

PER PUYALLUP VMS 2022, STREET TREES PROPOSED IN SIGHT DISTANCE AREAS ARE REQUIRED TO BE LARGER CULTIVATED NURSERY STOCK, WITH TALL BRANCHING UP THE TRUNK FROM THE NURSERY, OR WITH BRANCHING PRUNED AT THE TIME OF INSTALLATION TO LIMIT CONFLICTS AND PROVIDE A CLEAR ZONE BELOW THE TREE CANOPY FOR THE EXPECTED DRIVERS EYE HEIGHT PER MUTCD STANDARDS. APPROPRIATE STREET TREE SPECIES HAVE BEEN SELECTED TO CONFORM TO THIS REQUIREMENT.

DECORATIVE STREET LIGHT WITH HANGING FLOWER BASKETS STREET LIGHT PER DETAIL 01.05.04

WEST MEEKER

DECORATIVE STREET LIGHT WITH HANGING FLOWER BASKETS STREET LIGHT PER DETAIL 01.05.04

LOW GRASSES / GROUNDCOVER

EMERGENCY VEHICLE PARKING

SIDEWALK

3'-4' ORNAMENTAL GRASS

3'-5' EVERGREEN FLOWERING SHRUB

2'-3' EVERGREEN / DECIDUOUS FLOWERING SHRUB

PATIO

BENCH & BIKE RACK PER CITY OF PUYALLUP STANDARDS SEE SCHEDULE ON L-2

DECORATIVE STREET LIGHT WITH HANGING FLOWER BASKETS STREET LIGHT PER DETAIL 01.05.04

Mark-up Legend

Building Review
Engineering Review
Fire Review
Planning Review
Public Works Review
Traffic Review

PROPOSED BELL PLACE APARTMENT BUILDING

COLUMNAR STREET TREE SPECIES
 IVORY SPEAR CRAB
 GOLDSPIRE GINKGO
 APOLLO MAPLE
 ARMSTRONG MAPLE
 CRIMSON SPIRE OAK
 STREETSPIRE OAK
 BEACON OAK
 KINDRED SPIRIT OAK
 DAWYCK PURPLE BEECH
 JAVELIN PEAR
 CORINTHIAN LINDEN

DECORATIVE STREET LIGHT WITH HANGING FLOWER BASKETS STREET LIGHT PER DETAIL 01.05.04

MAIL PACKAGES

BENCHES PER CITY OF PUYALLUP STANDARDS SEE SCHEDULE ON L-2

DECORATIVE STREET LIGHT WITH HANGING FLOWER BASKETS STREET LIGHT PER DETAIL 01.05.04

FIRE SPRINKLER ROOM

BIKE RACKS PER CITY OF PUYALLUP STANDARDS SEE SCHEDULE ON L-2

ENTRY 115 SQ. FT. PATIO

Soil cells shall be installed under the entire length and width of sidewalk along W Pioneer to facilitate healthy street tree growth in undersized street tree cutouts. [Landscape Plan, Sheet L-1]

BICYCLES

DECORATIVE STREET LIGHT WITH HANGING FLOWER BASKETS STREET LIGHT PER DETAIL 01.05.04

3'-4' ORNAMENTAL GRASS

BENCH & BIKE RACK PER CITY OF PUYALLUP STANDARDS SEE SCHEDULE ON L-2

3'-5' EVERGREEN FLOWERING SHRUB

2'-3' EVERGREEN / DECIDUOUS FLOWERING SHRUB

4'X10' COHO TREE GRATE (URBAN ACCESSORIES)

DECORATIVE STREET LIGHT WITH HANGING FLOWER BASKETS STREET LIGHT PER DETAIL 01.05.04

SILVA SOIL CELLS SHALL BE INSTALLED UNDER THE ENTIRE LENGTH AND WIDTH OF SIDEWALK ALONG W PIONEER TO FACILITATE HEALTHY STREET TREE GROWTH IN UNDERSIZED STREET TREE CUTOUTS.

