

PROJECT:
NW LOGISTICS 2
PARKING
EXPANSION

LOCATION:
INTERNATIONAL
PLACE
DUPONT, WA

CLIENT:
PANATTONI
DEVELOPMENT
COMPANY

NO.	DATE	REVISION
1	07.02.2020	SEPA
2	08.05.2020	SEPA RESUBMITTAL

DESIGNED CB
DRAWN CB
CHECKED CB

PROFESSIONAL SEAL



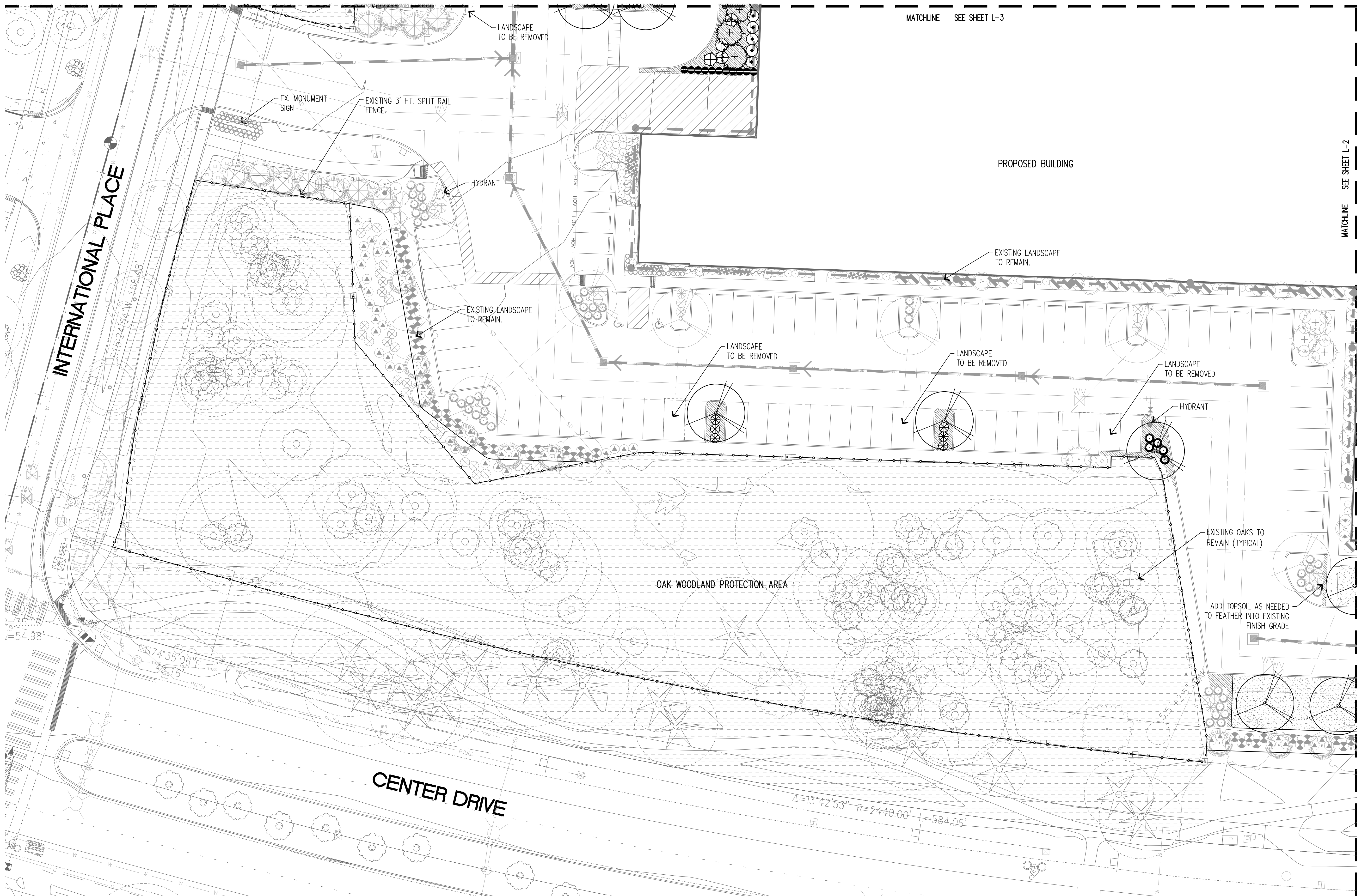
DATE 05.18.2020

PROJECT NO. 202011

TITLE
PRELIMINARY
LANDSCAPE
& TREE
RETENTION
PLAN

SHEET NUMBER

L-1
1 OF 12



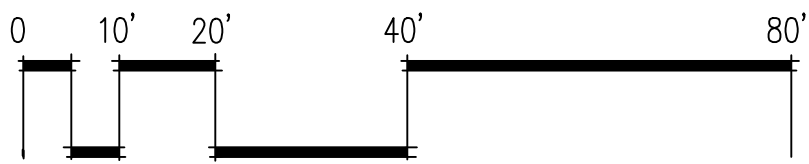
MATCHLINE SEE SHEET L-3

MATCHLINE SEE SHEET L-2

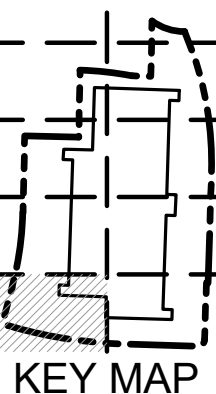
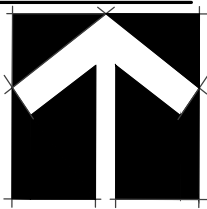
NOTES

1. REFER TO SHEET L-11 FOR PLANT SCHEDULE, AND NOTES.
2. REFER TO SHEET L-12 FOR LANDSCAPE DETAILS.

LANDSCAPE PLAN



SCALE: 1" = 20' - 0"



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CITY OF DUPONT

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SHEET SIZE: 24" x 36" AT 100%

INTERNATIONAL PLACE

CENTER DRIVE

PROPOSED BUILDING

OAK WOODLAND PROTECTION AREA

EXISTING LANDSCAPE TO REMAIN.

EXISTING LANDSCAPE TO REMAIN.

LANDSCAPE TO BE REMOVED

LANDSCAPE TO BE REMOVED

LANDSCAPE TO BE REMOVED

HYDRANT

HYDRANT

EXISTING OAKS TO REMAIN (TYPICAL)

ADD TOPSOIL AS NEEDED TO FEATHER INTO EXISTING FINISH GRADE

EX. MONUMENT SIGN

EXISTING 3' HT. SPLIT RAIL FENCE.

LANDSCAPE TO BE REMOVED

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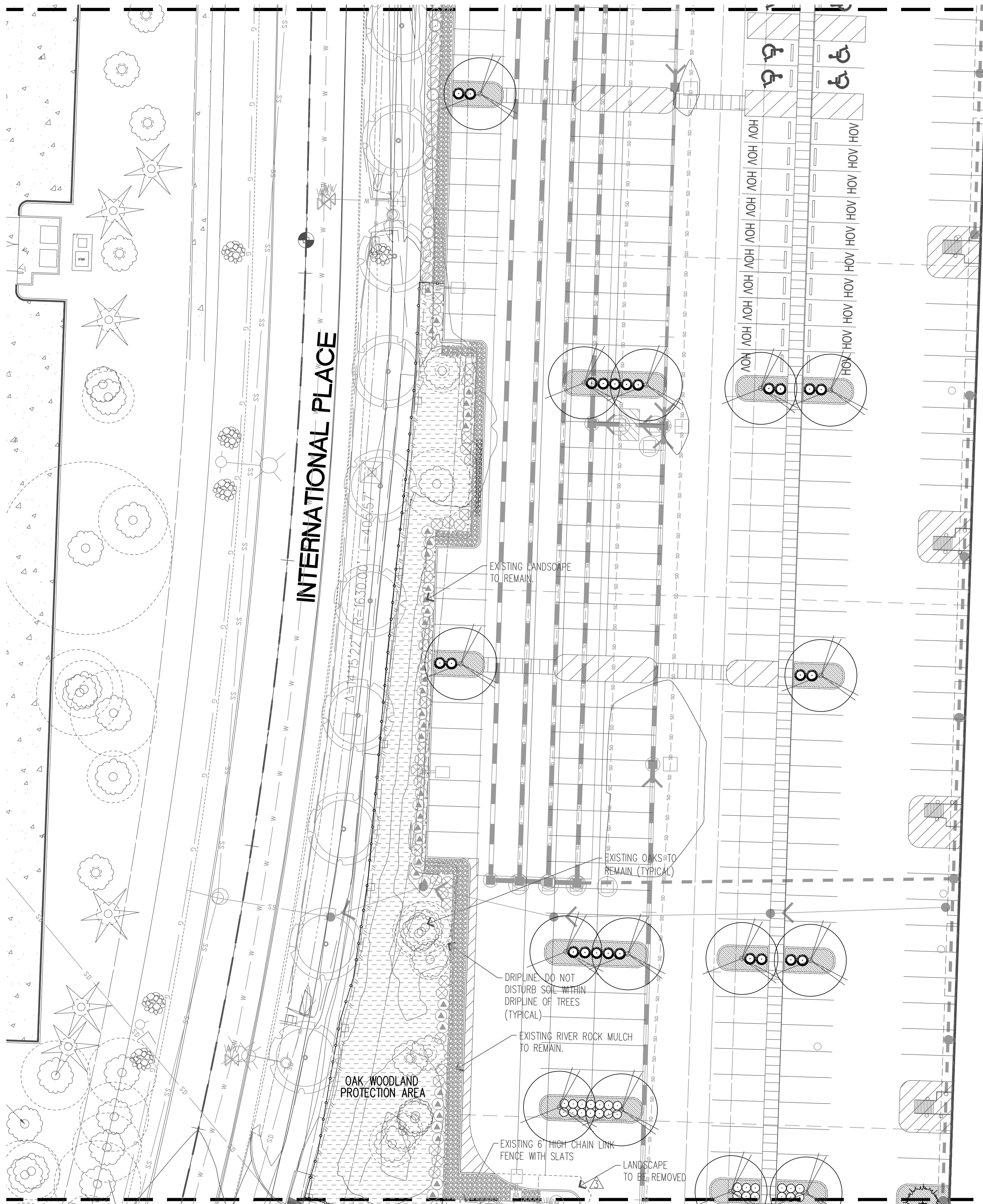


