

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2019-0010**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Creekside Phase II

APPLICANT: Danielle Fowler
2812 Architecture
2812 Colby Avenue
Everett, Washington 98201

DEVELOPER: Creekside Investors LLC
2808 East Madison Street, Suite 203
Seattle, Washington 98112

LOCATION: The site is located at 16614 9th Avenue Southeast, Mill Creek, Washington 98012. See attached **Vicinity Map**.

PROPOSAL: Review of building elevations and landscaping.

ZONING: Community Business - CB

PART II – DESIGN REVIEW BOARD AUTHORITY

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review building elevations, materials, colors, landscaping and monument signs for commercial and industrial developments. Design guidelines for commercial, business park/industrial buildings are set forth in MCMC Section 17.34.040.B. Design guidelines for landscaping are contained in MCMC Section 17.34.040.H.

PART III – PROJECT DESCRIPTION

On June 14, 2005, the City Council approved a Binding Site Plan to construct an approximately 8,600 square foot commercial building and 32 parking stalls on 2.83 acres. The parcel was subdivided into two parcels: an 18,000 square foot lot to allow construction of a three-story office building with tuck under parking and surface parking, and Tract 999, a 105,000 square foot parcel to retain and protect the adjacent critical areas associated with North Creek and Penny Creek.

See the *Attached Site Plan, A1.1*

PART IV – PROJECT ANALYSIS

Below is an analysis and summary of the consistency of the proposal with the City’s Design Guidelines:

Building Elevation Criteria

The Code requires that buildings incorporate modulation to reduce the overall bulk and mass of buildings and to avoid blank walls. In addition, building design shall incorporate traditional building materials such as masonry, stone, stucco, heavy timbers, brick, and other natural appearing materials. Building colors should accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents. The City’s building design objectives call for a consistent visual identity to be applied to all sides of buildings visible to the general public with an equivalent level of quality of materials, detailing, and window placement.

Proposal – Building Elevations, Materials and Colors

The proposed building exterior materials include a combination of cement board in smooth, horizontal lap siding and vertical siding all in a medium gray color identified as Sherwin Williams Software 7074 and smooth trim and vertical siding in light gray identified as Sherwin Williams Gray Screen 7071. The ground floor is anchored with split face CMU in Khaki. The building materials have been selected to coordinate with the existing office building (Creskide Phase I) located across the parking lot at 16504 9th Avenue Southeast (**See attached photos**). Building modulation has been incorporated to ensure that no exterior wall will be longer than 50 feet without an offset or setback. To avoid blank walls, the architect has chosen to use a masonry base, belt course of a different color, variation in the texture of the cement board siding, windows – in particular the large windows highlighting the entry, and a projecting black metal canopy over the entry doors.

The trash enclosure is located in the southwest corner and is proposed to be constructed of split face CMU in Khaki and have a solid, black metal gate. The mechanical equipment, located on the western elevation, will be ground mounted and screened by a horizontal cedar fence painted in the dark gray to coordinate with the building. (See *Attached Project Narrative, Color Elevations -- Sheet A-3.1, and Floor Plans -- Sheet A2.1*)

Staff believes that the building elevations comply with the intent of the design guidelines contained in the Code and is recommending approval as proposed.

Landscaping Criteria

City code requires that project landscaping provide unity of design through repetition of plants and coordination with adjacent developments. The Code requires landscape materials to be a hardy species adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged. In addition, required landscape areas shall be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

Proposal – Perimeter and Parking Lot Landscaping

The applicant is proposing landscaping around the perimeter of the parking lot including along the 9th Avenue Southeast frontage, in between the interior rows of parking, a landscape bed in the southwest

corner or the parking lot, and around the perimeter of the parking lot adjacent to the critical areas. The 9th Avenue Southeast frontage is landscaped with Pacific Sunset Maple, Excelsa Cedar, and Vine Maple, shrubs and ornamental grasses and groundcover. In addition, there is an existing small, landscape bed in the sidewalk on 9th Avenue Southeast that is currently bare dirt and weeds. Staff is recommending that this bed be planted with at least groundcover to help prevent future maintenance/weed issues. See *Attached Landscape Plan, Sheet L-1*.

The landscape islands and the landscape bed between the two interior rows of parking is proposed to be planted with Pacific Sunset Maple, shrubs and ornamental grasses. Parking lot lighting will also be located in the landscape islands. Staff has a concern that the Pacific Sunset Maple at a mature height of approximately 30 feet will conflict with the lighting and is recommending the selection of another tree species for the landscape islands.

The landscape bed in the southwest corner is proposed to be planted with an Excelsa cedar, two Vine Maple, shrubs and ground cover (Vinca Minor). The spacing on the Vinca Minor is proposed at 24 inches on center. It is not likely that the requirement for 90 percent coverage in three years can be attained with this spacing; thus, staff is recommending a Condition of Approval that the spacing be 18 inches on center.

The perimeter areas between the parking lot and the critical areas are proposed to be planted with a native shrub mix containing Salal, Oregon Grape, and Snowberry. The spacing on the shrub mix is proposed at 36 inches on center. It is not likely that the requirement for 90 percent coverage in three years can be attained with this spacing; thus, staff is recommending a Condition of Approval that the spacing be 24 inches on center.

Staff has several recommended Conditions of Approval regarding the landscape plan:

- Root barrier is required with all trees within five feet of a paved surface, not just in the parking lot island planters, so it would also be required along the 9th Avenue Southeast frontage.
- The Mill Creek Planting Standards should be included on the plans.
- The original Binding Site Plan approval included a Condition of Approval that, “A 42-inch solid fence or wall be installed along the western edge of the parking lot to minimize lighting impacts from vehicles on wildlife habitat within the adjacent wetlands.” The fence or wall should be shown on the landscape plan.
- The Code states that, “Where parking lot design results in head-in parking adjacent to landscape areas, the landscape areas shall be protected by wheel stops or another method adequate to prevent damage by overhanging vehicles.” The plan should show wheel stops in the spaces adjacent to the perimeter landscape beds as well as the interior landscape bed.
- Provide landscaping (either shrubs or groundcover or a combination) in the landscape bed in the sidewalk on 9th Avenue Southeast.
- Place a couple of planter pots by the front entry doors.

Staff finds that as conditioned, the landscape plan is in compliance with the design criteria and is recommending approval.

PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION

Having viewed the property and reviewed the application, City staff finds that as conditioned the proposed building elevations and landscaping are consistent with the design guidelines set forth in MCMC Section 17.34.040. Based on these findings and conclusions, staff recommends approval subject to the following conditions.

1. The building elevations, materials, colors, and design, and the landscaping materials and design shall be as portrayed in the application, except as modified by the following conditions and any additional conditions imposed by the Design Review Board.
2. Modify the landscape plan as follows:
 - Adjust the spacing on the Native Shrub Mix to 24 inches on center;
 - Adjust the spacing on the Vinca Minor to 18 inches on center;
 - Show root barrier adjacent to the parking lot trees and the trees along the sidewalk on 9th Avenue Southeast;
 - Show wheel stops on all parking spaces;
 - Show the fence/wall along the western edge of the parking lot and provide a detail of materials and colors;
 - Propose an alternate tree species for the two landscape islands by the interior parking spaces to avoid a conflict with the parking lot lighting; and
 - Landscape the small bed in the sidewalk along 9th Avenue SE with either shrubs or groundcover or a combination.
 - Add planter pots by the front entry.
3. A landscape performance bond in the amount of 125% of the proposed cost of materials and installation shall be provided to the City prior to beginning construction pursuant to MCMC Section 16.16.040.
4. Irrigation shall be provided for the landscaping, per MCMC Section 17.34.040.H.1.d. The irrigation system will require a building permit. The permit is an over-the-counter plumbing permit, no plans required, with an inspection of the system's backflow prevention.
5. A building permit is required for the fence or wall adjacent to the critical areas and the fence screening the mechanical equipment.

ATTACHMENTS:

1. *Vicinity Map*
2. *Photos of Creekside Phase I*
3. *Project Narrative*
4. *Site Plan, A1.1*
5. *Exterior Elevations -- Sheet A3.1*
6. *Floor Plans -- Sheet A2.1*
7. *Landscape Plan, Sheet L-1*
8. *Plant Photos*

**Attachment 1
Vicinity Map**



Attachment 2
Photos of Creekside Phase 1





Project Narrative
Creekside Building

July 23rd, 2019

The proposed project, Creekside Building, is located at 16614 9th Ave SE, just to the North of Penny Creek and the East of North Creek.

