

REVISIONS	BY
1	5-28-2024
2	8-6-2024

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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APPROVAL

Project at
16016 - 34th Ave S, SeaTac, WA
LANDSCAPE SITE PLAN



DATE: 1-26-2024
SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

L1.0
1 of 3 SHEETS

PROVIDE 4' OF TYPE V BUILDING FACADE LANDSCAPE

PROVIDE 4' OF TYPE III REAR AND SIDEYARD LANDSCAPING

PROVIDE 10' TYPE III STREET FRONTAGE LANDSCAPE, IN UH ZONES STREET FRONTAGE CAN BE REDUCED TO 5' IF COMBINED WITH 5' OF FACADE LANDSCAPING

C. Type III Landscaping.

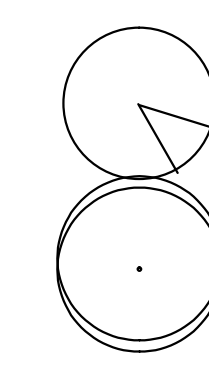
- Type III landscaping is a "see-through buffer" which functions as a partial visual separator to soften the appearance of streets, parking areas and building elevations. See-through buffering is intended for use between streets and a land use, or between similar, compatible uses.
- Type III landscaping shall consist of:
 - A mix of native and drought tolerant evergreen and deciduous trees spaced to create a continuous canopy within ten (10) years;
 - At least seventy percent (70%) deciduous trees;
 - Trees spaced no more than twenty-five (25) feet on center;
 - Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet above the traveled way grade at maturity;
 - Native and drought tolerant groundcover;
 - Street frontage landscaping can be located in front or behind the sidewalk; and
 - Vegetated LID BMPs, consistent with the intent of this section.

E. Type V Landscaping.

- Type V is small-scale building facade landscaping which provides visual interest and a buffer between buildings and sidewalks or common areas.
- Type V landscaping shall consist of:
 - Native and drought tolerant shrubs spaced no more than five (5) feet apart; and
 - Native and drought tolerant groundcover. (Ord. 16-1022 § 1 (Exh. C); Ord. 15-1018 § 1)

