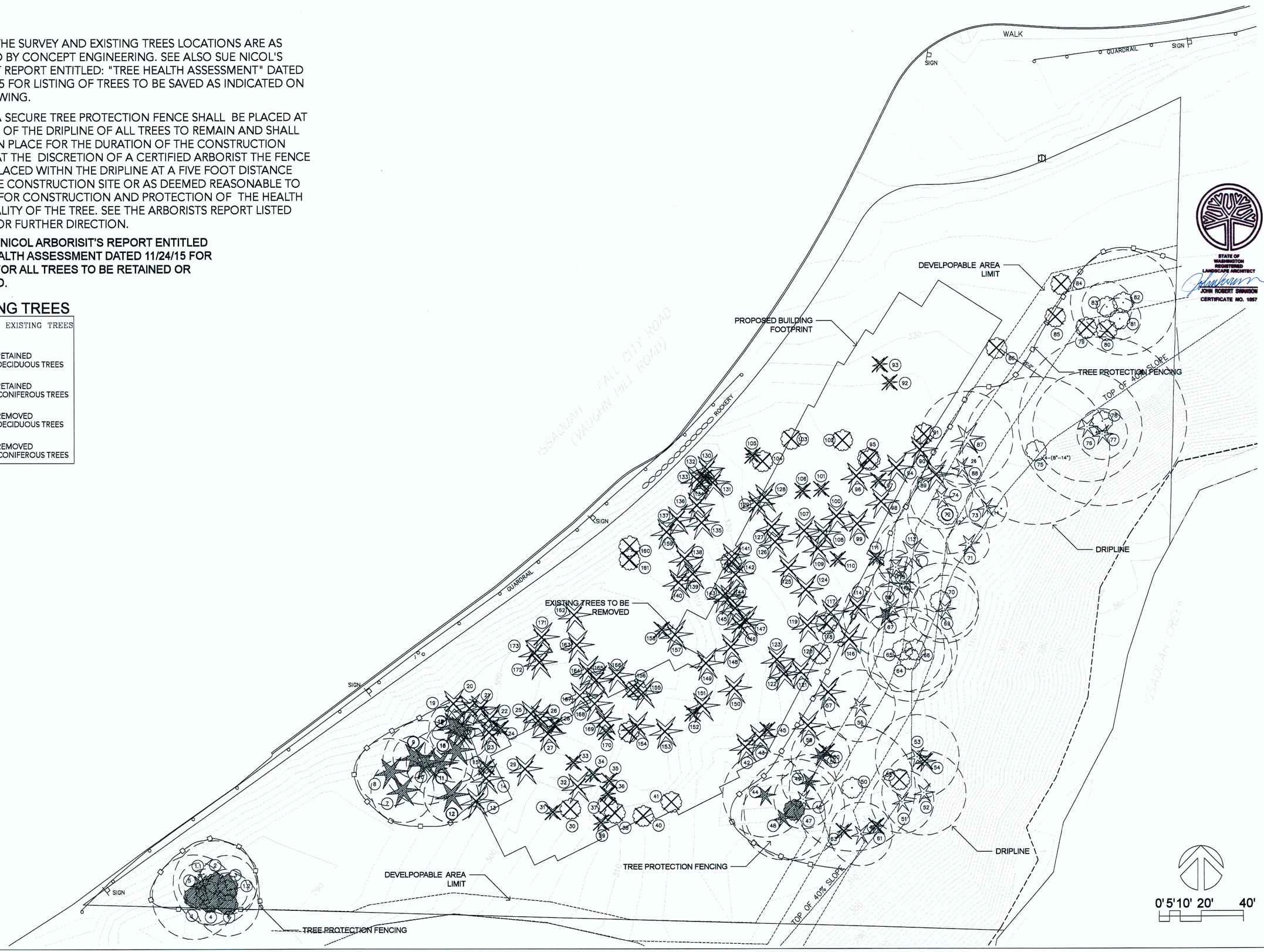
NOTE 1: THE SURVEY AND EXISTING TREES LOCATIONS ARE AS PROVIDED BY CONCEPT ENGINEERING. SEE ALSO SUE NICOL'S ARBORIST REPORT ENTITLED: "TREE HEALTH ASSESSMENT" DATED 11/24/2015 FOR LISTING OF TREES TO BE SAVED AS INDICATED ON THIS DRAWING.

NOTE 2: A SECURE TREE PROTECTION FENCE SHALL BE PLACED AT THE BASE OF THE DRIPLINE OF ALL TREES TO REMAIN AND SHALL REMAIN IN PLACE FOR THE DURATION OF THE CONSTRUCTION PERIOD. AT THE DISCRETION OF A CERTIFIED ARBORIST THE FENCE MAY BE PLACED WITHN THE DRIPLINE AT A FIVE FOOT DISTANCE FROM THE CONSTRUCTION SITE OR AS DEEMED REASONABLE TO PROVIDE FOR CONSTRUCTION AND PROTECTION OF THE HEALTH AND QUALITY OF THE TREE. SEE THE ARBORISTS REPORT LISTED ABOVE FOR FURTHER DIRECTION.

SEE SUE NICOL ARBORISIT'S REPORT ENTITLED TREE HEALTH ASSESSMENT DATED 11/24/15 FOR LISTING FOR ALL TREES TO BE RETAINED OR REMOVED.

