

SHEET L2.02

SHEET L2.03

SHEET L2.04

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 80' - 0"

NOTES:

- SPECIFIC PRODUCTS TO BE DETERMINED DURING FINAL DESIGN
- TREES TO BE LIMBED UP 7' FOR VISIBILITY.

TOTAL OPEN SPACE CALCULATIONS

MMC: 22G.080.100 OPEN SPACES.

1. TOTAL NET PROJECT AREA:	628,862 SF
15 % REQUIRED OPEN SPACE:	628,862 X .15 = 94,329 SF
35% OF OPEN SPACE REQUIRED TO BE ACTIVE:	94,329 X .35 = 33,015 SF

Location	Total Area	Passive Area	Active Area	Description	
Tract A	12,538 SF	0.29 AC	12,538 SF	0.29 AC	Sport court, picnic tables, and lawn space
Tract E	26,105 SF	0.60 AC	26,105 SF	0.60 AC	Sports field with picnic tables
Sub-Total¹	38,643 SF	0.89 AC	38,643 SF	0.89 AC	
Tract B	4,043 SF	0.09 AC	4,043 SF	0.09 AC	Lawn space and picnic table
Tract C	3,900 SF	0.09 AC	3,900 SF	0.09 AC	Lawn space
Tract G	8,053 SF	0.18 AC	8,053 SF	0.18 AC	Lawn space and small play equipment
Tract H	24,863 SF	0.57 AC	24,863 SF	0.57 AC	Lawn space, picnic tables, benches and large play equipment
Tract K	3,950 SF	0.09 AC	3,950 SF	0.09 AC	Lawn space
Tract L	12,477 SF	0.29 AC	12,477 SF	0.29 AC	Lawn space, picnic table, benches and small play equipment
Tract M	12,037 SF	0.28 AC	12,037 SF	0.28 AC	Lawn space
Total	107,966 SF	2.48 AC	19,946 SF	0.46 AC	88,020 SF

¹Area permitted towards RDI Credits.

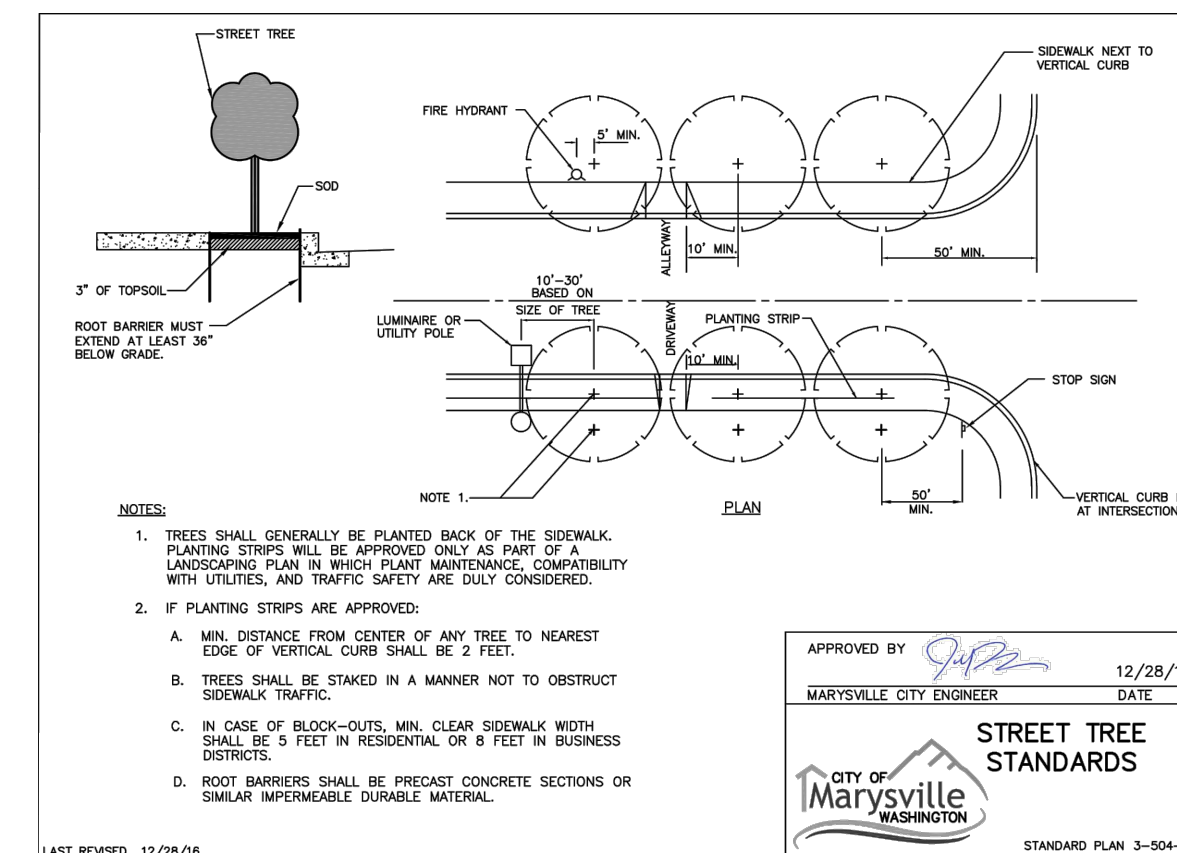
PHASE 1 OPEN SPACE CALCULATIONS

MMC: 22G.080.100 OPEN SPACES.

1. PHASE 1 NET PROJECT AREA:	440,320 SF
15 % REQUIRED OPEN SPACE:	440,320 X .15 = 66,048 SF
35% OF OPEN SPACE REQUIRED TO BE ACTIVE:	66,048 X .35 = 23,117 SF

Location	Total Area	Passive Area	Active Area	Description	
Tract A	12,538 SF	0.29 AC	12,538 SF	0.29 AC	Sport court, picnic tables, and lawn space
Tract E	26,105 SF	0.60 AC	26,105 SF	0.60 AC	Sports field with picnic tables
Sub-Total¹	38,643 SF	0.89 AC	38,643 SF	0.89 AC	
Tract B	4,043 SF	0.09 AC	4,043 SF	0.09 AC	Lawn space and picnic table
Tract C	3,900 SF	0.09 AC	3,900 SF	0.09 AC	Lawn space
Tract G	8,053 SF	0.18 AC	8,053 SF	0.18 AC	Lawn space and small play equipment
Tract H	24,863 SF	0.57 AC	24,863 SF	0.57 AC	Lawn space, picnic tables, benches and large play equipment
Total	79,502 SF	1.83 AC	15,996 SF	0.37 AC	63,506 SF

¹Area permitted towards RDI Credits.



ENGINEERING DESIGN AND DEVELOPMENT STANDARDS: PLAN 3-504-001

LANDSCAPE RESIDENTIAL DENSITY INCENTIVES

MMC: 22C.090.030 PUBLIC BENEFITS AND DENSITY INCENTIVES.

Incentive	Incentive Bonus	Amount Provided	Achieved Units	
6. Storm Drainage Facilities Dual use retention/detention facilities. a. Developments that incorporate active recreation facilities that utilize the storm water facility tract.	5 bonus units per acre of the storm water facility tract used for active recreation.	38,643 SF	0.89 AC	4.44
7. Project Design b. Retention or creation of a perimeter buffer, composed of existing trees and vegetation, or additional plantings, in order to improve design or compatibility between neighboring land uses.	1 bonus unit per 500 lineal feet of perimeter buffer retained, enhanced or created (when not otherwise required by city code).	2,207 LF		4.41
e. Private park and open space facilities integrated into project design.	5 bonus units per improved acre of park and open space area. Ongoing facility maintenance provisions are required as part of RDI approval.	13,637 SF	0.31 AC	1.57
Total Achieved Landscape Incentive Units			10	

PHASE 2 OPEN SPACE CALCULATIONS

MMC: 22G.080.100 OPEN SPACES.

