

**PLANTING PLAN**  
1" = 10'-0" (CHECK SCALE BAR FOR ACCURACY)

Landscape Statistics		
		NOTES
GROSS ACREAGE	15,246 s.f.	
Landscape Area Required (20%)	3,049	
Landscape Area Provided	3,082	20%
STREET FRONTAGE	Plants with seasonal color and texture and at pedestrian scale	Provided Per Code
SIDE PERIMETER		
One Tree per 150 SF required, in 5' min width	West (100 feet) - 4 required South (153 feet) - 5 required	
Provided	West - 4 provided South - 5 provided	

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES	CER BRI	3	Cercidiphyllum japonicum 'Bringer' TM	Hanna's Heart Katsura Tree
CHA ARR	10	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	
GIN G10	3	Ginkgo biloba 'Goldspire'	Fastigate Maidenhair Tree	
TSU HET	2	Tsuga heterophylla	Western Hemlock	
SHRUBS	ACE CIR	9	Acer circinatum	Vine Maple
	DAP DHL	10	Daphne x transatlantica 'BLAFRA'	Eternal Fragrance Daphne
	DXF XFR	18	Dievilla x 'SMNDS'	Kodiak® Fresh™ Dievilla
	HYD WAV	1	Hydrangea macrophylla 'Blue Wave'	Blue Wave Lacecap Hydrangea
	ILE SKY	9	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly
	NAN HAR	3	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo
	PHY T16	3	Physocarpus opulifolius 'SMPTW'	Tiny Wine® Ninebark
	PIN IPE	10	Pinus mugo 'Mitsch Mini'	Mitsch Mini Mugo Pine
	POT DRO	4	Potentilla fruticosa 'Gold Drop'	Gold Drop Bush Cinquefoil
	PRU OTT	21	Prunus laurocerasus 'Otu Luyken'	Luyken's Laurel
	RHO SCH	3	Rhododendron schlippenbachii	Royal Azalea
	AZA LAI	5	Rhododendron x 'Girard's Pleasant White'	Girard's Pleasant White Evergreen Azalea
	RHO RA2	8	Rhododendron x 'Ramapo'	Ramapo Rhododendron
	TAX EME	29	Taxus cuspidata 'Emerald Spreader' TM	Emerald Spreader Japanese Yew
	VIB L16	23	Viburnum cassinoides 'SMNVCD'	Li'l Ditty® Viburnum
PERENNIALS	AST PU7	17	Astilbe chinensis 'Pumila'	Dwarf Pink Astilbe
	BER COR	7	Bergenia cordifolia	Heartleaf Bergenia
	CAR OSH	20	Carex oshimensis 'Everoro'	Everoro Japanese Sedge
	HEM YH2	26	Hemerocallis x	Hybrid Daylily
	HEU B20	28	Heuchera x 'Black Beauty'	Coral Bells
	HOS H30	20	Hosta x 'Halcyon'	Halcyon Plantain Lily
	NEP CPJ	7	Nepea x 'Cat's Pajamas'	Cat's Pajamas Catmint
	OPH BLA	11	Ophiopogon japonicus 'Black'	Black Mondo Grass
	POL MUN	38	Polystichum munitum	Western Sword Fern
GROUND COVERS	ARC VAN	89	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick
	GAU SH2	89	Gaultheria shallon	Salal

REFERENCE NOTES SCHEDULE			
	SYMBOL	PLANTING ACCESSORIES	QTY
	32-94-03	ROOT BARRIER	90 ft
	K-102	ROCK DESCRIPTION	2
	K-103	BOULDER - smooth face, 24" to 30" above grade (larger 3-man)	
		BOULDER - smooth face, 18" to 24" above grade (smaller 3-man)	

