

A PORTION OF THE SE 1/4, SW 1/4, SEC 1, TWN 29 N, RGE 5 E, W.M.
CITY OF MARYSVILLE, SNOHOMISH COUNTY, WA

GENERAL NOTES

- All rough grading shall be positive, draining away from all structures.
- All stones larger than 1.5" diameter shall be removed from the growing medium.
- Topsoil shall be provided in accordance to BMP T5.13 WSDOE Stormwater Management Manual for Western Washington.
- All bed areas to receive 2" of fine ground fir or hemlock bark, composition mulches are not an acceptable alternative.
- Trees and shrubs are to be planted at a depth 3/4" higher than the level that they were grown in the nursery.
- Bark mulch is not to be placed above the root crown.
- All plants shall at least conform to the minimum standard established by the American Association of Nurserymen.
- Lawn areas are to be hydroseeded per manufacturer's specifications, OR EQUIVALENT. Remove all stones larger than 1" from lawn areas.
- Equivalent plant material substitutions may be allowed with prior approval by the Landscape Architect.
- If the site work is different than shown on the Landscape Plan, or poor soils and debris are discovered, requiring changes to the Landscape Plan, contact the Landscape Architect for instruction.
- The Landscape Contractor is responsible for maintaining the landscape during installation, until final acceptance by the owner's representative.
- The Landscape Contractor shall warranty all materials and workmanship for a period of one year, from the time of final acceptance.
- During the warranty period, the Landscape Contractor will not be responsible for plant death caused by unusual climatic conditions, vandalism, theft, fire, or poor maintenance practices. The Landscape Architect shall have sole authority to determine the cause of death.
- Planting plan takes precedent when there is a discrepancy between plant quantities in the plant schedule and the plan.

IRRIGATION ASSESSMENT

Automatic irrigation system shall be provided with final landscape plan.

OPEN SPACE AND RECREATION REQUIRED

B.3.1 Open Space for Non-Residential Uses
2% of applicable site and 1% of building floor area.
Applicable Site: 54,767 SF x 2% = 1,095 SF
Building Floor Area: 7,258 SF x 1% = 73 SF
Total Required: 1,168 SF

Open Space Provided: 1,204 SF

B.3.2. Pedestrian-Oriented Spaces
At least 2 lf of seating area or one individual seat, per 60 sf of plaza or open space required.
1,168 SF x 2 lf / 60 SF = 39 lf
OR
1,168 SF / 60 SF = 20 individual seats

48 LF Provided (3 picnic tables, 16 lf of seating per table)

PARKING LOT LANDSCAPING

PER MMC 22C.120.130
Parking Lot Area = 30,916 SF
10% landscaping required = 3,092 SF
Landscaping Provided = 6,547 SF

WATER CONSERVATION STANDARDS

MMC 22C.120.050
(c)(i) Turf, high-water-use plantings and water features shall be considered high-water uses and shall be limited to not more than 40 percent of the project's landscaped area if nondrought resistant grass is used, and no more than 50 percent of the landscaped area if drought resistant grass is used.

(c)(ii) Plants selected in all areas not identified for turf or high-water-use plantings shall be well suited to the climate, soils and topographic conditions of the site, and shall be low-water-use plants once established.