1. PHASE 2 NET PROJECT AREA:	188,543 SF
15 % REQUIRED OPEN SPACE:	188,543 X .15 = 28,281 SF
35% OF OPEN SPACE REQUIRED TO BE ACTIVE:	28,281 X .35 = 9,898 SF

Location	Total Area	Passive Area	Active Area	Description	
Tract K	3,950 SF	0.09 AC	3,950 SF	0.09 AC	Lawn space
Tract L	12,477 SF	0.29 AC	12,477 SF	0.29 AC	Lawn space, picnic table, benches and small play equipment
Tract M	12,037 SF	0.28 AC	12,037 SF	0.28 AC	Lawn space
Total	28,464 SF	0.65 AC	3,950 SF	0.09 AC	24,514 SF

¹Area permitted towards RDI Credits.

OPEN SPACE LEGEND

- AREA TO BE COUNTED AS PASSIVE OPEN SPACE
- AREA TO BE COUNTED AS ACTIVE OPEN SPACE
- AREA NOT COUNTED AS OPEN SPACE

DATE: AUGUST 2022
 DESIGNED: DANNY N. VILLAGRANA
 DRAWN: DANNY N. VILLAGRANA
 APPROVED: LINDSEY B. SOLORIO, P.L.A.
 BEN MADEO, AICP
 PROJECT MANAGER

NO. _____
 REVISIONS: _____

STATE OF WASHINGTON
 LICENSED LANDSCAPE ARCHITECT
 LICENSE NO. 19154
 EXPIRES 04/19/2025

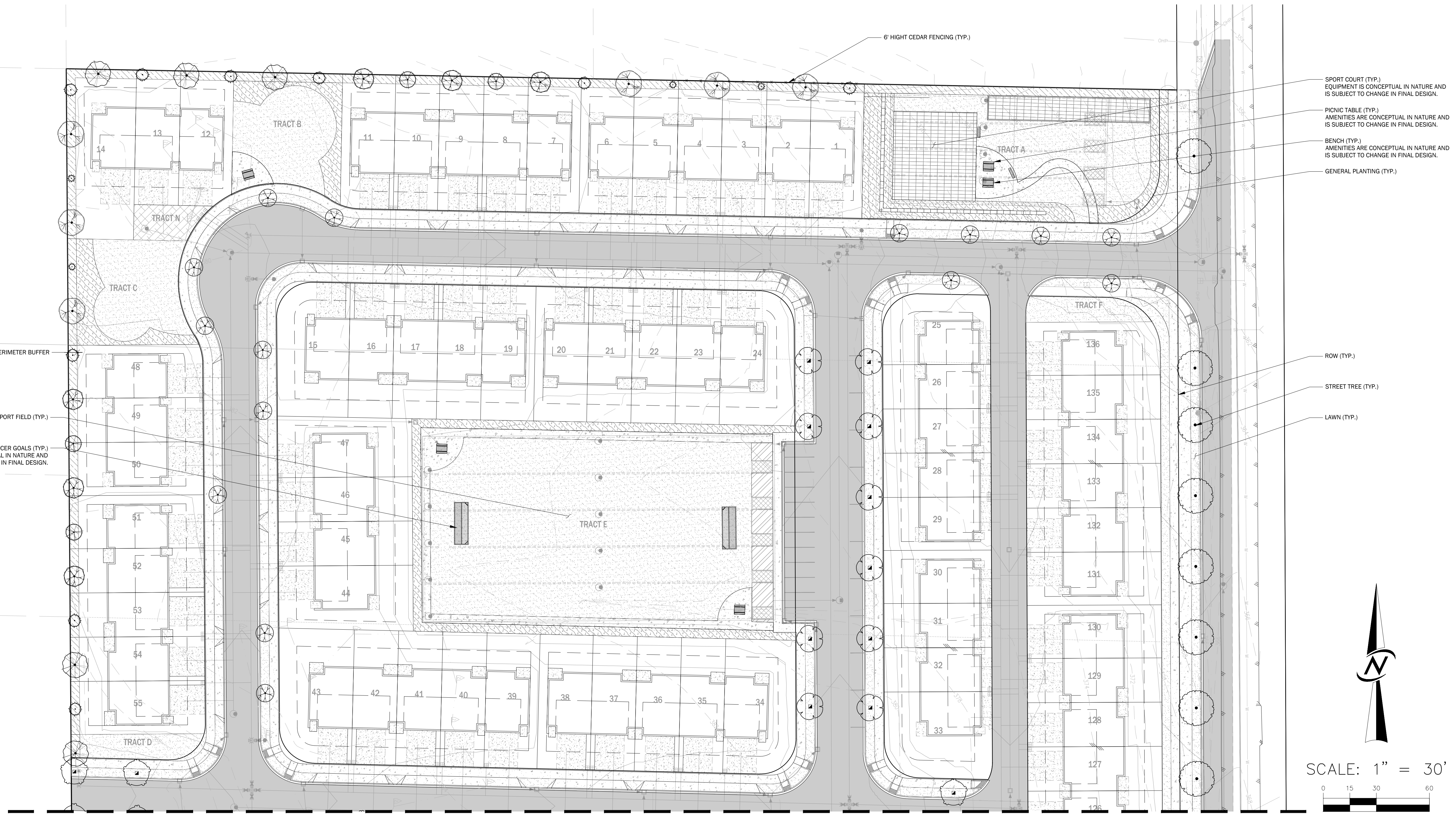
CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

CORE
 DESIGN

12100 NE 195th St., Suite 300, Bothell, Washington 98011 | 425.865.7877

PRELIMINARY LANDSCAPE PLAN
 87TH AND 40TH PRD
 PNW INVESTORS, LLC
 P.O. BOX 1930
 WOODINVILLE, WA 98072

SHEET OF
L2.01 24
 PROJECT NUMBER
21036



SEE SHEET L2.03

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30' - 0"

NO.	REVISIONS	DATE

STATE OF WASHINGTON
 PROFESSIONAL SEAL
 LICENSED LANDSCAPE ARCHITECT

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

CORE
 DESIGN

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

PRELIMINARY LANDSCAPE PLAN
 87TH AND 40TH PRD
 PNW INVESTORS, LLC
 PO BOX 1930
 WOODINVILLE, WA 98072

DATE	AUGUST 2022
DESIGNED	DANNY N. VILLAGRANA
DRAWN	DANNY N. VILLAGRANA
APPROVED	LINDSEY B. SOLORIO, P.L.A. BEN MADEO, AICP
PROJECT MANAGER	