**MAINTENANCE NOTES**

1. UNDER NO CIRCUMSTANCE ARE STREET TREES TO BE TOPPED OR PRUNED WITHOUT PERMISSION OF THE CITY ARBORIST.
2. UNDER NO CIRCUMSTANCE ARE SHRUBS TO BE SHEARED OR SHAPED WITHOUT EXPLICIT PERMISSION FROM THE OWNER. SHRUBS ARE DESIGNED TO FILL AND GROW IN TO A PERMANENT MATURE SIZE.
3. GROUNDCOVER THAT GROWS 'OUT' OF BEDS AND INTO ADJACENT WALKS OR ROADS ARE TO BE CUT-BACK AS NEEDED.
4. PERENNIAL AND GRASSES WHICH ARE DECIDUOUS MAY BE CUT BACK AT OWNERS DISCRETION, ONCE PER YEAR, DURING THE MONTHS OF FEBRUARY, MARCH OR APRIL.
5. LAWN TO BE FERTILIZED ONCE PER YEAR MIN PER PRODUCT INSTRUCTIONS.
6. WEEDS TO BE REMOVED IN A TIMELY MANNER BY MECHANICAL OR CHEMICAL MEANS, IN COMPLIANCE WITH ALL LOCAL AND STATE GUIDELINES AND REQUIREMENTS.
7. BARK MULCH IN PLANTER BEDS TO BE TOPPED OFF WITH 1" LIFT MIN, ONCE PER YEAR IN THE SPRING.

**GENERAL NOTES**

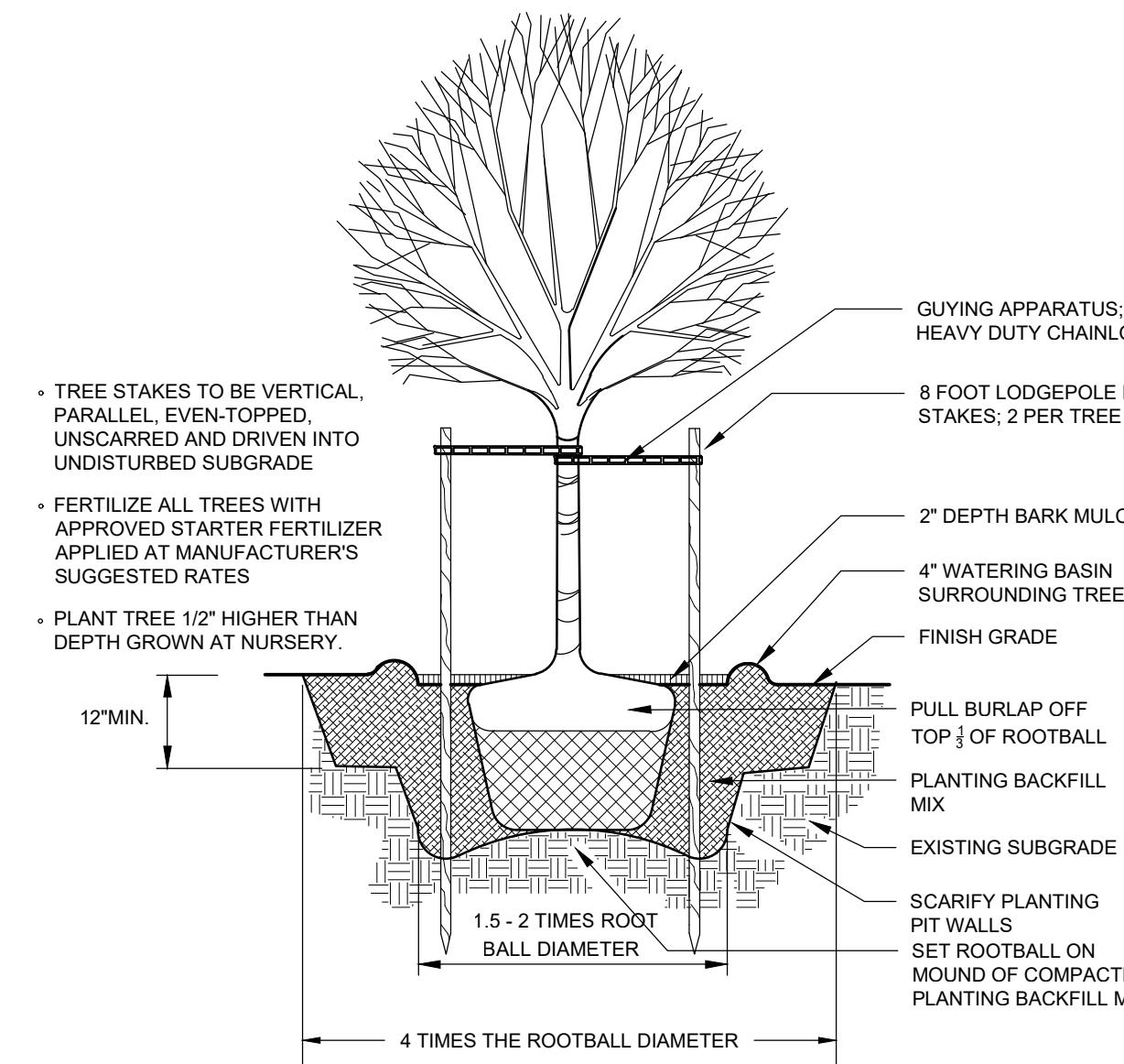
1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
2. ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, MOST RECENT PUBLISHED.
3. PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
5. SEE NOTES THIS SHEET FOR TOPSOIL DEPTH AND SPECIFICATION.
6. MEDIUM BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 4 INCHES.
7. ALL LANDSCAPE AREAS SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPLANT AMENDMENT (SUPERTHRIVE OR EQUAL) AND WETTING AGENT (TERAWET OR EQUAL) APPLIED AT MANUFACTURER'S RECOMMENDED RATE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
9. LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
10. PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
11. ALL AREAS TO BE PLANTED WITH GROUNDCOVER ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
12. SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE AND CITY.
13. ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
14. ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FLOOR ELEVATIONS UNLESS NOTED OTHERWISE. ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% 3' FROM FOUNDATION.
15. ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
16. AUTOMATED IRRIGATION SYSTEM TO BE PROVIDED BIDDER DESIGNED.
17. BASEMAP PROVIDED BY SOUND DEVELOPMENT, MOUNT VERNON, WA.