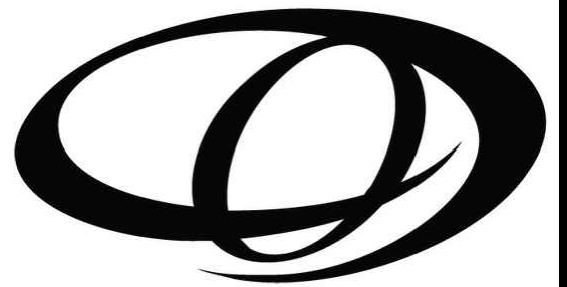
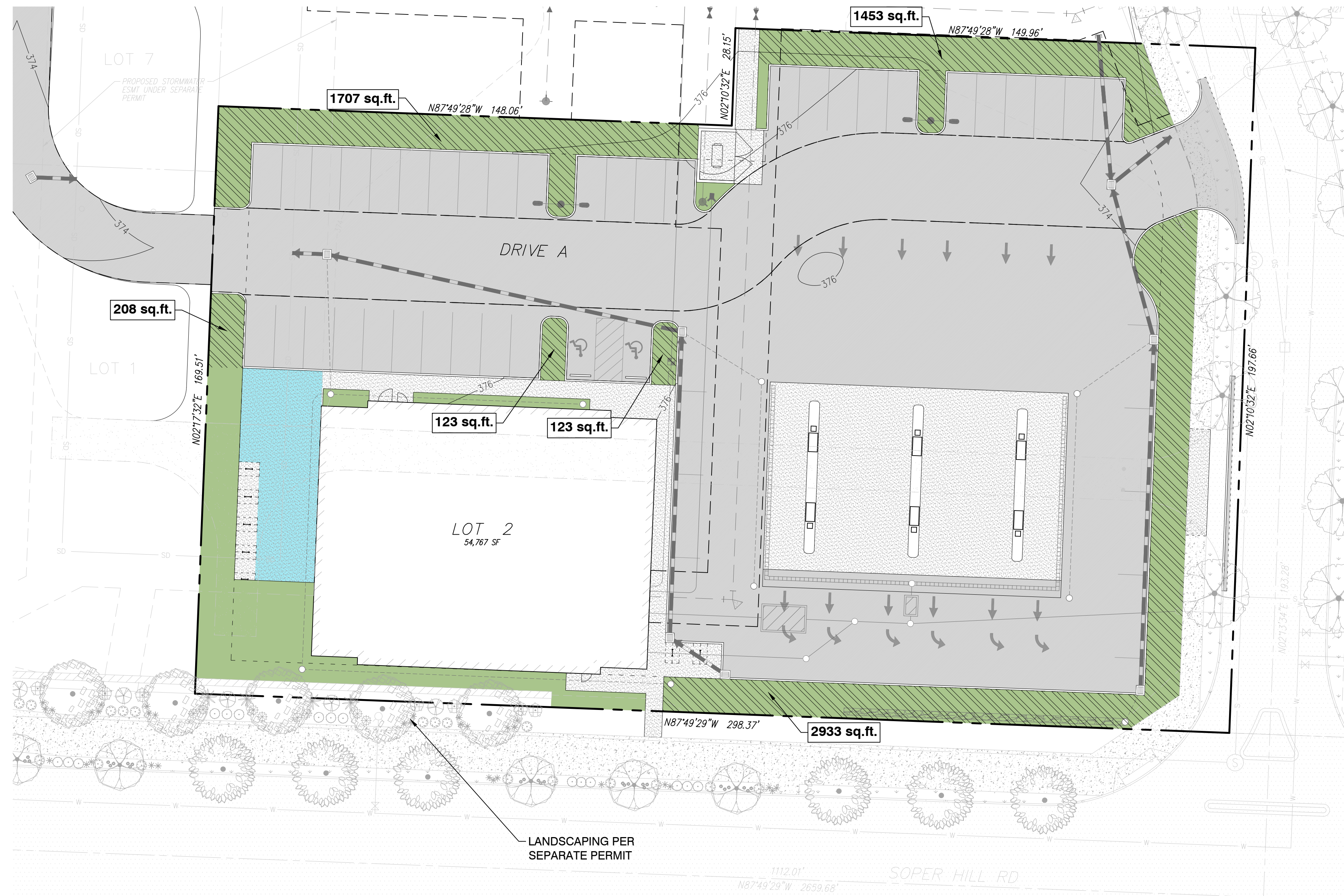
(d) Newly landscaped areas should have soils amended with either four inches of appropriate organic material with the first two-inch layer filled into existing soils, or as called for in a soil amendment plan for the landscape.

Landscaped area: 9,014 sf
Turf area: 1,559 sf
1,559 sf / 9,014 sf = 17.3%

OPEN SPACE
Takeoff: 1,204 sf

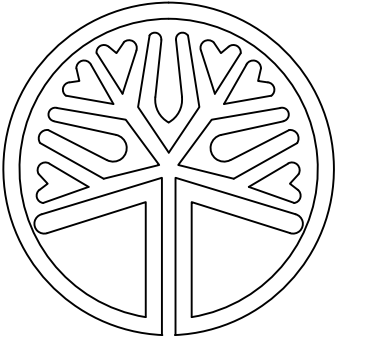
PARKING AREA LANDSCAPING
Takeoff: 6,547 sf

LANDSCAPE AREA
Takeoff: 9,014 sf



ORIGIN
DESIGN GROUP

1031 185TH AVE NE
SNOHOMISH, WA 98290
TEL: 425.346.1905



STATE OF WASHINGTON
LICENSED LANDSCAPE ARCHITECT
KRISTAL LOWE
LICENCE NO. 1206

REVISIONS		
#	DESCRIPTION	DATE

WHITE BARN - LOT 2
8833 SOPER HILL ROAD
MARYSVILLE, WASHINGTON
PARCEL: 00590700032001

DRAWING TITLE:
LANDSCAPE PLAN

APPLICANT:
TITANIUM OFFICE, LLC
10515 20TH ST SE SUITE 202
LAKE STEVENS, WA 98258
CONTACT: PATRICK MCCOURT
(425) 308-5101

