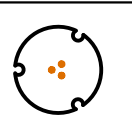
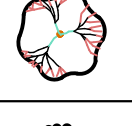
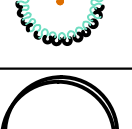
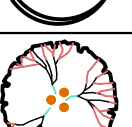
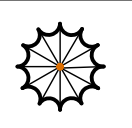
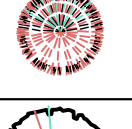


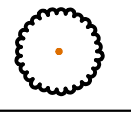
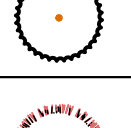

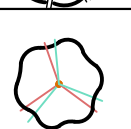
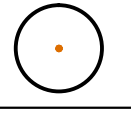
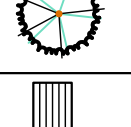

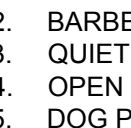




**PLANT SCHEDULE**

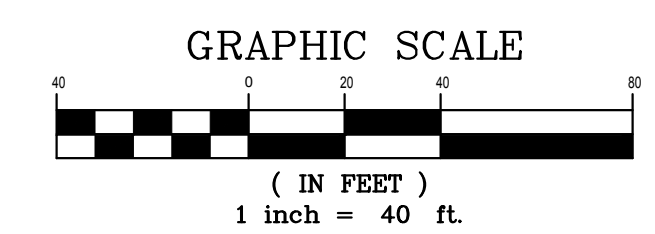
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acer circinatum Vine Maple or similar native	1" Cal. Min. Well Formed	
	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple or similar Japanese Maple	1" Cal. Min. Well Formed	
	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple or similar	1" Cal. Min. Well Formed	
	Cercidiphyllum japonicum 'Red Fox' Red Fox Katsura Tree or similar	1" Cal. Min. Well Formed	
	Laegerstromia indica 'Tuscorora' Tuscan (Red) Crape Myrtle	1" Cal. Min. Well Formed	
	Chamaecyparis nootkatensis 'Pendula' Weeping Nootka Cypress or similar weeping conifer	6' Ht. Min. Full/ Compact	
	Chamaecyparis obtusa Hinoki False Cypress or similar	6' Ht. Min. Full/ Compact	
	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree or similar canopy tree	1.5" Cal.	

	Oxydendrum arboreum Sourwood Tree or similar	1.5" Cal. Min. Well Formed	
	Picea glauca 'Pendula' Weeping White Spruce or similar weeping, columnar conifer	6' Ht. Min. Full/ Compact	
	Picea omorika Serbian Spruce or similar	6' Ht. Min. Full/ Compact	
	Pinus contorta Shore Pine or similar native conifer	6' Ht. Min. Full/ Compact	
	Rhamnus purshiana Cascara or similar native tree	1" Cal. Min. Well Formed	
	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae or similar screening shrub 4' O.C.	6' Ht. Min. Full/ Compact	
	Tsuga mertensiana Mountain Hemlock or similar native conifer	6' Ht. Min. Full/ Compact	
	Park Bench - Owner's Choice - commercial grade	6' long	9

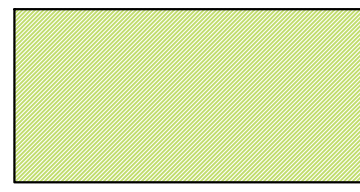
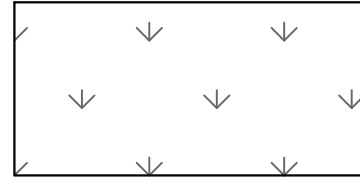
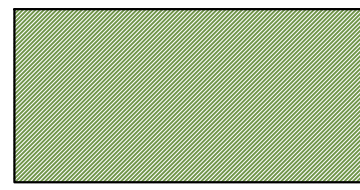

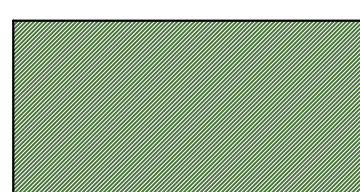
**POTENTIAL OPEN SPACE USES:**

- PICKLEBALL COURTS
- BARBEQUE AREAS
- QUIET GAZEBO / GARDEN SPACES
- OPEN GRASSY PLAY AREAS
- DOG PARK
- GATHERING SPACE

**CONCEPTUAL LANDSCAPE PLAN**



**LANDSCAPE AREAS KEY MAP**

-  BUILDING LANDSCAPING: 4' WIDTH SHRUB/GROUND COVER BUFFER AND LAWN
-  OPEN SPACE LANDSCAPING: LAWN SEED MIX
-  PARKING LOT LANDSCAPING: TYPE IV ISLANDS
-  PERIMETER LANDSCAPING
-  STREET TREES: STREET TREES AND LAWN



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# GENERAL LANDSCAPE NOTES

- Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
- Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
- Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
- Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
- Grade Preparation BASED ON VEGETATIVE MANGEMENT STANDARDS REQUIREMENTS:**
  - Slopes used for grass plantings or turf shall be less than 3:1 or 3:3 percent. Otherwise plantings should not require mechanized mowing equipment.