We are proposing a new 8,909 sq.ft. office building within the footprint of the existing binding site plan dated Oct. 2004. We have maintained all required buffers and setbacks.

We have met the requirements set forth in the **Mill Creek Municipal Code, Chapter 17.34, Design Review** in the following manner:

Building and Site Development Plans:

Site Design:

The building and parking lot have been placed in accordance to the approved binding site plan dated October 2004.

The current site has existing vehicular and pedestrian connections to adjacent sites.

Parking Lot Design and Screening:

The parking lot has been placed in accordance to the approved binding site plan dated October 2004.

Tree Preservation:

We are preserving the majority of trees and natural vegetation on the site.

Storm Drainage:

All storm drainage will meet pertinent city storm drainage standards.



Vehicular Entrances:

The existing vehicular entrance to the site will remain and was designed in accordance to the approved binding site plan dated October 2004.

Landscape treatment with trees and vegetation will be used to highlight the existing entrance.

Sidewalks, Trails, and Pedestrian Walkways:

All Sidewalks, gutters, and pedestrian walkways are existing and meet the requirements of this code.

Public Open Space:

N/A

Screening of Utilities and Service Area:

We have provided a screened location for the mechanical units and trash enclosure. The screen material will be cement board siding to match the building.

Commercial Building Design:

The primary entrance to this building is designed to be pedestrian in scale and is marked with the following architectural elements:

- overhang
- special paving, stone, masonry or patterned tile paving at entry
- fixed seating
- open space plaza or courtyard
- ornamental lighting

Six foot deep canopies with a vertical clearance of 10'-0" are provided along the pedestrian street.

The building materials have been selected to coordinate with the existing office building located across the parking lot at 16504 9th Ave SE. The same split face CMU block, and similar colored siding have been selected. These choices will blend with and compliment the surroundings. See Building Elevations for colors and materials.



Building modulation has been incorporated to ensure that no exterior wall will be longer than 50' without an offset or setback.

To avoid blank walls we incorporated the following details into our design:

- Masonry base
- Belt course of different color
- Projecting metal canopy
- Translucent glass windows
- Recesses
- Windows
- Secondary entrance

Transition Elements:

We have incorporated similar roof forms, massing, similar siding/roofing materials, and similar colors to the adjacent building.

Ground Level Details/Transparency:

We are proposing the use of CMU on the ground floor to achieve the appearance of a distinct base to suggest stability and strength.

29% of the ground floor facing a side street is clear-vision glass.

The middle of the building is proposed to be cement board in various patterns to contrast the CMU base.

The top of the building uses both a pitched roof and parapet (flat roof line) to provide a distinct profile.

Roof Expression and Form:

The roof line uses both a pitched roof and parapet (flat roof line) to provide a distinct profile.

Landscape Plans:

A landscape plan has been designed by a licensed landscape architect.

The proposed landscaping provides unity of design by incorporating repetition of plants and coordination with adjacent developments.



A specific list of hardy species has been selected for this project, in addition to using much of the existing natural vegetation.

All proposed deciduous trees, evergreen trees, and shrubs meet appropriate size requirements (see landscape plan). An appropriate density of trees, shrubs, and ground cover has been chosen to provide 90 percent coverage within three years of planting.

A fully automatic sprinkler system is proposed for this project.

All landscape areas are consistent with the approved binding site plan dated October 2004.

Perimeter Landscaping and Parking Lots:

All proposed landscape areas will be densely landscaped using a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

Wheel stops are provided where parking lot design results in head-in parking adjacent to landscape areas.

One tree for every four parking spaces has been proposed.

Lighting Design:

All lighting fixtures will be compatible with the character of the development.

See site plan for location of parking lot lighting. Lighting will be distributed to create adequate visibility, visual interest, and security at night. Energy efficient LED light fixtures, glare free and shielded from the sky and adjacent properties will be used. Lighting will comply with the Illuminating Engineering Society of North America recommended practices and design guidelines.

Ornamental wall lighting as well as existing street lighting will be used to illuminate the front pedestrian area of the building along 9th Ave SE.

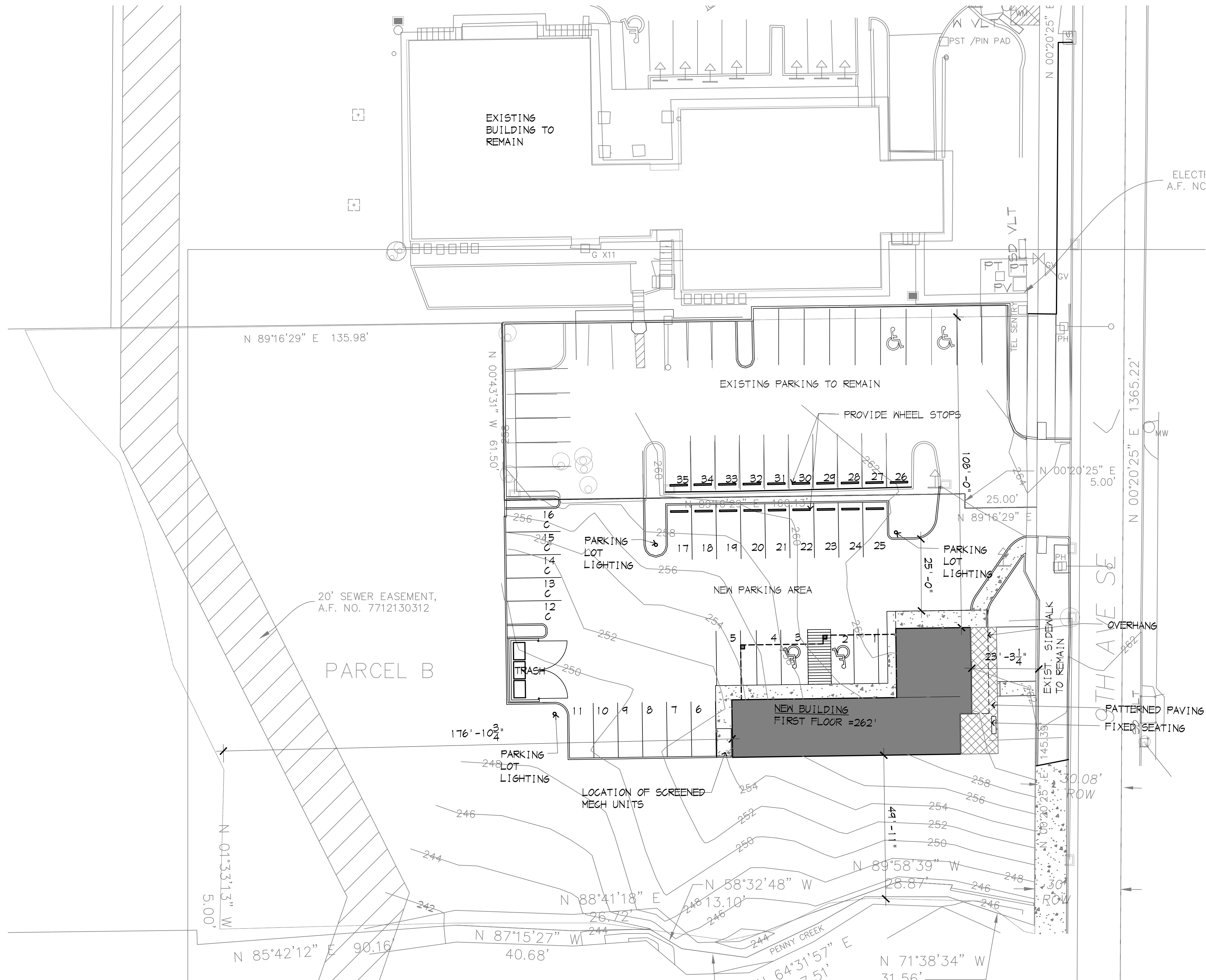
Signs:

We are not proposing any signs at this time. If signs are added later, they will be submitted under a separate submittal.



