

MITCHELL C. SMITH, ARCHITECT

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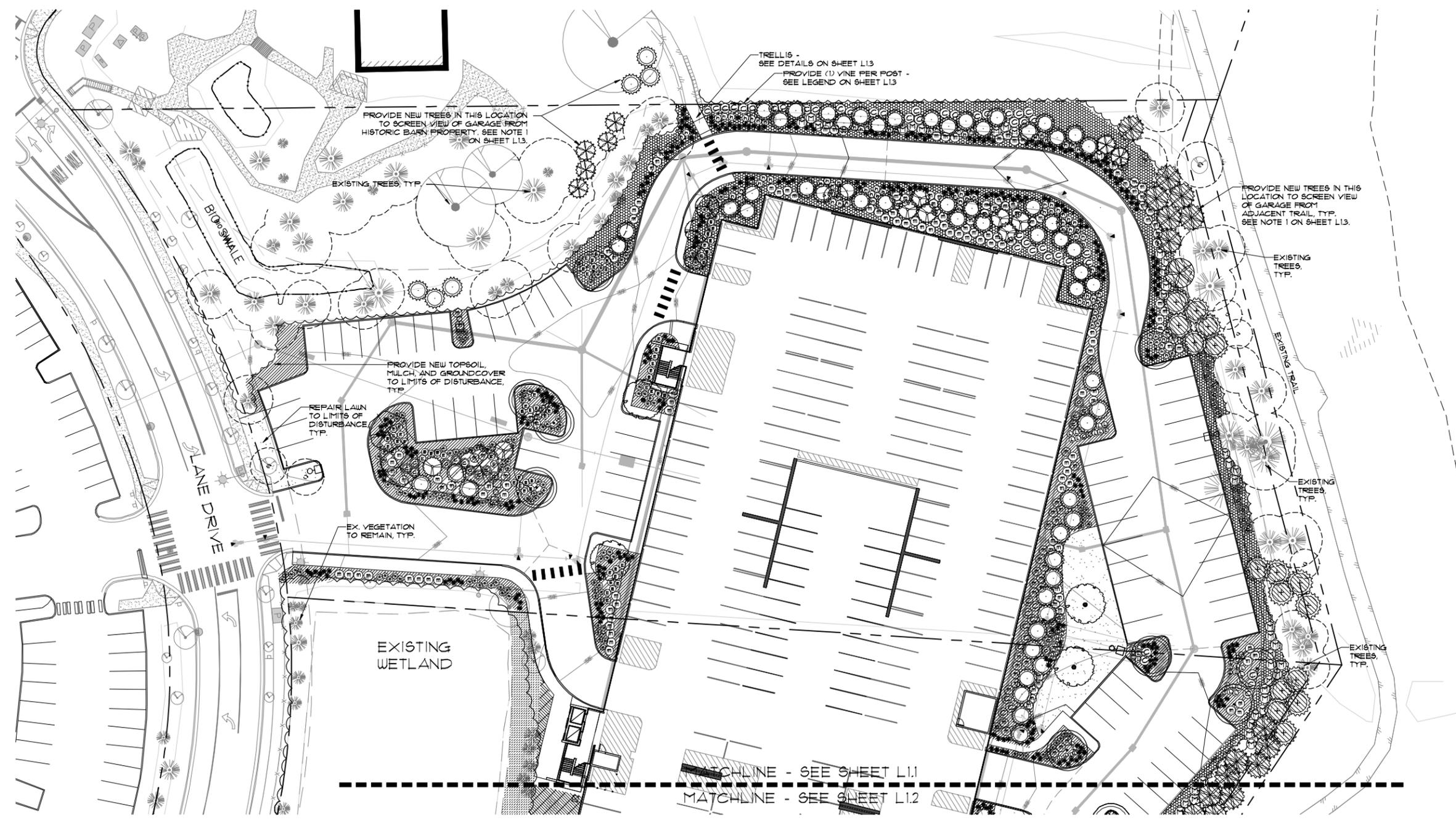
DATE	DESCRIPTION
06.14.10	CD TRIGGER
07.02.10	CHECK SET
07.26.10	PERMIT SET

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PM. GEIR MIELDE

LANDSCAPE  
PLAN

**L1.1**

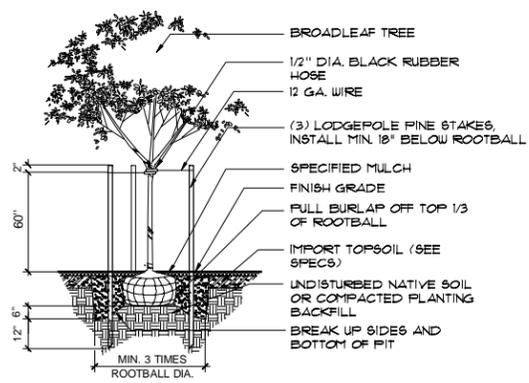
PLOTTED BY: DAN HARVEY | DATE/TIME: 7/23/2010 7:53 AM | FILE: F:\CAD\COSTCO\ISSAQUAH GARAGE\LANDSCAPE.PLT.DWG



