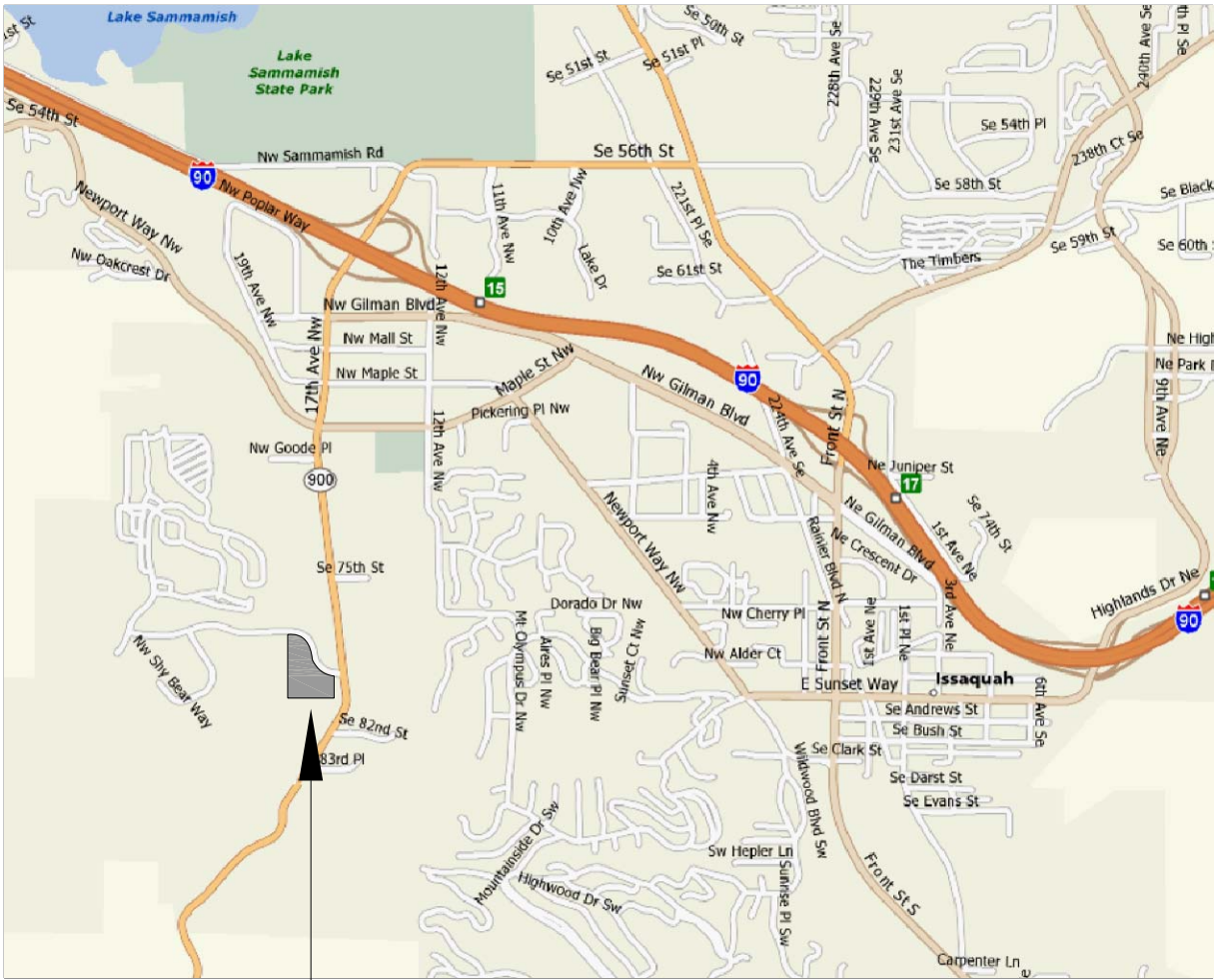


TALUS CORPORATE CENTER

Issaquah, Washington

CITY OF ISSAQUAH MAJOR DEVELOPMENT REVIEW TEAM SUBMITTAL

OCTOBER 24, 2007



VICINITY MAP:

SITE:
TALUS CORPORATE CENTER



PROJECT INFORMATION:

PROJECT DESCRIPTION: CONSTRUCT (3) NEW OFFICE BUILDINGS WITH BELOW-GRADE PARKING. CONSTRUCT (1) NEW PARKING GARAGE.
CONSTRUCT (2) NEW RETAIL BUILDINGS. 1,151,710 TOTAL GROSS SQUARE FEET OF GARAGE, OFFICE, AND RETAIL BUILDINGS

PROJECT TEAM:

OWNER: TALUS CORPORATE CENTER, LLC
701 FIFTH AVENUE, SUITE 7250
SEATTLE, WA 98104
CONTACT: DEAN R. ERIKSON –206-624-9223

CONSTRUCTION CONSULTANT: T.M. SHULTZ ASSOCIATES INC
7683 SE 27TH ST SUITE 108
MERCER ISLAND, WA 98040
CONTACT: TED SHULTZ – 206-275-3733

ARCHITECT: COLLINSWOERMAN ARCHITECTS
710 SECOND AVENUE, SUITE 1400
SEATTLE, WA 98104-1710
CONTACT: DAVID HOLMES –206-245-2018

CIVIL ENGINEER: TRIAD ASSOCIATES
12112 115TH AVE. NE
KIRKLAND, WA 98034
CONTACT: DON HILL – 425-821-8448

SURVEYOR: TRIAD ASSOCIATES
12112 115TH AVE. NE
KIRKLAND, WA 98034
CONTACT: MICHAEL WOODY – 425-821-8448

LANDSCAPE ARCHITECT: BRUMBAUGH AND ASSOCIATES
600 NORTH 85TH STREET, SUITE 102
SEATTLE, WA 98103
CONTACT: STEVE KLEM – 206-782-3650

GEOTECH ENGINEER: GOLDER ASSOCIATES
18300 NE UNION HILL ROAD, SUITE 200
REDMOND, WA 98052-3333
CONTACT: JIM JOHNSON – 425-883-0777

DRAWING INDEX:

ARCHITECTURAL			
SHEET NO.	REV NO.	REV DATE:	SHEET NAME:
G1	-	-	GENERAL PROJECT INFORMATION
G1.1	-	-	CALCULATION SHEET
A1	-	-	SITE PLAN INFORMATION
A1.1	-	-	OVERALL SITE PLAN
A1.2	-	-	SITE PLAN-POTENTIAL PHASE 1
A1.3	-	-	SITE PLAN-PRELIMINARY SITE ELEMENTS
A1.4	-	-	SITE PLAN-DIMENSIONS AND TOTALS
A1.5	-	-	SITE LIGHTING PLAN
A4	-	-	BUILDING SECTIONS AND ELEVATIONS
A4.1	-	-	SITE SECTIONS
A4.2	-	-	SITE SECTIONS
A4.3	-	-	SITE SECTIONS
A4.4	-	-	SITE SECTIONS
A4.5	-	-	SITE SECTIONS
A4.6	-	-	SITE SECTIONS
CIVIL			
SHEET NO.	REV NO.	REV DATE:	SHEET NAME:
C1 OF C4	-	-	MASTER SITE PLAN
C2 OF C4	-	-	EXISTING CONDITIONS
C3 OF C4	-	-	CONCEPTUAL GRADING AND DRAINAGE PLAN
C4 OF C4	-	-	CONCEPTUAL UTILITY PLAN
LANDSCAPE			
SHEET NO.	REV NO.	REV DATE:	SHEET NAME:
L1.1	-	-	LANDSCAPE PLAN
L1.2	-	-	LANDSCAPING SCHEDULE AND DETAILS

W
C
O
L
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N
S

E
R
M
A
N

710 SECOND AVENUE • SUITE 1400
SEATTLE, WA 98104-1710
T • 206 245 2100 F • 206 245 2101

PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER



CONSULTANT

ISSUED:

MARK DATE DESCRIPTION

PROJECT NUMBER 07051
DRAWN BY BT
ISSUE DATE 12/11/07

STAMP

SHEET TITLE / NUMBER

COVER
SHEET

PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER



CONSULTANT

SSUED:

[illegible]

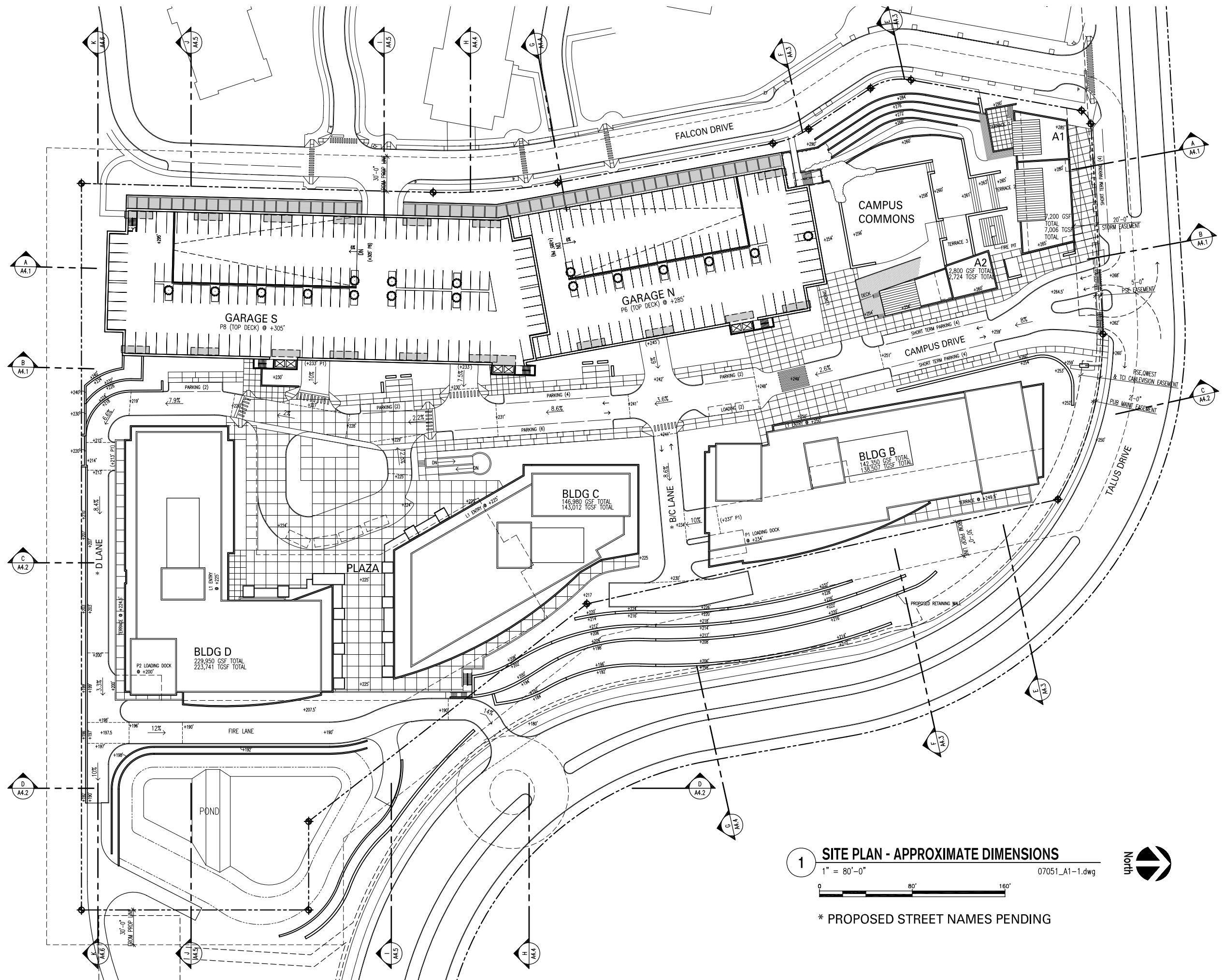
PROJECT NUMBER	07051
DRAWN BY	TB
ISSUE DATE	12/11/07

