

SOURCE: GOOGLE MAPS; WWW.MAPS.GOOGLE.COM (ACCESSED 09-13-2019)

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LANDSCAPE ARCHITECT

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(425) 861-7550 EVA PARKER, RLA

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SHEET INDEX

NUMBER SHEET TITLE

PROPOSED SITE PLAN OVERVIEW \$

OPEN SPACE PLAN

DETAILED OPEN SPACE PLAN

FENCING PLAN & DETAILS

TREE RETENTION PLAN

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PARKING LOT & PERIMETER LANDSCAPE PLAN

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PLANTING PLAN

PLANTING PLAN

PLANT SCHEDULE, DETAILS AND NOTES

LANDSCAPE CONSTRUCTION SPECIFICATIONS

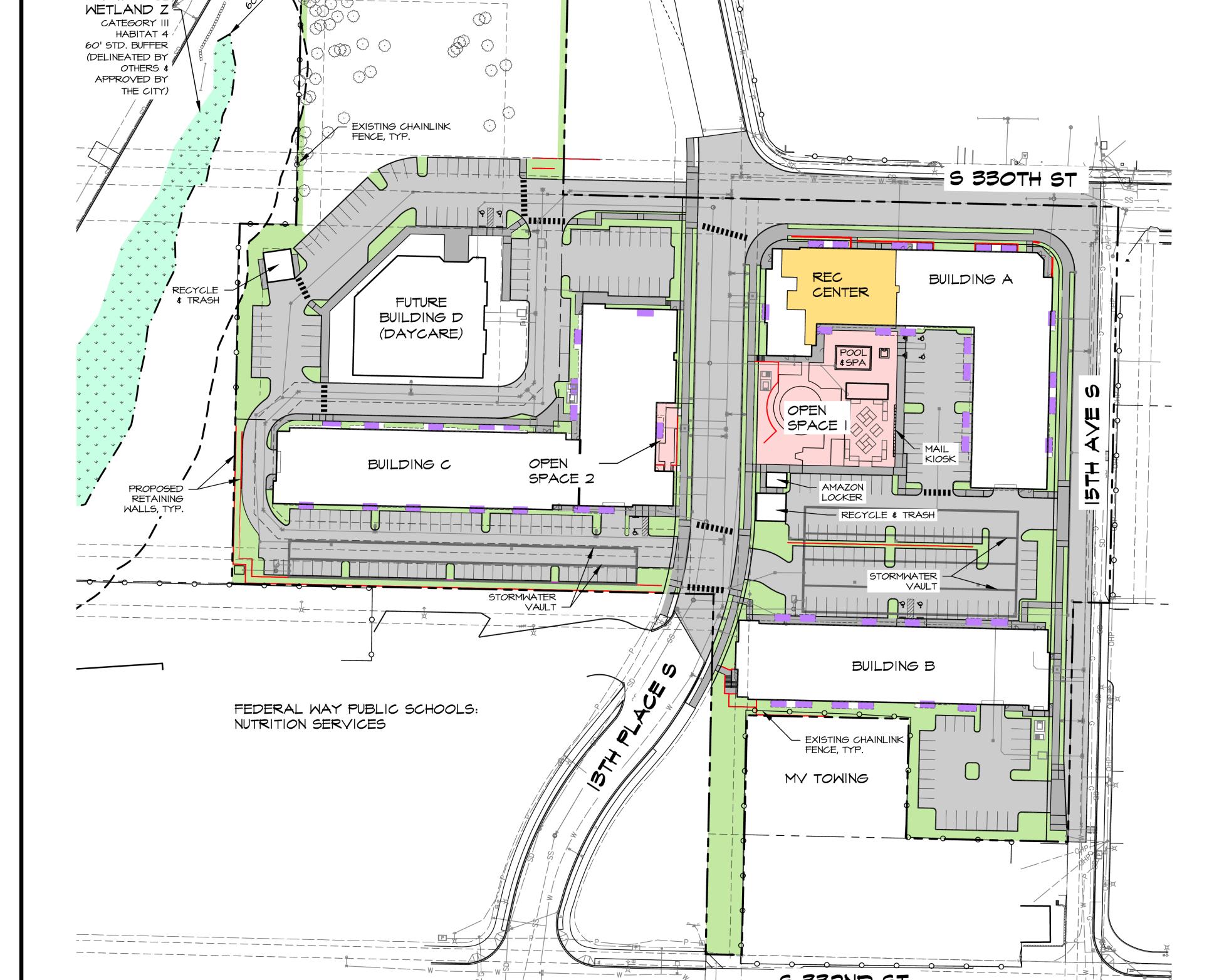
EVA LEE PARKER CERTIFICATE NO. 1289 EXPIRES 3/15/2022

- SURVEY PROVIDED BY AXIS SURVEY AND MAPING, 15241 NE 90TH STREET, REDMOND, WA 98052, (425) 823-5700.
- SITE PLAN PROVIDED BY THE BLUELINE GROUP, 25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033, (425) 216-4051.
- 3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.



Know what's below. Call before you dig.

NOT FOR CONSTRUCTION THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE: SUBJECT TO REVISION



GRAPHIC SCALE (IN FEET) 25 5*0* SITE AREA: SCALE: 1"=50"

PROPOSED SITE PLAN OVERVIEW & OPEN SPACE PLAN

PROPERTY LINE

SEXISTING OFF-SITE WETLAND EXISTING DECIDUOUS TREES TO REMAIN GENERAL LANDSCAPE AREA - 41,765 SF

RETAINING WALL

OPEN SPACE REQUIREMENTS

OPEN SPACE PROVIDED DOG RUN, CENTRAL PLAZA, POOL \$
SPA 336,254 SF 11,509 SF OPEN SPACE I -TOTAL UNITS: 23I UNITS OPEN SPACE 2 - PUBLIC SEATING 1,005 SF 23,100 SF REQUIRED OPEN SPACE: 5,787 SF REC CENTER - LOUNGE & BASKETBALL ALL DEVELOPMENTS SHALL PROVIDE A BALCONIES 15,646 SF MINIMUM AMOUNT OF OPEN SPACE AT A RATE OF IOO SQUARE FEET PER RESIDENTIAL UNIT (BALCONIES & PATIOS NEED MUST BE (231 UNITS X 100 SF)

AT LEAST 5' WIDE AND 35 SF)

TOTAL OPEN SPACE: 33,947 SF

2-21-2020 AS NOTED Designed EP/MM
Drawn FH/MM Checked AO Approved BS

Scale

Project #<u>1796</u>

Sheet # LLO

OPEN SPACE/PLAY AREA DESIGN LEGEND

**#TRASH** 

( IN FEET ) SCALE: I"=10'

# PLAN LEGEND

GRAPHIC SCALE

PROPOSED CONTOUR

- RETAINING WALL OVERHEAD ARCHITECTURE

DETAILED OPEN SPACES | \$ 2

CENTRAL PLAZA, COMMUNITY GARDEN, PLAY AREA, PICNIC, BBQ, POOL & SPA

KAY PARK SINGLE POST TABLES - 6SPTG \* (INCLUDES ADA)

> KAY PARK CONTOUR PARK BENCH \* KAY PARK WINDSOR SERIES

LITTER RECEPTACLE - WX3032LRRP \* DOG WASTE STATION \*

PATTERSON WILLIAMS BARBECUE GRILL - 1140-10\*

KIDBUILDERS CLIMBING STRUCTURE 5-12 YEARS\*

SCARLET THE LADY BUG: 2-5 YEARS\*

POTENTIAL AREAS FOR DECORATIVE CONCRETE SURFACING

PLAY AREA SAFETY SURFACING OR WOOD CHIP SURFACING (E.T. FIBAR MULCH, OR EQUAL)

COMPACTED CRUSHED ROCK OR OTHER ADA APPROVED SURFACING

\*OR SIMILAR. SPECIFIC STYLE/MODEL OF SITE FURNISHINGS SHALL BE SELECTED BY OWNER.

NOTE: FINAL PLAY EQUIPMENT LAYOUT MAY VARY FROM WHAT IS SHOWN BASED ON PLAY EQUIPMENT DESIGNER/MANUFACTURER'S RECOMMENDATIONS AT TIME OF INSTALLATION.





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Approved BS

Project #<u>1796</u>

Sheet # LI.

- 6' ALUMINUM PICKET FENCE - SEE DETAIL (1)

CRITICAL AREAS 2-RAIL FENCE (2)

4' GUARDRAIL (SEE CIVIL PLANS)

EXISTING 6' CHAIN LINK FENCE

CHAMFER TOP OF POST 45\ DEGREES TO A DEPTH OF I" ON ALL FOUR SIDES 4X4" PRESSURE-TREATED FIR POSTS SPACED 8' O.C. I"X4"X68" ROUGH SAWN-CEDAR SLATS 2X4" PRESSURE TREATED-FIR RAILS SPACED 2'4" O.C. TOE-NAILED TO POSTS PITCH SURFACE TO DRAIN FINISH GRADE . ----CONCRETE FOOTING 24" MIN. BACKFILL WITH NATIVE SOIL COMPACTED GRANULAR SUB-BASE

16' WOOD BLIND FENCE DETAIL TYP.

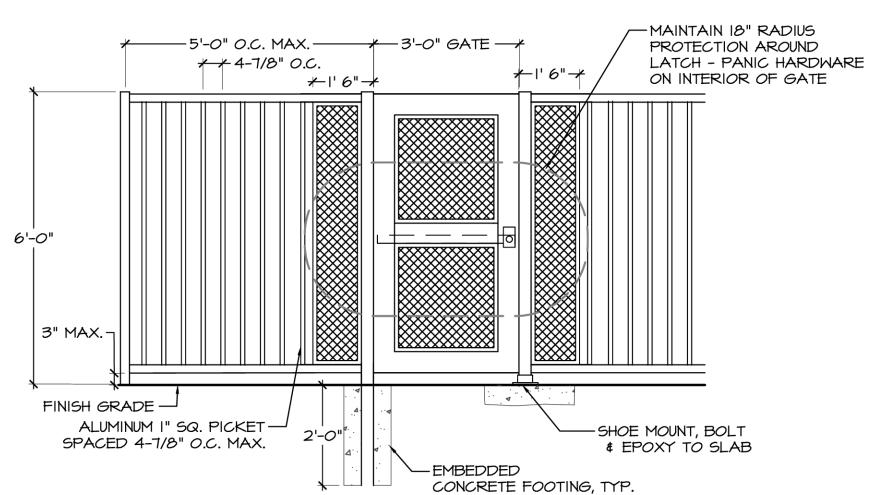
8'-0" - CHAMFER TOP OF POST 45 DEGREES TO A DEPTH OF I" ON ALL FOUR SIDES COAT WITH 25-YEAR SEALANT — 2"X6" PRESSURE TREATED FIR RAILS, SPACED I'-6" O.C. 4"X4" PRESSURE-TREATED FIR POST WITH MFR. TREATED END. TREAT CUTS
WITH 25-YEAR SEALANT 3'-0" — PITCH SURFACE TO DRAIN FINISHED GRADE I" ABOVE CONCRETE FOOTING 24" MIN - CONCRETE FOOTING BACKFILL WITH NATIVE SOIL BUTT-JOINT FASTENED WITH (3) 3" 12d BOX HEAD

POST/RAIL CONNECTION NOTES: POST/RAIL COI I. FENCE TO ALIGN WITH LAND GRADIENT. 2. TREAT WITH CLEAR PRESERVATIVE UPON COMPLETION OF INSTALLATION. 3. ALL FASTENERS SHALL BE GALVANIZED STEEL.
4. ALL MATERIALS MUST BE NON-TOXIC TO FISH AND WILDLIFE.