DRAWING INFORMATION
ODG PROJECT #: 22-430
DRAWN BY: KL
CHECKED BY: KL

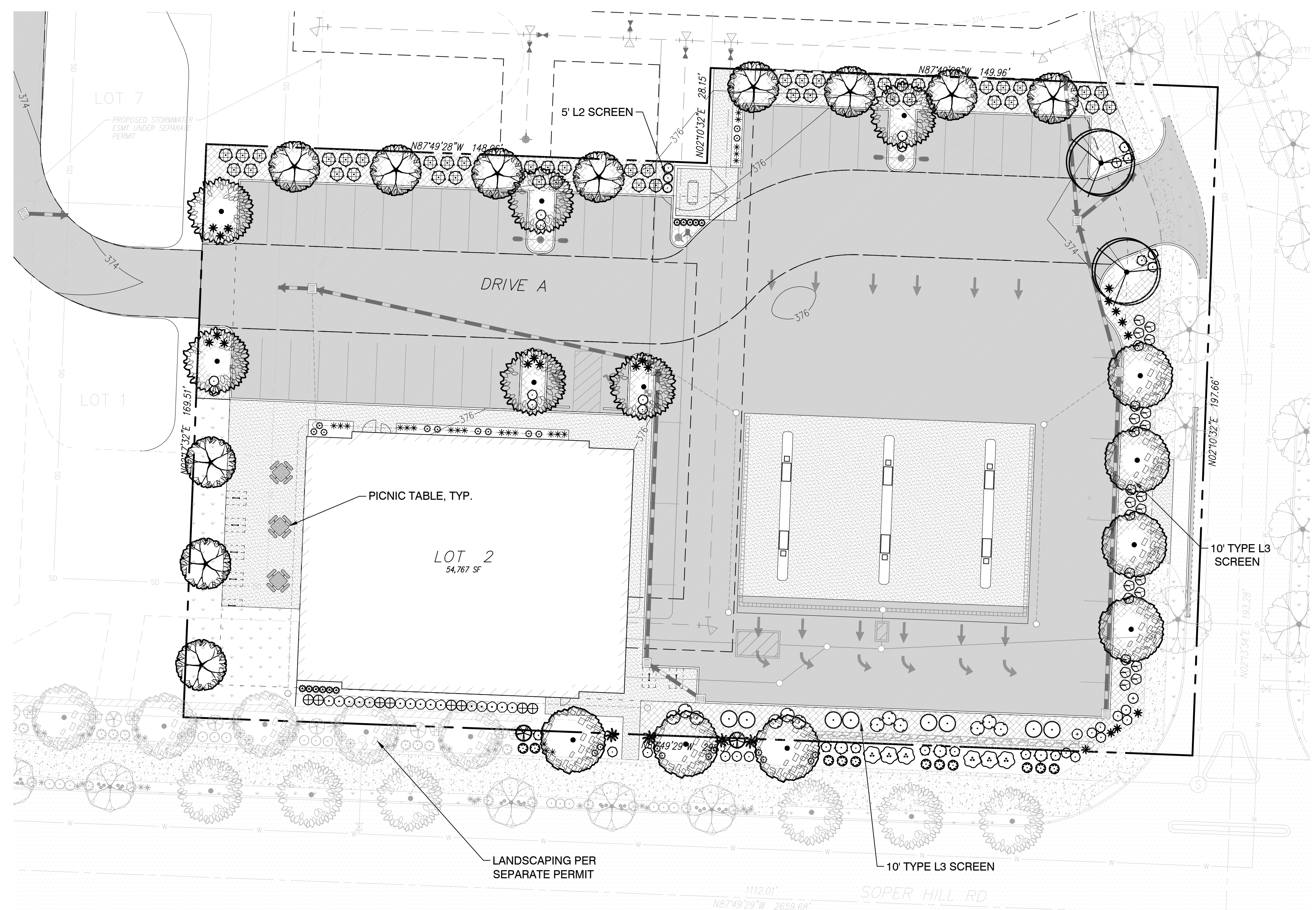
DATE:
JUNE 30, 2022

SHEET NO:
L-1
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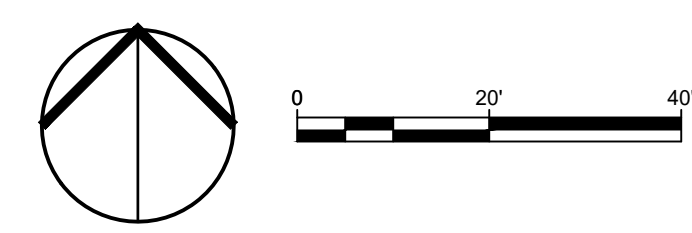
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	2	Acer rubrum 'Bowhall'	Bowhall Red Maple	2" Cal.	B&B
	7	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2" Cal.	B&B
	6	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2" Cal.	B&B
	11	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	2" Cal.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	2	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	6" Ht.	B&B
	3	Thuja occidentalis 'Emerald'	Emerald Arborvitae	6" HT	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	25	Abelia x grandiflora 'Nana'	Dwarf Glossy Abelia	2 gal.	Pot
	21	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2 gal.	Pot
	8	Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry	2 gal.	Pot
	8	Cornus sanguinea 'Cato' TM	Arctic Sun Bloodtwig Dogwood	2 gal.	Pot
	13	Euonymus japonicus 'Microphylla Variegata'	Variegated Boxleaf Euonymus	2 gal.	Pot
	43	Euonymus japonicus 'Aureovariegatus'	Gold Spot Euonymus	2 gal.	Pot
	15	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	2 gal.	Pot
	11	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	2 gal.	Pot
	4	Miscanthus sinensis 'Gracillimus'	Maiden Grass	2 gal.	Pot
	23	Nandina domestica 'Gulf Stream' TM	Gulf Stream Heavenly Bamboo	2 gal.	Pot
	24	Nassella tenuissima 'Pony Tails'	Mexican Feathergrass	2 gal.	Pot
	21	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	2 gal.	Pot
	3	Physocarpus opulifolius 'SMPOTW' TM	Tiny Wine Ninebark	2 gal.	Pot
	2	Pinus mugo 'Slowmound'	Mugo Pine	2 gal.	Pot
	6	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	2 gal.	Pot
	12	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	2 gal.	Pot
	11	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	Pot
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	1,968	Arctostaphylos uva-ursi	Kinnikinnick	4"	Pot
	15	Calluna vulgaris 'Mrs. Ronald Grey'	Mrs. Ronald Grey Heather	4"	Pot
	1,559 sf	Turf Hydroseed	Pacific Northwest Sun/Shade Mix	---	---

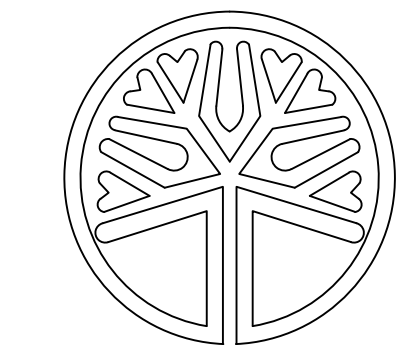


LANDSCAPE MAINTENANCE PER MMC 22C.120.180

- (1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- (2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
- (3) All landscaped areas must be kept free of debris and weeds.
- (4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- (5) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
- (6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- (7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.



