

OPEN SPACE TABLE - DEPARTURE #2, #3 & #4				
OPEN SPACE TYPE	TOTAL REQUIRED	WEST	EAST	TOTAL PROVIDED
COMMON - EXT.	39,000 SF	10,565 SF	10,985 SF	21,550 SF
COMMON - INT.	0 SF	12,910 SF	5,015 SF	17,925 SF
PLAY AREA	19,500 SF	0 SF	1,125 SF	1,125 SF
PRIVATE	18,720 SF	0 SF	0 SF	0 SF
TOTAL OPEN SPACE PROVIDED ACROSS DEV.				40,600 SF

ADDRESS : 5731 MAIN STREET SW
ZONE: CBD - CENTRAL BUSINESS DIST.
ZONE OVERLAY: TOWN CENTER INCENTIVE & TRANSITION

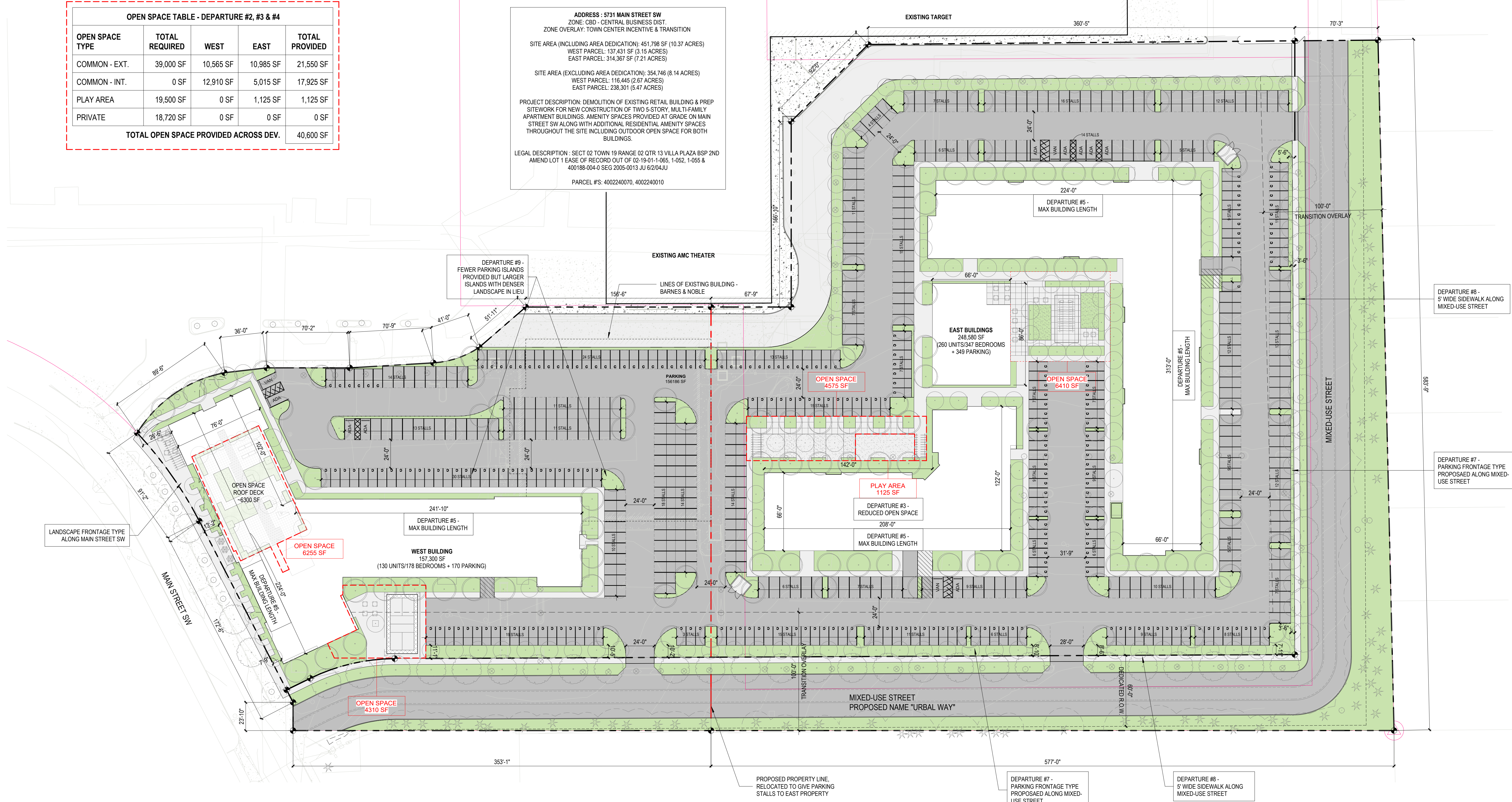
SITE AREA (INCLUDING AREA DEDICATION): 451,796 SF (10.37 ACRES)
WEST PARCEL: 137,431 SF (3.15 ACRES)
EAST PARCEL: 314,365 SF (7.21 ACRES)

SITE AREA (EXCLUDING AREA DEDICATION): 354,746 (8.14 ACRES)
WEST PARCEL: 116,445 (2.67 ACRES)
EAST PARCEL: 238,301 (5.47 ACRES)

PROJECT DESCRIPTION: DEMOLITION OF EXISTING RETAIL BUILDING & PREP SITEWORK FOR NEW CONSTRUCTION OF TWO 5-STORY, MULTI-FAMILY APARTMENT BUILDINGS, AMENITY SPACES PROVIDED AT GRADE ON MAIN STREET SW ALONG WITH ADDITIONAL RESIDENTIAL AMENITY SPACES THROUGHOUT THE SITE INCLUDING OUTDOOR OPEN SPACE FOR BOTH BUILDINGS.

LEGAL DESCRIPTION: SECT 02 TOWN 19 RANGE 02 QTR 13 VILLA PLAZA BSP 2ND AMEND LOT 1 EASE OF RECORD OUT OF 02-19-01-1-065, 1-052, 1-055 & 400188-004-0 SEG 2009-0013 JU 6204JU

PARCEL #S: 400224070, 400224010



1 SITE PLAN
A1.00 1" = 40'-0"

Code/Standard	Code/Description	Proposed/Compliance
ZONING ANALYSIS	<p>Owner: Alliance Residential Company Parcel Number: 400224070 Site Address: 5731 Main St SW, Tacoma, WA 98499 Project Zone: CBD - Central Business District Lot Area (w/ dedication): 451,796 SF (10.37 acres) Lot Area (w/o dedication): 334,444 SF (7.69 acres) Subzone: Downtown Town Center Incentive & Transition Overlay Lakewood Municipal Code (LMC) Master Planned Development 2018 MC w/ Washington state & LMC amendments</p>	<p>Proposed/Compliance Departure #1 - Proposed: Departure for stand-alone multifamily residential uses. Reference narrative for additional information. Departure #2 - Proposed: Master planned development for all departures. Reference narrative for additional information. Departure #3 - Proposed: A 65' right-of-way is provided along sections of the development that are adjacent to single-family residential zones. Departure #4 - Proposed: 390 dwelling units total / 7.49 acres = 52.07 dwelling units per acre Departure #5 - Proposed: 84,747 SF / 336,444 SF = 25.96% Departure #6 - Proposed: Departure for parking frontage type along dedicated right-of-way which is designated a Mixed-Use Street. Reference narrative for additional information. Departure #7 - Proposed: Landscape frontage type along Main Street SW which is designated Mixed-Use Street. Reference site plan for landscape buffer widths. Departure #8 - Proposed: East buildings (parking frontage on Mixed-Use Street) Building height max = 60'-0" Departure #9 - Proposed: West building (Landscape Frontage on Mixed-Use Street) Building height max = 65'-0" Reference narrative for additional information.</p>
Permitted Use LMC 18A.40.110	<p>Code/Description: Per (A) Residential Land Use Table, multifamily, four or more residential units, are permitted in the CBD zone. Per 18B.200.220(B), stand-alone residential uses within the Colonial Overlay (C-O) or Town Center Incentive Overlay (TC-O) districts are prohibited. Mixed-use development in the C-O and TC-O incorporating multifamily residential uses is allowed.</p>	<p>Proposed/Compliance Departure #1 - Proposed: Master planned development for all departures. Reference narrative for additional information.</p>
Overlays LMC 18B.200.210	<p>Per (C) Town Center Incentive Overlay (TC-O) district allow for the holistic development of the Lakewood Town Center in alignment with the vision and policies of the development plan. This area is available for master planning in accordance with the provisions in LMC 18B.700.720. Stand-alone residential development is prohibited in the TC-O.</p> <p>Per (E) Transition Overlay (TO) is any property or portion of a property in the Downtown District that is within 200 feet of an existing single-family residential zone or mixed residential zone (also called the district receiving the transition). Properties within the Downtown District that are separated from a single-family residential or mixed residential zone by a City-owned right-of-way of at least 60 feet in width do not have to provide a transition area.</p>	<p>Proposed/Compliance Departure #1 - Proposed: Master planned development for all departures. Reference narrative for additional information. Departure #2 - Proposed: A 65' right-of-way is provided along sections of the development that are adjacent to single-family residential zones.</p>
Density LMC 18B.200.230(A)	<p>Per (1) Maximum density is 100 units per acre, except where other conditions are met in subsections (A)(2) through (A)(5) of this section. To qualify for 100 units per acre density, the residential uses shall be part of a mixed-use development, or added to a commercial use, or provide a first floor height of 36 feet or at least a 200-foot depth that allows for future commercial occupancies.</p> <p>Per (4) No density limit may be allowed in the Town Center Incentive Overlay if a master plan is approved per LMC 18B.700.720 provided that the total number of dwelling units consistent with the planned action ordinance (Ordinance No. 409) and allowable height and bulk per this site's design parameters.</p>	<p>Proposed/Compliance Departure #1 - Proposed: 390 dwelling units total / 7.49 acres = 52.07 dwelling units per acre</p>
Lot Coverage LMC 18B.200.230(C)	<p>There is no maximum lot coverage standard for the Downtown District. However, lot coverage may be reduced on individual properties due to storm water or landscaping requirements.</p>	<p>Proposed/Compliance Departure #1 - Proposed: 84,747 SF / 336,444 SF = 25.96%</p>
Setbacks LMC 18B.200.230(D)	<p>The minimum distance setbacks for the Downtown District shall be determined by frontage type as Chapter 18B.400 LMC, except where increased setbacks due to building fire code requirements apply.</p> <p>Per 18B.400.12 Parking Frontage Standards: Landscape buffer width (Mixed-Use Street): min 10' and max 20' Per 18B.400.13 Landscape Frontage Standards: Landscape buffer width (Mixed-Use Street): min 10' and max 20' Per 18A.60.04(A) Development Standards Table for the CBD Zone: Front yard setback - 0 feet Corner yard setback - 0 feet Rear yard setback - 0 feet Interior yard setback - 0 feet</p>	<p>Proposed/Compliance Departure #1 - Proposed: Departure for parking frontage type along dedicated right-of-way which is designated a Mixed-Use Street. Reference narrative for additional information. Departure #2 - Proposed: Landscape frontage type along Main Street SW which is designated Mixed-Use Street. Reference site plan for landscape buffer widths.</p>
Building Height LMC 18B.200.230(E)	<p>The maximum building height, not including any applicable height bonus, for the Downtown District shall be determined by frontage type per Chapter 18B.400 LMC, except where the transition area standards under LMC 18B.200.250 require less height.</p> <p>Per 18B.400.12 Parking Frontage Standards: Building height max (Mixed-Use Street): None Per 18B.400.13 Landscape Frontage Standards: Building height max (Mixed-Use Street): 60'</p>	<p>Proposed/Compliance Departure #1 - Proposed: East buildings (parking frontage on Mixed-Use Street) Building height max = 60'-0" Departure #2 - Proposed: West building (Landscape Frontage on Mixed-Use Street) Building height max = 65'-0" Reference narrative for additional information.</p>