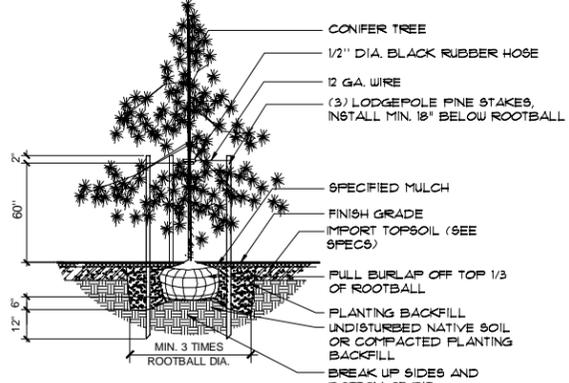
SEE SHEET L1.3 FOR  
LANDSCAPE SCHEDULE,  
NOTES, AND DETAILS

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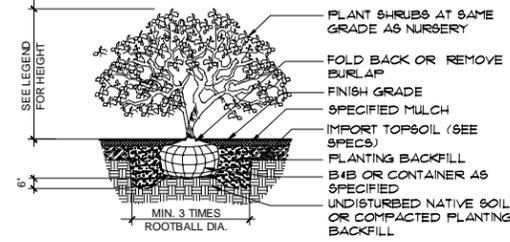