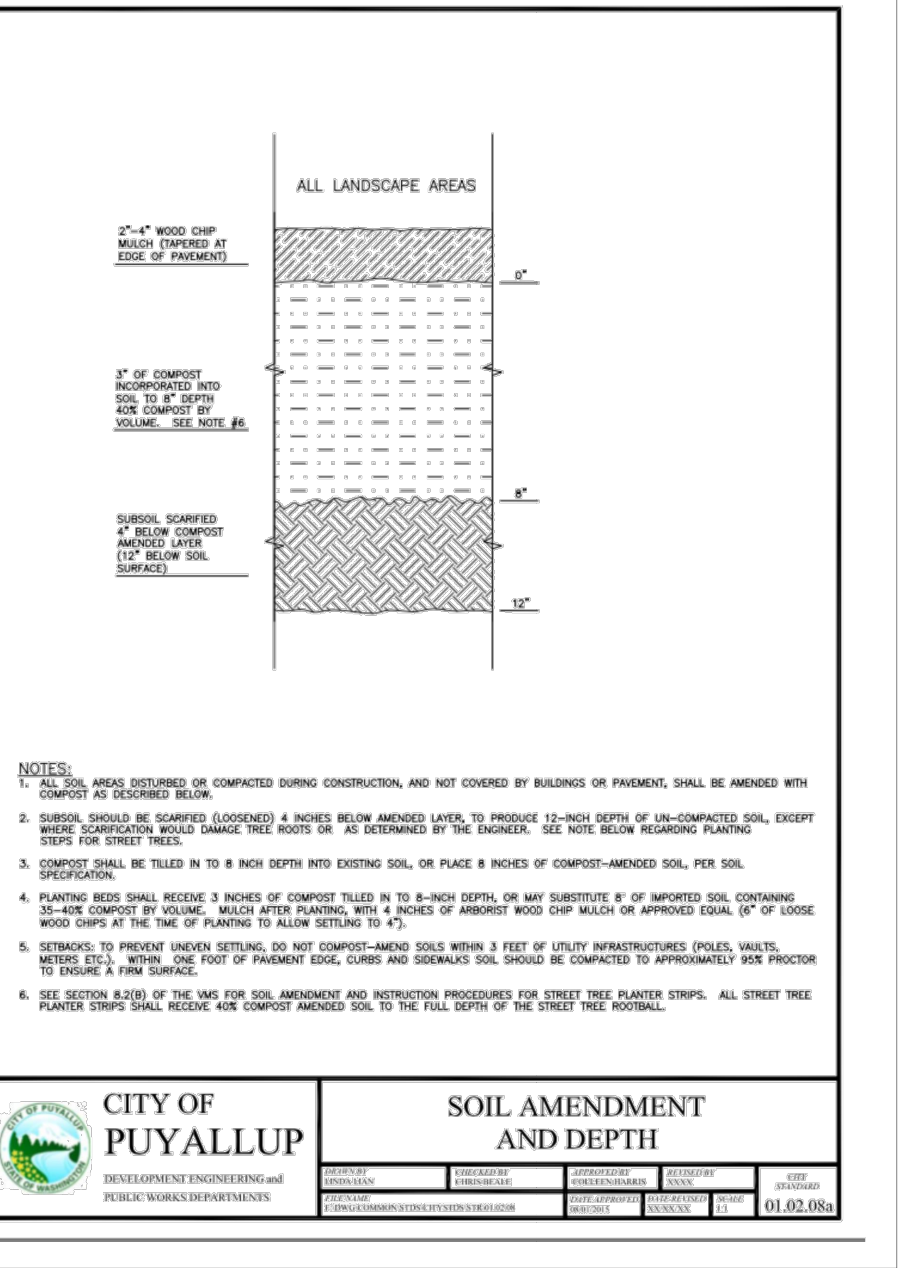
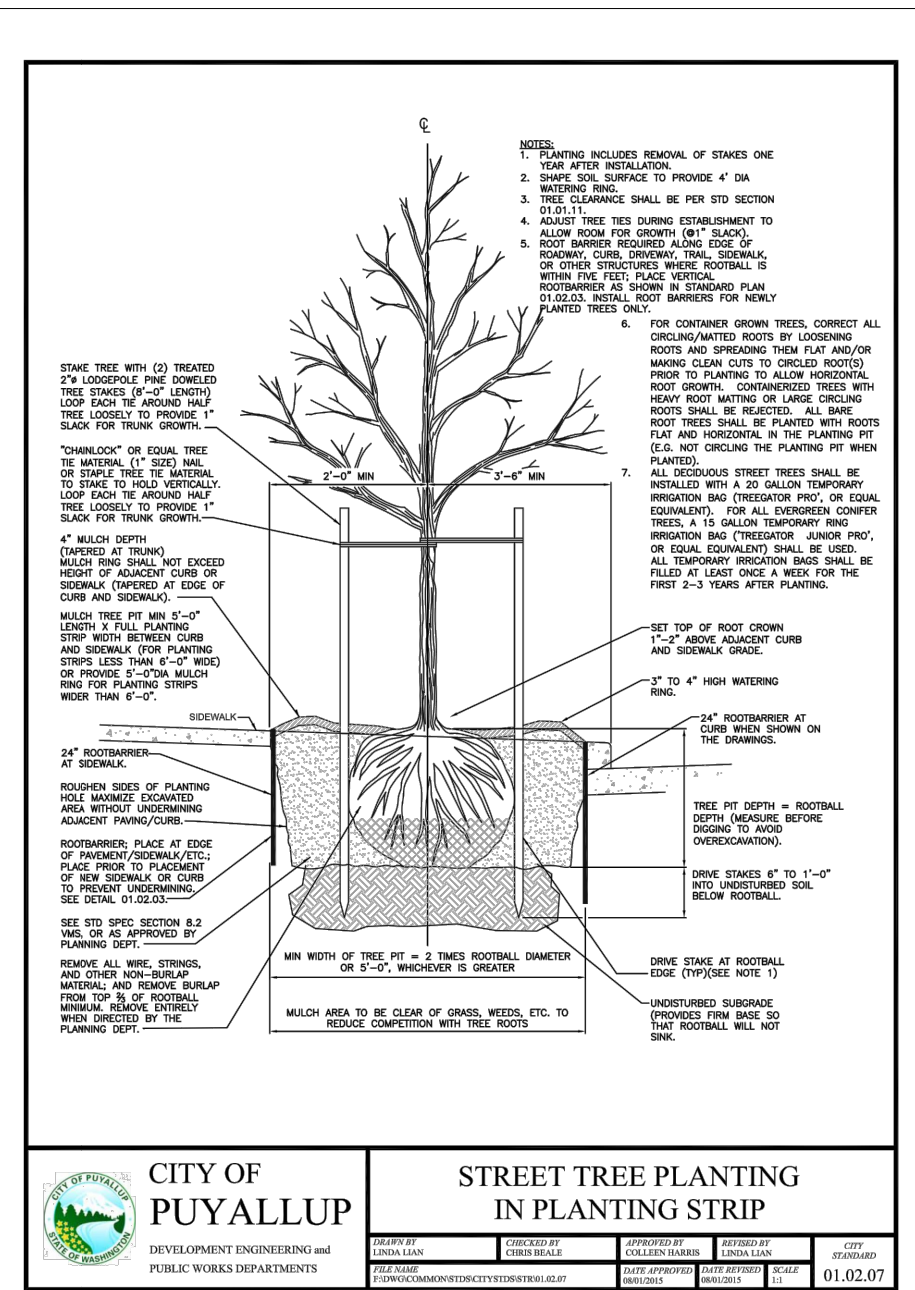
