

**CODE LEGEND**

	TYPE IC PERIMETER LANDSCAPE		TYPE IV INTERNAL PARKING LOT LANDSCAPE
	TYPE IC + WALL PERIMETER LANDSCAPE		OTHER LANDSCAPE AREAS
	TYPE IIB PERIMETER LANDSCAPE		LOADING AREA BUFFER
	TYPE IIIA PERIMETER LANDSCAPE		RIGHT OF WAY

**PLANT SCHEDULE**

	ACER CIRCINATUM VINE MAPLE	2" CAL. B&B	
	CALOCEDRUS DECURRENS INCENSE CEDAR	6' HT. MIN. B&B	
	CHAMAECYPARIS LAWSONIANA 'GRAYSWOOD PILLAR' GRAYSWOOD PILLAR PORT ORFORD CEDAR	6' HT. MIN. B&B	
	CUPRESSUS NOOTKATENSIS 'GREEN ARROW' GREEN ARROW NOOTKA CYPRESS	6' HT. MIN. B&B	
	FRANGULA PURSHIANA CASCARA BUCKTHORN	2" CAL. B&B	
	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' STREET KEEPER® HONEY LOCUST	2" CAL., B&B	
	LIRIODENDRON TULIPIFERA 'FASTIGIATA' COLUMNAR TULIP POPLAR	2" CAL., B&B	
	PARROTTIA PERSICA PERSIAN PARROTTIA	2" CAL. B&B	
	PICEA OMORIKA SERBIAN SPRUCE	6' HT. MIN.	
	PSEUDOTSUGA MENZIESII 'FASTIGIATA' FASTIGIATA DOUGLAS FIR	6' HT. MIN. B&B	
	QUERCUS PALUSTRIS 'PRINGREEN' GREEN PILLAR® PIN OAK	2" CAL., B&B	
	QUERCUS X 'CRIMSCHMIDT' CRIMSON SPIRE™ OAK	2" CAL. B&B	
	TSUGA MERTENSIANA MOUNTAIN HEMLOCK	6' HT. MIN.	
	ULMUS AMERICANA 'VALLEY FORGE' VALLEY FORGE AMERICAN ELM	6' HT. MIN. B&B	
	ZELKOVA SERRATA 'VILLAGE GREEN' SAWLEAF ZELKOVA	2" CAL., B&B	
	BOTANICAL / COMMON NAME	SIZE	
	EXISTING CONIFER TREE TO REMAIN	---	
	EXISTING DECIDUOUS TREE TO REMOVE	---	
	EXISTING DECIDUOUS TREE TO REMAIN	---	
	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL.	60" o.c.
	CLEMATIS MONTANA 'ELIZABETH' ELIZABETH ANEMONE CLEMATIS	5 GAL.	36" o.c.
	CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	3 GAL.	24" o.c.
	ILEX CRENATA CONVEXA CONVEX JAPANESE HOLLY	5 GAL. 48" HT. MIN.	48" o.c.
	MAHONIA AQUIFOLIUM OREGON GRAPE	5 GAL. 48" HT. MIN.	48" o.c.
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	3 GAL.	36" o.c.
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	3 GAL.	36" o.c.
	PHILADELPHUS LEWISII WILD MOCKORANGE	5 GAL.	48" o.c.
	PIERIS JAPONICA MOUNTAIN FIRE MOUNTAIN FIRE JAPANESE PIERIS	3 GAL.	36" o.c.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL	3 GAL.	42" o.c.
	RIBES SANGUINEUM RED FLOWERING CURRANT	5 GAL.	48" o.c.
	SARCOCOCCA RUSCIFOLIA FRAGRANT SWEETBOX	3 GAL.	36" o.c.
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIREA	3 GAL.	30" o.c.
	SPIRAEA DOUGLASII WESTERN SPIREA	3 GAL.	48" o.c.
	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	6' HT. MIN.	48" o.c.
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5 GAL.	60" o.c.
	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL.	36" o.c.
	VIBURNUM TINUS LAURUSTINUS	5 GAL.	48" o.c.

