

COLOGICAL SCORE

POINTS	DESCRIPTION
5	90% OF SPECIFIED PLANT MATERIALS ARE COEITHER ADAPTIVE OR NATIVE SPECIES.
5	150 OUT OF 267 TOTAL TREES ARE TO BE EVERGREEN TREES. FIVE POINTS AWARDED FOR THE FIRST 25%, PLUS 1 FOR EACH TREE TO 37.5%.
5	ALL SPECIFIED PLANT MATERIALS ARE DROUGHT TOLERANT. 100% OF COMMON AREAS AND BL BE ABLE TO FOREGO IRRIGATION AFTER THE ESTABLISHMENT PERIOD.
TOTAL	20

NOTES:

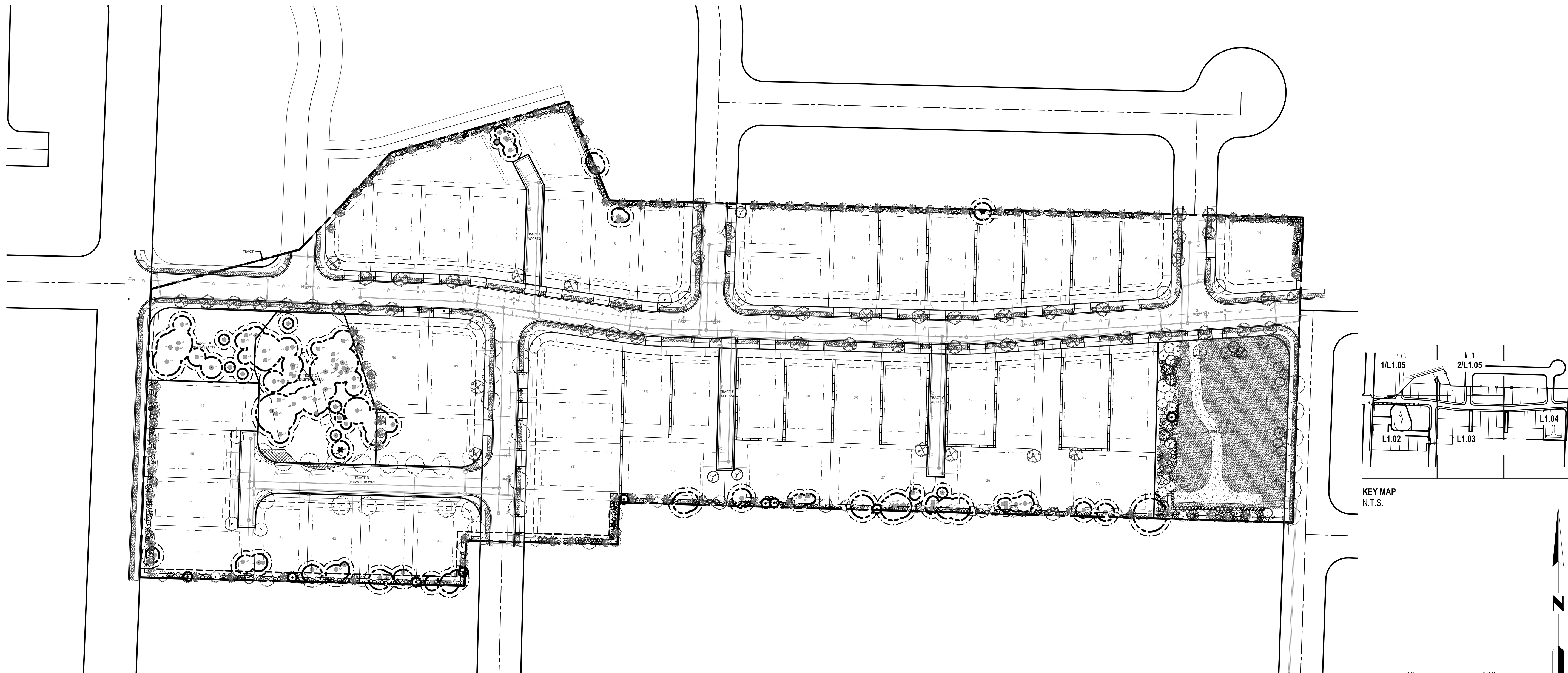
- SEE SHEETS L1.02-L1.05 FOR PLANTING LEGEND.
- REFER TO CIVIL SHEETS FOR TREE PRESERVATION PLAN.
- STREET TREES HAVE BEEN REVIEWED AND CONFIRMED BY CITY OF REDMOND DEPARTMENT OF PARKS AND RECREATION.

TREE PROTECTION MEASURES

**RZC 21.72.070**

**A. Tree Protection Measures.** To ensure long-term viability of trees and stands identified for protection, permit plans, and construction activities shall comply with the following minimum required tree protection:

- All minimum required tree protection measures shall be shown on the tree protection and replacement plan.
- All construction activities, including staging and traffic areas, shall be prohibited within five feet of the drip line of protected trees.
- Tree protection barriers shall be installed five feet beyond the drip line of significant trees to be protected prior to any land disturbance.
- Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or polyethylene laminar safety fencing or similar material, subject to approval by the Administrator. On large or multiple-project sites, the Administrator may also require that signs requesting subcontractor cooperation and compliance with tree protection standards be posted at site entrances.
- Where tree protection areas are remote from areas of land disturbance, and where approved by the Administrator, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous rope or flagging and are accompanied by "Tree Save Area – Keep Out" signs.



**1** COMPOSITE LANDSCAPE PLAN  
SCALE: 1" = 60'-0"

NO.	DATE	REVISIONS	BY	CHK.
1	12/9/14	DRAFT SUBMITTAL		
2	5/7/15	90% SUBMITTAL		

**andrews**  
LANDSCAPE  
ARCHITECTS

911 WESTERN AVE. #301  
SEATTLE, WA 98104  
(206) 405-2347  
dave@andrewslla.com

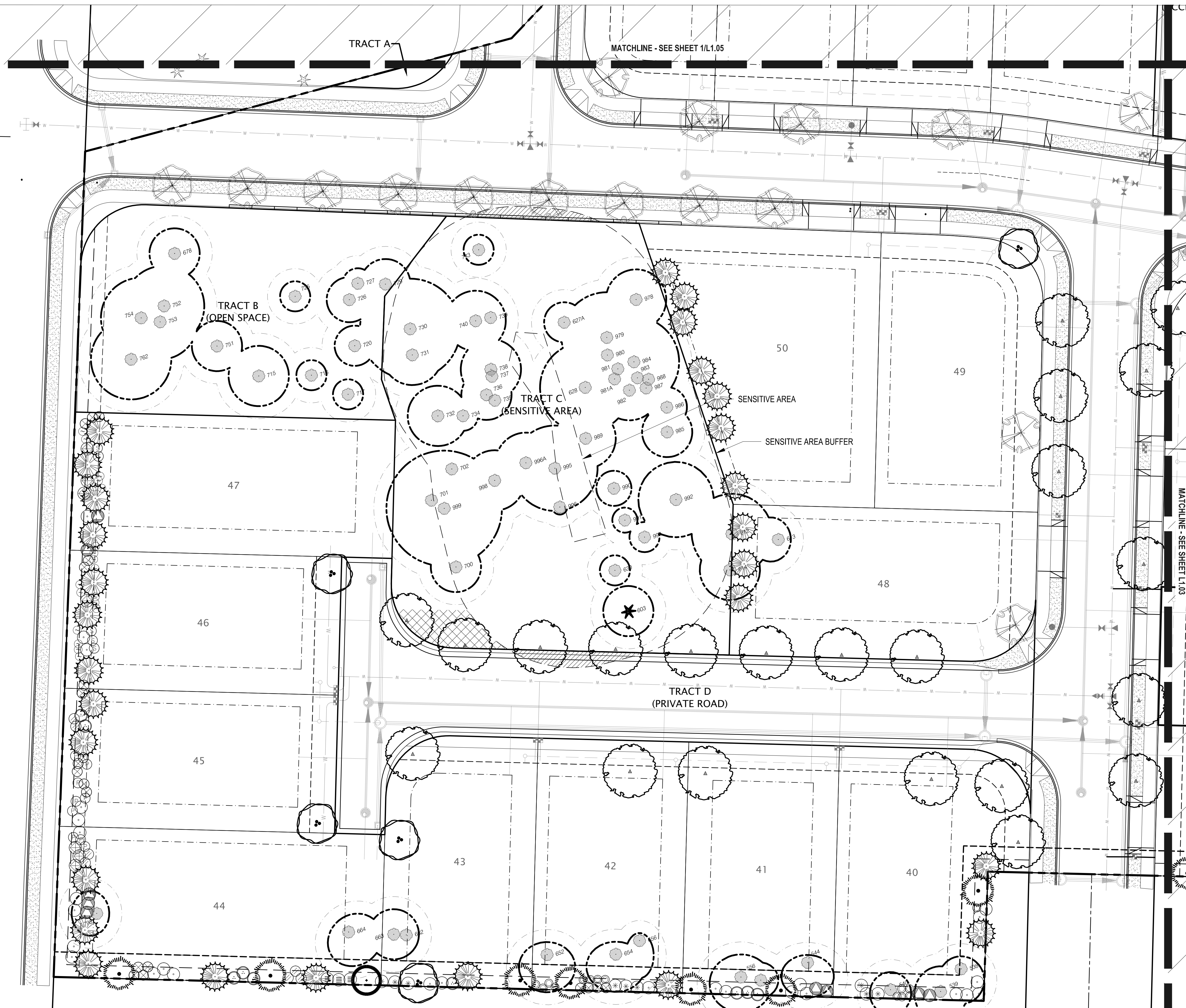
STATE OF WASHINGTON  
LEGISLATIVE  
LANDSCAPE ARCHITECT

DAVID STUART ANDREWS  
CERTIFICATE NO. 439

PLOTTED: 2015/05/29 13:08
DRAWN: TS
DESIGNED: ###
APPROVED: DA
FIELD BOOK: ###
PAGE #: ###

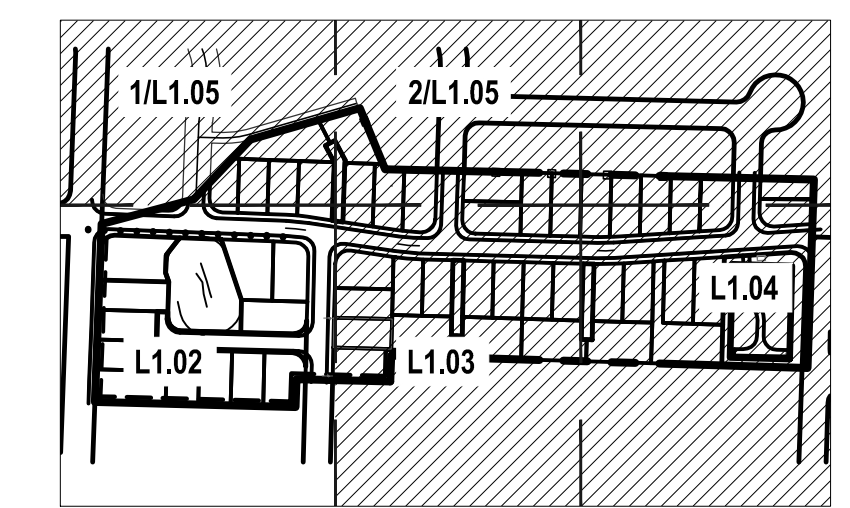
QUADRANT HOMES  
**EDGEWOOD WEST**  
WASHINGTON  
REDMOND

SHEET  
**L1.01**  
JOB NO.: ###



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	NATIVE PLANT	NORTHWEST ADAPTIVE	SIZE
	Existing Tree to Remain (w/ Dripeline and 5' setback)		113			
<b>REPLACEMENT TREES - DECIDUOUS</b>						
	<i>Acer rubrum</i>	Red Maple	28		X	2 1/2" cal. min. 8' ht. min.
	<i>Acer macrophyllum</i>	Big Leaf Maple	21	X		2 1/2" cal. min. 8' ht. min.
	<i>Crataegus viridis</i> 'Winter King'	Winter King hawthorne	13	X		2 1/2" cal. min. 8' ht. min.
	<i>Quercus rubra</i>	Red Oak	55			2 1/2" cal. min. 8' ht. min.
<b>REPLACEMENT TREES - EVERGREEN</b>						
	<i>Picea sitchensis</i>	Sitka Spruce	8	X		8' ht. min.
	<i>Pseudotsuga menziesii</i>	Douglas Fir	102	X		8' ht. min.
	<i>Thuja plicata</i> 'Excelsa'	Western Redcedar	31	X		8' ht. min.
	<i>Pinus contorta</i>	Shore Pine	9		X	8' ht. min.
<b>TALL SHRUBS</b>						
	<i>Cornus sericea</i>	Yellowtwig Dogwood				30" min. ht.
	<i>Holodiscus discolor</i>	Ocean Spray		X		30" min. ht.
	<i>Lonicera involucrata</i>	Twinberry		X		30" min. ht.
	<i>Myrica californica</i>	California Wax Myrtle			X	30" min. ht.
	<i>Osmanthus Delavayi</i>	Osmanthus			X	30" min. ht.
	<i>Ribes aureum</i>	Golden Currant		X		30" min. ht.
	<i>Viburnum plicatum</i> 'Tomentosum'	Doublefile Viburnum			X	30" min. ht.
<b>SMALL SHRUBS AND GROUNDCOVER</b>						
	<i>Gaultheria shallon</i>	Salal		X		24" min. ht.
	<i>Mahonia aquifolium</i>	Oregon Grape		X		24" min. ht.
	<i>Rosa nutkana</i>	Nootka Rose		X		24" min. ht.
	<i>Polystichum Munitum</i>	Sword Fern		X		24" min. ht.
	<i>Symphoricarpos alba</i>	Snowberry		X		24" min. ht.
	<i>Syringa pubescens</i> ssp. <i>patula</i> 'Miss Kim'	Miss Kim Lilac			X	24" min. ht.
	<i>Vaccinium parviflorum</i>	Red Huckleberry		X		24" min. ht.
	SEEDED LAWN					
	BUFFER AVERAGING AREAS	See Critical Areas Report for planting in this area.				

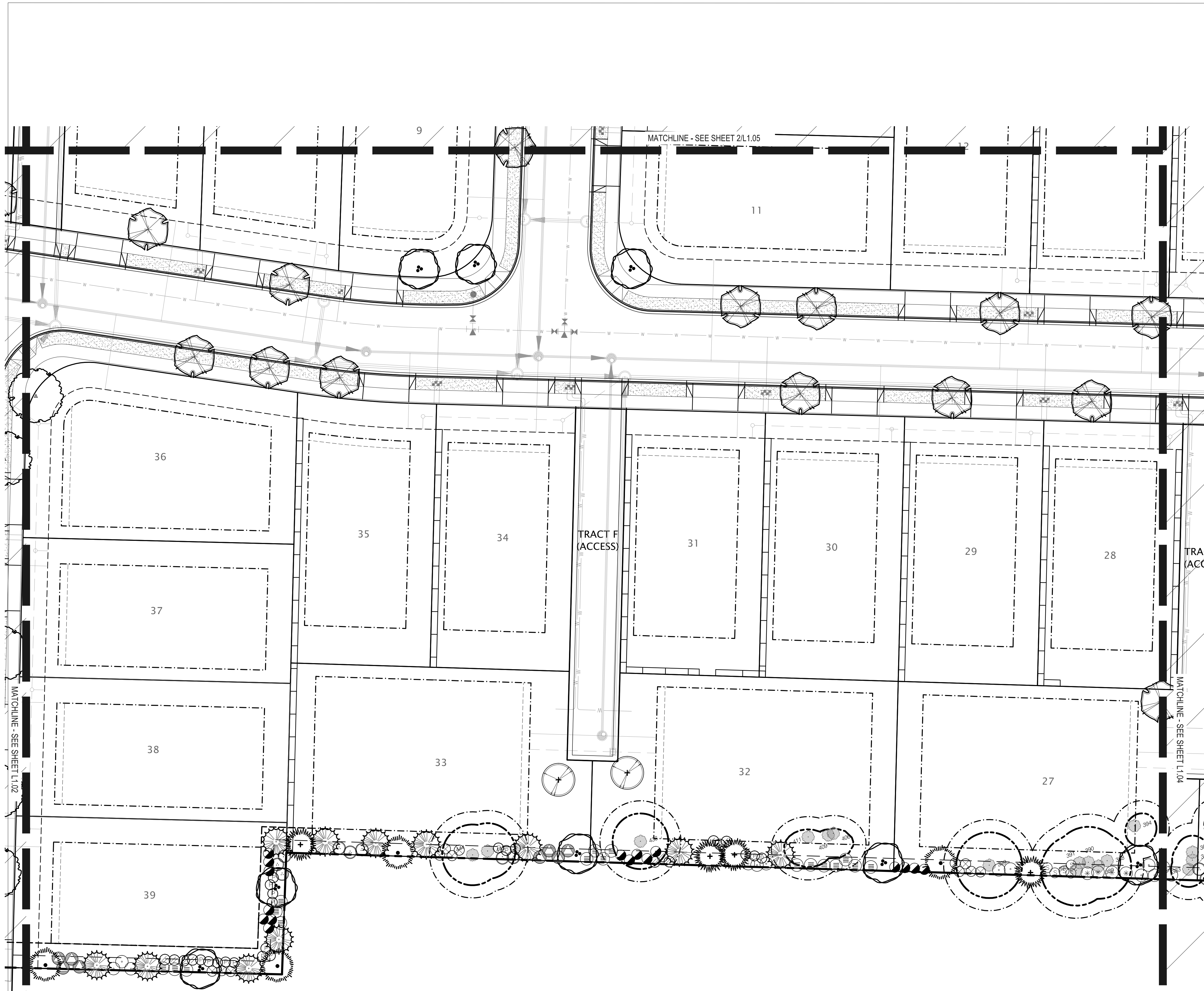


KEY MAP  
N.T.S.



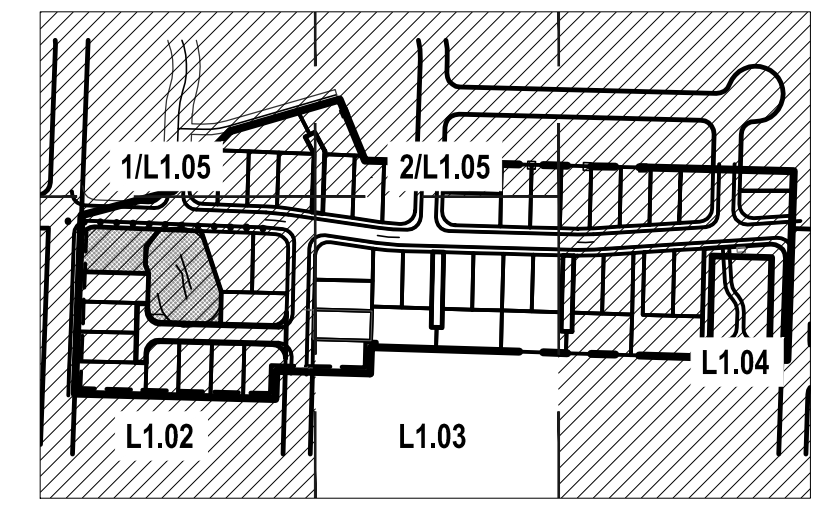
COMPOSITE LANDSCAPE PLAN

BY: CHK.	
REVISIONS	
NO.	DATE
1	12/9/14
2	5/7/15
DRAFT SUBMITTAL	
90% SUBMITTAL	
911 WESTERN AVE. #301 SEATTLE, WA 98104 (206) 405-2547 dave@andrews.com	
PLOTTED: 2015/05/29 13:39 DRAWN: TS DESIGNED: ### APPROVED: DA FIELD BOOK: ### PAGE #: ###	QUADRANT HOMES EDGEWOOD WEST WASHINGTON REDMOND
SHEET <b>L1.02</b>	
JOB NO.: ###	



**PLANT LEGEND**

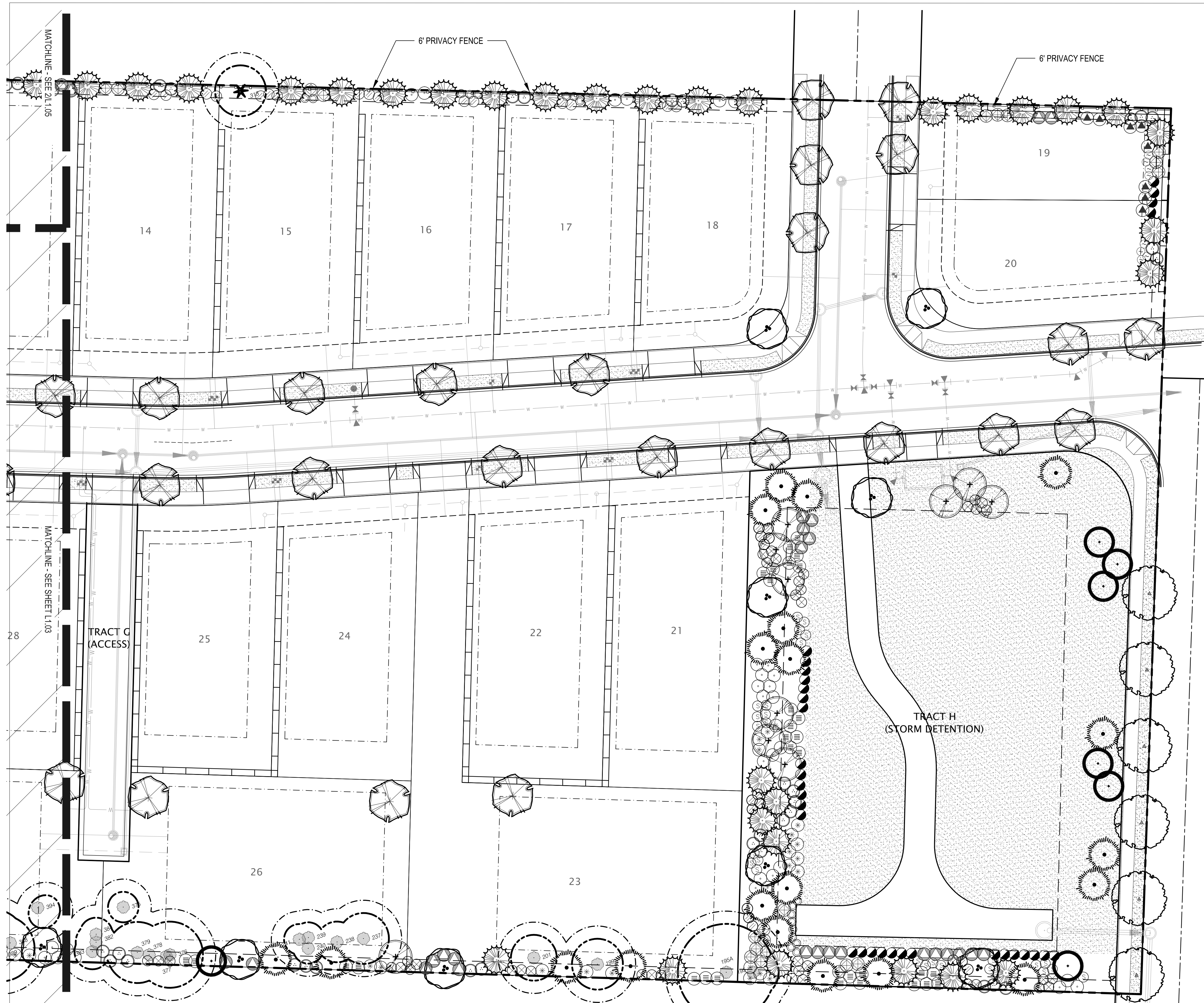
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	NATIVE PLANT	NORTHWEST ADAPTIVE	SIZE
	Existing Tree to Remain (w/ Dripline and 5' setback)		113			
<b>REPLACEMENT TREES - DECIDUOUS</b>						
	<i>Acer rubrum</i>	Red Maple	28		X	2 1/2" cal. min. 8' ht. min.
	<i>Acer macrophyllum</i>	Big Leaf Maple	21	X		2 1/2" cal. min. 8' ht. min.
	<i>Crataegus viridis</i> 'Winter King'	Winter King hawthorne	13	X		2 1/2" cal. min. 8' ht. min.
	<i>Quercus rubra</i>	Red Oak	55			2 1/2" cal. min. 8' ht. min.
<b>REPLACEMENT TREES - EVERGREEN</b>						
	<i>Picea sitchensis</i>	Sitka Spruce	8	X		8' ht. min.
	<i>Pseudotsuga menziesii</i>	Douglas Fir	102	X		8' ht. min.
	<i>Thuja plicata</i> 'Excelsa'	Western Redcedar	31	X		8' ht. min.
	<i>Pinus contorta</i>	Shore Pine	9		X	8' ht. min.
<b>TALL SHRUBS</b>						
	<i>Cornus sericea</i>	Yellowtwig Dogwood				
	<i>Holodiscus discolor</i>	Ocean Spray		X		30" min. ht.
	<i>Lonicera involucrata</i>	Twinberry		X		30" min. ht.
	<i>Myrica californica</i>	California Wax Myrtle			X	30" min. ht.
	<i>Osmanthus Delavayi</i>	Osmanthus			X	30" min. ht.
	<i>Ribes aureum</i>	Golden Currant		X		30" min. ht.
	<i>Viburnum plicatum</i> 'Tomentosum'	Doublefile Viburnum			X	30" min. ht.
<b>SMALL SHRUBS AND GROUND COVER</b>						
	<i>Gaultheria shallon</i>	Salal		X		24" min. ht.
	<i>Mahonia aquifolium</i>	Oregon Grape		X		24" min. ht.
	<i>Rosa nutkana</i>	Nootka Rose		X		24" min. ht.
	<i>Polystichum Munium</i>	Sword Fern		X		24" min. ht.
	<i>Symphoricarpos alba</i>	Snowberry		X		24" min. ht.
	<i>Syringa pubescens</i> ssp. <i>patula</i> 'Miss Kim'	Miss Kim Lilac			X	24" min. ht.
	<i>Vaccinium parviflorum</i>	Red Huckleberry		X		24" min. ht.
	SEEDED LAWN					
	BUFFER AVERAGING AREAS	See Critical Areas Report for planting in this area.				