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SHEET NUMBER
L-3
3 OF 12



MATCHLINE SEE SHEET L-5

PROPOSED BUILDING

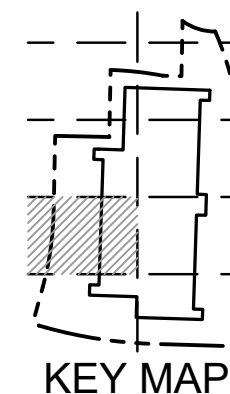
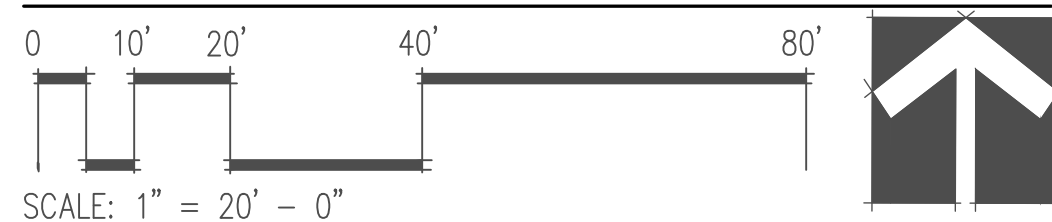
MATCHLINE SEE SHEET L-4

MATCHLINE SEE SHEET L-1

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SHEET NUMBER
L-4
4 OF 12

MATCHLINE SEE SHEET L-6

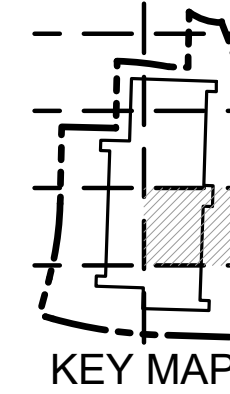
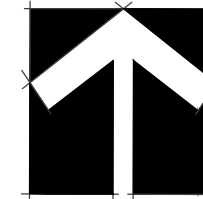
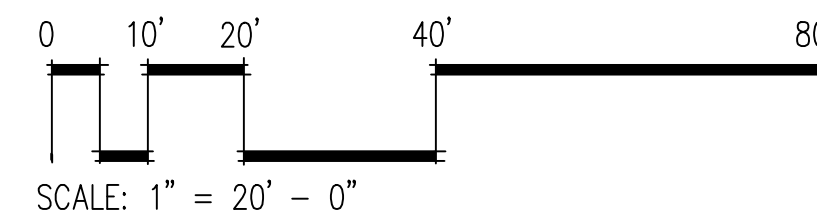
PROPOSED BUILDING

MATCHLINE SEE SHEET L-2

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LANDSCAPE PLAN



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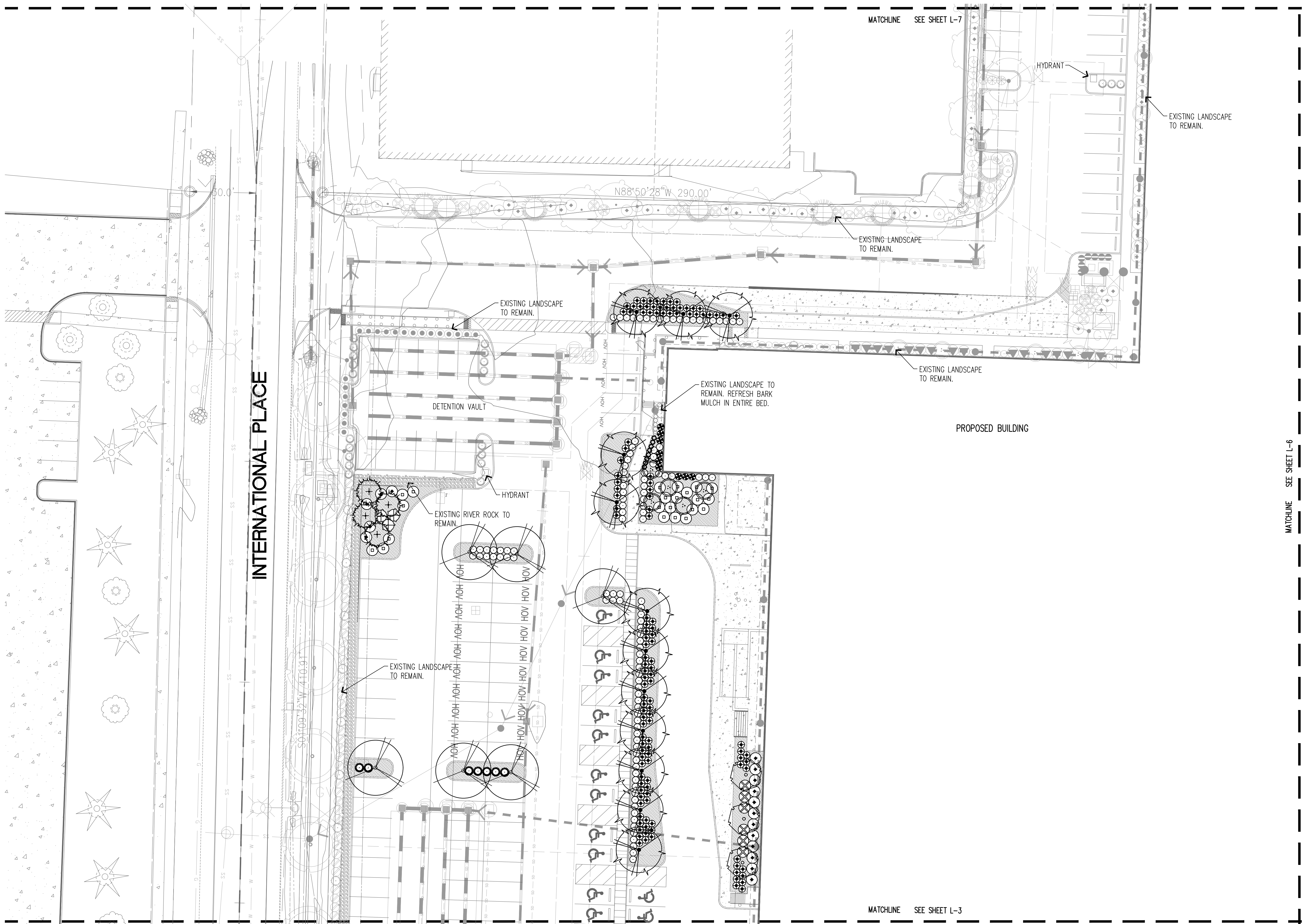
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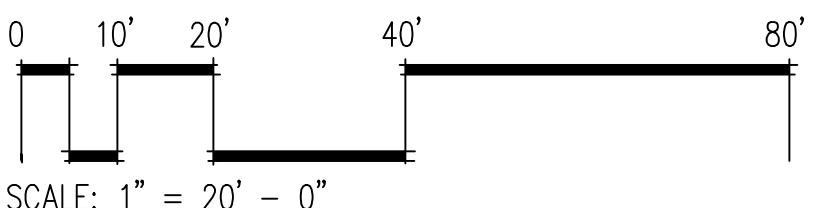
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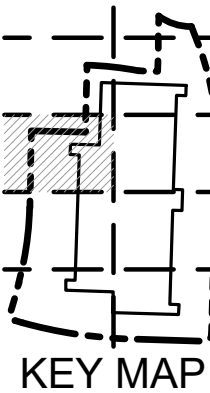
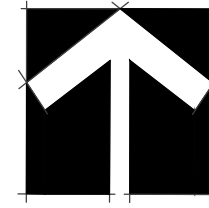
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LANDSCAPE PLAN



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L-5
5 OF 12

SHEET SIZE: 24" x 36" AT 100%

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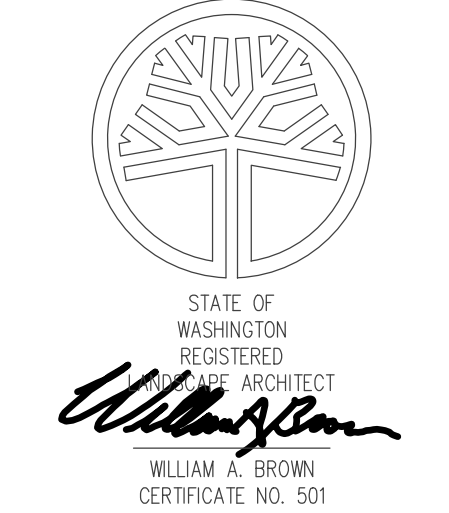
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TITLE

LANDSCAPE
PLAN

SHEET NUMBER
L-6
6 OF 12

MATCHLINE SEE SHEET L-8

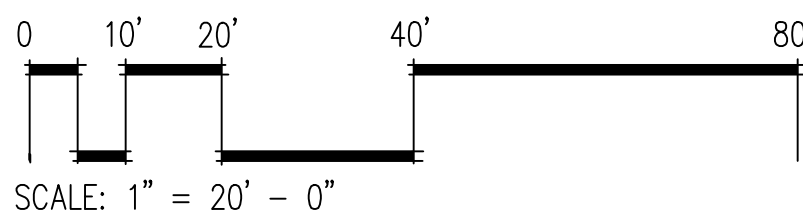
PROPOSED BUILDING

MATCHLINE SEE SHEET L-4

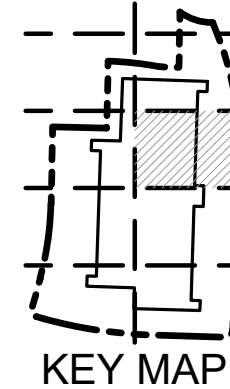
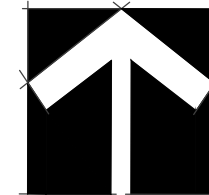
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DUPONT-STEILACOOM HIGHWAY