STAMP

SHEET TITLE / NUMBER

SITEPLAN OVERALL

A1.1



PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER



CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER 07051

DRAWN BY BT

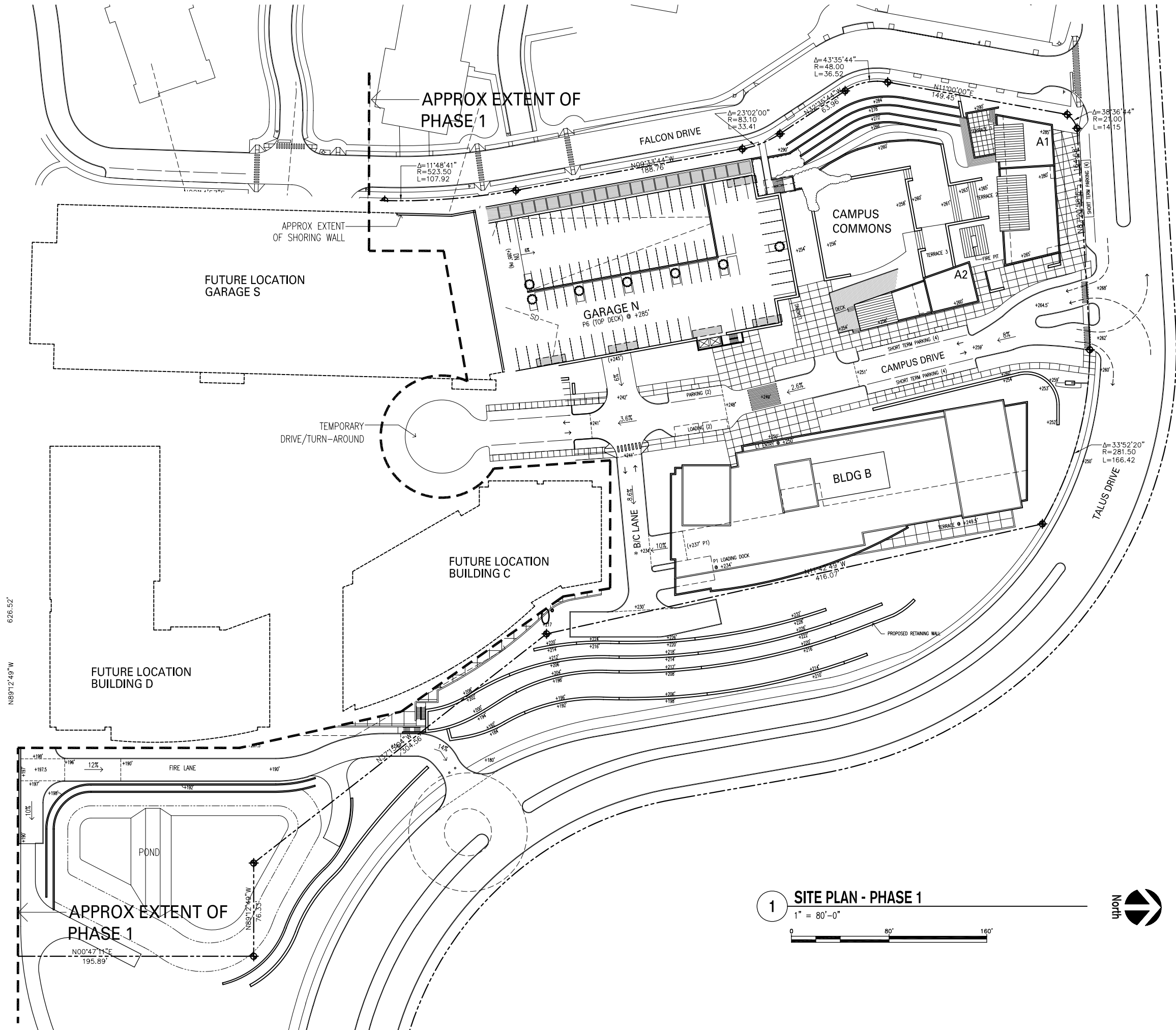
ISSUE DATE 12/11/07

STAMP

SHEET TITLE / NUMBER

SITEPLAN
POTENTIAL PHASE 1

A1.2



PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER



CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
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PROJECT NUMBER 07051

DRAWN BY TB

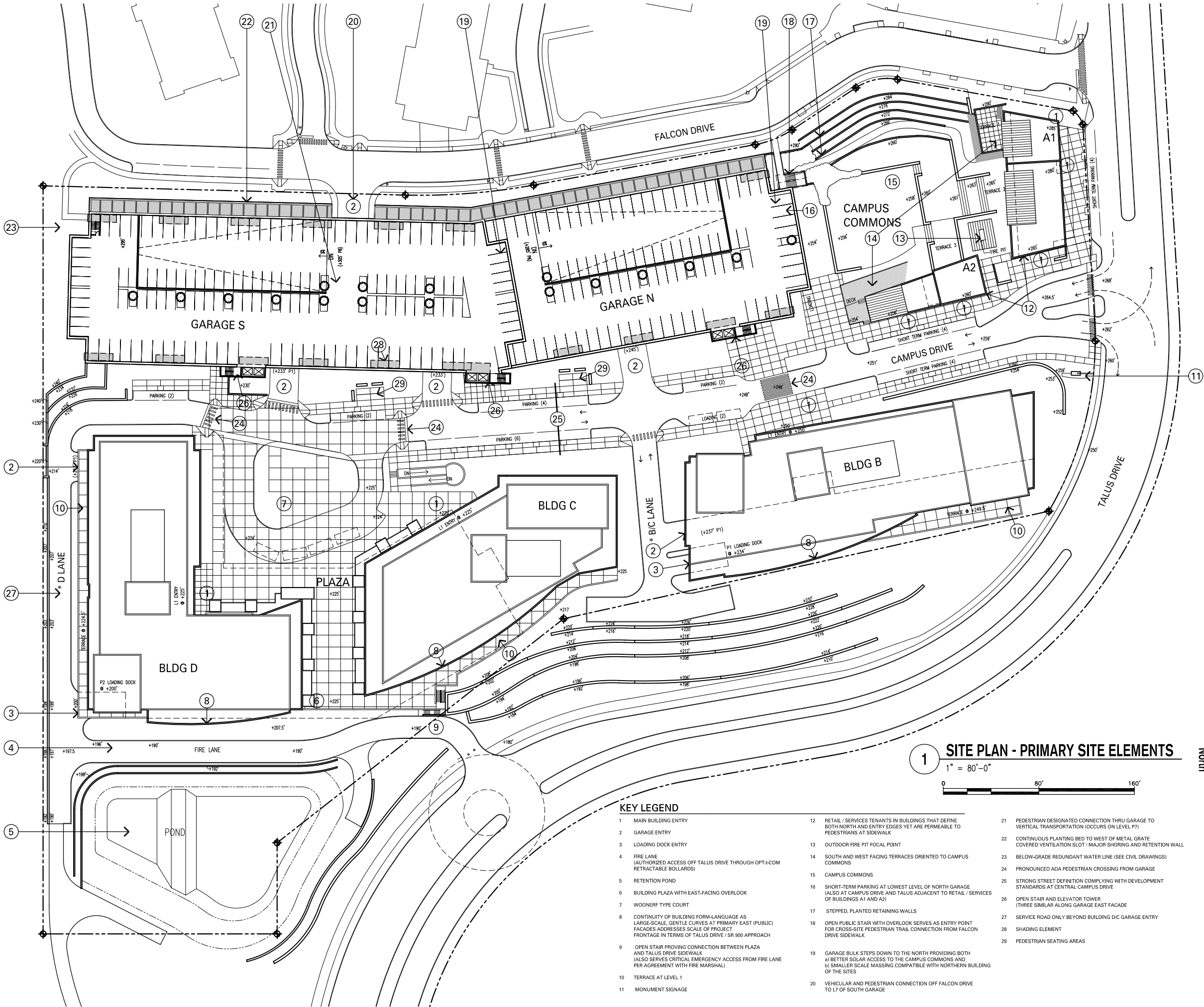
ISSUE DATE 12/11/07

STAMP

SHEET TITLE / NUMBER

SITE PLAN
PRIMARY SITE
ELEMENTS

A1.3



PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER



CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
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PROJECT NUMBER 07051

