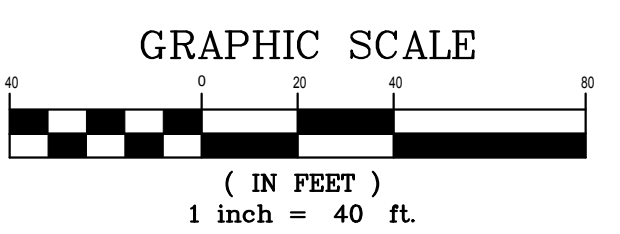


**CONCEPTUAL LANDSCAPE PLAN**



**POTENTIAL OPEN SPACE USES:**

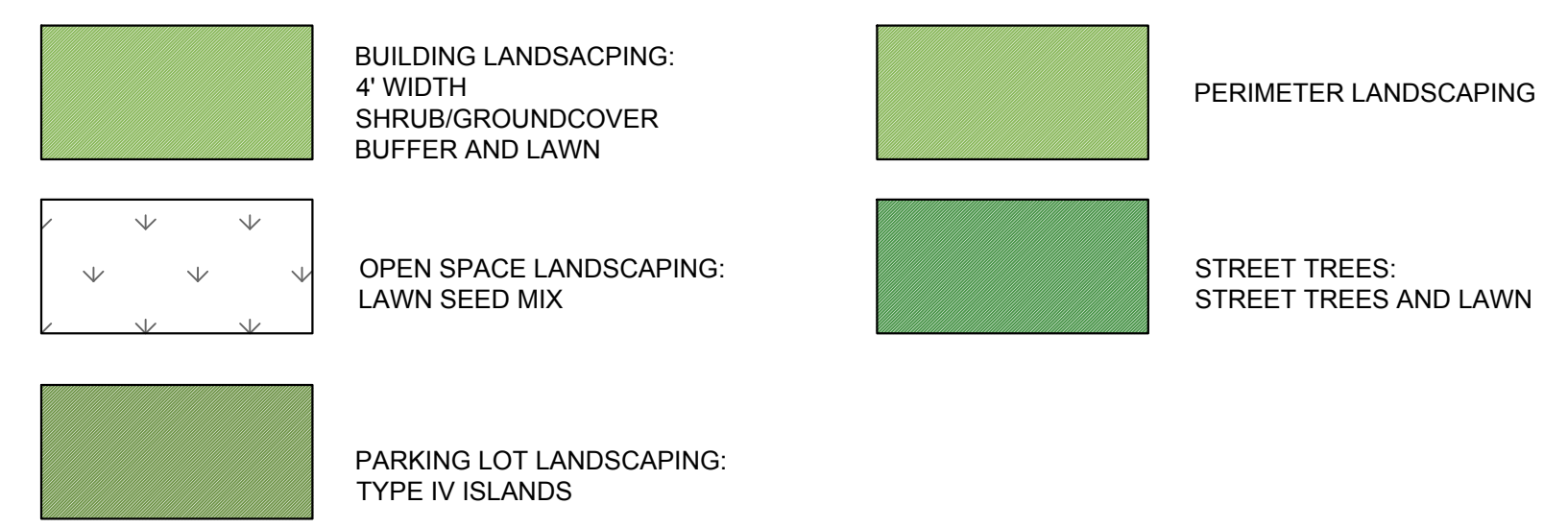
1. PICKLEBALL COURTS
2. BARBEQUE AREAS
3. QUIET GAZEBO / GARDEN SPACES
4. OPEN GRASSY PLAY AREAS
5. DOG PARK
6. GATHERING SPACE

