

WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 205-322-1732
 WWW.WDAG.COM
 1430 NE 65TH ST
 SEASIDE, WA 98115

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

BUILDING PERMIT
 RESUBMITTAL

SCALE: _____
 DATE: 08/01/2022
 DRAWN: HW
 CHECKED: NH
 REVISIONS: _____

**OPEN SPACE
 CALCULATIONS**

L0.00



APPROX. LOCATION OF EX. 24" BOX CULVERT INLET PER SLATHER FARM SURVEY. OUTLET NOT FOUND.
 APPROX. LOCATION OF EX. 24" BOX CULVERT PER SLATHER FARM SURVEY. OUTLET NOT FOUND.

OPEN SPACE LEGEND

- RESIDENTIAL OPEN SPACE
- LANDSCAPED OPEN SPACE
- REQUIRED LANDSCAPE
- LANDSCAPE BY OTHERS OR OFFSITE STORM PLANTING

OPEN SPACE CALCULATIONS

FULL COMPLETION

APPROX. BUILDING GROSS FLOOR AREA = 520,055 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 520,055 = 104,011
 .3 X 759,083 = 227,725
 TOTAL REQUIRED RESIDENTIAL OPEN SPACE = 104,011 SF
 TOTAL REQUIRED LANDSCAPE SPACE = 227,725 SF

TOTAL RESIDENTIAL OPEN SPACE PROVIDED = 105,966 SF
 TOTAL LANDSCAPE OPEN SPACE PROVIDED = 103,132 SF
 TOTAL REQUIRED LANDSCAPE PROVIDED = 70,010 SF

TOTAL LANDSCAPE AREA PROVIDED (NOT INCL. OPEN SPACE) 103,132 + 70,010 = 173,142
 173,142 * 759,083 = 0.228 (22.8%)
 TOTAL LANDSCAPE AREA PROVIDED 105,966 + 103,132 + 70,010 = 279,108 SF
 279,108 * 759,083 = 0.367 (36.7%)





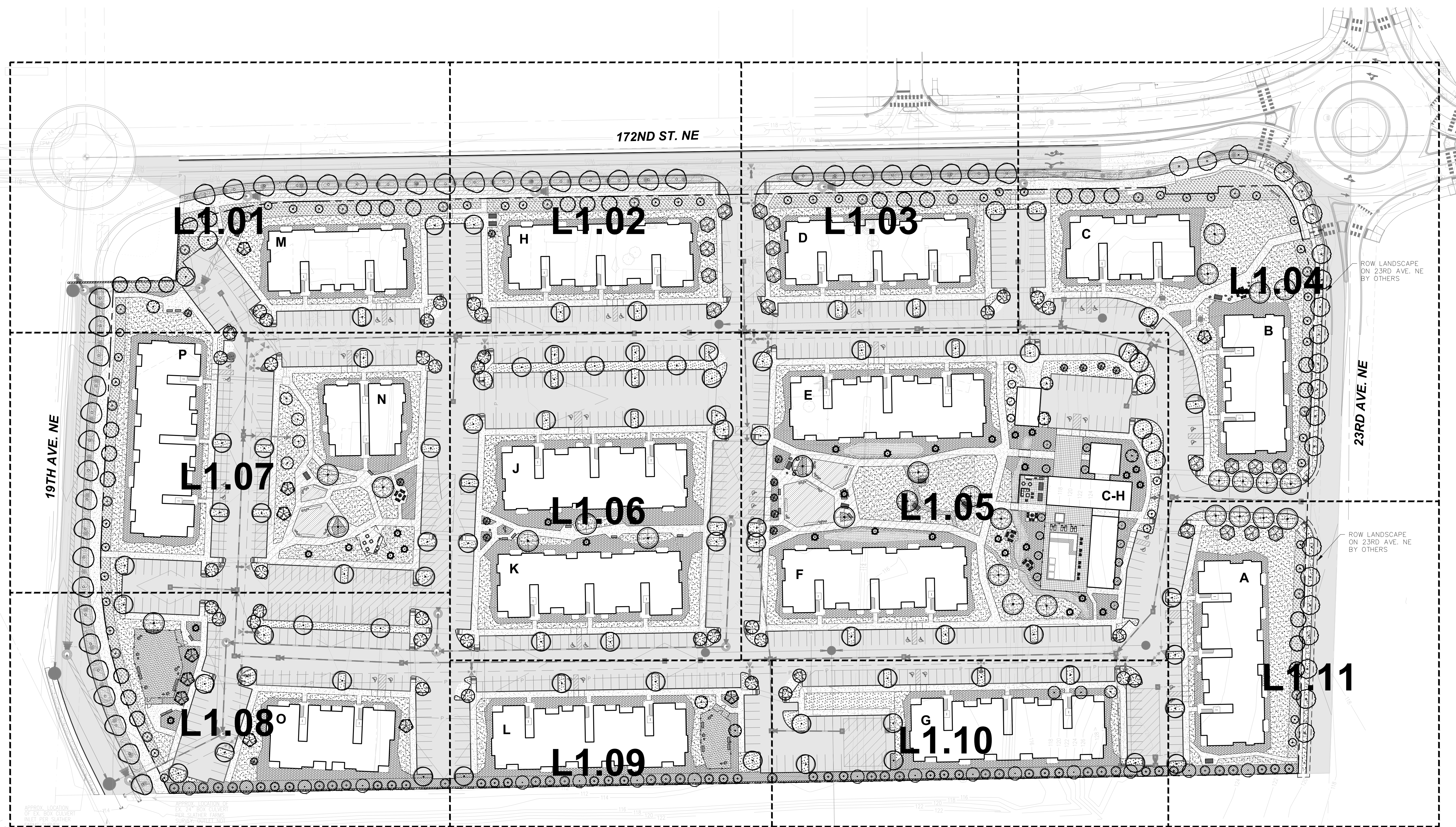
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OVERALL
 LANDSCAPE
 PLAN
L1.00



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.

PARKING LOT LANDSCAPE CALCULATIONS:

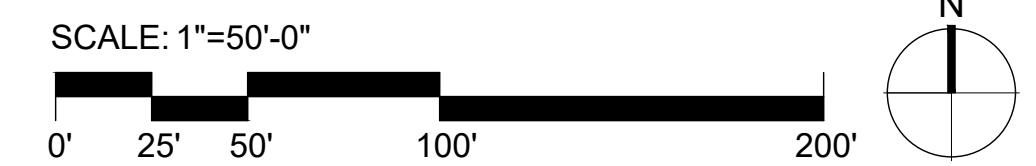
PER MMC 22C.120.130 10% OF PARKING AREA SHALL BE LANDSCAPED WITH TYPE L4 LANDSCAPING. TYPE L4 LANDSCAPING OR 'PARKING AREA LANDSCAPING' SHALL PROVIDE SHADE WHILE MAINTAINING CLEAR SIGHT LINES AND BE PLANTED WITH EVERGREEN SHRUBS AND GROUNDCOVER. SHRUBS NOT TO EXCEED 4' HT.

ALL INDIVIDUAL PLANTING AREAS WITHIN PARKING LOTS SHALL BE PLANTED WITH AT LEAST 1 CANOPY-TYPE DECIDUOUS TREE OR EVERGREEN TREE (90% OF TREES TO BE DECIDUOUS), BE A MIN. OF 5' IN WIDTH AND 120 SF IN SIZE.

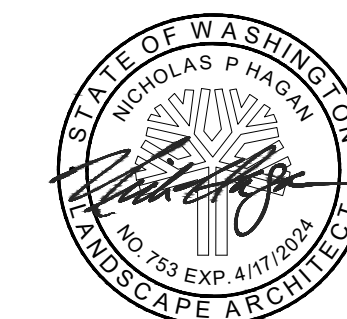
TOTAL PARKING AREA = 234,731 SF
 234,731 X .10 = 23,473.1
 23,473 SF REQUIRED PARKING LOT LANDSCAPE

TOTAL PARKING LOT LANDSCAPE PROVIDED = 27,653 SF

TOTAL PLANTING AREAS WITHIN LOTS = 99
 99 MIN. PARKING LOT TREE QUANTITY REQUIRED
 TOTAL PARKING LOT TREES PROVIDED = 135
 (131 DECIDUOUS, 4 EVERGREEN = 97% DECIDUOUS)