KEY MAP  
N.T.S.

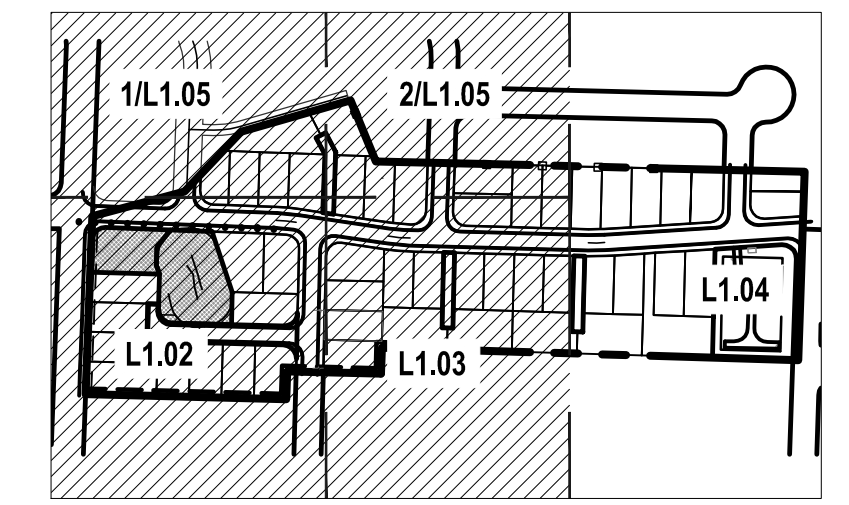


BY	CHK.	
NO.	DATE	REVISIONS
	12/9/14	DRAFT SUBMITTAL
	5/17/15	90% SUBMITTAL
911 WESTERN AVE. #301 SEATTLE, WA 98104 (206) 405-2347 dave@andrewslandscap.com		
PLOTTED:	2015/05/29 13:40	#####
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DESIGNED:	###	#####
APPROVED:	DA	#####
FIELD BOOK:	###	#####
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QUADRANT HOMES	EDGWOOD WEST	WASHINGTON
	REDMOND	
SHEET	L1.03	
JOB NO.:	###	

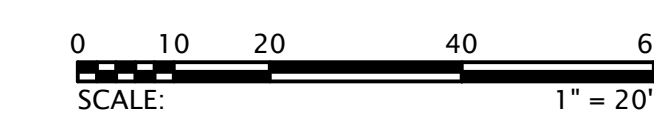


**PLANT LEGEND**

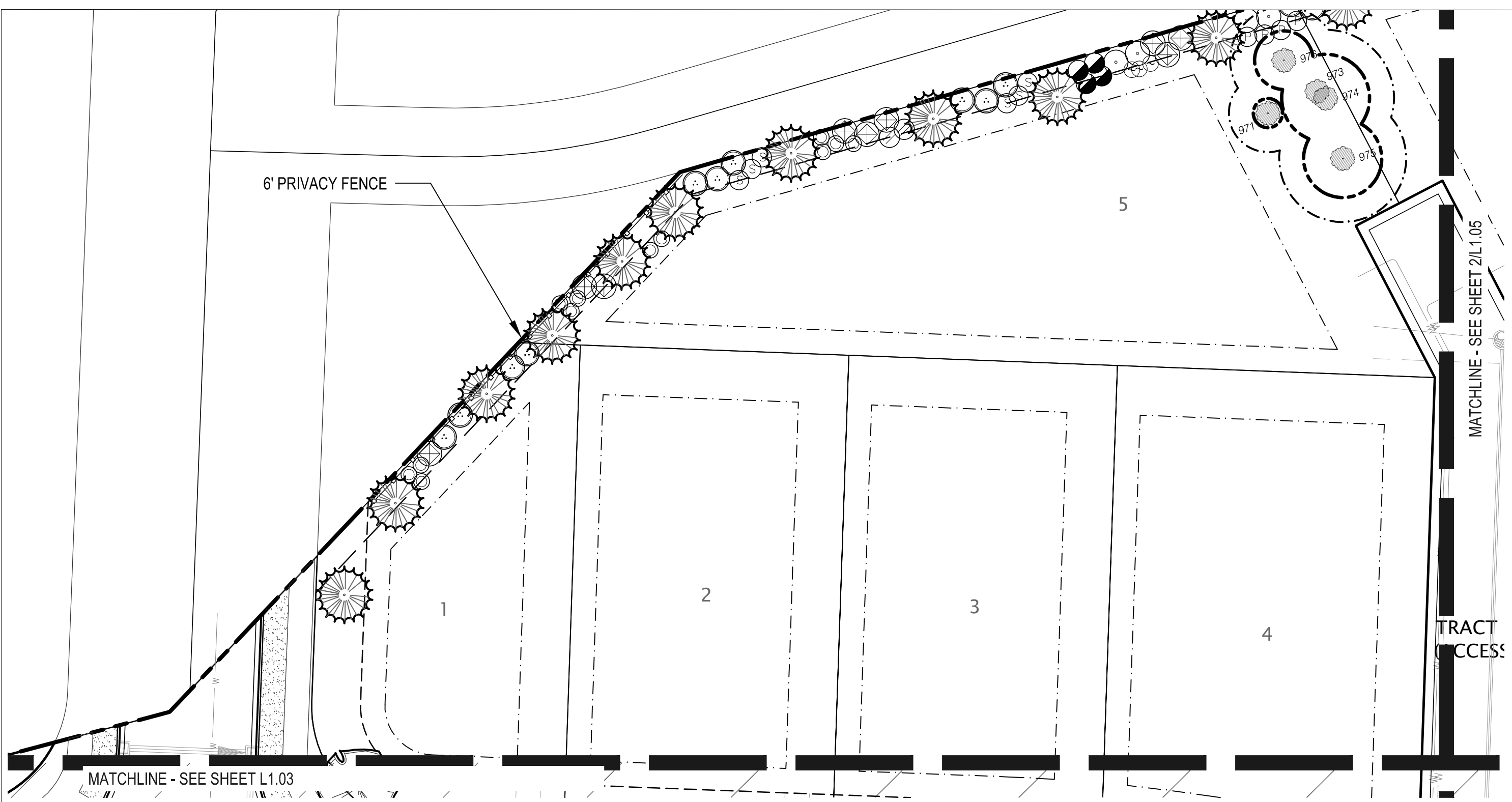
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	<i>Thuja plicata</i> 'Excelsa'	Western Redcedar	31	X		8" ht. min.
	<i>Pinus contorta</i>	Shore Pine	9		X	8" ht. min.
<b>TALL SHRUBS</b>						
	<i>Cornus sericea</i>	Yellowtwig Dogwood				
	<i>Holodiscus discolor</i>	Ocean Spray		X		30" min. ht.
	<i>Lonicera involucrata</i>	Twinberry		X		30" min. ht.
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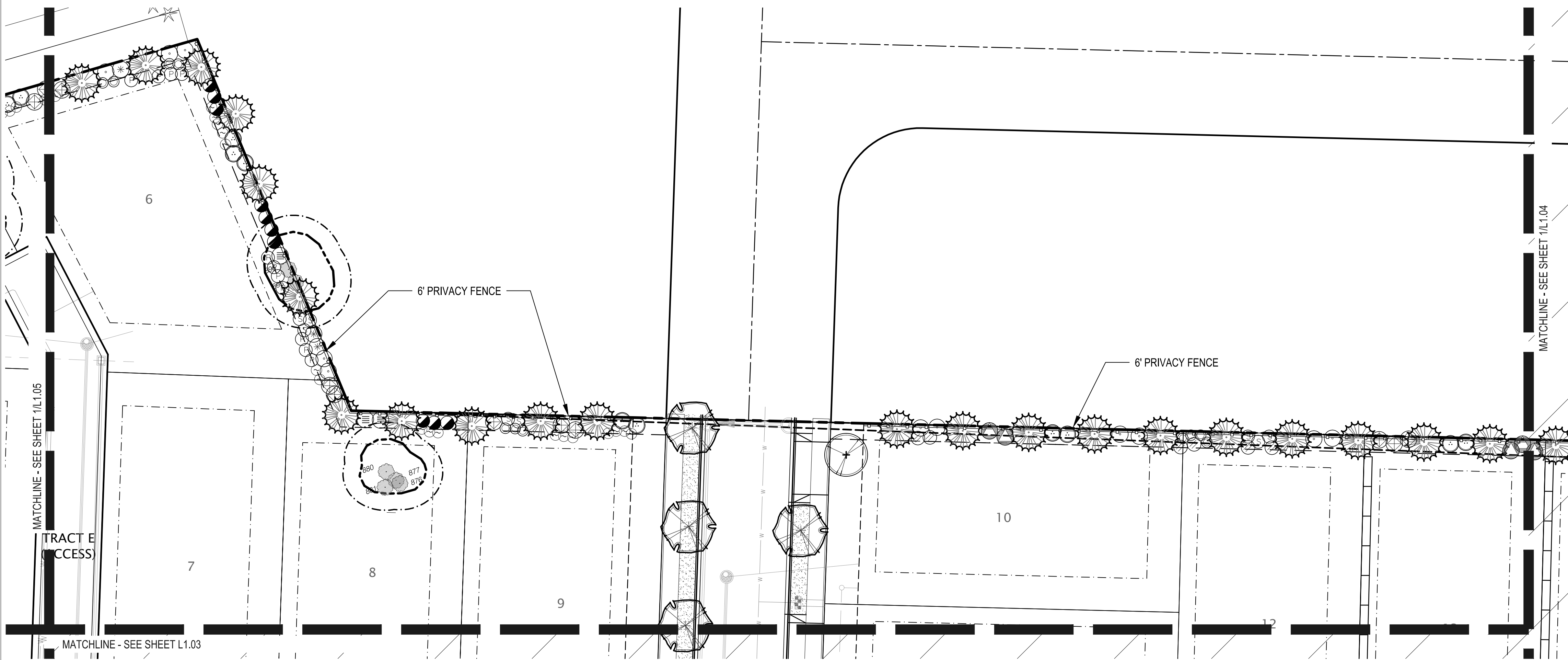
KEY MAP  
N.T.S.



BY	CHK.	
REVISIONS		
NO.	DATE	DESCRIPTION
	12/9/14	DRAFT SUBMITTAL
	5/17/15	90% SUBMITTAL
<p>andrews LANDSCAPE ARCHITECTS</p> <p>911 WESTERN AVE. #301 SEATTLE, WA 98104 (206) 405-2347 dave@andrewsla.com</p>		
<p>STATE OF WASHINGTON DEPARTMENT OF ECOLOGY</p> <p>DAVID STUART ANDREWS CERTIFICATE NO. 439</p>		
PLOTTED:	2015/05/29 13:41	
DRAWN:	TS	
DESIGNED:	###	
APPROVED:	DA	
FIELD BOOK:	###	
PAGE #:	###	
QUADRANT HOMES		WASHINGTON
		REDMOND
		EDGWOOD WEST
SHEET		L1.04
JOB NO.:	###	
LANDSCAPE PLAN		



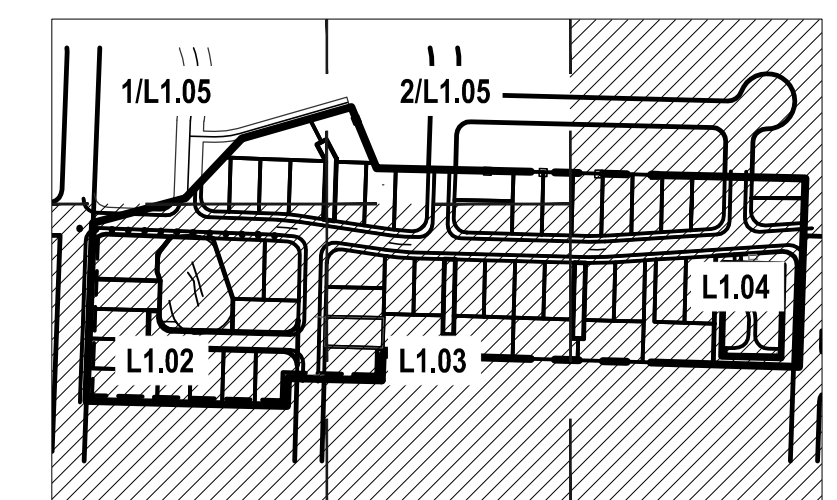
1 LANDSCAPE PLAN - NORTHWEST  
SCALE: 1" = 20'-0"



2 LANDSCAPE PLAN - NORTHEAST  
SCALE: 1" = 20'-0"

PLANT LEGEND

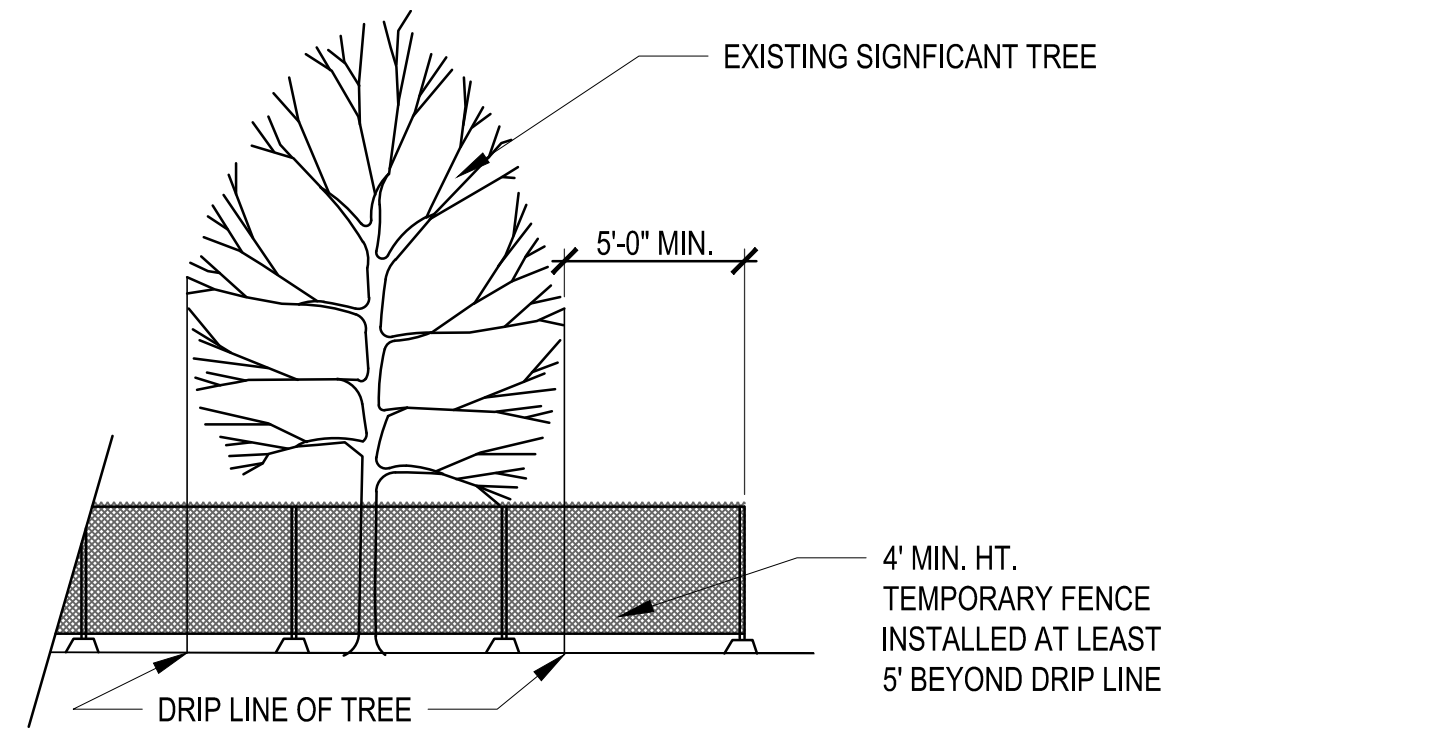
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	<i>Symphoricarpos alba</i>	Snowberry		X		24" min. ht.
	<i>Syringa pubescens</i> ssp. <i>patula</i> 'Miss Kim'	Miss Kim Lilac			X	24" min. ht.
	<i>Vaccinium parviflorum</i>	Red Huckleberry			X	24" min. ht.
	SEEDED LAWN					
	BUFFER AVERAGING AREAS	See Critical Areas Report for planting in this area.				



KEY MAP  
N.T.S.