**CONCEPTUAL PLANT SCHEDULE**

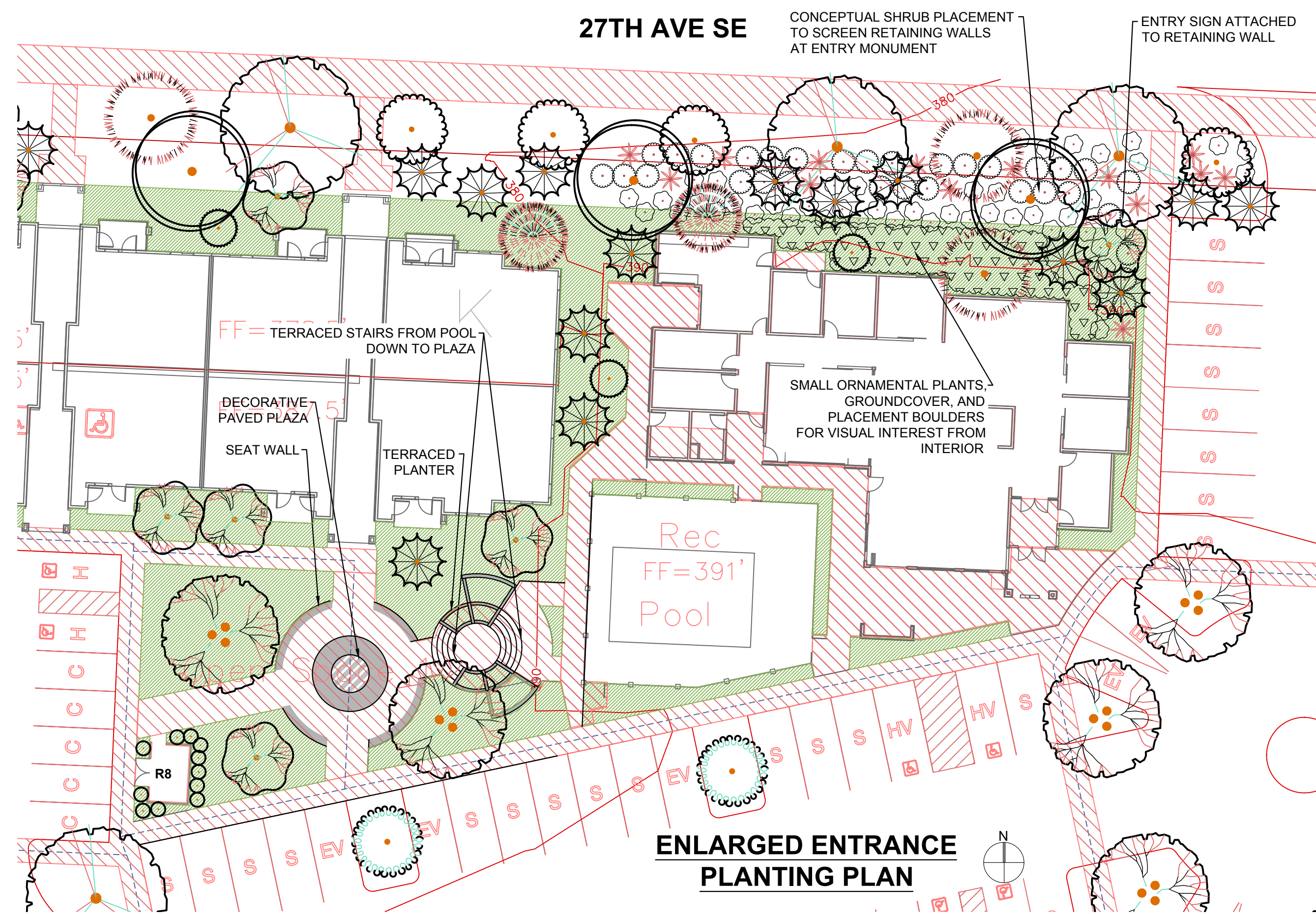
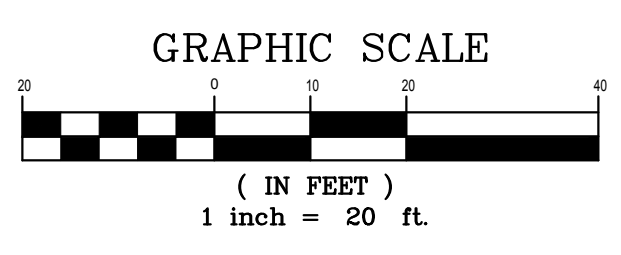
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acer circinatum Vine Maple or similar native	1" Cal.	23
	Acer palmatum 'Bloodgood' Bloodgood Japanese Maple or similar Japanese Maple	1" Cal.	41
	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple or similar	1" Cal.	21
	Cercidiphyllum japonicum 'Red Fox' Red Fox Katsura Tree or similar	1" Cal.	11
	Cercis canadensis Eastern Redbud Multi-trunk or similar flowering ornamental tree	1" Cal.	33
	Chamaecyparis nootkatensis 'Pendula' Weeping Nootka Cypress or similar weeping conifer	6' Ht.	78
	Chamaecyparis obtusa Hinoki False Cypress or similar	6' Ht.	13

