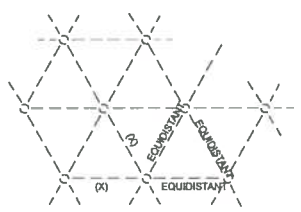
LANDSCAPE LEGEND

TREES

SYMBOL	QTY	DESCRIPTION	SIZE
T1	4	Acer rubrum 'October Glory' October Glory Maple	1 1/2" Caliper Well Formed
T3	3	Acer griseum Paperbark Maple	1 1/2" Cal. Well Formed
TB	6	Syringa reticulata 'Sensation' Sensation Lilac	8' Ht. Min. Well Formed
S1	71	Prunus L 'Mt Vernon' Mount Vernon Laurel	1 Gal.
S3	12	Azalea 'Girard's Hot Shot' Red - Hot Shot Evergreen Azalea	5 Gal.
S10	38	Ilex crenata 'Sky Pencil' Sky Pencil Holly	5 Gal.
S6	12	Huechera varieties Caramel, Marmalade, Dark Knight, Fire Chief, Green	1 gal.
	12	Carex elata 'Aurea' Bowles Golden Sedge	1 Gal.

SITE FURNISHING & EQUIPMENT

2 - BENCH - OF ALL WEATHER MATERIAL - OWNER'S CHOICE



DISTANCE (X) PER PLANT LEGEND

NOTES:

ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.

LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

GROUNDCOVER PLANTING DETAIL

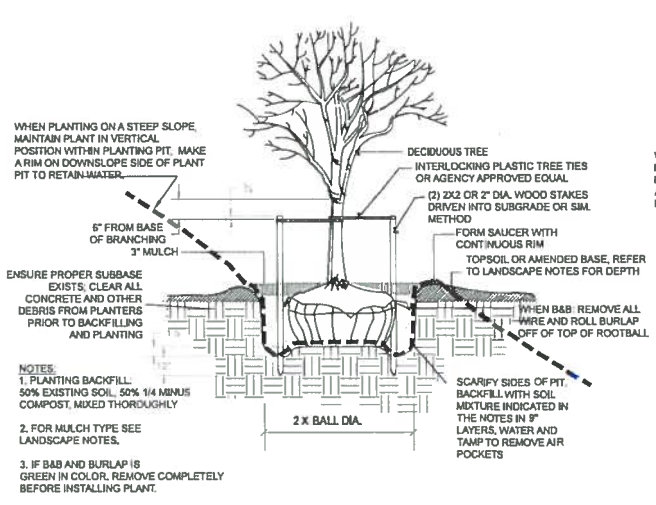
No Scale

GENERAL LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. **Grade Preparation:**
   All planting areas shall be cleaned of all construction and native debris, rocks 1" and larger, and any other objects considered harmful to plant life. The debris shall be hauled off site. All planting bed areas shall have the soil rototilled to a depth of 6 inches prior to topsoil installation.
   Lawn Areas to receive a min. 4" layer of sandy loam topsoil (3 -way mix or equivalent) free of weeds, sticks, rocks, and other debris.
   Planting bed Areas to receive a min. 6" layer of sandy loam topsoil (3-way mix or equivalent) free of weeds, sticks, rocks, and other debris. Contractor responsible for ensuring appropriate sub grade exists in all parking area planters. If sub grade is inadequate, it is contractor's responsibility to coordinate costs and work required to prep beds for planting.
6. **Mulching:** All planting pits to receive a minimum of 3" of Medium grind black bark mulch. Top of all Mulching shall be ½" below - flush to the top of all paving surfaces. Provide for a min. 6" clearance of all mulches and lawns that are immediately adjacent to any building faces measured from the bottom of siding to the top of landscape surface.
7. 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.
8. 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.
9. 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.
10. Landscaping 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.
11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.
12. Landscaping 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.
13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.
14. When planting 'Balled and Burlapped' product, gently place root ball in prepared hole with burlap still on the root ball. Remove all wire from any B&B plant material, cut jute strings and roll burlap off top of root ball. If burlap is green in color, carefully remove the entire burlap bag and all binding from the root ball.
15. Street trees shall have caliper size of at least 2" measure per American Association of Nurserymen Standards.
16. Street trees shall be high branching with canopy that starts at least 6' above finish grade.
17. 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.
18. 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 there mature height and form.
19. 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.
20. 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. Temporary irrigation shall be provided via a hose bib located on the building.

