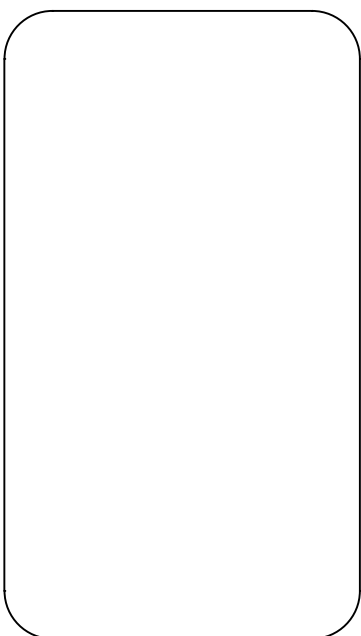


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DATE:
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OCT 28, 2023



BENNY AND LYDIA KIM DESIGN
PH: (206) 304-5317
Email: bennykimdesign@outlook.com

MARGARET ESTATE APARTMENT
9106 55TH AVE NE
MARYSVILLE WA 98270

LANDSCAPE PLANTING PLAN
FILE 2241
LI.01

PLANT_SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
BIOSWALE ZONE 1					
	ALN RUB	Alnus rubra / Red Alder	3" Cal.	4	
	FRA LAT	Fraxinus latifolia / Oregon Ash	3" Cal.	2	
	SAL LUC	Salix lucida / Pacific Willow	3" Cal.	2	
BIOSWALE ZONE 3					
	COR NUT	Cornus nuttallii / Pacific Dogwood	3" Cal.	2	
	PRU CHO	Prunus virginiana / Chokecherry	3" Cal.	1	
DECIDUOUS TREES					
	QUE ACU	Quercus acutissima / Sawtooth Oak	2.5" Cal.	4	
EVERGREEN TREES					
	CAR FST	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	6' Ht.	37	
	PIC FA2	Picea pungens 'Fastigiata' / Columnar Colorado Spruce	6' Ht.	37	
ORNAMENTAL					
	ACE BKM	Acer palmatum 'Beni Komachi' / Beni Komachi Japanese Maple	6' Ht.	1	
	ACE SAN	Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple	5' Ht.	1	
SHRUBS					
	COT LUC	Cotoneaster lucidus / Shiny Cotoneaster	5 gal.	14	
	MAT STR	Matteuccia struthiopteris / Ostrich Fern	1 gal.	127	
	PAX MYS	Paxistima myrsinites / Oregon Boxwood	5 gal.	98	
	PHY MA2	Physocarpus malvaceus / Mallow Ninebark	5 gal.	87	
	RIB POK	Ribes sanguineum 'Pokie's Pink' / Light Pink Flowering Currant	5 gal.	2	
	VAC PAR	Vaccinium parvifolium / Red Huckleberry	5 gal.	2	
BIOSWALE ZONE 1					
	CAR MER	Carex mertensii / Mertens' Sedge	1 gal.	73	Zone 1
	CAR ST2	Carex stipata / Awl-fruited Sedge	1 gal.	6	
	JUN EFF	Juncus effusus / Soft Rush	1 gal.	90	Zone 1
	JUN ENS	Juncus ensifolius / Swordleaf Rush	1 gal.	118	Zone 1
	LON INV	Lonicera involucrata / Twinberry	5 gal.	5	Zone 1
	PHY CAP	Physocarpus capitatus / Pacific Ninebark	5 gal.	6	Zone 1
	SAL PUR	Salix purpurea 'Nana' / Dwarf Purple Osier Willow	5 gal.	10	Zone 1
	SPI DOU	Spiraea douglasii / Western Spirea	5 gal.	80	Bioswale
BIOSWALE ZONE 2					
	CAM LCH	Camassia leichtlinii / Great Camas	Bulb	122	
	JUN TEN	Juncus tenuis / Path Rush	1 gal.	256	Zone 2
	PHI BE2	Philadelphus x lemoinei 'Belle Etoile' / Belle Etoile Mock Orange	5 gal.	16	Zone 2
	RIB LAC	Ribes lacustre / Black Swamp Gooseberry	3 gal.	13	Zone 2
	RUB THI	Rubus parviflorus / Thimbleberry	5 gal.	18	Zone 2
	RUB SPE	Rubus spectabilis / Salmonberry	5 gal.	6	
	SYM ALB	Symphoricarpos albus / Common White Snowberry	5 gal.	11	
	TEL GRA	Tellima grandiflora / Bigflower Tellima	1 gal.	23	
	TIA TRI	Tiarella trifoliata / Threelaf Foamflower	1 gal.	4	

