



PLANT SCHEDULE

| TREES | CODE    | BOTANICAL NAME                                    | COMMON NAME                  | SIZE    |
|-------|---------|---------------------------------------------------|------------------------------|---------|
|       | ACE BLO | Acer palmatum 'Bloodgood'                         | Bloodgood Japanese Maple     | 2" Cal. |
|       | ACE KA3 | Acer rubrum 'Karpick'                             | Karpick Red Maple            | 2" Cal. |
|       | CER JAP | Cercidiphyllum japonicum                          | Katsura Tree                 | 2" Cal. |
|       | CHA ARR | Chamaecyparis nootkatensis 'Green Arrow'          | Green Arrow Nootka Cypress   | 7' Ht.  |
|       | COR ED2 | Cornus nuttallii x florida 'Eddie's White Wonder' | Eddie's White Wonder Dogwood | 2" Cal. |
|       | EXI EUD | EXISTING TREE                                     | EXISTING DECIDUOUS           |         |
|       | FRA JUN | Fraxinus americana 'Junginger' TM                 | Autumn Purple White Ash      | 2" Cal. |
|       | GIN AUT | Ginkgo biloba 'Autumn Gold' TM                    | Autumn Gold Maidenhair Tree  | 2" Cal. |
|       | MAG KOB | Magnolia kobus                                    | Kobus Magnolia               | 2" Cal. |
|       | NYS WIL | Nyssa sylvatica 'Wildfire'                        | Black Gum                    | 2" Cal. |
|       | PAR PAR | Parrotia persica                                  | Persian Parrotia             | 2" Cal. |
|       | PIC SIT | Picea sitchensis                                  | Sitka Spruce                 | 2" Cal. |
|       | PRU TH2 | Prunus cerasifera 'Thundercloud'                  | Thundercloud Plum            | 3" Cal. |
|       | PSE DOU | Pseudotsuga menziesii                             | Douglas Fir                  | 7' Ht.  |
|       | STE PSE | Stewartia pseudocamellia                          | Japanese Stewartia           | 2" Cal. |
|       | THU GR2 | Thuja standishii x plicata 'Green Giant'          | Green Giant Cedar            | 7' Ht.  |

LANDSCAPE STATISTICS

|                                        |                                                  |                    |
|----------------------------------------|--------------------------------------------------|--------------------|
| INTERIOR SHADE TREES                   | 1-1/2" caliper to be provided between buildings  | provided per code. |
| STREET FRONTAGE                        | 2" caliper approved tree every 30' o.c. required | provided per code. |
| PARKING LOT LANDSCAPE                  |                                                  |                    |
| Number of Parking Stalls               | 536                                              |                    |
| Trees Required (one tree per 5 stalls) | 108                                              |                    |
| Trees Provided                         | 118                                              |                    |
| Parking Area                           | 46,453 SF                                        |                    |
| Landscape Required (16%)               | 12,223 SF                                        |                    |
| Provided                               | 24,435 SF                                        |                    |
| Vehicle Accomodation Area              | 207,754 SF                                       |                    |
| Shade Rquired (20%)                    | 41,551 SF                                        |                    |
| Provided (see sheet PL-2)              | 43,519 SF                                        |                    |

MINI PARK STATISTICS

|                              |                                           |
|------------------------------|-------------------------------------------|
| REQUIRED (SEE CIVIL SHEET 1) | 35,425 sf                                 |
| PROVIDED                     | (all numbers rounded down to nearest 100) |
| Park A                       | 7,300 sf                                  |
| Park B                       | 11,500 sf                                 |
| Park C                       | 2,400 SF                                  |
| Park D                       | 2,800 SF                                  |
| Park E                       | 1,000 SF                                  |
| Park F                       | 5,700 SF                                  |
| Trail                        | 9,700 SF                                  |
| TOTAL PROVIDED               | 40,400 SF                                 |

PLANTING PLAN  
1" = 40'-0" (CHECK SCALE BAR FOR ACCURACY)



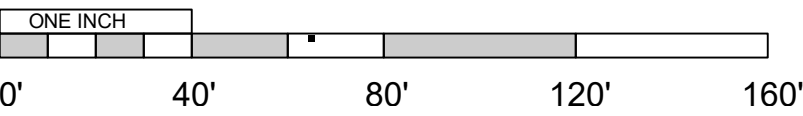
Zahradnik Mixed Use - Arlington WA

BSP - Preliminary Landscape Plan

Prepared for:  
Grandview North LLC  
contact: Scott Wammack

Prepared by:  
eccosDesign  
Landscape Architecture and Planning  
Mount Vernon, WA 99273  
p. 360.419.7400  
f. 800.508.2017

9-20-22  
11-21-22  
SITE PLAN SUBMITTAL  
COA COMMENTS (6 LOTS)

