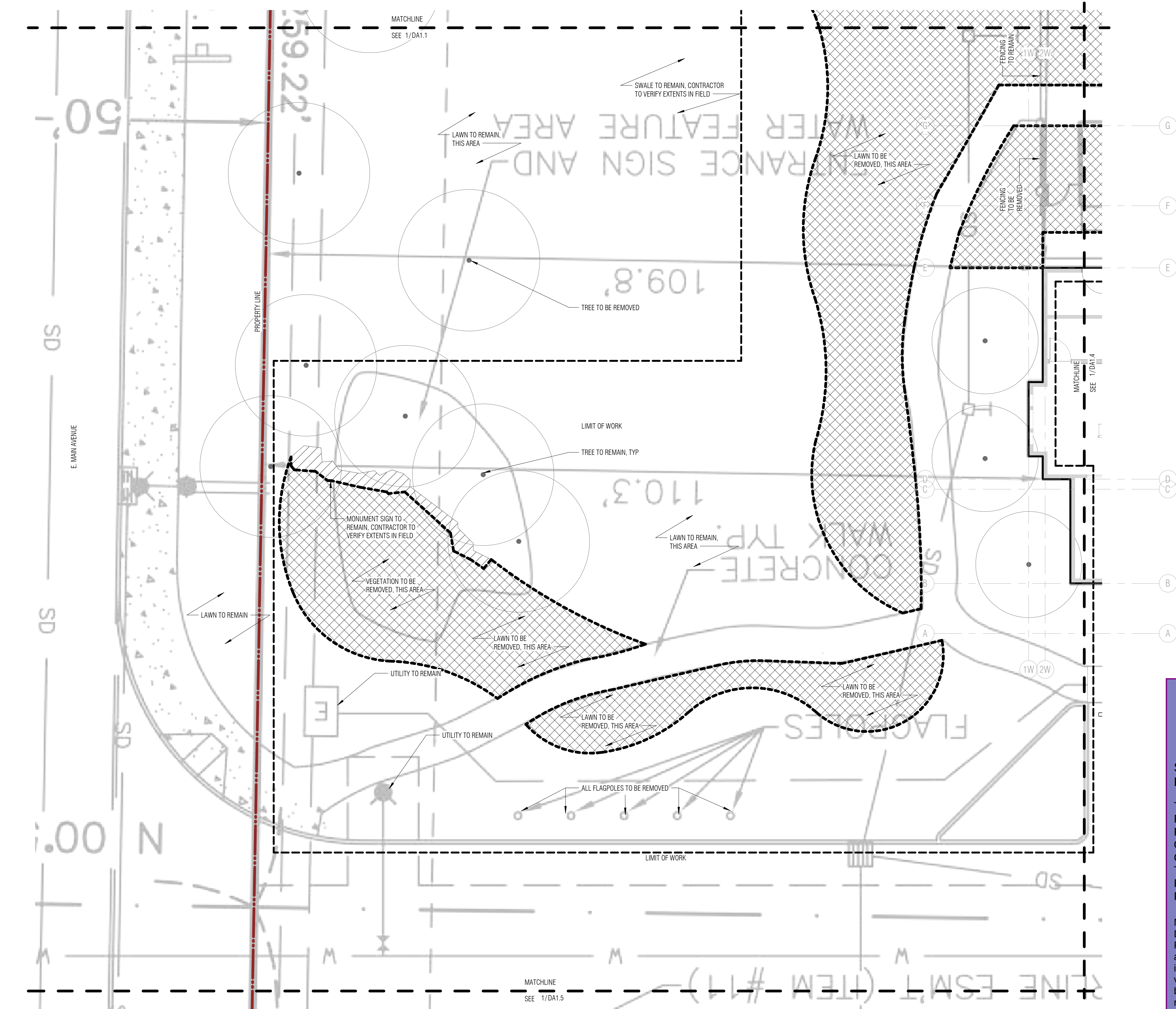




1 LANDSCAPE A DEMOLITION PLAN - E. MAIN AVE - CENTRAL
1/8" = 1'-0"

DEMOLITION LEGEND

- AREA TO BE DEMOLISHED
- LIMIT OF WORK
- MONUMENT SIGNAGE (VARIES)
- EXISTING TREE TO REMAIN
- TREE TO BE REMOVED

DEMOLITION NOTES

- SCOPE OF WORK**
 - REFERENCE THE PLANS FOR THE AREAS WHERE DEMOLITION IS TO BE PERFORMED.
 - CONTRACTOR TO PERFORM SITE WALK PRIOR TO DEMOLITION TO VERIFY AREAS OF WORK AND ADVISE OWNER/LANDSCAPE ARCHITECT IF ADDITIONAL AREAS BEYOND THOSE SHOWN ON THE PLANS WILL BE IMPACTED BY THE PROJECT.
 - IF ANY ADDITIONAL AREAS WITH BE IMPACTED BY THE PROJECT, COORDINATE PROTECTION AND RESTORATION OF THESE AREAS WITH OWNER PRIOR TO START OF DEMOLITION.
- SALVAGED MATERIALS**
 - COORDINATE WITH OWNER/LANDSCAPE ARCHITECT DURING PRE-DEMOLITION SITE WALK ON ITEMS AND MATERIALS TO BE SALVAGED.
 - COORDINATE LOCATION AND MANNER OF STOCKPILING OR STORAGE PRIOR TO STARTING DEMOLITION.
- TREE PROTECTION**
 - CONTRACTOR TO VERIFY LOCATION OF ALL IMPACTED TREES WITHIN THE LIMIT OF WORK.
 - IF TREE PROTECTION IS REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED TREE PROTECTION PLAN.
 - IF TREE PROTECTION NOT REQUIRED BY PERMIT, COORDINATE TREE PROTECTION WITH OWNER/LANDSCAPE ARCHITECT DURING THE PRE-DEMOLITION SITE WALK.
 - ASSUME NO IMPACTS WITHIN THE DRIPLINE OF TREES TO REMAIN.
- TEMPORARY SEDIMENTATION AND EROSION CONTROL**
 - IF REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED SEC PLAN.
 - IF NOT REQUIRED BY PERMIT, CONTRACTOR TO BE FAMILIAR WITH THE REQUIREMENTS OF THE SEC PLAN AND UTILIZE APPROPRIATE MEASURES TO MEET THE INTENT OF THE SEC PLAN.
- SITE PROTECTION**
 - ONCE EXTENTS OF WORK ARE DETERMINED, INSTALL HIGH VISIBILITY FENCING OR OTHER MEASURES TO DELINEATE THE BOUNDARY.
 - FOR SITE ELEMENTS TO REMAIN WITHIN THE WORK AREA, USE APPROPRIATE MEASURES TO PROTECT THESE ELEMENTS.
- UTILITIES**
 - CAP ALL UTILITIES AS NECESSARY, BUT DO NOT DISRUPT ANY SERVICES TO ADJACENT USES. TEMPORARY ROUTING OF SANITARY/STORM SEWER LINES, ELECTRICAL, WATER, TELEPHONE, GAS, ETC. TO BE IN PLACE BEFORE DEMO OF UTILITIES OCCUR.
 - ANY OTHER UTILITIES OR SERVICES THE CONTRACTOR MAY ENCOUNTER DURING THE PERFORMANCE OF THE WORK, NOTIFY THE OWNER IMMEDIATELY AND STOP WORK THAT MAY IMPACT THESE UTILITIES.
- DEMOLITION**
 - DEMOLISH AND REMOVE ALL ELEMENTS SHOWN ON PLANS AND AS DETERMINED IN PRE-DEMOLITION SITE WALK.
 - DISPOSE OF RESULTING DEBRIS AND DEMOLISHED MATERIALS OFF SITE IN A LEGALLY ACCEPTABLE LOCATION AND MANNER.

CITY OF PUYALLUP
Planning Division
Approved Landscape Plan
(253) 864-4165

Staff: NComstock
Date: 12/15/2022

THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE PLANNING DIRECTOR, DESIGNEE, OR PROJECT PLANNER.

NOTE: If street trees are required, Call Planning Division for final inspection: (253) 864-4165 (Option 3) Root barriers are required around street trees in accordance with city standard detail. Top soil shall be installed in accordance with city standards - field verification required. Failure to install top soil and root barriers in accordance with the city standards may result in rejection of installation.



RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
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ISSUANCES

DATE	DESCRIPTION
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

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ORIGINAL SHEET SIZE: 22x34"

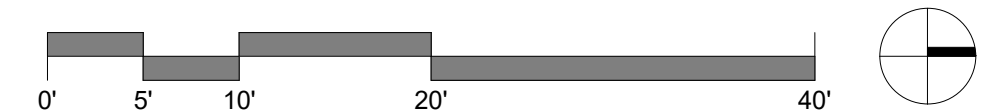
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

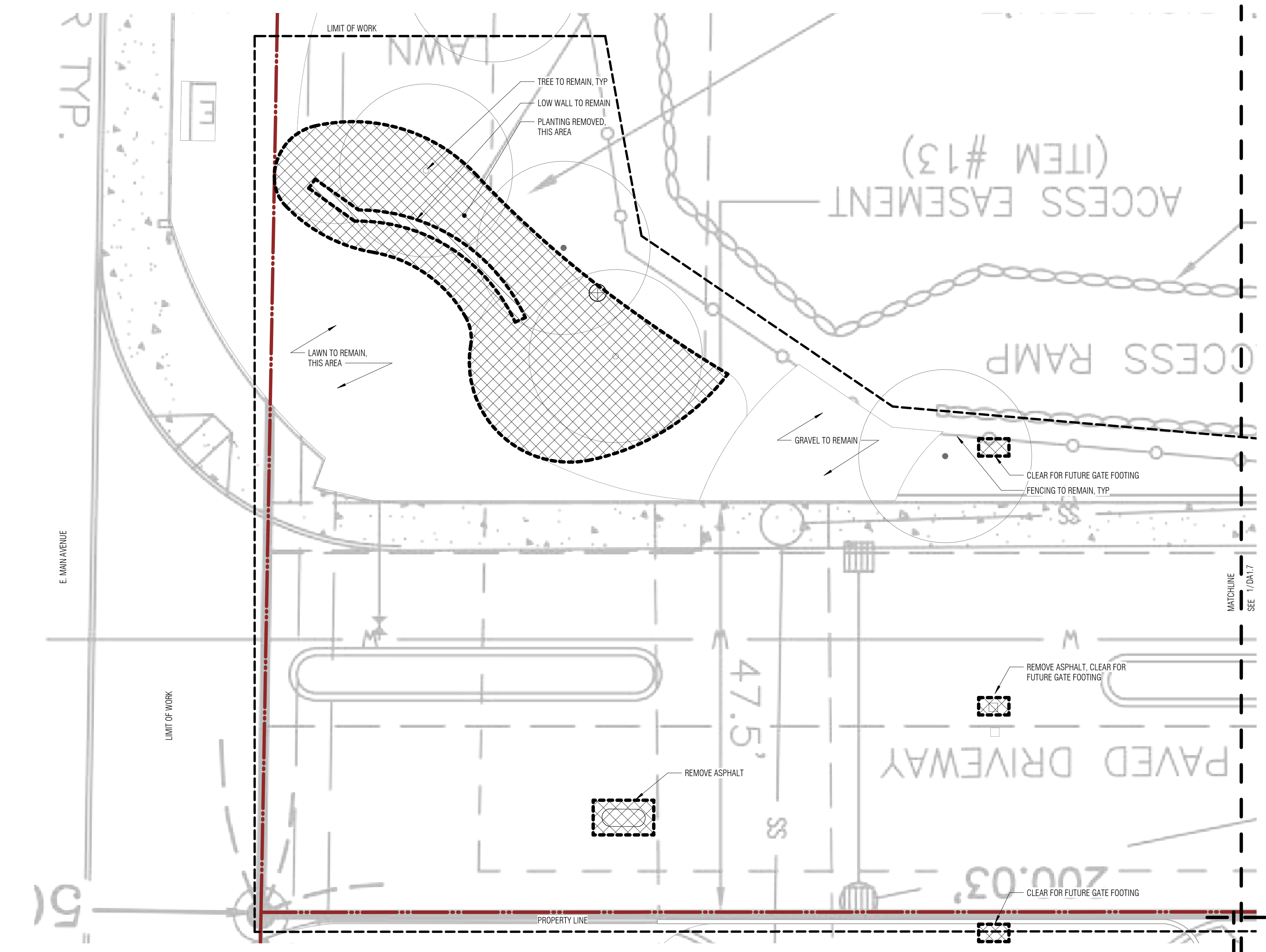
PLOT DATE: 04.19.2022

DEMO PLAN - E. MAIN AVE - CENTRAL

SHEET NO.:

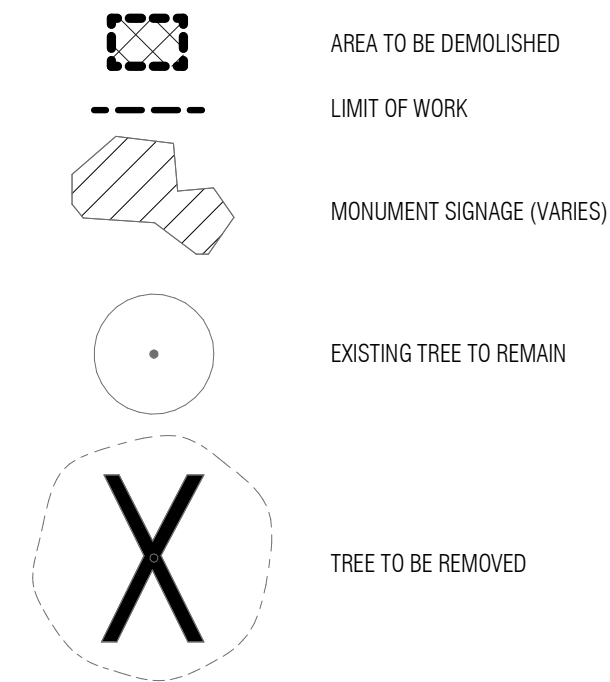
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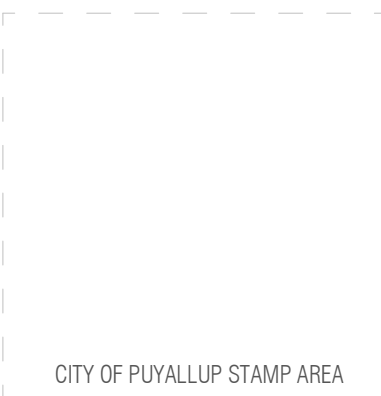
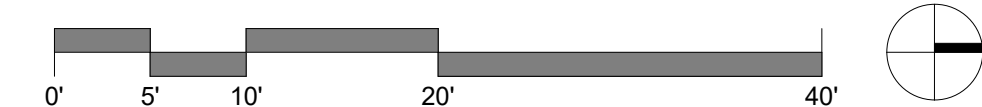
1 LANDSCAPE A DEMOLITION PLAN - EAST ENTRY - SOUTH
1/8" = 1'-0"

DEMOLITION LEGEND



DEMOLITION NOTES

- SCOPE OF WORK**
 - A. REFERENCE THE PLANS FOR THE AREAS WHERE DEMOLITION IS TO BE PERFORMED.
 - B. CONTRACTOR TO PERFORM SITE WALK PRIOR TO DEMOLITION TO VERIFY AREAS OF WORK AND ADVISE OWNER/LANDSCAPE ARCHITECT IF ADDITIONAL AREAS BEYOND THOSE SHOWN ON THE PLANS WILL BE IMPACTED BY THE PROJECT.
 - C. IF ANY ADDITIONAL AREAS WITH BE IMPACTED BY THE PROJECT, COORDINATE PROTECTION AND RESTORATION OF THESE AREAS WITH OWNER PRIOR TO START OF DEMOLITION.
- SALVAGED MATERIALS**
 - A. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT DURING PRE-DEMOLITION SITE WALK ON ITEMS AND MATERIALS TO BE SALVAGED.
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 - B. IF TREE PROTECTION IS REQUIRED AS PART OF THE PERMIT, REFERENCE THE PROVIDED TREE PROTECTION PLAN.
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RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
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ISSUANCES

DATE	DESCRIPTION
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

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ORIGINAL SHEET SIZE IS 22x34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

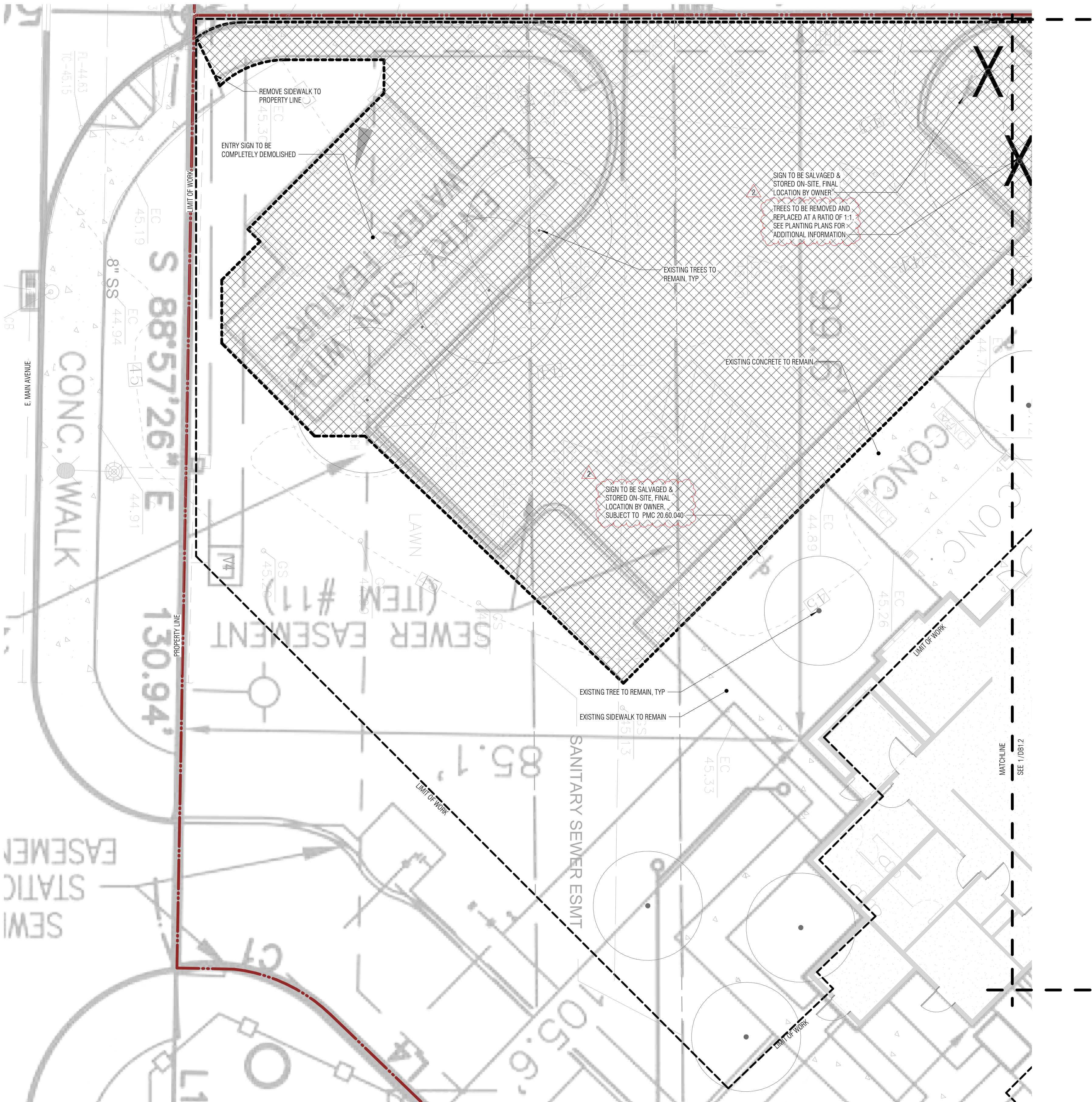
PLOT DATE: 04.19.2022

DEMO PLAN - EAST ENTRY - SOUTH

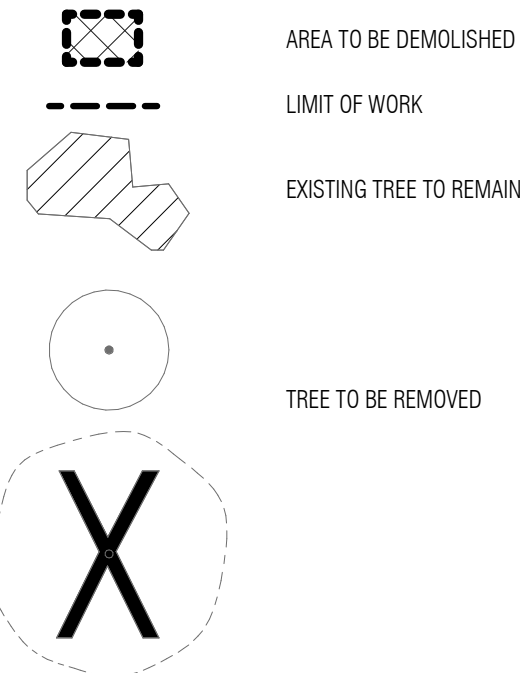
SHEET NO.:

DA1.6

1 LANDSCAPE B DEMOLITION PLAN - SOUTH
1/8" = 1'-0"



DEMOLITION LEGEND



DEMOLITION NOTES

- SCOPE OF WORK**
 - A. REFERENCE THE PLANS FOR THE AREAS WHERE DEMOLITION IS TO BE PERFORMED.
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RIVER TRAIL WEST
AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
2	2022.11.18	CIVIL PERMIT RESPONSE #2

ISSUANCES	
DATE	DESCRIPTION
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

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ORIGINAL SHEET SIZE 22X34"
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

DEMO PLAN - SOUTH

SHEET NO.:

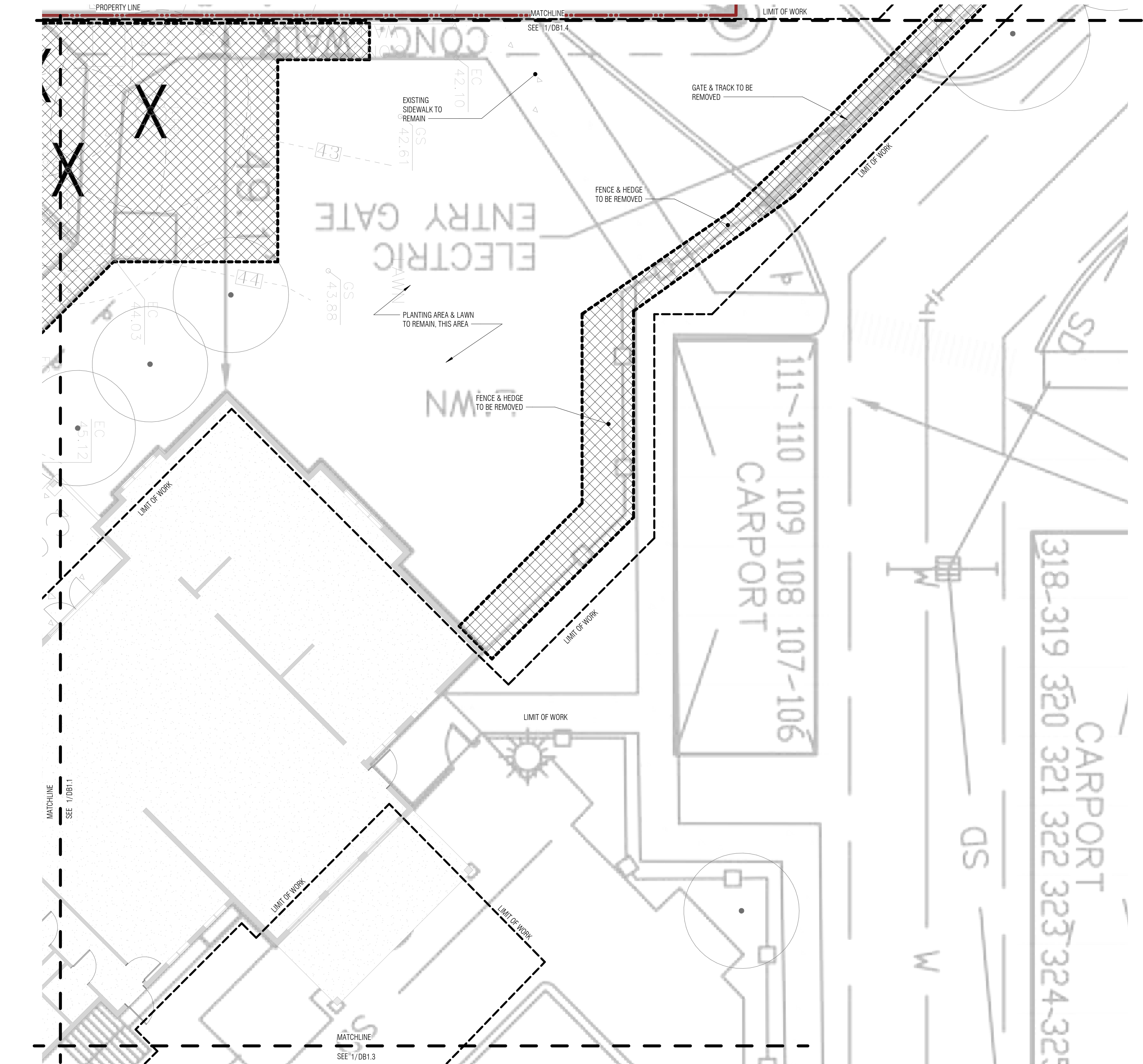
DB1.1

Board & Vellum

115 15th Avenue East, Suite 100
Seattle, Washington 98112

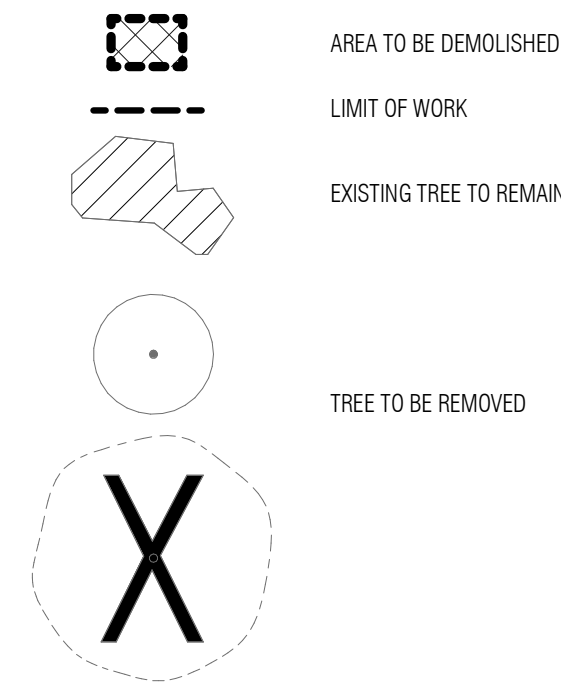
+1 206 707 8895
info@boardandvellum.com

Architecture, Interiors, Site Design
boardandvellum.com



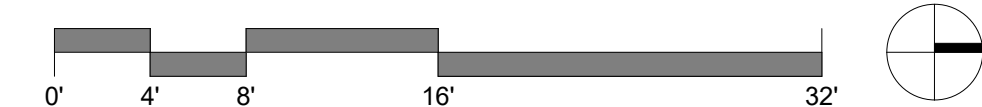
1 LANDSCAPE B DEMOLITION PLAN - NORTH
1/8" = 1'-0"

DEMOLITION LEGEND



DEMOLITION NOTES

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CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
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ISSUANCES

DATE	DESCRIPTION
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

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ORIGINAL SHEET SIZE 12X18 1/2

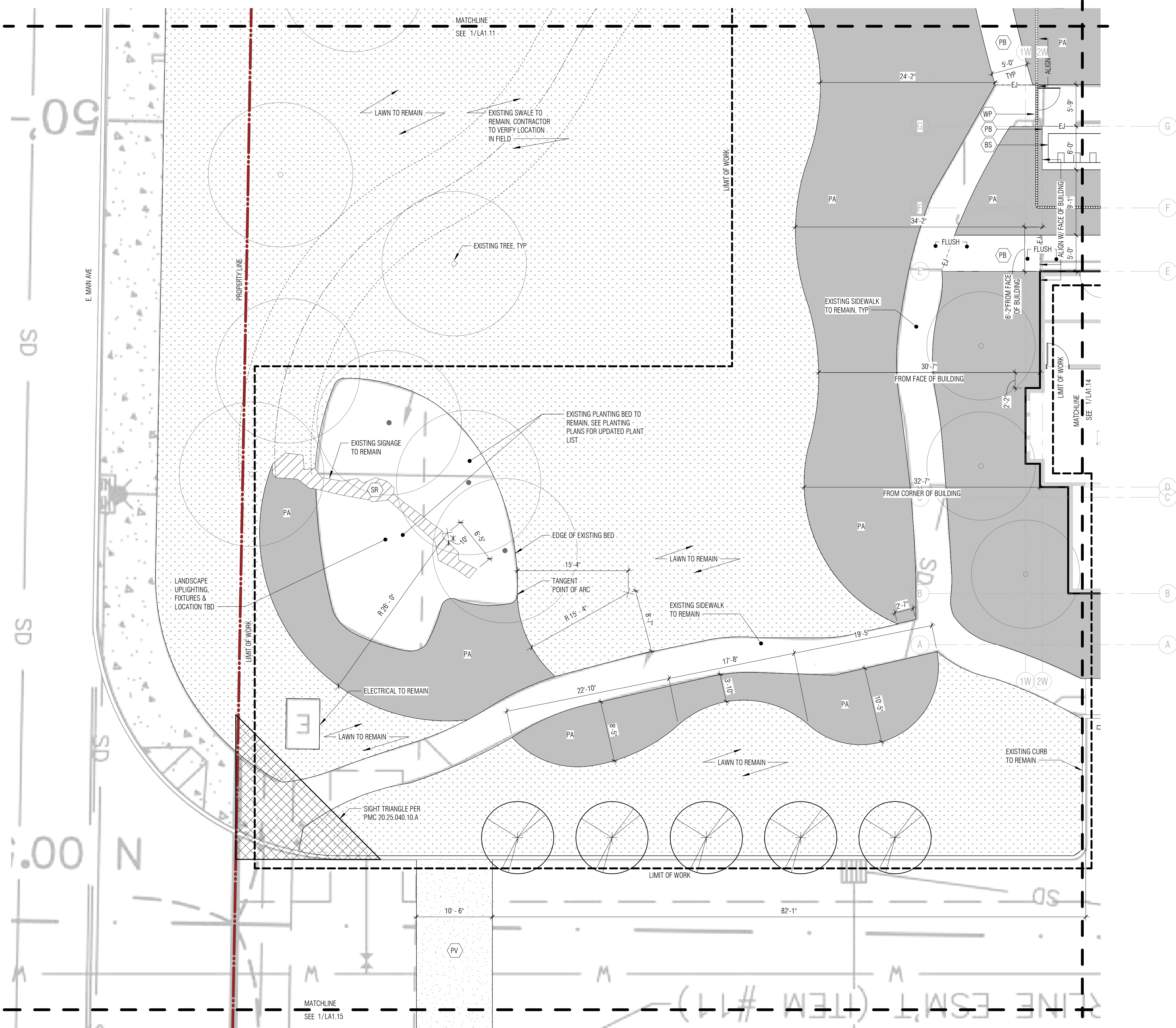
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

DEMO PLAN - NORTH

SHEET NO.:

DB1.2



1 LAYOUT AND MATERIALS PLAN - E. MAIN AVE - CENTRAL
1/8" = 1'-0"

MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
PB		CIP CONCRETE AND SCORING	2/L5.11
PP		CIP CONCRETE WITH INTEGRAL COLOR COLOR: DAVIS COLOR DUNE 6058	1/L5.11
PO		CIP CONCRETE WITH HEAVY SALT ROCK FINISH TO MATCH EXISTING	1/L5.11
SR		MONUMENTAL SIGNAGE	
AT		ASPHALT	SEE CIVIL
PA		PLANTING AREA	
TG		GRASS LAWN	
WC		6" CIP CONCRETE CURB	SEE CIVIL
SW		18" HT CIP CONCRETE SEATWALL	3/L5.11
WP		METAL POOL FENCING & GATE	PER MANUF
BS		ELECTRIC BIKE STATION	OFCI
		PROPERTY LINE	
		LIMIT OF WORK	



CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST
AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION DATE DESCRIPTION

ISSUANCES

DATE DESCRIPTION
4/22/2022 CONSTRUCTION DOCUMENTS
8/26/2022 CIVIL PERMIT DOCUMENTS

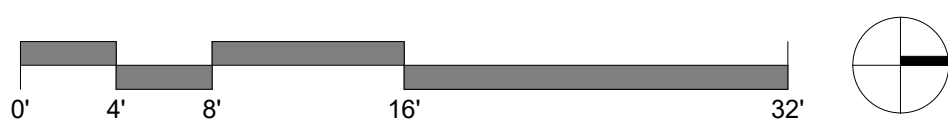
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ORIGINAL SHEET SIZE 15.27X44"

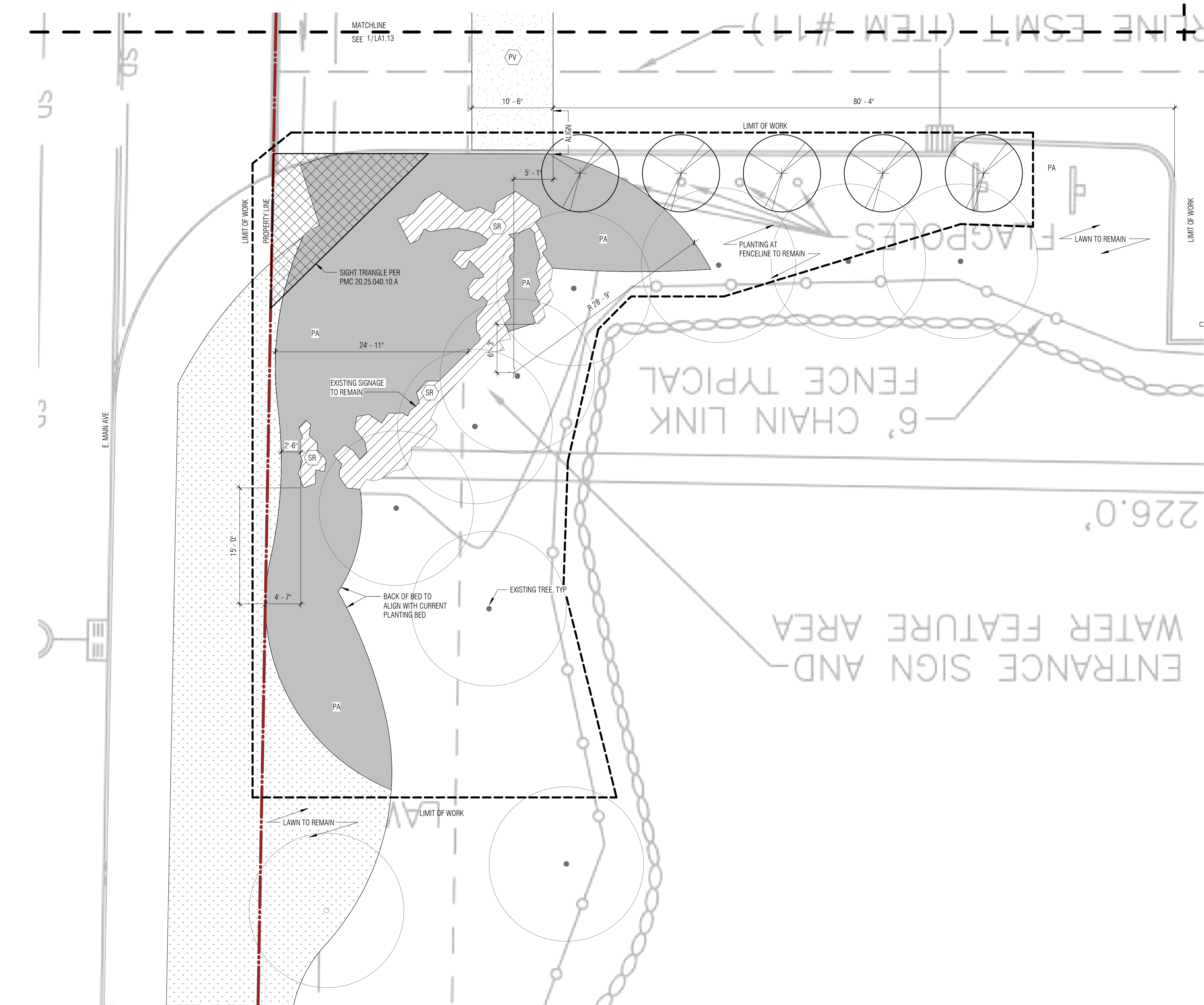
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

DATE: 04/11/2022
LAYOUT AND MATERIALS
PLAN - E. MAIN AVE -
CENTRAL

SHEET NO.:

LA1.13





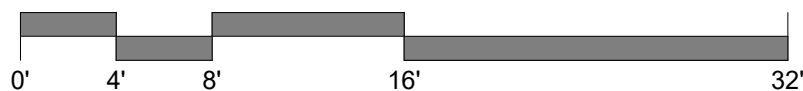
1 LAYOUT AND MATERIALS PLAN - E. MAIN AVE - EAST
1/8" = 1'-0"

MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
(PB)	[Symbol]	CIP CONCRETE AND SCORING	2/L5.11
(PP)	[Symbol]	CIP CONCRETE WITH INTEGRAL COLOR COLOR: DAVIS COLOR DUNE 6058	1/L5.11
(PD)	[Symbol]	CIP CONCRETE WITH HEAVY SALT ROCK FINISH TO MATCH EXISTING	1/L5.11
(SR)	[Symbol]	MONUMENTAL SIGNAGE	
(AT)	[Symbol]	ASPHALT	SEE CIVIL
(PA)	[Symbol]	PLANTING AREA	
(TG)	[Symbol]	GRASS LAWN	
(WC)	[Symbol]	6" CIP CONCRETE CURB	SEE CIVIL
(SW)	[Symbol]	18" HT CIP CONCRETE SEATWALL	3/L5.11
(WP)	[Symbol]	METAL POOL FENCING & GATE	PER MANUF
(BS)	[Symbol]	ELECTRIC BIKE STATION	OFCI
	[Symbol]	PROPERTY LINE	
	[Symbol]	LIMIT OF WORK	

LAYOUT AND MATERIAL NOTES

- ALL CONCRETE JOINTS TO BE TOOLED WITH 1/4" RADIUS UNLESS SHOWN OTHERWISE. NO TOOL MARKS OR SHINERS.
- VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH ANY WORK. REPORT LANDSCAPE DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTRACTOR TO OBTAIN LANDSCAPE ARCHITECT'S FINAL APPROVAL OF LAYOUT PRIOR TO BEGINNING WORK.
- THESE CONTRACT DOCUMENTS MAKE NO REPRESENTATIONS AS TO THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OF ANY UNFORSEEN CONDITIONS WHICH MAY AFFECT THE INTENDED DESIGN AS SET FORTH IN THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
- THE USER OF THESE DRAWINGS IS CAUTIONED THAT UNDERGROUND UTILITIES AND FOUNDATIONS AS SHOWN ARE NOT GUARANTEED NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES AND FOUNDATIONS, WHETHER ABANDONED OR FUNCTIONAL, ARE SHOWN ON THESE DRAWINGS.
- DIMENSIONS AND RADI FOR EDGES, STEPS, WALLS & PAVEMENTS ARE TO EXPOSED FACES UNLESS NOTED OTHERWISE.
- INSTALL ISOLATION JOINTS IN CONCRETE PAVING ABUTTING CURBS, STEPS AND OTHER FIXED OBJECTS.
- DO NOT SCALE DRAWINGS. CONSULT LANDSCAPE ARCHITECT FOR ANSWERS TO ALL DIMENSIONAL QUESTIONS.
- ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS NOTED OTHERWISE.
- ANY CHANGES PROPOSED TO DIMENSIONS SHOWN ON THIS DRAWING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OR INSTALLATION.
- ALL STRUCTURES TO REMAIN SHALL BE PROTECTED UNLESS OTHERWISE NOTED TO BE DEMOLISHED.
- STRUCTURAL ENGINEER TO REVIEW AND APPROVE STRUCTURAL CONNECTIONS OF METAL POSTS AND WIRES TO BUILDING AND STRUCTURE.