SEE L1.02 FOR SITE IMPROVEMENT LEGEND
 SEE L1.12 FOR LANDSCAPE SCHEDULE
 SEE L1.13 FOR LANDSCAPE DETAILS



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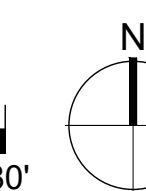
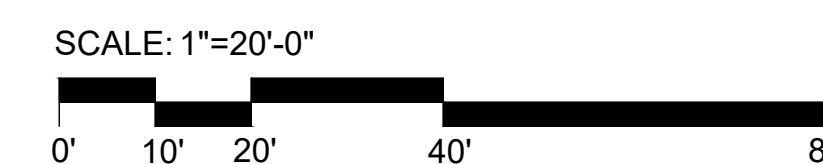
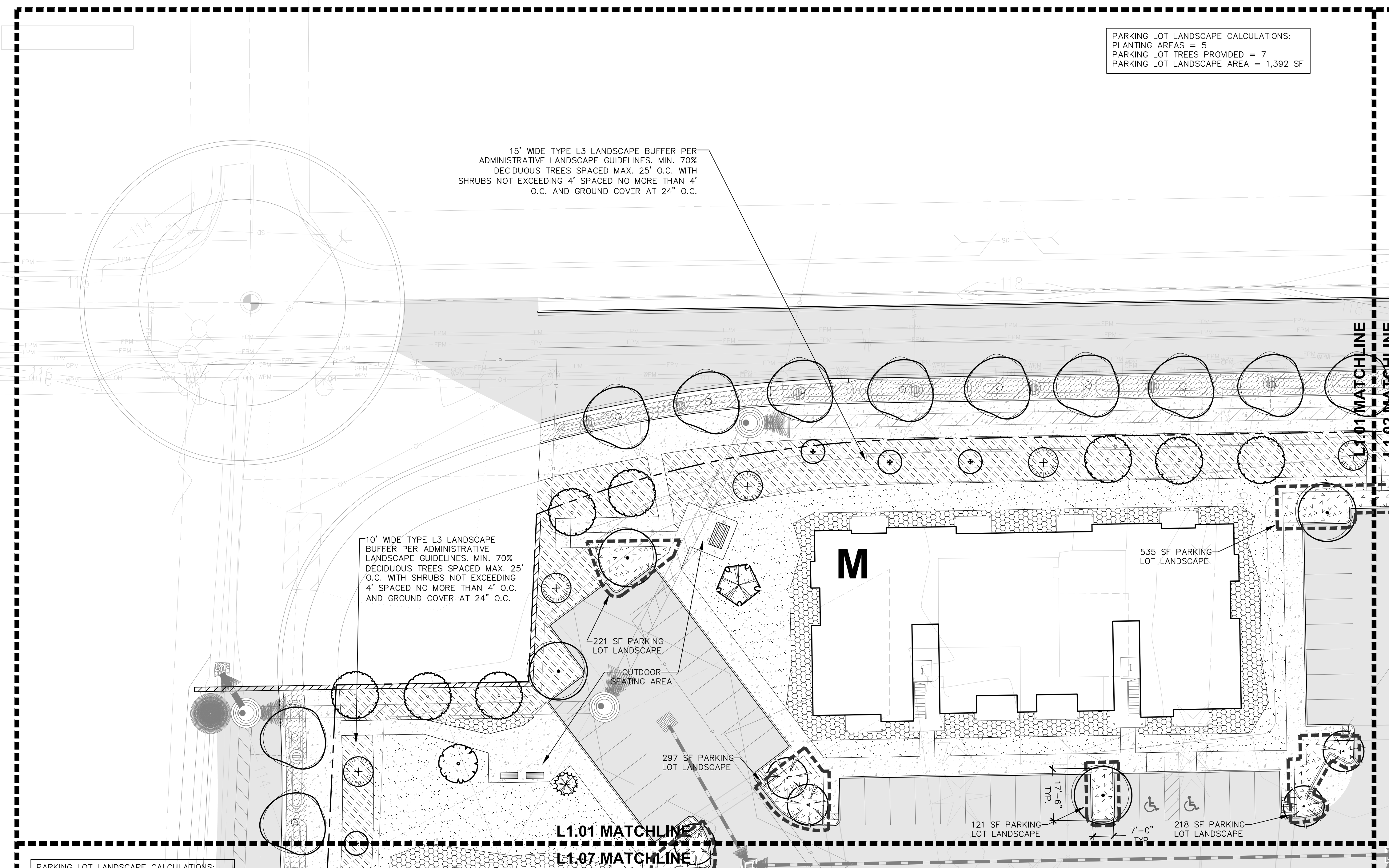
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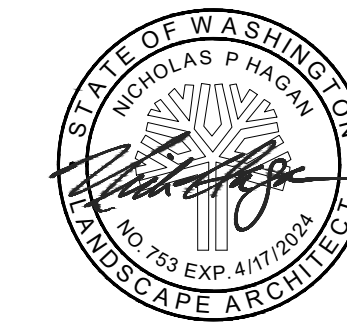
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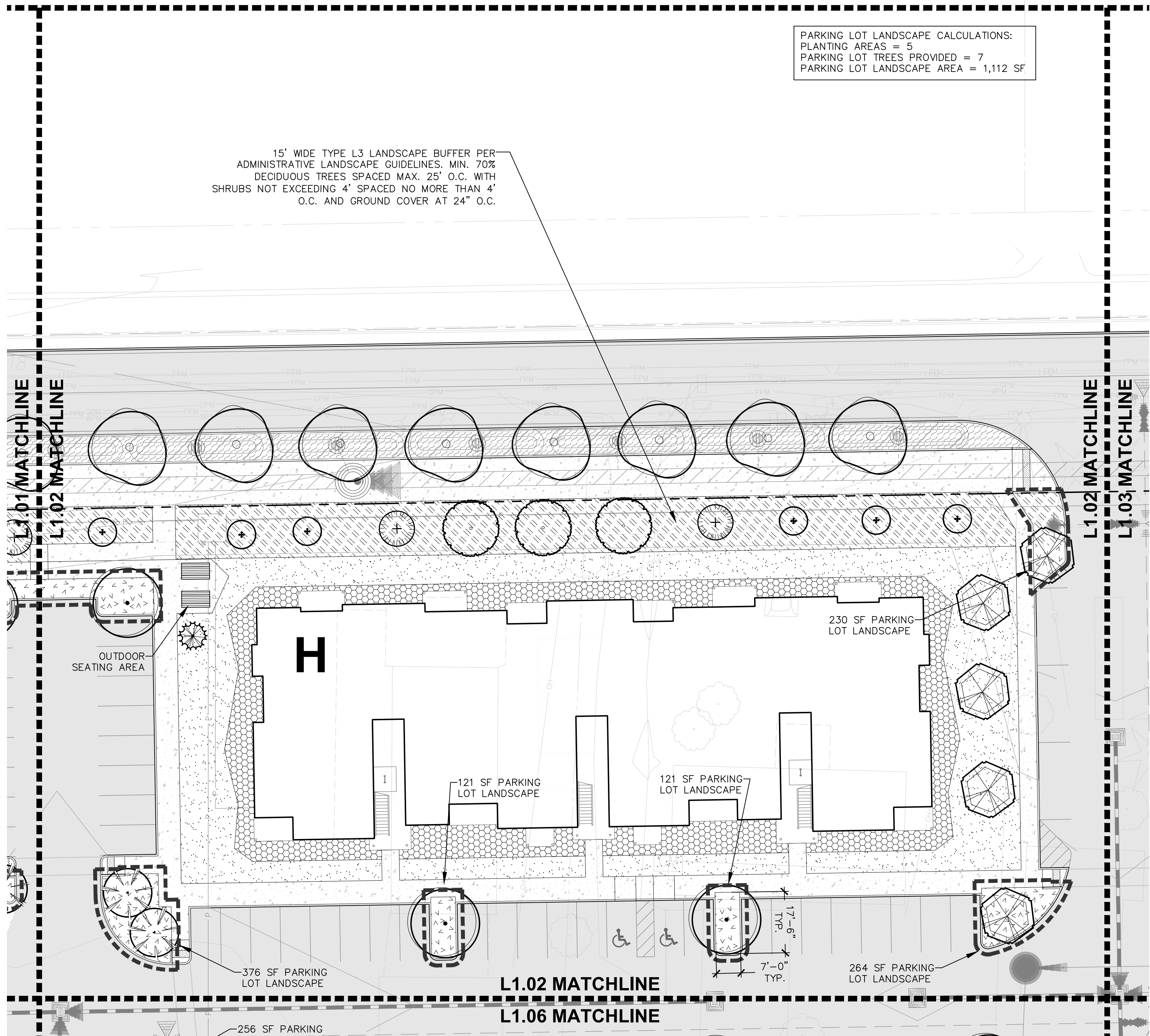
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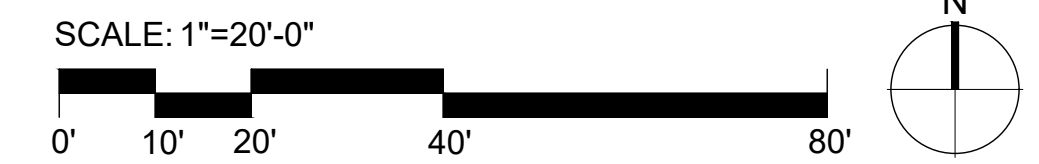
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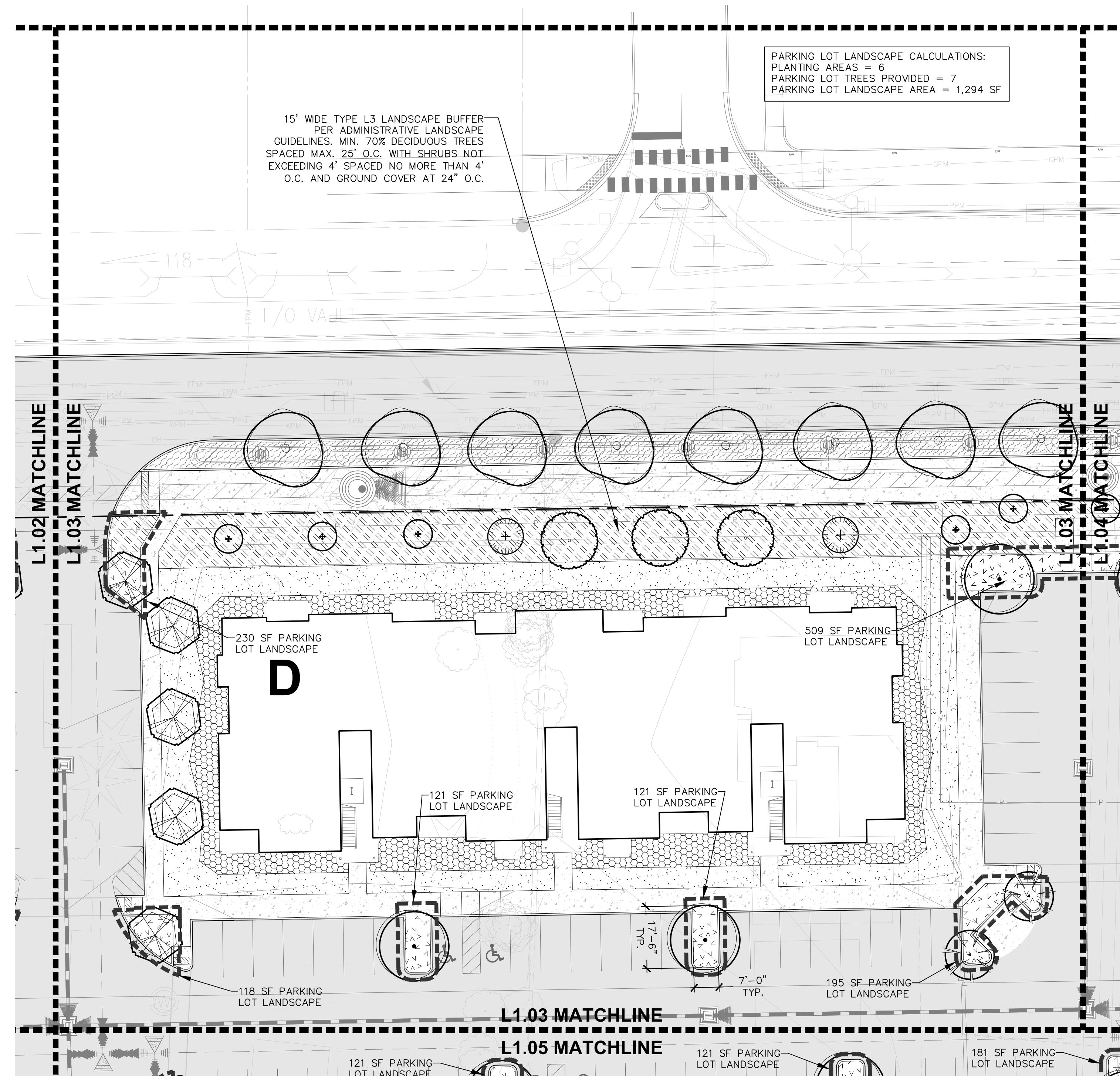
SITE IMPROVEMENT LEGEND (LEGEND SHOWN AT 1"=20'-0" SCALE)

