

CODE LEGEND

	TYPE Ic PERIMETER LANDSCAPE		TYPE IV INTERNAL PARKING LOT LANDSCAPE
	TYPE Ib RESIDENTIAL BUFFER		SD-2 BLACK WALL LANDSCAPING
	TYPE Ib ENHANCED BUFFER WITH BERM		LOADING AREA BUFFER
	TYPE IIb PERIMETER LANDSCAPE		RIGHT OF WAY
	TYPE IIIa PERIMETER LANDSCAPE		

PLANT SCHEDULE

EXISTING	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ACER CIRCINATUM VINE MAPLE CLASS I TREE (15' H X 10' W)	2" CAL. B&B		9
	CALOCEDRUS DECURRENS INCENSE CEDAR CLASS II TREE (50' H X 15' W)	8' HT. MIN. B&B		58
	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' STREET KEEPER HONEY LOCUST CLASS II TREE (45' H X 20' W)	2" CAL., B&B		26
	PICEA OMORIKA SERBIAN SPRUCE CLASS III TREE (50' H X 20' W)	8' HT. MIN. B&B		21
	PSEUDOTSUGA MENZIESII 'FASTIGIATA' FASTIGIATA DOUGLAS FIR CLASS II TREE (45' H X 15' W)	6' HT. MIN. B&B		1
	QUERCUS PALUSTRIS 'PRINGREEN' GREEN PILLAR PIN OAK CLASS II TREE (45' H X 15' W)	2" CAL., B&B		7
	QUERCUS X 'CRIMSCHMIDT' CRIMSON SPIRE OAK CLASS II TREE (45' H X 15' W)	2" CAL. B&B		13
	ULMUS AMERICANA 'VALLEY FORGE' VALLEY FORGE AMERICAN ELM CLASS IV TREE (80' H X 60' W)	2" CAL. B&B		6
	ZELKOVA SERRATA 'VILLAGE GREEN' SAWLEAF ZELKOVA CLASS III TREE (40' H X 40' W)	2" CAL., B&B		21
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL.	60" o.c.	128
	CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	3 GAL.	24" o.c.	415
	ILEX CRENATA CONVEXA CONVEX JAPANESE HOLLY	5 GAL. 48" HT. MIN.	48" o.c.	78
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	8' HT. MIN.	48" o.c.	24
	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL. 48" HT. MIN.	48" o.c.	205
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	3 GAL.	36" o.c.	20
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	3 GAL.	36" o.c.	48
	PIERIS JAPONICA MOUNTAIN FIRE MOUNTAIN FIRE JAPANESE PIERIS	3 GAL.	60" o.c.	88
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	3 GAL.	42" o.c.	118
	RIBES SANGUINEUM RED FLOWERING CURRANT	5 GAL.	48" o.c.	80
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIRAEA	3 GAL.	30" o.c.	312
	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	8' HT. MIN.	48" o.c.	67
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	24" o.c.	110
VINES	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	LONICERA JAPONICA 'HALLIANA' HALLS HONEYSUCKLE FLOWERING VINE	1 GAL.	24" o.c.	15
	LONICERA X 'MANDARIN' MANDARIN HONEYSUCKLE	1 GAL.	24" o.c.	21
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	ARCTOSTAPHYLOS UVA-URSI KINKININNICK	1 GAL.	18" o.c.	1,019 SF
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	1 GAL.	24" o.c.	1,184 SF
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL.	24" o.c.	7,810 SF
	ROCK MULCH MAINTENANCE BAND 1"-2" ROUND ROCK	---		1,594 SF
	RUBUS CALYCIINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	1 GAL.	18" o.c.	13,828 SF
	TURF SEED	---		4,108 SF

