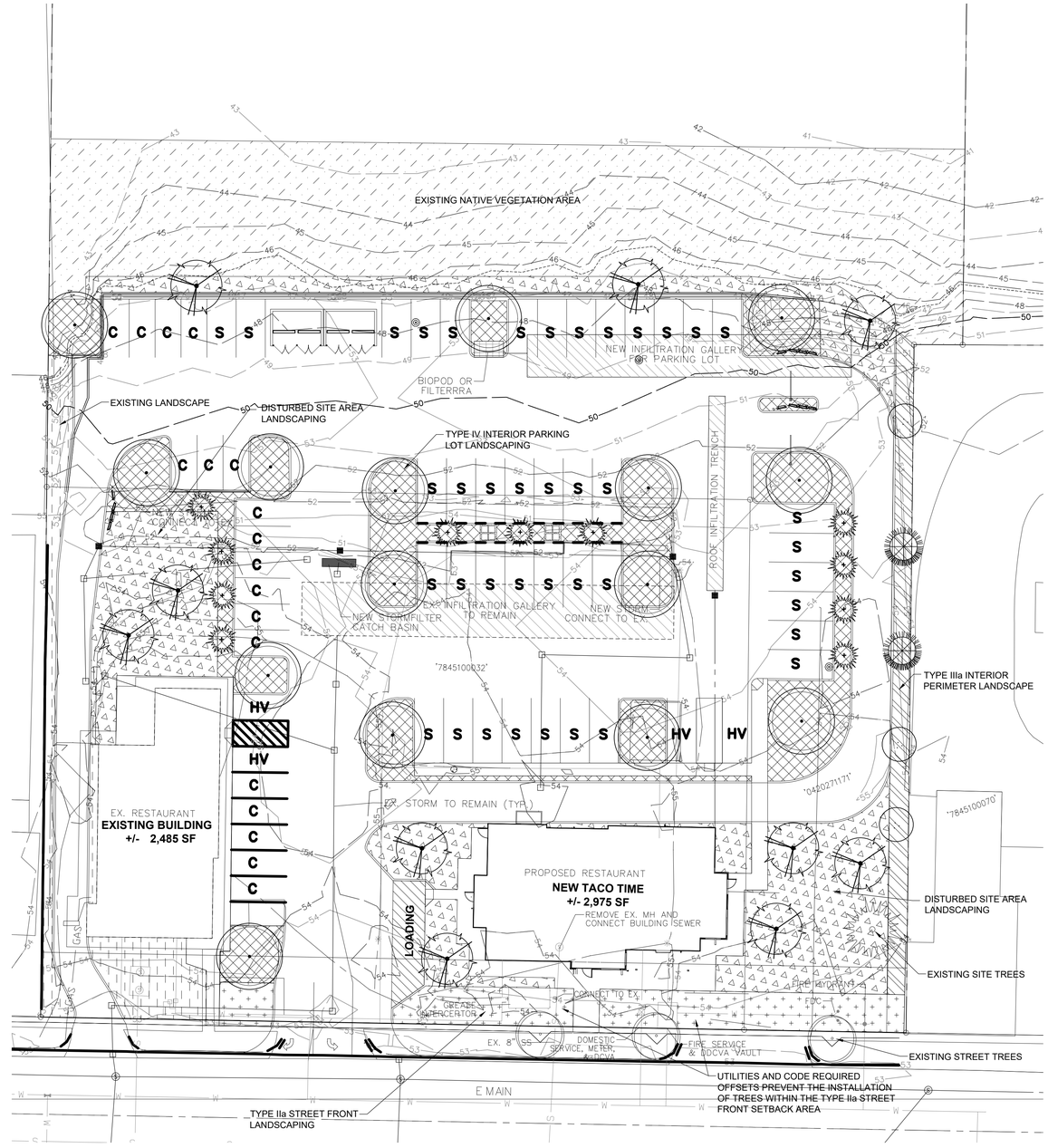
PRELIMINARY PLANT SCHEDULE:

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING, CONDITION & REMARKS
STREET FRONT - TYPE IIa LANDSCAPING			
	TREES		
	UTILITIES AND CODE REQUIRED OFFSETS PREVENT THE INSTALLATION OF TREES WITHIN THE TYPE IIa STREET FRONT SETBACK AREA	DECIDUOUS TREES 1-1/2" CAL.	30' O.C., B&B BRANCHED
	SHRUBS & GROUNDCOVER		
	50/50 MIX DECIDUOUS & EVERGREEN SHRUBS FOR 75% VISUAL SEPARATION UP TO A HT. OF 4.5' IN 3 YEARS, AND GROUNDCOVER .	GROUNDCOVER 1 GAL. SHURBS 2 GAL.	FULL FOLIAGE, 5'-7' O.C. FULL FOLIAGE, 18"-36" O.C.
	BERBERIS THUNBERGII 'ORANGE ROCKET' / ORANGE ROCKET BARBERRY CHOISYA TERNATA 'AZTEC PEARL' / AZTEC PEARL MEXICAN ORANGE CISTUS X SKANBERGII / DWARF PINK ROCKROSE PINUS MUGO / MUGO PINE ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY YUCCA FILAMENTOSA 'COLORGUARD' / COLORGUARD YUCCA ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK		
INTERIOR PERIMETER- TYPE IIIa LANDSCAPE - NATIVE			
	PERIMITER BUFFER TREES	DECIDUOUS TREES 1-1/2" CAL.	1 TREE PER 40 LF
	ACER CIRCINATUM / VINE MAPLE PINUS CONTORTA / SHORE PINE	CONIFER TREES 5'-6' HT.	
	SHRUBS & GROUNDCOVER	GROUNDCOVER 1 GAL. SHRUBS 2 GAL.	FULL FOLIAGE, 18"-36" O.C. FULL FOLIAGE, 7.5' O.C.
	CORNUS STOLONIFERA / RED OSIER DOGWOOD CORYLUS CORNUTA CALIFORNICA / WESTERN HAZELNUT HOLODISCUS DISCOLOR / OCEAN SPRAY MAHONIA AQUIFOLIUM / OREGON GRAPE PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK PHILADELPHUS LEWISII / MOCK ORANGE POLYSTICHUM MUNITUM / WESTERN SWORD FERN	RIBES SANGUINEUM / RED FLOWERING CURRANT ROSA NUTKANA / NOOTKA ROSE SYMPHORICARPOS ALBUS / SNOWBERRY VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY FRAGARIA CHILOENSIS / SAND STRAWBERRY ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	
INTERIOR PARKING LOT - TYPE IV LANDSCAPING			
	INTERIOR PARKING LOT TREES	DECIDUOUS TREES 1-1/2" CAL. CONIFER TREES 5'-6' HT.	1 TREE PER PERIMETER ISLAND, 2 TREES PER INTERIOR ISLAND, TREES 20' O.C. ALONG CONNECTOR ISLAND, 50/50 DECIDUOUS/EVERGREEN B&B, NURSERY GROWN, BRANCHED @ 5' HT. (STREET TREE QUALITY)
	CERCIDIPHYLLUM JAPONICUM / KATSURA GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD GINKGO HALESIA CAROLINA VAR. MONTICOLA / MOUNTAIN SILVERBELL PARROTIA PERSICA / PERSIAN IRONWOOD TILIA CORDATA 'GREEN SPIRE' / GREEN SPIRE LITTLE LEAF LINDEN NYSSA SYLVATICA 'WILDFIRE' / WILDFIRE BLACK TUPELO ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS PICEA OMORIKA 'PENDULA BRUNS' / WEEPING SERBIAN SPRUCE PICEA PUNGENS 'FASTIGIATA' / COLUMNAR BLUE SPRUCE		