DRAWN BY TB

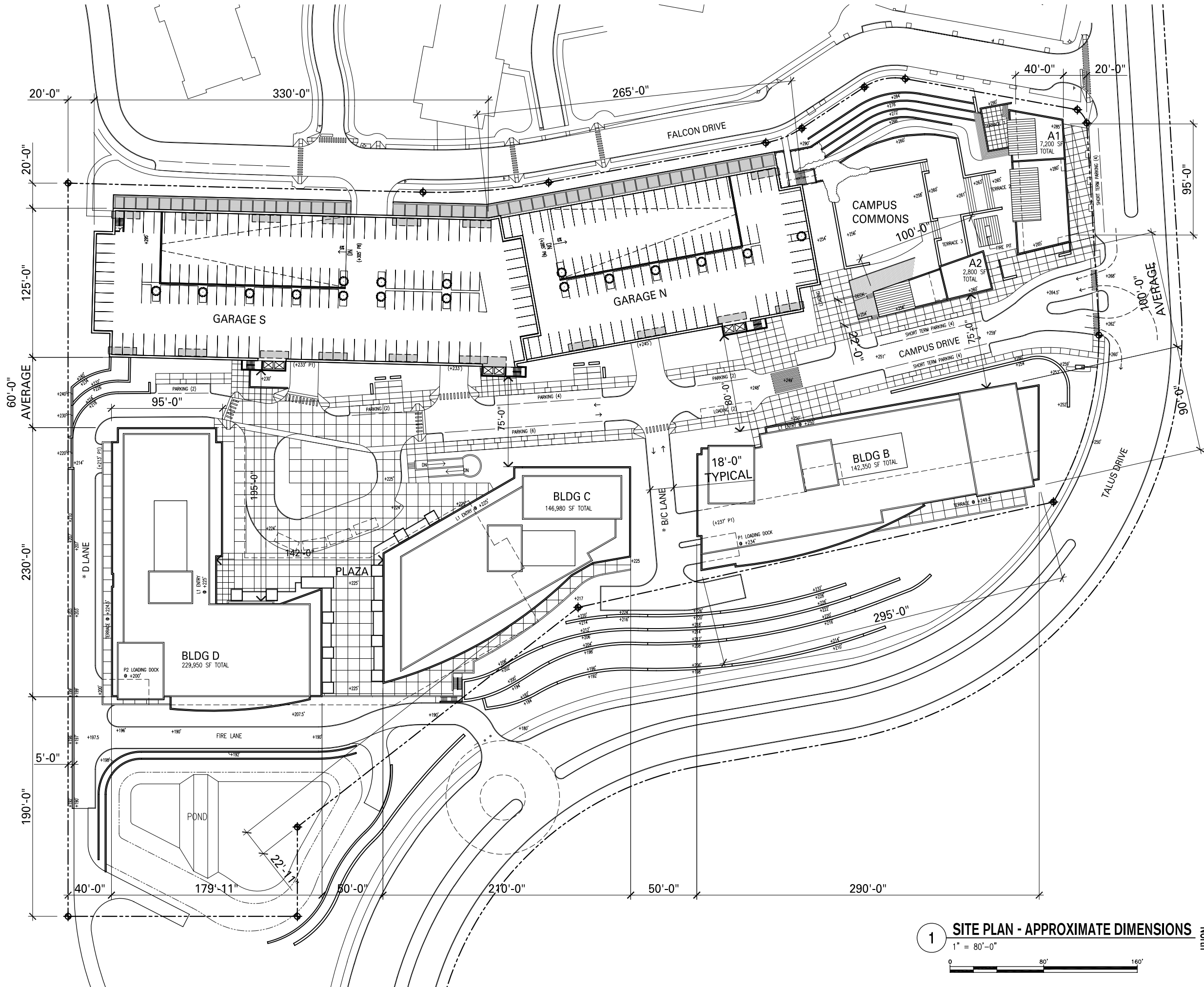
ISSUE DATE 12/11/07

STAMP

SHEET TITLE / NUMBER

SITE PLAN
DIMENSIONS AND
TOTALS

A1.4



PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER



CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
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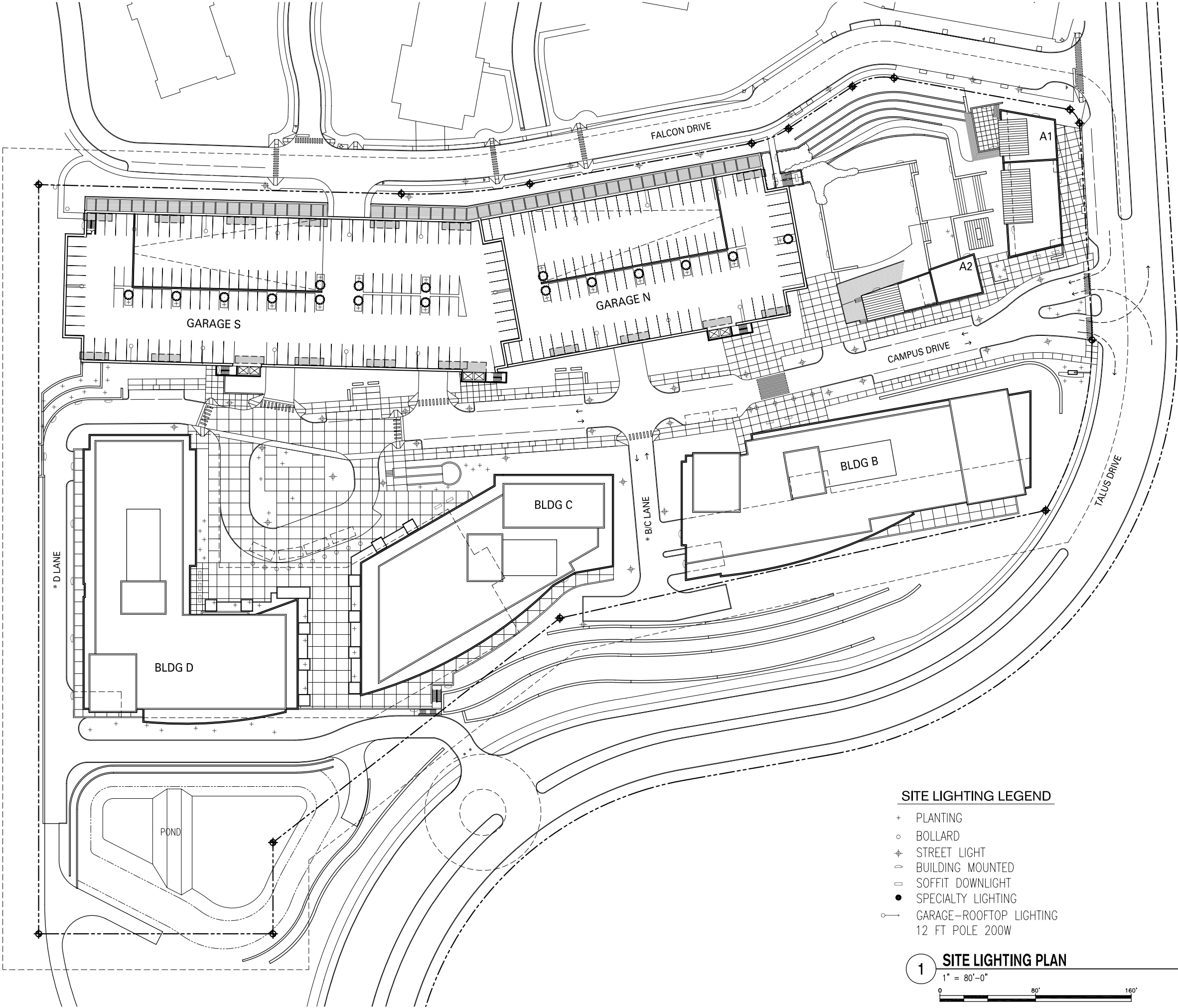
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DRAWN BY	BT
ISSUE DATE	12/11/07

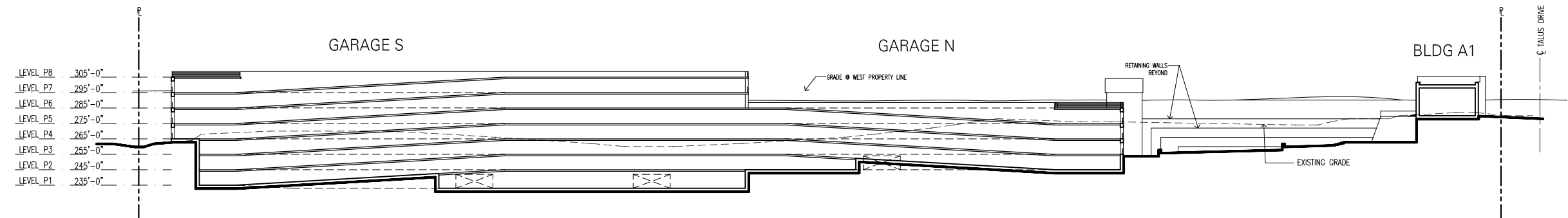
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SHEET TITLE / NUMBER

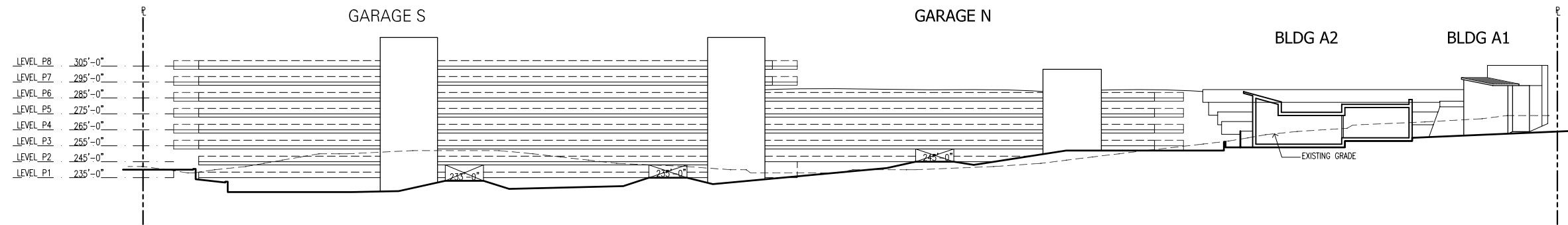
**SITE
LIGHTING PLAN**

A1.5





A-A SITE SECTION A-A
1" = 80'-0"
0 80' 160'



B-B SITE SECTION B-B
1" = 80'-0"
0 80' 160'

PROJECT TITLE
TALUS
CORPORATE CENTER

OWNER
TALUS CORPORATE
CENTER, LLC

DEVELOPER
 TriMET
DEVELOPMENT, LLC

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER	07051
DRAWN BY	BT
ISSUE DATE	12/11/07

STAMP

SHEET TITLE / NUMBER
SITE SECTIONS

A4.1

PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER



CONSULTANT

ISSUED:

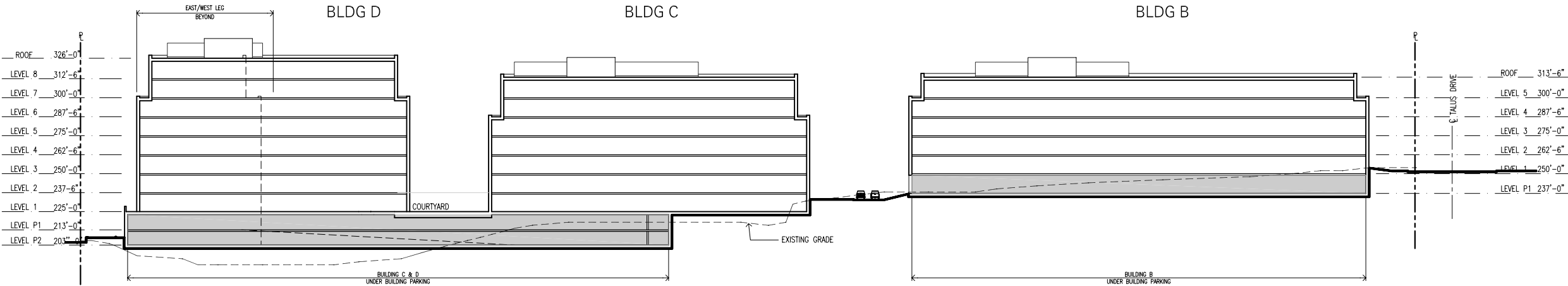
MARK	DATE	DESCRIPTION

PROJECT NUMBER 07051
DRAWN BY BT
ISSUE DATE 12/11/07

STAMP

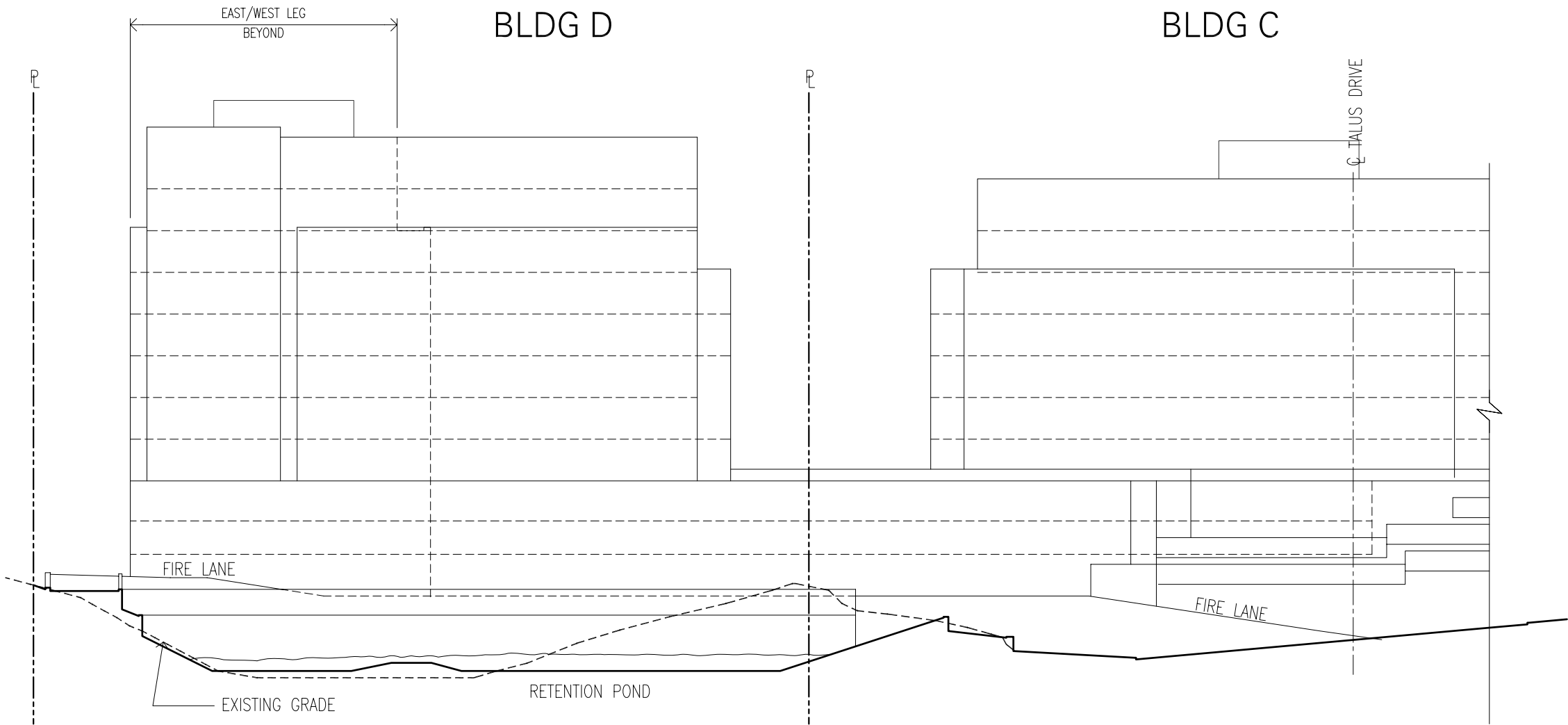
SHEET TITLE / NUMBER
SITE SECTIONS

A4.2



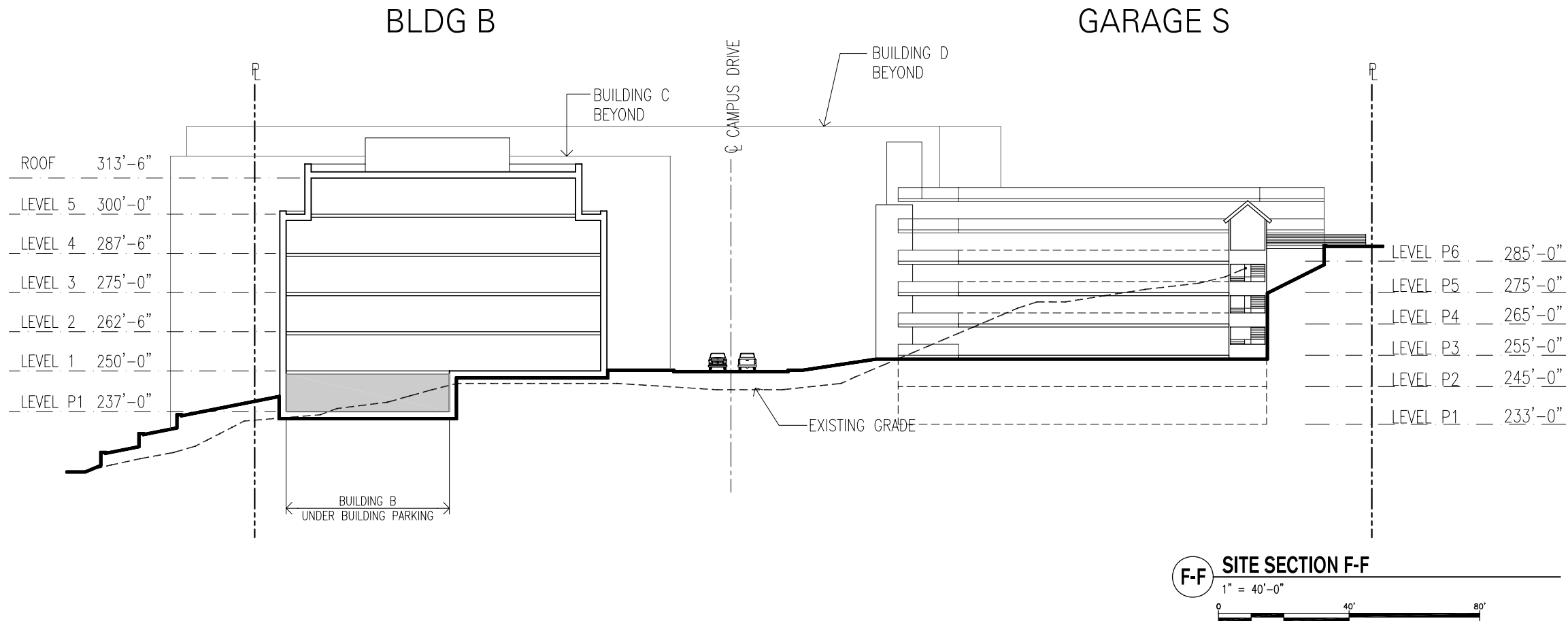
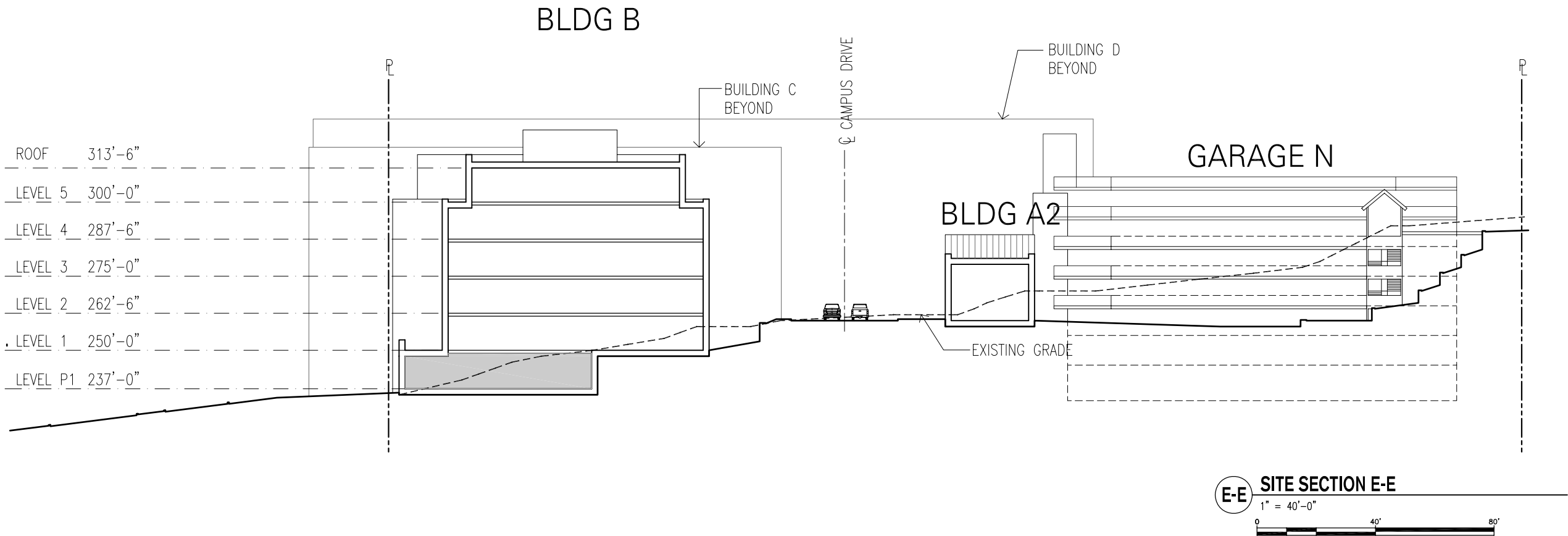
C-C SITE SECTION C-C