STREET TREE CLEAR ZONE FROM STREET LIGHT

WEST PIONEER

COLUMNAR STREET TREE SPECIES
 IVORY SPEAR CRAB
 GOLDSPIRE GINKGO
 APOLLO MAPLE
 ARMSTRONG MAPLE
 CRIMSON SPIRE OAK
 STREETSPIRE OAK
 BEACON OAK
 KINDRED SPIRIT OAK
 DAWYCK PURPLE BEECH
 JAVELIN PEAR
 CORINTHIAN LINDEN

SILVA SOIL CELLS SHALL BE INSTALLED UNDER THE ENTIRE LENGTH AND WIDTH OF SIDEWALK ALONG W PIONEER TO FACILITATE HEALTHY STREET TREE GROWTH IN UNDERSIZED STREET TREE CUTOUTS.

No Street trees here, see VMS pg. 26 tree spacing standards

BRADLEY DESIGN GROUP, INC.
 LANDSCAPE ARCHITECTURE + SITE PLANNING

BDG

mail 4330 N Lexington St Tacoma, WA 98407
 location 455B St Helens Ave Tacoma, WA 98402
 t.253.272.4848 f.253.276.0132
 www.bradtree.com info@bradtree.com

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 Kathryn Bradley Register Certificate No. 576

CONCEPTUAL LANDSCAPE PLAN

BELL PLACE APARTMENTS

AZURE GREEN ENGINEERING
 204, 4TH ST SW, 204, 4TH ST SW, PUYALLUP, WA 98371; 98371;

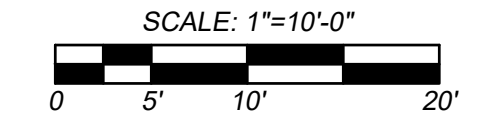
REVISION No.	Date	By
1	14 Feb 2024	KbR
Per City Comments		

Scale: 1"=10'-0"

Sheet No. L-1 of 2 Sheets

NOV 2023
 CITY REV-1

Conceptual Landscape Plan



PLANTING REQUIREMENTS:

GENERAL NOTES:

- A. Plant material list submittal: within 30 calendar days after receipt of the notice to proceed, landscape architect shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, address and telephone numbers of all plant material suppliers and growers.
- 1.A. Documentation shall also include suppliers name, contact person, address, telephone number, botanical and common name, plant size and size of container or ball.
- 1.B. Contractor shall provide a signed statement from the plant suppliers who have furnished the plant materials identifying the plant materials being supplied by botanical and common names, plant size and stating that all of the plants supplied by them are in healthy growing conditions meeting the American Standard for Nursery Stock (ANSI Z60.1).
- 1.C. Submit a project installation schedule, coordinated with the proposed soil amending and planting schedule to the landscape architect or owner for approval at least 30 calendar days prior to start of work under this section.
- B. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect or owner. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size and or variety. Such proof shall be substantiated and submitted in writing to the landscape architect or owner at least 30 days prior to start of work under this section. These provisions shall not relieve contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.
- C. Plants shall be subject to inspection and approval by landscape architect or owner for conformance to specifications upon delivery to the project site. Such approval shall not impair the subsequent right of inspection and rejection during progress of the work. Contractor shall give landscape architect 48 hours advance notice when plants will be delivered to the site for inspection. Inspection of plant materials shall take place within 24 hours of delivery to the site.
- D. Coordinate work with other trades as required.
- E. Locate all underground utilities prior to commencing work to avoid damage to buried pipes and cables.
- F. Provide protection for all property, persons, work in progress, structures, utilities, walls, curbs and paved surfaces from potential damage arising from this work. The contractor shall pay for any such damage at no additional cost to the owner. Unfinished and completed work shall be protected from erosion or trespassing, and proper safeguards shall be erected to protect the public from injury or danger.

PLANTING NOTES:

- 1. Verify bedlines and plant layout with landscape architect prior to commencing work.
- 2. Verify that site conditions are acceptable prior to beginning work. Do not install any site elements or plant material until unsatisfactory conditions are corrected. When conditions detrimental to plant growth/constructed elements are encountered, immediately notify the owner.
- 3. Substitutions or changes in materials and placement shall be made only after written change orders are accepted by the owner.
- 4. Install protective fencing for on site existing trees and vegetation to remain, and plant material located on adjacent property prior to commencing work. The critical root protection area of all trees to remain has been established as a 1 foot radius of protection area for every 1 inches of diameter measured at 4.5 feet above grade, or the tree drip line, whichever is greater. Locate tree protection fencing as indicated on plan. Fencing is to be installed with stakes driven into the ground, not mounted on cinder blocks. The signage shall be affixed to the fencing that reads: 'No Entry, Tree Root Protection Area'. See existing tree and vegetation protection detail for additional information.