OPEN 2-BOARD FENCE DETAIL

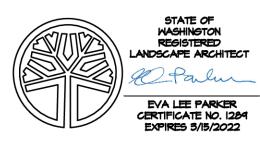
I" SQ. ALLUMINUM RAILS AT 4 7/8" O.C. RAILING STYLE TO BE -DETERMINED BY OWNER -6" SQ. ALLUMINUM POSTS <del>\* \*</del> 4 7/8" O.C. CAST ALUMINUM WALL CLIP-FINISH GRADE SHOE MOUNT, BOLT -EMBEDDED MOUNT IN CONCRETE # EPOXY TO SLAB 95% COMPACTED SUBGRADE OR UNDISTURBED NATIVE SOIL

3 42" ALUMINUM PICKET FENCE DETAIL



NOTE: GATES USED AS A PART OF A MEANS OF EGRESS PATHWAY MUST MEET THE REQUIREMENTS FOR DOORS. COLOR AND PRODUCT LINE TO BE DETERMINED BY OWNER

16'-0" ALUMINUM PICKET FENCE & GATE DETAIL



## NOTES

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Project #<u>1796</u> Sheet # Ll.2

No tree 064

S 330TH ST

TREE SAMPLE AREA I

TREE SAMPLE AREA 2 -

N. T.

EXISTING TREE CANOPY ON-SITE, TO REMAIN

SURVEY TREE LOCATION [CONIFER/DECIDUOUS]

TREE SURVEY AREAS

PUBLIC / PRIVATE STREETS

EXISTING TREE CANOPY ON-SITE, TO BE REMOVED 131,985 SF 3.02 AC

PLAN LEGEND

CONIFER - DECIDUOUS

- - - PROPERTY LINE

TREE RETENTION PLAN

GRAPHIC SCALE

SCALE: 1"=50'

0 25 50

S 332ND ST

23,035 SF 0.53 AC

50,673 SF 1.16 AC

(SEE TREE RETENTION SUMMARY ON THIS SHEET)

STIMATED) 1	TREES SURVEY			
SITE AREA (Acres)	Site Canopy Area (from aerial photo)	Estimated QTY Trees Based On Site Canopy Acres	Estimated Existing *Tree Units	Estimated Composition of Trees 86% Deciduous / 14% Evergreen
	(Acres)	(4.31 acres x107.28 trees per canopy acre)	(4.31 canopy acres x 172.2 tree units per canopy acre)	
7.72	4.31	462	742	397 Decidous / 65 Evergreen

\* per FWRC Table 19.120.130-2; tree units were assigned to inventoried trees according to DBH size - see tables below

TREE UNITS REQUIREMENTS

per FWRC 19.120.130(2), the required tree unit density for OP and BC land use per FWRC 19.120.130(3) the calculation for this site is as follows:

> by multiplying gross site acreage, minus any proposed public Gross Site Acreage 7.72

Public / Private Streets 1.3 Net Site Acreage 6.42 @20 tree units / acre 128.4 129 tree units required REQUIREMENT Rounded up

**TREE RETENTION** - see below Sample Area 1 for trees to be retained

Existing trees to be retained 87.5 tree units Required additional tree units 41.5 tree units

#### TREE SAMPLE AREA

Tree #	Species	DBH	FW Tree	Current Health		Tree #	Species	DBH	FW Tree	Current Health	
	•		Unit Value	Rating	Retained		-		Unit Value	Rating	Retained
001	RA/Ar	12.0"	2.0		<b>✓</b>	065	RA/Ar	7.0"	1.5	Poor	NO
002	RA/Ar	6.5"	1.5		<b>✓</b>	066	BCw/PT	7.2"	1.5	Good	NO
003	RA/Ar	15.5"	2.0		<b>✓</b>	067	BCw/PT	8.8"	1.5	Good	NO
004	RA/Ar	6.7"	1.5	Poor	<b>~</b>	068	RA/Ar	6.6"	1.5		NO
005	RA/Ar	6.3"	1.5	Poor	<b>~</b>	069	RA/Ar	7.0"	1.5		NO
006	RA/Ar	10.7"	1.5		<b>✓</b>	070	RA/Ar	8.1", 7.2",	3.0		
007	RA/Ar	7.1"	1.5	Good	<b>~</b>		-	6.9", & 6.4"			NO
800	RA/Ar	6.2"	1.5	Poor	<b>~</b>	071	RA/Ar	7.1"	1.5		NO
009	RA/Ar	8.6"	1.5		<b>*</b>	072	BCw/PT	8.2"	1.5		NO
010	BCw/PT	12.7"	2.0		<b>*</b>	073	BCw/PT	7.1"	1.5		NO
011	RA/Ar	6.2" 6.9"	1.5	Door	~	074	BCw/PT	8.2"	1.5		NO
012	RA/Ar BCw/PT	6.2"	1.5 1.5	Poor	~	075	BCw/PT	8.1"	1.5		NO
013 014	RA/Ar	6.5"	1.5		~	076	BCw/PT	9.9"	1.5		NO
014	RA/Ar	7.4"	1.5		~	077	BCw/PT	8.8"	1.5		NO
015	RA/Ar	8.7"	1.5		<b>*</b>	078	BCw/PT	8.3"	1.5		NO
010	RA/Ar	6.1"	1.5		~	079	BCw/PT	14.4" & 13.6"	3.0		NO
- 017	NA/AI		1.5		_	080	RA/Ar	10.2"	1.5		NO
018	RA/Ar	10.8", 8.9",	3.0			081	BCw/PT	7.5"	1.5		NO
010	IVA) AI	6.0", & 7.8"	5.0		<b>~</b>	082	RA/Ar	7.3" & 5.2"	2.0		NO
019	RA/Ar	7.2"	1.5		~	083	RA/Ar	7.8"	1.5		NO
020	RA/Ar	10.4"	1.5		~	084	RA/Ar	6.5"	1.5		NO
021	RA/Ar	8.4"	1.5		<b>~</b>	085	RA/Ar	6.0"	1.5		NO
022	BCw/PT	13.8"	2.0	Good	<b>~</b>	086	RA/Ar	6.0"	1.5		NO
023	BCw/PT	7.5" & 8.8"	2.0			087	RA/Ar	6.1"	1.5		NO
		7.8"			<b>✓</b>	088	BCw/PT	8.2" & 7.6"	2.0	Good (Axe damage)	NO
024 025	RA/Ar	7.8	1.5		~	089	BCw/PT	7.5"	1.5		NO
025	RA/Ar RA/Ar	7.1	1.5 1.5		~	090	RA/Ar	9.0"	1.5	Poor	NO
020	NA/AI		1.3		_	091	RA/Ar	7.5", 6.2",	2.5	Dying (Axe damage)	
027	RA/Ar	12.9", 9.2", &	3.0				-	3.0", & 6.5"		, 0,	NO
02.	1471	9.4"	5.0		<b>✓</b>	092	RA/Ar	6.7"	1.5		NO
028	BCw/PT	12.4"	2.0		<b>~</b>	093	BCw/PT	7.3"	1.5		NO
029	BCw/PT	6.1"	1.5		<b>~</b>	094	BCw/PT	7.3"	1.5	Poor	NO
030	BCw/PT	6.9"	1.5		<b>~</b>	095	BCw/PT	7.3"	1.5	Poor	NO
031	BCw/PT	6.2"	1.5		<b>~</b>	096	BCw/PT	10.3"	1.5		NO
032	BCw/PT	11.5" & 6.5"	2.5		~	097	BCw/PT	7.1"	1.5		NO
033	BCw/PT	6.8"	1.5		<b>~</b>	098	RA/Ar	6.7" <i>,</i> 6.7",	3.0		
034	BCw/PT	9.6"	1.5		<b>✓</b>		-	6.0", & 5.7"			NO
035	BCw/PT	9.4"	1.5		<b>/</b>	099	RA/Ar	6.7"	1.5		NO
036	BCw/PT	7.2"	1.5	Good (divided top)	<b>~</b>	100	RA/Ar	10.5"	1.5		NO
037	RA/Ar	7.7"	1.5		<b>~</b>	101	RA/Ar	7.0"	1.5		NO
038	RA/Ar	6.3"	1.5		<b>✓</b>			7.5", 4.9",			
039	RA/Ar	8.5"	1.5		<b>✓</b>	102	RA/Ar	5.3", 4.5", &	3.0	Poor	
040	BCw/PT	12.5"	2.0		<b>✓</b>			4.0"			NO
041	RA/Ar	6.1"	1.5		<b>✓</b>	103	RA/Ar	7.0" & 5.2"	2.0		NO
042	RA/Ar	11.2"	1.5		<b>✓</b>	104	BCw/PT	7.7"	1.5		NO
043	RA/Ar	8.8"	1.5		<b>~</b>	105	M/Am	6.2"	1.5		NO
044	RA/Ar	6.9"	1.5		<b>~</b>	106	BCw/PT	8.4"	1.5		NO
045	RA/Ar	6.1"	1.5	Poor	<b>✓</b>	107	BCw/PT	12.4", 10.7",	3.0		
046	BCw/PT	6.7"	1.5	Poor	<b>✓</b>		-	& 13.4"			NO
047	RA/Ar	6.8"	1.5		~	108	BCw/PT	11.5"	1.5		NO
048	BCw/PT	7.7"	1.5		<b>✓</b>	109	RA/Ar	9.7" & 5.2"	2.0		NO
049	BCw/PT	12.2"	2.0		<b>✓</b>	110	BCw/PT	23.0"	2.5		NO
050	RA/Ar	7.8"	1.5		✓	111	BCw/PT	8.4"	1.5		NO
051	RA/Ar	10.4"	1.5	Poor/Dying	✓	112	BCw/PT	10.2"	1.5		NO
052	BCw/PT	20.0" & 9.5"	3.0		<b>✓</b>	113	RA/Ar	11.1"	1.5		NO
053	BCw/PT	20.5"	2.5		NO	114	RA/Ar	13.2"	2.0		NO
054	RA/Ar	7.3"	1.5		NO	115	BCw/PT	8.0", 10.1", &	2.5		
055	BCw/PT	8.9"	1.5		NO			3.1"			NO
056	BCw/PT	12.3"	2.0		NO	116	BCw/PT	7.3"	1.5		NO
057	BCw/PT	8.9"	1.5		NO	117	BCw/PT	8.4" & 7.3"	2.0		NO
058	RA/Ar	7.8"	1.5		NO	118	BCw/PT	9.4"	1.5	Poor	NO
059	BCw/PT	6.2"	1.5		NO	119	BCw/PT	8.5"	1.5		NO
060	BCw/PT	6.9"	1.5		NO	120	BCw/PT	9.2"	1.5	Poor	NO
061	BCw/PT	7.2"	1.5	Poor	NO	121	RA/Ar	12.3"	2.0		NO
062	RA/Ar	6.9"	1.5		NO	122	RA/Ar	7.5"	1.5	Poor	NO
063	RA/Ar	7.9"	1.5	Poor (damaged)	NO	123	BCw/PT	11.5"	1.5	Poor	NO