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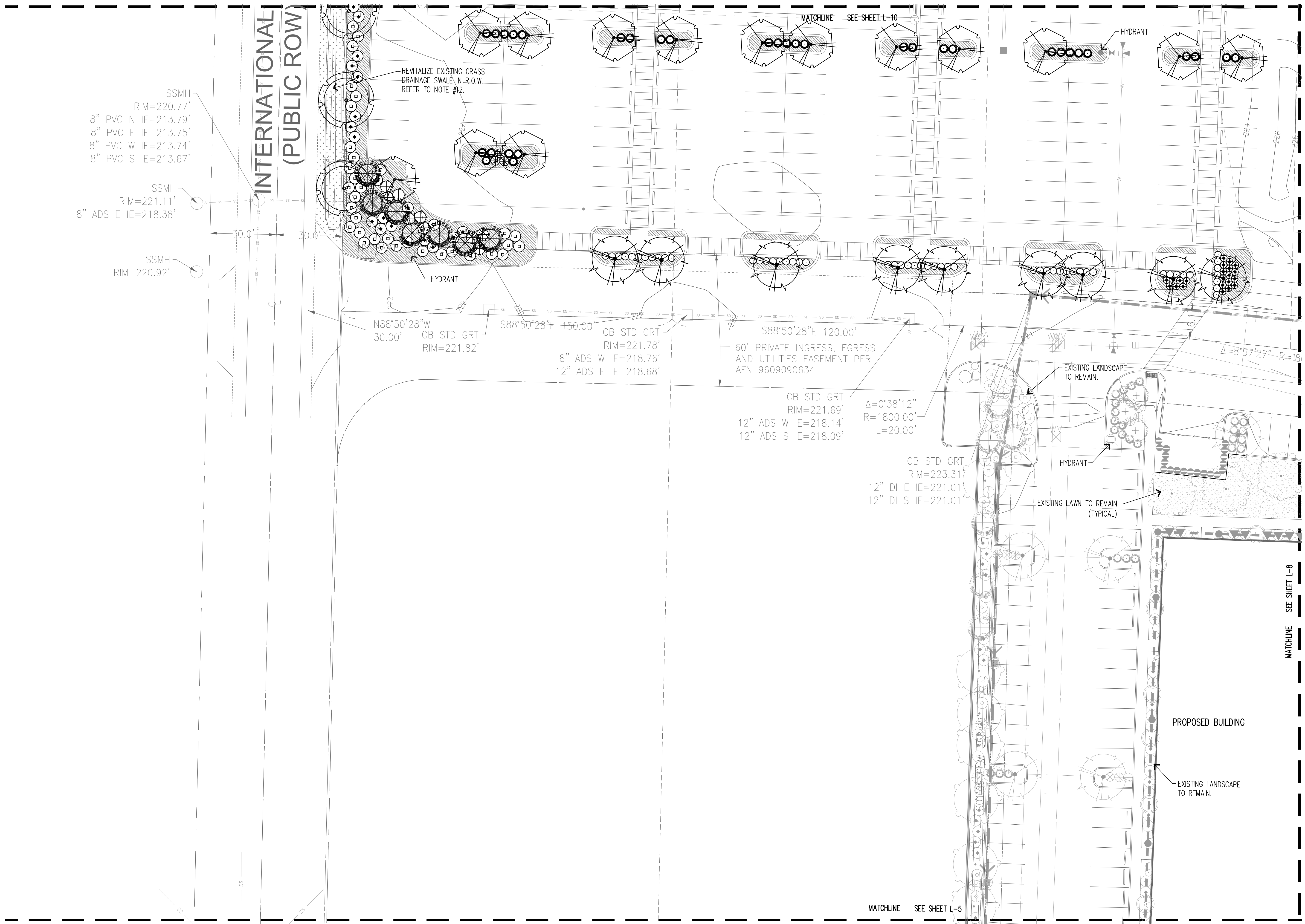
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LANDSCAPE
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SHEET NUMBER

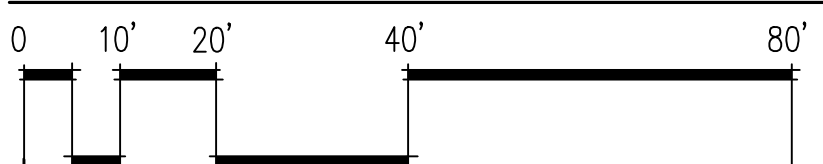
L-7
7 OF 12



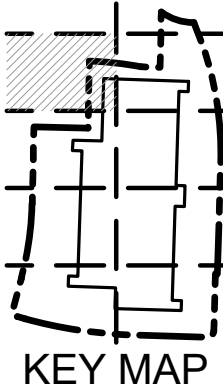
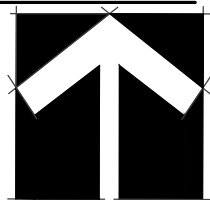
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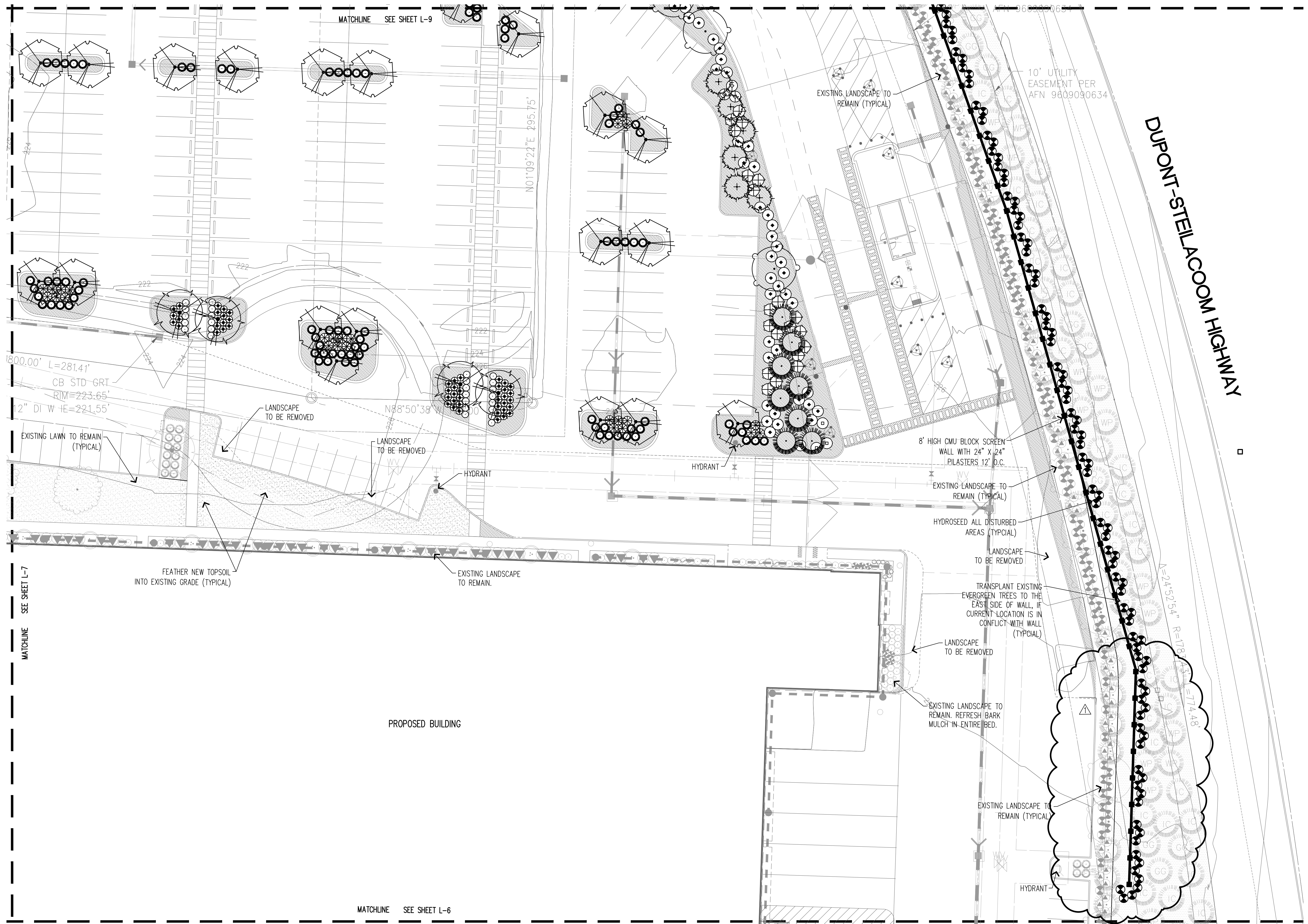
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LANDSCAPE
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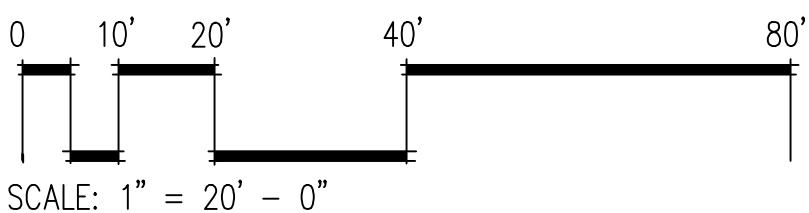
SHEET NUMBER
L-8
8 OF 12



