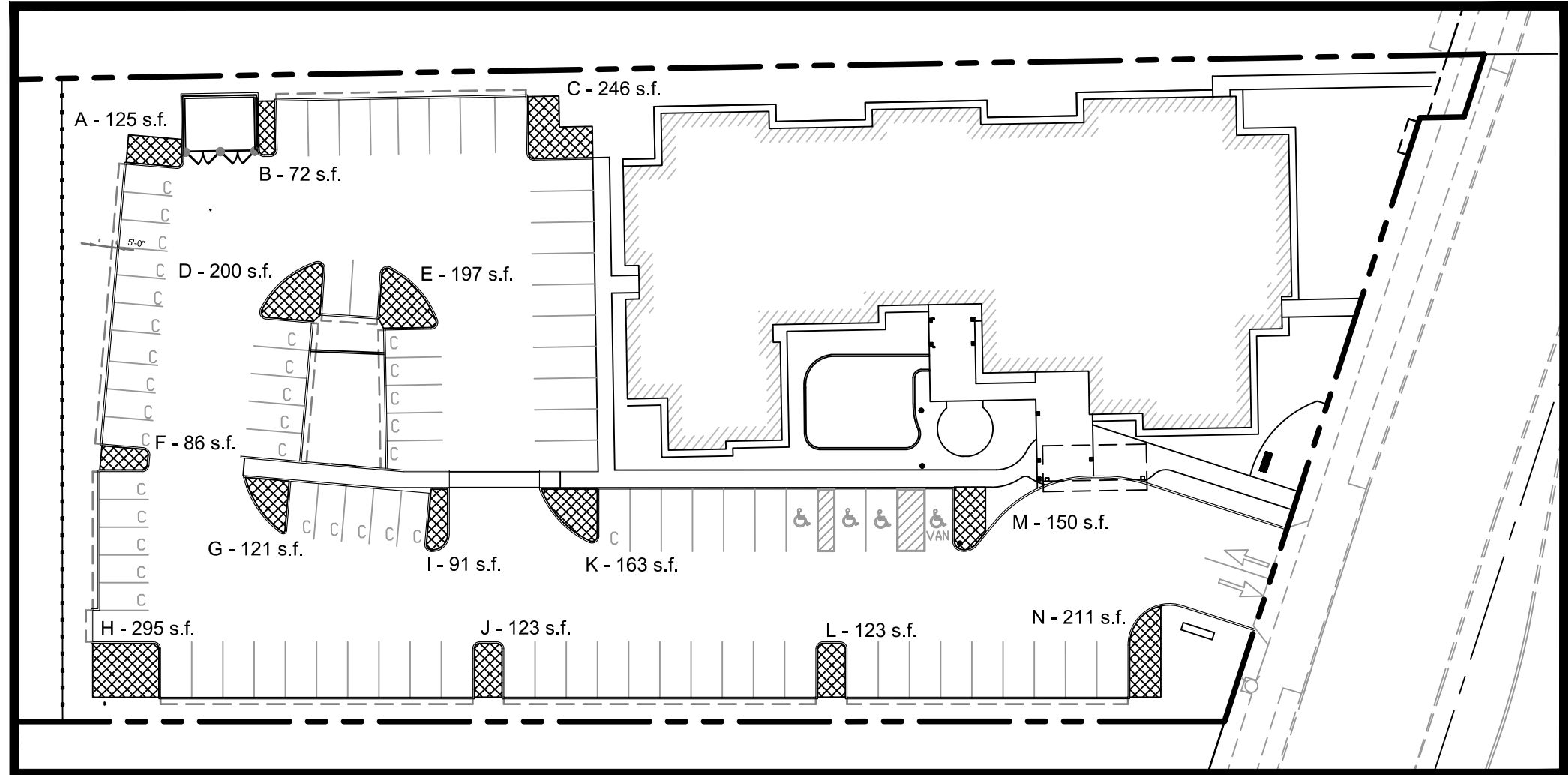
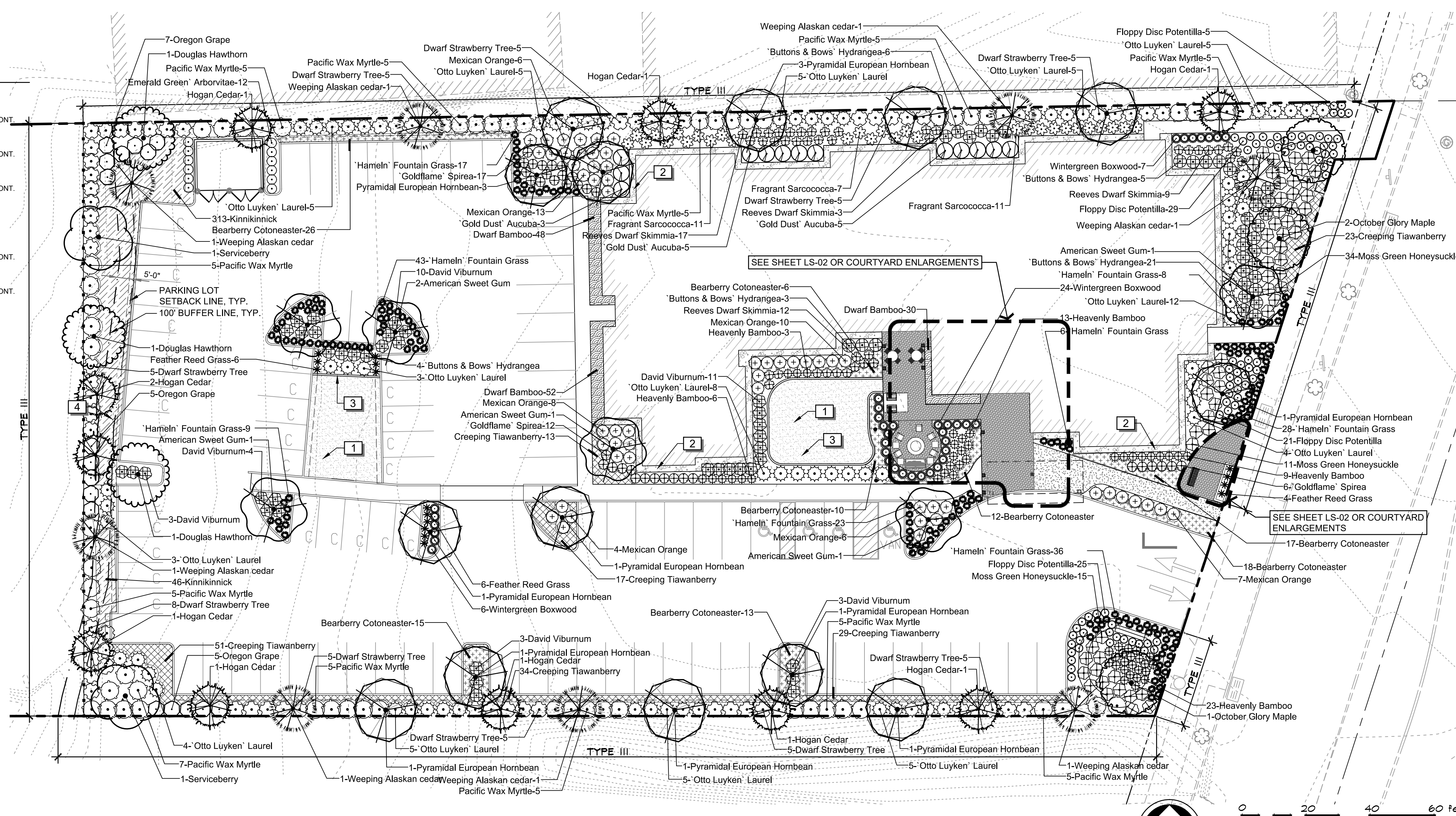