**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**

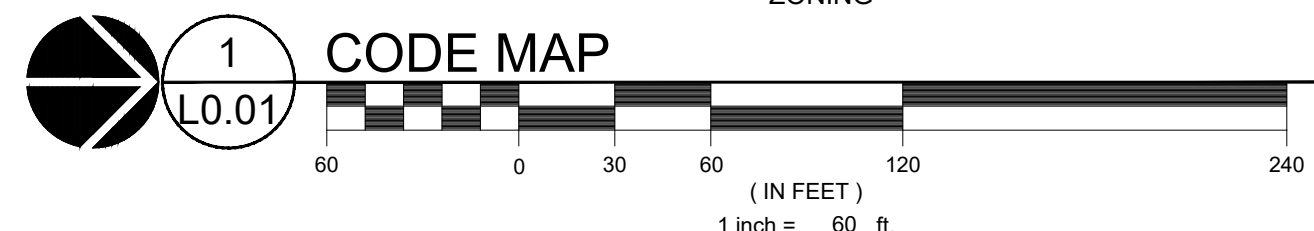
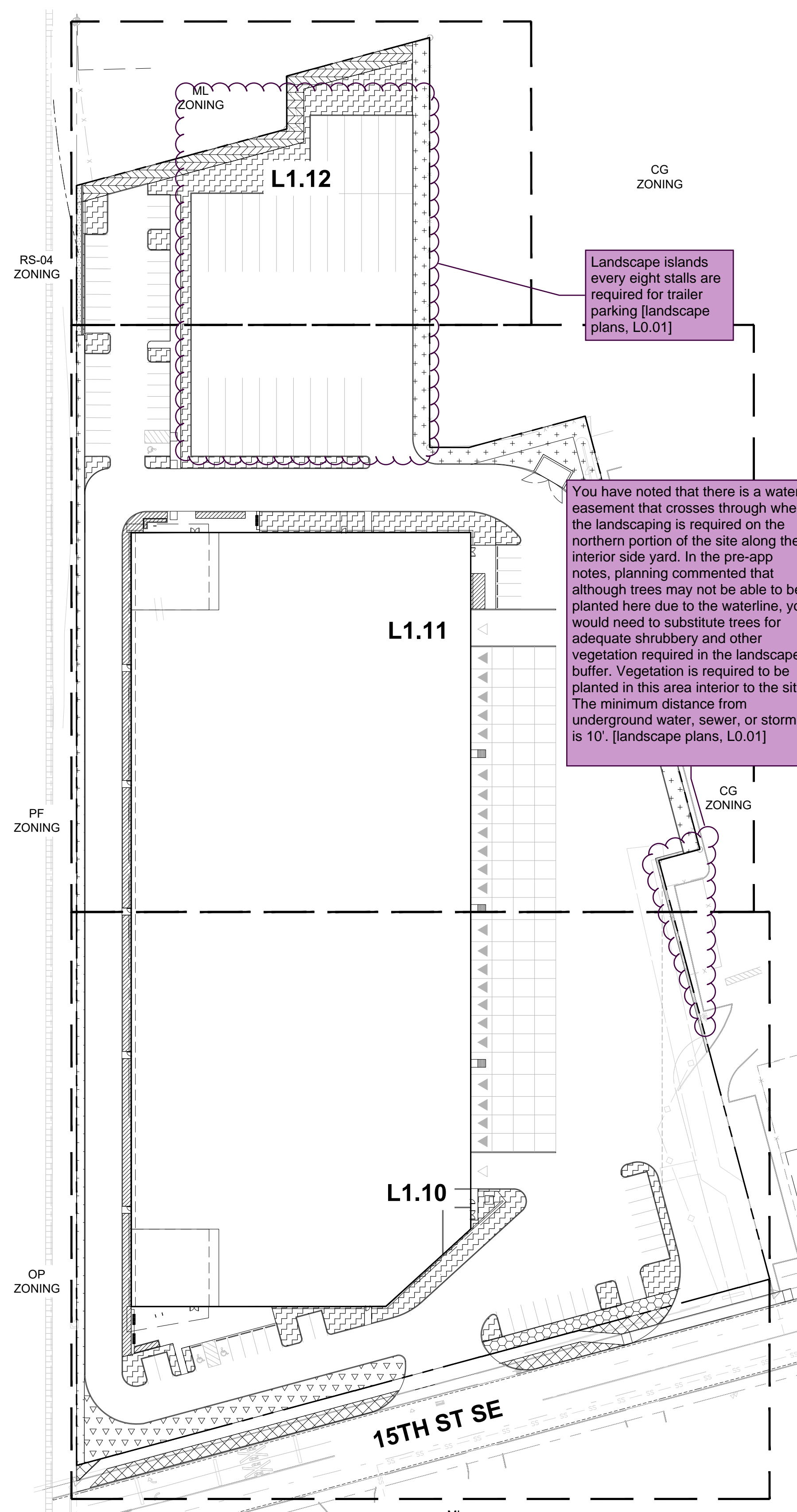
L0.01	LANDSCAPE GENERAL INFORMATION
L1.10	PLANTING PLAN EAST
L1.11	PLANTING PLAN CENTRAL
L1.12	PLANTING PLAN WEST