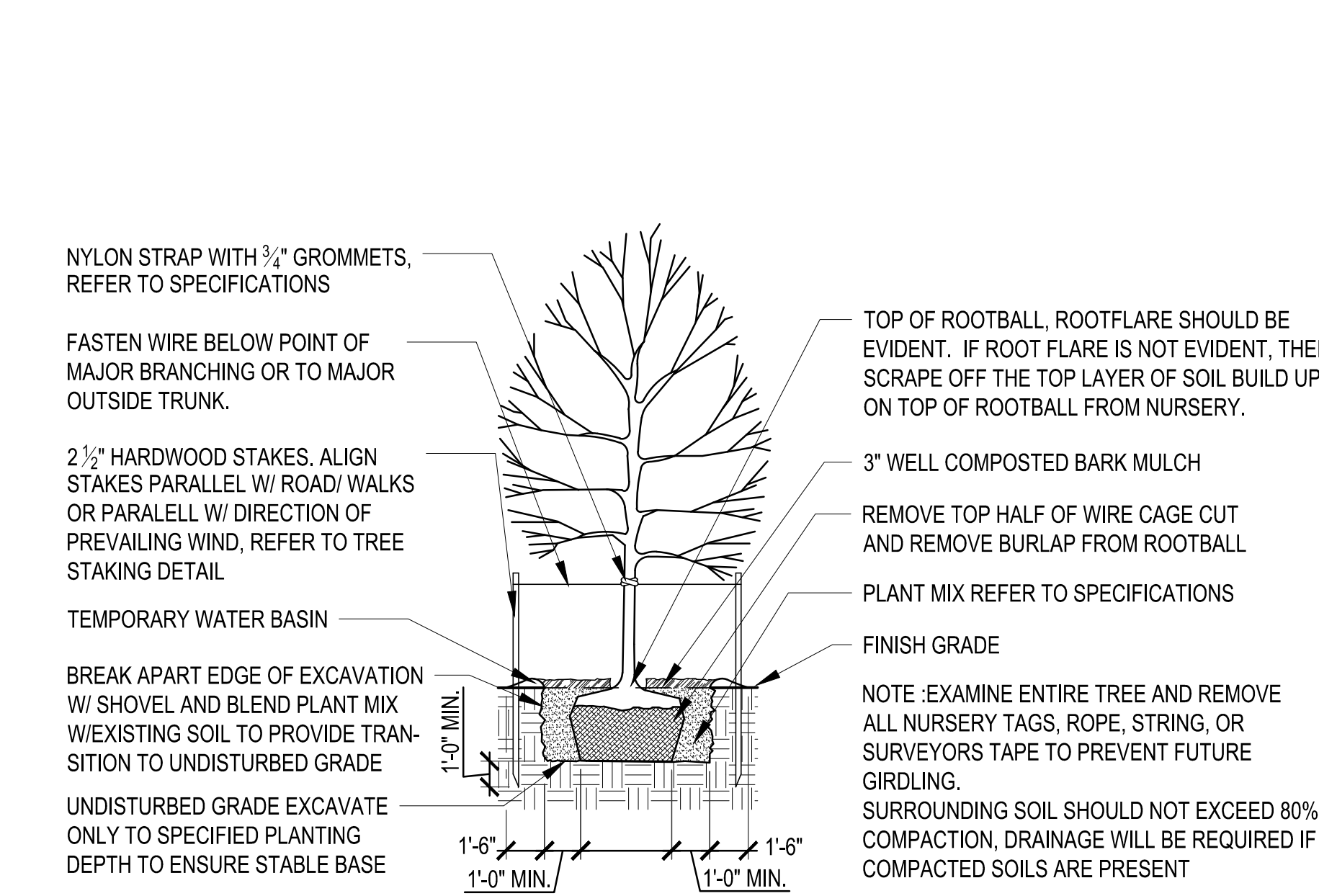


BY	CHK.	
REVISIONS		
NO.	DATE	DESCRIPTION
	12/9/14	DRAFT SUBMITTAL
	5/7/15	90% SUBMITTAL
<p>andrews LANDSCAPE ARCHITECTS</p> <p>911 WESTERN AVE. #301 SEATTLE, WA 98104 (206) 405-2347 dave@andrewsla.com</p>		
<p>STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT DAVID STUART ANDREWS CERTIFICATE NO. 439</p>		
PLOTTED:	2015/05/29 13:43	
DRAWN:	TS	
DESIGNED:	###	
APPROVED:	DA	
FIELD BOOK:	###	
PAGE #:	###	
QUADRANT HOMES	EDGWOOD WEST	WASHINGTON
	REDMOND	
SHEET	L1.05	
JOB NO.:	###	

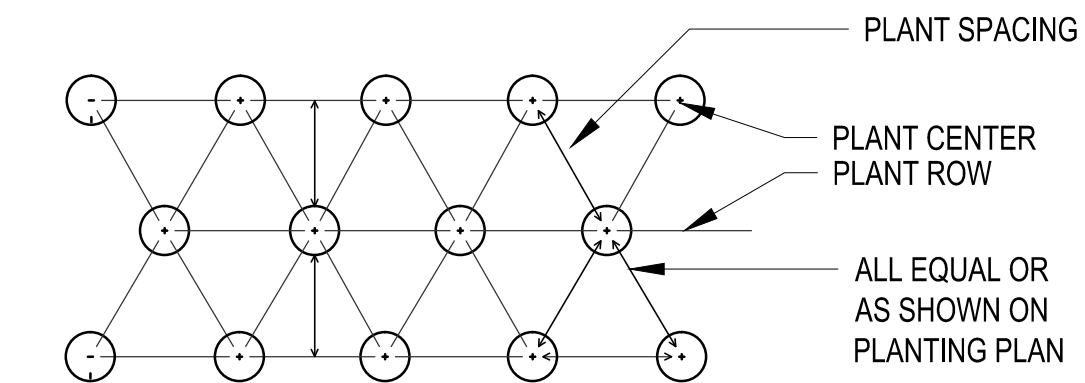


1. MINIMUM 4' HT. TEMPORARY FENCE SHALL BE PLACED AT THE DESIGNATED LIMITS OF DISTURBANCE OF THE TREE TO BE SAVED. FENCING SHALL COMPLETELY ENCIRCLE TREE(S). AVOID DRIVING FENCE POSTS OR STAKES INTO ROOTS.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION. FOR ROOTS OVER (1) ONE INCH DIAMETER DAMAGED DURING CONSTRUCTION; MAKE A CLEAN STRAIGHT CUT TO REMOVE THE DAMAGED PORTION OF THE ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE RESPONSIBLE OFFICIAL GOVERNING THE WORK. WORK WITHIN THE PROTECTION FENCE SHALL BE DONE MANUALLY.

1 TREE PROTECTION DETAIL  
NTS

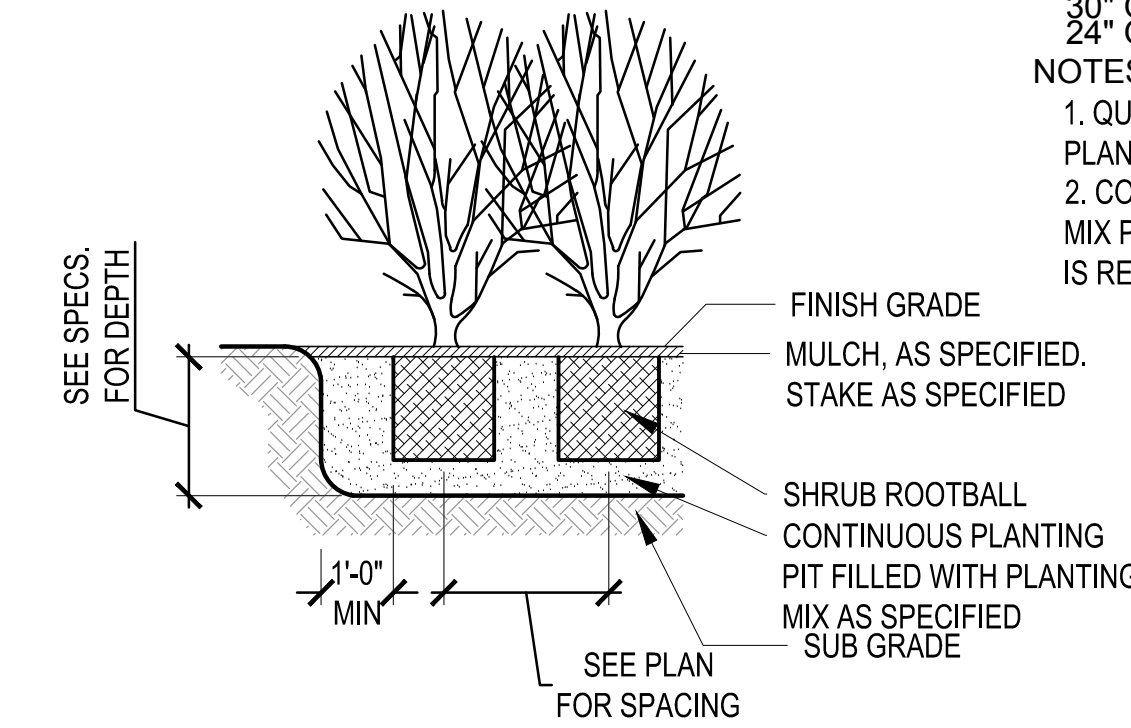


2 TREE PLANTING - DECIDUOUS  
NTS



SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
5' O.C.	51.96"	0.04
4' O.C.	41.62"	0.07
36" O.C.	31.26"	0.12
30" O.C.	26.00"	0.18
24" O.C.	20.76"	0.28

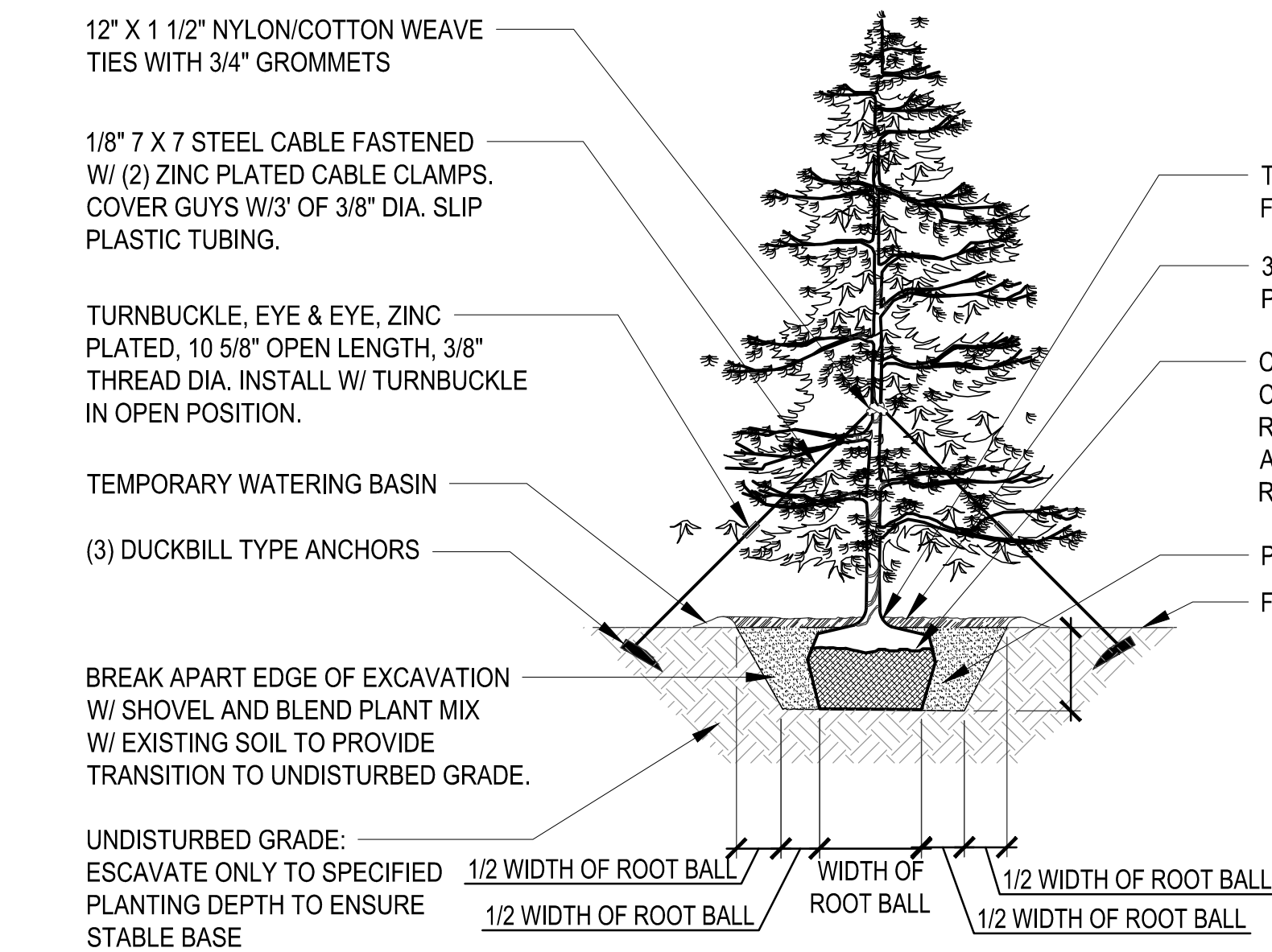
- NOTES:
1. QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE.
  2. CONTINUOUS PLANTING PITS FILLED WITH PLANTING MIX PER THE DEPTH AS NOTED IN THE SPECIFICATIONS IS REQUIRED.



3 SHRUB AND GROUNDCOVER PLANTING  
NTS

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO CITY OF REDMOND STANDARDS FOR SIZE AND SPACING, AND SHALL BE INSTALLED PER THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
2. STREET TREE SPECIES HAVE BEEN REVIEWED AND CONFIRMED BY CITY OF REDMOND PARKS AND RECREATION.
3. ALL REAR-YARD TREES ADJACENT TO FENCE SHALL BE A MIN. OF 8' HT. REGARDLESS OF SPECIES.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PRO ACTIVELY COORDINATING WITH THE GENERAL CONTRACTOR AND OTHER SUB CONTRACTORS AS REQUIRED TO PROPERLY ACCOMPLISH THE LANDSCAPE INSTALLATION.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK.
6. NO PLANT MATERIAL INSTALLATION SHALL OCCUR BEFORE SOIL AMENDMENT, TOPSOIL PLACEMENT AND FINE GRADING HAS BEEN COMPLETED AND REVIEWED BY THE LANDSCAPE ARCHITECT. PROVIDE TOPSOIL TO DEPTH SPECIFIED.
7. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES AND SHRUBS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
8. ALL PLANTING AREAS SHALL BE CAPPED WITH A MINIMUM 3 INCH DEPTH OF ORGANIC BARK MULCH AFTER PLANTING IS COMPLETED.
9. LANDSCAPE DEPICTED ON THESE DRAWINGS REPRESENTS NEW WORK OR EXISTING AREAS IMPACTED BY NEW CONSTRUCTION. EXTENSIVE PREVIOUSLY LANDSCAPED AREAS EXIST WHICH ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE AND IRRIGATION IN THE COURSE OF THE WORK. REPAIR AND REPLACE ALL AREAS DAMAGED BY NEW CONSTRUCTION.
10. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
11. TOPSOIL SHALL MEET THE MINIMUM REQUIREMENTS OF DOE SMMWW BMP T5.13; *POST CONSTRUCTION SOIL QUALITY AND DEPTH*. TOPSOIL SHALL BE IMPORTED TO A DEPTH OF 8" IMPORTED TOPSOIL SHALL HAVE A MINIMUM ORGANIC MATTER CONTENT OF 5% IN TURF AREAS AND 10% IN PLANT BEDS. TOPSOIL PH SHALL BE FROM 6.0 TO 8.0. SUBGRADES SHALL BE SCARIFIED TO AT LEAST 4" DEPTH PRIOR TO TOPSOIL PLACEMENT. COMPOST USED IN TOPSOIL AMENDMENT SHALL MEET WAC 173-350-220.
12. A MINIMUM OF 25% OF LANDSCAPED AREA WILL BE DESIGNED TO FUNCTION WITHOUT IRRIGATION.



- NOTES:
1. EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING.
  2. EXCAVATE TREE PIT TO A MINIMUM OF TWICE THE DIAMETER OF THE ROOTBALL OR CONTAINER.
  3. SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION, DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT.

3 TREE PLANTING - EVERGREEN  
NTS

NO.	DATE	REVISIONS	BY	CHK
	12/9/14	DRAFT SUBMITTAL		
	5/7/15	90% SUBMITTAL		

**andrews**  
LANDSCAPE  
ARCHITECTS

911 WESTERN AVE. #301  
SEATTLE, WA 98104  
(206) 405-2347  
dave@andrewsla.com

STATE OF WASHINGTON  
LANDSCAPE ARCHITECT

DAVID STUART ANDREWS  
CERTIFICATE NO. 439

PLOTTED: 2015/05/20 10:49	DESIGNED: ###	APPROVED: DA	FIELD BOOK: ###	PAGE #: ###
DRAWN: TS	###	###	###	###

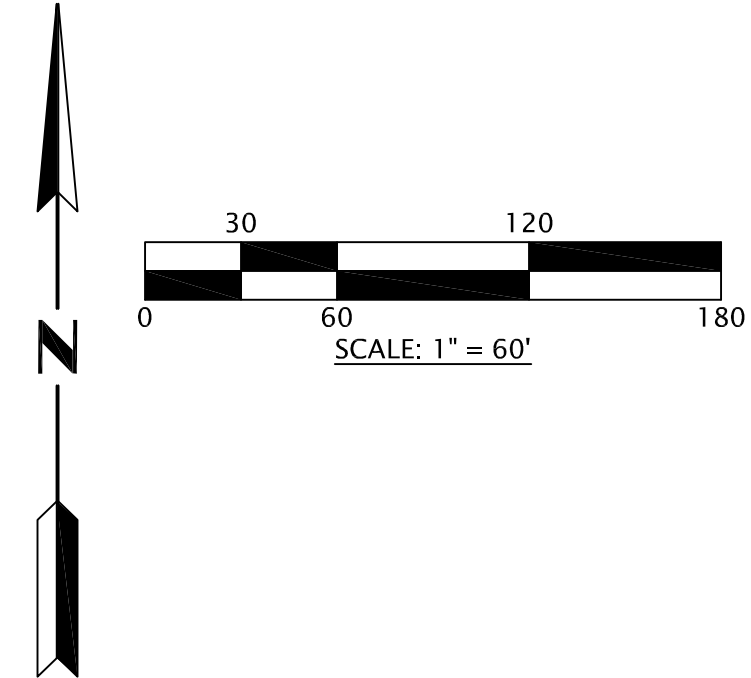
QUADRANT HOMES

EDGWOOD WEST

WASHINGTON

REDMOND

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.  
CITY OF REDMOND, KING COUNTY, WASHINGTON



**TREE LEGEND**

- NON-IMPACTED TREE TO BE RETAINED (W/ DRIPLINE & 5' BUFFER)
- NON-IMPACTED TREE DRIPLINE
- IMPACTED TREE TO BE RETAINED (W/ DRIPLINE)
- IMPACTED TREE DRIPLINE
- VIABLE TREE TO BE REMOVED
- VIABLE LANDMARK TREE TO BE REMOVED
- NON-VIABLE TREE
- NON-VIABLE LANDMARK TREE
- OFF-SITE TREE (W/ DRIPLINE)
- OFF-SITE TREE DRIPLINE

**Tree Replacement Data**

Replacement Quota	Number of removed trees	Number of replacement trees	Total number of replacement trees
Removed Landmark (3:1)	10	30	30
Removed Significant (1:1)	237	237	237
<b>Total # of Replacement trees</b>			<b>267</b>

**35% Tree Retention**

RMC required 35% of significant trees be retained 382 X 35% = 134 trees  
Proposed improvements retain **135 Trees**

**CITY OF REDMOND ECOLOGICAL SCORE**

TECHNIQUE	POINTS
#1 - PLANT MATERIAL IS MADE UP OF 25% ADAPTIVE AND 25% NATIVE PLANTS	5
#3 - 25% OF PROPOSED TREES ARE EVERGREEN, 5 POINTS *1 FOR EACH ADDITIONAL 2.5% BY WHICH THE EVERGREEN TREES EXCEED 25% (MAX. 10 POINTS)	10
#10 - MINIMUM OF 25% OF LANDSCAPED AREAS ARE DESIGNED WITH LANDSCAPING THAT DOES NOT REQUIRE IRRIGATION AFTER A THREE-YEAR PERIOD	5
<b>TOTAL</b>	<b>20</b>

- TREE PROTECTION MEASURES**  
RZC 21.72.070
- A. Tree Protection Measures.** To ensure long-term viability of trees and stands identified for protection, permit plans, and construction activities shall comply with the following minimum required tree protection:
- All minimum required tree protection measures shall be shown on the tree protection and replacement plan.
  - All construction activities, including staging and traffic areas, shall be prohibited within five feet of the drip line of protected trees.
  - Tree protection barriers shall be installed five feet beyond the drip line of significant trees to be protected prior to any land disturbance.
  - Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or polyethylene tamar safety fencing or similar material, subject to approval by the Administrator. On large or multiple-project sites, the Administrator may also require that signs requesting subcontractor cooperation and compliance with tree protection standards be posted at site entrances.
  - Where tree protection areas are remote from areas of land disturbance, and where approved by the Administrator, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous rope or flagging and are accompanied by "Tree Save Area - Keep Out" signs.

**Proposed Action and Brief Definition**

Tree Type	Removal	Impacted by Utilities*	Retained	Total
Landmark (>30" DBH)	Number of removed landmark trees	Number of impacted landmark trees	Number of retained landmark	Total Landmark Trees
	10	0	0	10
	% of Removed Landmark Trees of All Trees	% of impacted Landmark Trees of all Trees	% of Retained Landmark Trees of All Trees	% Landmark Trees of All Trees
Significant (6" - 30")	Number of removed significant trees	% Impacted of all significant trees	Number of Retained Significant Trees	Total Significant Trees
	237	23	112	372
	% Significant removed of all significant trees	% impacted of all significant	% retained of all significant	% significant trees of all trees
Totals	Number of Landmark + Significant removed trees	Number of Landmark + significant impacted	Number of Landmark + significant retained	Total Number of ALL Trees
	10+237= 247	23	112	382
	% removed of all trees	% impacted of all Trees	% Retained of all Trees	
Totals		Impacted by utilities & retained + Non-impacted retained trees		Total
	65%	6% + 30% = 36%	112/382 = 30%	65% + 36% = 101% (rounding results in #>100%)

\*Impacted by utilities counts as retained trees

RZC 21.72.060 C. 3.



REVISIONS

NO.	DATE	DESCRIPTION

**GOLDSMITH**  
LAND DEVELOPMENT SERVICES  
1215 14th Ave SE, Bellevue, WA 98004 | P.O. Box 3560, Bellevue, WA 98009  
T: 425-462-0860 F: 425-462-7719 www.goldsmitthengineering.com

QUADRANT HOMES

ERIK ENSTROM, P.E.  
enstrom@goldsmitthengineering.com  
423-062-1080  
PROJECT MANAGER

COMPOSITE TREE PRESERVATION FOR EDGEWOOD WEST

REVISIONS

DATE

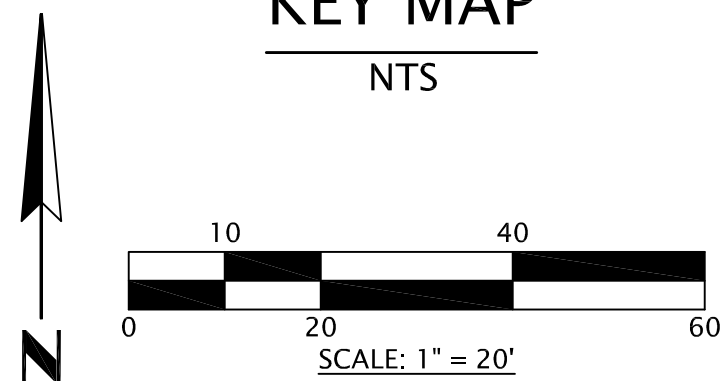
DESCRIPTION

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.  
CITY OF REDMOND, KING COUNTY, WASHINGTON