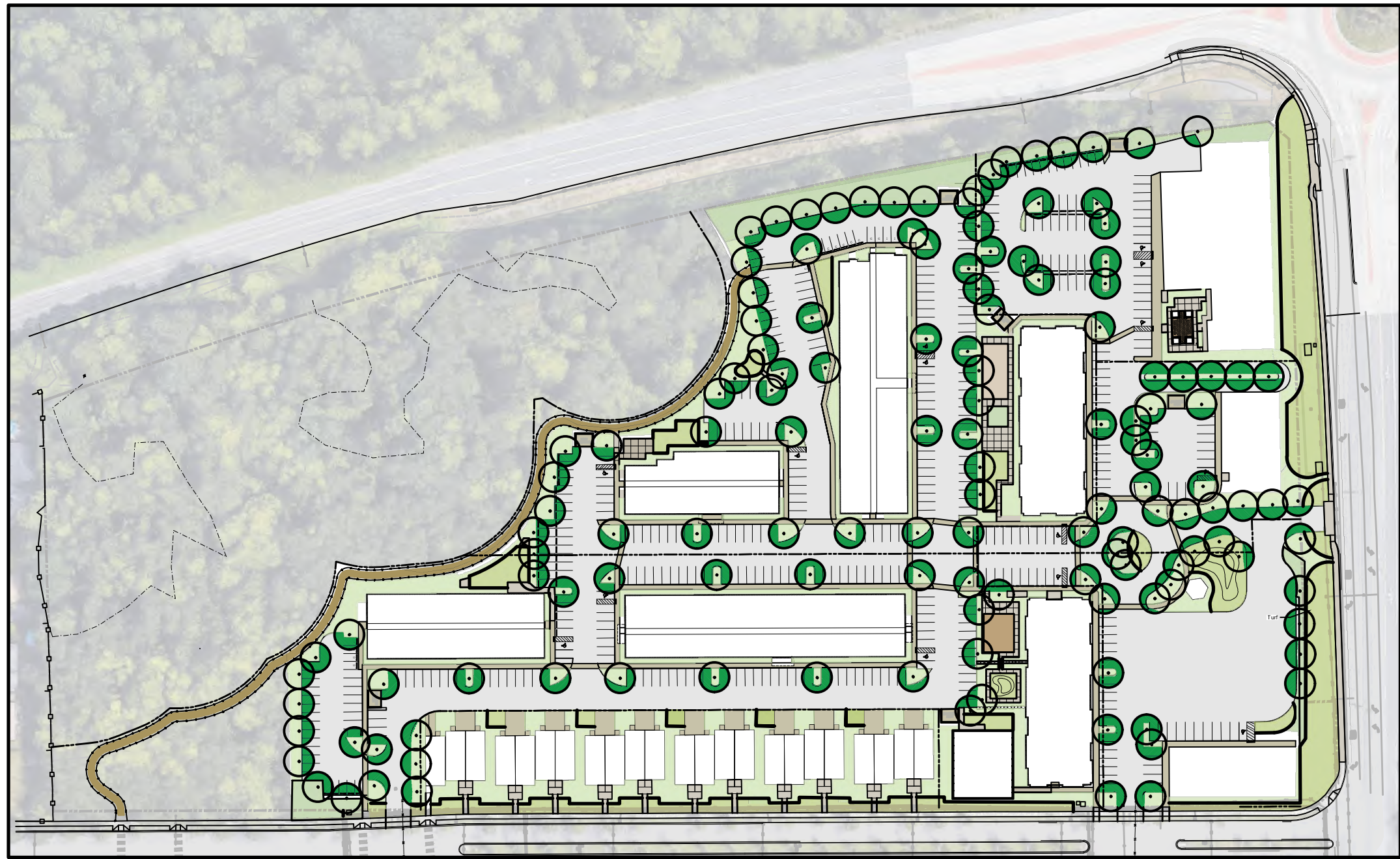


PLANTING PLAN

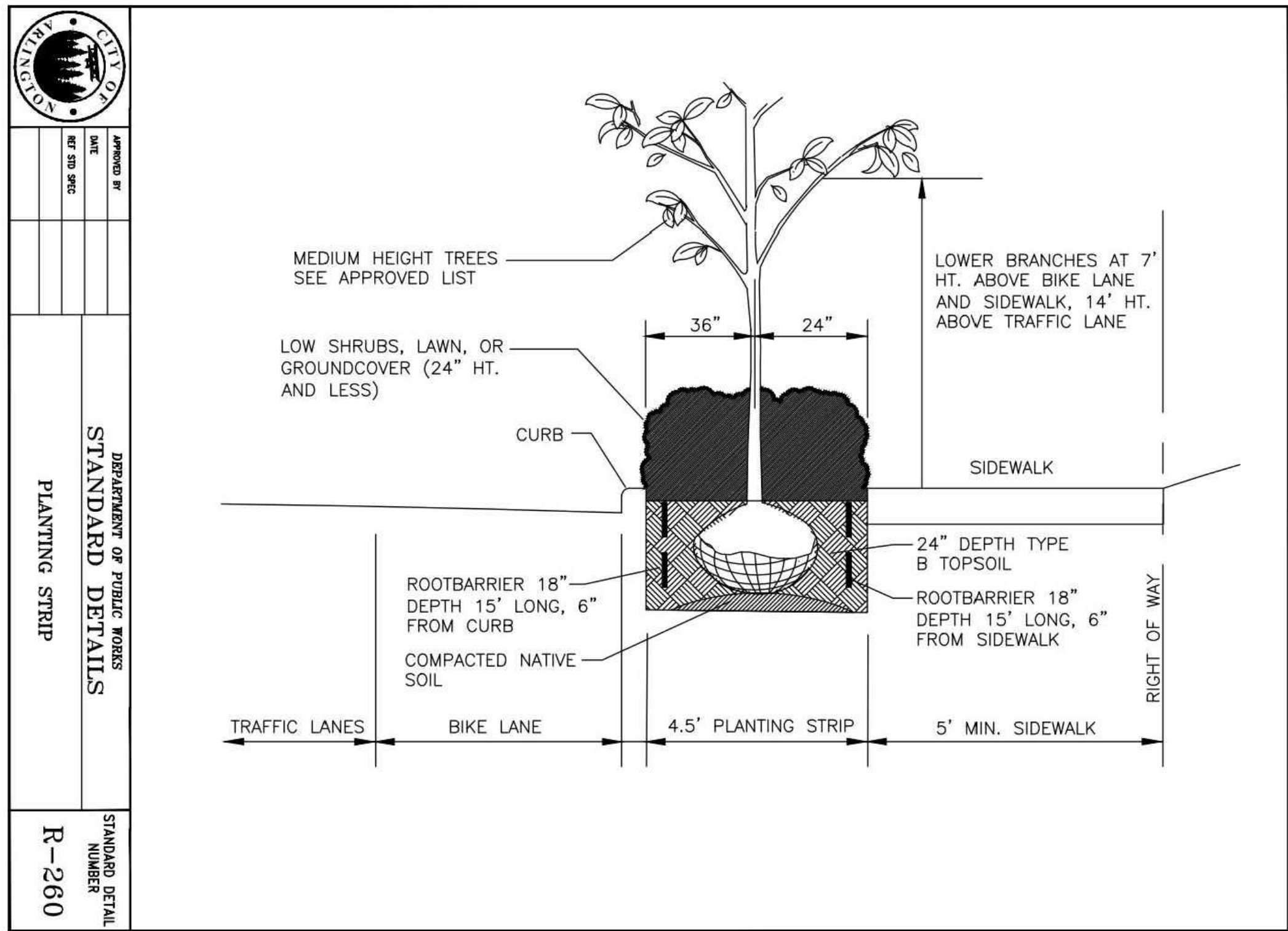
2209  
NORTH

PL-1

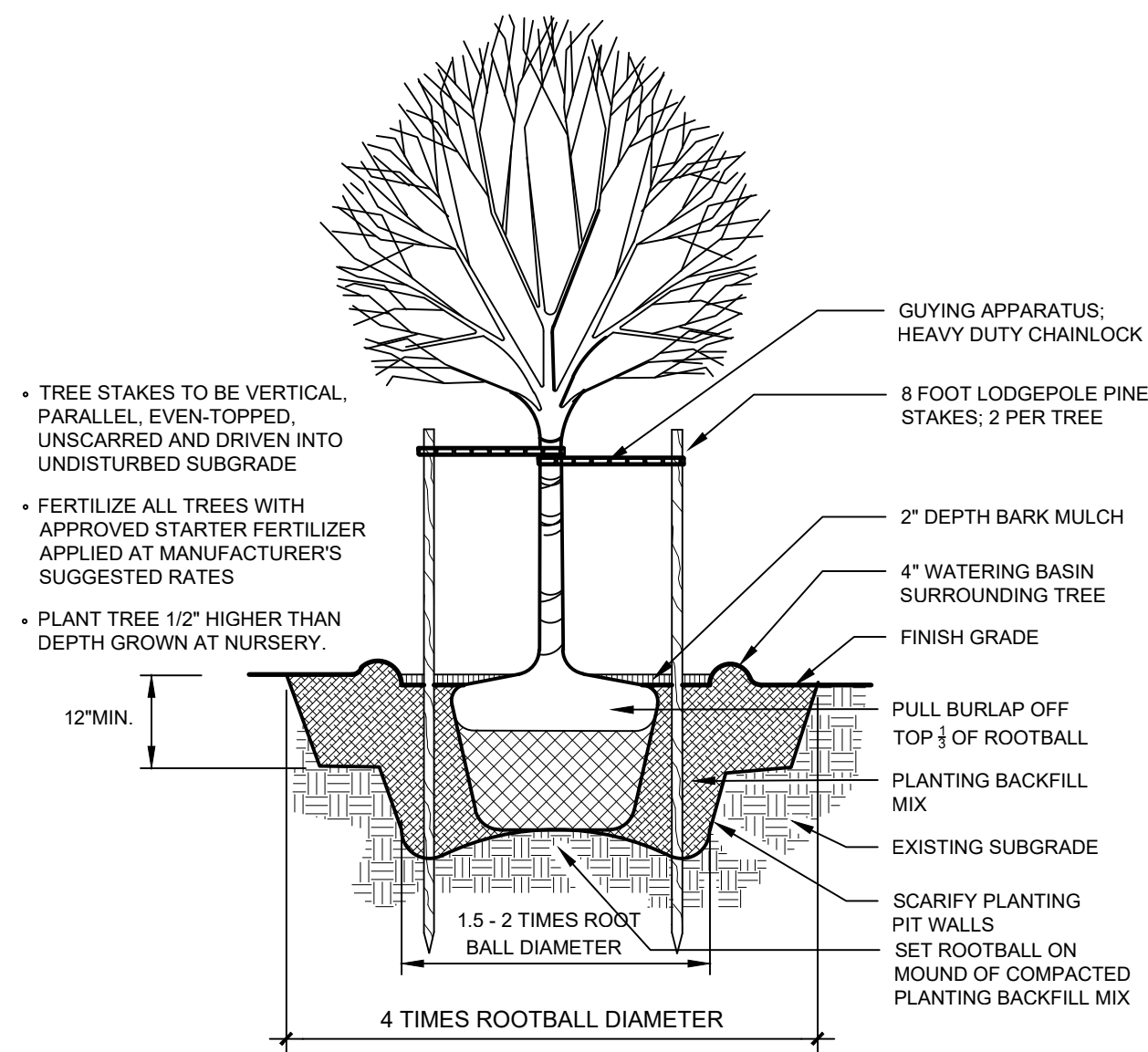