CONCEPTUAL PLANT SCHEDULE:

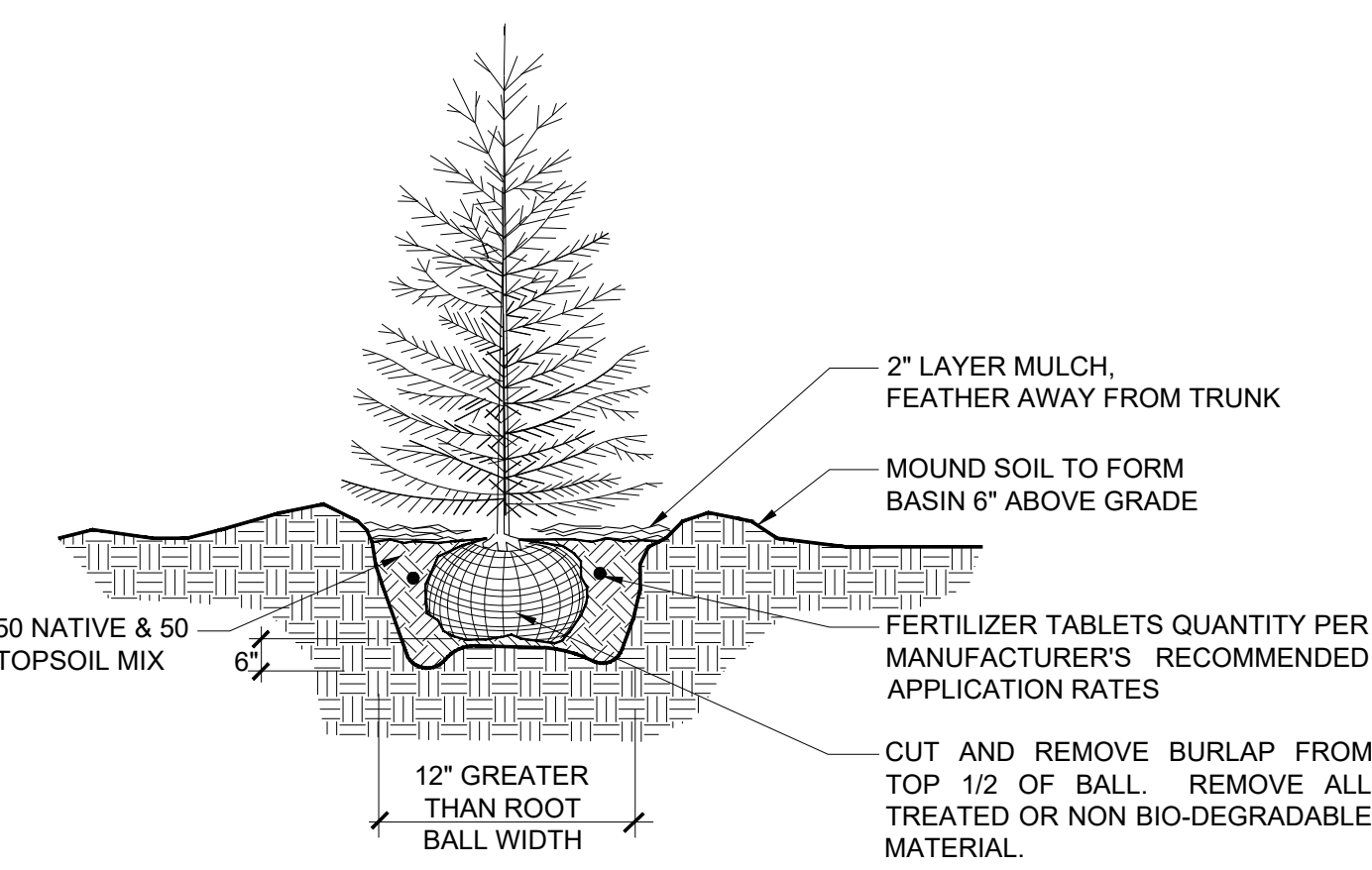
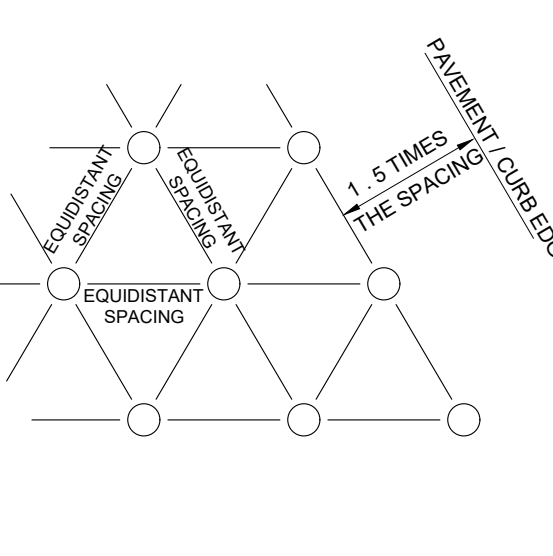
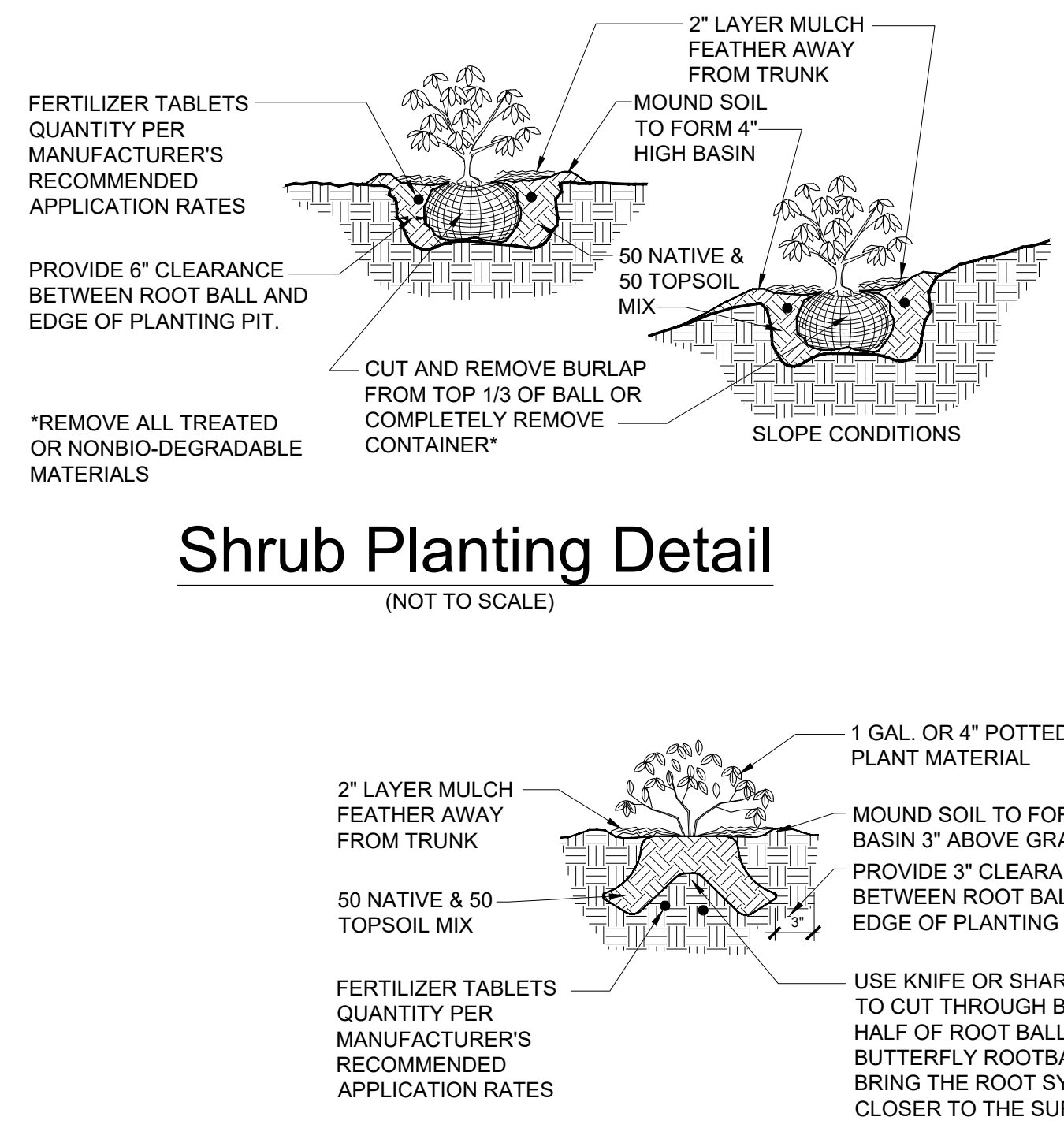
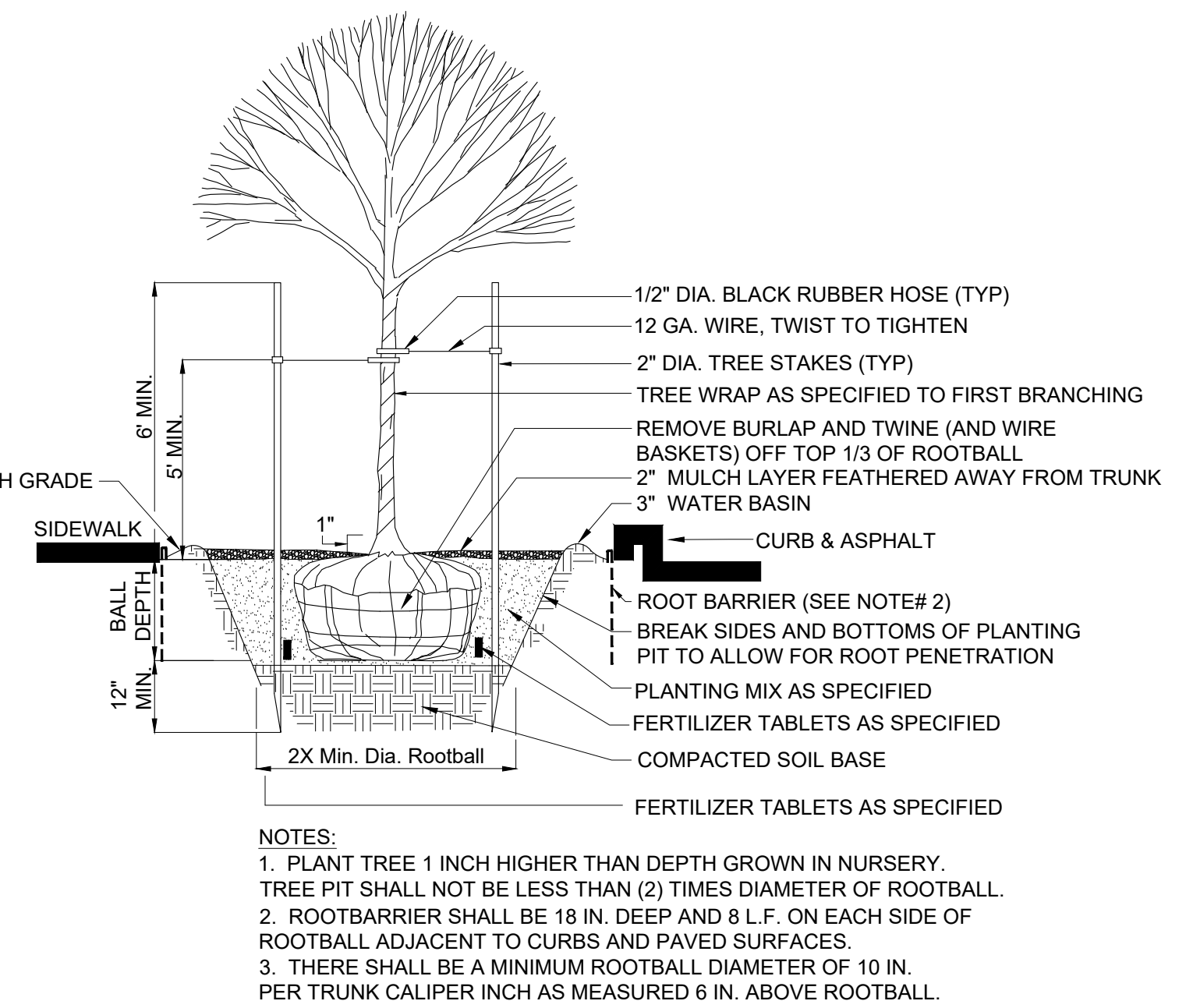
SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	NURSERY SPEC SIZE	SPACING / CONDITION	SIZE CLASSIF.	USDA HARDINESS
TREES - DECIDUOUS		PLANT QUANTITIES PROVIDED FOR CITY REVIEW-CONTRACTOR TO REVIEW PLANS AND TAKE COUNTS PRIOR TO CONSTRUCTION				SITE IS IN 8b HARDINESS ZONE (SOURCE: OSU PLANT DATABASE)
		ACER PALMATUM 'SANGO KAKU' / CORAL BARK MAPLE	7' HT.	MULTI-TRUNK, EVENLY BRANCHED, SPECIMEN	SM TREE	5-8
		ACER RUBRUM 'JFS-KW78' PP 25301 / ARMSTRONG GOLD® MAPLE MAPLE	2" GAL.	B&B, EVENLY BRANCHED	CANOPY TREE	3-9
		MAGNOLIA X GRANDIFLORA 'LITTLE GEM' / LITTLE GEM SOUTHERN MAGNOLIA	7' HT.	B&B, EVENLY BRANCHED, SPECIMEN	SM TREE	7-9
TREES - CONIFER		JUNIPERUS SCOPULORUM 'SKYROCKET' / UPRIGHT JUNIPER	7'-8' HT.	B&B	SM TREE	4-9
