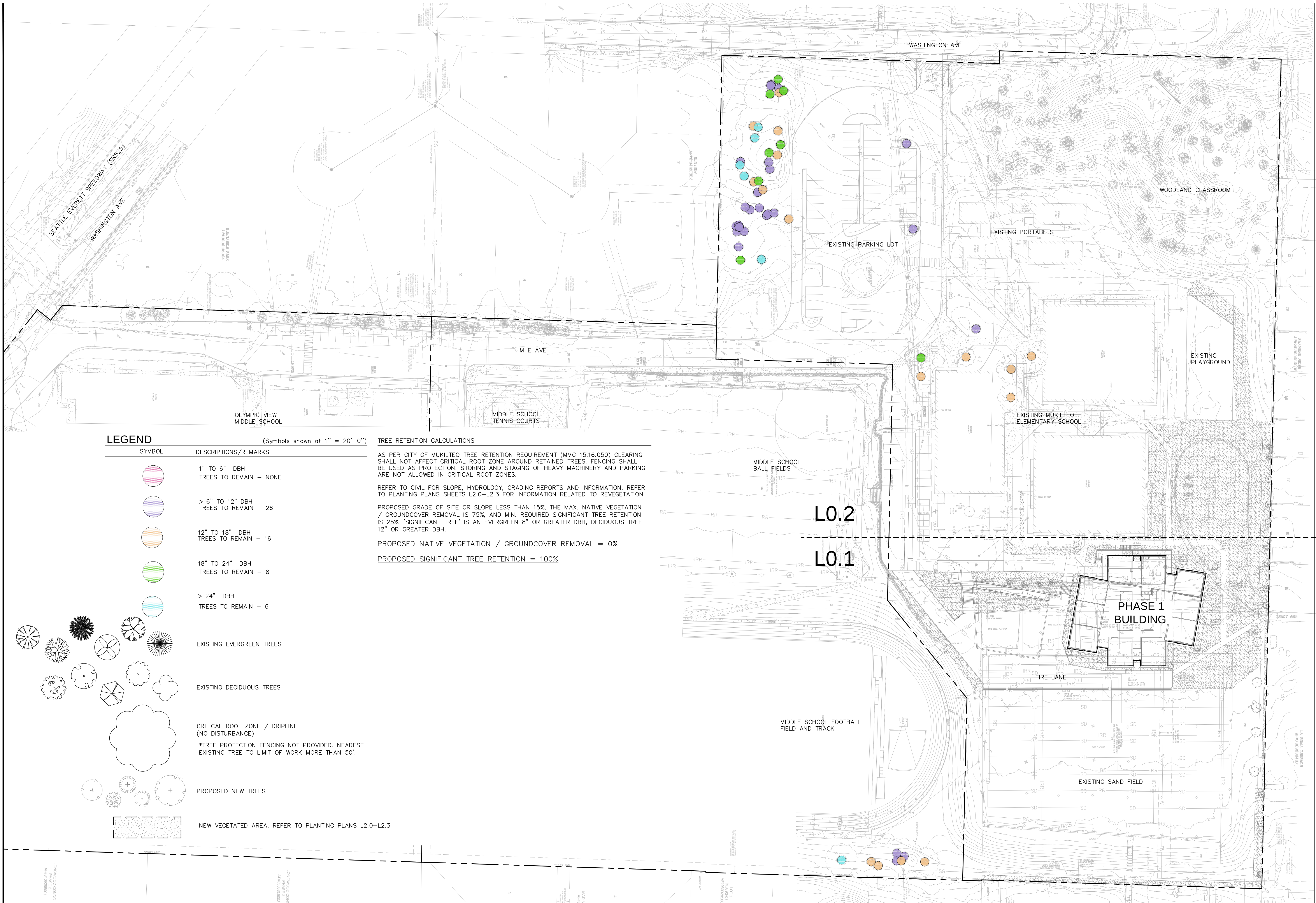




LEGEND

(Symbols shown at 1" = 20'-0")

SYMBOL	DESCRIPTIONS/REMARKS
	1" TO 6" DBH TREES TO REMAIN - NONE
	> 6" TO 12" DBH TREES TO REMAIN - 26
	12" TO 18" DBH TREES TO REMAIN - 16
	18" TO 24" DBH TREES TO REMAIN - 8
	> 24" DBH TREES TO REMAIN - 6
	EXISTING EVERGREEN TREES
	EXISTING DECIDUOUS TREES
	CRITICAL ROOT ZONE / DRIPLINE (NO DISTURBANCE) *TREE PROTECTION FENCING NOT PROVIDED, NEAREST EXISTING TREE TO LIMIT OF WORK MORE THAN 50'.
	PROPOSED NEW TREES
	NEW VEGETATED AREA, REFER TO PLANTING PLANS L2.0-L2.3

TREE RETENTION CALCULATIONS

AS PER CITY OF MUKILTEO TREE RETENTION REQUIREMENT (MMC 15.16.050) CLEARING SHALL NOT AFFECT CRITICAL ROOT ZONE AROUND RETAINED TREES. FENCING SHALL BE USED AS PROTECTION. STORING AND STAGING OF HEAVY MACHINERY AND PARKING ARE NOT ALLOWED IN CRITICAL ROOT ZONES.

REFER TO CIVIL FOR SLOPE, HYDROLOGY, GRADING REPORTS AND INFORMATION. REFER TO PLANTING PLANS SHEETS L2.0-L2.3 FOR INFORMATION RELATED TO REVEGETATION.

