



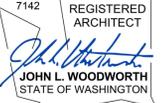
SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926



ISSUED SETS	NO	DATE	DESCRIPTION
	1	09/30/25	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

REVISIONS / NOTES	NO	DATE	DESCRIPTION

AHJ STAMP

TITLE
**SITE PLAN
CONDITIONAL
USE**

PERMIT #	
DRAWN	JS, SG
CHECKED	JW, JS
ISSUE DATE	09/30/25
PROJECT #	21032
SHEET #	

A01

PROJECT DATA

ADDRESS
XXX SHORT AVE N, CLE ELUM, WA 98926

ZONING
MFR - MULTIPLE FAMILY RESIDENTIAL

TOTAL LOT AREA
4.29 ACRES

ASSESSOR PARCEL NUMBERS
113034; 123034; 283034

LEGAL DESCRIPTIONS

PARCEL #113034
CD. 4322; TWIN CLE ELUM; BALMERS ADD. TAX 2 OF LOTS 2 & 3; LOT 4; BLOCK 2; PTN. VAC. ALLEYS & PTN. VAC. ROSE AVE. (ORD. NO. 709)

PARCEL #123034
CD. 4327; TWIN CLE ELUM; BALMERS ADD. PTN LOT 1, LOTS 2, 3, & 4 EXCEPT E 32'; LOTS 6 & 9; BLK 3; LOTS 1 THRU 5; BLOCKS 5 PTN. VAC. ALLEYS, PTN. VAC. 4TH ST. & PTN. VAC. ROSE AVE. (ORD. NO. 709)

PARCEL #283034
CD. 4326; TWIN CLE ELUM; BALMERS ADD. LOTS 1 THRU 8; BLOCK 4 PTN. VAC. ALLEYS & PTN. VAC. 4TH ST. (ORD. NO. 709)

BUILDING KEY

BLDG TYPE A
RESIDENTIAL SIX-PLEX; 1-BEDROOM UNITS
GROSS AREA: 4,483 SF PER BUILDING
SEE "AA" SHEETS

BLDG TYPE B
RESIDENTIAL SIX-PLEX; 2-BEDROOM UNITS
GROSS AREA: 6,250 SF PER BUILDING
SEE "AB" SHEETS

BLDG TYPE C
RESIDENTIAL SIX-PLEX; 1- AND 3- BEDROOM UNITS
GROSS AREA: 6,195 SF PER BUILDING
SEE "AC" SHEETS

BLDG TYPE D
RESIDENTIAL COMMON BUILDING, LEASING, MAINTENANCE
GROSS AREA: 3,157 SF
SEE "AD" SHEETS

BLDG TYPE E
CHILD DEVELOPMENT CENTER
GROSS AREA: 5,522 SF
SEE "AE" SHEETS

BLDG TYPE F
RESIDENTIAL FIVE-PLEX; 2- AND 3- BEDROOM UNITS
GROSS AREA: 7,053 SF
SEE "AF" SHEETS

LOT COVERAGE

BLDG TYPE A & WALK
1,654 SF (X2)
3,308 SF

BLDG TYPE B & WALK
2,287 SF (X2)
4,574 SF

BLDG TYPE C & WALK
2,224 SF (X2)
4,448 SF

BLDG TYPE D & WALK
3,510 SF

TOTAL LOT COVERAGE
90,833 SF
90,833 SF / 4.29 ACRES = 48.61 % LOT COVERAGE, LESS THAN 80%

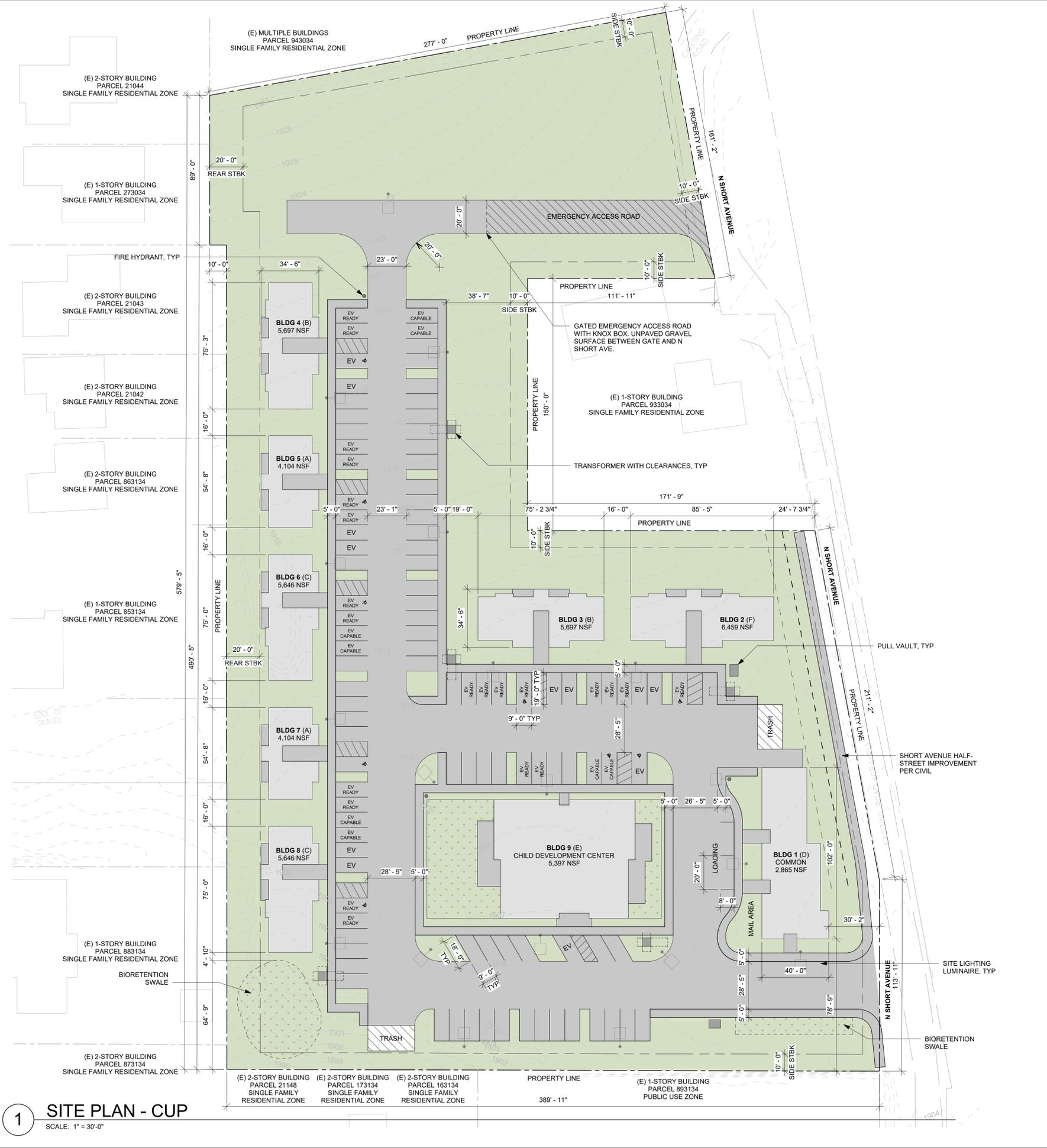
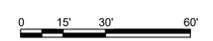
BLDG TYPE E & WALK
6,723 SF

BLDG TYPE F & WALK
2,553 SF

VEHICULAR PAVING
55,097 SF

SIDEWALK
10,620 SF

PARKING COUNT				
USE	COUNT	RATIO	PARKING REQUIRED	PARKING PROVIDED
1+ BEDROOM UNITS	41	2 SPACES / UNIT	82	82
MANAGEMENT OFFICE	296 SF	1 SPACE / 250 SF	2	2
CHILD DEVELOPMENT CENTER	15	1 SPACE / EMPLOYEE	15	15
		LOADING	3	3
TOTAL REQUIRED PARKING SPACES			102	102
ACCESSIBLE PARKING STALLS			5	5
EV-CHARGING STALLS	GROUP R: 10%		10'	10'
	GROUP E: 10%		3'	3'
	GROUP B (ACCESSIBLE)		1	1
EV-READY STALLS	GROUP R: 25%		21	21
	GROUP E: 10%		2	2
EV-CAPABLE STALLS	GROUP R: 10%		9	9
	GROUP E: 10%		2	2



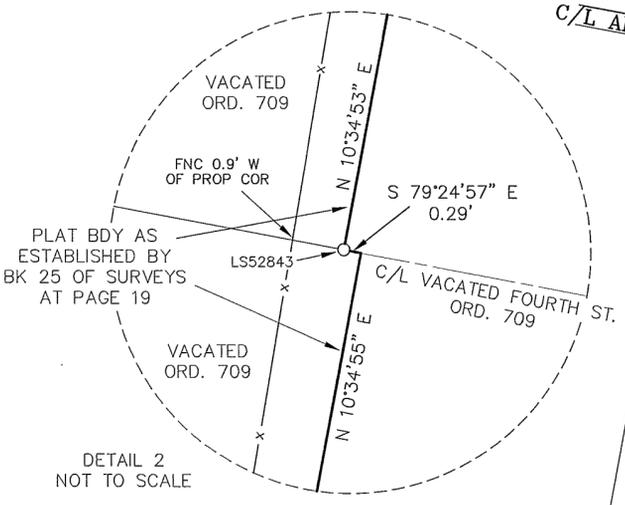
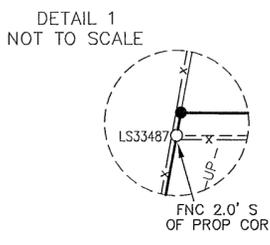
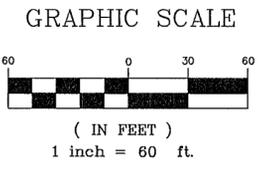
1 SITE PLAN - CUP
SCALE: 1" = 30'-0"

10/30/2025 11:25:33 AM

47/83

PART OF BALMER'S ADD. TO THE CITY OF CLE ELUM LOCATED IN SEC. 25. T. 20 N., R. 15 E., W.M.

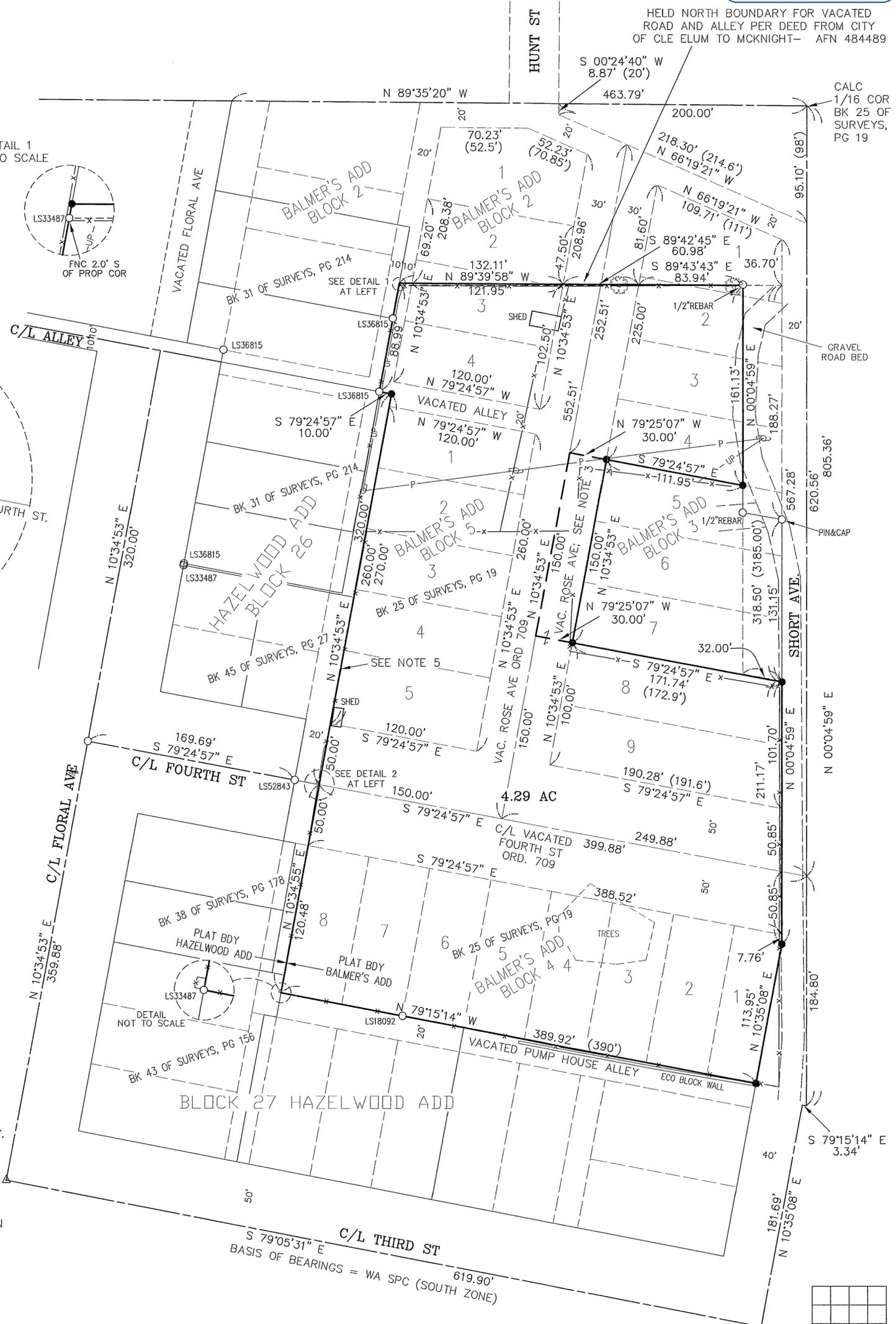
RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025



- LEGEND**
- SET 5/8" REBAR W/ CAP - "CRUSE 36815"
 - FOUND PIN AS NOTED
 - △ FOUND RR SPIKE
 - x— FENCE
 - () RECORD INFORMATION

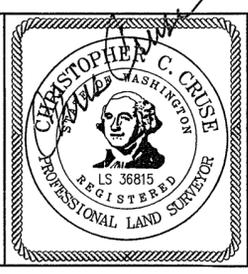
LEGAL DESCRIPTIONS - PER DEED AFN 202206300048

- NOTES:**
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND/OR SURVEY GRADE GPS. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WAC 332-130-080 AND 090.
 2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 3. I INCLUDED THE VACATED ROSE AVENUE FOR THIS SURVEY TO MATCH CURRENT TAX RECORDS. THIS PORTION OF VACATED ROSE AVE IS NOT CONTAINED IN THE DESCRIPTIONS OF RECORD.
 4. FOR BLOCK CLOSURES AND ADDITIONAL INFORMATION SEE BOOK 25 OF SURVEYS, PAGE 19.
 5. THE DESCRIPTION IN DEED AFN 202206300048 CALLS TOGETHER WITH VACATED STREETS AND ALLEYS ATTACHED BY OPERATION OF LAW. I HELD THE BOUNDARY OF BALMER'S ADDITION ADJACENT TO BLOCKS 4 AND 5 FOR THIS SURVEY. SEE NOTE 7 ON THE SURVEY RECORDED IN BOOK 44 OF SURVEYS AT PAGE 152 FOR ADDITIONAL INFORMATION.