PLANT SCHEDULE LANDSCAPE

TREES	QTY	BOTANICAL / COMMON NAME	CAL.	DESC.
ACER RUBRUM 'OCTOBER GLORY'™ OCTOBER GLORY MAPLE	3		2.5" CAL.	12'-16" HT., B&B OR CONT.
AMELANCHIER ALNIFOLIA SERVICEBERRY	2		1.75" CAL.	10'-12" HT., B&B OR CONT.
CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAN	14		2" CAL.	12'-14" HT., B&B OR CONT.
CHAMAECYPARIS NOOTKATENSIS 'STRICT WEeping' WEeping ALASKAN CEDAR	8		B&B/CONT.	6' MIN. HT.
CRATAEGUS DOUGLASSII DOUGLAS HAWTHORN	3		2" CAL.	12'-14" HT., B&B OR CONT.
LIQUIDAMBAR STYACIFLUA AMERICAN SWEET GUM	6		1.75" CAL.	10'-12" HT., B&B OR CONT.
THUJA PLICATA 'HOGAN' HOGAN CEDAR	10		B&B/CONT.	6' MIN. HT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
ARBUTUS UNEDO 'ELFIN KING' DWARF STRAWBERRY TREE	68		5 GAL	5' O.C.
AUCUBA JAPONICA 'GOLD DUST' 'GOLD DUST' AUCUBA	13		5 GAL	5' O.C.
BUXUS MICROPHYLLA 'WINTERGREEN' WINTERGREEN BOXWOOD	37		5 GAL	3' O.C.
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	16		1 GAL	2-1/2' O.C.
CHOISYA TERNATA 'AZTEC PEARL' MEXICAN ORANGE	54		5 GAL	4' O.C.
HYDRANGEA MACROPHYLLA 'BUTTONS & BOWS' 'BUTTONS & BOWS' HYDRANGEA	39		5 GAL	4' O.C.
LONICERA PILEATA 'MOSS GREEN' MOSS GREEN HONEYSUCKLE	60		5 GAL	4' O.C.
MAHONIA AQUIFOLIUM OREGON GRAPE	17		5 GAL	5' O.C.
MYRICA CALIFORNICA PACIFIC WAX MYRTLE	62		5 GAL	6' O.C.
NANDINA DOMESTICA 'GULF STREAM' HEAVENLY BAMBOO	54		2 GAL	3' O.C.
PENNISETUM ALOPECUROIDES 'HA MELN' 'HA MELN' FOUNTAIN GRASS	170		1 GAL	2-1/2' O.C.
POTENTILLA FRUTICOSA 'FLOPPY DISC' FLOPPY DISC POTENTILLA	80		2 GAL	2-1/2' O.C.
PRUNUS LAUROCERASUS 'OTTO LUYKEN' 'OTTO LUYKEN' LAUREL	74		5 GAL	5' O.C.
SARCOCOCCA RUSCIFOLIA FRAGRANT SARCOCOCCA	29		5 GAL	4' O.C.
SKIMMIA REEVESIANA REEVES DWARF SKIMMIA	41		2 GAL	3' O.C.
SPIRAEA JAPONICA 'GOLDFLAME' 'GOLDFLAME' SPIREA	35		2 GAL	3' O.C.
THUJA OCCIDENTALIS 'SMARAGD' 'EMERALD GREEN' ARBORVITAE	12		B&B/CONT.	3' O.C.
VIBURNUM DAVIDII DAVID VIBURNUM	34		5 GAL	4' O.C.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
ARCTOSTAPHYLOS UVA-URSI KINNICKINICK	359		1 GAL	24" O.C.
COTONEASTER DAMMERI 'CORAL BEAUTY' BEARBERY COTONEASTER	117		1 GAL	30" O.C.
RUBUS CALYCINOIDES 'EMERALD CARPET' CREEPING TIWANBERRY	167		1 GAL	30" O.C.
SHIBATAEA KUMASACA DWARF BAMBOO	135		1 GAL	20" O.C.



PARKING LANDSCAPE REQUIREMENT

REQD: 90 PARKING STALLS = 1980 SQ. FT. OF LANDSCAPING
 PROVIDED: 90 PARKING STALLS = 2200 SQ. FT. OF LANDSCAPING
 ALL PARKING LOT ISLANDS MEET THE MINIMUM SIZE OF 64 SQ.FT.

DROUGHT TOLERANT REQUIREMENT

25% OF LANDSCAPE SHALL HAVE DROUGHT TOLERANT LANDSCAPING
 PROPOSED LANDSCAPE 18,200 SQ. FT.
 25% OF PROPOSED LANDSCAPE 4,550 SQ. FT.
 DROUGHT TOLERANT LANDSCAPE PROVIDED (92%) 16,850 SQ. FT.