PROPOSED GRADE OF SITE OR SLOPE LESS THAN 15%, THE MAX. NATIVE VEGETATION / GROUNDCOVER REMOVAL IS 75%, AND MIN. REQUIRED SIGNIFICANT TREE RETENTION IS 25%. 'SIGNIFICANT TREE' IS AN EVERGREEN 8" OR GREATER DBH, DECIDUOUS TREE 12" OR GREATER DBH.

PROPOSED NATIVE VEGETATION / GROUNDCOVER REMOVAL = 0%

PROPOSED SIGNIFICANT TREE RETENTION = 100%



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01.17.2024

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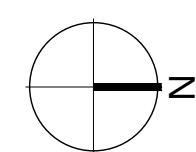
SHEET NAME

OVERALL TREE
PROTECTION AND
RETENTION PLAN

SHEET NUMBER

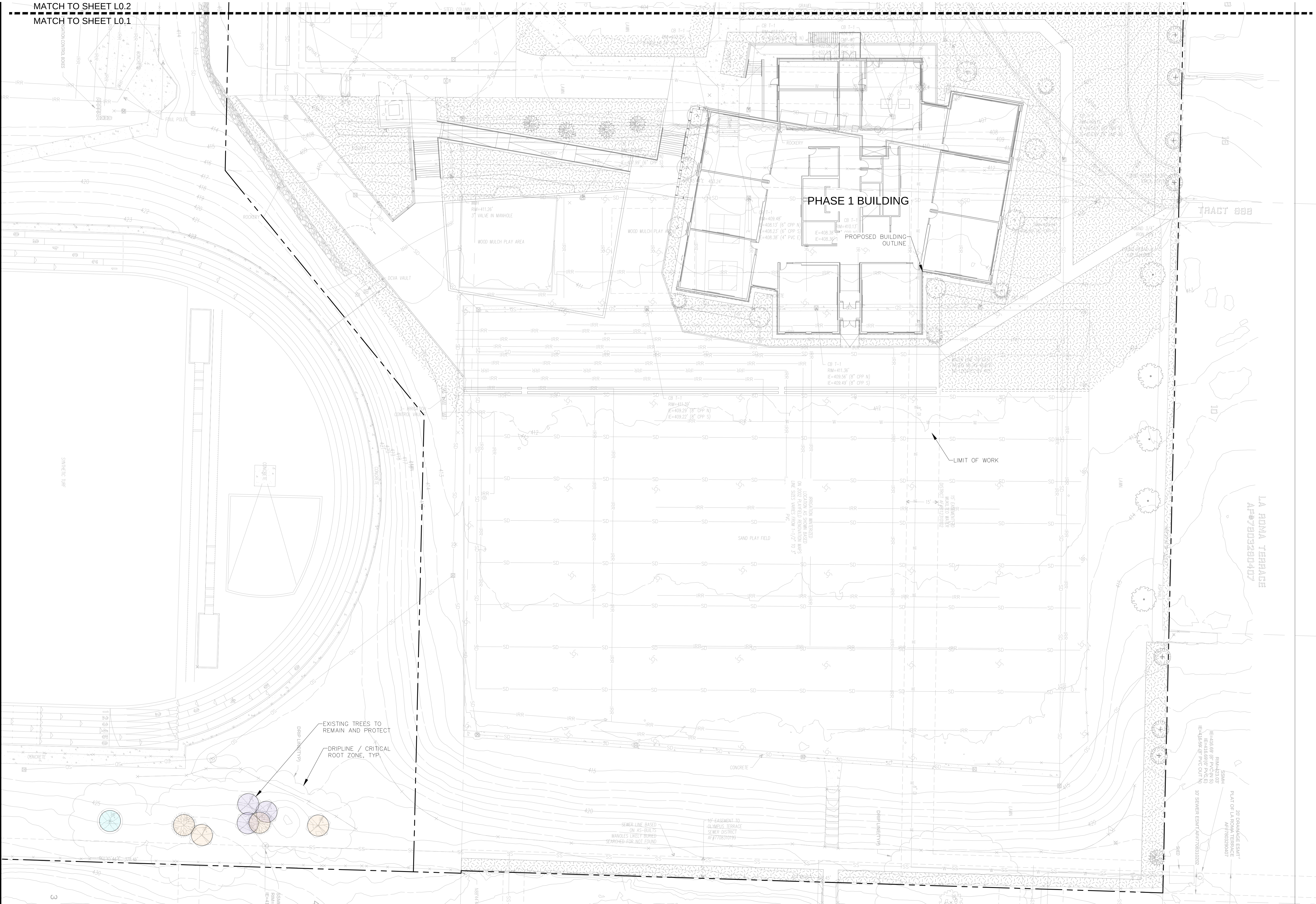
L0.0

SCALE: 1"=50'-0"