Mixed-Use Streets LMC 18B.300.310(B)	<p>Per (2) Mixed-Use Streets. Mixed-use streets support a variety of activities and functions both in the public right-of-way and development along the street edge. Street-level retail is permitted, but not required, and a wider range of building frontage types are permitted, including street-level residential and office uses. Mixed-use streets also require pedestrian-oriented design and requirements may vary based on the location within the downtown.</p> <p>Per Table 18B.300-3, Street Standards and Frontage Types, the minimum sidewalk width is 10', and every frontage type is permitted except Parking.</p>	<p>Proposed/Compliance Departure #7 - Proposed: Departure for parking frontage type along dedicated right-of-way which is designated a Mixed-Use Street. Reference narrative for additional information.</p>
Common Open Space LMC 18B.300.310(A)	<p>Per (1) Each mixed-use or residential development shall provide a common open space per parking unit of 100 square feet per dwelling unit.</p> <p>Per (2) For the purposes of this section, common open space means an open-air area intended for use by residents, guests, employees or patrons of a site and may include lawns, gardens, square plazas, courtyards, terraces, barbecue and picnic areas, green court or multi-use recreational areas, and other types of built space.</p> <p>Per (3) A required setback area shall not count toward the open space requirement unless they are part of an open space that meets the other requirements of common open space. (b) Space shall have a minimum dimension of 20 feet in any direction to provide functional leisure or recreational activity. This dimension can be adjusted by the Community Development Director based on site conditions such as topography or irregular lot geometry. (c) Space shall feature paths or walkable areas, landscaping, seating, lighting, play structures, sports courts, or other recreation amenities to make the area more functional and enjoyable for a range of users.</p> <p>Per (4) The space shall be oriented to receive sunlight and preferably face south, if possible. Open space may also face east or west, but not north, unless the Community Development Director determines that site conditions such as topography or irregular lot geometry warrant waiving this requirement. The common open space shall be designed to provide landscaping that defines the open space but permits unobstructed views and access.</p> <p>Per (7) No more than 80 percent of the area may be covered by a structure.</p> <p>Per (8) The common open space may include multi-use storm water detention facilities if the Community Development Director determines that the facilities are designed to function as common open space by providing an enhanced natural or visually aesthetic design.</p>	<p>Proposed/Compliance Departure #1 - Proposed: Departure for minimum setback width within the dedicated right-of-way which is designated a Mixed-Use Street. Reference narrative for additional information. Departure #2 - Proposed: Departure for certain indoor spaces with resident amenities to be used as a portion of the common open space requirement. Reference narrative for additional information and site plan for common open space locations. Interior common open space: Phase 1 (East building): 32,235 SF Phase 2 (West building): 10,565 SF Total: 42,800 SF Interior common open space: Phase 1 (East building): 5,015 SF Phase 2 (West building): 12,910 SF Total: 17,925 SF Combined common open space: Phase 1 (East building): 37,250 SF (88.06% of required) Phase 2 (West building): 23,475 SF (53.00% of required) Total: 60,725 SF (50.00% of required) Departure #3 - Proposed: Departure for the furnished play area to count toward the common open space requirement. Reference narrative for additional information.</p>
Private Open Space LMC 18B.300.310(C)	<p>Per (1) Each dwelling unit shall have a private open space, at a minimum of 60 square feet with a minimum width or depth of six feet.</p> <p>Per (2) For the purposes of this section, private open space includes individual decks, balconies, or patios.</p> <p>Per LMC 18A.70.040(C) (1) (a) Provide one (1) or more furnished play areas for children. Provide a minimum of two hundred (200) square feet or 700 (700) square feet per unit, whichever is greater. Game courts, bike racks and other recreational facilities may be included as play areas, provided, that at least one (1) play area for children ages seven (7) and under has been provided.</p>	<p>Proposed/Compliance Departure #4 - Proposed: Departure to provide a variety of common open spaces in-line of private open spaces. Reference narrative for additional information.</p>
Off-Street Parking Requirements LMC 18B.600.610	<p>Per Table 18B.600-1 Off-Street Parking Requirements.</p> <p>Land Use: Residential land use 1 parking stall per dwelling unit</p> <p>Per Off-Street Parking Development Table in 18A.03.030: Parking Stall Width (90 Degree Parking): 8' (Compact: 8') Parking Stall Depth (90 Degree Parking): 18' (Compact: 16') Width of Driveway Aisle (90 Degree Parking): 24' Width of One-Way Access Driveway: 14' Width of Parking Lot Access Driveway: 24' Per 18A.03.040(C): (1) Parking shall be designed and constructed for a minimum of thirty (30) percent and a maximum of fifty (50) percent of the required number of spaces for compact car use. An applicant must clearly identify all spaces designed and constructed for compact car use. The Director may approve the design and construction of more than fifty (50) percent of the spaces for use by compact cars if the applicant demonstrates that no adverse impact will result.</p>	<p>Proposed/Compliance Standard parking stalls: Phase 1 (East building): 200 Phase 2 (West building): 88 Total: 288 standard parking stalls Compact parking stalls: Phase 1 (East building): 149 Phase 2 (West building): 82 Total: 231 compact parking stalls (117 required) Combined parking stalls: Phase 1 (East building): 349 (189 required) Phase 2 (West building): 170 (130 required) Total: 519 parking stalls (319 required) Reference site plan for parking stall locations.</p>

Horizontal Modulation LMC 18A.70.040(C)	<p>Per (6) (1) The maximum width, as measured horizontally along the building exterior, without building modulation shall be fifty (50) feet.</p> <p>(2) The facade modulation shall have a minimum depth of five (5) feet and a minimum width of ten (10) feet.</p> <p>(3) Balconies may be considered to contribute to building modulation if each individual balcony has a floor area of one hundred (100) square feet and a projection of at least five (5) feet from the building wall.</p> <p>(4) Alternative methods to shape a building, such as angled or curved facade elements, offset planes, wing walls and terracing, will be considered, provided the intent of this section is met.</p> <p>(5) Enhance building articulation with a change in materials or colors with each change in building plane. Emphasize trim details with compatible contrasting colors.</p>	<p>Proposed/Compliance Departure #5 - Proposed: Departure for the maximum width without building modulation be longer than 50' and the provided modulation have a minimum depth less than 5'. Reference narrative and building elevations for additional information.</p>
Building Length LMC 18A.70.040(C)(1)	<p>Per (1) The longest dimension of any building that not exceed one hundred sixty (160) feet building on the same site may be connected by pedestrian walkways.</p>	<p>Proposed/Compliance Departure #5 - Proposed: Departure for multiple buildings with the longest dimension exceeding 160'. Reference narrative for additional information.</p>
Parking Lot Landscape Island LMC 18A.70.150(A)(4)	<p>Per (3) Landscaping islands within parking areas shall be a minimum of 4' in width, and occur at intervals so that no parking stalls more than 25 stalls away from an island. This allows the development to work with required turning radius for Fire Access and Left-Handed Access while providing similar quantities of landscaping, and contained trees, islands.</p>	<p>Proposed/Compliance Departure #6 - Proposed: Departure for parking island requirements provide larger landscape islands at less frequent intervals, with islands generally exceeding 1000' of landscaping, offering fire mass diversity, and healthful plants within the island and islands occurring at intervals with no stall being more than 25 stalls away from an island. This allows the development to work with required turning radius for Fire Access and Left-Handed Access while providing similar quantities of landscaping, and contained trees, islands.</p>