BIOSWALE ZONE 3

	ABE GRA	Abelia x grandiflora / Glossy Abelia	5 gal.	48" o.c.	25
	VAC OVA	Vaccinium ovatum / Evergreen Huckleberry	5 gal.	60" o.c.	22
GRASSES					
	CAR BUC	Carex buchananii / Leather Leaf Sedge	1 gal.	24" o.c.	96
	CAR OB2	Carex obnupta / Slough Sedge	1 gal.	18" o.c.	268
	DES TUF	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	55
	HEL SEM	Helictotrichon sempervirens / Blue Oat Grass	1 gal.	36" o.c.	43
	SCH LIT	Schizachyrium scoparium / Little Bluestem	1 gal.	18" o.c.	59
PERENNIALS					
	ACH ULI	Achillea millefolium lanulosa / Common Yarrow	1 gal.	20" o.c.	75
	ACH OCD	Achillea millefolium occidentalis / Western Yarrow	1 gal.	36" o.c.	20
	ADI AET	Adiantum aethiopicum / Maidenhair Fern	1 gal.	24" o.c.	17
	CAM ROT	Campanula rotundifolia / Harebell	1 gal.	12" o.c.	38
	ECH PUR	Echinacea purpurea / Coneflower	1 gal.	24" o.c.	24
	PEN SIR	Penstemon serrulatus / Coast Penstemon	1 gal.	36" o.c.	21
	PTE WES	Pteridium aquilinum / Western Bracken Fern	3 gal.	48" o.c.	15

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	ARC UVA	Arctostaphylos uva-ursi / Kinnikinnick	1 gal.		36" o.c.	81	
	POL ROC	Polypodium virginianum / Rock Polypody	1 gal.	Container	12" o.c.	1,373	
BIOSWALE							
	JUN BDT	Juncus tenuis 'Blue Dart' / Blue Dart ColorGrass Rush	1 gal.		12" o.c.	727	
SOD/SEED							
	BRO CIL	Bromus ciliatus / Fringed Brome	seed	hydroseed		2,989 sf	
	ELY VIR	Elymus virginicus / Virginia Wild Rye	seed	hydroseed		3,872 sf	
	FES ARU	Festuca arundinacea / Tall Fescue	sod	solid sod		8,621 sf	

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE 'GENERAL GRADING AND PLANTING NOTES' AND SPECIFICATIONS).

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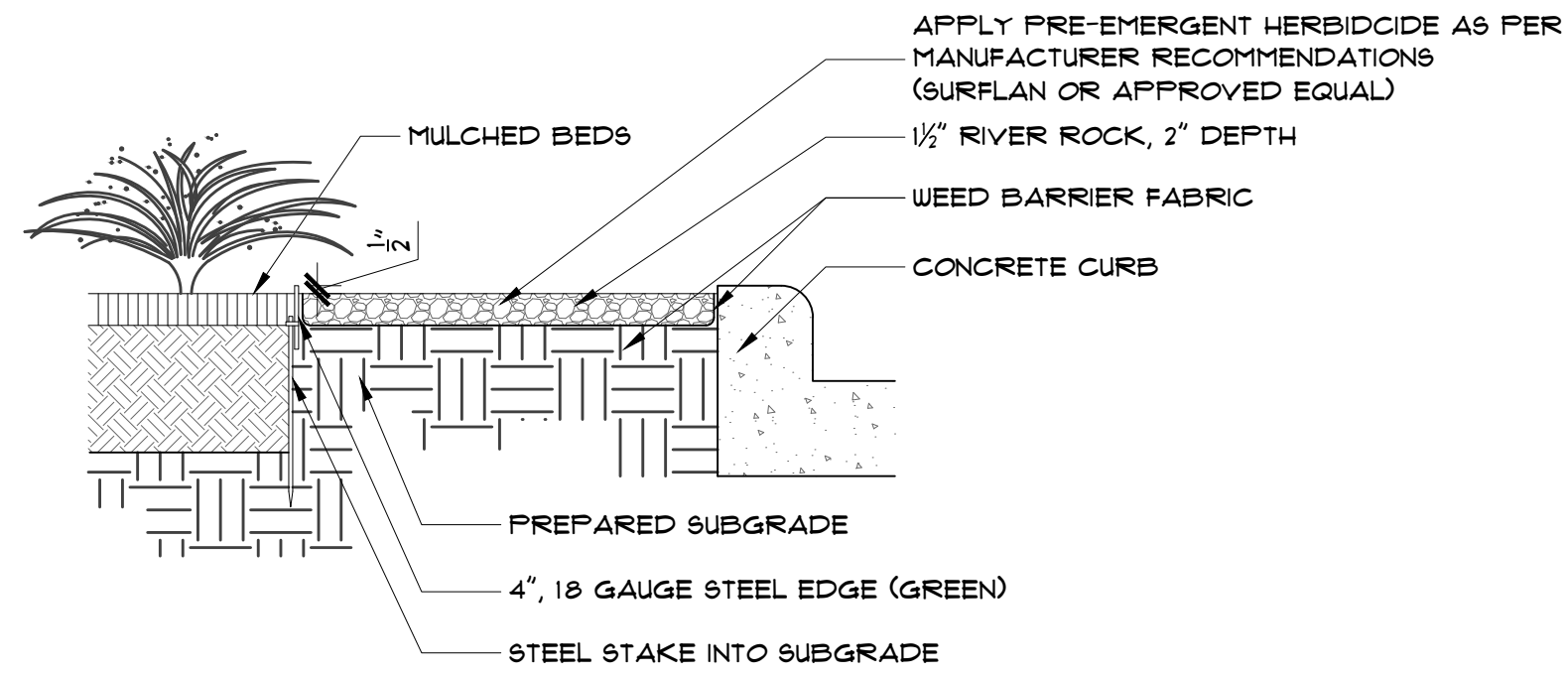
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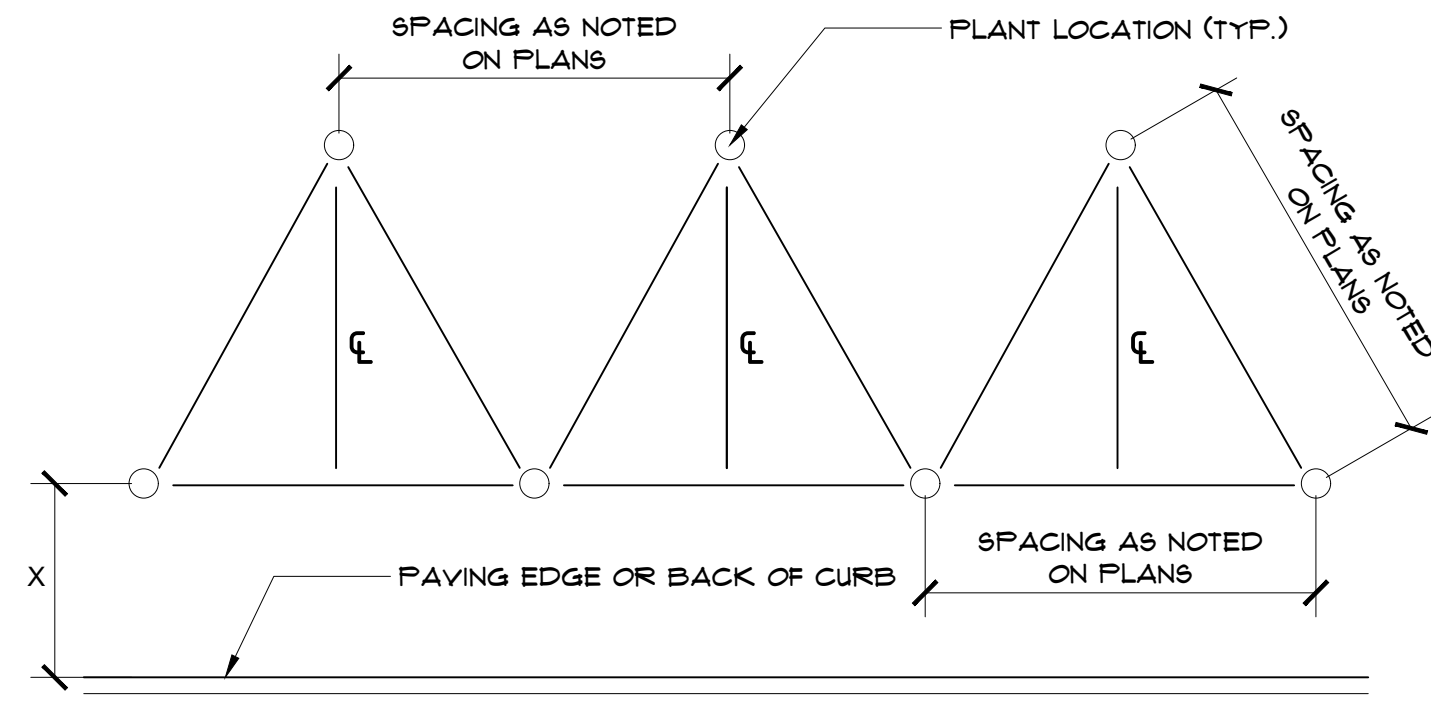
PLANT SCHEDULE
PLANTING NOTES