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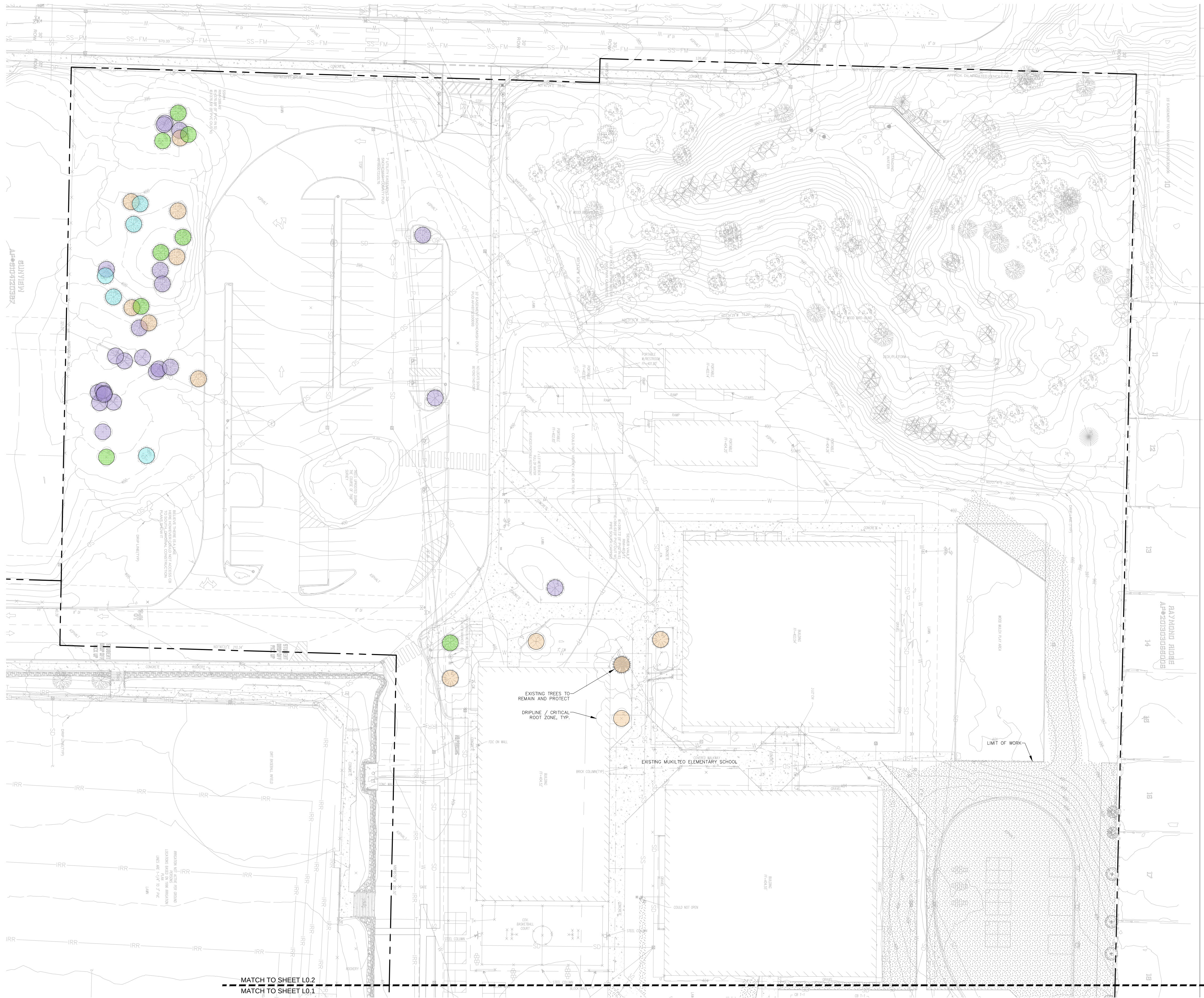
06.30.23	SCHEMATIC DESIGN
8.31.2023	DESIGN DEVELOPMENT
9.22.2023	CUP SUBMITTAL
11.20.2023	50% CONSTRUCTION DOCUMENTS
12.08.2023	PERMIT SUBMITTAL
01.08.2024	90% CONSTRUCTION DOCUMENTS
01.17.2024	CUP RESUBMITTAL