**SOIL NOTES**

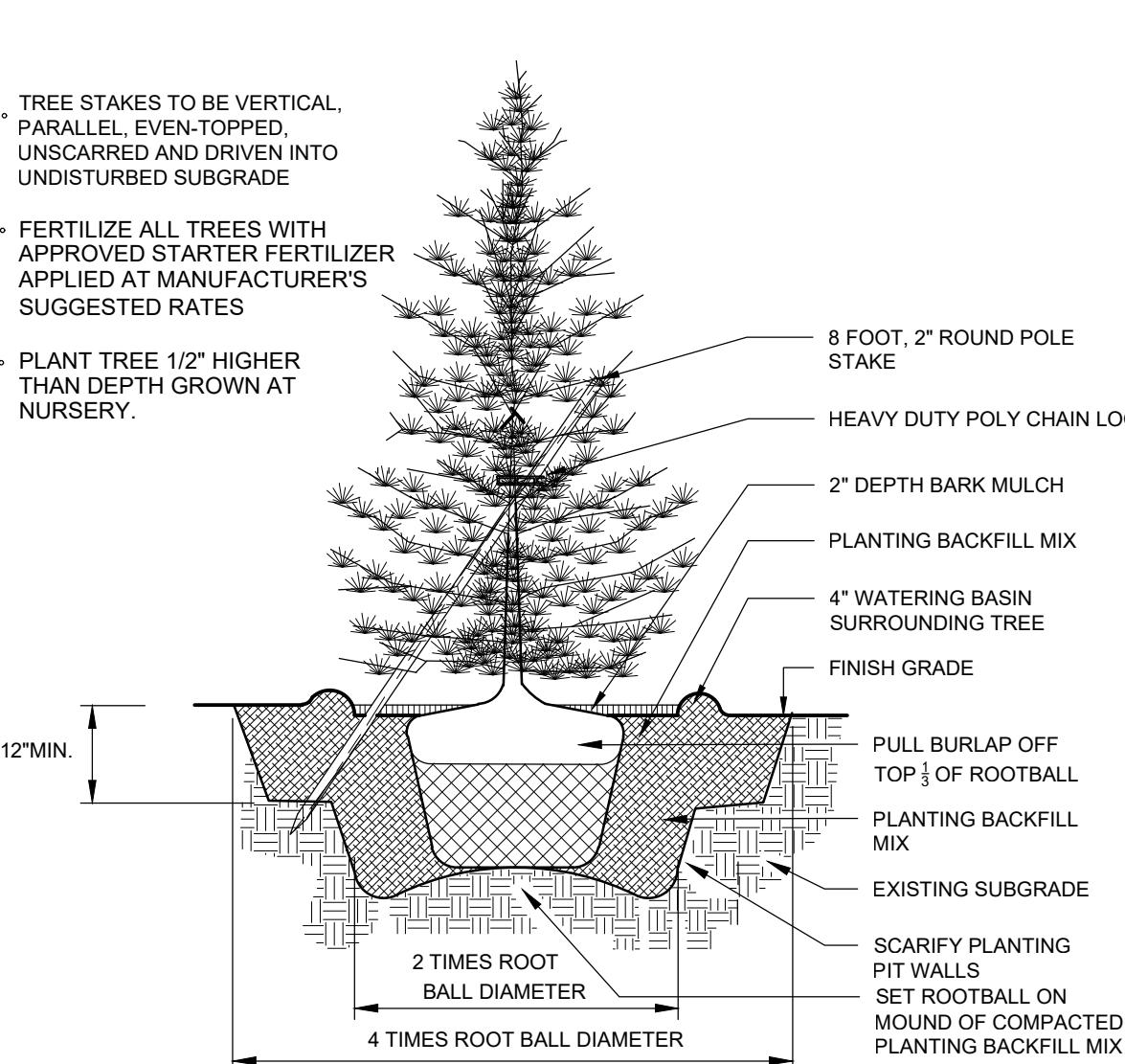
1. CONTRACTOR MAY STOCKPILE SITE TOPSOIL FOR POSSIBLE RE-USE IN LANDSCAPE BEDS. STOCKPILED TOPSOIL TO BE APPROVED BY OWNERS REPRESENTATIVE. ROAD BASE, GLACIAL TILL, GRAVEL OR CONTAMINATED SOILS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
2. SITE TOPSOIL SHALL HAVE ALL ROCKS, GRASS CLODS AND DEBRIS LARGER THAN 1" WHENEVER VISIBLE ON THE SURFACE.
3. EXISTING SITE TOPSOIL TO BE AMENDED WITH COMPOST AT A RATIO OF 3:1. 3 UNITS OF EXISTING SOIL TO ONE UNIT OF COMPOST. COMPOST TO BE WSDOT CERTIFIED.
4. IN LIEU OF AMENDING SITE TOPSOIL CONTRACTORS MAY CHOOSE TO USE IMPORTED 2-WAY TOPSOIL.
5. TOPSOIL DEPTHS
  1. TOPSOIL TO BE PLACED AT A MINIMUM OF 12" IN ALL LANDSCAPE BED AREAS AND INCORPORATED INTO EXISTING SUBGRADE. LIGHTLY TAMP 6" LAYERS OF SOIL BY HAND OR LIGHTLY WITH EXCAVATOR.
  2. TOPSOIL TO BE PLACED AT AT MINIMUM OF 12" IN ALL TREE-PIT AREAS. SEE DETAIL THIS PAGE.
  3. TOPSOIL TO BE PLACED AT A MINIMUM OF 18" IN PLANTER STRIP ON OUTSIDE EDGE OF SIDEWALK
6. TOPSOIL SHALL NOT BE MOVED, MIXED OR PLACE WHILE SATURATED.
7. IN ALL INSTANCES, PLACED TOPSOIL TO BE INCORPORATED INTO EXISTING GRADE.