	Ginkgo biloba 'Autumn Gold'™ Autumn Gold Maidenhair Tree or similar canopy tree	1.5" Cal.	24
	Oxydendrum arboreum Sourwood Tree or similar	1" Cal.	18
	Picea glauca 'Pendula' Weeping White Spruce or similar weeping, columnar conifer	6' Ht.	10
	Picea omorika Serbian Spruce or similar	6'	18
	Pinus contorta Shore Pine or similar native conifer	6' Ht.	4
	Rhamnus purshiana Cascara or similar native tree	1" Cal.	1
	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae or similar screening shrub 4' O.C.	6' Ht.	123
	Tsuga mertensiana Mountain Hemlock or similar native conifer	6' Ht.	8

**LANDSCAPE LEGEND**



Know what's below.  
Call before you dig.



**ENLARGED ENTRANCE PLANTING PLAN**

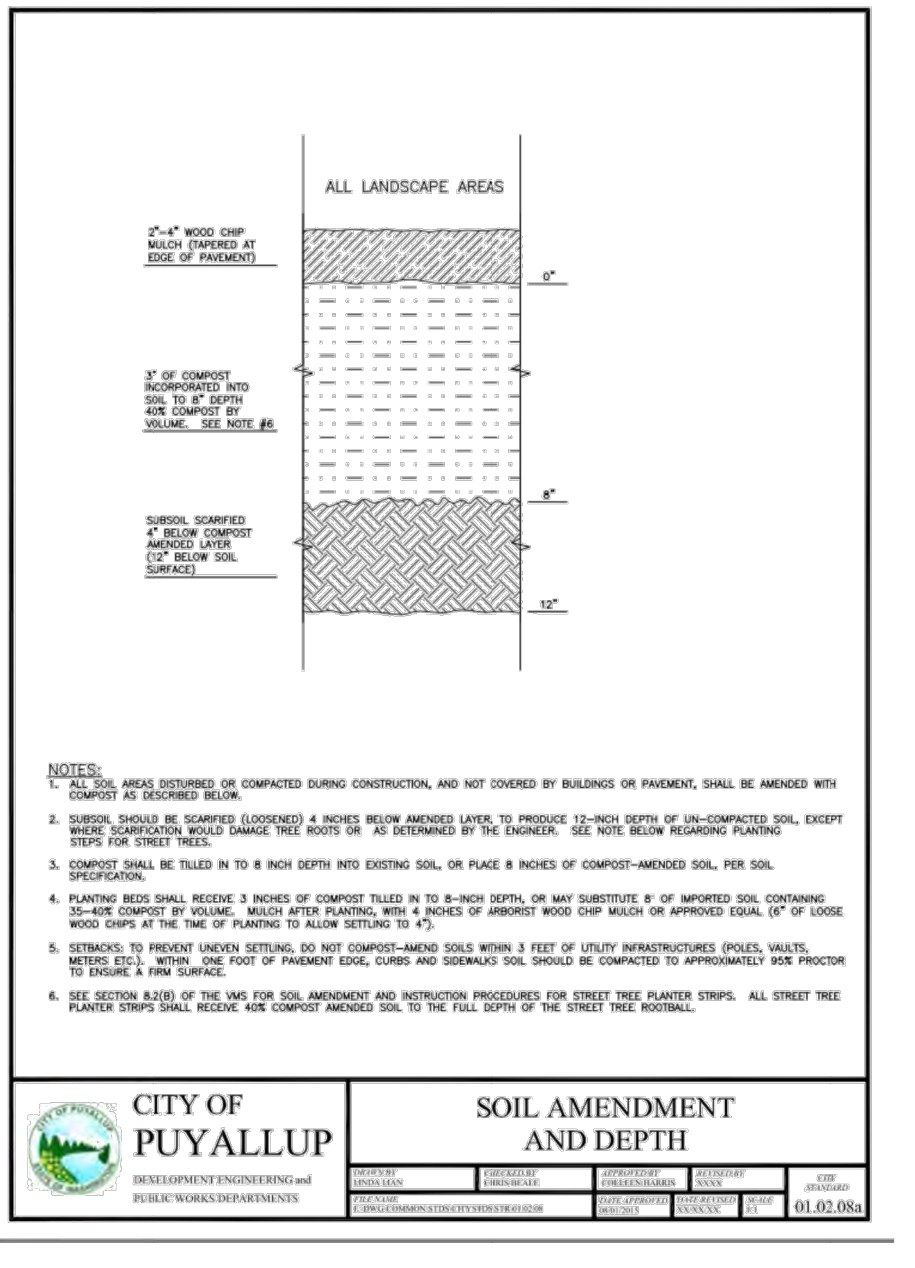