EXISTING TREES

SYM	EXISTING TREES
#	RETAINED DECIDUOUS TREES
	RETAINED CONIFEROUS TREES
	REMOVED DECIDUOUS TREES
#	REMOVED CONIFEROUS TREES



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JOHN ROBERT SWANSON
CERTIFICATE NO. 1057

WATTENBARGER Architects

JSDESIGN STUDIO
LANDSCAPE ARCHITECTS
206.632.7470
john.jsdesignstudio@gmail.com

NO.	DESCRIPTION	DATE

TREE PRESERVATION

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.
PLOT DATE:
DATE: 11/24/15
SCALE:
DRAWN: JRS
CHCKD.:
SHEET NO.: L1.0

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/Users/johnswanson/Dropbox/JSDS SERVER/PROJECTS-ACTIVE/SUNRISE/JSDS ACTIVE CAD FILE/SCHEMATIC DEVELOPMENT PLAN/SUBMITTAL 11-24-15/L1.0 TREE PRESERVATION.dwg, Tue Nov 24 23:52:46 2015, HP_DesignJet_500_HPGL2__C7770B__2(temp).PCM

NOTE: THE SURVEY AND EXISTING TREES LOCATIONS ARE AS PROVIDED BY CONCEPT ENGINEERING . SEE ALSO SUE NICOL'S ARBORIST REPORT ENTITLED: "TREE HEALTH ASSESSMENT" DATED 11/24/2015 FOR LISTING OF TREES TO BE SAVED AS INDICATED ON THIS DRAWING.

NOTE: FOR NOTES REGARDING TREE PROTECTION, SEE SHEET L----- AND ARBORISTS REPORT LISTED ABOVE.

SEE SUE NICOL ARBORISIT'S REPORT ENTITLED TREE HEALTH ASSESSMENT DATED 11/24/15 FOR LISTING FOR ALL TREES TO BE RETAINED OR REMOVED.

EXISTING TREES TO REMAIN

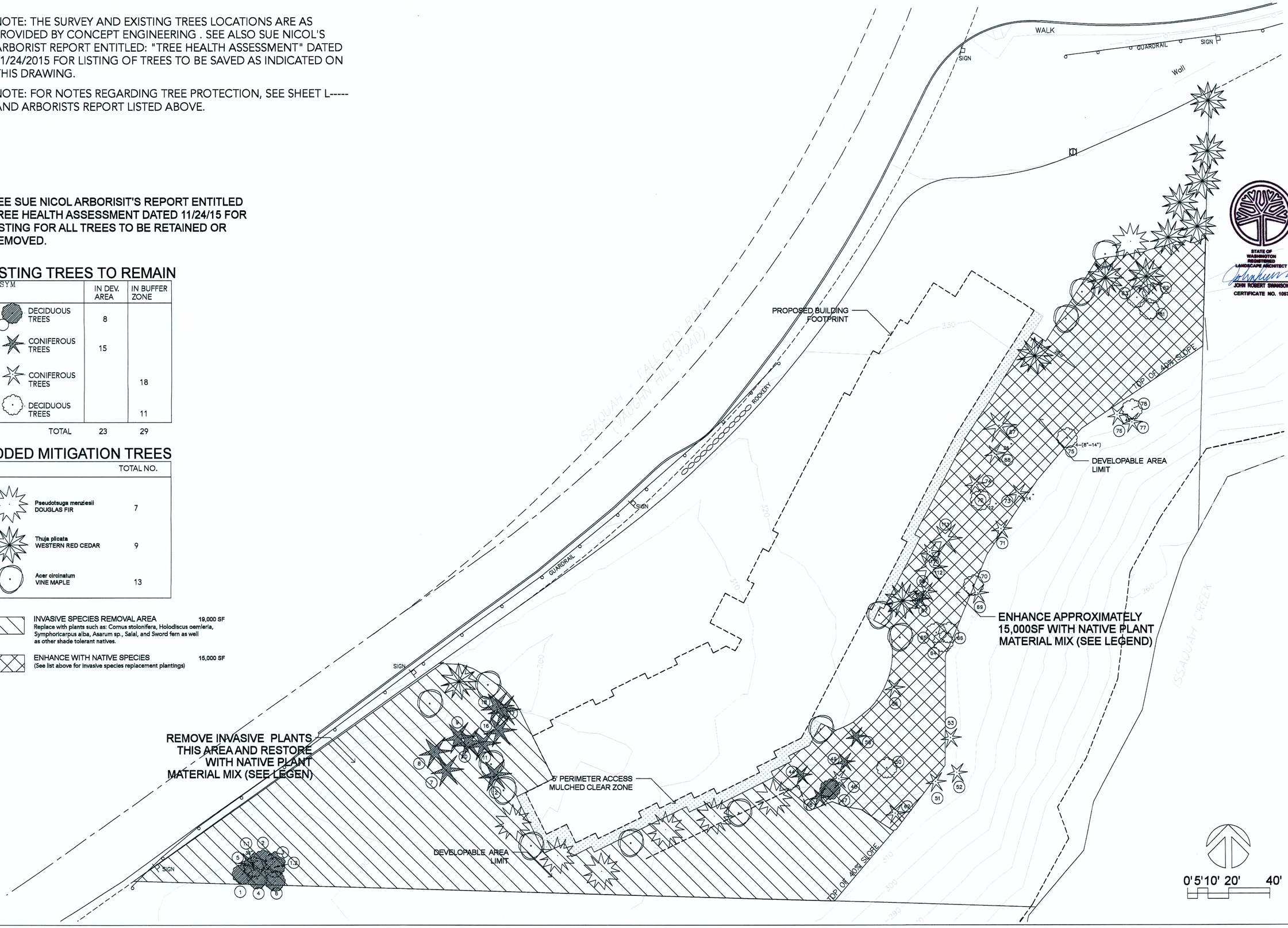
SYM		IN DEV. AREA	IN BUFFER ZONE
#	DECIDUOUS TREES	8	
	CONIFEROUS TREES	15	
#	CONIFEROUS TREES		18
	DECIDUOUS TREES		11
	TOTAL	23	29

ADDED MITIGATION TREES

	TOTAL NO.
Pseudotsuga menziesii DOUGLAS FIR	7
Thuja plicata WESTERN RED CEDAR	9
Acer circinatum VINE MAPLE	13

INVASIVE SPECIES REMOVAL AREA 19,000 SF
Replace with plants such as: Cornus stolonifera, Holodiscus oemleria, Symphoricarpus alba, Asarum sp., Salal, and Sword fern as well as other shade tolerant natives.