1" = 80'-0"
0 80' 160'



D-D SITE SECTION D-D

1" = 40'-0"
0 40' 80'



PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER

TRIMET
DEVELOPMENT, LLC

CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER 07051

DRAWN BY BT

ISSUE DATE 12/11/07

STAMP

SHEET TITLE / NUMBER

SITE SECTIONS

A4.3

PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER



CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NUMBER 07051

DRAWN BY BT

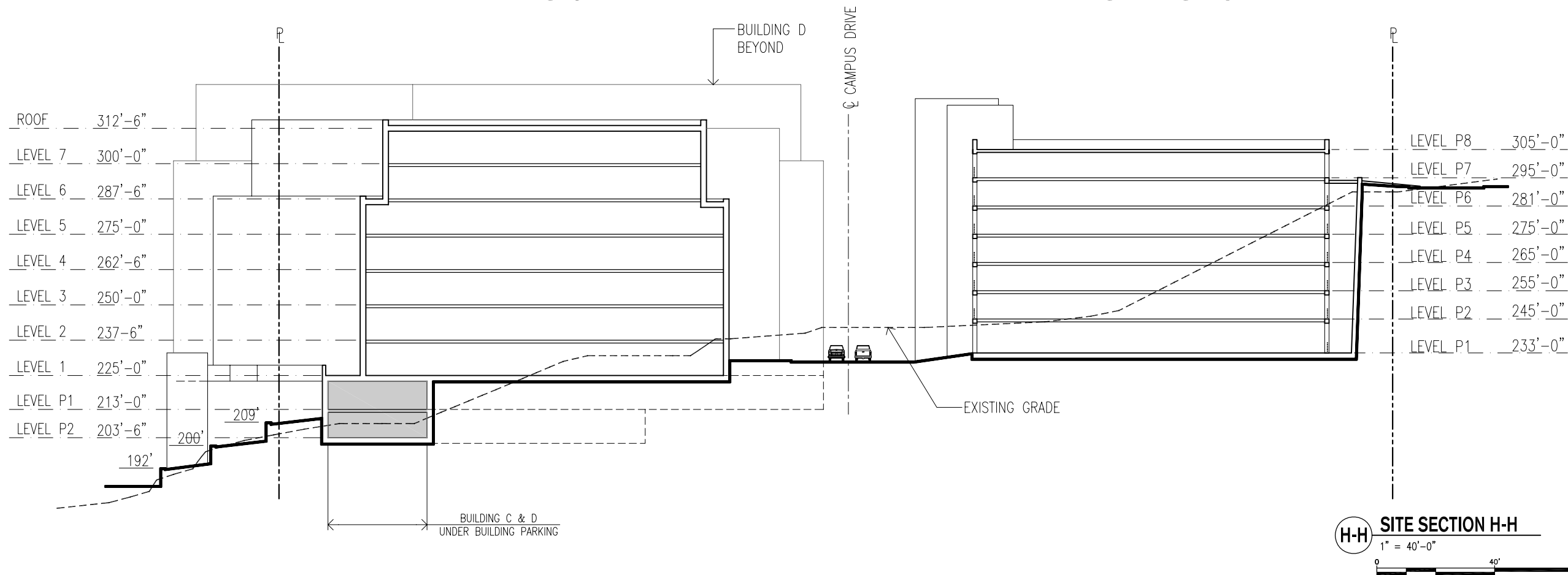
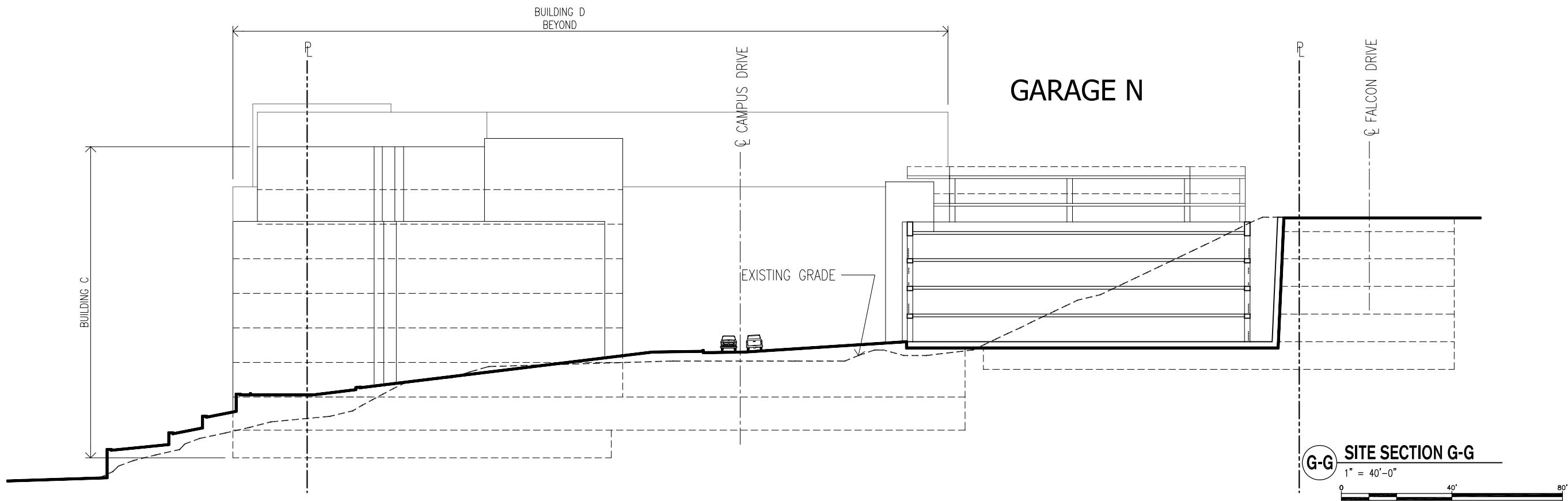
ISSUE DATE 12/11/07

STAMP

SHEET TITLE / NUMBER

SITE SECTIONS

A4.4



PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER

TALUS CORPORATE
CENTER, LLC

DEVELOPER



CONSULTANT

ISSUED:

MARK	DATE	DESCRIPTION

PROJECT NUMBER 07051

DRAWN BY BT

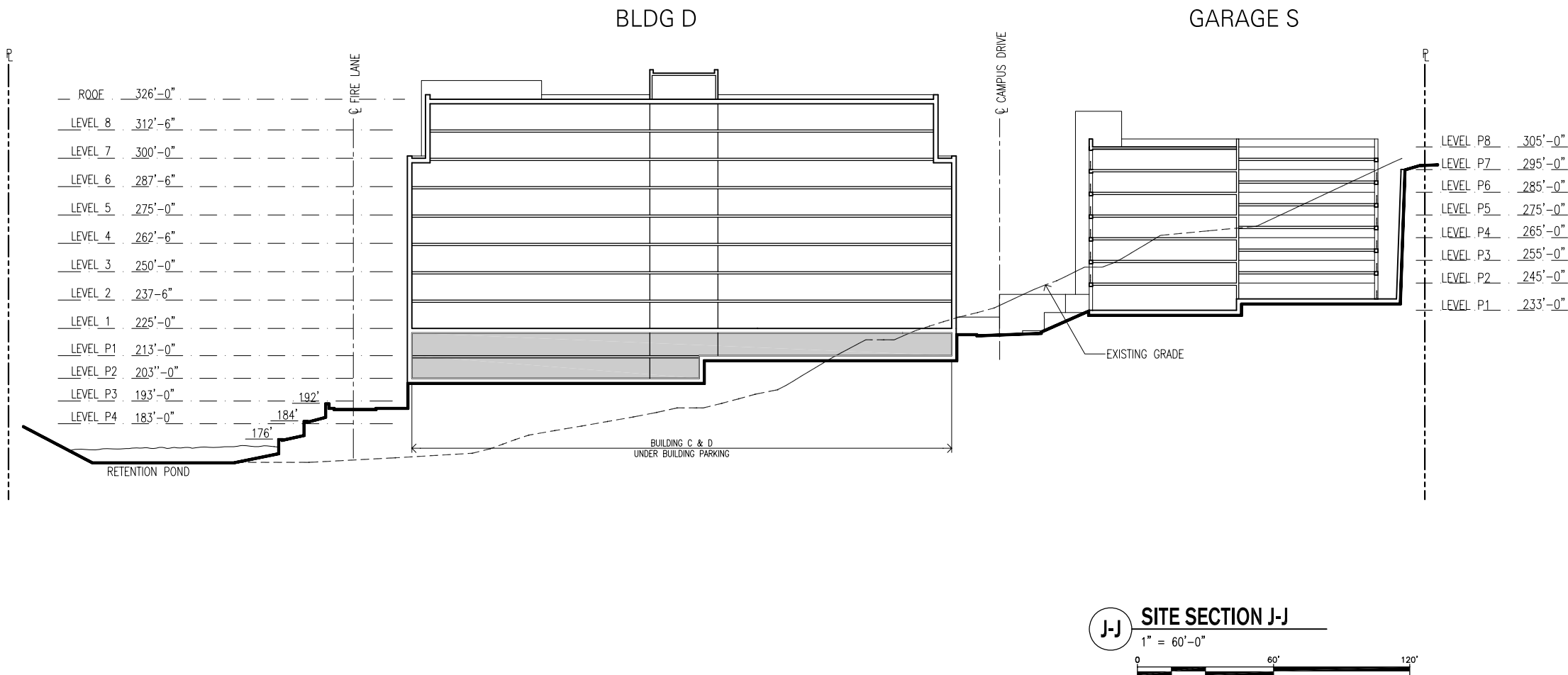
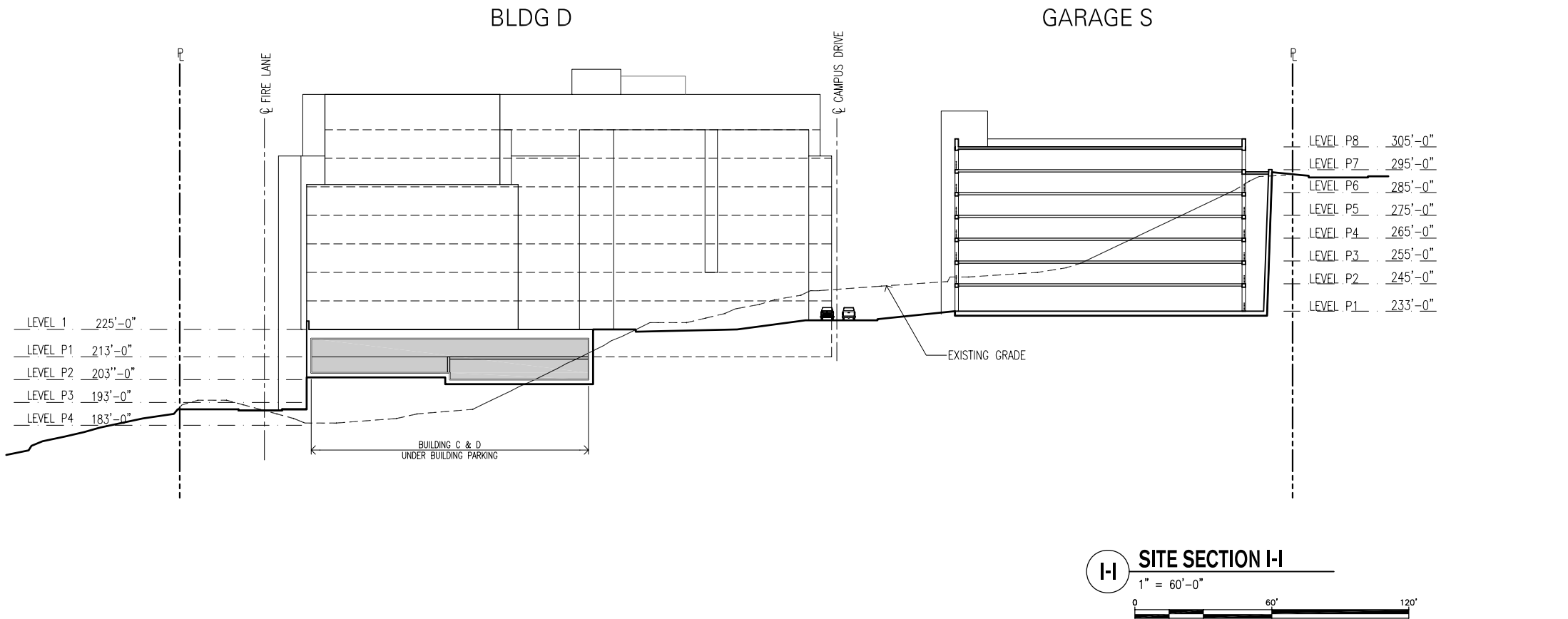
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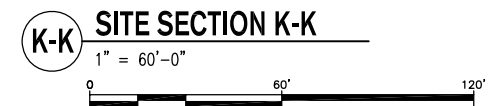
STAMP

SHEET TITLE / NUMBER

SITE SECTIONS

A4.5





PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER
TALUS CORPORATE
CENTER, LLC

DEVELOPER



TRIMET
DEVELOPMENT LLC

CONSULTANT

[illegible]

PROJECT NUMBER	07051
DRAWN BY	BT
ISSUE DATE	12/11/07

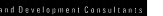
STAMP

SHEET TITLE / NUMBER
SITE SECTIONS

A4.6

This is a detailed site plan of the University of Washington Tacoma campus. The plan shows the layout of various buildings, parking areas, and roads. Key features include:

- Buildings:** Labeled as BLDG A1, BLDG A2, BLDG B, BLDG C, BLDG D, and PARCEL 17B. PARCEL 17A is also shown, noted as "UNDER CONSTRUCTION".
- Parking Areas:** Labeled as PARKING GARAGE S and PARKING GARAGE N.
- Roads:** NW OSPREY LANE (PUBLIC), FALCON WAY NW (PUBLIC), CAMPUS DRIVE (PUBLIC), ROAD A, ROAD B, ROAD C, TALUS DRIVE, SE 78TH STREET, and RENTON-ISSAQUAH ROAD (SR-900).
- Other Features:** A FIRE LANE, a DETENTION/WATER QUALITY POND, and an EX. VAULT FARM.
- Orientation:** The plan is oriented with North at the top.



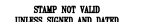
TALUS CORPORATE CENTER
TRIMET DEVELOPMENT, LLC

CITY OF ISSAQUAH,

WALD J. HILL, PE
PROJECT MANAGER
ERL H. SORENSEN, PLS
PROJECT SURVEYOR
MICHAEL A. MOODY, PE
CIVIL ENGINEER

PROJECT LANDSCAPE ARCHITECT
SUBMITTAL DATE: 10/24/07
SCALE: HORIZ: 1"=40' VERT: N/A

PRELIMINARY

NO. **06-170**

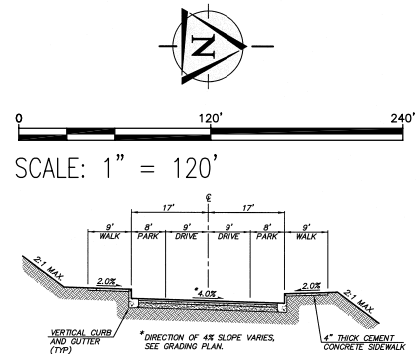
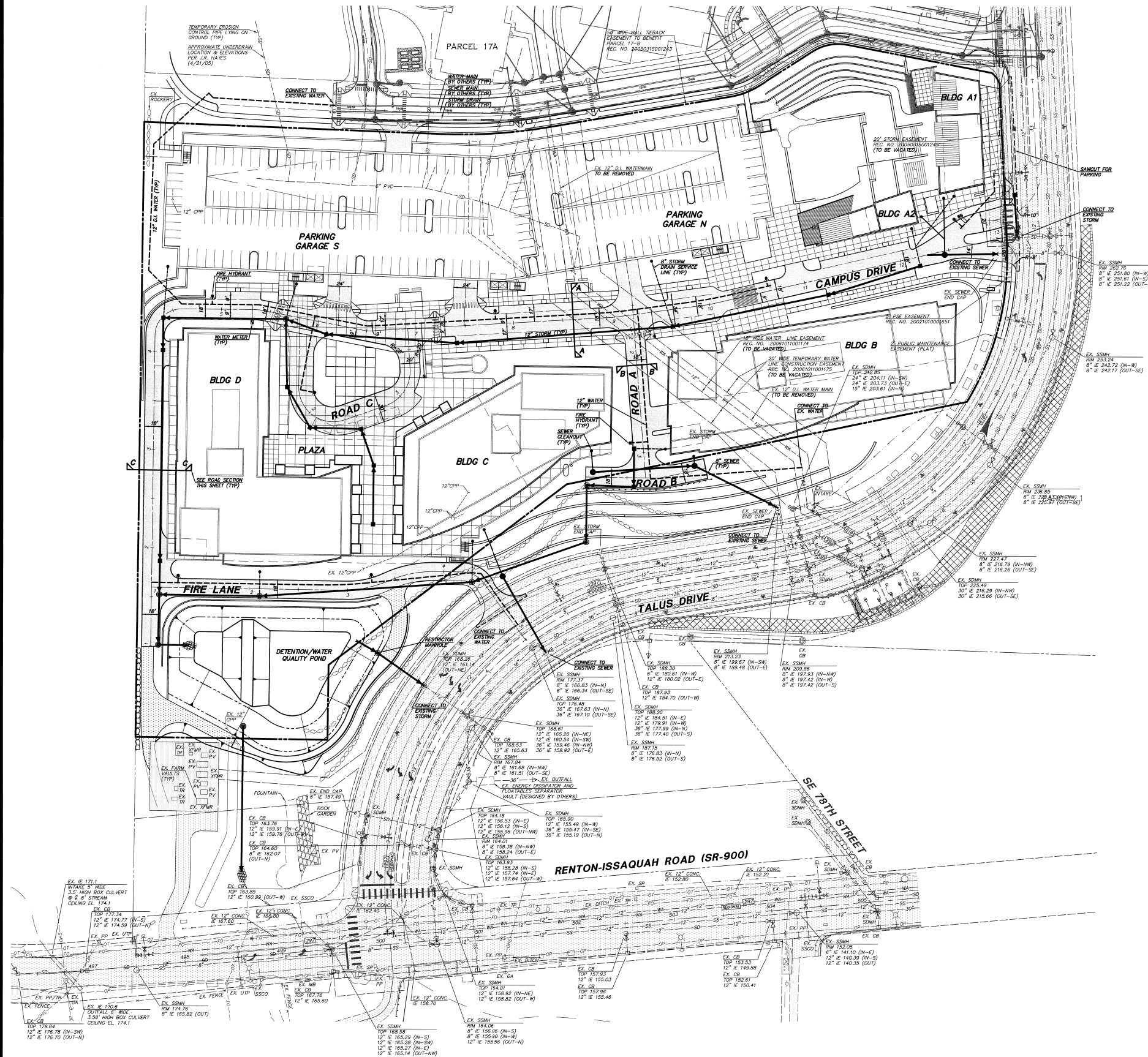
TEST NO. **C1 OF C4**

APPROVAL CONDITIONS			
PLANNING		ENGINEERING	
MORT Planner	Date	MORT Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
MORT LS Arch.	Date	MORT Engineer	Date
☐ Reviewed & Determined to be not applicable		☐ Reviewed & Determined to be not applicable	
MORT Program Manager		Date	
Public Works Engr Director		Date	

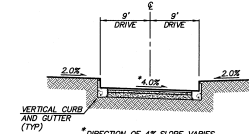
ONLY SHEETS WITH AUTHORIZING SIGNATURES
HAVE BEEN APPROVED FOR CONSTRUCTION
© 2007 TRIAD ASSOCIATES

© 2007 TRIAD ASSOCIATES | 1

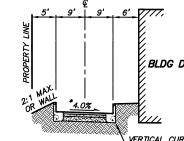
S.E. 1/4 SECTION 29, 24N., 6E.