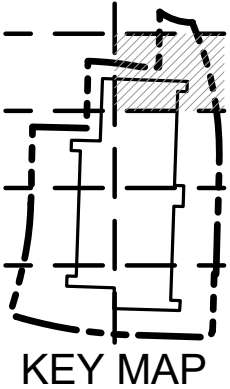
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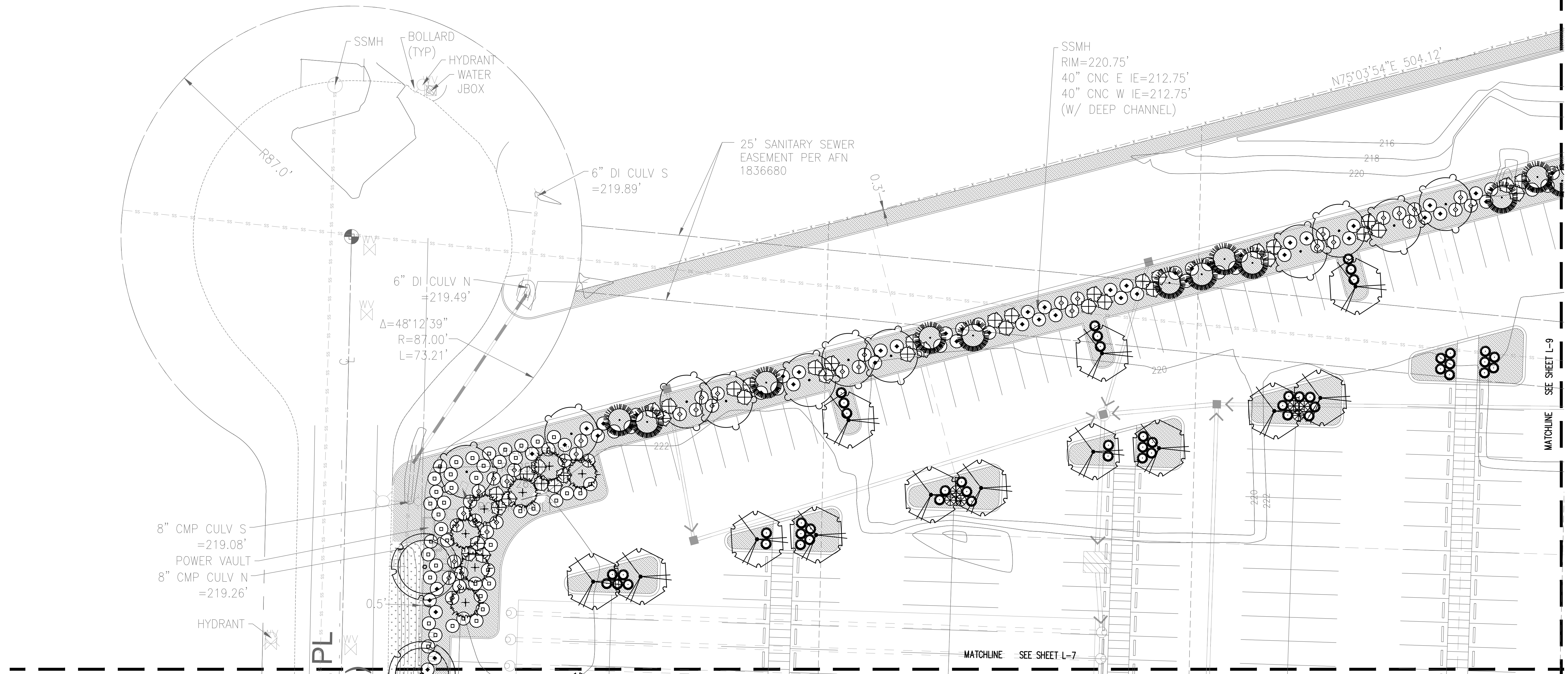
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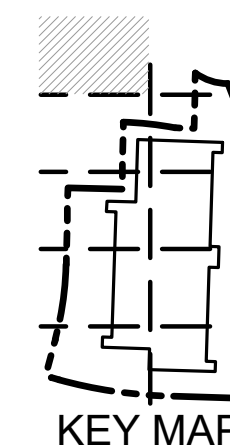
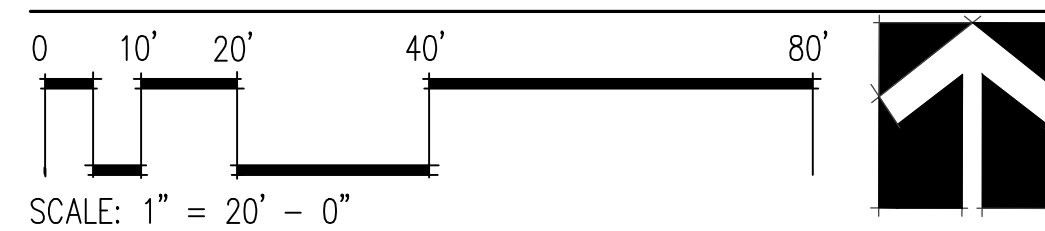
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LANDSCAPE
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SHEET NUMBER
L-10
10 OF 12

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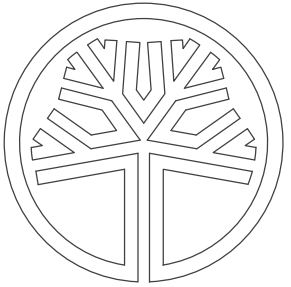
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PROFESSIONAL SEAL



STATE OF
WASHINGTON
REGISTERED
ARCHITECT
William A. Brown
WILLIAM A. BROWN
CERTIFICATE NO. 501

DATE **05.18.2020**

PROJECT NO. **202011**

TITLE

**LANDSCAPE
SCHEDULE
AND NOTES**

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR TO CLEAR AND GRUB ALL PERIMETER LANDSCAPE AREAS SHOWN TO RECEIVE NEW LANDSCAPE.
- ALL NEW LANDSCAPE AREAS ADJACENT TO BUILDINGS AND WITHIN PARKING LOT TO BE SET AT 18" MINUS FINISH ELEVATION EXCEPT AS NOTED. THESE AREAS TO RECEIVE IMPORTED 3-WAY TOPSOIL TO A MIN. DEPTH OF 24". ALL PERIMETER BEDS THAT ARE SHOWN WITH GROUNDCOVER TO RECEIVE IMPORTED 3-WAY TO A 18" DEPTH. TREES PLANTED INTO EXISTING LANDSCAPE/NATIVE AREAS TO REMAIN TO BE PIT PLANTED WITH IMPORTED 3-WAY TOPSOIL. PLANT PIT TO BE 3X THE DIAMETER OF THE ROOTBALL AND AS DEEP AS ROOTBALL.
- ALL NEW PLANTING BEDS TO HAVE FINE BARK MULCH TO A MINIMUM DEPTH OF 2". ALL EXISTING BEDS TO HAVE FINE BARK TO 1" DEPTH.
- GROUND COVER TO EXTEND UNDER ALL DECIDUOUS TREE CANOPIES AT THE SPECIFIED SPACING TO PROVIDE COMPLETE COVERAGE IN ALL PLANTING BEDS. DESIGNATED TO RECEIVE GROUND COVER. GROUNDCOVER BENEATH EVERGREEN TREES TO BE MAINTAIN A 3' CLEARANCE FROM BASE OF TRUNK.
- ALL LANDSCAPE BEDS SHALL BE PLANTED WITH GROUNDCOVER, PLANTED IN A TRIANGULAR PATTERN, TO ACHIEVE FULL COVERAGE WITHIN TWO YEARS OF PLANTING.
- LANDSCAPE DRAWINGS ARE BASED ON THE SITE PLANS PREPARED BY NELSON ARCHITECTS. IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT OF ANY ADVERSE DRAINAGE CONDITIONS WHICH MAY AFFECT THE HEALTH OF PLANT MATERIAL.
- NO PRE-EMERGENT HERBICIDES TO BE USED ON THE PROJECT SITE DURING THE FIRST YEAR WARRANTY PERIOD.
- TREES SHALL NOT BE PLACED WITHIN 15' WIDE WATER EASEMENT. VERIFY WATER EASEMENT BEFORE INSTALLATION.
- TREES TO MAINTAIN A MINIMUM CLEARANCE OF 6' FROM WATER, SEWER, AND FIRE HYDRANTS. SHRUBS TO MAINTAIN A MINIMUM CLEARANCE OF 4' FROM FIRE HYDRANTS. PROVIDE A 3' LEVEL AREA AROUND ALL HYDRANTS.
- FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH STARTER FERTILIZER 2-4-2. APPLIED AT MANUFACTURES RECOMMENDED RATES. ADDITIONALLY FERTILIZE ALL TREES AND SHRUBS WITH AGRIFROM TABS 20-10-5. APPLIED AT MANUFACTURES RECOMMENDED RATES. FERTILIZE DROUGHT TOLERANT LAWN WITH 10-20-20. APPLIED AT MANUFACTURES RECOMMENDED RATES.
- REVITALIZE EXISTING GRASS DRAINAGE SWALE. REMOVE ALL VOLUNTEER SHRUB AND TREE SAPLINGS, INCLUDING BUT NOT LIMITED TOO SCOTCH BROOM, ALDER, AND BLACKBERRY. ADD TOPSOIL AS NEEDED TO TRANSITION EXISTING GRADES TO NEW GRADING AROUND THE PERIMETER OF THE SWALE. HYDROSEED AND PROVIDE TEMPORARY IRRIGATION AS NEEDED UNTIL ESTABLISHED.
- NEW PLANTING IN EROSION CONTROL HYDROSEED TO BE IRRIGATED BY A TEMPORARY DESIGN/BUILD IRRIGATION VALVE TAPPED OFF OF MAINLINE FOR BUILDING 2. ALL PIPING TO BE ABOVE GROUND AND TO BE REMOVED AFTER 2 GROWING SEASONS.
- REFER TO SHEET L-12 FOR LANDSCAPE DETAILS.

LANDSCAPE IRRIGATION WATER CONSERVATION NOTES

- IRRIGATION TO BE A HIGH EFFICIENCY EVAPOTRANSPIRATION ADJUSTED IRRIGATION SYSTEM. PROVIDED WITH AN ON SITE ET SENSOR.
- ALL NEW IRRIGATED LANDSCAPE AREAS TO HAVE SOIL AMENDED AND MULCHED TO MINIMIZE EVAPORATION OF IRRIGATED WATER.
- LAWN AREAS TO BE DROUGHT TOLERANT LAWN SEED ONLY AND WILL ONLY BE TEMPORARLY IRRIGATED UNTIL ESTABLISHED. TREES WITHIN LAWN TO BE IRRIGATED SEPARATELY.
- NEW TREES PLANTED INTO EXISTING LANDSCAPE/NATIVE AREAS TO BE IRRIGATED WITH ROOT WATERING SYSTEM BUBBLERS OR POINT SOURCE DRIP EMITTERS.
- ALL PLANTING HAS BEEN SELECTED TO BE NATIVE AND OR DROUGHT TOLERANT PLANT MATERIAL.
- IRRIGATION ZONES WILL BE SEPARATED BY PLANT MATERIAL TYPE, WATER NEEDS AND EXPOSURE.