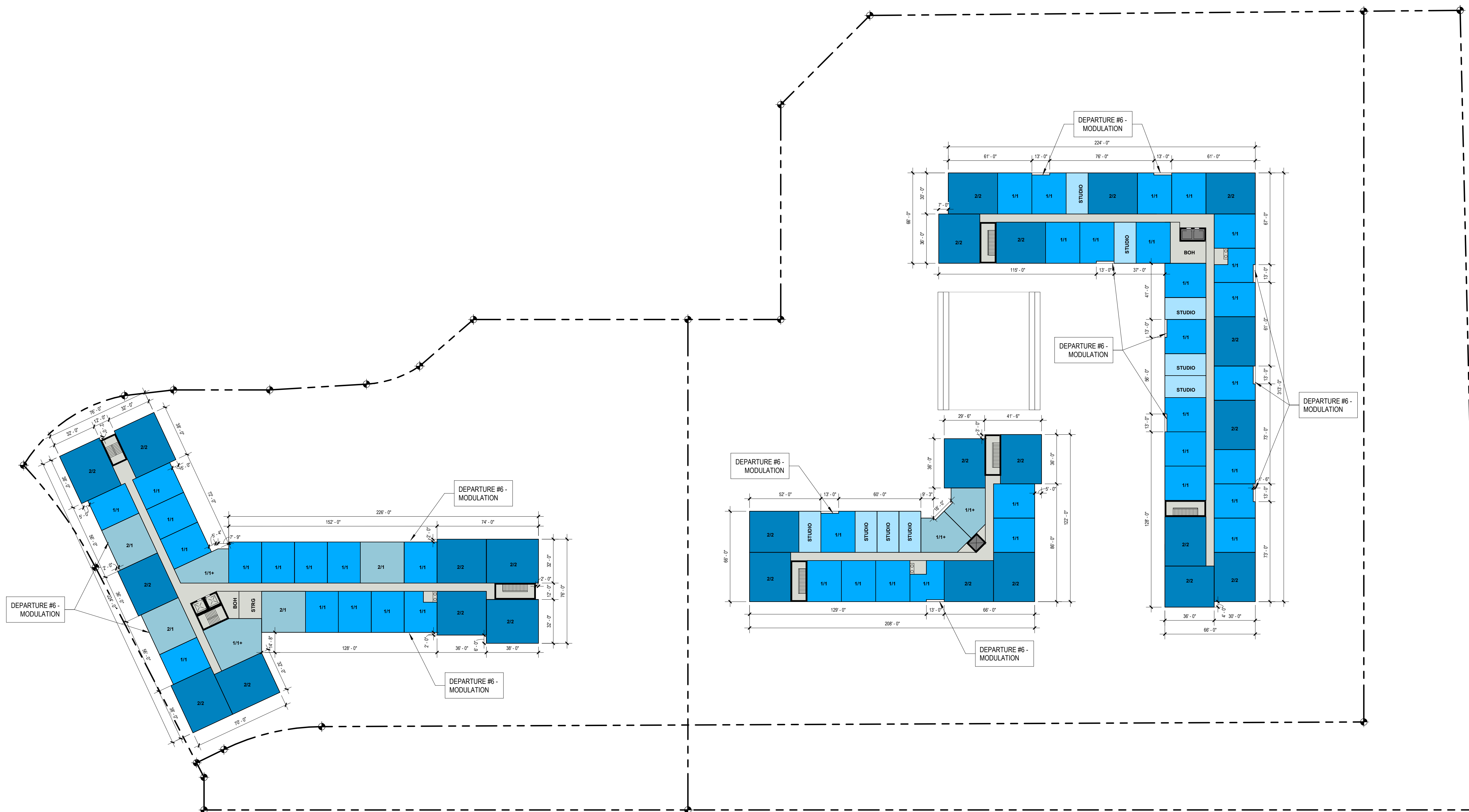
DEPARTURE #1 -
NO RETAIL SPACE PROVIDED.
THE PROPOSAL DOES HAVE
CONCENTRATED INTERIOR
AMENITY SPACE ALONG THE MAIN
STREET FRONTAGE TO ACTIVATE
THE FRONTAGE CREATING HIGH
LEVELS OF GROUND FLOOR
TRANSPARENCY AND ACTIVITY

INT AMENITY
12910 SF

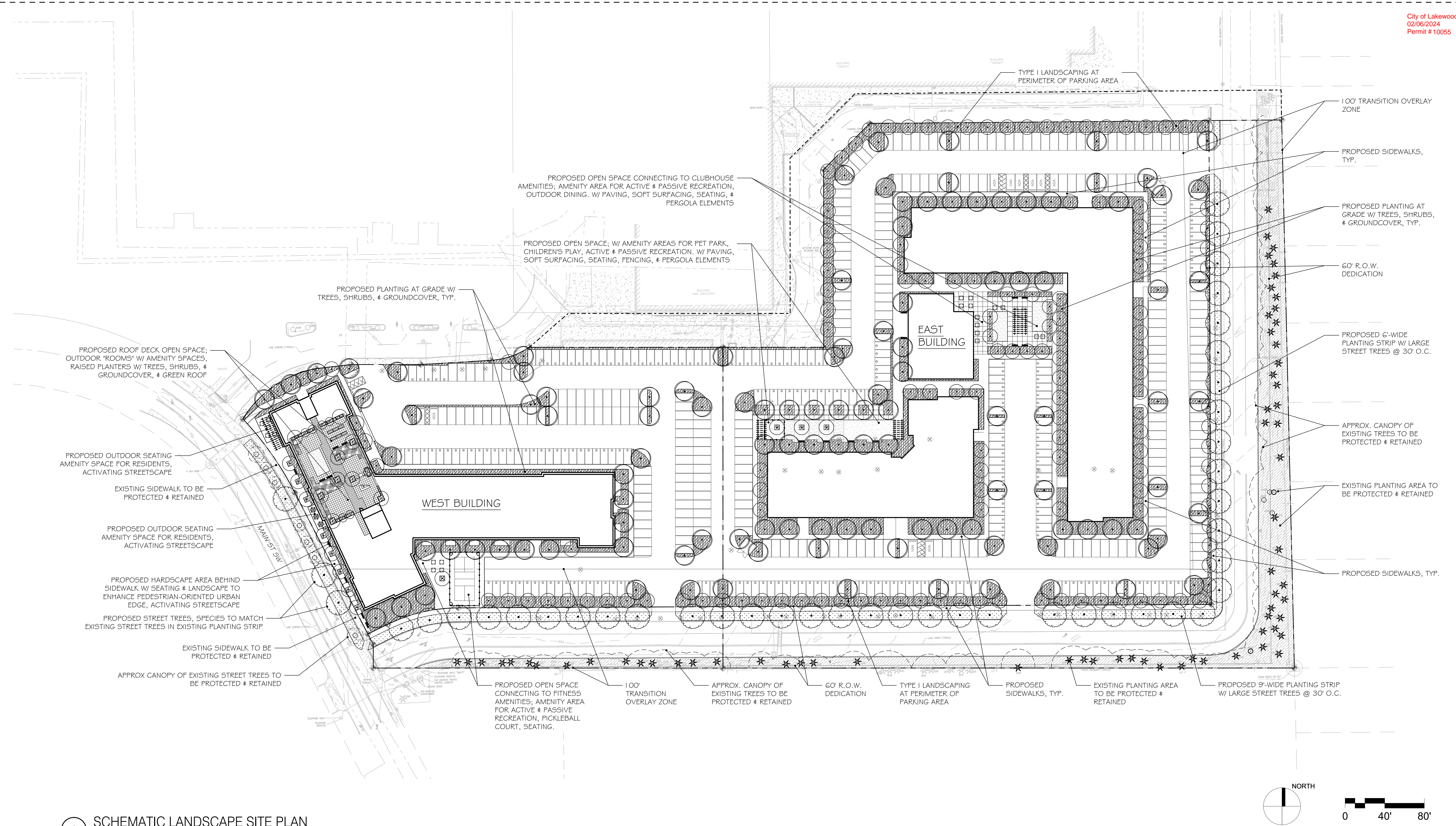
INT AMENITY
5015 SF

1
A1.01 LEVEL 1 PLAN
1" = 40'-0"

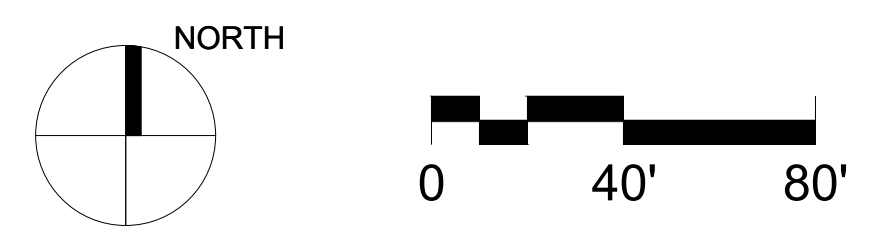
MASTER PLANNED DEVELOPMENT
ALLIANCE LAKEWOOD TOWNCENTER
5731 MAIN ST SW, LAKEWOOD, WA 98499



1 LEVEL 2-5 TYPICAL PLAN
A1.02 1" = 40'-0"



1 SCHEMATIC LANDSCAPE SITE PLAN
1"=40'



PRELIMINARY TREE RETENTION / REPLACEMENT	
EXISTING ONSITE SIGNIFICANT TREES TO BE RETAINED	69
EXISTING ONSITE SIGNIFICANT TREES TO BE REMOVED	73
PROPOSED TREES	328

EXISTING PERIMETER PARKING LOT TREES TO BE RETAINED IF DETERMINED FEASIBLE AND ADVISABLE GIVEN THE TREES OVERALL HEALTH AND VIABILITY BY PROJECT ARBORIST.