(PUBLIC)
SECTION A-A
34' OF PAVEMENT
NOT TO SCALE



SECTION B-B
18' OF PAVEMENT
NOT TO SCALE



* DIRECTION OF 4% SLOPE VARIES,
SEE GRADING PLAN.

SECTION C-C
18' OF PAVEMENT
NOT TO SCALE

LEGEND

	BOUNDARY
	CENTER LINE
	EASEMENT
	STORM DRAIN PIPE
	POLE & FOOTING DRAIN
	SEWER MAIN
	SEWER SERVICE
	WATER MAIN
	1" EXISTING CONTOURS
	2" EXISTING CONTOURS
	ROCKERY
	RETAINING WALL
	CATCH BASIN, TYPE I
	CATCH BASIN, TYPE II
	STORM CLEANOUT
	SEWER MANHOLE
	SINGLE WATER METER
	FIRE HYDRANT
	GATE VALVE
	TEE
	BEND

NOTES:
1. PIPE SIZES SHOWN ARE APPROXIMATE AND
SUBJECT TO CHANGE.
2. SLEEVES TO BE PROVIDED WHERE UTILITIES
CROSS UNDER RETAINING WALLS.

- GROSS SITE AREA = X.XX ACRES
- IMPERVIOUS AREA = X.XX ACRES
X.XX ACRES ROAD/PARKING
X.XX ACRES ROOF TOP
X.XX ACRES SIDEWALK/PLAZA/P
- PERVIOUS AREA = X.XX ACRES

APPROVAL CONDITIONS	
PLANNING	ENGINEERING
MDRT Planner Date	MDRT Engineer Date
☐ Reviewed & Determined to be not applicable	☐ Reviewed & Determined to be not applicable
MDRT LS Arch. Date	MDRT Engineer Date
☐ Reviewed & Determined to be not applicable	☐ Reviewed & Determined to be not applicable
MDRT Program Manager Date	MDRT Engineer Date
Public Works Engr Director Date	MDRT Engineer Date

ONLY SHEETS WITH AUTHORIZING SIGNATURES
HAVE BEEN APPROVED FOR CONSTRUCTION



12112 115th Ave. NE
Kirkland, WA 98034-8829

425.821.8448
425.821.3481 fax
800.488.0758 toll free

www.triadassoc.com

Land Development Consultants

CONCEPTUAL UTILITY PLAN

TRIMET DEVELOPMENT, LLC

TALUS CORPORATE CENTER

CITY OF ISSAQUAH,

REVIEWED BY:	REVISION
DATE	
NO.	<<<<<<<<<<<<<<<<<<<<<<
DONALD J. HILL, PE PROJECT MANAGER	
CARL H. SØRENSEN, PLS PROJECT SURVEYOR	
MICHAEL A. MOODY, PE PROJECT ENGINEER	

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 10/24/07
SCALE: HORIZ: 1"=40' VERT: N/A

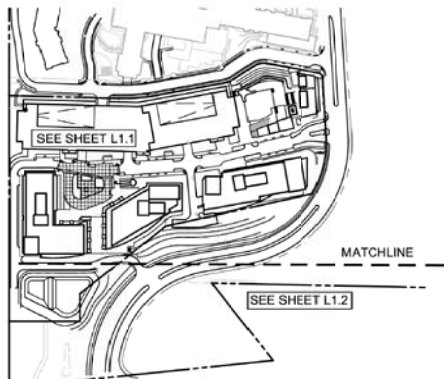
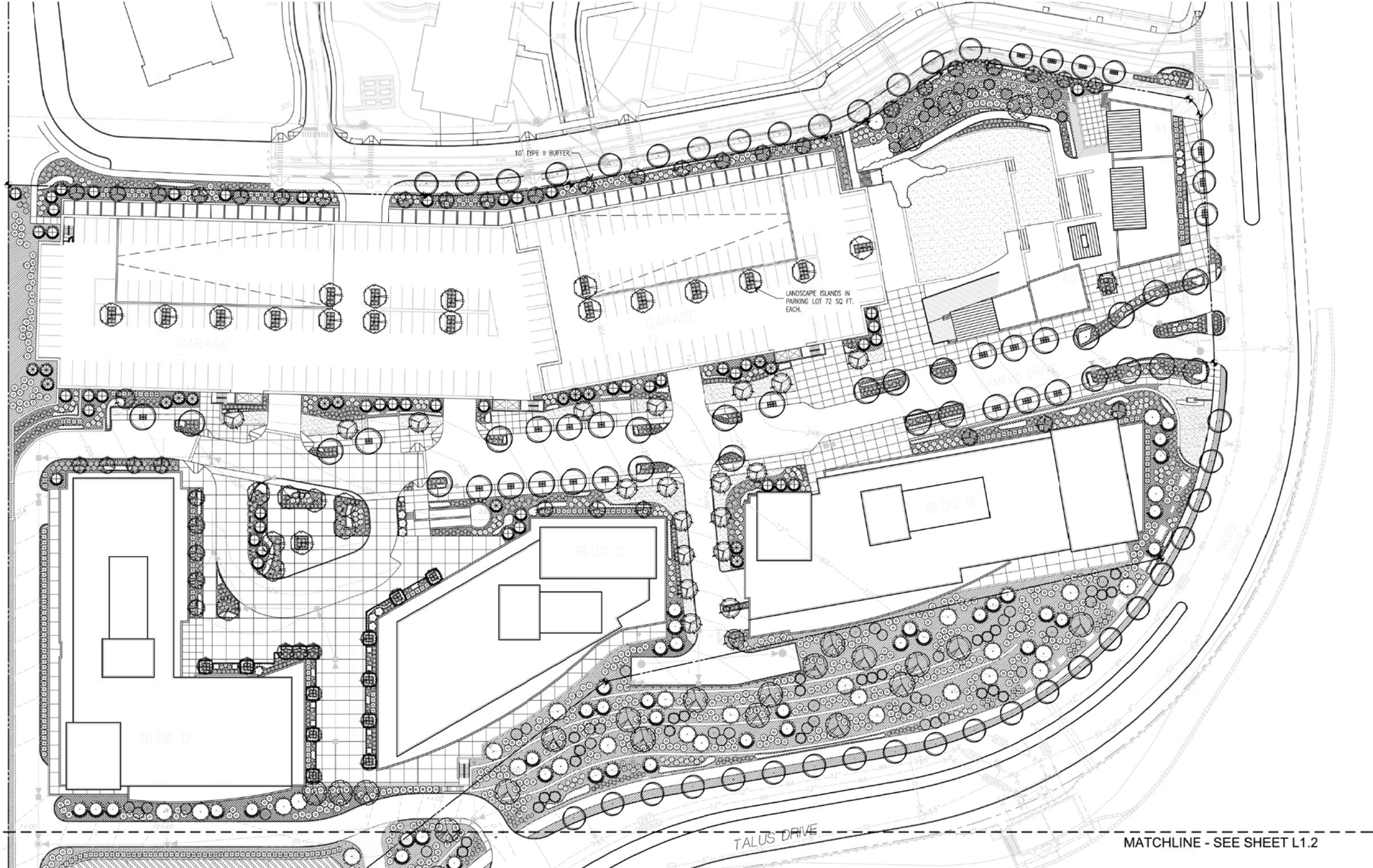
PRELIMINARY



STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NO. **06-170**

SHEET NO. **C4 OF C4**



COMPOSITE PLAN



MATCHLINE - SEE SHEET L1.2

PROJECT TITLE

TALUS
CORPORATE CENTER

OWNER
TALUS CORPORATE
CENTER, LLC

DEVELOPER

TRIMET
DEVELOPMENT, LLC

OWNER'S SIGNATURE BLOCK

TALUS CORPORATE CENTER, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: TRIMET TALUS, LLC
A WASHINGTON LIMITED LIABILITY
COMPANY, ITS MANAGER

BY: _____
ITS: _____
DATE: _____

ISSUED:

MARK	DATE	DESCRIPTION
	10/24/07	SDP SUBMITTAL

PROJECT NUMBER 2007-23
DRAWN BY SVH/SK
ISSUE DATE 10/24/07



SHEET TITLE / NUMBER

LANDSCAPE PLAN

L1.1

Brumbaugh & Associates

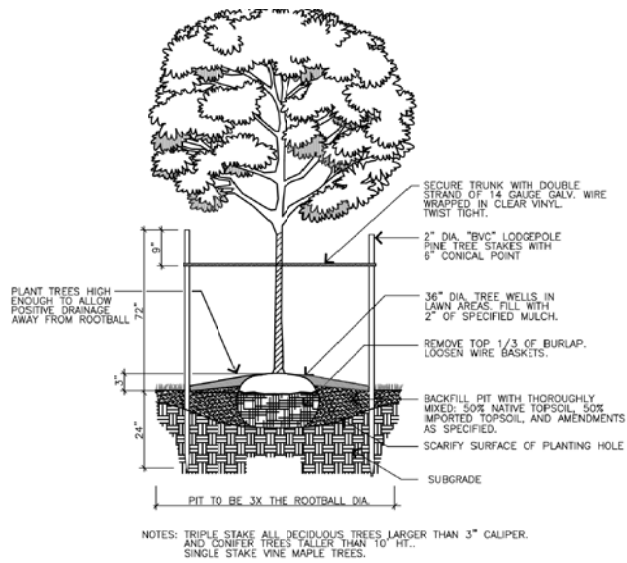
LandscapeArchitecture

600 North 85th Street, Suite 102
Seattle, WA 98103-3826
Telephone 206 782 3650
Facsimile 206 782 3675

PLANT SCHEDULE

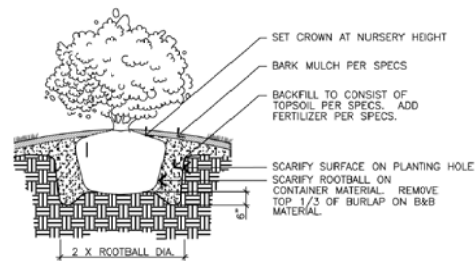
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	NOTES
	EVERGREEN TREES		
	<i>CALOCEDRUS DECURRENS</i> / INCENSE CEDAR	8' HT.	B & B, FULL & BUSHY
	<i>THUJA PUCATA</i> / WESTERN RED CEDAR	8' HT.	B & B, FULL & BUSHY
	<i>THUJA PUCATA</i> 'EXCELSA' / EXCELSA WESTERN RED CEDAR	8' HT.	B & B, MATCHED FORM
	<i>CHAMAECYPARIS D. 'GRACILIS'</i> / HINOKI CYPRESS	8' HT.	B & B, MATCHED FORM
	<i>PSEUDOTSUGA MENZIESII</i> / DOUGLAS FIR	8' HT.	B & B, MATCHED FORM
	DECIDUOUS TREES		
	<i>HAMAMELIS VIRGINIANA</i> / WITCH HAZEL	2-1/2" CAL.	B & B, MATCHED FORM
	<i>TILIA CORDATA</i> 'GREENSPIRE' / GREENSPIRE LINDEN	2-1/2" CAL.	B & B, MATCHED FORM
	<i>ACER RUBRUM</i> 'AUTUMN BLAZE' / RED MAPLE	1 1/2" DBH	B & B, MATCHED FORM
	<i>FRAXINUS</i> 'SUMMIT' / SUMMIT ASH	1 1/2" DBH	B & B, MATCHED FORM
	<i>ACER RUBRUM</i> 'ARMSTRONG' / RED MAPLE	1 1/2" DBH	B & B, MATCHED FORM
	<i>ACER CIRCINATUM</i> / VINE MAPLE	1 1/2" DBH	B & B, MATCHED FORM
	<i>CERCIDIPHYLUM JAPONICA</i> / KATSURA	1 1/2" DBH	B & B, MATCHED FORM
	EVERGREEN FOUNDATION SHRUBS		
	<i>*PRUNUS L. 'OTTO LUYKEN'</i> / OTTO LUYKEN LAUREL	24" HT.	FULL & BUSHY, 36" O.C.
	<i>TAXUS B. 'REPANDENS'</i> / SPREADING YEW	24" HT.	FULL & BUSHY, 36" O.C.
	<i>VIBURNUM DAVIDII</i> / DAVID'S VIBURNUM	24" HT.	FULL & BUSHY, 36" O.C.
	<i>LEUCOTHOE FONTANESIANA</i> / DROOPING LEUCOTHOE	24" HT.	FULL & BUSHY, 36" O.C.
	<i>*PINUS MUGO</i> 'MUGO' / MUGO PINE	24" HT.	FULL & BUSHY, 36" O.C.
	<i>*ILEX CRENATA</i> 'CONVEXA' / JAPANESE HOLLY	24" HT.	FULL & BUSHY, 36" O.C.
	<i>*CISTUS LADANIFER</i> / CRIMSON SPOT ROCK ROSE	24" HT.	FULL & BUSHY, 36" O.C.
	<i>*HEBE PINGUIFOLIA</i> / HEBE	24" HT.	FULL & BUSHY, 24" O.C.
	<i>*PINUS MUGO</i> 'MUGO' / MUGO PINE	24" HT.	FULL & BUSHY, 36" O.C.
	EVERGREEN SCREENING SHRUBS		
	<i>THUJA O. 'EMERALD GREEN'</i> / PYRAMIDALIS	24" HT.	B & B, 30" O.C.
	<i>VIBURNUM TINUS</i> 'SPRING BOUQUET' / SPRING BOUQUET VIBURNUM	24" HT.	FULL & BUSHY, 48" O.C.
	<i>FRUNUS L. 'SCHIPKA'</i> / SCHIPKA LAUREL	24" HT.	FULL & BUSHY, 36" O.C.
	<i>TAXUS M. 'HICKSII'</i> / HICKS YEW	24" HT.	FULL & BUSHY, 48" O.C.
	<i>*ARBUTUS UNEDO</i> 'COMPACTA' / STRAWBERRY TREE	24" HT.	FULL & BUSHY, 48" O.C.
	DECIDUOUS ACCENT SHRUBS		
	<i>SPIRAEA BUNALDA</i> 'ANTHONY WATERER' / DWARF RED SPIRAEA	24" HT.	FULL & BUSHY, 36" O.C.
	<i>*BERBERIS T. 'ROYAL BURGUNDY'</i> / ROYAL BURGUNDY BARBERRY	24" HT.	FULL & BUSHY, 24" O.C.
	<i>CORNUS S. KELSYII</i> / RED TWIG DOGWOOD	24" HT.	FULL & BUSHY, 36" O.C.
	LARGE DECIDUOUS ACCENT SHRUBS		
	<i>EUONYMUS ALATA</i> / WINGED EUONYMUS	24" HT.	FULL & BUSHY, 48" O.C.
	<i>VIBURNUM P. T. 'MARIESII'</i> / MARIESII VIBURNUM	24" HT.	FULL & BUSHY, 48" O.C.
	<i>SALIX PURPUREA</i> / ARTIC WILLOW	24" HT.	FULL & BUSHY, 48" O.C.
	<i>HYDRANGEA MACROPHYLLA</i> / GARDEN HYDRANGEA	24" HT.	FULL & BUSHY, 48" O.C.
	<i>PHORMIUM TENAX</i> 'MAORI MAIDEN' / FLAX	24" HT.	FULL & BUSHY, 48" O.C.
	NATIVE SHRUBS		
	<i>CORNUS STOLONIFERA</i> 'BAILEY' / REDTWIG DOGWOOD	30-36" HT.	5 STEM MIN. 60" O.C.
	<i>CORNUS STOLONIFERA</i> 'FLAVIRAMEA' / YELLOWTWIG DOGWOOD	30-36" HT.	5 STEM MIN. 60" O.C.
	<i>AMELANCHIER ALNIFOLIA</i> / PACIFIC SERVICEBERRY	24" -30" HT.	FULL FOLIAGE, 60" O.C.
	<i>CORYLUS CORNUATA</i> / WESTERN HAZELNUT	24" -30" HT.	FULL FOLIAGE, 60" O.C.
	<i>OEMLERIA CERASIFORMIS</i> / INDIAN PLUM	24" -30" HT.	FULL FOLIAGE, 60" O.C.
	<i>*MAHONIA AQUIFOLIUM</i> / OREGON GRAPE	24" -30" HT.	FULL FOLIAGE, 60" O.C.
	<i>*ROSA GYMNOCARPA</i> 'GYMNOCARPA' / BALDHIP ROSE	24" -30" HT.	FULL FOLIAGE, 48" O.C.
	<i>*RIBES SANQUINEUM</i> 'KING EDWARD VII' / FLOWER CURRANT	24" -30" HT.	FULL FOLIAGE, 48" O.C.
	ORNAMENTAL GRASSES & PERENNIALS		
	<i>*HELICTOTRICHON SEMPERVIRENS</i> / BLUE OAT GRASS	1 GAL.	36" O.C.
	<i>CALAMAGROSTIS A. 'KARL FOESTER'</i> / FEATHER REED GRASS	1 GAL.	30" O.C.
	<i>*MISCANTHUS S. 'YAKU JIMA'</i> / MISCANTHUS	1 GAL.	36" O.C.
	<i>*PENNISETUM ALOPECUROIDES</i> 'HAMELI' / FOUNTAIN GRASS	1 GAL.	30" O.C.
	<i>BERGENIA C. 'BRESSINGHAM'S WHITE'</i> / BERGENIA	1 GAL.	30" O.C.
	GROUNDCOVER		
	<i>ARCTOSTAPHYLOS UVA-URSI</i> / KINNIKINNICK	4" POT	18" O.C.
	<i>FRAGARIA CHILOENSIS</i> / SAND STRAWBERRY	4" POT	18" O.C.
	FINE LAWN		
	HYDROSEED		
	5% COLONIAL BENTGRASS		PER ACRE QTY'S:
	25% RED FESCUE		SEED: 65 LBS
	30% DWARF PERENNIAL RYE 'BARCLAY'		MULCH: 2000 LBS
	40% DWARF TALL FESCUE		TACTIFIER: 40 LBS
			FERTILIZER: 300 LBS
	EMERGENT PLANTING		
	25% JUNCUS EFFUSUS / SOFT RUSH	1 GAL.	24" O.C., FULL FOLIAGE
	25% SCORPUS MICROCARPUS / BUR REED	1 GAL.	24" O.C., FULL FOLIAGE
	25% CAREX OBNUPITA / SLOUGH SEDGE	1 GAL.	24" O.C., FULL FOLIAGE
	25% SCORPUS ACUTUS / HARDSTEM BULRUSH	1 GAL.	24" O.C., FULL FOLIAGE

* INDICATES DROUGHT TOLERANT SPECIES
 NOTE: ALL LANDSCAPE TO RECEIVE FULLY AUTOMATIC IRRIGATION SYSTEM
 NOTE: PERIMETER DECIDUOUS TREES SHALL BE 1 1/2" CALIPER MEASURED 4.5 FEET ABOVE THE ROOTBALL AT THE TIME OF PLANTING.
 NOTE: PERIMETER SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT TIME OF PLANTING.



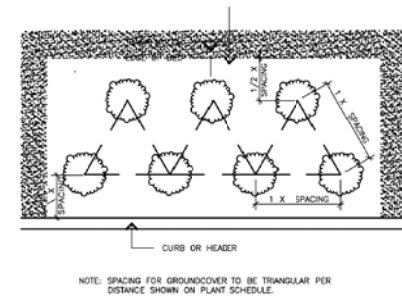
1 ON GRADE TREE PLANTING

NOT TO SCALE



2 CONIFER TREE PLANTING

NOT TO SCALE



4 GROUNDCOVER SPACING

NOT TO SCALE



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PROJECT TITLE
TALUS
 CORPORATE CENTER

OWNER
 TALUS CORPORATE
 CENTER, LLC

DEVELOPER
TRIMET
 DEVELOPMENT LLC

OWNER'S SIGNATURE BLOCK
 TALUS CORPORATE CENTER, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 BY: TRIMET TALUS, LLC
 A WASHINGTON LIMITED LIABILITY
 COMPANY, ITS MANAGER
 B.Y.:
 ITS:
 DATE:

ISSUED:
 MARK DATE DESCRIPTION
 10/24/07 SDP SUBMITTAL

PROJECT NUMBER 2007-23
 DRAWN BY SVH/SK
 ISSUE DATE 10/24/07

STAMP

 STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
 Wm. K. Brumbaugh
 LICENSE NO. 24664
 CERTIFICATE NO. 408

SHEET TITLE / NUMBER
LANDSCAPE
SCHEDULE &
DETAILS

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