

OPEN SPACE CALCULATIONS

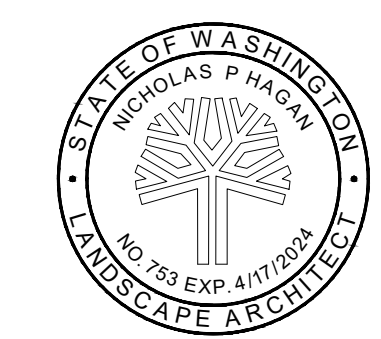
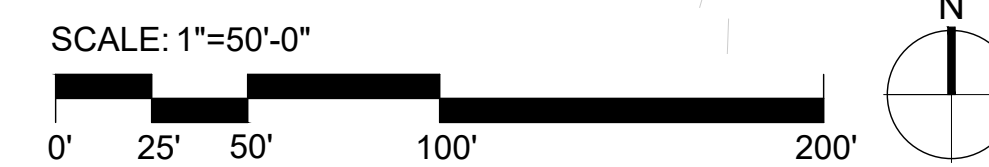
FULL COMPLETION

APPROX. BUILDING GROSS FLOOR AREA = 485,150 SF
 APPROX. LOT SIZE = 759,083 SF

REQUIRED OPEN SPACE = 20% OF GROSS FLOOR AREA FOR RESIDENTIAL OPEN SPACE
 AND 30% OF TOTAL LOT AREA FOR LANDSCAPED OPEN SPACE.

.2 X 485,150 = 97,030
 .3 X 759,083 = 227,725
 TOTAL REQUIRED RESIDENTIAL OPEN SPACE = 97,030 SF
 TOTAL REQUIRED LANDSCAPE SPACE = 227,725 SF

TOTAL RESIDENTIAL OPEN SPACE PROVIDED = 107,529 SF
 TOTAL LANDSCAPE OPEN SPACE PROVIDED = 239,882 SF



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OPEN SPACE
 CALCULATIONS

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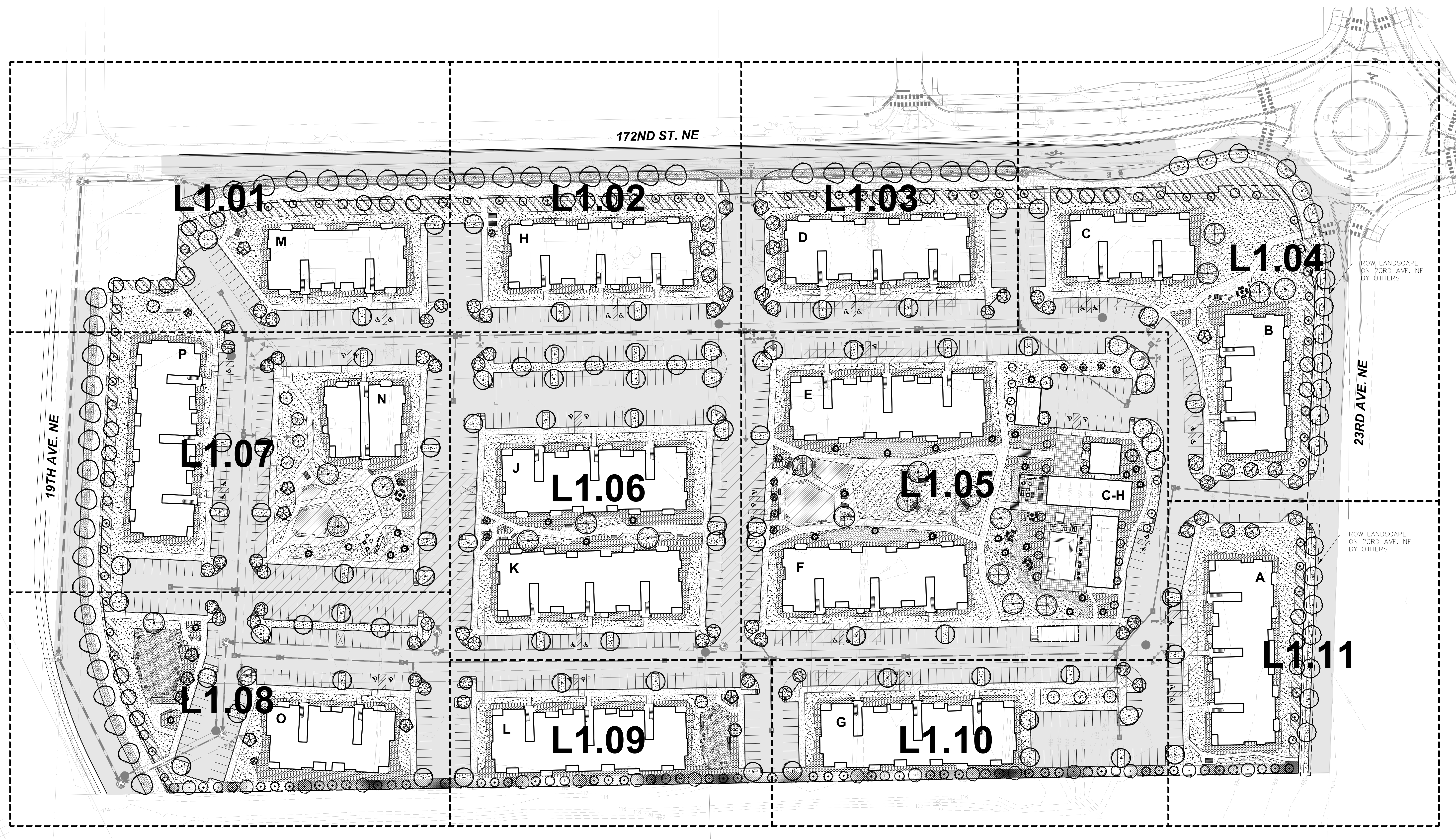
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OVERALL
 LANDSCAPE
 PLAN
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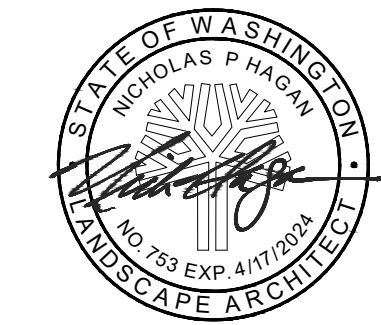
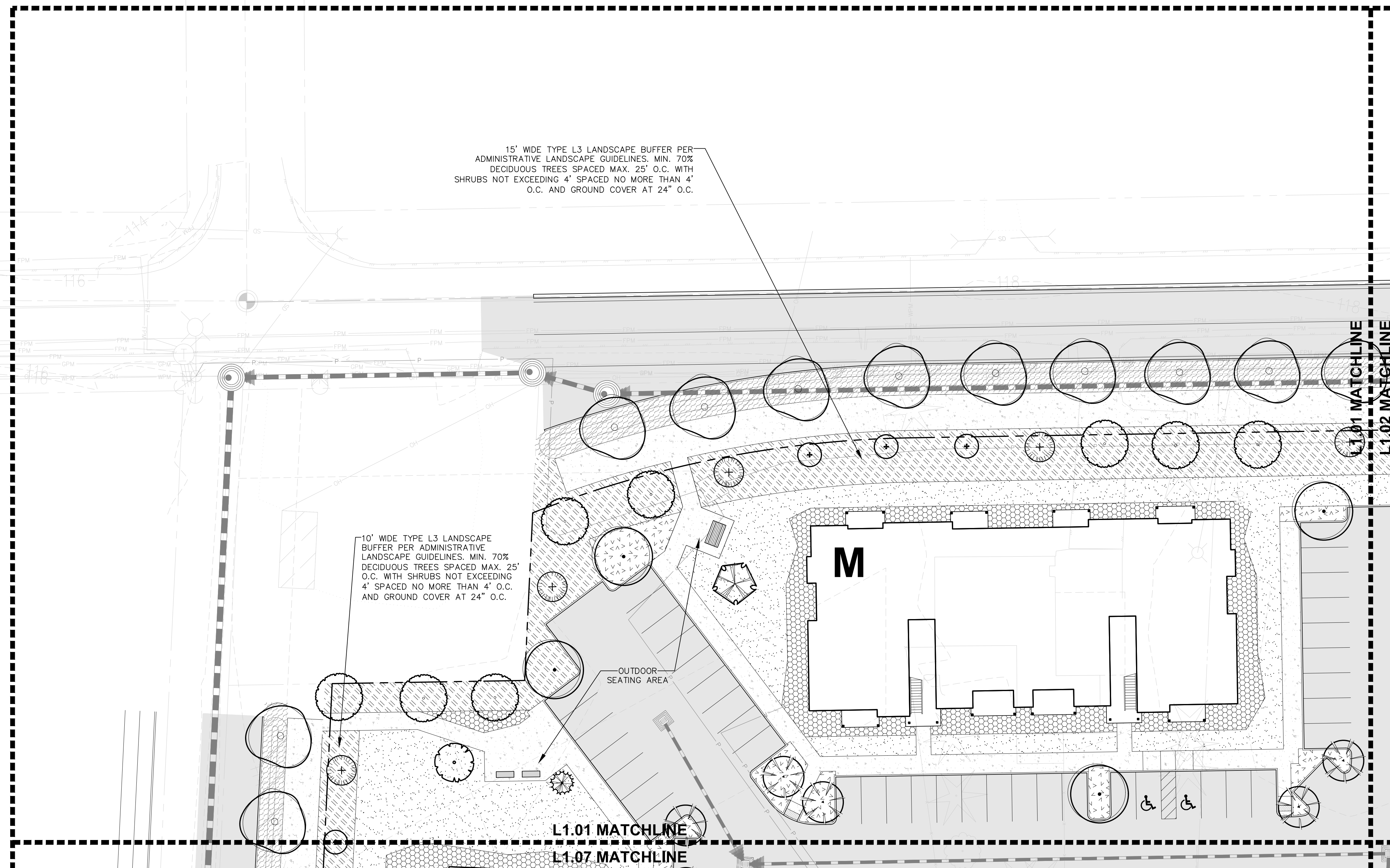


GENERAL NOTES:

1. ALL NEW LANDSCAPE AREAS SHALL BE WATERED WITH A NEW WATER EFFICIENT IRRIGATION SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT.
2. SOIL PREPARATION AT ALL NEW SHRUB BEDS SHALL CONSIST 8" DEPTH IMPORT TOP SOIL OR SOIL AMENDMENTS MEETING THE REQUIREMENT OF BMP T5.13.
3. ALL NEW SHRUB AREAS TO HAVE 3" DEPTH ARBORIST CHIP MULCH.
4. SOIL PREPARATION AT ALL NEW LAWNS SHALL CONSIST 8" DEPTH IMPORT TOP SOIL OR SOIL AMENDMENTS MEETING THE REQUIREMENT OF BMP T5.13.