PROPOSED SCHEMATIC LANDSCAPE PLAN SHOWS CONDITION IF INFEASIBLE TO RETAIN EXISTING PERIMETER PARKING LOT TREES. PLAN TO BE UPDATED PENDING SURVEY INFORMATION, ARBORIST'S REPORT, AND SITE PLAN DEVELOPMENTS.

LANDSCAPE LEGEND

- APPROXIMATE CANOPY OF EXISTING TREE
- EXISTING SIGNIFICANT ONSITE TREES TO BE RETAINED
- EXISTING SIGNIFICANT ONSITE TREES TO BE REMOVED
- EXISTING NON-SIGNIFICANT ONSITE TREES TO BE RETAINED
- EXISTING OFFSITE TREES
- PROPOSED STREET TREE
- PROPOSED LARGE TREE
- PROPOSED MEDIUM / SMALL TREE
- PROPOSED PERGOLA
- POTENTIAL SITE FURNITURE ILLUSTRATING AMENITY SPACE USAGE
- PROPOSED PEDESTAL PAVERS AT ROOF DECK
- PROPOSED GREEN ROOF
- PROPOSED ARTIFICIAL LAWN / SOFT SURFACING
- PROPOSED PLANTING AREA WITH SHRUBS & GROUNDCOVER
- EXISTING PLANTING AREA TO BE PROTECTED & RETAINED
- RESTORED OR NEW TURF

- GENERAL NOTES**
- SEE L2.00 SHEET FOR SCHEMATIC PLANTING SCHEDULE AND NOTES.
 - SEE L3.00 SHEET SERIES FOR DETAILS.
 - ALL PLANTING IN PUBLIC R.O.W. SHALL BE PER CITY OF LAKEWOOD STANDARD PLANS AND SPECIFICATIONS.
 - ALL PROPOSED PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM THAT INCLUDES TRADITIONAL IRRIGATION HEADS AND/OR DRIP IRRIGATION, SLEEVING, LATERALS, CONTROL VALVES, GATE VALVES AND QUICK COUPLERS.
 - MASTER CONTROLLER TO BE LOCATED IN BUILDING DURING CONSTRUCTION DOCUMENT PHASE.

FAZIO ASSOCIATES INC.
LANDSCAPE ARCHITECTS
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URBAL ARCHITECTURE
URBAN | RURAL

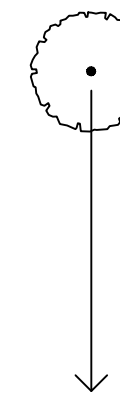
DATE 12.22.2023
SCHEMATIC LANDSCAPE SITE PLAN
L1.00

SCHEMATIC PLANTING SCHEDULE

SYMBOL TYPE SIZE / COMMENTS

LARGE STREET TREES

OPTIONS FROM APPENDIX 2, "STREET TREE LIST", OF THE DECEMBER 2012 PUGET SOUND PARTNERSHIP LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL FOR PUGET SOUND, PER CITY OF LAKEWOOD CODE

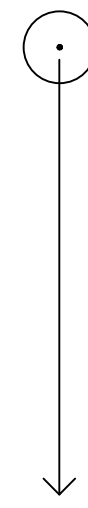


- ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE 3' CAL., B#B
- FRAXINUS LATIFOLIA / OREGON ASH 3' CAL., B#B
- QUERCUS COCCINEA / SCARLET OAK 3' CAL., B#B
- QUERCUS PHELLOS / WILLOW OAK 3' CAL., B#B
- ULMUS 'ACCOLADE' / ACCOLADE ELM 3' CAL., B#B
- ULMUS 'PIONEER' / PIONEER ELM 3' CAL., B#B

LARGE TREES

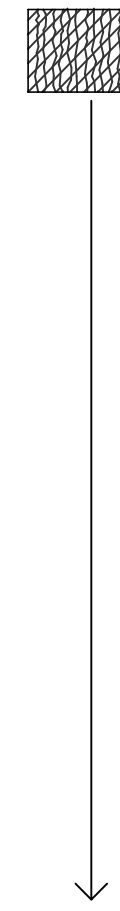
- ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE 3' CAL., B#B
- FRAXINUS PENNSYLVANICA 'PATMORE' / PATMORE ASH 3' CAL., B#B
- GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD GINKGO 3' CAL., B#B

MEDIUM / SMALL TREES



- ACER CIRCINATUM / VINE MAPLE 1' CAL., B#B
- ACER PALMATUM 'BLOODGOOD' / JAPANESE MAPLE 1' CAL., B#B
- CORNUS 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD 1' CAL., B#B
- MAGNOLIA 'GALAXY' / GALAXY MAGNOLIA 1' CAL., B#B
- NYSSA SYLVATICA 'JFS-RED' / FIRESTARTER TUPELO 1' CAL., B#B
- PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN IRONWOOD 1' CAL., B#B
- PINUS CONTORTA / SHORE PINE 5' TO 6' MIN. HT., B#B
- THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE 5' TO 6' MIN. HT., B#B