CUP RESUBMITTAL
01.17.2024

PROJECT NUMBER: 2213
SHEET NAME

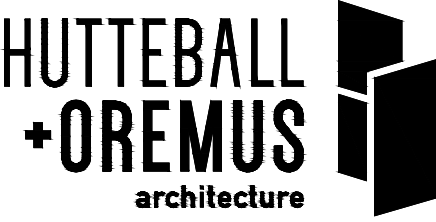
**TREE PROTECTION
AND RETENTION PLAN
ENLARGEMENT**

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01.17.2024 CUP RESUBMITTAL

CUP RESUBMITTAL

01.17.2024

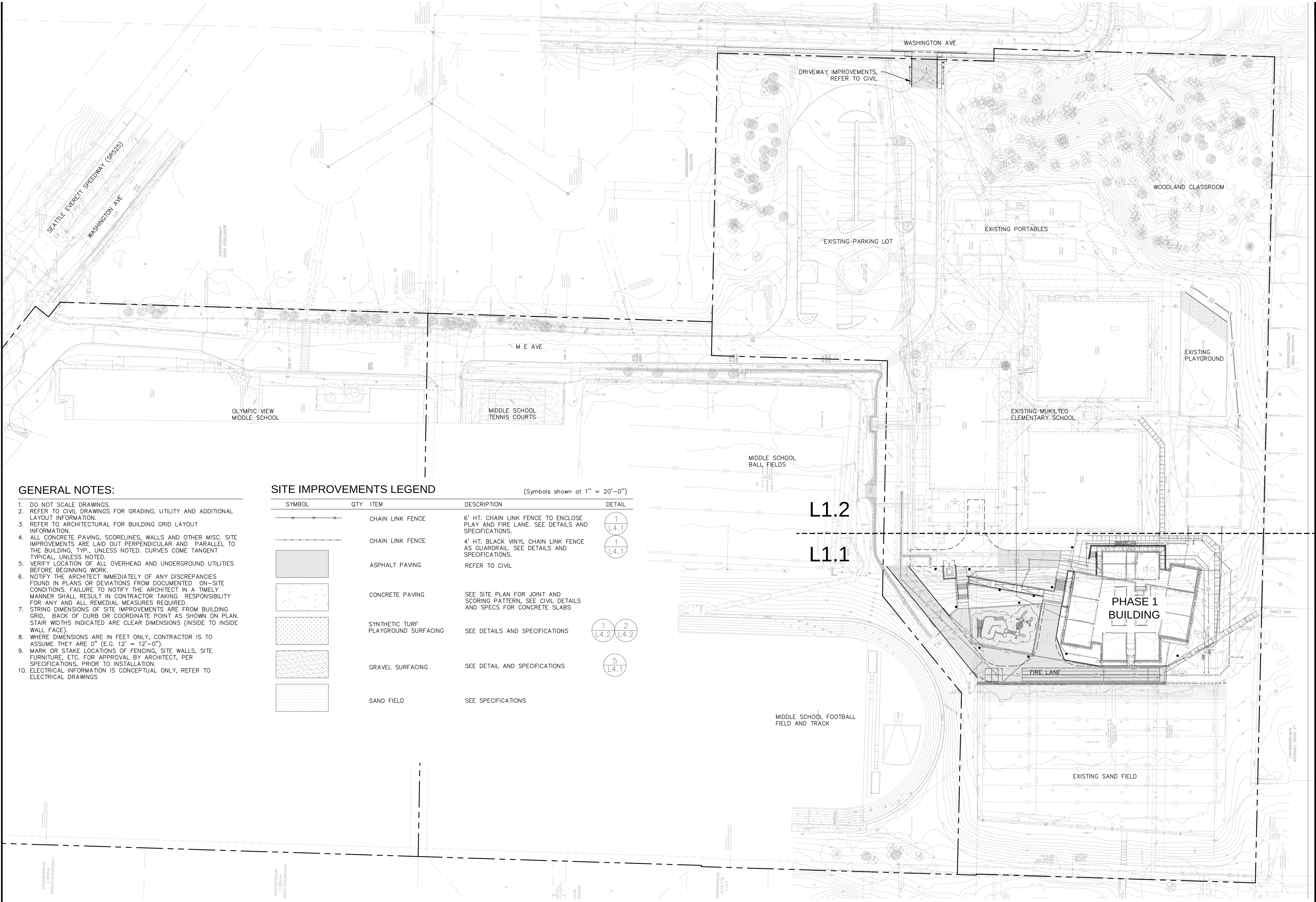
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SHEET NAME

TREE PROTECTION AND RETENTION PLAN ENLARGEMENT

SHEET NUMBER

L0.2



GENERAL NOTES:

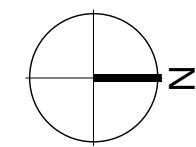
- DO NOT SCALE DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR GRADING, UTILITY AND ADDITIONAL LAYOUT INFORMATION.
- REFER TO ARCHITECTURAL FOR BUILDING GRID LAYOUT INFORMATION.
- ALL CONCRETE PAVING, SCORELINES, WALLS AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR AND PARALLEL TO THE BUILDING, TYP., UNLESS NOTED. CURVES COME TANGENT TYPICAL, UNLESS NOTED.
- VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
- NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND IN PLANS OR DEVIATIONS FROM DOCUMENTED ON-SITE CONDITIONS. FAILURE TO NOTIFY THE ARCHITECT IN A TIMELY MANNER SHALL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY AND ALL REMEDIAL MEASURES REQUIRED.
- STRING DIMENSIONS OF SITE IMPROVEMENTS ARE FROM BUILDING GRID, BACK OF CURB OR COORDINATE POINT AS SHOWN ON PLAN. STAIR WIDTHS INDICATED ARE CLEAR DIMENSIONS (INSIDE TO INSIDE WALL FACE).
- WHERE DIMENSIONS ARE IN FEET ONLY, CONTRACTOR IS TO ASSUME THEY ARE 0" (E.G. 12' = 12'-0").
- MARK OR STAKE LOCATIONS OF FENCING, SITE WALLS, SITE FURNITURE, ETC. FOR APPROVAL BY ARCHITECT, PER SPECIFICATIONS, PRIOR TO INSTALLATION.
- ELECTRICAL INFORMATION IS CONCEPTUAL ONLY, REFER TO ELECTRICAL DRAWINGS

SITE IMPROVEMENTS LEGEND

(Symbols shown at 1" = 20'-0")

SYMBOL	QTY	ITEM	DESCRIPTION	DETAIL
		CHAIN LINK FENCE	6' HT. CHAIN LINK FENCE TO ENCLOSE PLAY AND FIRE LANE. SEE DETAILS AND SPECIFICATIONS.	
		CHAIN LINK FENCE	4' HT. BLACK VINYL CHAIN LINK FENCE AS GUARDRAIL. SEE DETAILS AND SPECIFICATIONS.	
		ASPHALT PAVING	REFER TO CIVIL	
		CONCRETE PAVING	SEE SITE PLAN FOR JOINT AND SCORING PATTERN. SEE CIVIL DETAILS AND SPECS FOR CONCRETE SLABS	
		SYNTHETIC TURF PLAYGROUND SURFACING	SEE DETAILS AND SPECIFICATIONS	
		GRAVEL SURFACING	SEE DETAIL AND SPECIFICATIONS	
		SAND FIELD	SEE SPECIFICATIONS	

SCALE: 1"=50'-0"