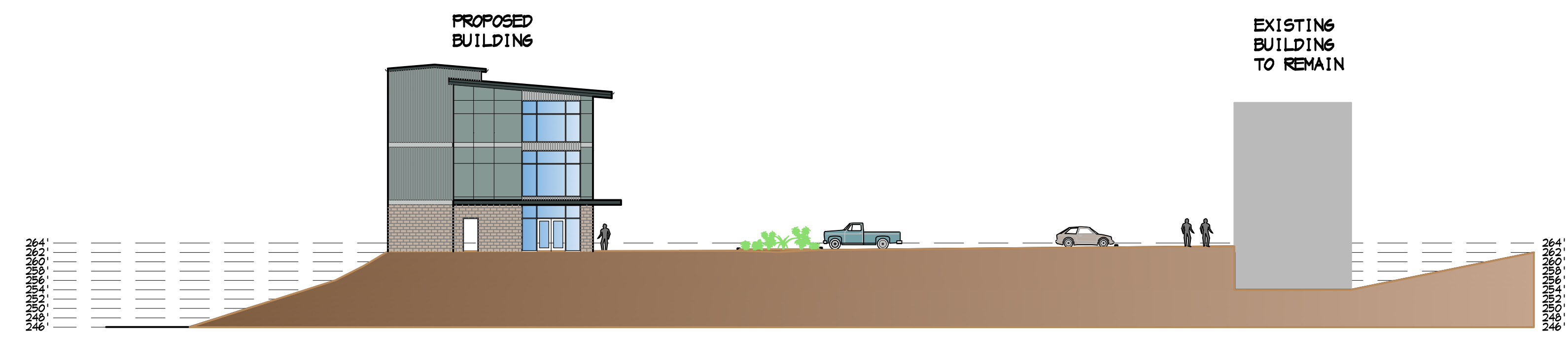
Sincerely,

Danielle Fowler
2812 architecture



SITE PLAN

1" = 20'-0"



SITE SECTION

N.T.S.

PROJECT CRITERIA

SCOPE OF WORK

A NEW 8,909 SQ FT OFFICE BUILDING.
TAX ACCOUNT NO. 00509600100304

LEGAL DESCRIPTION

Section 7 Township 27 Range 5 Quarter NW MARTHA LAKE GARDEN TRACTS BLK 001 D-04 - THAT PTN OF LOT 3 DAF: BEG NW COR SD LOT 3 TH S 209.9FT TH ELY TO INT C/L OF NORTH CREEK WITH C/L OF PENNY CREEKAS LOCATED ON AUGUST 10, 1937 TH ELY ALG C/L OF PENNY CREEK TO E LN SD LOT 3 TH N ALG E LN SD LOT 3 TO NE COR THOF TH W ALG N LN THOF TO POB EXC THAT PTN DAF: BEG NE COR SD LOT 3 TH S01°16'04E ALG ELY LN THOF DIST 66.51FT TH S87°40'00W DIST 25.00FT TH N01°16'04W DIST 5.00FT TH S87°40'00W DIST 160.13FT TH N02°20'00W DIST 61.50FT TO N LN SD LOT 3 TH N87°40'00E ALG SD N LN LOT 3 DIST 186.28FT TO POBAKA PAR B OF CITY OF MILL CREEK BLA REC AFN 200204095002

CODES

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 UNIFORM PLUMBING CODE (UPC)

BUILDING CRITERIA

ZONING: CB
MAX. HEIGHT: 40'-0"
OCCUPANCY: B
CONSTRUCTION TYPE: VB
SPRINKLERED: YES
FIRE ALARM: YES

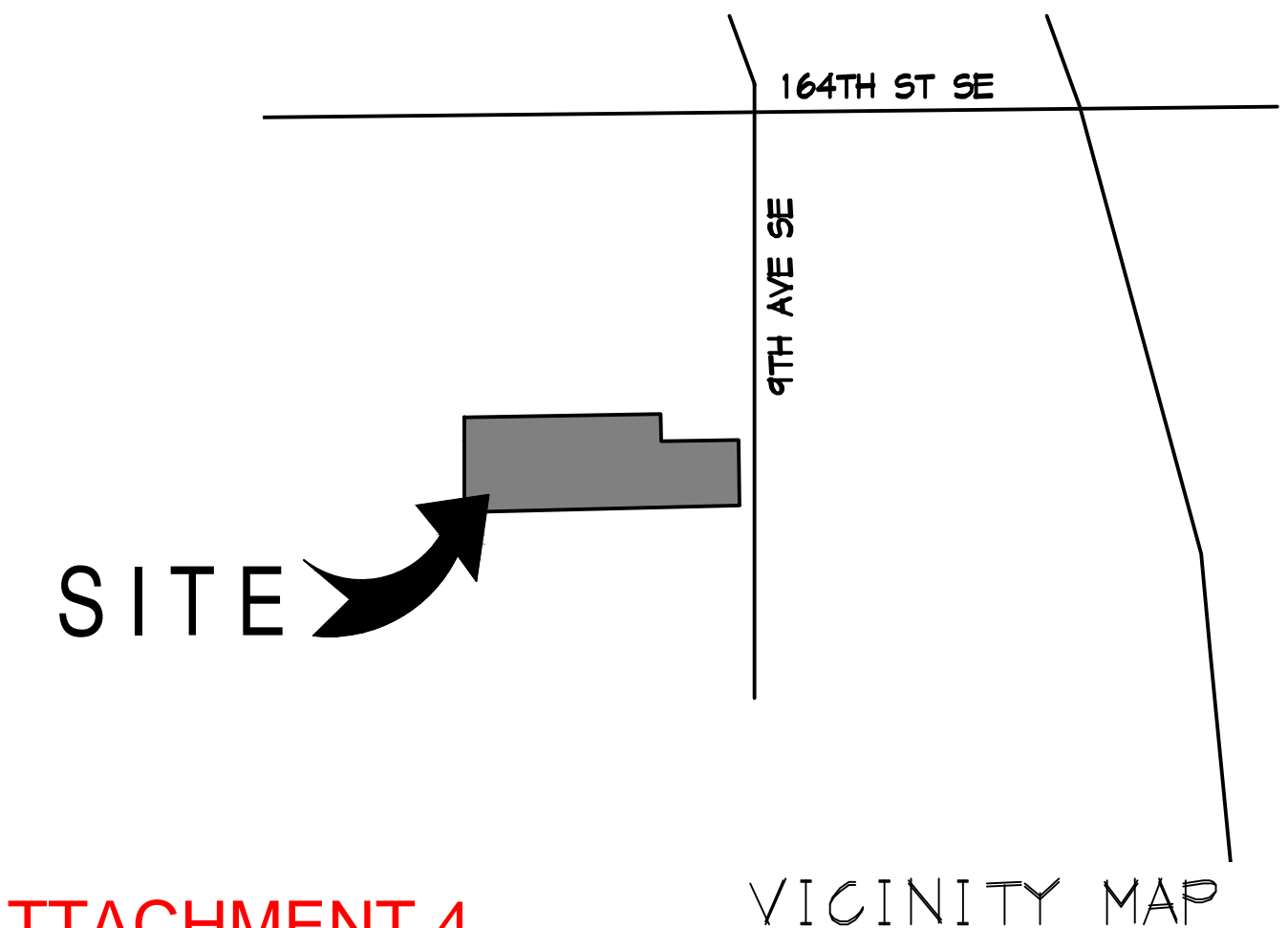
TOTAL BUILDING AREA:
FIRST FLOOR 2,235 S.F.
SECOND FLOOR 3,337 S.F.
THIRD FLOOR 3,337 S.F.
TOTAL AREA 8,909 S.F.

PARKING CALCULATIONS

REQUIRED PARKING:
1 STALL PER 200 (MEDICAL OFFICE) SQ. FT. OF BLDG. AREA
6,878 S.F./200 = 34 STALLS
TOTAL REQUIRED: 34 STALLS
PARKING PROVIDED: 35 STALLS