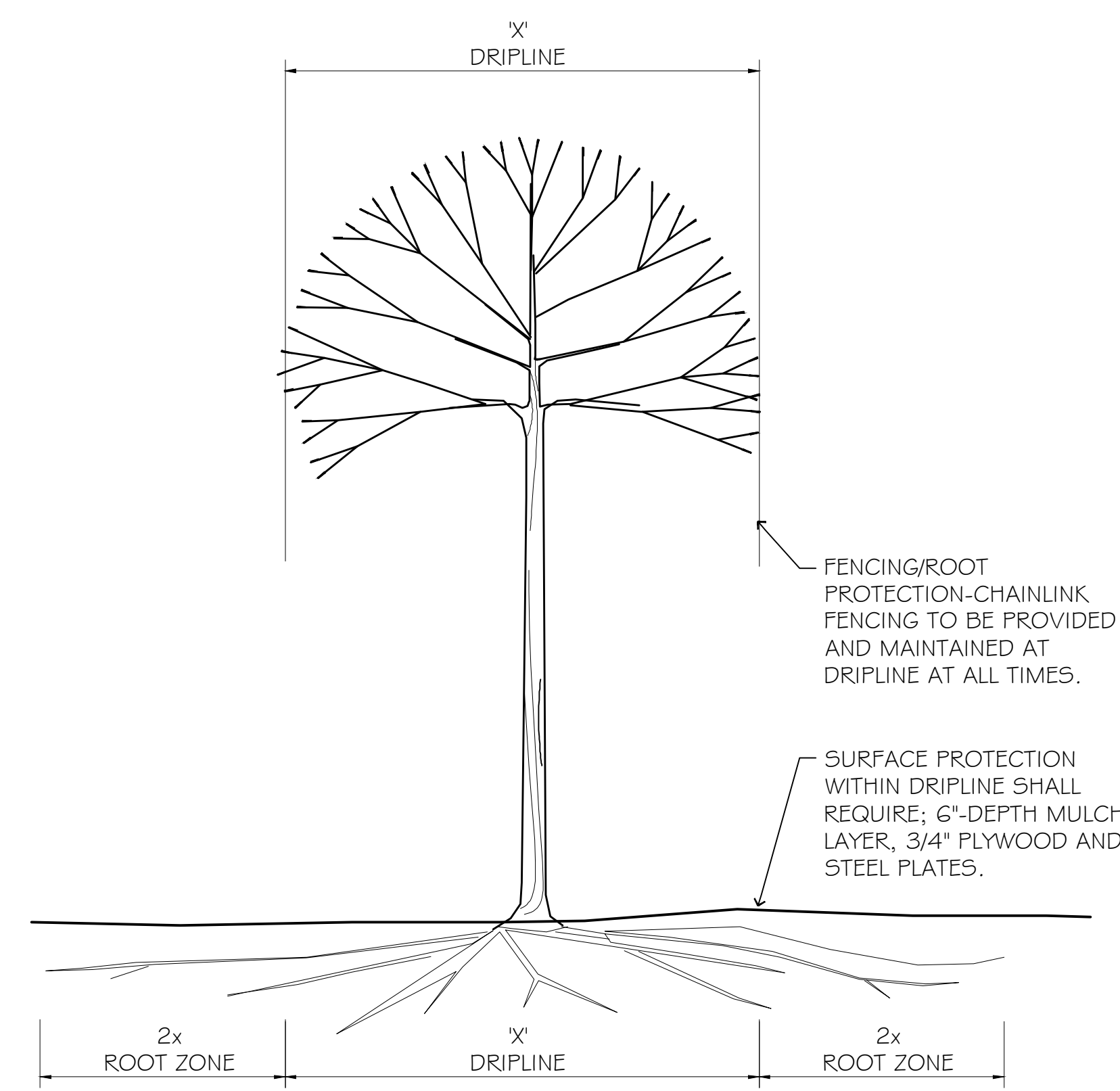
SHRUBS & GROUND COVER



- BERBERIS THUNBERGII VAR. ATROPURPUREA 'ROSE GLOW' / BARBERRY 24" MIN. HT., SEE PLANS
- BLECHNUM SPICANT / DEER FERN 12" MIN. HT., SEE PLANS
- CAMELLIA SASANQUA / SASANQUA CAMELLIA 36" MIN. HT., SEE PLANS
- CHOISYA TERNATA 'SUNDANCE' / SUNDANCE MEXICAN ORANGE 24" MIN. HT., SEE PLANS
- CORNUS SERICEA / RED-OSIER DOGWOOD 24" MIN. HT., SEE PLANS
- GAULTHERIA SHALLON / SALAL 12" MIN. HT., SEE PLANS
- LAVENDER ANGUSTIFOLIA / ENGLISH LAVENDER 12" MIN. HT., SEE PLANS
- MAHONIA AQUILIFOLIUM / OREGON GRAPE 20" MIN. HT., SEE PLANS
- MAHONIA NERVOSA / DWARF OREGON GRAPE 12" MIN. HT., SEE PLANS
- MAHONIA REPENS / CREEPING MAHONIA 1 GAL. @ 18" O.C.
- NANDINA DOMESTICA 'GULF STREAM' / COMPACT NANDINA 12" MIN. HT., SEE PLANS
- POLYSTICHUM MUNITUM / SWORD FERN 20" MIN. HT., SEE PLANS
- SARCOCOCCA CONFUSA / SWEETBOX 24" MIN. HT., SEE PLANS
- VIBURNUM DAVIDII / DAVID'S VIBURNUM 20" MIN. HT., SEE PLANS
- VINCA MINOR / DWARF PERIWINKLE 1 GAL. @ 18" O.C.

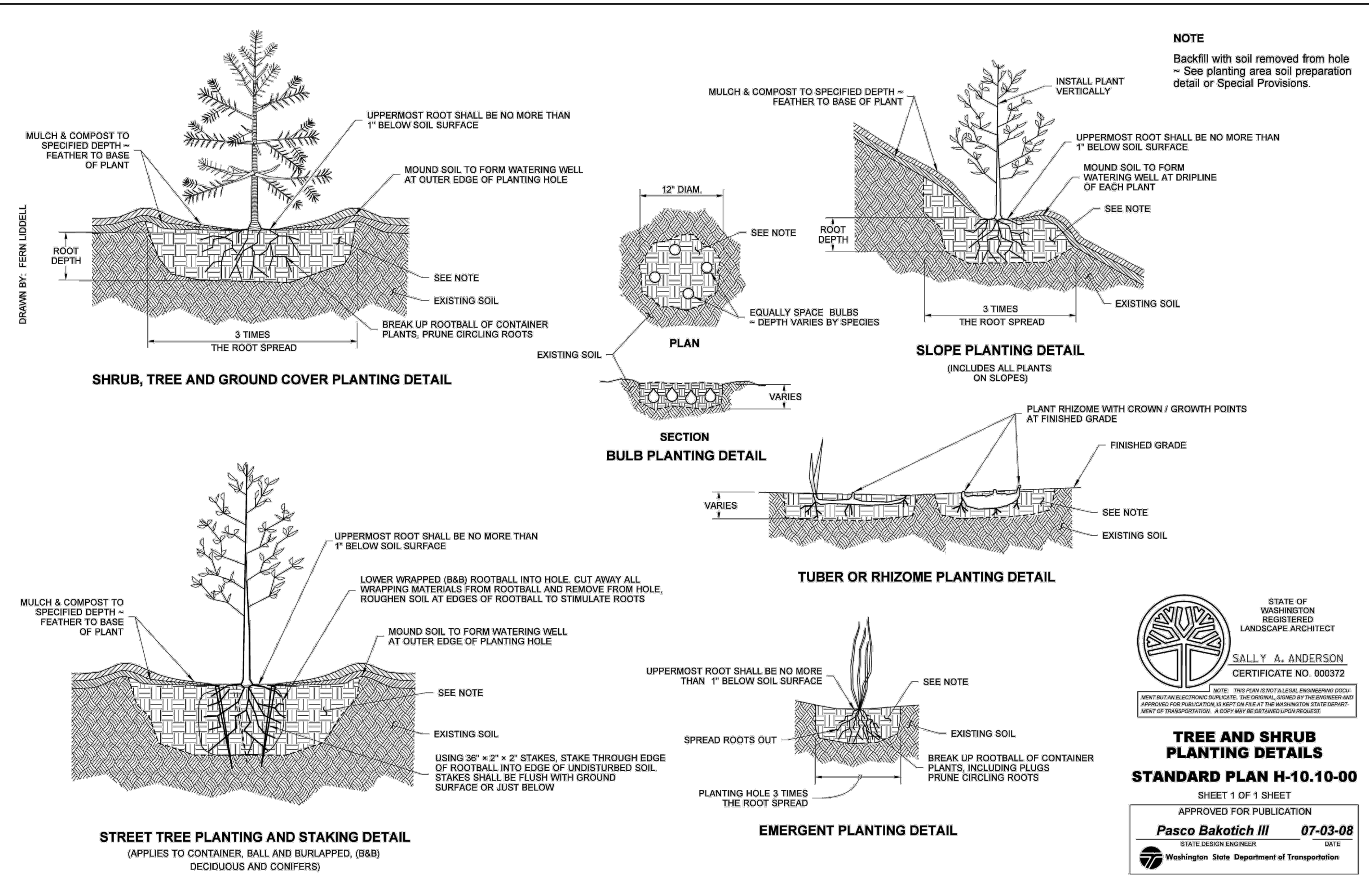
PLANTING NOTES:

1. ALL PLANTING AREAS ON THE GROUND-PLANE (ALL R.O.W., PLANTERS, ETC.) SHALL HAVE A TRADITIONAL IRRIGATION SYSTEM TO BE INTEGRATED WITH A CONTROLLER. RAIN SENSORS AND OTHER EQUIPMENT WILL BE INCORPORATED INTO DESIGN TO MAXIMIZE EFFICIENCY AND LOWER OVERALL MAINTENANCE.
3. ALL INDEPENDENT RAISED PLANTERS SHALL HAVE DRIP IRRIGATION AND INTEGRATED WITH RESPECTIVE CONTROLLER.
4. NO PLANTS TO BE INSTALLED WITHIN 2' DIA. OF PROPOSED STREET TREES.
5. ALL SHRUBS AND GROUNDCOVERS TO BE LAYED OUT IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. PLANT TREES IN R.O.W. PER CITY OF LAKEWOOD STANDARDS.
7. SEE CIVIL SHEETS FOR PROPOSED GRADING, STREET PROFILES AND UTILITY LOCATIONS.



- DRIPLINE ZONE-**
- OPERATION OF HEAVY EQUIPMENT AND PILING OF HEAVY MATERIALS PROHIBITED.
 - LIMITED TRENCHING ALLOWED. EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MUST BE APPROVED BY ENGINEER.
 - SEVERING OF ROOTS LARGER THAN 2" DIA. REQUIRES ENGINEER'S APPROVAL.
- ROOT ZONE-**
- OPERATION OF HEAVY EQUIPMENT AND PILING OF HEAVY MATERIALS REQUIRES ENGINEER'S APPROVAL.
 - TRENCHING WITH HEAVY EQUIPMENT ALLOWED UNDER ENGINEER'S SUPERVISION AND IF 2/3 OR MORE OF THE ROOT ZONE IS UNDISTURBED.
- ADDITIONAL NOTES-**
- 6' HIGH CHAINLINK FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCKS ONLY. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
 - TREATMENT OF ROOTS EXPOSED/DAMAGED DURING CONSTRUCTION: ROOTS OVER 1" DIAM., MAKE A CLEAN STRAIGHT CUT TO REMOVED DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP AND COVERED WITH SOIL AS SOON AS POSSIBLE.