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CUP RESUBMITTAL

01.17.2024

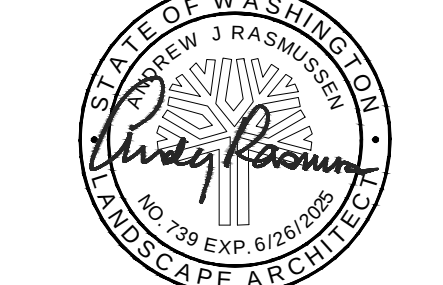
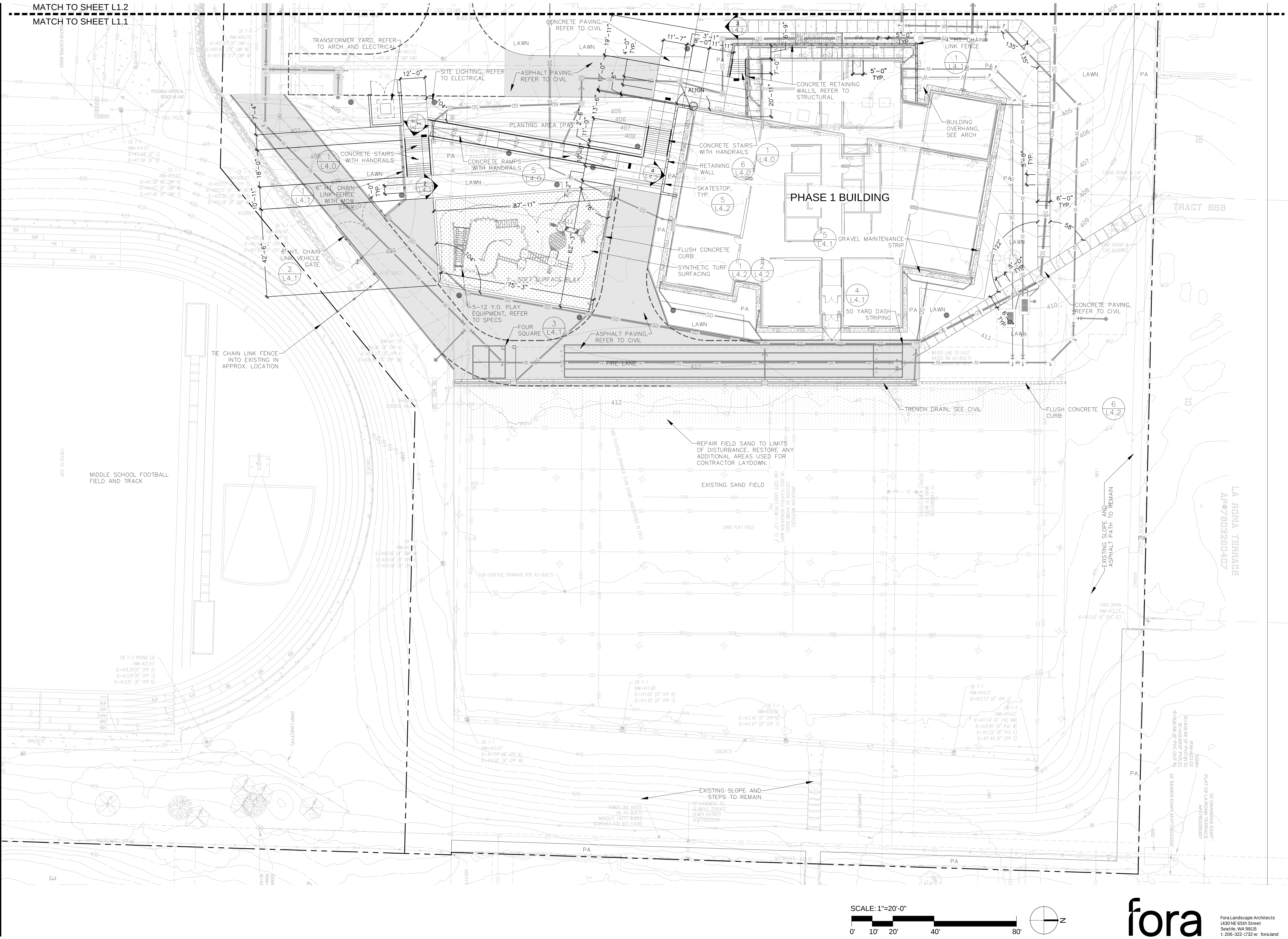
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SHEET NAME

OVERALL SITE
PLAN

SHEET NUMBER

L1.0



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Phase 1

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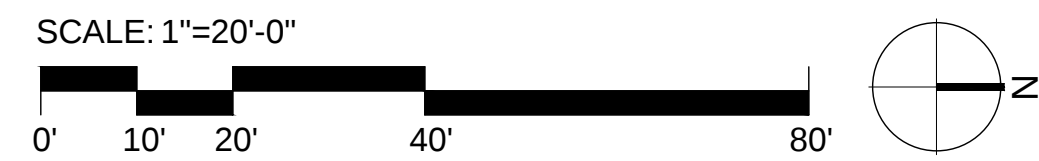


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CUP RESUBMITTAL
01.17.2024

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SHEET NAME

SITE PLAN
ENLARGEMENT



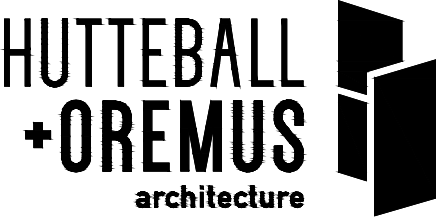
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01.17.2024