# TREE SAMPLE AREA 2

Tree #	Species	DBH	FW Tree	Current Health	Retained	
lice #	Species	ווטט	Unit Value	Rating		
001	PM	15.61	2.0	Good	No	
002	PM	10.83	1.5	Good	No	
003	PM	15.29	2.0	Good	No	
004	PM	14.01	2.0	Good	No	
005	PM	8.60	1.5	Good	No	
006	PM	13.06	2.0	Good	No	
007	PM	12.74	2.0	Good	No	
008	PM	16.24	2.0	Good	No	
009	PM	11.46	1.5	Good	No	
010	PM	27.07	3.0	Excellent	No	
011	PM	27.71	3.0	Excellent	No	
012	AU	8.60	1.5	Good	No	
013	AM	10.19	1.5	Good	No	
014	AM	10.51	1.5	Good	No	
015	RA/AR	7.96	1.5	Good	No	
016	RA/AR	10.51	1.5	Good	No	
017	PE	5.73	1.5	Good	No	
018	PE	7.64	1.5	Good	No	
019	PE	6.69	1.5	Good	No	
020	PE	8.60	1.5	Good	No	
021	BCw/PT	6.37	1.5	Good	No	
1425	BCw/PT	7.96	1.5	Good	No	
1426	BCw/PT	14.33	2.0	Good	No	
1427	BCw/PT	11.78	1.5	Good	No	
1428	BCw/PT	13.38	2.0	Good	No	
1429	BCw/PT	8.92	1.5	Good	No	
1430	BCw/PT	10.83	1.5	Good	No	
1431	BCw/PT	6.37	1.5	Good	No	
1432	BCw/PT	9.87	1.5	Good	No	
1469	BCw/PT	10.19	1.5	Good	No	

TOTAL TREE UNITS NO TREE UNITS RETAINED

#### SPECIES LEGEND

		·
Species:		
	RA/AR	Red Alder, Alnus rubra
	BCw/PT	Black Cottonwood, Populus trichocarpa
	PM	Douglas Fir, Pseudotsuga menziesii
	PE	Bitter Cherry, <i>Prunus emarginata</i>
	ΑU	Strawberry Tree, Arbutus unedo
	M/AM	Pacific Madrone, Arbutus menziesii

# 87.5

208.0

TOTAL TREE UNITS RETAINED

EVA LEE PARKER CERTIFICATE NO. 1289 EXPIRES 3/15/2022

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Approved BS Sheet # LI.3

Project #<u>1796</u>

# PARKING LOT & PERIMETER LANDSCAPE KEY

## PARKING LOT LANDSCAPING CALCULATIONS

ON-SITE PARKING LOT AREA

91,772 SF

AT GRADE PARKING STALLS GARAGE PARKING STALLS

261 STALLS 218 STALLS PARKING LOT STALLS PROVIDED\* 479 STALLS

TYPE IV PARKING AREA LANDSCAPE REQUIRED FOR COMMERCIAL (PLANTING AREAS SHALL EQUAL 22 SF PER AT GRADE PARKING STALL PER F.W.R.C. 19.125.070(2)

5,742 SF

PARKING AREA LANDSCAPING PROVIDED PARKING AREA TREES REQUIRED: ONE TREE PER EVERY LANDSCAPE ISLAND UP TO 150 SF ONE ADDITIONAL TREE FOR EVERY ISLAND UP TO 305 SF

(8,166 SF/150 SF = 54 TREES)PER F.W.R.C. 19.125.050(4)(a)

PARKING AREA TREES PROVIDED\*

53 TREES

8,214 SF

# PERIMETER LANDSCAPING CALCULATIONS

5' TYPE III PERIMETER LANDSCAPING PROVIDED (BC ZONE) 9,760 SF

> LANDSCAPING 5 FT IN WIDTH ALONG ALL PERIMETER LOT LINES EXCEPT AS NOTED IN THE PREVIOUS SECTIONS

PER F.W.R.C. 19.125.060(6)(c) AND F.W.R.C. 19.125.060(8)(c) PARKING AREAS ADJACENT OF PUBLIC RIGHT OF WAY SHALL INCORPORATE SUFFICIENT PLANTINGS AS TO REDUCE THE VISUAL

IMPACT OF PARKING AREAS AND TO SCREEN AUTOMOBILES.

TOTAL PERIMETER LANDSCAPING PROVIDED: 12,609 SF

#### RIGHT-OF-WAY IMPROVEMENTS LEGEND

STREET TREE\*\*\*

PER F.W.R.C. 19.125.070(5)(a)

33 TREES

7,422 SF

\* SEE PLANTING SHEET(S) L3.0, L3.1, L3.2, L3.3 AND L3.4 FOR PLACEMENT, SPECIES AND QUANTITY.





#### NOTES

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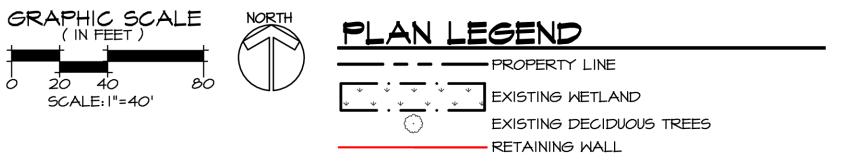
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Project #<u>1796</u>

Sheet # **L2.0** 

FUTURE BUILDING D (DAYCARE) PLAZA & -SEATING BUILDING C RETAINING WALL, TYP. PICNIC # 215 SF



PARKING LOT & PERIMETER LANDSCAPE PLAN

- RETAINING WALL

## PARKING LOT LANDSCAPING CALCULATIONS

ON-SITE PARKING LOT AREA

91,772 SF AT GRADE PARKING STALLS

261 STALLS GARAGE PARKING STALLS 218 STALLS PARKING LOT STALLS PROVIDED\* 479 STALLS

TYPE IV PARKING AREA LANDSCAPE REQUIRED FOR

COMMERCIAL (PLANTING AREAS SHALL EQUAL 22 SF PER AT GRADE PARKING STALL PER F.W.R.C. 19.125.070(2)

PARKING AREA LANDSCAPING PROVIDED PARKING AREA TREES REQUIRED:

ONE TREE PER EVERY LANDSCAPE ISLAND UP TO 150 SF ONE ADDITIONAL TREE FOR EVERY ISLAND UP TO 305 SF (8,166 SF/150 SF = 54 TREES)

PER F.W.R.C. 19.125.050(4)(a)

PARKING AREA TREES PROVIDED\*

53 TREES

5,742 SF

8,214 SF

#### PERIMETER LANDSCAPING CALCULATIONS

5' TYPE III PERIMETER LANDSCAPING PROVIDED (BC ZONE)

9,760 SF

LANDSCAPING 5 FT IN WIDTH ALONG ALL PERIMETER LOT LINES EXCEPT AS NOTED IN THE PREVIOUS SECTIONS PER F.W.R.C. 19.125.060(6)(c) AND F.W.R.C. 19.125.060(8)(c)

PARKING AREAS ADJACENT OF PUBLIC RIGHT OF WAY SHALL INCORPORATE SUFFICIENT PLANTINGS AS TO REDUCE THE VISUAL IMPACT OF PARKING AREAS AND TO SCREEN AUTOMOBILES.

2,849 SF

TOTAL PERIMETER LANDSCAPING PROVIDED: 12,609 SF

RIGHT-OF-WAY IMPROVEMENTS LEGEND

RIGHT-OF-WAY LANDSCAPING\*\*\*

PER F.W.R.C. 19.125.070(5)(a)

7,422 SF

STREET TREE\*\*\*

33 TREES

\* SEE PLANTING SHEET(S) L3.0, L3.1, L3.2, L3.3 AND L3.4 FOR PLACEMENT, SPECIES AND QUANTITY.