| SYMBOL | ITEM | DESCRIPTION | QUANTITY |
|--------|--|--|----------|
| | NATURE PLAYGROUND AREA | 18" DEPTH ENGINEERED WOOD FIBER WITH CONCRETE CURBING, GEOTEXTILE FABRIC AND 4" PERFORATED SUBDRAINAGE LINES | |
| | GRAVEL | 1/4" MINUS CRUSHED ROCK SURFACING. 6" DEPTH WITH BINDER AND GEOTEXTILE FABRIC | |
| | SPECIALTY PAVING | EXPOSED AGGREGATE, INTEGRAL COLOR, OR UNIT PAVER PAVING AREAS TBD | |
| | BRIDGE DECKING (ABOVE BIORETENTION AREA) | STEEL BRIDGE SUPPORTS WITH CONCRETE ABUTMENTS AND FIBERGRATE PROTRUDED PANEL DECKING | |
| | LOG STEPPERS | LANDSCAPE STRUCTURES® Model #185861 | 50 |
| | LOG BENCH | 24"-30" DIA. CEDAR LOG KEYED INTO SUBGRADE. REMOVE ALL BRANCHES PRIOR TO PLACEMENT. | 9 |
| | STONE SEATING | 3-4 MAN GRANITE BOULDERS | 33 |
| | OUTDOOR BENCH | LANDSCAPE FORMS® GRETCHEN BACKLESS BENCH | 26 |
| | OUTDOOR PICNIC TABLE | LANDSCAPE FORMS® GRETCHEN PICNIC TABLE | 13 |
| | OUTDOOR DINNING UNIT | LANDSCAPE FORMS® (1) CHIPMAN DINNING TABLE (4) CHIPMAN DINNING CHAIRS | 9 |
| | LOUNGE CHAIR | LOII DESIGNS ADIRONBACK LOUNGE CHAIR | 53 |
| | OUTDOOR SIDE TABLE | LOII DESIGNS SATELLITE END TABLE | 7 |
| | OUTDOOR SOAF & SECTIONALS UNIT | LOII DESIGNS PLATFORM ONE BUNDLE A | 1 |
| | OUTDOOR CHAISE SEATING | LOII DESIGNS THE 405 CHAISE | 6 |
| | FIRE PIT | RH YOUNTVILLE FIRE TABLE ROUND | 6 |
| | OUTDOOR BAR STOOL | LANDSCAPE FORMS® CHIPMAN BAR STOOL | 6 |
| | OUTDOOR GRILL | LYNX® PROFESSIONAL BUILT-IN 36" GRILL | 2 |
| | OUTDOOR KITCHEN COUNTER TOP | MATERIAL TBD | 2 |



PARKING LOT LANDSCAPE CALCULATIONS:
 PLANTING AREAS = 5
 PARKING LOT TREES PROVIDED = 7
 PARKING LOT LANDSCAPE AREA = 1,112 SF





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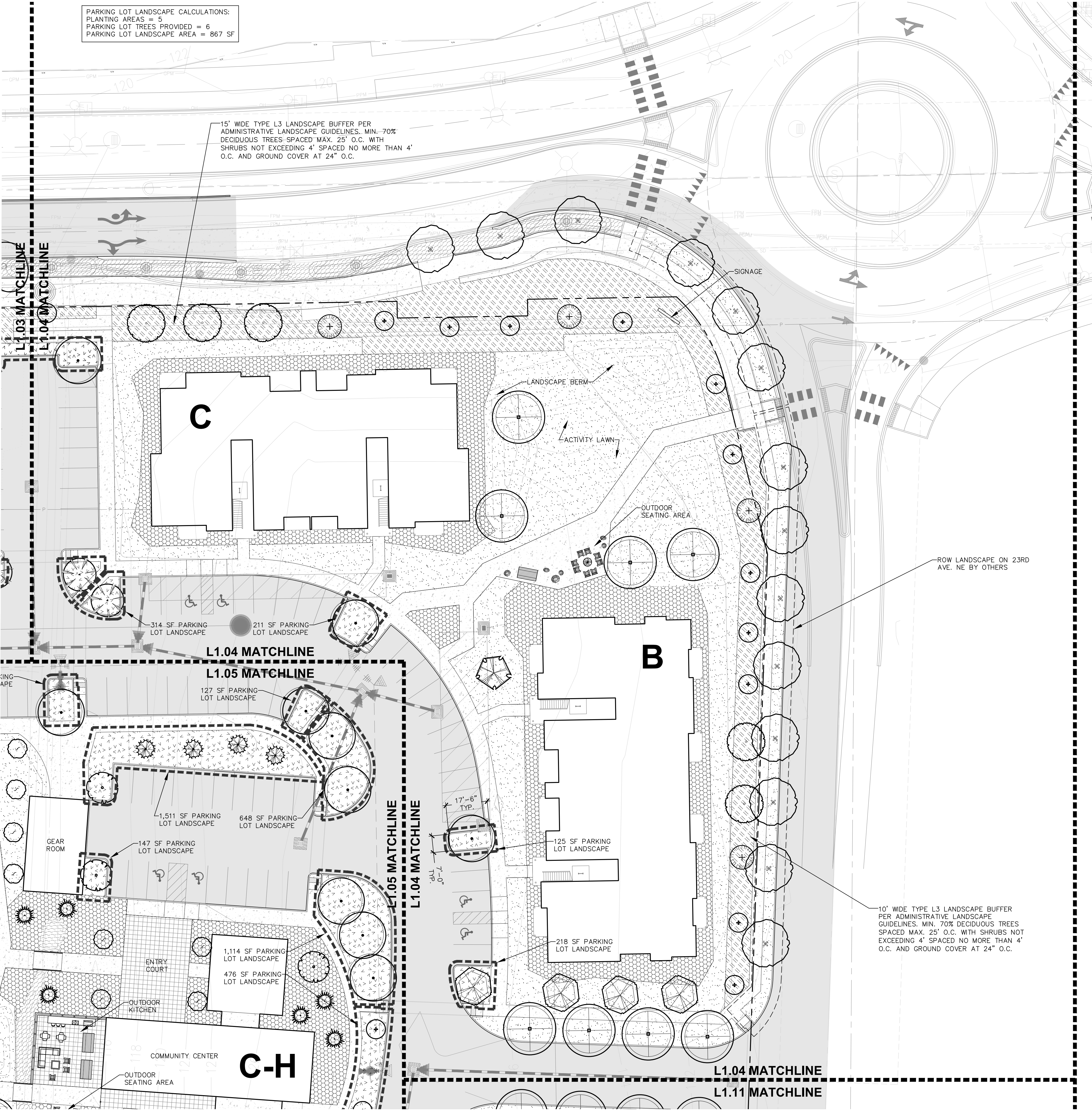
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L1.03

PARKING LOT LANDSCAPE CALCULATIONS:
 PLANTING AREAS = 5
 PARKING LOT TREES PROVIDED = 6
 PARKING LOT LANDSCAPE AREA = 867 SF

15' 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.



