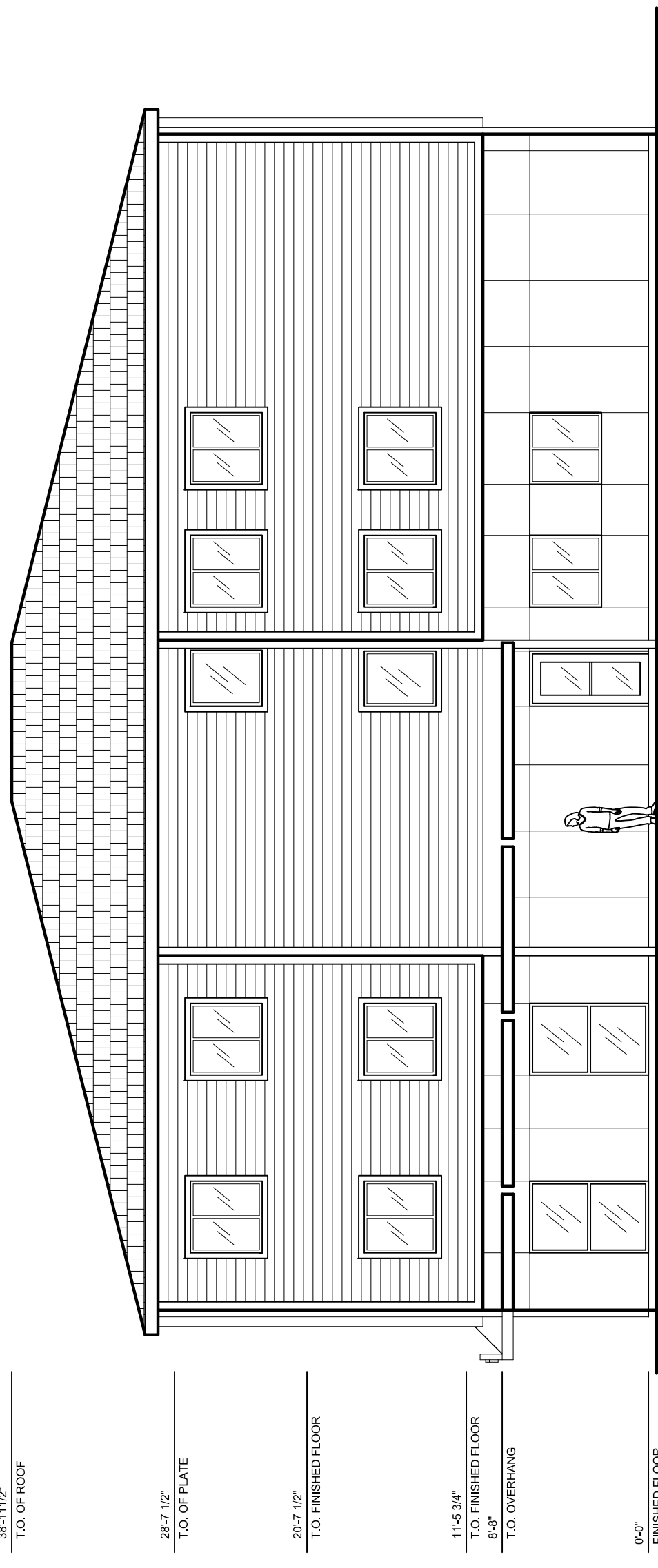
Attachment H: Building Elevations



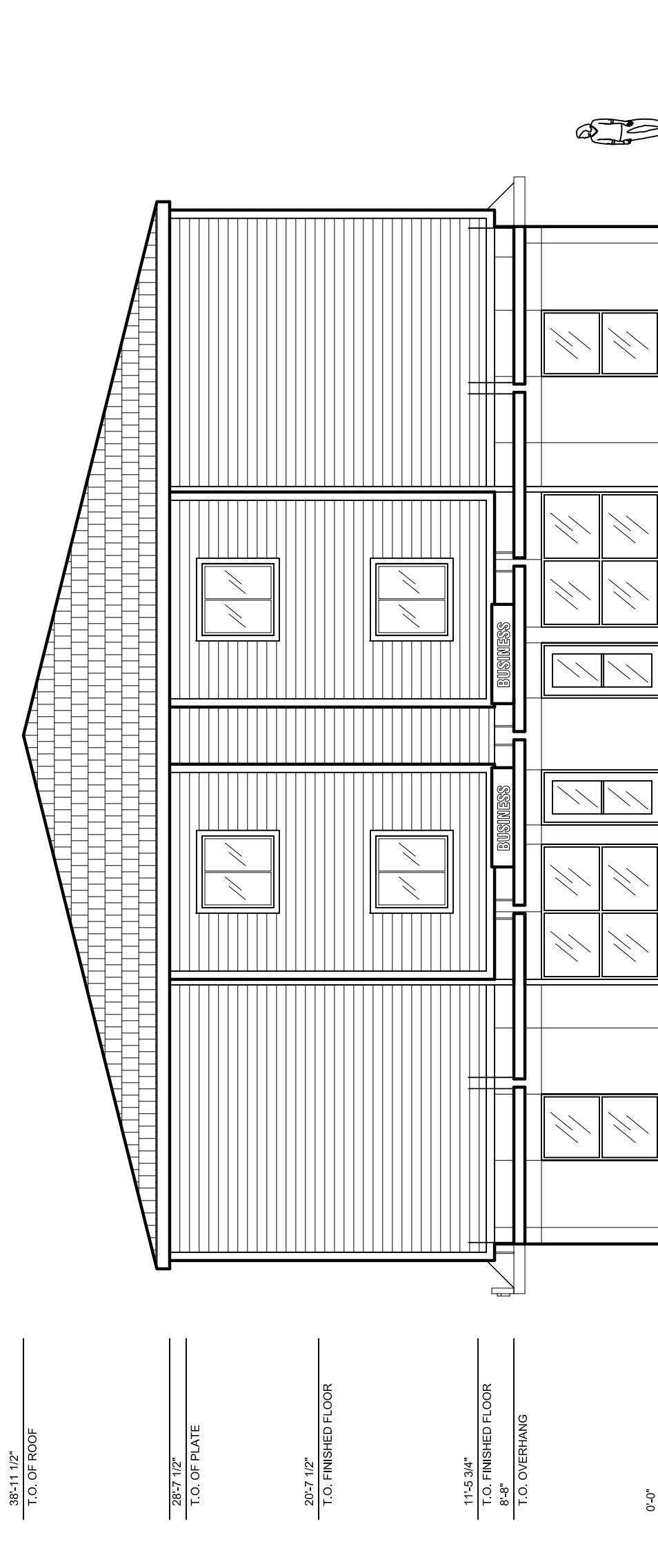
2 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