SHEET	OF
L2.02	24
PROJECT NUMBER	
21036	

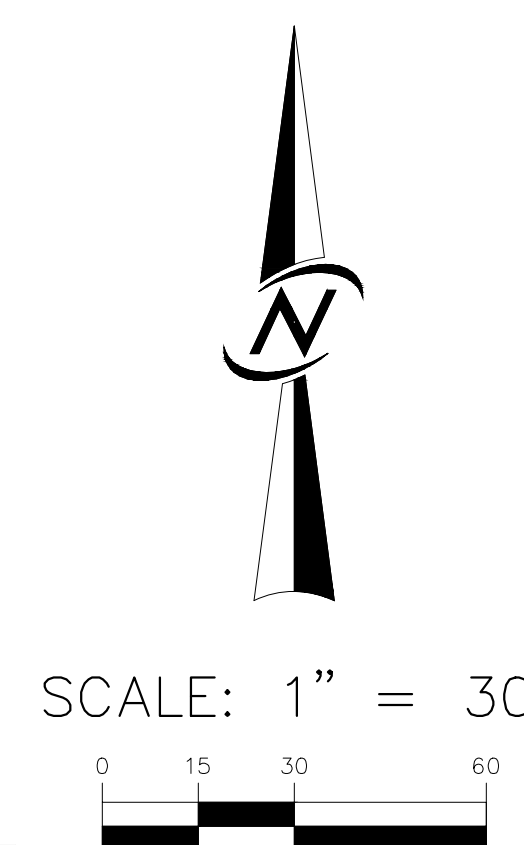
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SEE SHEET L2.02



- PICNIC TABLE (TYP.)
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.
- LARGE PLAY AREA (TYP.)
PLAY EQUIPMENT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.
- BENCH (TYP.)
AMENITIES ARE CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE IN FINAL DESIGN.
- GENERAL PLANTING (TYP.)

- ROW (TYP.)
- STREET TREE (TYP.)
- LAWN (TYP.)



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30' - 0"

SEE SHEET L2.04

DATE	AUGUST 2022
DESIGNED	DANNY N. VILLAGRANA
DRAWN	DANNY N. VILLAGRANA
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	BEN MADEO, AICP
	PROJECT MANAGER

NO.	DATE	DESCRIPTION

STATE OF WASHINGTON
 LANDSCAPE ARCHITECT
 LICENSE NO. 19548
 EXPIRES 04/19/2025

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

**PRELIMINARY LANDSCAPE PLAN
 87TH AND 40TH PRD
 PNW INVESTORS, LLC**

PO BOX 1930
 WOODINVILLE, WA 98072

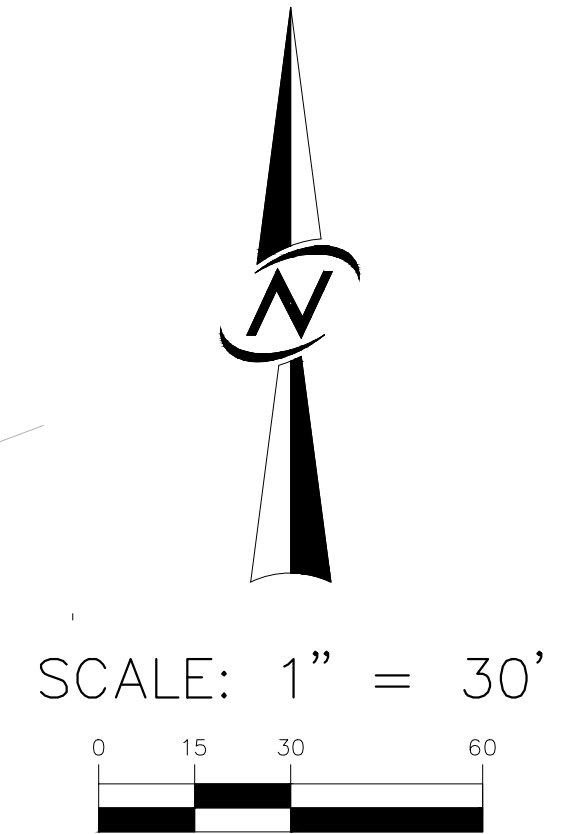
SHEET	OF
L2.03	24
PROJECT NUMBER	
21036	

SEE SHEET L2.03



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'-0"



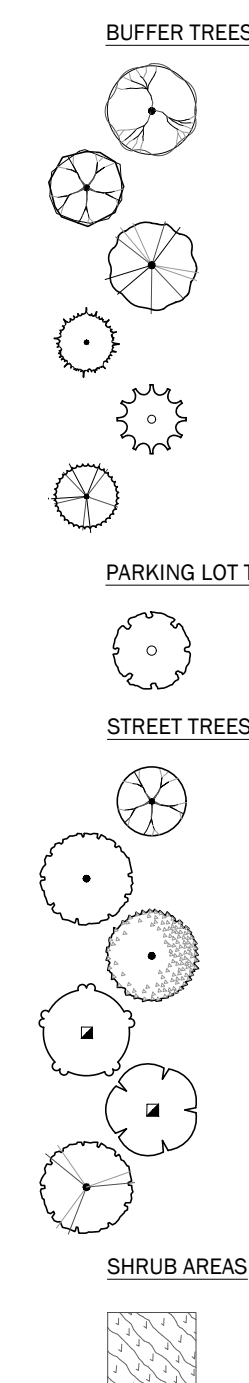
DATE	AUGUST 2022
DESIGNED	DANNY N. VILLAGRANA
DRAWN	DANNY N. VILLAGRANA
APPROVED	LINDSEY B. SOLORIO, P.L.A. BEN MADEO, AICP
PROJECT MANAGER	
SHEET	OF
L2.04	24
PROJECT NUMBER 21036	
PRELIMINARY LANDSCAPE PLAN 87TH AND 40TH PRD PNW INVESTORS, LLC PO BOX 1930 WOODINVILLE, WA 98072	
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING CORE DESIGN 12100 NE 195th St, Suite 300 Bothell, Washington 98011 425-885-7877	
STATE OF WASHINGTON LICENSED LANDSCAPE ARCHITECT LICENSE NO. 19300 EXPIRES 04/19/2025	

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PRELIMINARY PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
15	BETULA NIGRA	RIVER BIRCH	1.5" CAL. MIN.	25' O.C.	FULL/WELL BRANCHED
13	COTINUS COGGYGRIA	SMOKE TREE	1.5" CAL. MIN.	25' O.C.	FULL/WELL BRANCHED
13	NYSSA SYLVATICA	SOUR GUM	1.5" CAL. MIN.	25' O.C.	FULL/WELL BRANCHED
21	TAXODIUM DISTICHUM	BALD CYPRESS	1.5" CAL. MIN.	25' O.C.	FULL/WELL BRANCHED
10	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	8' HT. MIN.	10' O.C.	FULL/WELL BRANCHED
10	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	8' HT. MIN.	25' O.C.	FULL/WELL BRANCHED
4	FRAXINUS OXYCARPA 'RAYWOOD' TM	RAYWOOD ASH	2" CAL. MIN.	AS SHOWN	FULL/WELL BRANCHED
28	ACER RUBRUM 'BOWHALL RED'	RED MAPLE	2" CAL. MIN.	40' O.C.	WELL BRANCHED
26	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL. MIN.	40' O.C.	WELL BRANCHED
29	CUPRESSOCYPARIS X LEYLANDII	LEYLANDI CYPRESS	2" CAL. MIN.	40' O.C.	WELL BRANCHED
10	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2" CAL. MIN.	40' O.C.	WELL BRANCHED
25	PRUNUS SERRULATA 'KWANZAN'	FLOWERING CHERRY	2" CAL. MIN.	40' O.C.	WELL BRANCHED
19	ZELKOVA SERRATA	SAWLEAF ZELKOVA	2" CAL. MIN.	40' O.C.	WELL BRANCHED
1.229	GENERAL PLANTING		1 GAL./16" HT. MIN.	4' O.C.	FULL & BUSHY