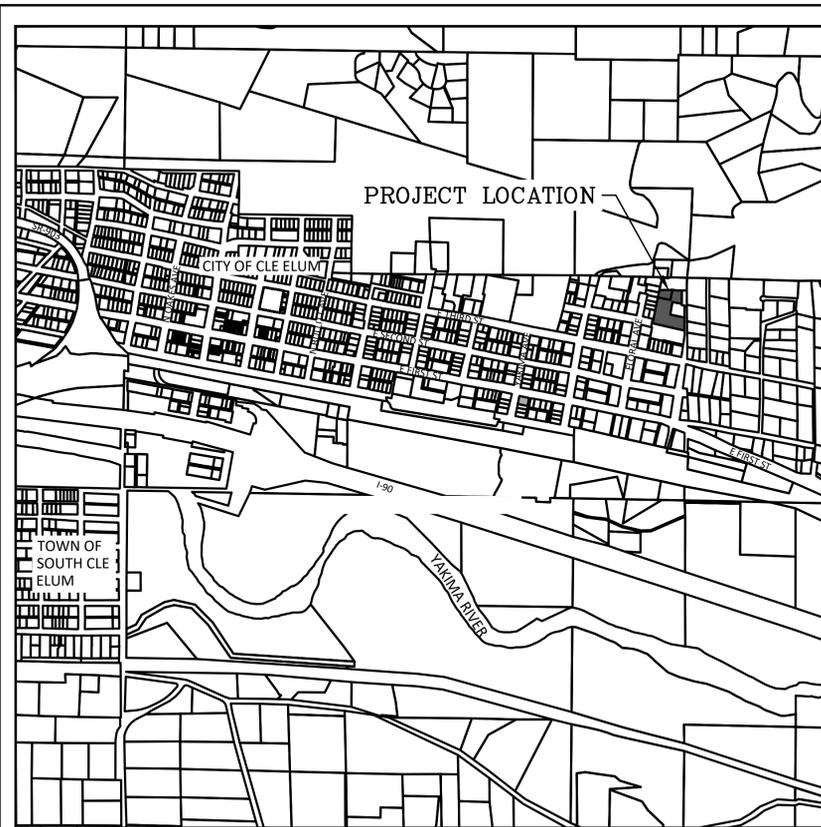


AUDITOR'S CERTIFICATE **202509110027**
 Filed for record this 11TH day of SEPTEMBER,
 2025, at 2:55 P.M., in Book 47 of Surveys at
 page(s) 83 at the request of Cruse & Associates.
 BRYAN ELLIOTT BY: *[Signature]*
 KITTITAS COUNTY AUDITOR

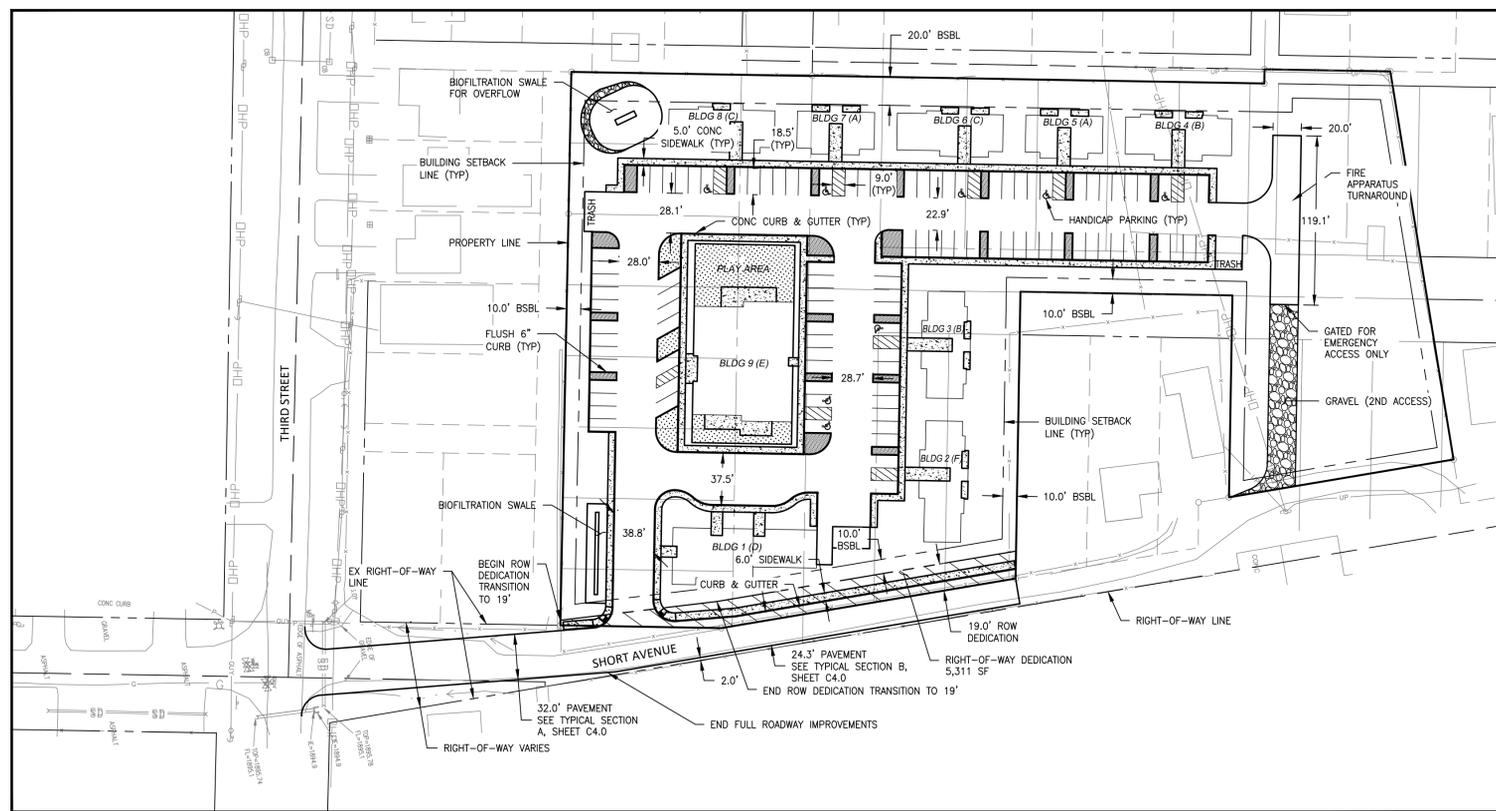
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of TEANAWAY COURT ASSOCIATES in JULY of 2025.
Chris Cruse
 CHRISTOPHER C. CRUSE
 Professional Land Surveyor
 DATE 9/11/2025
 License No. 36815



CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 959
 Ellensburg, WA 98926 (509) 962-8242
TEANAWAY COURT ASSOC.



VICINITY MAP
SCALE: 1"=1000'



SITE PLAN
SCALE: 1"=60'



LEGEND	EXISTING:	PROPOSED:
BOUNDARY LINE/RIGHT-OF-WAY	---	---
LOT LINE	---	---
STREET MONUMENT (IN CONCRETE)	⊕	⊕
PROPERTY CORNER	⊙	⊙
BENCHMARK/CONTROL POINT	⊕	⊕
TEMPORARY BENCHMARK	⊕	⊕
EASEMENT LINE	---	---
CENTERLINE	---	---
CURB/GUTTER/SIDEWALK LINE	---	---
EDGE OF PAVEMENT LINE	---	---
CHAIN LINK FENCE LINE	x	x
SIGN	—	—
STREET LIGHT (ELECTROLIER)	☆	☆
CONTOUR LINE (MAJOR)	1650	1650
CONTOUR LINE (MINOR)	1651	1651
CATCH BASIN (TYPE 1)	⊕	⊕
STORM DRAIN MANHOLE/ CATCH BASIN TYPE 2	⊕	⊕
STORM DRAIN LINE	SD	SD
RIP-RAP PAD	⊕	⊕
SANITARY SEWER LINE	SS	SS
SANITARY SEWER CLEANOUT	⊕	⊕
SANITARY SEWER MANHOLE	⊕	⊕
WATERMAIN LINE	W	W
GATE VALVE (MECHANICAL JOINT)	⊕	⊕
GATE VALVE (FLANGE)	⊕	⊕
WATER METER	⊕	⊕
FIRE HYDRANT	⊕	⊕
CAP	⊕	⊕
GAS LINE	G	G
GAS VALVE	⊕	⊕
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	E	E
POWER POLE/UTILITY POLE	⊕	⊕
GUY ANCHOR	⊕	⊕
ELECTRICAL TRANSFORMER/VAULT	⊕	⊕
TELEPHONE VAULT/PEDESTAL	⊕	⊕
TELEPHONE MANHOLE	⊕	⊕
CONCRETE HATCH	⊕	⊕
GRAVEL HATCH	⊕	⊕
PLANTER W/INFILTRATION TRENCH HATCH	⊕	⊕
LANDSCAPE	⊕	⊕

GENERAL NOTES:

- STANDARD SPECIFICATIONS:
 - ALL WORK PERFORMED AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THESE STANDARD DETAILS AND SPECIFICATIONS AND SHALL BE IN CONJUNCTION WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION" ISSUED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION WASHINGTON STATE CHAPTER, WHICH HEREINAFTER SHALL BE REFERRED TO AS "STANDARD SPECIFICATIONS".
 - THE STANDARD SPECIFICATIONS EXCEPT AS THEY MAY BE MODIFIED OR SUPERCEDED BY THESE STANDARD DETAILS AND SPECIFICATIONS SHALL GOVERN ALL PHASES OF WORK FOR, BUT NOT LIMITED TO PUBLIC AND PRIVATE STREETS, DRIVEWAYS, PARKING LOTS, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS, APARTMENTS WITHIN THE CITY OF CLE ELUM LIMITS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR WORK THAT ARE NOT PROVIDED BY THE OWNER PRIOR TO START OF CONSTRUCTION.
- PLANS: AN APPROVED SET OF CONSTRUCTION PLANS FOR ALL WORK BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.
- PRE-CONSTRUCTION MEETING: THE CITY OF CLE ELUM MAY REQUIRE A PRE-CONSTRUCTION CONFERENCE PRIOR TO STARTING ANY CONSTRUCTION ON THE PROJECT. ONE WEEK'S NOTICE IS REQUIRED FOR SCHEDULING PRE-CONSTRUCTION MEETINGS.
- INSPECTION: THE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO STARTING ANY TYPE OF CONSTRUCTION INCLUDING CLEARING AND GRUBBING, SANITARY SEWERS, STORM SEWERS, WATER MAINS, FIRE PROTECTION SERVICES AND/OR SUPPLY MAINS, CURBS AND GUTTERS, SIDEWALKS, DRIVEWAYS, STREET GRADING AND PAVING OR UTILITIES AND SURFACE IMPROVEMENTS.
- NOISE CONTROL: THE CITY OF CLE ELUM NOISE ORDINANCE IS FROM 10:00PM TO 7:00AM. ANY CONSTRUCTION WORK THAT NEEDS TO BE DONE DURING THIS TIME SHALL BE APPROVED BY THE CITY COUNCIL OR THE CITY OF CLE ELUM. CONTRACTOR SHALL MAKE REQUEST IN WRITING ONE WEEK BEFORE NEXT COUNCIL MEETING. REQUEST SHALL STATE DATES AND TIMES FOR THE WORK IN REQUEST.
- DEFECTIVE MATERIALS AND WORKMANSHIP: MATERIALS, WORK OR WORKMANSHIP WHICH, IN THE OPINION OF THE ENGINEER, DO NOT CONFORM TO THESE SPECIFICATIONS AND PLANS, OR FAIL TO MEET THE TESTS HEREIN DESCRIBED OR ARE NOT EQUAL TO THE SAMPLES SUBMITTED TO AND APPROVED BY THE ENGINEER OR ARE IN ANY WAY UNSATISFACTORY OR UNSUITED TO THE PURPOSE FOR WHICH THEY ARE INTENDED WILL BE REJECTED. THE CONTRACTOR SHALL REMOVE FROM THE WORK AND ITS VICINITY WITHOUT DELAY ALL REJECTED MATERIALS.
- DUST CONTROL: THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, AND MEANS REQUIRED AND SHALL CARRY OUT PROTECTIVE MEASURES WHEREVER AND SO OFTEN AS NECESSARY TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY OR CAUSING NUISANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM DUST ORIGINATING FROM HIS OPERATIONS. THE DUST ABATEMENT MEASURES SHALL BE CONTINUED UNTIL ALL REQUIRED RESURFACING IS COMPLETE OR UNTIL THE CONTRACTOR HAS COMPLETED ARRANGEMENTS WITH THE PROPER AUTHORITIES WHEREBY HE IS RELIEVED OF FURTHER RESPONSIBILITY. ALL COMPENSATION TO BE RECEIVED FOR DUST CONTROL SHALL BE INCLUDED IN THE PRICES NAMED FOR APPROPRIATE ITEMS ON THE BIDDING SHEET. THE CONTRACTOR SHALL HAVE A DAILY SCHEDULE TO WATER STREETS FOR DUST CONTROL.

DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

SHEET NOTES:

- ALL CONSTRUCTION TECHNIQUES AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF CLE ELUM STANDARD PLANS AND SPECIFICATIONS AND AS SHOWN IN THESE PLANS.
- PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS AND CURBS THAT ARE TO REMAIN BUT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE INSPECTOR.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF CLE ELUM FIRE DEPARTMENT TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUT-OFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE CONTRACTOR SHALL ALSO NOTIFY THE FIRE DEPARTMENT OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
- ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL ACTIVE CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL PROVIDE FOR ALL COMPACTION TESTS REQUIRED BY THE INSPECTOR.
- BACKFILL MATERIAL SHALL MEET CITY OF CLE ELUM STANDARDS AND SHALL BE APPROVED BY THE CITY PRIOR TO BACKFILLING.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN BEST MANAGEMENT PRACTICES AS SHOWN HEREIN TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE WATER OF THE STATE. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, ADDITIONAL BEST MANAGEMENT PRACTICES MAY BE REQUIRED. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL KEEP ALL STREETS AND PUBLIC RIGHT-OF-WAY CLEAN AT ALL TIMES BY SWEEPING.
- CONTRACTOR SHALL NOT MAKE ANY REVISIONS TO THE PLANS IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERFERE NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS 1-07.23 - TRAFFIC CONTROL, SHALL APPLY.
- ANY TRENCH DEEPER THAN 5 FEET WILL REQUIRE SHORING FOR TRENCH WALL STABILIZATION.

PROPERTY INFORMATION:

PARCEL NUMBER: 113034 (20-15-25050-0202)
123034 (20-15-25050-0501)
PARCEL SIZE: 16,693 SF (0.38 AC)
108,900 SF (2.50 AC)
PROPERTY ADDRESS: XXX CLE ELUM, WA 98943
WATER: CITY OF CLE ELUM
SEWER: CITY OF CLE ELUM

PROJECT TEAM:

OWNER: TEANAWAY COURT ASSOCIATES, LLLP
CLE ELUM, WA 98922
SITE: 110 SOUTH GAMES AVE, STE 250
CLE ELUM, WA 98922
CONTACT: JOHN WOODWORTH
PHONE: 206-316-2677
ENGINEER: ENCOMPASS ENGINEERING & SURVEYING
110 SOUTH GAMES AVE, STE 250
CLE ELUM, WA 98922
PHONE: 509-674-7433
CONTACT: KEN RATLIFF, PE
SURVEYOR: CRUSE & ASSOCIATES
217 E 4TH AVENUE
ELLENSBURG, WA 98926
PHONE: 509-962-8242

SHEET INDEX

TITLE	NO.
COVER SHEET	C0.0
EXISTING CONDITIONS & TESC PLAN	C1.0
OVERALL ON-SITE UTILITY PLAN	C2.0
DRAINAGE PLAN	C3.0
GRADING PLAN	C3.1
ROADWAY PROFILES I	C3.2
ROADWAY PROFILES II	C3.3
SECTION VIEWS	C3.4
ON-SITE SEWER & WATER PLAN	C4.0
ON-SITE SEWER & WATER PROFILES I	C4.1
ON-SITE SEWER & WATER PROFILES II	C4.2
OFF-SITE SEWER & WATER PLAN & PROFILES	C4.3
CONSTRUCTION DETAILS I	C5.0
CONSTRUCTION DETAILS II	C5.1
CONSTRUCTION DETAILS III	C5.2

EARTHWORK QUANTITIES:

TOTAL DISTURBED AREA = 138,563 SF
TOTAL STRIPPINGS = 5,132 CY
TOTAL TOPSOIL = 3,421 CY
STRIPPINGS TO BE HAULED OFF = 1,711 CY
CUT = 3,471 CY
FILL = 2,068 CY
FILL EXPORTED = 1,403 CY



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926



Western Washington Division
161 N. Taylor Street, Suite 201
Pouseth, WA 98077
Phone: 413.393-0350

Eastern Washington Division
110 South Okan Ave. #210
Cle Elum, WA 98922
Phone: (509) 674-7433

ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

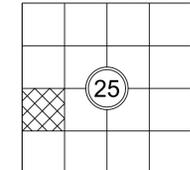
REVISIONS / NOTES	NO	DATE	DESCRIPTION
XXX			



TITLE
COVER SHEET

PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

INDEX LOCATION
SEC. 25 T. 20N R. 15E W.M.