SEE L1.12 FOR LANDSCAPE SCHEDULE
 SEE L1.13 FOR LANDSCAPE DETAILS



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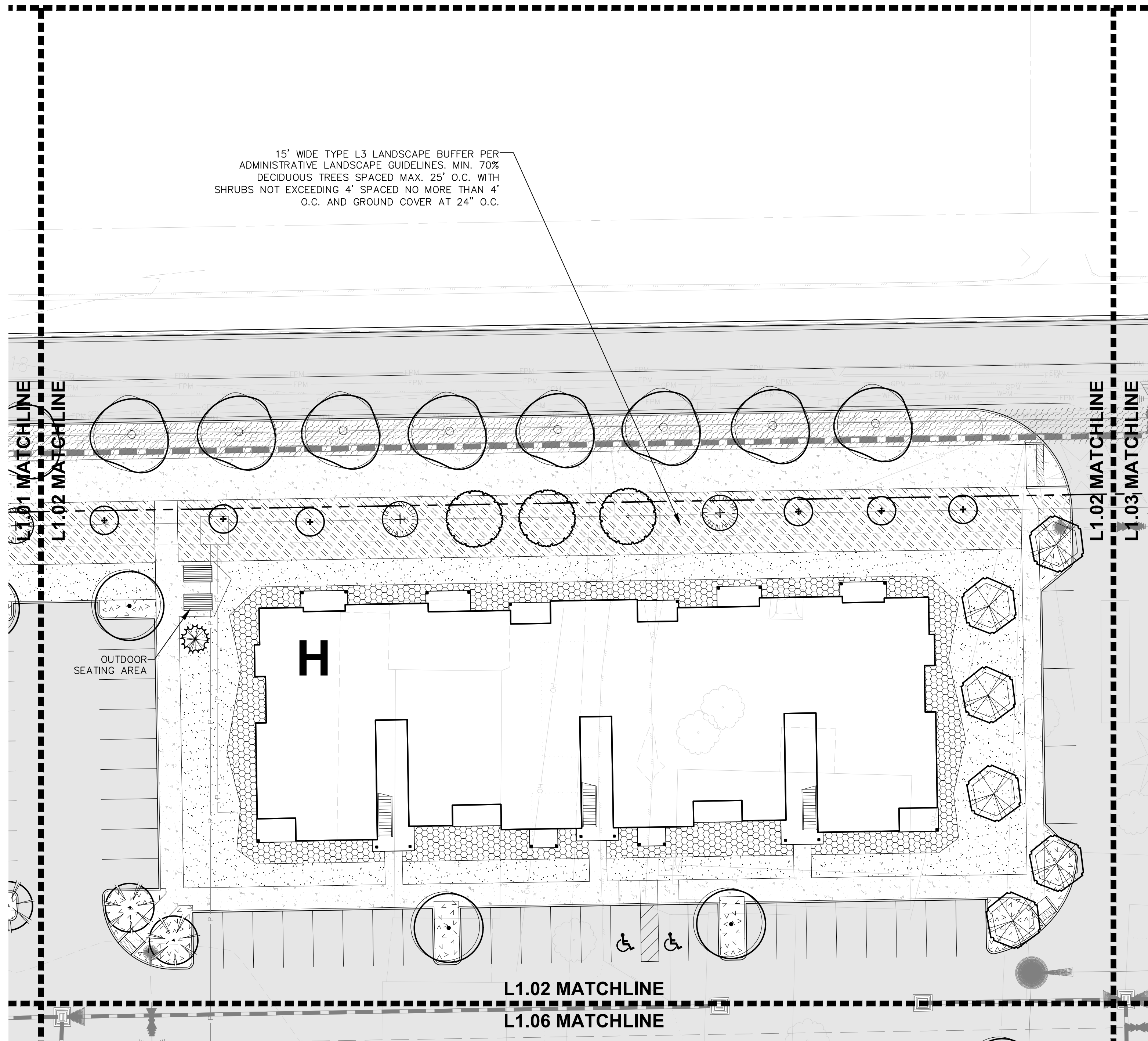
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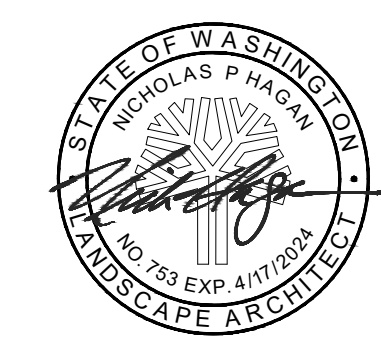
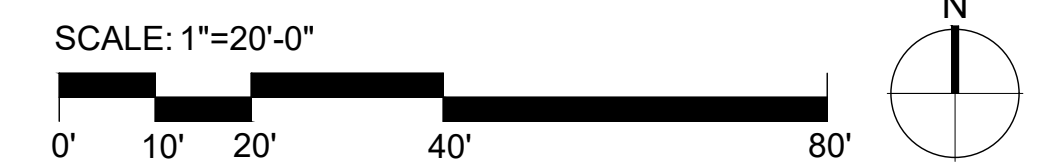
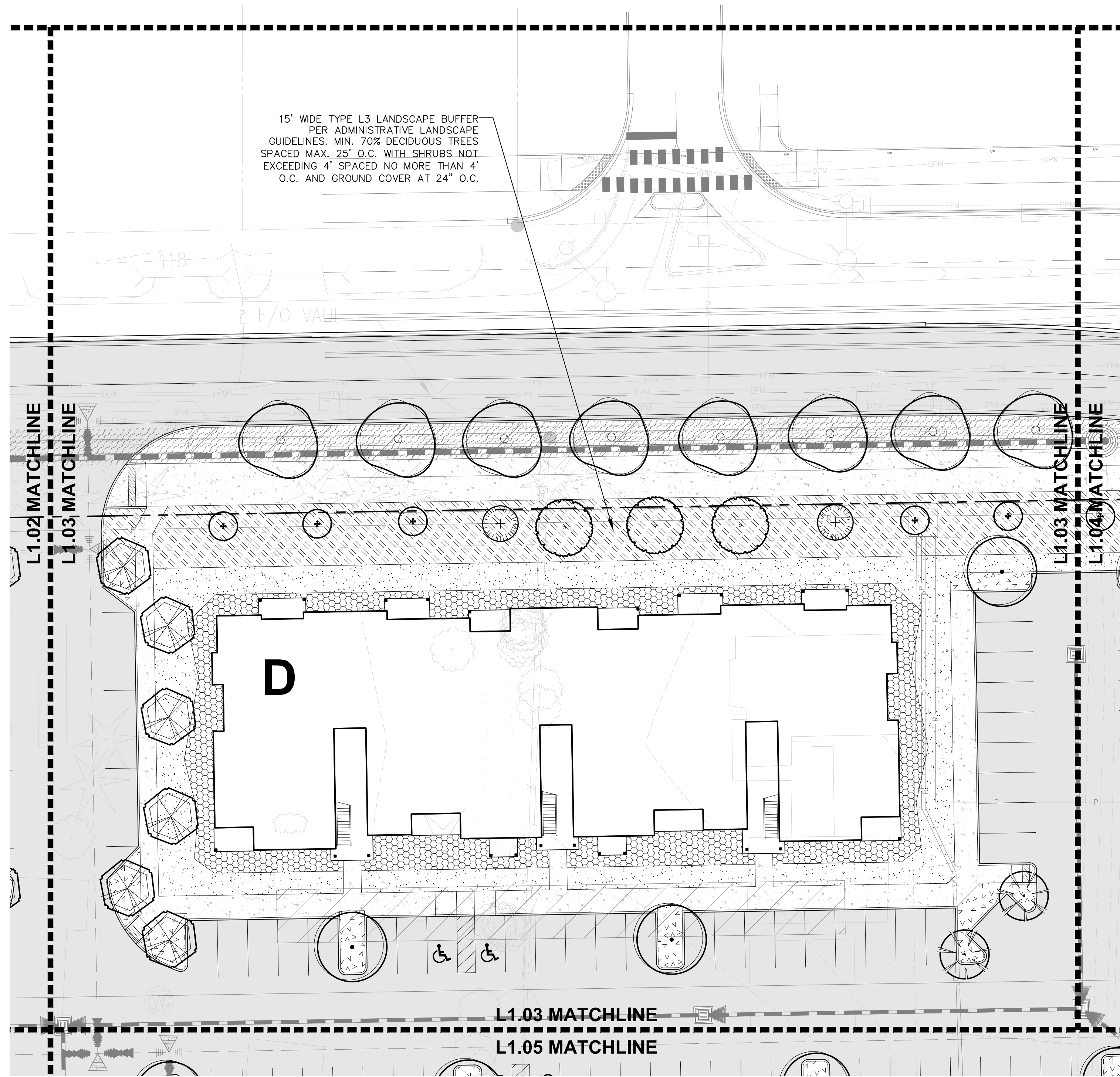
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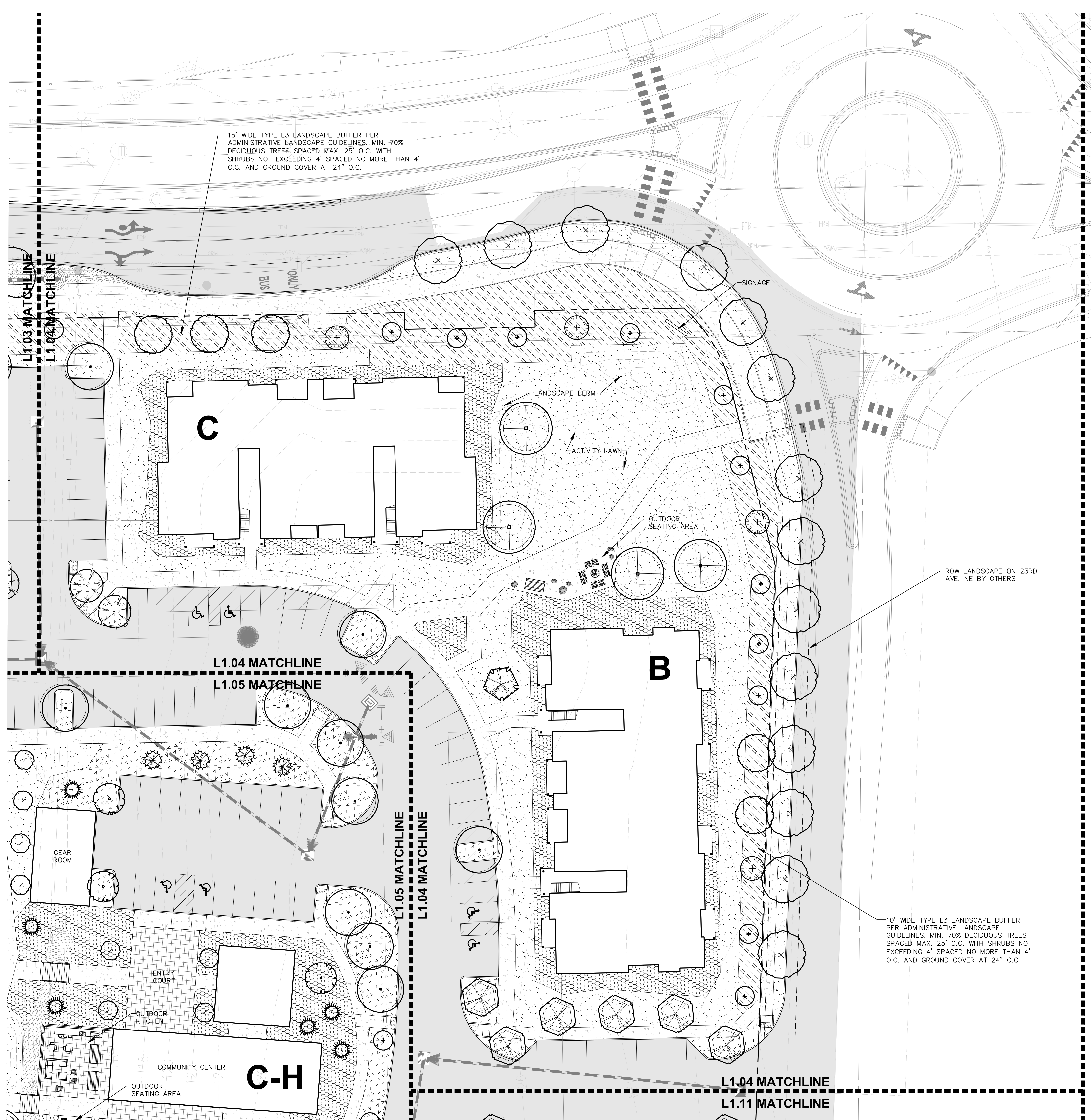