BOTANICAL NAME	COMMON NAME
BETULA NIGRA	RIVER BIRCH
COTINUS COGGYGRIA	SMOKE TREE
NYSSA SYLVATICA	SOUR GUM
PINUS CONTORTA	SHORE PINE
QUERCUS GARRYANA	OREGON OAK
TAXODIUM DISTICHUM	BALD CYPRESS
TSUGA HETEROPHYLLA	WESTERN HEMLOCK
ACER CIRCINATUM	VINE MAPLE
THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE
THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR
FORSYTHIA X INTERMEDIA 'FIESTA'	FIESTA FORSYTHIA
HAKONECHLOA MACRA 'BENI-KAZE'	GREEN FOREST GRASS
LEUCOTHOE FONTANESIANA 'RAINBOW'	RAINBOW LEUCOTHOE
NANDINA DOMESTICA 'FIRE POWER'	HEAVENLY BAMBOO
PRUNUS LAURACERASUS 'OTTO LUYKEN'	LUYKENS LAUREL
PIERIS JAPONICA 'FOREST FLAME'	LILY OF THE VALLEY BUSH
VIBURNUM DAVIDII	DAVID VIBURNUM
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
POLYSTICHUM MUNITUM	WESTERN SWORD FERN
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PENNISETUM ORIENTALE 'KARLY ROSE'	KARLY ROSE FOUNTAIN GRASS
COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER
ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK
PACHYSANDRA TERMINALIS	JAPANESE SPURGE



QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
715	TYPE L3 SCREENING		1 GAL./16" HT. MIN.	4' O.C.	FULL & BUSHY
130	TYPE L4 SCREENING		1 GAL./16" HT. MIN.	4' O.C.	FULL & BUSHY

GENERAL LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
- THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
- THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC. DURING CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
- THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.
- THE LANDSCAPE CONTRACTOR SHALL SET FINISHED AMENDED SOIL DEPTH BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOD INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.
- MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, FINE GROUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH.
- FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
- WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
- IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
- PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE RESPONSIBLE OFFICIAL.
- DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINAGE AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- LAWNS SHALL BE HYDROSEEDING WITH 'SIGNATURE' AS SUPPLIED BY JB INSTANT LAWN OR APPROVED EQUAL. THE SEEDING AREA MUST BE PROTECTED BY A BARRIER WITH SIGNS THAT READ "KEEP OFF NEWLY SEEDED LAWN AREA".
- OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
- STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
 - TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.

DATE	AUGUST 2022
DESIGNED	DANNY N. VILLAGRANA
DRAWN	DANNY N. VILLAGRANA
APPROVED	LINDSEY B. SOLORIO, P.L.L.C.
	BEN MADEO, AICP
	PROJECT MANAGER

PRELIMINARY LANDSCAPE SCHEDULES
87TH AND 40TH PRD
PNW INVESTORS, LLC
PO BOX 1830
WOODINVILLE, WA 98072

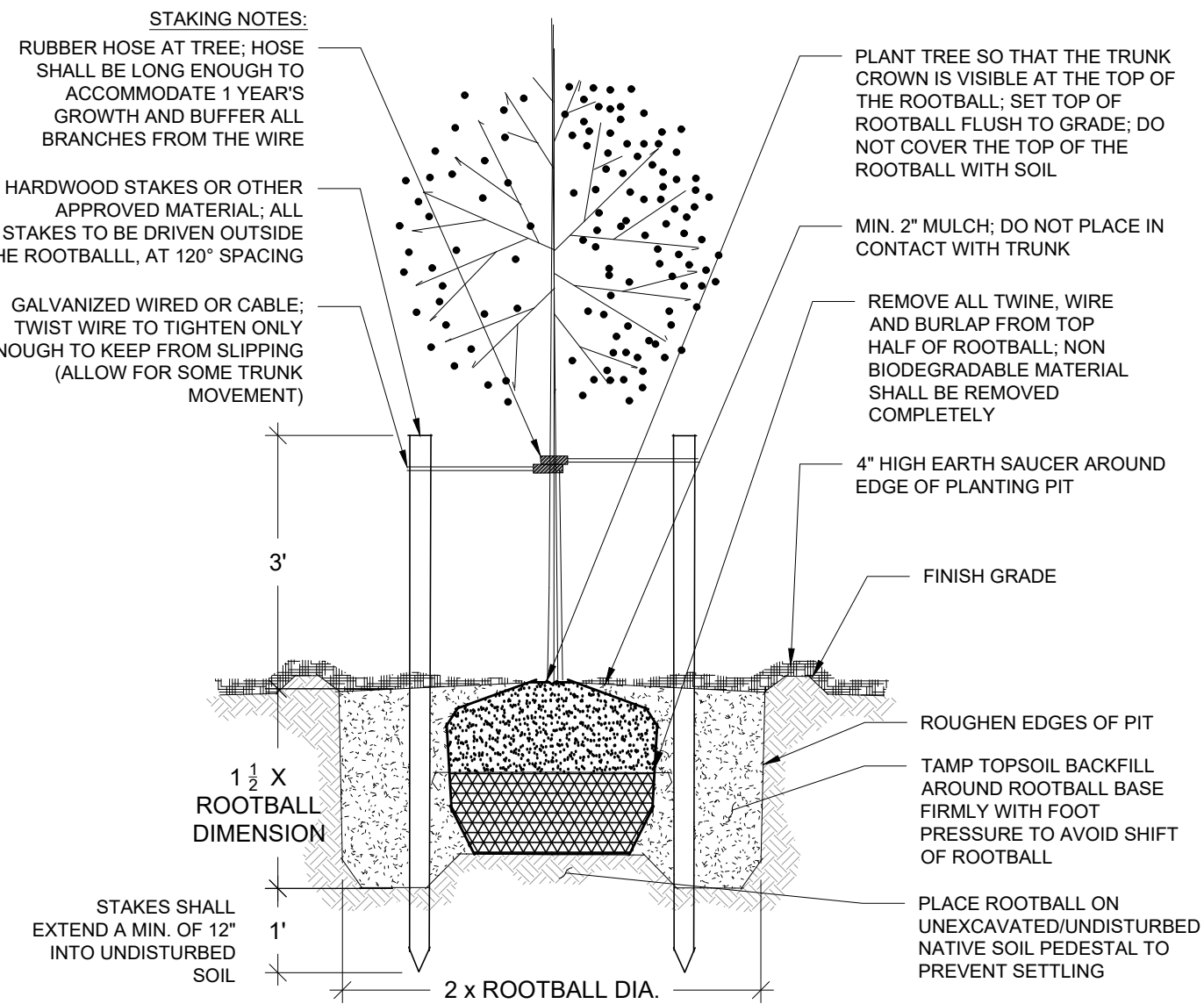
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
DESIGN