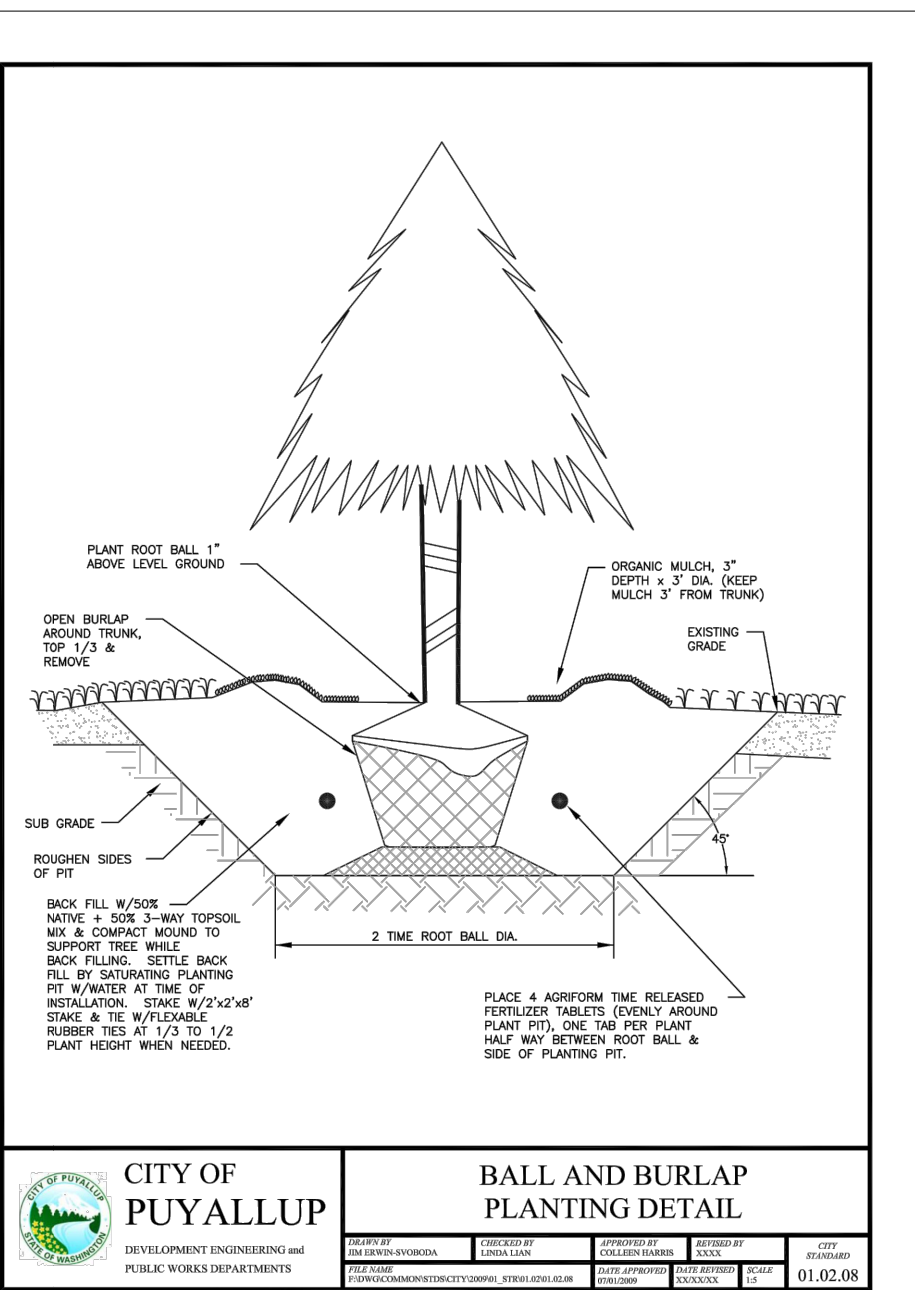
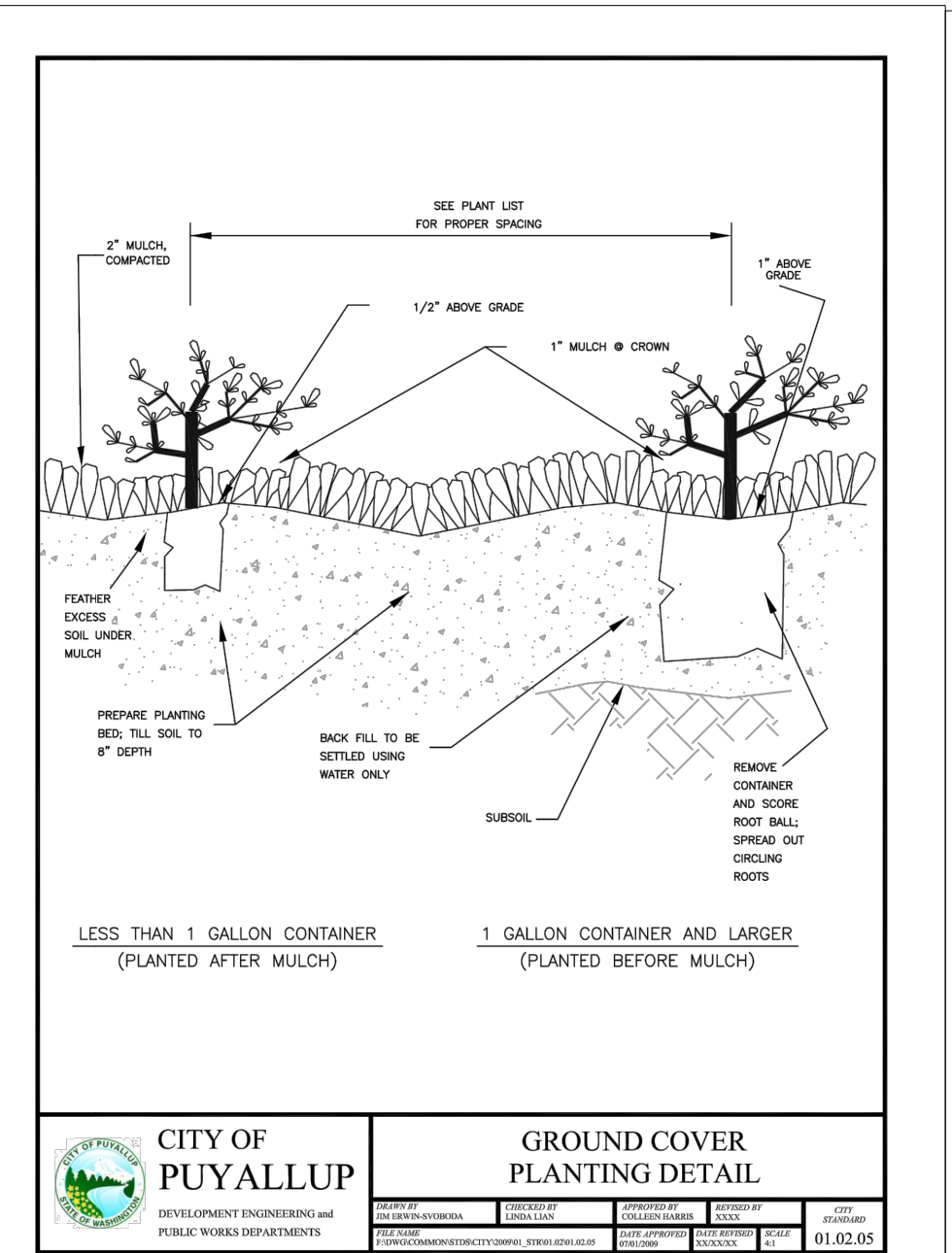