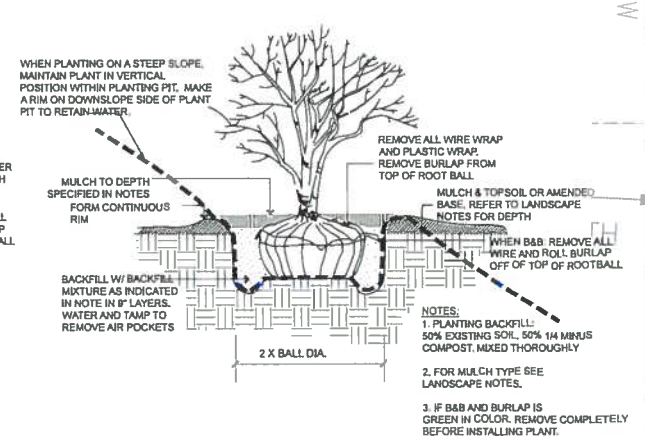
TEMPORARY IRRIGATION

The project proponent shall ensure that a minimum of **one (1) inch of water is supplied each week** to the restoration area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



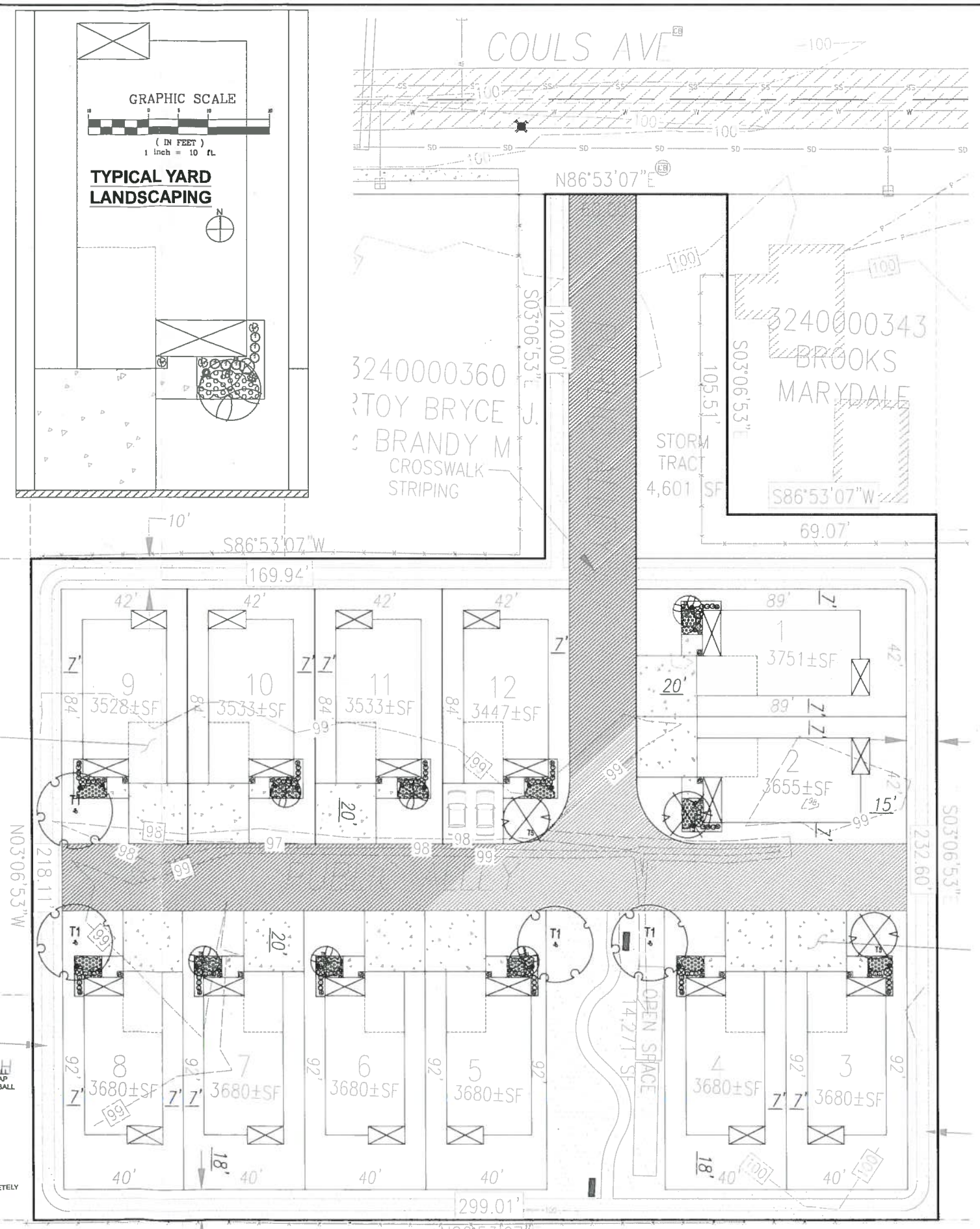
DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



LANDSCAPE PLAN

Nature By Design
Landscape Architecture
253.460.6067

RECEIVED
JAN 13 2016

PROJECT:
COULS COTTAGE DEVELOPMENT
Couls Ave
Buckley, WA
Vander Vies Construction, Inc.
2947 Edel Ave.
Enumclaw, WA 98022

REVISIONS:

DRAWING ISSUED FOR:
AGENCY REVIEW
DATE: JANUARY 7, 2016

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
KATHERINE OWENS
CERTIFICATE NO. 692

PROJECT NO.:	1602
FILE NAME:	1602LSA
X-REFS:	CIVIL
DRAWN BY:	KLO
CHECKED BY:	KLO
PLOT SCALE:	1:1
DRAWING SCALES:	1"=20'-0"

DRAWING CONTENTS
LANDSCAPE PLANTING PLAN, & LEGEND

DRAWING NO.:
L1
1 OF 2