FILE 2241

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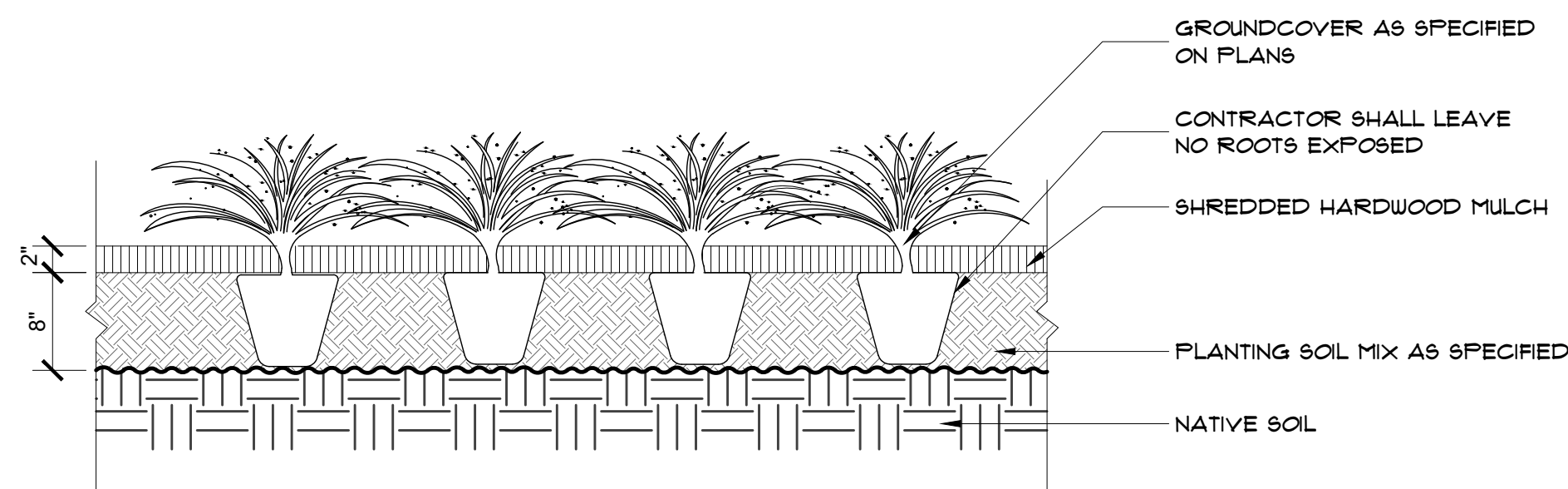
STEEL EDGE AT AGGREGATE
NTS: 1"=1'-0"