**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

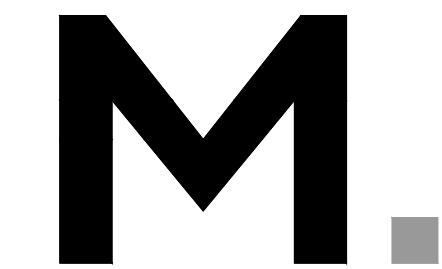
**SITE INFORMATION**

JURISDICTION	PUYALLUP, WA
STORMWATER ZONE	PUYALLUP, WA 2015 ML
SITE AREA	341,226 SF (7.82 AC)
<b>BUFFER TYPE IC - VISUAL BARRIER</b> TREES (45 FT MATURE HT MIN) EVERGREEN HEDGE (6 FT HT MIN) BUFFER WIDTH (6 FT MIN)	1,605 LF 38 FT HT 6 FT 6 FT MIN
<b>BUFFER TYPE IIB - FRONTAGE</b> TREES (30 FT OC MAX) TREES (50% EVERGREEN MIN) SHRUBS (EVERGREEN, 5 FT OC MAX)	240 LF 9 TREES (112%) 5 (55%) 160 SHRUBS
<b>BUFFER TYPE IIIA - NATIVE POLLINATOR HABITAT</b> TREES (1 PER 40 LF MAX) EVERGREEN TREES (50% MAX) SHRUBS (3' HT MIN) PERCENT NATIVE	291 LF 8 TREES (100%) 4 (50%) 139 100%
<b>TYPE IV INTERNAL PARKING LOT LANDSCAPE</b> PAVED AREA PARKING LOT LANDSCAPE AREA (10% MIN)	155,105 SF (100%) 16,607 SF (10.7%)
<b>LOADING AREA BUFFER</b> PER PMC 20.26.400(3) & 20.26.500(1) TREES (1 PER 15') SHRUBS (6' HT MIN)	133 LF 9 TREES 6' FT HT



**PLANT SCHEDULE CONTINUED**

	BOTANICAL / COMMON NAME	SIZE	SPACING
	LIRIOPE MUSCARI 'MONROE'S WHITE' MONROE'S WHITE LILYTURF	1 GAL.	12" o.c.
	NEPETA X FAASSENII 'WALKER'S LOW' WALKER'S LOW CATMINT	3 GAL.	18" o.c.
	PENNISETUM ALOPECUROIDES 'HADELN' HADELN FOUNTAIN GRASS	1 GAL.	24" o.c.
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL.	24" o.c.
	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARCTOSTAPHYLOS UVA-URSI KINNIKINICK	1 GAL.	18" o.c.
	ROCK MULCH MAINTENANCE BAND 1"-2" ROUND ROCK	---	
	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	1 GAL.	18" o.c.
	TURF SEED	---	



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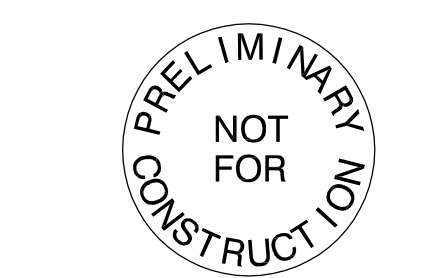
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OWNER LLC**

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LOS ANGELES  
CA 90049

Project  
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PUYALLUP**

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:  
**PROJECT  
NOTES**

DRAWN BY: LJM

CHECKED BY: NRF

SHEET:

**L0.01**

JOB NO. **2220290.00**





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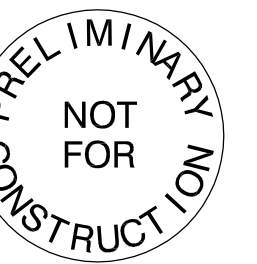
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**REFERENCE NOTES**

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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**

DRAWN BY: LJM  
CHECKED BY: NRF  
SHEET:

**L1.10**

JOB NO. **2220290.00**

MATCHLINE - SEE L1.11

BUILDING

Parking landscape islands not meeting required widths  
Perimeter: 12' wide  
Internal: 15' wide  
(landscape plan, L1.10)

Perimeter landscaping required to be 12' (landscape plans, L1.10)