CORE DESIGN

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
NO. 19816P 04/17/2017

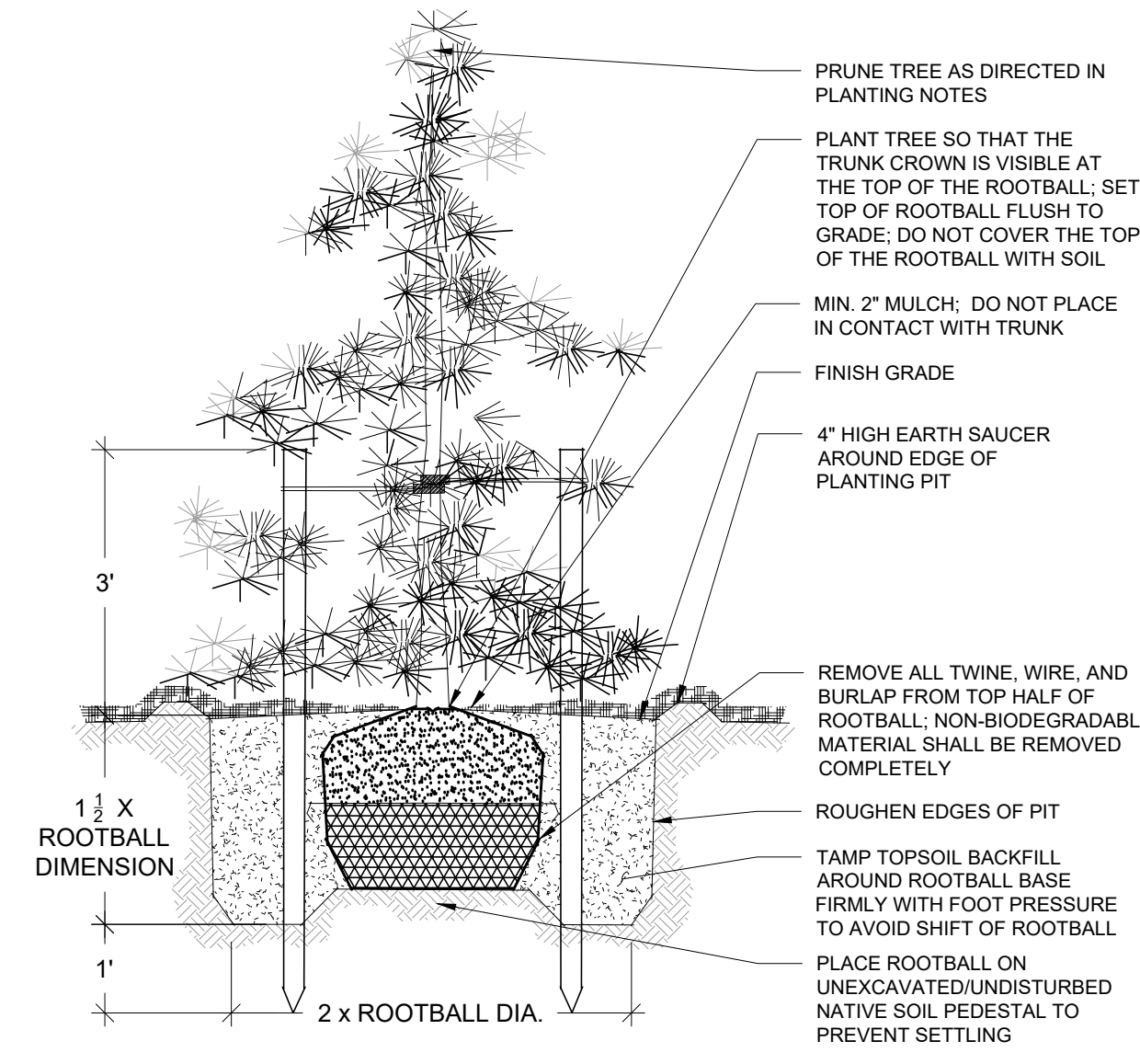
12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