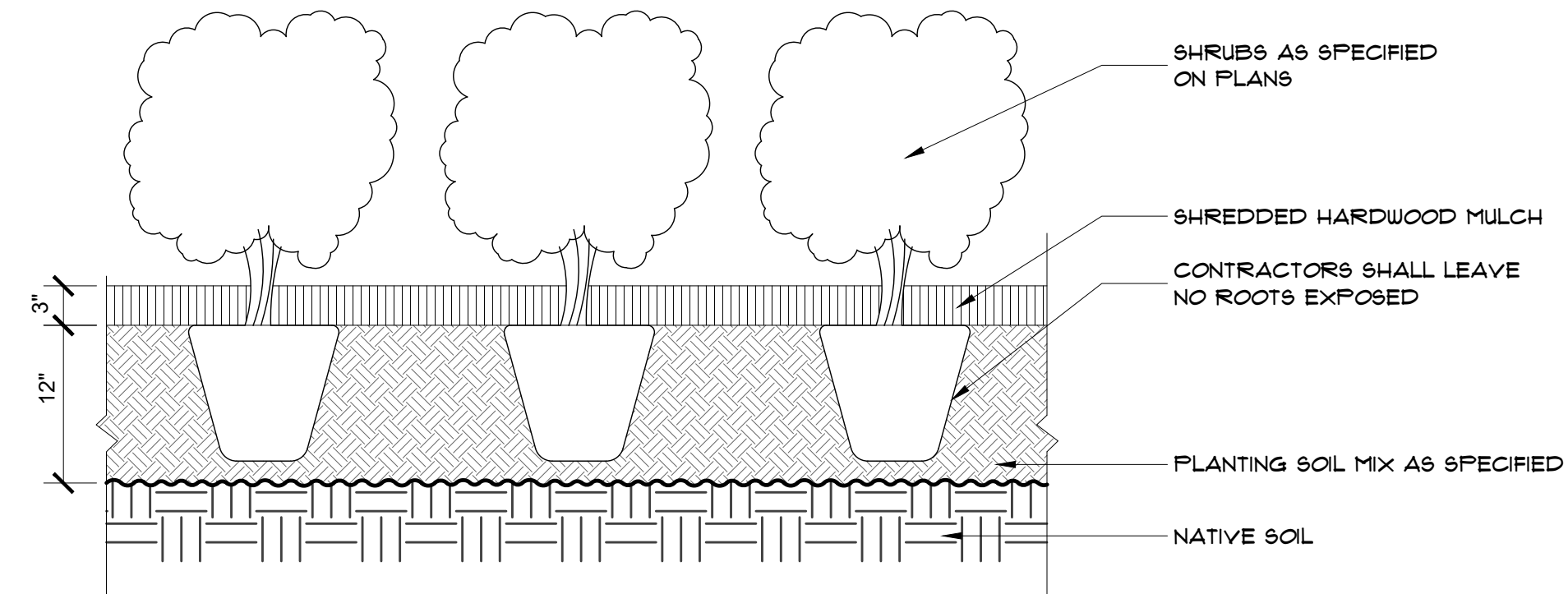
NOTE:
X = 12" MIN. FOR GROUNDCOVER
X = 24" MIN. FOR SHRUBS

NOTE: SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE.