	SHRUBS & GROUNDCOVER	GROUNDCOVER 1 GAL. SHRUBS 2 GAL.	FULL FOLIAGE, 18'-36" O.C. CLOSELY SPACE O.C. TO DETER FOOT TRAFFIC, 2-5' WALKWAY CONNECTIONS THROUGH CONNECTOR ISLANDS
	BERBERIS THUNBERGII 'ORANGE ROCKET' / ORANGE ROCKET BARBERRY CHOISYA TERNATA 'SUNDACE' / SUNDANCE MEXICAN ORANGE CISTUS X SKANBERGII / DWARF PINK ROCKROSE NANDINA DOMESTICA 'GULF STREAM' / DWARF HEAVENLY BAMBOO RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA YUCCA FILAMENTOSA 'COLORGUARD' / COLORGUARD YUCCA FRAGARIA CHILOENSIS / SAND STRAWBERRY		
DISTURBED SITE AREA LANDSCAPING			
	TREES	DECIDUOUS TREES 1-1/2" CAL. CONIFER TREES 5'-6' HT.	B&B/Cont., NURSERY GROWN
	ACER GRISEUM / PAPERBARK MAPLE ACER PALMATUM 'BLOODGOOD' / BLOODGOOD JAPANESE MAPLE AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY CORNUS X 'RUTGAN' / STELLAR PINK DOGWOOD CHAMAECYPARIS OBTUSA 'GRACILIS' / SLENDER HINOKI CYPRESS ABIES KOREANA / KOREAN FIR JUNIPERUS SCOPULORUM 'SKYROCKET' / UPRIGHT JUNIPER PINUS FLEXILIS 'VANDERWOLF'S' / VANDERWOLF'S PYRAMID LIMBER PINE		
	SHRUBS & GROUNDCOVER	GROUNDCOVER 1 GAL. SHRUBS 2 GAL.	FULL FOLIAGE, 18"- 36" O.C. FULL FOLIAGE, SPACING PER SPECIES
	BERBERIS THUNBERGII 'ORANGE ROCKET' / ORANGE ROCKET BARBERRY CHOISYA TERNATA 'SUNDACE' / SUNDANCE MEXICAN ORANGE CHOISYA TERNATA 'AZTEC PEARL' / AZTEC PEARL MEXICAN ORANGE CISTUS X SKANBERGII / DWARF PINK ROCKROSE DAPHNE CAUCASICA / FRAGRANT DAPHNE LONICERA PILEATA / BOX-LEAF HONEYSUCKLE PINUS MUGO / MUGO PINE PIERIS JAPONICA 'LITTLE HEATH' / DWARF LITTLE HEATH JAPANESE PIERIS PRUNUS LAUROCERASUS 'MT. VERNON' / MT. VERNON LAUREL RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY SPIRAEA JAPONICA 'GOLDMOUND' / GOLDMOUND SPIREA YUCCA FILAMENTOSA 'COLORGUARD' / COLORGUARD YUCCA	BERGENIA 'BRESSINGHAM RUBY' / BRESSINGHAM RUBY BERGENIA CAREX ELATA 'AUREA' / BOWLES GOLDEN SEDGE GERANIUM 'ANN FOLKARD' / CRANESBILL GERANIUM HELICTOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL' / BLUE OAT GRASS HEMEROCALLIS 'HYPERION' / HYPERION DAYLILY NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE LAVENDER MISCANTHUS SINENSIS 'ADAGIO' / DWARF MAIDEN GRASS STACHYS BYZANTINA 'BIG EARS' / BIG EARS LAMB'S EARS SEDUM 'AUTUMN JOY' / AUTUMN JOY SEDUM ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK CALLUNA VULGARIS 'FIREFLY' / FIRELY HEATHER FRAGARIA CHILOENSIS / SAND STRAWBERRY	
MISC. SITE VEGETATION			
	EXISTING SITE LANDSCAPE AREA		
	RETAINED NATIVE VEGETATION AREA		