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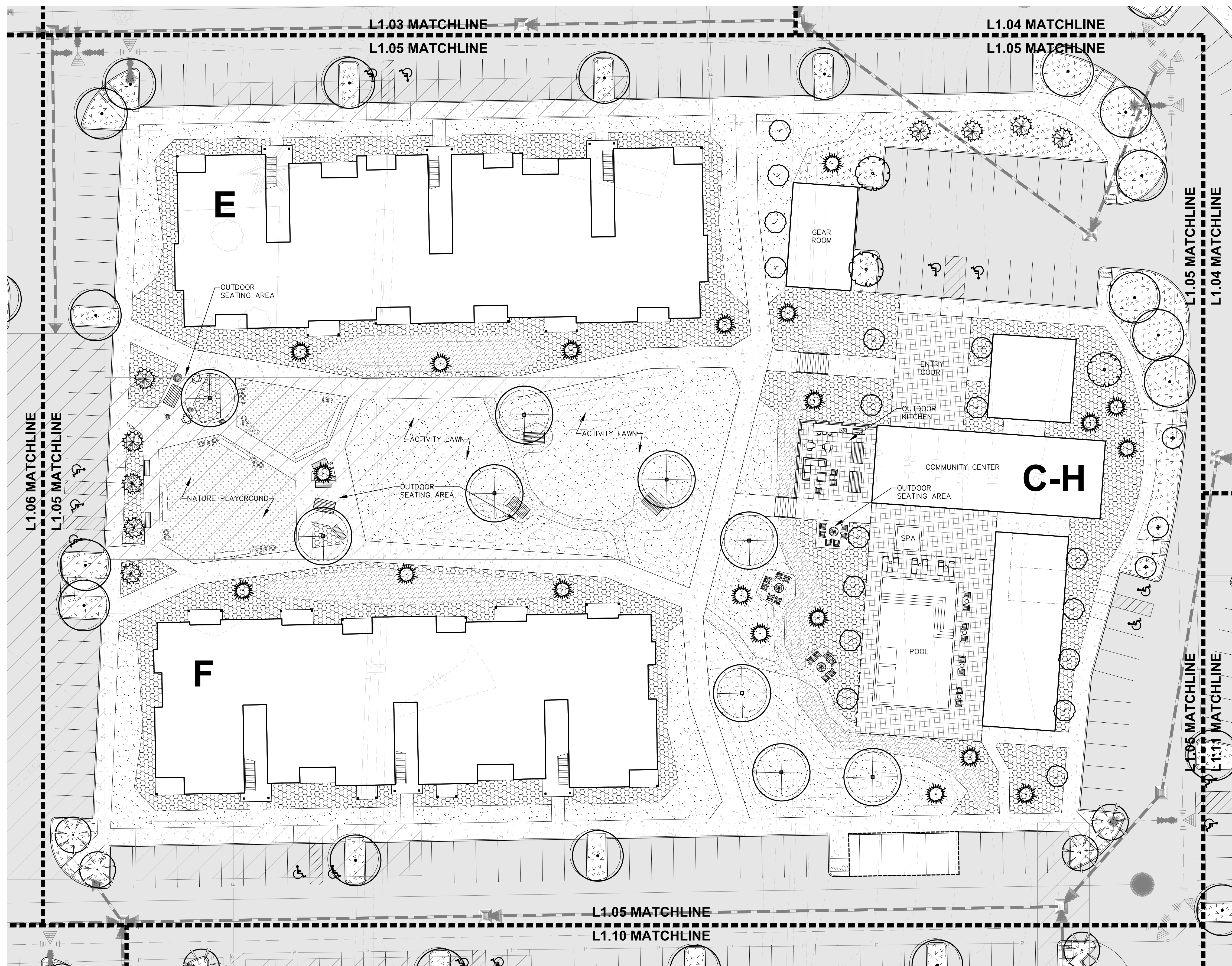
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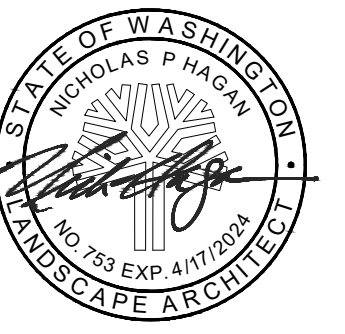
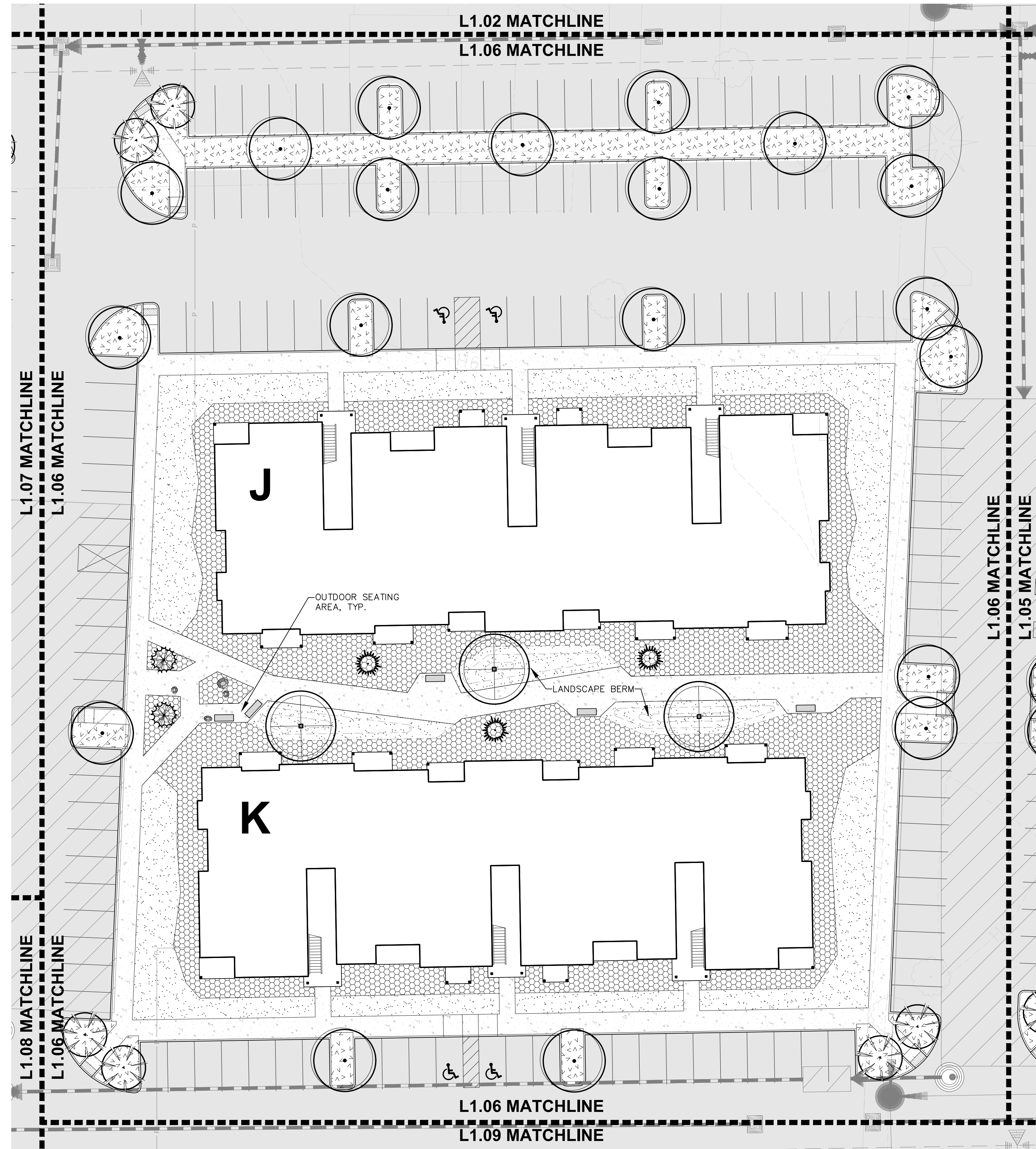
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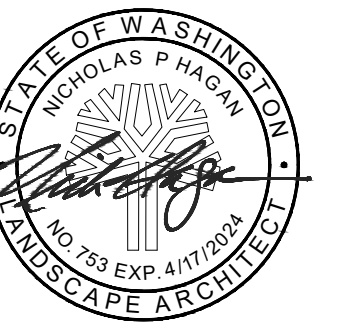
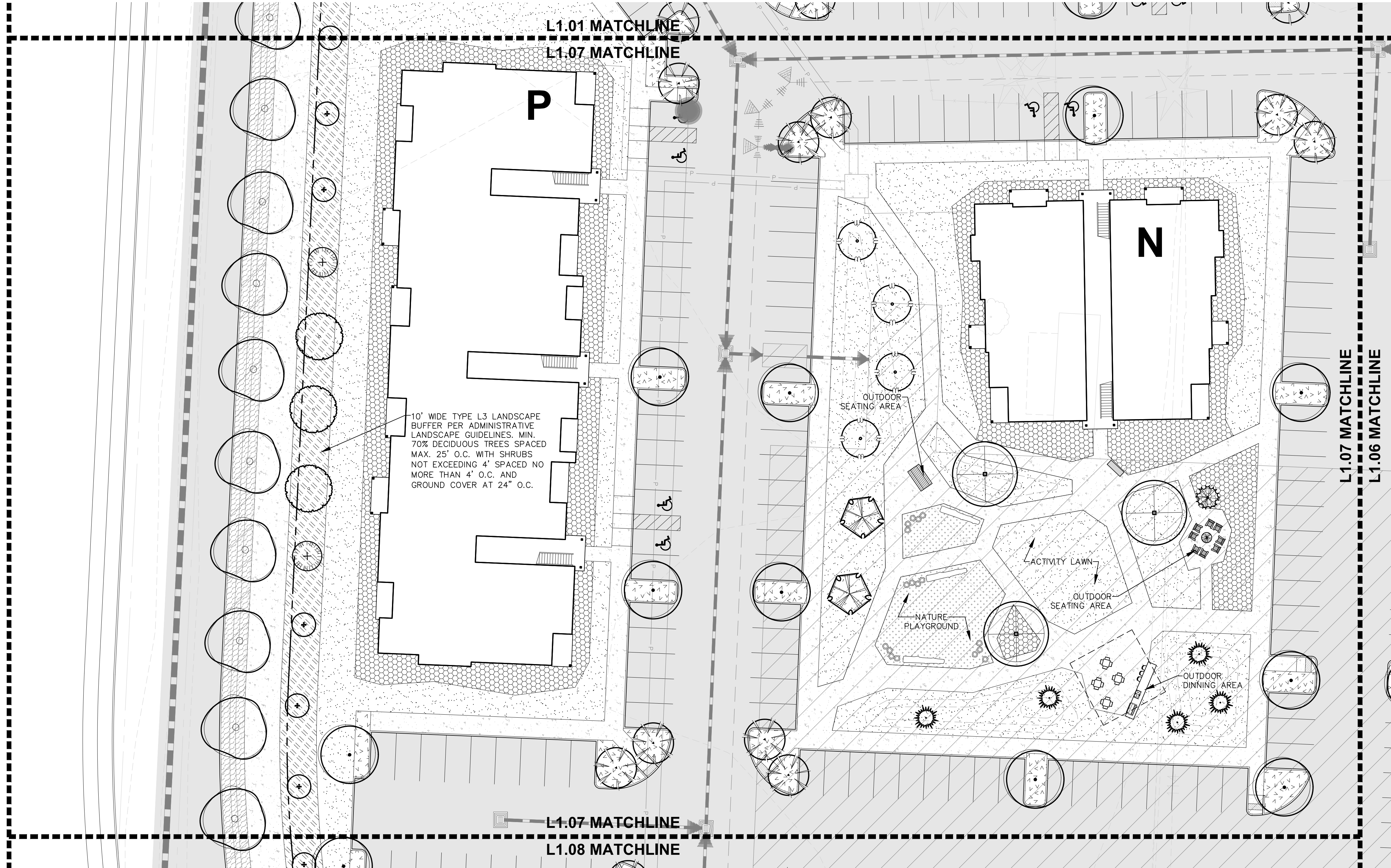
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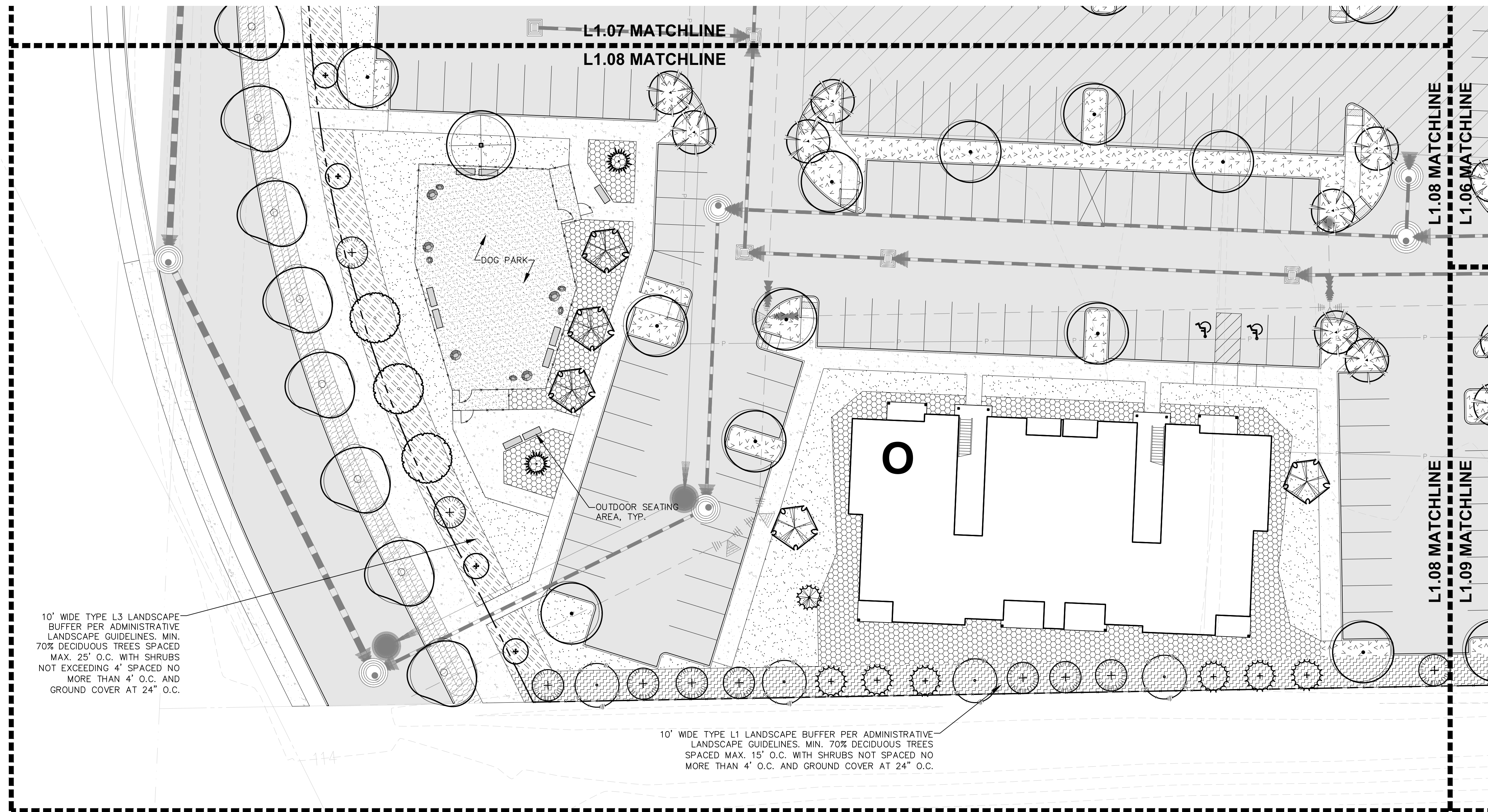
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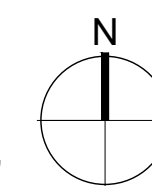
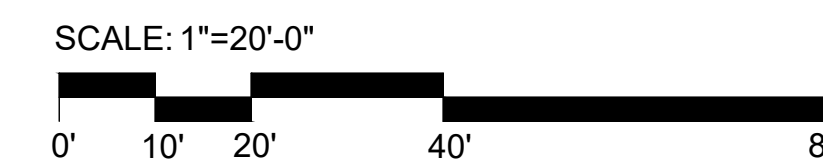
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10' WIDE TYPE L3 LANDSCAPE BUFFER PER ADMINISTRATIVE LANDSCAPE GUIDELINES. MIN. 70% DECIDUOUS TREES SPACED MAX. 25' O.C. WITH SHRUBS NOT EXCEEDING 4' SPACED NO MORE THAN 4' O.C. AND GROUND COVER AT 24" O.C.