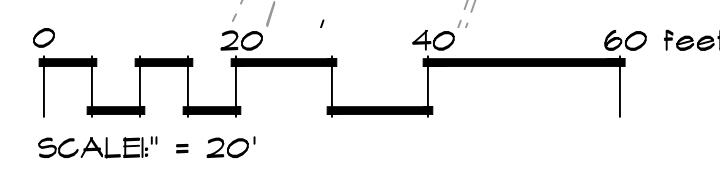
TREE UNIT CALCULATIONS

TOTAL PARCEL ACREAGE:	2.80 ACRES
PARCEL ACREAGE W/ WETLAND BUFFER (90 ACRES) SUBTRACTED:	1.90 ACRES
MIN. REQUIRED TREE UNITS: (2.80 ACRES x 20 UNITS PER ACRE)	56 UNITS
EXISTING TREE UNITS TO REMAIN:	2'
NEW TREE UNITS PROVIDED:	46
TOTAL SITE TREE UNITS:	48

*PER SURVEY, ONE 15" CEDAR NOT SHOWN ON PLANS (LOCATED ONSITE BUT OUTSIDE OF AREA OF DISTURBANCE).

ISLAND SQ. FT.

ISLAND	SF. FT.
A	125
B	72
C	246
D	200
E	197
F	86
G	121
H	295
I	91
J	123
K	163
L	123
M	150
N	211
PROVIDED	2200
REQUIRED	1980



SHEET NOTES

- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- PER FWCC SECTION 22-1564(J); SHRUBS SHALL BE A MINIMUM 12-25 INCHES IN HEIGHT (MEASURED FROM TOP OF SHRUB TO THE GROUND) AT THE TIME OF PLANTING BASED ON THE FOLLOWING: 1) SMALL SHRUBS - 12 INCHES 2) MEDIUM SHRUBS - 18 INCHES 3) LARGE SHRUBS - 24 INCHES.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUND COVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL CURBS SHALL BE PERMANENT.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
[1]	SOD LAWN	
[2]	5/8" (-) CRUSHED ROCK @ 4" DEPTH WITH FILTER FABRIC AND METAL 6" EDGING. WIDTH OF ROCK SHALL BE 2'-0", TYP.	RECEIVED OCT 30 2019 CITY OF FEDERAL WAY COMMUNITY DEVELOPMENT
[3]	6" CONCRETE MOW STRIP	5/LS-03
[4]	SPLIT RAIL FENCE	6/LS-03

BY: _____ DATE: _____

REVISIONS: _____

SCJ ALLIANCE
 CONSULTING SERVICES
 8730 TALLON LANE, NE SUITE 200, LACEY, WA 98516
 P: 360.352.1465 F: 360.352.1509
 SCJALLIANCE.COM

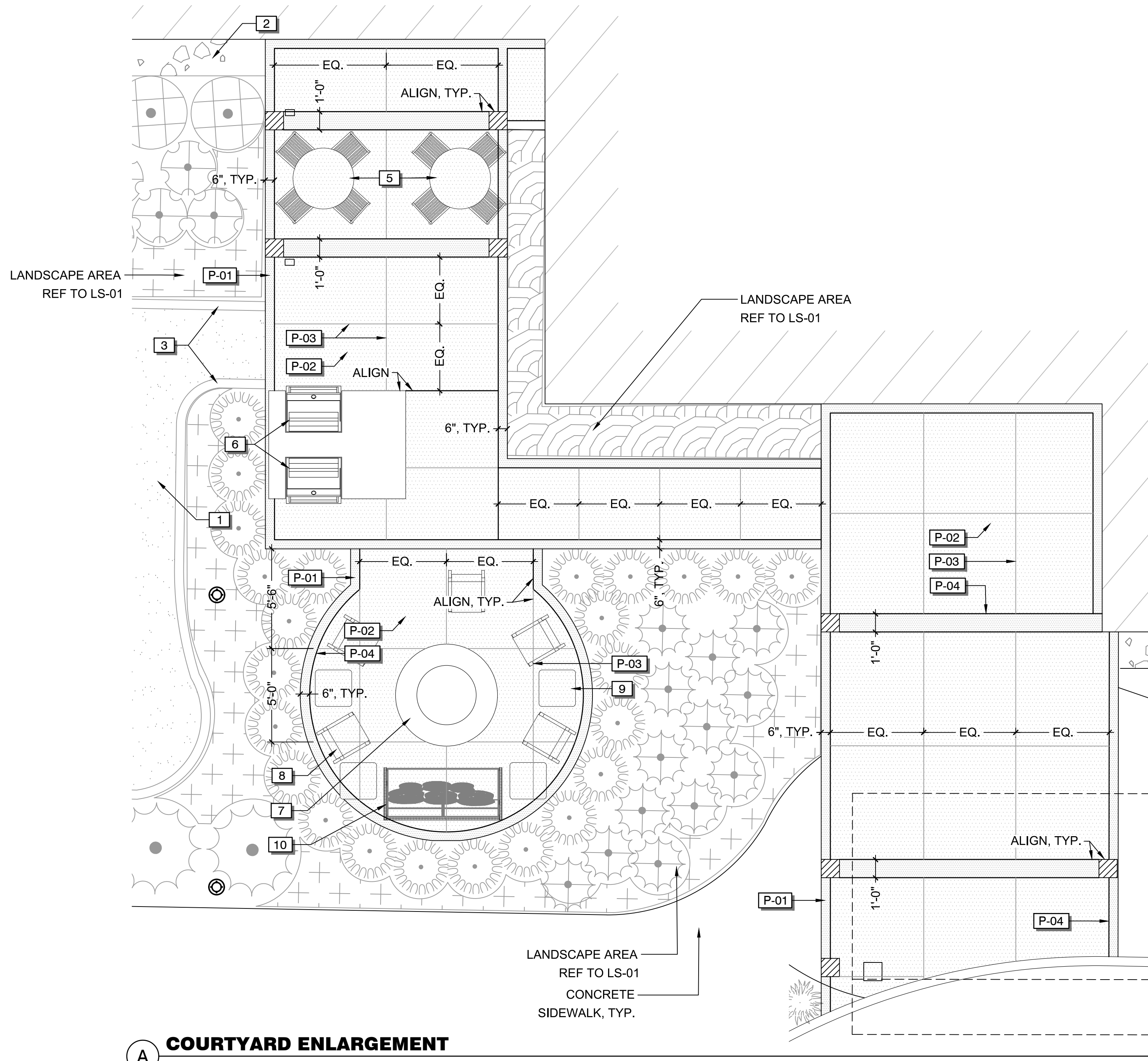
LANDSCAPE PLAN
 TOWN PLACE HOTEL
 FEDERAL WAY, WASHINGTON