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ORIGINAL SHEET SIZE 22x34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

LAYOUT AND MATERIALS
PLAN - E. MAIN AVE - EAST

SHEET NO.:

LA1.15



RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
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ISSUANCES

DATE	DESCRIPTION
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4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

Board & Vellum

115 15th Avenue East, Suite 100
Seattle, Washington 98112

info@boardandvellum.com

Architecture. Interiors. Site Design.

boardandvellum.com

PLANT SCHEME

BOTANICAL NAME / COMMON NAME	
UPPER BANK	ARCTOSTAPHYLOS UVA-URSI / KINKINNICK
	CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER FEATHER REED GRASS
	CALLUNA VULGARIS SPRING TORCH - SPRING TORCH HEATHER
	CAMASSIA QUAMASH / CAMAS
	CORNUS SERICEA KELSEY / KELSEY RED TWIG DOGWOOD
	DESCHAMPSIA CESPIITOSA / TUFTED HAIR GRASS
	ERICA X DARLEYENSIS 'WHITE PERFECTION' / WHITE PERFECTION HEATH
	IRIS SSP / PACIFIC COAST IRIS
	PIERIS JAPONICA / JAPANESE ANDROMEDA
	RHOODODENDRON SSP / VARIOUS AZALEA
	RHOODODENDRON DAVIESI / DWARF WHITE AZALEA
	RHOODODENDRON X CUNNINGHAMS WHITE / CUNNINGHAMS WHITE RHOODODENDRON
	SESLARIA AUTUMNALIS / AUTUMN MOOR GRASS
	VIBURNUM DAVIDII / DAVID VIBURNUM
RIVERSIDE	ARCTOSTAPHYLOS UVA-URSI / KINKINNICK
	CAMASSIA QUAMASH / CAMAS
	SESLARIA AUTUMNALIS / AUTUMN MOOR GRASS
RIVERINE GRASSES	CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER FEATHER REED GRASS
	CAMASSIA QUAMASH / CAMAS
	DESCHAMPSIA CESPIITOSA / TUFTED HAIR GRASS
	SESLARIA AUTUMNALIS / AUTUMN MOOR GRASS
FLOWERING MEADOW	PRO TIME PT 710 FLOWERING MEADOW MIX

PLANT SCHEDULE

TREES

QTY.	TAG	BOTANICAL NAME	COMMON NAME
3	ABTM	ACER BUERGERIANUM	TRIDENT MAPLE
13	MRSC	MALUS JFS KW213MX PP 31008	RASPBERRY SPEAR CRABAPPLE

SHRUBS

QTY.	TAG	BOTANICAL NAME	COMMON NAME
83	CAKF	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS
52	COCB	CAMASSIA QUAMASH	CAMAS
20	CSRT	CORNUS SERICEA 'KELSEY'	RED TWIG DOGWOOD
190	DCTH	DESCHAMPSIA CESPIITOSA	TUFTED HAIR GRASS
11	RCHR	RHOODODENDRON X CUNNINGHAMS WHITE (H-2)	CUNNINGHAMS WHITE RHOODODENDRON
545	SAAM	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS

GROUND COVER

QTY	TAG	BOTANICAL NAME	COMMON NAME
407	AUUK	KINKINNICK	ARCTOSTAPHYLOS UVA-URSI

CAL.	MIN. HT	CONT.	REMARKS
1 1/2"	0"	B&B	BRANCHED WITH A STRONG, CENTRAL LEADER
1 1/2"	0"	B&B	

CONT.	MIN. SPACING	REMARKS
2 GAL	2' - 0"	
2 GAL	3' - 0"	
2 GAL	2' - 6"	
2 GAL	2' - 6"	
3 GAL	4' - 0"	
2 GAL	3' - 0"	

SIZE	SPACING	REMARKS
1 GAL	1' - 6"	

PLANTING NOTES

ESTIMATED TOTAL CUBIC YARDS OF TOP SOIL REQUIRED TO MEET REQUIREMENTS: 400 CUBIC YARDS

- IRRIGATION
 - INSTALLATION OF AN IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER IS RECOMMENDED.

PLANTING/LAWN AREA PREPARATION AND SOIL AMENDMENT

- CONFORM TO SECTION 8.2 (A) OF THE VEGETATION MANAGEMENT STANDARDS (VMS) FOR ALL AREAS OF PLANTING AND LAWN WORK.
- DO NOT WORK SOILS IF TOO WET. CONTACT OWNER IF SOILS ARE VISIBLY WET.
- WATER IN SOILS AFTER PLACING. ALLOW 24 HOURS FOR SOILS TO SETTLE AND FILL LOW SPOTS

LAWN INSTALLATION

- SEEDED LAWNS: USE SEED MIX RECOMMENDED FOR SOLAR CONDITIONS OF THE NEW LAWN AREA. APPLY SEED AT RATE RECOMMENDED BY SUPPLIER AND WATER AREA.
- SOD: USE A SAND-BASED, NON-NETTED SOD SIMILAR TO PRODUCT SUPPLIED BY COUNTRY GREEN. INSTALL SOD AS RECOMMENDED BY SUPPLIER AND WATER AREA.
- MONITOR SOIL MOISTURE AND APPLY WATER AS NEEDED UNTIL GRASS OR SOD IS ESTABLISHED (MIN 30 DAYS).

PLANTING INSTALLATION

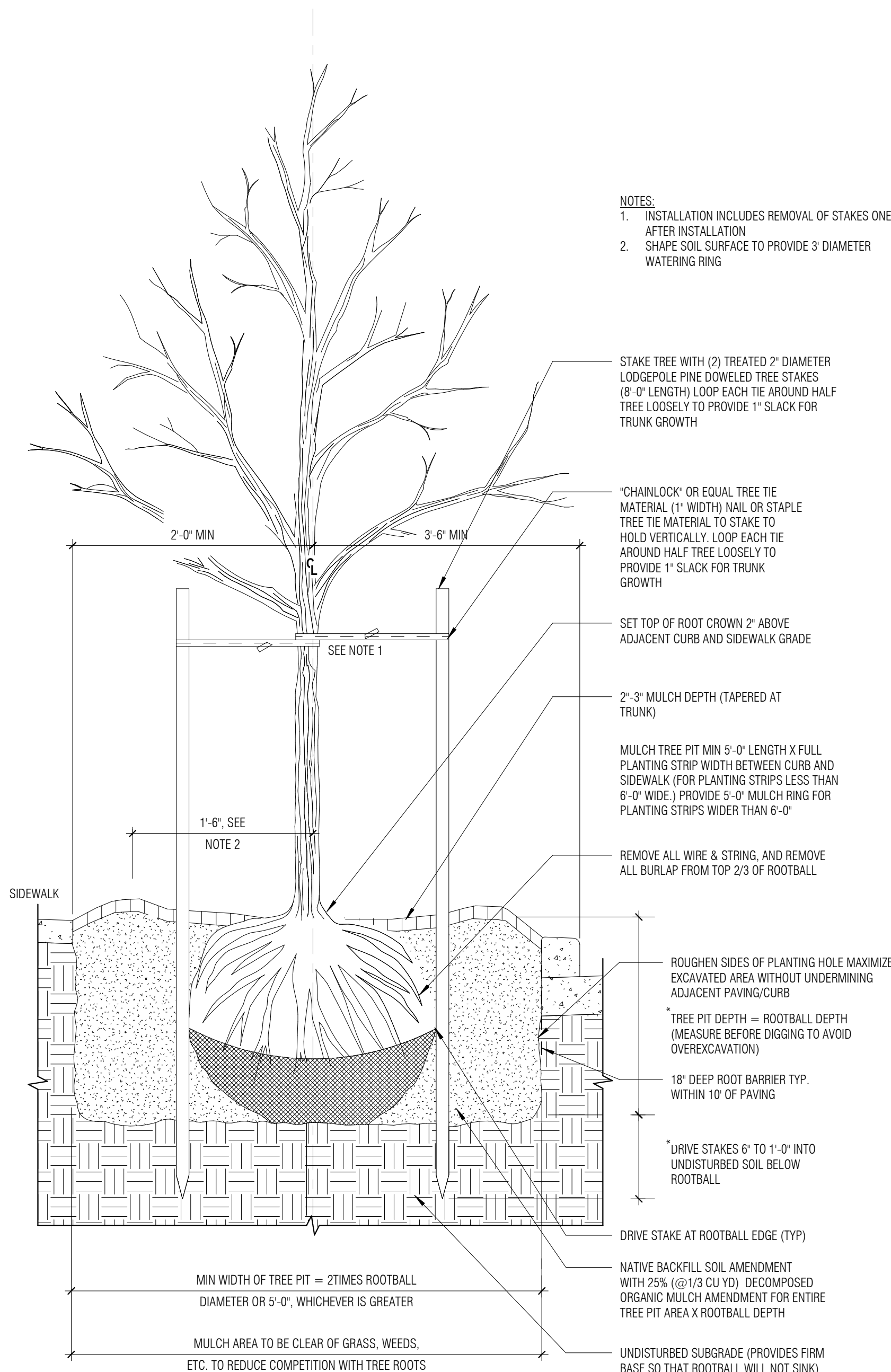
- PROVIDE FROM A RECOGNIZED NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. PROVIDE ONLY HEALTHY, VIGOROUS STOCK FREE OF DISEASE, AND DEFECTS SUCH AS INJURIES, ABRASIONS OR DISFIGUREMENT.
- PROVIDE PLANTS IN VARIETIES AND SIZES INDICATED ON PLANTING PLAN. NOTIFY OWNER IF PLANTS SPECIES, VARIETIES, SIZES OR QUANTITIES ARE UNAVAILABLE TO COORDINATE SUBSTITUTIONS.
- LAYOUT PLANTS ON SOIL SURFACE FOR REVIEW AND APPROVAL BY OWNER. INSTALL PLANTS IMMEDIATELY AFTER LAYOUT APPROVED.
- MULCH AREAS IMMEDIATELY AFTER PLANTING WITH MINIMUM 4" OF SHREDDED HARDWOOD MULCH TO MATCH SPECIFICATION OF VMS. BASIS-OF-DESIGN PRODUCT IS LANDSCAPE MULCH AS SUPPLIED BY CEDAR GROVE.
- MONITOR SOIL MOISTURE AND APPLY WATER AS NEEDED UNTIL PROJECT IS COMPLETED AND HANDED OVER TO OWNER.

NATIVE PLANTING REQUIREMENTS

- PLANTING TO CONTAIN A MINIMUM OF 25% NATIVE TO THE PUGET SOUND REGION, SOURCES USED:
 - GREAT PLANT PICKS (ELISABETH CAREY MILLER GARDEN)
 - PLANTS OF THE PACIFIC NORTHWEST COAST (2004), BY JIM POJAR & ANDY MACKINNON

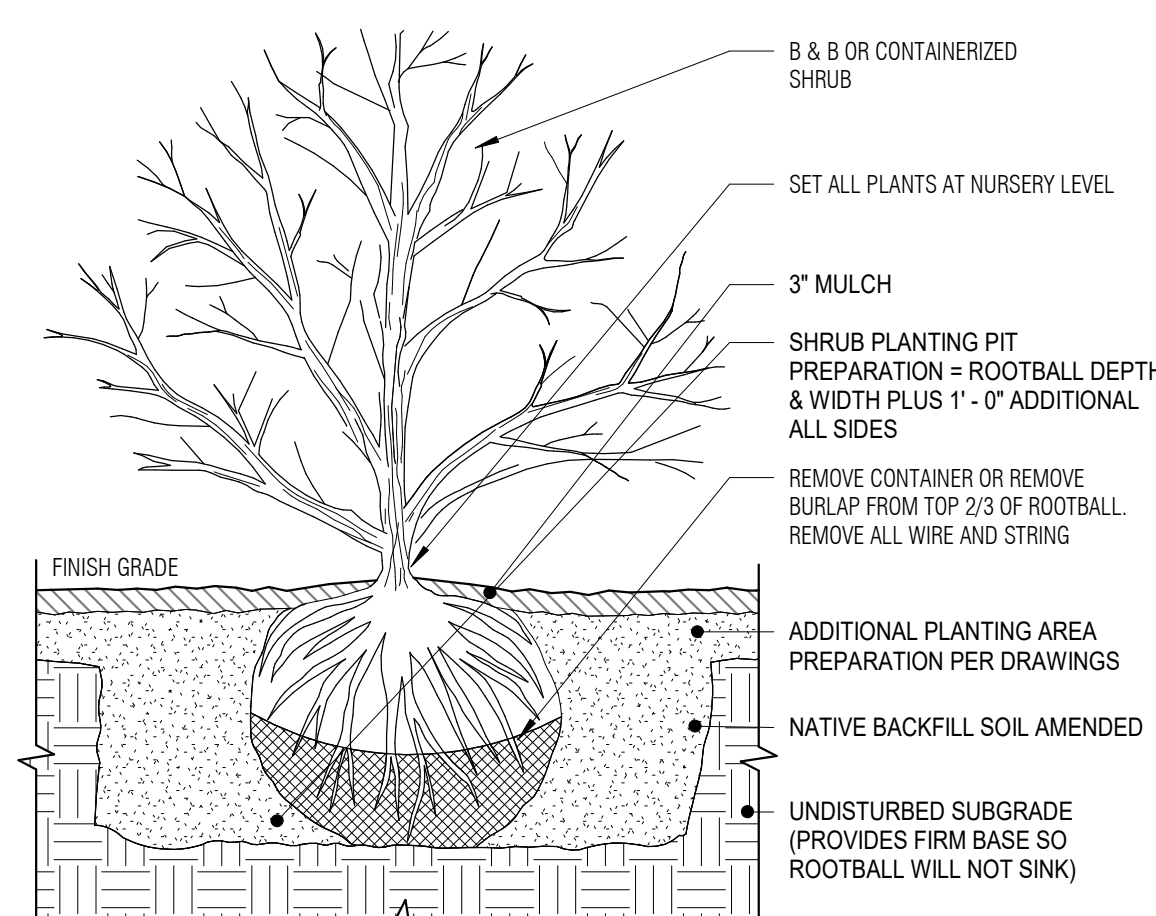
CONFORM TO THE SPECIFICATIONS & DRAWINGS IN THESE LANDSCAPE PLANS AND THE REQUIREMENTS OF THE CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS (VMS), WHERE THERE IS A CONFLICT CONFORM TO THE MORE STRINGENT REQUIREMENTS.

CITY OF PUYALLUP MINIMUM SOIL REQUIREMENTS:
SOIL PREPARATION IN ALL DISTURBED AREAS WITH NEW LANDSCAPING SHALL CONFORM TO SPECIFICATIONS PROVIDED IN BMP 15.13 - THE "STORM WATER MANAGEMENT MANUAL OF WESTERN WASHINGTON", DEPARTMENT OF ECOLOGY, DATED AUGUST 2012, OR AS SUBSEQUENTLY AMENDED. COMPACTION OF LANDSCAPED AREAS FROM VEHICLES AND HEAVY EQUIPMENT SHALL BE AVOIDED AFTER TILLING.



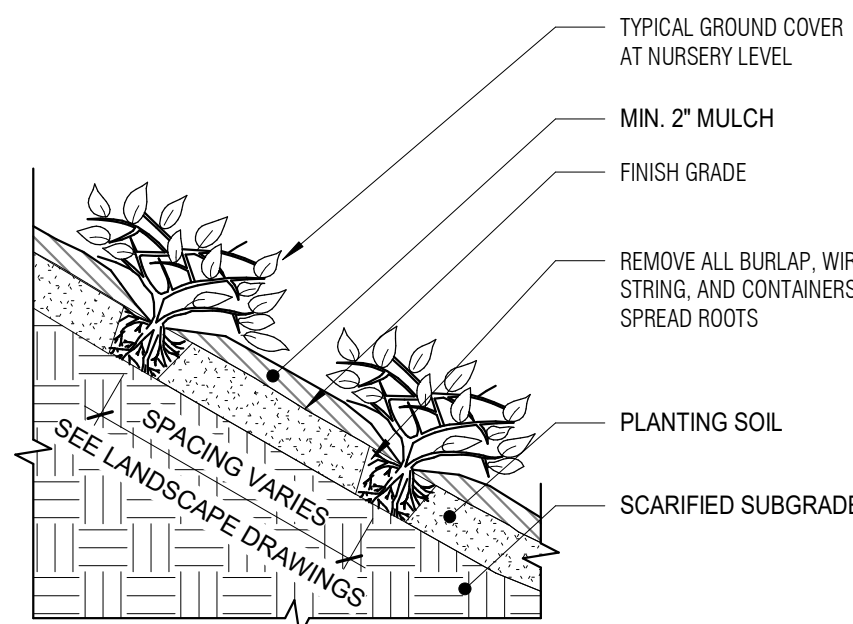
1 DECIDUOUS TREE PLANTING

3/4" = 1'-0"



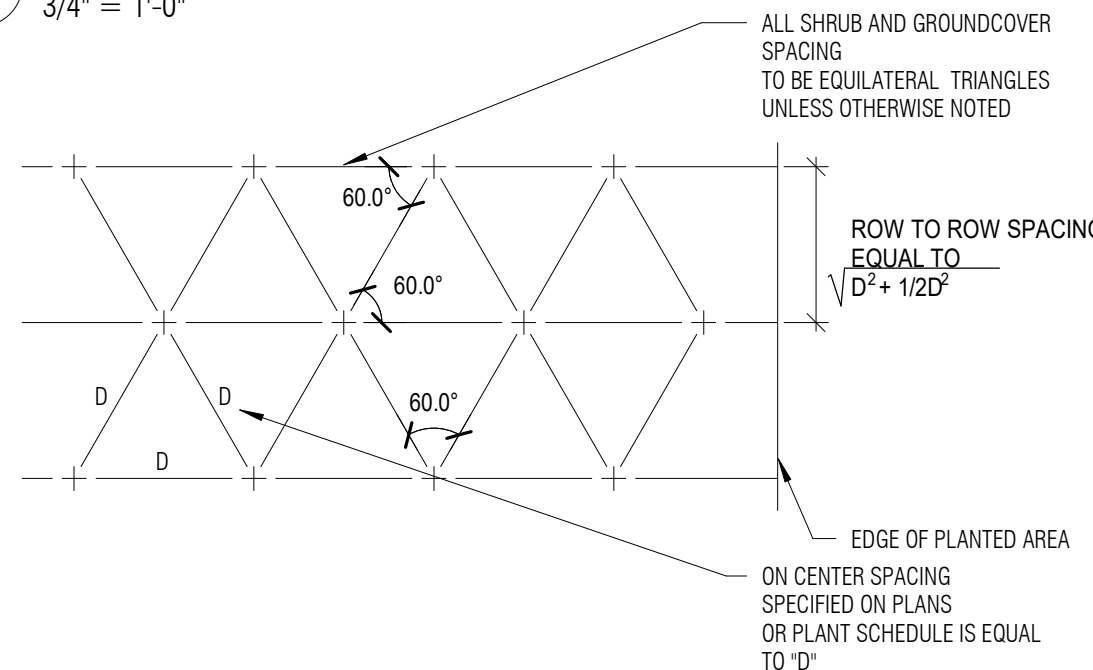
2 SHRUB PLANTING

1" = 1'-0"



3 GROUND COVER PLANTING

3/4" = 1'-0"



4 TRIANGULAR PLANT SPACING

1/4" = 1'-0"

Board & Vellum

115 15th Avenue East, Suite 100
Seattle, Washington 98112
info@boardandvellum.com
+1 206 707 8895
boardandvellum.com



RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION DATE DESCRIPTION

1	2022.07.08	COMMENT RESPONSE #1
2	2022.11.18	CIVIL PERMIT RESPONSE #2

ISSUANCES

DATE DESCRIPTION

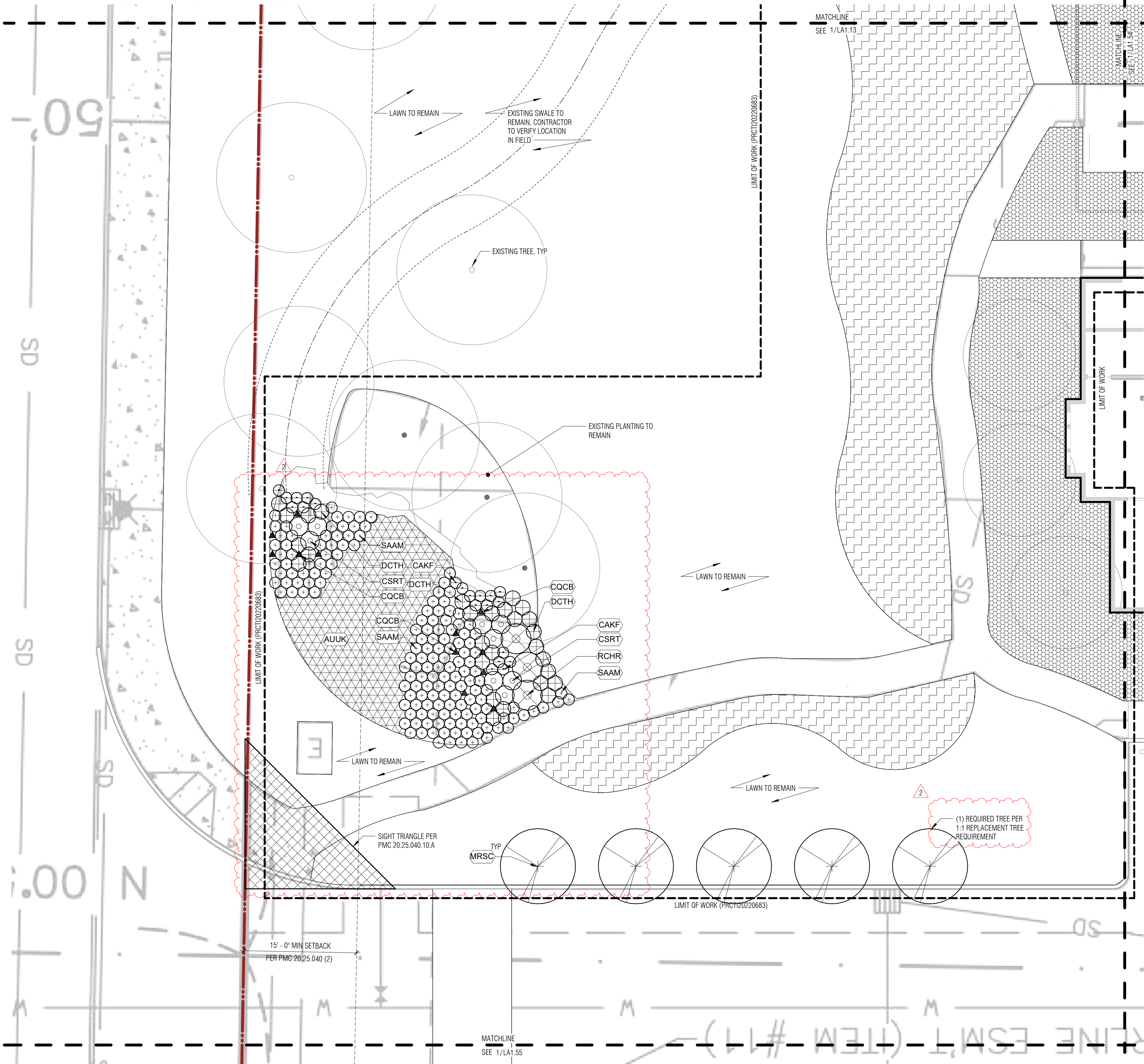
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

PLOT DATE: 04.19.2022

PLANTING SCHEDULE & NOTES

SHEET NO.:

LA1.50



PLANTING LEGEND

- UPPER BANK PLANTING SCHEME
- RIVERSIDE PLANTING SCHEME
- RIVERINE GRASSES PLANTING SCHEME
- FLOWERING MEADOW PLANTING SCHEME

TREES		
TAG	BOTANICAL NAME	COMMON NAME
ABTM	ACER BUERGERIANUM	TRIDENT MAPLE
MRSC	MALLUS JFS KWZ13MX PP 31008	RASPBERRY SPEAR CRABAPPLE
SHRUBS		
TAG	BOTANICAL NAME	COMMON NAME
CAKF	CALAMAGROTSIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS
CQCB	CAMASSIA QUAMASH	CAMAS
CSRT	CORNUS SERICEA 'KELSEY'	RED TWIG DOGWOOD
DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
RCHR	RHODODENDRON X CUNNINGHAM'S WHITE (H-2)	CUNNINGHAM'S WHITE RHODODENDRON
SAAM	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS
GROUND COVER		
TAG	BOTANICAL NAME	COMMON NAME
AUUK	KINKINNICK	ARCTOSTAPHYLOS UVA-URSI



CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST
AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
2	2022.11.18	CIVIL PERMIT RESPONSE #2

ISSUANCES

DATE	DESCRIPTION
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

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ORIGINAL SHEET SIZE 15.27x44"

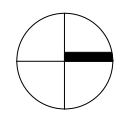
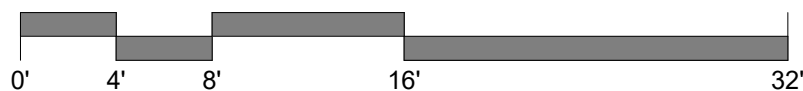
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PUYALLUP PROJECT #: TBD

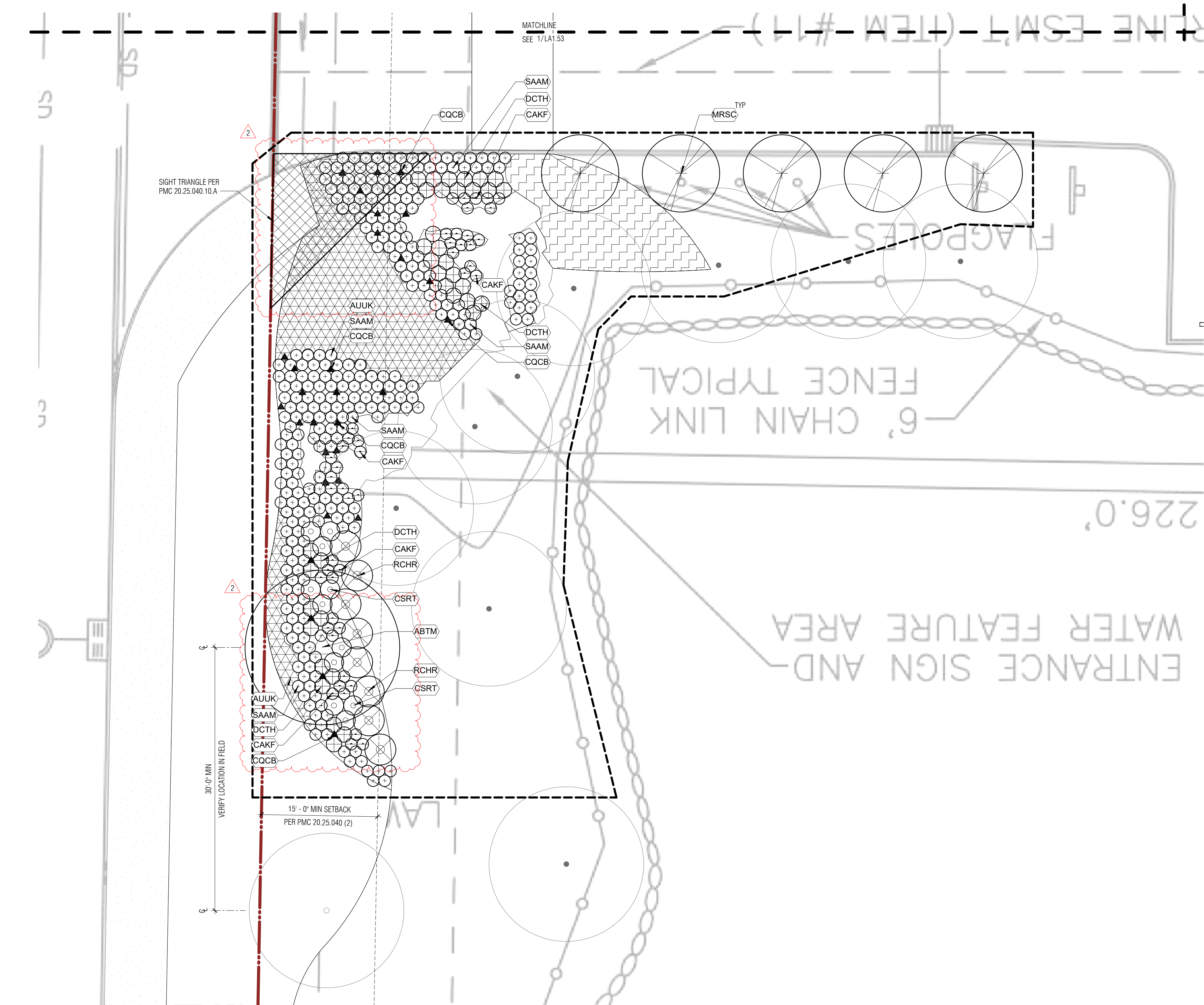
PLOT DATE: 04.19.2022

PLANTING PLAN - E. MAIN
AVE - CENTRAL

SHEET NO.:

LA1.53





1 LANDSCAPE A PLANTING PLAN - E. MAIN AVE - EAST
1/8" = 1'-0"

PLANTING LEGEND

	UPPER BANK PLANTING SCHEME
	RIVERSIDE PLANTING SCHEME
	RIVERINE GRASSES PLANTING SCHEME
	FLOWERING MEADOW PLANTING SCHEME

TREES		
TAG	BOTANICAL NAME	COMMON NAME
ABTM	ACER BUERGERIANUM	TRIDENT MAPLE
MRSC	MALLUS JFS KW213MX PP 31008	RASPBERRY SPEAR CRABAPPLE
SHRUBS		
TAG	BOTANICAL NAME	COMMON NAME
CAKF	CALAMAGROTIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS
CQCB	CAMASSIA QUAMASH	CAMAS
CSRT	CORNUS SERICEA 'KELSEY'	RED TWIG DOGWOOD
DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
RCHR	RHODODENDRON X CUNNINGHAM'S WHITE (H-2)	CUNNINGHAM'S WHITE RHODODENDRON
SAAM	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS
GROUND COVER		
TAG	BOTANICAL NAME	COMMON NAME
AUUK	KINKINNICK	ARCTOSTAPHYLOS UVA-URSI



CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
2	2022.11.18	CIVIL PERMIT RESPONSE #2

ISSUANCES

DATE	DESCRIPTION
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

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ORIGINAL SHEET SIZE 15.27x44"

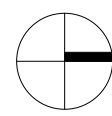
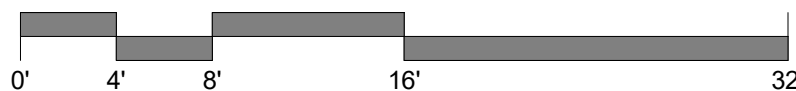
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PUYALLUP PROJECT #: TBD

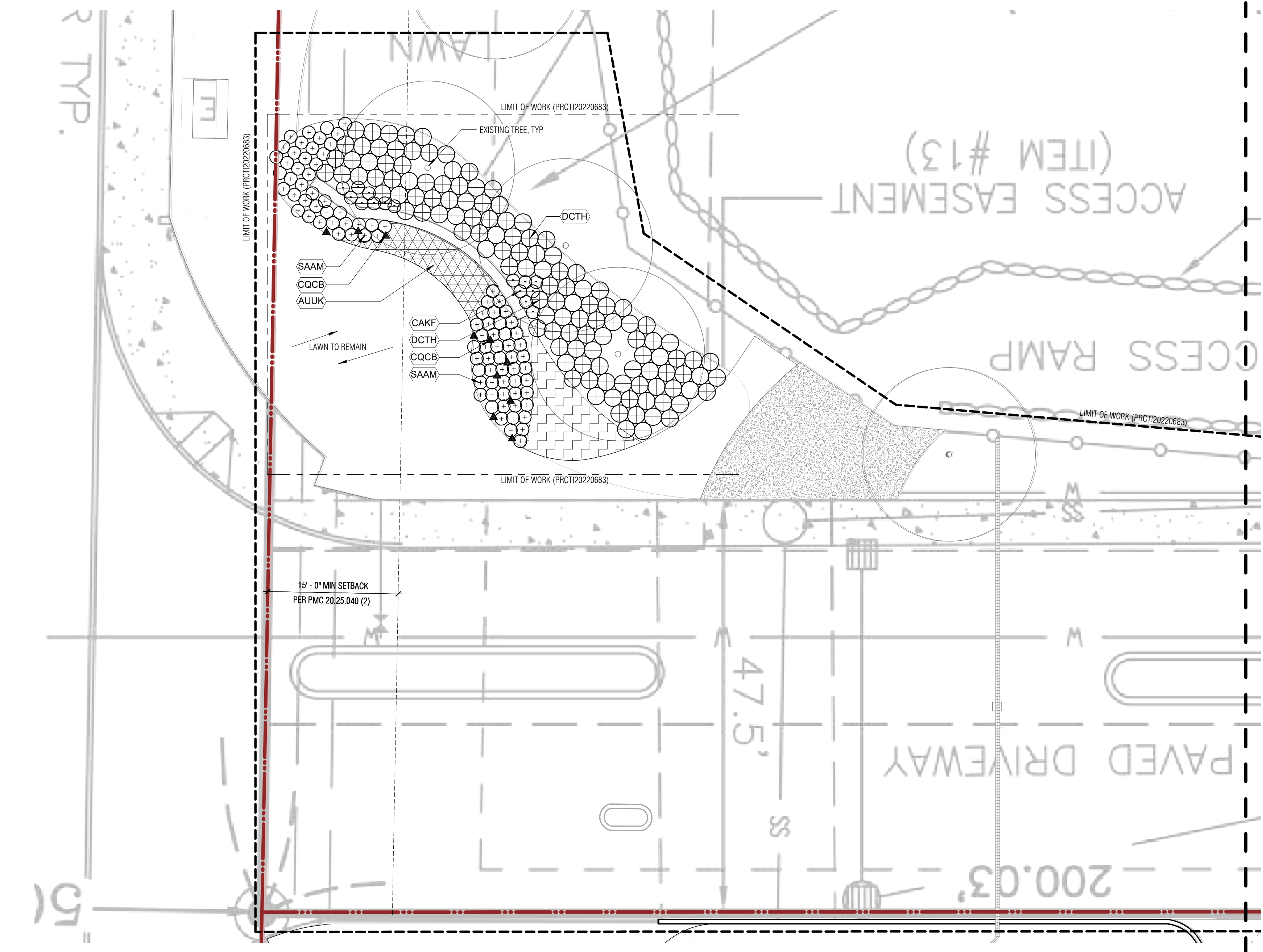
PLOT DATE: 04.19.2022

PLANTING PLAN - E. MAIN
AVE - EAST

SHEET NO.:

LA1.55





1 LANDSCAPE A PLANTING PLAN - EAST ENTRY - SOUTH
1/8" = 1'-0"

PLANTING LEGEND

	UPPER BANK PLANTING SCHEME
	RIVERSIDE PLANTING SCHEME
	RIVERINE GRASSES PLANTING SCHEME
	FLOWERING MEADOW PLANTING SCHEME

TREES		
TAG	BOTANICAL NAME	COMMON NAME
ABTM	ACER BUERGERIANUM	TRIDENT MAPLE
MRSC	MALLUS JFS KWZ13MX PP 31008	RASPBERRY SPEAR CRABAPPLE
SHRUBS		
TAG	BOTANICAL NAME	COMMON NAME
CAKF	CALAMAGROTSIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS
CQCB	CAMASSIA QUAMASH	CAMAS
CSRT	CORNUS SERICEA KELSEYI	RED TWIG DOGWOOD
DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
RCHR	RHODODENDRON X CUNNINGHAM'S WHITE (H-2)	CUNNINGHAM'S WHITE RHODODENDRON
SAAM	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS
GROUND COVER		
TAG	BOTANICAL NAME	COMMON NAME
AUUK	KINKINNICK	ARCTOSTAPHYLOS UVA-URSI



CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
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ISSUANCES

DATE	DESCRIPTION
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

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ORIGINAL SHEET SIZE 12X24"

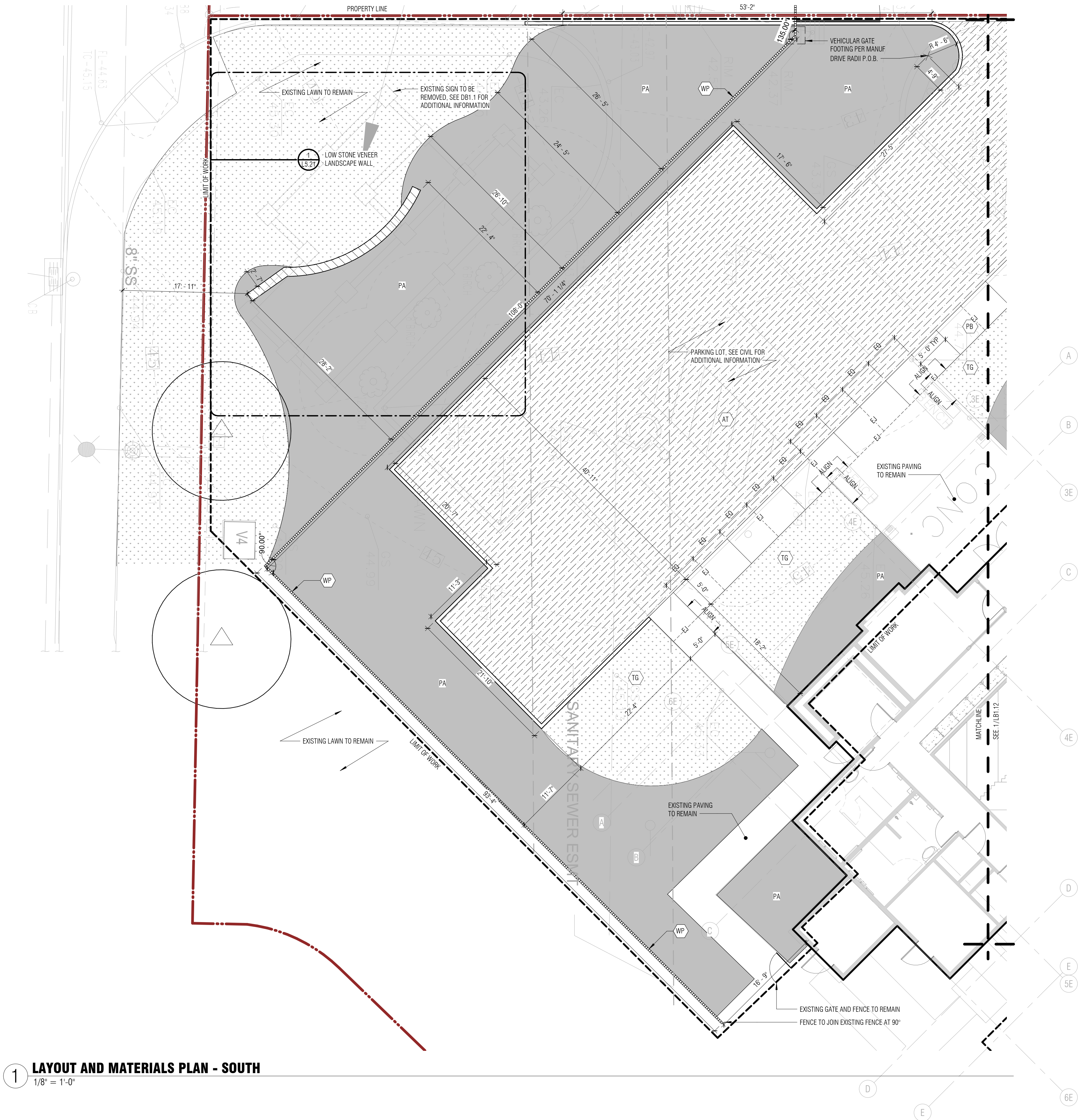
BOARD & VELLUM PROJECT #:	2021089.00
PUYALLUP PROJECT #:	TBD

PLOT DATE: 04.19.2022

PLANTING PLAN - EAST
ENTRY - SOUTH

SHEET NO.:

LA1.56



MATERIALS LEGEND

TAG		DESCRIPTION	DETAIL
PB	EJ	CIP CONCRETE AND SCORING	1/L5.11
PP		CIP CONCRETE WITH INTEGRAL COLOR COLOR: DAVIS COLOR DUNE 6058	1/L5.11
PD		CIP CONCRETE WITH HEAVY SALT ROCK FINISH TO MATCH ADJACENT PAVING	1/L5.11
SR		MONUMENTAL SIGNAGE	
AT		ASPHALT	SEE CIVIL
PA	PA	PLANTING AREA	
TG		GRASS LAWN	
WC		6" CIP CONCRETE CURB	SEE CIVIL
SW		18" HT CIP CONCRETE SEATWALL	3/L5.11
WP		METAL FENCING & GATE	PER MANUF
BS		ELECTRIC BIKE STATION	OFCI
		PROPERTY LINE	
		LIMIT OF WORK	

LAYOUT AND MATERIAL NOTES

- ALL CONCRETE JOINTS TO BE TOOLED WITH 1/4" RADIUS UNLESS SHOWN OTHERWISE. NO TOOL MARKS OR SHINERS.
- VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH ANY WORK. REPORT LANDSCAPE DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTRACTOR TO OBTAIN LANDSCAPE ARCHITECT'S FINAL APPROVAL OF LAYOUT PRIOR TO BEGINNING WORK.
- THESE CONTRACT DOCUMENTS MAKE NO REPRESENTATIONS AS TO THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OF ANY UNFORSEEN CONDITIONS WHICH MAY AFFECT THE INTENDED DESIGN AS SET FORTH IN THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
- THE USER OF THESE DRAWINGS IS CAUTIONED THAT UNDERGROUND UTILITIES AND FOUNDATIONS AS SHOWN ARE NOT GUARANTEED NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES AND FOUNDATIONS, WHETHER ABANDONED OR FUNCTIONAL, ARE SHOWN ON THESE DRAWINGS.
- DIMENSIONS AND RADI FOR EDGES, STEPS, WALLS & PAVEMENTS ARE TO EXPOSED FACES UNLESS NOTED OTHERWISE.
- INSTALL ISOLATION JOINTS IN CONCRETE PAVING ABUTTING CURBS, STEPS AND OTHER FIXED OBJECTS.
- DO NOT SCALE DRAWINGS. CONSULT LANDSCAPE ARCHITECT FOR ANSWERS TO ALL DIMENSIONAL QUESTIONS.
- ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS NOTED OTHERWISE
- ANY CHANGES PROPOSED TO DIMENSIONS SHOWN ON THIS DRAWING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OR INSTALLATION.
- ALL STRUCTURES TO REMAIN SHALL BE PROTECTED UNLESS OTHERWISE NOTED TO BE DEMOLISHED.
- STRUCTURAL ENGINEER TO REVIEW AND APPROVE STRUCTURAL CONNECTIONS OF METAL POSTS AND WIRES TO BUILDING AND STRUCTURE.