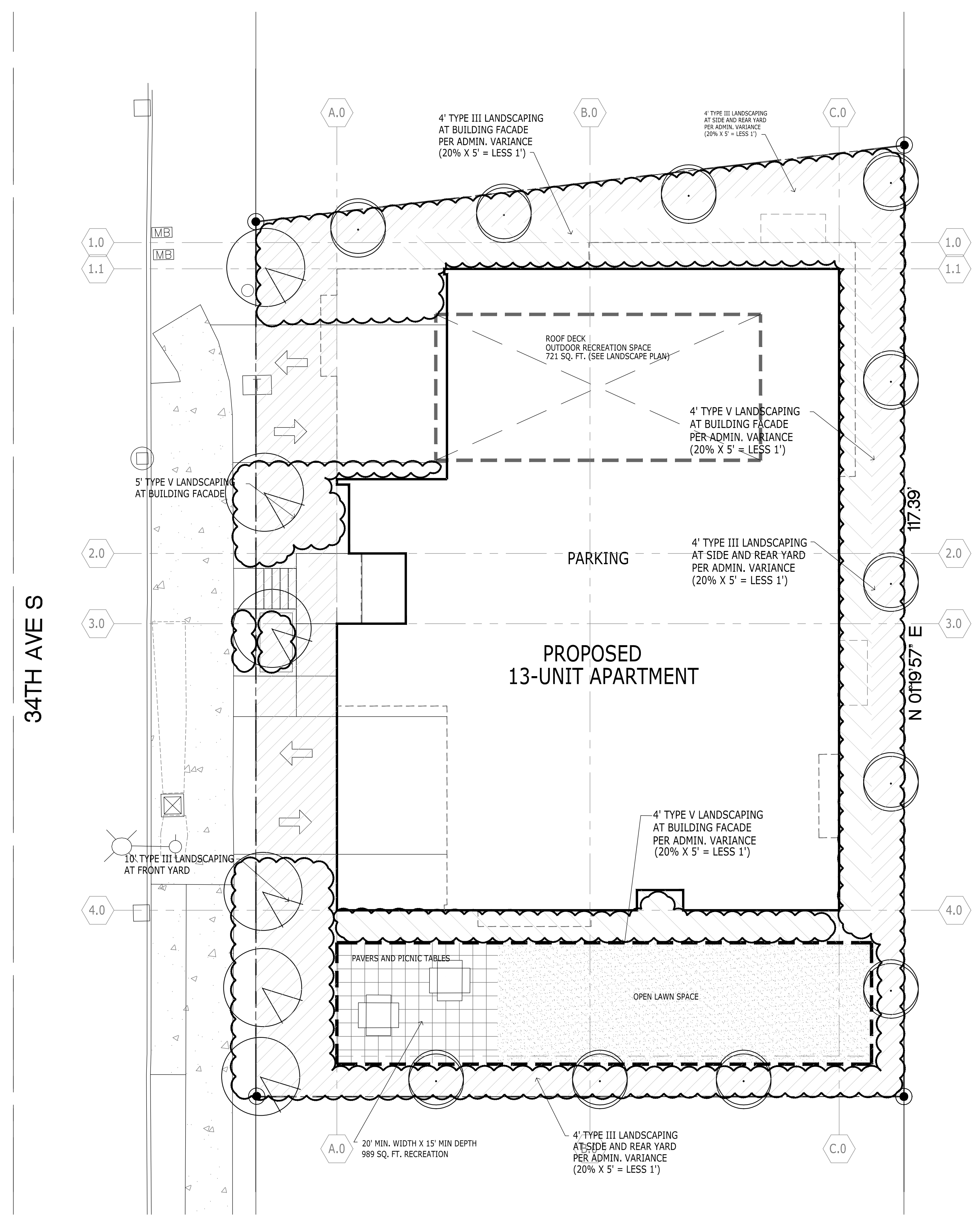
PLANT SCHEDULE

QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
6	NYSSA SYLVATICA 'HAYMANRED'	RED RAGE TUPELO	2.0" CAL	
11	COLUMNAR SMALL TREE	SOURWOOD TREE	2.0" CAL	



PICNIC TABLE
PACIFIC OUTDOOR PRODUCTS SE-5335, HDPE TOP AND SEATS, POWER COAT DARK GREEN, IN GROUND MOUNT, SET LEVEL. OR APPROVED EQUAL

TOURNESOL WILSHIRE PLANTERS 24" DEEP, BY 2'x4', COLOR AND FINISH TO BE SELECTED BY ARCHITECT, OWNER AND LANDSCAPE ARCHITECT



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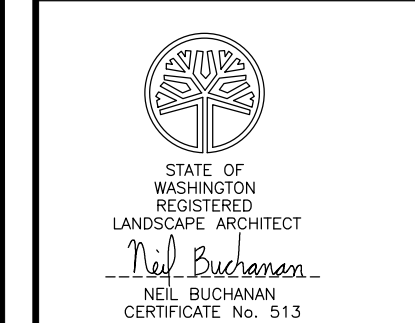
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LANDSCAPE SITE PLAN



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PROVIDE 4' OF TYPE V BUILDING FACADE LANDSCAPE

PROVIDE 4' OF TYPE III REAR AND SIDEYARD LANDSCAPING

PROVIDE 10' TYPE III STREET FRONTAGE LANDSCAPE, IN UH ZONES STREET FRONTAGE CAN BE REDUCED TO 5' IF COMBINED WITH 5' OF FACADE LANDSCAPING

C. Type III Landscaping.

1. Type III landscaping is a "see-through buffer" which functions as a partial visual separator to soften the appearance of streets, parking areas and building elevations. See-through buffering is intended for use between streets and a land use, or between similar, compatible uses.