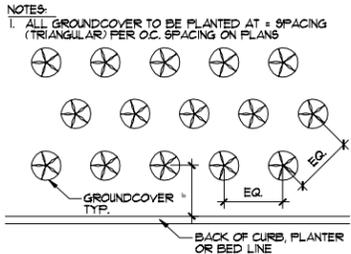
A Deciduous Tree Planting



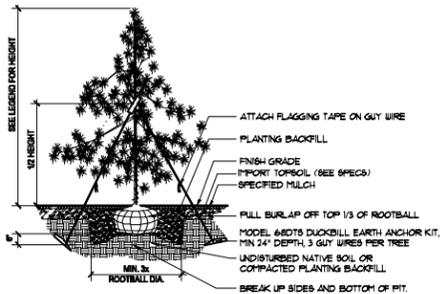
B Coniferous Tree Planting



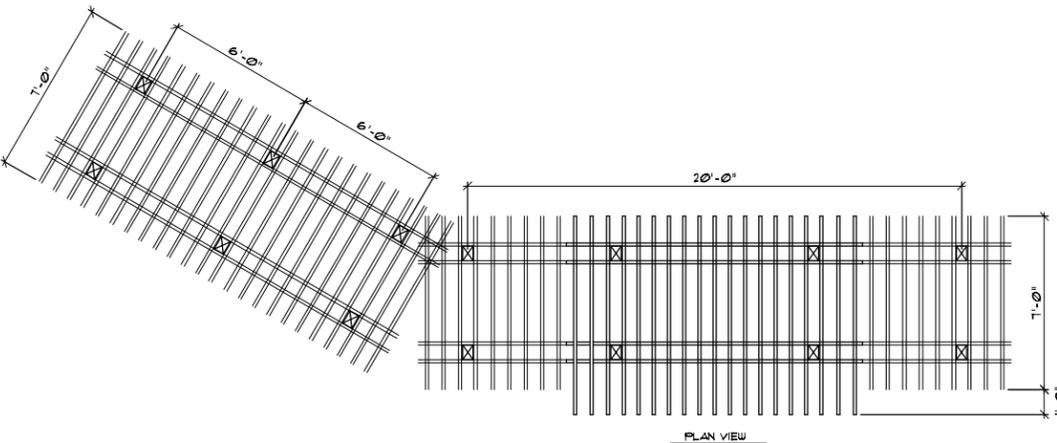
C Shrub Planting



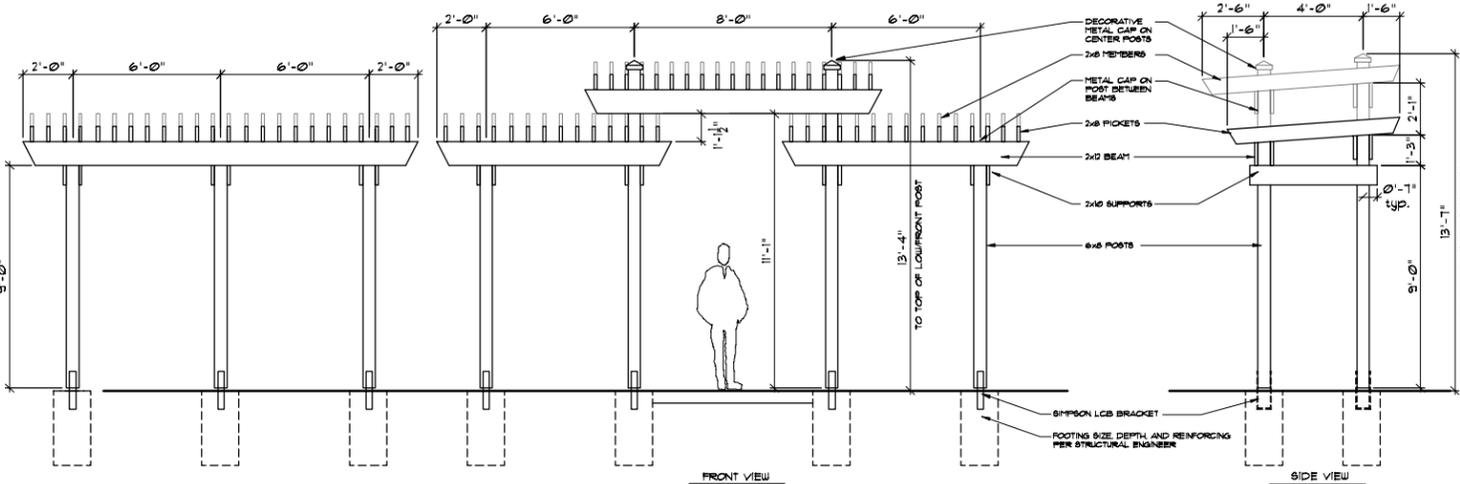
D Groundcover Planting



E Specimen Tree Planting / Guying



F Trellis Detail



G Trellis Detail

Landscape Schedule

BOTANICAL NAME	COMMON NAME	REMARKS/DESCRIPTION
<b>DECIDUOUS TREES:</b>		
<i>Acer crinitatum</i>	Vine Maple	matched, well branched above 6' height, evenly headed
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	min. 2" cal. or multistem, 10'-12" ht. spacing as shown on plan.
<i>Amelanchier alnifolia</i>	Serviceberry	min. 2" cal. or multistem, 8'-10' ht. spacing as shown on plan.
<i>Cercidiphyllum japonicum</i>	Katsura Tree	min. 2" cal. or multistem, 10'-12" ht. spacing as shown on plan.
<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	min. 2" cal. or multistem, 10'-12" ht. spacing as shown on plan.
<i>Salix lasioandra</i>	Pacific Willow	min. 2" cal. 12'-14" ht. SPECIMEN, spacing as shown on plan.
<b>CONIFEROUS TREES:</b>		
<i>Taxus heterophylla</i>	Western Hemlock	B4B or container, full and bushy to base.
<i>Pseudotsuga menziesii</i>	Douglas Fir	6'-8' ht. spacing as shown on plan.
<i>Thuja plicata</i>	Western Red Cedar	6'-8' ht. spacing as shown on plan.
<i>Pseudotsuga menziesii</i>	Douglas Fir	12'-14" ht. SPECIMEN, full for screening, spacing as shown on plan.
<i>Thuja plicata</i>	Western Red Cedar	12'-14" ht. SPECIMEN, full for screening, spacing as shown on plan.
<b>LARGE SHRUBS:</b>		
<i>Cornus stolonifera</i>	Redtwig Dogwood	min. 24-30" ht. spacing as shown on plan.
<i>Cotoneaster parneyi</i>	Parney Cotoneaster	min. 24-30" ht. spacing as shown on plan.
<i>Euonymus alata</i> 'Compacta'	Dwarf Winged Euonymus	min. 24-30" ht. spacing as shown on plan.
<i>Holodiscus discolor</i>	Oceanspray	min. 24-30" ht. spacing as shown on plan.
<i>Mahonia aquifolium</i>	Oregon Grape	min. 24-30" ht. spacing as shown on plan.
<i>Myrica californica</i>	Pacific Wax Myrtle	min. 24-30" ht. spacing as shown on plan.
<b>SMALL/MEDIUM SHRUBS:</b>		
<i>Cornus stolonifera</i> 'Kelsey'	Kelsey Dogwood	min. 15-18" ht. spacing as shown on plan.
<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	min. 18-24" ht. spacing as shown on plan.
<i>Polygonatum multiflorum</i>	Sword Fern	min. 18-24" ht. spread, spacing as shown on plan.
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	min. 18-24" ht. spacing as shown on plan.
<b>GROUNDCOVERS:</b>		
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 gal. cont. # 18" o.c., triangular spacing, full foliage, well-rooted.
<i>Gaultheria shallon</i>	Bala	1 gal. cont. # 18" o.c., triangular spacing, full foliage, well-rooted.
<b>VINES:</b>		
<i>Clematis armandii</i>	Evergreen Clematis	Min. 5 gal. cont. min. 6' length full foliage, well-rooted. Locate (1) plant at each trellis post. Stake and train to post.
<b>LAWN:</b>		
<i>Bouteloua curtipendula</i>	See specifications	
<b>EXISTING VEGETATION TO REMAIN</b>		Save and Protect - See Civil Drawings