Board & Vellum

115 15th Avenue East, Suite 100
Seattle, Washington 98112
info@boardandvellum.com
+1 206 707 8895
boardandvellum.com



CITY OF PUYALLUP STAMP AREA

RIVER TRAIL WEST
AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
1	2022.07.08	COMMENT RESPONSE #1
2	7/14/2022	SIGNAGE PERMIT

ISSUANCES

DATE	DESCRIPTION
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

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ORIGINAL SHEET SIZE 12X24" A

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

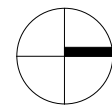
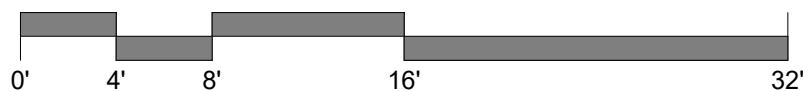
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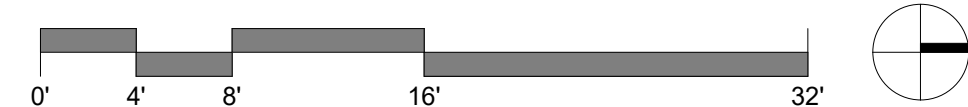
LAYOUT AND MATERIALS
PLAN - SOUTH

SHEET NO.:

LB1.11

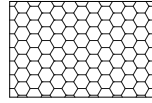
1 LAYOUT AND MATERIALS PLAN - SOUTH
1/8" = 1'-0"

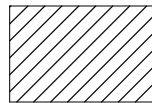




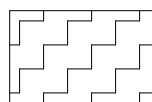
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PLANT SCHEME

UPPER BANK	BOTANICAL NAME / COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI / KINKINNICK
	CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER FEATHER REED GRASS
	CALLUNA VULGARIS SPRING TORCH - SPRING TORCH HEATHER
	CAMASSIA QUAMASH / CAMAS
	CORNUS SERICEA KELSEY / KELSEY RED TWIG DOGWOOD
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS
	ERICA X DARLEYENSIS 'WHITE PERFECTION' / WHITE PERFECTION HEATH
	IRIS SSP / PACIFIC COAST IRIS
	PIERIS JAPONICA / JAPANESE ANDROMEDA
	RHODODENDRON SSP / VARIOUS AZALEA
	RHODODENDRON DAVIESI / DWARF WHITE AZALEA
	RHODODENDRON X CUNNINGHAM'S WHITE / CUNNINGHAM'S WHITE RHODODENDRON

RIVERSIDE	BOTANICAL NAME / COMMON NAME
	ARCTOSTAPHYLOS UVA-URSI / KINKINNICK
	CAMASSIA QUAMASH / CAMAS
	SESLARIA AUTUMNALIS / AUTUMN MOOR GRASS

RIVERINE GRASSES	BOTANICAL NAME / COMMON NAME
	CALAMAGROSTIS ACUTIFLORA / KARL FOERSTER FEATHER REED GRASS
	CAMASSIA QUAMASH / CAMAS
	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS
	SESLARIA AUTUMNALIS / AUTUMN MOOR GRASS

FLOWERING MEADOW	BOTANICAL NAME / COMMON NAME
	PRO TIME PT 710 FLOWERING MEADOW MIX

PLANTING NOTES

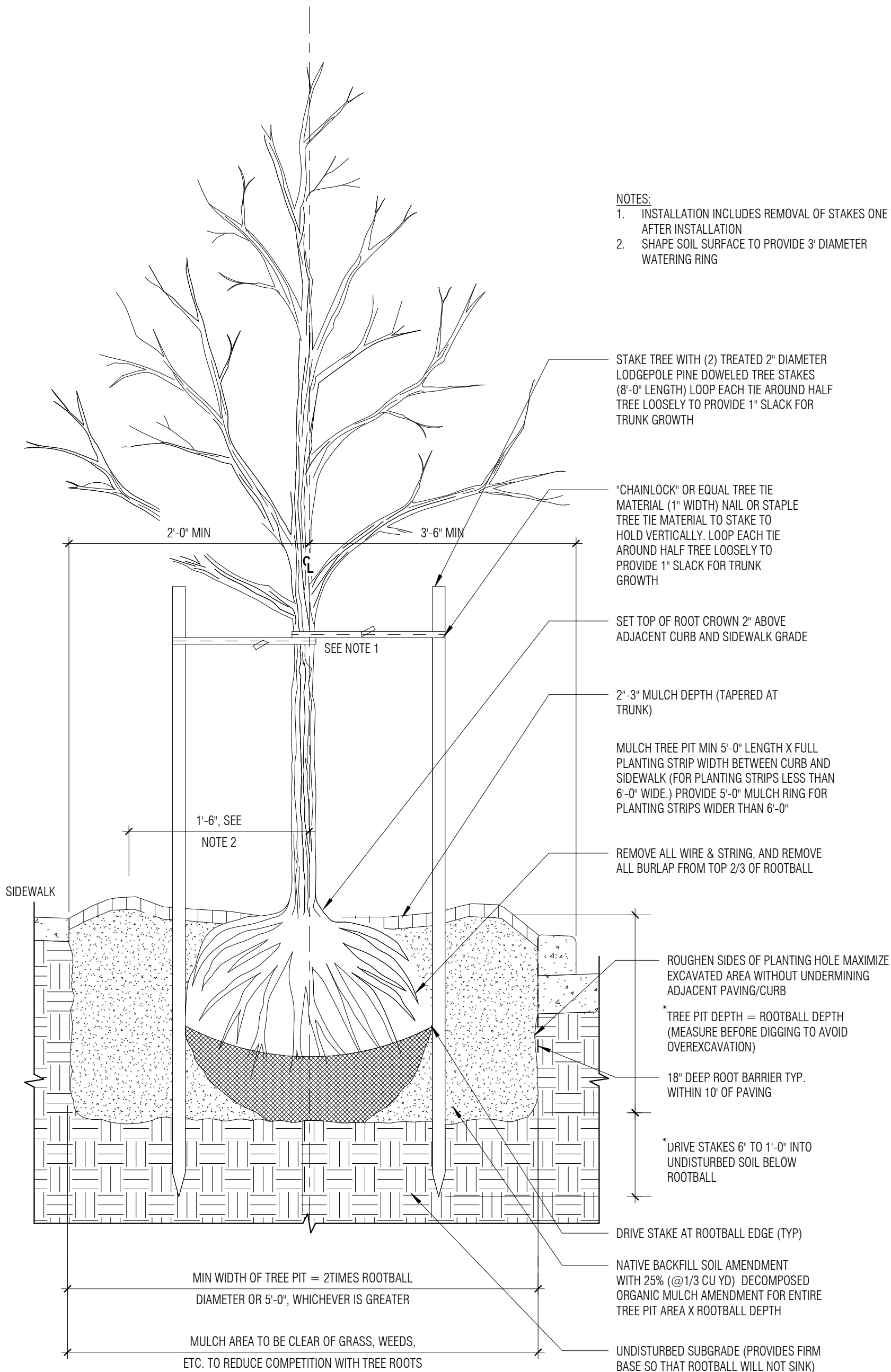
- 2 ESTIMATED TOTAL CUBIC YARDS OF TOP SOIL: 400 CUBIC YARDS
- 2
- IRRIGATION
 - A. INSTALLATION OF AN IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER IS RECOMMENDED.
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 - A. CONFORM TO SECTION 8.2 (A) OF THE VEGETATION MANAGEMENT STANDARDS (VMS) FOR ALL AREAS OF PLANTING AND LAWN WORK.
 - B. DO NOT WORK SOILS IF TOO WET. CONTACT OWNER IF SOILS ARE VISIBLY WET.
 - C. WATER IN SOILS AFTER PLACING. ALLOW 24 HOURS FOR SOILS TO SETTLE AND FILL LOW SPOTS
 - LAWN INSTALLATION
 - A. SEEDED LAWNS: USE SEED MIX RECOMMENDED FOR SOLAR CONDITIONS OF THE NEW LAWN AREA. APPLY SEED AT RATE RECOMMENDED BY SUPPLIER AND WATER AREA.
 - B. SOD: USE A SAND-BASED, NON-NETTED SOD SIMILAR TO PRODUCT SUPPLIED BY COUNTRY GREEN. INSTALL SOD AS RECOMMENDED BY SUPPLIER AND WATER AREA.
 - C. MONITOR SOIL MOISTURE AND APPLY WATER AS NEEDED UNTIL GRASS OR SOD IS ESTABLISHED (MIN 30 DAYS).
 - PLANTING INSTALLATION
 - A. PROVIDE FROM A RECOGNIZED NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. PROVIDE ONLY HEALTHY, VIGOROUS STOCK FREE OF DISEASE, AND DEFECTS SUCH AS INJURIES, ABRASIONS OR DISFIGUREMENT.
 - B. PROVIDE PLANTS IN VARIETIES AND SIZES INDICATED ON PLANTING PLAN. NOTIFY OWNER IF PLANTS SPECIES, VARIETIES, SIZES OR QUANTITIES ARE UNAVAILABLE TO COORDINATE SUBSTITUTIONS.
 - C. LAYOUT PLANTS ON SOIL SURFACE FOR REVIEW AND APPROVAL BY OWNER. INSTALL PLANTS IMMEDIATELY AFTER LAYOUT APPROVED.
 - D. MULCH AREAS IMMEDIATELY AFTER PLANTING WITH MINIMUM 4" OF SHREDDED HARDWOOD MULCH TO MATCH SPECIFICATION OF VMS. BASIS-OF-DESIGN PRODUCT IS LANDSCAPE MULCH AS SUPPLIED BY CEDAR GROVE.
 - E. MONITOR SOIL MOISTURE AND APPLY WATER AS NEEDED UNTIL PROJECT IS COMPLETED AND HANDED OVER TO OWNER.
 - NATIVE PLANTING REQUIREMENTS
 - A. PLANTING TO CONTAIN A MINIMUM OF 25% NATIVE TO THE PUGET SOUND REGION, SOURCES USED:
 - a. GREAT PLANT PICKS (ELISABETH CAREY MILLER GARDEN)
 - b. PLANTS OF THE PACIFIC NORTHWEST COAST (2004), BY JIM POJAR & ANDY MACKINNON

CONFORM TO THE SPECIFICATIONS & DRAWINGS IN THESE LANDSCAPE PLANS AND THE REQUIREMENTS OF THE CITY OF PUYALLUP VEGETATION MANAGEMENT STANDARDS (VMS), WHERE THERE IS A CONFLICT CONFORM TO THE MORE STRINGENT REQUIREMENTS.

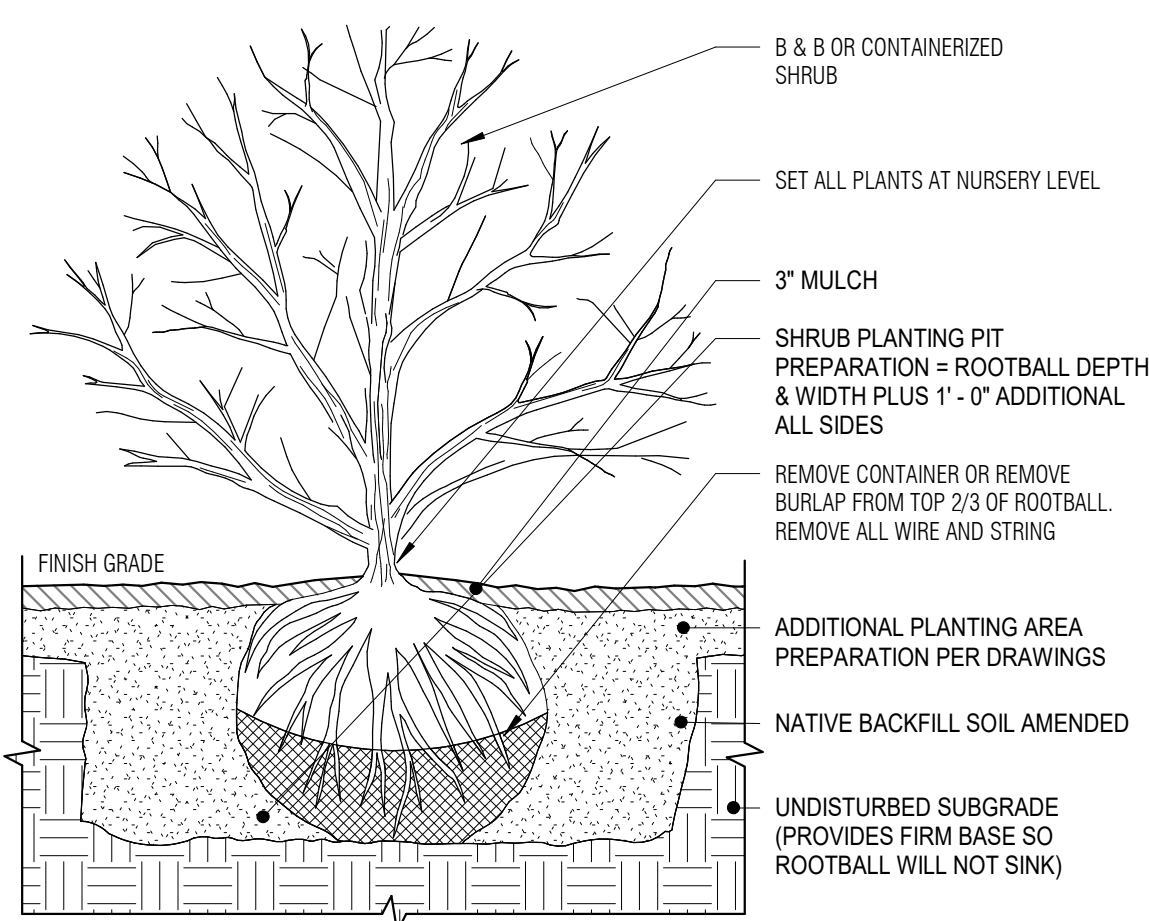
CITY OF PUYALLUP MINIMUM SOIL REQUIREMENTS:
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PLANT SCHEDULE

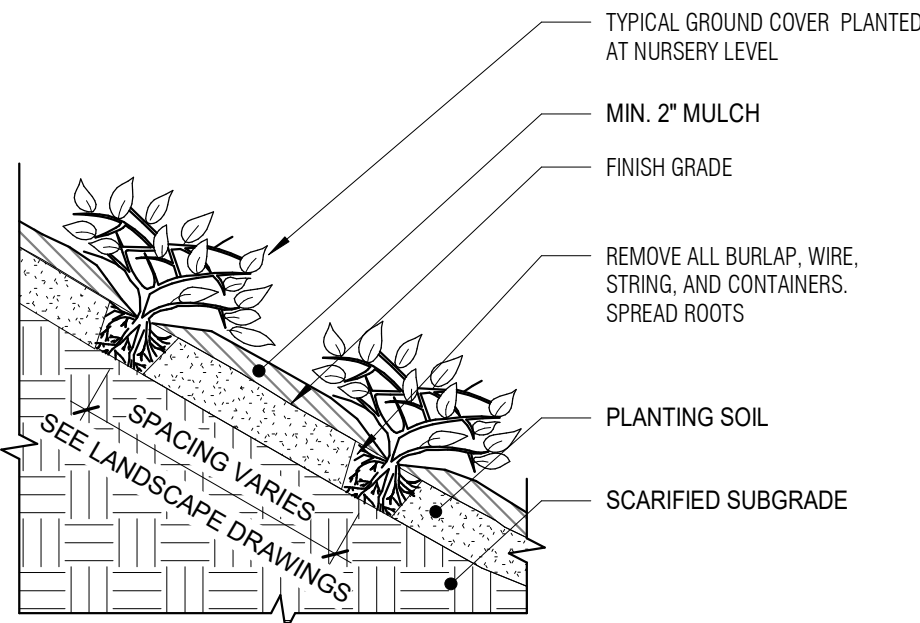
SHRUBS								
QTY.	TAG	BOTANICAL NAME	COMMON NAME		CONT.	MIN. SPACING	REMARKS	
83	CAKF	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS		2 GAL	2'-0"		
52	COCB	CAMASSIA QUAMASH	CAMAS		2 GAL	3'-0"		
20	CSRT	CORNUS SERICEA KELSEY	RED TWIG DOGWOOD		2 GAL	2'-6"		
190	DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS		2 GAL	2'-6"		
11	RCHR	RHODODENDRON X CUNNINGHAM'S WHITE (H-2)	CUNNINGHAM'S WHITE RHODODENDRON		3 GAL	4'-0"		
545	SAAM	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS		2 GAL	3'-0"		



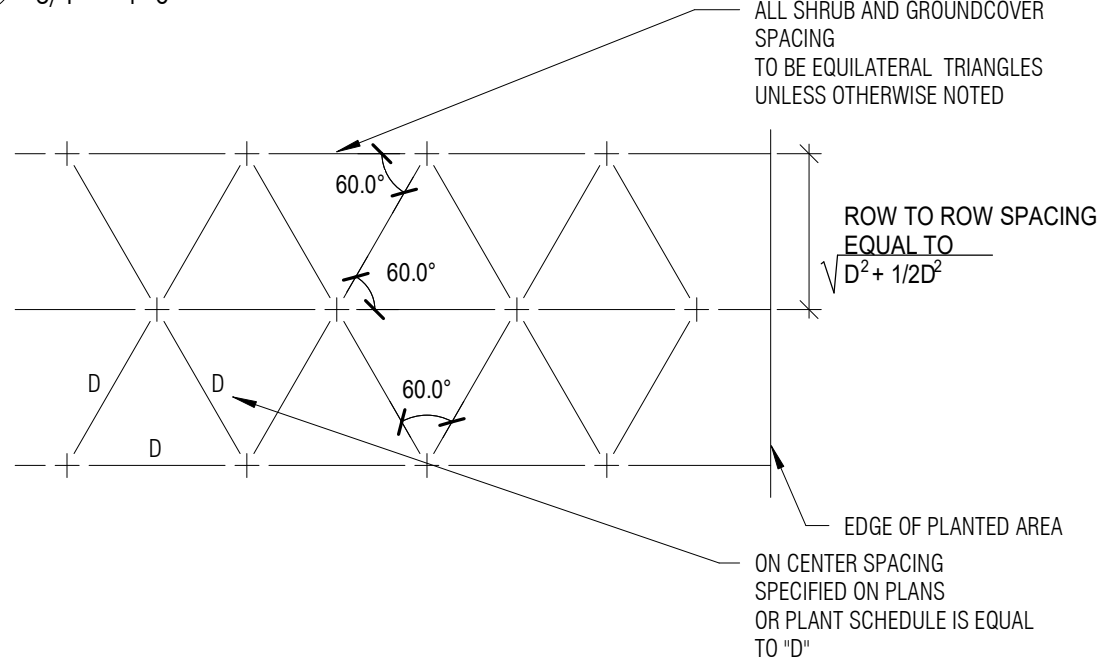
1 DECIDUOUS TREE PLANTING
3/4" = 1'-0"