ENHANCE WITH NATIVE SPECIES 15,000 SF
(See list above for invasive species replacement plantings)



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JOHN ROBERT SWANSON
CERTIFICATE NO. 1057

WATTENBARGER Architects

JSDESIGN STUDIO
LANDSCAPE ARCHITECTS
206.632.7470
John.jsdesignstudio@gmail.c

NO.	DESCRIPTION	DATE

TREE MITIGATION

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504
PLOT DATE:
DATE: 11/23/15
SCALE:
DRAWN: JRS
CHCKD.:
SHEET NO.: L1.1

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/Users/johnswanson/Dropbox/JSDS SERVER/PROJECTS-ACTIVE/SUNRISE/JSDS ACTIVE CAD FILE/SCHEMATIC DEVELOPMENT PLAN/SUBMITTAL 11-24-15/L1.1TREE MITIGATION.dwg, Tue Nov 24 21:11:39 2015, HP_DesignJet_500_HPGL2__C7770B__2(temp).PCM

ADDED MITIGATION TREES

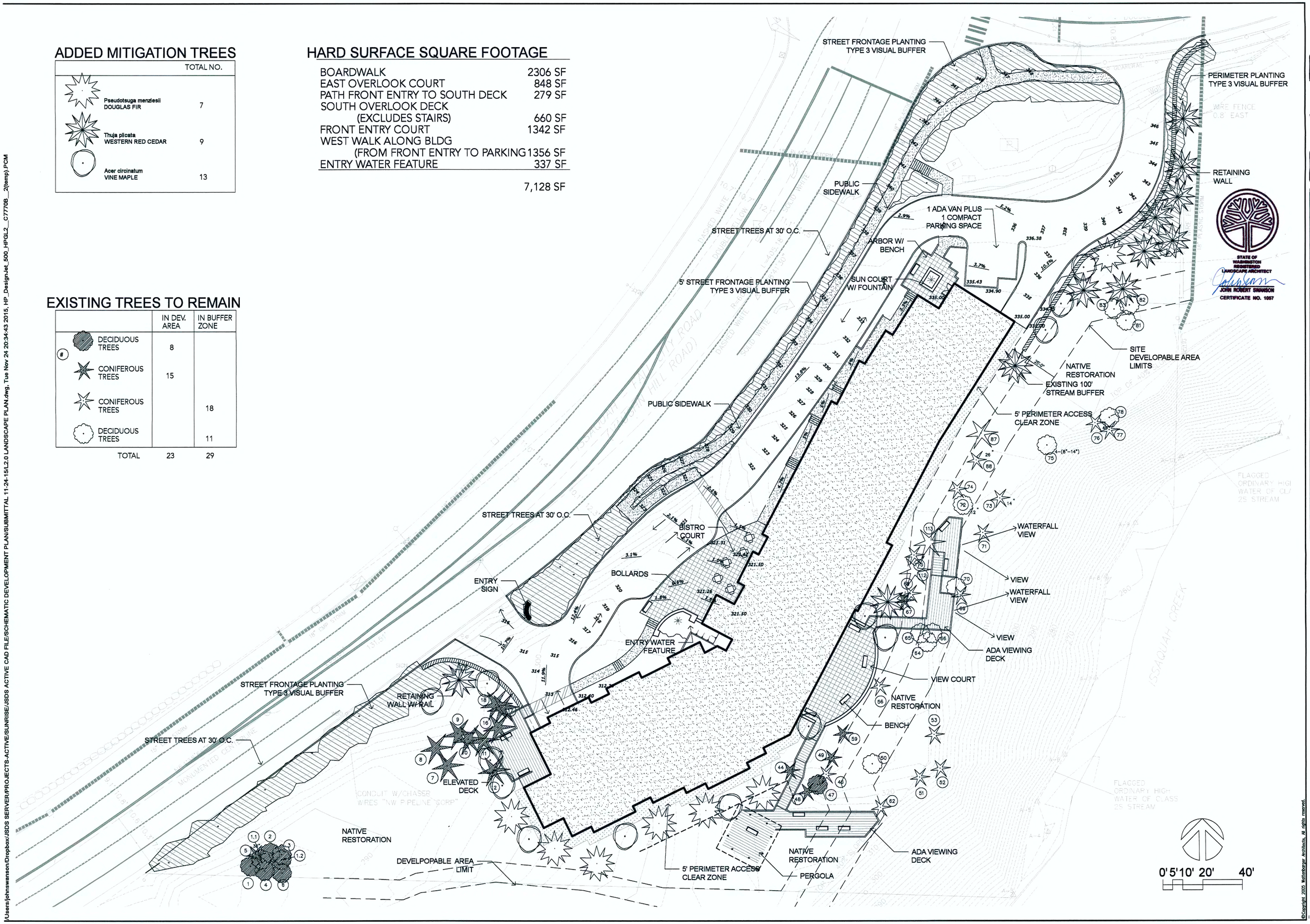
	TOTAL NO.
Pseudotsuga menziesii DOUGLAS FIR	7
Thuja plicata WESTERN RED CEDAR	9
Acer circinatum VINE MAPLE	13

HARD SURFACE SQUARE FOOTAGE

BOARDWALK	2306 SF
EAST OVERLOOK COURT	848 SF
PATH FRONT ENTRY TO SOUTH DECK	279 SF
SOUTH OVERLOOK DECK (EXCLUDES STAIRS)	660 SF
FRONT ENTRY COURT	1342 SF
WEST WALK ALONG BLDG (FROM FRONT ENTRY TO PARKING	1356 SF
ENTRY WATER FEATURE	337 SF
	7,128 SF

EXISTING TREES TO REMAIN

	IN DEV. AREA	IN BUFFER ZONE
DECIDUOUS TREES	8	
CONIFEROUS TREES	15	
CONIFEROUS TREES		18
DECIDUOUS TREES		11
TOTAL	23	29



WATTENBERGER Architects
275 118TH AVE. SE #200 BELLEVUE, WA 98005 t: 425-453-0606 f: 425-453-4773