		CUPRESSUS SEMPERVIRENS 'MONSHEL' / TINY TOWER® ITALIAN CYPRESS	7' HT.	B&B	SM TREE	7-10
SHRUBS		CHAMAECYPARIS LAWSONIANA 'WISSEL'S SAGUARO' / WISSELS SAGUARO CYPRESS	3 GAL. / 2' HT MIN.	LOCATE AS INDICATED	ACCENT SHRUB	7-9
		CHOISYA TERNATA 'AZTEC PEARL' / AZTEC PEARL MEXICAN ORANGE	5 GAL. /18" HT. MIN.	36" O.C.	MED SHRUB	7-10
		CORNUS SERICEA 'ISANTI' / ISANTI RED-OSIER DOGWOOD	5 GAL. /18" HT. MIN.	42" O.C.	MED SHRUB	3-7
		FATSIA JAPONICA 'VARIEGATA' / VARIEGATED JAPANESE ARALIA	5 GAL. CONTAINER	LOCATE AS INDICATED	MED SHRUB	3-7
		JUNIPERUS SQUMAMATA 'BLUE RUG' / BLUE RUG JUNIPER	1 GAL. / 9" WD MIN.	24" O.C.	SMALL SHRUB	3-9
		KALMIA LATIFOLIA 'TIDDL'YWINKS' / TIDDL'YWINKS MOUNTAIN LAUREL	3 GAL. CONTAINER	36" O.C.	SMALL SHRUB	5-9
		LONICERA PILEATA / BOX-LEAF HONEYSUCKLE	5 GAL. CONTAINER	36" O.C.	SMALL SHRUB	5-9
		NANDINA DOMESTICA 'GULF STREAM' / DWARF HEAVENLY BAMBOO	2 GAL. / 12" HT MIN.	36" O.C.	SMALL SHRUB	6-11
		NANDINA DOMESTICA 'FIRE POWER' / FIRE POWER HEAVENLY BAMBOO	2 GAL. / 12" HT MIN.	30" O.C.	SMALL SHRUB	6-11