INDEX OF DRAWINGS

- L-1 LANDSCAPE PLAN
- A1.1 SITE PLAN, SITE SECTION
- A2.1 FLOOR PLANS, ROOF PLAN
- A3.1 ELEVATIONS

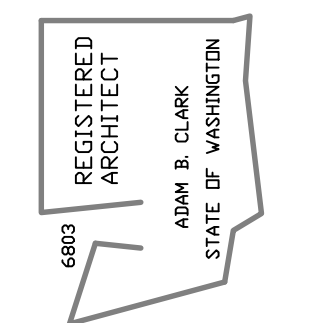


ATTACHMENT 4

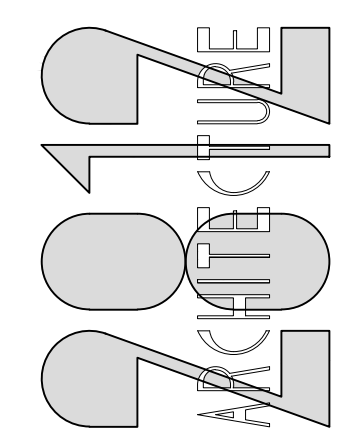
VICINITY MAP



Date:	22JULY2019
For:	DRB APPLICATION

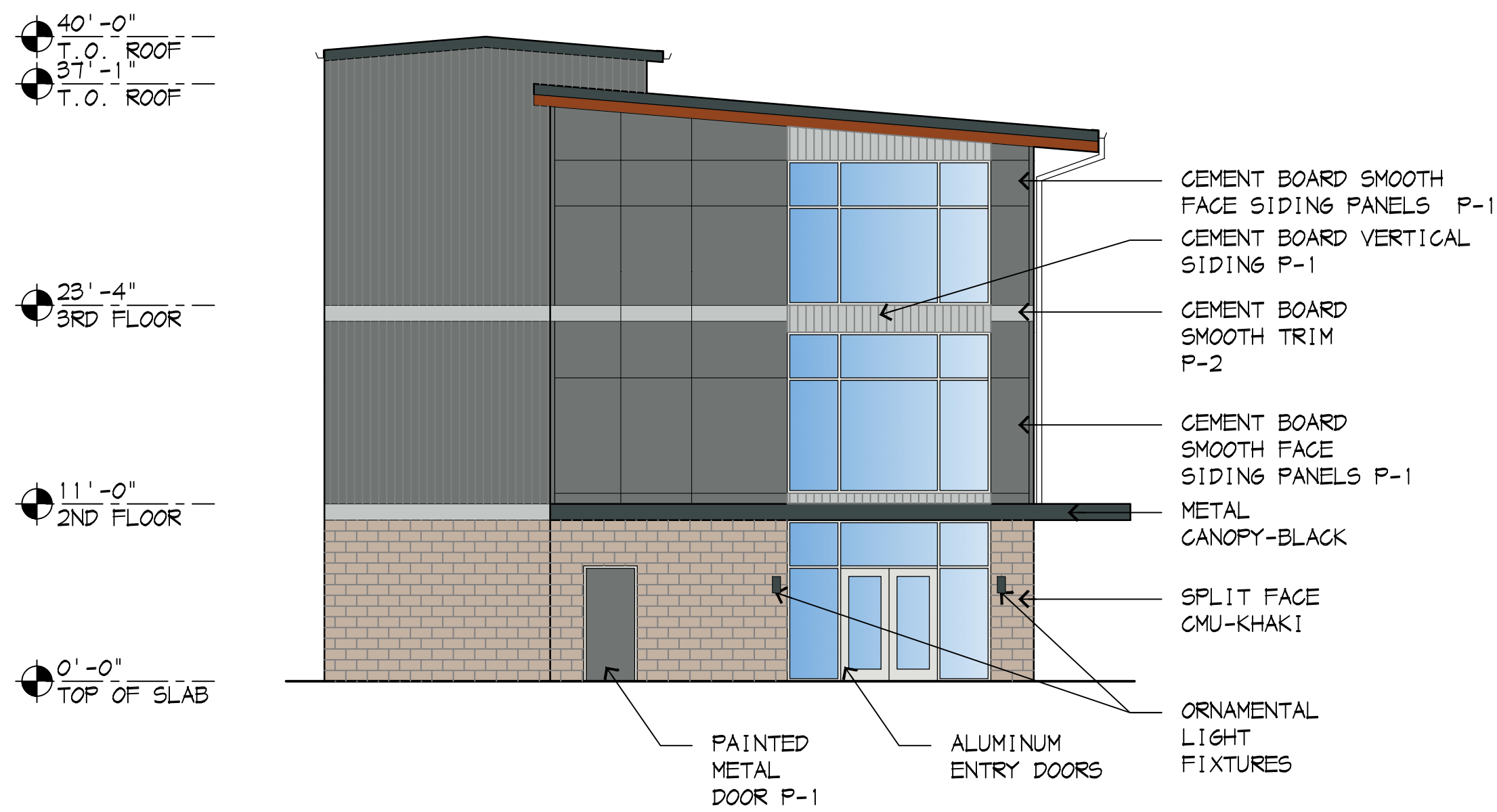


2812 Colby Avenue
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(425) 252-2153 p
www.2812architecture.com



A New Office Building for:
Creekside Building
18614 9th Ave SE
Mill Creek, Washington
Contents: SITE PLAN, SITE SECTION

Drawing:	A1.1
Job Number:	18c-4026



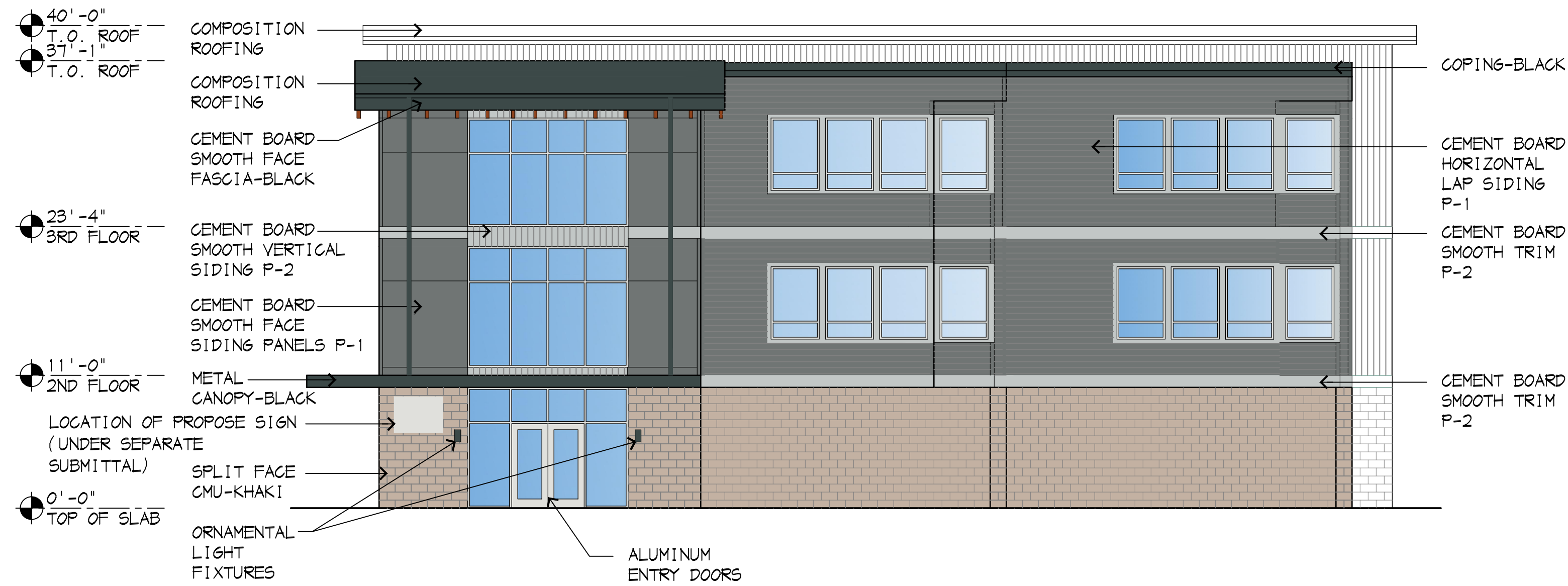
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



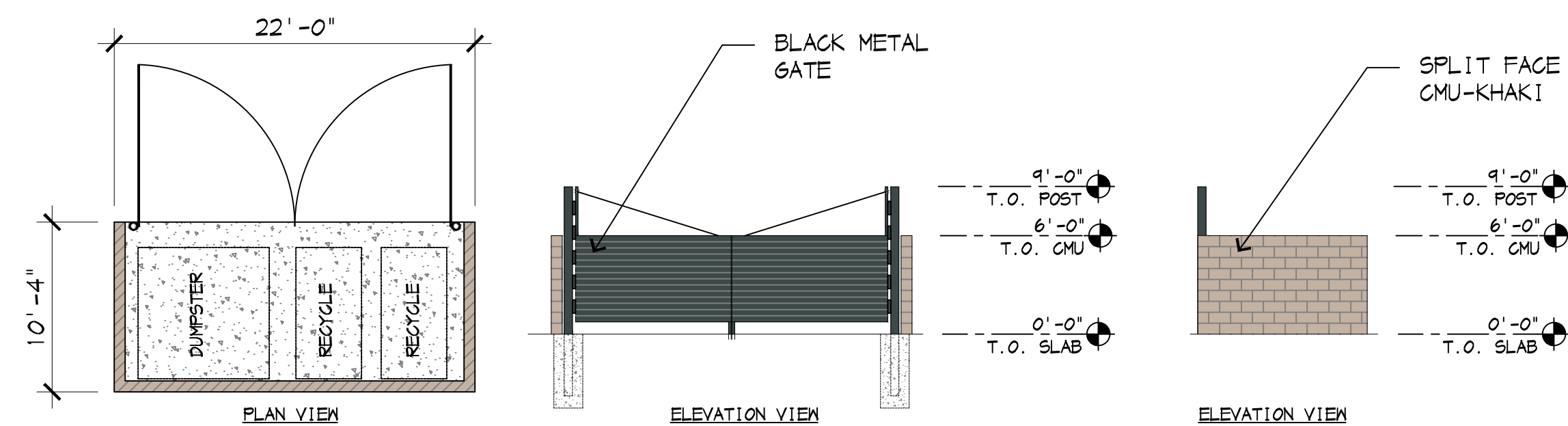
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