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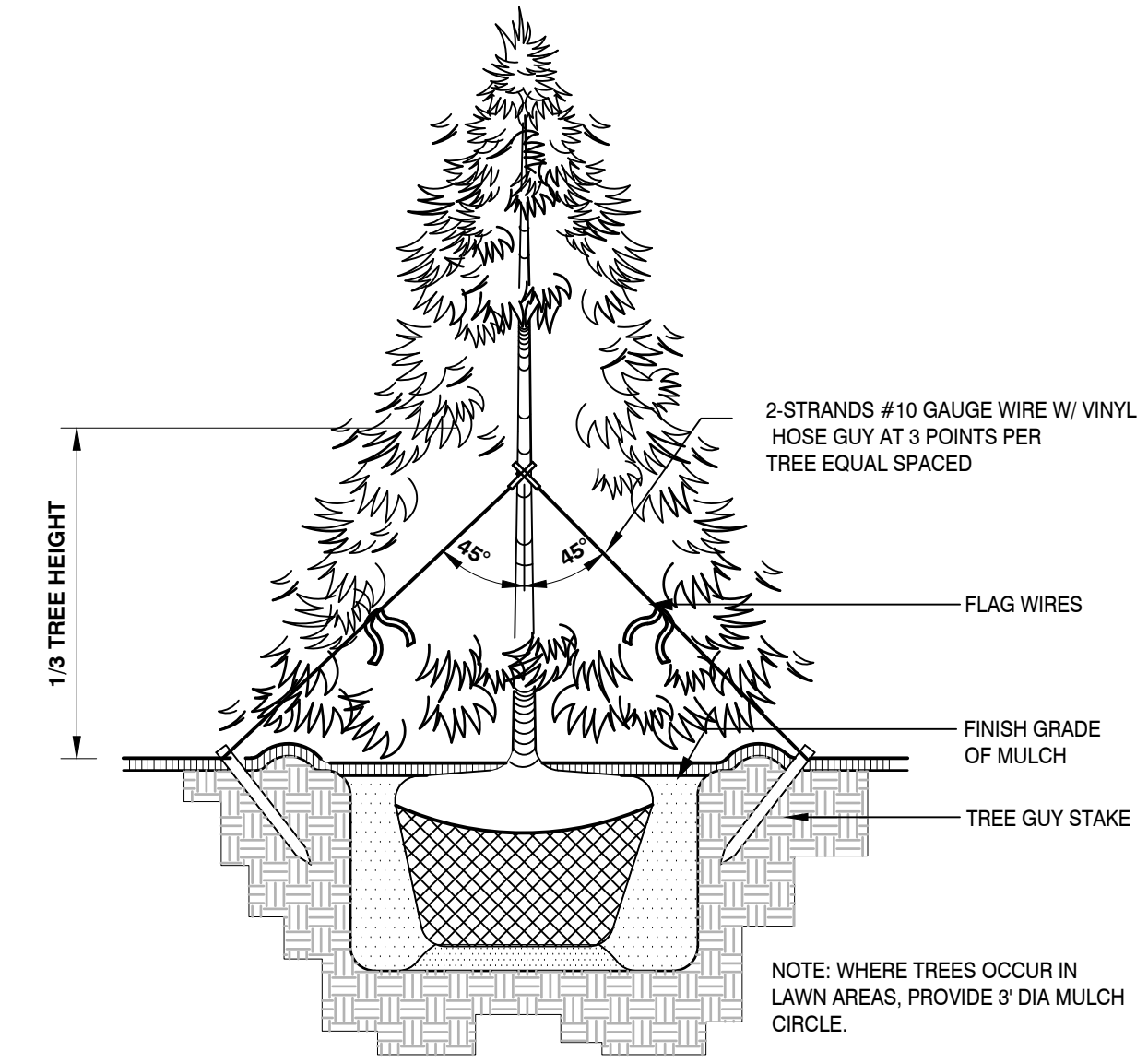
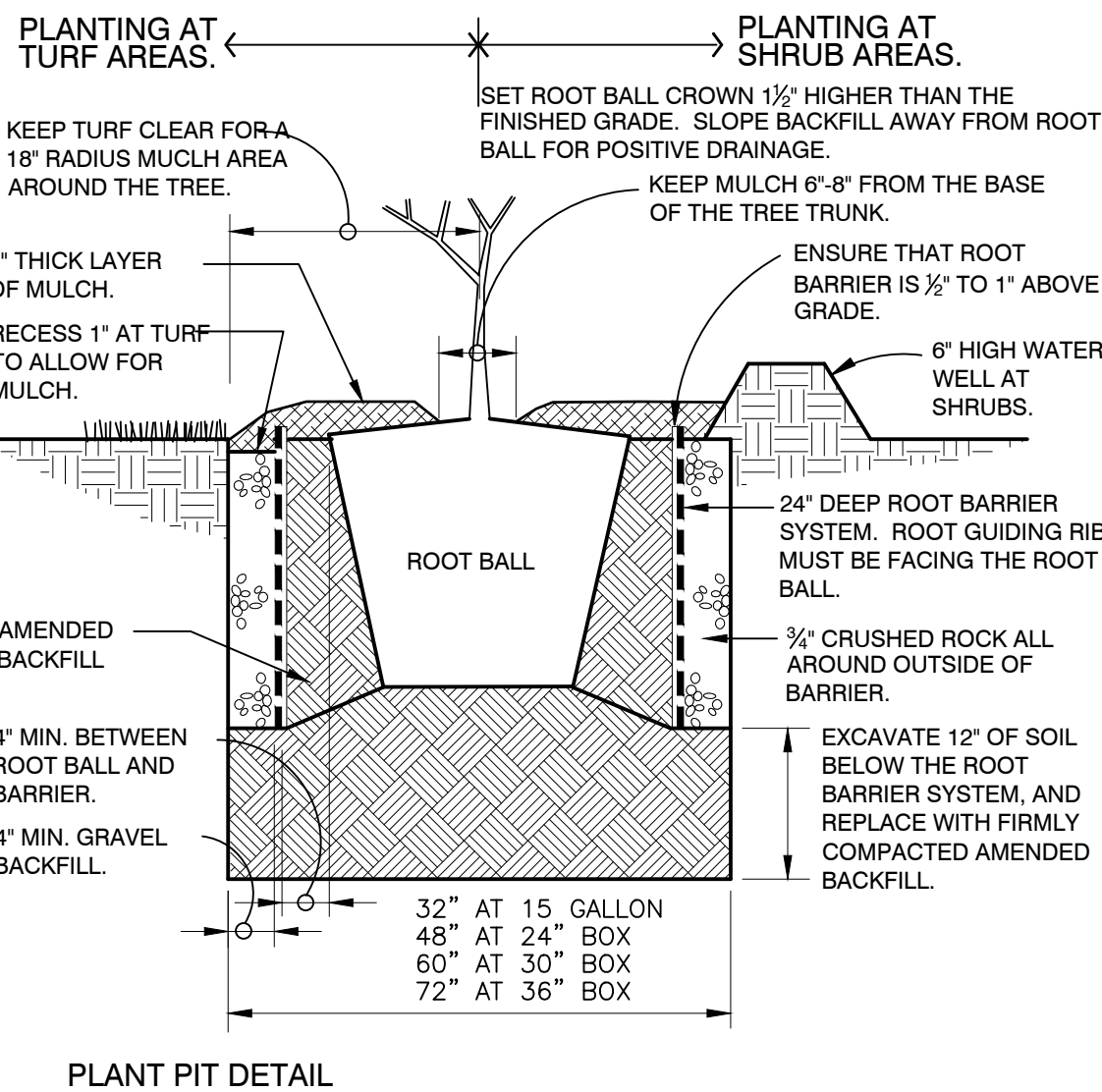