		PIERIS JAPONICA 'LITTLE HEATH' / DWARF LITTLE HEATH JAPANESE PIERIS	2 GAL. CONTAINER	36" O.C.	SMALL SHRUB	5-9
		RHAPHIOLEPIS INDICA 'SPRINGTIME' / SPRINGTIME INDIAN HAWTHORN	5 GAL. /18" HT. MIN.	36" O.C.	SMALL SHRUB	7-10
		RIBES SANGUINEUM 'KING EDWARD VII' / RED FLOWERING CURRANT (NATIVE)	5 GAL. /18" HT. MIN.	36" O.C.	MED SHRUB	6-8
		VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY (NATIVE)	5 GAL. /18" HT. MIN.	36" O.C.	MED SHRUB	7-9
FERNS, GRASSES & PERENNIALS		YUCCA FILAMENTOSA 'COLORGUARD' / COLORGUARD YUCCA	3 GAL. /12" HT. MIN.	LOCATE AS INDICATED	ACCENT SHRUB	4-10
		BERGENIA 'BRESSINGHAM RUBY' / BRESSINGHAM RUBY BERGENIA	1 GAL. / 6" HT MIN.	12" O.C.	MED GR. COVER	3-9
		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL. CONTAINER	24" O.C.		
		CAREX ELATA 'AUREA' / BOWLES GOLDEN SEDGE	1 GAL. / 9" HT MIN.	18" O.C.	LOW GRASS	4-9
		HAKONECHLOA MACRA 'AUREOLA' / GOLDEN JAPANESE FOREST GRASS	1 GAL. / 9" HT MIN.	18" O.C.	MED GRASS	4-9
		HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' / BLUE OAT GRASS	1 GAL. / 9" HT MIN.	18" O.C.	MED GRASS	4-9
		MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MAIDEN GRASS	5 GAL. /18" HT. MIN.	36" O.C.	LARGE GRASS	5-9
		MISCANTHUS SINENSIS 'DIXIELAND' / DIXIELAND VARIEGATED MAIDEN GRASS	5 GAL. /18" HT. MIN.	24" O.C.	LARGE GRASS	5-9
		MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS	5 GAL. /18" HT. MIN.	36" O.C.	LARGE GRASS	5-9
		NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL. / 9" HT MIN.	18" O.C.	MED ACCENT	4-9
		PRUNUS LAUROCERASUS 'MT. VERNON' / MT. VERNON LAUREL	1 GAL. / 9" WD MIN.	10" O.C.	CLIMBING VINE	4-10
		PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL. / 9" HT MIN.	12" O.C.	MED GRASS	4-9
		PENNISETUM ALOPECUROIDES 'MOUDRY' / BLACK FOUNTAIN GRASS	1 GAL. / 9" HT MIN.	24" O.C.	MED GRASS	4-9
		SEDUM 'AUTUMN JOY' / AUTUMN JOY SEDUM	1 GAL. / 9" HT MIN.	24" O.C.	MED ACCENT	4-11