C0.0



0 510 25 50
SCALE 1" = 50'



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104
PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT
XXX N SHORT AVE
CLE ELUM, WA 98926



ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

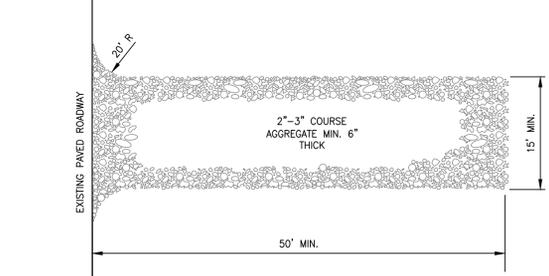
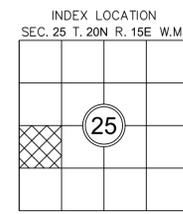
REVISIONS / NOTES	NO	DATE	DESCRIPTION
XXX			



TITLE
EXISTING CONDITIONS & TESC PLAN

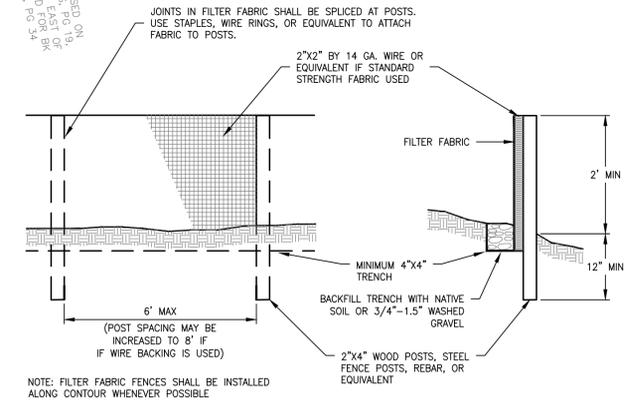
PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

C1.0



- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

① ROCK CONSTRUCTION ENTRANCE
NTS

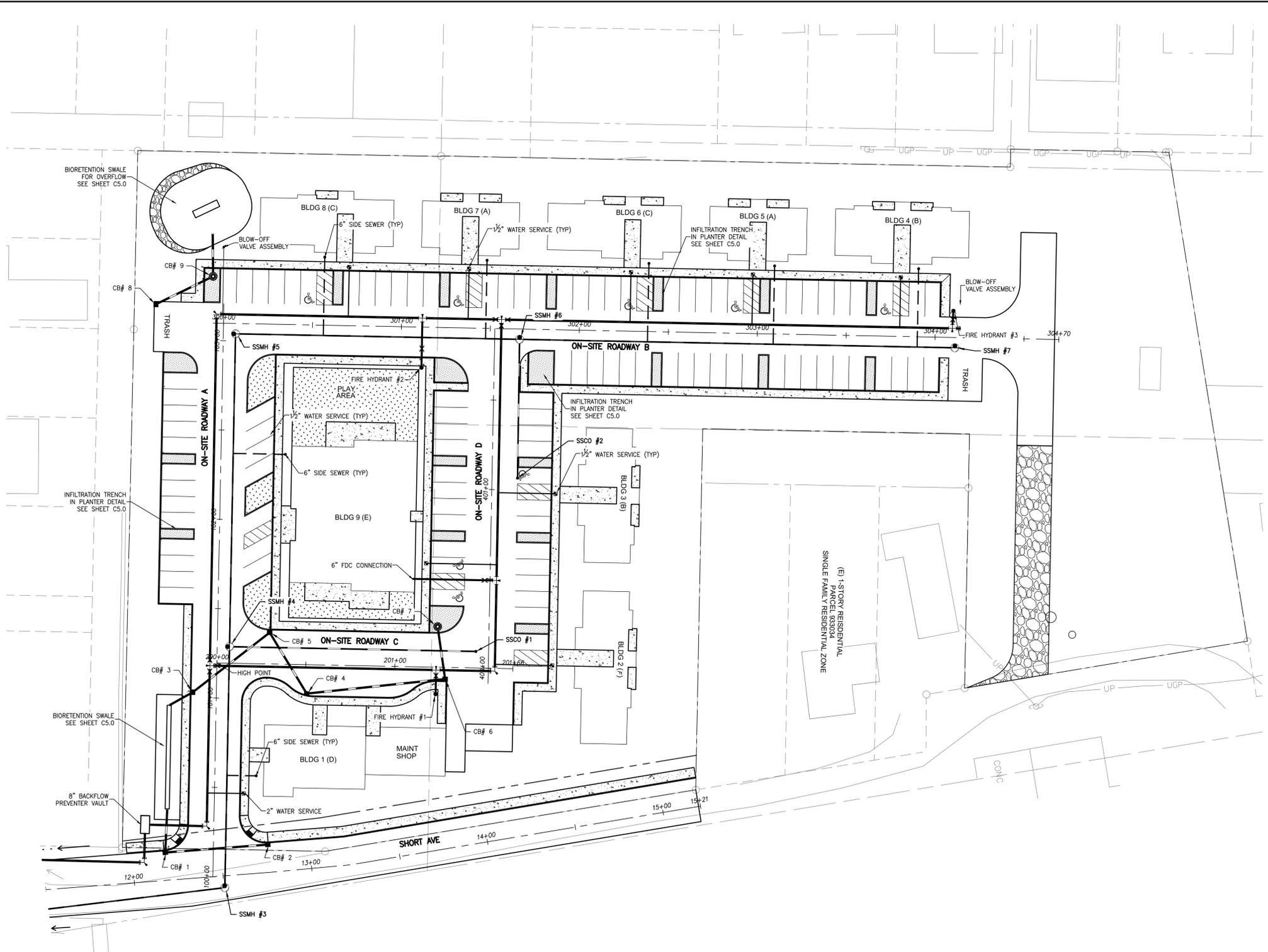


NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

② SILT FENCE
NTS

RECOMMENDED CONSTRUCTION SEQUENCE:

- PRE-CONSTRUCTION MEETING.
- INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- GRADE DRAINAGE SWALES AND INSTALL CHECK DAMS, IF REQUIRED.
- INSTALL CULVERT INLET AND OUTLET PROTECTION AS NEEDED.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.). SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT, IF REQUIRED.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH PLANS & DOE "BEST MANAGEMENT PRACTICES"
- RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN CONFORMANCE.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN TEN DAYS DURING THE DRY SEASON OR FIVE DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPs REMOVED IF APPROPRIATE.



SMR Architects
 117 S. Main St., Suite 400
 Seattle, WA 98104
 PH: 206.623.1104
 FX: 206.623.5285



TEANAWAY COURT
 XXX N SHORT AVE
 CLE ELUM, WA 98926



ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
 By Virgil Amick at
 12:21 pm, October 31, 2025

REVISIONS / NOTES	NO	DATE	DESCRIPTION
	XXX		



TITLE
OVERALL ON-SITE UTILITY PLAN

PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

INDEX LOCATION
 SEC. 25 T. 20N R. 15E W.M.

811
 Know what's below.
 Call before you dig.

C2.0

TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926

ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

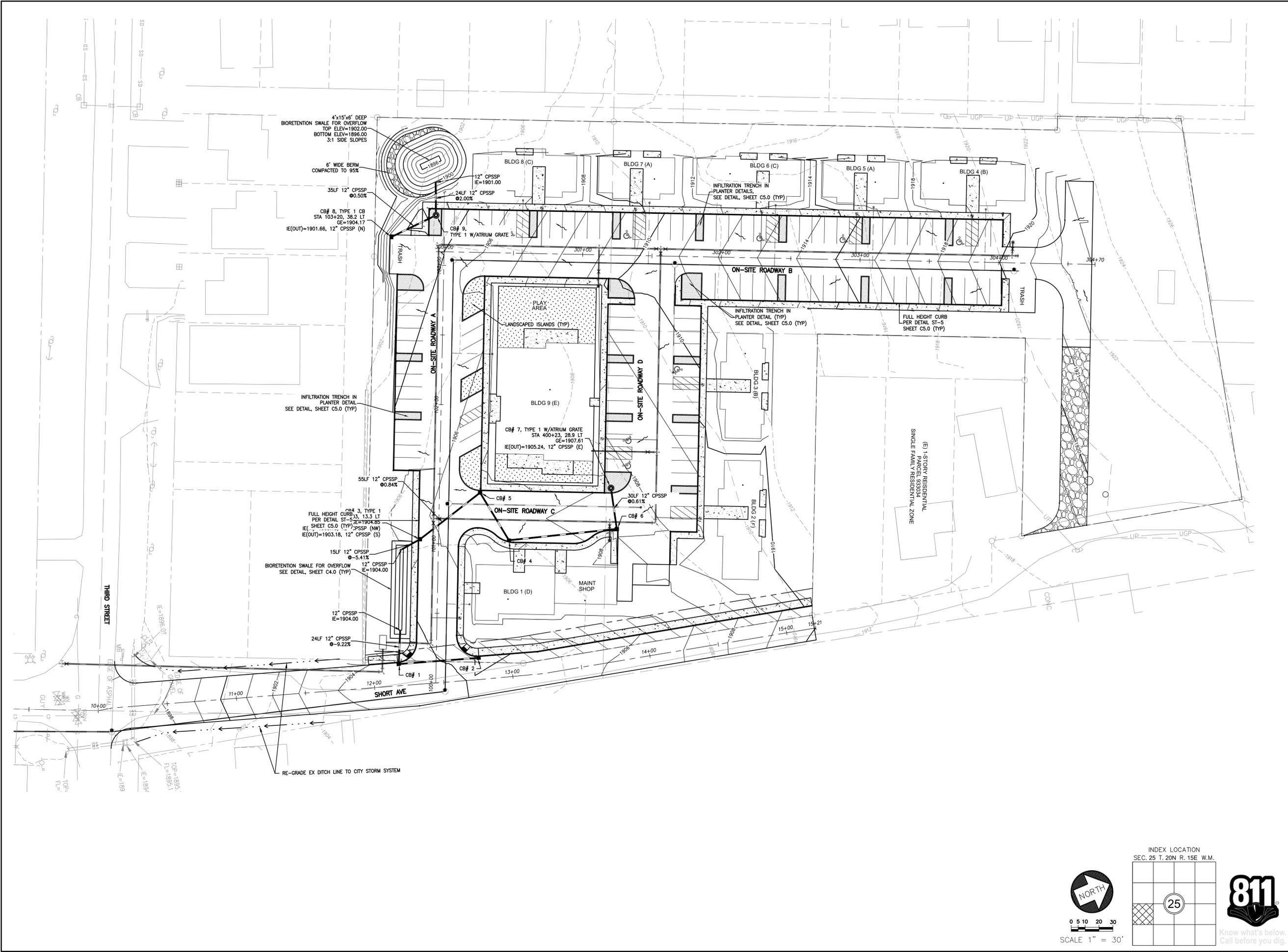
REVISIONS / NOTES	NO	DATE	DESCRIPTION
	XXX		



TITLE
DRAINAGE PLAN

PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

C3.0



SCALE 1" = 30'



TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926

ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

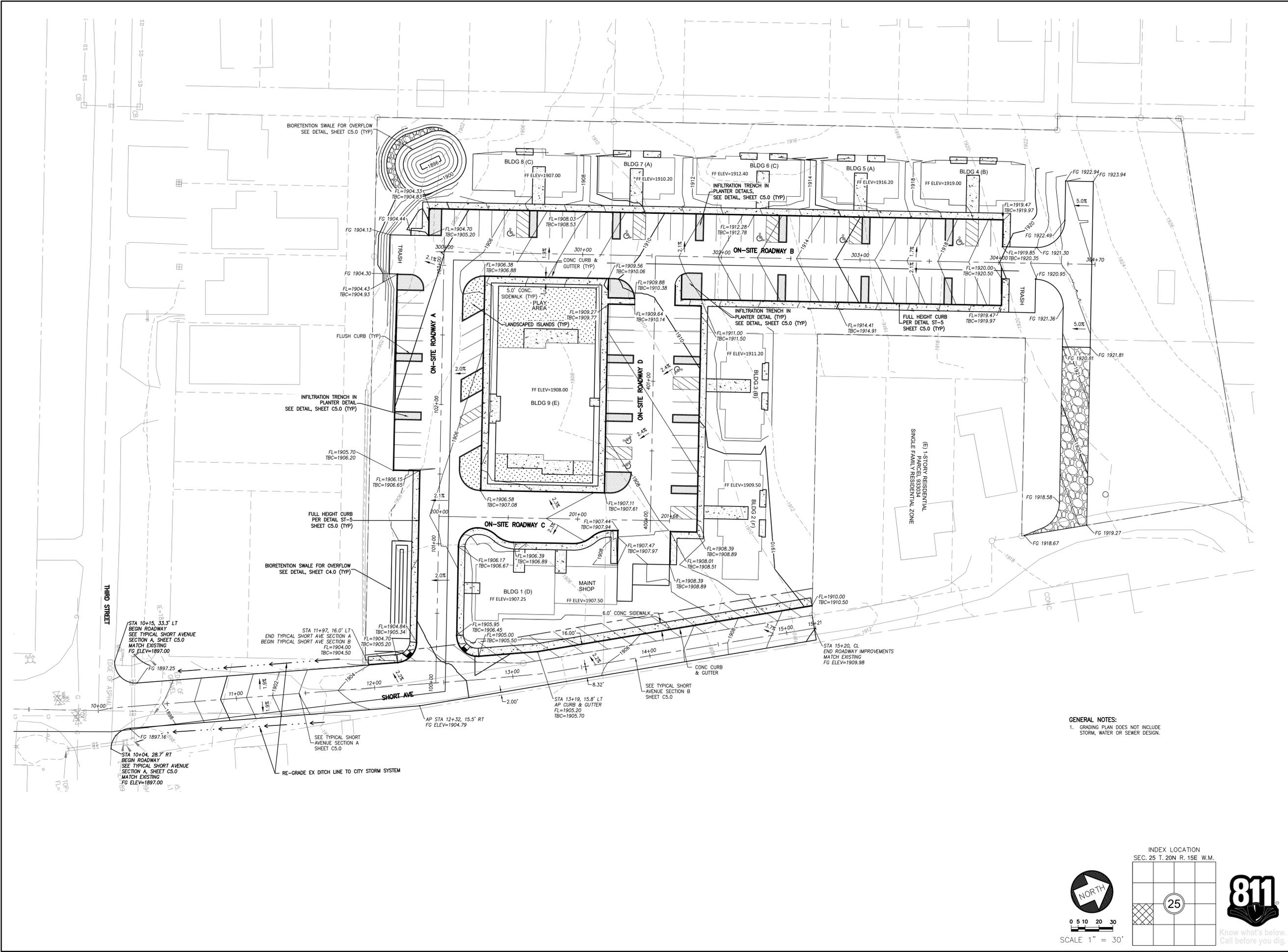
REVISIONS / NOTES	NO	DATE	DESCRIPTION
	XXX		



TITLE
GRADING PLAN

PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

C3.1



GENERAL NOTES:
1. GRADING PLAN DOES NOT INCLUDE STORM, WATER OR SEWER DESIGN.



ISSUED SETS	
NO	DATE DESCRIPTION
01	09/30/2025 BUILDING PERMIT

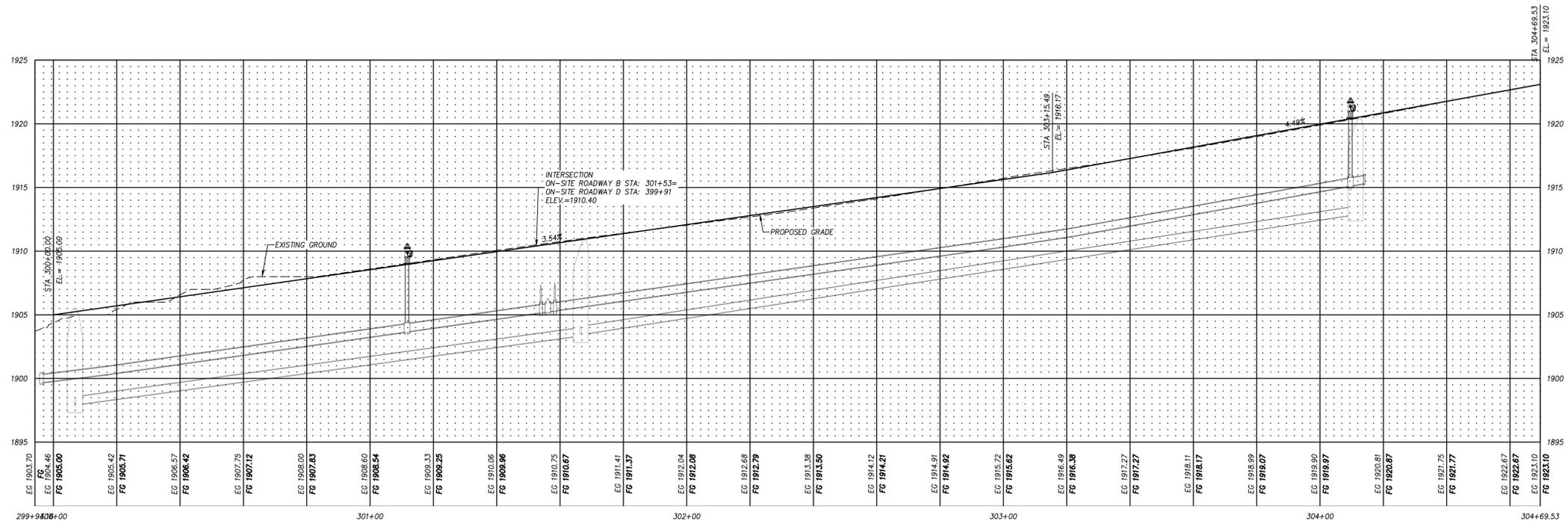
RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