JSDESIGN STUDIO
LANDSCAPE ARCHITECTS
206.532.7479
John_jsdesignstudio@gmail.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JOHN ROBERT SWANSON
CERTIFICATE NO. 1067

No.	Description	Date

LANDSCAPE PLAN CONCEPTUAL

SUNRISE ISSAQUAH

SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1

PLOT DATE: -

DATE: 11/24/15
SCALE:
DRAWN: JRS
CHCKD.:

SHEET NO.: L2.0

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TREES

BOTANICAL/ COMMON NAME	SIZE	MATURE HT/W
Acer circinatum / VINE MAPLE	8'-10', 3 stem min	25'/25'
Acer griseum/ PAPERBARK MAPLE	2" ca	30'x20'
Acer palamatum dissectum 'Viridis' / GREEN LACELEAF JAPANESE MAPLE	10 gal	4'/12'
Amelanchier grandiflora 'Autumn Brilliance' / SERVICE BERRY AUTUMN BRILLIANCE		
Cornus 'Eddies's White Wonder' / EDDIE'S WHITE WONDER DOGWOOD	2"	30'x20'
Magnolia 'Elizabeth' / ELIZABETH MAGNOLIA	2"	30'x20'
Magnolia kobus 'Wada's Memory / WADA'S MEMORY MAGNOLIA	2"	30'x20'
Psueudotsuga menziesii / DOUGLAS FIR	7'-8'	125'x30'
Stewartia psedocamillia / JAPANESE STEWARTIA	7'-8'	25'x15'
Thuja plicata / WESTERN REDCEDAR	7'-8'	125'x30'
Thuja picata 'Excelsa' / EXCELSA CEDAR	7'-8'	35'x15'

SHRUBS

Daphne odora 'Aureo marginata' / VARIEGATED FRAGRANT DAPHNE	3 gal	3'x4'
Euonymous japonicus 'Green Spire' / GREEN SPIRE EUONYMOUS	5 gal 18" o.c.	6'x18"
Hamamelis x intermedia 'Arnold Promise' / ARNOLD'S PROMIS WITCH HAZEL	5 gal	8'x12'
Hebe 'Autumn Glory' / AUTUMN GLORY HEBE	2 gal	2'x3'
Hydrangea macrophyllum 'Merritt's Supreme' / MERRITT'S SUPREME HYDRANGEA	5 gal	4'x5'
Hydrangea quercifolia / OAKLEAF HYDRANGEA	5 gal	6'x6'
Hydrangea quercifolia 'Pee Wee' / PEE WEE OAKLEAF HYDRANGEA	5 gal	4'x3'
Nandina domestica 'Firepower' / FIREPOWER HEAVENLY BAMBOO	1 gal	3'x3'
Prunus lauroceras 'Mount Vernon' / MT. VERNON LAUREL	1 gal	2'x5'
Prunus lauroceras 'Otto Luyken' / OTTO LUTKEN LAUREL	18"-24"	3'x4'
Rhododendron 'Blaney's Blue / BLANEY'S BLUE ROHODODENDRON	5 gal	6'X6'
Rhododendron 'Cunningham's White" / CUNNINGHAM'S WHITE RHODODENDRON	5 gal	8'x8'
Rhododendron 'PJM' / PJM RHODODENDRON	5 gal	5'x5'
Rhododendron 'Yaku Princess'/ YAKU PRINCESS RHODODENDRON	2 gal	5'x5'
Viburnum tinus 'Spring Bouquet' / SPRING BOUQUET HYDRANGEA	5 gal	6'x6

VINES

Hydrangea anomala /petiolaris / CLIMBIMG HYDRANGEA	1 gal	
Summer Blooming Clematis	1 gal	

GROUND COVERS / PERENNIALS

Carex moowii 'Ice Dance' / ICE DANCE SEDGE	4"	12"x12"
Vinca minor 'Bowles' / BOWLES PERIWINKLE	4"	4"x18"o.c.
Native Shrub Grouping 1: Amelanchier alnifolia, Cornus stolonifera, Holodiscus discolor, Osmaronia cerasiformis, Symphoricarpus albus, SERVICEBERRY, RED OSIER DOGWOOD, OCEAN SPRAY,		
Perenial Grouping 2: Bulbs, Liriope, Heuchera, Astilbe, Hosta, Hellebroe, Ferns, Sweetruff		
Perenial Grouping 3 - Natives: Asarum caudatum, Smilacina racemosa / WILD GINGER, SWEET WOODRUFF, FALSE		
Perenial Grouping 4 - Natives: Asarum caudatum, Smilacina Tiarella, Tolmeia, Maianthemum / WILD GINGER, SWEET		