- 5. All areas subject to clearing and grading that have not been covered by previous surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
 - 1) General Soil Requirements: The topsoil layer shall have a minimum depth of eight 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 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. The topsoil layer shall have an organic matter content of 5% dry weight for turf areas, and 10% dry weight for planting beds (typically around 20-25% compost for turf areas and 35-40% compost for planting areas). The soil portion must be 75-80% sandy loam for turf areas, and 60-65% sandy loam for planting areas. Soil pH should be 5.5-6.5 for turf areas, 5.5-7.0 for planting areas and 4.5-5.5 for areas planted with acid-tolerant or native plantings.
 - 2) Requirements for Amending Existing Soil in Place: Turf Areas - Place and rototill 1.75 inches of composted material into 7.75 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil. Planting Beds - Place and rototill 3 inches of composted material into 6.5 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil. Do not scarify within drip lines of existing trees to be retained.
 - 3) Requirements for Applying Imported Topsoil: Turf Areas and Planting Areas - Scarify or till subgrade in two directions to 6 inches depth. Entire surface should be disturbed by scarification. Do not scarify within drip lines of existing trees to be retained. Place 4 inches of imported topsoil mix on surface and till into 2 inches of soil. Place second lift of 4 inches topsoil mix on surface.
 - 4) Requirements for Reapplying Stockpiled Topsoil: Turf Areas - Reapply stockpiled soil and rototill in 1.75 inches of composted material for a combined minimum depth of 8 inches of soil and compost. Planting Beds - Reapply stockpiled soil and rototill in 3 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
 - 5) Within Stormwater Systems - On-site soil mixing or placement shall not be performed if soil is saturated or frozen. Total amended soil depth shall be a minimum of 18 inches. Mix all soil amendments uniformly throughout the rain garden soil section. Amended soil shall be placed in horizontal layers in no greater than 12 inches lifts. Allow soils to compact and settle naturally. Areas can be watered after each lift is placed to speed settling, but should not be wetted to saturation. Until the upstream catchment area is thoroughly stabilized, flow diversion and erosion control measures must be installed to protect the bioretention area from sedimentation.
 - 6) Rake beds to smooth, clean and remove all rocks, roots and debris over 1 inch in diameter. Water or roll turf areas to compact soil to 85 percent of maximum. Finish grade shall be at least 3 inches below adjacent hard surfaces for planting areas to allow for application of mulch. Finished grade for turf areas shall be at least 2 inches below adjacent hard surfaces. All planting areas must be mulched with 2 inches of organic material.
- 6. Plants shall be pit planted with a 50/50 prepared mix of native soil and topsoil mix. See planting details for depth and staking requirements.
- 7. Fertilize all installed plants during backfill operations with organic fertilizer as recommended by manufacturer.
- 8. Mulch all planted areas with a minimum 2 inch (2") depth of medium fine bark mulch. Finish grade of mulch shall be one inch (1") below top of adjacent hard surface.
- 9. All plant material to be nursery grown stock and arrive on-site in a healthy, vigorous, well branched, disease and insect free condition.
- 10. Plant trees, shrubs and groundcover as shown in the planting details. Roughly scarify sides of the planting pits. Install plant material at finish grade and feather bark mulch away from base of plant. Water plant pits thoroughly midway through backfilling and add fertilizer tablets. Balled and burlapped material that cannot be installed immediately shall be heeled in, mulched and watered regularly to keep root balls moist.
- 11. Provide landscape maintenance immediately after planting and continue until final acceptance. Work shall include watering, spraying, fertilizing, pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy plant growth.
- 12. Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.
- 13. Replacement of plantings: remove any plant from site that is either dead, or in unsatisfactory condition as determined by the owner or landscape architect. Replace with a new planting of equal size and species as soon as conditions permit within the normal planting season. All replacement plantings are then to be re-instated guarantee period as specified. Identify those replacements and take whatever measures necessary to prevent similar demise of additional plant material.
- 14. Provide root barrier in a surround or linear pattern for tree plantings when trunk is located within five (5) linear feet of any paved surface. Deeproot universal barrier #UB18-2 (or approved equal). Install per manufacturer's recommendations.