NO.	DATE	REVISION	BY	REV.	prepared for:	prepared by:	STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT	The Talmon Apts and ABnB LaConner, WA	SCALES:	one inch	ISSUE DATE: 3.8.2024
1	10.4.23	PERMIT SET	pd	pd	KSA Investments	eccosDesign	PATRICK DYLAN	LaConner, WA	HORIZONTAL : 1" = 10' / varies	0 10 20 30 40	DRAWING: 2313 site
2	3.8.24	Comment #1 letter (11-16-23)	pd	pd	Burlington, WA 98233	Landscape Architecture and Planning Mount Vernon, WA 98273 p. 360.419.7400 E. 800.508.2017 www.eccosdesign.com	CERTIFICATE NO. 793		VERTICAL : N/A		JOB NO.: 2313
					contact: Brandon Atkinson				DESIGNED: PD		SHEET: L-1
									DRAWN: PD		
									CHECKED: PD		

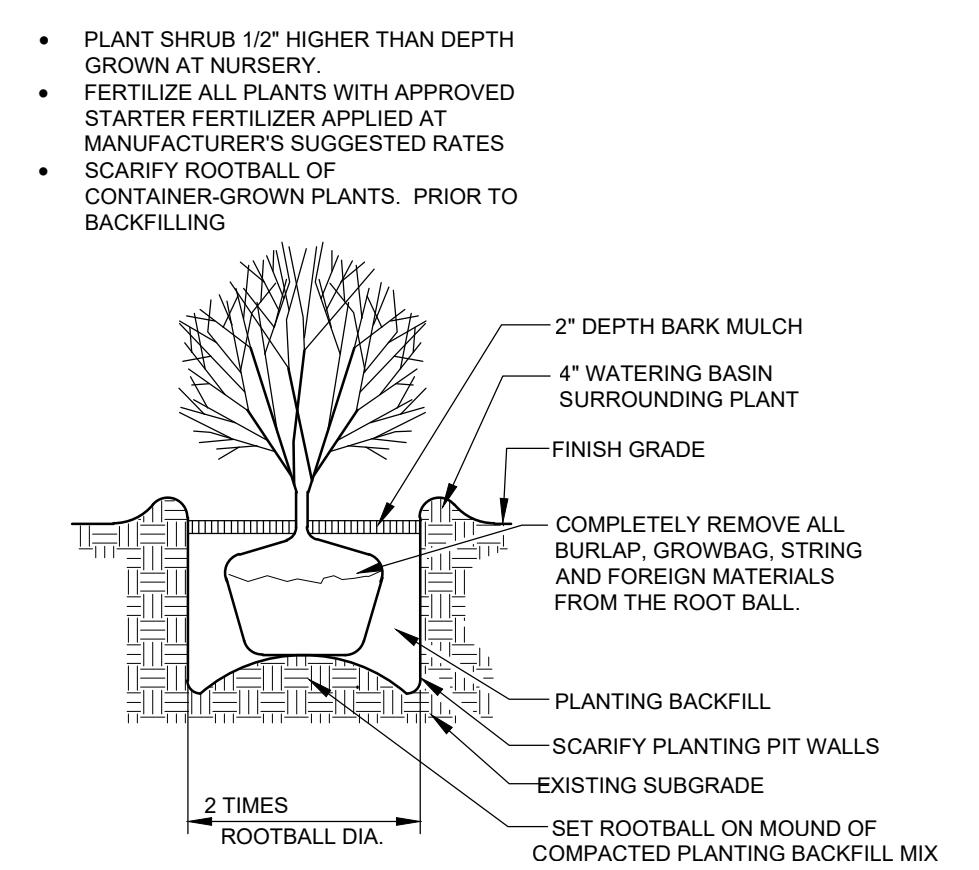
PLANTING PLAN



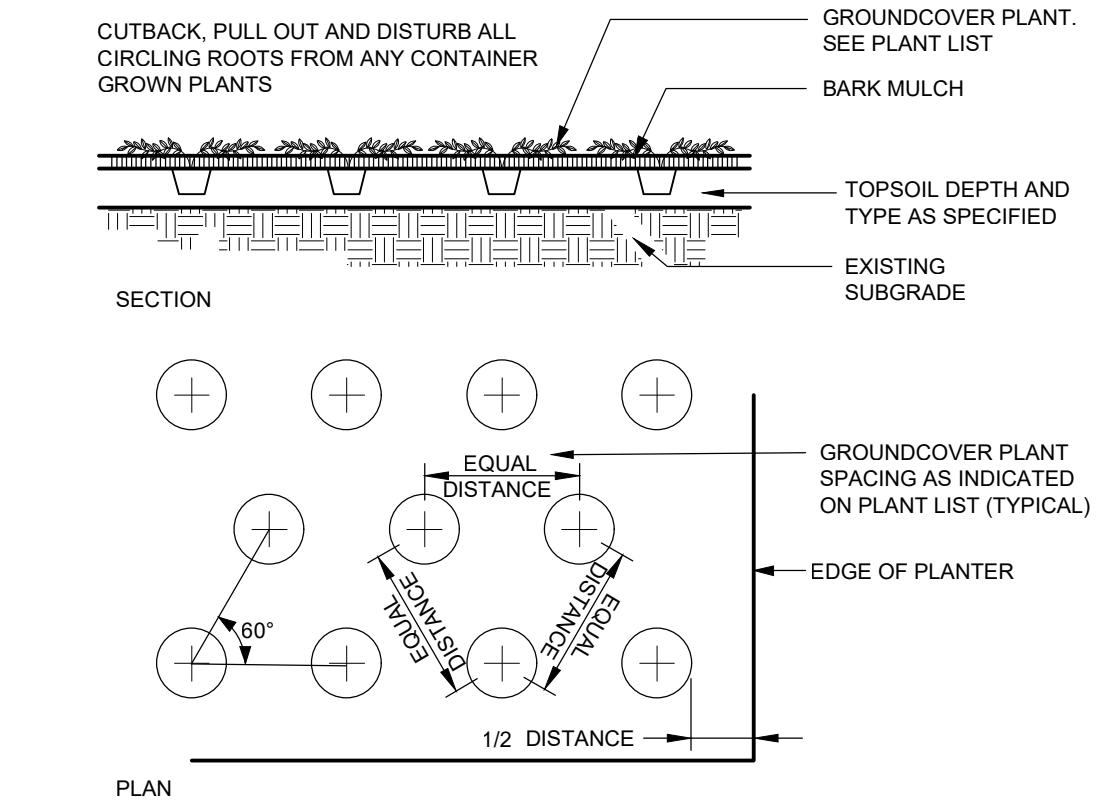
1	TREE PLANTING DETAIL
L-2	NO SCALE



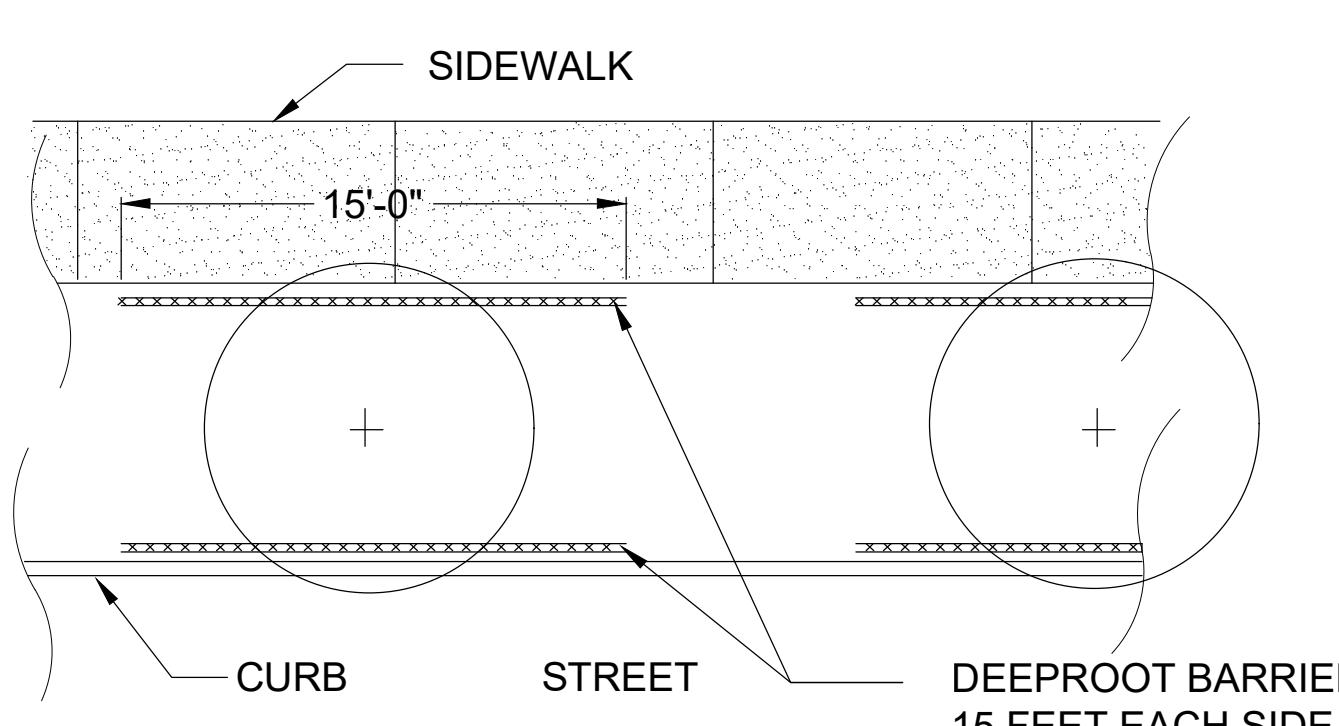
2	CONIFER PLANTING DETAIL
L-2	NO SCALE



3 | SHRUB PLANTING DETAIL  
L-2 | NO SCALE

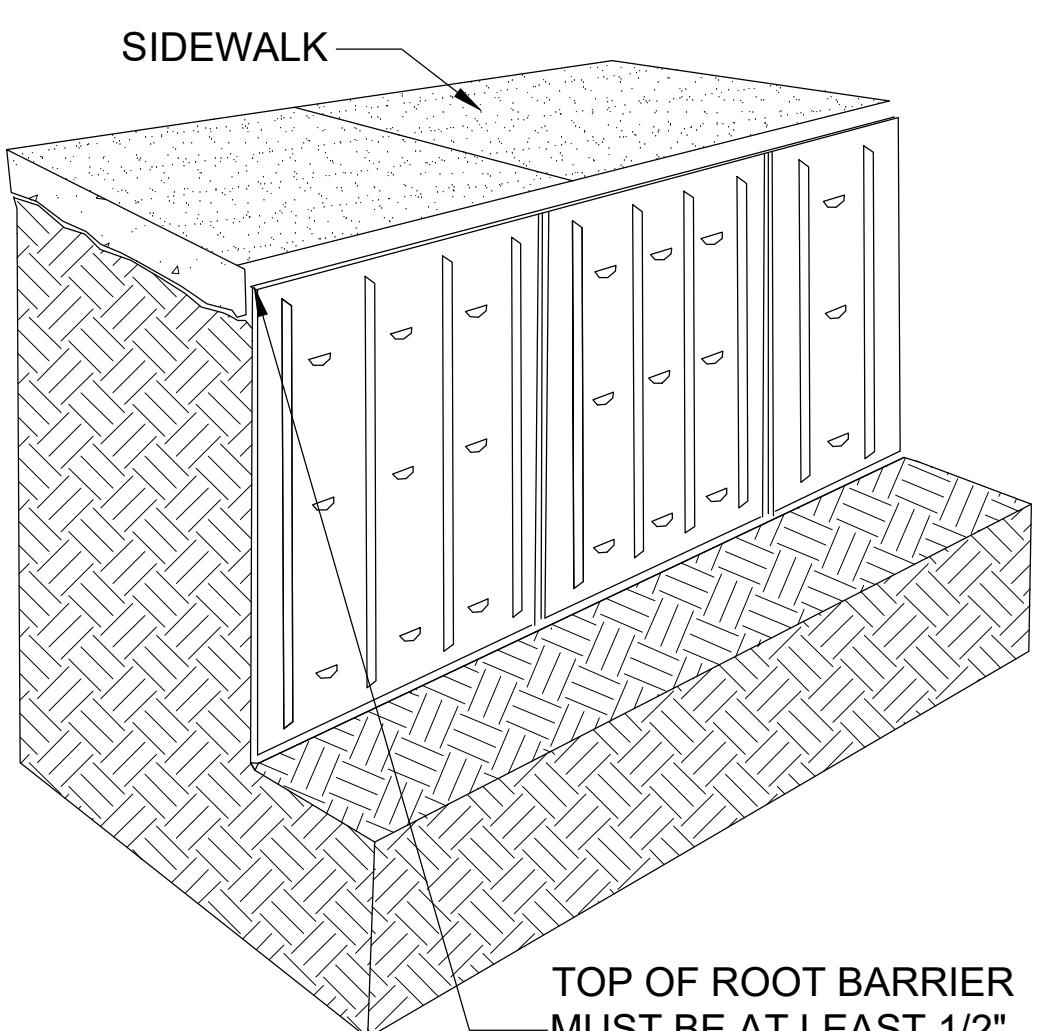


4 GROUNDCOVER PLANTING DETAIL  
L-2 NO SCALE



**NOTES:**

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DEPTH OF ROOTBARRIER TO BE 18" OR CITY APPROVED DEPTH WHATEVER IS GREATER.