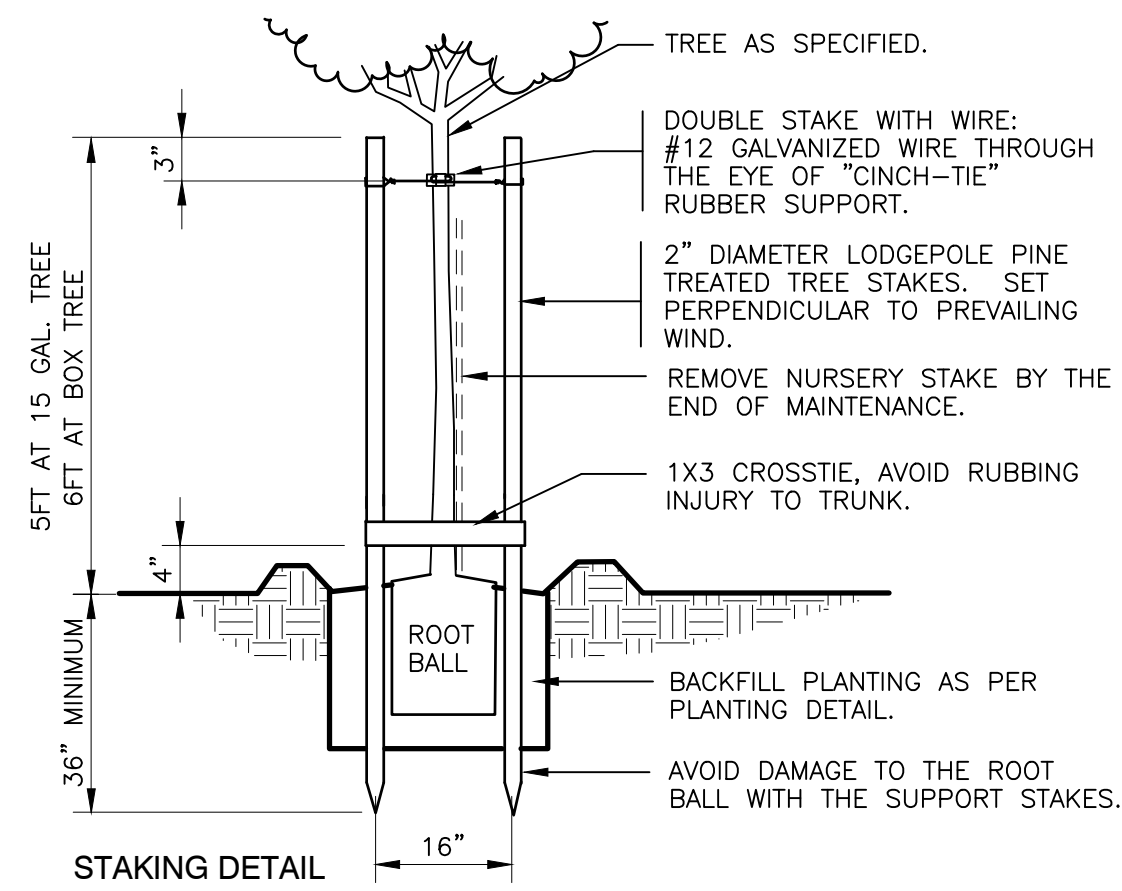
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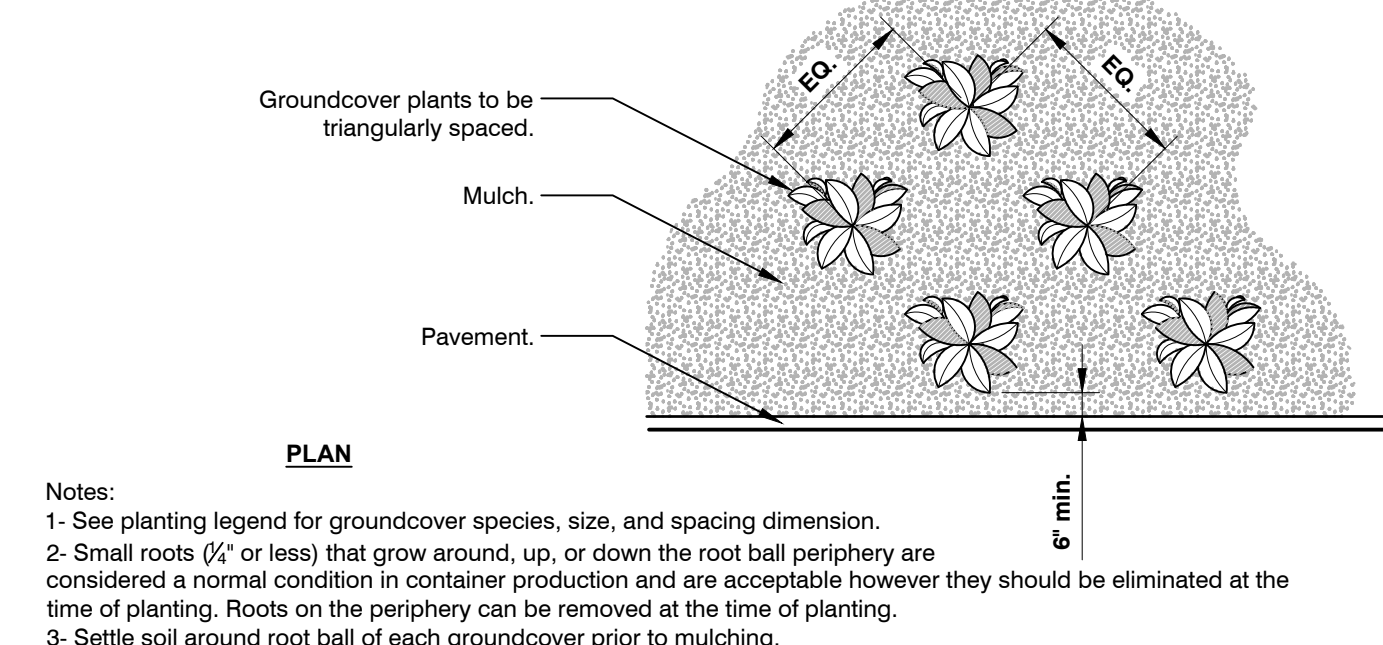