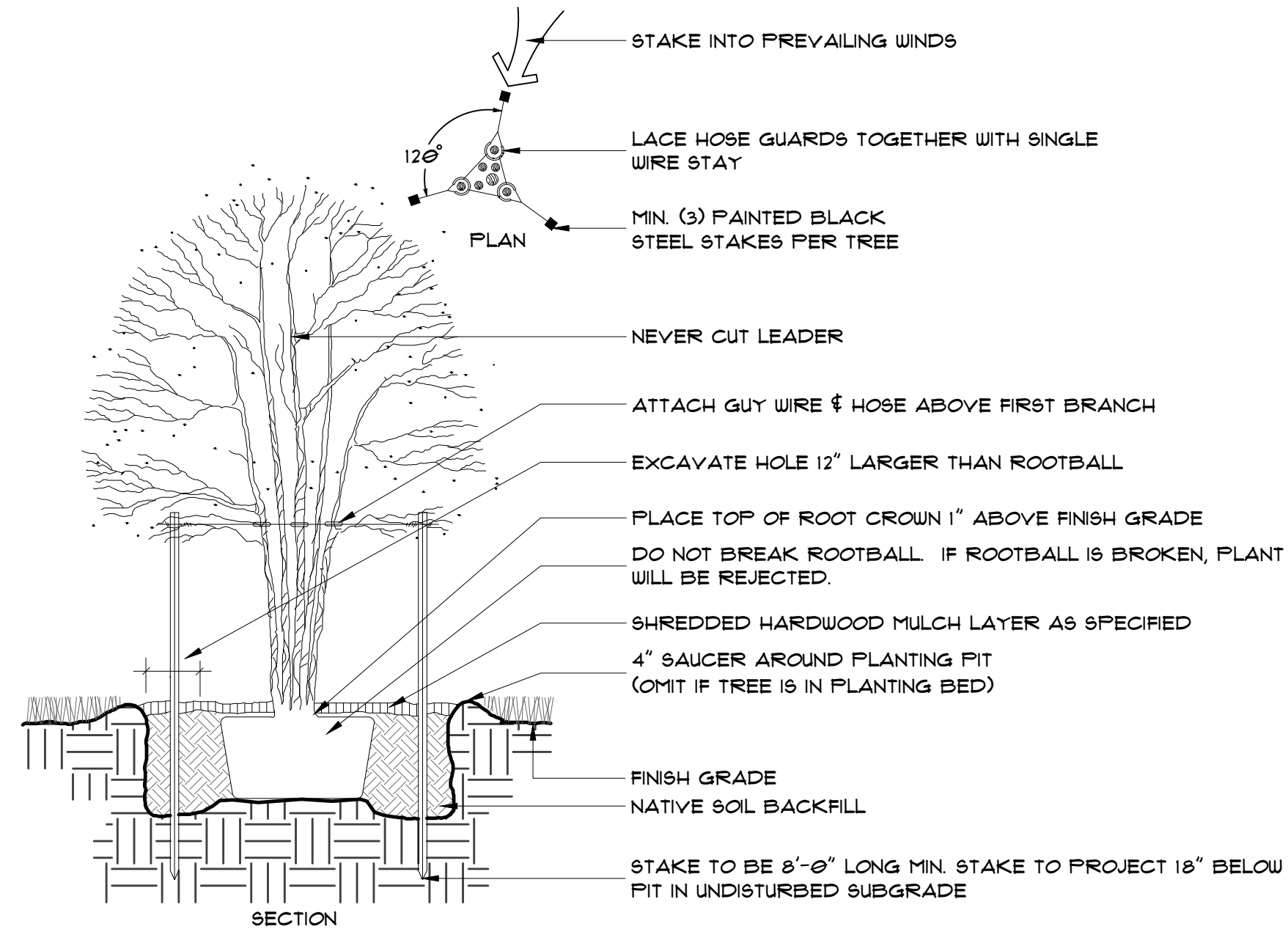
TRIANGULAR SPACING DETAIL
NTS: 1"=1'-0"



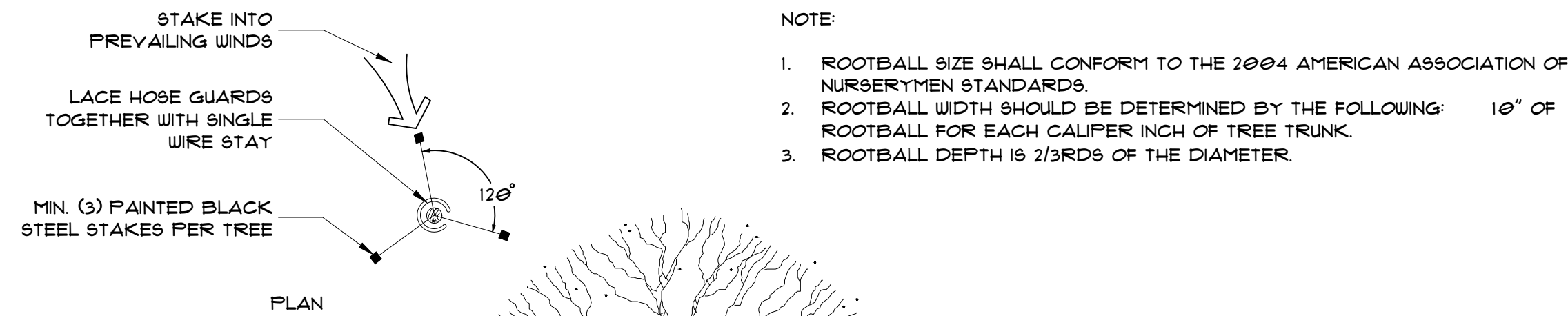
GROUNDCOVER PLANTING DETAIL
NTS: 1"=1'-0"