10' WIDE TYPE L1 LANDSCAPE BUFFER PER ADMINISTRATIVE LANDSCAPE GUIDELINES. MIN. 70% DECIDUOUS TREES SPACED MAX. 15' O.C. WITH SHRUBS NOT SPACED NO MORE THAN 4' O.C. AND GROUND COVER AT 24" O.C.



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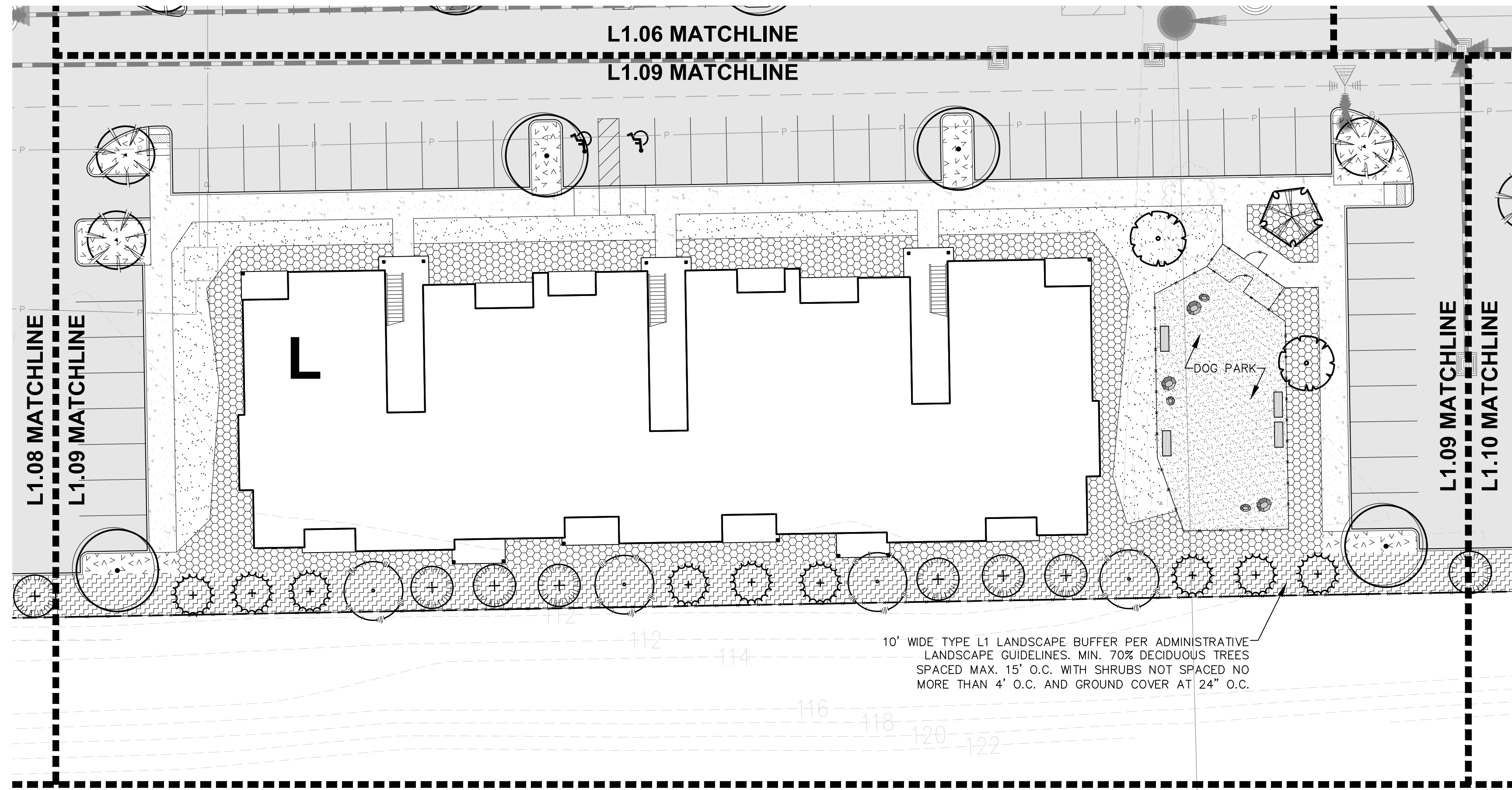
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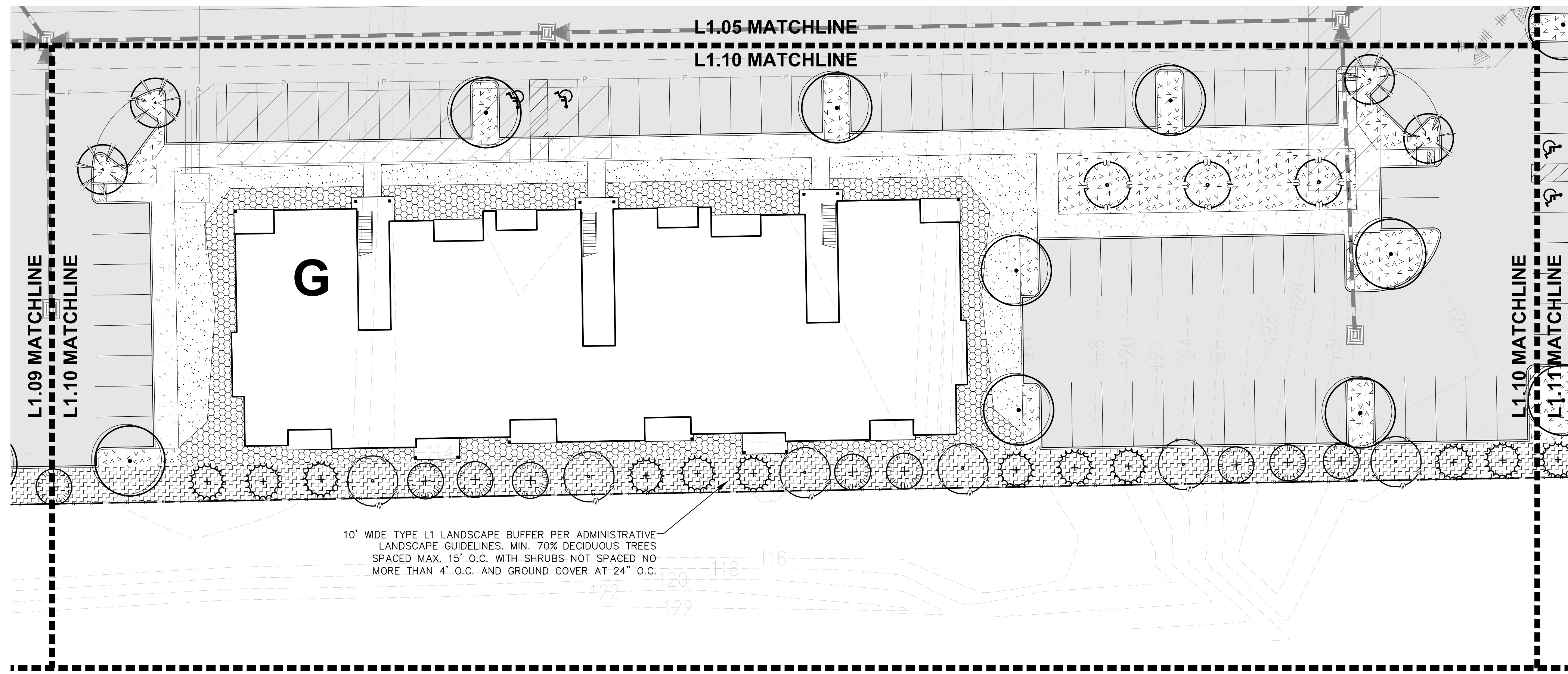
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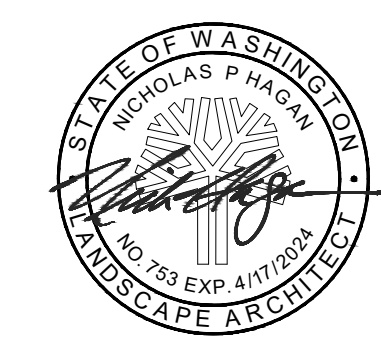
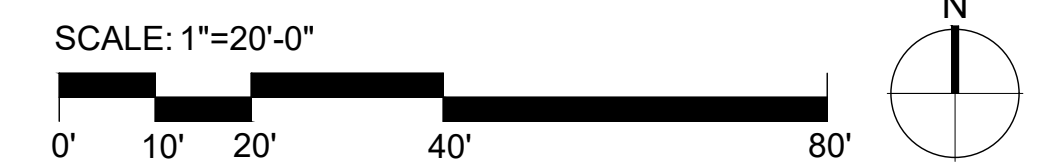
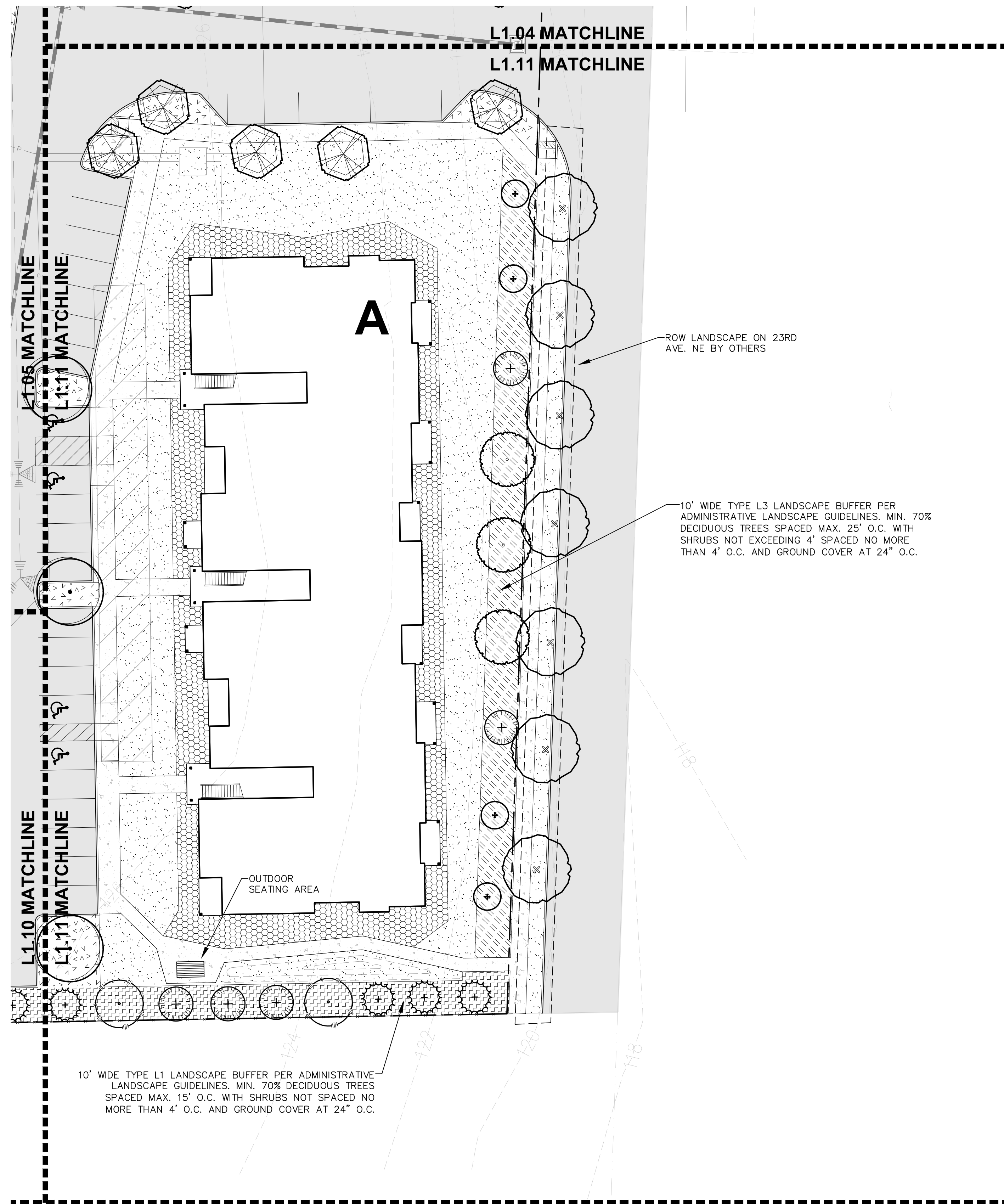
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LANDSCAPE SCHEDULE (LEGEND SHOWN AT 1"=20'+0" SCALE) * INDICATES PACIFIC NORTHWEST NATIVE SPECIES