2. Type III landscaping shall consist of:

- a. A mix of native and drought tolerant evergreen and deciduous trees spaced to create a continuous canopy within ten (10) years;
- b. At least seventy percent (70%) deciduous trees;
- c. Trees spaced no more than twenty-five (25) feet on center;
- d. Evergreen shrubs spaced no more than four (4) feet apart that do not exceed a height of four (4) feet above the traveled way grade at maturity;
- e. Native and drought tolerant groundcover;
- f. Street frontage landscaping can be located in front or behind the sidewalk; and
- g. Vegetated LID BMPs, consistent with the intent of this section.

E. Type V Landscaping.

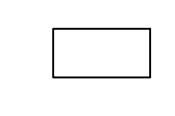
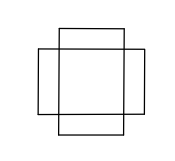
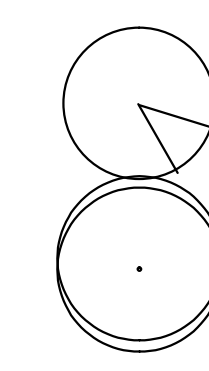
1. Type V is small-scale building facade landscaping which provides visual interest and a buffer between buildings and sidewalks or common areas.

2. Type V landscaping shall consist of:

- a. Native and drought tolerant shrubs spaced no more than five (5) feet apart; and
- b. Native and drought tolerant groundcover. (Ord. 16-1022 § 1 (Exh. C); Ord. 15-1018 § 1)