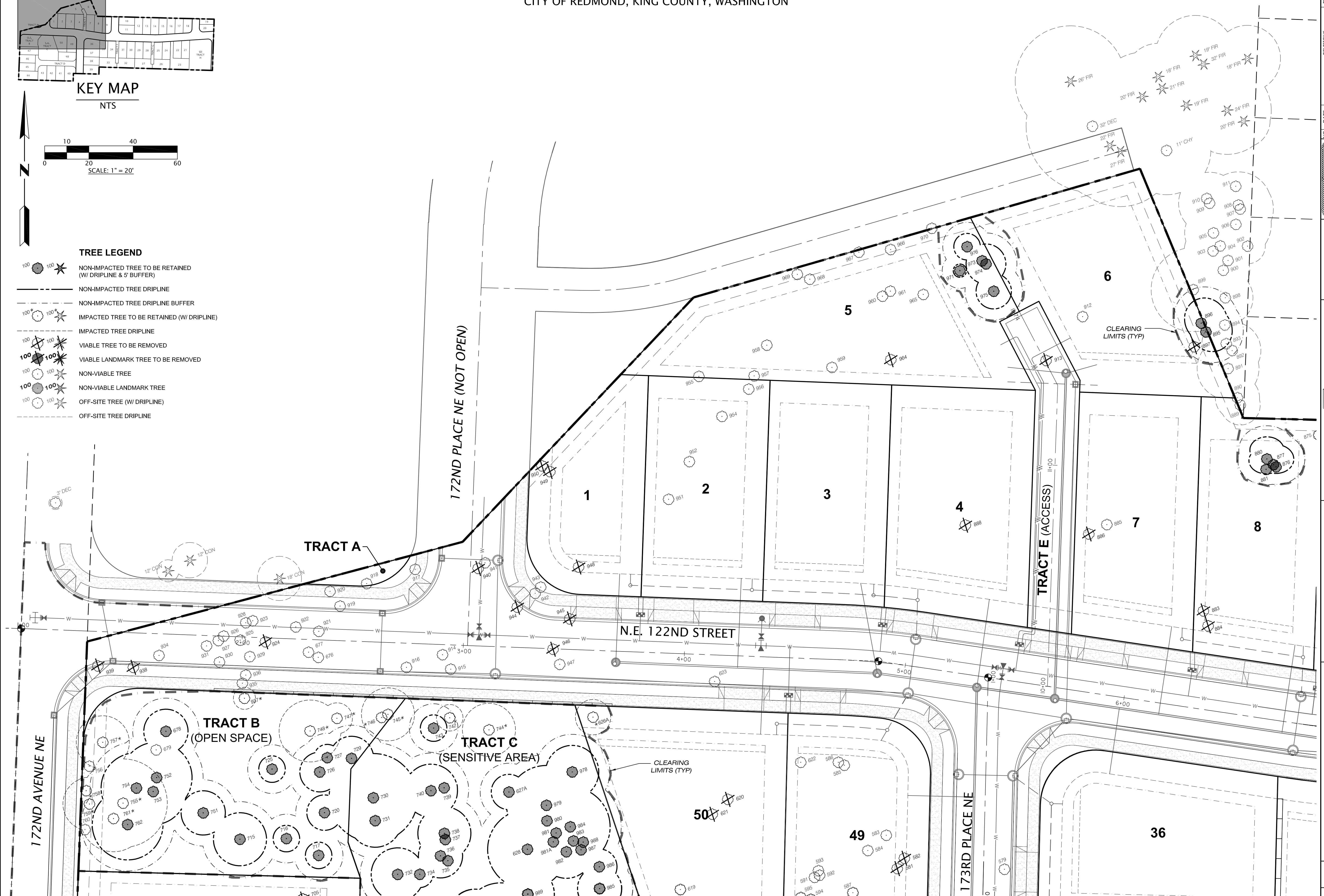
KEY MAP

NTS



TREE LEGEND

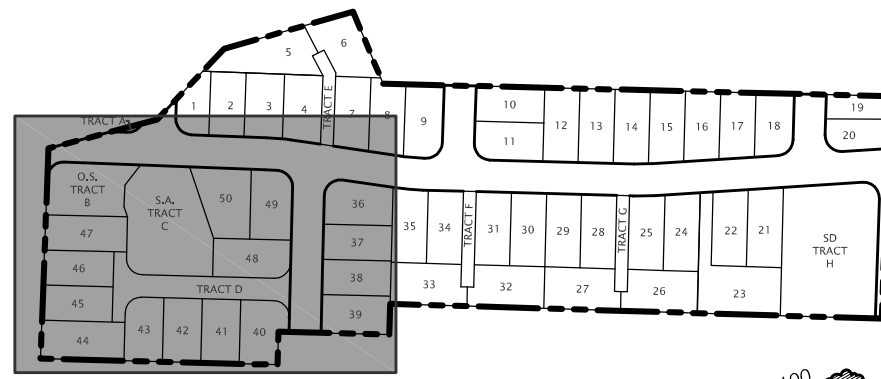
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- NON-VIABLE TREE
- NON-VIABLE LANDMARK TREE
- OFF-SITE TREE (W/ DRIPLINE)
- OFF-SITE TREE DRIPLINE



<p>NO. _____</p> <p>DATE _____</p> <p>BY _____</p> <p>CHK _____</p>		<p><b>GOLDSMITH</b></p> <p>LAND DEVELOPMENT SERVICES</p> <p>1215 114th Ave SE, Bellevue, WA 98004   PO Box 3563, Bellevue, WA 98009</p> <p>T: 425.462.0860 F: 425.462.7719 www.goldsmithengineering.com</p>	<p>EMAIL: _____</p> <p>ENMAIL: _____</p> <p>PLOTTED: 2015/06/01 08:51</p> <p>DRAWN: _____</p> <p>DESIGNED: _____</p> <p>APPROVED: LNYQUIST</p> <p>ERIK ENSTROM, P.E. enstrom@goldsmithengineering.com 425-462-1030 PROJECT MANAGER</p>
<p>QUADRANT HOMES</p>		<p>TREE PRESERVATION PLAN FOR EDGEWOOD WEST</p>	<p>REDFORD WASHINGTON</p>
<p>SHEET</p> <p><b>L1.12</b></p>		<p>JOB NO.: 14123</p>	

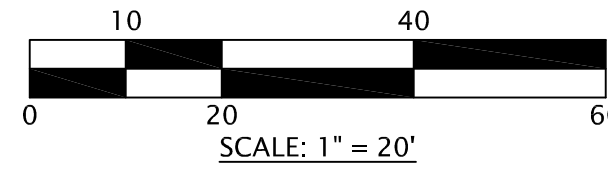


NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.  
CITY OF REDMOND, KING COUNTY, WASHINGTON



KEY MAP

NTS



TREE LEGEND

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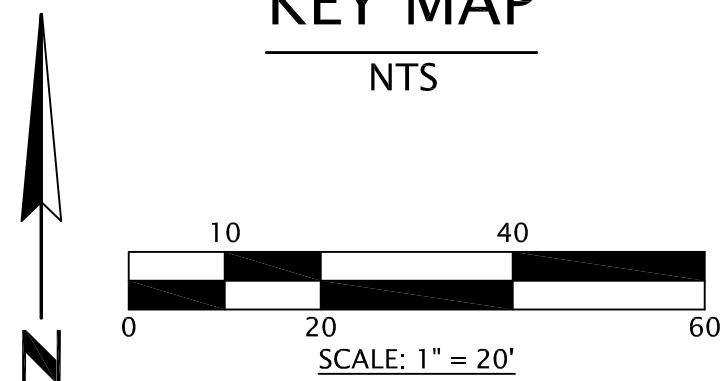
	NO. _____ DATE _____ REVISIONS _____
	ERIC ENSTROM, P.E. enstrom@goldsmithengineering.com 423-022-1080 PROJECT MANAGER
QUADRANT HOMES TREE PRESERVATION PLAN FOR EDGEWOOD WEST REDMOND WASHINGTON	PLOTTED: 2015/06/01 08:51 DRAWN: ENALM DESIGNED: LNYQUIST APPROVED: LNYQUIST
SHEET <b>L1.13</b>	JOB NO.: 14123

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.  
CITY OF REDMOND, KING COUNTY, WASHINGTON



KEY MAP

NTS



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  - NON-IMPACTED TREE DRIPLINE
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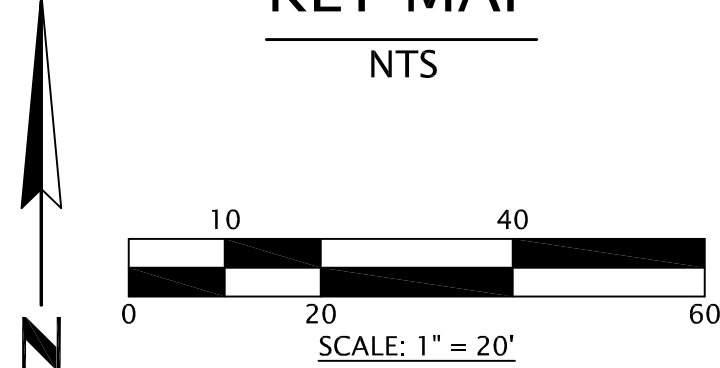


<p>NO. _____</p> <p>DATE _____</p>			<p><b>GOLDSMITH</b></p> <p><b>LAND DEVELOPMENT SERVICES</b></p> <p>1215 114th Ave SE, Bellevue, WA 98004   P.O. Box 3563, Bellevue, WA 98009</p> <p>T: 425-462-0860 F: 425-462-7719 www.goldsmitthengineering.com</p>
<p>EMALM</p> <p>ENALM</p> <p>LNYSQUST</p>	<p>ERIK ENSTROM, P.E.</p> <p>enstrom@goldsmitthengineering.com</p> <p>425-462-1080</p> <p>PROJECT MANAGER</p>	<p>QUADRANT HOMES</p> <p>TREE PRESERVATION PLAN FOR EDGEWOOD WEST</p> <p>REDA MOND WASHINGTON</p>	<p>SHEET</p> <p><b>L1.14</b></p> <p>JOB NO.: 14123</p>

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.  
CITY OF REDMOND, KING COUNTY, WASHINGTON

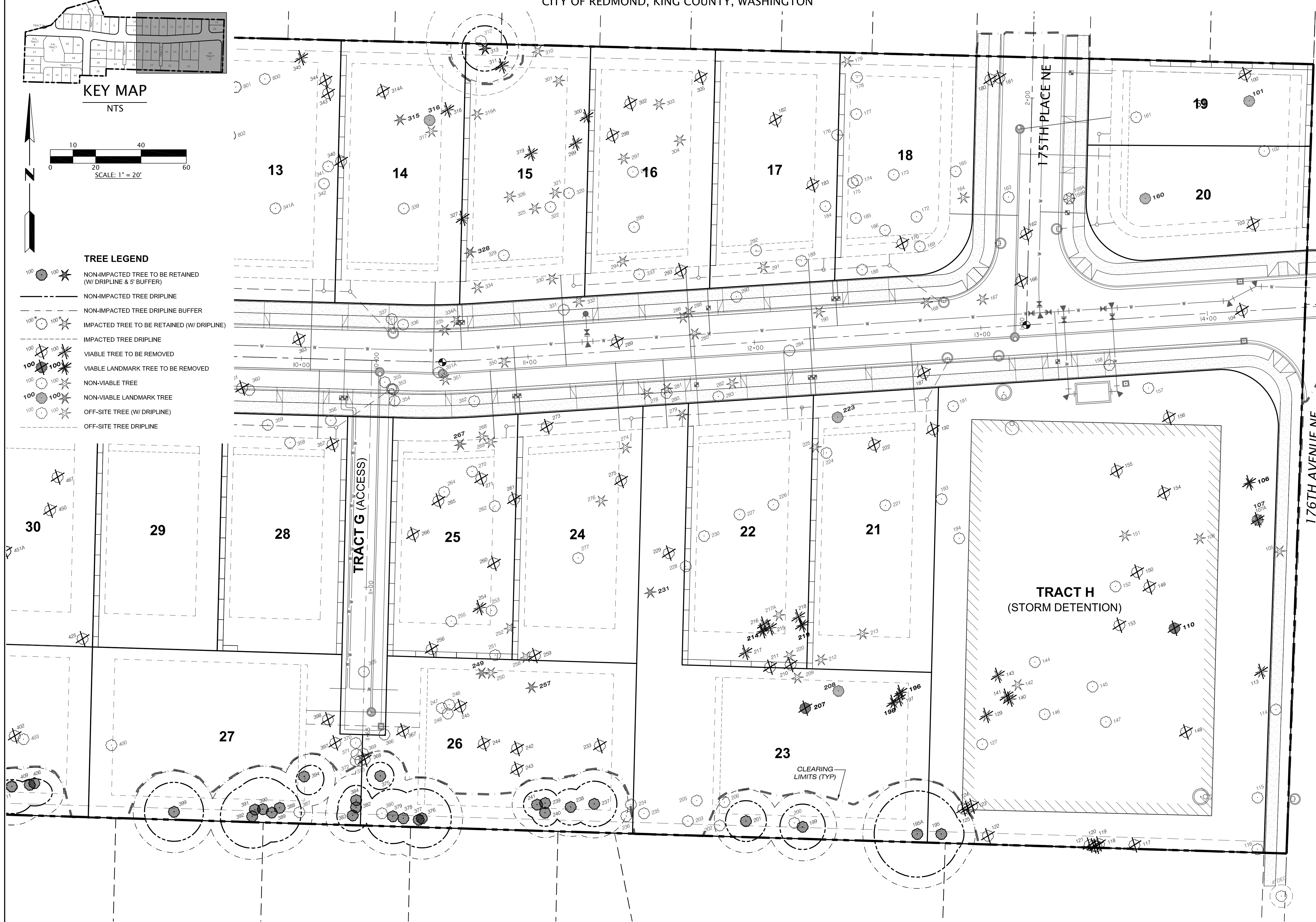


KEY MAP  
NTS



TREE LEGEND

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- NON-IMPACTED TREE DRIPLINE BUFFER
- IMPACTED TREE TO BE RETAINED (W/ DRIPLINE)
- IMPACTED TREE DRIPLINE
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- NON-VIABLE TREE
- NON-VIABLE LANDMARK TREE
- OFF-SITE TREE (W/ DRIPLINE)
- OFF-SITE TREE DRIPLINE



NO.	DATE	BY	CHK	
<b>GOLDSMITH</b> LAND DEVELOPMENT SERVICES 1215 114th Ave SE, Bellevue, WA 98004   P.O. Box 3565, Bellevue, WA 98009 T: 425-462-0860 F: 425-462-7719 www.goldsmithengineering.com				
PLOTTED:	DRAWN:	DESIGNED:	APPROVED:	PROJECT MANAGER
2015/06/01 13:52	ENALM	ENALM	LNYQUST	ERIK ENSTROM, P.E. enstrom@goldsmithengineering.com 425-462-1080
QUADRANT HOMES TREE PRESERVATION PLAN FOR <b>EDGEWOOD WEST</b> WASHINGTON				
SHEET <b>L1.15</b>				REDMOND JOB NO.: 14123

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M. CITY OF REDMOND, KING COUNTY, WASHINGTON

Table with columns: Tree Tag #, Species ID, Adj. DBH inches, Drip-line feet, Health, Defects/Comments, Proposed Action (Remove, Retain), CRZ/TPZ/LOD, Value.

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Table with columns: Tree Tag #, Species ID, Adj. DBH inches, Drip-line feet, Health, Defects/Comments, Proposed Action (Remove, Retain), CRZ/TPZ/LOD, Value.

Professional Engineer seal for Erik Enstrom, P.E. License No. 425-062-1080. Includes project information: QUADRANT HOMES, TREE PRESERVATION PLAN FOR EDGEWOOD WEST, WASHINGTON, SHEET L1.16, JOB NO. 14123.

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.  
CITY OF REDMOND, KING COUNTY, WASHINGTON

Tree Tag #	Species ID	Adj. DBH inches	Dripine Radius feet	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Value
						Remove		Retain		N	W	E	S	
						Not viable	for road and/or lot improvements	Impacted	Non Impacted					
278	Douglas fir	24	16	Poor	Popping bark, abnormal bark, asymmetric canopy to west, broken branch's, dead wood, previous top loss, horizontal crack @ 2'	1				16	16	16	16	
279	Hemlock	14	16	Poor	Dead wood, broken branch's, column of decay on west side @ 15', canker, south, asymmetric canopy to south	1				16	16	16	16	
280	Red alder	19	20	Fair	Typical of species, sway to west, broken top, broken scaffolds	1				20	20	20	20	
281	Douglas fir	9	19	Poor	Filing to north, conk @ 6', (lots of conks)	1				19	19	19	19	
282	Douglas fir	21	12	Poor	Abnormal bark, popping bark, shedding bark, broken branch's, dead wood, vertical crack on SW	1				12	12	12	12	
283	Red alder	22	15	Fair	Previous top loss X2, vertical crack, typical of species, broken branch's, dead wood	1				15	15	15	15	
284	Bigleaf maple	26	23	Poor	Column of decay to south, major scaffold failure 30'	1				23	23	23	23	
285	Douglas fir	17	17	Poor	Low live crown ratio, abnormal bark, shedding bark, popping bark, moss and lichen, dead wood, no taper, horizontal crack, black stuff	1				17	17	17	17	
286	Douglas fir	15	15	Poor	Abnormal bark, shedding bark, vertical crack, popping bark, dead wood	1				15	15	15	15	
288	Douglas fir	10	12	Poor	Abnormal bark, previous top loss, epicormic branch formation, popping bark, lean to east, sap	1				12	12	12	12	
289	Red alder	13	13	OK	Typical of species, dead wood, previous top loss		1			13	13	13	13	
290	Red alder	18	14	Poor	Previous top loss, huge vertical crack, dead top	1				14	14	14	14	
291	Hemlock	17	14	Poor	Previous top loss, broken top	1				14	14	14	14	
292	Red alder	13	15	Poor	Previous top loss, dead top	1				15	15	15	15	
293	Bitter cherry	9	8	OK	Exposed roots, typical of species, dead wood, broken branch's, moss and lichen		1			8	8	8	8	
294	Hemlock	11	12	Poor	Conk, bird holes, failed, pileated woodpecker	1				12	12	12	12	
295	Red alder	16	17	Fair	Exposed roots, Decay @ root crown, Co-dominant leaders with included bark @ 6' w decay, broken branch's, co-dominant leaders with included bark @ 3' failed	1				17	17	17	17	
296	Red alder	17	12	Poor	Typical of species, low live crown ratio, exposed roots, moss and lichen, self-corrected lean no top	1				12	12	12	12	
297	Douglas fir	15	16	Poor	Abnormal bark, shedding bark, vertical crack, typical of species, wound @ 20' with decay	1				16	16	16	16	
298	Red alder	13	20	OK	Typical of species, slight exposed roots, some vertical crack @ 16'	1				20	20	20	20	
299	Douglas fir	15	16	OK	Exposed roots, typical of species, previous top loss? Dead wood, broken branch's, thin canopy	1				16	16	16	16	
300	Western red cedar	23	14	Good	Typical of species, suppressed canopy, thin canopy	1				14	14	14	14	
301	Douglas fir	13	10	Poor	Abnormal bark, shedding bark, popping bark, previous top loss, dead wood, vertical crack, mostly dead	1				10	10	10	10	
302	Bigleaf maple	14	17	OK	Hanger, typical of species, broken branch's, dead wood, moss and lichen		1			17	17	17	17	
303	Douglas fir	23	17	Poor	Abnormal bark, shedding bark, "S" shaped trunk, previous top loss, dead wood, sap @ 6' vertical crack	1				17	17	17	17	
304	Douglas fir	18	13	Poor	Low live crown ratio, dead wood, broken branch's, dead twigs, conk	1				13	13	13	13	
305	Bigleaf maple	22	26	Good	Typical of species		1			26	26	26	26	
310	Douglas fir	9	6	Good	Abnormal bark, previous top loss, mostly dead	1				6	6	6	6	
311	Douglas fir	11	14	OK	"S" shape, thin canopy, asymmetric canopy to east, abnormal bark, shedding bark, popping bark		1			14	14	14	14	
313	Douglas fir	21	10	OK	Self-corrected lean, sway, dead wood, broken branch's, dead twigs, 50% of roots are buried by retaining wall, moss and lichen			1		10	10	10	10	
314.5	Bitter cherry	6.5	4	20	Typical of species		1			6	6	6	4	
315	Douglas fir	45	18	Fair	<b>Bird holes, self-corrected lean to north abnormal bark, asymmetric canopy to NW, epicormic branch formation, hanger, previous top loss, wound @ 15', red ring rot?</b>	1				18	18	18	18	<b>LM</b>
316	Bigleaf maple	42	15	Poor	<b>Typical of species, exposed roots, dead wood, previous top loss, carpenter ants, dead scaffolds, mostly dead</b>	1				15	15	15	15	<b>LM</b>
317	Douglas fir	21	15	Fair	Abnormal bark, shedding bark, previous top loss, epicormic branch formation, asymmetric canopy to south, column of decay to SE, popping bark	1				15	15	15	15	
318	Douglas fir	9	8	Ok	Suppressed canopy, dead wood, sway, previous top loss, abnormal bark, popping bark, shedding bark	1				8	8	8	8	
319	Douglas fir	18	14	Ok	Dead wood, epicormic branch formation, "S" shaped trunk, dead twigs	1				14	14	14	14	
319.5	Douglas fir	20	12	Poor	Abnormal bark, shedding bark, popping bark, dead wood, broken branch's, low live crown ratio, laminated root rot?	1				12	12	12	12	
320	Red alder	12	17	Poor	Cracks, asymmetric canopy to east, low live crown ratio	1				17	17	17	17	
321	Douglas fir	11	8	Poor	Vertical crack, mostly dead	1				8	8	8	8	
322	Red alder	14	14	Poor	Typical of species, thin canopy, asymmetric canopy to east, suppressed canopy, vertical crack @ 15'	1				14	14	14	14	
325	Douglas fir	12	13	Poor	Laminated root rot?, abnormal bark, previous top loss, thin canopy, moss and lichen, vertical crack @ root crown	1				13	13	13	13	
326	Douglas fir	13	15	Poor	Self-corrected lean, exposed roots, abnormal bark, shedding bark, bird holes, sap, red ring rot @ 1', low live crown ratio, cogleg	1				15	15	15	15	
327	Douglas fir	28	17	OK	Shedding bark, abnormal bark, carpenter ants, popping bark, asymmetric canopy to west		1			17	17	17	17	