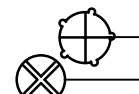
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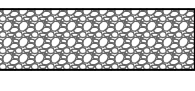
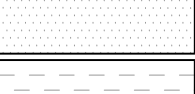
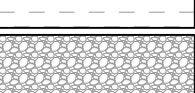
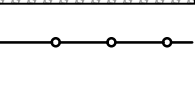
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PLANT SCHEDULE

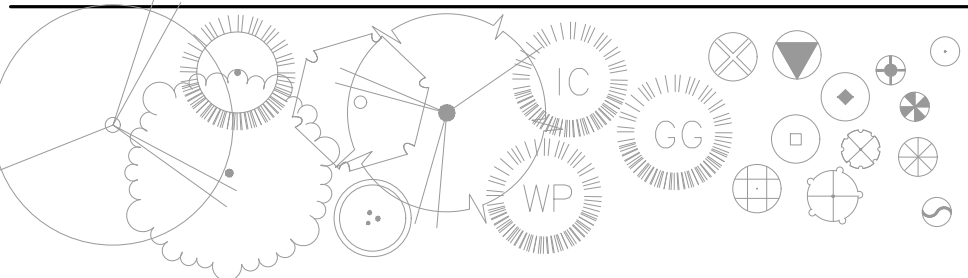
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	NOTES
	DECIDUOUS SHRUBS			
	PHYSOCARPUS OPULIFOLIUS 'MINDA' / SUMMER WINE NINEBARK	T.B.D.	5 GAL.	FULL & BUSHY, 4' O.C.
	SALIX PURPUREA / PURPLE OSIER	T.B.D.	5 GAL.	FULL & BUSHY, 5' O.C.
	SPIRAEA JAPONICA 'MAGIC CARPET' / MAGIC CARPET SPIREA	T.B.D.	5 GAL.	FULL & BUSHY, 3' O.C.
	SPIRAEA J. 'ANTHONY WATERER' / ANTHONY WATER SPIREA	T.B.D.	5 GAL.	FULL & BUSHY, 4' O.C.
	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	T.B.D.	5 GAL.	FULL & BUSHY, 4' O.C.
	ORNAMENTAL GRASSES / PERENNIALS			
	HELIOTRICHON S. 'SAPPHIRE' / BLUE OAT GRASS	T.B.D.	1 GAL.	SPACED 2' O.C.
	GROUNDCOVER			
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	T.B.D.	4" POT	SPACED 24" O.C.
	NATIVE GROUNDCOVER MIX			
	40% ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	T.B.D.	4" POT	SPACED 24" O.C.
	40% GAULTHERIA SHALLON / SALAL	T.B.D.	4" POT	IN RANDOM GROUPINGS
	20% MAHONIA REPENS / CREEPING MAHONIA	T.B.D.	4" POT	OF 3-5 PLANTS EACH
	DROUGHT TOLERANT TURF / JB KEVLAR TALL FESCUE SEED MIX			
	33.33% FESTUCA ARUNDINACEA 'FIRECRACKER LS' / FIRECRACKER LS TALL FESCUE			SEED-80 LBS. / ACRE
	33.33% FESTUCA ARUNDINACEA 'SPYDER LS' / SPYDER LS TALL FESCUE			MULCH-1,500 LBS. / ACRE
	33.33% FESTUCA ARUNDINACEA 'RAPTOR II' / RAPTOR II TALL FESCUE			
	EROSION CONTROL SEED MIX			
	45% FESTUCA ARUNDINACEA VAR. / DWARF TALL FESCUE (SEVERAL VARIETIES)			SEED-80 LBS. / ACRE
	30% LOLIUM PERENNE VAR. BARCLAY / DWARF PERENNIAL RYE (BARCLAY)			MULCH-1,500 LBS. / ACRE
	20% FESTUCA RUBRA / RED FESCUE			
	5% AGROSTIS TENUIS 'HIGHLAND STRAIN' / COLONIAL BENTGRASS			

ALL PLANT MATERIAL TO BE NATIVE AND/OR DROUGHT TOLERANT

LEGEND

-  **RIVER ROCK MULCH**
4-12" DIA. WASHED RIVER ROCK. INSTALLED TO A MINIMUM 6" DEPTH.
-  **8' HIGH SCREEN WALL**
CMU BLOCK SCREEN WALL WITH 24" X 24" PILASTERS (COLOR TO BE SELECTED)
-  **EXISTING LANDSCAPE / NATIVE AREAS TO REMAIN (EXCLUDES R.O.W.)**
-  **EXISTING OAK WOODLAND PROTECTION AREA**
-  **EXISTING RIVER ROCK MULCH**
-  **EXISTING 4' HIGH SPLIT RAIL FENCE**

EXISTING LANDSCAPE TO REMAIN



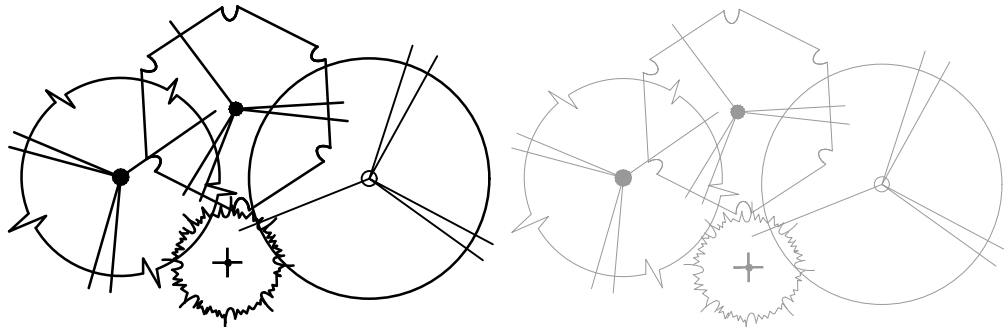
EXISTING SIGNIFICANT TREE LEGEND

-  **EXISTING DECIDUOUS TREES TO REMAIN**
-  **EXISTING EVERGREEN TREES TO REMAIN**

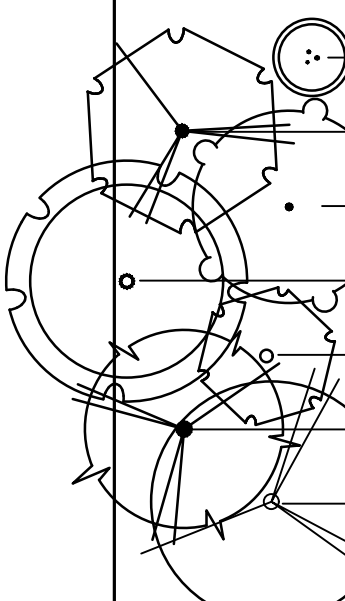
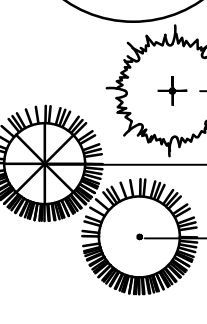
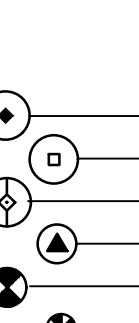
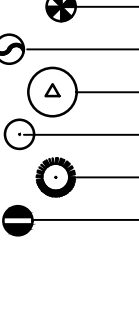
LANDSCAPE PARKING LOT CALCULATIONS

PARKING LOT STALL: 912
REQUIRED PARKING LOT TREES: 152 (1 TREE / 6 STALLS)
PROVIDED PARKING LOT TREES: 181 (154 NEW TREES + 27 EXISTING TREES)

PROVIDED PARKING LOT TREE SYMBOLS:



PLANT SCHEDULE

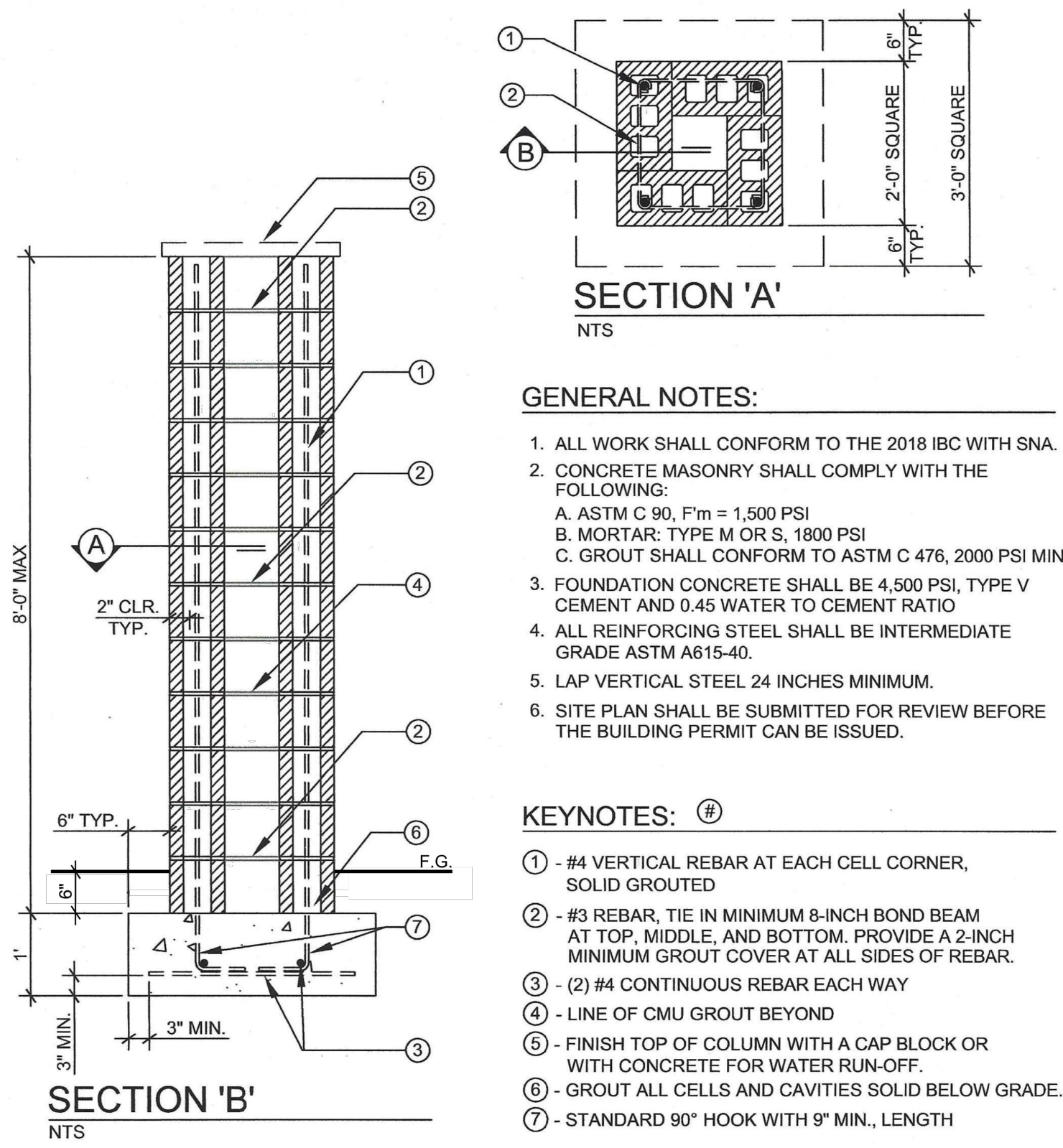
SYMBOL	BOTANICAL NAME / COMMON NAME	QTY.	SIZE	NOTES
	DECIDUOUS TREES			
	ACER CIRCINATUM / VINE MAPLE	5	8-10' HT.	NURSERY GROWN, B&B
	ACER T. X ACER P. 'WARRENRED' / PACIFIC SUNSET	55	1-3/4" CAL.	B&B
	BETULA NIGRA 'CULLY' / HERITAGE RIVER BIRCH	22	1-3/4" CAL.	B&B
	BETULA NIGRA 'CULLY' / HERITAGE RIVER BIRCH	4	2" CAL.	B&B, PRUNE UP TO A MINIMUM 6' BRANCH HEIGHT
	CARPINUS BETULUS 'FRANS FONTAINE' / COLUMNAR HORNBEAM	3	1-3/4" CAL.	B&B
	PYRUS CALLERYANA 'ARISTOCRAT' / ARISTOCRAT PEAR	25	1-3/4" CAL.	B&B
	ZELCOVA SERRATA 'VILLAGE GREEN' / JAPANESE ZELCOVA	47	1-3/4" CAL.	B&B
	EVERGREEN TREES			
	CHAMAECYPARIS L. 'OREGON BLUE' / PORT ORFORD CEDAR	27	6' HT.	B&B
	PINUS NIGRA / AUSTRIAN BLACK PINE	7	6' HT.	B&B
	THUJA PLICATA 'GREEN GIANT' / GREEN GIANT RED CEDAR	38	8' HT.	B&B
	EVERGREEN SHRUBS			
	ARBUS UNEDO 'COMPACATA' / COMPACT STRAWBERRY BUSH	T.B.D.	3 GAL.	FULL & BUSHY, 5' O.C.
	CISTUS X HYBRIDUS / WHITE ROCKROSE	T.B.D.	5 GAL.	FULL & BUSHY, 5' O.C.
	LONICERA NITIDA 'BAGGESEN'S GOLD' / BOX HONEYSUCKLE	T.B.D.	5 GAL.	FULL & BUSHY, 5' O.C.
	MAHONIA AQUIFOLIUM / OREGON GRAPE	T.B.D.	5 GAL.	FULL & BUSHY, 4' O.C.
	MYRICA CALIFORNICA / PACIFIC WAX LEAF MYRTLE	T.B.D.	5 GAL.	FULL & BUSHY, 4' O.C.
	NANDINA DOMESTICA 'MOON BAY' / HEAVENLY BAMBOO	T.B.D.	5 GAL.	FULL & BUSHY, 3' O.C.
	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI OSMANTHUS	T.B.D.	5 GAL.	FULL & BUSHY, 3' O.C.
	PINUS MUGO 'PUMILIO' / DWARF MUGO PINE	T.B.D.	5 GAL.	FULL & BUSHY, 5' O.C.
	PRUNUS L. 'OTTO LUYKEN' / OTTO LUYKEN LAUREL	T.B.D.	5 GAL.	FULL & BUSHY, 3' O.C.
	TAXUS 'DARK GREEN SPREADER' / SPREADING YEW	T.B.D.	5 GAL.	FULL & BUSHY, 4' O.C.
	TAXUS X MEDIA 'HICKII' / HICK'S YEW	T.B.D.	30-36" HT.	B&B, 3' O.C.

ALL PLANT MATERIAL TO BE NATIVE AND/OR DROUGHT TOLERANT

PROJECT:
NW LOGISTICS 2
PARKING
EXPANSION

LOCATION:
INTERNATIONAL
PLACE
DUPONT, WA

CLIENT:
PANATTONI
DEVELOPMENT
COMPANY

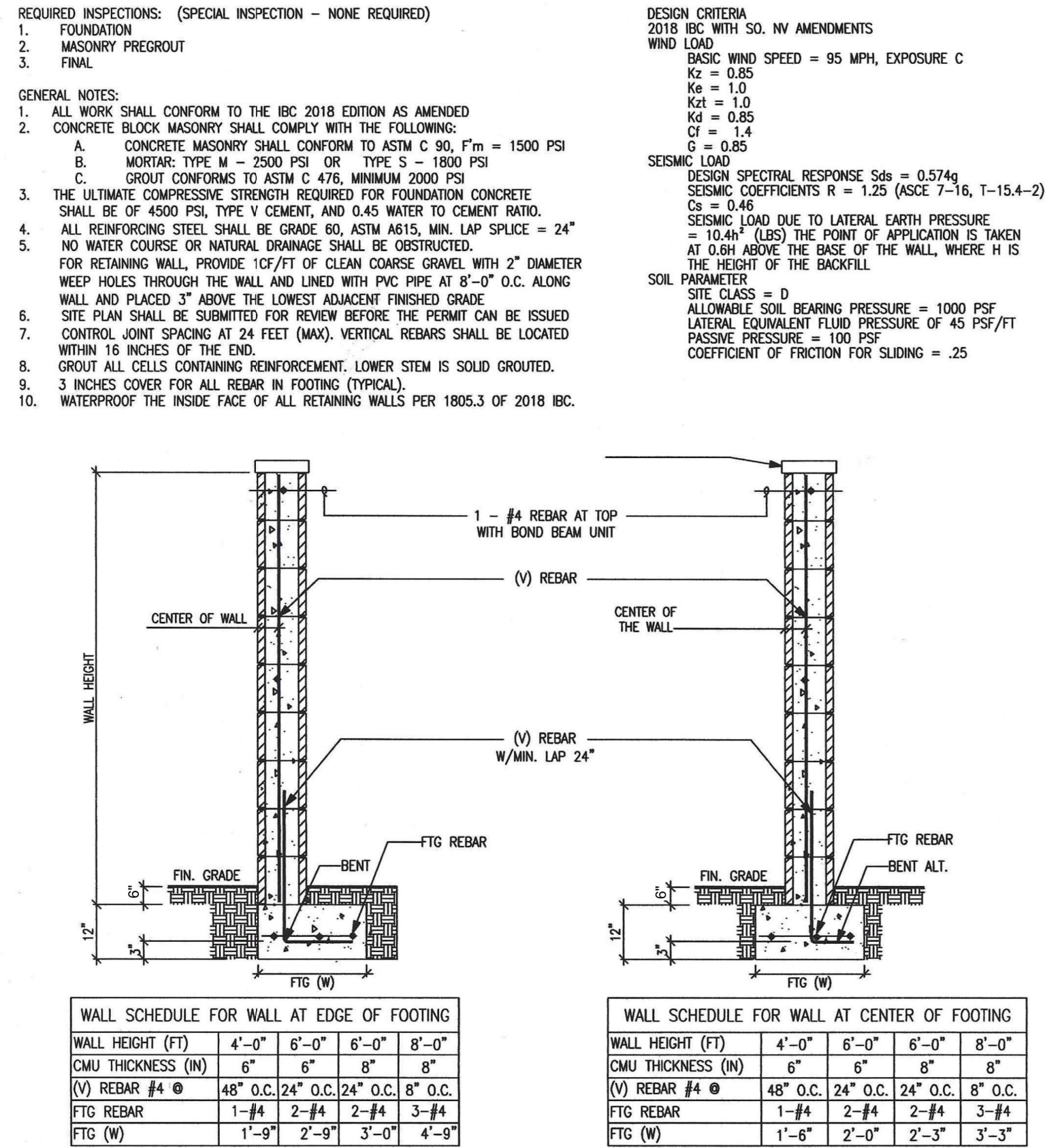


GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2018 IBC WITH SNA.
2. CONCRETE MASONRY SHALL COMPLY WITH THE FOLLOWING:
A. ASTM C 90, $F_m = 1,500$ PSI
B. MORTAR: TYPE M OR S, 1800 PSI
C. GROUT SHALL CONFORM TO ASTM C 476, 2000 PSI MIN.
3. FOUNDATION CONCRETE SHALL BE 4,500 PSI, TYPE V CEMENT AND 0.45 WATER TO CEMENT RATIO.
4. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE ASTM A615-40.
5. LAP VERTICAL STEEL 24 INCHES MINIMUM.
6. SITE PLAN SHALL BE SUBMITTED FOR REVIEW BEFORE THE BUILDING PERMIT CAN BE ISSUED.