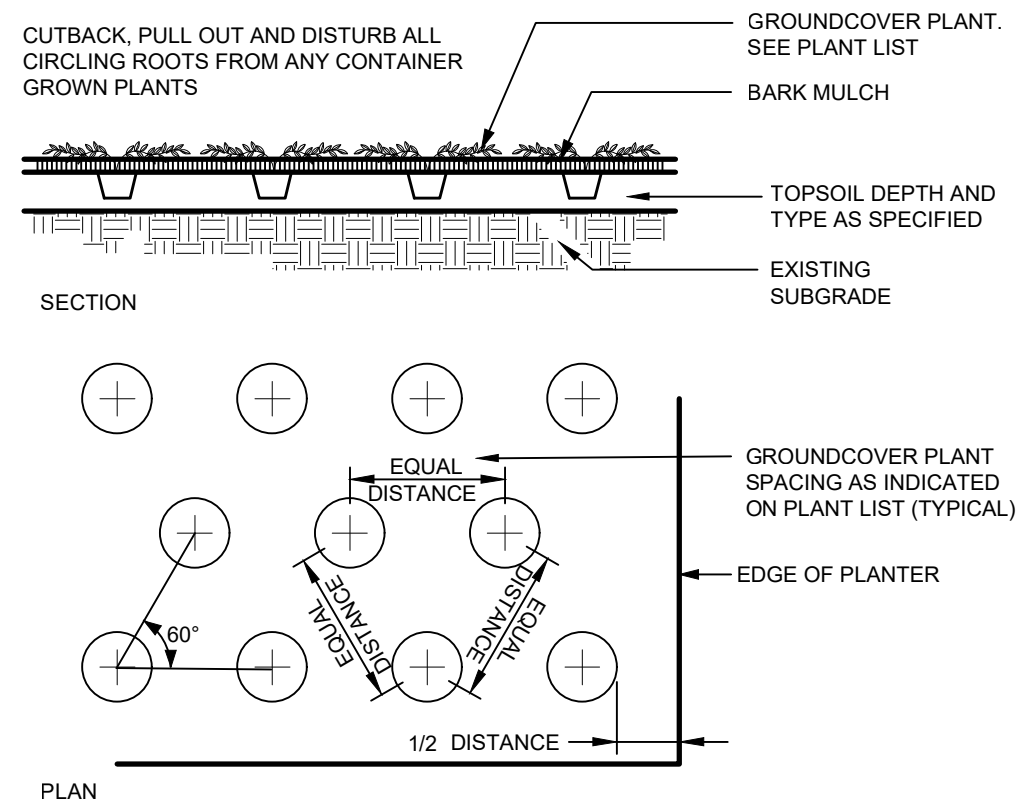
1 | VEHICLE ACCOMMODATION SHADE AREA  
L-2 | NO SCALE (SEE SHEET PL-1 FOR STATISTICS)