LANDSCAPE NOTES

- GENERAL**
- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
 - CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-424-5555 (OR 811) IN WASHINGTON.
 - NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
 - LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
 - DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
 - CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.
- PLANTING**
- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
 - SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUND COVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
 - ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED; FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
 - TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
 - DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
 - IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
 - REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
 - EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
 - A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
 - TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
 - ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC COMPOST MULCH TO A MINIMUM DEPTH OF 4-INCHES.
- IRRIGATION**
- UNLESS OTHERWISE INDICATED, ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDE LOOP SYSTEM FOR OPTIMUM EFFICIENCY.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (IRRIGATION PLANS) TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE OF 1"=20'
 - CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
 - CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
 - IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
 - SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
 - SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
 - ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
 - PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
 - VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
 - REFER TO CIVIL DETAILS AND DETAILS ON L5.10 FOR POINT OF CONNECTION AND BACKFLOW PREVENTION INFORMATION.
 - MAINLINE LAYOUT IS DIAGRAMMATIC ONLY.
 - CONTROLLER TO BE MOUNTED ON BUILDING EXTERIOR. GENERAL CONTRACTOR TO COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
 - ZONE THE FOLLOWING AREAS SEPARATELY. TEMPORARY AREAS, PERMANENT LANDSCAPE AREAS, AND TREES.
 - QUICK COUPLERS TO BE PLACED EVERY 300 LINEAR FEET MAX.
 - IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
 - THE SYSTEM SHALL BE GRAVITY DRAINED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MANUAL DRAINS AT LOW POINTS.

SHEET INDEX

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L1.11	PLANTING PLAN CENTRAL
L1.12	PLANTING PLAN WEST
L5.10	PLANTING DETAILS
L5.11	IRRIGATION DETAILS

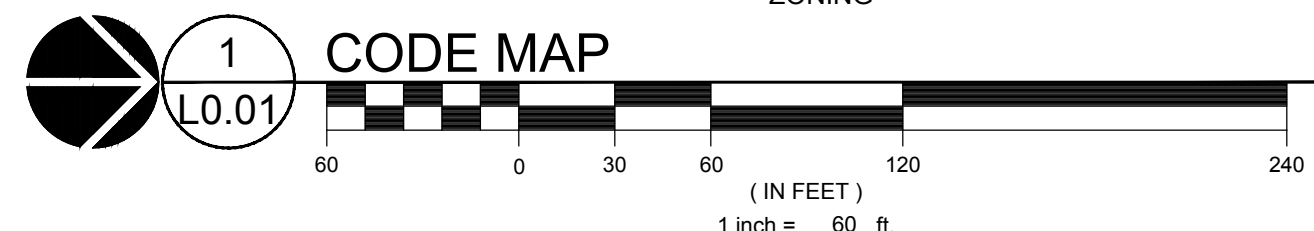
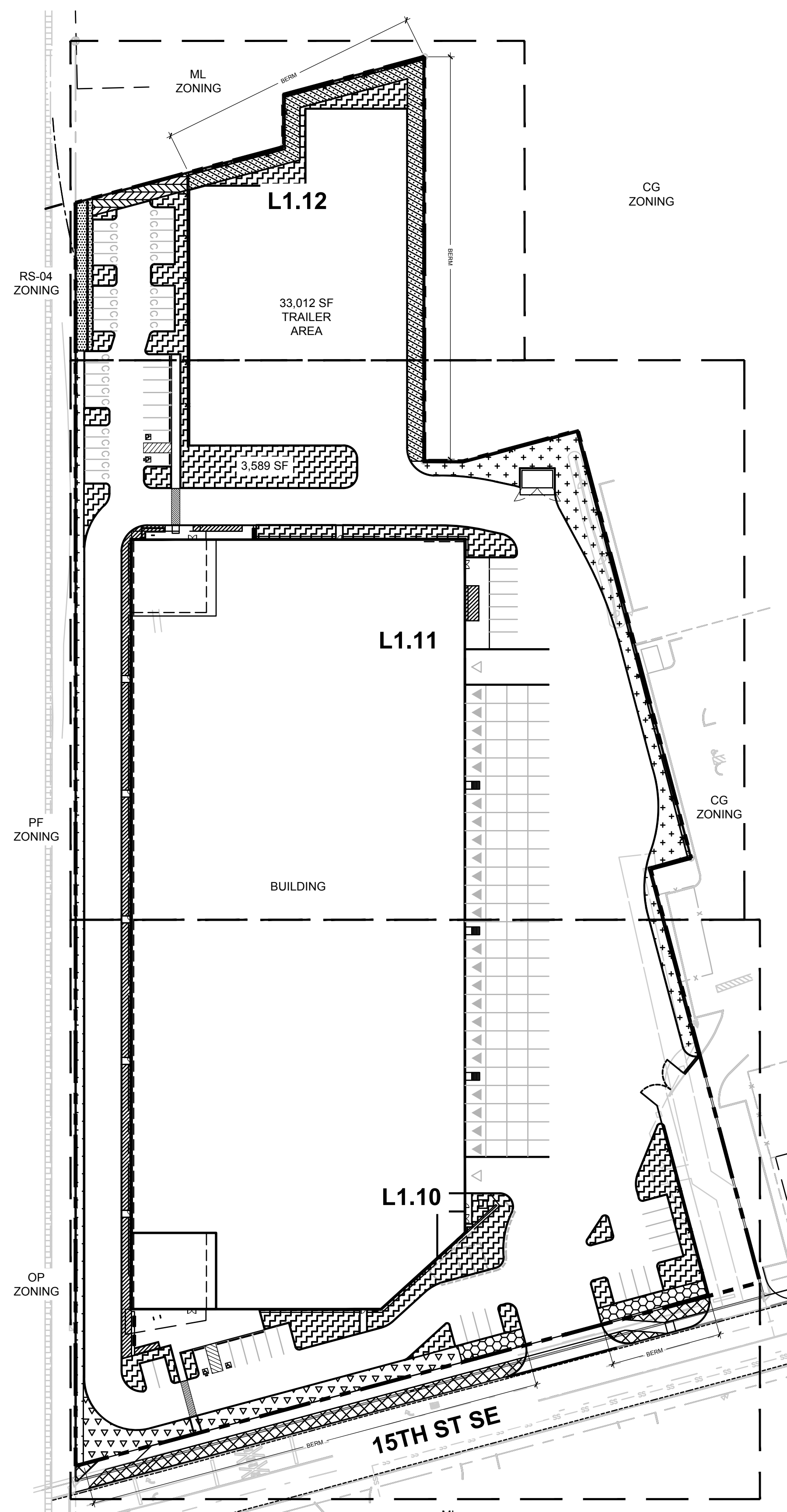
TABLE OF ABBREVIATIONS

ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	GAL	GALLON MIXTURE
B&B	BALL AND BURLAP	POC	POINT OF CONNECTION
CAL	CALIPER	PVC	POLY VINYL CHLORIDE

SITE INFORMATION

JURISDICTION	PUYALLUP, WA
STORMWATER ZONE	PUYALLUP 2015 ML
SITE AREA	341,226 SF (7.82 AC)
BUFFER TYPE Ic - VISUAL BARRIER	884 LF
TREES (45 FT MATURE HT MIN)	38 FT HT
EVERGREEN HEDGE (6 FT HT MIN)	6 FT MIN
BUFFER WIDTH (6 FT MIN)	6 FT MIN
BUFFER TYPE IIb - FRONTAGE	320 LF
TREES (30 FT OC MAX)	9 TREES (112%)
TREES (50% EVERGREEN MIN)	5 (55%)
SHRUBS (EVERGREEN, 5 FT OC MAX)	160 SHRUBS
BUFFER TYPE Ib - RESIDENTIAL SCREEN	109 LF
TREES (1 PER 40 LF MAX)	5 TREES (100%)
EVERGREEN TREES (75% MAX)	4 (80%)
WALL (6 FT HT MIN)	6' HT
TYPE IV INTERNAL PARKING LOT LANDSCAPE	
PAVED AREA	156,837 SF (100%)
PARKING LOT LANDSCAPE AREA (10% MIN)	18,822 SF (12%)
TOTAL INTERNAL PARKING TREES	44 TREES (100%)
TOTAL CONIFER TREES (50% MIN)	22 TREES (50%)
LOADING AREA BUFFER	133 LF
PER PMC 20.26.400(3) & 20.26.500(1)	
TREES (1 PER 15')	9 TREES
SHRUBS (6' HT MIN)	6' FT HT
TRAILER AREA	
PAVED AREA	33,012 SF (100%)
LANDSCAPE AREA (10% MIN)	3,589 SF (10.8%)

BLANK WALL SCREEN MITIGATION
 STAFF IS SUPPORTIVE OF REDUCING THE BLANK WALL PLANTER WIDTH ALONG THE SOUTH SIDE OF THE BUILDING DEPENDENT UPON MITIGATION IN THE FORM OF CU-STRUCTURAL PLANT SOILS (OR EQUIVALENT) IN A TOTAL SOIL VOLUME EQUAL TO THAT WHICH WOULD HAVE BEEN PROVIDED IF THE FULL 15' PLANTER WIDTH HAD BEEN INSTALLED.