(P) SOIL CELLS

(P) TRANSFORMER

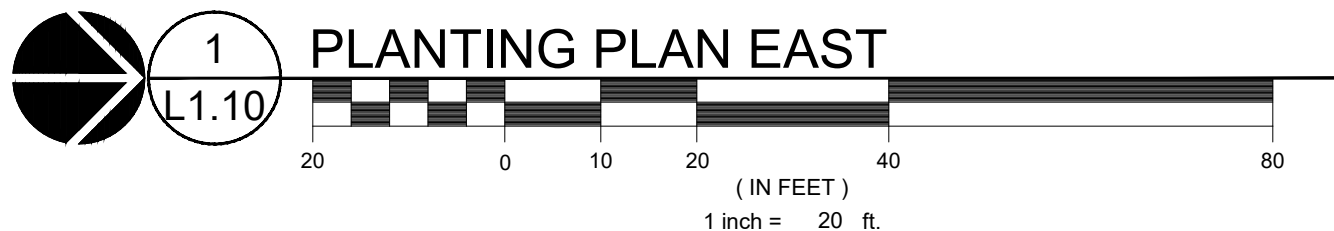
(P) WALL

(P) BENCHES

(P) BIKE RACKS

(P) SOIL CELLS

15TH ST SE







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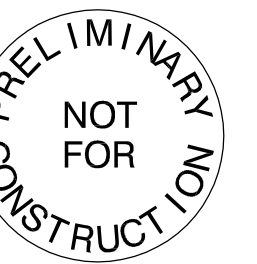
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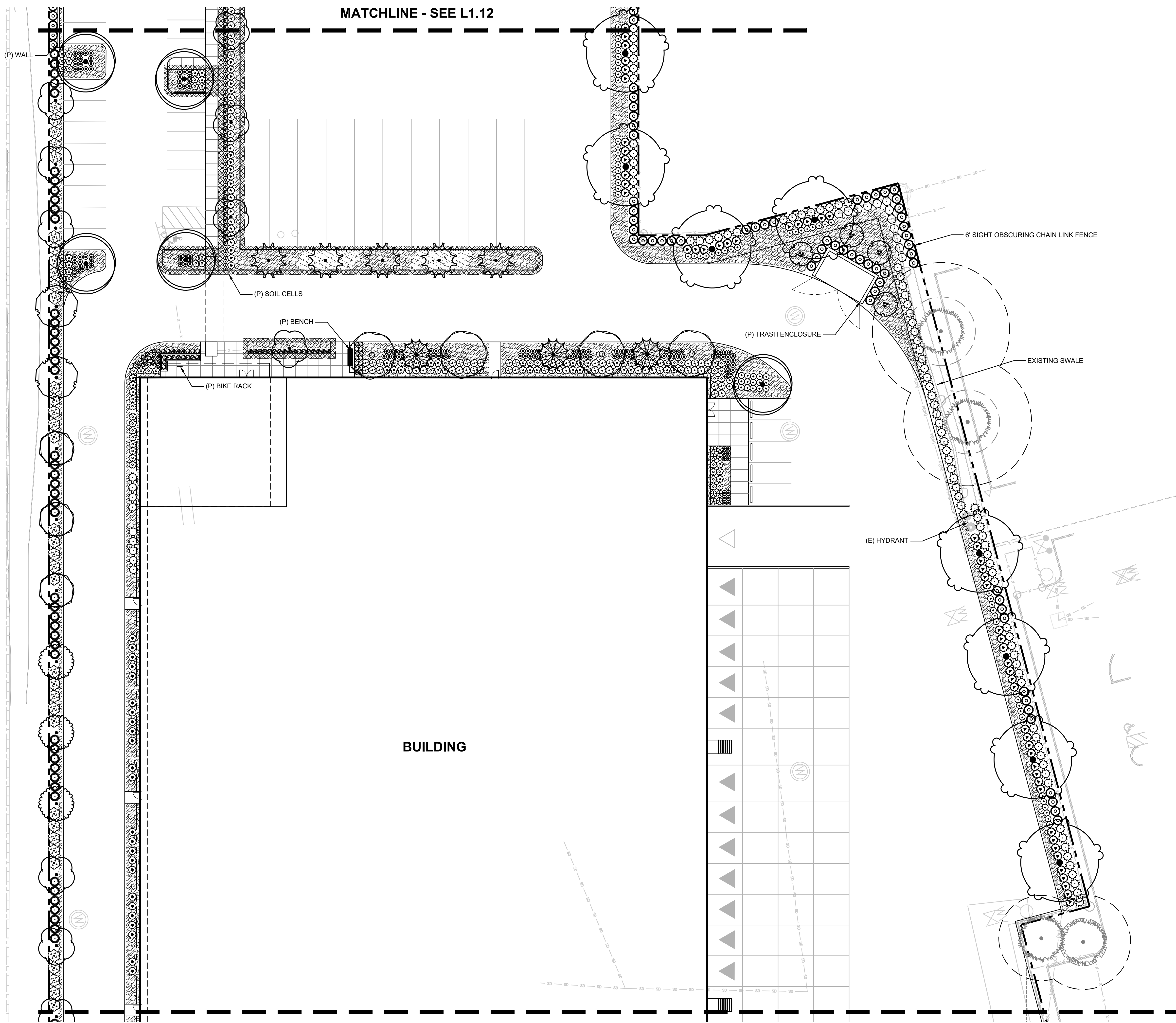
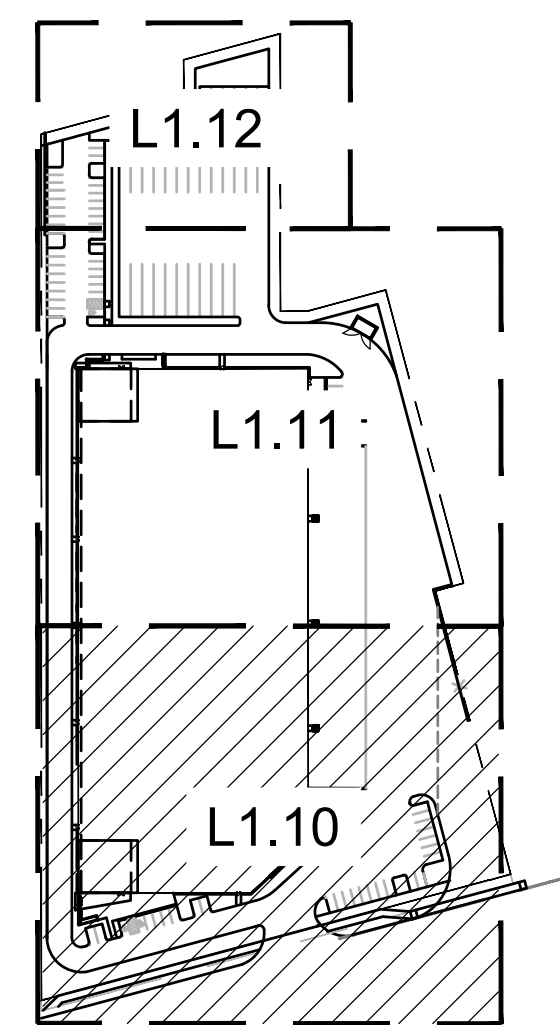
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SHEET TITLE:  
**PLANTING PLAN  
CENTRAL**