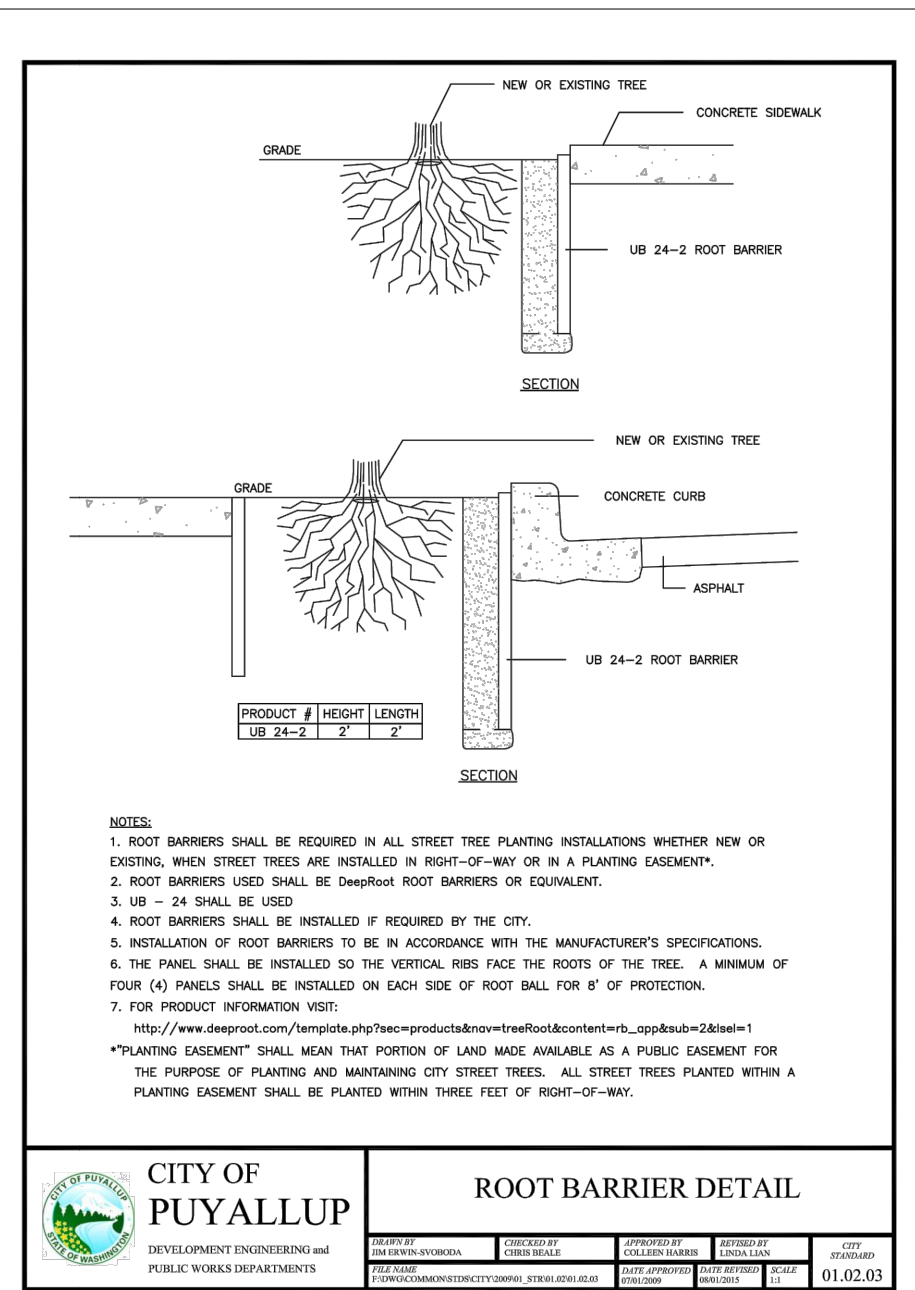
## Soil Preparation.