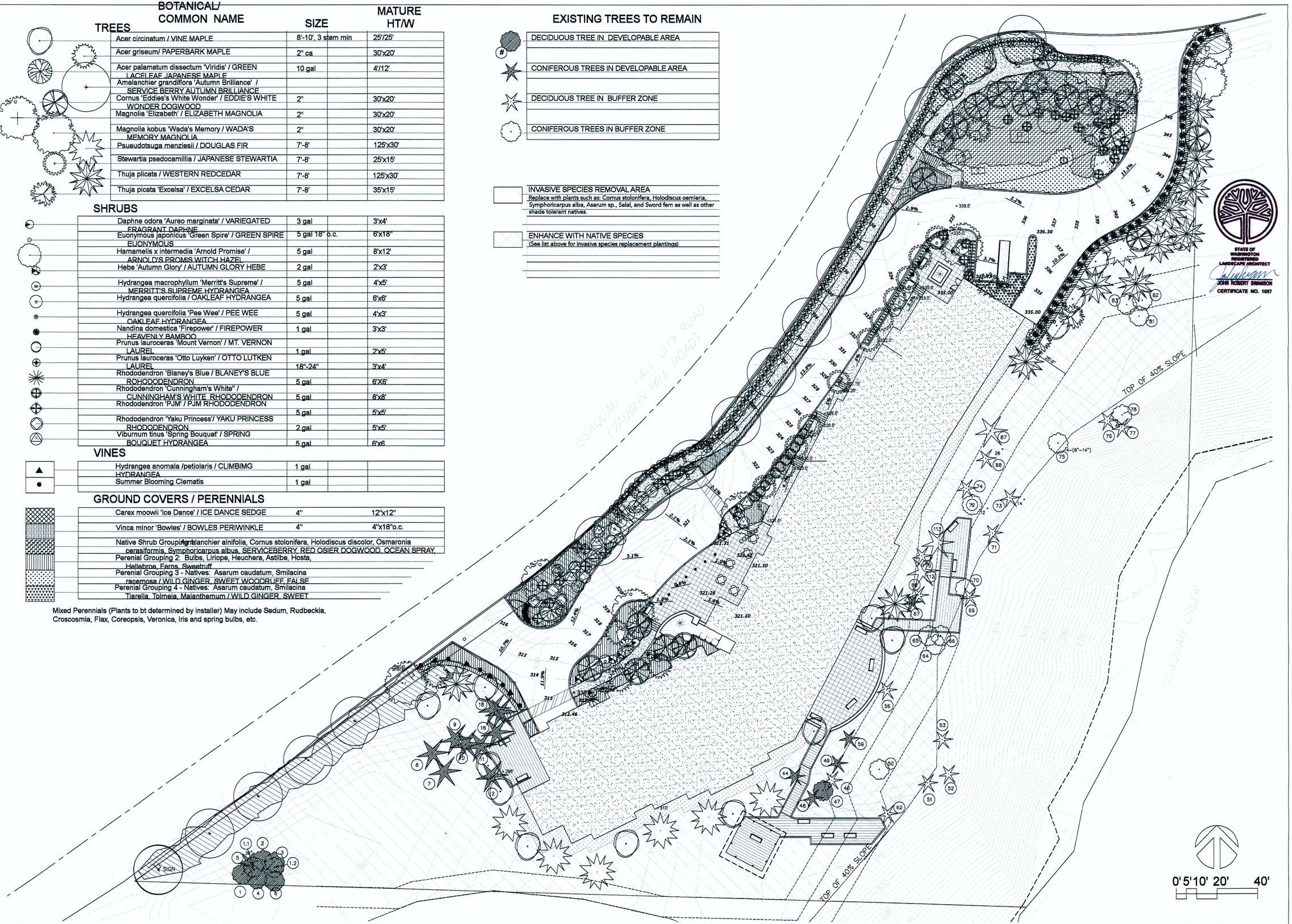
Mixed Perennials (Plants to bt determined by installer) May include Sedum, Rudbeckia, Crosocsmia, Flax, Coreopsis, Veronica, Iris and spring bulbs, etc.

EXISTING TREES TO REMAIN

#	DECIDUOUS TREE IN DEVELOPABLE AREA
	CONIFEROUS TREES IN DEVELOPABLE AREA
	DECIDUOUS TREE IN BUFFER ZONE
	CONIFEROUS TREES IN BUFFER ZONE

INVASIVE SPECIES REMOVAL AREA
Replace with plants such as: Cornus stolonifera, Holodiscus oemleria, Symphoricarpus alba, Asarum sp., Salal, and Sword fern as well as other shade tolerant natives.

ENHANCE WITH NATIVE SPECIES
(See list above for invasive species replacement plantings)



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JOHN ROBERT SWANSON
CERTIFICATE NO. 1057

WATTENBARGER Architects

JSDESIGN STUDIO
LANDSCAPE ARCHITECTS
206.822.7476
John.Jsdesignstudio@gmail.com

No.	Description	Date

PLANTING PLAN CONCEPTUAL

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.
PLOT DATE:
DATE: 11/24/15
SCALE:
DRAWN: JRS
CHCKD.:
SHEET NO.: L3.0

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TREES

BOTANICAL/ COMMON NAME	SIZE	MATURE HT/W
Acer circinatum / VINE MAPLE	8'-10', 3 stem min	25'/25'
Acer griseum/ PAPERBARK MAPLE	2" ca	30'x20'
Acer palamatum dissectum 'Viridis' / GREEN LACELEAF JAPANESE MAPLE	10 gal	4'/12'
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Summer Blooming Clematis	1 gal	

GROUND COVERS / PERENNIALS

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Native Shrub Grouping: Amelanchier alnifolia, Cornus stolonifera, Holodiscus discolor, Osmaronia cerasiformis, Symphoricarpus albus, SERVICEBERRY, RED OSIER DOGWOOD, OCEAN SPRAY,
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Perenial Grouping 3 - Natives: Asarum caudatum, Smilacina racemosa / WILD GINGER, SWEET WOODRUFF, FALSE
Perenial Grouping 4 - Natives: Asarum caudatum, Smilacina Tiarella, Tolmeia, Maianthemum / WILD GINGER, SWEET

Mixed Perennials (Plants to bt determined by installer) May include Sedum, Rudbeckia, Croscosmia, Flax, Coreopsis, Veronica, Iris and spring bulbs, etc.