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SHEET:

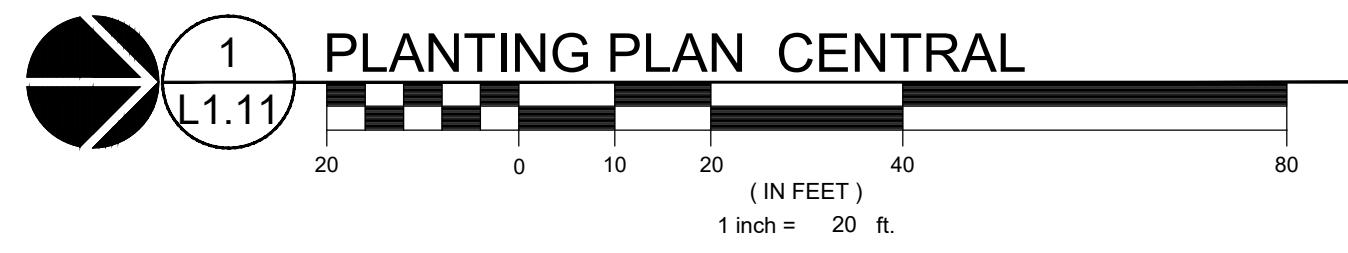
**L1.11**

JOB NO. **2220290.00**



MATCHLINE - SEE L1.12

MATCHLINE - SEE L1.10





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REVISION SCHEDULE		
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SHEET TITLE:  
**PLANTING PLAN  
WEST**

DRAWN BY: LJM  
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SHEET:

**L1.12**

JOB NO. **2220290.00**