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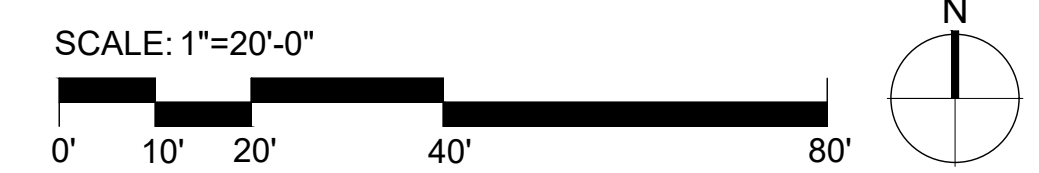
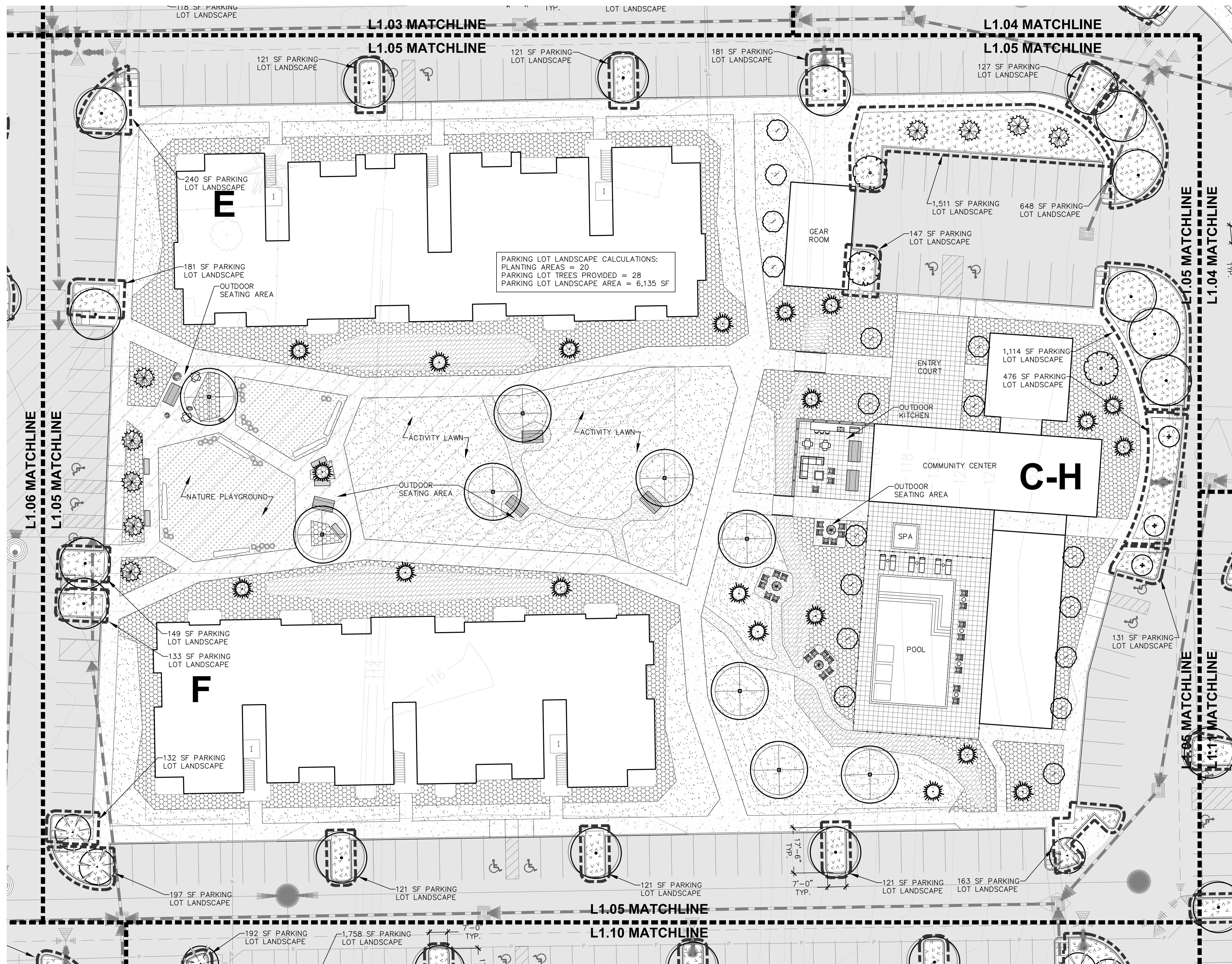
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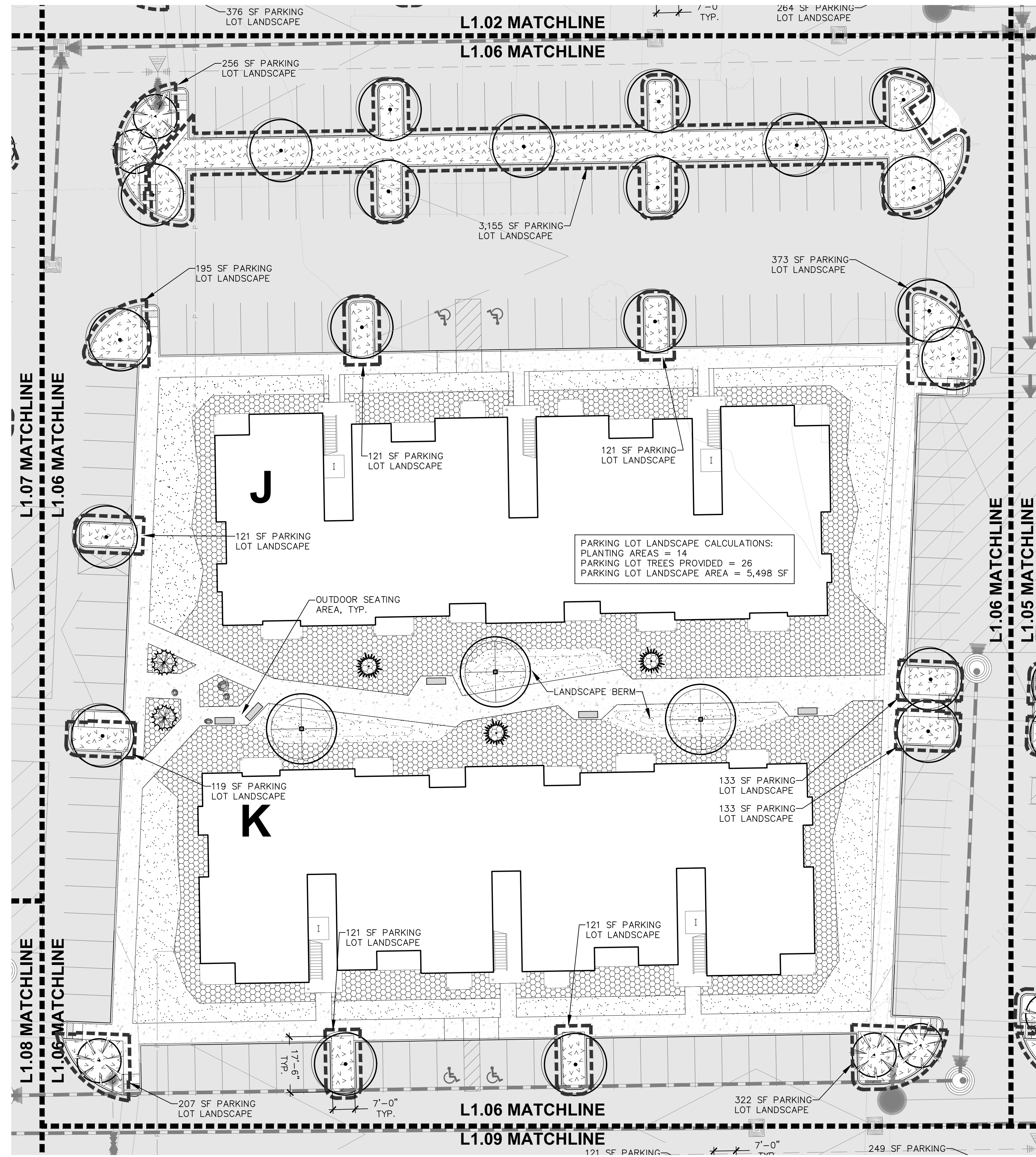
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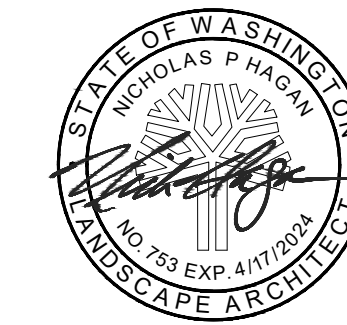
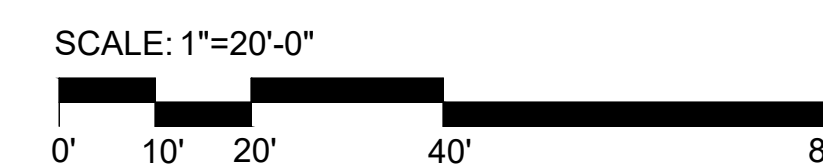
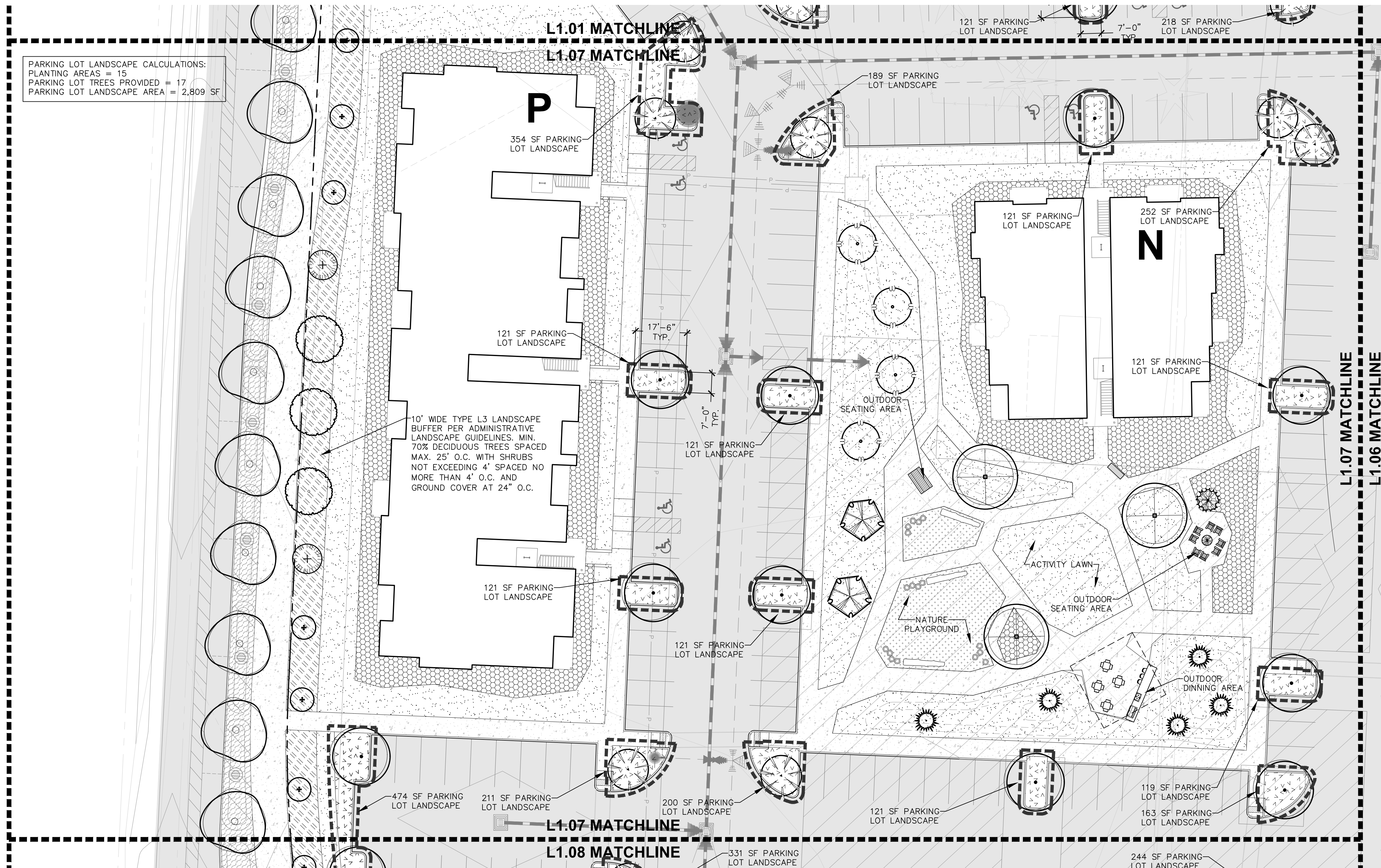
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L1.07