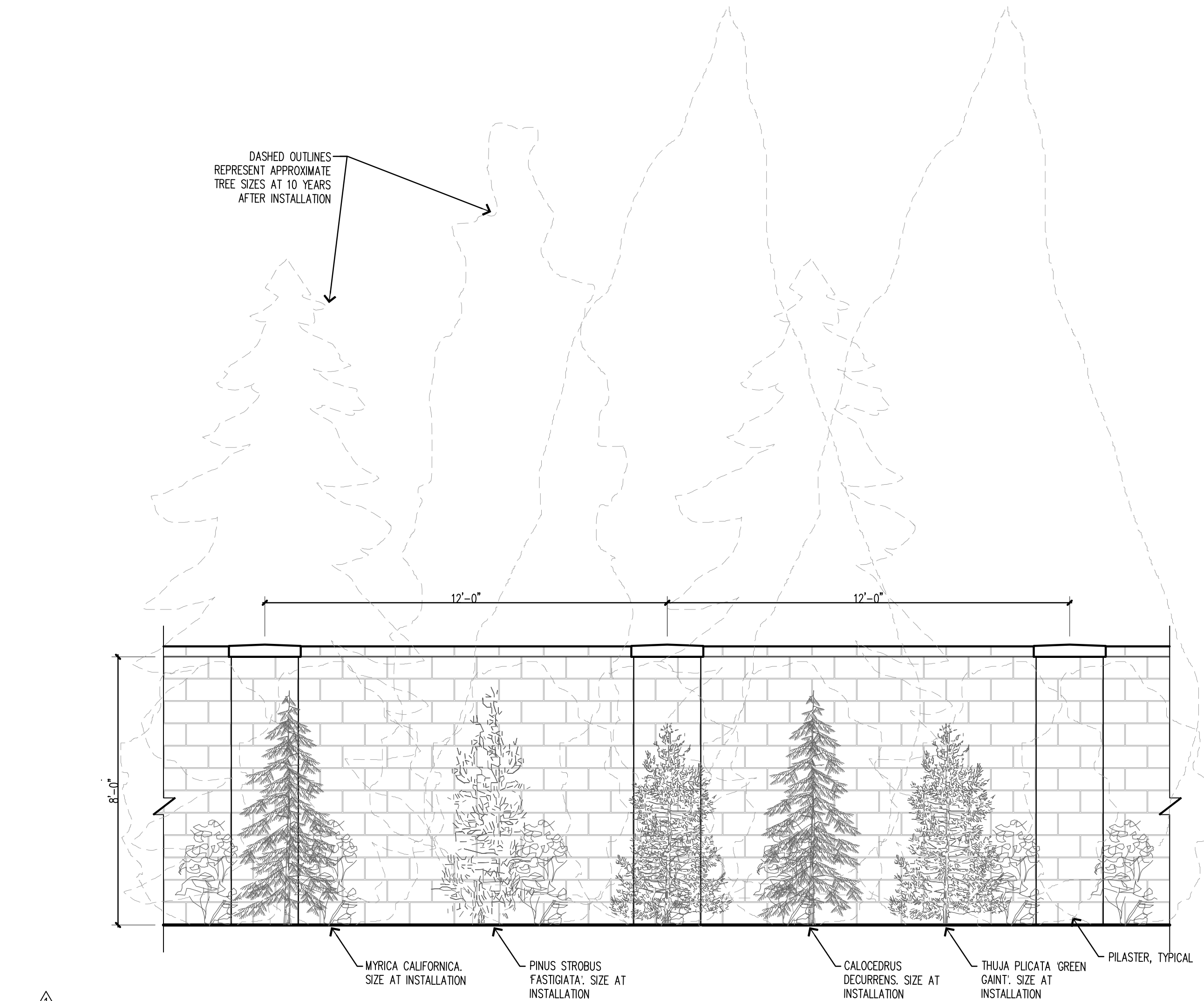
KEYNOTES: (S)

- 1 - #4 VERTICAL REBAR AT EACH CELL CORNER, SOLID GROUTED
- 2 - #3 REBAR, TIE IN MINIMUM 8-INCH BOND BEAM AT TOP, MIDDLE, AND BOTTOM. PROVIDE A 2-INCH MINIMUM GROUT COVER AT ALL SIDES OF REBAR.
- 3 - (2) #4 CONTINUOUS REBAR EACH WAY
- 4 - LINE OF CMU GROUT BEYOND
- 5 - FINISH TOP OF COLUMN WITH A CAP BLOCK OR WITH CONCRETE FOR WATER RUN-OFF.
- 6 - GROUT ALL CELLS AND CAVITIES SOLID BELOW GRADE.
- 7 - STANDARD 90° HOOK WITH 9" MIN., LENGTH