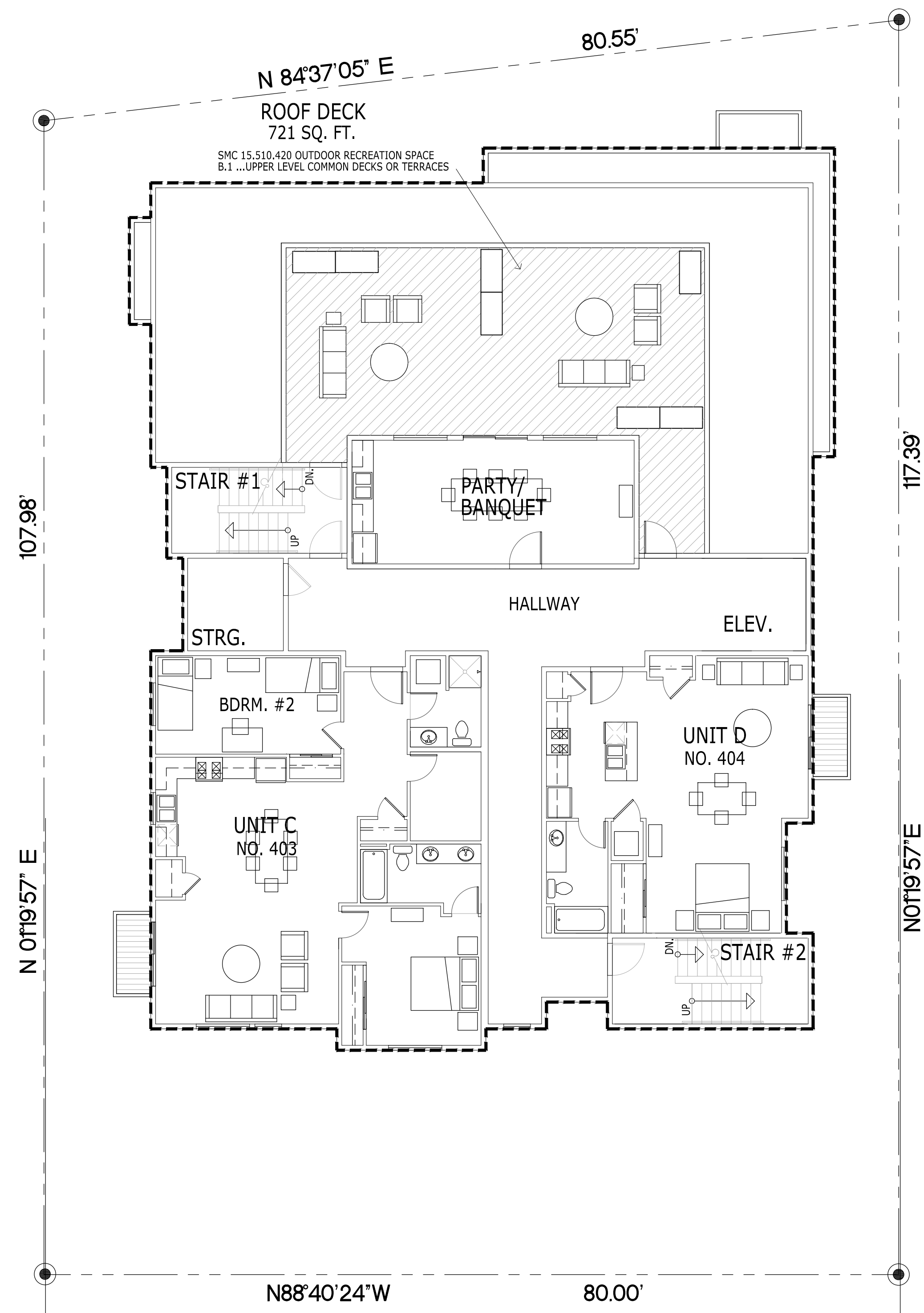
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QUANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
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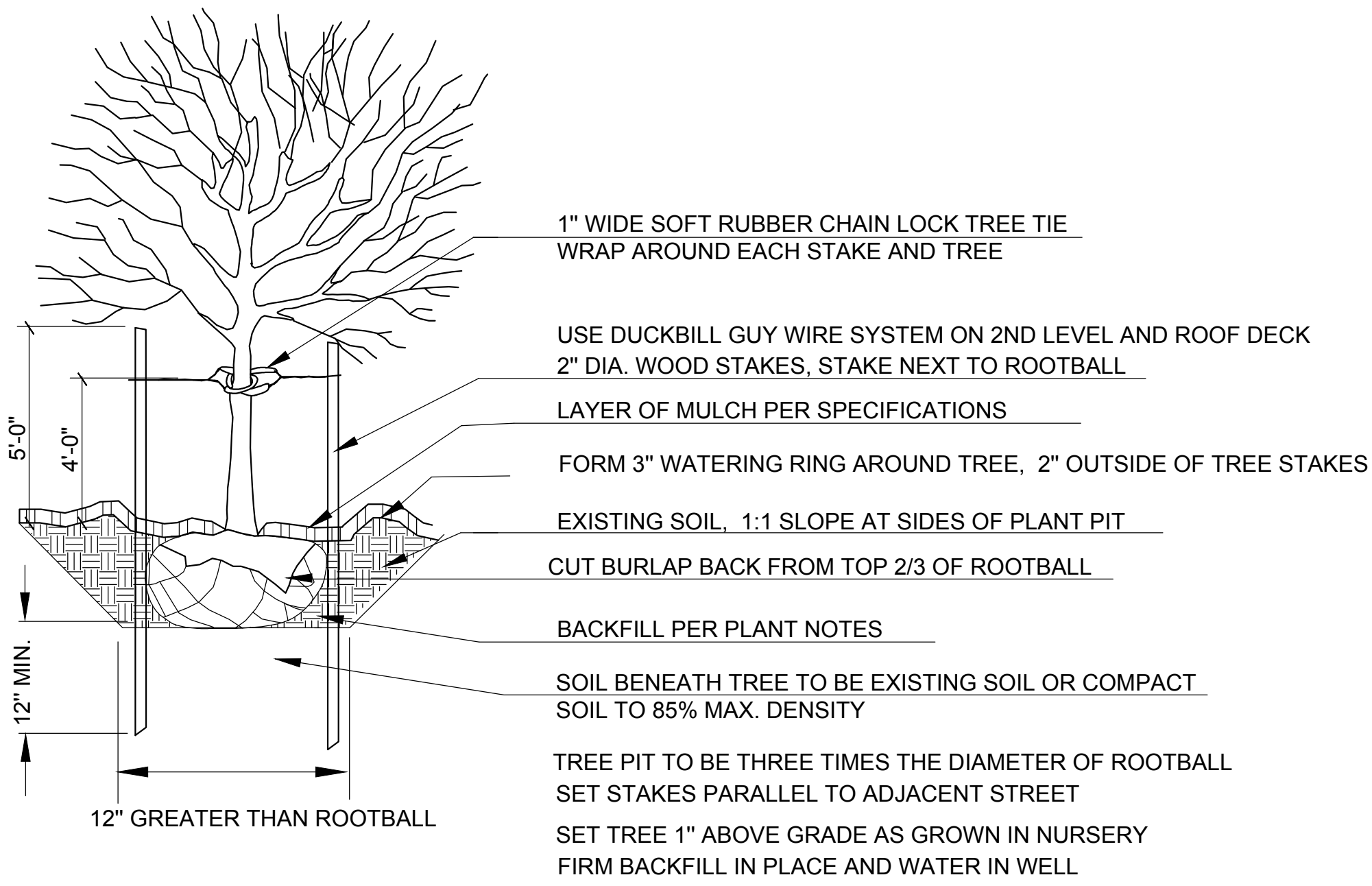