Preliminary Landscape Plan

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 Roberts
Certificate No. 676

PRELIMINARY LANDSCAPE PLAN

Taco Time

Azure Green Consulting Engineers

1115 E. Main Ave., Puyallup, WA

REVISION

No.	Date	By

Scale: 1"= 20'0"	
Designer: MFW	Sheet No.
Project Manager: MFW	L-1
Principal: KBR	of 1 Sheets
Date: 15 July 2022	
Phase: DD	
Project No.: 20017	

11

LANDSCAPE NOTES AND REQUIREMENTS:

GENERAL NOTES:

A. Plant material list submittal: within 30 calendar days after receipt of the notice to proceed, landscape contractor shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, addresses 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' radius of protection area for every 1" of diameter measured at 4.5' 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. 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.

5. All areas subject to clearing and grading that have not been covered by impervious 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 uncompated soil.
Planting Beds - Place and rototil 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 iches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompated 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 rototil 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.

7. 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.

8. Fertilize all installed plants during backfill operations with organic fertilizer as recommended by manufacturer.

9. 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.

10. All plant material to be nursery grown stock and arrive on-site in a healthy, vigorous, well branched, disease and insect free condition.

11. 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.

12. 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.

13. Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.

14. 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 under re-instated guarantee period as specified. Identify those replacements and take whatever measures necessary to prevent similar demise of additional plant material.

15. 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.

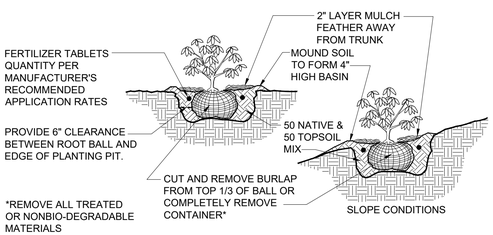
Warranty:

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.

IRRIGATION NOTES:

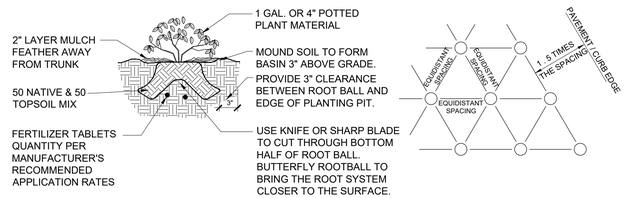
1. Site will be watered by an automated underground sprinkler system - or a method proven equal - at time of landscape installation.
2. The irrigation system will provide adequate watering of the installed landscape plan for a minimum of three years.

PLANTING DETAILS:



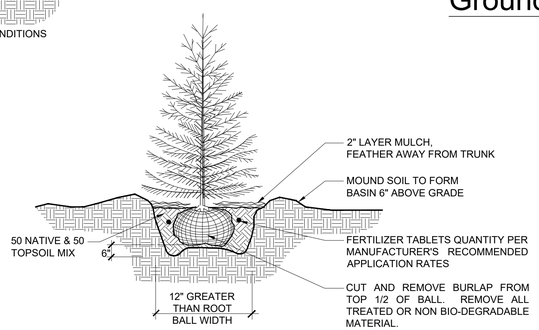
Shrub Planting Detail

(NOT TO SCALE)



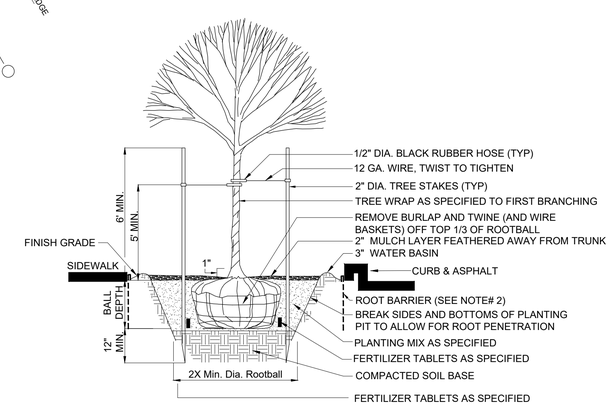
Groundcover Planting Detail

(NOT TO SCALE)



Conifer Tree Planting Detail

(NOT TO SCALE)



NOTES:
1. PLANT TREE 1 INCH HIGHER THAN DEPTH GROWN IN NURSERY. TREE PIT SHALL NOT BE LESS THAN (2) TIMES DIAMETER OF ROOTBALL.
2. ROOTBARRIER SHALL BE 18 IN. DEEP AND 8 L.F. ON EACH SIDE OF ROOTBALL ADJACENT TO CURBS AND PAVED SURFACES.
3. THERE SHALL BE A MINIMUM ROOTBALL DIAMETER OF 10 IN. PER TRUNK CALIPER INCH AS MEASURED 6 IN. ABOVE ROOTBALL.

Tree w/ Root Barrier Planting Detail

(NOT TO SCALE)

BDG
BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING
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
Kathleen Bradley Ridolfo
Certificate No. 676

PRELIMINARY LANDSCAPE PLAN

Taco Time

Azure Green Consulting Engineers
1115 E. Main Ave., Puyallup, WA

REVISION

No.	Date	By

Scale: 1"= 20'0"
Designer: MFW
Project Manager: MFW
Principal: KBR
Date: 15 July 2022
Phase: DD
Project No: 20017

Sheet No. L-2 of 2 Sheets