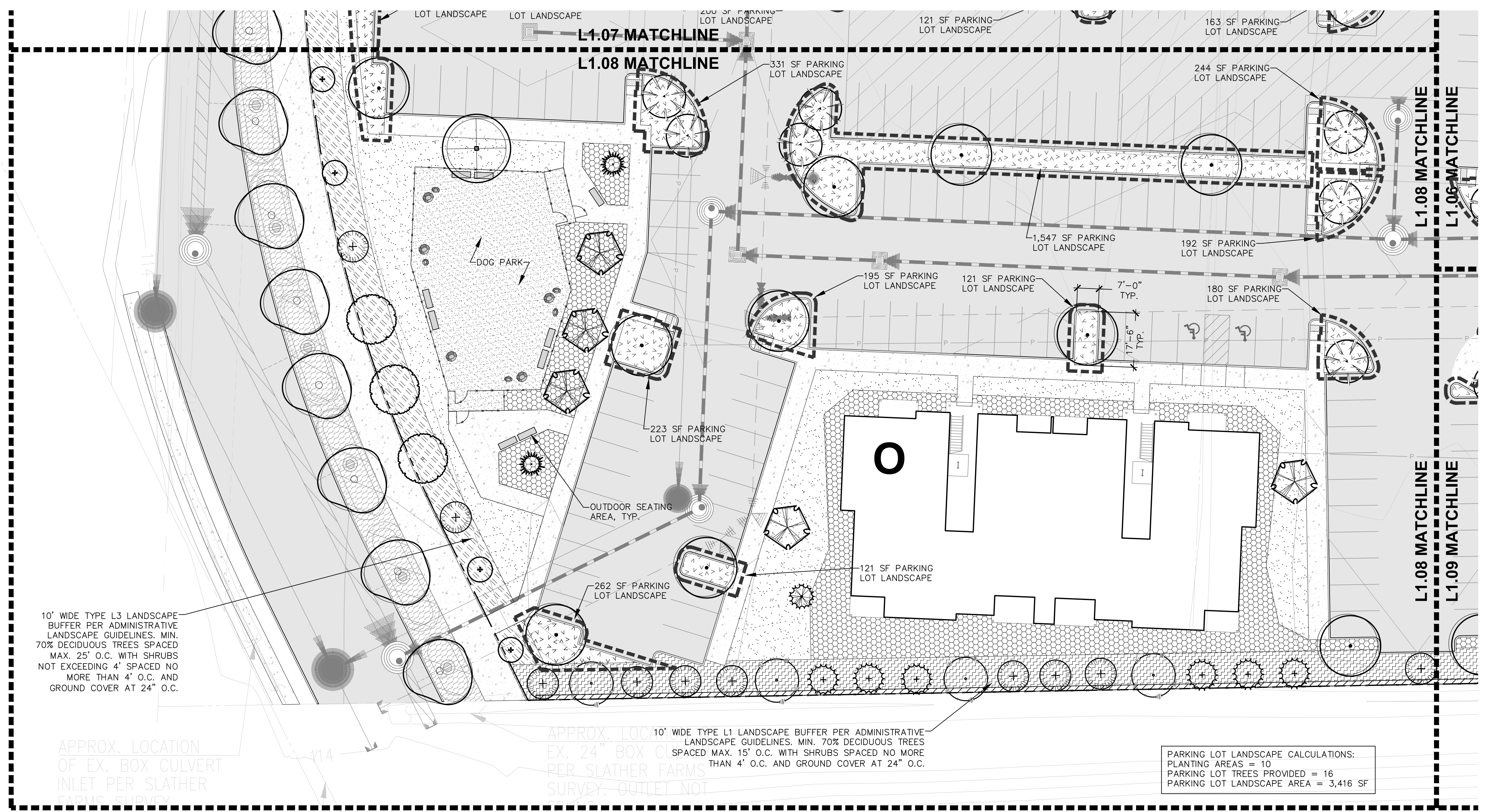
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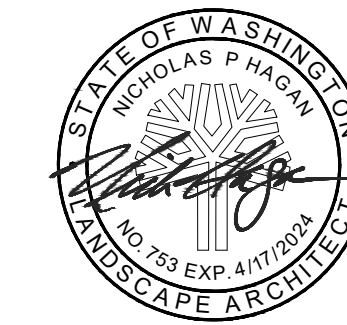
10' WIDE TYPE L3 LANDSCAPE BUFFER PER ADMINISTRATIVE LANDSCAPE GUIDELINES. MIN. 70% DECIDUOUS TREES SPACED MAX. 25' O.C. WITH SHRUBS NOT EXCEEDING 4' SPACED NO MORE THAN 4' O.C. AND GROUND COVER AT 24" O.C.

APPROX. LOCATION OF EX. BOX CULVERT INLET PER SLATHER SURVEY. OUTLET NOT FOUND.