QUANTITY	SYMBOL	DESCRIPTION	REMARKS
25		<i>Pseudotsuga menziesii</i>	Douglas Fir
24		<i>Acer crinitatum</i>	Vine Maple
18		<i>Amelanchier alnifolia</i>	Serviceberry
36		<i>Salix lasioandra</i>	Pacific Willow
130		<i>Cornus stolonifera</i>	Redtwig Dogwood
40		<i>Corylus comuta</i>	Hazelnut
20		<i>Mahonia aquifolium</i>	Tall Oregon Grape
30		<i>Oemleria cerasiformis</i>	Indian Plum
240		<i>Gaultheria shallon</i>	Bala
120		<i>Mahonia repens</i>	Low Oregon Grape

LANDSCAPE CALCULATIONS:

PARKING STALLS:	70 STALLS
REQUIRED LANDSCAPE: (18 SF. PER STALL)	1260 SF.
PROVIDED LANDSCAPE:	11250 SF.
REQUIRED PARKING LOT TREES: (1 TREE/6 STALLS)	12 TREES
PROVIDED PARKING LOT TREES:	20 TREES

LANDSCAPE NOTES:

- NEW TREES IN LOCATIONS SHOWN ON TREES ARE INTENDED TO SCREEN VIEWS OF GARAGE FROM ADJACENT PROPERTIES. PRE-STAKE APPROXIMATE LOCATIONS IN THE FIELD TO PROVIDE MAXIMUM SCREENING. PRE-STAKED LOCATIONS TO BE REVIEWED AND ADJUSTED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PLAN IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ACCORDING TO IMC 18.22.04(A).
- A LANDSCAPE MAINTENANCE CASH DEPOSIT IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE VALUE OF THE DEPOSIT SHALL EQUAL 50% OF ALL NEW PLANTINGS AND WILL BE RETURNED AFTER 2 YEARS IF PLANTS REMAIN IN A HEALTHY GROWING CONDITION ACCORDING TO IMC 18.22.05(A).
- TREES, SHRUBS, AND GROUNDCOVERS HAVE BEEN GROUPED INTO AREAS OF DISTINCT HYDROZONES (SIMILAR WATER USE NEEDS AND EXPOSURE).
- PRIOR TO INSTALLATION, IMPORT TOPSOIL SHALL BE TESTED FOR SOIL TEXTURE, ORGANIC MATTER, APPROXIMATED INFILTRATION RATE, NUTRIENT CONTENT, AND BALANCED PH. PROVIDE SOIL AMENDMENTS AND/OR COMPOSTED ORGANIC MATERIAL AS REQUIRED IN THE REPORT. SEE SPECIFICATIONS.
- COMPACTION OF SUBGRADE SOILS SHALL BE MAXIMUM OF 85%. SOILS WHICH HAVE BEEN COMPACTED AT GREATER THAN 85% SHALL BE RIPPED TO A DEPTH OF 18" BELOW FINISH GRADE. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- INSTALL MINIMUM 8" DEPTH TOPSOIL. PROVIDE AMENDMENTS PER REQUIRED SOILS TEST. SEE SPECIFICATIONS.
- MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 2" DEPTH OF SPECIFIED MULCH. KEEP MULCH MIN. 6" AWAY FROM CROUNDS OF SHRUBS AND TRUNKS OF TREES.
- WHERE GROUND COVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS. START FIRST ROW 12" FROM EDGE OF BED.
- PROVIDE A 5' DIAMETER MULCH RING SURROUNDING ALL TREES IN LAWN AREAS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SEE SHEET L1.2 FOR LANDSCAPE SCHEDULE, NOTES, AND DETAILS

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PERMIT SET

MITCHELL C. SMITH ARCHITECT

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LANDSCAPE SCHEDULE & DETAILS  
**L1.3**