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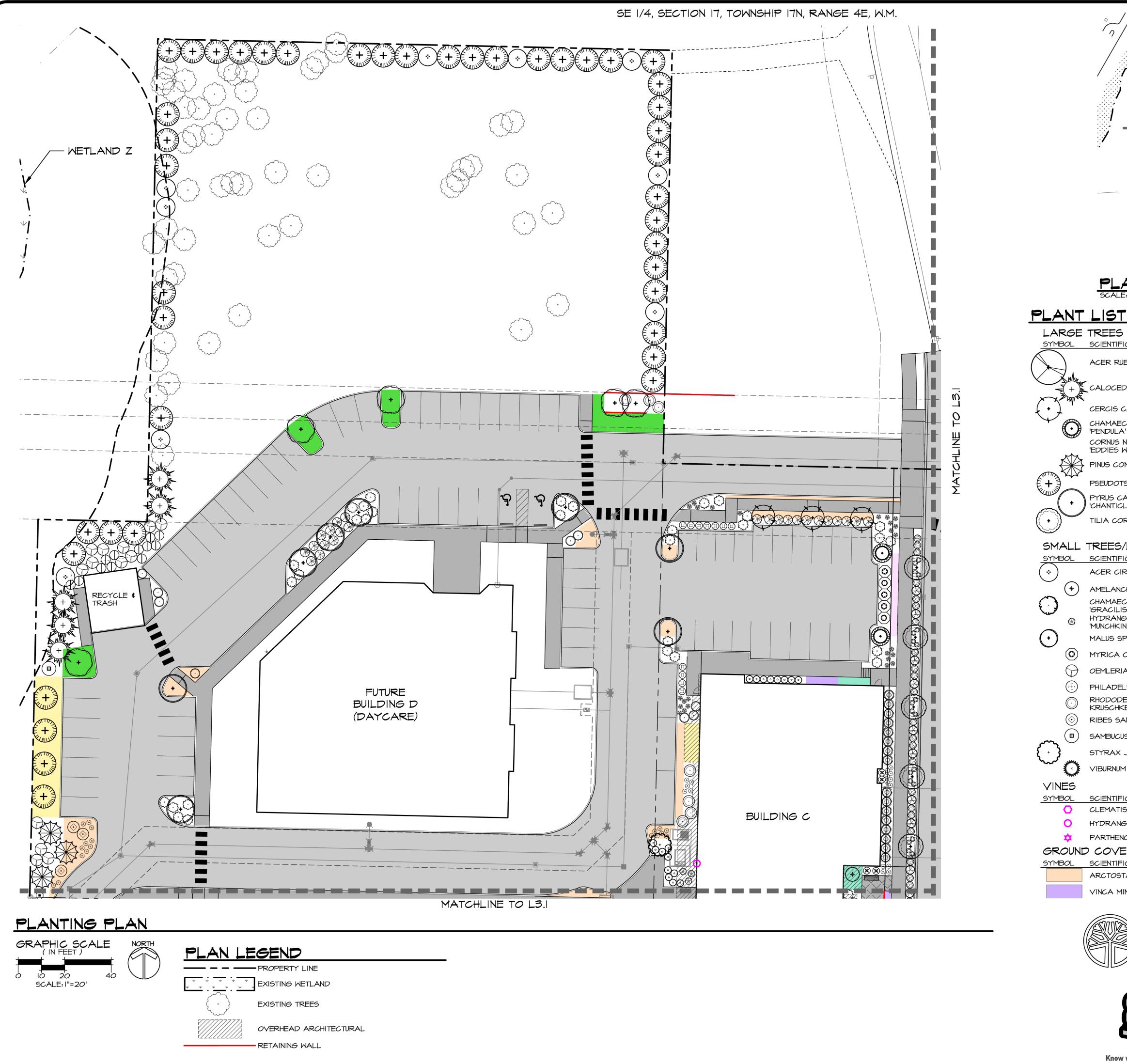
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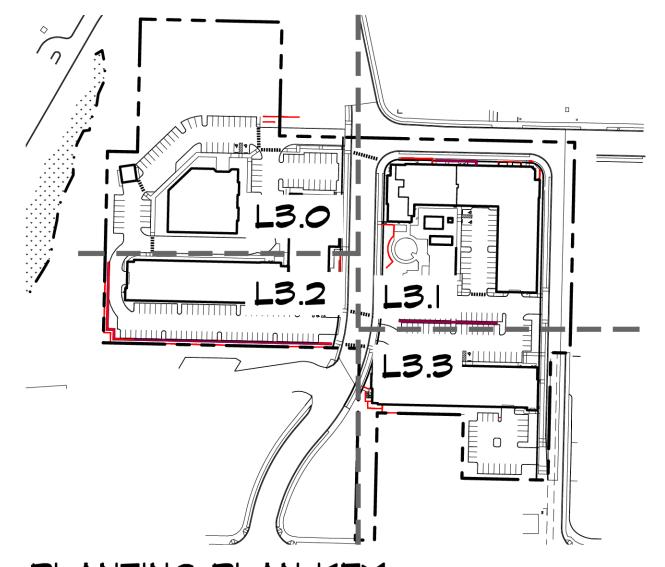
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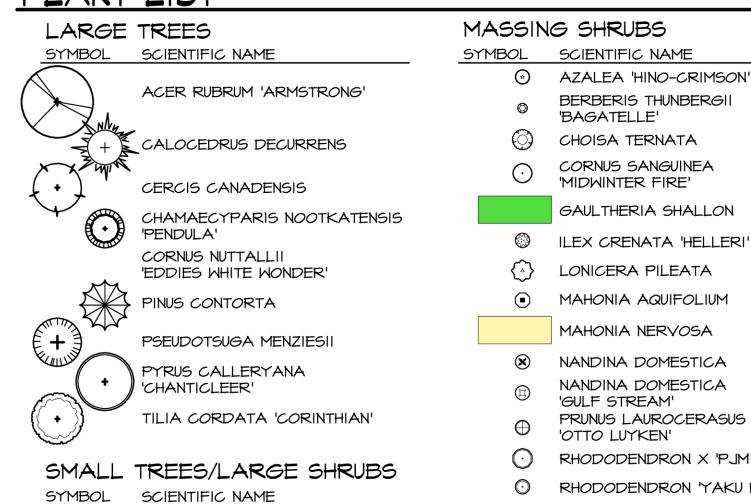
Project #<u>1796</u>

Sheet # **L2.** 





# PLANTING PLAN KEY



SYMBOL SCIENTIFIC NAME

ACER CIRCINATUM (\*) AMELANCHIER ALNIFOLIA CHAMAECYPARIS OBTUSA 'GRACILIS' HYDRANGEA QUERCIFOLIA

'MUNCHKIN' MALUS SP.

MYRICA CALIFORNIA OEMLERIA CERASIFORMIS

PHILADELPHUS LEWISII

RHODODENDRON 'ANAH KRUSCHKE'

RIBES SANGUINEUM

SAMBUCUS RACEMOSA STYRAX JAPONICUS 'SNOWCONE' VIBURNUM RHYTIDOPHYLLUM

VINES

SCIENTIFIC NAME CLEMATIS ARMANDII

HYDRANGEA ANOMOLA PARTHENOCISSUS TRICUSPIDATA

GROUND COVERS SYMBOL SCIENTIFIC NAME

> ARCTOSTAPHYLOS UVA-URSI VINCA MINOR

#### NOTES STATE OF

SURVEY PROVIDED BY AXIS SURVEY AND MAPING, 15241 NE 90TH STREET, REDMOND, WA 98052, (425) 823-5700. SITE PLAN PROVIDED BY THE BLUELINE GROUP,

25 CENTRAL WAY, SUITE 400, KIRKLAND, WA 98033, (425) 216-4051.

BERBERIS THUNBERGII 'BAGATELLE'

CHOISA TERNATA

CORNUS SANGUINEA 'MIDWINTER FIRE'

GAULTHERIA SHALLON

ILEX CRENATA 'HELLERI'

LONICERA PILEATA

MAHONIA AQUIFOLIUM

MAHONIA NERVOSA

NANDINA DOMESTICA

NANDINA DOMESTICA 'GULF STREAM'

'OTTO LUYKEN'

ROSA RUGOSA

TAXUS x MEDIA

CALAMAGROSTIS

'KARL FOERSTER'

\* DRYOPTERIS ERYTHROSORA

HELLEBORUS ORIENTALIS

HEMEROCALLIS 'MAUNA LOA'

LAYANDULA ANGUSTIFOLIA

MISCANTHUS SINENSIS 'MORNING LIGHT'

SEDUM 'AUTUMN'

POLYSTICHUM MUNITUM

**\*** CAREX TESTACEA

( VIBURNUM DAVIDII

FERNS, GRASSES, \$

SYMBOL SCIENTIFIC NAME

PERRENIALS

SPIRAEA JAPONICA 'MAGIC CARPET'

SYMPHORICARPOS ALBUS

'DARK GREEN SPREADER'

PRUNUS LAUROCERASUS

RHODODENDRON X 'PJM'

RHODODENDRON 'YAKU PRINCE'

3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.



EVA LEE PARKER CERTIFICATE NO. 1289

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Sheet # **L3.0** 

GRAPHIC SCALE

(IN FEET)

SCALE: I"=20'

0 10 20

PLAN LEGEND

- - PROPERTY LINE

EXISTING WETLAND

- RETAINING WALL

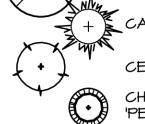
OVERHEAD ARCHITECTURAL

## PLANT LIST

## LARGE TREES SYMBOL SCIENTIFIC NAME

ACER RUBRUM 'ARMSTRONG'

CALOCEDRUS DECURRENS



CERCIS CANADENSIS CHAMAECYPARIS NOOTKATENSIS 'PENDULA' CORNUS NUTTALLII



PSEUDOTSUGA MENZIESII PYRUS CALLERYANA 'CHANTICLEER'

TILIA CORDATA 'CORINTHIAN'

#### SMALL TREES/LARGE SHRUBS SCIENTIFIC NAME

ACER CIRCINATUM



\* AMELANCHIER ALNIFOLIA CHAMAECYPARIS OBTUSA 'GRACILIS' HYDRANGEA QUERCIFOLIA 'MUNCHKIN'

MALUS SP. MYRICA CALIFORNIA

OEMLERIA CERASIFORMIS

PHILADELPHUS LEWISII RHODODENDRON 'ANAH KRUSCHKE'

RIBES SANGUINEUM

SAMBUCUS RACEMOSA STYRAX JAPONICUS 'SNOWCONE'

VIBURNUM RHYTIDOPHYLLUM

#### MASSING SHRUBS

#### SYMBOL SCIENTIFIC NAME

 AZALEA 'HINO-CRIMSON' BERBERIS THUNBERGII 'BAGATELLE'

CHOISA TERNATA

CORNUS SANGUINEA 'MIDWINTER FIRE'

GAULTHERIA SHALLON

ILEX CRENATA 'HELLERI'

LONICERA PILEATA MAHONIA AQUIFOLIUM

MAHONIA NERVOSA

NANDINA DOMESTICA

NANDINA DOMESTICA 'GULF STREAM'

PRUNUS LAUROCERASUS 'OTTO LUYKEN'

RHODODENDRON X 'PJM'

RHODODENDRON 'YAKU PRINCE'

ROSA RUGOSA

SPIRAEA JAPONICA 'MAGIC CARPET'

SYMPHORICARPOS ALBUS

TAXUS x MEDIA 'DARK GREEN SPREADER'

VIBURNUM DAVIDII

#### FERNS, GRASSES, \$ PERRENIALS

SYMBOL SCIENTIFIC NAME

CALAMAGROSTIS 'KARL FOERSTER'

**CAREX TESTACEA** 

\* DRYOPTERIS ERYTHROSORA

**# HEMEROCALLIS 'MAUNA LOA'** 

LAVANDULA ANGUSTIFOLIA

MISCANTHUS SINENSIS 'MORNING LIGHT'

POLYSTICHUM MUNITUM SEDUM 'AUTUMN'

VINES

SYMBOL SCIENTIFIC NAME CLEMATIS ARMANDII

HYDRANGEA ANOMOLA

\* PARTHENOCISSUS TRICUSPIDATA

#### GROUND COVERS

SYMBOL SCIENTIFIC NAME

ARCTOSTAPHYLOS UVA-URSI

VINCA MINOR



#### NOTES

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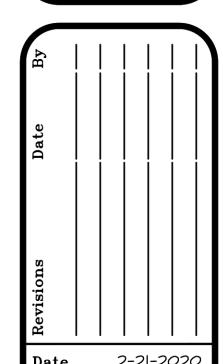


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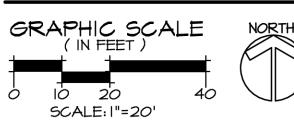


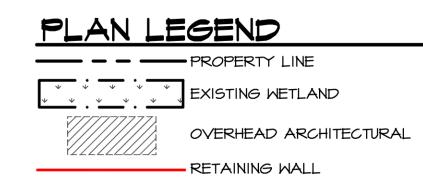


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Sheet # **L3.** 

## PLANTING PLAN





#### PLANT LIST

LARGE TREES
SYMBOL SCIENTIFIC NAME

SCIENTIFIC NAME

ACER RUBRUM 'ARMSTRONG'

ACER RUBRUM 'ARMSTRONG'

CALOCEDRUS DECURRENS

CERCIS CANADENSIS

CHAMAECYPARIS NOOTKATENSIS 'PENDULA'

CORNUS NUTTALLII 'EDDIES WHITE WONDER'

PSEUDOTSUGA MENZIESII

PYRUS CALLERYANA

PINUS CONTORTA

) 'CHANTICLEER'
TILIA CORDATA 'CORINTHIAN'

SMALL TREES/LARGE SHRUE SYMBOL SCIENTIFIC NAME

ACER CIRCINATUM

 AMELANCHIER ALNIFOLIA

CHAMAECYPARIS OBTUSA 'GRACILIS'
HYDRANGEA QUERCIFOLIA 'MUNCHKIN'

MALUS SP.