Warranty:
The warranty shall include replacing and planting the same size and species of plant material, as shown on the landscape plan and that has been designated, by the landscape architect, to be replaced. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect or abuse by the owners or others. All plants replaced shall be re-instated under these plant guaranty conditions.

CITY OF REDMOND NOTES:

- 1. Bark, mulch, gravel or other non-vegetative material shall only be used in conjunction with groundcover with groundcover plantings to assist growth and maintenance or to visually complement plant material. In planted areas, non-vegetative material shall not appear to be dominant over plant material.
- 2. Plants have been selected and grouped with other plants that have complimentary soil moisture and light requirements. Plants are located and spaced to accommodate plant growth habit and space requirements.



CONCEPTUAL SITE FURNITURE SCHEDULE:

All products specified on this schedule or supplied as alternates must meet current industry standards for consumer safety and product testing. (At a minimum current: CPSC, ASTM, AWPA, IPEMA Certification)

SYMBOL	QTY.	DESCRIPTION	MANUFACTURER	COLOR	NOTES
	2	Parc Vue 6' Bench With Back Surface Mounted	Landscape Forms www.landscapeforms.com	Black	Install Per Manufacturer's Specifications
	4	Key Bicycle Rack - Surface Mounted	Landscape Forms www.landscapeforms.com	Black	Install Per Manufacturer's Specifications

Tree w/ Root Barrier Planting Detail

Groundcover Planting Detail

Conifer Tree Planting Detail

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BDG

mail
4330 N Lexington St
Tacoma, WA 98407

location
455B St Helens Ave
Tacoma, WA 98402

t.253.272.4848
f.253.276.0132

www.bradtree.com
info@bradtrec.com

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

[Signature]
Kathryn Bradley Register
Certificate No. 576

LANDSCAPE NOTES, SCHEDULE & DETAILS
BELL PLACE APARTMENTS
AZURE GREEN ENGINEERING

4TH ST SW & BELL 204, 4TH ST SW, PUYALLUP, WA 98371

REVISION		
No.	Date	By
1	14 Feb 2024	KbR
Per City Comments		

Title	AS INDICATED
Designer	JJB
Project Manager	MFW
Printer	KBR
Date	3 NOV 2023
Project	CITY REV-1
Project No.	23039
Sheet No.	L-2
of	2 Sheets