REVISIONS / NOTES	
NO	DATE DESCRIPTION
XXX	

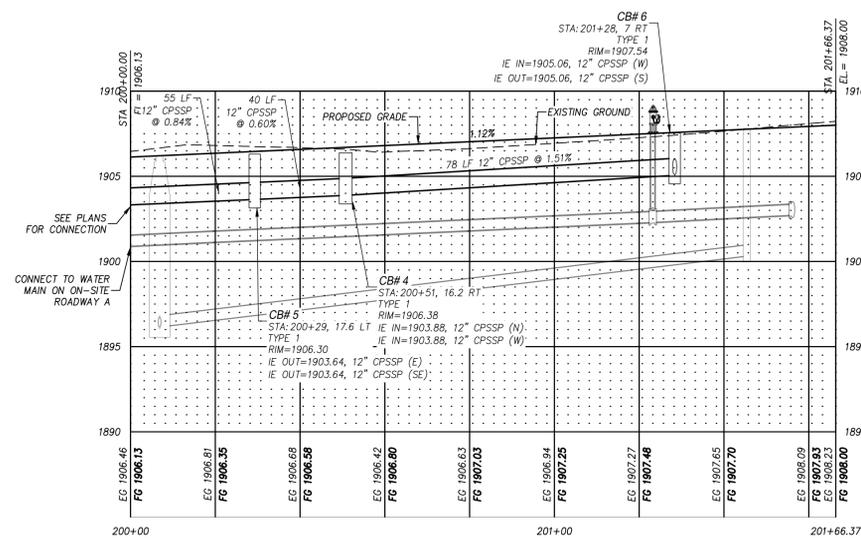


TITLE
ROADWAY PROFILES II

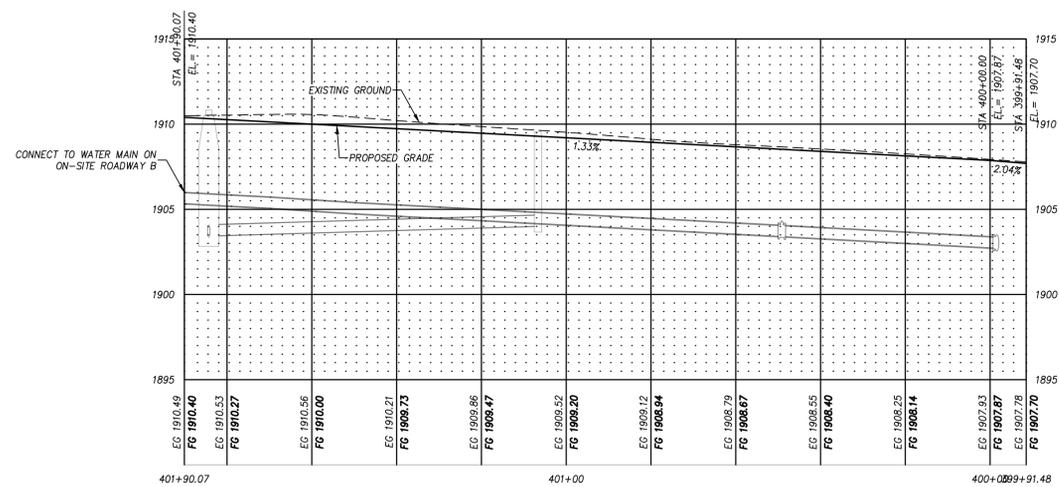
PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	



ON-SITE ROADWAY B
SCALE: HORIZ. 1"=20', VERT. 1"= 5'



ON-SITE ROADWAY C
SCALE: HORIZ. 1"=20', VERT. 1"= 5'



ON-SITE ROADWAY D
SCALE: HORIZ. 1"=20', VERT. 1"= 5'

ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

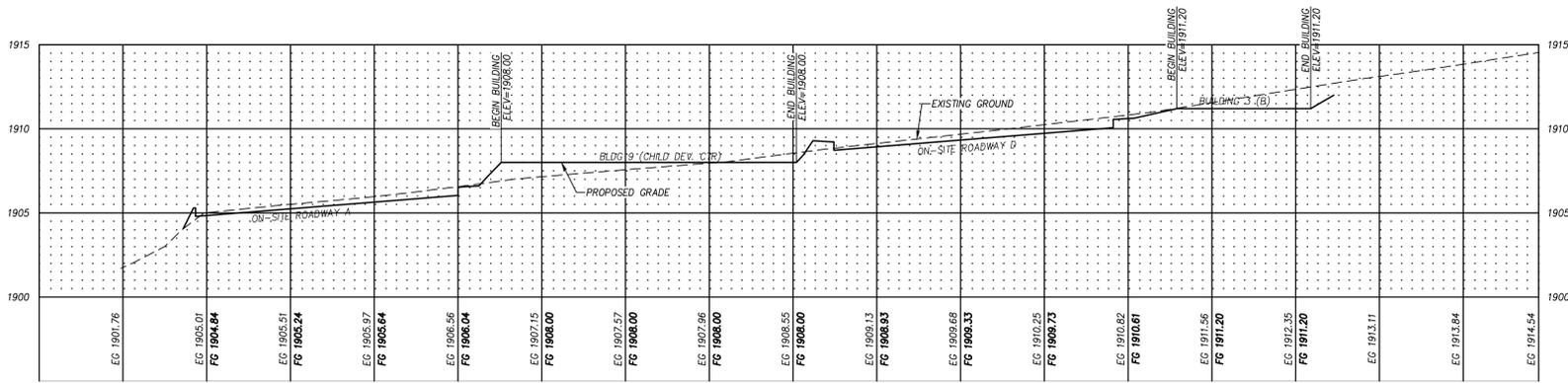
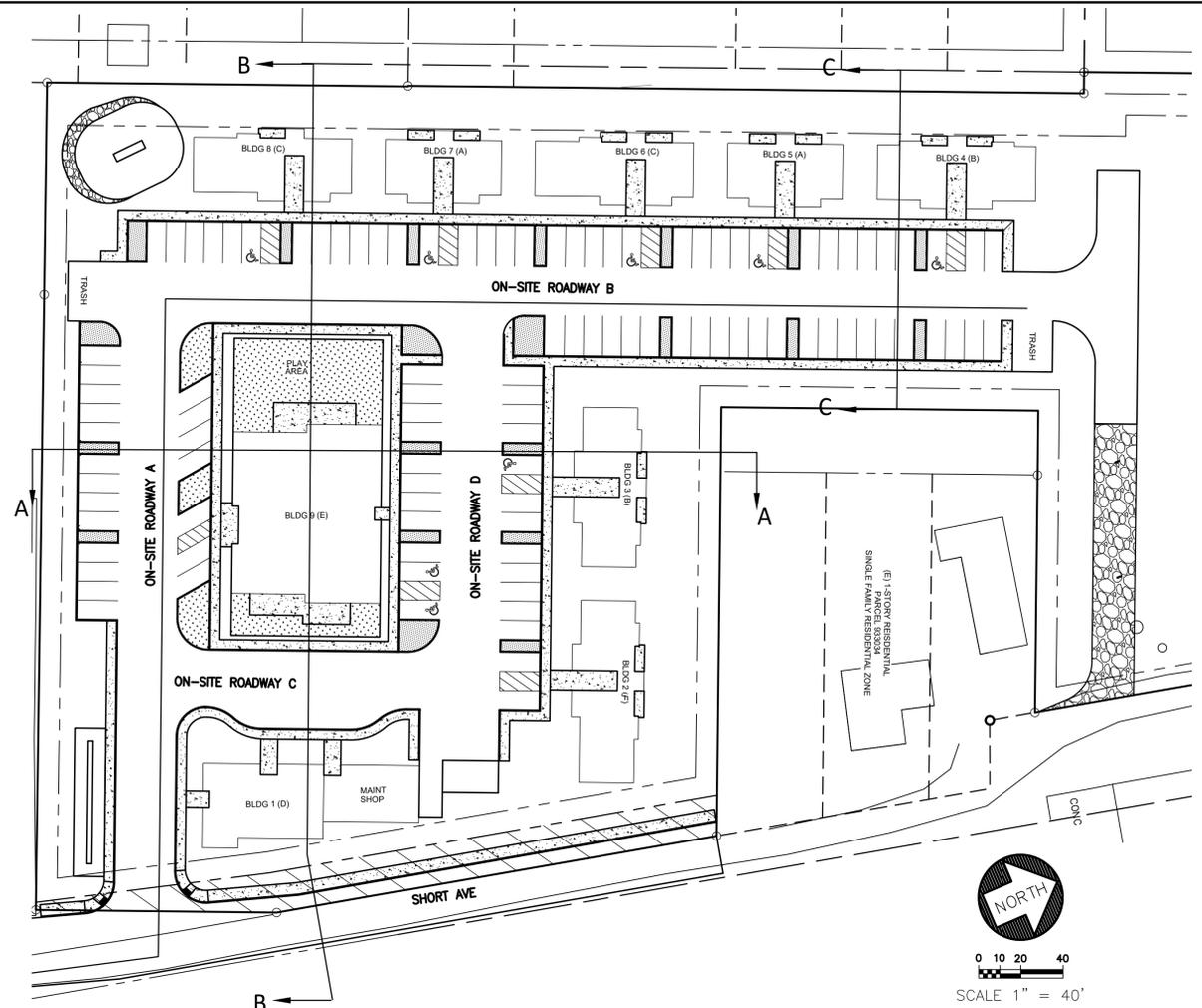
REVISIONS / NOTES	NO	DATE	DESCRIPTION
	XXX		



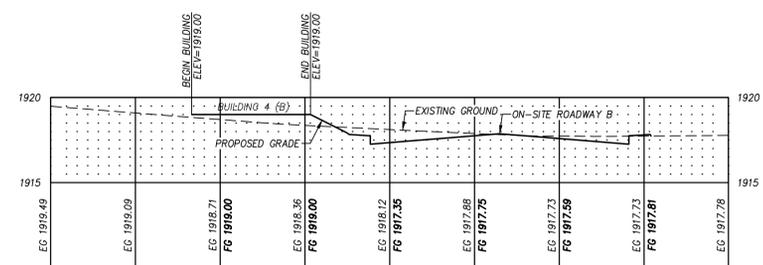
TITLE
SECTION VIEWS

PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

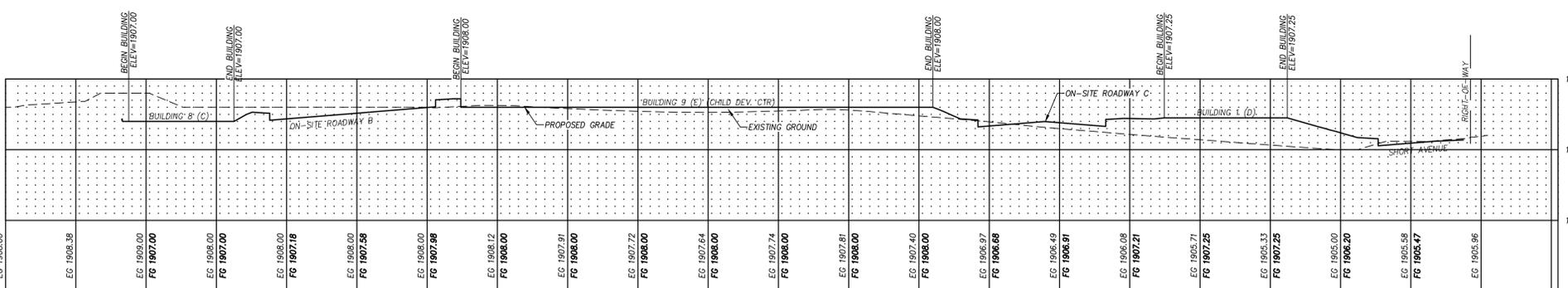
C3.4



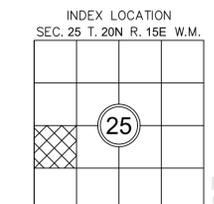
SECTION A
SCALE: HORIZ. 1"=20', VERT. 1"= 5'

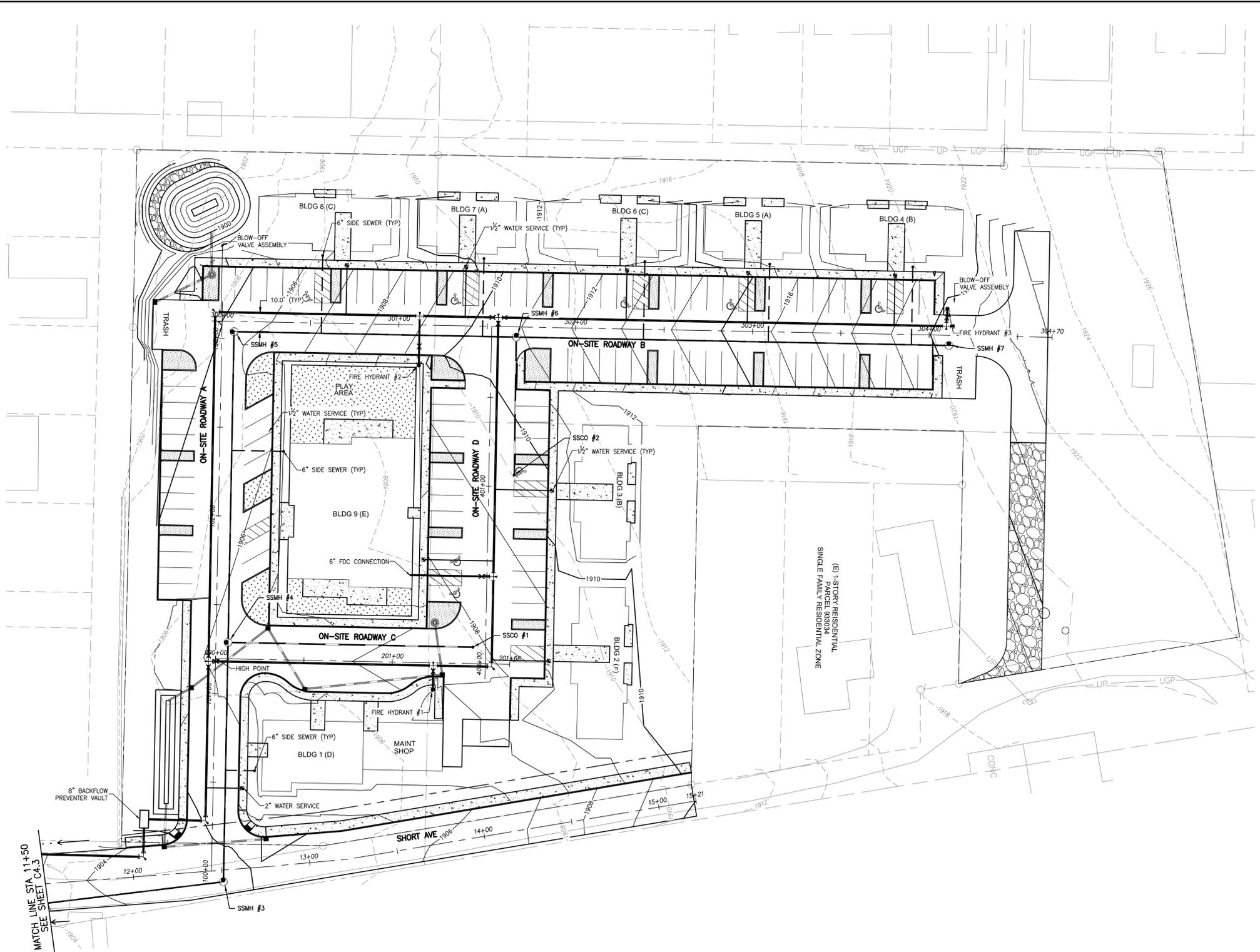


SECTION C
SCALE: HORIZ. 1"=20', VERT. 1"= 5'

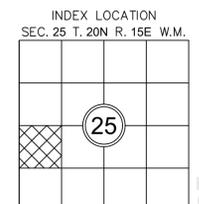
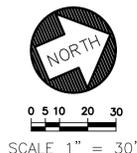


SECTION B
SCALE: HORIZ. 1"=20', VERT. 1"= 5'





MATCH LINE STA 11+50
SEE SHEET C4.3



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926



Western Washington Division
110 South Okan Ave. #210
Fogah, WA 98027
Phone: (425) 392-0250

Eastern Washington Division
110 South Okan Ave. #210
Cle Elum, WA 98922
Phone: (509) 674-7413

ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

REVISIONS / NOTES	NO	DATE	DESCRIPTION
	XXX		



TITLE
ON-SITE SEWER & WATER PLAN

PERMIT #
DRAWN **TJS**
CHECKED **KCR**
ISSUE DATE **10/29/2025**
PROJECT # **25003**
SHEET #

C4.0

TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926

ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

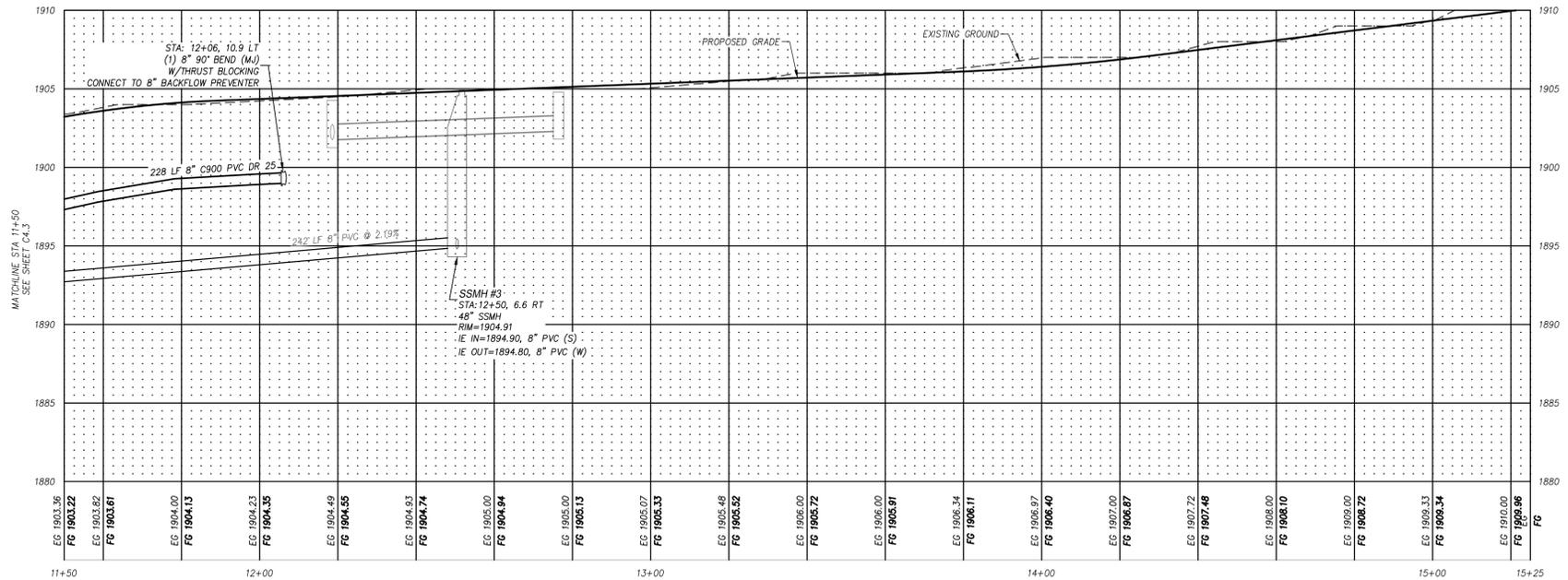
REVISIONS / NOTES	NO	DATE	DESCRIPTION
XXX			



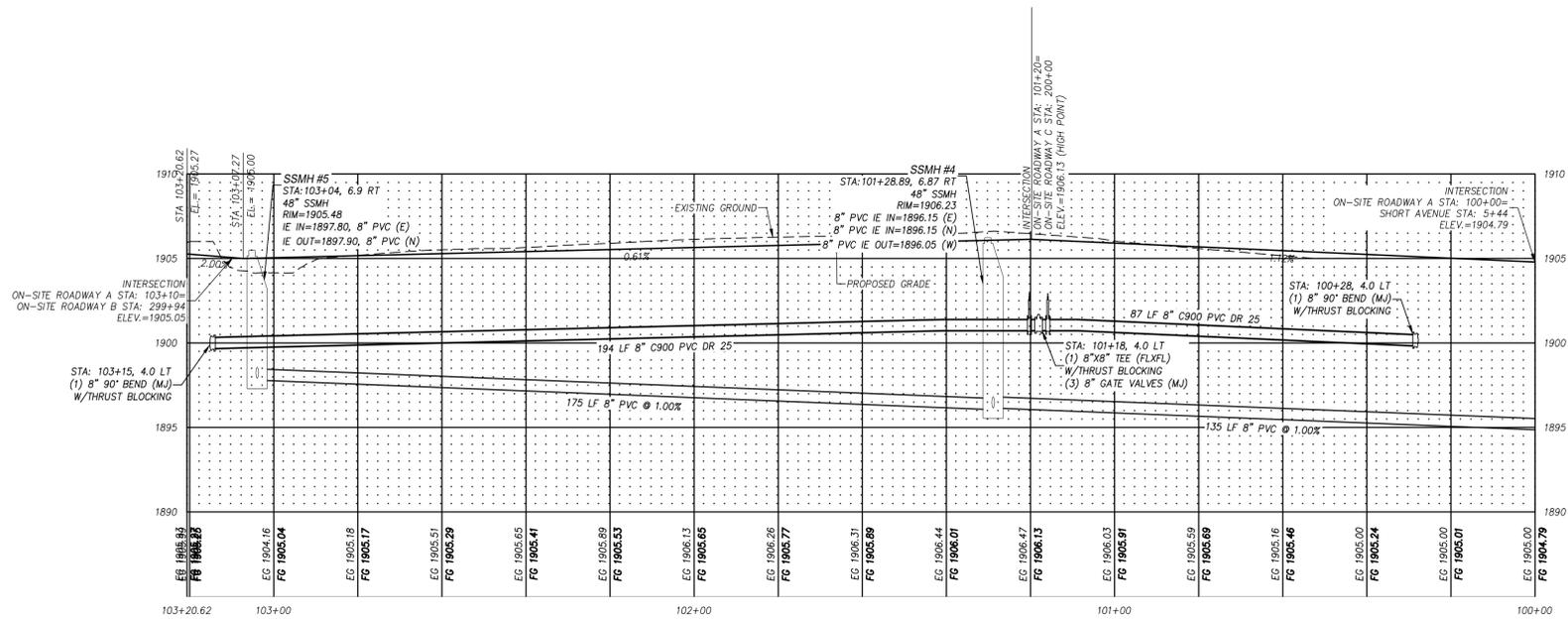
TITLE
ON-SITE SEWER & WATER PROFILES I

PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

C4.1



UTILITIES - SHORT AVENUE
SCALE: HORIZ. 1"=20', VERT. 1"= 5'

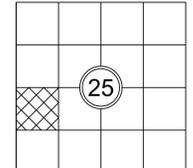


ON-SITE ROADWAY A
SCALE: HORIZ. 1"=20', VERT. 1"= 5'



SCALE 1" = 30'

INDEX LOCATION
SEC. 25 T. 20N R. 15E W.M.



ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

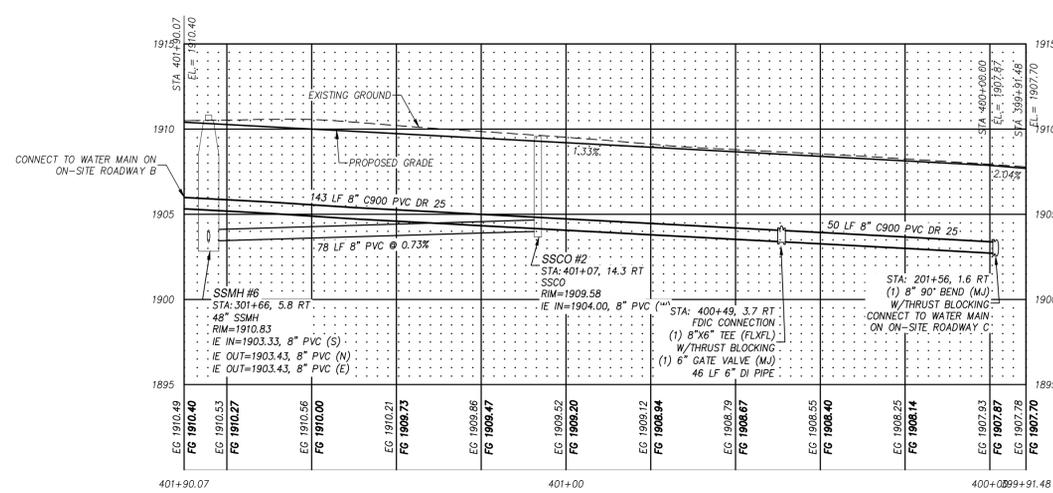
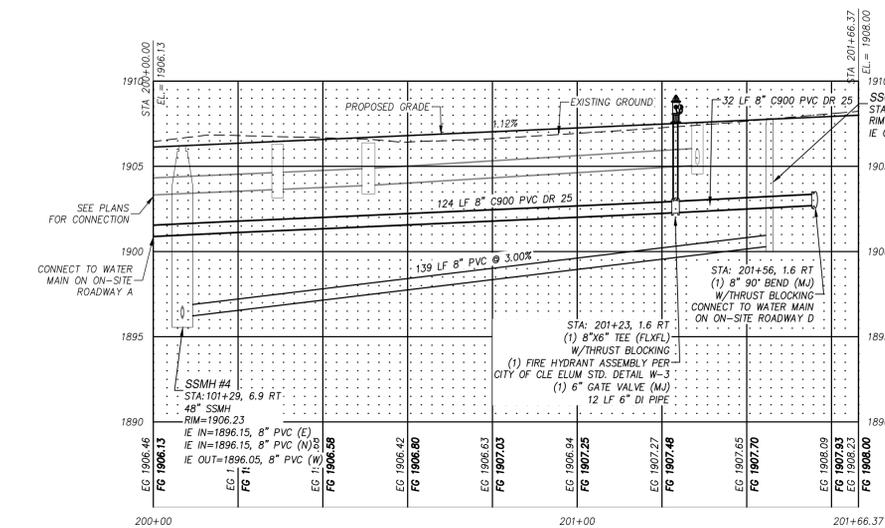
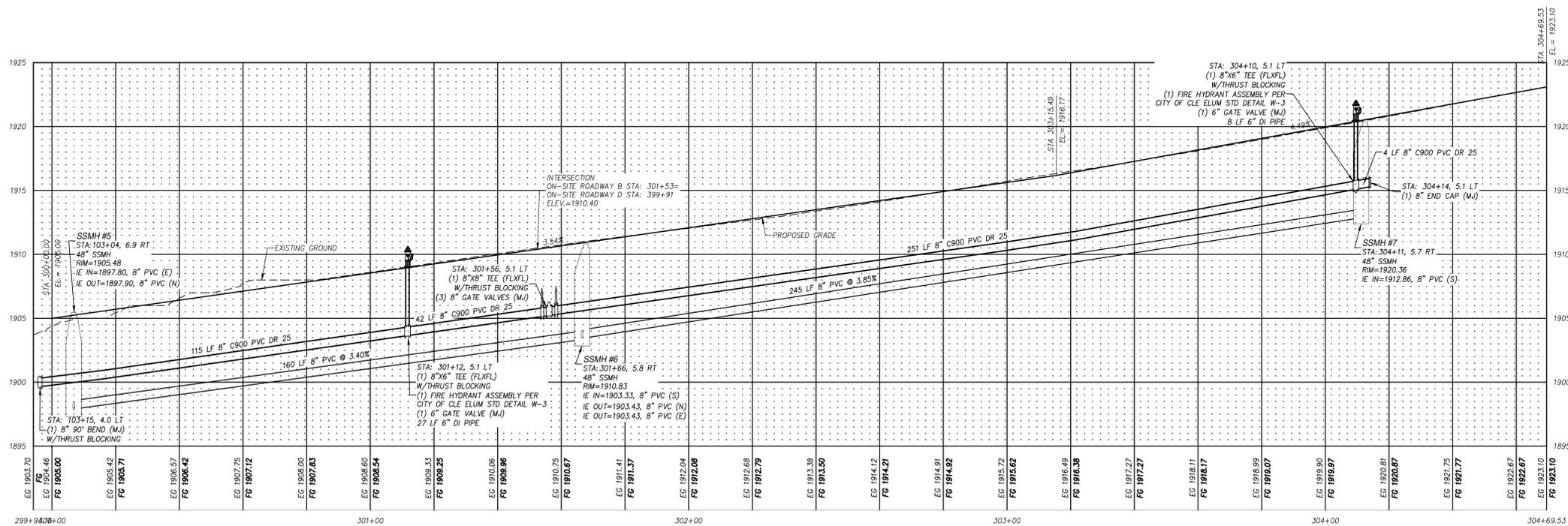
REVISIONS / NOTES	NO	DATE	DESCRIPTION
XXX			



TITLE
ON-SITE SEWER & WATER PROFILES II

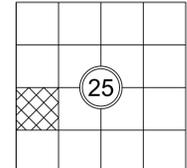
PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

C4.2



SCALE 1" = 30'

INDEX LOCATION
SEC. 25 T. 20N R. 15E W.M.





SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926



Western Washington Division
110 South Okanogan Ave., #250
Kingsport, WA 98007
Phone: (425) 392-0250

Eastern Washington Division
110 South Okanogan Ave., #250
Cle Elum, WA 98922
Phone: (509) 674-7413

ISSUED SETS	NO	DATE	DESCRIPTION
01	09/30/2025	BUILDING PERMIT	

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

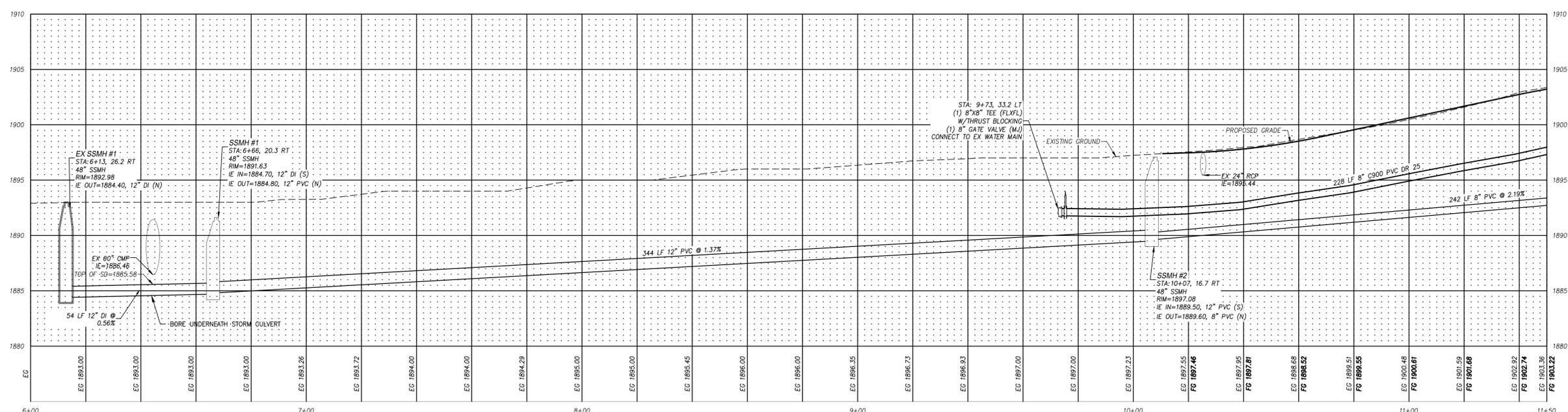
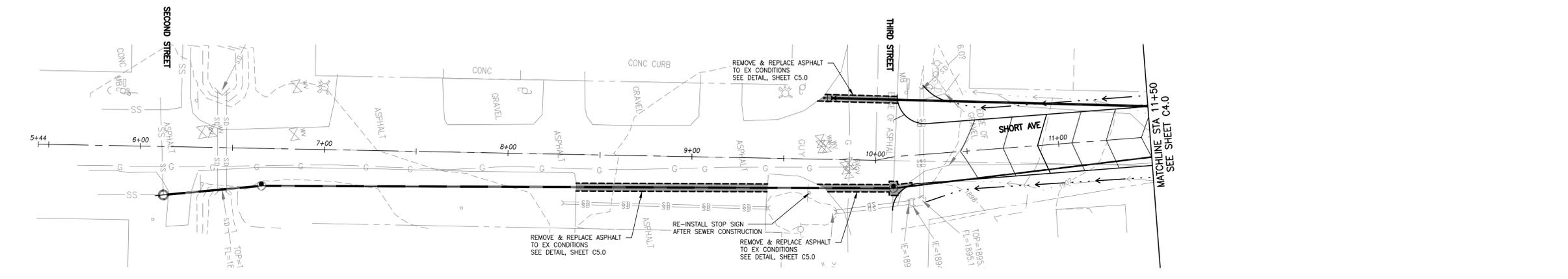
REVISIONS / NOTES	NO	DATE	DESCRIPTION
XXX			



TITLE
**OFF-SITE
SEWER &
WATER PLAN &
PROFILES**

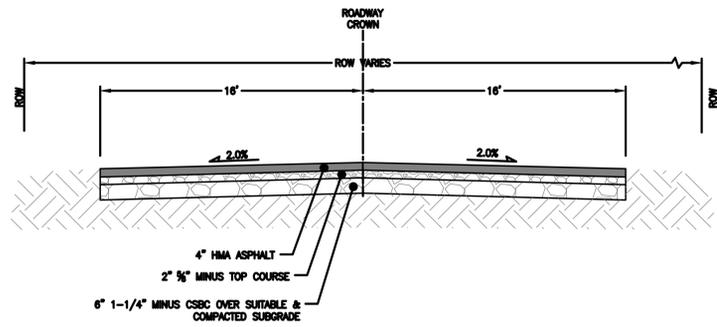
PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