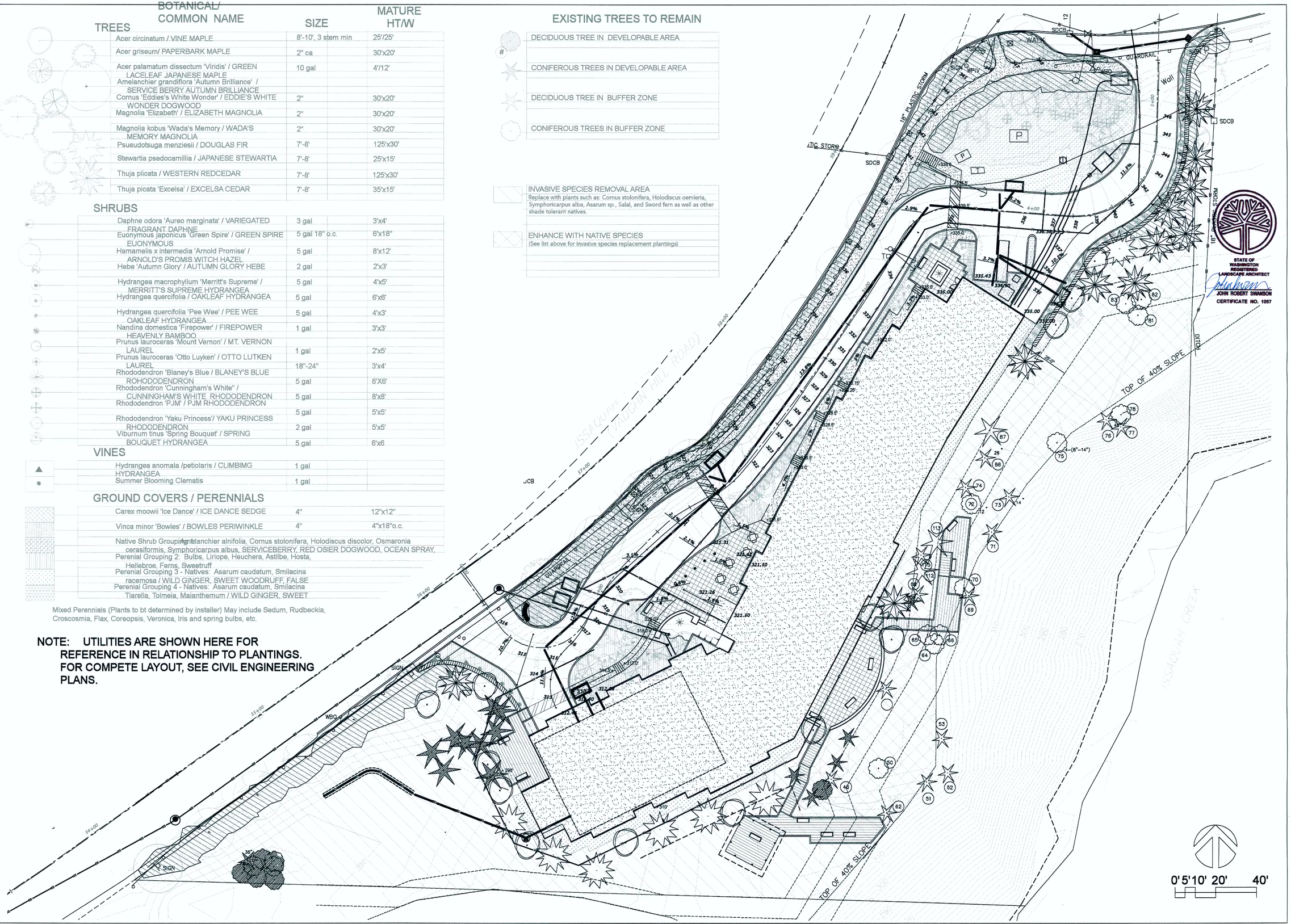
NOTE: UTILITIES ARE SHOWN HERE FOR REFERENCE IN RELATIONSHIP TO PLANTINGS. FOR COMPETE LAYOUT, SEE CIVIL ENGINEERING PLANS.

EXISTING TREES TO REMAIN

- DECIDUOUS TREE IN DEVELOPABLE AREA
- CONIFEROUS TREES IN DEVELOPABLE AREA
- DECIDUOUS TREE IN BUFFER ZONE
- CONIFEROUS TREES IN BUFFER ZONE

INVASIVE SPECIES REMOVAL AREA
Replace with plants such as: Cornus stolonifera, Holodiscus oemleria, Symphoricarpus alba, Asarum sp., Salal, and Sword fern as well as other shade tolerant natives.

ENHANCE WITH NATIVE SPECIES
(See list above for invasive species replacement plantings)



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JOHN ROBERT SWANSON
CERTIFICATE NO. 1057

WATTENBERGER Architects

JSDESIGN STUDIO
LANDSCAPE ARCHITECTS
206.822.7470
john.jsdesignstudio@gmail.com

NO.	DESCRIPTION	DATE

PLANTING PLAN WITH CIVIL

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.
PLOT DATE:
DATE: 11/24/15
SCALE:
DRAWN: JRS
CHCKD.:
SHEET NO.: L3.1

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Project Phoenix, Issaquah, WA:
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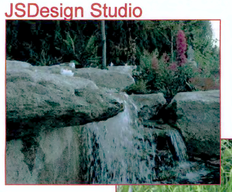
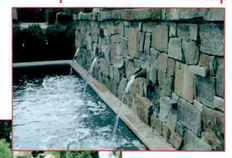
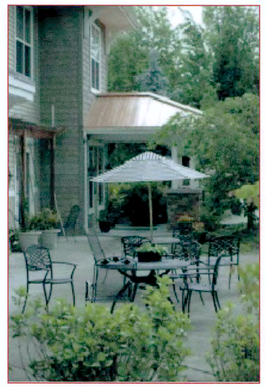