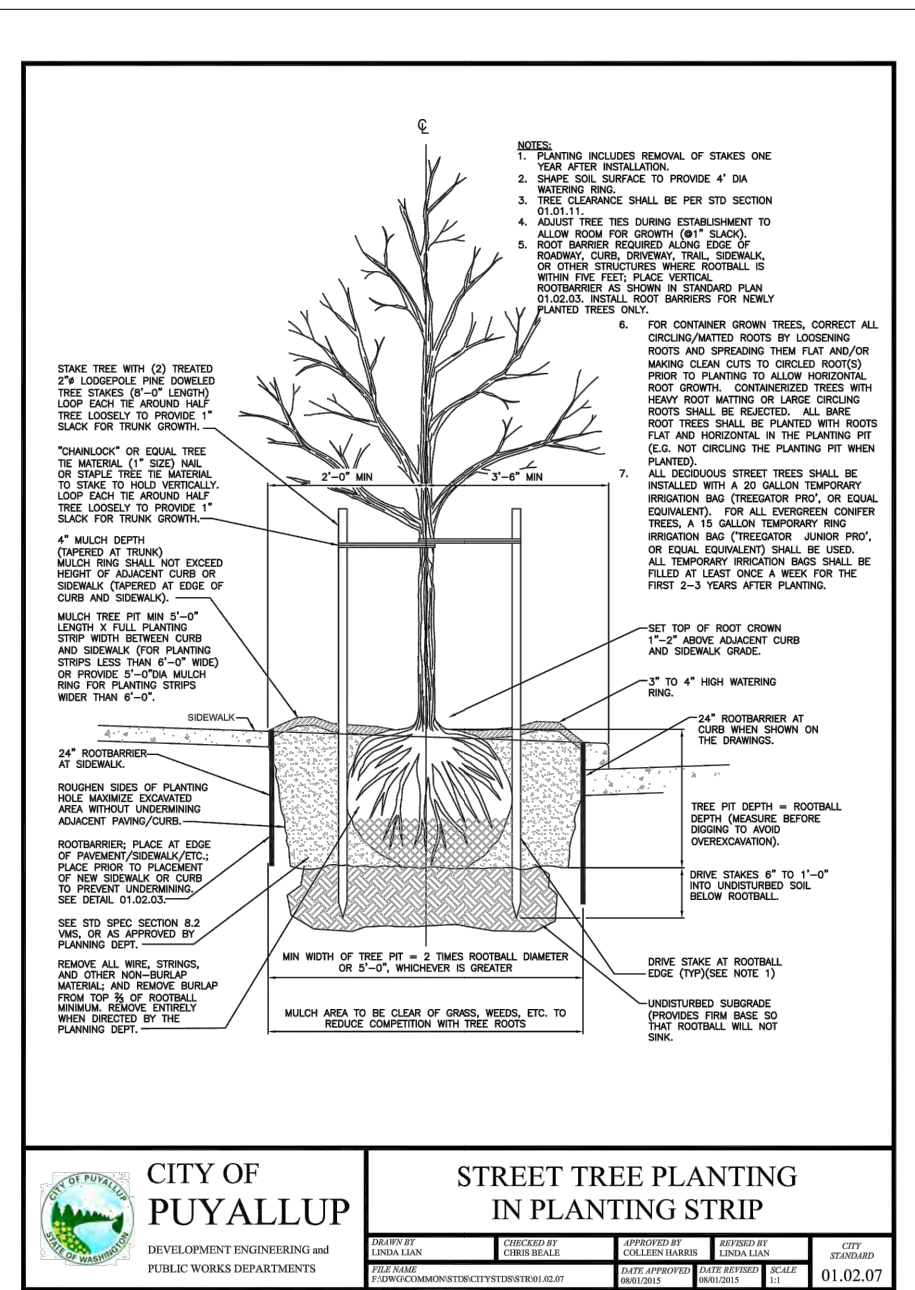
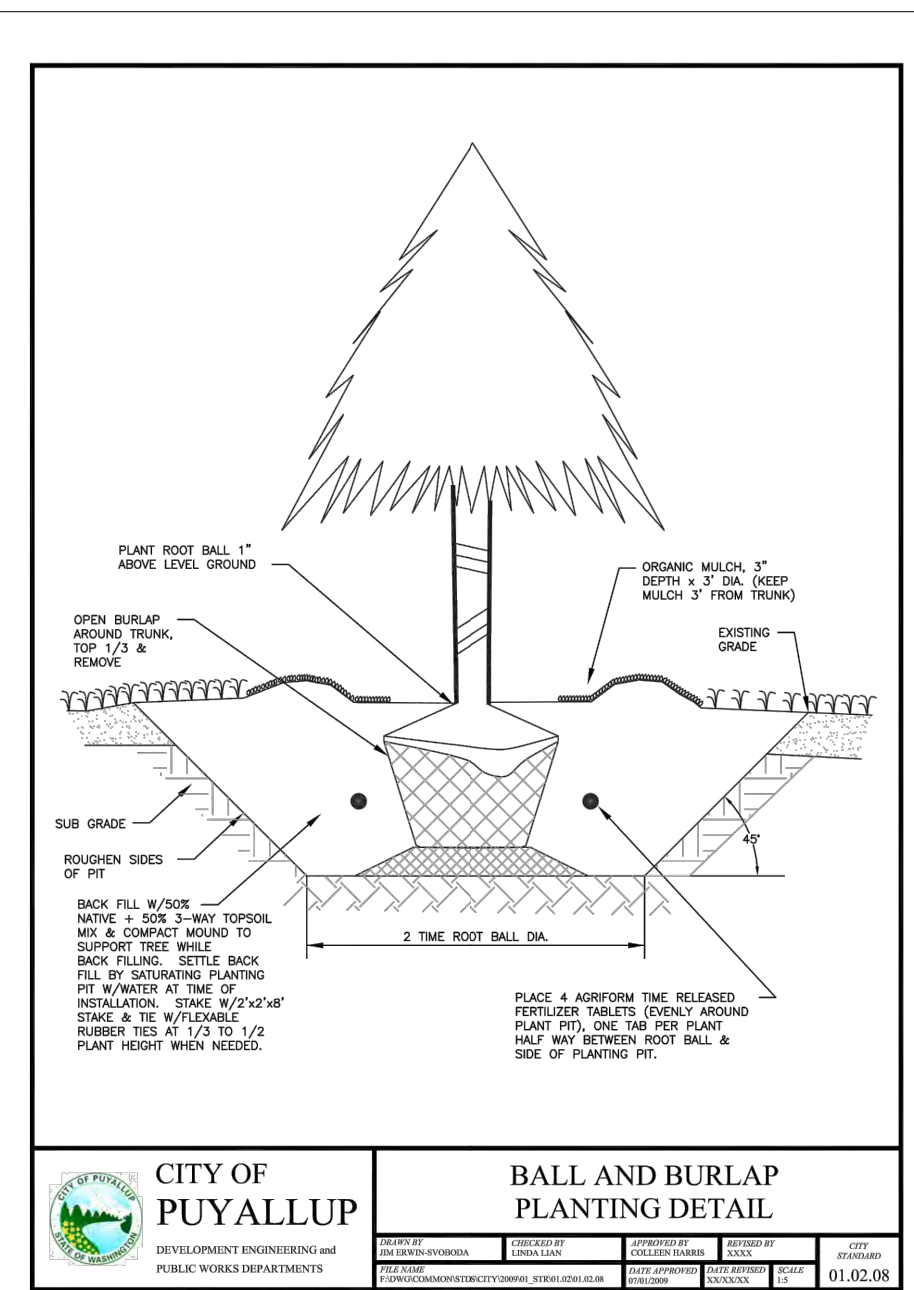
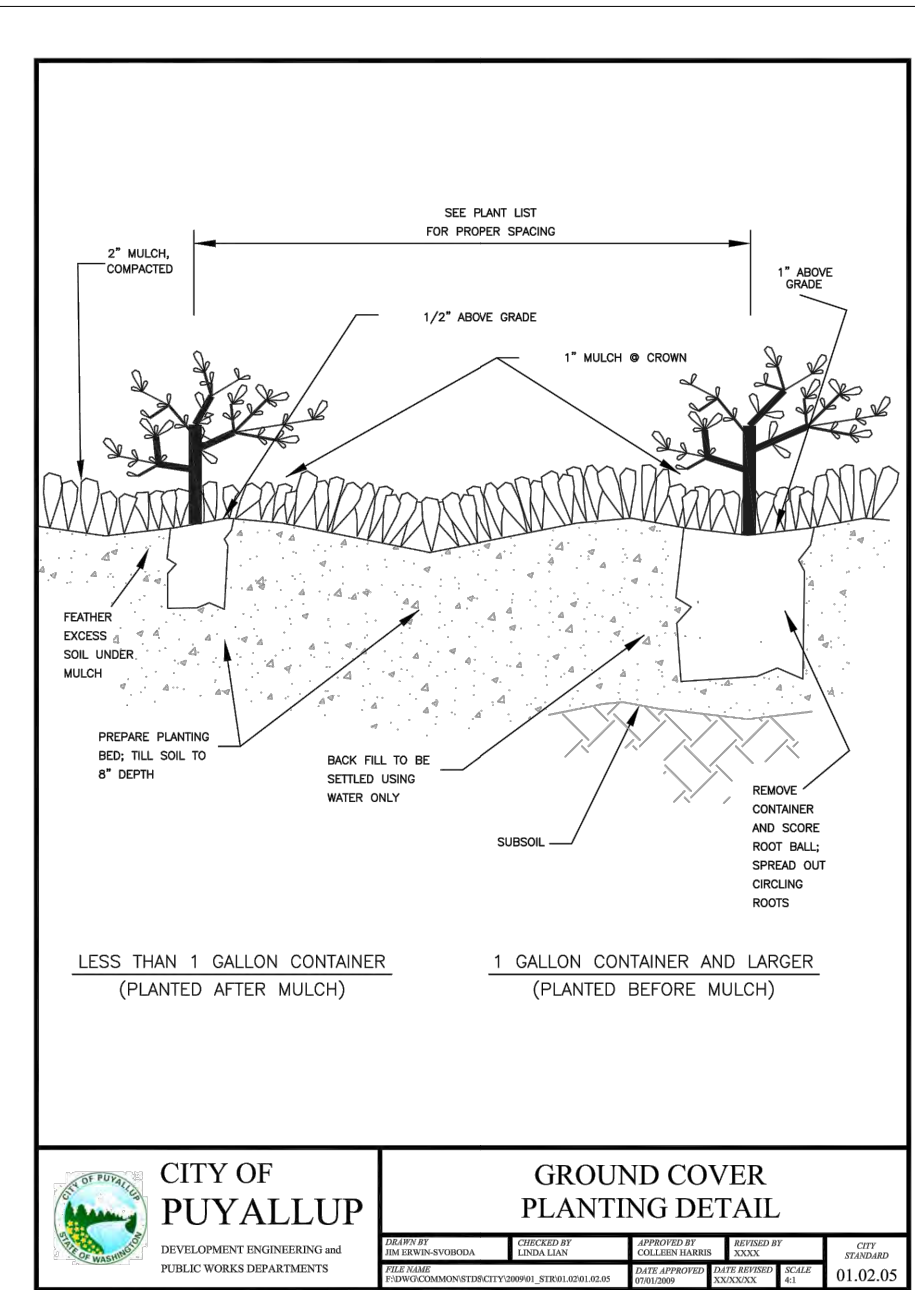
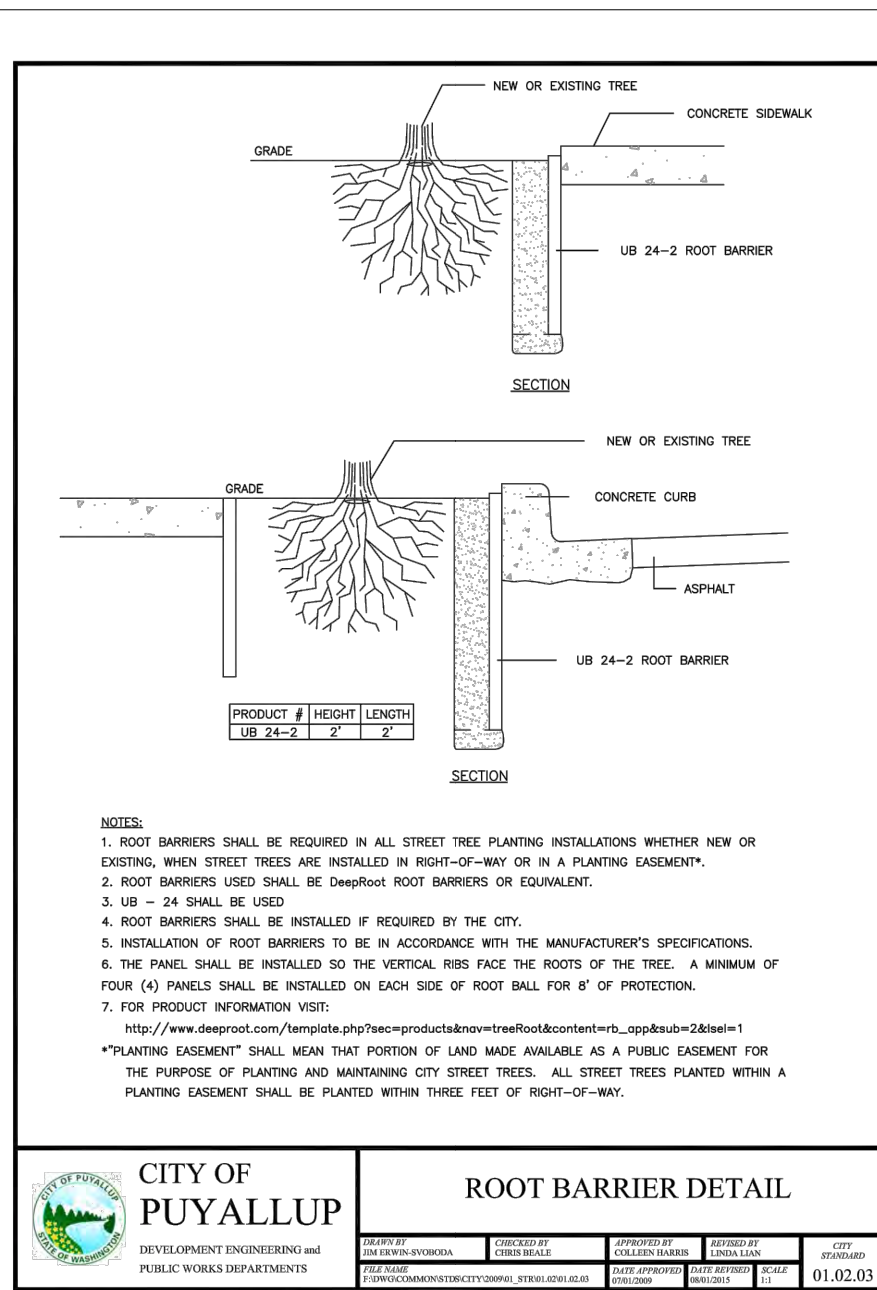
# GENERAL LANDSCAPE NOTES