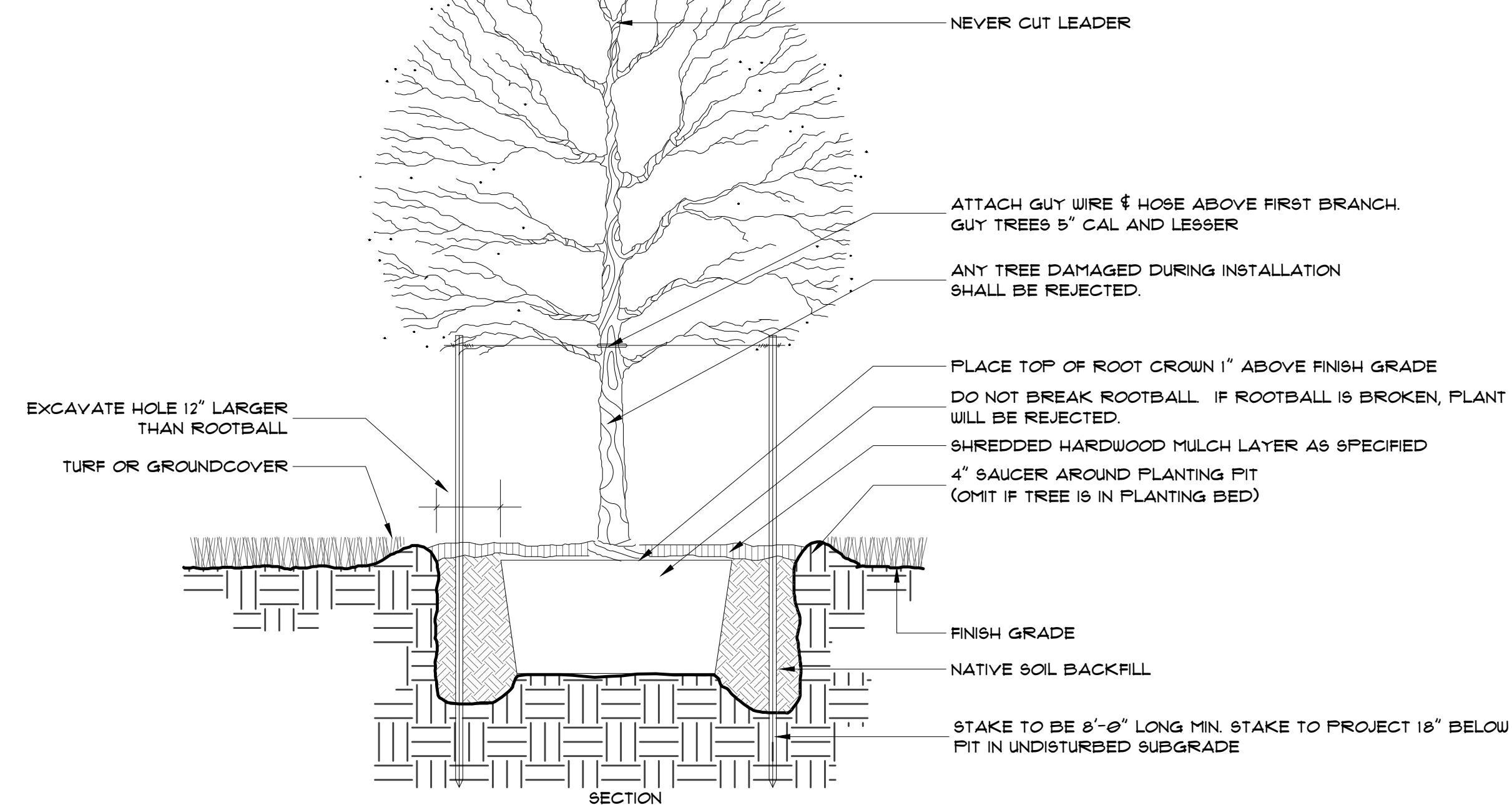
SHRUB PLANTING DETAIL
NTS: 1"=1'-0"



MULTI-TRUNK TREE PLANTING DETAIL ABOVE GROUND TREE STAKES
NTS: 1"=1'-0"



- NOTE:
1. ROOTBALL SIZE SHALL CONFORM TO THE 2004 AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
 2. ROOTBALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING: 10" OF ROOTBALL FOR EACH CALIPER INCH OF TREE TRUNK.
 3. ROOTBALL DEPTH IS 2/3RDS OF THE DIAMETER.



SHADE TREE PLANTING DETAIL ABOVE GROUND TREE STAKES
NTS: 1"=1'-0"