C4.3

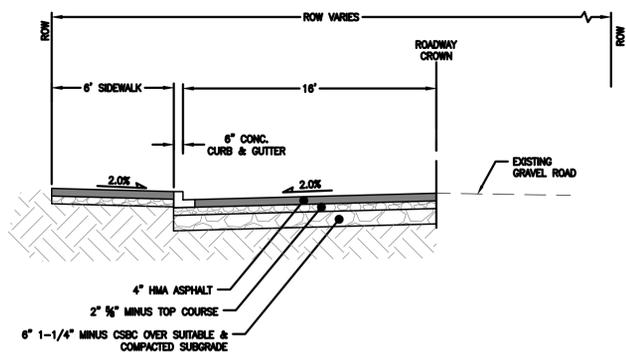


OFF-SITE UTILITIES - SHORT AVENUE
SCALE: HORIZ. 1"=20', VERT. 1"= 5'

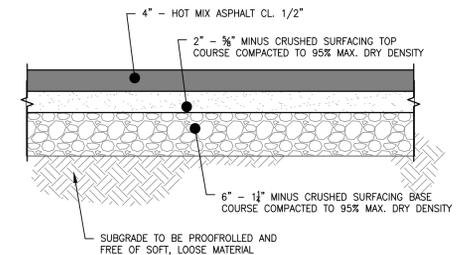




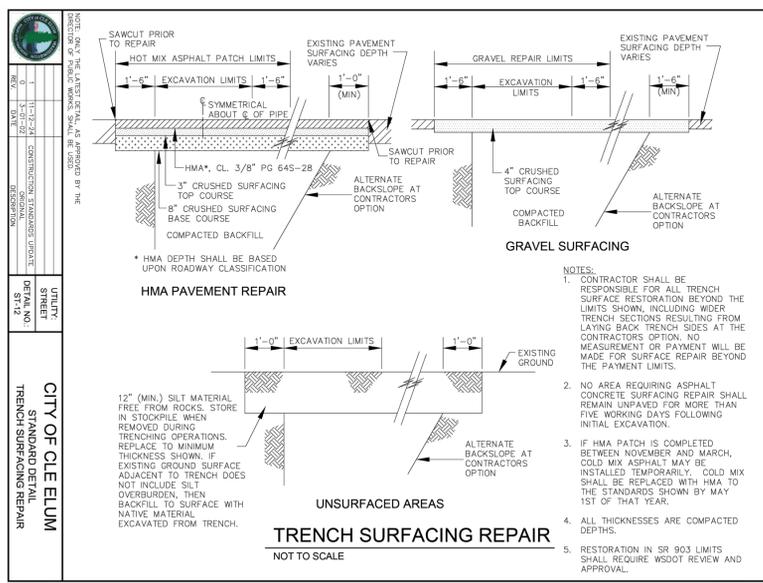
TYPICAL SHORT AVENUE SECTION A
N.T.S.



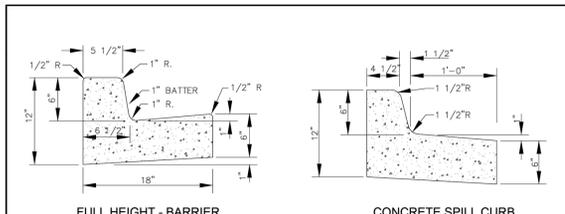
TYPICAL SHORT AVENUE SECTION B
N.T.S.



ASPHALT PAVING SECTION
N.T.S.

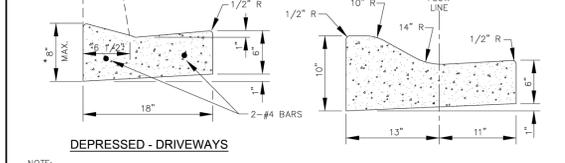


TRENCH SURFACING REPAIR
NOT TO SCALE



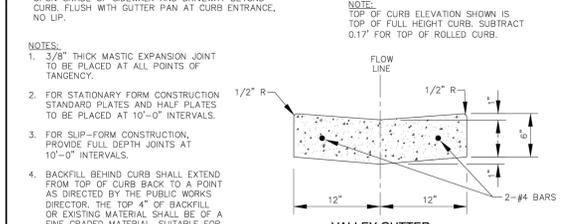
FULL HEIGHT - BARRIER

CONCRETE SPILL CURB



DEPRESSED - DRIVEWAYS

ROLLED CURB



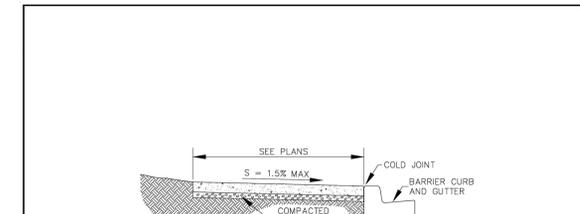
VALLEY GUTTER

CONCRETE CURB AND GUTTER
NOT TO SCALE

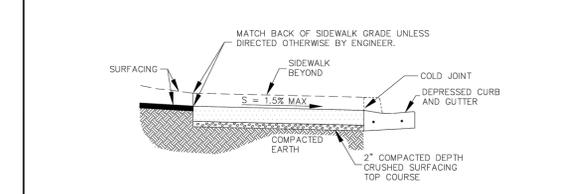
NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

REV.	DATE	DESCRIPTION	UTILITY STREET	DETAIL NO.
1	11-12-24	CONSTRUCTION STANDARDS UPDATE	ST-5	
2	12-20-22	ORIGINAL		

CITY OF CLE ELUM
STANDARD DETAIL
CONCRETE CURB AND GUTTER



4" THICK SIDEWALK SECTION



6" THICK CONCRETE APPROACHES AT DRIVEWAYS AND ADJACENT TO ROLLED CURBS

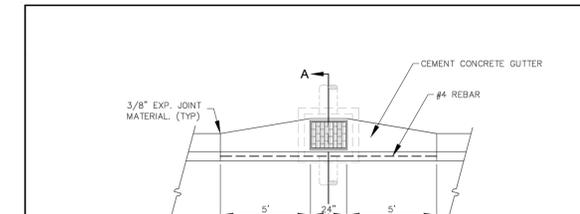
NOTES:
1. DRIVEWAYS SHALL MEET REQUIREMENTS OF SECTION 8-06.
2. DRIVEWAY CONCRETE SHALL DEVELOP 2,500 PSI STRENGTH IN 3 DAYS.

CONCRETE SIDEWALK SECTIONS
NOT TO SCALE

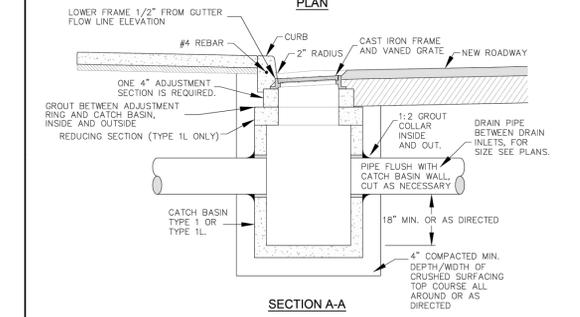
NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

REV.	DATE	DESCRIPTION	UTILITY STREET	DETAIL NO.
1	11-12-24	CONSTRUCTION STANDARDS UPDATE	ST-6	
2	12-20-22	ORIGINAL		

CITY OF CLE ELUM
STANDARD DETAIL
CONCRETE SIDEWALK SECTIONS



CATCH BASIN - TYPE 1/1L
NOT TO SCALE

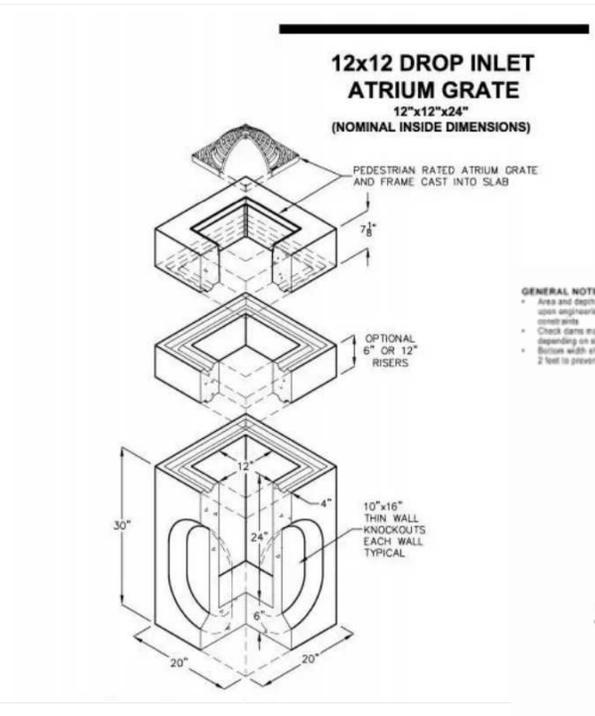


SECTION A-A
CATCH BASIN - TYPE 1/1L
NOT TO SCALE

NOTE: ONLY THE LATEST DETAIL, AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS, SHALL BE USED.

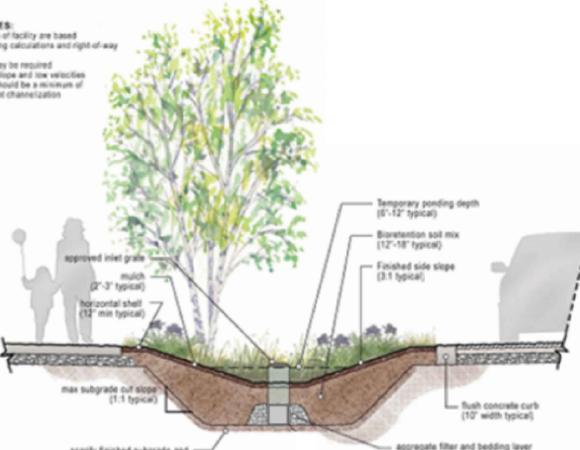
REV.	DATE	DESCRIPTION	UTILITY STREET	DETAIL NO.
1	11-12-24	CONSTRUCTION STANDARDS UPDATE	D-1	
2	12-20-22	ORIGINAL		

CITY OF CLE ELUM
STANDARD DETAIL
CATCH BASIN - TYPE 1/1L

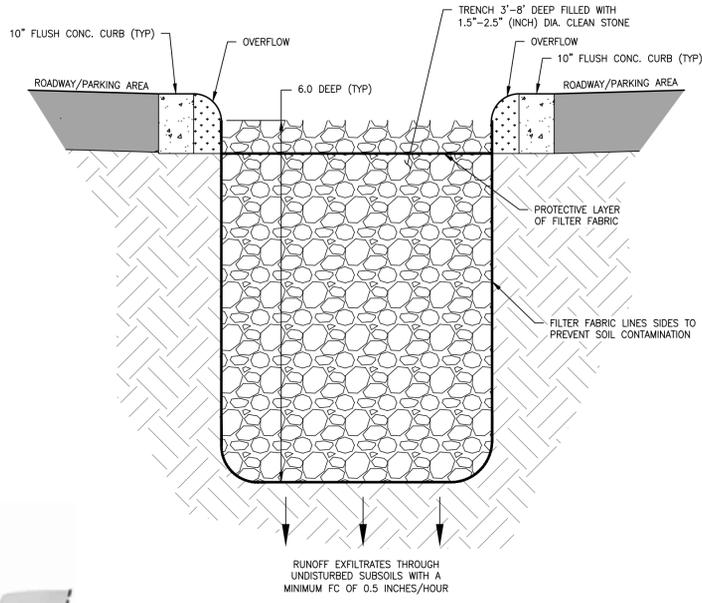


12x12 DROP INLET ATRIUM GRATE
12"x12"x24"
(NOMINAL INSIDE DIMENSIONS)

GENERAL NOTES:
• Area and depth of facility are based upon engineering calculations and right-of-way constraints.
• Check notes may be required depending on slope and use velocities.
• Bottom width should be a minimum of 2 feet to prevent channelization.

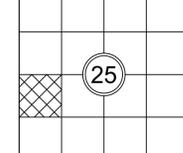


BIORETENTION SWALE
N.T.S.



INFILTRATION TRENCH IN PLANTER SECTION
N.T.S.

INDEX LOCATION
SEC. 25 T. 20N R. 15E W.M.



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104
PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT
XXX N SHORT AVE
CLE ELUM, WA 98926



ISSUED SETS
NO DATE DESCRIPTION
01 09/30/2025 BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