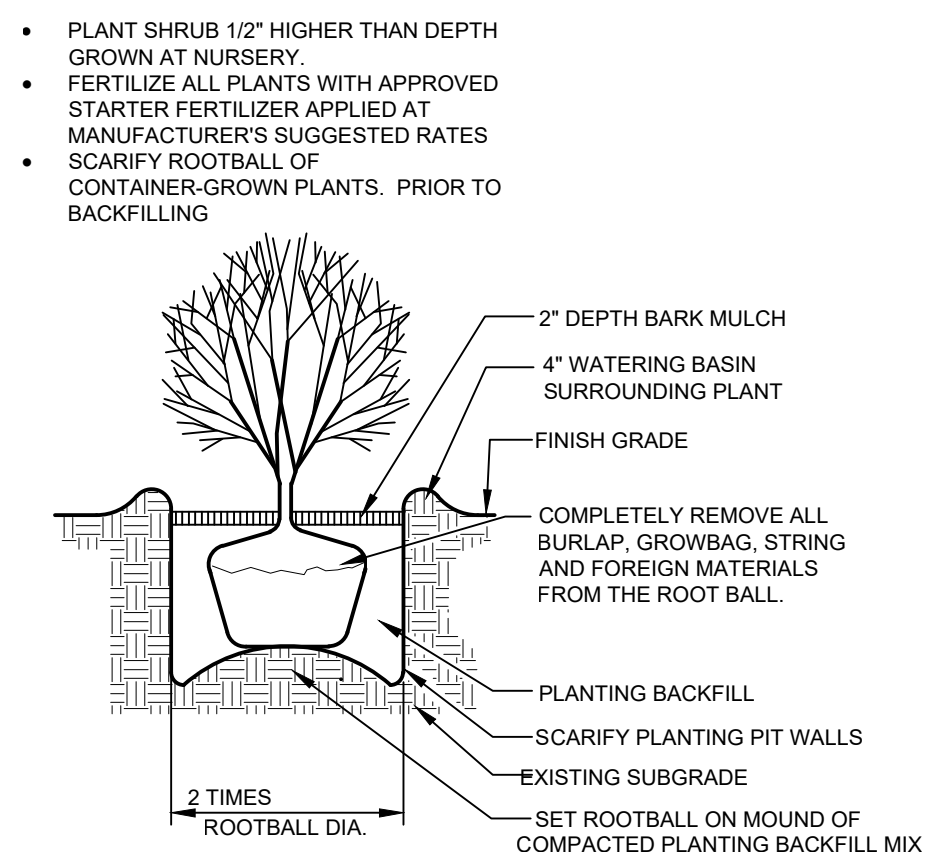
2 | COA ROOTBARRIER DETAILS  
L-2 | NO SCALE



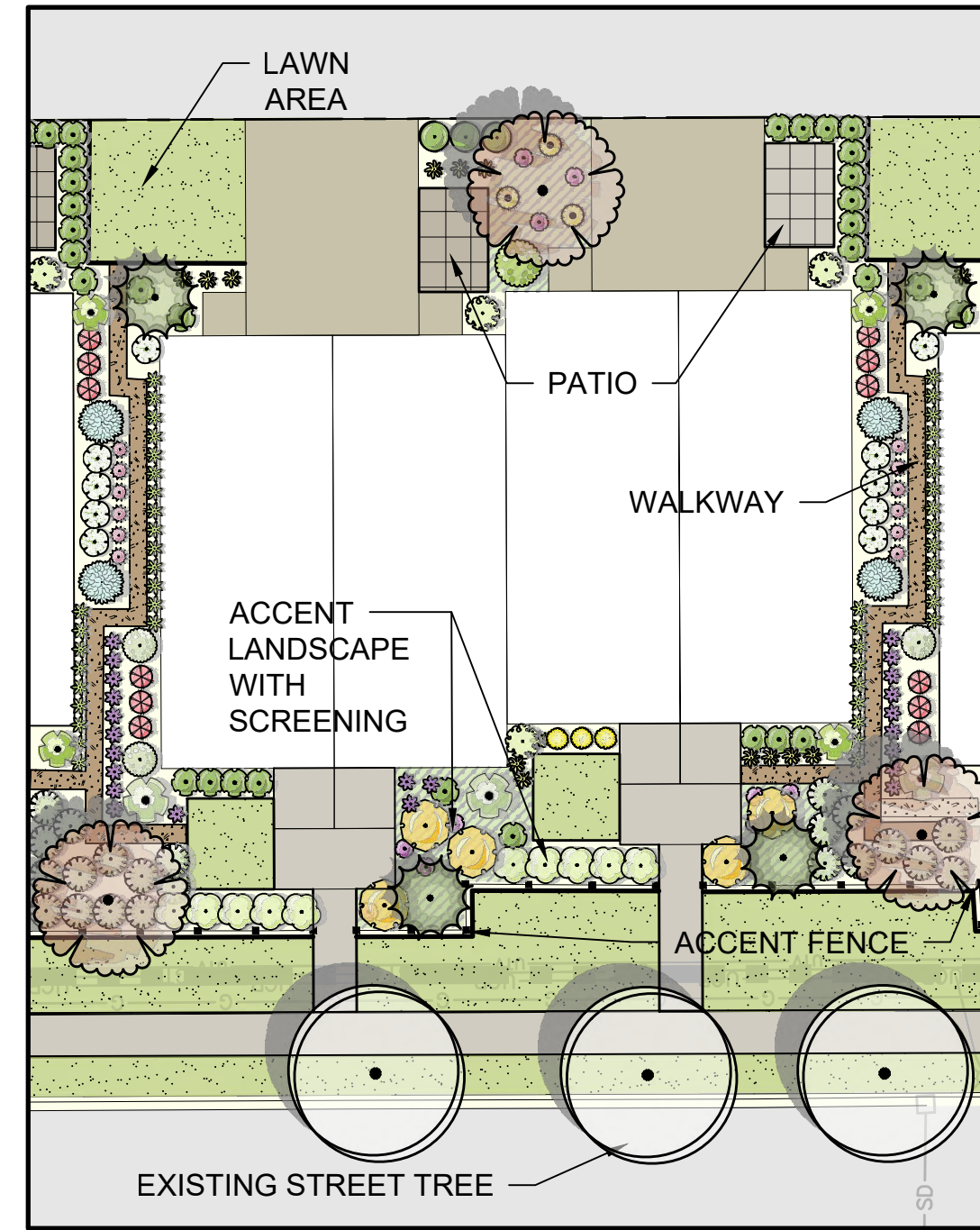
3 | TREE PLANTING DETAIL  
L-2 | NO SCALE



