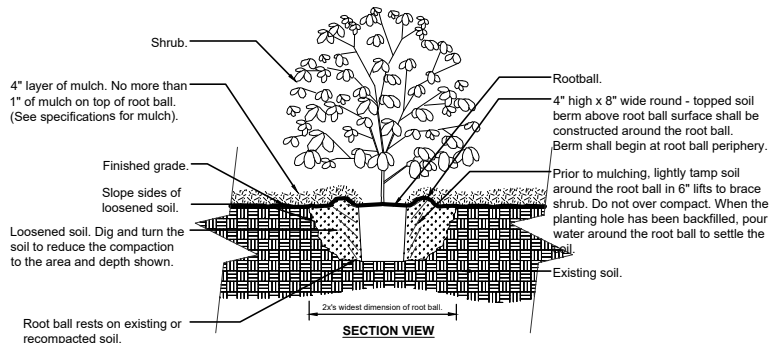
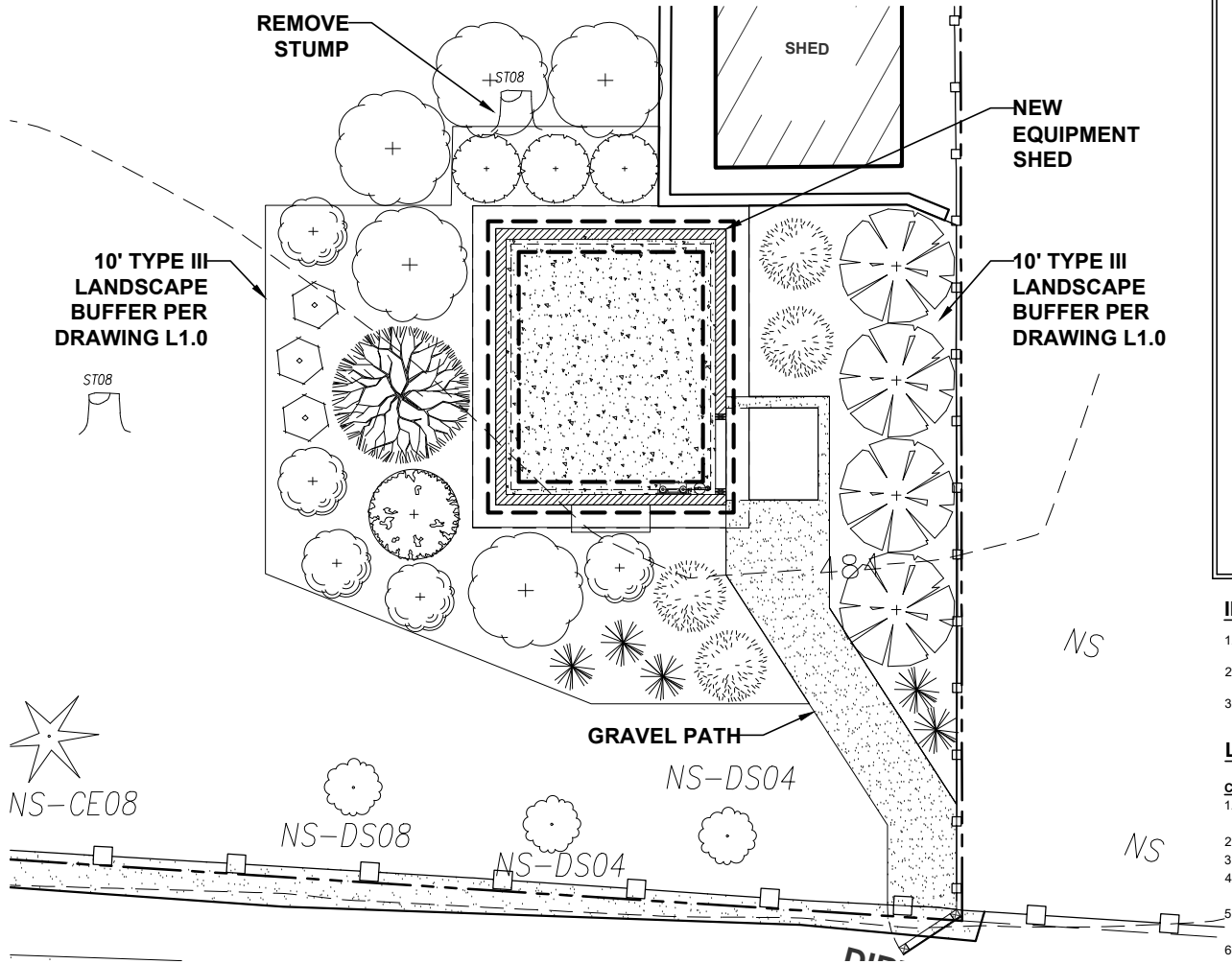