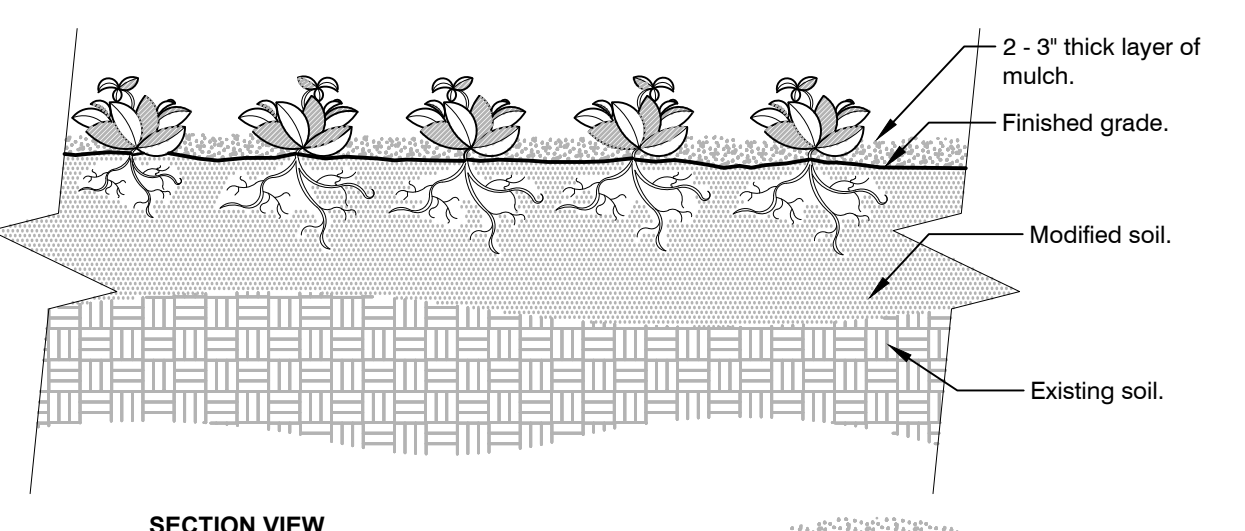
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