MYRICA CALIFORNIA

OEMLERIA CERASIFORMIS

PHILADELPHUS LEWISII

RHODODENDRON 'ANAH
KRUSCHKE'

RIBES SANGUINEUM

SAMBUCUS RACEMOSA

STYRAX JAPONICUS 'SNOWCONE'

VIBURNUM RHYTIDOPHYLLUM

MASSING SHRUBS

> © BERBERIS THUNBERGII 'BAGATELLE'

CHOISA TERNATA

CORNUS SANGUINEA

MIDWINTER FIRE

GAULTHERIA SHALLON

ILEX CRENATA 'HELLERI'

LONICERA PILEATAMAHONIA AQUIFOLIUM

MAHONIA NERVOSA

NANDINA DOMESTICA

NANDINA DOMESTICA

GULF STREAM'

PRUNUS LAUROCERASUS
OTTO LUYKEN'

RHODODENDRON X 'PJM'

RHODODENDRON 'YAKU PRINCE'ROSA RUGOSA

SPIRAEA JAPONICA 'MAGIC CARPET'

SYMPHORICARPOS ALBUS
TAXUS x MEDIA

DARK GREEN SPREADER'

UBURNUM DAVIDII

FERNS, GRASSES, & PERRENIALS

SYMBOL SCIENTIFIC NAME
CALAMAGROSTIS

\* KARL FOERSTER'

\* DRYOPTERIS ERYTHROSORA

# HEMEROCALLIS 'MAUNA LOA'

LAVANDULA ANGUSTIFOLIA

MICCANTULE CINENCIE

MISCANTHUS SINENSIS
'MORNING LIGHT'

POLYSTICHUM MUNITUM

POLYSTICHUM MU
SEDUM 'AUTUMN'

VINES

SYMBOL SCIENTIFIC NAME

CLEMATIS ARMANDII

O HYDRANGEA ANOMOLA

PARTHENOCISSUS TRICUSPIDATA

GROUND COVERS

SYMBOL SCIENTIFIC NAME

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VINCA MINOR



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Sheet # **L3.2** 

2020 TED

GRAPHIC SCALE

10 20

SCALE: |"=20"

PLAN LEGEND

- - PROPERTY LINE

EXISTING WETLAND

#### PLANT LIST

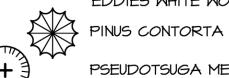
LARGE TREES

SYMBOL SCIENTIFIC NAME ACER RUBRUM 'ARMSTRONG'

CALOCEDRUS DECURRENS

CERCIS CANADENSIS

CHAMAECYPARIS NOOTKATENSIS 'PENDULA' CORNUS NUTTALLII 'EDDIES WHITE WONDER'



PSEUDOTSUGA MENZIESII PYRUS CALLERYANA

TILIA CORDATA 'CORINTHIAN'

#### SMALL TREES/LARGE SHRUBS SCIENTIFIC NAME

'CHANTICLEER'

ACER CIRCINATUM

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MYRICA CALIFORNIA

OEMLERIA CERASIFORMIS

PHILADELPHUS LEWISII RHODODENDRON 'ANAH

KRUSCHKE' RIBES SANGUINEUM

SAMBUCUS RACEMOSA

VIBURNUM RHYTIDOPHYLLUM

STYRAX JAPONICUS 'SNOWCONE'

MASSING SHRUBS

SYMBOL SCIENTIFIC NAME AZALEA 'HINO-CRIMSON' BERBERIS THUNBERGII

'BAGATELLE' CHOISA TERNATA CORNUS SANGUINEA

'MIDWINTER FIRE' GAULTHERIA SHALLON

ILEX CRENATA 'HELLERI'

LONICERA PILEATA MAHONIA AQUIFOLIUM

MAHONIA NERVOSA

NANDINA DOMESTICA NANDINA DOMESTICA

'GULF STREAM' PRUNUS LAUROCERASUS

'OTTO LUYKEN' RHODODENDRON X 'PJM'

RHODODENDRON 'YAKU PRINCE'

ROSA RUGOSA

SPIRAEA JAPONICA 'MAGIC CARPET'

SYMPHORICARPOS ALBUS

TAXUS x MEDIA 'DARK GREEN SPREADER'

() VIBURNUM DAVIDII

#### FERNS, GRASSES, \$ PERRENIALS

SYMBOL SCIENTIFIC NAME CALAMAGROSTIS 'KARL FOERSTER'

CAREX TESTACEA

\* DRYOPTERIS ERYTHROSORA

**HELLEBORUS ORIENTALIS** 

HEMEROCALLIS 'MAUNA LOA'

LAVANDULA ANGUSTIFOLIA

MISCANTHUS SINENSIS 'MORNING LIGHT'

POLYSTICHUM MUNITUM SEDUM 'AUTUMN'

#### VINES

SYMBOL SCIENTIFIC NAME CLEMATIS ARMANDII

HYDRANGEA ANOMOLA

PARTHENOCISSUS TRICUSPIDATA

#### GROUND COVERS

SYMBOL SCIENTIFIC NAME ARCTOSTAPHYLOS UVA-URSI

VINCA MINOR



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Sheet # **L3.3** 



VINCA MINOR

LARG	E TREES							
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SPACING	SIZE (MIN.)	NOTES	NATIVE	ADAPTIVE
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	23	AS SHOWN	1.5" CAL.	SINGLE TRUNK, WELL BRANCHED	-	×
+	CALOCEDRUS DECURRENS	INCENSE CEDAR	25	AS SHOWN	6' HT.	FULL & BUSHY	-	×
$\left(\cdot\right)^{m}$	CERCIS CANADENSIS	EASTERN REDBUD	12	AS SHOWN	1.5" CAL.	SINGLE TRUNK, WELL BRANCHED	-	×
	CHAMAECYPARIS NOOTKATENSIS PENDULA'	WEEPING ALASKA CEDAR	13	AS SHOWN	6' HT.	FULL & BUSHY	-	×
<b>*</b>	CORNUS NUTTALLII 'EDDIES WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD	5	AS SHOWN	1.5" CAL.	SINGLE TRUNK, WELL BRANCHED	×	-
	PINUS CONTORTA	SHORE PINE	26	AS SHOWN	6' HT.	FULL & BUSHY	X	-
+	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	62	AS SHOWN	6' HT.	FULL & BUSHY	×	-
+	PYRUS CALLERYANA  CHANTICLEER'	CHANTICLEER FLOWERING PEAR	14	AS SHOWN	1.5" CAL.	SINGLE TRUNK, WELL BRANCHED	-	×
	TILIA CORDATA 'CORINTHIAN'	CORINTHIAN LITTLELEAF LINDEN	15	AS SHOWN	1.5" CAL.	SINGLE TRUNK, WELL BRANCHED	-	×
SMALL								
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SPACING	SIZE (MIN.)	NOTES MULTI-TRUNK, WELL	NATIVE	ADAPTIVE
$\diamond$	ACER CIRCINATUM	VINE MAPLE	28	AS SHOWN	8' HT.	BRANCHED	×	-
*	,	SERVICEBERRY	9	AS SHOWN	4-5' HT.	B&B, SINGLE TRUNK, WELL BRANCHED	-	×
	CHAMAECYPARIS <i>O</i> BTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6	AS SHOWN	6' HT.	B&B, FULL & BUSHY	-	×
*	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	15	4' O.C.	2 <i>G</i> AL.	FULL & BUSHY	-	×
$\overline{(\cdot)}$	MALUS VAR.	DWARF APPLE VAR.	2	AS SHOWN	6' HT.	SINGLE TRUNK, WELL BRANCHED	-	×
<b>O</b>	MYRICA CALIFORNIA	PACIFIC WAX MYRTLE	40	5' O.C.	2 <i>G</i> AL.	FULL & BUSHY	X	-
	OEMLERIA CERASIFORMIS	OSO BERRY	43	5' <i>O.</i> C.	2 <i>G</i> AL.	MULTI-CANE (3 MIN.)	X	_
() * ()	) PHILADELPHUS LEWISII	WILD MOCK ORANGE	8	5' O.C.	2 <i>G</i> AL.	FULL & BUSHY	X	_
$\bigcirc$	RHODODENDRON 'ANAH	ANAH KRUSCHKE	27	5' O.C.	2 <i>G</i> AL.	FULL & BUSHY	_	×
( <u>\oldot</u>	KRUSCHKE' RIBES SANGUINEUM	RHODODENDRON RED FLOWERING CURRANT	36	5' O.C.	2 <i>G</i> AL.	FULL & BUSHY	×	- -
		RED ELDERBERRY	II	5' <i>O.</i> C.	2 <i>G</i> AL.	MULTI-CANE (3 MIN.)	×	_
مسم ر	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	4	AS SHOWN	1.5" CAL.	SINGLE TRUNK,	_	×
K X	<u>.</u>		·			WELL BRANCHED	_	
E CHANNE	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	8	8' O.C.	5 <i>G</i> AL.	FULL & BUSHY	_	×
MASSI	NG SHRUBS							
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SPACING	SIZE (MIN.)	NOTES	NATIVE	ADAPTIVE
<b>⊙</b>	AZALEA 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	37	4' O.C.	2 GAL.	FULL & BUSHY	-	×
0	BERBERIS THUNBERGII 'BAGATELLE'	BAGATELLE JAPANESE BARBERRY	79	3' O.C.	I GAL.	FULL & BUSHY	-	×
	CHOISA TERNATA	MEXICAN ORANGE	21	4' O.C.	2 <i>G</i> AL.	MULTI-CANE (3 MIN.)	-	×
	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	21	5' <i>O.</i> C.	2 <i>G</i> AL.	MULTI-CANE (3 MIN.)	-	×
	GAULTHERIA SHALLON	SALAL	709	3' O.C.	I GAL	FULL & BUSHY	×	-
	ILEX CRENATA 'HELLERI'	HELLERI JAPANESE HOLLY	182	3' O.C.	2 <i>G</i> AL.	MULTI-STEM (3 MIN.)	-	×
	LONICERA PILEATA	BOX HONEYSUCKLE	56	4' O.C.	2 <i>G</i> AL.	MULTI-STEM (3 MIN.)	-	×
•	MAHONIA AQUIFOLIUM	TALL OREGONGRAPE	44	4' O.C.	I GAL.	FULL & BUSHY	×	-
	MAHONIA NERVOSA	DWARF OREGONGRAPE	121	3' O.C.	I GAL.	FULLY & BUSHY	-	×
⊗		HEAVENLY BAMBOO	20	4' O.C.	2 <i>G</i> AL.	MULTI-CANE (3 MIN.)	-	×
	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	19	3'-6" O.C.	2 <i>G</i> AL.	FULL & BUSHY	-	×
$\oplus$	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	16	3' O.C.	5 <i>G</i> AL.	FULL & BUSHY	-	×
<u>O</u>	RHODODENDRON X 'PJM'	PJM RHODODENDRON	48	4' O.C.	I GAL.	FULL & BUSHY	-	×
0	RHODODENDRON 'YAKU PRINCE'	YAKU PRINCE RHODODENDRON	17		I GAL.	FULL & BUSHY	-	×
<b>⊗</b>		RUGOSA ROSE		4' O.C.	2 <i>G</i> AL.	MULTI-CANE (3 MIN.)	-	×
0	'MAGIC CARPET'	MAGIC CARPET SPIREA	150	3' O.C.	2 <i>G</i> AL.	FULL & BUSHY	-	×
	SYMPHORICARPOS ALBUS	SNOWBERRY	44	4' O.C.	I GAL.	MULTI-CANE (3 MIN.)	×	-
	TAXUS x MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADER YEW	50	4' O.C.	2 <i>G</i> AL.	FULL & BUSHY	-	×
کر ہے	. //==			41	0 0 1 1			