5 | STREET TREE ROOTBARRIER DETAIL  
L-2 | NO SCALE

NO.	DATE	REVISION
1	10.4.23	PERMIT SET
2	3.8.24	Comment #1 letter (11-16-23)

BY	REV.	prepared for:
pd	pd	KS
pd	pd	Burl
		contact

Investments  
ton, WA 98233  
Brandon Atkinson



prepared by:

**eccosDesign**  
Landscape Architecture and Planning  
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The logo consists of the text "STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT" in a serif font, with "LANDSCAPE ARCHITECT" in a larger, bolder weight. Below this, a blue ink signature of the name "PATRIK DYLAN" is written over the text. At the bottom, the certificate number "CERTIFICATE NO. 793" is printed in a smaller serif font.

# The Talmon Apts and ABnE LaConner, WA

SCALES:	
HORIZONTAL :	1" = 10' / varies
VERTICAL :	N/A
DESIGNED:	PD
DRAWN:	PD
CHECKED:	PD

A horizontal ruler scale with markings every 1 inch. The numbers 0, 10, 20, 30, and 40 are labeled. Above the ruler, the text "one inch" is enclosed in a rectangular box. The scale is positioned above the main title "PLANTING DETAILS".

 RTH	ISSUE DATE:	3.8.2024
	DRAWING:	2313 site
	JOB NO.:	2313
	SHEET:	L-2