Tree Tag #	Species ID	Adj. DBH inches	Dripine Radius feet	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Value
						Remove		Retain		N	W	E	S	
						Not viable	for road and/or lot improvements	Impacted	Non Impacted					
328	Douglas fir	32	15	Fair	<b>Exposed roots, bird holes, vertical crack @ 3', sap, column of decay on east popping bark</b>	1				15	15	15	15	<b>LM</b>
329	Cascara	7	8	Fair	Column of decay, vertical crack @ root crown to 3', wound @ 5'	1				8	8	8	8	
330	Hemlock	14	14	Poor	Column of decay on north, self-corrected lean to south, vertical crack on north	1				14	14	14	14	
331	Red alder	20	16	Fair	Self-corrected lean to south and west, exposed roots, previous top loss, typical of species, crack @ 3'	1				16	16	16	16	
332	Hemlock	10	12	Poor	Large perineal canker on west side previous top loss	1				12	12	12	12	
333	Red alder	22	15	Poor	Previous co-dominant leaders with included bark failed, large wound 6-8'	1				15	15	15	15	
334	Douglas fir	23	14	Fair	Abnormal bark, shedding bark, popping bark, bird holes, dead wood	1				14	14	14	14	
334.5	Douglas fir	20	13	Poor	Exposed roots, abnormal bark, self-corrected lean, shedding bark, popping bark, dead twigs, broken branch's	1				13	13	13	13	
335	Douglas fir	24	12	Poor	Conk west side 2 12', popping bark, crack @ 6'	1				12	12	12	12	
336	Red alder	17	12	Poor	Column of decay to east exposed roots, dead scaffolds, co-dominant leaders with included bark @ root crown that failed with decay	1				12	12	12	12	
337	Cascara	6.5	11	Poor	Fallen to the ground	1				11	11	11	11	
339	Red alder	11	12	Poor	Large pocket of decay @ 13'	1				12	12	12	12	
340	Cascara	7	3	OK	Typical of species, exposed roots, tight canopy		1			3	3	3	3	
341	Cascara	12	10	Poor	Large co-dominant leaders with included bark failed at 6'	1				10	10	10	10	
341.5	Red alder	9	12	Poor	Previous top loss, dead wood, broken branch's, rot top	1				12	12	12	12	
342	Cascara	10	7	Poor	Large vertical crack @ 4'	1				7	7	7	7	
343	Bigleaf maple	7.5	8	OK	Self-corrected lean, dogleg, typical of species, broken branch's		1			8	8	8	8	
344	Bigleaf maple	8	13	OK	Co-dominant leaders with included bark X 3 @ 4', exposed roots, typical of species, vertical crack		1			13	13	13	13	
345	Douglas fir	29	12	OK	Previous top loss, dead wood, dead twigs, broken branch's, column of decay, asymmetric canopy to SW popping bark		1			12	12	12	12	
350	Douglas fir	17	10	Poor	Very abnormal bark, popping bark, dead wood, shedding bark, sap, previous top loss	1				10	10	10	10	
351	Douglas fir	21	12	Fair	Abnormal bark, shedding bark, carpenter ants, popping bark, "S" shaped trunks, popping bark, dead wood, previous top loss	1				12	12	12	12	
351.5	Red alder	17	16	Fair	Typical of species, dead wood, broken branch's, decay in Branch collars, exposed roots	1				16	16	16	16	
352	Red alder	14	14	Poor	Column of decay on west side, vertical crack @ 12' with decay, typical of species, dead top, pileated woodpecker	1				14	14	14	14	
353	Bitter cherry	8	8	Poor	Mostly DEAD large canker @ 6'	1				8	8	8	8	
354	Bitter cherry	11	12	Fair	Co-dominant leaders with included bark @ root crown, 4' spur is dead, asymmetric canopy to SW, low live crown ratio	1				12	12	12	12	
355	Bitter cherry	7	14	Poor	Co-dominant leaders with included bark X 3, dead trunks, falling to west, dead wood, broken branch's, moss and lichen	1				14	14	14	14	
356	Bitter cherry	15	16	Fair	Decay @ root crown, 1/2 of the tree has failed	1				16	16	16	16	
357	Bitter cherry	11	14	OK	Grilled with sapsucker holes, exposed roots, previous top loss, dead wood, broken branch's, self-corrected lean		1			14	14	14	14	
358	Red alder	13	14	Poor	Mostly dead	1				14	14	14	14	
359	Cascara	8	7	Poor	Vertical crack on east side 3-5' with hole of decay	1				7	7	7	7	
360	Red alder	9.5	15	Poor	Large wound on northwest side, decay, falling to east	1				15	15	15	15	
361	Red alder	9	12	OK	Typical of species		1			12	12	12	12	
363	Bigleaf maple	24	20	Good	Typical of species, dead wood, dead scaffolds, moss and lichen	1				20	20	20	20	
365	Bitter cherry	10	9	Poor	Taped with a 7' cascara wound, previous top loss, dead wood, exposed roots	1				9	9	9	9	
367	Bitter cherry	6.5	8	OK	Typical of species, dead wood, broken branch's, exposed roots		1			8	8	8	8	
368	Bitter cherry	8	10	OK	Self-corrected lean to south, typical of species, dead wood, broken branch's, asymmetric canopy to SE moss and lichen		1			10	10	10	10	
369	Bitter cherry	6	12	Poor	Co-dominant leaders with included bark @ 1', fused again @ 4', rubbing wood @ 7'	1				12	12	12	12	
370	Bitter cherry	6	8	Fair	Typical of species with decay at root crown	1				8	8	8	8	
371	Bitter cherry	6.5	6	Fair	Self-corrected lean, low live crown ratio, broken branch's	1				6	6	6	6	
372	Bitter cherry	6	6	Fair	Typical of species, low live crown ratio, broken branch's, dead wood, self-corrected lean	1				6	6	6	6	
373	Bitter cherry	6	6	Fair	Low live crown ratio, dead wood, broken branch's, self-corrected lean	1				6	6	6	6	
375	Bitter cherry	6	6	OK	Typical of species, Lean to south Column of decay on north side, lean to south, asymmetric canopy on south, broken branch's, dead wood, typical of species			1		6	6	6	6	
376	Red alder	9	13	OK	Lean to south, dead wood, previous top loss, broken branch's, typical of species			1		13	13	13	13	
377	Red alder	7	10	OK	Lean to south, dead wood, previous top loss, broken branch's, typical of species			1		10	10	10	10	
378	Red alder	6	10	OK	Large wound, column of decay @ 3'			1		10	10	10	10	
379	Red alder	7	12	OK	Typical of species, moss and lichen, broken branch's			1		12	12	12	12	
380	Red alder	6	13	Poor	Falling to east, wound 6' and 7', carpenter ants			1		13	13	13	13	
382	Bitter cherry	8	8	OK	Typical of species, dead wood, asymmetric canopy to SE, Wound @ root crown with decay			1		8	8	8	8	
383	Red alder	7	7	OK	Typical of species, dead wood, moss and lichen, lean to south			1		7	7	7	7	
384	Bitter cherry	6.5	6.5	OK	Self-corrected lean, exposed roots, broken branch's, dead wood, moss and lichen			1		6.5	6.5	6.5	6.5	

Tree Tag #	Species ID	Adj. DBH inches	Dripine Radius feet	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Value
						Remove		Retain		N	W	E	S	
						Not viable	for road and/or lot improvements	Impacted	Non Impacted					
388	Bitter cherry	7	7	OK	Typical of species, broken branch's, dead wood				1	7	7	7	7	
389	Red alder	17	13	OK	Poor pruning with decay, co-dominant leaders with included bark @ 5' with decay, large wound, carpenter ants				1	17	17	17	17	
390	Bitter cherry	7	14	OK	Typical of species wound @ root crown with decay				1	7	7	7	7	
391	Bitter cherry	7	12	OK	Typical of species, exposed roots, lean to west, previous top loss, asymmetric canopy on west, decay @ root crown				1	7	7	7	7	
392	Red alder	6	14	OK	Co-dominant leaders with included bark @ 2' wound with decay @ 4' SE, broken branch's, typical of species, poor pruning with decay				1	6	6	6	6	
394	Bitter cherry	7	3	OK	Typical of species, dead wood, broken branch's, exposed roots, 2 dead spurs wrapped around it				1	3	3	9	9	
397	Bitter cherry	8	9	OK	Typical of species, dead wood, broken branch's, exposed roots	1				9	9	9	9	
398	Bitter cherry	7.5	15	OK	Co-dominant leaders with included bark @ 1' typical of species, previous top loss, broken branch's, dead wood		1			15	15			

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M.  
CITY OF REDMOND, KING COUNTY, WASHINGTON

Tree Tag #	Species ID	Adj. DBH Inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Value
						Remove		Retain		N	W	E	S	
						Not viable	for road and/or lot improvements	Impacted	Non Impacted					
450	Bitter cherry	6	9	OK	Co-dominant leaders with included bark, typical of species, dead wood, broken branch's, moss and lichen	1				9	9	9	9	
451	Bitter cherry	8	6	OK	Typical of species, broken branch's, low live crown ratio, moss and lichen	1				6	6	6	6	
451.5	Bitter cherry	6	6	OK	Typical of species, moss and lichen, slight self-corrected lean, dead wood, broken branch's	1				6	6	6	6	
452	Bitter cherry	6.5	7	Fair	Co-dominant leaders with included bark @ root crown lean to south, column of decay @ 6'	1				7	7	7	7	
453	Bitter cherry	6	4	OK	Co-dominant leaders with included bark @ root crown, lean to south low live crown ratio, broken branch's	1				4	4	4	4	
454	Bitter cherry	13	6	Fair	Typical of species, exposed roots, co-dominant leaders with included bark @ 6', broken branch's, hanger, low live crown ratio, previous top loss	1				6	6	6	6	
455	Bitter cherry	7	6	OK	Typical of species, low live crown ratio, broken branch's	1				6	6	6	6	
458	Bitter cherry	6.5	6	OK	Typical of species, low live crown ratio, co-dominant leaders with included bark @ 15', broken branch's, dead wood, self-corrected lean to west	1				6	6	6	6	
458.5	Bitter cherry	8.5	11	OK	Typical of species, broken branch's, moss and lichen	1				11	11	11	11	
461	Bitter cherry	6	8	OK	Co-dominant leaders with included bark @ root crown X 3, typical of species, broken branch's, dead wood	1				8	8	8	8	
462	Bitter cherry	10	10	OK	Typical of species, dead wood, broken branch's, dogleg, exposed roots, moss and lichen	1	1			10	10	10	10	
463	Cascara	6	12	Fair	Typical of species	1				12	12	12	12	
464	Bitter cherry	9	6	Fair	Typical of species, exposed roots, lean to west, moss and lichen, broken branch's, dead wood	1				6	6	6	6	
465	Bitter cherry	7.5	4	Fair	Lean to east, low live crown ratio, broken branch's, dead wood, decay @ root crown	1				4	4	4	4	
466	Bitter cherry	9	6	Fair	Dogleg, low live crown ratio, self-corrected lean, broken branch's, dead wood	1				6	6	6	6	
467	Bitter cherry	6	9	OK	Typical of species, broken branch's, moss and lichen	1				9	9	9	9	
468	Bitter cherry	10	2	Poor	Typical of species, mostly dead, previous top loss	1				2	2	2	2	
470	Cottonwood	7/3	10	Fair	Co-dominant leaders with included bark @ 1', small spur dead, typical of species, asymmetric canopy to north	1				10	10	10	10	
471	Cottonwood	16	14	Fair	Column of decay on east, typical of species	1				14	14	14	14	
472	Cottonwood	8	10	Fair	Typical of species, asymmetric canopy to SE	1				10	10	10	10	
473	Cottonwood	10	8	Fair	Exposed roots, typical of species, asymmetric canopy slight lean to east	1				8	8	8	8	
474	Cottonwood	7/3	8	Poor	Co-dominant leaders with included bark @ root crown, 3 dead trunks, previous top loss, asymmetric canopy to west	1				8	8	8	8	
475	Cottonwood	7	12	OK	Typical of species	1				12	12	12	12	
476	Cottonwood	16	12	OK	Typical of species	1				12	12	12	12	
477	Hawthorne	7	12	Poor	Typical of species, large wound w decay @ root crown co-dominant leaders with included bark	1				12	12	12	12	
478	Cottonwood	9	12	Fair	Exposed roots, self-corrected lean (diagnostic)	1				12	12	12	12	
479	Hawthorne	8	14	Poor	Large column of decay wound	1				14	14	14	14	
481	Cottonwood	12	14	OK	Exposed roots, typical of species, broken branch's, previous top loss	1				14	14	14	14	
482	Hawthorne	7	0	Poor	Large wound @ root crown	1				0	0	0	0	
483	Hawthorne	7	0	Poor	Large wound, mostly dead	1				0	0	0	0	
485	Cottonwood	8.5	10	OK	Co-dominant leaders with included bark x 4 @ 1', typical of species	1				10	10	10	10	
486	Cottonwood	12	16	OK	Typical of species, dead wood, broken branch's	1				16	16	16	16	
487	Cottonwood	6.5	14	Fair	Typical of species, suppressed canopy, asymmetric canopy to south, decay at root crown, carpenter ants	1				14	14	14	14	
488	Cottonwood	8	12	Fair	Exposed roots, non self-corrected lean to SE, asymmetric canopy to SE, typical of species	1				12	12	12	12	
489	Bitter cherry	7	7	OK	Typical of species, broken branch's, dead wood, self-corrected lean, exposed roots	1				7	7	7	7	
490	Bitter cherry	7	8	OK	Typical of species, broken branch's, dead wood, previous top loss, wound @ 3'	1				8	8	8	8	
491	Red alder	13	14	Poor	Multi wounds @ 1'; 3'; 5'; vertical crack on SE	1				14	14	14	14	
492	Bitter cherry	6	8	OK	Typical of species, dead wood, broken branch's, moss and lichen	1				8	8	8	8	
493	Bitter cherry	6	8	Fair	Typical of species, wound @ 4' gummosis	1				8	8	8	8	
494	Bitter cherry	6	8	Poor	Wound w sap, gummosis	1				8	8	8	8	
495	Bitter cherry	10	10	OK	Co-dominant leaders with included bark @ 4', typical of species, broken branch's, asymmetric canopy to south	1				10	10	10	10	
496	Bitter cherry	7	8	OK	Typical of species	1				8	8	8	8	
497	Bitter cherry	6	8	Fair	Co-dominant leaders with included bark @ 3', decay @ crotch	1				8	8	8	8	
498	Hawthorne	10	12	Poor	Falling to west	1				12	12	12	12	
499	Hawthorne	8	12	Poor	Falling to west, weird ooze	1				12	12	12	12	
500	Cottonwood	14	12	OK	Typical of species, broken branch's, dead wood	1				12	12	12	12	
501	Cottonwood	7.5	10	Fair	Typical of species, dead wood, broken branch's, non self-corrected lean @ 25'	1				10	10	10	10	
502	Cottonwood	10	10	OK	Typical of species, self-corrected lean (slight)	1				10	10	10	10	
502.5	Cottonwood	9	12	OK	Typical of species, asymmetric canopy to south, moss and lichen	1				12	12	12	12	
503	Cottonwood	7	10	Fair	Slight self-corrected lean to south	1				10	10	10	10	
504	Cottonwood	7	10	Fair	Co-dominant leaders with included bark reduced to 1 @ 7', roots in water	1				10	10	10	10	

Tree Tag #	Species ID	Adj. DBH Inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Value
						Remove		Retain		N	W	E	S	
						Not viable	for road and/or lot improvements	Impacted	Non Impacted					
505	Cascara	8	8	Fair	Co-dominant leaders with included bark @ 4', column of decay to west, multiple wounds	1				8	8	8	8	
506	Cascara	8	12	Poor	Co-dominant leaders with included bark @ 5', column of decay to south, decay in scaffolds	1				12	12	12	12	
507	Cottonwood	9	12	OK	Typical of species, self-corrected lean, low live crown ratio, exposed roots		1			12	12	12	12	
508	Cottonwood	11	12	Fair	Typical of species, broken branch's, vertical cracks on north side with decay	1				12	12	12	12	
509	Cottonwood	13	14	OK	Typical of species, dead wood, broken branch's, exposed roots, moss and lichen		1			14	14	14	14	
509.5	Cottonwood	6	6	Poor	Large wound @ 4', carpenter ants	1				6	6	6	6	
510	Cottonwood	11	14	OK	Typical of species, broken branch's		1			14	14	14	14	
511	Cottonwood	10	10	OK	Typical of species, asymmetric canopy to east		1			10	10	10	10	
512	Cottonwood	9	18	OK	Typical of species, dead wood, broken branch's		1			18	18	18	18	
513	Cottonwood	9.5	10	Poor	Vertical crack @ root crown to 4', exposed roots, wound @ 1', carpenter ants	1				10	10	10	10	
514	Cottonwood	7	10	OK	Typical of species, lm		1			10	10	10	10	
515	Cottonwood	8	8	Fair	Lean to east, typical of species	1				8	8	8	8	
516	Cottonwood	16	16	OK	Typical of species, moss and lichen, broken branch's		1			16	16	16	16	
517	Cottonwood	7	10	OK	Typical of species		1			10	10	10	10	
518	Cottonwood	9	6	Good	Typical of species		1			6	6	6	6	
519	Cottonwood	8	10	Good	Co-dominant leaders with included bark @ 3', typical of species, exposed roots, moss and lichen, typical of species, asymmetric canopy to east		1			10	10	10	10	
520	Cascara	10	16	Poor	Co-dominant leaders with included bark @ 6' with decay	1				16	16	16	16	
522	Cottonwood	10	10	Good	Exposed roots, asymmetric canopy to south, typical of species		1			10	10	10	10	
523	Cottonwood	7.5	10	OK	Typical of species, co-dominant leaders with included bark @ 3'		1			10	10	10	10	
525	Cottonwood	12.5	14	Poor	Co-dominant leaders with included bark @ 4' with decay, typical of species	1				14	14	14	14	
526	Cottonwood	8	16	OK	Typical of species, exposed roots, suppressed canopy, asymmetric canopy to north		1			16	16	16	16	
527	Cottonwood	7	8	OK	Typical of species, dead wood, broken branch's		1			8	8	8	8	
528	Cottonwood	9.5	8	OK	Exposed roots, decay @ root crown, typical of species, previous top loss X2		1			8	8	8	8	
529	Cottonwood	7.5	7	Fair	Typical of species, dead wood, exposed roots, cracks	1				7	7	7	7	
530	Cottonwood	6	8	Fair	Exposed roots, undermined roots, dead wood, broken branch's, crack on north side	1				8	8	8	8	
531	Cottonwood	11	11	OK	Typical of species, standing water, dead wood, broken branch's		1			11	11	11	11	
532	Cottonwood	8	8	OK	Typical of species, in standing water		1			8	8	8	8	
533	Cottonwood	7	10	good	Typical of species		1			10	10	10	10	
534	Cottonwood	10	12	Fair	Typical of species, decay @ root crown, carpenter ants		1			12	12	12	12	
535	Cottonwood	11	14	OK	Exposed roots, lean to south, typical of species		1			14	14	14	14	
536	Cottonwood	7	12	Fair	Co-dominant leaders with included bark @ root crown, decay @ root crown, previous failure @ root crown, carpenter ants, typical of species	1				12	12	12	12	
537	Pacific willow	8	18	Poor	Decay in center trunk, decay @ root crown	1				18	18	18	18	
538	Cottonwood	14	5	OK	Typical of species			1		5	14	14	14	
539	Bitter cherry	6	10	OK	Co-dominant leaders with included bark @ 4', typical of species, crack with column of decay, damage @ 5' with decay, carpenter ants			1		10	12	12	12	
540	Red alder	8	7	OK	Column of decay to south, carpenter ants, typical of species, broken branch's			1		7	10	10	10	
541	Cottonwood	14	12	OK	Exposed roots, decay @ root crown		1			12	12	12	12	
542	Red alder	7.5	16	Good	Typical of species		1			16	16	16	16	
543	Red alder	8	14	Good	Typical of species, slight lean to south, asymmetric canopy		1			14	14	14	14	
544	Red alder	7.5	3	OK	Co-dominant leaders with included bark @ 1', decay @ root crown			1		3	14	14	14	
545	Cottonwood	6	8	OK	Typical of species		1			8	8	8	8	
546	Cottonwood	7	8	Fair	Multiple wounds with decay	1				8	8	8	8	
547	Cottonwood	9	6	OK	Typical of species, broken branch's, low live crown ratio		1			6	6	6	6	
548	Cottonwood	9	8	OK	Wound @ 1' decay, carpenter ants, exposed roots, typical of species		1			8	8	8	8	
549	Cottonwood	6	6	OK	Typical of species, dead wood, broken branch's, low live crown ratio		1			6	6	6	6	
550	Cottonwood	7.5	6	OK	Typical of species, decay @ 5', carpenter ants		1			6	6	6	6	
552	Cottonwood	10	10	OK	Typical of species, exposed roots		1			10	10	10	10	
553	Cottonwood	11	13	OK	Decay @ root crown, sapsucker, typical of species, dead wood, broken branch's		1			13	13	13	13	
554	Cottonwood	7	10	Fair	Exposed roots, decay @ root crown sapsucker, crack @ 5'	1				10	10	10	10	
555	Red alder	6.5	7	OK	Lean to south, soil failure, typical of species, broken branch's, dead wood			1		7	7	7	7	
556	Red alder	12	9	OK	Twisted trunk, co-dominant leaders with included bark @ 4', broken branch's, dead wood, column of decay on east side			1		9	14	14	14	
557	Cottonwood	6.5	14	OK	Typical of species, wound @ 1' moss and lichen, dead wood, asymmetric canopy to south		1			14	14	14	14	
558	Cottonwood	11	14	Fair	Vertical crack on north side, sooty mold, dead wood	1				14	14	14	14	
560	Red alder	10	12	Fair	Typical of species, dead wood, moss and lichen, vertical crack	1				12	12	12	12	
561	Cottonwood	6.5	12	Poor	Co-dominant leaders with included bark @ 1', twisted trunks, dead spur	1				12	12	12	12	
562	Bigleaf maple	10	16	OK	Typical of species		1			16	16	16	16	

Tree Tag #	Species ID	Adj. DBH Inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Value
						Remove		Retain						

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M. CITY OF REDMOND, KING COUNTY, WASHINGTON

Table with columns: Tree Tag #, Species ID, Adj. DBH Inches, Drip-line Radius feet, Health, Defects/Comments, Proposed Action (Remove, Retain), CRZ/TPZ/LOD (N, W, E, S), Value.

Table with columns: Tree Tag #, Species ID, Adj. DBH Inches, Drip-line Radius feet, Health, Defects/Comments, Proposed Action (Remove, Retain), CRZ/TPZ/LOD (N, W, E, S), Value.

Table with columns: Tree Tag #, Species ID, Adj. DBH Inches, Drip-line Radius feet, Health, Defects/Comments, Proposed Action (Remove, Retain), CRZ/TPZ/LOD (N, W, E, S), Value.

Professional seals for Goldsmith Land Development Services, Inc. and Erik Entstrom, P.E. Includes project information: QUADRANT HOMES TREE PRESERVATION PLAN FOR EDGEWOOD WEST WASHINGTON, SHEET L1.19, JOB NO.: 14123.

NW 1/4, SE 1/4 SECTION 25, TOWNSHIP 26 N, RANGE 5 E, W.M. CITY OF REDMOND, KING COUNTY, WASHINGTON

Table with columns: Tree Tag #, Species ID, Adj. DBH inches, Dripine Radius feet, Health, Defects/Comments, Proposed Action (Remove, Retain), CRZ/TPZ/LOD (N, W, E, S), Value.

Table with columns: Tree Tag #, Species ID, Adj. DBH inches, Dripine Radius feet, Health, Defects/Comments, Proposed Action (Remove, Retain), CRZ/TPZ/LOD (N, W, E, S), Value.