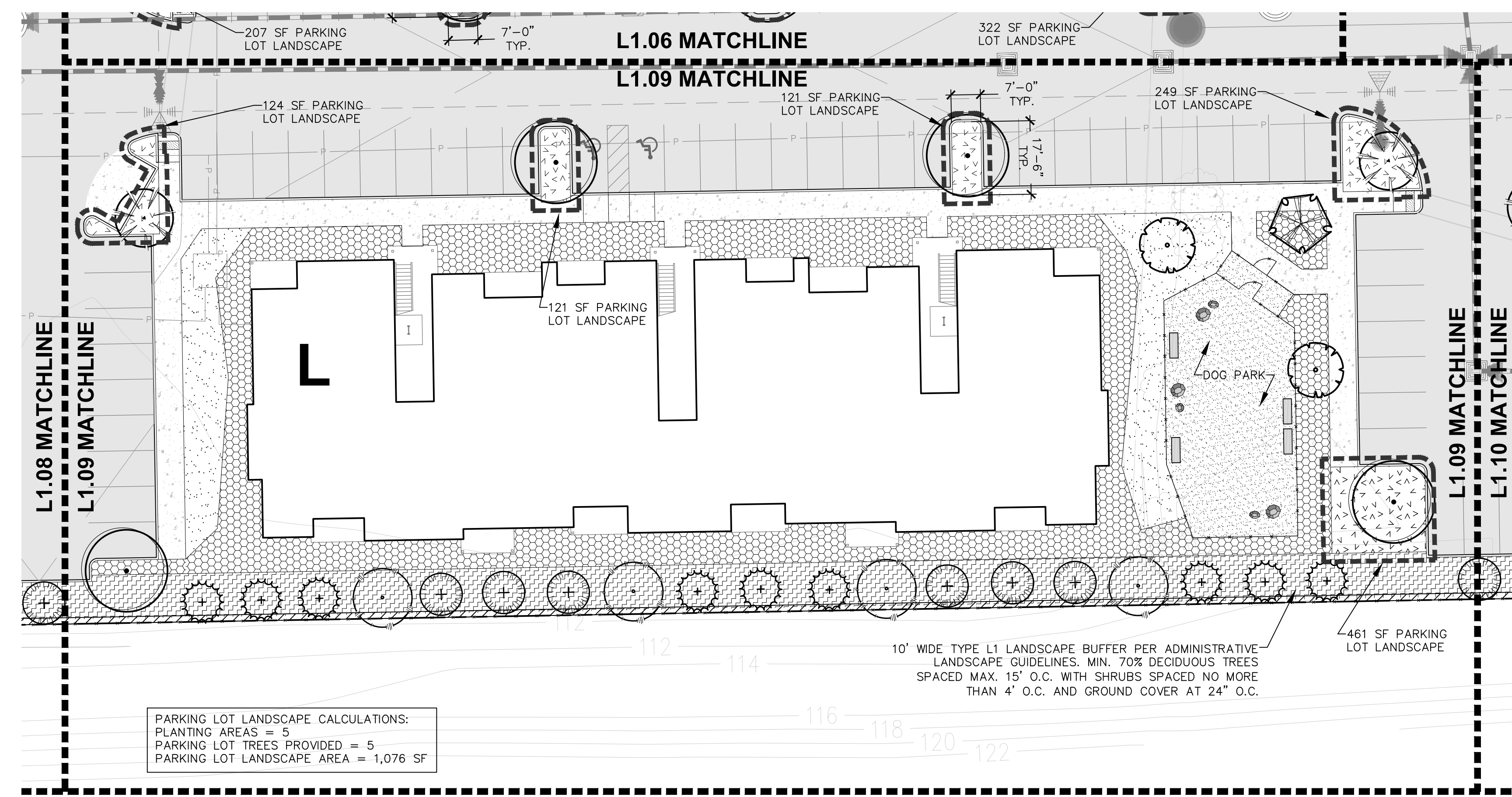
APPROX. LOCATION OF EX. 24" BOX CULVERT PER SLATHER FARMS SURVEY. OUTLET NOT FOUND.

PARKING LOT LANDSCAPE CALCULATIONS:
PLANTING AREAS = 10
PARKING LOT TREES PROVIDED = 16
PARKING LOT LANDSCAPE AREA = 3,416 SF





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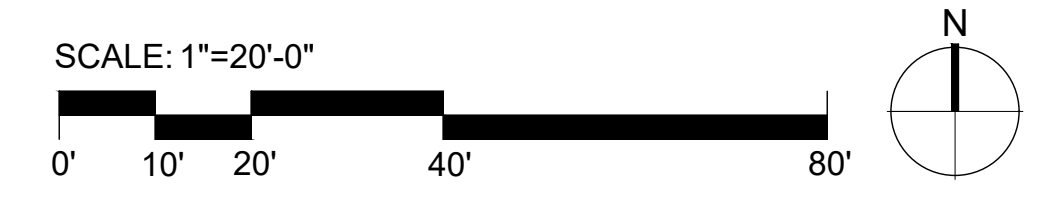
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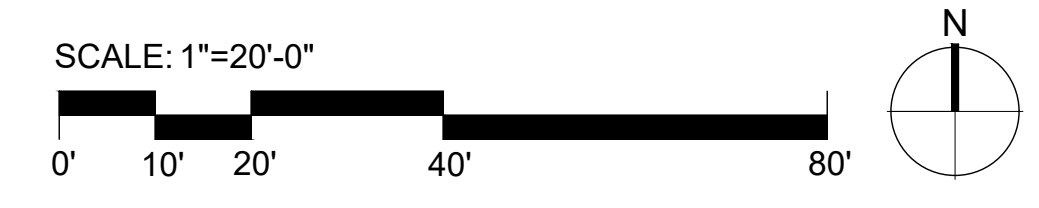
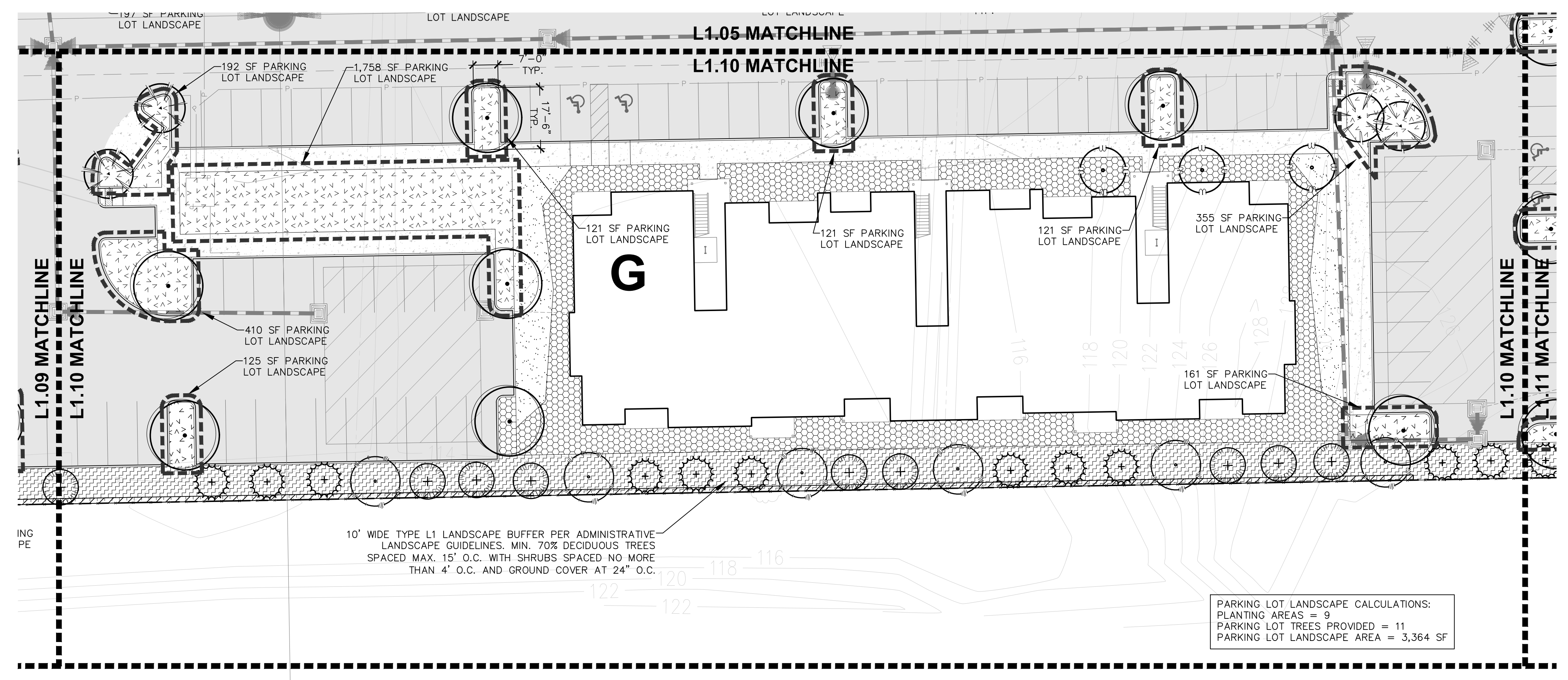
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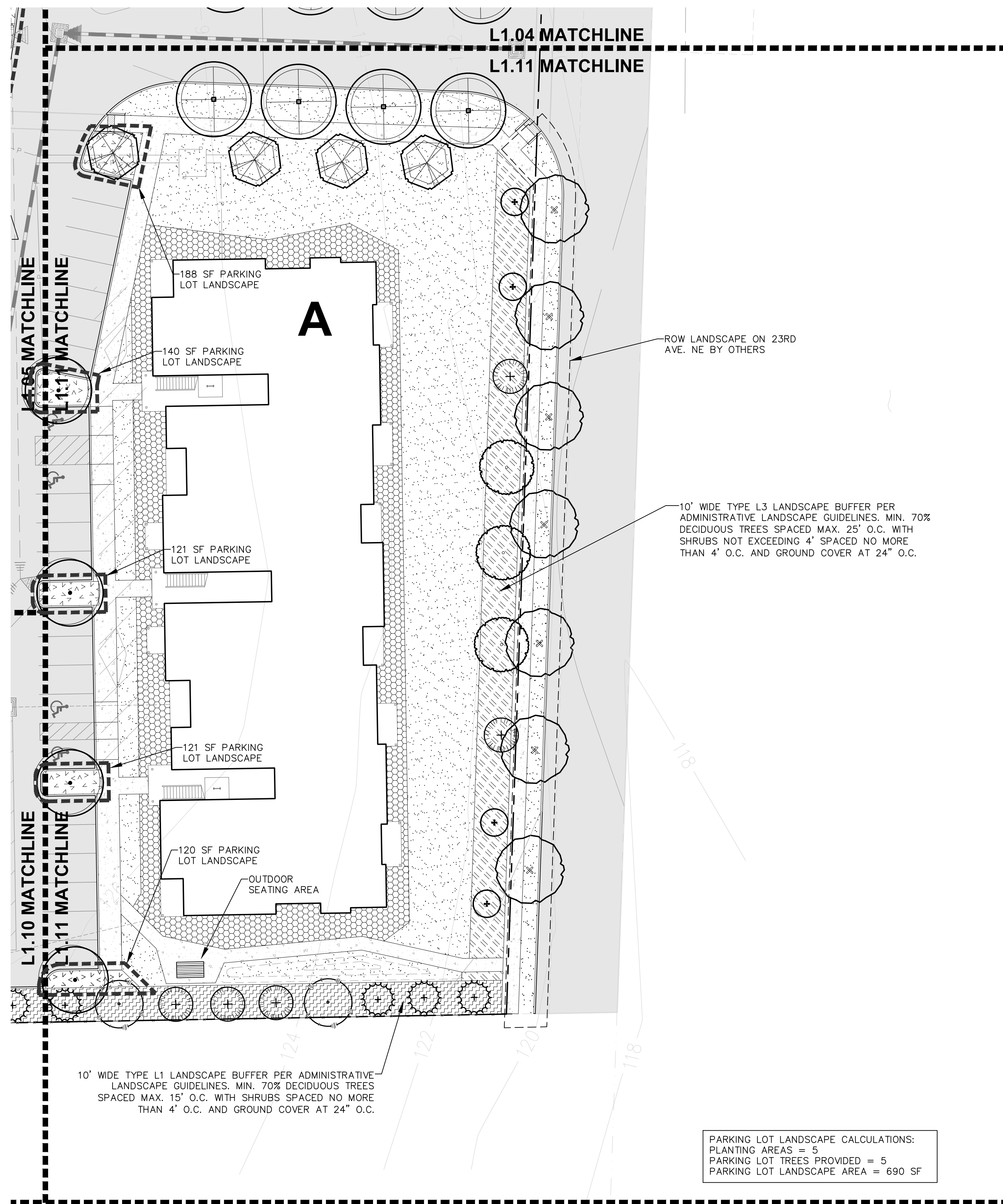
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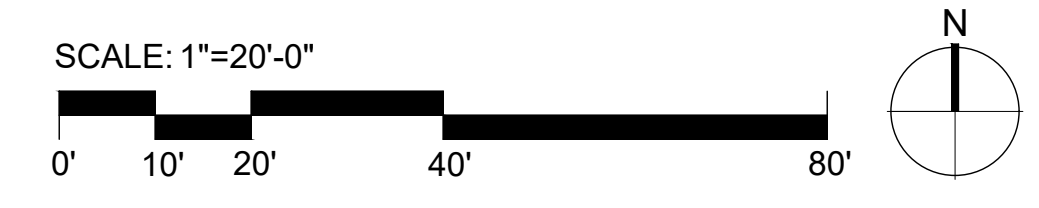
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LANDSCAPE SCHEDULE (LEGEND SHOWN AT 1"=20'+0" SCALE) * INDICATES PACIFIC NORTHWEST NATIVE SPECIES