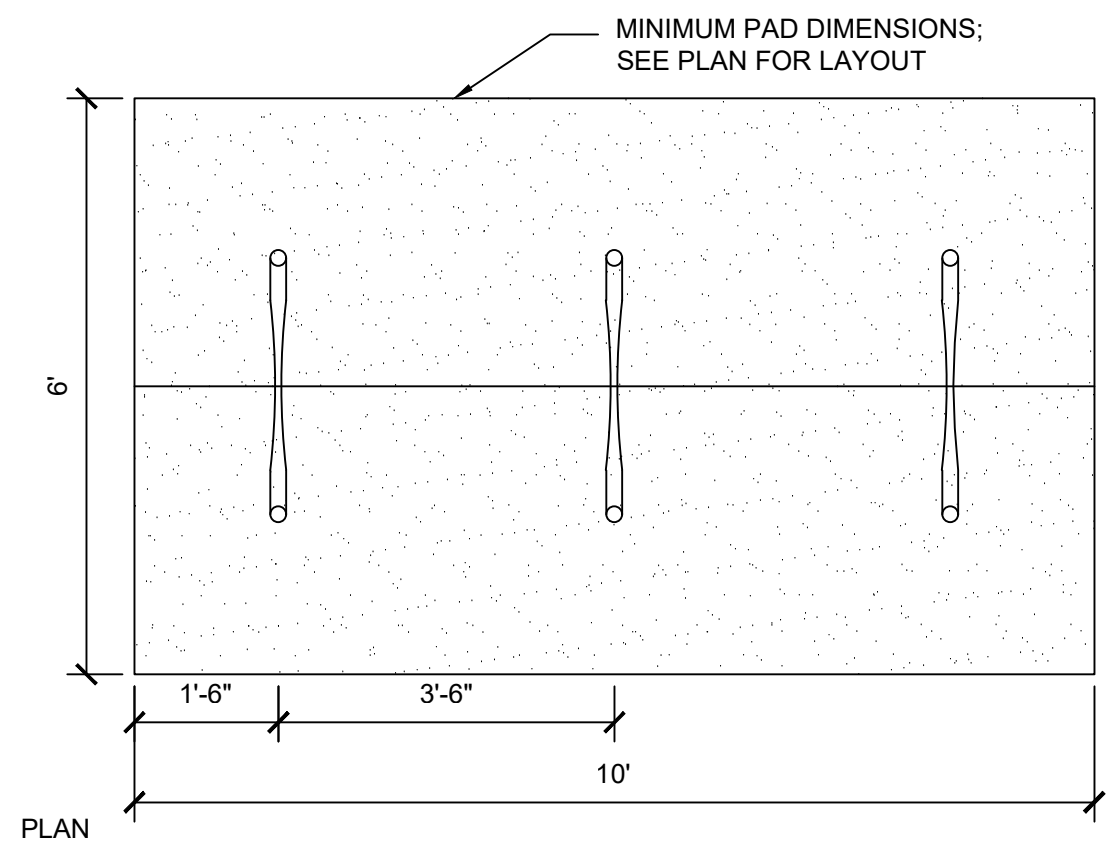
4 | GROUNDCOVER PLANTING  
L-2 | NO SCALE



5 | SHRUB PLANTING DETAIL  
L-2 | NO SCALE



6 | TOWNHOME PLANTING - TYPICAL  
L-2 | 1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)



- NOTES:
1. BIKE RACK MANUFACTURED BY COLUMBIA CASCADE, 800.547.1940
  2. MODEL: CYCLOOPS ARCH
  3. COLOR TO BE 'BLACK'
  4. INSTALLED EMBED ACCORDING TO MANUFACTURES SPECIFICATIONS.

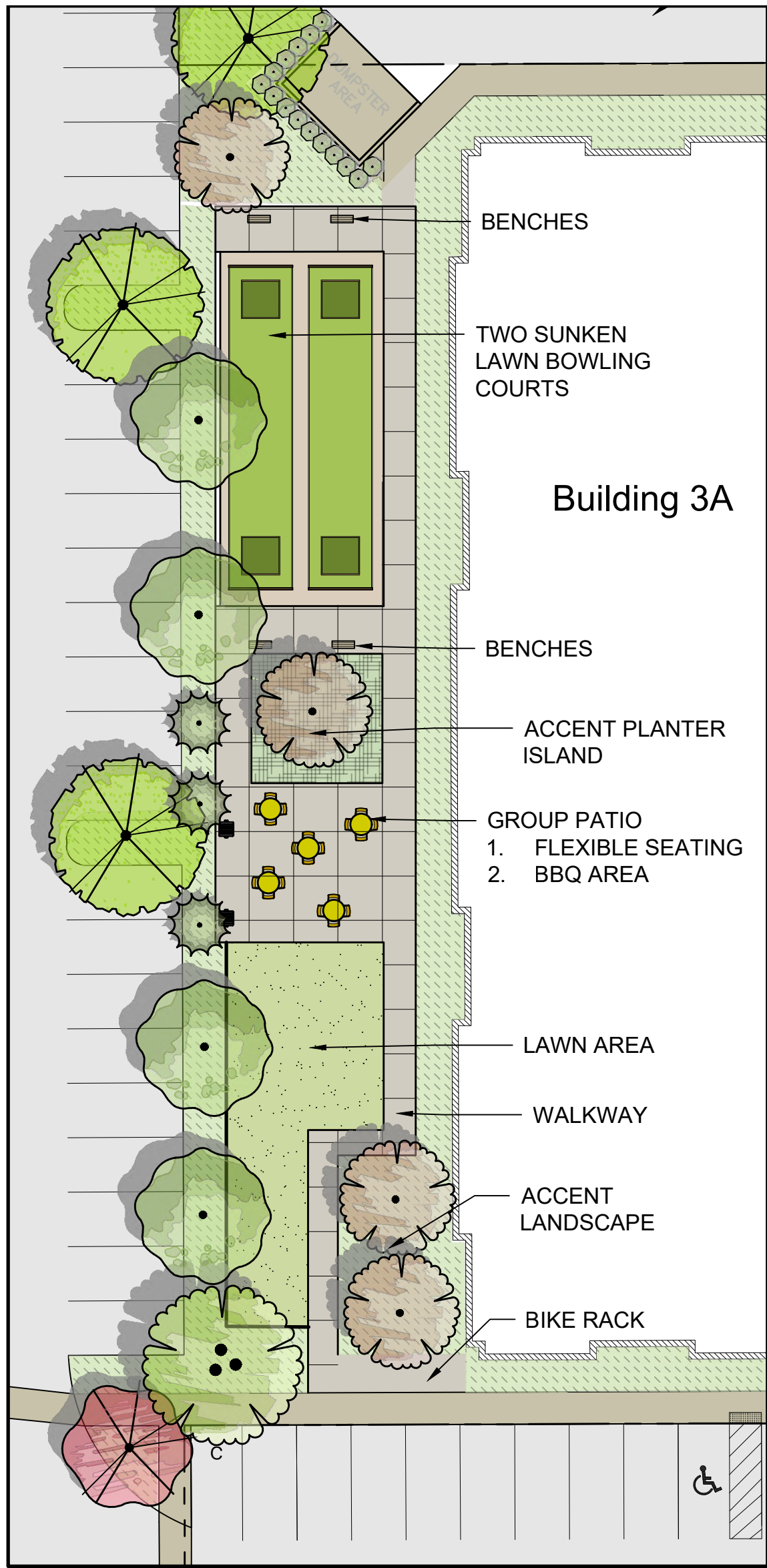
7 | BIKE RACK  
L-2 | NO SCALE

## 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 ASSOC. 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 2 INCHES.
7. ALL LANDSCAPE AREAS SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPANT AMENDMENT (SUPERTHRIVE OR EQUAL) APPLIED AT MANUFACTURES 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 FINISH 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 SYSTEM WILL BE PROVIDED.
17. BASEMAP PROVIDED BY CASCADE SURVEYING AND ENGINEERING, ARLINGTON, WA