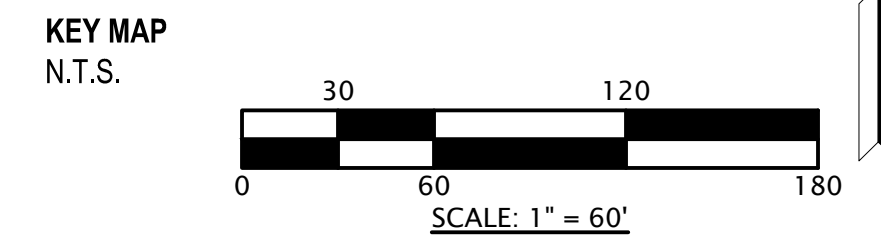
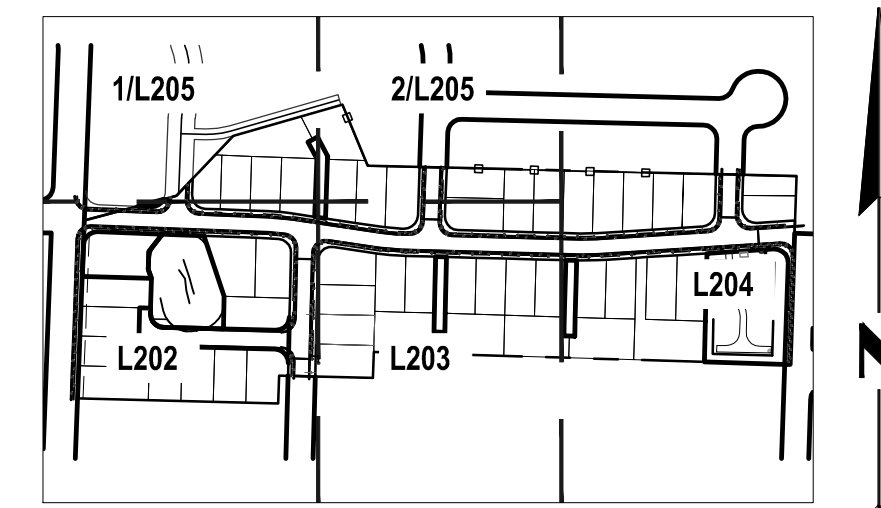
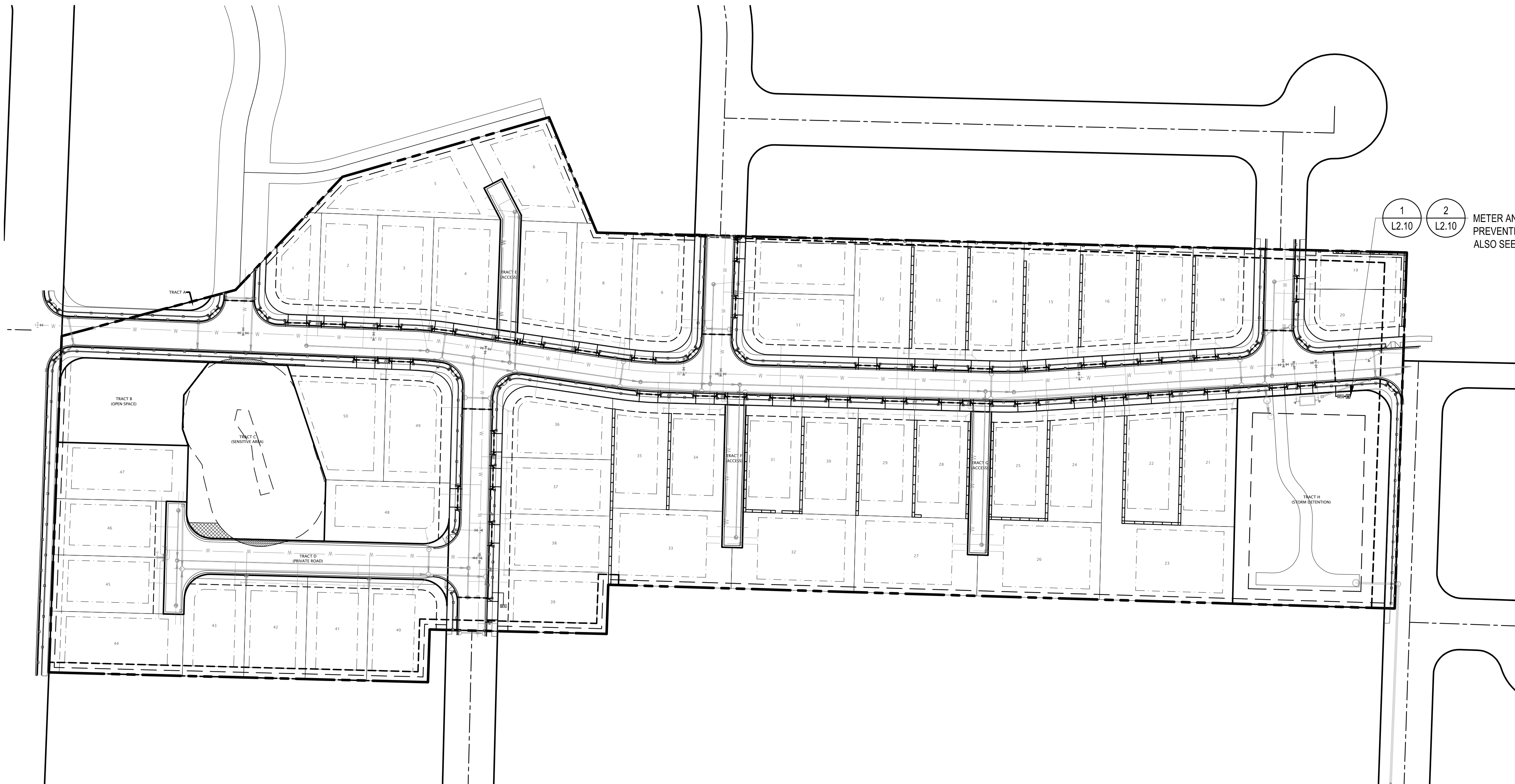
Table with columns: Tree Tag #, Species ID, Adj. DBH inches, Dripine Radius feet, Health, Defects/Comments, Proposed Action (Remove, Retain), CRZ/TPZ/LOD (N, W, E, S), Value.

Professional stamps and project information including: GOLDSMITH LAND DEVELOPMENT SERVICES, ERIC ENSTROM, P.E., QUADRANT HOMES, TREE PRESERVATION PLAN FOR EDGEWOOD WEST, WASHINGTON, SHEET L1.20, JOB NO.: 14123.



**IRRIGATION NOTES**

1. PIPE, SLEEVE AND VALVE LAYOUT IS DIAGRAMMATIC FOR THE SAKE OF CLARITY. ROUTE ALL PIPES THROUGH PLANTING AREAS AND LOCATE ALL VALVE BOXES IN PLANTING AREAS, WHERE POSSIBLE ROUTE PIPING ADJACENT TO CURBS. AVOID ROUTING PIPING THROUGH THE CENTER OF PLANTING AREAS WHERE IT MIGHT CONFLICT WITH PLANT ROOTBALLS.
2. ALL SLEEVES MUST BE STRAIGHT RUNS. EXTEND ALL SLEEVES 24" MINIMUM BEYOND EDGE OF PAVING OR CURB.
3. PIPES MAY SHARE A COMMON TRENCH AS SHOWN ON THE DETAILS. MAINTAIN 6" CLEAR BETWEEN MAINLINES AND LATERALS. MAINTAIN 3' CLEAR BETWEEN LATERAL LINES IN A COMMON TRENCH. MAINTAIN REQUIRED BURY DEPTH AT ALL TIMES.
4. STAKE OR PAINT PIPE AND VALVE LAYOUT AND OBTAIN LANDSCAPE ARCHITECTS APPROVAL PRIOR TO BEGINNING THE WORK.
5. ALL IRRIGATION HEADS TO BE SPACED HEAD TO HEAD COVERAGE.
6. VERIFY AVAILABLE WATER PRESSURE PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE STATIC PRESSURE AT METER IS LESS THAN 75 PSI.
7. ADJUST ALL HEADS TO MINIMIZE OVERSPRAY ONTO PAVED AREAS AND ELIMINATE HEAD FOGGING.
8. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION AND LOCATIONS OF UNDERGROUND UTILITIES. PROVIDE UTILITY LOCATE PRIOR TO BEGINNING ANY EXCAVATION.
9. SEE SHEET L2.10 FOR IRRIGATION DETAILS.



**1** COMPOSITE IRRIGATION PLAN  
SCALE: 1" = 60'-0"

NO.	DATE	REVISIONS	BY	CHK.
	12/9/14	DRAFT SUBMITTAL		
	5/7/15	90% SUBMITTAL		

**andrews**  
LANDSCAPE  
ARCHITECTS

911 WESTERN AVE. #301  
SEATTLE, WA 98104  
(206) 405-2347  
dave@andrewsllc.com

STATE OF  
WASHINGTON  
LEGISLATIVE  
LANDSCAPE ARCHITECT

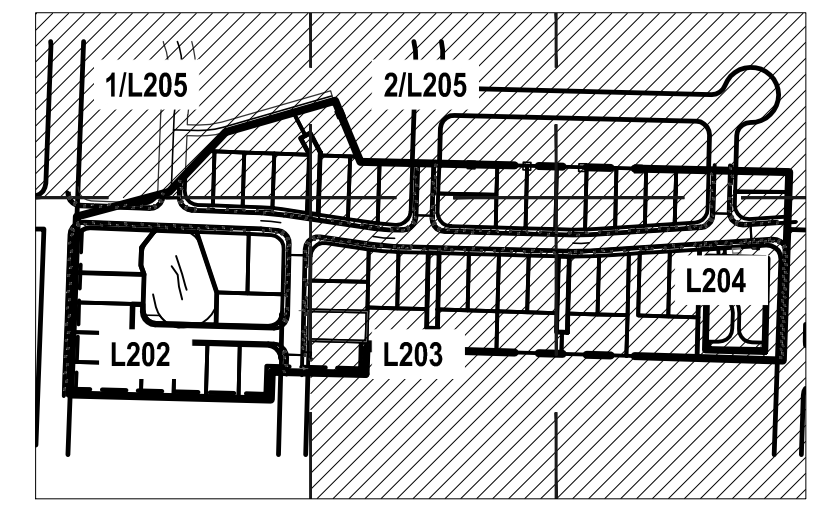
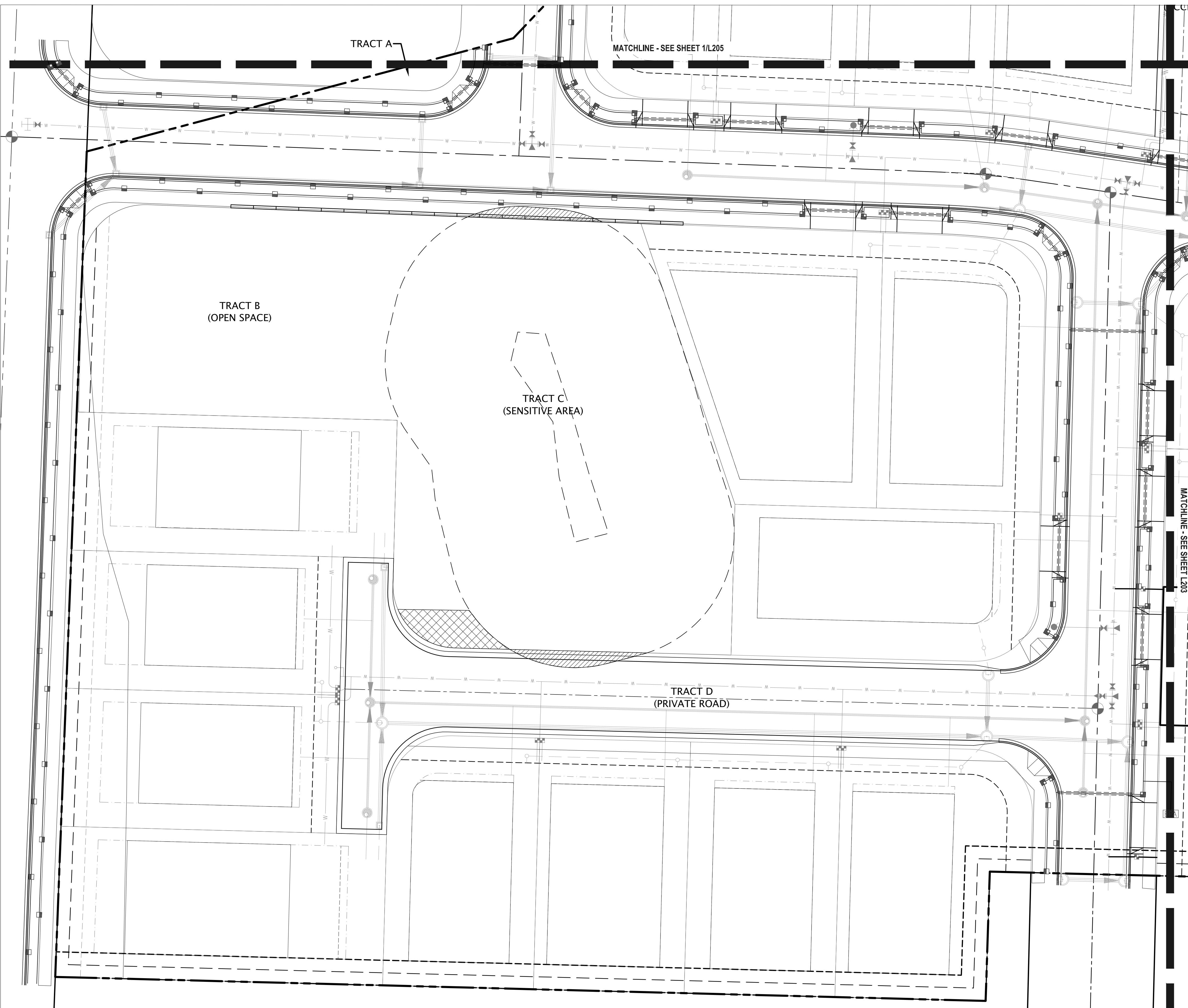
*David Stuart Andrews*

DAVID STUART ANDREWS  
CERTIFICATE NO. 439

#####
PLOTTED: 2015/05/29 14:59
DRAWN: TS
DESIGNED: ###
APPROVED: DA
FIELD BOOK: ###
PAGE #: ###

QUADRANT HOMES  
**EDGEWOOD WEST**  
WASHINGTON  
REDMOND

SHEET  
**L2.01**  
JOB NO.: ###



KEY MAP  
N.T.S.  
SCALE: 0 10 20 40 60  
1" = 20'

1 IRRIGATION PLAN - WEST  
SCALE: 1" = 20'-0"

NO.	DATE	REVISIONS	BY	CHK.
1	12/9/14	DRAFT SUBMITTAL		
2	5/7/15	90% SUBMITTAL		

**andrews**  
LANDSCAPE  
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911 WESTERN AVE. #301  
SEATTLE, WA 98104  
(206) 405-2347  
dave@andrewslls.com

STATE OF  
WASHINGTON  
LEGISLATIVE  
LANDSCAPE ARCHITECT

*David Stuart Andrews*

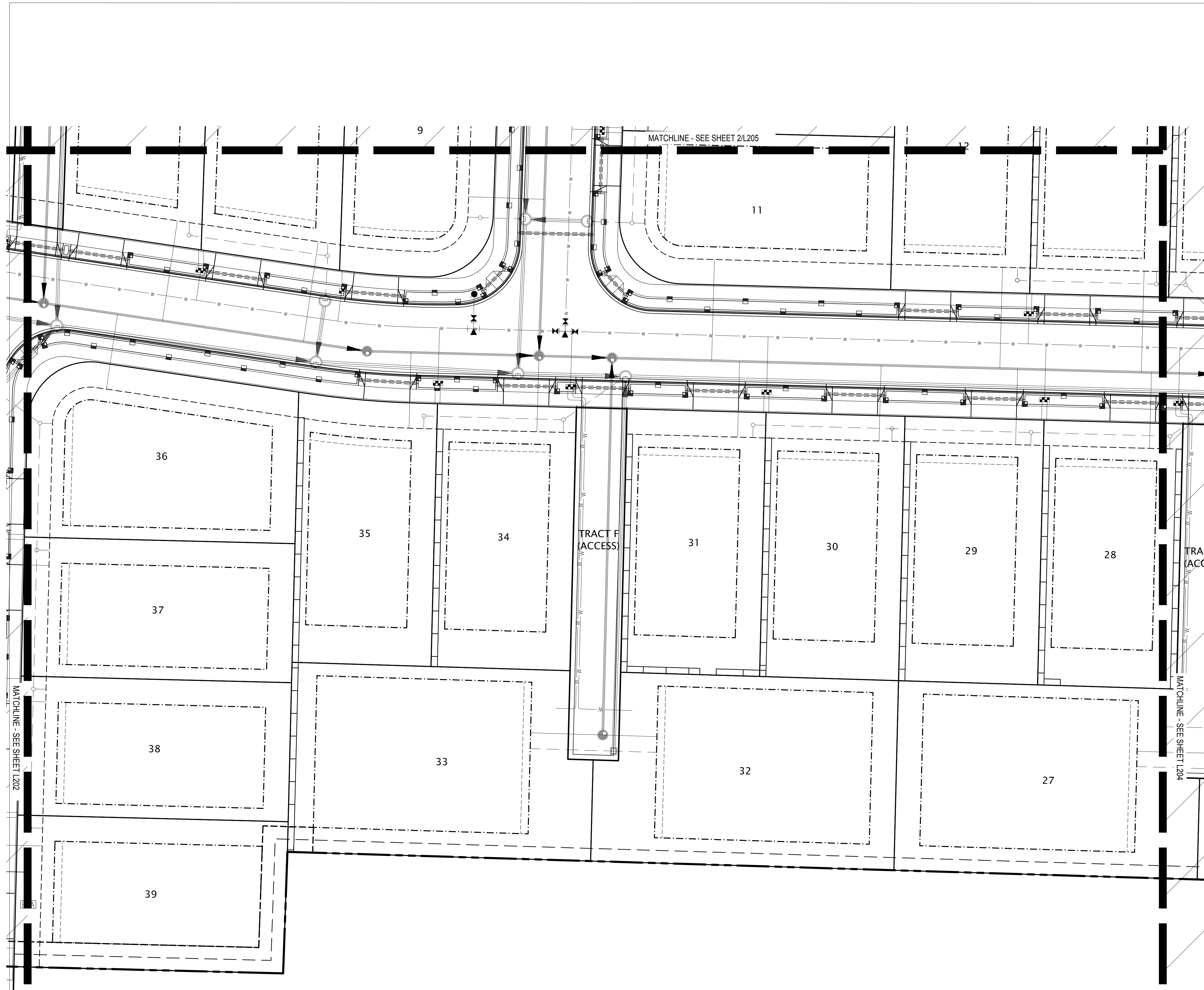
DAVID STUART ANDREWS  
CERTIFICATE NO. 439

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DRAWN: TS
DESIGNED: ###
APPROVED: DA
FIELD BOOK: ###
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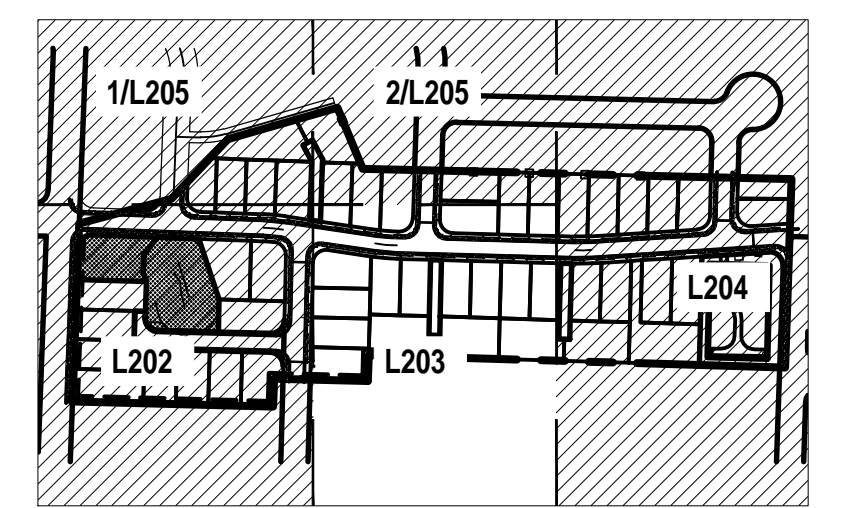
QUADRANT HOMES  
EDGWOOD WEST  
WASHINGTON  
REDMOND

SHEET  
**L2.02**  
JOB NO.: ###

IRRIGATION PLAN



1 IRRIGATION PLAN - CENTRAL  
SCALE: 1" = 20'-0"



SCALE: 0 10 20 40 60  
1" = 20'  
IRRIGATION PLAN

NO.	DATE	REVISIONS	BY	CHK.
1	12/9/14	DRAFT SUBMITTAL		
2	5/7/15	90% SUBMITTAL		

**andrews**  
LANDSCAPE  
ARCHITECTS

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SEATTLE, WA 98104  
(206) 405-2347  
dave@andrewsla.com

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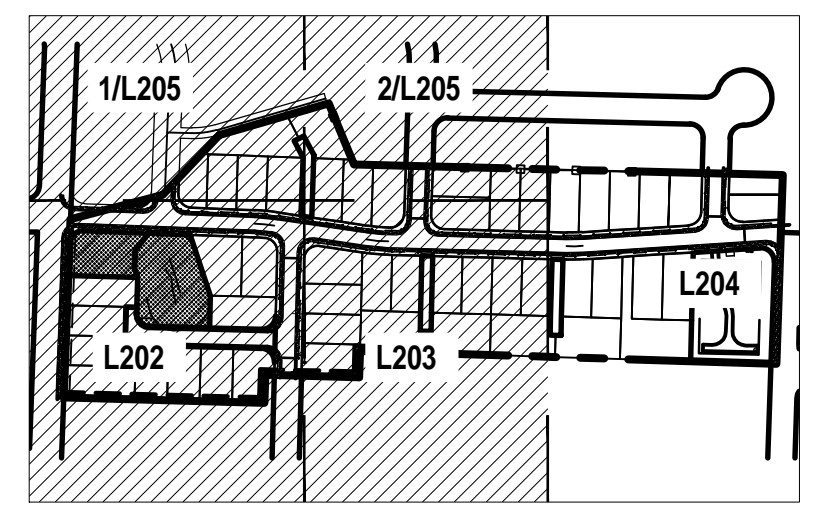
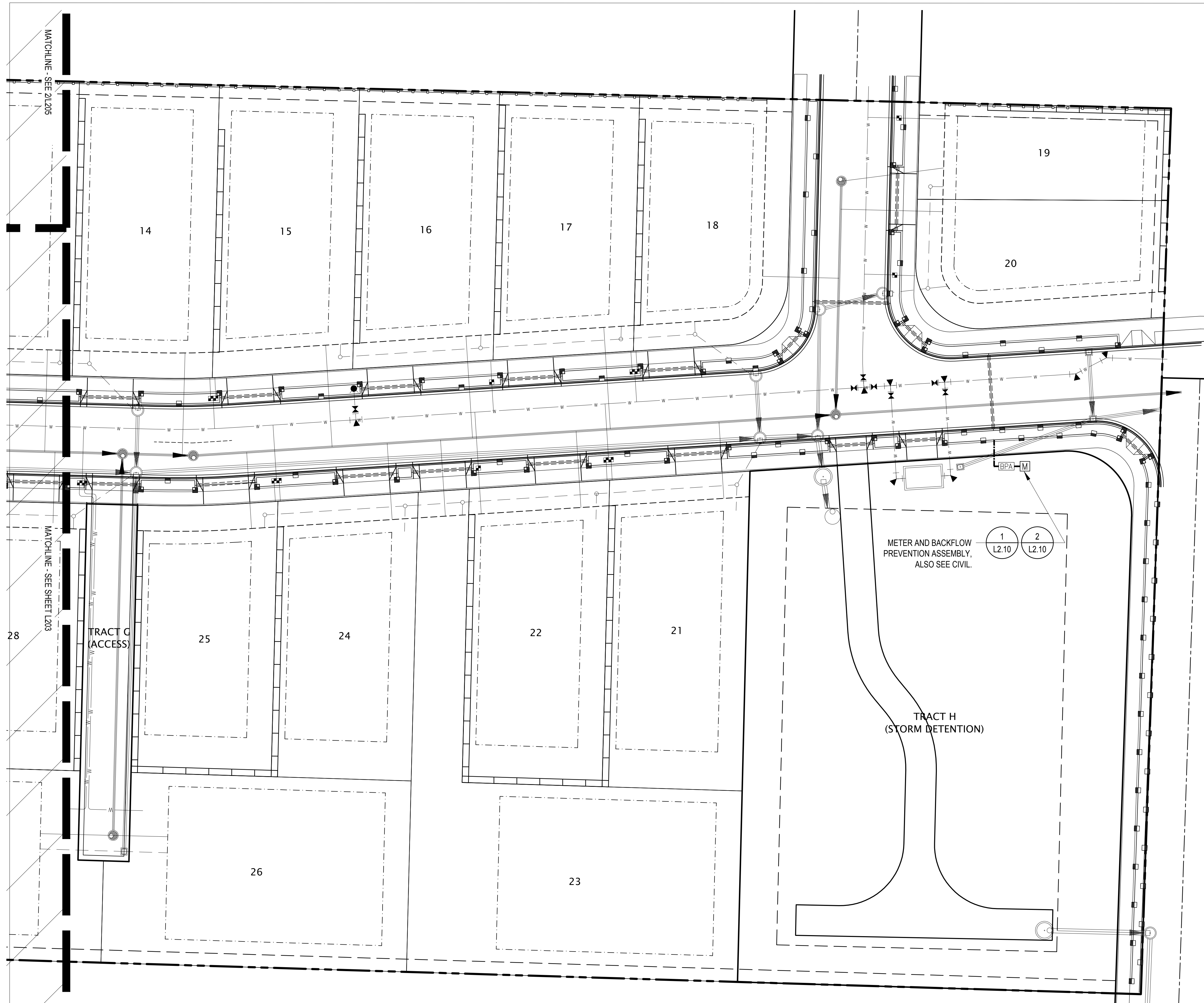
*David Stuart Andrews*