LANDLORD SIGNATURE



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

SHRUB PLANTING DETAIL
NO SCALE

PLANT SCHEDULE

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE / COMMENTS
SHRUBS				
	1	ACER P. VAR. DISSECTUM 'RED DRAGON'	RED DRAGON LACELEAF JAPANESE MAPLE	5 GAL., AS NOTED
	3	CAREX MORROWII 'VARIEGATA'	VARIEGATED JAPANESE SEDGE	1 GAL., 30" O.C.
	4	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE REDTWIG DOGWOOD	5 GAL., 5' O.C.
	4	HOSTA SIEBOLDIANA 'HALCYON'	HALCYON BLUE HOSTA	1 GAL., 36" O.C.
	5	HYDRANGEA M. 'ANNABELLE'	WHITE ANNABELLE HYDRANGEA	5 GAL., 4' O.C.
	5	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN JAPANESE FOREST GRASS	1 GAL., 30" O.C.
	5	NANDINA DOMESTICA 'SEIKA'	OBSESSION HEAVENLY BAMBOO	5 GAL., 4' O.C.
	1	SPIREA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	2 GAL., 4' O.C.
	3	THUJA O. 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6' HT. BB, 3' O.C.

IRRIGATION NOTE:

- ALL NEW PLANTINGS WILL BE WATERED BY HAND OR WITH SOAKER HOSES BY THE HOMEOWNER.
- APPLICANT WILL CONTRACT WITH A LANDSCAPE MAINTENANCE COMPANY TO WATER THE NEW PLANTINGS UNTIL THEY ARE FULLY ESTABLISHED.
- LANDSCAPE CONTRACTOR WILL MONITOR WATER NEEDS AND MAINTAIN REQUIRED PLANTINGS.

LANDSCAPE NOTES:

CONTRACTORS NOTES:

- THIS IS NOT A FORMAL SURVEY. PROPERTY INFORMATION CONTAINED HEREIN, CALCULATED FROM OWNERS DOCUMENTS, CITY RECORDS, & ON SITE OBSERVATIONS.
- ALL CONSTRUCTION CONTRACTS SHALL BE BETWEEN HOMEOWNER AND CONTRACTOR EXCLUSIVELY.
- PROJECT MANAGER, ACTS AS AGENT FOR OWNER AND IS NOT RESPONSIBLE FOR PAYMENT TO CONTRACTORS.
- CONTRACTOR OR OWNER MUST VERIFY ON SITE DIMENSIONS PRIOR TO PURCHASE OF MATERIALS OR CONSTRUCTION, AND INFORM OWNER OR LANDSCAPE ARCHITECT OF DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES AND SHALL ACCEPT FULL RESPONSIBILITY DUE TO NEGLIGENCE.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR STRUCTURAL INTEGRITY AND DURABILITY OF ALL ARCHITECTURAL AND LANDSCAPE CONSTRUCTION.
- ALL CONSTRUCTION SHALL MEET BUILDING CODES AS THEY APPLY.
- OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL PERMIT FEES. LANDSCAPE ARCHITECT WILL ASSUME OWNER HAS OBTAINED ALL PERMITS UNLESS SPECIFICALLY INSTRUCTED BY OWNERS TO OBTAIN PERMITS ON THEIR BEHALF.
- CONTRACTOR SHALL ENSURE PROPER DRAINAGE FOR ALL LANDSCAPE AREAS. FINISH GRADES SHALL MEET EXISTING GRADES AND PROMOTE POSITIVE DRAINAGE.
- ALL SALVAGEABLE MATERIALS AND ITEMS SHALL REMAIN PROPERTY OF OWNER.
- ALL CONCRETE FORM WORK SHALL BE INSPECTED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO POUR.