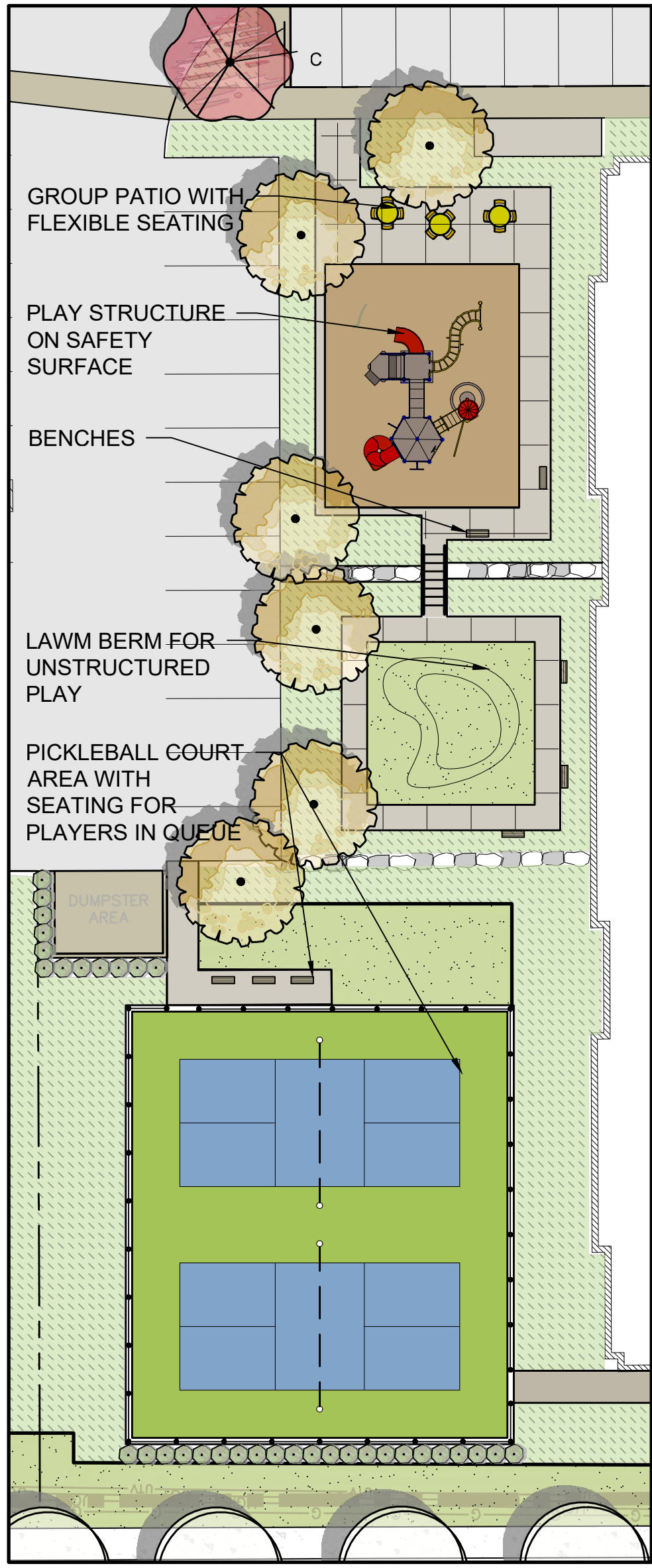




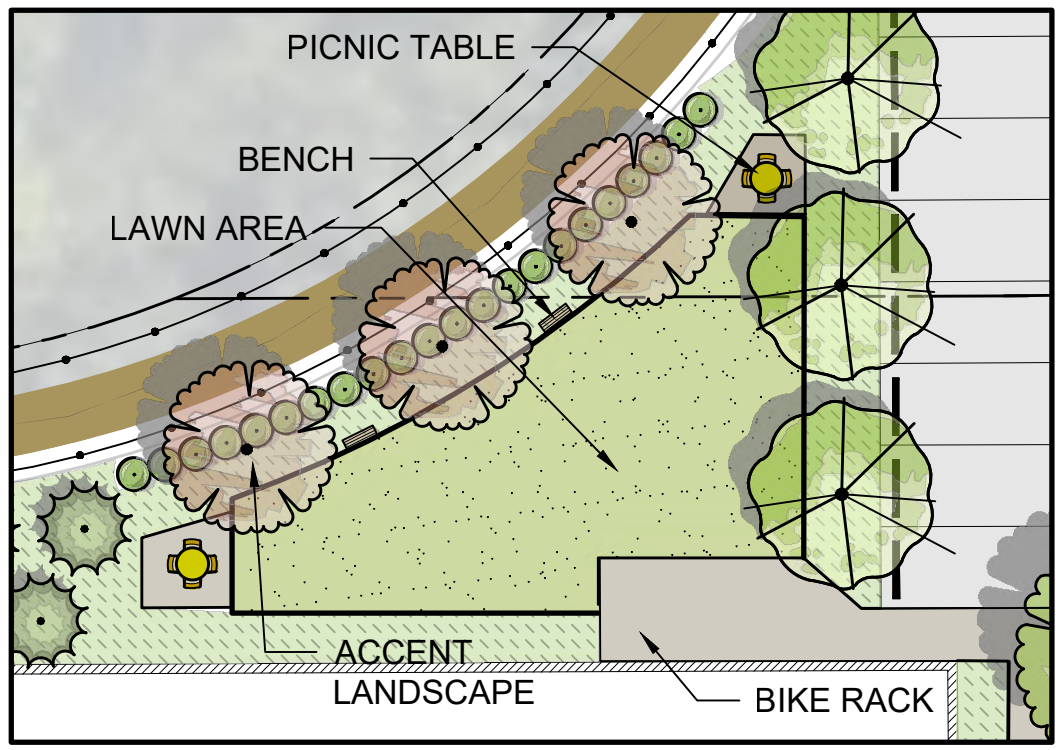
**MINI-PARK A**  
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)