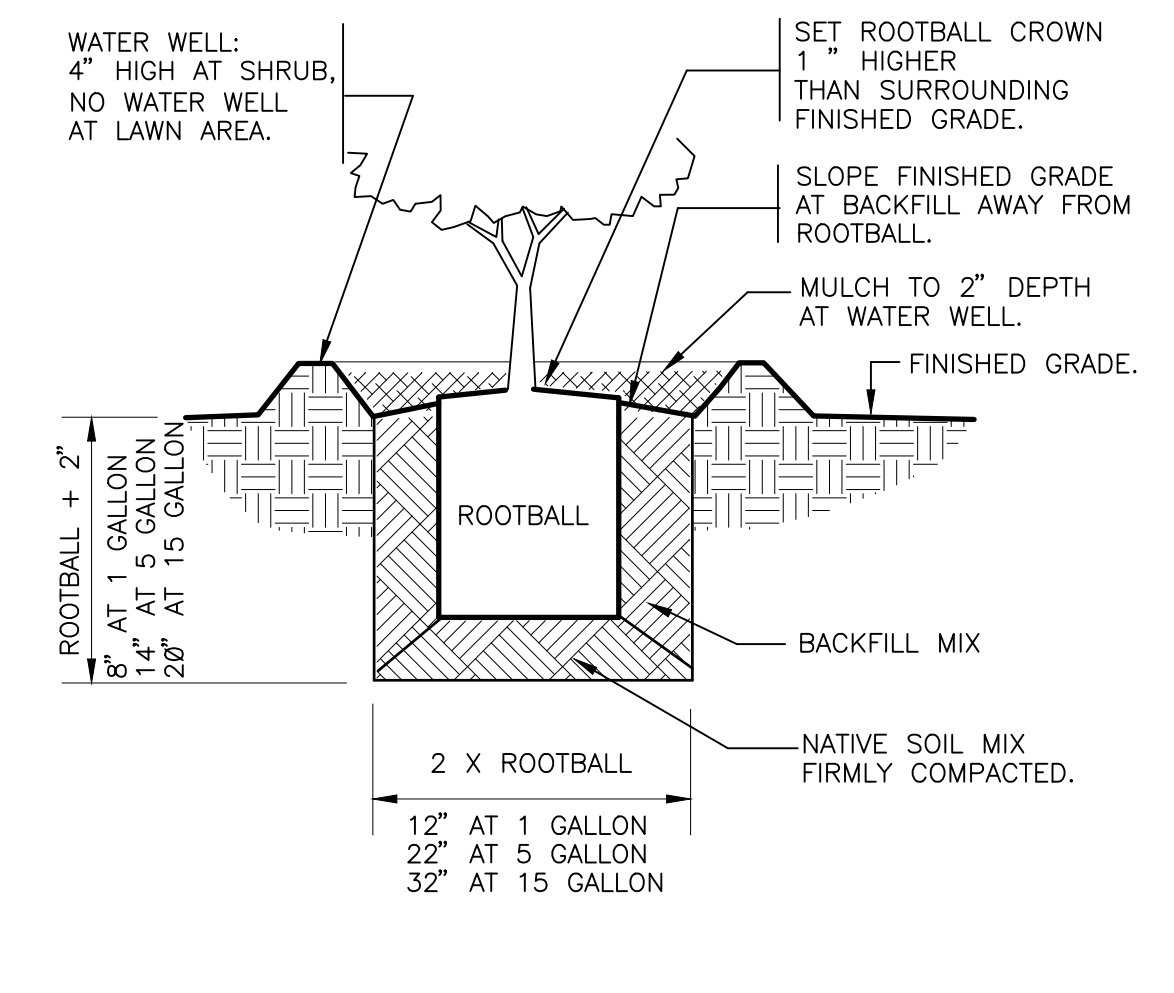
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3 CONIFER TREE PLANTING & GUYING
1/2" = 1'-0"