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PAGE #:	###

QUADRANT HOMES  
EDGWOOD WEST  
WASHINGTON  
REDMOND

SHEET  
**L2.03**  
JOB NO.: ###



KEY MAP  
N.T.S.  
0 10 20 40 60  
SCALE: 1" = 20'

1 IRRIGATION PLAN - EAST  
SCALE: 1" = 20'-0"

NO.	DATE	REVISIONS	BY	CHK.
1	12/9/14	DRAFT SUBMITTAL		
2	5/7/15	90% SUBMITTAL		

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911 WESTERN AVE. #301  
SEATTLE, WA 98104  
(206) 405-2547  
dave@andrewsla.com

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CERTIFICATE NO. 439

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QUADRANT HOMES

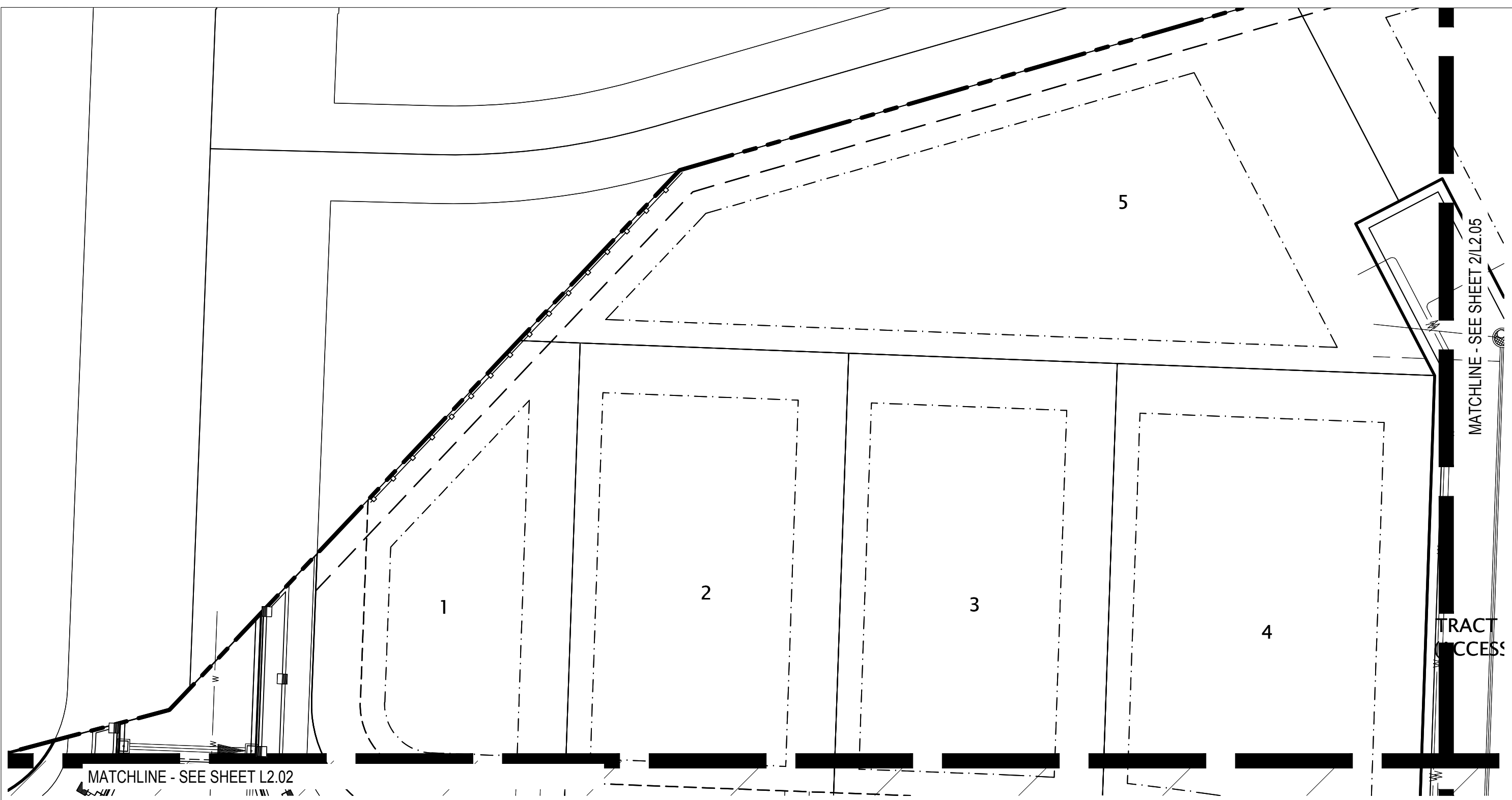
EDGEWOOD WEST

WASHINGTON

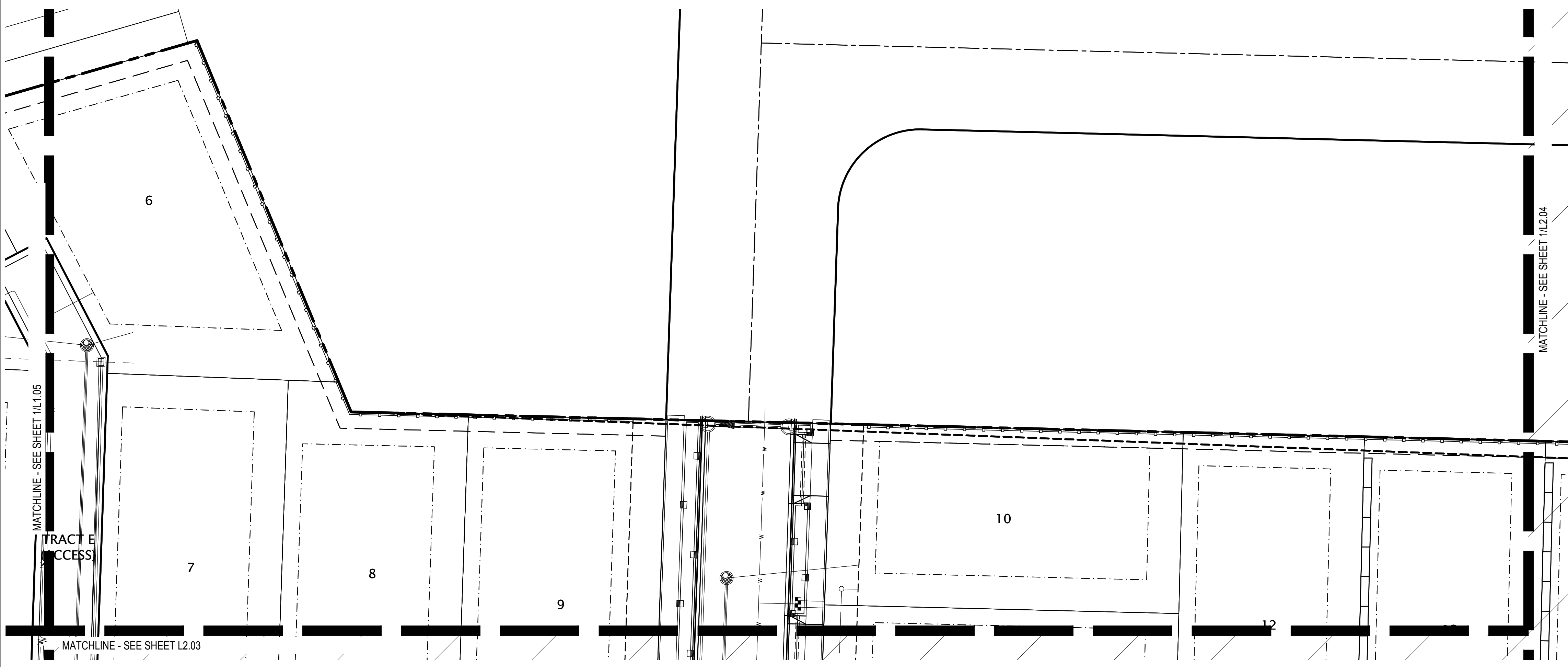
REDMOND

SHEET  
**L2.04**

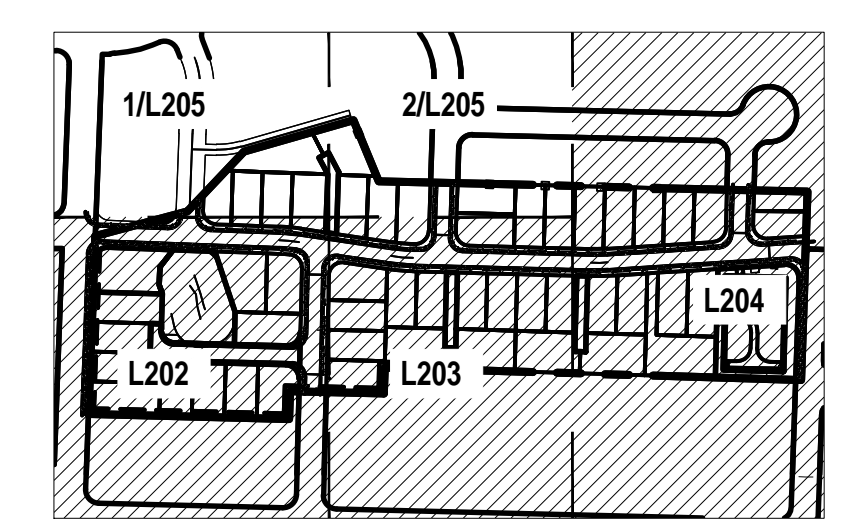
JOB NO.: ###



1 IRRIGATION PLAN - NORTHWEST  
SCALE: 1" = 20'-0"



2 IRRIGATION PLAN - NORTHEAST  
SCALE: 1" = 20'-0"



KEY MAP  
N.T.S.

0 10 20 40 60  
SCALE: 1" = 20'

IRRIGATION PLAN

NO.	DATE	REVISIONS	BY	CHK.
1	12/9/14	DRAFT SUBMITTAL		
2	5/7/15	90% SUBMITTAL		

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SEATTLE, WA 98104  
(206) 405-2347  
dave@andrewsla.com

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LEGISLATIVE  
LANDSCAPE ARCHITECT

*David Stuart Andrews*

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CERTIFICATE NO. 439

QUADRANT HOMES	PROJECT: 2015/05/07 11-36
EDGEWOOD WEST	DRAWN: TS
REDMOND WASHINGTON	DESIGNED: ###
	APPROVED: DA
	FIELD BOOK: ###
	PAGE #: ###