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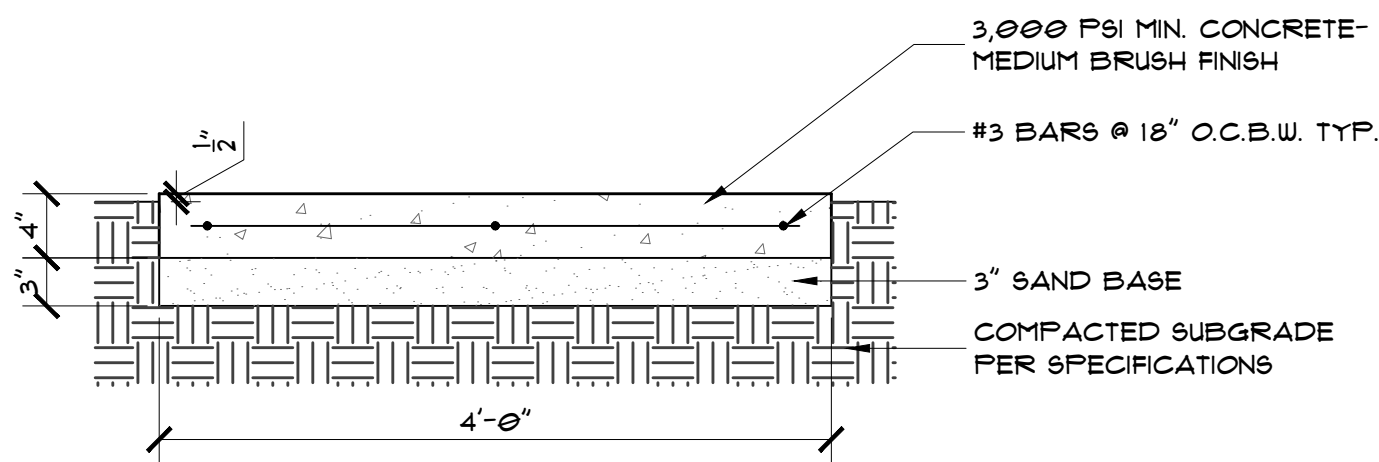
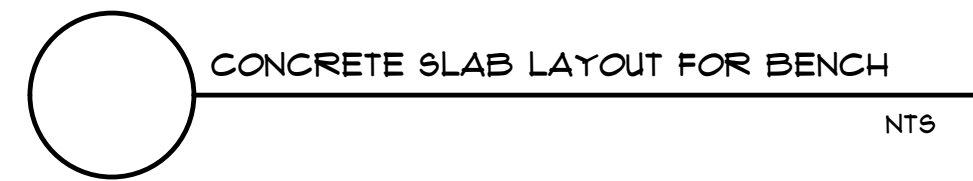
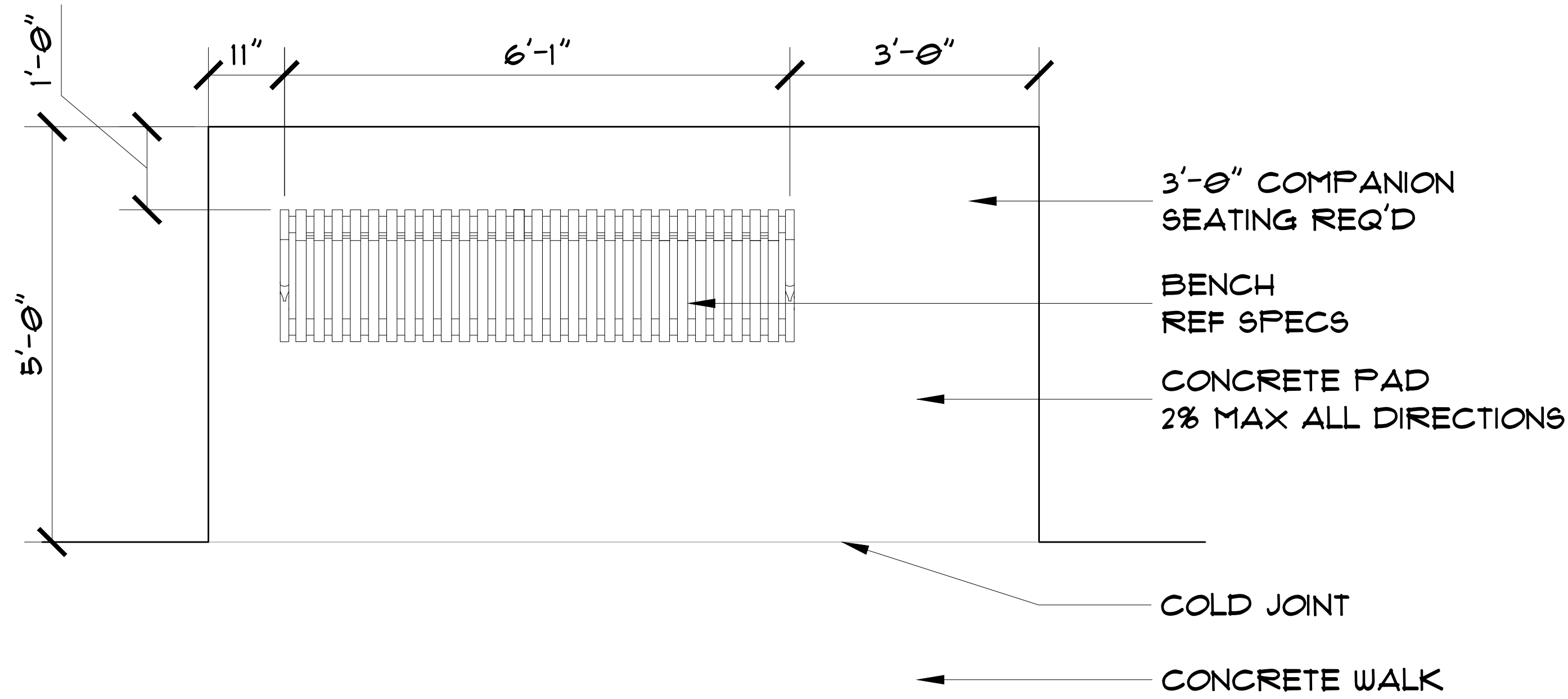
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PLANTING DETAILS