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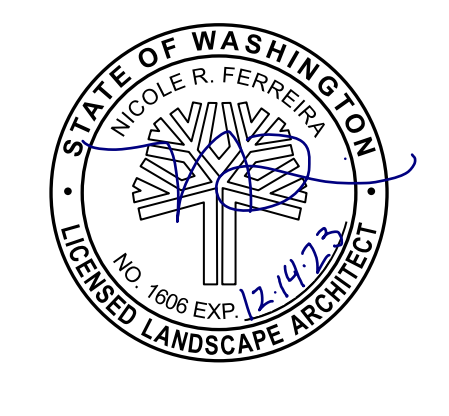
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
LANDSCAPE GENERAL INFORMATION

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 SHEET:

L0.01

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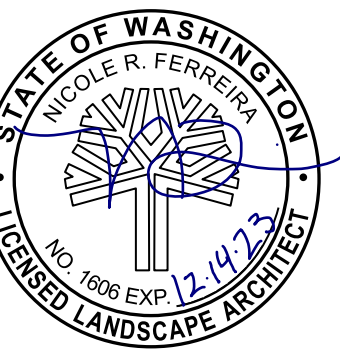
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REFERENCE NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.01
2. EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE.
3. PROPOSED UTILITY BOX. AVOID PLANTING WITHIN DEFINED ACCESS ZONE.
4. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
5. COORDINATE SHRUB LAYOUT WITH EXISTING UTILITIES, REPORT CONFLICTS TO LANDSCAPE ARCHITECT.

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**PLANTING PLAN
EAST**

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SHEET:

L1.10

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DESIGN REVIEW AND SEPA SUBMISSION

222029000\DRAWINGS\LANDSCAPE\290-L0.01.DWG\L1.10 AEZ 05/24/23 10:45 1:0.08

MATCHLINE - SEE L1.11

BUILDING

SOIL CELLS TO EXTEND ALONG SOUTH SIDE
OF BUILDING FROM EDGE OF CURB TO 15'
FROM EDGE OF BUILDING PER BLANK WALL
SCREENING MITIGATION NOTED ON L0.01

(P) BENCHES

(P) BIKE RACKS

(P) SOIL CELLS

(P) TRANSFORMER

(P) WALL

(P) SOIL CELLS

(E) HYDRANT
(E) ELECTRICAL EQUIPMENT

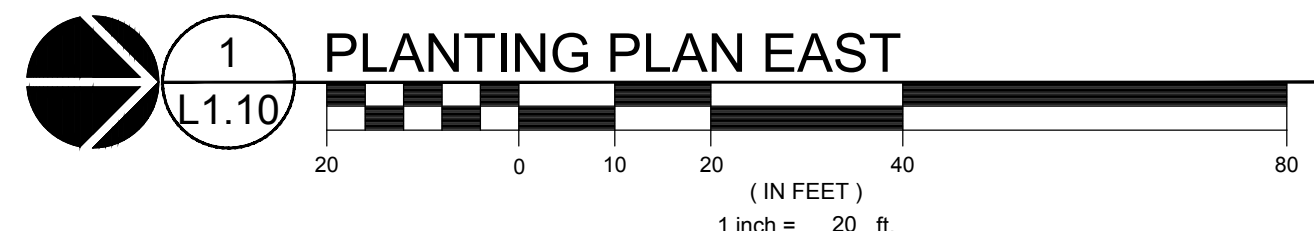
(E) UTILITY POLE

BERM

15TH ST SE

(E) HYDRANT

BERM



KEY MAP
SCALE: NTS



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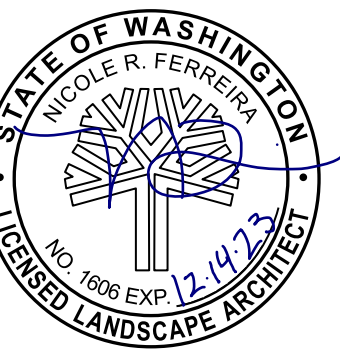
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SHEET TITLE:
**PLANTING PLAN
CENTRAL**