SYMBOL	BOTANICAL/Common Name	SIZE/CONDITION/REMARKS	SPACING
DECIDUOUS TREES			
	ZELKOVA SERRATA 'VILLAGE GREEN' CITY SPRITE ZELKOVA	MIN. 2" CAL, 12'-14' MIN. HT, B&B, WELL BRANCHED ABOVE 6' HT.	
	ULMUS X 'FRONTIER' FRONTIER ELM	MIN. 2" CAL, 12'-14' MIN. HT, B&B, WELL BRANCHED ABOVE 6' HT.	
	QUERCUS PHELLOS WILLOW OAK	MIN. 2" CAL, 12'-14' MIN. HT, B&B, WELL BRANCHED ABOVE 6' HT.	
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO	MIN. 2" CAL, 12'-14' MIN. HT, B&B, WELL BRANCHED ABOVE 6' HT.	
	PRUNUS X 'YEDOENSIS' YOSHINO CHERRY	MIN. 2" CAL, 10'-12' MIN. HT, B&B, WELL BRANCHED ABOVE 6' HT.	
	* BETULA NIGRA RIVER BIRCH	MIN. 2" CAL, 10'-12' MIN. HT, B&B, WELL BRANCHED ABOVE 6' HT.	
	ACER GRISEUM PAPERBARK MAPLE	MIN. 2" CAL, 10'-12' MIN. HT, B&B, WELL BRANCHED ABOVE 6' HT.	
	CORNUS KOUSA KOUSA DOGWOOD	MIN. 2" CAL, 10'-12' MIN. HT, B&B, WELL BRANCHED.	
	CORNUS MAS CORNELIAN CHERRY	MIN. 2" CAL, 10'-12' MIN. HT, B&B, WELL BRANCHED.	
	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE	MIN. 2" CAL, 10'-12' MIN. HT, B&B, WELL BRANCHED.	
	POPULUS TREMULA 'ERECTA' EUROPEAN COLUMNAR ASPEN	MIN. 2" CAL, 10'-12' MIN. HT, B&B, WELL BRANCHED.	
	QUERCUS ROBUR 'FASTIGIATA' SKYROCKET ENGLISH OAK	MIN. 2" CAL, 10'-12' MIN. HT, B&B, WELL BRANCHED.	
EVERGREEN TREES			
	* THUJA PLICATA WESTERN RED CEDAR	MIN. 8'-10' HT. FULL & BUSHY TO BASE, B&B	
	* PSEUDOTSUGA MENZIESII DOUGLAS FIR	MIN. 8'-10' HT. FULL & BUSHY TO BASE, B&B	
	* PINUS CONTORTA SHORE PINE	MIN. 8'-10' HT. FULL & BUSHY TO BASE, B&B	
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID LIMBER PINE	MIN. 8'-10' HT. FULL & BUSHY TO BASE, B&B	
TYPE L1 PLANTING BUFFER			
	* MYRICA CALIFORNICA PACIFIC WAX MYRTLE	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	4'-0" O.C.
	* VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* MAHONIA AQUIFOLIUM OREGON GRAPE	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-0" O.C.
	* CORNUS SANGUINEA REDTWIG DOGWOOD	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* PHILADELPHUS LEWISII MOCK ORANGE	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* SYMPHORICARPOS ALBUS COMMON SNOWBERRY	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	30" O.C.
	* GUALTHERIA SHALLON SALAL	GROUND COVER, MIN. 1 GAL. POTS	24" O.C.
	* POLYSTICHUM MUNITUM WESTERN SWORD FERN	MIN. 24" HT. AND SPREAD, FULL & BUSHY, MIN. 10 HEALTHY FRONDS, CONT.	30" O.C.
	MAHONIA REPENS CREEPING MAHONIA	GROUND COVER, MIN. 1 GAL. POTS	18" O.C.
TYPE L3 PLANTING BUFFER			
	* RIBES AUREUM GOLDEN CURRENT	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	CORNUS ALBA 'ELEGANTISSIMA' VARIEGATED REDTWIG DOGWOOD	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	MIN. 24" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	MIN. 24" HT. AND SPREAD, FULL & BUSHY, CONT.	30" O.C.
	SPIRAEA BETULIFOLIA 'TOR' BIRCHLEAF SPIRAEA	MIN. 24" HT. AND SPREAD, FULL & BUSHY, CONT.	30" O.C.
	* POLYSTICHUM MUNITUM WESTERN SWORD FERN	MIN. 24" HT. AND SPREAD, FULL & BUSHY, MIN. 10 HEALTHY FRONDS, CONT.	30" O.C.
	* MAHONIA REPENS CREEPING MAHONIA	GROUND COVER, MIN. 1 GAL. POTS	18" O.C.
	* GUALTHERIA SHALLON SALAL	GROUND COVER, MIN. 1 GAL. POTS	24" O.C.