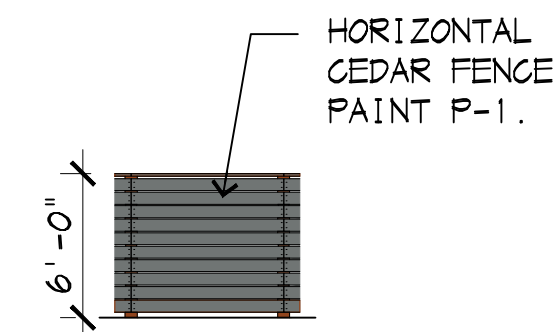
WEST ELEVATION

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TRASH ENCLOSURE

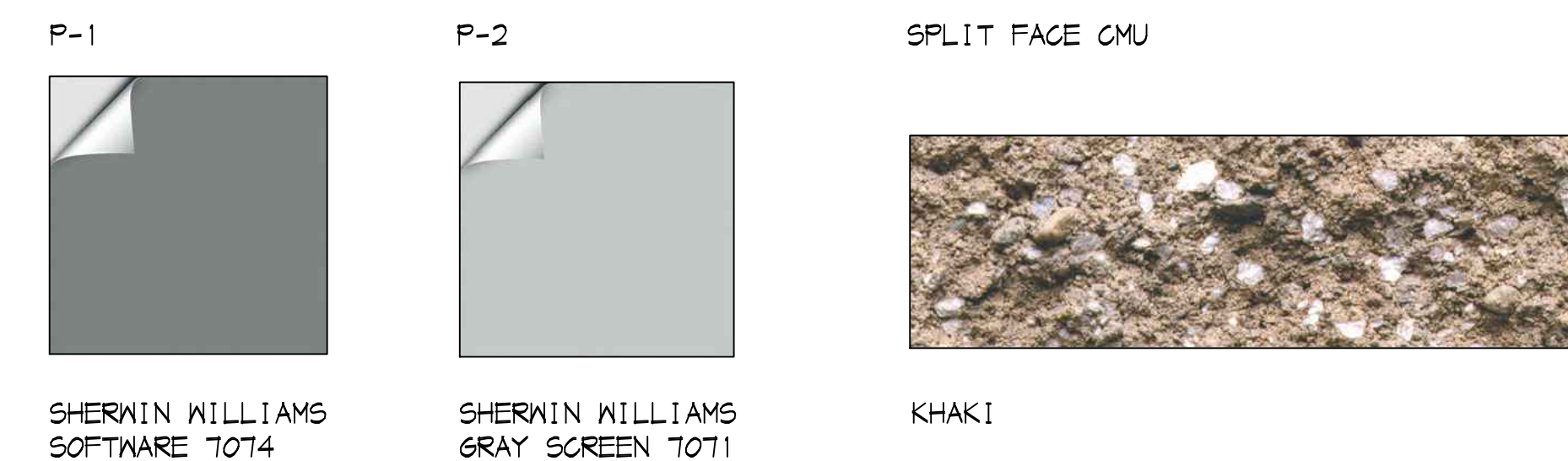
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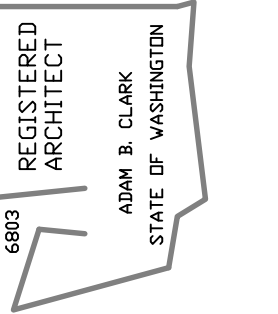
TRASH EQUIP. SCREEN

SCALE: 1/8" = 1'-0"

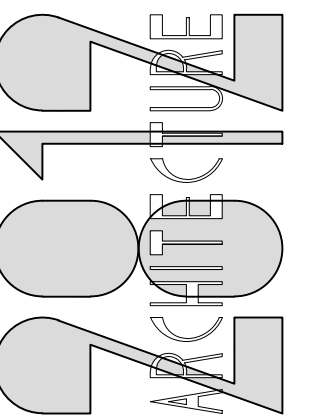
EXTERIOR COLORS



For:	
Date:	22 JULY 2019
	DRB APPLICATION



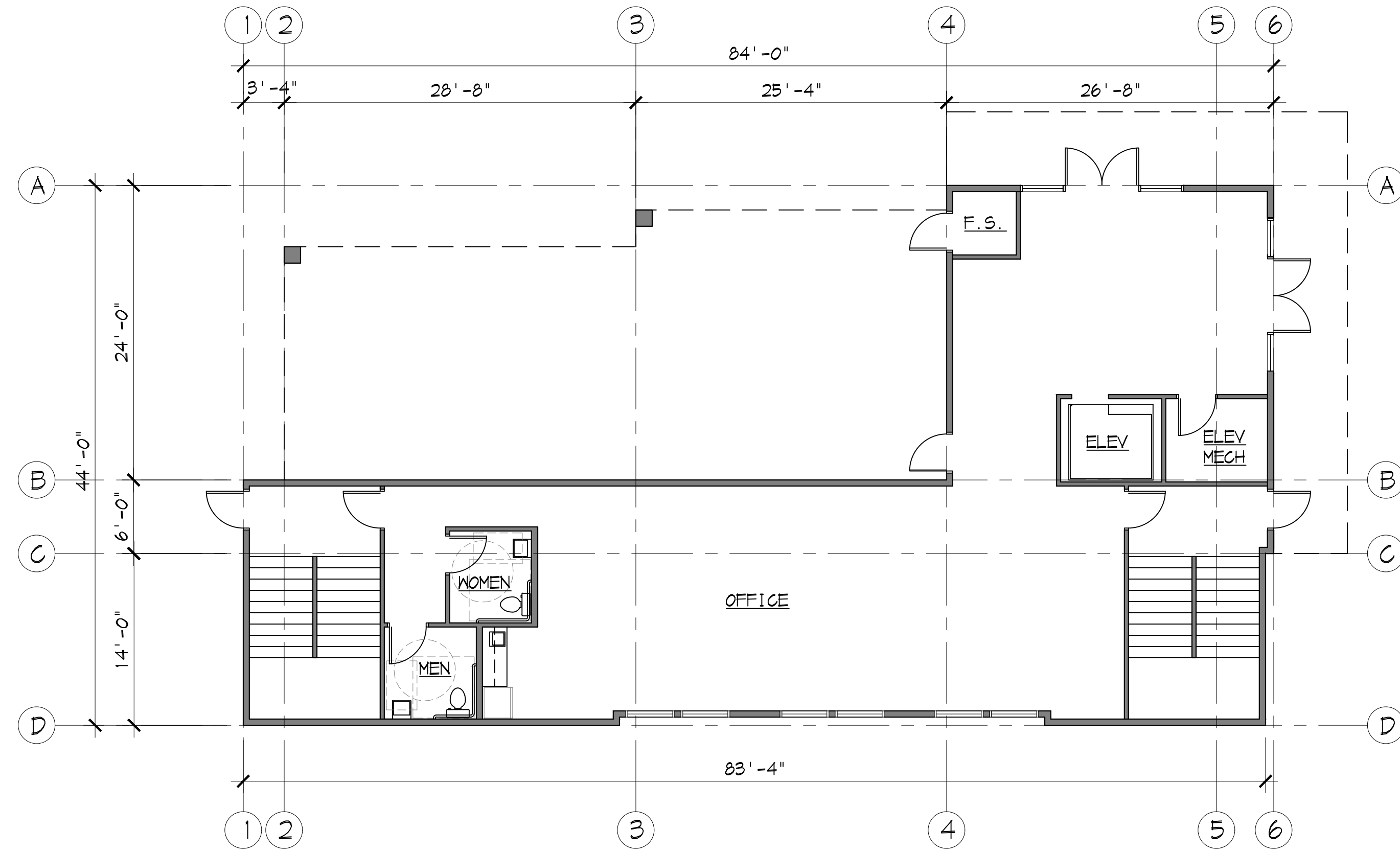
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A New Office Building for:
Creekside Building
16614 9th Ave SE
Mill Creek, Washington
CONTENTS
BUILDING #3 EXTERIOR ELEVATIONS