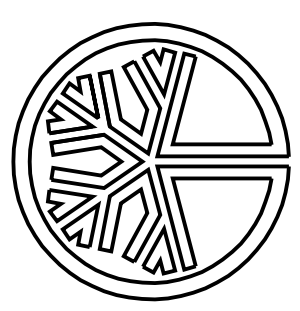


3 EAST ELEVATION
1/8" = 1'-0"

PROJECT NO.:
DRAWN:
DATE:

SHEET TITLE:
ELEVATIONS

SHEET NO.:



CHAD S. WICKES
LANDSCAPE ARCHITECT
LICENSE NO. 100000000
CERTIFICATE NO. 991

project number: 20121008
drawn: CSW
checked: Studio 342

date	issue / revision
5-7-12	Permit Submittal
7-25-12	Permit Revisions
8-20-12	Permit Revisions
9-10-12	Permit Revisions

LANDSCAPE NOTES:

- Plant selection requirements:**
- Plants shall meet the current American Standard for Nursery Stock and shall be healthy, vigorous and well-formed, with well-developed, fibrous root systems, free from dead branches or roots. Plants shall be free from damage caused by temperature extremes, lack of or excess moisture, insects, diseases, and mechanical injury. Plants in leaf shall be well foliated and of good color. Plants shall be habituated to outdoor environmental conditions (hardened-off).
 - All landscaped areas shall be planted with a plant density to achieve 90% cover within 3 years.
 - Irrigation: All landscape areas shall be served by an automatic irrigation system. Water conservation features such as moisture sensors with automatic rain shut-off devices, automatic timers, pressure regulating devices, backflow prevention devices, separate irrigation zones for grass and planting beds, and sprinkler heads matched to site and plant conditions shall be installed. Irrigation water shall be applied with goals of avoiding runoff and overspray onto adjacent property, non-irrigated areas and impervious surfaces. An irrigation plan shall be included as part of a future building permit.
 - Installation of the landscaping and screening shall be completed and a Landscaping Declaration submitted by the owner or owner's agent prior to issuance of the certificate of occupancy. If necessary due to weather conditions or construction scheduling the installation may be postponed to the next planting season if approved by the Community Development Director and stated on the building permit. A performance assurance device equal to 150% of the cost of the labor and materials must be provided to the City before the deferral is approved. The property owner shall keep all planting areas free of weeds and trash and replace any unhealthy or dead plant materials for the life of the project in conformance with the intent of the approved landscape plan and TMC 8.28.180.
 - Trunk shall be located in the center of the root ball.

Planting Notes:

- Site preparation and planting of vegetation shall be in accordance with best management practices for ensuring the vegetation's long-term health and survival and shall include incorporation and tilling in of organic material to a depth of 18 inches and mulching.
- Root balls of potted and balled and burlapped (B&B) plants must be loosened and pruned as necessary to ensure there are no encircling roots prior to planting. At least the top half of burlap and any wire straps are to be removed from B&B plants prior to planting. The plant should be completely vertical. The top of the root flare, where the roots and the trunk begins, should be about one inch from the surrounding soil.
- The root ball of any balled and burlapped 2" caliper tree needs to be at least 24" in diameter and 14" deep.

Inspections:

- After approval by the City's Board of Architectural Review, no changes are allowed without prior approval of the Planning Department. These include no changes to the landscaping (both design and plant species). If you wish to make any changes you must submit a written request along with a justification for the requested change and an explanation as to why the issue was not addressed as part of the design review process.
- A soils inspection is required after amending the soil, but before any plants. Prior to requesting a landscaping inspection please provide a landscaping affidavit from the landscape architect, stating that the landscaping was installed per approved plans. Landscaping inspection can occur any time after the plants are planted. You do not need to wait until the end of the project to schedule the landscaping inspection. As part of the landscaping inspection you will need to verify that the irrigation system is working properly.
- Final inspection requires a signed Landscape Declaration

CONTRACTOR NOTES:

- Plant quantities listed on this sheet are total quantities for each species. See Sheet L-2 for full plant schedule.
- Contractor to install Design/Build irrigation system per specifications. See Sheet L-3. Coordinate all work with Owner.
- Incorporate 6" (minimum) of 3-Way topsoil from Pacific Topsoils (or approved equal) tilled to a depth of 18" into planting areas.
Pacific Topsoils: 1-800-884-SOIL (7645)
- Install 2" top course of Pacific Garden Mulch from Pacific Topsoils (or approved equal) to all planting areas.
Pacific Topsoils: 1-800-884-SOIL (7645)