SYMBOL	BOTANICAL/Common Name	SIZE/CONDITION/REMARKS	SPACING
TYPE L4 PARKING LOT PLANTING			
	NANDINA DOMESTICA 'GULFSTREAM' GULFSTREAM DWARF HEAVENLY BAMBOO	MIN. 18" HT. AND SPREAD, FULL & BUSHY, CONT.	30" O.C.
	CAREX TESTACEA NEW ZEALAND HAIR SEDGE	MIN. 2 GAL. FULL & BUSHY	18" O.C.
	PRUNUS LAUROCERASUS 'MT. VERNON' MT. VERNON LAUREL	GROUND COVER, MIN. 1 CAL. POTS	18" O.C.
	PINUS MUGO VAR. PUMILIO DWARF MUGO PINE	MIN. 18" HT. AND SPREAD, FULL & BUSHY, CONT.	30" O.C.
	PENNESETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	MIN. 5 GAL. FULL & BUSHY	30" O.C.
	* MAHONIA REPENS CREEPING MAHONIA	GROUND COVER, MIN. 1 GAL. POTS	18" O.C.
ORNAMENTAL PLANTING			
	* MAHONIA AQUIFOLIUM OREGON GRAPE	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* HOLODISCUS DISCOLOR OCEAN SPRAY	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	4'-0" O.C.
	CORNUS ALBA 'BAIHALO' IVORY HALO DOGWOOD	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-0" O.C.
	PINUS MUGO VAR. PUMILIO DWARF MUGO PINE	MIN. 18" HT. AND SPREAD, FULL & BUSHY, CONT.	30" O.C.
	LONICERA PILEATA BOX LEAF HONEYSUCKLE	MIN. 18" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-0" O.C.
	NANDINA DOMESTICA 'GULFSTREAM' GULFSTREAM DWARF HEAVENLY BAMBOO	MIN. 18" HT. AND SPREAD, FULL & BUSHY, CONT.	30" O.C.
	VIBURNUM DAVIDII DAVID VIBURNUM	MIN. 18" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-0" O.C.
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	MIN. 18" HT. AND SPREAD, FULL & BUSHY, CONT.	30" O.C.
	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	MIN. 18" HT. AND SPREAD, FULL & BUSHY, CONT.	30" O.C.
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	MIN. 5 GAL. FULL & BUSHY	
	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	MIN. 5 GAL. FULL & BUSHY	18" O.C.
	MASCANTHUS SINENSIS 'YAKU JIMA' DWARF MAIDEN GRASS	MIN. 5 GAL. FULL & BUSHY	30" O.C.
	CAREX TESTACEA NEW ZEALAND HAIR SEDGE	MIN. 2 GAL. FULL & BUSHY	18" O.C.
	PENNESETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	MIN. 5 GAL. FULL & BUSHY	30" O.C.
	* RUDBECKIA HIRTA BLACK-EYED SUSAN	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	PENSTEMON PINIFOLIUS ORANGE PINLEAF BEARTONGUE	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	ECHINACEA PURPUREA PURPLE CONEFLOWER	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	ASTER NOVAE-ANGLIAE 'PURPLE DOME' PURPLE DOME ASTER	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	* MAHONIA REPENS CREEPING MAHONIA	GROUND COVER, MIN. 1 GAL. POTS	18" O.C.
	PRUNUS LAUROCERASUS 'MT. VERNON' MT. VERNON LAUREL	GROUND COVER, MIN. 1 CAL. POTS	18" O.C.
BIORETENTION PLANTING			
	* ROSA NUTKANA NUTKA ROSE	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* RIBES AUREUM GOLDEN CURRENT	MIN. 30" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	MIN. 24" HT. AND SPREAD, FULL & BUSHY, CONT.	3'-6" O.C.
	* MAHONIA REPENS CREEPING MAHONIA	GROUND COVER, MIN. 1 GAL. POTS	18" O.C.
	* JUNCUS ACUMINATUS TAPERED RUSH	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	* JUNCUS EFFISUS SPIKE RUSH	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	* CAREX STIPATA SAWBEAK SEDGE	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	* CAREX OBNUPTA SLOUGH SEDGE	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	* IRIS DOUGLASIANA DOUGLAS IRIS	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	* GERANIUM MACRORRHIZUM BIGROOT GERANIUM	MIN. 1 GAL. FULL & BUSHY	18" O.C.
	LAWN AREA		
	NATURE PLAYGROUND		
	GRAVEL		



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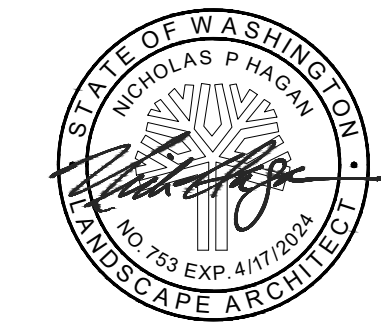
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REVISIONS:	

LANDSCAPE SCHEDULE

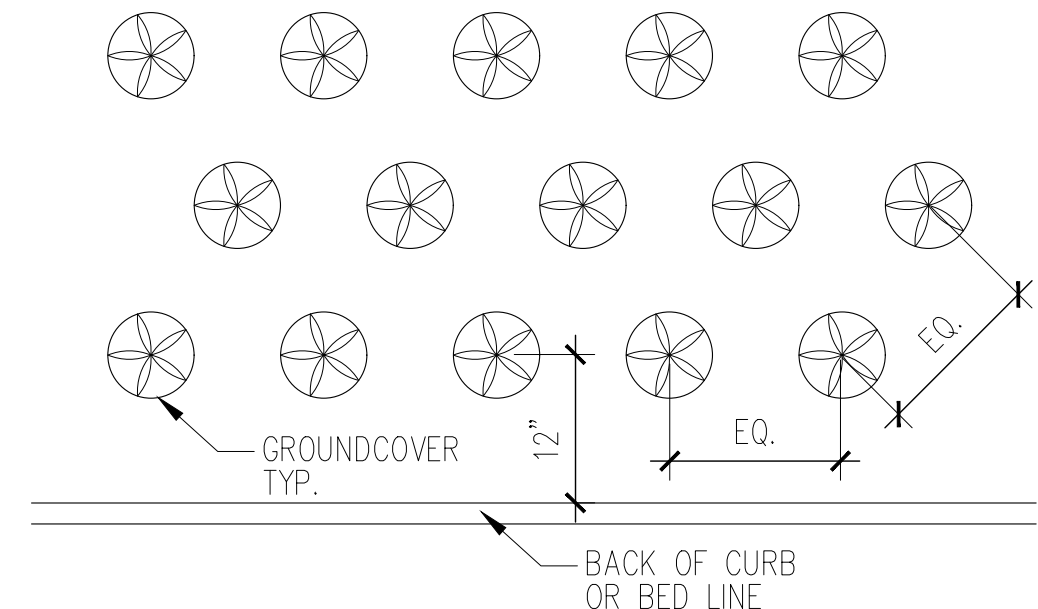
L1.12



WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 1430 NE 60TH ST
 SEATTLE WA 98115
 206-322-1732
 WWW.WDGC.COM

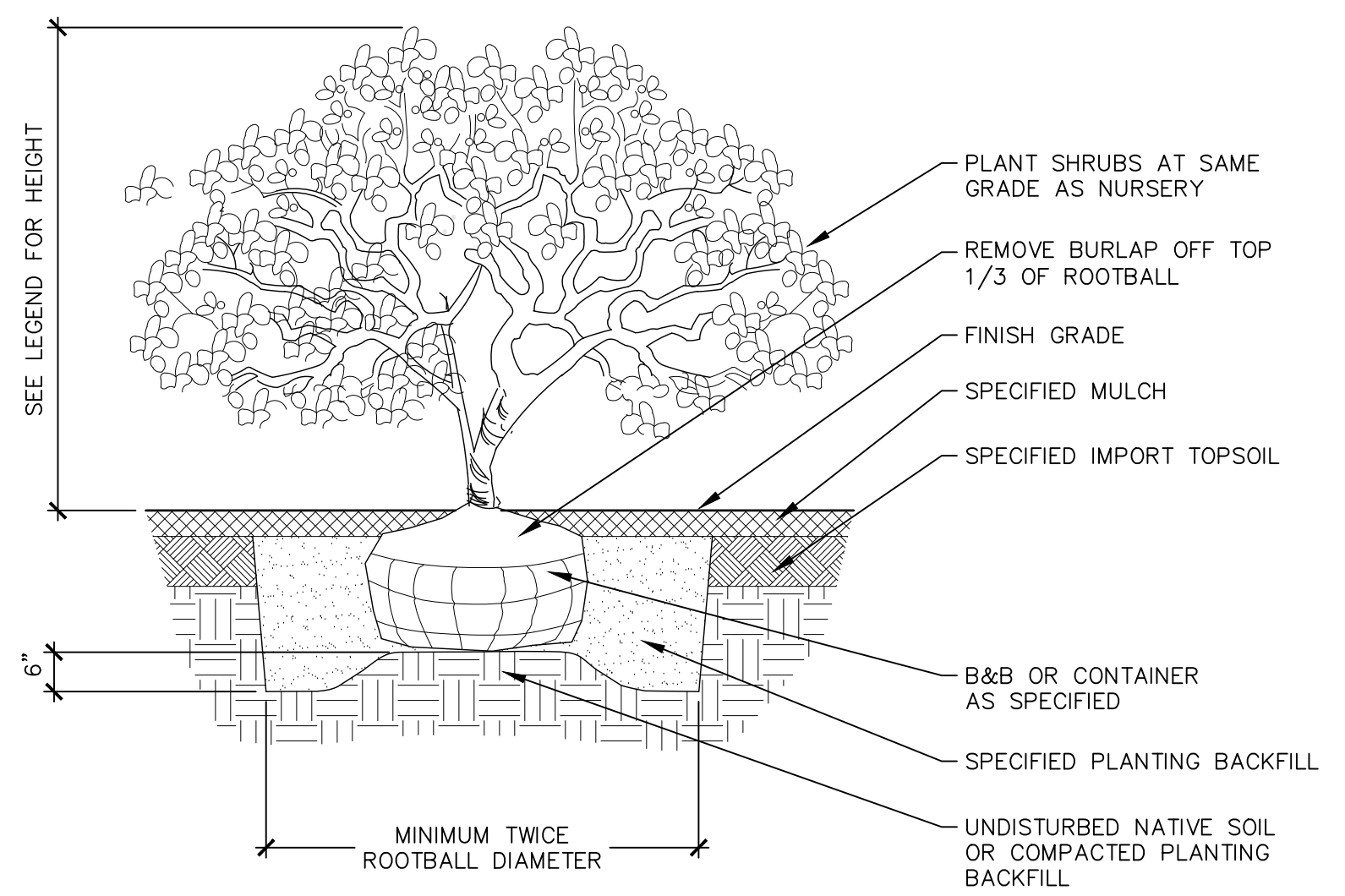
NOTES:

1. ALL GROUNDCOVER TO BE PLANTED AT = SPACING (TRIANGULAR) PER O.C. SPACING ON PLANS



A GROUNDCOVER PLANTING

Scale: NTS



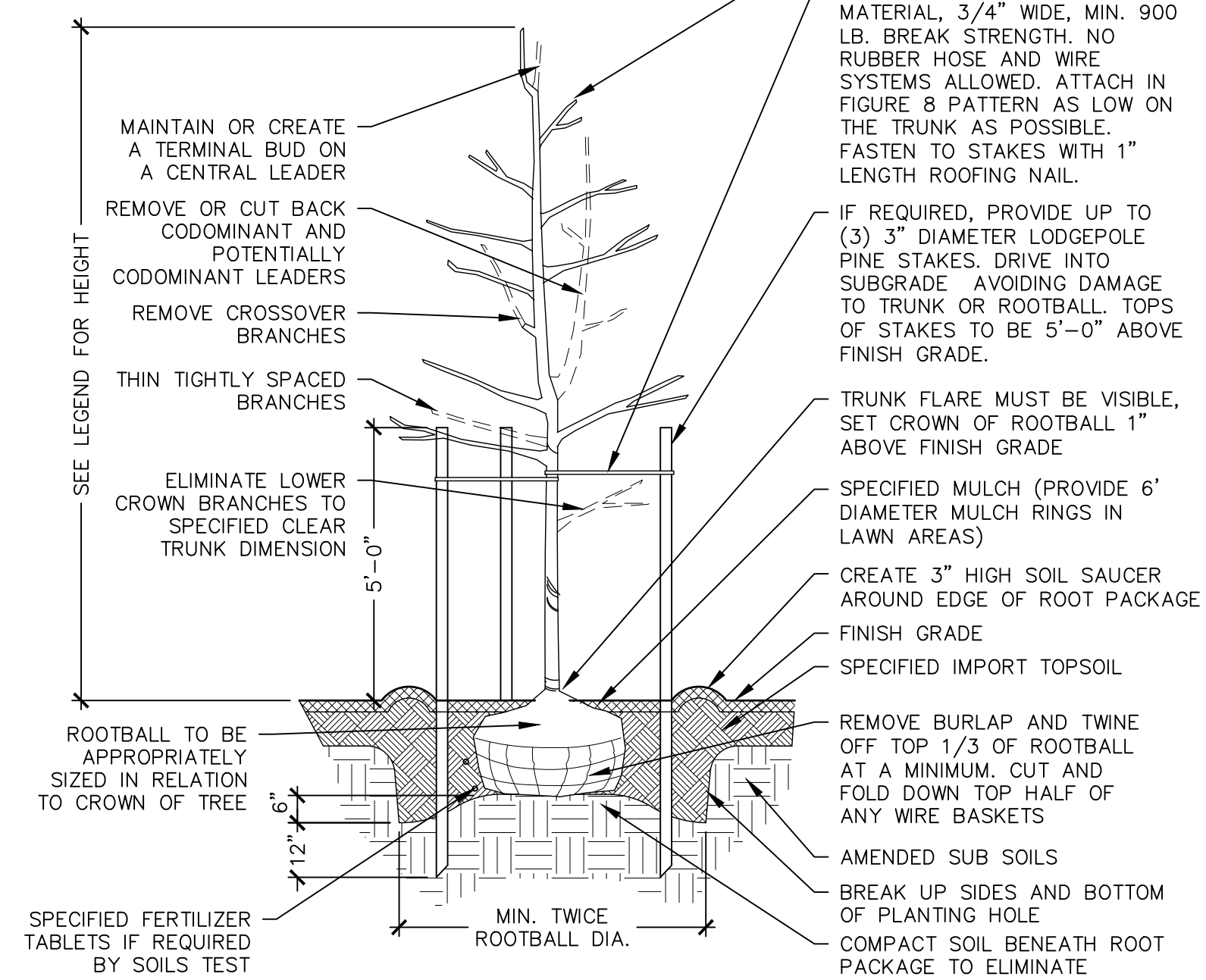
B SHRUB / GROUNDCOVER PLANTING

Scale: NTS

Scale: 1 1/2"=1'-0"

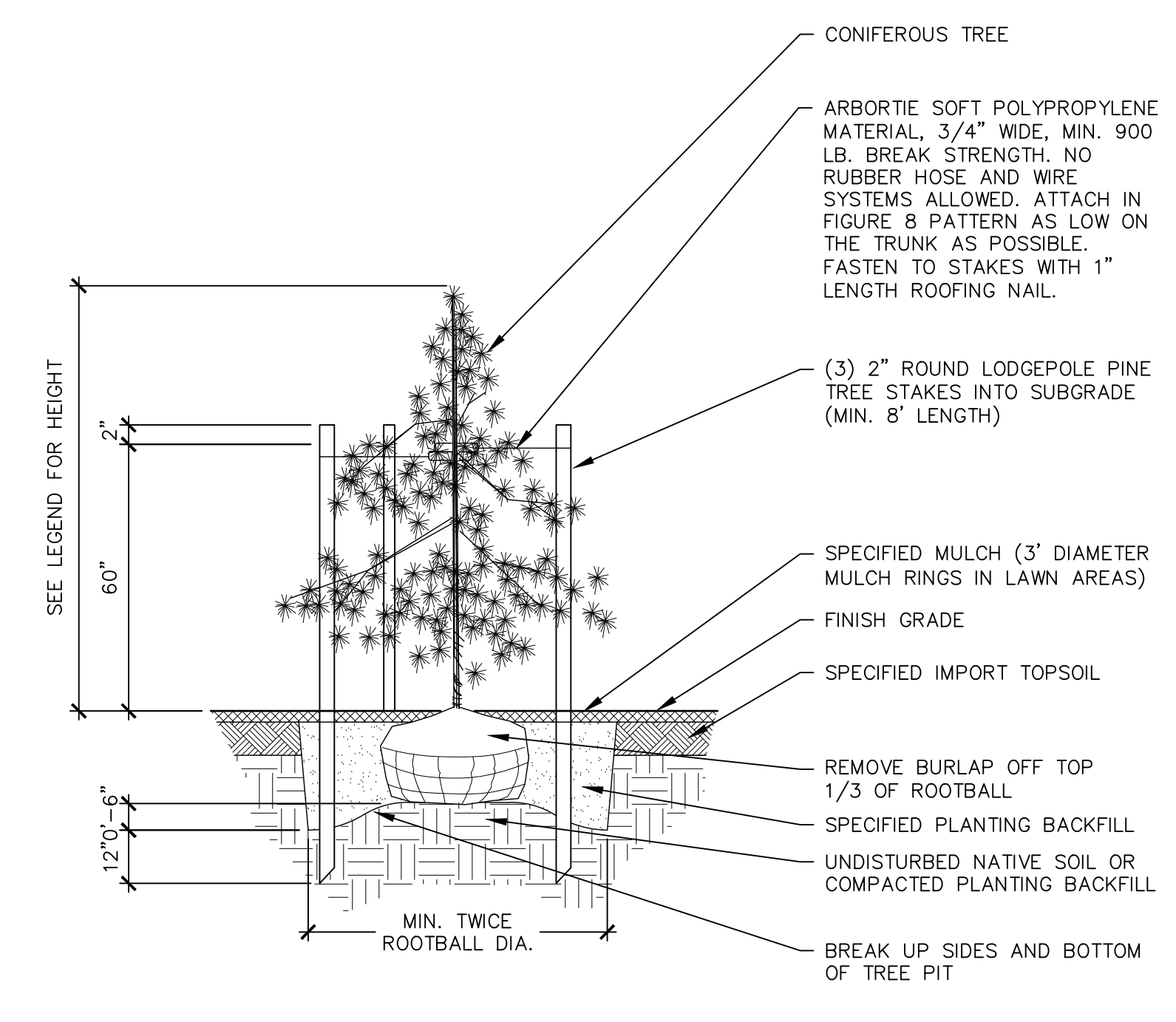
NOTES:

1. ALSO SEE GENERAL PLANTING NOTES, THIS SHEET.
2. PRUNE TREES ONLY AS DIRECTED.



C DECIDUOUS TREE PLANTING

Scale: 3/8"=1'-0"



D CONIFEROUS TREE PLANTING

Scale: 3/8"=1'-0"

Scale: 3/8"=1'-0"

INTRACORP HOMES
MARYSVILLE APARTMENTS
 172ND ST. NE & 23RD AVE NE, MARYSVILLE WA, 98271

LAND USE PERMIT

SCALE	
DATE	04/15/2022
DRAWN	HW
CHECKED	NH
REVISIONS:	

DETAILS

L1.13