1 TREE PROTECTION
NOT TO SCALE

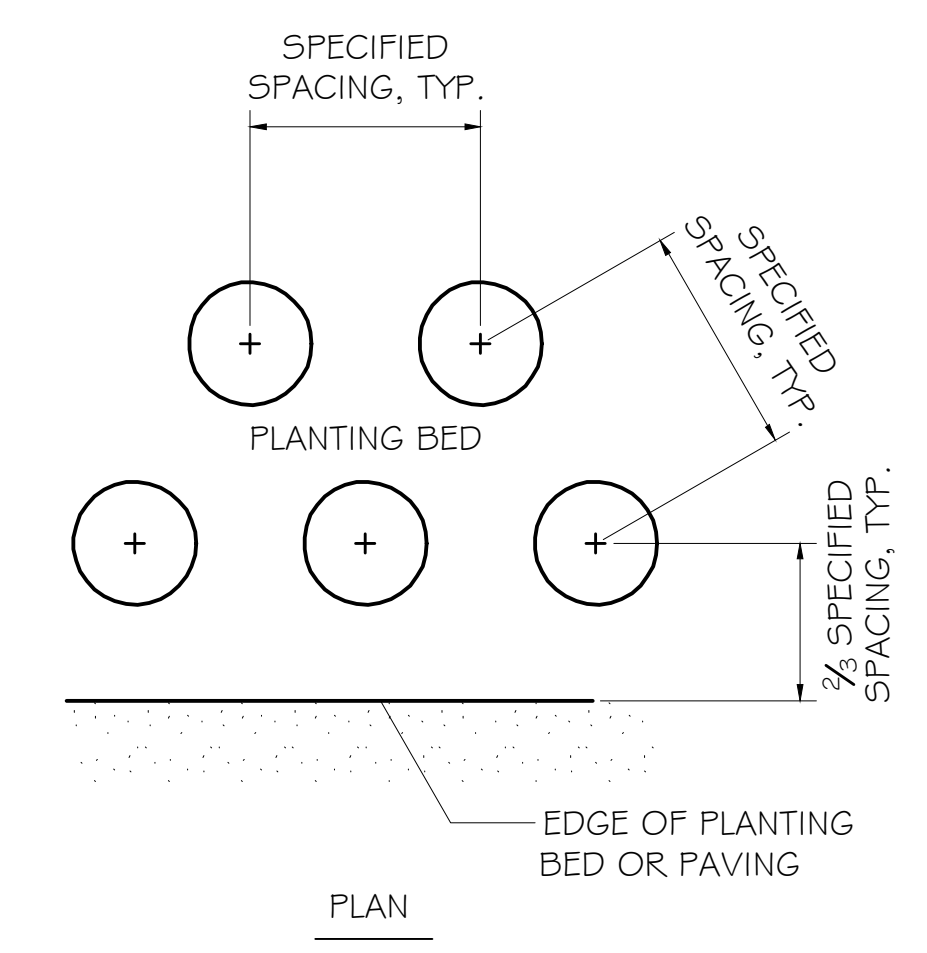


STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

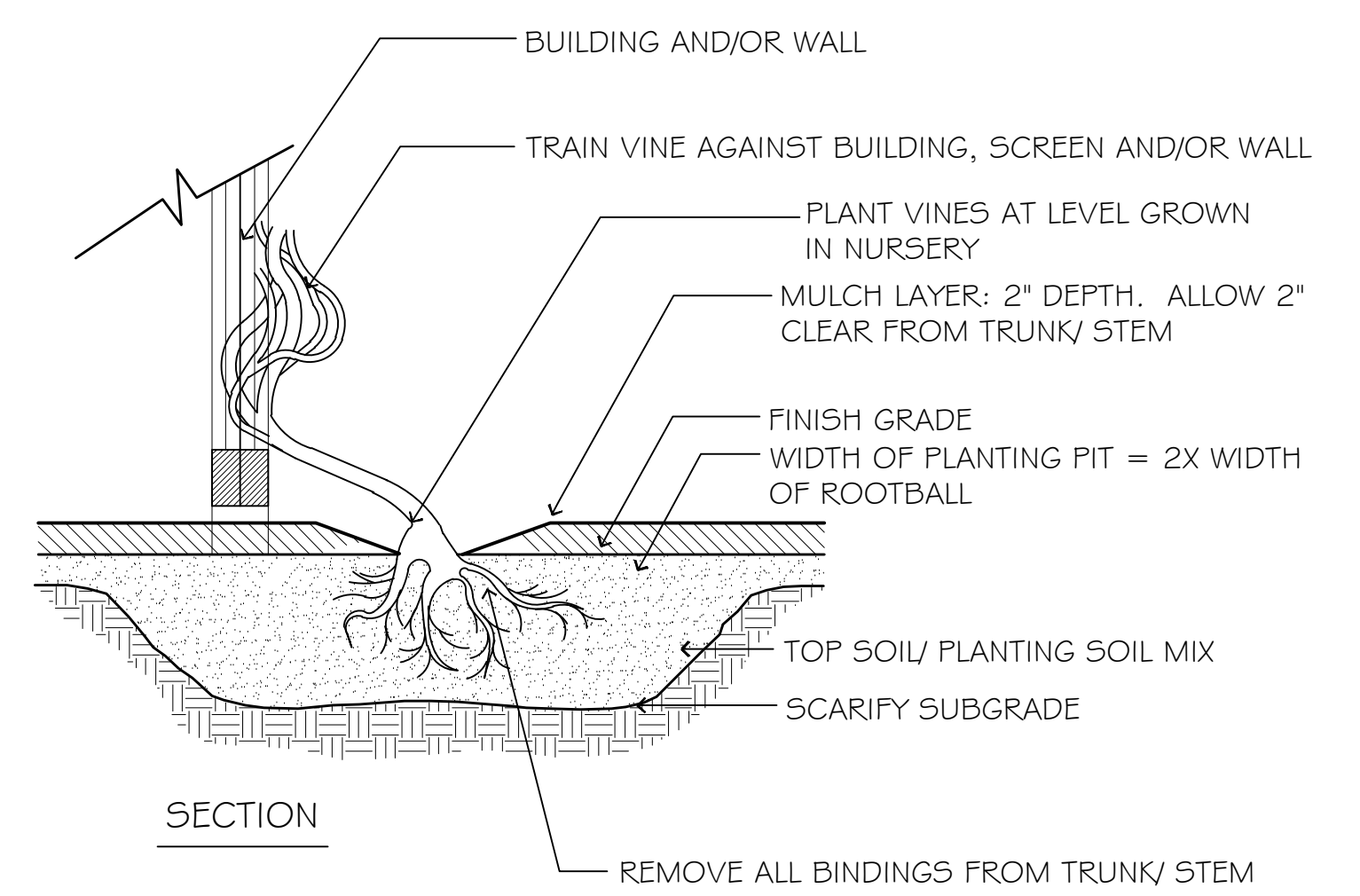
SALLY A. ANDERSON
CERTIFICATE NO. 000372

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE ORIGINAL, SIGNED BY THE ENGINEER AND APPROVED FOR PUBLICATION, IS KEPT ON FILE AT THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. A COPY MAY BE OBTAINED UPON REQUEST.

TREE AND SHRUB PLANTING DETAILS
STANDARD PLAN H-10.10-00
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
Pasco Bakotich III 07-03-08
 STATE DESIGN ENGINEER DATE
 Washington State Department of Transportation



2 SHRUB & GROUND COVER SPACING
NOT TO SCALE







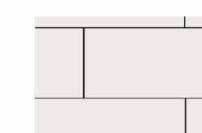



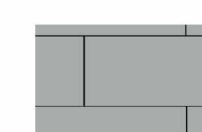
3 TYPICAL VINE PLANTING
NOT TO SCALE



W3.01 MAIN STREET ELEVATION
1" = 10'-0"



3 W3.01 NORTH ELEVATION (WEST WING)
1" = 10'-0"





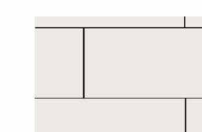



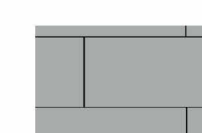
	FIBER CEMENT PANEL SHERWIN-WILLIAMS IRON ORE SW 7069		BRICK CLADDING GREY FACE BRICK		VINYL WINDOW WHITE		STOREFRONT DOORS/WINDOWS BLACK
	FIBER CEMENT PANEL SHERWIN-WILLIAMS SNOWBOUND SW 7004		METAL COMPOSITE SIDING WHITE ASH WOOD LOOK		VINYL SLIDER DOOR WHITE		BOLT-ON ALUMINUM CANOPY BLACK
	FIBER CEMENT PANEL SHERWIN-WILLIAMS GATEWAY GREY SW 7644						



1 NORTH ELEVATION
W3.02 1" = 10'-0"



2 SOUTH ELEVATION
W3.02 1" = 10'-0"

	FIBER CEMENT PANEL SHERWIN-WILLIAMS IRON ORE SW 7069		BRICK CLADDING GREY FACE BRICK		VINYL WINDOW WHITE		STOREFRONT DOORS/WINDOWS BLACK
	FIBER CEMENT PANEL SHERWIN-WILLIAMS SNOWBOUND SW 7004		METAL COMPOSITE SIDING WHITE ASH WOOD LOOK		VINYL SLIDER DOOR WHITE		BOLT-ON ALUMINUM CANOPY BLACK
	FIBER CEMENT PANEL SHERWIN-WILLIAMS GATEWAY GREY SW 7644						