2 SHRUB PLANTING
1" = 1'-0"



3 GROUND COVER PLANTING
3/4" = 1'-0"



4 TRIANGULAR PLANT SPACING
1/4" = 1'-0"

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115 15th Avenue East, Suite 100
Seattle, Washington 98112
info@boardandvellum.com
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RIVER TRAIL WEST
AMENITY REFRESH

PROJECT ADDRESS:
1617 E MAIN AVE
PUYALLUP, WA 98372

OWNER:
LUCOR

REVISION	DATE	DESCRIPTION
1	2022.07.08	COMMENT RESPONSE #1
2	2022.11.18	CIVIL PERMIT RESPONSE #2

ISSUANCES	
DATE	DESCRIPTION
4/22/2022	CONSTRUCTION DOCUMENTS
8/26/2022	CIVIL PERMIT DOCUMENTS

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ORIGINAL SHEET SIZE 22"X34"

BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

PLANTING SCHEDULE & NOTES

SHEET NO.:

LB1.50



UPPER BANK PLANTING SCHEME

RIVERSIDE PLANTING SCHEME

RIVERINE GRASSES PLANTING SCHEME

FLOWERING MEADOW PLANTING SCHEME

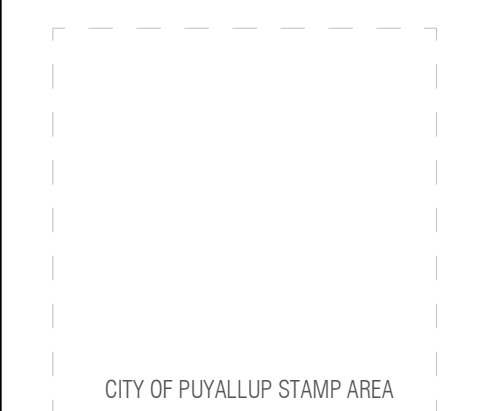
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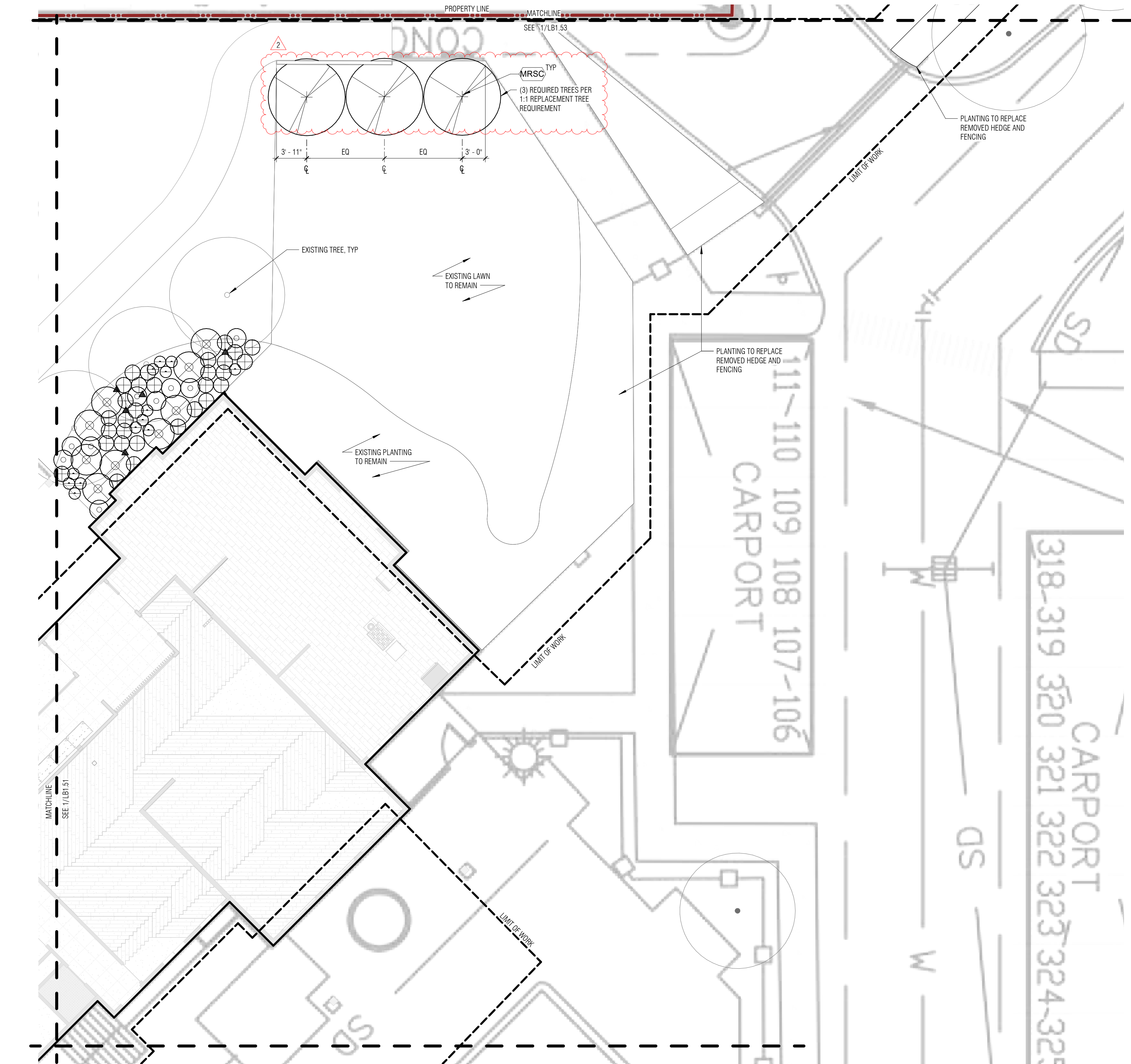
REVISION	DATE	DESCRIPTION
2	2022.11.18	CIVIL PERMIT RESPONSE #2

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PLOT DATE: 04.19.2022

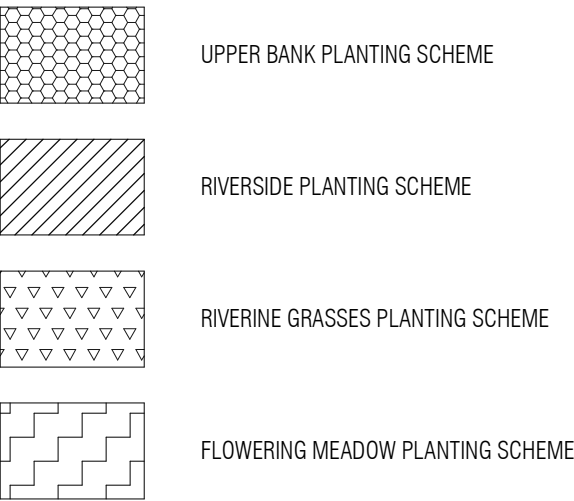
SHEET NO.:

LB1.51



1 **PLANTING PLAN - NORTH**
1/8" = 1'-0"

PLANTING LEGEND



TREES		
TAG	BOTANICAL NAME	COMMON NAME
ABTM	ACER BUERGERIANUM	TRIDENT MAPLE
MRSC	MALLUS JFS KWZ13MX PP 31008	RASPBERRY SPEAR CRABAPPLE
SHRUBS		
TAG	BOTANICAL NAME	COMMON NAME
CAKF	CALAMAGROTSIS ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS
COCB	CAMASSIA QUAMASH	CAMAS
CSRT	CORNUS SERICEA 'KELSEY'	RED TWIG DOGWOOD
DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
RCHR	RHODODENDRON X CUNNINGHAM'S WHITE (H-2)	CUNNINGHAM'S WHITE RHODODENDRON
SAAM	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS
GROUND COVER		
TAG	BOTANICAL NAME	COMMON NAME
AUIK	KINKINNICK	ARCTOSTAPHYLOS UVA-URSI



CITY OF PUYALLUP STAMP AREA

**RIVER TRAIL WEST
AMENITY REFRESH**

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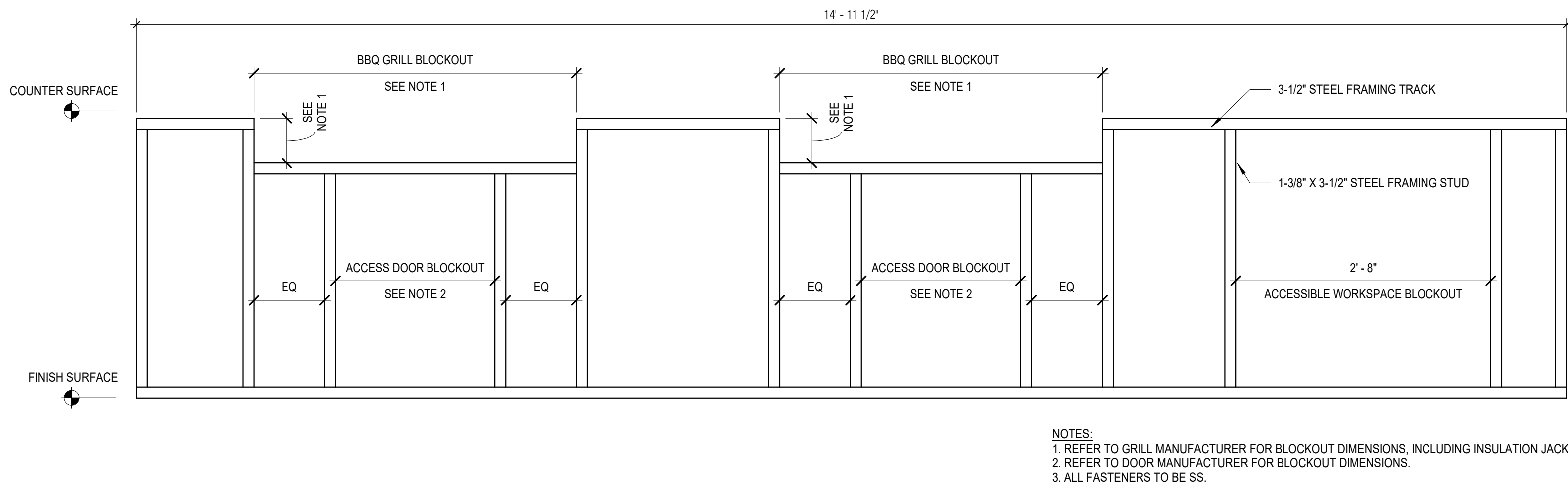
BOARD & VELLUM PROJECT #: 2021089.00
PUYALLUP PROJECT #: TBD

PLOT DATE: 04.19.2022

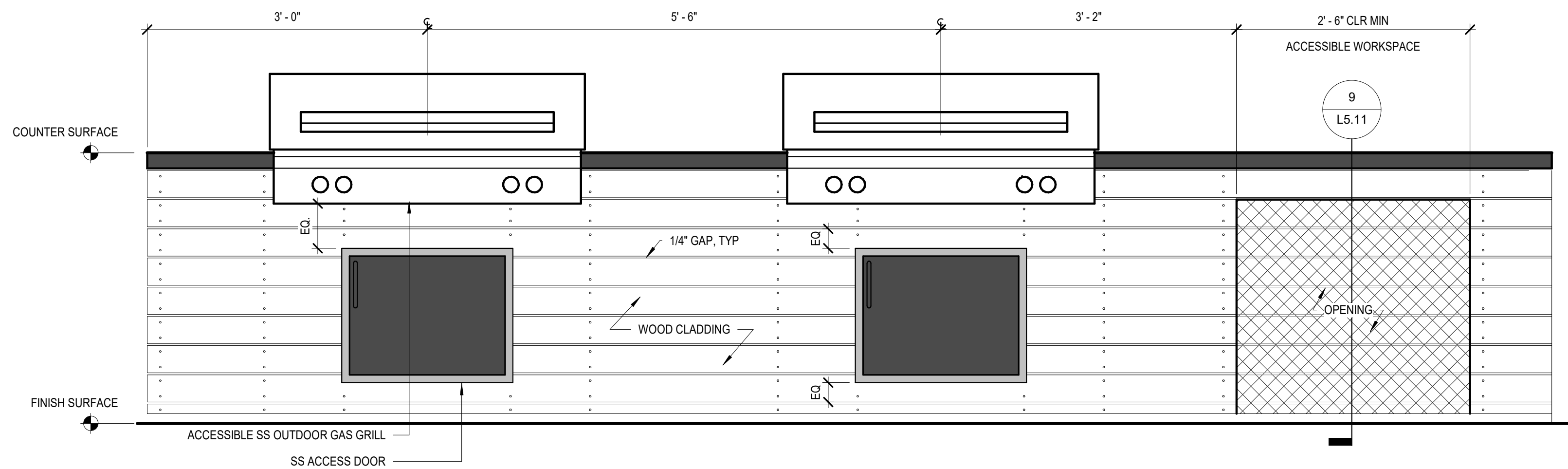
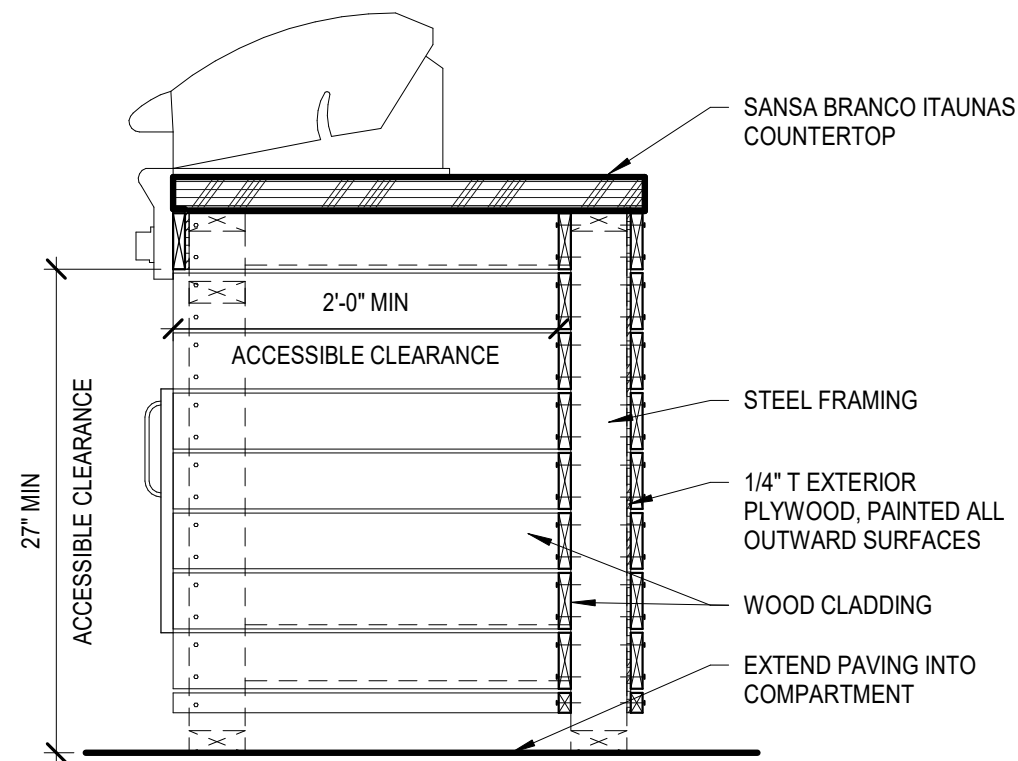
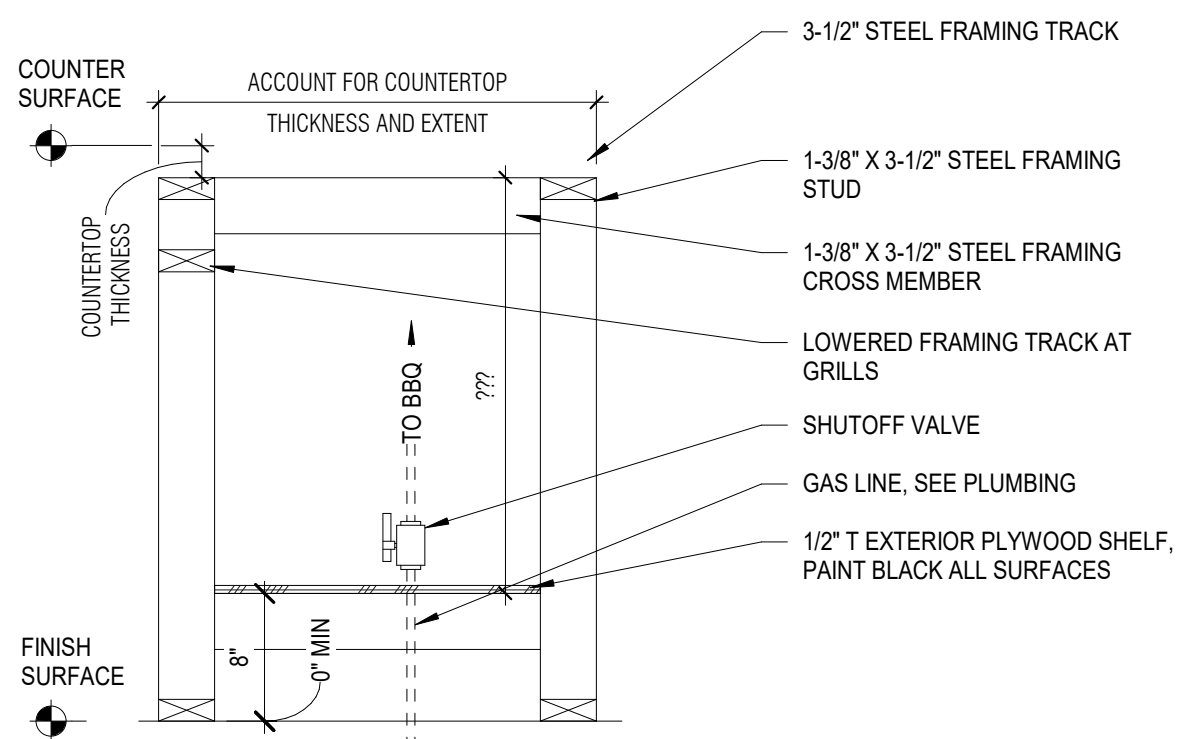
PLANTING PLAN - NORTH

SHEET NO.:

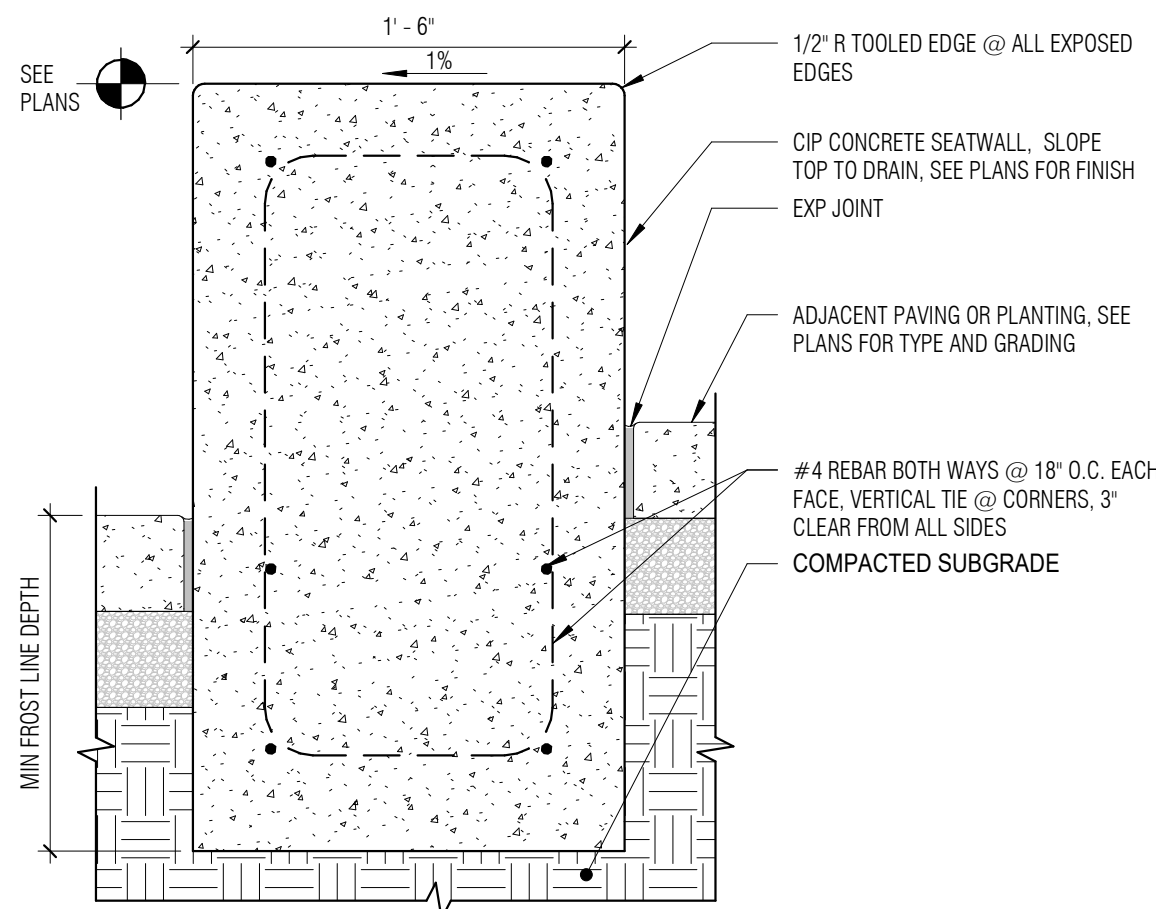
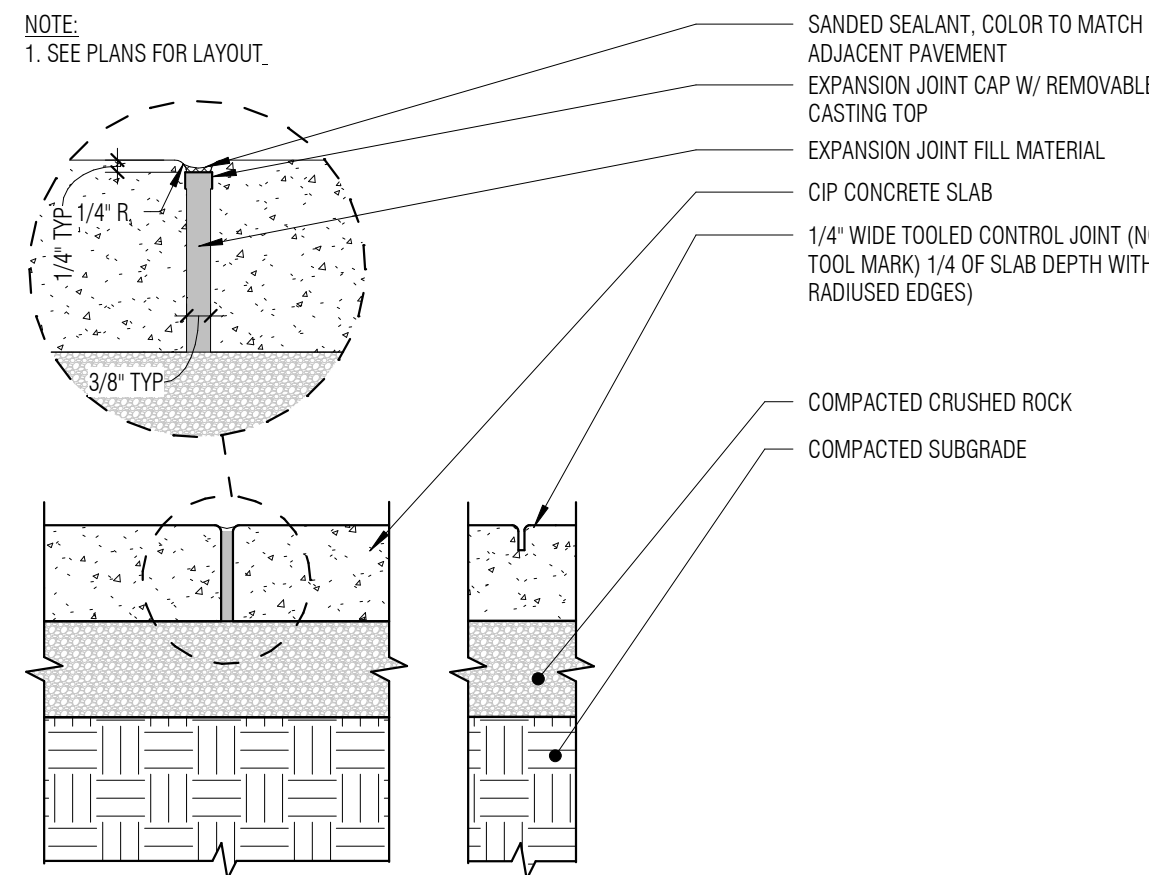
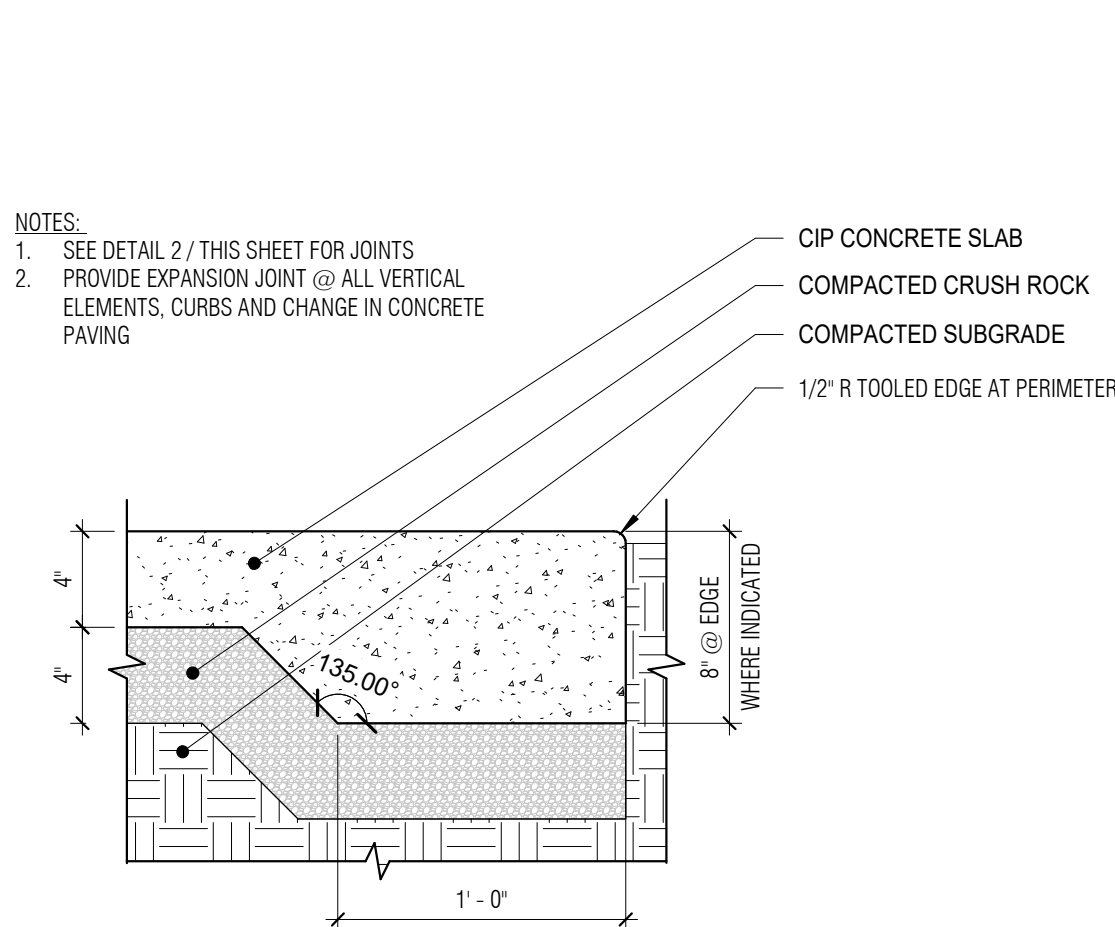
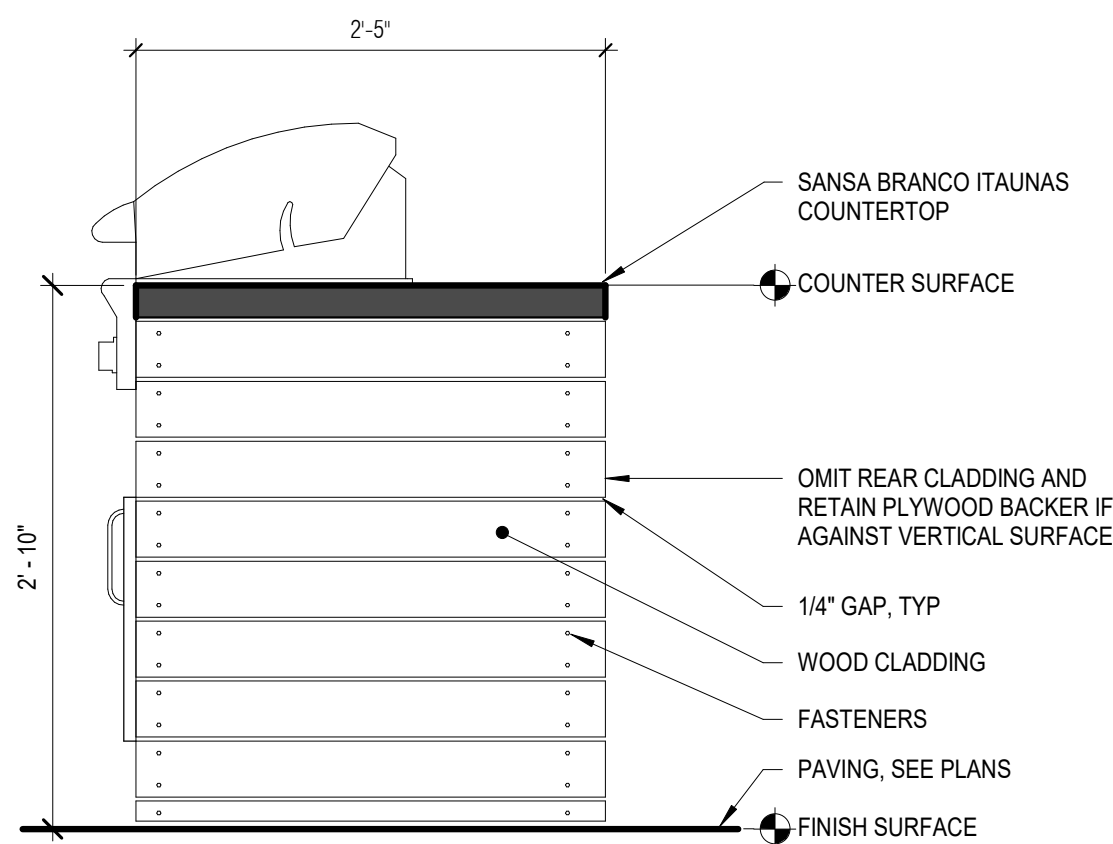
LB1.52



8
L5.11



6
L5.11



APPLICATION #PRCTI20220683: DETAIL REMOVED FROM PROJECT
APPLICATION #PRCTI20220684: DETAIL MOVED TO SHEET L5.21

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115 15th Avenue East, Suite 100
Seattle, Washington 98112
info@boardandvellum.com
+1 206 707 8895
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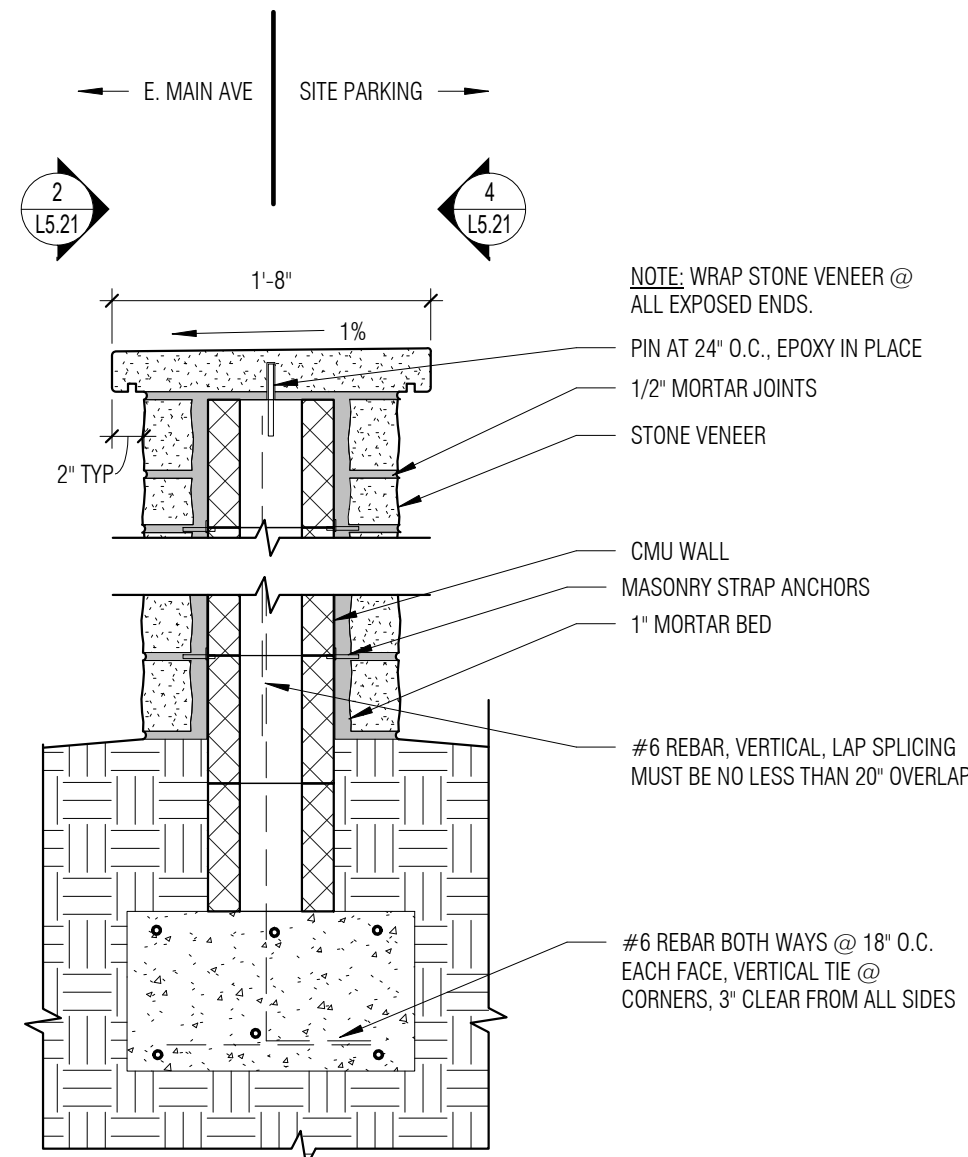
REVISION	DATE	DESCRIPTION
1	2022.07.08	COMMENT RESPONSE #1

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8/26/2022	CIVIL PERMIT DOCUMENTS
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BOARD & VELLUM PROJECT #: 2021089.00 PUYALLUP PROJECT #: TBD	
PLOT DATE:	04.19.2022

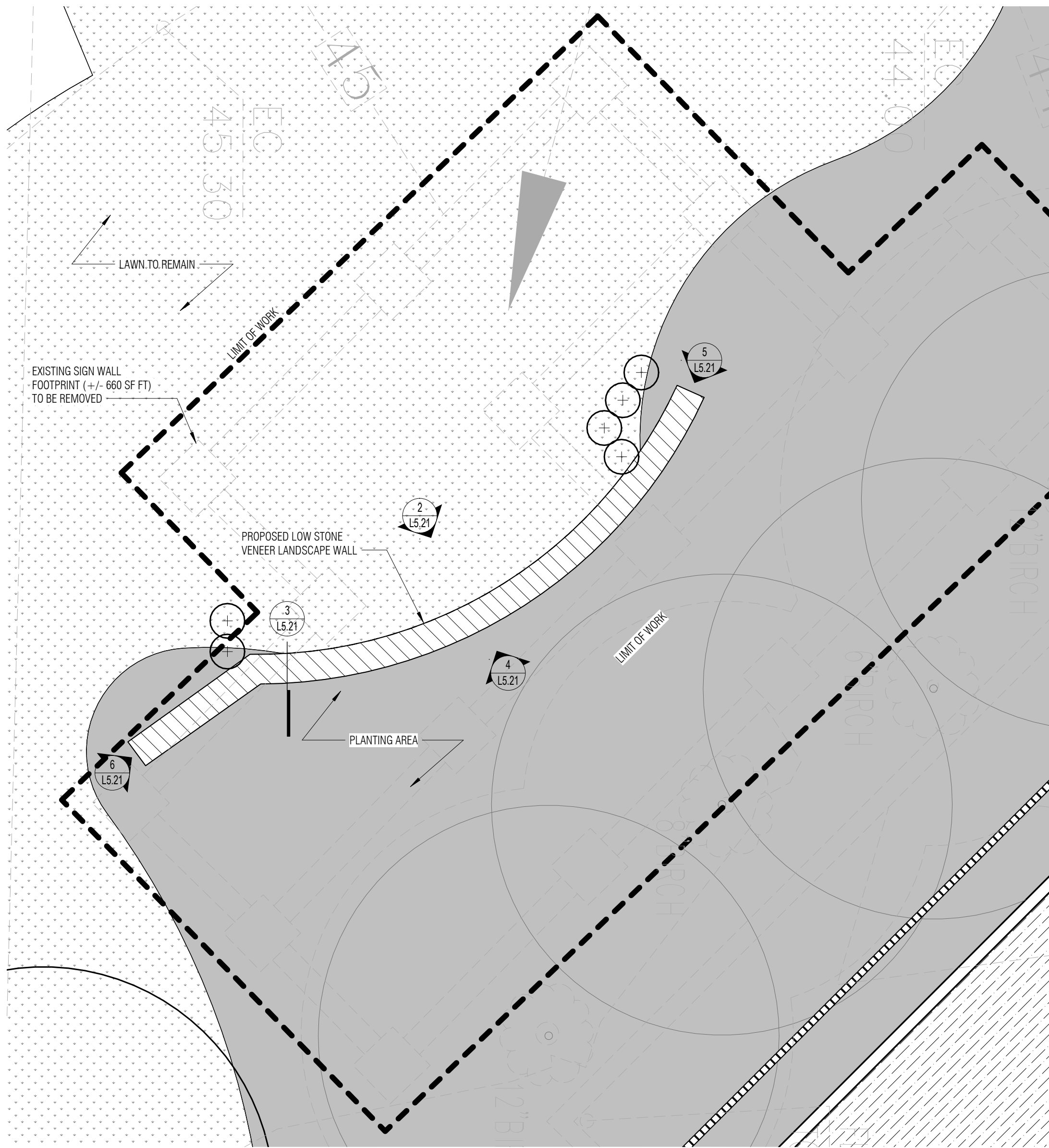
SITE DETAILS

SHEET NO.:

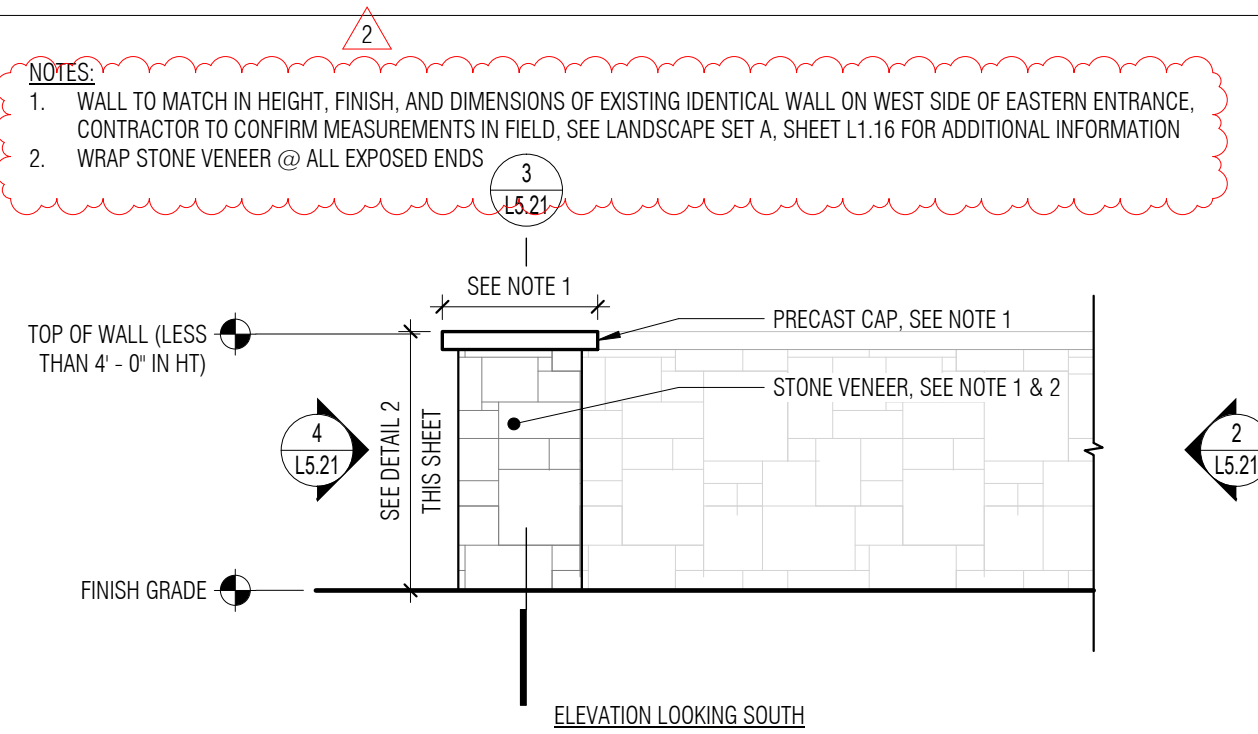
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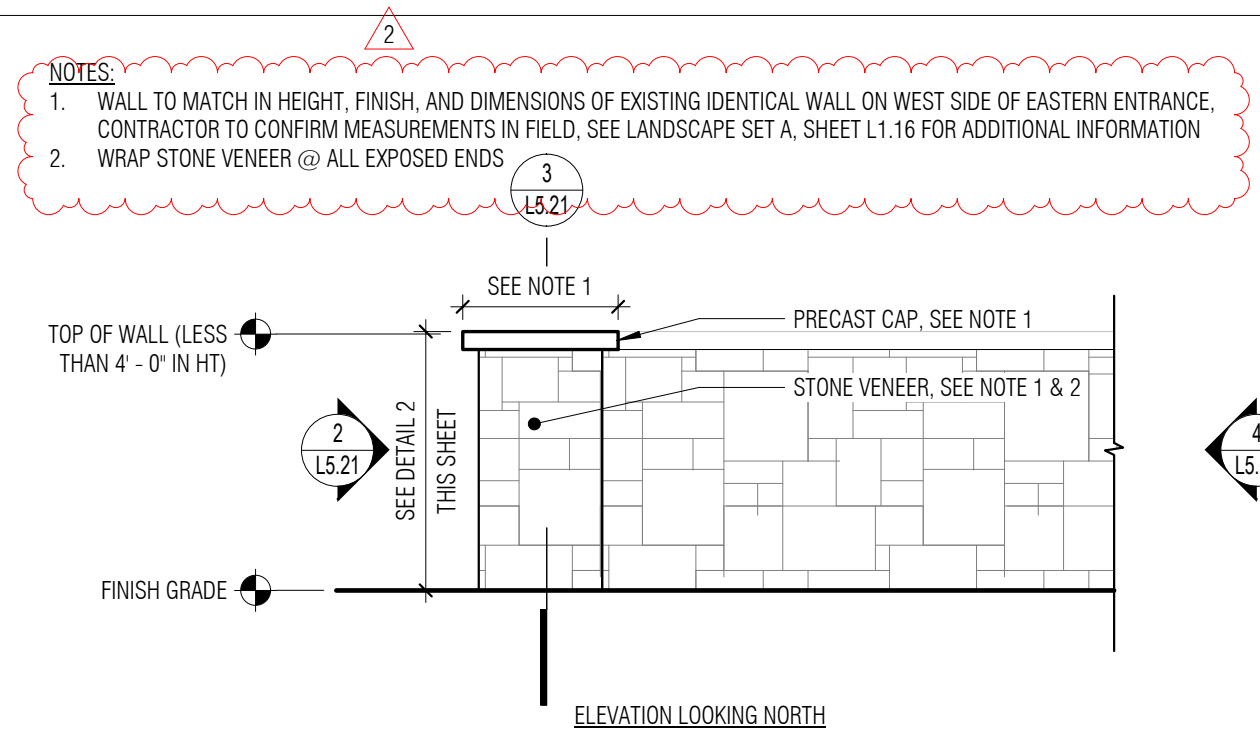
3 LOW STONE VENEER LANDSCAPE WALL
1" = 1'-0"



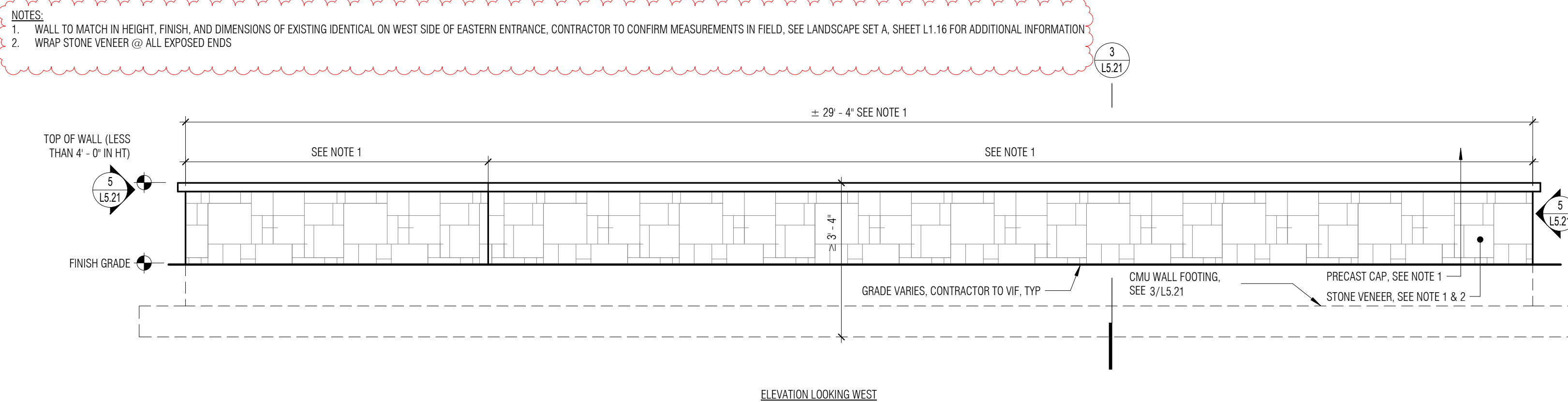
1 LOW STONE VENEER LANDSCAPE WALL PLAN
1/4" = 1'-0"



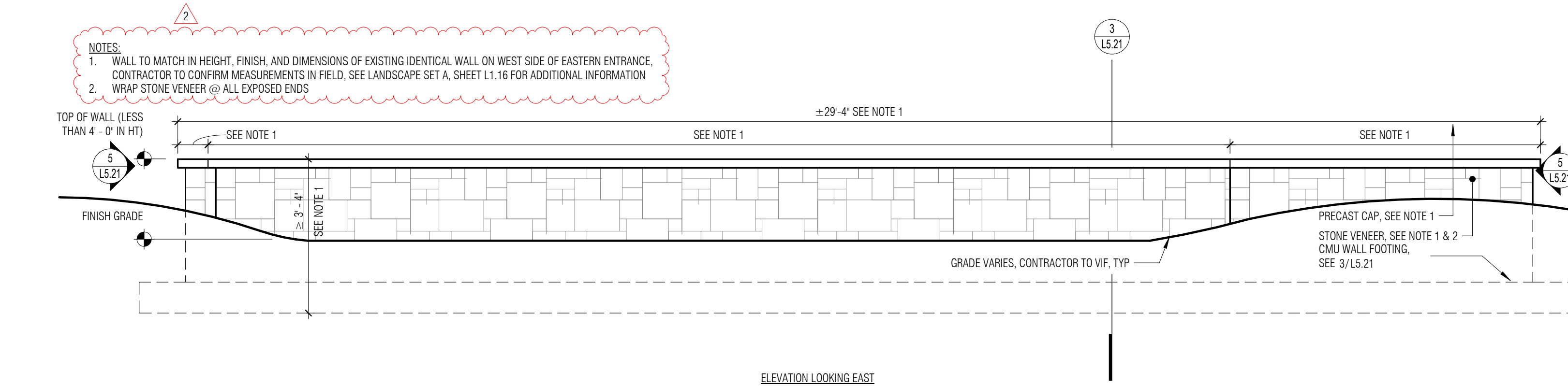
5 LOW STONE VENEER LANDSCAPE WALL ELEVATION - NORTH
1/2" = 1'-0"



6 LOW STONE VENEER LANDSCAPE WALL ELEVATION - SOUTH
1/2" = 1'-0"



4 LOW STONE VENEER LANDSCAPE WALL ELEVATION - EAST
1/2" = 1'-0"



REFERENCE IMAGE OF LOW LANDSCAPE WALL ON WEST SIDE OF ENTRANCE

2 LOW STONE VENEER LANDSCAPE WALL ELEVATION - WEST
1/2" = 1'-0"

REVISION	DATE	DESCRIPTION
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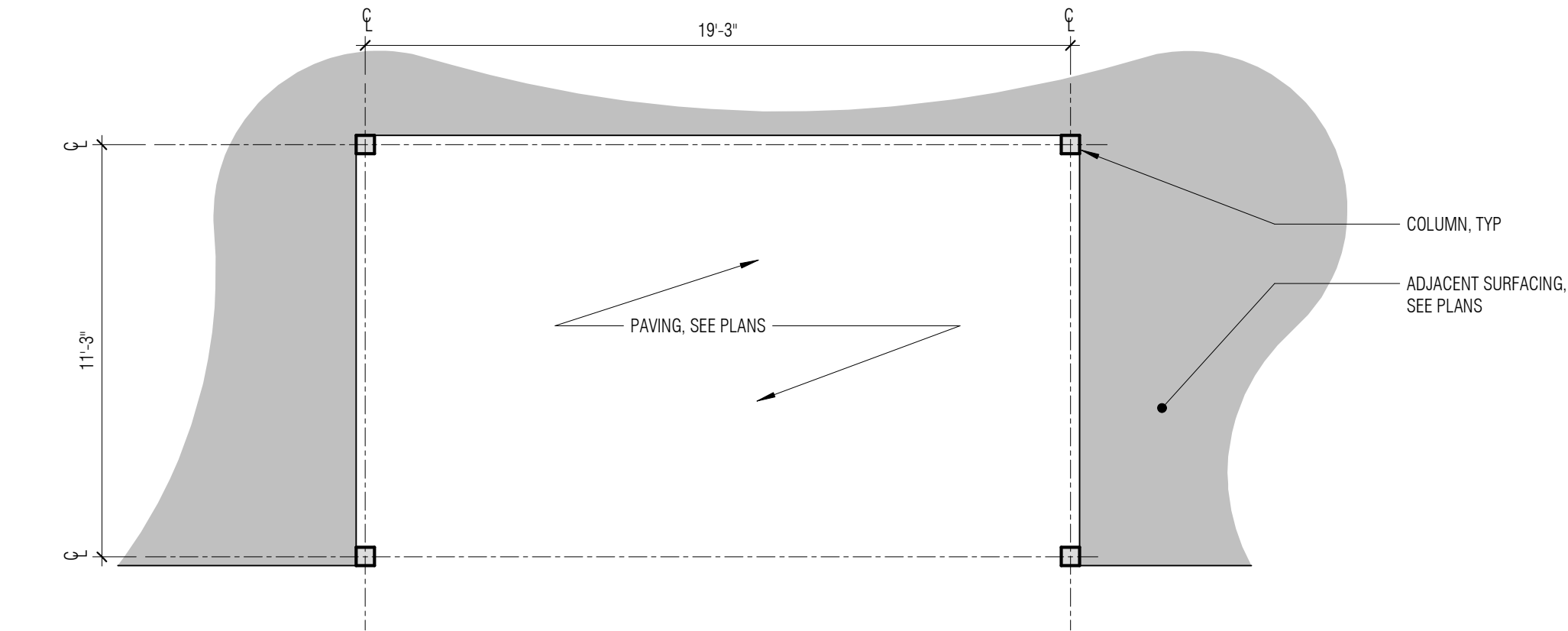
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LOW STONE VENEER
LANDSCAPE WALL DETAILS

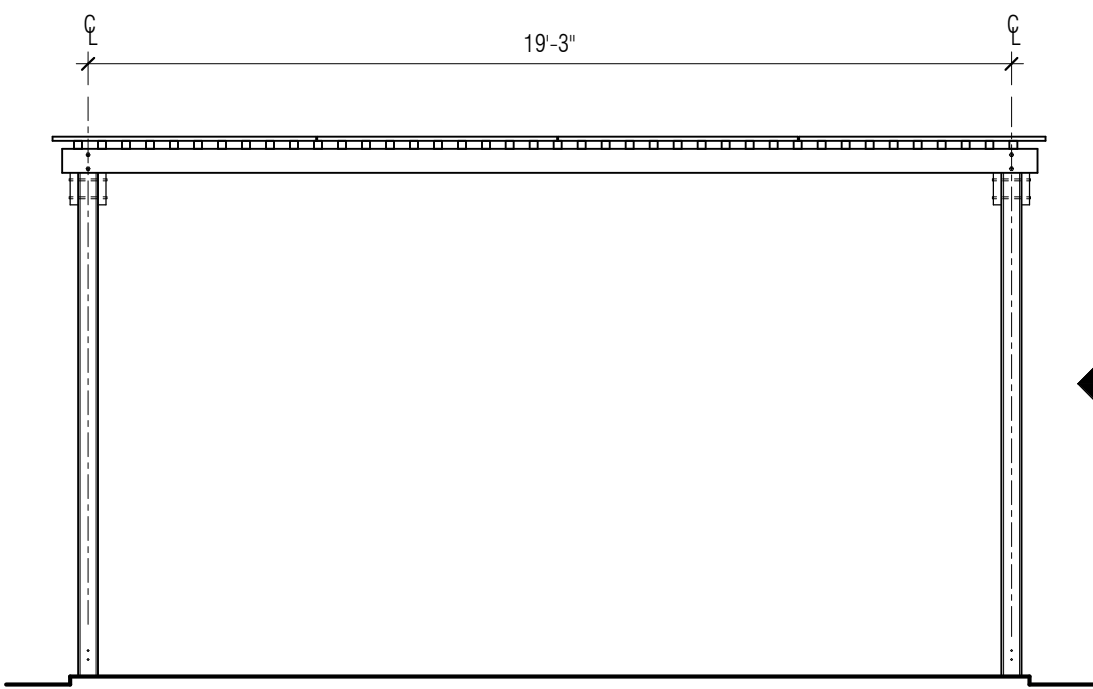
SHEET NO.:

L5.21



4 PERGOLA POST LOCATIONS

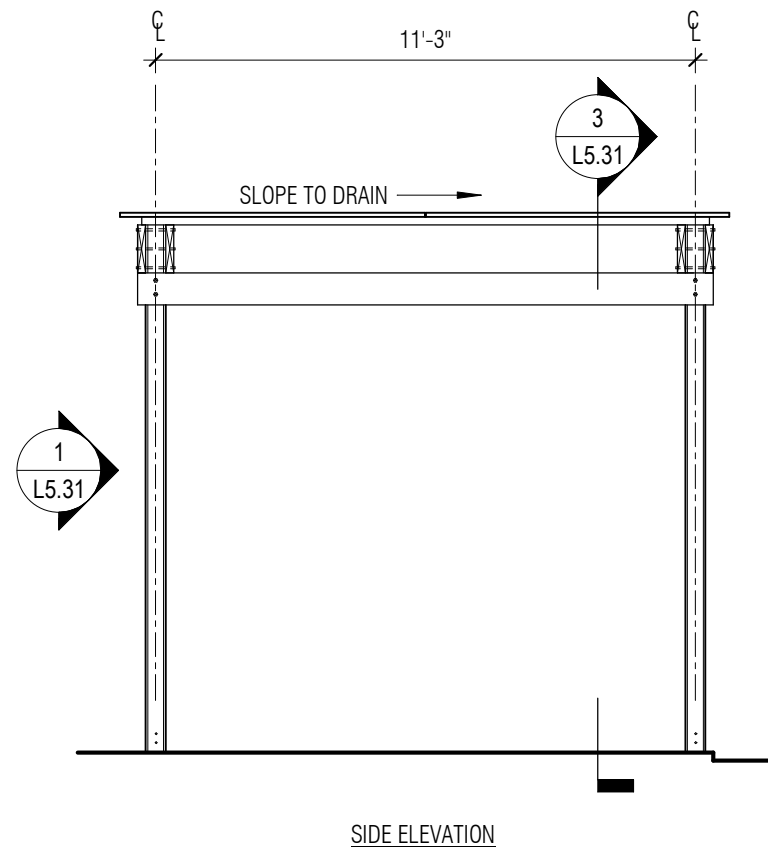
1/4" = 1'-0"



FRONT ELEVATION

1 PERGOLA ELEVATION - FRONT

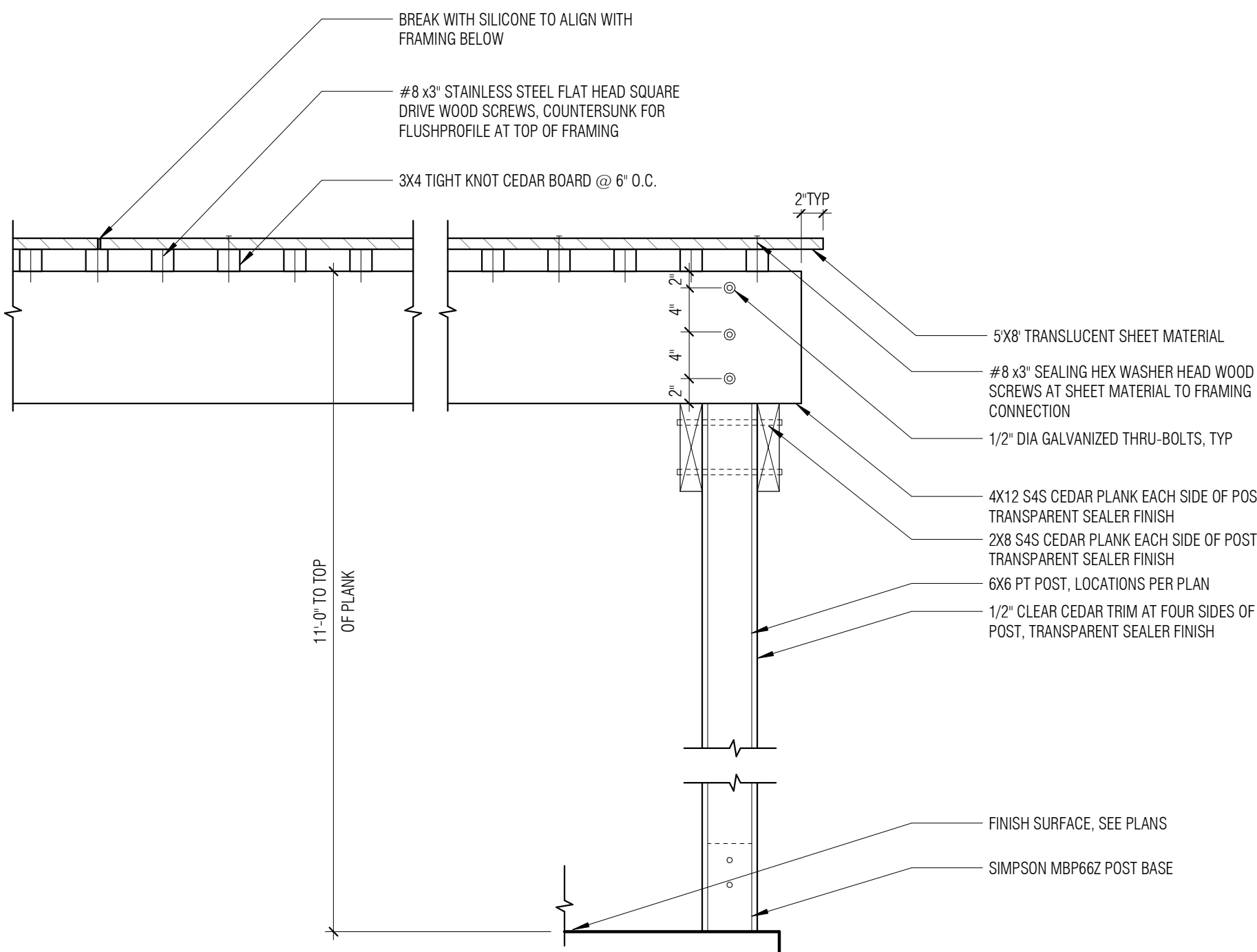
1/4" = 1'-0"



SIDE ELEVATION

2 PERGOLA ELEVATION - SIDE

1/4" = 1'-0"



3 PERGOLA SECTION

1" = 1'-0"

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PLOT DATE: 04.19.2022

PERGOLA DETAILS

SHEET NO.:

L5.31