| 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. |
| | * GUALTHERIA SHALLON SALAL | GROUND COVER, MIN. 1 GAL. POTS | 24" 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. |
| | PENSTEON 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 EFFUSUS 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 | | |



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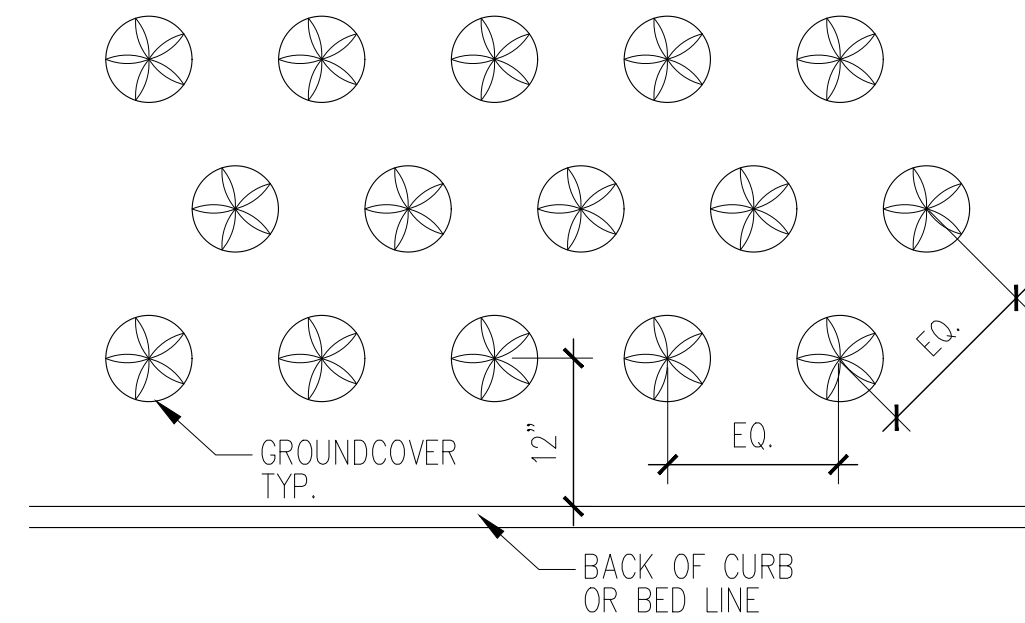
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REVISIONS: _____

LANDSCAPE
SCHEDULE

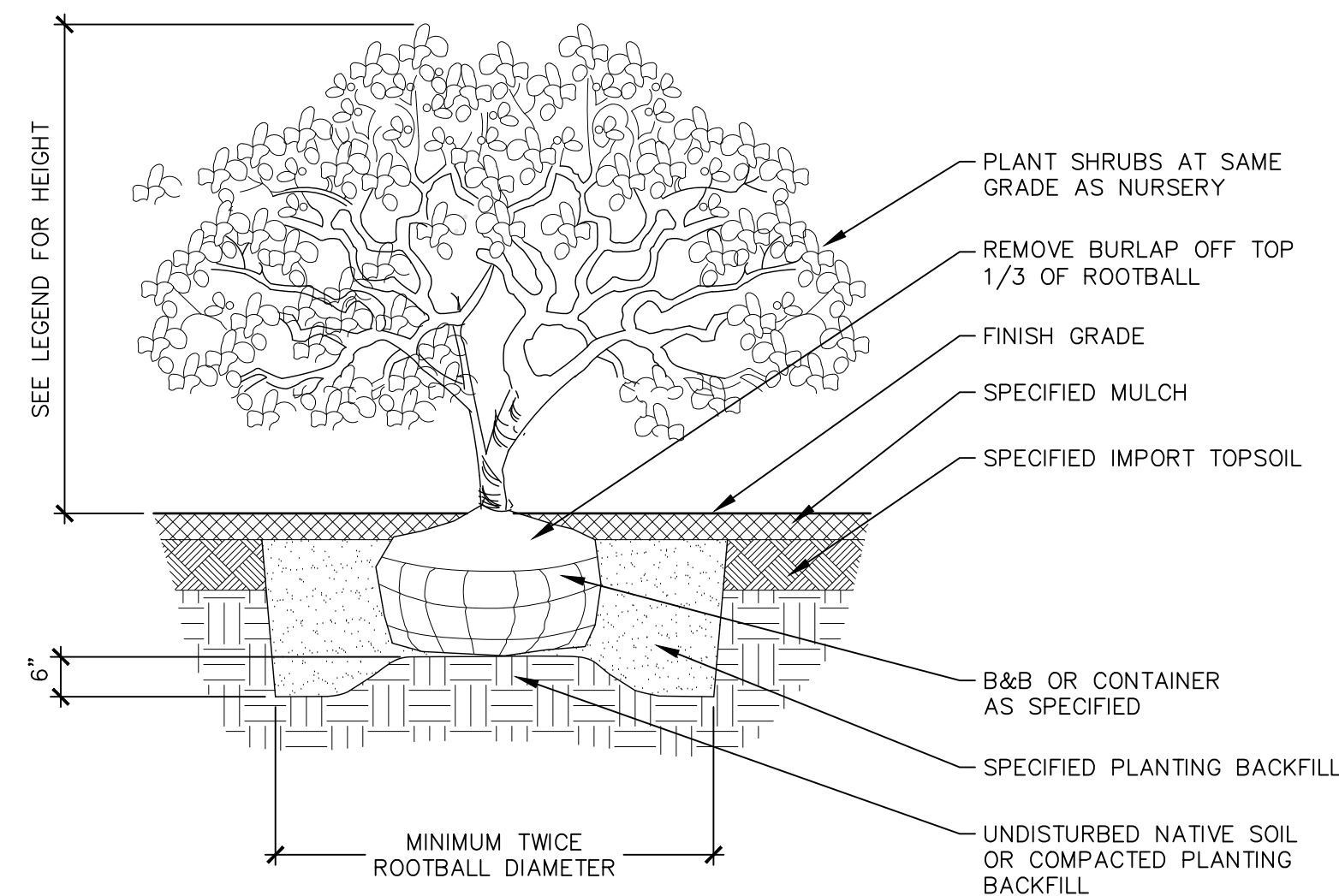
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NOTES:

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



A GROUNDCOVER PLANTING



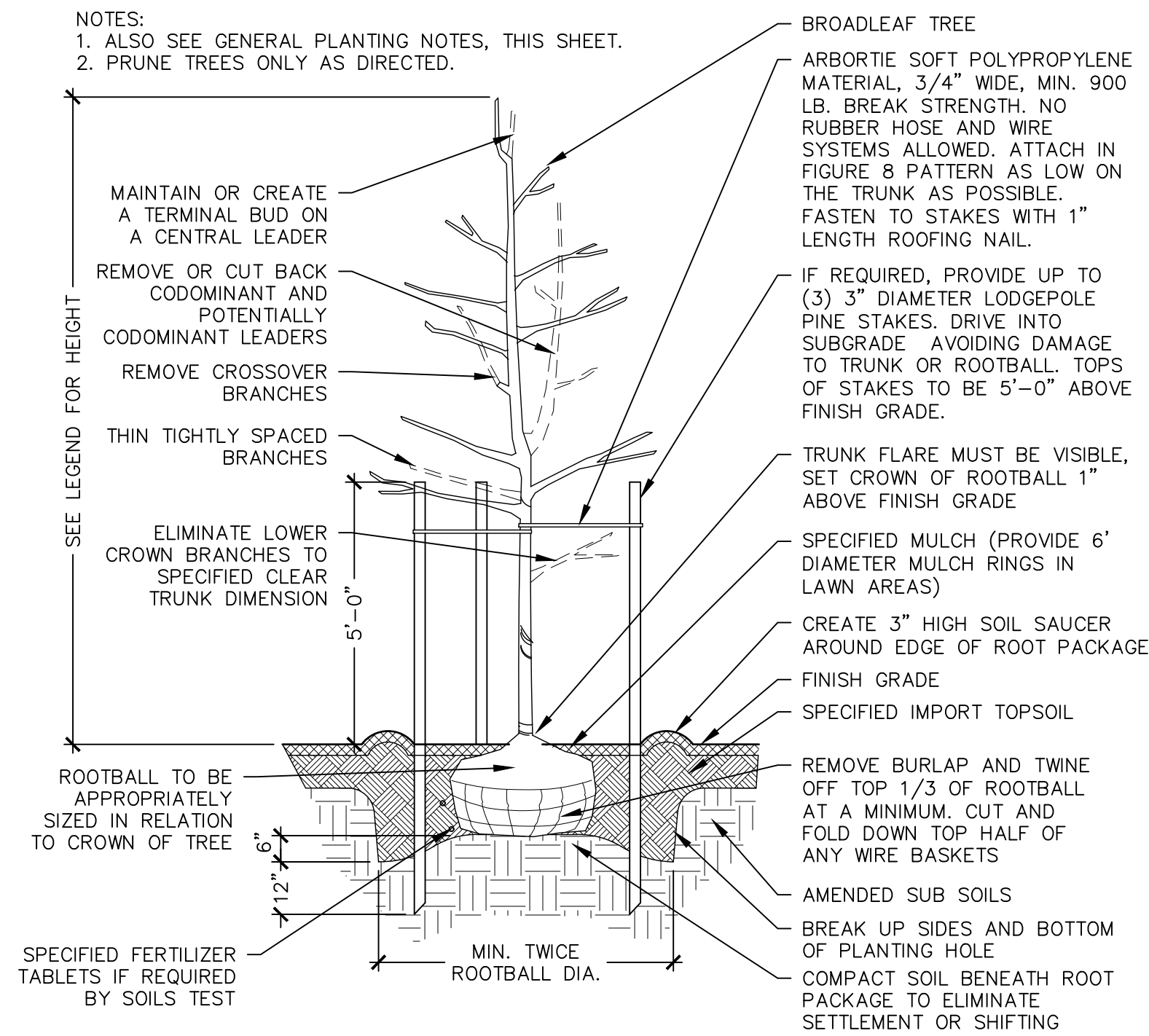
B SHRUB / GROUNDCOVER PLANTING

Scale: NTS

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

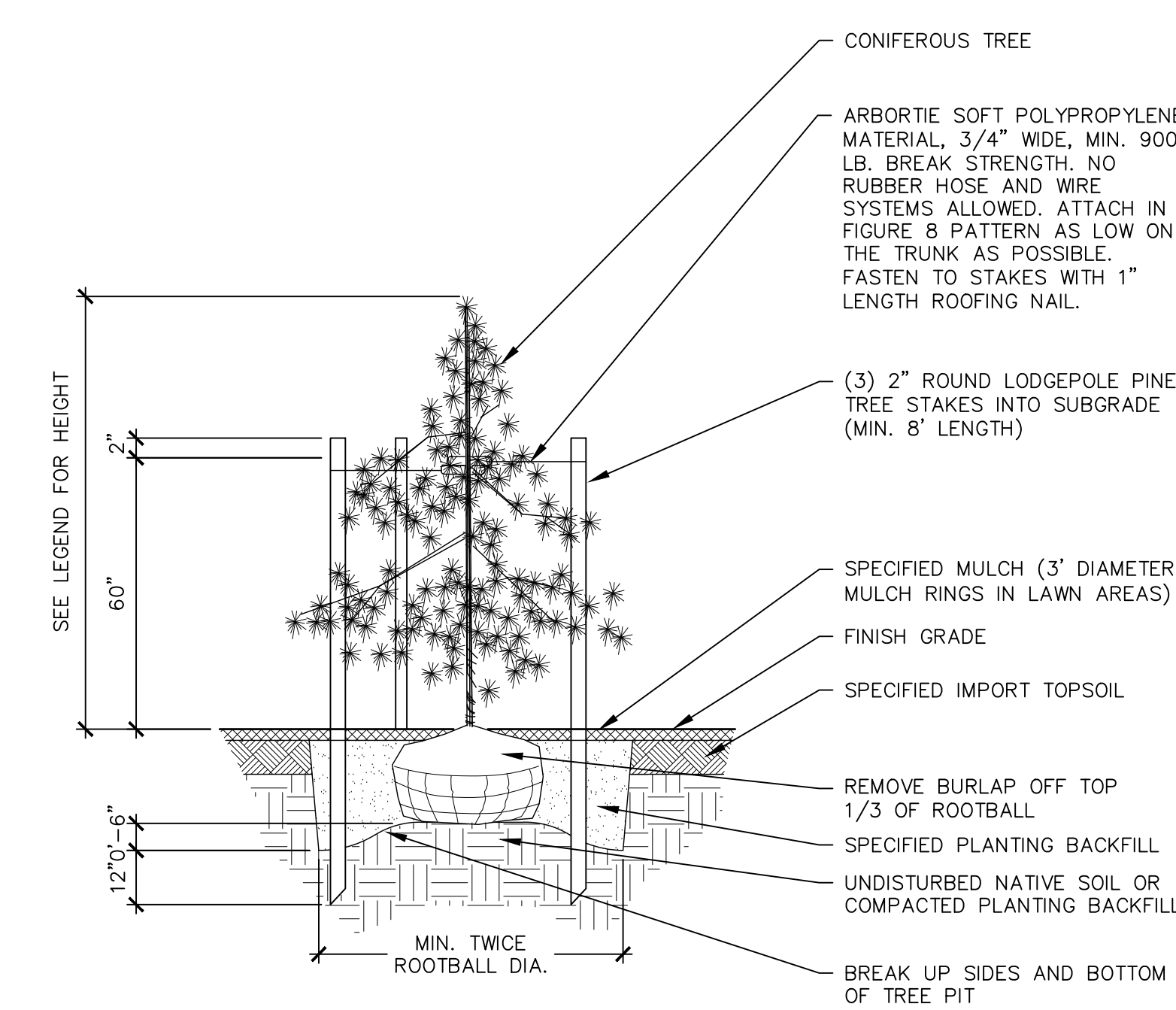
NOTES:

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"



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| CHECKED | NH |
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DETAILS

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