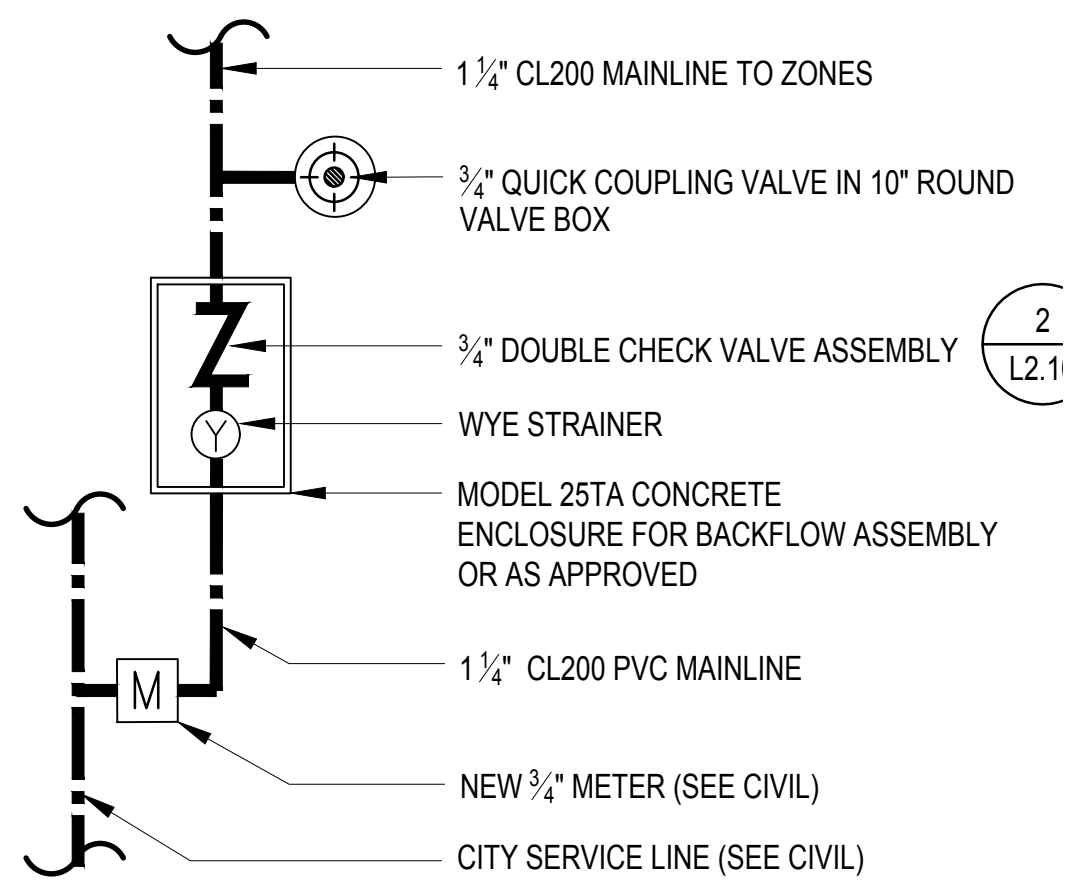
QUADRANT HOMES

EDGEWOOD WEST

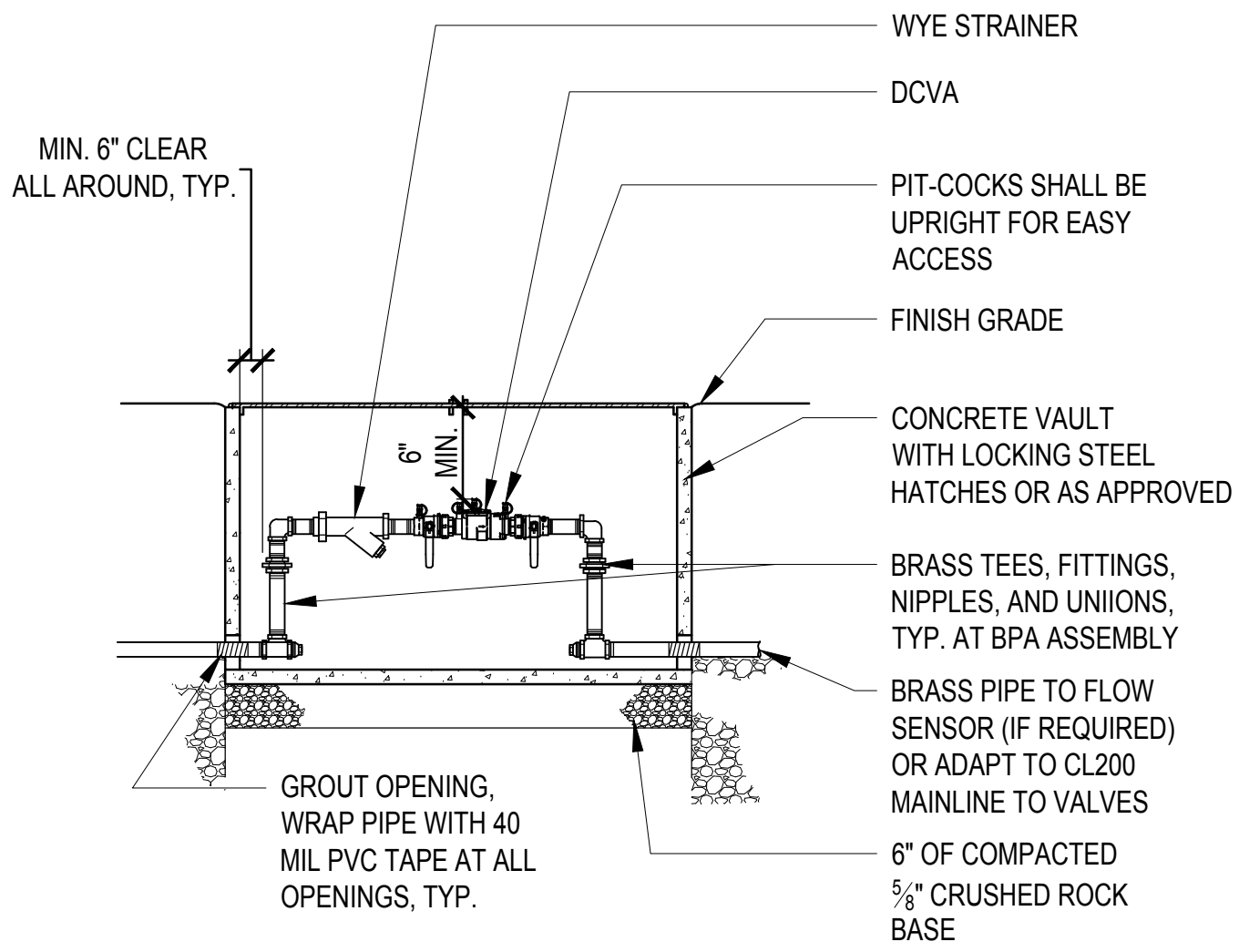
REDMOND WASHINGTON

SHEET  
**L2.05**

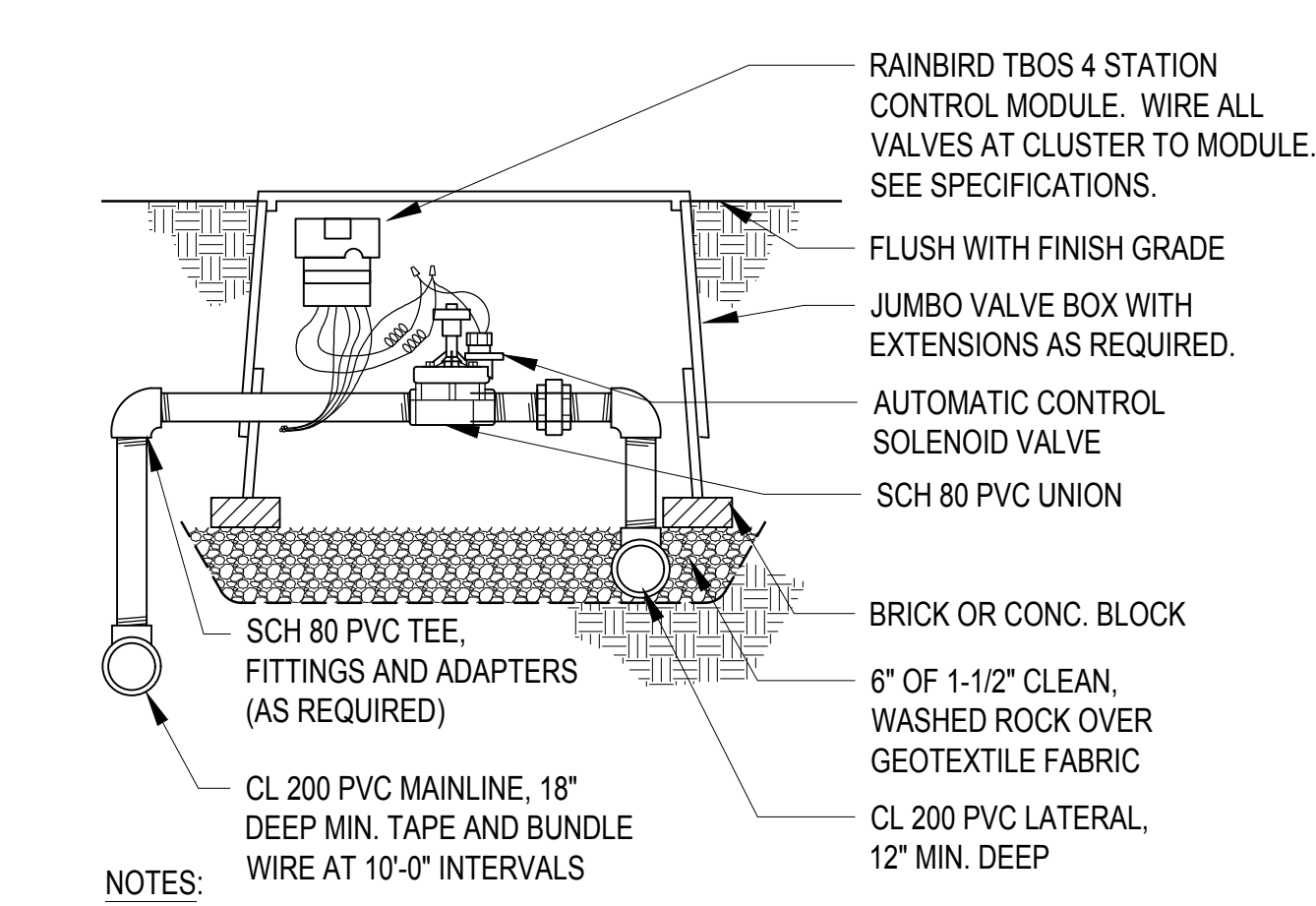
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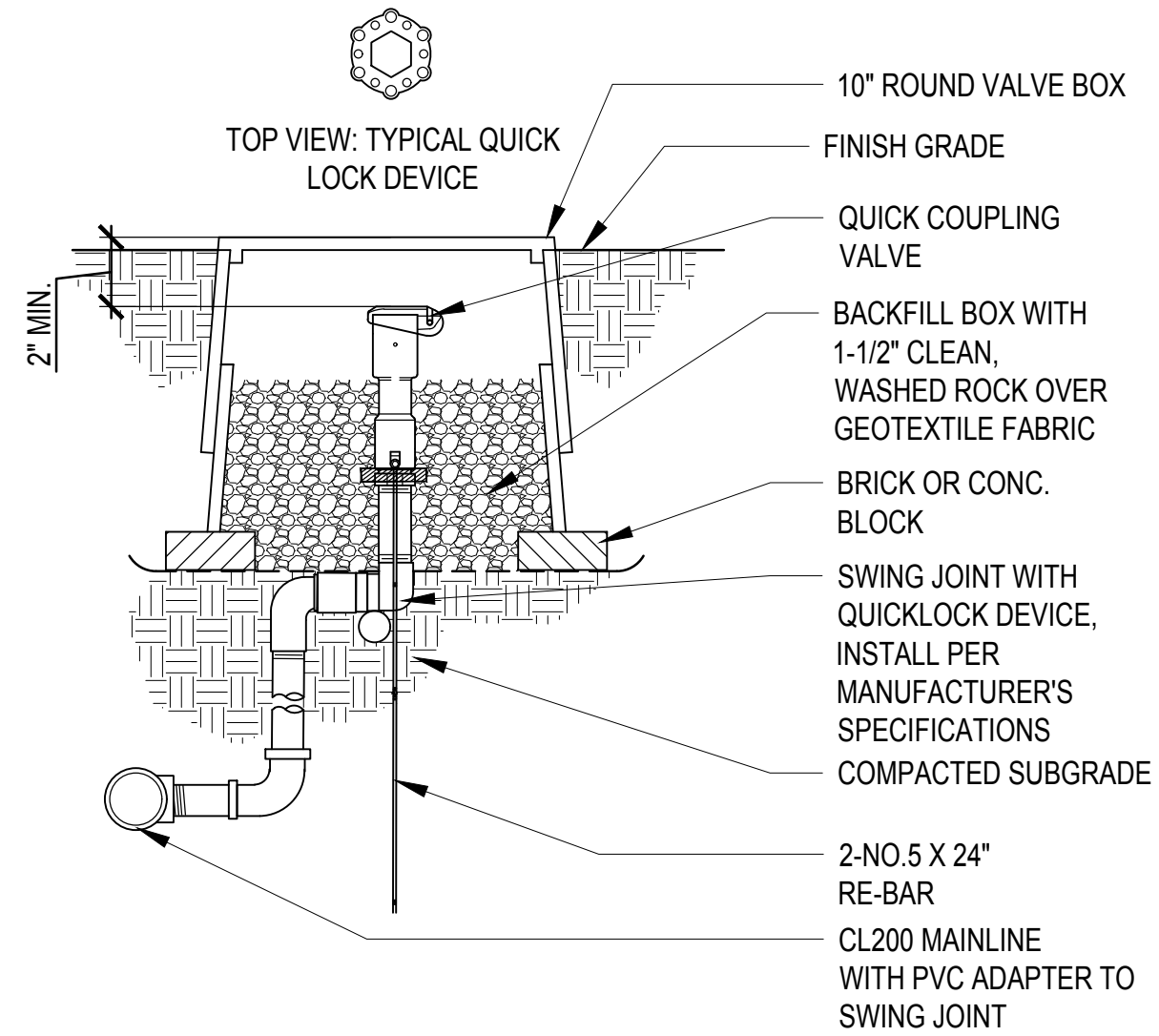
1 POINT OF CONNECTION DIAGRAM  
SCALE: 3/4"=1'-0"



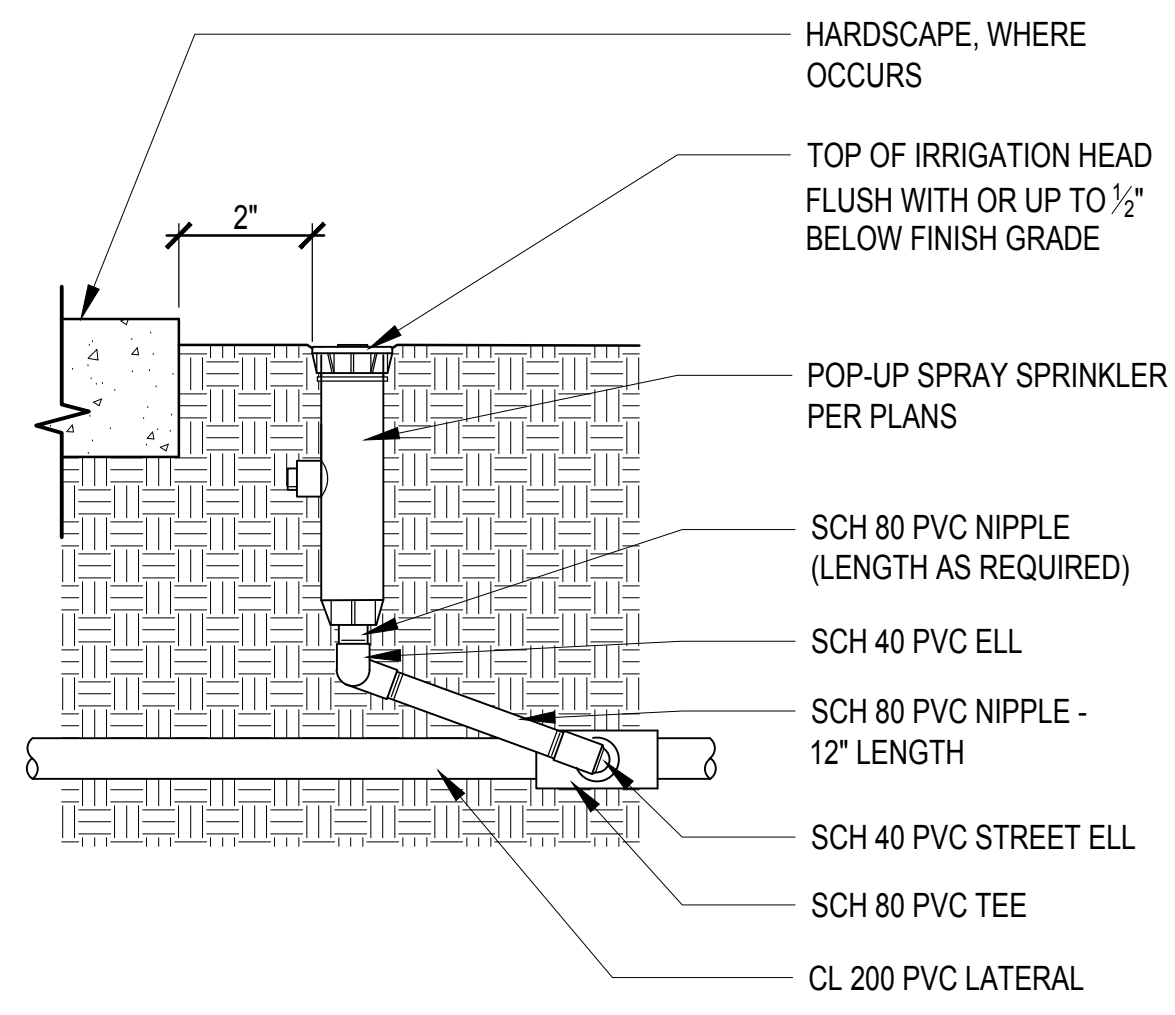
2 BACKFLOW PREVENTION ASSEMBLY  
SCALE: 1/2"=1'-0"



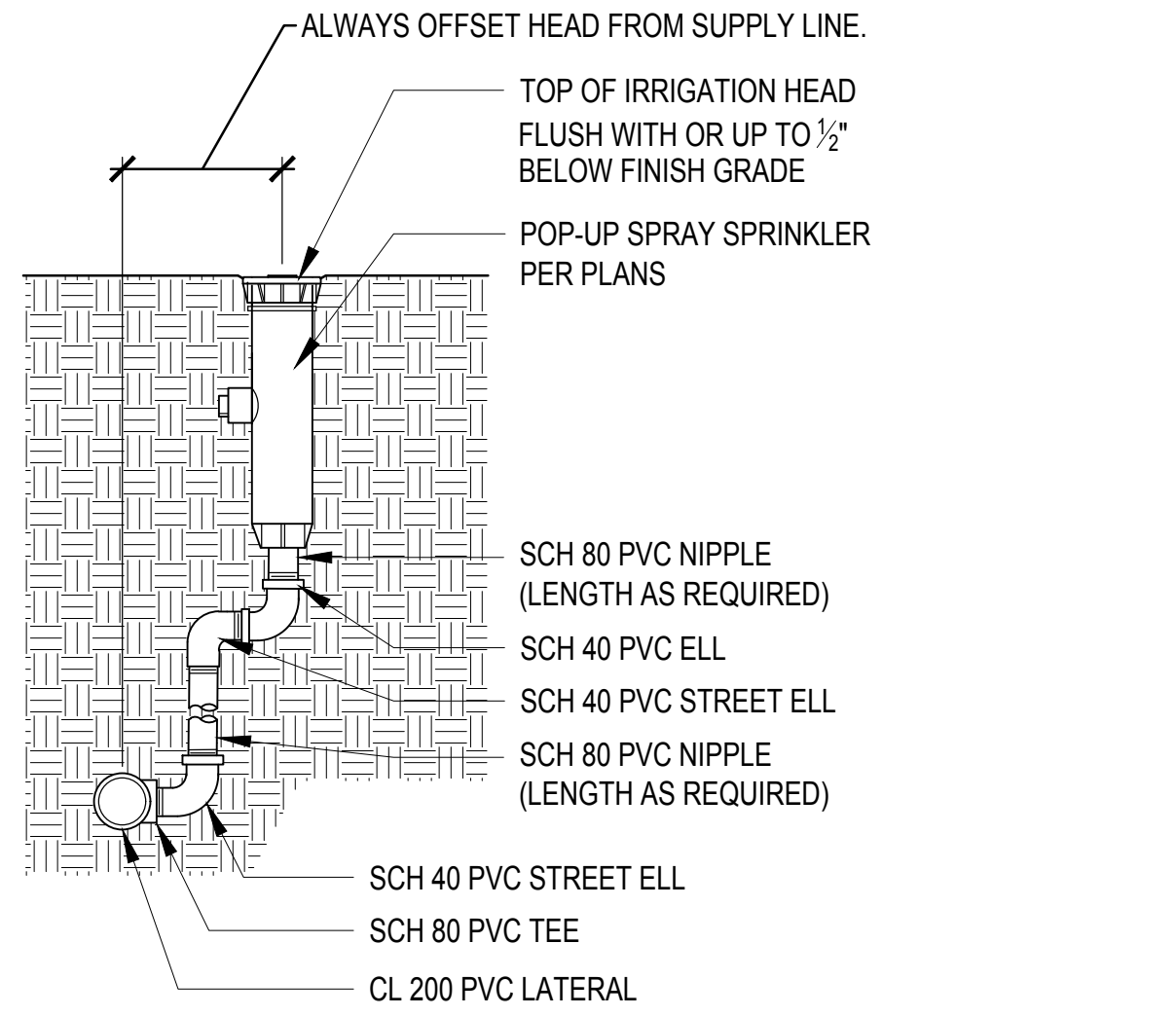
3 REMOTE CONTROL VALVE WITH TBOS-II CONTROL MODULE  
SCALE: 3/4"=1'-0"



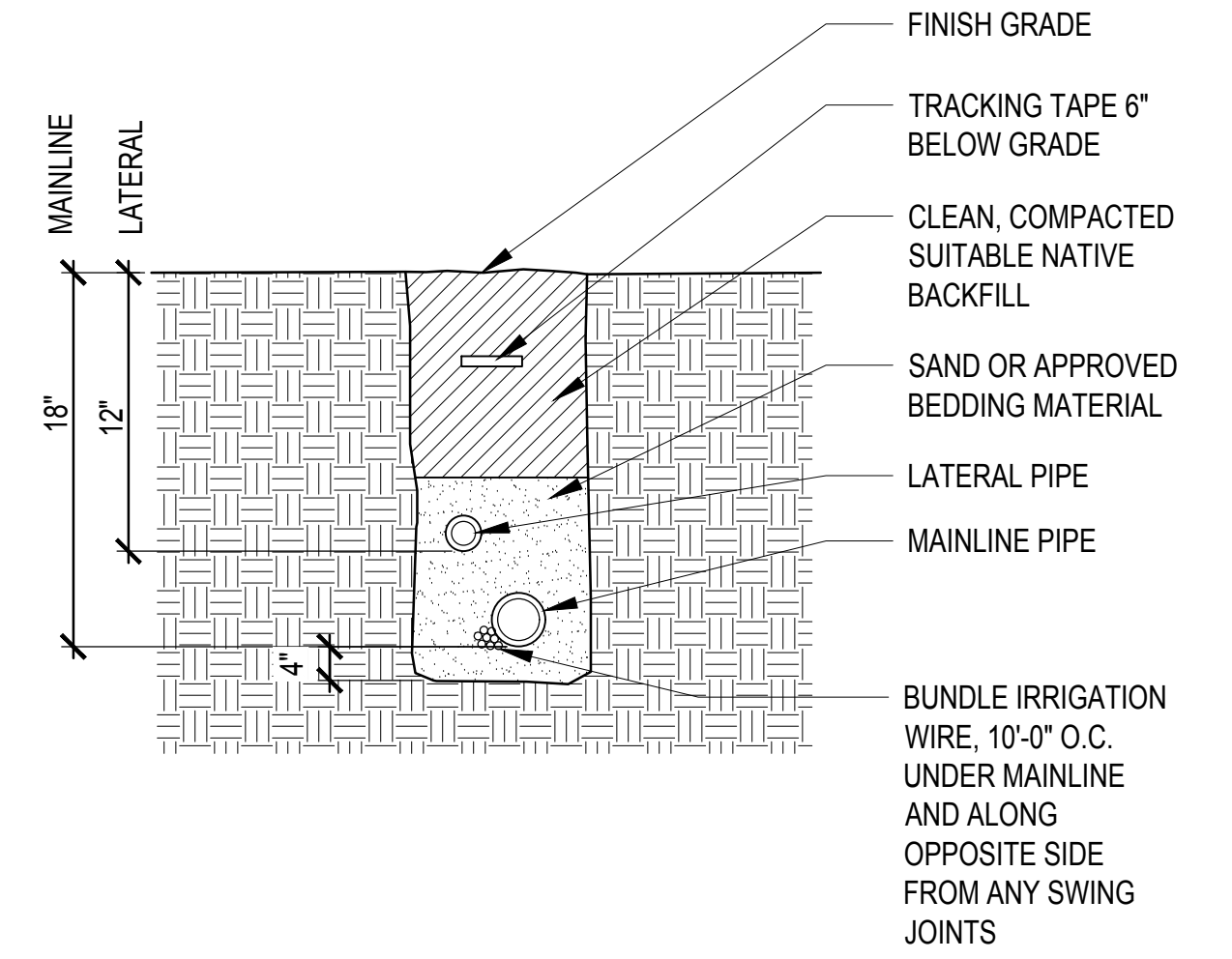
4 QUICK COUPLER VALVE  
SCALE: 3/4"=1'-0"



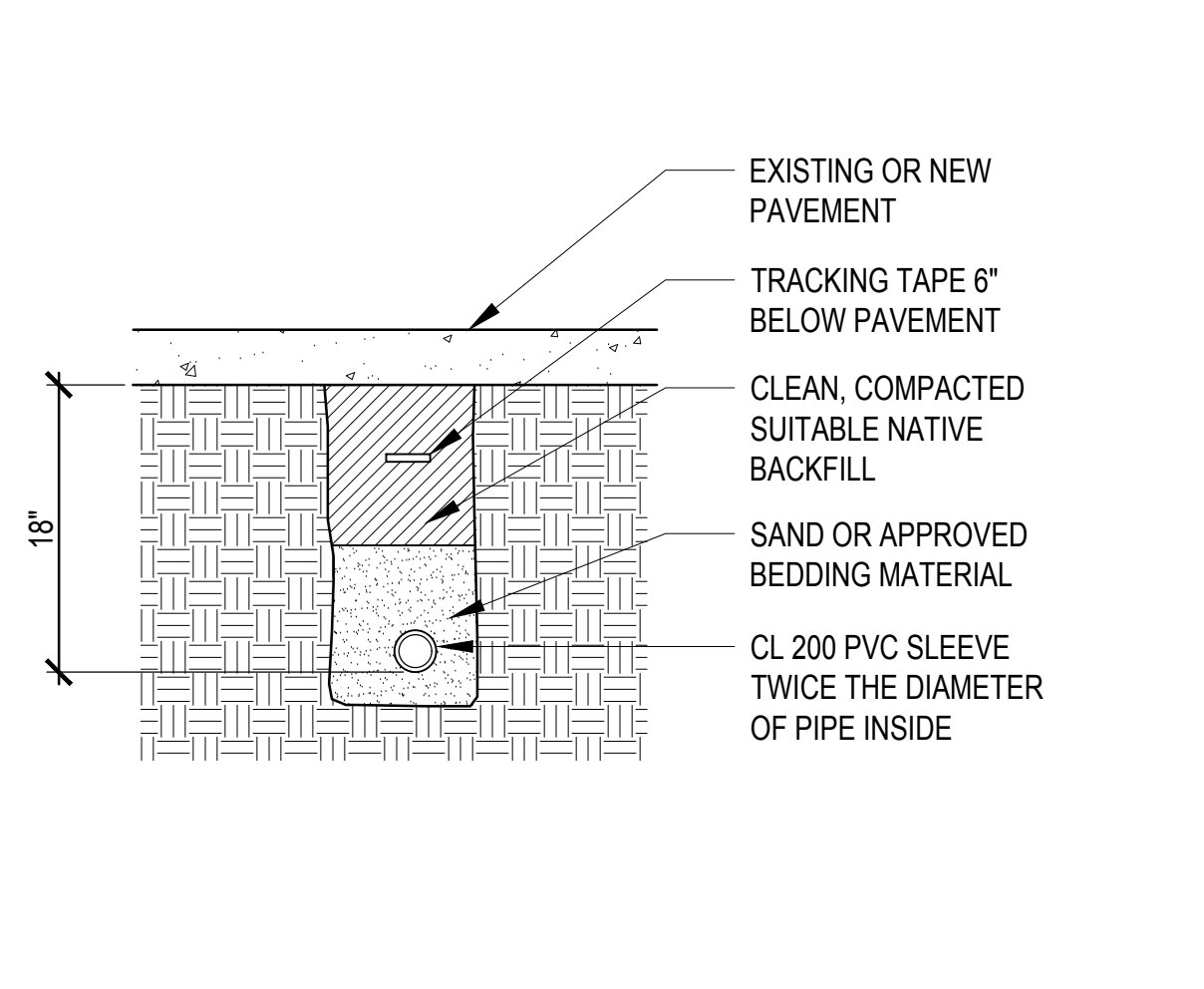
5 POP-UP SPRAY HEAD  
SCALE: 3/4"=1'-0"



6 ROTOR POP-UP SPRINKLER WITH SWING JOINT  
SCALE: 3/4"=1'-0"



7 IRRIGATION TRENCH  
SCALE: 3/4"=1'-0"



8 IRRIGATION TRENCH UNDER PAVING  
SCALE: 3/4"=1'-0"

IRRIGATION EQUIPMENT LEGEND			
SYMBOL	ITEM	DESCRIPTION	NOTES
Q	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 5 SERIES	4" POP-UP AT LAWNS; 6" POP-UP AT SHRUB AREAS
T	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 8 SERIES	4" POP-UP AT LAWNS; 6" POP-UP AT SHRUB AREAS
H	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 10 SERIES	4" POP-UP AT LAWNS; 6" POP-UP AT SHRUB AREAS
F	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 12 SERIES	4" POP-UP AT LAWNS; 6" POP-UP AT SHRUB AREAS
⊕	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 15 SERIES	4" POP-UP AT LAWNS; 6" POP-UP AT SHRUB AREAS
⊖	ROTOR	RAINBIRD 5000-MPR-25 (RED NOZZLES)	4" POP-UP AT LAWNS; 6" POP-UP AT SHRUB AREAS
⊙	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 15 STRIP-SST	
⊚	SPRAY HEAD	RAINBIRD 1800-SAM-PRS POP-UP WITH MRP NOZZLE, 15 STRIP-LCS/IRCS	
---	MAINLINE	CLASS 200 PVC	1 1/2" DIAMETER
---	LATERAL LINE	CLASS 200 PVC	SIZE PER PIPE SIZE CHART AND AS INDICATED ON PLAN
---	SLEEVE	CLASS 200 PVC	SIZE = 2 x LINE SIZE, 2" MIN
M	METER		NEW 1" METER - SEE CIVIL
BPA	BACKFLOW PREVENTION ASSEMBLY		
N	DOUBLE CHECK VALVE ASSEMBLY	FEBCO 850 DCVA WITH BALL VALVES	1" DCVA
Y	WYE STRAINER	BRASS STRAINER WITH 80 MESH SCREEN, WATT'S OR EQUAL.	
+	QUICK COUPLER	RAINBIRD 33-DLRC	PROVIDE: 33DK KEY; SH-0 ELL: 2049 COVER KEY
C1	CONTROLLER 1	RAINBIRD ESP-LXME CONTROLLER IN METAL PEDESTAL	12-STATION BASE MODEL WITH ADDITIONAL 8-STATION MODULE
+	REMOTE CONTROL VALVE ASSEMBLY	RAINBIRD PEB 1"	
+	RAIN SENSOR	RAINBIRD RSD-BEX RAIN SENSOR MOUNT TO FENCE IN PROXIMITY TO CONTROLLER	

BY CHK: [ ]

REVISIONS: [ ]

DATE: 12/9/14

NO: 15/7/15

12/9/14 DRAFT SUBMITTAL

90% SUBMITTAL

911 WESTERN AVE. #301  
SEATTLE, WA 98104  
(206) 403-2347  
dave@andrewsllc.com

andrews LANDSCAPE ARCHITECTS

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT

DAVID STUART ANDREWS CERTIFICATE NO. 439

Plotted: 2015/05/07 11:48

Drawn: TS

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Approved: DA

Field Book: ###

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QUADRANT HOMES

EDGEWOOD WEST

WASHINGTON

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SHEET L2.10

IRRIIGATION DETAILS AND LEGEND

JOB NO.: ###