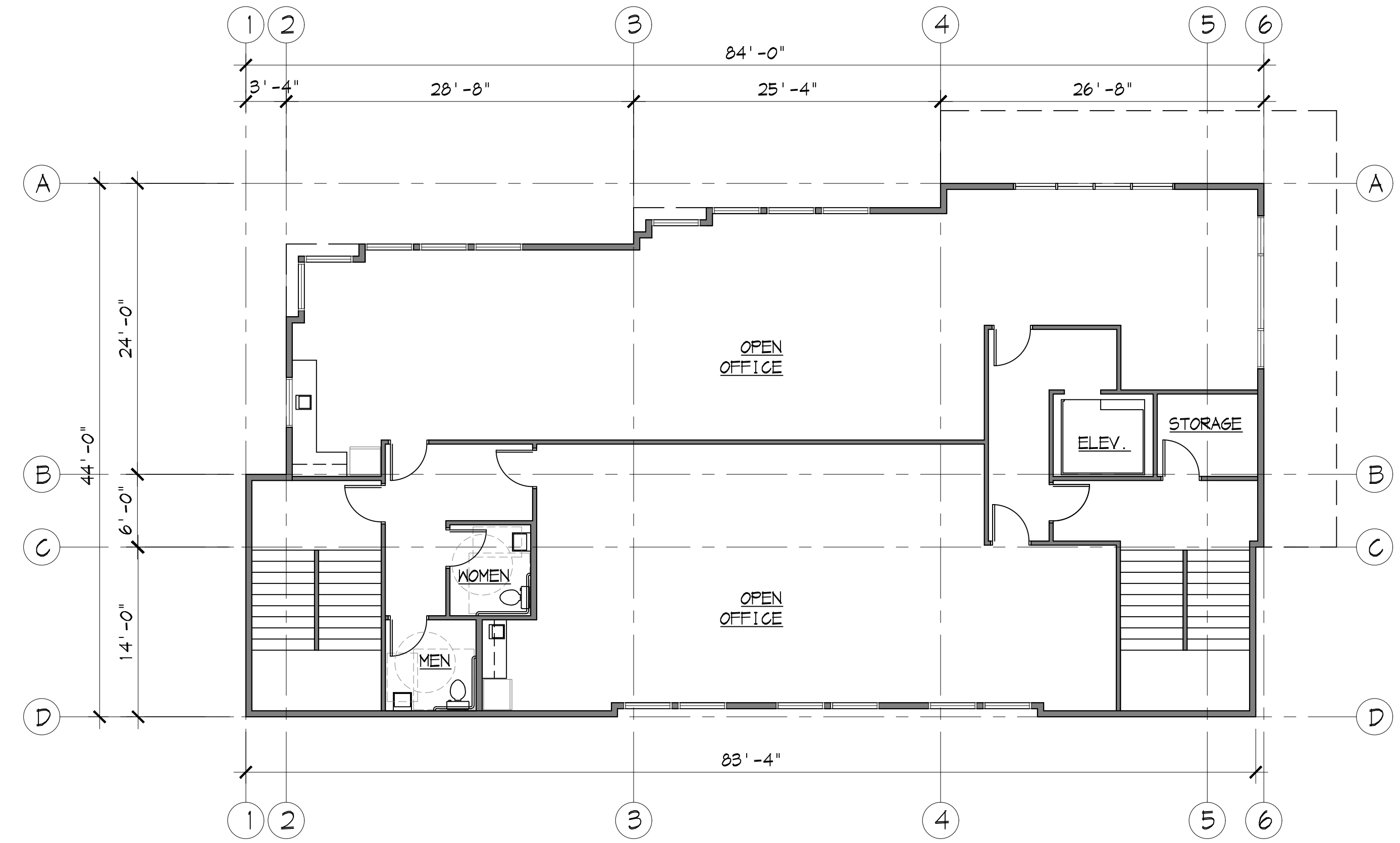
Drawing:	A3.1
Job Number:	18c-4026

ATTACHMENT 5



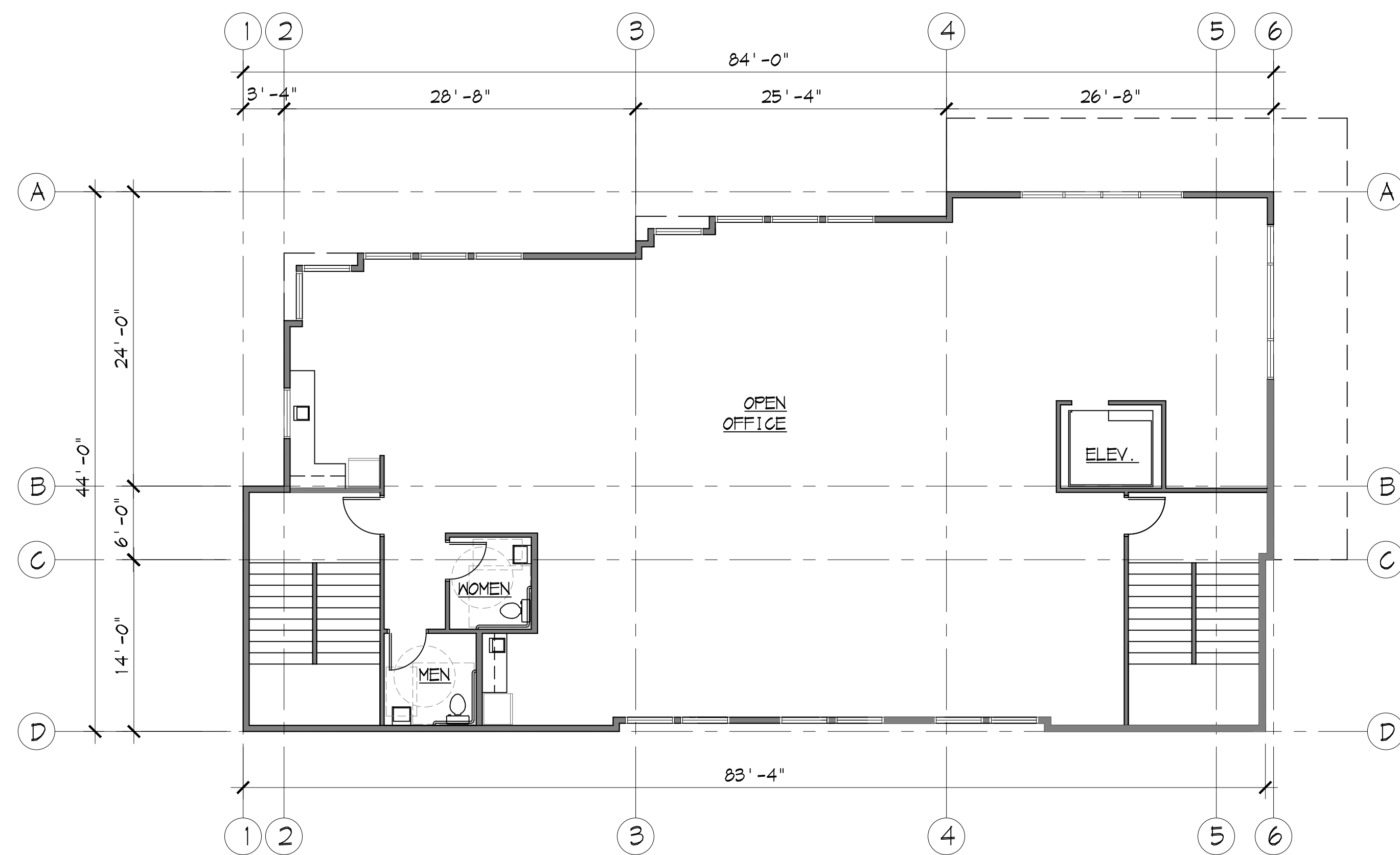
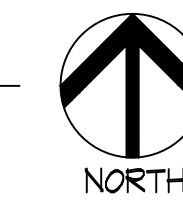
FIRST FLOOR PLAN

1/8" = 1'-0"