- Excavate soil - Excavate existing soil to a depth of 24" (or equal to the root ball depth, whichever is greater) and width of 8' (or three times (3X) wider than the root ball or root mass, whichever is greater). Stockpile excavated soil on a tarp away from the street and storm water catch basins.
- Prepare the planting strip -After excavating all materials from the planter strip, scarify and rip the sub-base (by mechanical means or hand tools) to a depth of 6" with multiple passes, 90 degrees to each Prior to planting the tree, re-compact the tree base where the street tree will be planted to avoid setting of the root ball. At this stage, if the tree is to be planted when the planter strip is backfilled with amended top soil, the contractor/installer should measure the depth of the root ball 1 to determine when to place the tree in the pit during the backfilling process. If the root ball or root mass (in the case of bare root trees) is less than 24", the street tree shall be planted in a manner in which the root flare is level with or at least 1" above grade at the time of finished planting. This may require the root ball be placed on a compacted sub-base of the compost amended top soil as backfilling is occurring.
- Install root barrier panels - at this stage the contractor/installer shall place 24" deep root barrier panels (UB-24) along the edge of the sidewalk and curb line for a total of eight feet (8') of linear protection along either side of the planting area. The panels shall be installed perpendicular to the edge of paved surface in accordance with the manufacturer's standards for a "linear" application; the root barrier panels shall not be installed in the planting pit as a "surround" application, unless specified on the final landscape plans. The top of the root barrier panel shall be installed such that 2" of the root barrier is above the finished grade.
- Compost amended top soils required - The top soil shall be amended on site during installation with compost to achieve a 40 percent by volume top soil mix in the right-of-way planter strip. Imported top soil may be used by the contractor/installer if data "cut sheets" are available from the supplier certifying compost amendment equaling 40 percent by volume using one of the approved compost sources below. Compost shall only be sourced from:
  - Cascade Compost** - (also known as PREP/LRI) (available through Pierce County Recycling, Composting & Disposal, 10308 Sales Road, Tacoma, Washington 98499, or retail/wholesale landscape material suppliers)
  - Tagro Compost Mix** - available through City of Tacoma, 2201 Portland Avenue, Gate 6, Tacoma, WA, 98421, or retail/wholesale landscape material suppliers)
  - Cedar Grove Compost** - (available through Cedar Grove Compost, 17825 Cedar Grove Road S.E., Maple Valley, 98038, or retail/wholesale landscape material suppliers)
- Install and amend top soils - To avoid stratified layers, first place seven inches (7") of approved top soil in the prepared/scarified planting strip area and mechanically till in five inches (5") of approved compost; follow this procedure twice to achieve the total 24" top soil depth. Finished grade of top soil should be 1/2" below the edge of sidewalk to allow the root barrier panel to be properly installed above finished grade.
- Install tree stakes and finish mulch - Placement of four inches (4") of wood chip mulch, water basin rings, tree staking and temporary irrigation bags (where required) shall follow city standard #01.02.07.