1 MAIN ENTRANCE ELEVATION
W3.03 1" = 10'-0"



2 EAST ELEVATION
W3.03 1" = 10'-0"

	FIBER CEMENT PANEL SHERWIN-WILLIAMS IRON ORE SW 7069		BRICK CLADDING GREY FACE BRICK		VINYL WINDOW WHITE		STOREFRONT DOORS/WINDOWS BLACK
	FIBER CEMENT PANEL SHERWIN-WILLIAMS SNOWBOUND SW 7004		METAL COMPOSITE SIDING WHITE ASH WOOD LOOK		VINYL SLIDER DOOR WHITE		BOLT-ON ALUMINUM CANOPY BLACK
	FIBER CEMENT PANEL SHERWIN-WILLIAMS GATEWAY GREY SW 7644						



1 SOUTH ELEVATION (WEST WING)
W3.04 1" = 10'-0"

FIBER CEMENT PANEL
SHERWIN-WILLIAMS
IRON ORE
SW 7069

FIBER CEMENT PANEL
SHERWIN-WILLIAMS
SNOWBOUND
SW 7004

FIBER CEMENT PANEL
SHERWIN-WILLIAMS
GATEWAY GREY
SW 7644

BRICK CLADDING
GREY FACE BRICK

METAL COMPOSITE SIDING
WHITE ASH WOOD LOOK

VINYL WINDOW
WHITE

VYNIL SLIDER DOOR
WHITE

STOREFRONT
DOORS/WINDOWS
BLACK

BOLT-ON ALUMINUM CANOPY
BLACK



1 BUILDING ELEVATION - EAST BUILDING A - SOUTH
E3.01 1" = 10'-0"



2 BUILDING ELEVATION - EAST BUILDING A - EAST
E3.01 1" = 10'-0"

	FIBER CEMENT PANEL SHERWIN - WILLIAMS REQUISITE GRAY SW 7023		FIBER CEMENT PANEL SHERWIN - WILLIAMS SNOWBOUND SW 7004		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS SNOWBOUND SW 7004		STOREFRONT DOORS BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS IRON ORE SW 7069		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS IRON ORE SW 7069		VINYL WINDOW WHITE		BOLT-ON ALUMINUM CANOPY BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS WATERLOO SW 9141		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS WATERLOO SW 9141		VINYL SLIDER DOOR WHITE		ASPHALT SHINGLE CHARCOL



1
E3.02 BUILDING ELEVATION - EAST BUILDING A - NORTH
1" = 10'-0"



2
E3.02 BUILDING ELEVATION - EAST BUILDING A - WEST
1" = 10'-0"



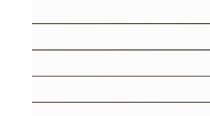


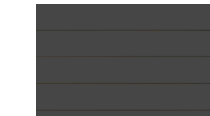



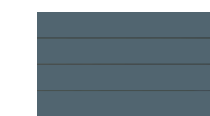


	FIBER CEMENT PANEL SHERWIN - WILLIAMS REQUISITE GRAY SW 7023		FIBER CEMENT PANEL SHERWIN - WILLIAMS SNOWBOUND SW 7004		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS SNOWBOUND SW 7004		STOREFRONT DOORS BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS IRON ORE SW 7069		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS IRON ORE SW 7069		VINYL WINDOW WHITE		BOLT-ON ALUMINUM CANOPY BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS WATERLOO SW 9141		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS WATERLOO SW 9141		VINYL SLIDER DOOR WHITE		ASPHALT SHINGLE CHARCOL



1 BUILDING ELEVATION - EAST BUILDING B - SOUTH
E3.03 1" = 10'-0"



2 BUILDING ELEVATION - EAST BUILDING B - EAST
E3.03 1" = 10'-0"

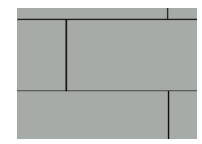
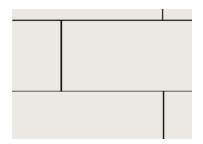
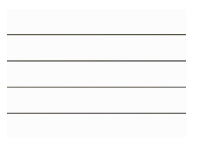


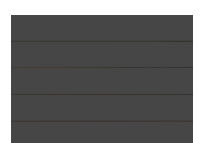



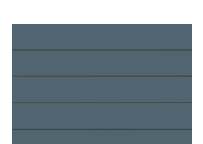


	FIBER CEMENT PANEL SHERWIN - WILLIAMS REQUISITE GRAY SW 7023		FIBER CEMENT PANEL SHERWIN - WILLIAMS SNOWBOUND SW 7004		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS SNOWBOUND SW 7004		STOREFRONT DOORS BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS IRON ORE SW 7069		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS IRON ORE SW 7069		VINYL WINDOW WHITE		BOLT-ON ALUMINUM CANOPY BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS WATERLOO SW 9141		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS WATERLOO SW 9141		VINYL SLIDER DOOR WHITE		ASPHALT SHINGLE CHARCOL