PICNIC TABLE
PACIFIC OUTDOOR PRODUCTS SE-5335, HDPE TOP AND SEATS, POWER COAT DARK GREEN, IN GROUND MOUNT, SET LEVEL. OR APPROVED EQUAL

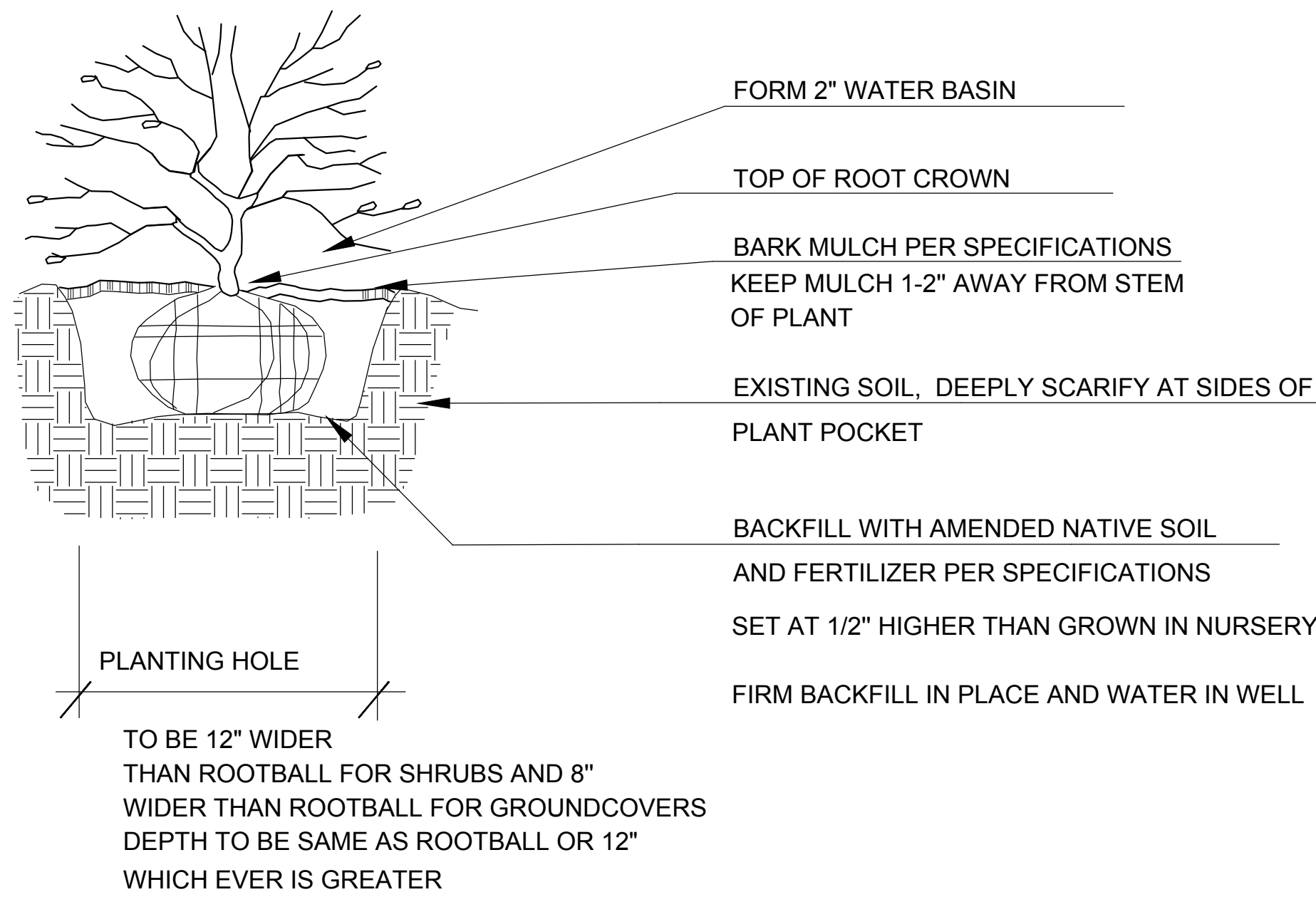
TOURNESOL WILSHIRE PLANTERS 24" DEEP, BY 2'x4', COLOR AND FINISH TO BE SELECTED BY ARCHITECT, OWNER AND LANDSCAPE ARCHITECT