- Mulching of Newly Planted or Replanted Areas.
 

In a planter strip which already exists and a new street tree shall be installed, the following procedures shall be followed to achieve a top soil mix with 40 percent compost by volume

  - Mulches must be applied to the following depths: a minimum 4 (four) inches over bare soil, and two inches where plant materials will cover.
  - Mulches must include organic materials, organic compost mulch material or wood chips over a properly cleaned, amended and graded surface.
  - Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
  - Mulch should be applied regularly to and maintained in all planting areas to assist soils in retaining moisture, reducing weed growth, and minimizing erosion.
- Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.
- Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.
- All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.
- Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.
- All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
- Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.
- All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
- When planting 'Balled and Burlapped' product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in tact Rootball into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.
- Street trees shall have caliper size of at least 1" measure per American Association of Nurserymen Standards for Deciduous Trees Plant sizes: 5' Minimum height for Evergreen trees; 2 Gal. Min. for shrubs.
- Street trees shall be high branching with canopy that starts at least 6' above finish grade.
- All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.
- Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach their mature height and form.
- Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped, pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.
- Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. A Permanent Irrigation system will be designed upon approval of preliminary landscape plan.
- All landscaping strips and islands internal to the site as paved areas/parking lots shall be designed and installed using a minimum of 1.5 (18) of top soil depth; Subsoils below the topsoil layer shall be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers.
- A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic mater content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight (8) inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least six (6) inches with some incorporation of the upper material to avoid the stratified layers, where feasible. Installation of the eight (8) inches of top soil, as described above, shall generally be achieved by placing five (5) (sub-base scarified four (4) inches) with a three (3) inch layer of compost tilled into the entire depth.



**BRADLEY HEIGHTS APARTMENTS**  
 202 27TH AVE SE  
 PUYALLUP, WA

PROJECT:

REVISIONS:  
 E. REVISED PER CITY COMMENTS  
 F. REVISED SITE LAYOUT

DRAWING ISSUED FOR:  
 AGENCY REVIEW  
 DATE: MARCH 31, 2023

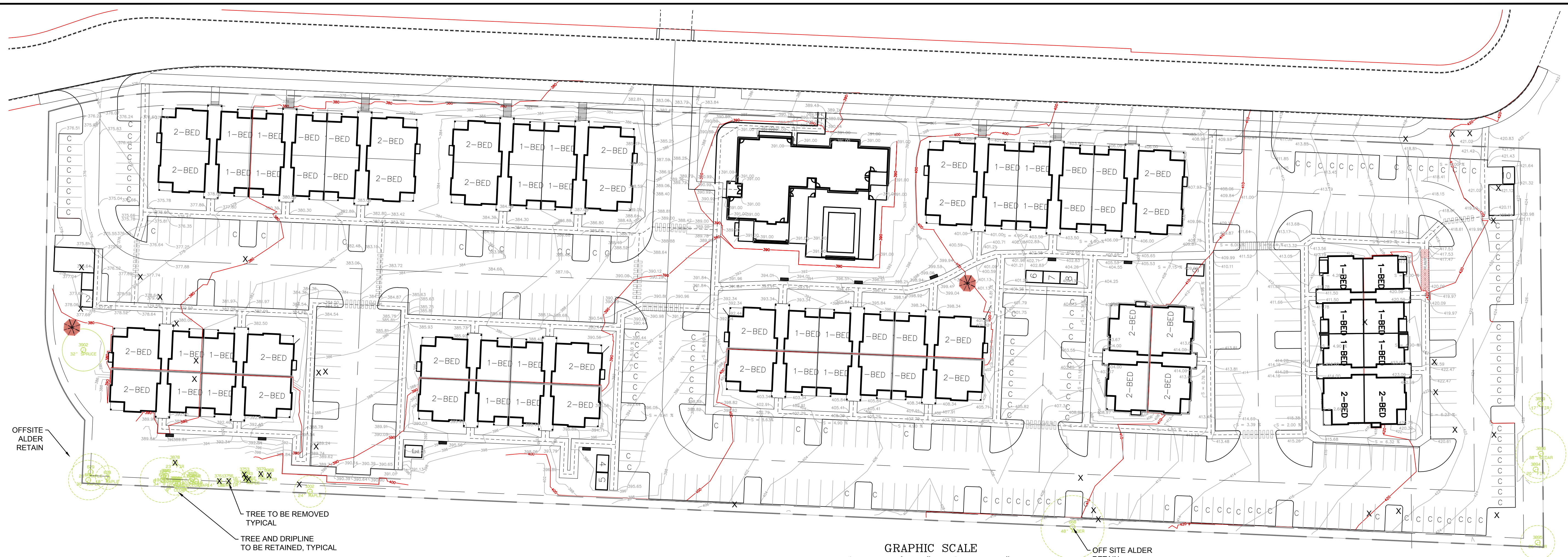
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 CHECKED BY: KLO  
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 DRAWING SCALES:

DRAWING CONTENTS  
**LANDSCAPE NOTES & DETAILS**  
 DRAWING NO.:



**L2**

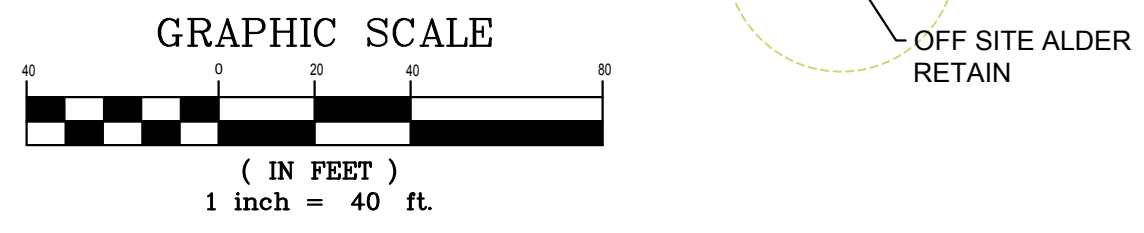




OFFSITE ALDER RETAIN

TREE TO BE REMOVED TYPICAL

TREE AND DRIPLINE TO BE RETAINED, TYPICAL

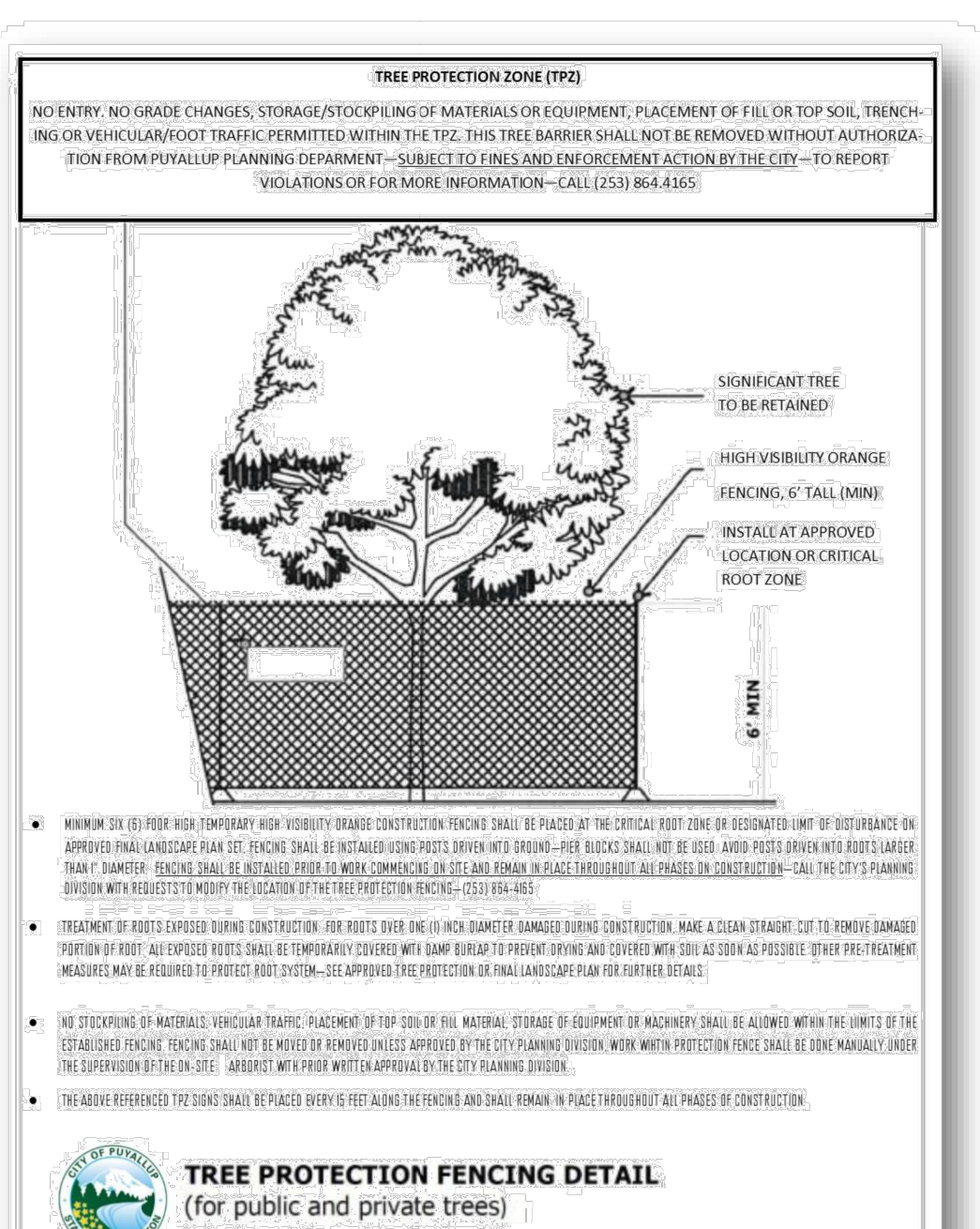


**TREE INVENTORY AND RETENTION PLAN**

**TREE INVENTORY - BY SURVEYOR**

Point Number	Northing	Eastng	Elevation	Description	Retain
3743	672976.9923	1194721.828	403.353	27" MAPLE	
3746	672978.0407	1194719.926	402.96	26" MAPLE	
3753	672980.3881	1194719.15	402.787	16" MAPLE	
3756	672975.3301	1194706.996	401.581	36" FIR	
3761	672975.2988	1194699.957	401.855	14" CEDAR	
3762	672975.2221	1194682.291	401.438	20" CEDAR	1
3773	672976.896	1194679.494	400.718	9" CEDAR	1
3776	672975.2446	1194678.354	400.717	16" CEDAR	1
3781	672973.2943	1194668.721	401.366	7" CEDAR	1
3782	672971.5312	1194667.544	401.887	9" CEDAR	1
3826	672973.6569	1194666.554	400.82	18" FIR	1
3842	672979.2804	1194659.755	398.957	13" CEDAR	1
3843	672976.1024	1194657.036	399.984	34" FIR	1
3877	672978.4307	1194657.754	399.638	8" CEDAR	1
3878	672989.4173	1194666.367	397.6	23" FIR	1
3885	672977.8972	1194615.127	396.108	18" MAPLE	1
3890	672982.1279	1194602.452	395.855	28" MAPLE	1
3891	672976.0821	1194600.577	397.696	30" MAPLE	1
3893	672993.0931	1194587.128	390.656	14" ALDER	1
3900	673137.5263	1194595.606	378.841	28" SPRUCE	
3901	673105.9597	1194594.62	380.035	26" SPRUCE	
3902	673074.7897	1194596.875	382.781	32" SPRUCE	
3910	672951.1106	1195669.495	331.974	18" CEDAR	
3911	673010.8792	1195667.396	426.259	22" SPRUCE	
3912	673014.2503	1195667.564	425.788	20" CEDAR	
3913	673043.4802	1195623.338	426.172	18" CEDAR	
3914	673065.5033	1195622.211	425.703	26" CEDAR	
3915	673015.3604	1195600.249	425.21	32" CEDAR	