fountain spouts, scuppers & weirs:
www.pinterest.com www.pinterest.com.tiff



Healing Garden:
www.worldhealthdesign.com



Vineyard Park at Bothell
Landing: Bothell, WA

BISTRO COURT

www..outdoorarchitecture.net/catalog1.html

ARBOR COURT

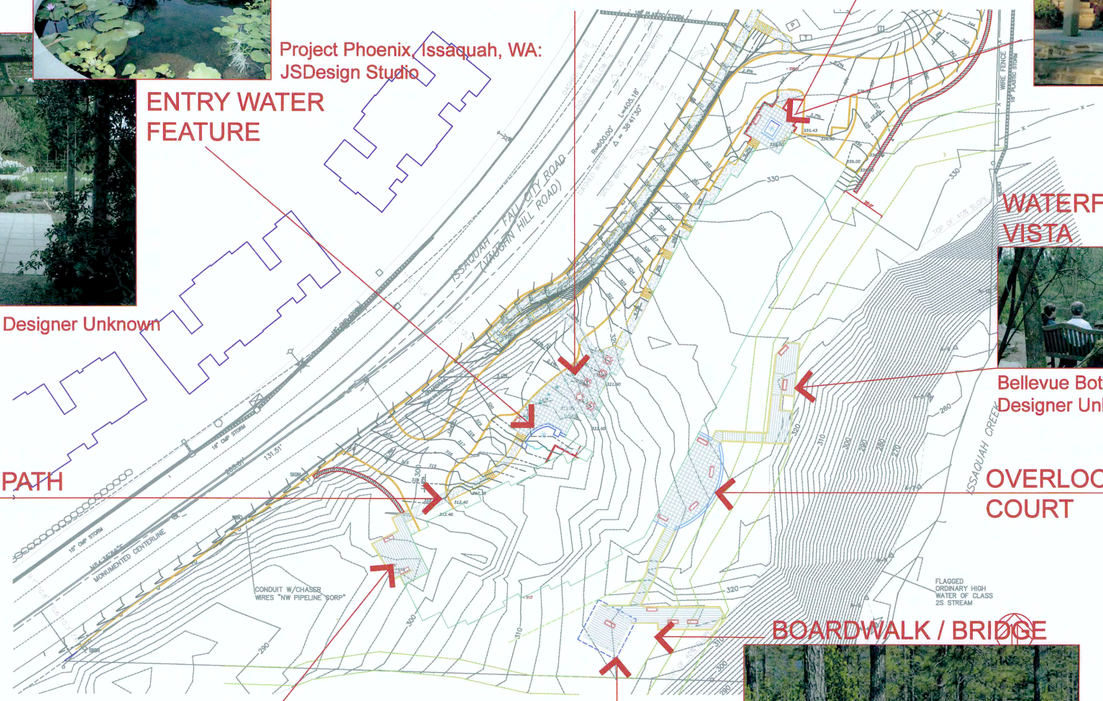
Woodwork Curved Pergola Construction:
www.tedswoodworking.com

Project Phoenix, Issaquah, WA:
JSDesign Studio

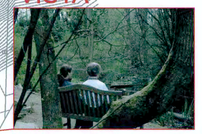
ENTRY WATER
FEATURE

Bellevue Botanical Garden: Designer Unknown

www.one.arch.tamu.edu/news/2
013/6/7/healinggarden-designbook



WATERFALL
VISTA



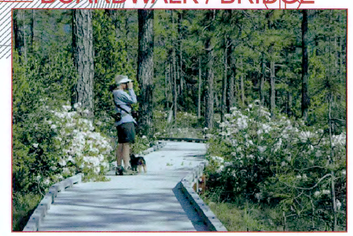
Bellevue Botanical Garden:
Designer Unknown

GARDEN PATH

OVERLOOK
COURT

www.alpinegrows.com

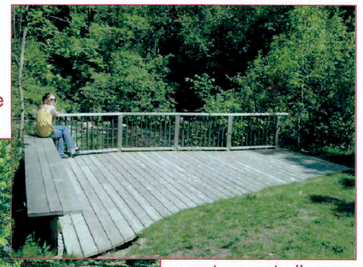
BOARDWALK / BRIDGE



Eight Dollar Mountain Botanical Area:
www.fs.fed.us.tiff

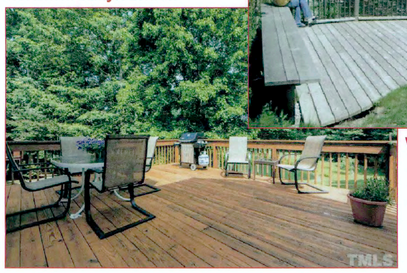
www.modernizedexteriors.com/decks/

ELEVATED DECK OVERLOOK



www.tsuga-studios.com

Fonville Morisey Real Estate
www.fmrealty.com.tiff



TRELLIS W/ BENCH

www.sunset.com/garden/
how-to-make-arbor-bench

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOHN ROBERT SWANSON
CERTIFICATE NO. 1057

WATTENBARGER Architects
275 118TH AVE. SE #208 BELLEVUE, WA 98005 t: 425-453-0606 f: 425-453-4772

JSDESIGN STUDIO
LANDSCAPE ARCHITECTS
206.632.7470
john.jsdesignstudio@gmail.com

LANDSCAPE
CHARACTER

SUNRISE ISSAQUAH
SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1
PLOT DATE:
DATE: 11/24/15
SCALE:
DRAWN: JRS
CHCKD.:
SHEET NO.: L4.0