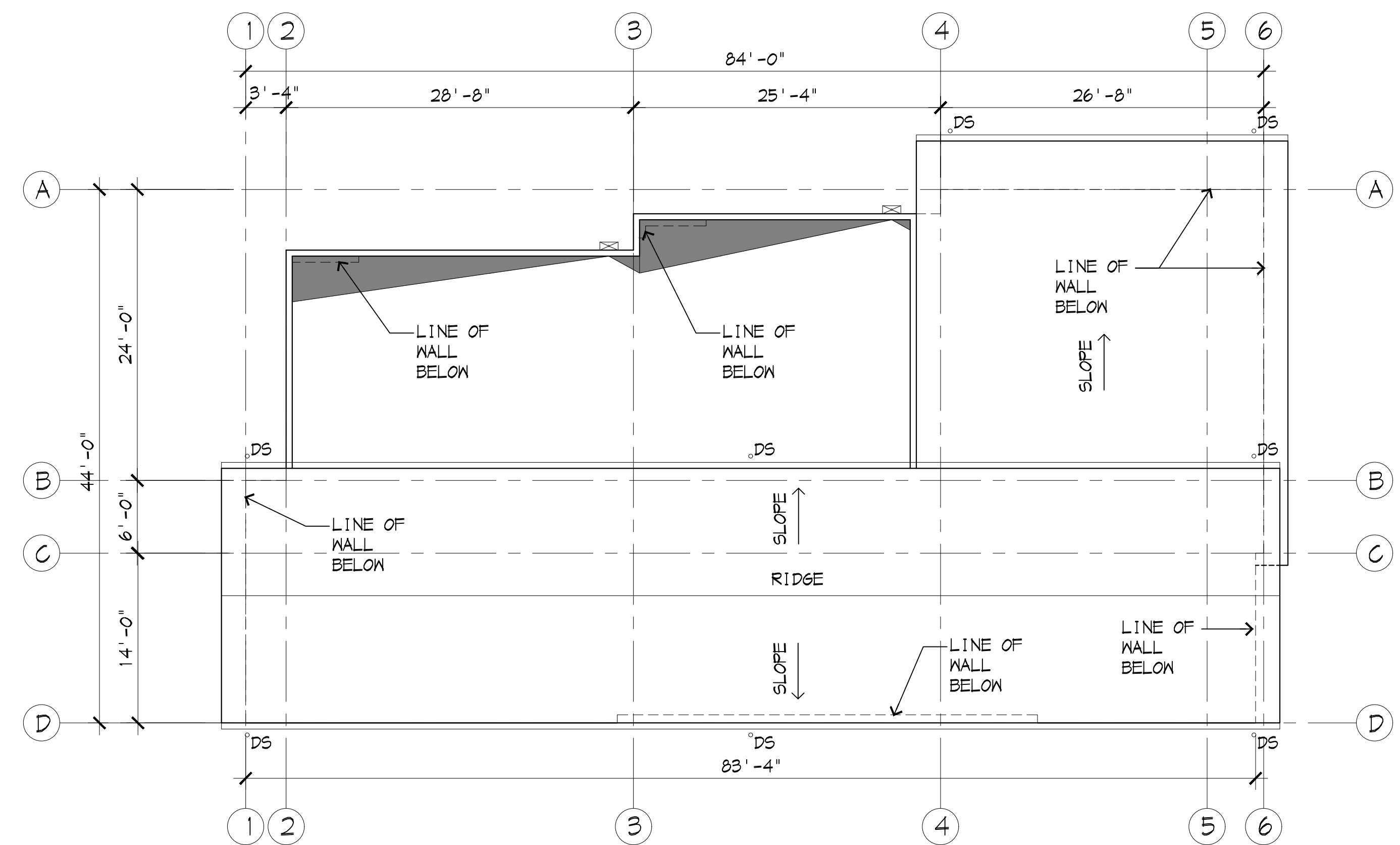
SECOND FLOOR PLAN

1/8" = 1'-0"



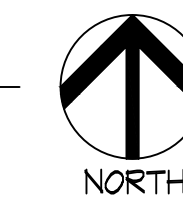
THIRD FLOOR PLAN

1/8" = 1'-0"

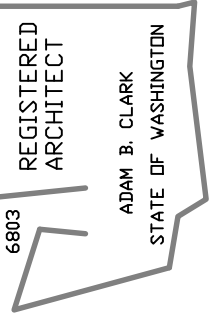


ROOF PLAN

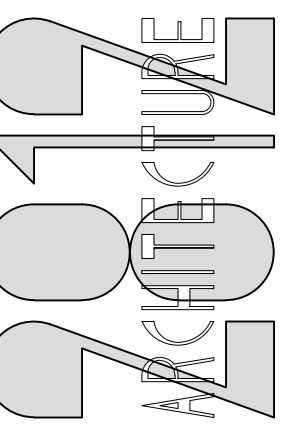
1/8" = 1'-0"



Date:	22 JULY 2019
For:	DRB APPLICATION



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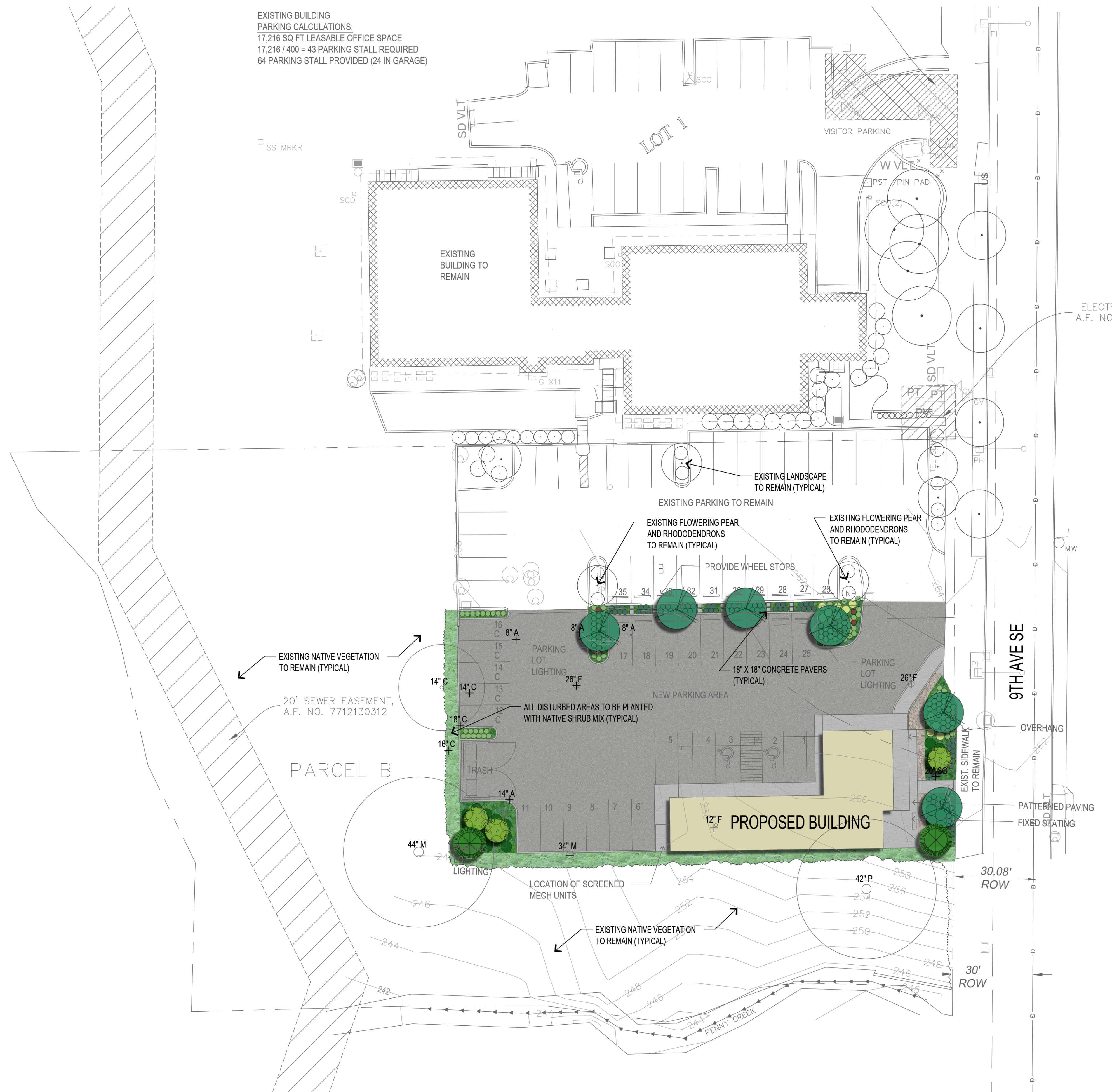