SHEET TITLE: _____ PROJECT NAME: _____ SEAL: _____

DESIGNER: T. GRANTHAM
 DRAWN BY: T. GRANTHAM
 APPROVED BY: J. GLANDER
 DATE: OCTOBER, 2019
 JOB NO: 3278.02
 DRAWING FILE NO: 3278 X-LS
 DRAWING NO: LS-01
 SHEET NO: 1 OF 3

Sep 11, 2019 2:54:07pm - User: trent.grantham
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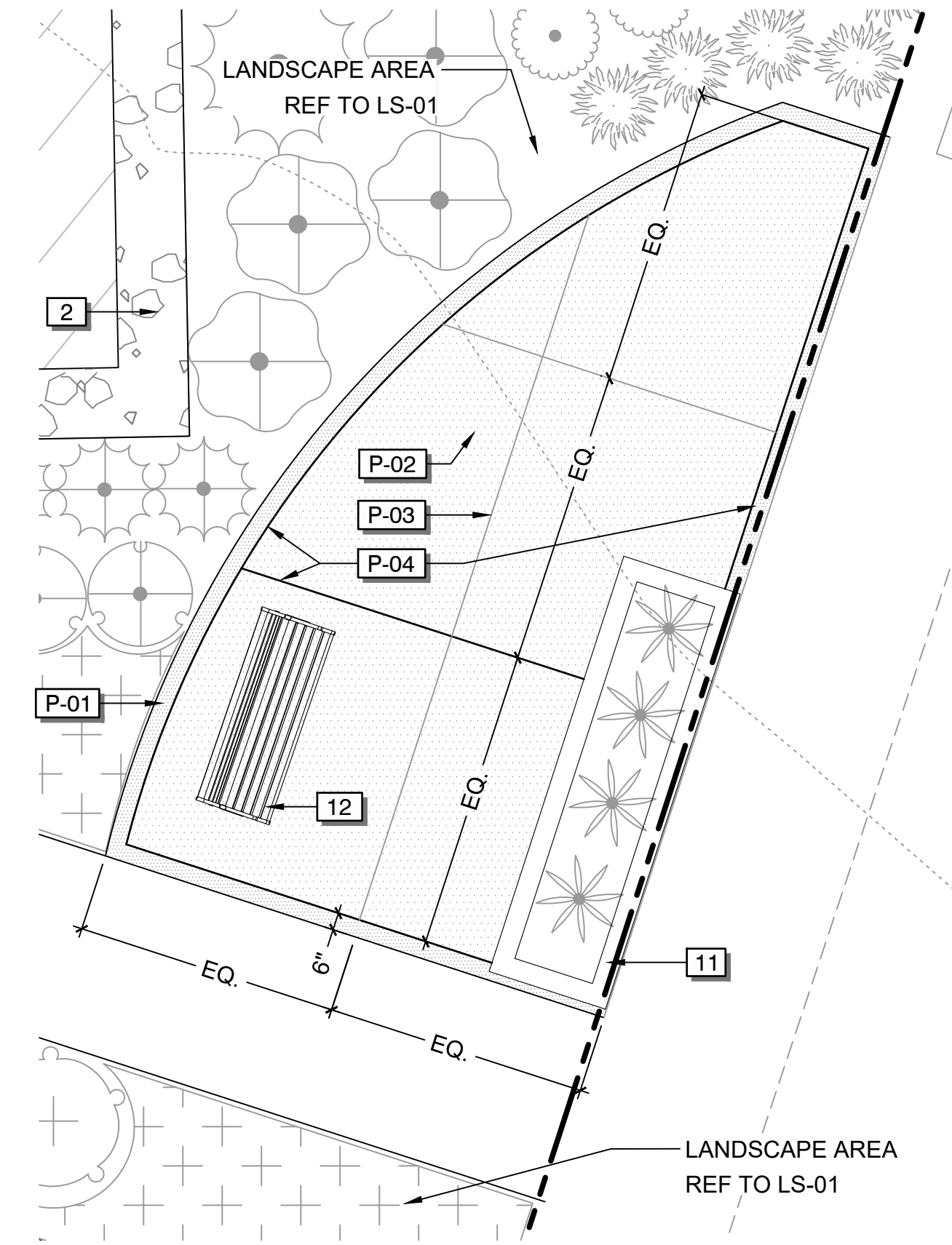
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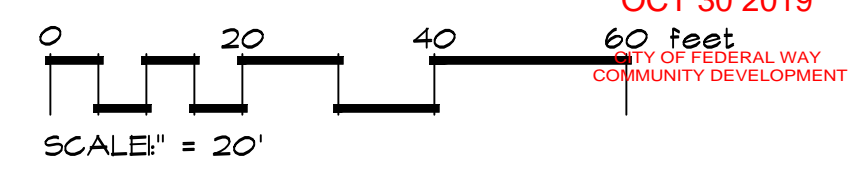
(A) COURTYARD ENLARGEMENT

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1 SOD LAWN
	2 5/8" (-) CRUSHED ROCK @ 4" DEPTH WITH FILTER FABRIC AND METAL 6" EDGING. WIDTH OF ROCK SHALL BE 2'-0", TYP.
	3 6" CONCRETE MOW STRIP
	5 BISTRO TABLE W/ 4 CHAIRS
	6 OUTDOOR GRILL W/ COUNTER SPACE
	7 FIRE PIT
	8 PATIO CHAIR
	9 SIDE TABLE
	10 OUTDOOR SOFA
	11 METAL PLANTER
	12 BENCH
SYMBOL	PAVING DESCRIPTION
	P-01 STAMPED CONCRETE BAND, SOLDIER COURSE STAMP PATTERN W/ INTEGRAL COLOR
	P-02 BROOM FINISH CONCRETE PAVEMENT W/ INTEGRAL COLOR
	P-03 SAWCUT CONCRETE SCORE JOINT, TYP.
	P-04 1/2" EXPANSION JOINT, TYP.