PLANTING NOTES

- PLANT ALL SHRUBS AND TREES WITH A MINIMUM 6" TOPSOIL MIX AROUND ROOT BALL. MIX TOPSOIL 50% WITH EXISTING SOIL.
- USE THREE WAY OR BETTER FOR ALL IMPORTED TOPSOIL.
- COVER ALL PLANT BEDS WITH 3" BLACK FINE BARK MULCH.
- SPREAD PREEN OR MIRACLE GROW WEED AND FEED HERBICIDE WITH TRIFLUOROLINE PER MANUFACTURES SPECS, ONLY IN PLANT BEDS. APPLY PREEN AFTER PLANTING AND PRIOR TO APPLICATION OF MULCH, AND AGAIN TO TOP SURFACE AFTER APPLYING MULCH.
- ALL PLANT MATERIAL SHALL BE AVAILABLE ON SITE FOR INSPECTION BY OWNER OR PROJECT MANAGER PRIOR TO PLANTING.
- EXISTING PLANTS SHALL BE SAVED WHENEVER PRACTICAL, AND REINCORPORATED INTO THE LANDSCAPE.
- NO SUBSTITUTION FOR PLANT MATERIAL SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION FROM LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE FREE OF PEST AND DISEASES AND WITHOUT DAMAGE TO ROOT OR FOLIAGE.
- ALL PLANT PLACEMENT SHALL BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- PROVIDE 48 HOUR NOTICE FOR INSPECTIONS.

SOD LAWN NOTES

- SET ROUGH GRADES WITHIN 2-4" OF FINISH GRADE.
- SPREAD 4" THREE WAY MIX TOPSOIL OR BETTER, OVER LAWN BED AREA.
- APPLY DOLOMITE LIME AT RATE OF 50 LBS. PER 1000 S.F.
- TILL TO A DEPTH OF 6-8". FLOAT AND RAKE FREE OF DEBRIS LARGER THAN 1" IN DIA.
- ROLL WITH 200 LB. ROLLER TWO DIRECTIONS. LIGHTLY RAKE SURFACE.
- LAY SOD CROSS SLOPE, WITH STAGGERED JOINTS. ROLL SET SOD WITH 200 LB. ROLLER TWO DIRECTIONS.
- USE COUNTRY GREEN, PREMIUM SOD OR EQ. WITH MINIMUM 60% PERENNIAL RYE GRASS AND 20% CREEPING FESCUE MIX.
- SOD SHALL BE LAID WITHIN 48 HOURS OF DELIVERY AND BE HEALTHY AND MOIST AT TIME OF DELIVERY.

LAWN SEED MIX NOTES

- SET ROUGH GRADE WITHIN 2" OF FINISH GRADE.
- SPREAD 4" THREE WAY MIX TOPSOIL OR BETTER, OVER LAWN BED AREA.
- APPLY DOLOMITE LIME AT RATE OF 50 LBS. PER 1000 S.F. AND TILL TO A DEPTH OF 6-8" OVER ALL DISTURBED AREAS.
- FLOAT AND RAKE FREE OF DEBRIS LARGER THAN 1".
- ROLL WITH 200 LB. ROLLER, TWO DIRECTIONS. LIGHTLY RAKE SURFACE.
- HYDROSEED WITH FESCUE, BENTGRASS, BLUEGRASS ESTATE SHADE MIX, OR EQ.
- APPLY AT RATE OF 12 LBS. SEED PER 1000 S.F. APPLY WITH GROUND TEMP. ABOVE 55 DEGREES F., AND NO LATER THAN OCTOBER 15TH.

PLANS PREPARED BY:

SUMMIT LANDSCAPE ARCHITECTURE
LEE OHLDE, PLA
WA STATE LANDSCAPE ARCHITECT #20115231

CALL DIAL-A-DIG
AT 1-800-424-5555

A MINIMUM OF 48 HOURS
BEFORE CONSTRUCTION BEGINS



LANDSCAPE PLAN

0 6" 1' 2'

SCALE: 1/2" = 1'-0" (24x36)
(OR) 1/4" = 1'-0" (11x17)

A

PLANS PREPARED
RECEIVED
10/16/2025

T Mobile

19807 NORTH CREEK PKWY N
BOTHELL, WA 98011

PLANS PREPARED BY:

Technology Associates

SEATTLE MARKET OFFICE
1455 NW LEARY WAY, STE. 400
SEATTLE, WA 98107

JURISDICTION APPROVAL SEAL:

ENGINEERING SEAL:



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REVISIONS:

DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CD	07/30/2025	MGM	A

SITE NAME:

WEST BAKERVIEW -
SCHLOSSER - SNOPUD

SITE NUMBER:

SE01458B

SITE ADDRESS:

4822 103RD PL SW
MUKILTEO, WA 98275

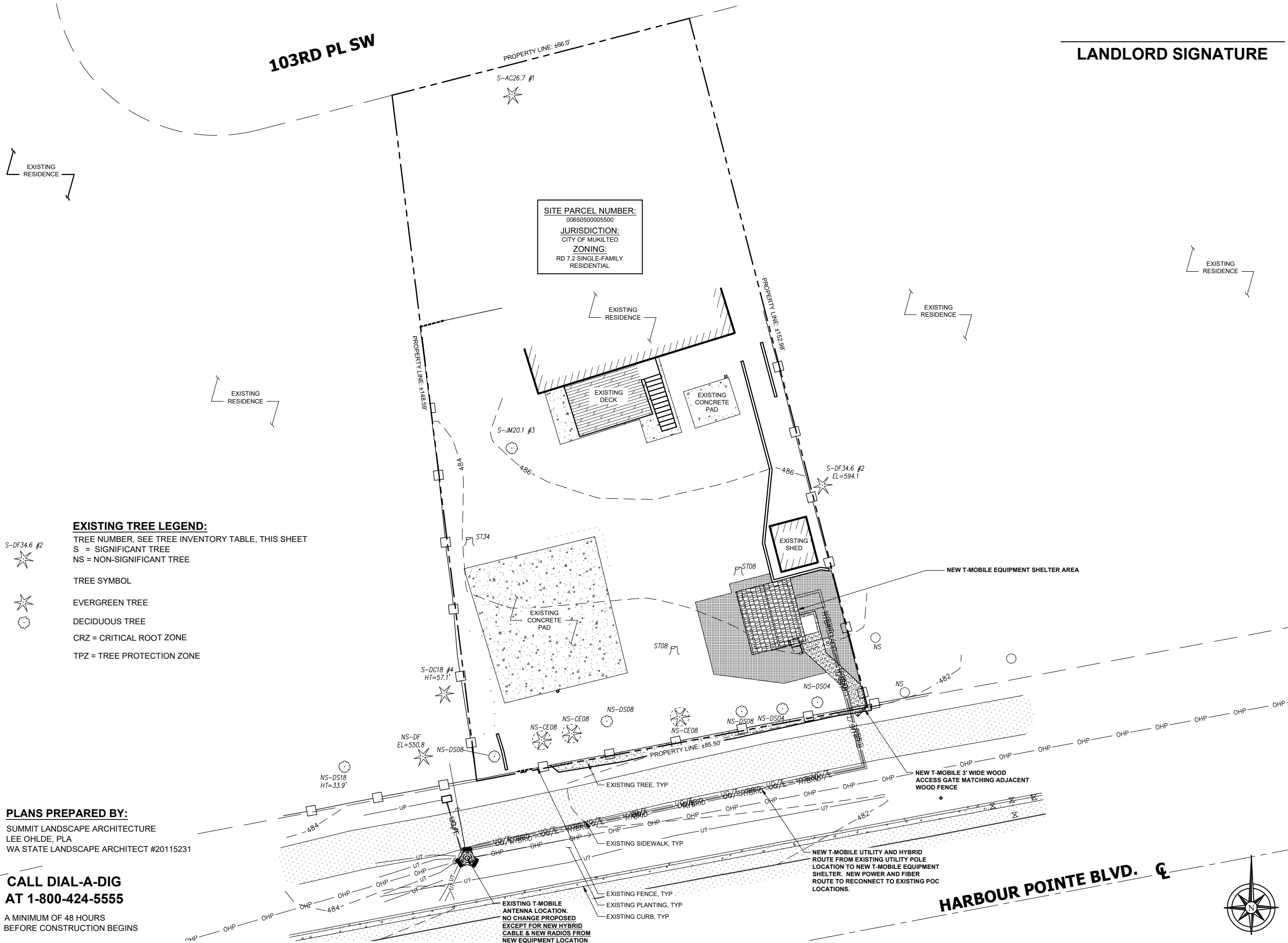
SHEET DESCRIPTION:

LANDSCAPE PLAN

SHEET NUMBER:

L1.0

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



LANDLORD SIGNATURE

T Mobile

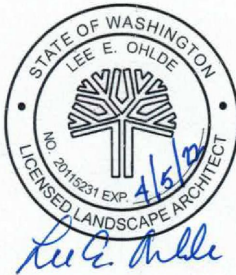
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REVISIONS:	DESCRIPTION	DATE	BY	REV
ISSUED FOR 90% CD		07/30/2025	MGM	A

SITE NAME:

WEST BAKerview -
SCHLOSSER - SNOPIID

SITE NUMBER:

SE01458B

SITE ADDRESS:

4822 103RD PL SW
MUKILTEO, WA 98275

SHEET DESCRIPTION:

**TREE RETENTION
SITE PLAN**

SHEET NUMBER:

L2.0

TREE RETENTION SITE PLAN

10' 0' 5' 10' SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)