A New Office Building for:
Creekside Building
16614 9th Ave SE
Mill Creek, Washington

Drawing:
A 2.1
Job Number:
18c-4026

ATTACHMENT 6

EXISTING BUILDING
 PARKING CALCULATIONS:
 17,216 SQ FT LEASABLE OFFICE SPACE
 17,216 / 400 = 43 PARKING STALL REQUIRED
 64 PARKING STALL PROVIDED (24 IN GARAGE)



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE	REMARKS
	DECIDUOUS TREES			
	ACER CIRCINATUM / VINE MAPLE	3	MIN. 8-10' HT.	B & B
	ACER T. X ACER P. 'WARRENRED' / PACIFIC SUNSET MAPLE	6	MIN. 1-3/4" CAL.	B & B
	EVERGREEN TREES			
	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR	2	MIN. 8' HT.	B & B
	EVERGREEN SHRUBS			
	RHODODENDRON 'ANAH KRUSCHKE' / ANAH KRUSCHKE RHODO.	21	24-30" SPR.	B & B
	RHODO. KURUME X 'HINO CRIMSON' / HINO CRIMSON AZALEA	12	1 GAL.	
	PERENNIALS / ORNAMENTAL GRASSES			
	CAREX OSHIMENSIS 'EVERGOLD' / VARIEGATED SEDGE	106	1 GAL.	24" O.C.
	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	86	1 GAL.	24" O.C.
	MISCANTHUS SINENSIS 'VARIEGATUS' / JAPANESE SILVER GRASS	11	1 GAL.	24" O.C.
	GROUND COVER			
	VINCA MINOR / DWARF PERIWINKLE	TBD	4" POT	24" O.C.
	NATIVE SHRUB MIX			
	60% GAULTHERIA SHALLON / SALAL	TBD	1 GAL.	36" O.C.
	20% MAHONIA AQUIFOLIUM / OREGON GRAPE	TBD	1 GAL.	36" O.C.
	20% SYMPHORICARPOS ALBUS / SNOWBERRY	TBD	1 GAL.	36" O.C.

LEGEND

- ROOT BARRIER (REFER TO NOTE #8)
- RIVER ROCK 3-8" DIA, MINIMUM 6" DEEP
- EXISTING TREES AND SHRUBS TO REMAIN

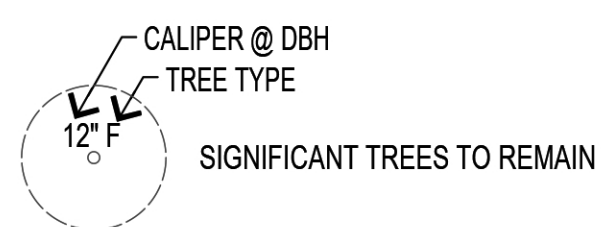
LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR TO CLEAR AND GRUB FROM BENEATH EXISTING TREES TO REMAIN. REMOVE ALL BLACKBERRIES, GRASSES, AND OTHER NON NATIVE PLANT MATERIAL.
- ALL NEW LANDSCAPE AREAS TO BE SET AT 8" MINUS FINISH ELEVATION EXCEPT AREAS WITHIN DRIP LINE OF EXISTING TREES TO REMAIN. NEW LANDSCAPE AREAS TO RECEIVE IMPORTED 3-WAY TOPSOIL TO A MINIMUM DEPTH OF 12". SUBGRADE TO BE SCARIFIED TO A DEPTH OF 12" AND ALL SPOILS (ROCK & DEBRIS > 2" DIA.) TO BE REMOVED PRIOR TO INSTALLATION OF NEW TOPSOIL. INSTALL TOPSOIL IN TWO LIFTS OF 6" EACH. ROTOTILL EACH LIFT TO A DEPTH OF 8" INTO SUBGRADE. PLANTING WITHIN DRIP LINE OF EXISTING TREES TO BE PIT PLANTED WITH A 50/50 MIX OF TOPSOIL AND EXISTING SUBGRADE. PLACE PLANTING TO MINIMIZE DISTURBANCE TO EXISTING ROOTS. 3-WAY IMPORTED TOPSOIL TO BE UNIFORMLY AMENDED FOR FERTILITY AND PH AS RECOMMENDED BY A CURRENT SOILS TEST PROVIDED BY SOIL AND PLANT LABORATORY OR APPROVED EQUAL. (SOIL AND PLANT LABORATORY, INC. 425-746-6665, TEST #A05-2)
- GROUND COVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES AT THE SPECIFIED SPACING TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS DESIGNATED TO RECEIVE GROUND COVER. GROUND COVER BENEATH EVERGREEN TREES TO MAINTAIN A MINIMUM 3' CLEARANCE FROM BASE OF TRUNK.
- LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLAN PREPARED BY 2812 ARCHITECTURE. NOTIFY LANDSCAPE ARCHITECT OF ANY FIELD CHANGES TO THE SITE PLAN WHICH MAY REQUIRE ADJUSTMENTS TO LANDSCAPE PLAN.
- ALL NEW AND EXISTING PLANTING BEDS TO RECEIVE FINE (1-1/2" MINUS) BARK MULCH INSTALLED TO A DEPTH OF 2".
- ALL NEW PLANTINGS TO BE FERTILIZED WITH STARTER FERTILIZER 2-4-2, APPLIED AT MANUFACTURERS RECOMMENDED RATE AND AGSAFE 20-10-5, 21 GRAM TABS AT MANUFACTURERS RECOMMENDED RATE.
- ALL NEW LANDSCAPE PLANTING TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE UTILIZE HIGH EFFICIENCY IRRIGATION ELEMENTS INCLUDING A AUTOMATIC ET ADJUSTED IRRIGATION CONTROLLER.
- TREES PLANTED IN PARKING LOT ISLAND PLANTERS TO HAVE ROOT BARRIER INSTALLED AS SHOWN ON THE PLANS. PLACED ADJACENT TO THE CURB OR SIDEWALK. ROOT BARRIER TO BE EP SERIES ROOT BARRIER PANELS EP-2450, 24" DEEP PANELS AS MANUFACTURED BY N.D.S. OR APPROVED EQUAL. INSTALLED PER MANUFACTURES RECOMMENDATIONS.

PARKING LOT LANDSCAPE CALCULATIONS

TOTAL PARKING SPACES:	35
REQUIRED PARKING LOT TREES:	9 (1 TREE PER 4 PARKING SPACES)
PROVIDED PARKING LOT TREES:	9

EXISTING TREE LEGEND



TREE TYPE ABBREVIATIONS

A	ALDER	M	BIG LEAF MAPLE
C	COTTONWOOD	P	WESTERN WHITE PINE
F	DOUGLAS FIR	SG	SWEETGUM

ATTACHMENT 7

DESIGNED: CB
 DRAWN: CB
 CHECKED: CB



DATE: 07.02.2019
 PROJECT NO: 201919

LANDSCAPE PLAN

SHEET NUMBER
L-1



Pacific Sunset Maple



Vine Maple



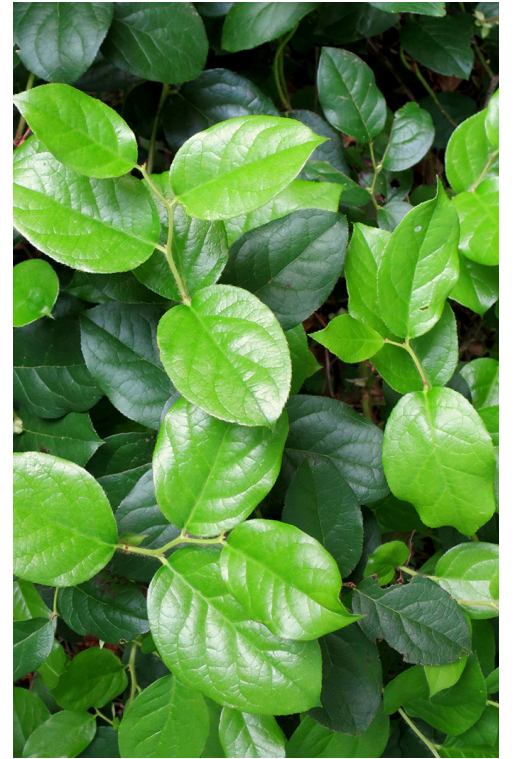
Hino Crimson Azalea



Anah Kruschke Rhodo.



Dwarf Periwinkle



Salal

ATTACHMENT 8



Western Red Cedar



Everest Variegated Sedge



Blue Oat Grass



Japanese Silver Grass



Snowberry



Oregon Grape