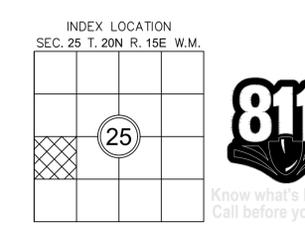
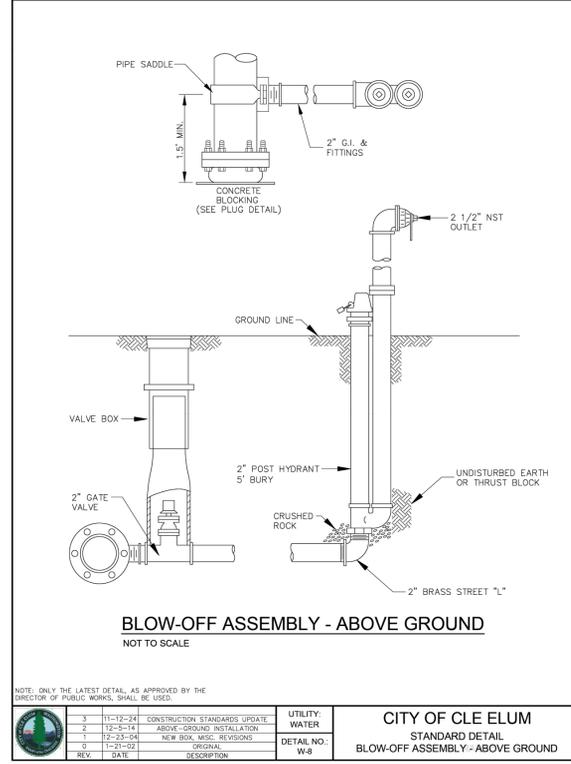
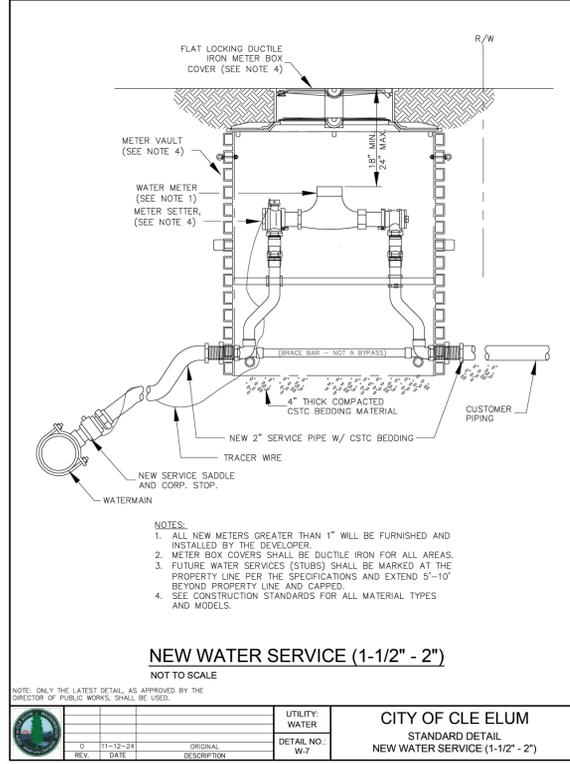
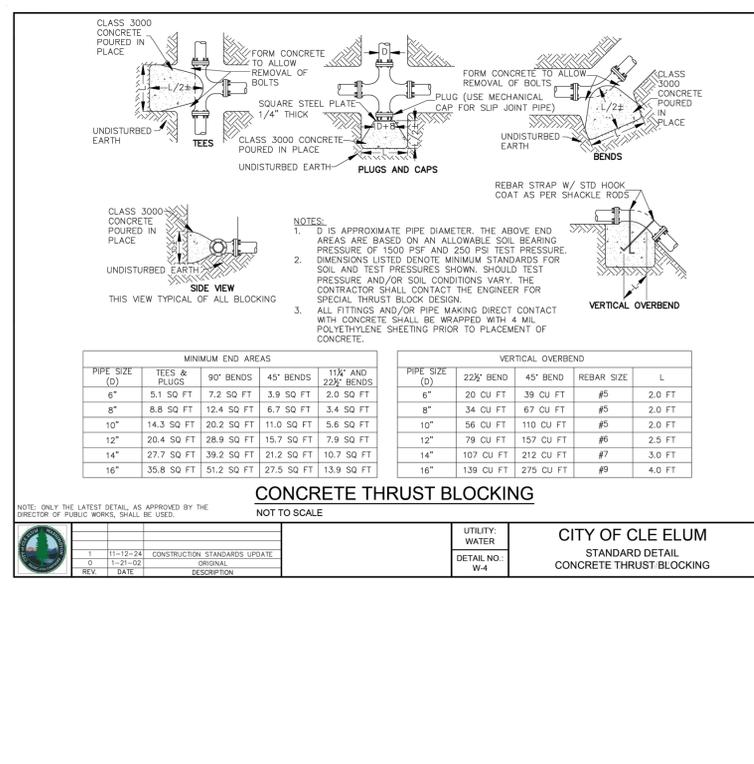
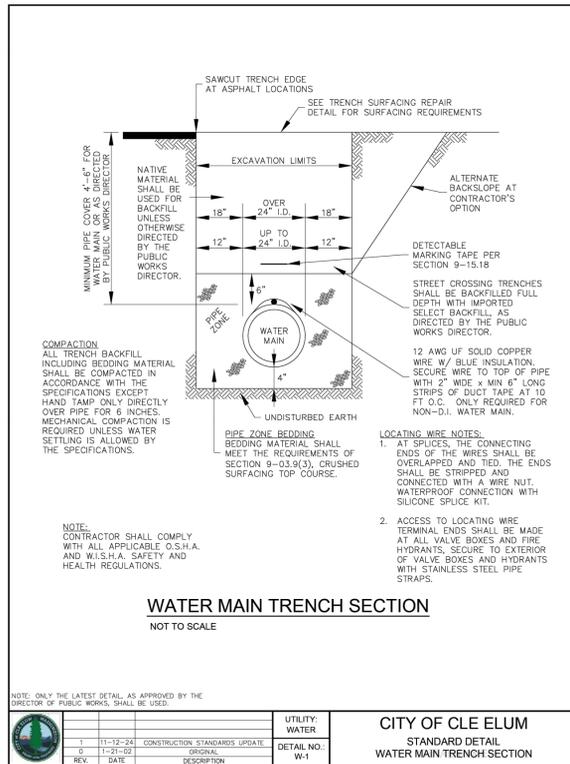
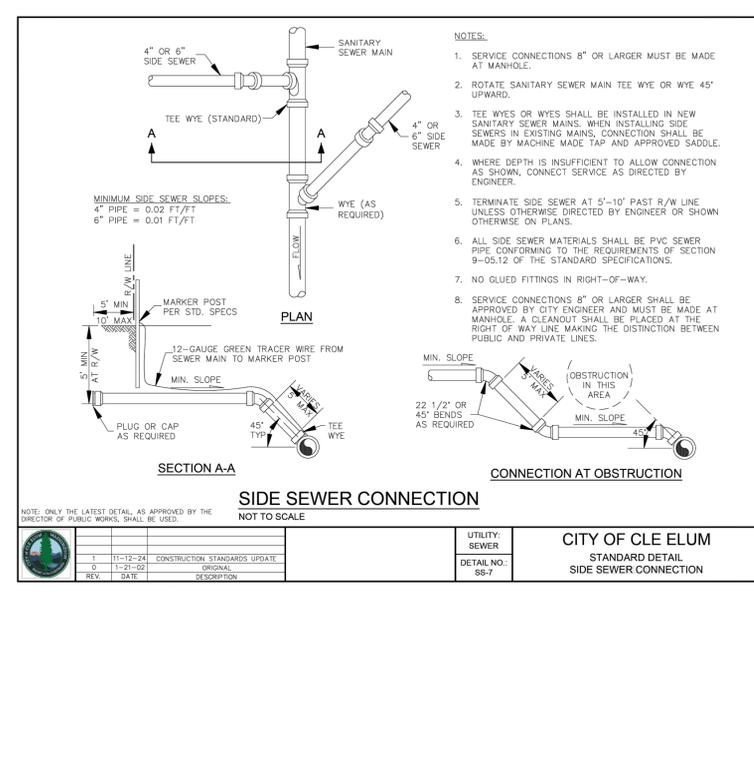
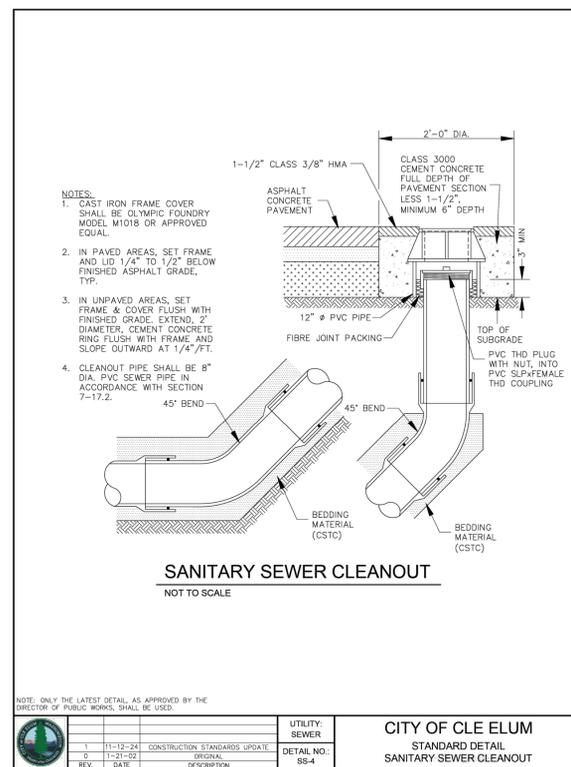
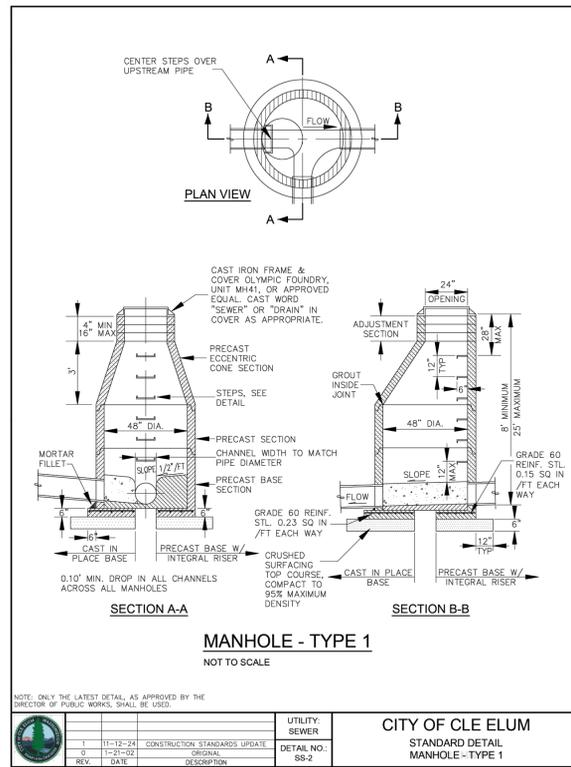
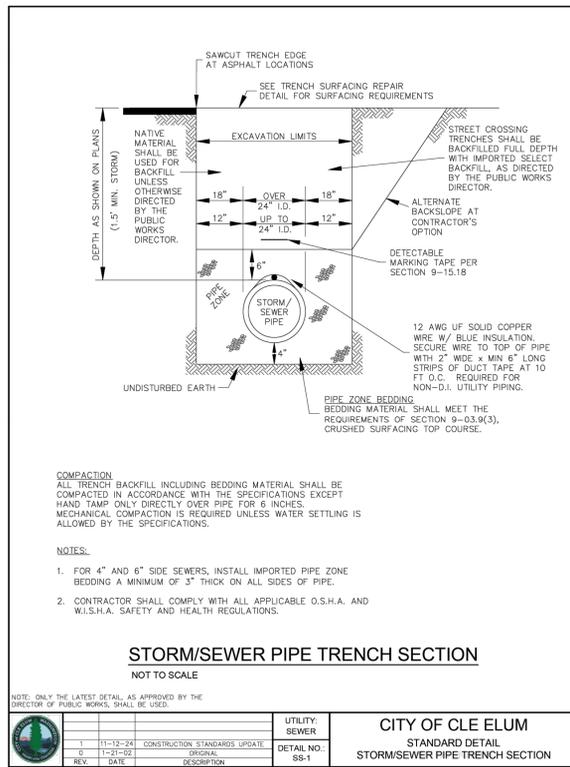
REVISIONS / NOTES
NO DATE DESCRIPTION
XXX



TITLE
CONSTRUCTION DETAILS I

PERMIT #
DRAWN TJS
CHECKED KCR
ISSUE DATE 10/29/2025
PROJECT # 25003
SHEET #

C5.0



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926



Western Washington Division
163 N. Juniper Street, Suite 101
Bellingham, WA 98207
Phone: (360) 392-0250

Eastern Washington Division
110 South Okan Ave. #200
Cle Elum, WA 98922
Phone: (509) 674-7413

ISSUED SETS
NO DATE DESCRIPTION
01 09/30/2025 BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

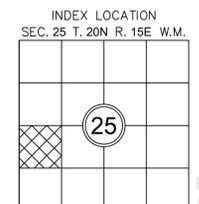
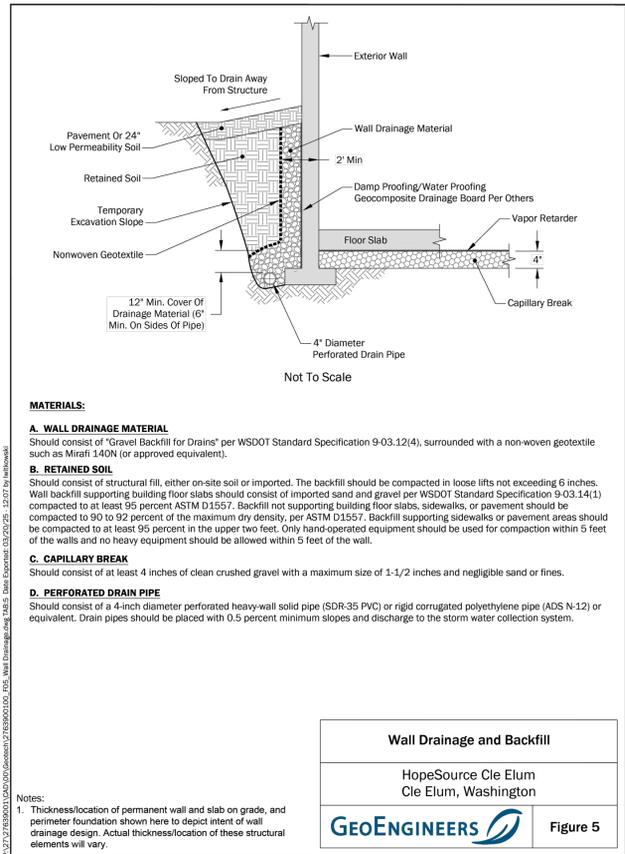
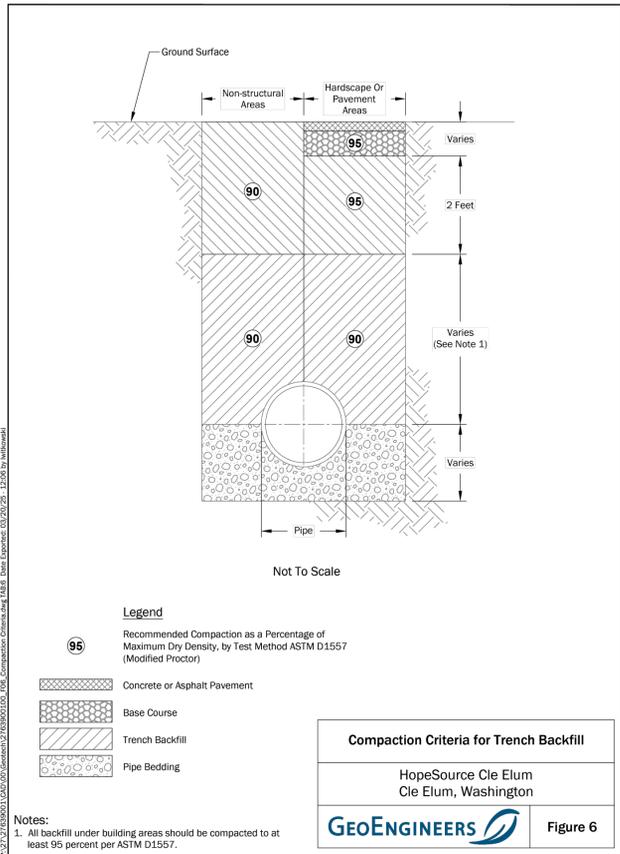
REVISIONS / NOTES
NO DATE DESCRIPTION
XXX



TITLE
CONSTRUCTION DETAILS II

PERMIT #
DRAWN TJS
CHECKED KCR
ISSUE DATE 10/29/2025
PROJECT # 25003
SHEET #

C5.1



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104
PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926



ISSUED SETS	NO	DATE	DESCRIPTION
	01	09/30/2025	BUILDING PERMIT

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

REVISIONS / NOTES	NO	DATE	DESCRIPTION
	XXX		



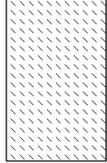
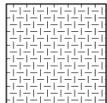
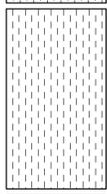
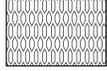
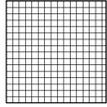
TITLE
CONSTRUCTION DETAILS III

PERMIT #	
DRAWN	TJS
CHECKED	KCR
ISSUE DATE	10/29/2025
PROJECT #	25003
SHEET #	

C5.2

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SIZE	QTY
TREES						
	AC	ACER CIRCINATUM	VINE MAPLE	B&B	6-8' HT	19
	AG4	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	CONT/B&B	6-8' HT	8
	CB	CARPINUS BETULUS	EUROPEAN HORNBEAM	CONT/B&B	2" CAL	1
	GI	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	CONT/B&B	2" CAL	4
	PE	PICEA ENGELMANNII	ENGELMANN SPRUCE	CONT/B&B	6' HT	29
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	CONT/B&B	6' HT	5
	PP2	PINUS PONDEROSA	PONDEROSA PINE	CONT/B&B	6' HT	33

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
SHRUB AREAS						
	AS2	MEDIUM SCREEN BUFFER				10,397 SF
	AS2	AMELANCHIER ALNIFOLIA	SERVICEBERRY	3 GAL	4% @ 120" o.c.	5
	AU2	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	3 GAL	25% @ 36" o.c.	303
	GD	GYMNOCARPUM DRYOPTERIS	OAK FERN	3 GAL	4% @ 12" o.c.	435
	MA	MAHONIA AQUIFOLIUM	OREGON GRAPE	3 GAL	25% @ 36" o.c.	303
	MR2	MAHONIA REPENS	CREeping MAHONIA	3 GAL	25% @ 36" o.c.	303
	PC4	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	3 GAL	4% @ 72" o.c.	11
	PC5	PRUNUS VIRGINIANA	CHOKECHERRY	3 GAL	4% @ 36" o.c.	48
	RS2	RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GAL	4% @ 60" o.c.	17
	RT	RUBUS PARVIFLORUS	THIMBLEBERRY	3 GAL	5% @ 96" o.c.	9
	IL	PARKING SCREEN BUFFER				7,329 SF
	IL	IBERIS SEMPERVIRENS 'LITTLE GEM'	LITTLE GEM EVERGREEN CANDYTUFT	3 GAL	17% @ 72" o.c.	35
	R4	ROSA NOOTKA	NOOTKA ROSE	3 GAL	16% @ 72" o.c.	34
	TT	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	3 GAL	17% @ 48" o.c.	81
	TG	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE ARBORVITAE	3 GAL	20% @ 36" o.c.	169
	AU4	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	3 GAL	30% @ 24" o.c.	571
	CK	ENTRY MOMENT				4,559 SF
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GAL	10% @ 24" o.c.	119
	CK2	CORNUS KOUSA	KOUSA DOGWOOD	3 GAL	10% @ 60" o.c.	20
	DF	DASIPHORA FLORIBUNDA	SHRUBBY CINQUEFOIL	3 GAL	10% @ 24" o.c.	120
	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	3 GAL	10% @ 18" o.c.	213
	JW	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	3 GAL	10% @ 36" o.c.	53
	LH	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	3 GAL	10% @ 24" o.c.	121
	PL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	3 GAL	10% @ 24" o.c.	121
	R5	ROSA NOOTKA	NOOTKA ROSE	3 GAL	10% @ 36" o.c.	53
	RS3	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	3 GAL	10% @ 18" o.c.	213
	SG	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	3 GAL	10% @ 24" o.c.	121
	WH	BOTTOM OF STORM POND				194 SF
	WH	WET MIX HYDROSEED	WET SEED MIX	HYDROSEED		194 SF
	CS	STORM POND SIDE SLOPE				2,568 SF
	CS	CORNUS STOLONIFERA	RED TWIG DOGWOOD	3 GAL	33% @ 72" o.c.	24
	SD2	SPIRAEA DOUGLASII	WESTERN SPIREA	3 GAL	33% @ 48" o.c.	56
	SY	SYMPHORICARPOS ALBUS	SNOWBERRY	3 GAL	34% @ 36" o.c.	101
	CA3	BIORETENTION PARKING ISLANDS				2,646 SF
	CA3	CAREX ELATA 'AUREA'	GOLDEN SEDGE	1 GAL	17% @ 24" o.c.	116
	CK3	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL	40% @ 48" o.c.	62
	DC	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	1 GAL	17% @ 24" o.c.	116
	JE2	JUNCUS EFFUSUS	SOFT RUSH	1 GAL	16% @ 24" o.c.	113
	RG	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	1 GAL	10% @ 24" o.c.	62