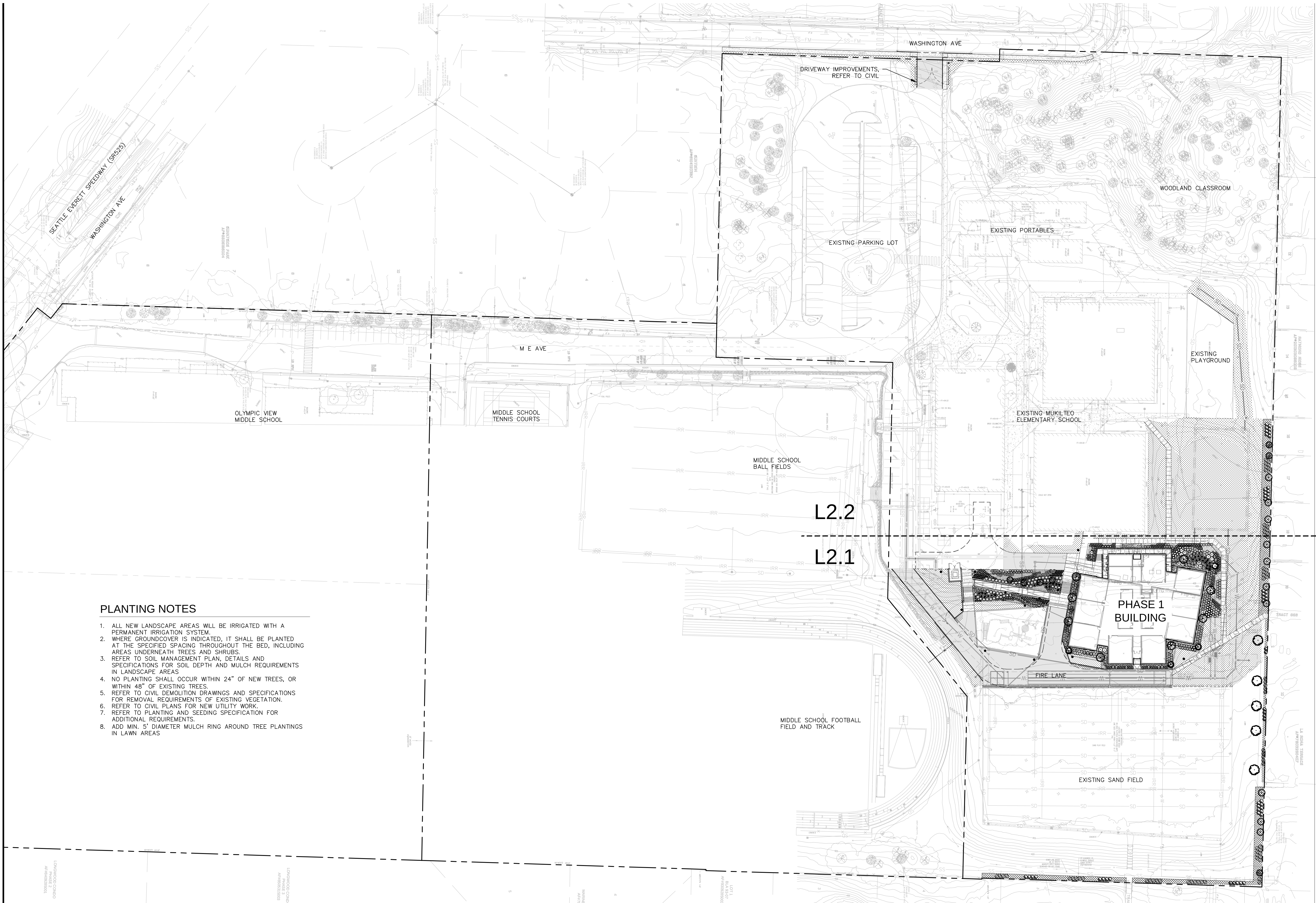
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SHEET NAME

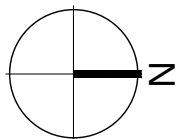
SITE PLAN ENLARGEMENT

SHEET NUMBER

L1.2



- PLANTING NOTES**
1. ALL NEW LANDSCAPE AREAS WILL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.
 2. WHERE GROUNDCOVER IS INDICATED, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS.
 3. REFER TO SOIL MANAGEMENT PLAN, DETAILS AND SPECIFICATIONS FOR SOIL DEPTH AND MULCH REQUIREMENTS IN LANDSCAPE AREAS
 4. NO PLANTING SHALL OCCUR WITHIN 24" OF NEW TREES, OR WITHIN 48" OF EXISTING TREES.
 5. REFER TO CIVIL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR REMOVAL REQUIREMENTS OF EXISTING VEGETATION.
 6. REFER TO CIVIL PLANS FOR NEW UTILITY WORK.
 7. REFER TO PLANTING AND SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
 8. ADD MIN. 5" DIAMETER MULCH RING AROUND TREE PLANTINGS IN LAWN AREAS



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**Mukilteo
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CUP RESUBMITTAL
01.17.2024

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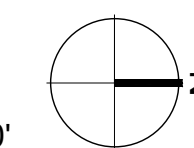
**OVERALL PLANTING
PLAN**

SHEET NUMBER

L2.0

This site plan illustrates the proposed landscaping and site features for the Phase 1 Building. The building footprint is centrally located, surrounded by various landscape elements including trees, shrubs, and lawn areas. Topographic contours are shown across the site, indicating elevation changes. Key features include:

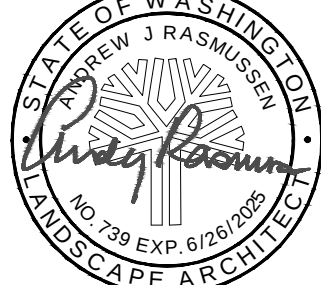
- PHASE 1 BUILDING:** The main structure, with internal room layouts visible.
- EXISTING SAND FIELD:** A large area to the south of the building, labeled as a sand play field.
- LANDSCAPING:** Various plantings are indicated by symbols (circles for trees, smaller dots for shrubs) and hatched areas for lawn.
- TOPOGRAPHY:** Contour lines with elevations ranging from 407 to 425 feet.
- INFRASTRUCTURE:** Includes a sewer line, a 10-foot easement to the Olympic Terrace, and a 6-foot wide Type II landscape buffer along the bottom edge.
- ADJACENT AREAS:** To the right is Tract 998, and to the left is a concrete area with a drainage line.
- SEED TO LIMITS OF DISTURBANCE:** A dashed line indicating the boundary for seeding.
- LA ROMA TERRACE:** Labeled on the right side of the plan.