FULL & BUSHY

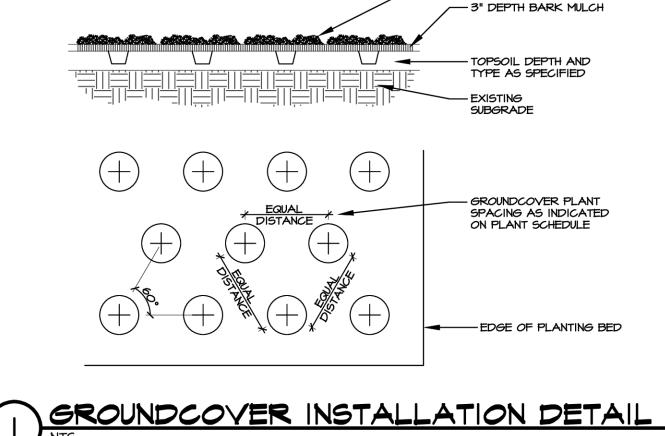
#### FERNS, GRASSES, & PERRENIALS SYMBOL SCIENTIFIC NAME QTY SPACING SIZE (MIN.) NOTES COMMON NAME NATIVE ADAPTIVE CALAMAGROSTIS FEATHER REED GRASS 141 2'-6" O.C. 1 GAL. FULL & BUSHY 'KARL FOERSTER' \* CAREX TESTACEA ORANGE SEDGE 97 2'-6" O.C. I GAL. FULL & BUSHY \* DRYOPTERIS ERYTHROSORA AUTUMN FERN FULL & BUSHY 28 2'-6" O.C. I GAL. HELLEBORUS ORIENTALIS CHRISTMAS ROSE FULL & BUSHY 31 3'0.C. HEMEROCALLIS 'MAUNA LOA' MAUNA LOA DAYLILY 60 2'-6" O.C. I GAL. FULL & BUSHY LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDAR 23 2'-6" O.C. I GAL. FULL & BUSHY MISCANTHUS SINENSIS MORNING LIGHT 35 4' O.C. FULL & BUSHY 'MORNING LIGHT' POLYSTICHUM MUNITUM WESTERN SWORDFERN 203 4' O.C. FULL & BUSHY 235 2'-6" O.C. I GAL. SEDUM 'AUTUMN' AUTUMN JOY SEDUM FULL & BUSHY VINES SYMBOL QTY SPACING SIZE (MIN.) NOTES SCIENTIFIC NAME COMMON NAME NATIVE ADAPTIVE EVERGREEN CLEMATIS CLEMATIS ARMANDII 4 AS SHOWN I GAL. FULL & BUSHY HYDRANGEA ANOMOLA CLIMBING HYDRANGEA 4 AS SHOWN I GAL FULL & BUSHY PARTHENOCISSUS TRICUSPIDATA VIRGINIA CREEPER 9 AS SHOWN I GAL FULL & BUSHY GROUND COVERS QTY SPACING SIZE (MIN.) NOTES SYMBOL SCIENTIFIC NAME COMMON NAME NATIVE ADAPTIVE 1,382 24" O.C. 4" POT ARCTOSTAPHYLOS UVA-URSI KINNICKINNICK FULL & BUSHY

- GROUNDCOVER PLANT

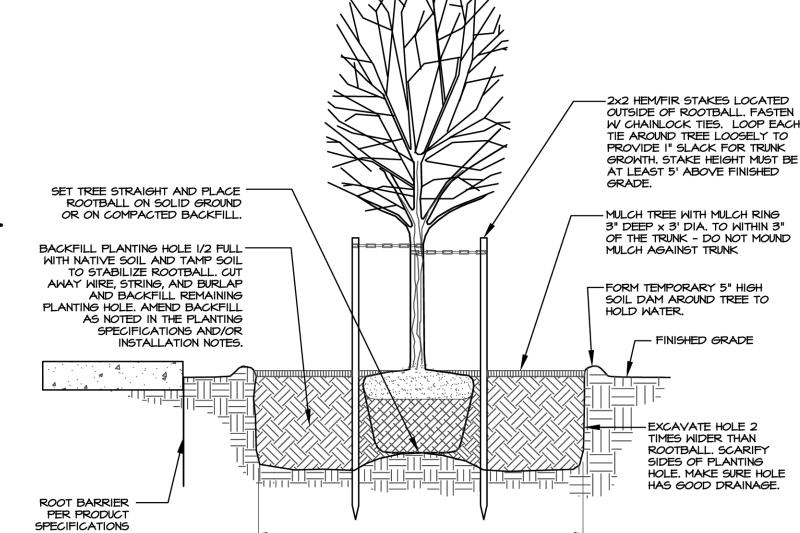
MATERIAL; SEE PLANT SCHEDULE

358 24" O.C. 4" POT

FULL & BUSHY



VINCA



ROOTBALL DIA.

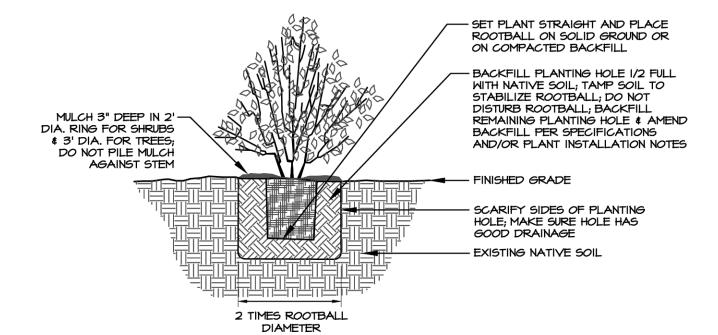
STREET TREE WITH ROOT BARRIER

#### GENERAL PLANT INSTALLATION NOTES PLANT TREES AND/OR SHRUBS I" HIGHER THAN DEPTH GROWN AT NURSERY.

DAVID'S VIBURNUM

VIBURNUM DAVIDII

- FOR CONTAINER TREES AND/OR SHRUBS, SCORE FOUR SIDES OF ROOTBALL PRIOR TO PLANTING. BUTTERFLY ROOTBALL IF ROOT CIRCLING IS EVIDENT. STAKE DECIDUOUS AND EVERGREEN TREES 4 FEET AND OVER IN HEIGHT WITH TWO STAKES PER TREE. STAKE TREES IMMEDIATELY AFTER PLANTING. PLACE STAKES AT THE OUTER EDGE OF THE ROOTS OR ROOTBALL, IN LINE WITH THE PREVAILING WIND. STAKES SHALL BE LOOSELY ATTACHED USING CHAIN-LOCK TREE TIES TO ALLOW FOR SOME TRUNK MOVEMENT. STAKES TO BE VERTICAL, PARALLEL, EVEN-TOPPED, UNSCARRED AND DRIVEN INTO UNDISTURBED SUBGRADE. REMOVE AFTER ONE YEAR.
- 4. WATER PLANTS IMMEDIATELY UPON PLANTING, THEN PROVIDE MANUAL WATERING OR A TEMPORARY IRRIGATION SYSTEM TO PREVENT PLANT MORTALITY AND ENSURE PROPER PLANT ESTABLISHMENT. PLANTS SHALL RECEIVE A MINIMUM OF APPROXIMATELY ONE INCH OF WATER EVERY WEEK DURING THE DRY SEASON (GENERALLY JUNE 15TH - OCTOBER 15TH, OR EARLIER OR LATER IF CONDITIONS WARRANT) DURING THE ESTABLISHMENT PERIOD. IRRIGATION AMOUNTS MAY NEED TO BE INCREASED DURING PROLONGED PERIODS OF HOT, DRY WEATHER. 5. FERTILIZE ALL TREES AND SHRUBS WITH A SLOW-RELEASE GENERAL PURPOSE GRANULAR FERTILIZER OR SLOW-RELEASE TABLETS AT MANUFACTURER'S SPECIFIED
- 6. ALL PLANTING AREAS SHALL HAVE A MINIMUM 9-INCH DEPTH OF TOPSOIL. IF TOPSOIL IS INSUFFICIENT IN EITHER QUANTITY OR QUALITY WITHIN PLANTING AREAS. AS DETERMINED BY TALASAEA CONSULTANTS, TOPSOIL SHALL BE RESTORED BY EITHER RE-INSTALLING PREVIOUSLY STOCKPILED TOPSOIL, IMPORTING NEW TOPSOIL, OR AMENDING EXISTING SOILS IN PLACE WITH ORGANIC MATTER TO ACHIEVE A 9" MINIMUM DEPTH. ALL TOPSOIL SHALL HAVE A BULK ORGANIC CONTENT
- OF AT LEAST 10 PERCENT AND NOT GREATER THAN 20 PERCENT, AS DETERMINED BY AASHTO-T-194. PROVIDE 3" MINIMUM DEPTH OF MEDIUM BARK MULCH IN ALL PLANTING AREAS. MULCH SHALL BE DERIVED FROM FIR, PINE, OR HEMLOCK SPECIES AND SHALL NOT CONTAIN TRASH, ROCKS, OR OTHER DEBRIS OR MATERIALS DETRIMENTAL TO PLANT GROWTH. MULCH SHALL BE GROUND SO THAT A MINIMUM OF 95% OF THE
- MATERIAL WILL PASS THROUGH A 1.5-INCH SIEVE AND NOT MORE THAT 55%, BY LOOSE VOLUME, WILL PASS THROUGH A US NO. 4 SIEVE. 8. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL LANDSCAPING REQUIREMENTS OF KCC TITLE 21A AND ANY OTHER APPLICABLE CODES AND REGULATIONS. CONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO START OF WORK.







- SURVEY PROVIDED BY AXIS SURVEY AND MAPING, 15241 NE 90TH STREET, REDMOND, WA 98052,
- (425) 823-5700. SITE PLAN PROVIDED BY THE BLUELINE GROUP, 25 CENTRAL WAY, SUITE 400, KIRKLAND, WA
- 98033, (425) 216-4051. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.



#### NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL. UNTIL APPROVED, THESE PLANS ARE: SUBJECT TO REVISION

AS NOTED Scale Designed EP/MW

Drawn

<u>FH/MW</u> Checked <u>AO</u> Approved <u>BS</u> Project #<u>1796</u>

#### PART I: GENERAL

- I.I SEQUENCING
- A. <u>LANDSCAPE WORK</u> THIS SECTION INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
- I. PREPARATION OF SUB-BASE AS REQUIRED FOR GRASS AND PLANTING BEDS.
- 2. FINISH GRADING OF TOPSOIL MATERIALS.
- 3. PREPARATION OF SOIL MIXTURES.
- 4. EXCAVATION AND BACKFILLING FOR TREES AND SHRUBS.
- 5. PLANTING OF TREES, SHRUBS AND GROUNDCOVERS.6. MISCELLANEOUS LANDSCAPE WORK.
- 7. QUALITY ASSURANCE: SUBCONTRACT LANDSCAPE WORK TO A SINGLE FIRM SPECIALIZING IN LANDSCAPE
- I.2 SOURCE QUALITY CONTROL
- A. <u>GENERAL</u>: SHIP LANDSCAPE MATERIALS WITH CERTIFICATES OF INSPECTION REQUIRED BY GOVERNING AUTHORITIES. COMPLY WITH REGULATIONS APPLICABLE TO LANDSCAPE MATERIALS.
- I. DO NOT MAKE SUBSTITUTIONS: IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENT OF CONTRACT AMOUNT WILL BE MADE, IF NECESSARY.
- 2. ANALYSIS AND STANDARDS: PACKAGE STANDARD PRODUCTS WITH MANUFACTURERS CERTIFIED ANALYSIS. FOR OTHER MATERIALS, PROVIDE ANALYSIS BY RECOGNIZED LABORATORY MADE IN ACCORDANCE WITH METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL AGRICULTURE CHEMISTS, WHEREVER APPLICABLE.
- B. <u>TOPSOIL</u>: BEFORE DELIVERY OF ADDITIONAL TOPSOIL, FURNISH LANDSCAPE ARCHITECT WITH WRITTEN STATEMENT GIVING LOCATION OF PROPERTIES FROM WHICH TOPSOIL IS TO BE OBTAINED.
- C. <u>PLANT MATERIAL</u>: PROVIDE PLANT MATERIAL OF QUANTITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.I, CURRENT EDITION, "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- I. EXCEPT AS FOLLOWS, LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- 2. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR QUALITY INSPECTION, LOCATION OF PLANT MATERIAL AND REVIEW OF PLANTING TIME AND SCHEDULE. LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER INSPECT PLANT MATERIAL FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- D. TESTING: OBTAIN SOIL TEST TO DETERMINE PH AND LIME REQUIREMENTS PRIOR TO PLANTING.
- E. <u>MAINTENANCE INSTRUCTIONS</u>: SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR. SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD(S).
- I.3 DELIVERY STORAGE AND HANDLING
- A. TREES AND SHRUBS: PROVIDE FRESHLY DUG TREES AND CONTAINERIZED SHRUBS. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH MANNER AS TO DAMAGE BARK, BREAK BRANCHES OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY.
- I. DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- 2.DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.
- I.4 JOB CONDITIONS
- A. PROCEED WITH AND COMPLETE LANDSCAPE WORK AS RAPIDLY AS PORTIONS OF THE SITE BECOME AVAILABLE, WORKING WITHIN SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED.
- I. <u>UTILITIES:</u> DETERMINE LOCATION OF UNDERGROUND UTILITIES AS REQUIRED BY LAW AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.

  2 EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED SUCH AS RUBBLE.
- 2. <u>EXCAVATION</u>: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.
- 3. <u>PLANTING TIME</u>: PLANT OR INSTALL MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF LANDSCAPE WORK REQUIRED. CORRELATE PLANTING WITH SPECIFIED MAINTENANCE PERIODS TO PROVIDE MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
- 1.5 GENERAL SITE CONDITIONS
- A. LANDSCAPE CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT A MINIMUM OF TEN (10) DAYS NOTICE PRIOR TO INTENTION TO PROCEED WITH CONSTRUCTION.
- B. CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, PERMIT CONDITIONS, ORDINANCES AND POLICIES OF THE GOVERNING JURISDICTION.
- C. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
- D. A COPY OF THE APPROVED PLANS, SPECIFICATIONS, AND PERMIT APPROVALS MUST BE ON SITE WHENEVER
- CONSTRUCTION IS IN PROGRESS AND SHALL REMAIN ON SITE UNTIL PROJECT COMPLETION.

  E. LANDSCAPE ARCHITECT SHALL BE ON SITE, AS NECESSARY, TO MONITOR CONSTRUCTION AND APPROVE
- MINOR REVISIONS TO THE PLAN.

  1.6 TOPSOIL
- A. ALL GRADING SHALL BE DONE PER THE APPROVED CIVIL SET AND SPECIFICATIONS. ALL PLANTING AREAS SHALL BE OVER-EXCAVATED 9" FOR PLACEMENT OF STOCKPILED TOPSOIL OR IMPORTED 3-WAY TOPSOIL (CEDAR GROVE OR EQUAL). TOPSOIL, IF AVAILABLE ONSITE, SHALL BE EXCAVATED FROM WEED-FREE AREAS ON THE SITE, SELECTED BY LANDSCAPE ARCHITECT, AND SHALL BE STOCKPILED PRIOR TO OTHER SITE WORK. LANDSCAPE ARCHITECT SHALL DETERMINE DEPTH OF TOPSOIL TO STOCKPILE. GENERAL CONTRACTOR SHALL PROTECT TOPSOIL AS NECESSARY TO ENSURE STABILITY AND ADEQUATE EROSION CONTROL. SEE TESC PLAN BY CIVIL FOR EROSION BMPS FOR THE SITE. STOCKPILED TOPSOIL SHALL BE SCREENED THROUGH A I" MESH PRIOR TO PLACEMENT IN PLANTING BEDS.
- B. IN ALL IN-GROUND LANDSCAPE BEDS OVER-EXCAVATE 9" BELOW FINISHED ELEVATION SHOWN ON PLANS FOR PLACEMENT OF 9" OF STOCKPILED ORGANIC TOPSOIL OR IMPORTED 3-WAY TOPSOIL. TILL INTO THE TOP 6" OF SUBGRADE PRIOR TO PLANTING. INSTALL AREA DRAINS WHERE LANDSCAPE CONTRACTOR DEEMS NECESSARY FOR PROPER DRAINAGE. THIS PLAN DOES NOT INCLUDE DRAINAGE FOR LANDSCAPED AREAS. THIS SHALL BE ASSESSED AND INCLUDED WITH THE LANDSCAPE CONTRACTOR'S SCOPE FOR IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- 1.7 PROJECT WARRANTY
- A. WARRANTY ALL PLANTING FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE CONTRACTOR'S CONTROL.
- B. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. REPLACE PLANT MATERIAL IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD; UNLESS, IN OPINION OF LANDSCAPE ARCHITECT, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON.
- C. ANOTHER INSPECTION WILL BE CONDUCTED AT END OF EXTENDED WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION OF PLANT MATERIAL. ONLY ONE REPLACEMENT (PER TREE, SHRUB OR PLANT)

WILL BE REQUIRED AT END OF WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

#### PART 2: PRODUCTS AND MATERIALS

- 2.1 TOPSO
- A. TOPSOIL THAT HAS BEEN STOCKPILED FOR REUSE IN LANDSCAPE WORK SHALL BE FERTILE, FRIABLE, SANDY LOAM, SURFACE SOIL, FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN I" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- B. PROVIDE ADDITIONAL TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 6"; DO NOT OBTAIN FROM BOGS, MARSHES OR OTHER WETLAND AREAS.

#### 2.2 SOIL AMENDMENTS

- A. <u>LIME</u>: NATURAL DOLOMITIC LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES WITH A MINIMUM OF 30% MAGNESIUM CARBONATES, GROUND SO THAT NOT LESS THAN 90% PASSES A IO-MESH SIEVE AND NOT LESS THAN 50% PASSES A IOO-MESH SIEVE. RATE OF APPLICATION SUITED TO SOIL ACIDITY AND TYPE OF PLANTING AS DETERMINED BY SOIL TESTING.
- B. <u>ORGANIC MATTER</u>: ORGANIC, WEED- AND DEBRIS-FREE COMPOST, CEDARGROVE OR EQUIVALENT.

#### 23 MIII CH

- A. BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. THE MULCH SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO ANIMAL, PLANT LIFE, OR WATER QUALITY. SAWDUST SHALL NOT BE USED AS MULCH.
- B. MULCH SHALL BE MEDIUM-COARSE GROUND WITH AN APPROXIMATELY 3-INCH MINUS PARTICLE SIZE. FINE PARTICLES SHALL BE MINIMIZED SO THAT NOT MORE THAN 30%, BY LOOSE VOLUME, WILL PASS THROUGH A US NO. 4 SIEVE.

#### 2.4 COMMERCIAL FERTILIZER

D. <u>FOR ALL PLANTING BEDS</u>: PLANTINGS SHALL BE FERTILIZED WITH A SLOW-RELEASE GENERAL GRANULAR FERTILIZER (16-16-16), OR SLOW-RELEASE FERTILIZER TABLETS, WITH APPLICATION RATES AS SPECIFIED BY MANUFACTURER. FERTILIZER SHALL BE APPLIED AFTER PLANTING PIT IS BACKFILLED (OR DURING BACKFILL IN THE CASE OF TABLETS), AND PRIOR TO APPLICATION OF MULCH. FERTILIZER SHALL NOT BE APPLIED BETWEEN NOVEMBER AND MARCH.

#### 2.5 PLANT MATERIALS

- A. <u>VERIFY QUANTITIES</u>: VERIFY PLANT LOCATIONS AND QUANTITIES OF PLANTS ON THE PLANT SCHEDULE WITH THOSE REPRESENTED ON THE PLAN. ACTUAL PLANT QUANTITIES SHOWN ON PLANTING PLANS TO PREVAIL OVER QUANTITIES SHOWN ON PLANT SCHEDULE IN THE EVENT OF A DISCREPANCY.
- B. QUALITY: PROVIDE PLANT MATERIAL OF SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.I, CURRENT EDITION "AMERICAN STANDARD FOR NURSERY STOCK". ALL PLANT MATERIALS TO BE LOCALLY GROWN (WESTERN WA, WESTERN OR, OR WESTERN BC), HEALTHY, BUSHY, AND IN VIGOROUS GROWING CONDITION. IF REPLACEMENT OF PLANT MATERIAL IS NECESSARY DUE TO CONSTRUCTION DAMAGE OR PLANT FAILURE WITHIN ONE YEAR OF INSTALLATION, SIZE AND QUALITY SHALL BE AS INDICATED ON THE PLANS.
- C. <u>DECIDUOUS AND EVERGREEN TREES</u>: PROVIDE BALLED AND BURLAPPED (B&B) TREES OF HEIGHT AND/OR CALIPER SCHEDULED AND WITH BRANCHING CONFIGURATION RECOMMENDED BY ANSI Z60.I, CURRENT EDITION, FOR TYPE AND SPECIES REQUIRED. TREES TO HAVE UNIFORM BRANCHING, SINGLE STRAIGHT TRUNKS, (UNLESS SPECIFIED AS MULTI-STEM) AND CENTRAL LEADER INTACT AND UNDAMAGED. BALLED AND BURLAPPED STOCK SHALL HAVE BEEN ROOT PRUNED AT LEAST ONCE IN THE LAST THREE YEARS. CONTAINER STOCK SHALL BE FULLY ROOTED BUT NOT ROOT-BOUND. PLANT MATERIAL WITH DAMAGED ROOT ZONES OR BROKEN ROOTBALLS WILL NOT BE ACCEPTED.