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
GROUND COVERS						
	FH	NATIVE LAWN				59,563 SF
	FH	FIELD MIX HYDROSEED	DROUGHT TOLERANT FESCUE BLEND	HYDROSEED		59,563 SF



SMR Architects
117 S. Main St., Suite 400
Seattle, WA 98104

PH: 206.623.1104
FX: 206.623.5285



TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926



ISSUED SETS

NO	DATE	DESCRIPTION
1	09/30/25	BUILDING PERMIT
2	10/31/25	CITY REVIEW

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

REVISIONS / NOTES

NO	DATE	DESCRIPTION
----	------	-------------

AHJ STAMP

TITLE
PLANT SCHEDULE

PERMIT #	
DRAWN	TH
CHECKED	SJ, DR
ISSUE DATE	09/30/25
PROJECT #	21032
SHEET #	

L101

TEANAWAY COURT

XXX N SHORT AVE
CLE ELUM, WA 98926



10/31/2025

ISSUED SETS
NO DATE DESCRIPTION
1 09/30/25 BUILDING PERMIT
2 10/31/25 CITY REVIEW

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

TITLE
ENLARGEMENT 1

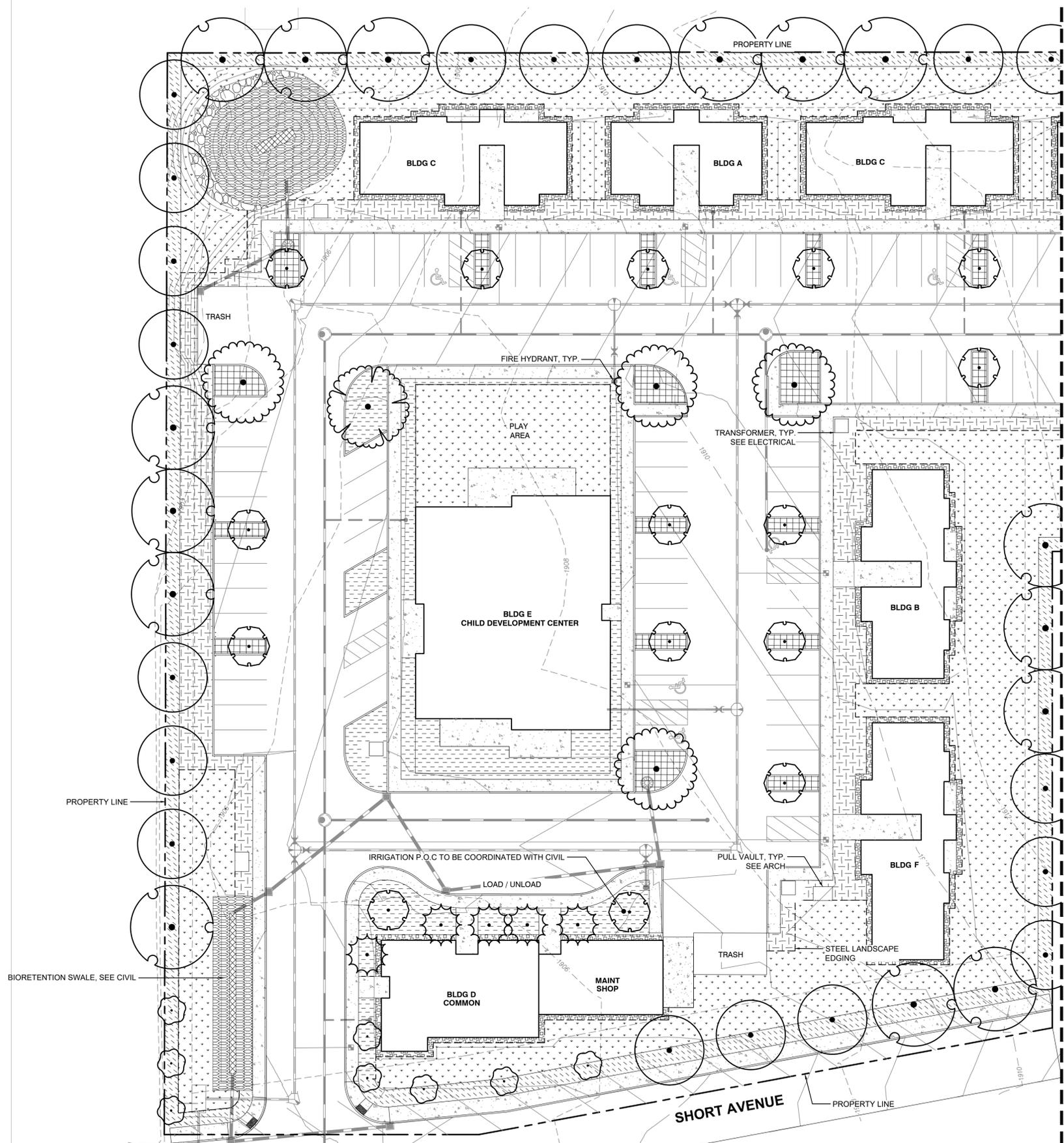
PERMIT #
DRAWN TH
CHECKED SJ, DR
ISSUE DATE 09/30/25
PROJECT # 21032
SHEET #

PLANT SCHEDULE ENLARGEMENT 1

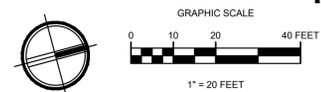
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY
TREES				
(Symbol)	AC	ACER CIRCINATUM	VINE MAPLE	15
(Symbol)	AG4	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	6
(Symbol)	CB	CARPINUS BETULUS	EUROPEAN HORNBEAM	1
(Symbol)	GI	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	4
(Symbol)	PE	PICEA ENGELMANNII	ENGELMANN SPRUCE	15
(Symbol)	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	5
(Symbol)	PP2	PINUS PONDEROSA	PONDEROSA PINE	18

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	QTY
SHRUB AREAS					
(Symbol)	AS2	MEDIUM SCREEN BUFFER			5,780 SF
(Symbol)	AU2	AMELANCHIER ALNIFOLIA	SERVICEBERRY	4% @ 120" o.c.	3
(Symbol)	GD	ARCTOSTAPHYLOS UVA-URSI	KINKKINNICK	25% @ 36" o.c.	169
(Symbol)	MA	GYMNOCARPIUM DRYOPTERIS	OAK FERN	4% @ 12" o.c.	243
(Symbol)	MR2	MAHONIA AQUIFOLIUM	OREGON GRAPE	25% @ 36" o.c.	169
(Symbol)	PC4	MAHONIA REPENS	CREEPING MAHONIA	25% @ 36" o.c.	169
(Symbol)	PCS	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	4% @ 72" o.c.	6
(Symbol)	RS2	PRUNUS VIRGINIANA	CHOKECHERRY	4% @ 36" o.c.	27
(Symbol)	RT	RIBES SANGUINEUM	RED FLOWERING CURRANT	4% @ 60" o.c.	9
(Symbol)		RUBUS PARVIFLORUS	THIMBLEBERRY	5% @ 96" o.c.	5
(Symbol)		PARKING SCREEN BUFFER			5,984 SF
(Symbol)	IL	IBERIS SEMPERVIRENS 'LITTLE GEM'	LITTLE GEM EVERGREEN CANDYTUFT	17% @ 72" o.c.	29
(Symbol)	R4	ROSA NOOTKA	NOOTKA ROSE	16% @ 72" o.c.	28
(Symbol)	TT	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	17% @ 48" o.c.	66
(Symbol)	TG	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE ARBORVITAE	20% @ 36" o.c.	138
(Symbol)	AU4	ARCTOSTAPHYLOS UVA-URSI	KINKKINNICK	30% @ 24" o.c.	467
(Symbol)		ENTRY MOMENT			4,559 SF
(Symbol)	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	10% @ 24" o.c.	119
(Symbol)	CK2	CORNUS KOUSA	KOUSA DOGWOOD	10% @ 60" o.c.	20
(Symbol)	DF	DASIPHORA FLORIBUNDA	SHRUBBY CINQUEFOIL	10% @ 24" o.c.	120
(Symbol)	HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	10% @ 18" o.c.	213
(Symbol)	JW	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	10% @ 36" o.c.	53
(Symbol)	LH	LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	10% @ 24" o.c.	121
(Symbol)	PL	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	10% @ 24" o.c.	121
(Symbol)	R5	ROSA NOOTKA	NOOTKA ROSE	10% @ 36" o.c.	53
(Symbol)	RS3	RUBEBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	10% @ 18" o.c.	213
(Symbol)	SG	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME JAPANESE SPIREA	10% @ 24" o.c.	121
(Symbol)		BOTTOM OF STORM POND			194 SF
(Symbol)	WH	WET MIX HYDROSEED	WET SEED MIX		194 SF
(Symbol)		STORM POND SIDE SLOPE			2,568 SF
(Symbol)	CS	CORNUS STOLONIFERA	RED TWIG DOGWOOD	33% @ 72" o.c.	24
(Symbol)	SD2	SPIRAEA DOUGLASII	WESTERN SPIREA	33% @ 48" o.c.	56
(Symbol)	SY	SYMPHORICARPOS ALBUS	SNOWBERRY	34% @ 36" o.c.	101
(Symbol)		BIORETENTION PARKING ISLANDS			2,276 SF
(Symbol)	CA3	CAREX ELATA 'AUREA'	GOLDEN SEDGE	17% @ 24" o.c.	100
(Symbol)	CK3	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	40% @ 48" o.c.	54
(Symbol)	DC	DESCHAMPSIA CESPIIOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	17% @ 24" o.c.	100
(Symbol)	JE2	JUNCUS EFFUSUS	SOFT RUSH	16% @ 24" o.c.	97
(Symbol)	RG	RUBEBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	10% @ 24" o.c.	54

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	QTY
GROUND COVERS					
(Symbol)		NATIVE LAWN			22,698 SF
(Symbol)	FH	FIELD MIX HYDROSEED	DROUGHT TOLERANT FESCUE BLEND		22,698 SF



1 ENLARGEMENT 1





10/31/2025

ISSUED SETS

NO	DATE	DESCRIPTION
1	09/30/25	BUILDING PERMIT
2	10/31/25	CITY REVIEW

RECEIVED
By Virgil Amick at
12:21 pm, October 31, 2025

REVISIONS / NOTES
NO DATE DESCRIPTION

AHJ STAMP

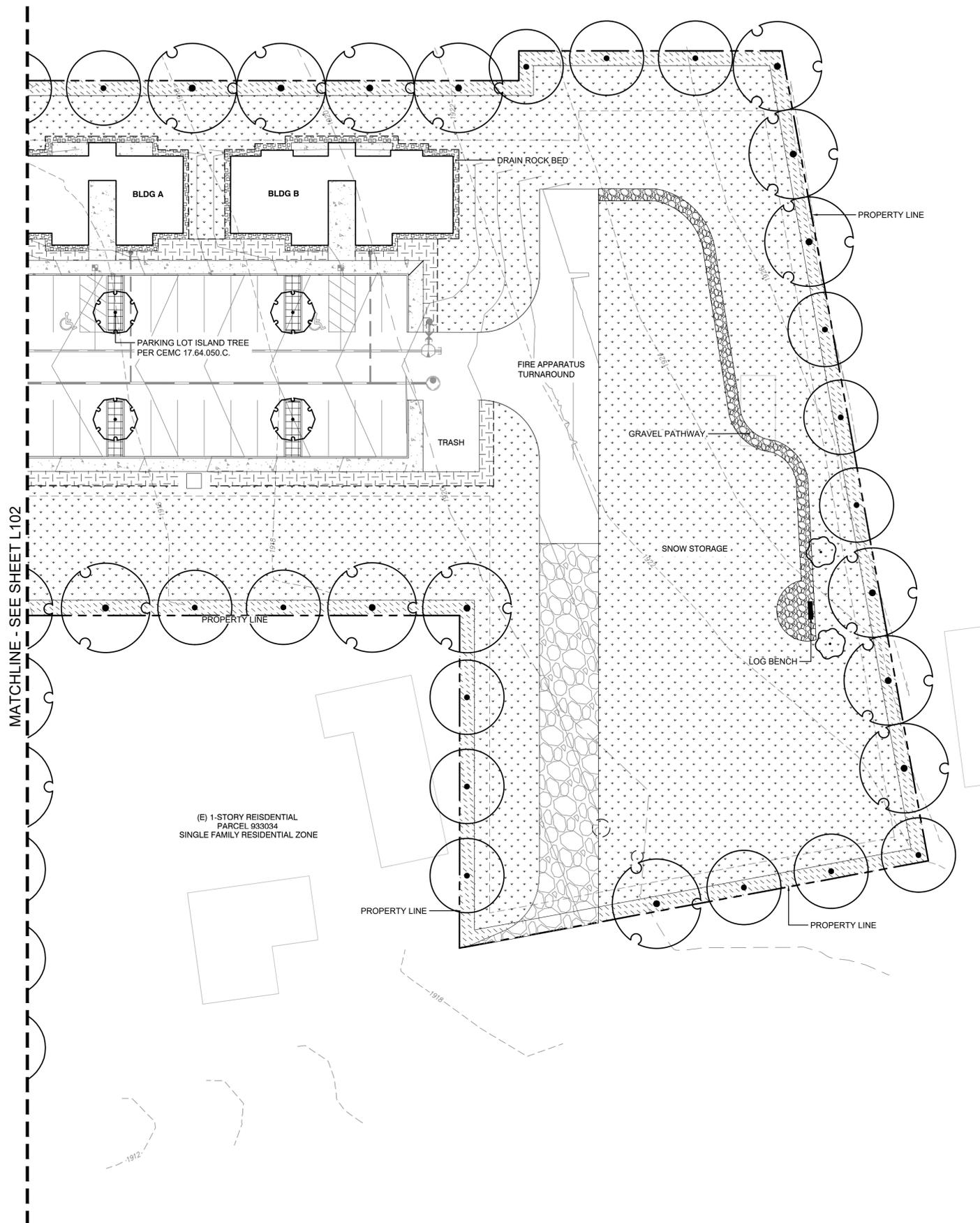
TITLE
ENLARGEMENT 2

PERMIT #
DRAWN TH
CHECKED SJ, DR
ISSUE DATE 09/30/25
PROJECT # 21032
SHEET #

L103

PLANT SCHEDULE ENLARGEMENT 2

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY
TREES				
	AC	ACER CIRCINATUM	VINE MAPLE	4
	AG4	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2
	PE	PICEA ENGELMANNII	ENGELMANN SPRUCE	14
	PP2	PINUS PONDEROSA	PONDEROSA PINE	15
SHRUB AREAS				
		MEDIUM SCREEN BUFFER		4,617 SF
AS2		AMELANCHIER ALNIFOLIA	SERVICEBERRY	4% @ 120" o.c.
AU2		ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	25% @ 36" o.c.
GD		GYMNOCARPIUM DRYOPTERIS	OAK FERN	4% @ 12" o.c.
MA		MAHONIA AQUIFOLIUM	OREGON GRAPE	25% @ 36" o.c.
MR2		MAHONIA REPENS	CREeping MAHONIA	25% @ 36" o.c.
PC4		PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	4% @ 72" o.c.
PC5		PRUNUS VIRGINIANA	CHOKECHERRY	4% @ 36" o.c.
RS2		RIBES SANGUINEUM	RED FLOWERING CURRANT	4% @ 60" o.c.
RT		RUBUS PARVIFLORUS	THIMBLEBERRY	5% @ 96" o.c.
PARKING SCREEN BUFFER				
IL		IBERIS SEMPERVIRENS 'LITTLE GEM'	LITTLE GEM EVERGREEN CANDYTUFT	17% @ 72" o.c.
R4		ROSA NOOTKA	NOOTKA ROSE	16% @ 72" o.c.
TT		TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	17% @ 48" o.c.
TG		THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE ARBORVITAE	20% @ 36" o.c.
AU4		ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	30% @ 24" o.c.
BIORETENTION PARKING ISLANDS				
CA3		CAREX ELATA 'AUREA'	GOLDEN SEDGE	17% @ 24" o.c.
CK3		CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	40% @ 48" o.c.
DC		DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	17% @ 24" o.c.
JE2		JUNCUS EFFUSUS	SOFT RUSH	16% @ 24" o.c.
RG		RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	10% @ 24" o.c.
GROUND COVERS				
		NATIVE LAWN		36,865 SF
FH		FIELD MIX HYDROSEED	DROUGHT TOLERANT FESCUE BLEND	36,865 SF



MATCHLINE - SEE SHEET L102

(E) 1-STORY RESIDENTIAL
PARCEL 933034
SINGLE FAMILY RESIDENTIAL ZONE

1 ENLARGEMENT 2