[illegible]

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L2.1



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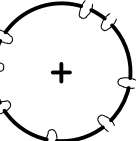
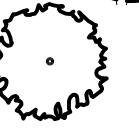
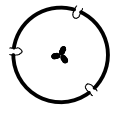
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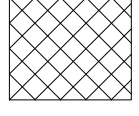
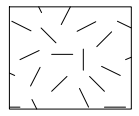
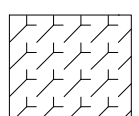
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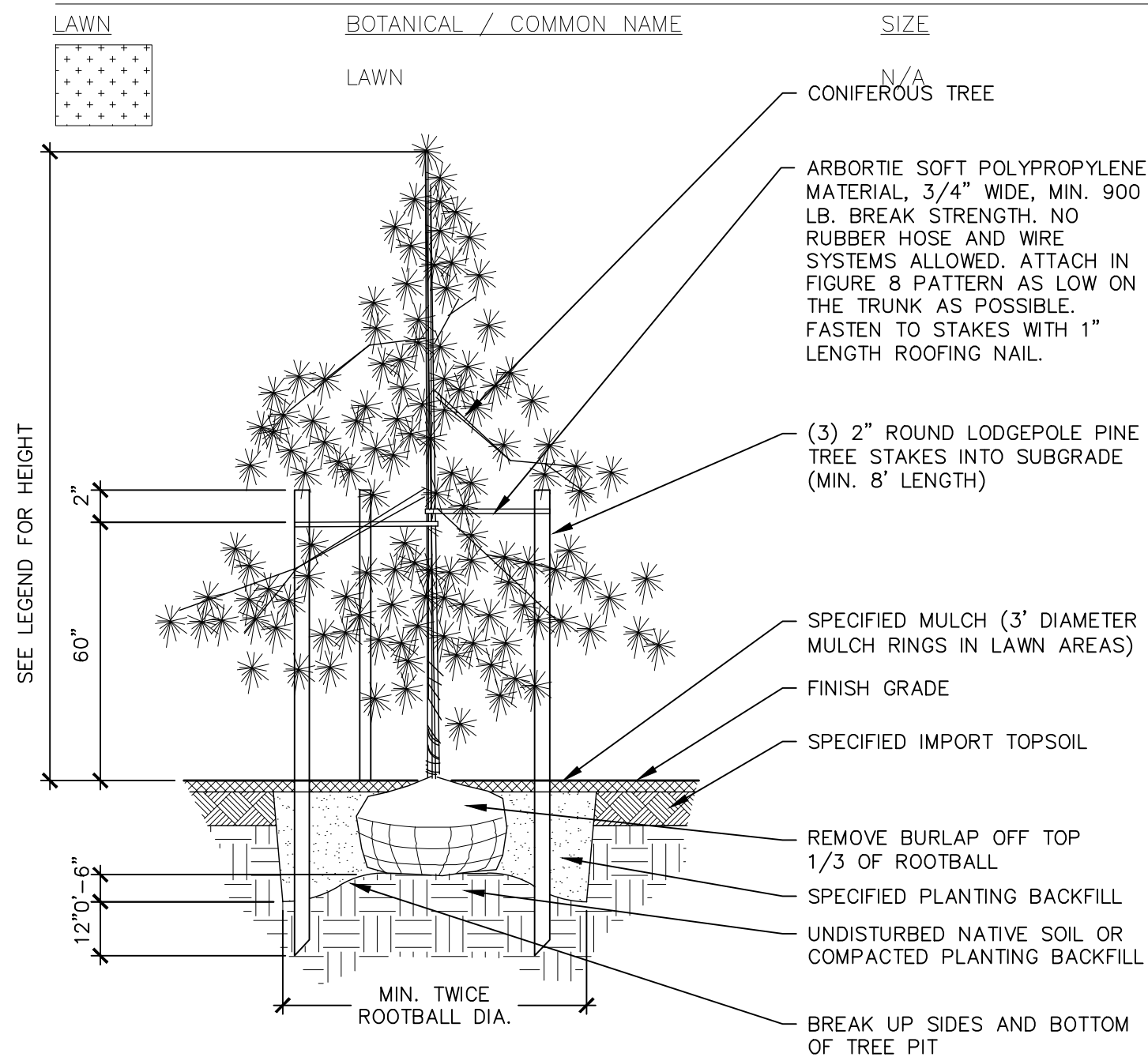
PLANTING PLAN ENLARGEMENT