- 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 MANGAGEMENT STANDARDS REQUIREMENTS:**
  - Slopes used for grass plantings or turf shall be less than 3:1 or 33 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 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 surfaces 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.

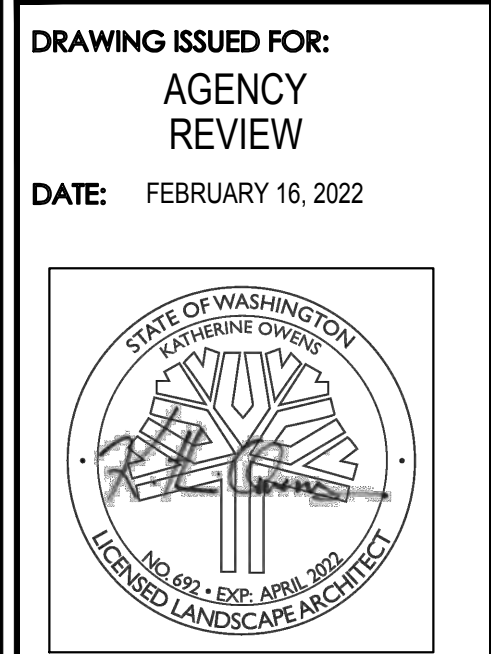
- Mulching of Newly Planted or Replanted Areas.
  - In a planter strip which already exists and a new street tree shall be installed, the following procedures shall be followed to achieve a top soil mix with 40 percent compost by volume
    - Mulches must be applied to the following depths: a minimum 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.
- Landscape 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.
- Landscape 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:



DRAWING ISSUED FOR:  
**AGENCY REVIEW**  
 DATE: FEBRUARY 16, 2022

PROJECT NO: 21140  
 FILE NAME: 21140LSC  
 DRAWN BY: KLO  
 CHECKED BY: KLO  
 X-REFS: ARCH  
 PLOT SCALE: 1:1  
 DRAWING SCALES:

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



**L2**