(B) ENTRY PLAZA ENLARGEMENT



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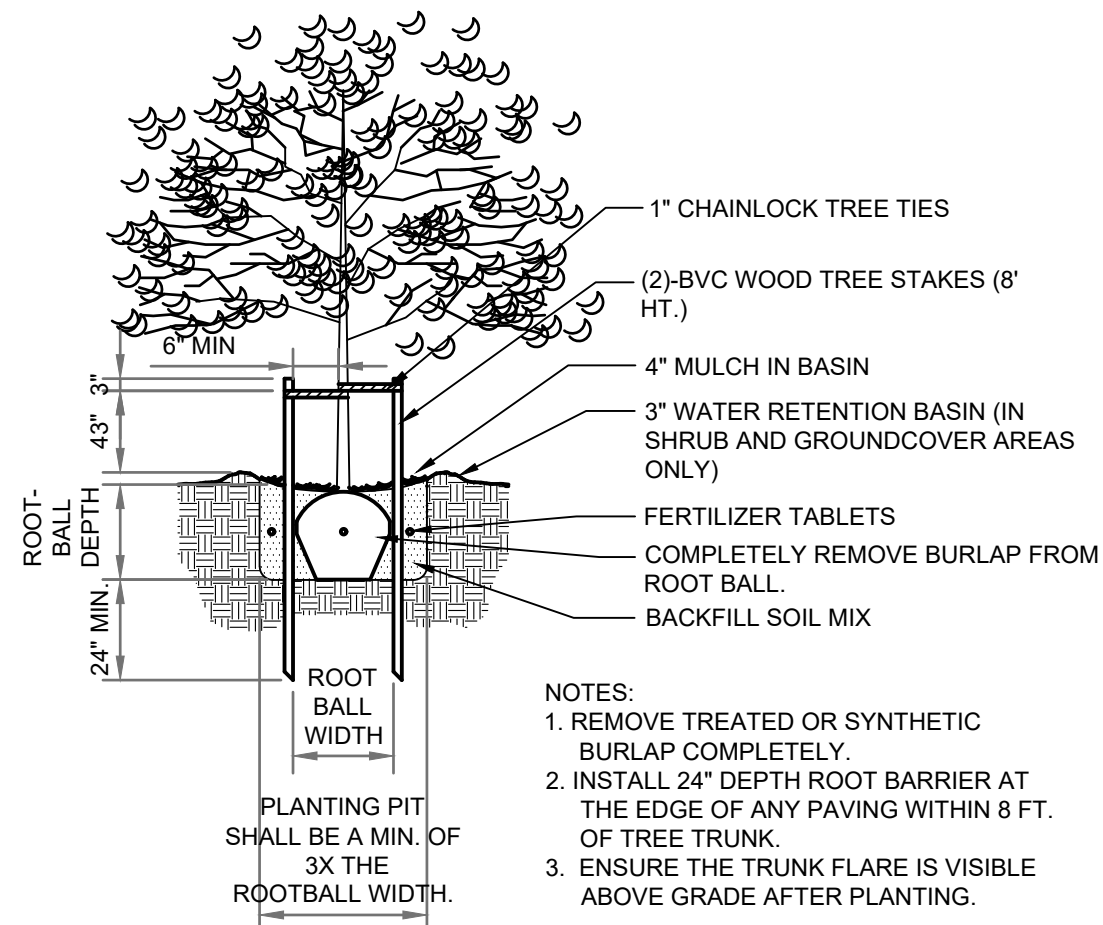
REVISIONS	DATE	BY

SCJ ALLIANCE
 CONSULTING SERVICES
 8730 TALLON LANE NE SUITE 200, LACEY, WA 98516
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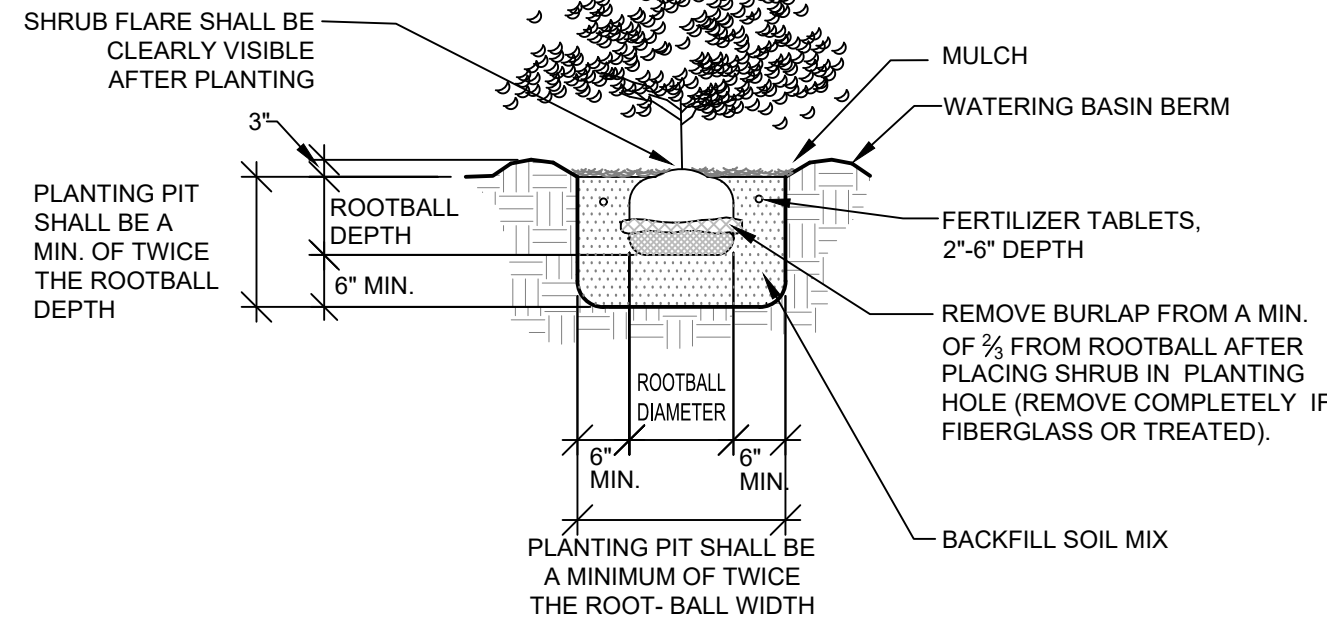
LAYOUT PLAN
TOWN PLACE HOTEL
 FEDERAL WAY, WASHINGTON