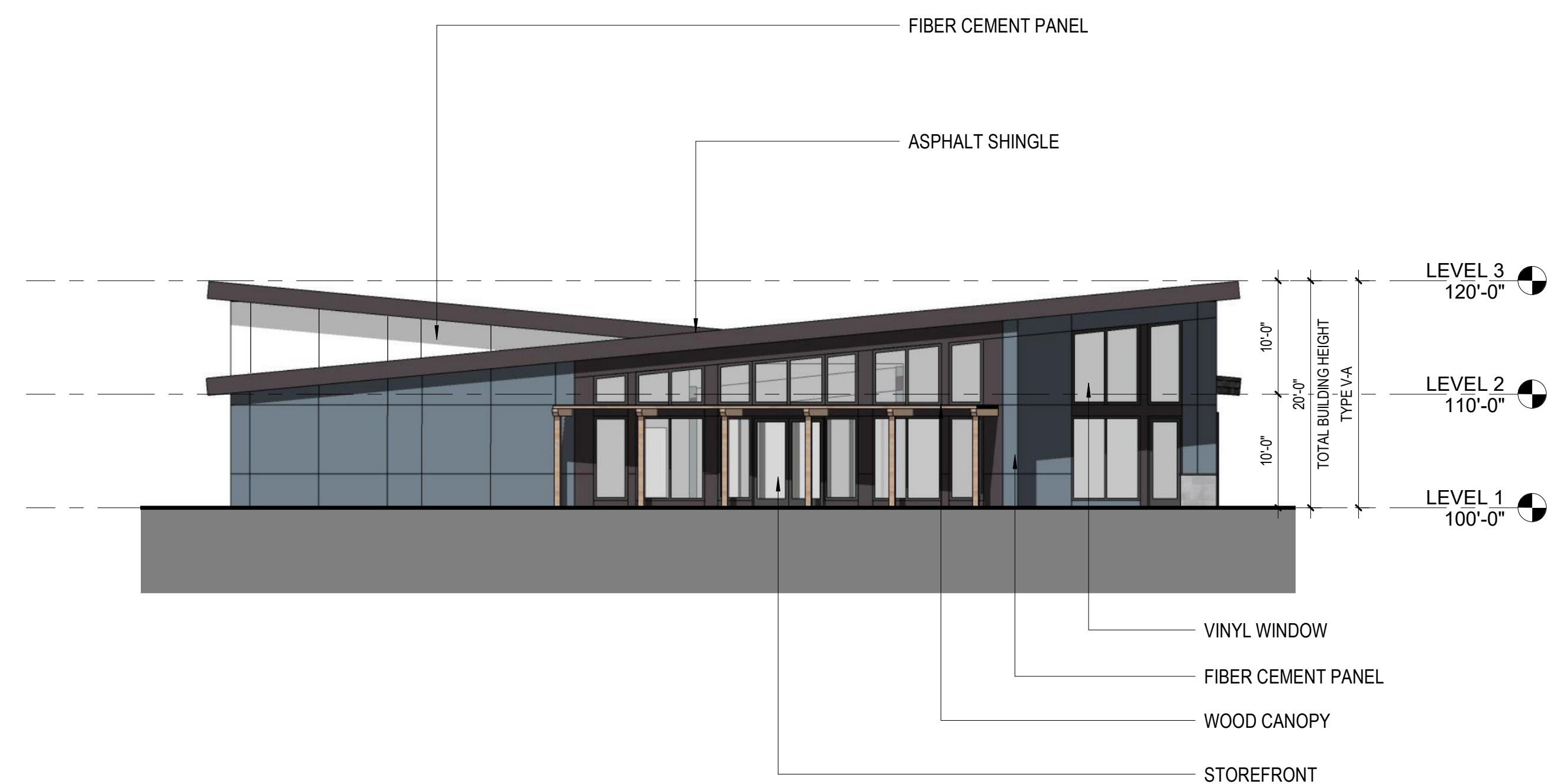


1
E3.04
BUILDING ELEVATION - EAST BUILDING B - NORTH
1" = 10'-0"

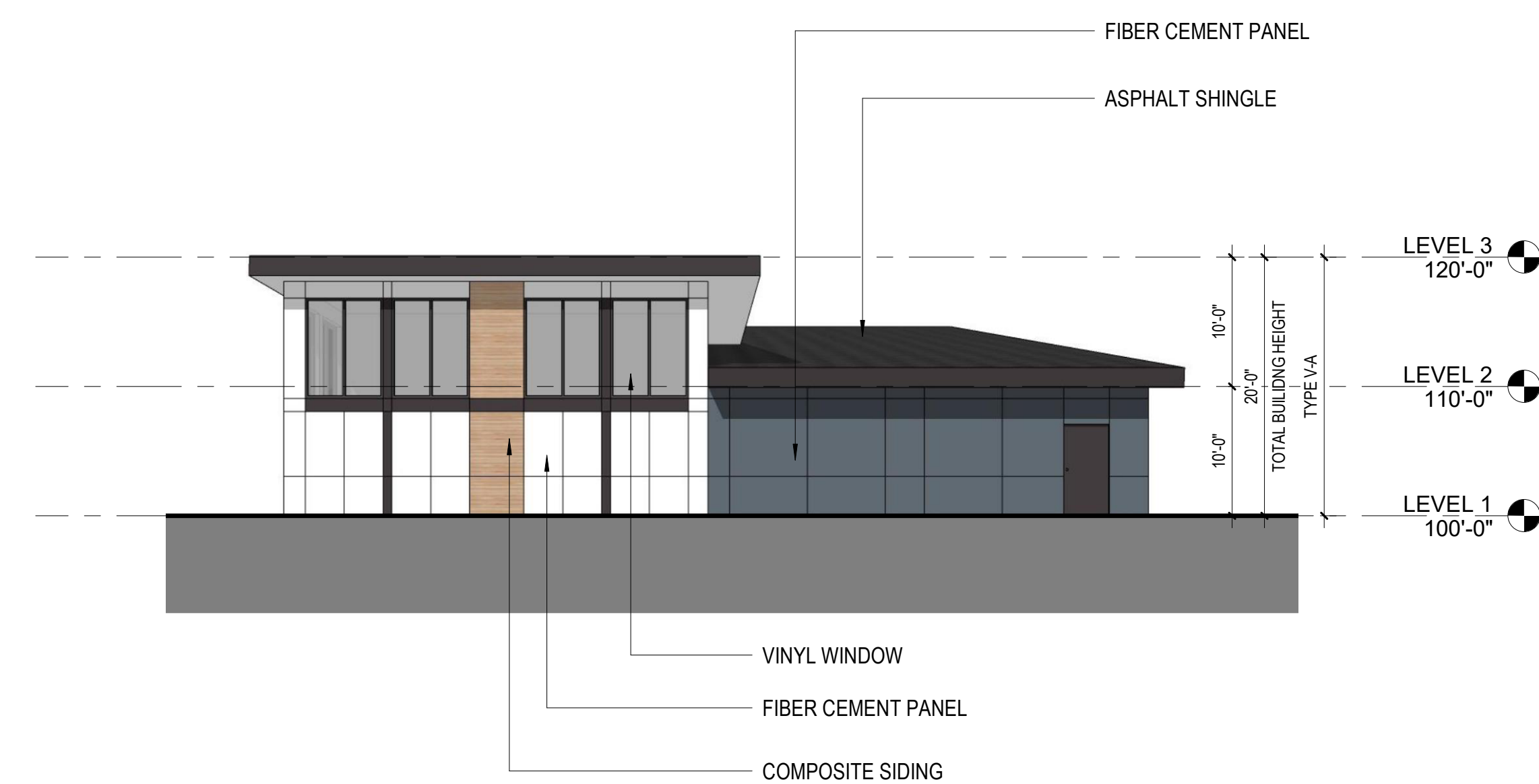


2
E3.04
BUILDING ELEVATION - EAST BUILDING B - WEST
1" = 10'-0"

	FIBER CEMENT PANEL SHERWIN - WILLIAMS REQUISITE GRAY SW 7023		FIBER CEMENT PANEL SHERWIN - WILLIAMS SNOWBOUND SW 7004		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS SNOWBOUND SW 7004		STOREFRONT DOORS BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS IRON ORE SW 7069		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS IRON ORE SW 7069		VINYL WINDOW WHITE		BOLT-ON ALUMINUM CANOPY BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS WATERLOO SW 9141		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS WATERLOO SW 9141		VINYL SLIDER DOOR WHITE		ASPHALT SHINGLE CHARCOL



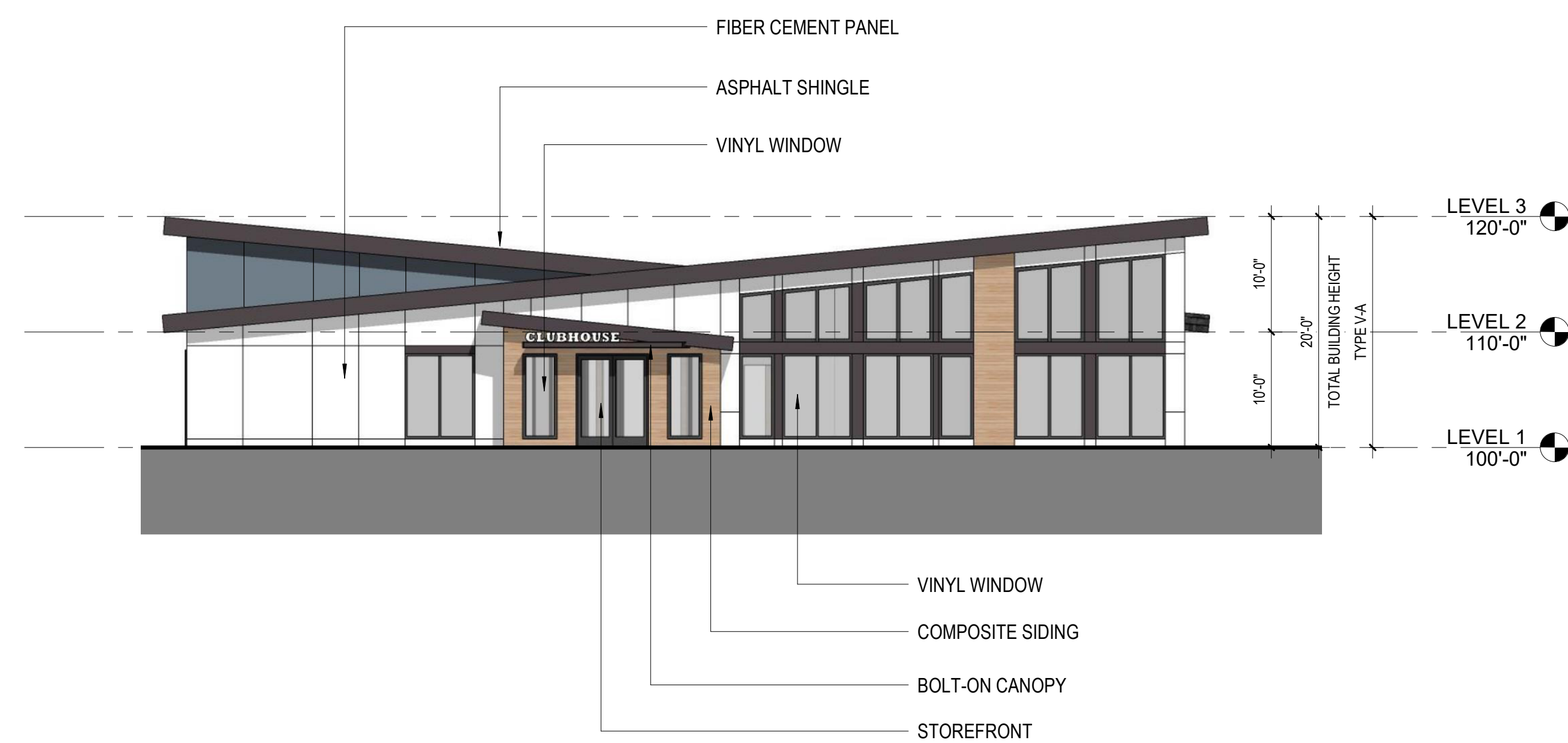
2 BUILDING ELEVATION - CLUB HOUSE - EAST
E3.05 1" = 10'-0"



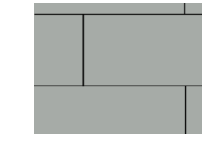
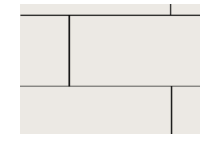
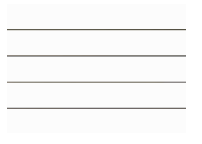


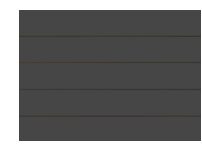



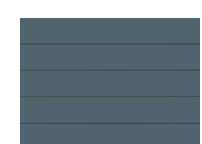


1 BUILDING ELEVATION - CLUB HOUSE - SOUTH
E3.05 1" = 10'-0"



3 BUILDING ELEVATION - CLUB HOUSE - NORTH
E3.05 1" = 10'-0"



4 BUILDING ELEVATION - CLUB HOUSE - WEST
E3.05 1" = 10'-0"

	FIBER CEMENT PANEL SHERWIN - WILLIAMS REQUISITE GRAY SW 7023		FIBER CEMENT PANEL SHERWIN - WILLIAMS SNOWBOUND SW 7004		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS SNOWBOUND SW 7004		STOREFRONT DOORS BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS IRON ORE SW 7069		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS IRON ORE SW 7069		VINYL WINDOW WHITE		BOLT-ON ALUMINUM CANOPY BLACK
	FIBER CEMENT PANEL SHERWIN - WILLIAMS WATERLOO SW 9141		FIBER CEMENT LAP SIDING SHERWIN - WILLIAMS WATERLOO SW 9141		VINYL SLIDER DOOR WHITE		ASPHALT SHINGLE CHARCOL