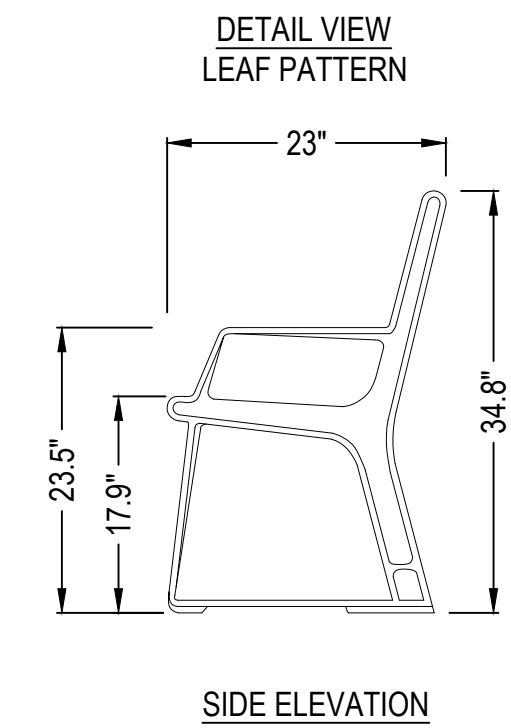
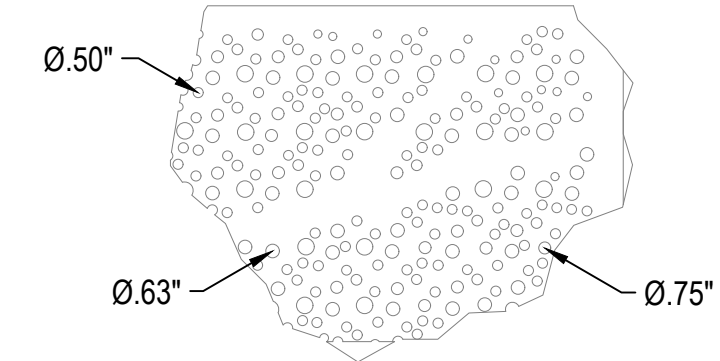
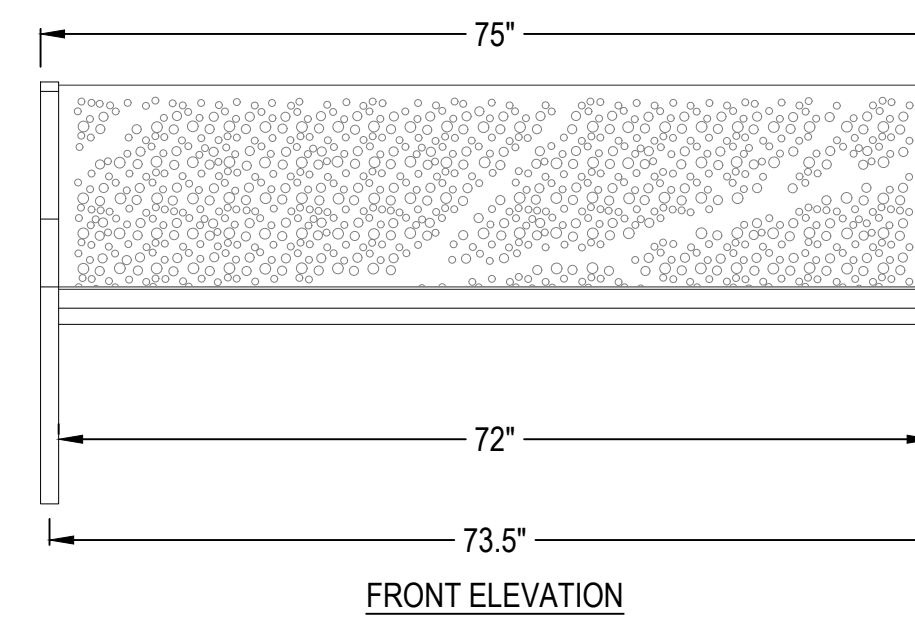
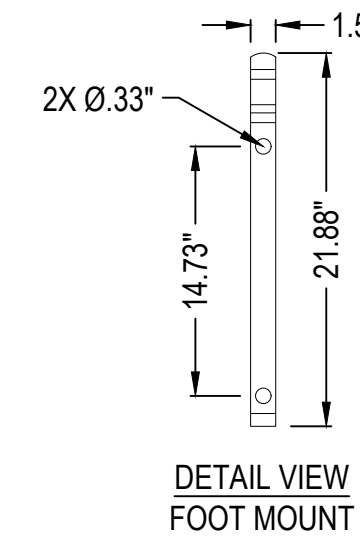
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ANOVA FURNISHINGS
 1424 TALMAGE AVENUE
 ST. LOUIS, MO 63110-2323
 TOLL FREE: 1-888-535-5005
 PHONE: (800) 231-1327
 FAX: (314) 754-0835
 www.anovafurnishings.com



Colors and/or Options: Please see manufacturer website at www.anovafurnishings.com.
Finish: Rust-proof aluminum and rust-resistant primed steel feature a fade-resistant powder coating. Treated components exceed the industry standard by 34% in testing by independent sources.
Material: 10-gauge steel contour seat with unique perforated Leaf pattern and cast aluminum legs.
Capacity: 200 lbs. per linear foot.
Unit Weight: 143 lbs.
Assembly: The bench requires some assembly. Stainless steel assembly hardware is included.
Structural Warranty: Limited 20-year warranty.
Finish Warranty: 3-year warranty against rusting, peeling, chipping, cracking, mold, mildew and defects in materials and/or workmanship.
7-year warranty against fading.

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER



LAND BASE 2023.11.19

REVISION DATE 11/26/2023



ISSUED DATE:
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 Ph: (206) 384-5317
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 MARYSVILLE WA 98270

AMENITY DETAILS
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