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1 TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL

LANDSCAPE CONSTRUCTION NOTES

Contractor shall familiarize themselves with the project including all underground utilities. Do not disturb roots of existing trees to remain, coordinate all work within drip lines of trees with project Arborist.

Subgrade for shrub areas to be 8" below finished grade to allow for topsoil and mulch.

Till/loosen/excavate existing soil to depth of 10", avoiding damaging roots of existing trees. Add 2.5" of 50/50 Cedar Grove compost/sand mix to shrub areas. Till into 8" of existing soil. Add 3.5" of 50/50 Cedar Grove compost/sand mix to shrub areas. Till into 8" of existing soil. Compact soil to 85% to prevent settling.

If project includes creating planting areas where pavement or a driveway is located, over excavate so that all underlying gravel base is removed. Add sandy loam soil in 8" lifts and compact to 85% if necessary to build up area to subgrade depth specified above. Then follow soil prep. instructions above.

Notify owner if existing soil conditions will prove detrimental to plant health, even after soil prep, such as excessive clay soil, hardpan soil, poor drainage, or excessive gravel.

Plant trees and shrubs per details this sheet. Mulch beds at with 2" of medium fine fir bark, except as noted on plan..

Mulch is to be free of garbage and weeds and may not contain excessive resin, tannin, or other material detrimental to plant growth.

Gently loosen roots of container stock that is rootbound prior to planting.

Fertilize all plants with best-Paks fertilizer, available at Horizon Inc. 425-828-4554.

One packet per 1 gallon plant, 2 per 2 gallon, 3 per 5 gallon, and 12 per tree. Evenly space packets around rootball, 6-8" from soil surface.

All plants shall conform to America standard for nursery stock, ANLA.

All plants shall be considered very good or better in health and form based on industry standards.

Provide one year warranty for all work starting form date of final acceptance.

Coordinate all work with General Contractor.

Owner is responsible for providing watering through at least the first four growing seasons.

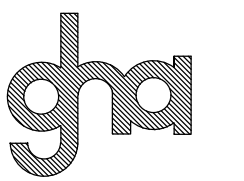
REVISIONS	BY
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5-28-2024	
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2 8-6-2024	
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APPROVAL

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PLANTING NOTES AND DETAILS



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