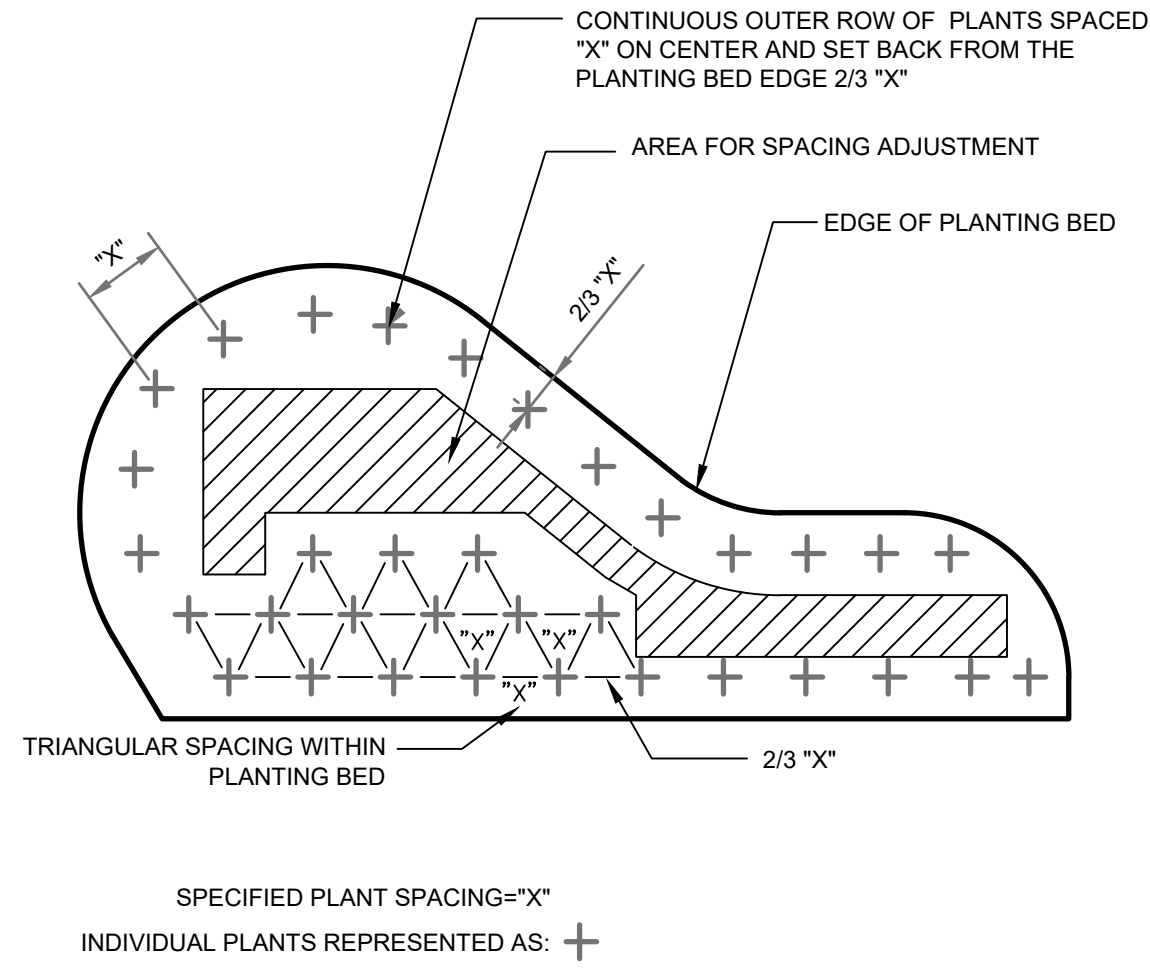
DESIGNER:	T. GRANTHAM
DRAWN BY:	T. GRANTHAM
APPROVED BY:	J. GLANDER
DATE:	OCTOBER, 2019
JOB NO:	3278.02
DRAWING FILE NO:	3278 X-LO
DRAWING NO:	LS-02
SHEET NO:	2 OF 3



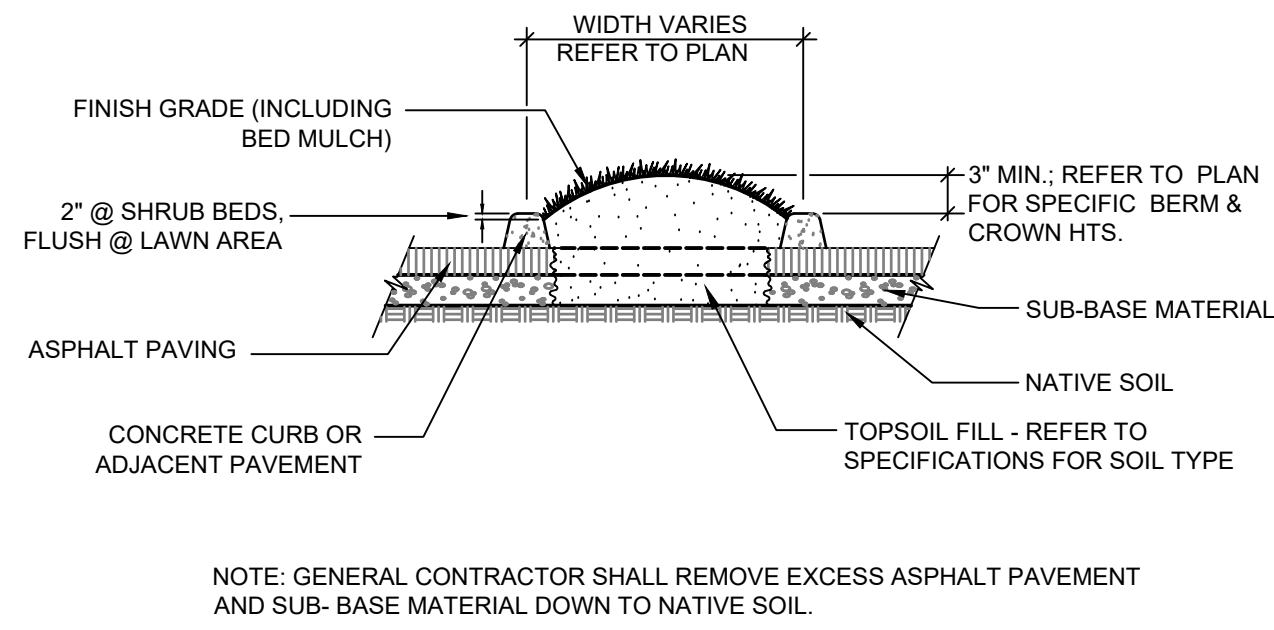
1 TREE PLANTING & STAKING DETAIL
N.T.S. P-CO-TOW-08