SHEET 24 OF 24
PROJECT NUMBER 21036



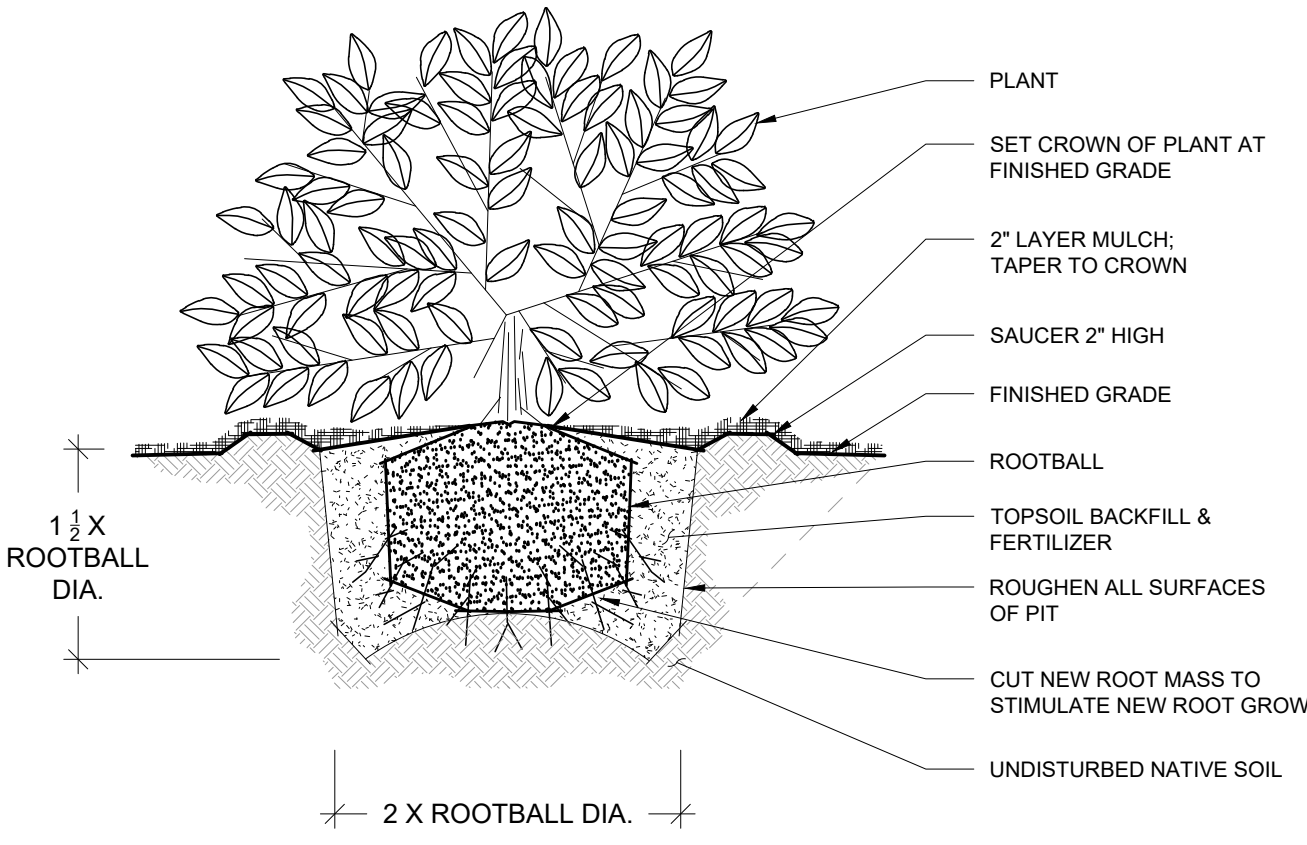
DETAIL: PLANTING DECIDUOUS TREE

NOT TO SCALE



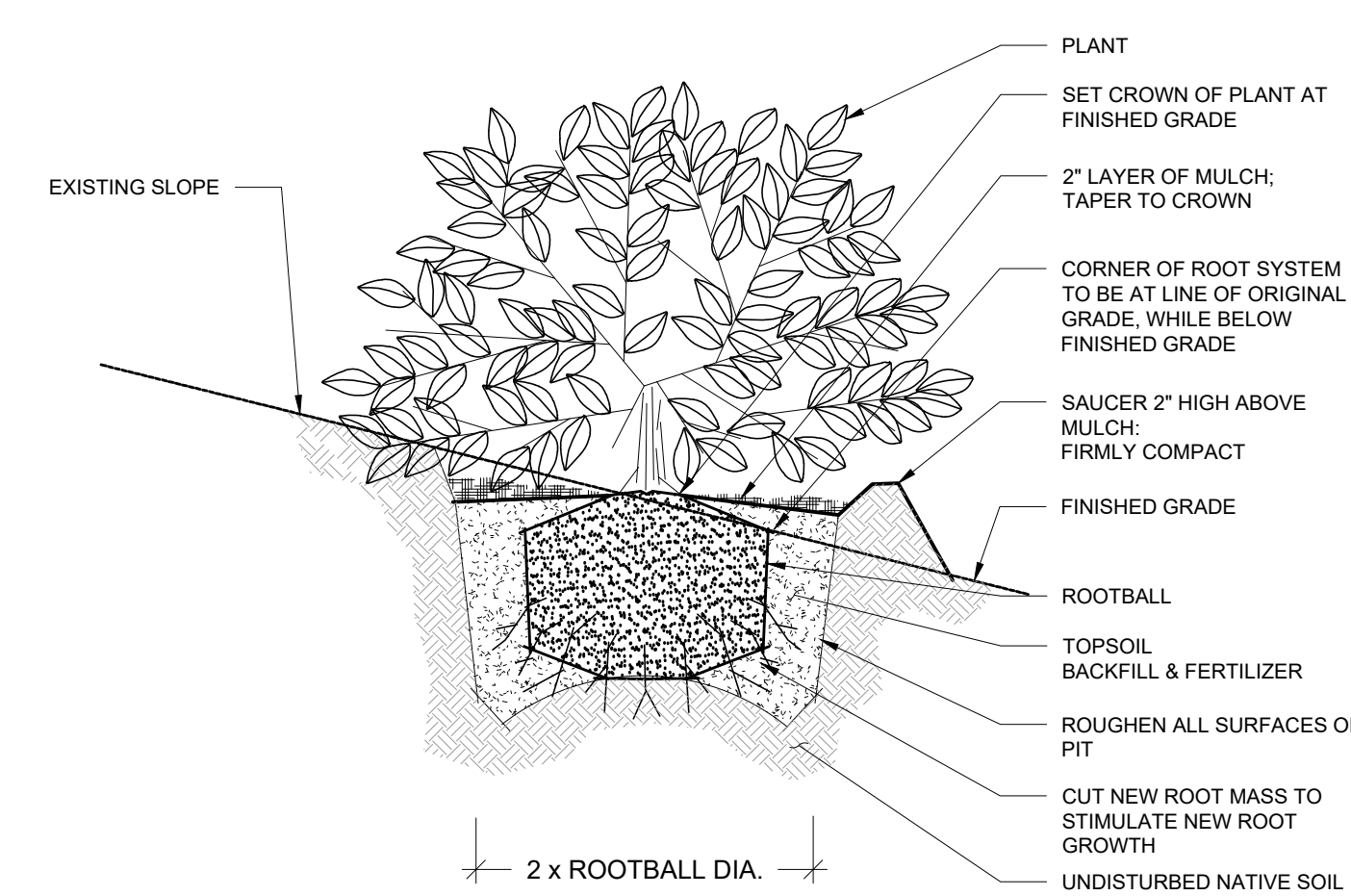
DETAIL: PLANTING CONIFER TREE

NOT TO SCALE



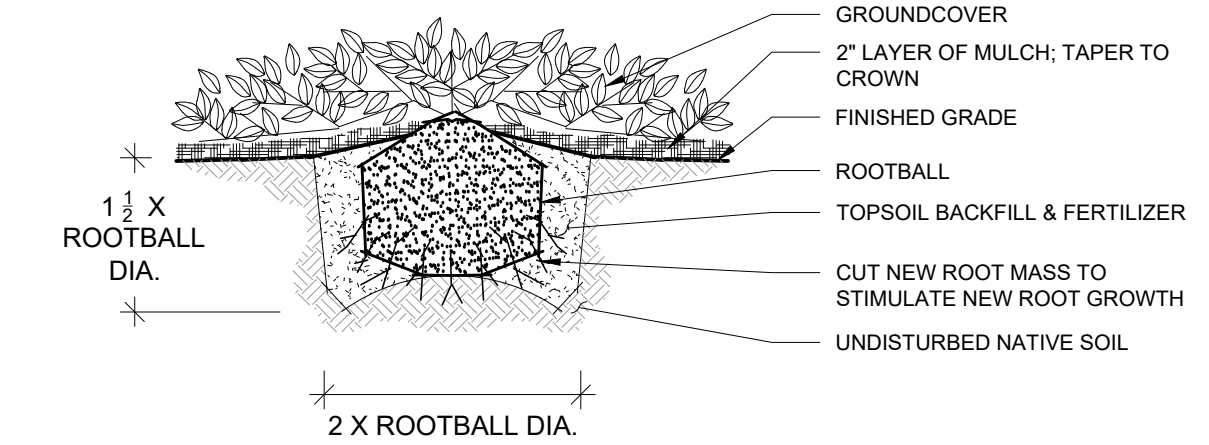
DETAIL: PLANTING SHRUB

NOT TO SCALE



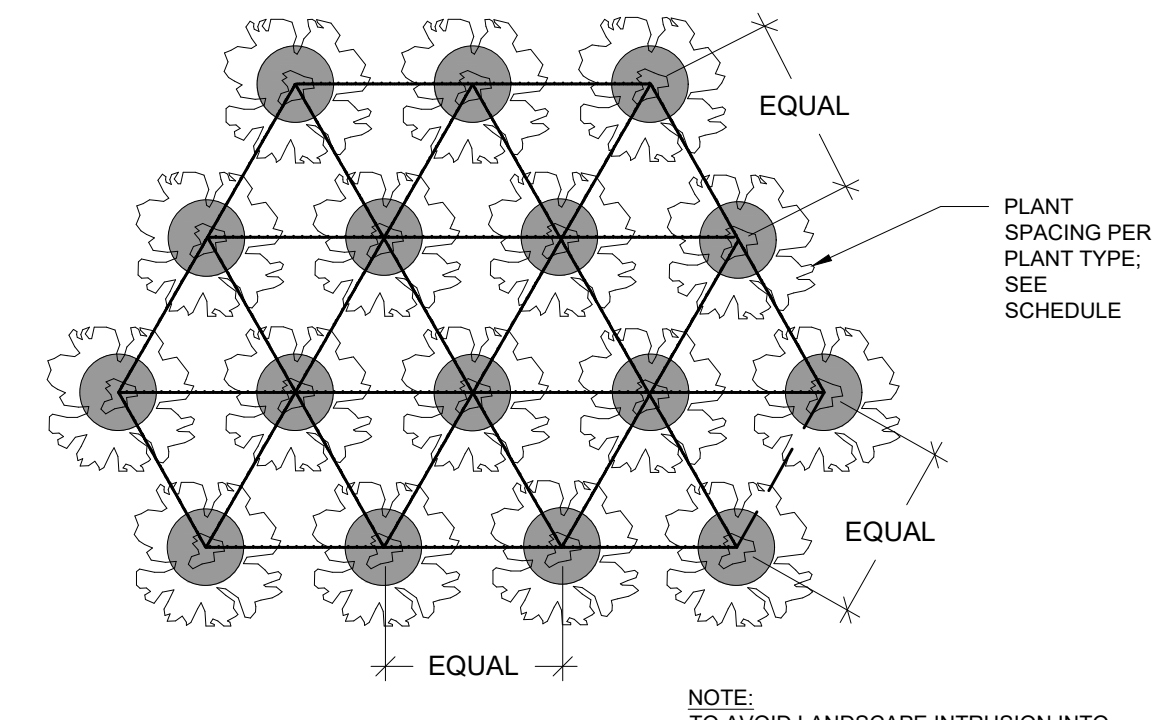
DETAIL: PLANTING SHRUB ON SLOPE

NOT TO SCALE



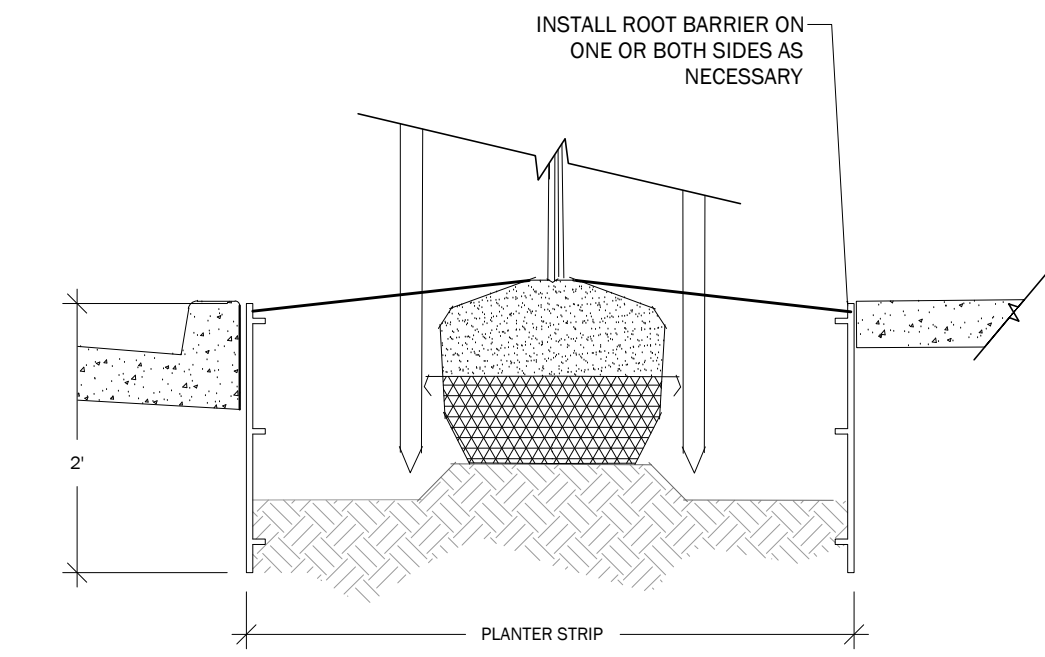
DETAIL: PLANTING GROUNDCOVER

NOT TO SCALE



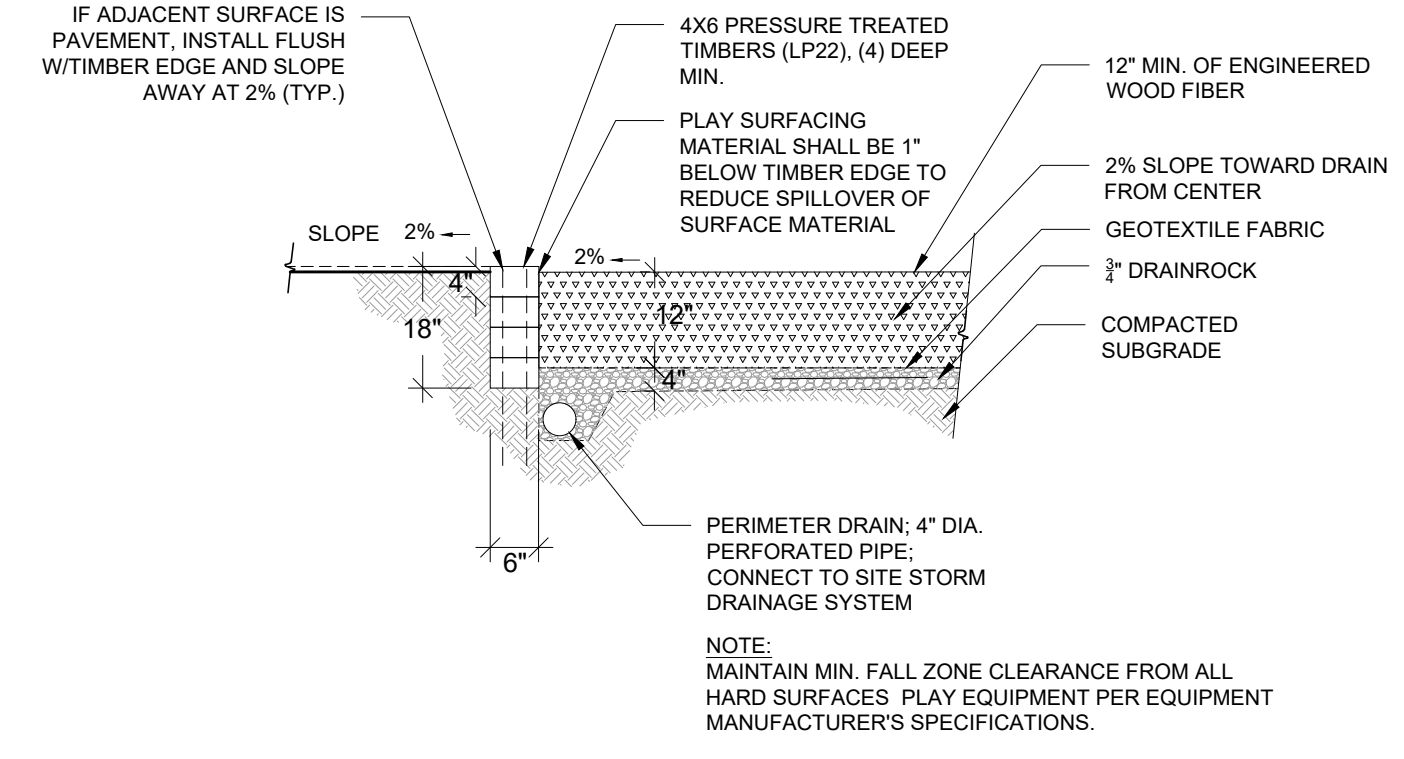
DETAIL: PLANT SPACING

NOT TO SCALE



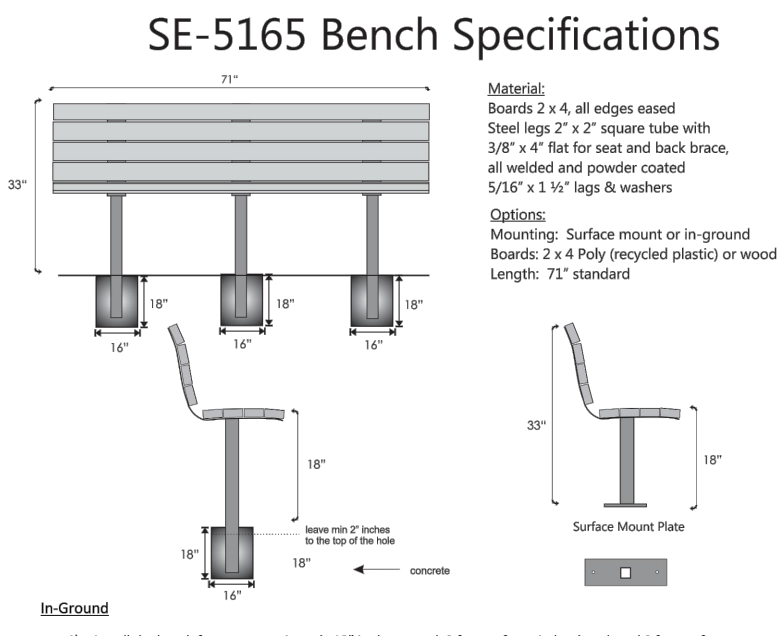
DETAIL: ROOT BARRIER