3916	673008.5261	1195597.564	426.005	34" FIR	
3917	672951.2266	1195572.359	332.636	MAPLE CLSTR 20" 3-8"	
3921	673095.6034	1195569.309	329.889	24" PINE	
3922	672946.4722	1195594.46	332.853	32" CEDAR	
3927	672977.7302	1195353.803	415.515	25" FIR	
3928	672957.6418	1195090.813	406.75	37" FIR	
3930	672940.3334	1195347.616	415.843	48" ALDER	1
3934	673061.0413	1195426.802	418.265	32" SPRUCE	
3935	673079.5342	1195431.441	325.172	14" CEDAR	
3948	672953.1825	1195363.86	416.164	28" CEDAR	
3950	672946.9387	1195366.463	416.722	20" 12" CEDAR	
3957	672967.4054	1194768.746	405.67	24" MAPLE	1
3963	672972.6863	1194760.794	403.252	38" FIR	
3968	672979.5851	1194737.784	402.207	9" FIR	
3970	672980.6241	1194731.753	402.607	6" HOLLY	
3971	673001.4972	1194773.146	399.999	22" SPRUCE	
3974	673052.9679	1194680.974	386.639	6" HOLLY	
3975	673066.5627	1194682.074	385.718	16" DEC	
3976	673041.8663	1194650.426	387.428	24" FIR	

3977	673095.0314	1194667.442	382.431	2-8" DEC OLD FRUIT TREE	
3978	673114.6318	1194654.844	381.213	16" PINE	
3979	673130.2718	1194640.34	379.789	22" MAPLE	
3980	673143.3392	1194719.663	381.475	42" OAK	
3981	673058.0827	1194776.069	296.463	15" FIR	
3982	673058.3883	1194781.336	296.102	13" FIR	
3983	673042.3924	1194797.768	395.97	14" HOLLY	
4006	673172.9292	1195666.674	425.157	17" CHERRY	
4007	673198.2278	1195670.454	424.65	18" FIR	
4009	673239.39	1195649.198	420.956	16" FIR	
4010	673239.1118	1195635.755	419.947	15" FIR	
4011	673235.6339	1195600.077	418.785	17" FIR	
4017	672984.0965	1195699.066	426.604	20" FIR	1
4018	672928.6737	1195700.607	426.998	26" FIR	1
4025	672996.1533	1195703.059	426.489	38" CEDAR	1
4032	673033.8474	1195702.562	427.47	17" FIR	1
				<b>18/63 = 29%</b>	<b>18</b>



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