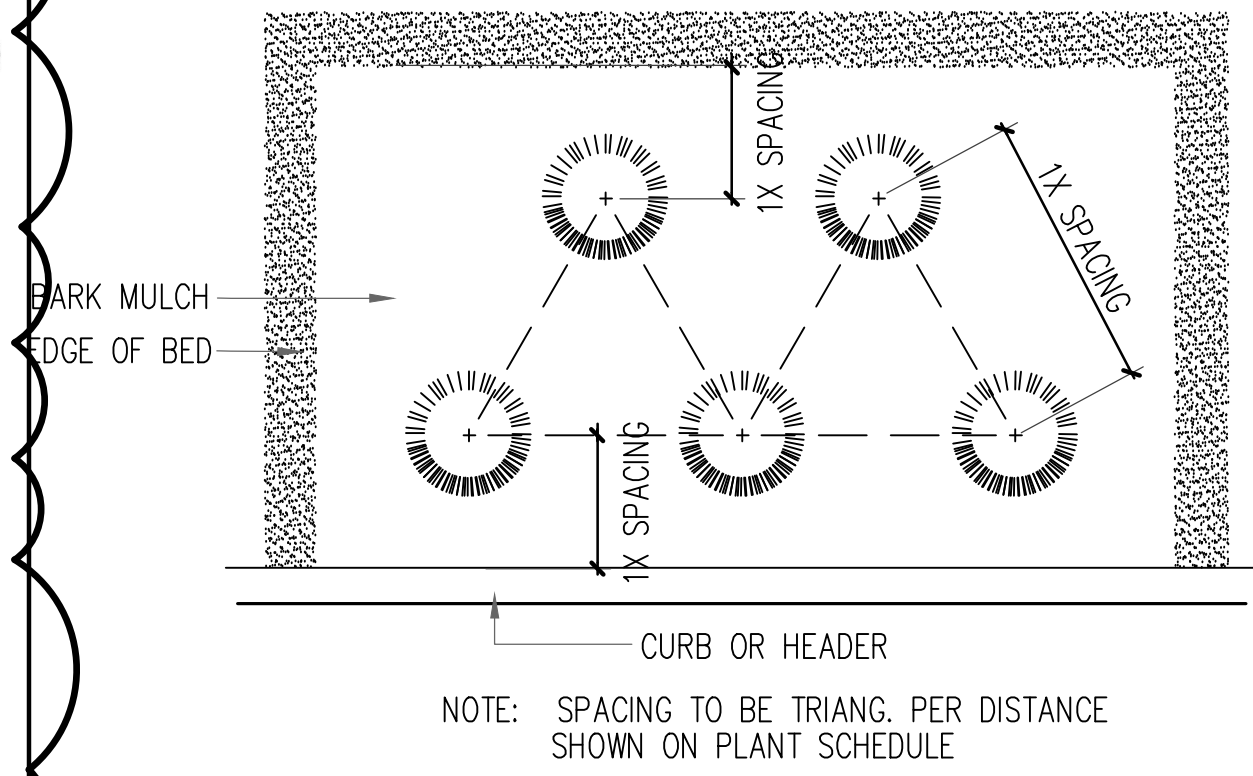


1 CMU PILASTER
NTS

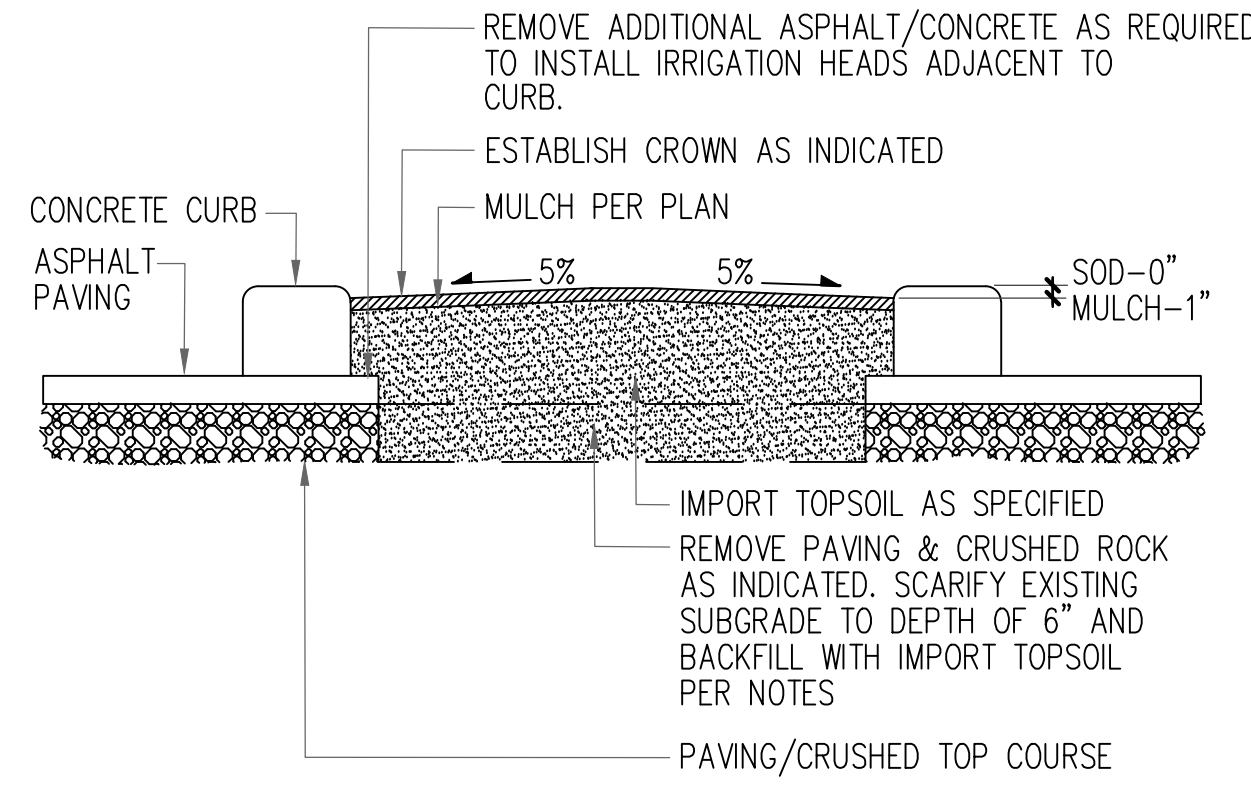
2 CMU WALL
NTS



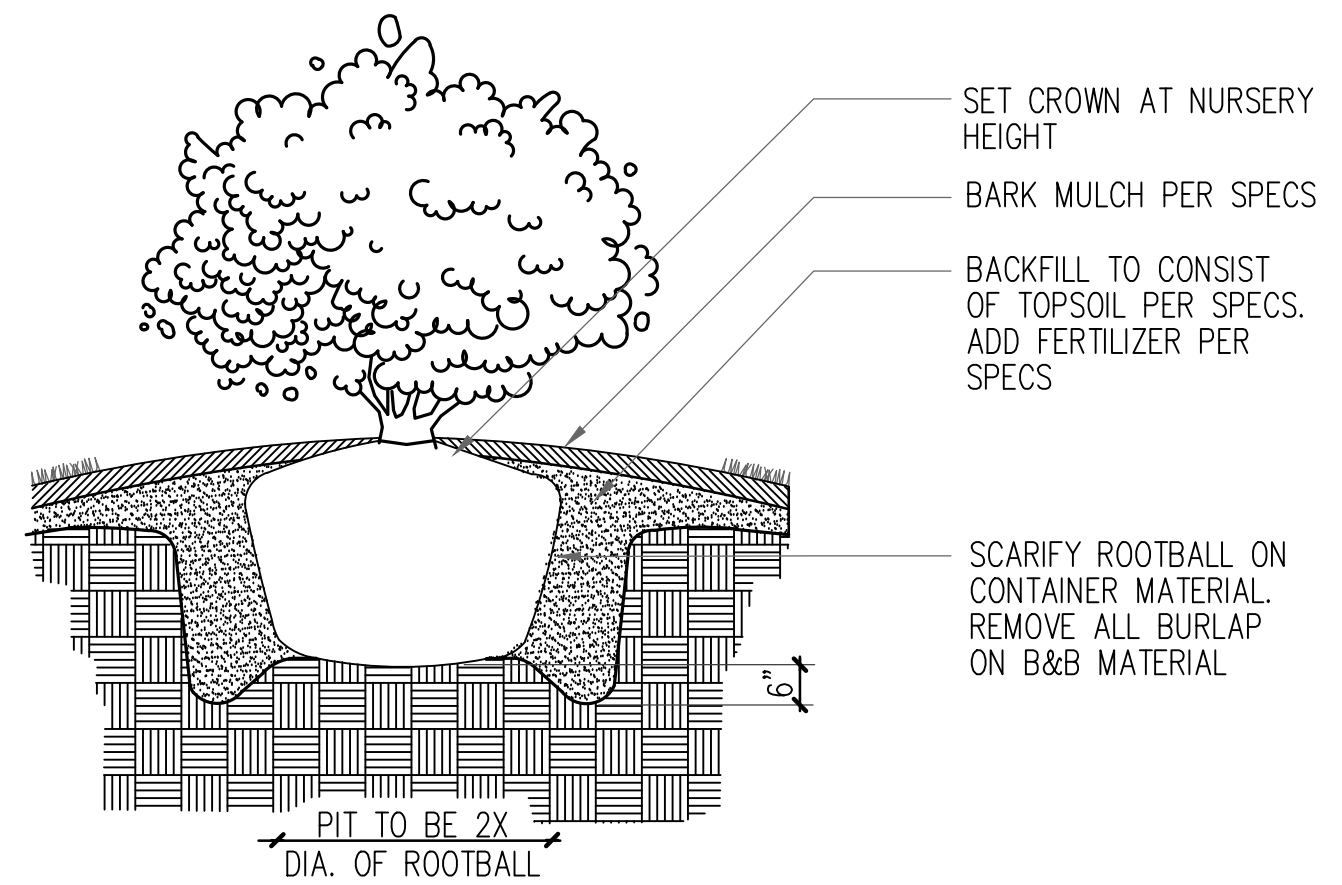
3 WALL ELEVATION
NTS



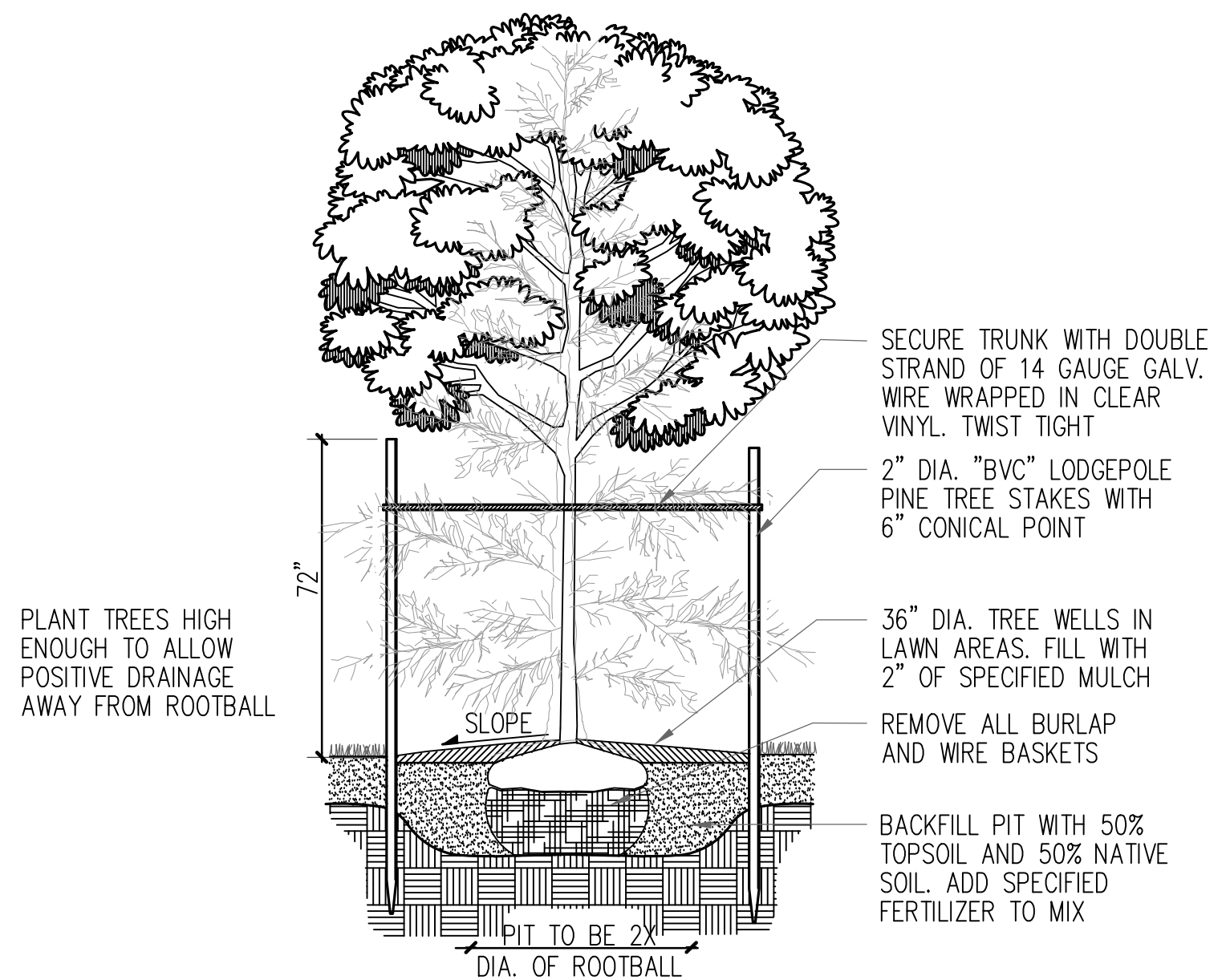
3 GROUND COVER SPACING
NTS



4 LANDSCAPE ISLAND
NTS



5 SHRUB PLANTING
NTS



7 TREE STAKING
NTS

APPROVED FOR CONSTRUCTION*

BY: _____

DATE: _____

CITY OF DUPONT

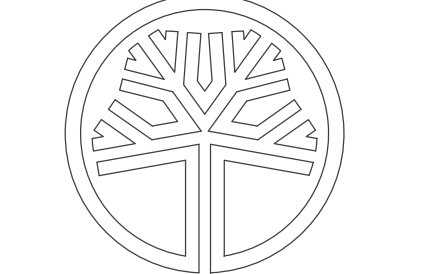
*THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS.

SHEET SIZE: 24" x 36" AT 100%

NO.	DATE	REVISION
07.02.2020	SEPA	
08.05.2020	SEPA RESUBMITTAL	

DESIGNED	CB
DRAWN	CB
CHECKED	CB

PROFESSIONAL SEAL



STATE OF WASHINGTON
REGISTERED PROFESSIONAL ARCHITECT
WILLIAM A. BROWN
CERTIFICATE NO. 501

DATE: 05.18.2020

PROJECT NO. 202011

TITLE

LANDSCAPE
DETAILS

SHEET NUMBER

L-12
12 OF 12