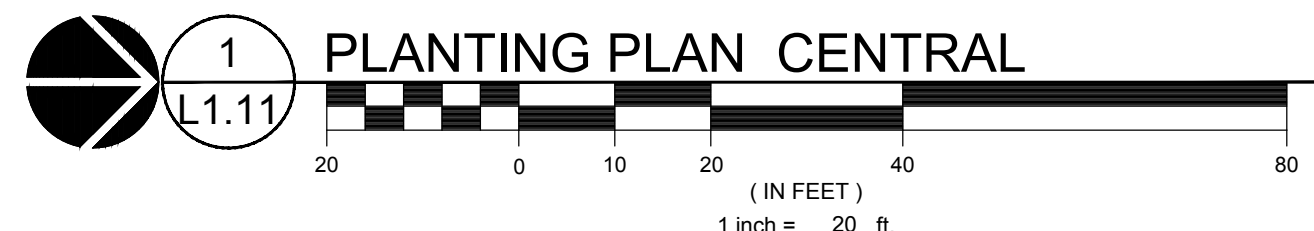
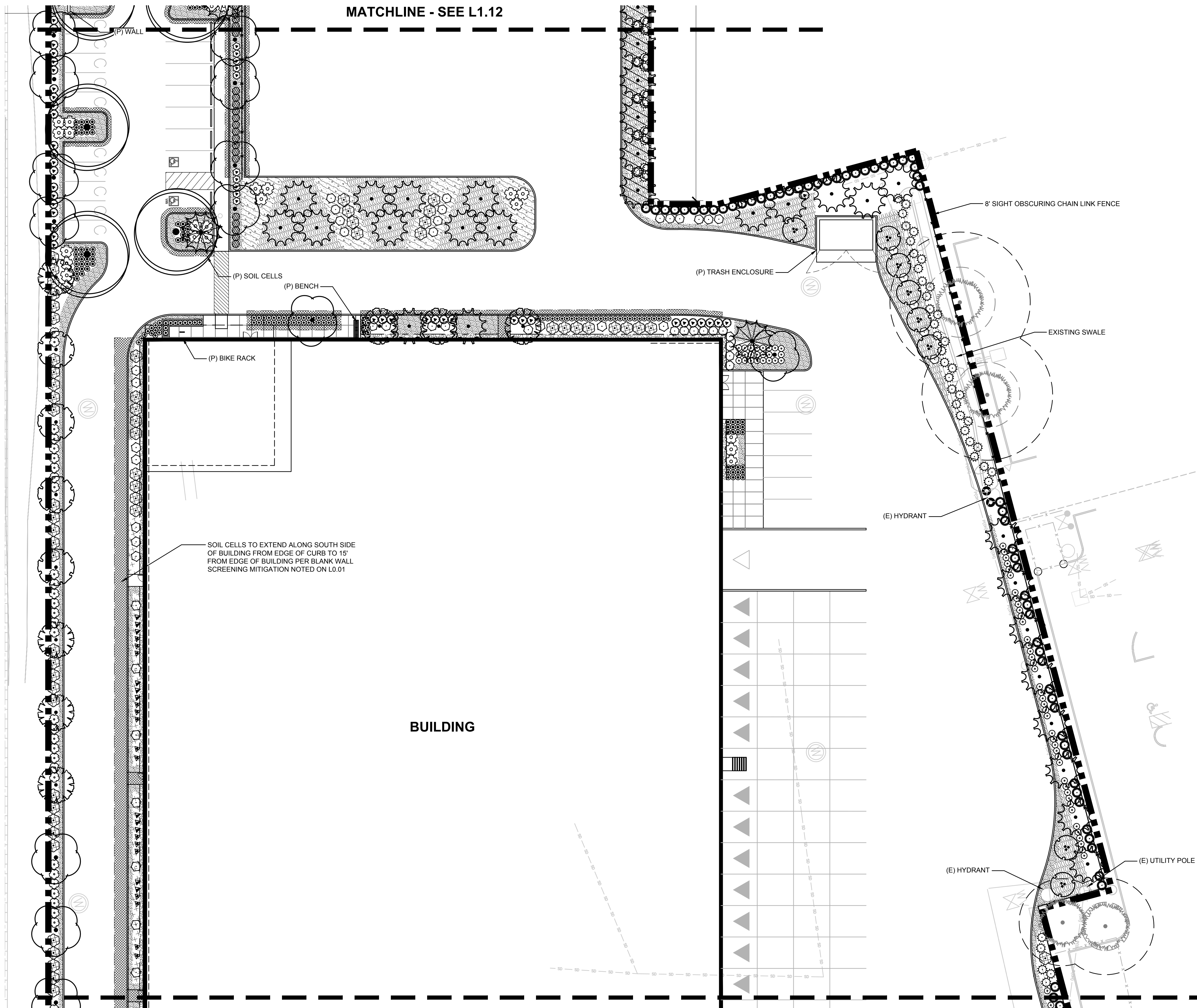
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L1.11