#### 2.6 TEMPORARY IRRIGATION

- A. A TEMPORARY (3 YEAR WARRANTEE) DRIP IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY LANDSCAPE CONTRACTOR UPON COMPLETION OF TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANTINGS WITHIN THE LANDSCAPE AREA. ALL PLANTED AREAS SHALL RECEIVE ADEQUATE DRIP COVERAGE TO ALL NEW PLANTINGS IN THE LANDSCAPED BEDS.
- B. PROVIDE WRITTEN VERIFICATION TO LANDSCAPE ARCHITECT THAT BACKFLOW PREVENTION PER CODE EXISTS ON THE LINE TO BE USED AS A POINT OF CONNECTION FOR THE IRRIGATION SYSTEM. IF VERIFICATION CANNOT BE MADE, PROVIDE BACKFLOW PREVENTION PER CODE AS A PART OF THE INSTALLATION.
- C. GENERAL CONTRACTOR SHALL PROVIDE SLEEVING, WATER AND ELECTRICITY FOR THE SYSTEM.

  LANDSCAPE CONTRACTOR SHALL PROVIDE ISOLATION VALVE AND CONNECTION TO WATER AND

  CONTROLLER.
- DETERMINE WHEN IRRIGATION IS NECESSARY DURING THE DRY SEASON. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

  E. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER FUNCTION AND CONNECTION OF THE

D. LANDSCAPE CONTRACTOR SHALL INSTALL SOIL MOISTURE PROBE CONNECTED TO IRRIGATION SYSTEM TO

- IRRIGATION SYSTEMS, AND TO "WINTERIZE" INSTALLED IRRIGATION SYSTEM PRIOR TO OCTOBER 31ST.
- 2.7 MISCELLANEOUS LANDSCAPE MATERIALS
- A. <u>STAKES, DEADMEN AND GUYS:</u> PROVIDE STAKES AND DEADMEN OF SOUND NEW, PRESSURE TREATED HEM-FIR, FREE OF KNOT HOLES AND OTHER DEFECTS. SIZE AS FOLLOWS: STAKES: 2"X2"X8'-O", POINTED, STAINED DARK BROWN.
- B. <u>DEADMEN</u>: 2"X2"X3'-0", POINTED, STAINED DARK BROWN. PROVIDE WIRE TIES AND GUYS OF 2-STRAND, TWISTED, PLIABLE GALVANIZED IRON WIRE NOT LIGHTER THAN 12 GA. WITH ZINC-COATED TURNBUCKLES. PROVIDE NOT LESS THAN 3/4 INCH DIAMETER BLACK RUBBER OR PLASTIC HOSE, CUT TO REQUIRED LENGTHS TO PROTECT TREE TRUNKS FROM DAMAGE BY WIRES.
- C. <u>LIGHTING:</u> SEE DRAWINGS BY OTHERS FOR ALL OUTDOOR LIGHTING DETAILS.

#### PART 3: EXECUTION

#### 3.1 SOIL PREPARATION

- A. COORDINATE THE WORK OF THIS SECTION WITH "IRRIGATION SYSTEM INSTALLATION".

  I. STAKE PROPOSED TREE LOCATIONS AND SECURE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE STAR
- I. STAKE PROPOSED TREE LOCATIONS AND SECURE LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.
- 2. PREPARATION OF PLANTING AREAS: PRIOR TO PLANTING, TOPSOIL SHALL BE PLACED AND TILLED INTO THE SUBGRADE PER THE TOPSOIL SECTION.

3. EXCAVATION FOR TREES AND SHRUBS: EXCAVATE PITS AND BEDS WITH VERTICAL SIDES AND WITH

- BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. SCARIFY SOIL IN BOTTOM AND SIDES OF PLANTING PIT.

  4. FOR BALLED AND BURLAPPED (B&B) TREES AND SHRUBS, MAKE EXCAVATIONS AT LEAST TWICE AS WIDE
- 4. FOR BALLED AND BURLAPPED (B&B) TREES AND SHRUBS, MAKE EXCAVATIONS AT LEAST TWICE AS WIDE AS THE BALL DIAMETER AND EQUAL TO THE BALL DEPTH, PLUS AN ALLOWANCE FOR SETTING OF BALL ON A 9" LAYER OF COMPACTED PLANTING SOIL MIXTURE.
- 5. FOR CONTAINER GROWN STOCK, EXCAVATE AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, ADJUSTED TO SIZE OF CONTAINER WIDTH AND DEPTH.

#### 3.2 PLANTING

- A. TIMING: TO OCCUR BETWEEN NOVEMBER IST AND MARCH 3IST.
- B. <u>INSPECTION:</u> NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING TO REVIEW QUALITY, PLACEMENT AND TIMING. STAKE THE PROPOSED LOCATION OF ALL TREES AND SHRUBS WITH AN APPROVED CODING SYSTEM. FOR LARGE GROUPINGS OF SINGLE SHRUB SPECIES, BOUNDARY MAY BE STAKED. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE LOCATIONS PRIOR TO PLANTING OR RELOCATING PLANT MATERIAL.
- C. <u>PLANTING TREES AND SHRUBS</u>: SET BALLED AND BURLAPPED (B&B) STOCK ON LAYER OF COMPACTED PLANTING SOIL MIXTURE, PLUMB AND IN CENTER OF PIT WITH TOP OF BALL SLIGHTLY HIGHER THAN

- ADJACENT FINISHED LANDSCAPE GRADES TO ACCOUNT FOR MULCH DEPTH. UNTIE AND REMOVE BURLAP FROM SIDES OF BALLS; RETAIN ON BOTTOMS. WIRE BASKETS, IF USED, SHALL BE CUT AWAY FROM ROOTBALL TO THE MAXIMUM EXTENT PRACTICABLE. WHEN SET, PLACE ADDITIONAL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. PLACE FERTILIZER WHILE BACKFILLING. WATER AFTER PLACING FINAL LAYER OF BACKFILL AND CORRECT ANY SETTLEMENT THAT MAY OCCUR.
- I. SET CONTAINER GROWN STOCK AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, EXCEPT FULLY REMOVE CONTAINER.
- 2. CREATE SAUCER IN BACKFILL AROUND TREES TO HELP RETAIN WATER. SAUCER AREA SHALL HAVE A DIAMETER OF AT LEAST 3 FEET.
- D. <u>PRUNE TREES AND SHRUBS</u> ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES, OR AS DIRECTED BY LANDSCAPE ARCHITECT. ALL PRUNING SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES. DO NOT CUT TREE LEADERS. ANY PRUNING OF SHRUBS SHALL RETAIN A NATURAL CHARACTER. <u>DO NOT SHEAR</u> SHRUBS WITH HAND OR POWERED HEDGE SHEARS.
- I. REMOVE AND REPLACE EXCESSIVELY PRUNED OR MALFORMED STOCK RESULTING FROM IMPROPER PRUNING.
- E. <u>APPLY ANTI-DESICCANT</u> USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS, BRANCHES, STEMS, TWIGS AND FOLIAGE.
- I. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL-LEAF, SPRAY WITH ANTI-DESICCANT AT NURSERY BEFORE MOVING AND AGAIN 2 WEEKS AFTER PLANTING.

F. <u>GUY AND STAKE TREES</u> IMMEDIATELY AFTER PLANTING, WITH 2 STAKES PER DECIDUOUS TREE OR 3

- DEADMEN PER EVERGREEN TREE. ORIENT STAKES TO RESIST THE FORCE OF THE WIND. G. PLANTING GROUNDCOVER: SPACE PLANTS AS SHOWN IN DETAIL.
- I. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
- 2. MULCH AREAS BETWEEN GROUNDCOVER PLANTS TO A DEPTH OF 3". TAPER MULCH TO BASE OF GROUNDCOVERS AND TAKE EXTRA CARE TO ENSURE GROUNDCOVERS ARE NOT BURIED WITH MULCH.
- H. MULCH ALL PLANTING BEDS: PROVIDE NOT LESS THAN A 3-INCH THICKNESS OF MULCH AND FINISH LEVEL WITH ADJACENT FINISHED GRADES AND PAVED SURFACES.

#### 3.4 MAINTENANCE

#### A. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.

- B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS UNTIL FINAL PROJECT ACCEPTANCE BY OWNER BUT IN NO CASE LESS THAN 90 DAYS AFTER SUBSTANTIAL COMPLETION OF THE PROJECT.
- C. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY WATERING, PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. APPLY ANTI-DESICCANT AS SPECIFIED. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

#### 3.5 CLEANUP AND PROTECTION

- A. DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
- B. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

#### 3.6 INSPECTION AND ACCEPTANCE

- A. WHEN LANDSCAPE WORK IS COMPLETED, INCLUDING MAINTENANCE, LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY.
- B. LANDSCAPE WORK MAY BE INSPECTED FOR ACCEPTANCE IN PARTS ONLY IF AGREEABLE TO LANDSCAPE ARCHITECT, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE.
- C. WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

EVA LEE PARKER
CERTIFICATE NO. 1284
EXPIRES 3/15/2022

#### NOTES

- I. SURVEY PROVIDED BY AXIS SURVEY AND MAPING, 15241 NE 90TH STREET, REDMOND, WA 98052, (425) 823-5700.
- SITE PLAN PROVIDED BY THE BLUELINE GROUP,
   CENTRAL WAY, SUITE 400, KIRKLAND, WA
   98033, (425) 216-4051.
- 3. SOURCE DRAWING WAS MODIFIED BY TALASAEA CONSULTANTS FOR VISUAL ENHANCEMENT.



NOT FOR CONSTRUCTION

THESE PLANS HAVE BEEN
SUBMITTED TO THE APPROPRIATE
AGENCIES FOR REVIEW AND
APPROVAL. UNTIL APPROVED,
THESE PLANS ARE:
SUBJECT TO REVISION

OAPE PLAN 10 SPECIFICATIONS 14RK APARTMENTS AT FEDERAL V 14RK APARTMENTS AT FEDERAL V

isions Date By

Date 2-21-2020
Scale AS NOTED
Designed EP/MM
Drawn FH/MM

Project #<u>1796</u>

Checked AO

Approved <u>BS</u>

eet # **L4.0** 

TION Tright - Talasaea Consultants, II