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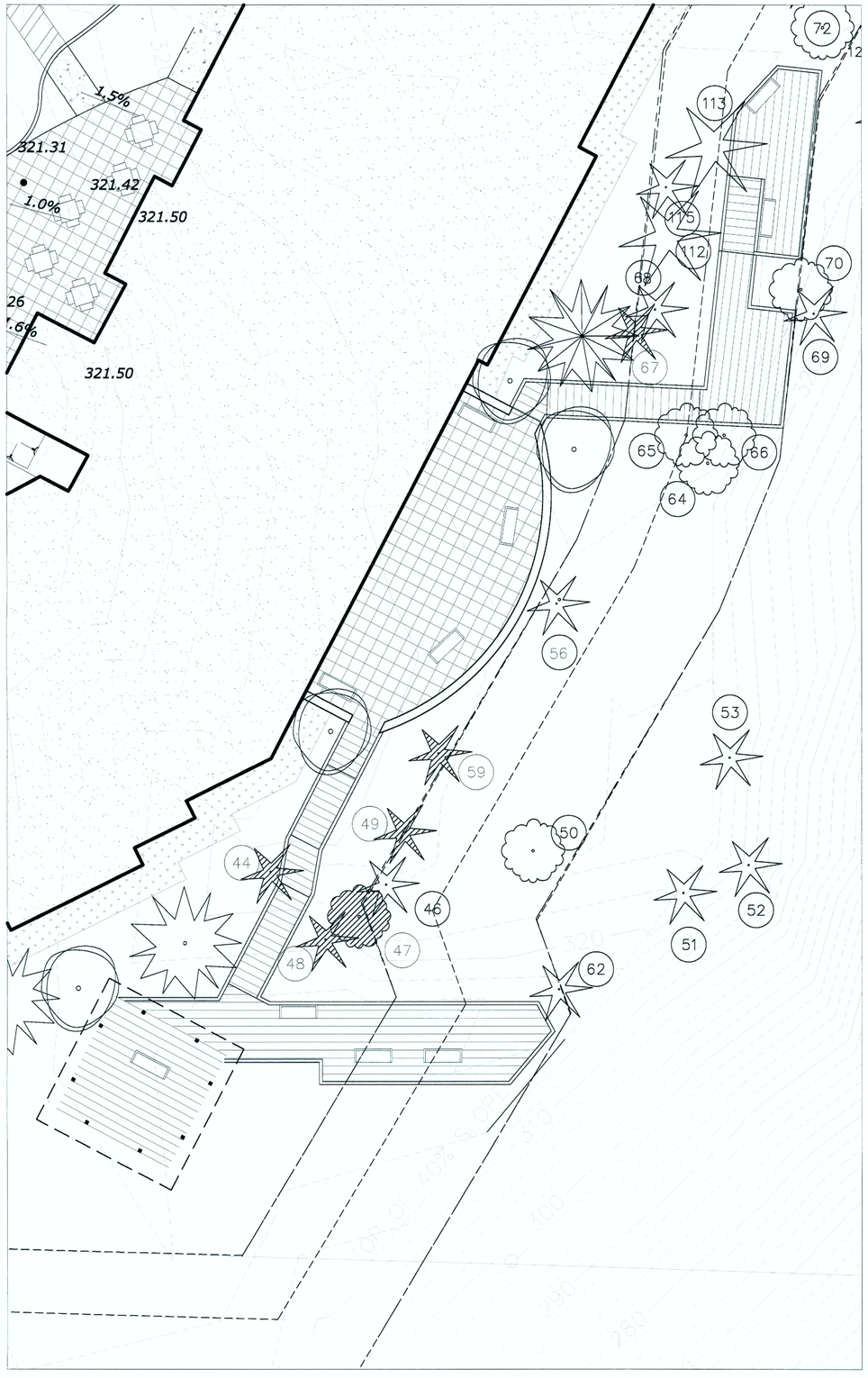
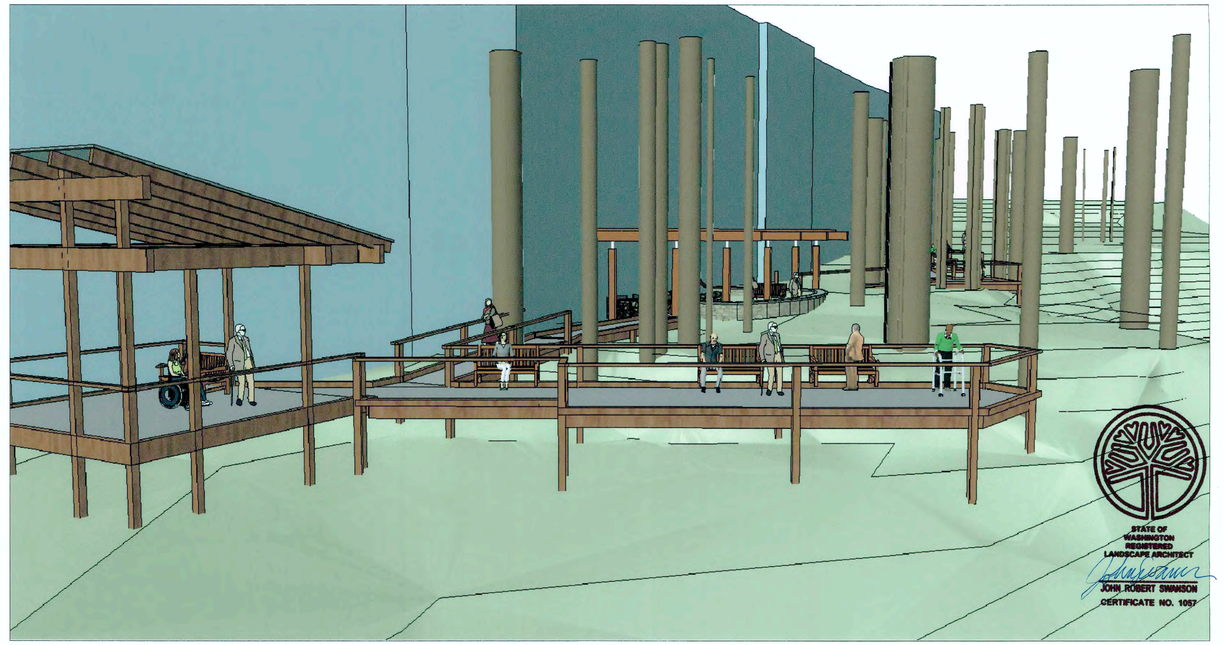


BOARDWALK PLAN

0 5 10 20 FEET

1" = 10'-0"



BOARDWALK SKETCHUP PERSPECTIVE

WATERFALL VIEW FROM BOARDWALK AT SUNRISE ISSAQUAH

WATTENBARGER Architects
775 118TH AVE. SE #208 BELLEVUE, WA 98005 t: 425-453-0606 f: 425-453-4772

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NO.	DESCRIPTION	DATE

SITE DETAILS

SUNRISE ISSAQUAH

SE ISSAQUAH-FALL CITY RD & SE BLACK NUGGET RD

JOB NO.: 21504.1

PLOT DATE: -

DATE: 11/24/15
SCALE:
DRAWN: JRS
CHCKD.:

SHEET NO.: L5.0

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