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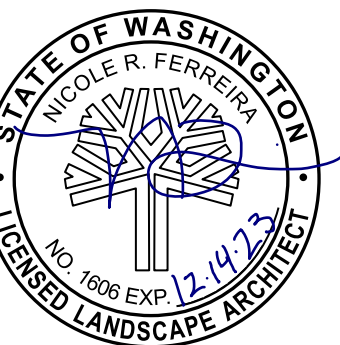
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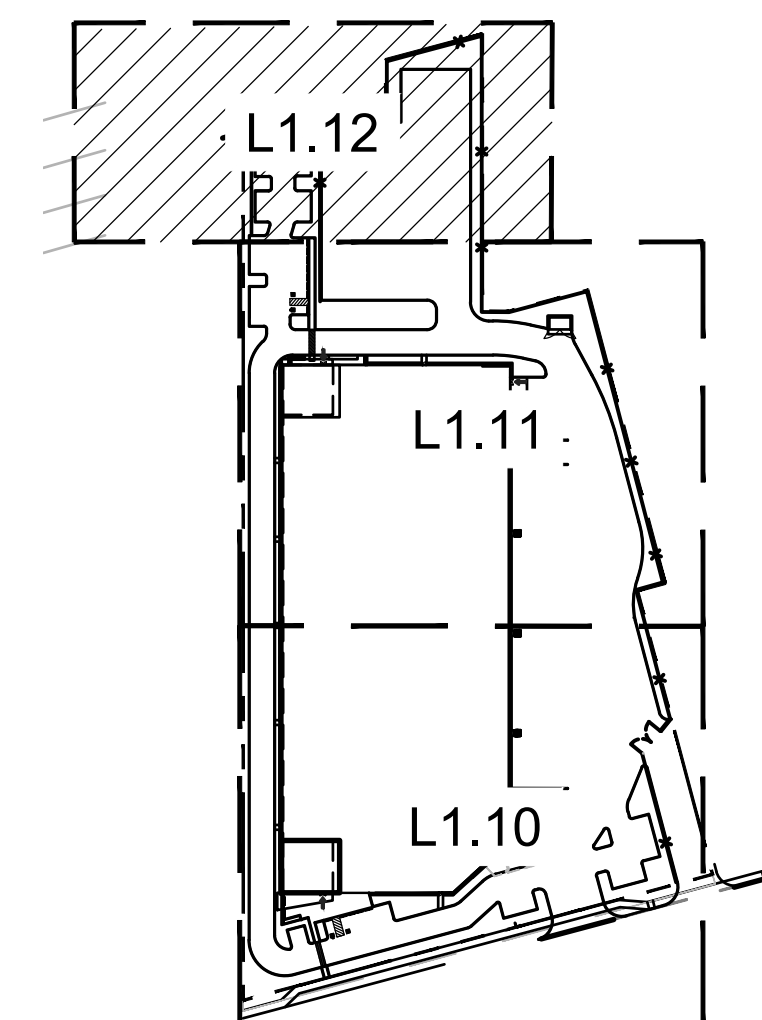
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SHEET TITLE:
**PLANTING PLAN
WEST**

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L1.12

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KEY MAP
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