5 GROUNDCOVER
3/4" = 1'-0"



4 SHRUB PLANTING
1" = 1'-0"



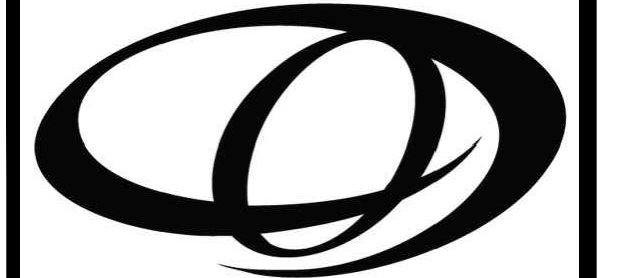
6 PICNIC TABLE
PICNIC TABLE
PACIFIC OUTDOOR PRODUCTS
PRODUCT CODE: SE-5335
COLOR: BLACK
QUANTITY: 3
(425) 432-6000
OR EQUIVALENT

1 ROOT BARRIER TREE PLANTING
1" = 1'-0" FX-PL-FX-TREE-12

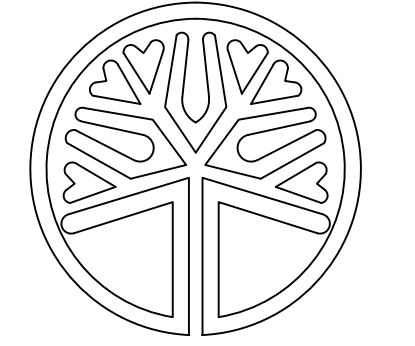
2 TREE PLANTING DOUBLE STAKE
1" = 1'-0" FX-PL-FX-TREE-10

5 GROUNDCOVER
3/4" = 1'-0"

6 PICNIC TABLE



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