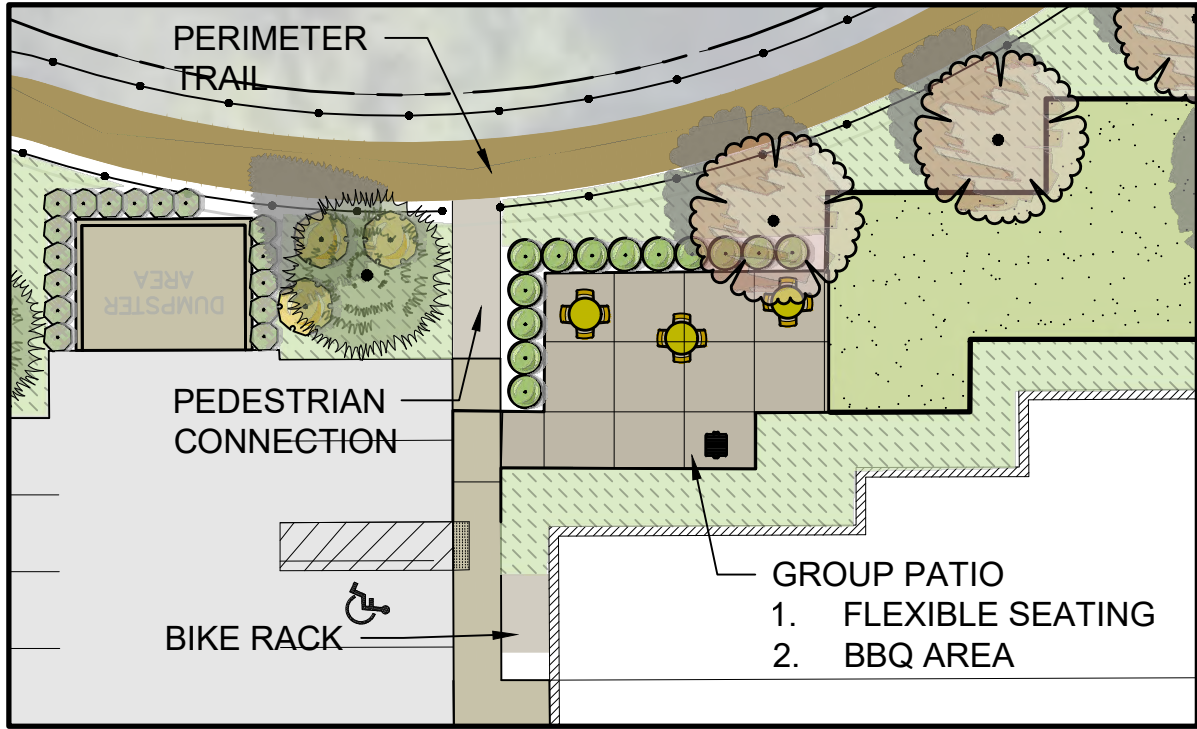
**PLAYSTRUCTURE**  
NO SCALE



**MINI-PARK B**  
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)



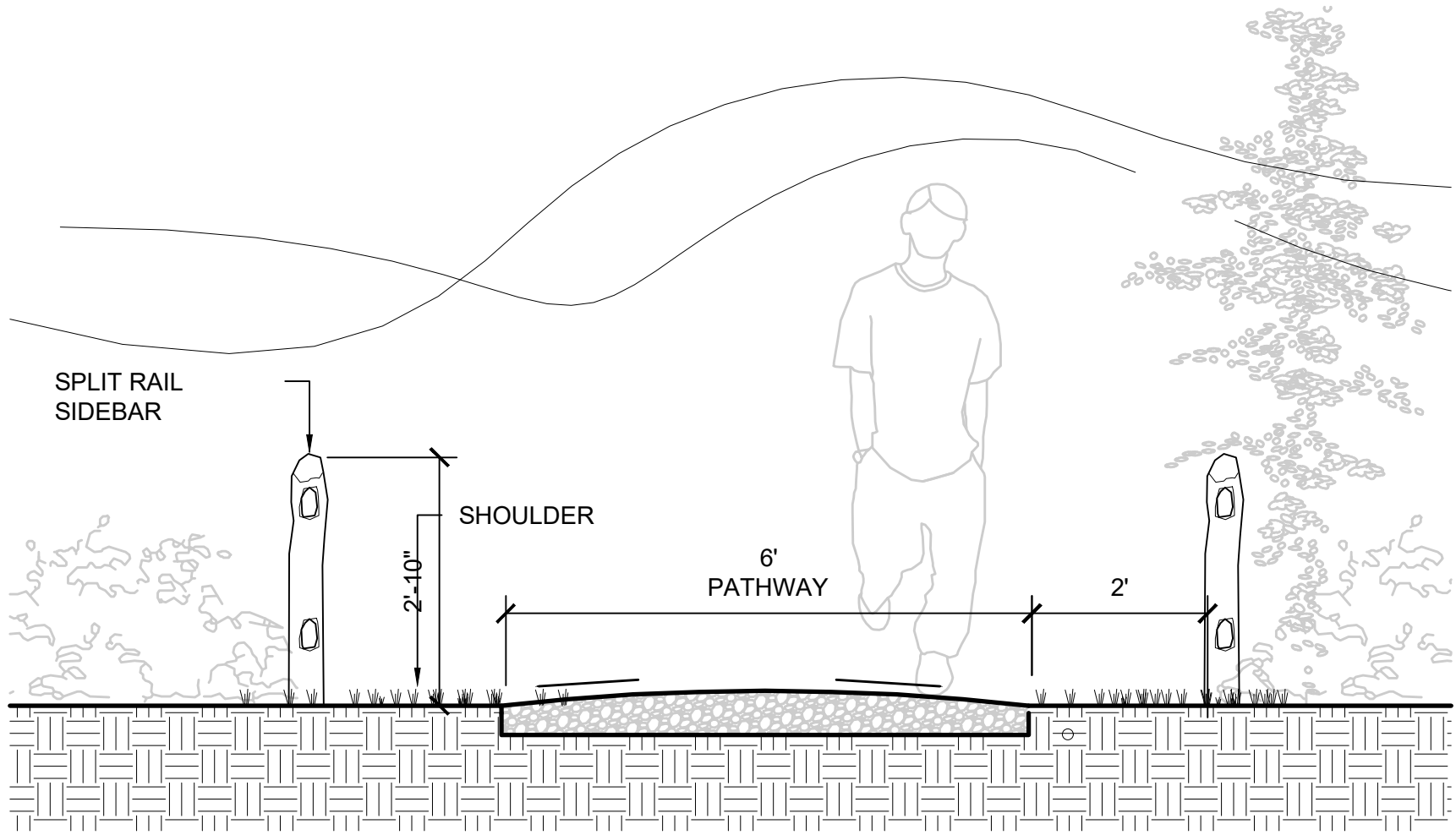
**MINI-PARK C**  
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)