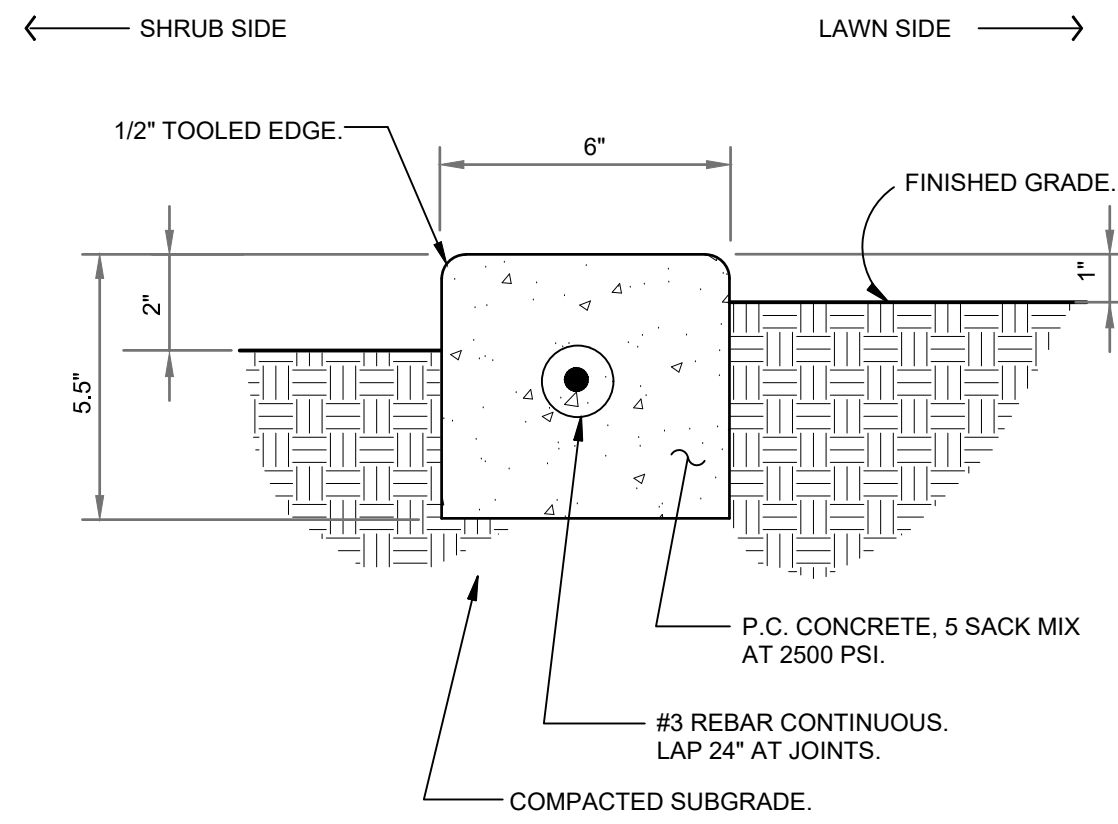
2 SHRUB PLANTING DETAIL (B&B OR CONT.)
NTS P-CO-TOW-04