NOT TO SCALE



DETAIL: SOFT SURFACE PLAY AREA

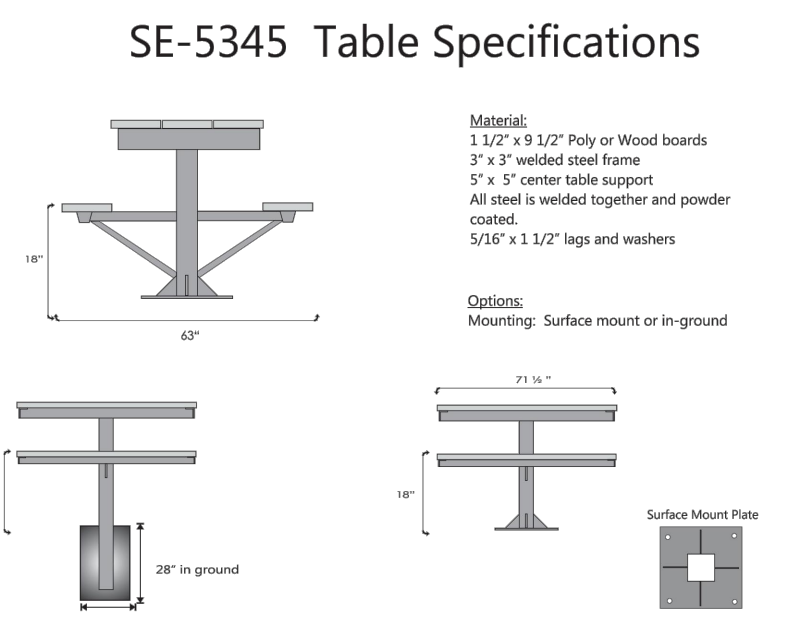
NOT TO SCALE



- 1) Install the bench frames approximately 18\"/>

DETAIL: BENCH

SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE



- 1) Place the table where you want to install it and mark the ground.
- 2) Dig a 16\"/>

DETAIL: PICNIC TABLE

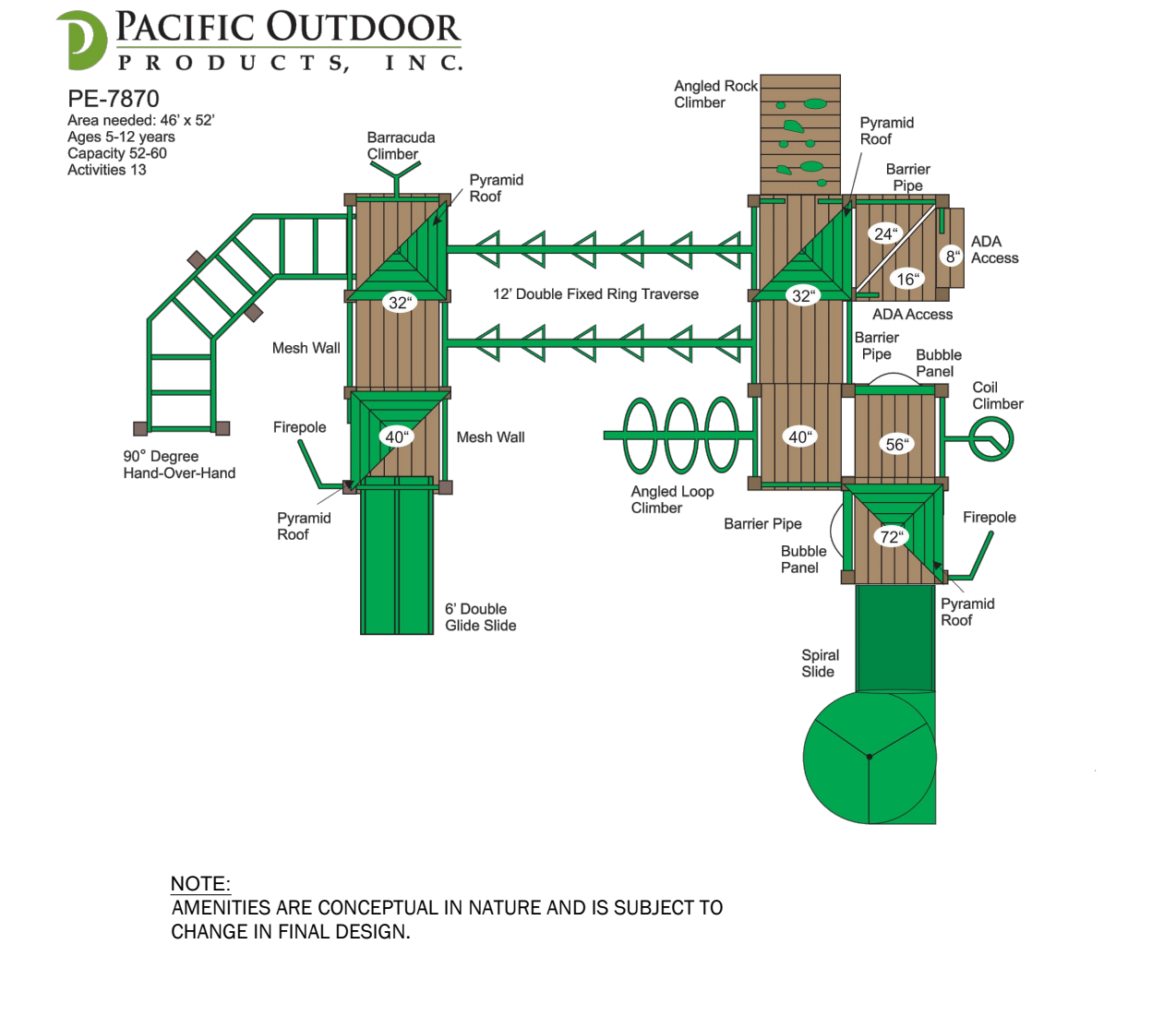
SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE



- 1) Place the table boards on the concrete. The timber bench frames over hang each bench frame 12\"/>

DETAIL: SMALL PLAY AREA

SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE



DETAIL: LARGE PLAY AREA

SOURCE: PACIFIC OUTDOOR PRODUCTS NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION

STATE OF WASHINGTON PROFESSIONAL SEAL: LANDSCAPE ARCHITECTURE, LICENSE NO. 04718, EXPIRES 04/19/2025

CIVIL ENGINEERING LANDSCAPE ARCHITECTURE PLANNING SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PRELIMINARY LANDSCAPE DETAILS 87TH AND 40TH PRD

PNW INVESTORS, LLC

PO BOX 1930 WOODINVILLE, WA 98072

DATE: AUGUST-2022

DESIGNED: DANNY N. VILLAGRANA

DRAWN: DANNY N. VILLAGRANA

APPROVED: LINDSEY B. SOLORIO, P.L.A.

BEN MADEO, AICP

PROJECT MANAGER

SHEET 24 OF 24

PROJECT NUMBER 21036