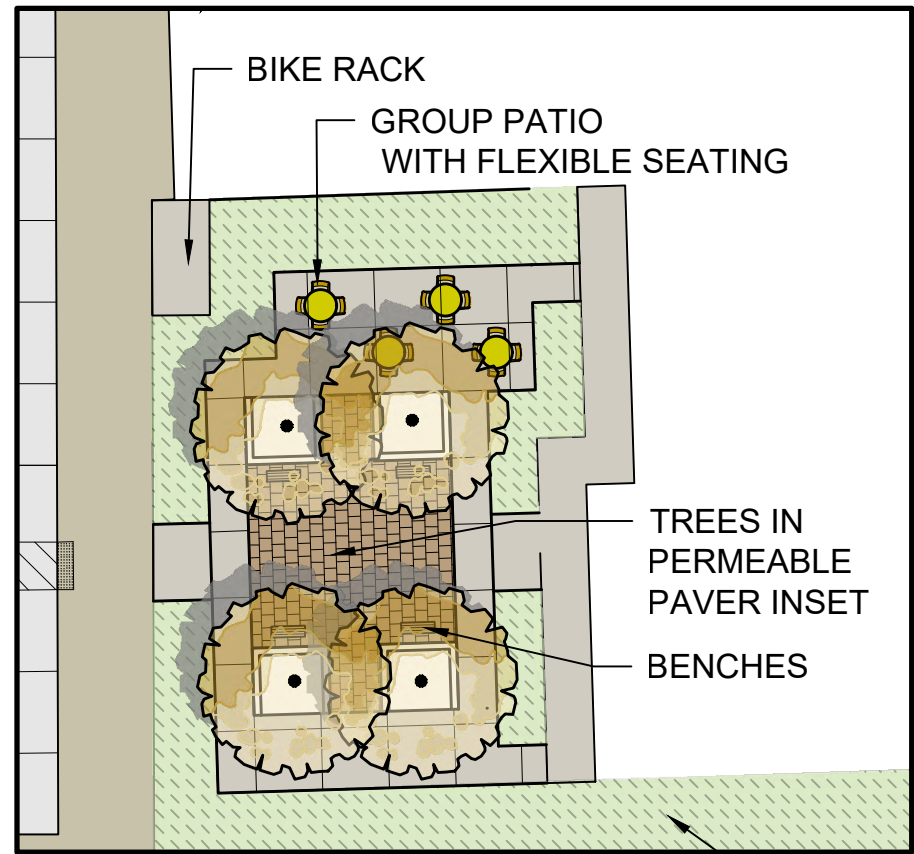
**MINI-PARK D**  
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)



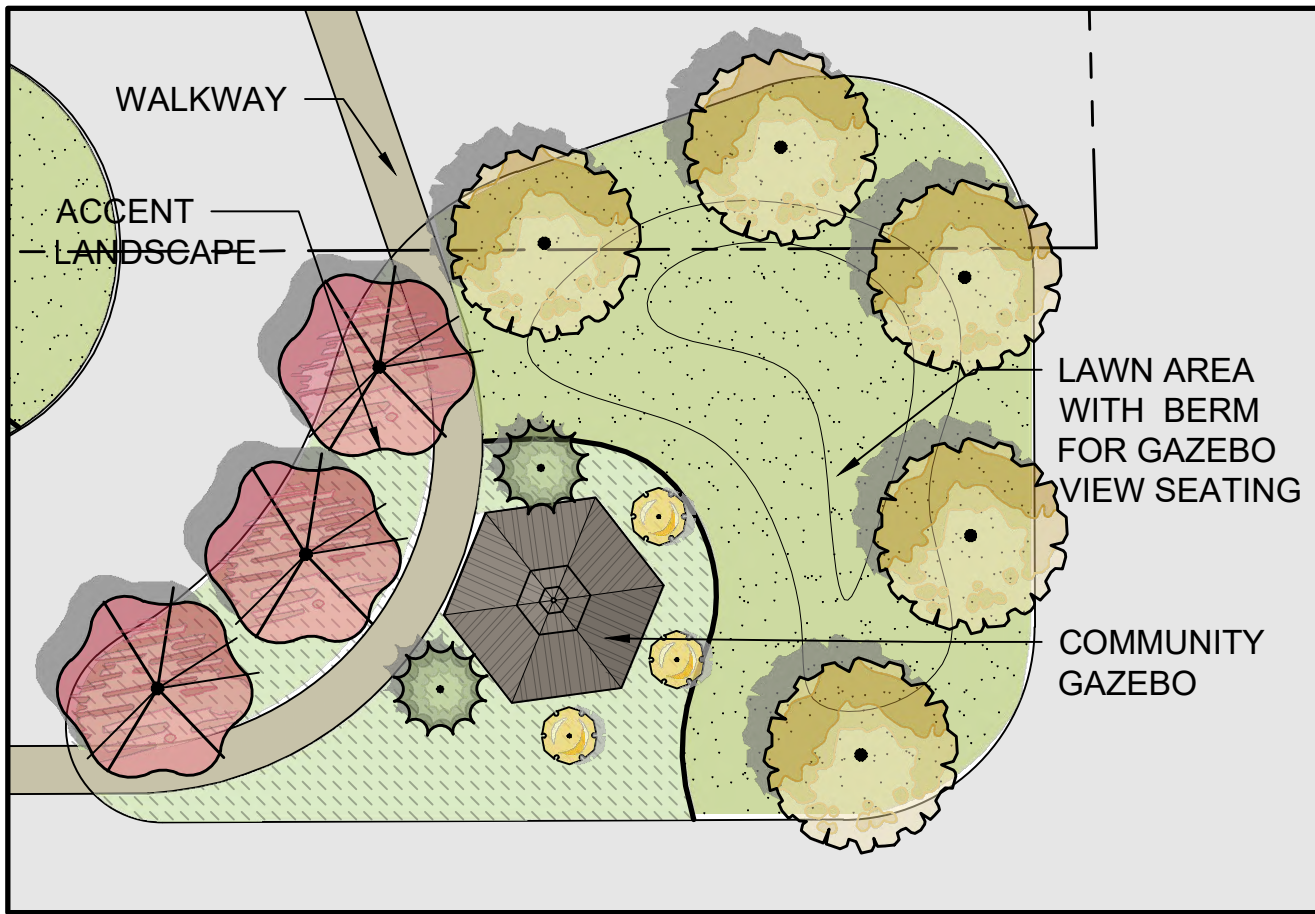
**BOULDERS IN LAWN - MINI-PARK E**  
NO SCALE



**PERIMETER TRAIL IN OPEN SPACE**  
NO SCALE



**PEDESTRIAN PLAZA** (not mini-park)  
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)



**MINI-PARK F**  
1" = 20'-0" (CHECK SCALE BAR FOR ACCURACY)



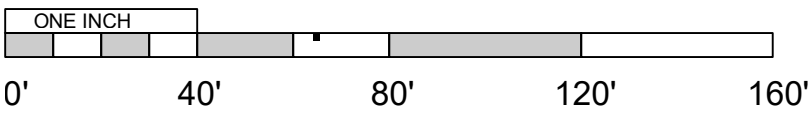
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**PL-3**

MINI-PARKS AND DETAILS