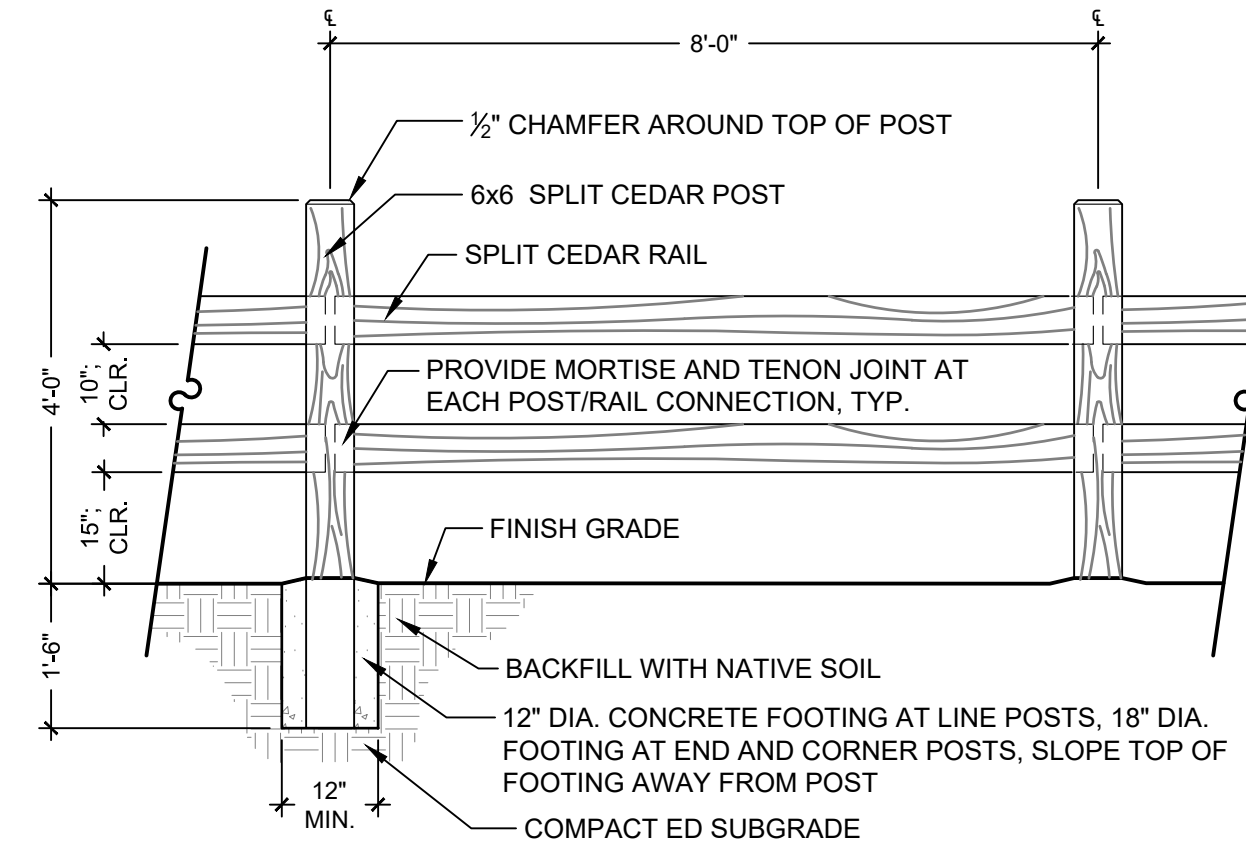
3 PLANT SPACING DETAIL
NTS P-CO-TOW-02



4 PARKING ISLAND PLANTER DETAIL
NTS P-CO-TOW-03



5 6\"/>



6 SPLIT RAIL FENCE
1/2\"/>

LANDSCAPE SPECIFICATIONS

- Refer to details for additional information.
- Chemically kill and remove from site all existing weeds and vegetation not shown to remain on plans.
- Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for crowning and berming of landscape areas, and backfill of retaining walls (if required). Dotted lines indicate 1' contour intervals. All landscape areas shall receive topsoil, whether indicated on plans or not, so that finish grades of all shrub beds shall be 2" below tops of adjacent curbs and pavement, and lawn areas shall be 1/2" below tops of adjacent curbs and pavement. Structural fill areas: Any landscape areas occurring within structural fill zones shall have said structural fill materials excavated to a depth of 12" below finish grades in shrub areas and 6" below grade in lawn areas, and replaced with specified topsoil. Dispose of excavated material off site.
- Fine grade all landscape beds prior to planting operations.
- No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner.
- All plants shall conform to the latest edition of the American Standard for Nursery Stock.
- All plant materials and plant locations shall be approved by the Landscape Architect prior to installation. All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
- Root barrier shall be incorporated adjacent and parallel to paving, curb and sidewalk, a minimum of 15 linear feet (7.5' on either side of trunk), 24" deep, where any tree is within 8' of paving, curb or sidewalk. Root barrier shall be DeepRoot UB-24 as available from Ewing Irrigation Products, 2901 S Tacoma Way, Tacoma, WA 98409 (253) 476-9530 or approved equal.
- Soil amendment for soil preparation and planting backfill shall be a screened 5/8" minus nitrified wood residual compost equal to:
 - A. "Silver Springs Top Grade Compost" brand compost as available from Corliss Resources Lake Tapps, WA (253) 279-9102.
 - B. "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748.
 - C. PREP/LRI compost as available from Randles Sand and Gravel, Inc., Puyallup, WA (253) 537-6828.
- Soil Preparation - (all landscape areas). Spread 9 c.y. of specified soil amendment per 1000 s.f. (approx. 3" depth) of area. Spread 100 lbs./1000 s.f. of dolomite lime (in lawn areas only), 150 lbs./1000 s.f. of Agricultural Gypsum and 15 lbs./1000 s.f. of 16-8-8 commercial fertilizer over soil amendment. Roto-till all of the above to a 6"-8" depth and grade smooth, compacting as required and removing all rocks, clods and debris.
- Lawn areas (seed or sod refer to plans) shall consist of one of the following turf types:

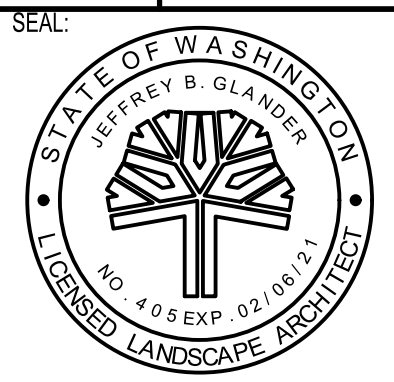
60% Turf-Type Perennial Rye Grass Varieties	60% Turf-Type Perennial Rye Grass Varieties
20% Bluegrass	40% Turf-Type Fescue
20% Hard Fescue	
- Seed and sod shall be equal to that as grown by Country Green Turf Farms; Olympia, WA or JB Instant Lawn, Redmond, WA. Seed shall be applied at 7 lbs/1000 s.f. and include 10 lbs./1000 s.f. of United Horticulture 15-5-10 fertilizer in all lawn areas.
- All trees in lawn areas shall be planted in a 3' diameter circle of bed mulch.
- Backfill mix for all plants (except Rhododendrons & Azaleas) shall be a blend of 1/3 existing site soil, 1/3 coarse sand, and 1/3 soil amendment specified in No. 9. Backfill mix for Rhododendrons and Azaleas shall consist of 2/3 above specified backfill mix and 1/3 fine grind hem-fir bark mulch.
- Apply Osmocote 18-6-12, 9 month slow release fertilizer over the surface of all plant pits at the following rates:

Trees Over 10' Height	2 Cups	Trees Under 10' Height:	1 Cup
All Shrubs Except 1 Gallons:	1/2 Cup	1 Gallon Plants:	1/4 Cup
Ground Covers:	1/4 Cup		
- Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram or 10 gram tablets distributed as follows: All trees: 4-21 gram tablets, all shrubs (except 1 gallon): 3-21 gram tablets, all 1 gallons: 1-21 gram tablet, all 2-1/4" and 4" pot ground covers: 1-10 gram tablet each. Set tablets directly next to rootball.
- All shrub and ground cover beds shall receive a 2" depth (6 c.y. per 1000 s.f.) of "Fine Grind" hem/fir bark mulch as top dressing.
- Apply a granular pre-emergent herbicide to all shrub and groundcover beds at the conclusion of the maintenance period. Do not use Casaron or Norasac Brands.
- All work shall be performed to the satisfaction of the Landscape Architect/Owner.
- All plants shall be guaranteed for one full year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner. Contractor shall not be responsible for plants dying due to Owner neglect or vandalism, after the maintenance period.
- Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plant call-outs, and installing plantings per the landscape plan. Groundcover and/or mass shrub quantities shall be adjusted as required for field conditions at the specified spacing.
- Final inspection shall occur at the conclusion of a 60-day maintenance & plant establishment period. Maintenance period shall commence upon completion of all landscape installation activities and shall include the following:
 - A. Mow lawns once per week.
 - B. Remove all weeds over 1" in height.
 - C. Replace dead or unhealthy plants.
 - D. Ensure proper function of irrigation system.
 - E. Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.
 - F. Fertilize all lawns at conclusion of maintenance and plant establishment period.

BY	
DATE	
REVISIONS	

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LANDSCAPE NOTES & DETAILS
PROJECT NAME: TOWN PLACE HOTEL
FEDERAL WAY, WASHINGTON



DESIGNER:	T. GRANTHAM
DRAWN BY:	T. GRANTHAM
APPROVED BY:	J. GLANDER
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SHEET NO:	3 OF 3

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