PLANT SCHEDULE

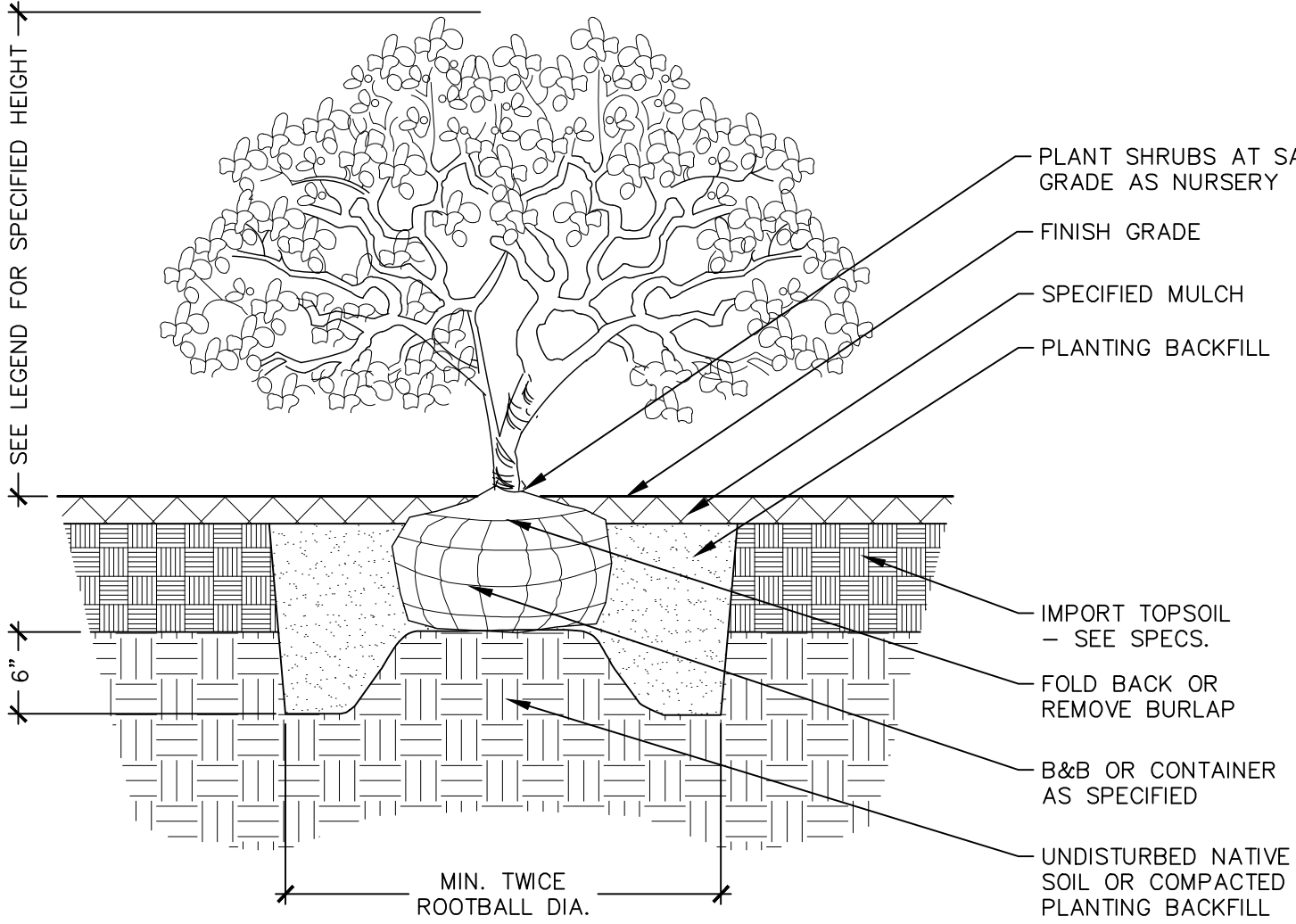
(Symbols shown at 1" = 20'-0")
* INDICATES PACIFIC NORTHWEST NATIVE SPECIES

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS
	* BETULA Papyrifera PAPER BIRCH	(3) 1-1/2" CAL. TRUNKS, MIN. 8'-10' HT.	MATCHED, B&B., WELL BRANCHED
	* POPULUS TREMULOIDES QUAKING ASPEN	MIN. 1.75" CAL., 8'-10' MIN. HT.	MATCHED, B&B., WELL BRANCHED
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS
	PINUS NIGRA AUSTRIAN BLACK PINE	MIN. 8'-10' HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
	* PSEUDOTSUGA MENZIESII DOUGLAS FIR	MIN. 8'-10' HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
	* THUJA PLICATA 'HOGAN' HOGAN CEDAR	MIN. 8'-10' HT.	FULL AND BUSHY TO BASE, B&B OR CONT.
SMALL ACCENT TREES	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS
	* ACER CIRCINATUM (MULTI-STEM) VINE MAPLE	(3) 1" CAL. TRUNKS, MIN. 8'-10' HT	MATCHED, B&B., WELL BRANCHED
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS
	ARBUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	MIN. 7 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	CISTUS X HYBRIDUS WHITE ROCKROSE	MIN. 3 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* CORNUS STOLONIFERA 'KELSEY' KELSEY DOGWOOD	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE® RED TWIG DOGWOOD	MIN. 5 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKE TREE	MIN. 7 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	COTONEASTER DAMMERI BEARBERRY COTONEASTER	MIN. 3 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	MIN. 5 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	HYDRANGEA QUERCIFOLIA 'PEE WEE' OAKLEAF HYDRANGEA	MIN. 5 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	ILEX CRENATA 'NORTHERN BEAUTY' NORTHERN BEAUTY JAPANESE HOLLY	MIN. 3 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	LONICERA PILEATA PRIVET HONEYSUCKLE	MIN. 18"-24" HT./SPD.	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* MAHONIA AQUIFOLIUM OREGON GRAPE	MIN. 5 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* MAHONIA NERVOSA LOW OREGON GRAPE	MIN. 2 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	NANDINA DOMESTICA 'MOON BAY' MOON BAY HEAVENLY BAMBOO	MIN. 5 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* PHILADELPHUS X 'BELLE ETOILE' MOCK ORANGE	MIN. 5 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	PRUNUS LAUROCERASUS 'MOUNT VERNON' MOUNT VERNON LAUREL	MIN. 1 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* RIBES SANGUINEUM 'KING EDWARD VII' RED FLOWERING CURRANT	MIN. 5 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
	* VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	MIN. 3 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN

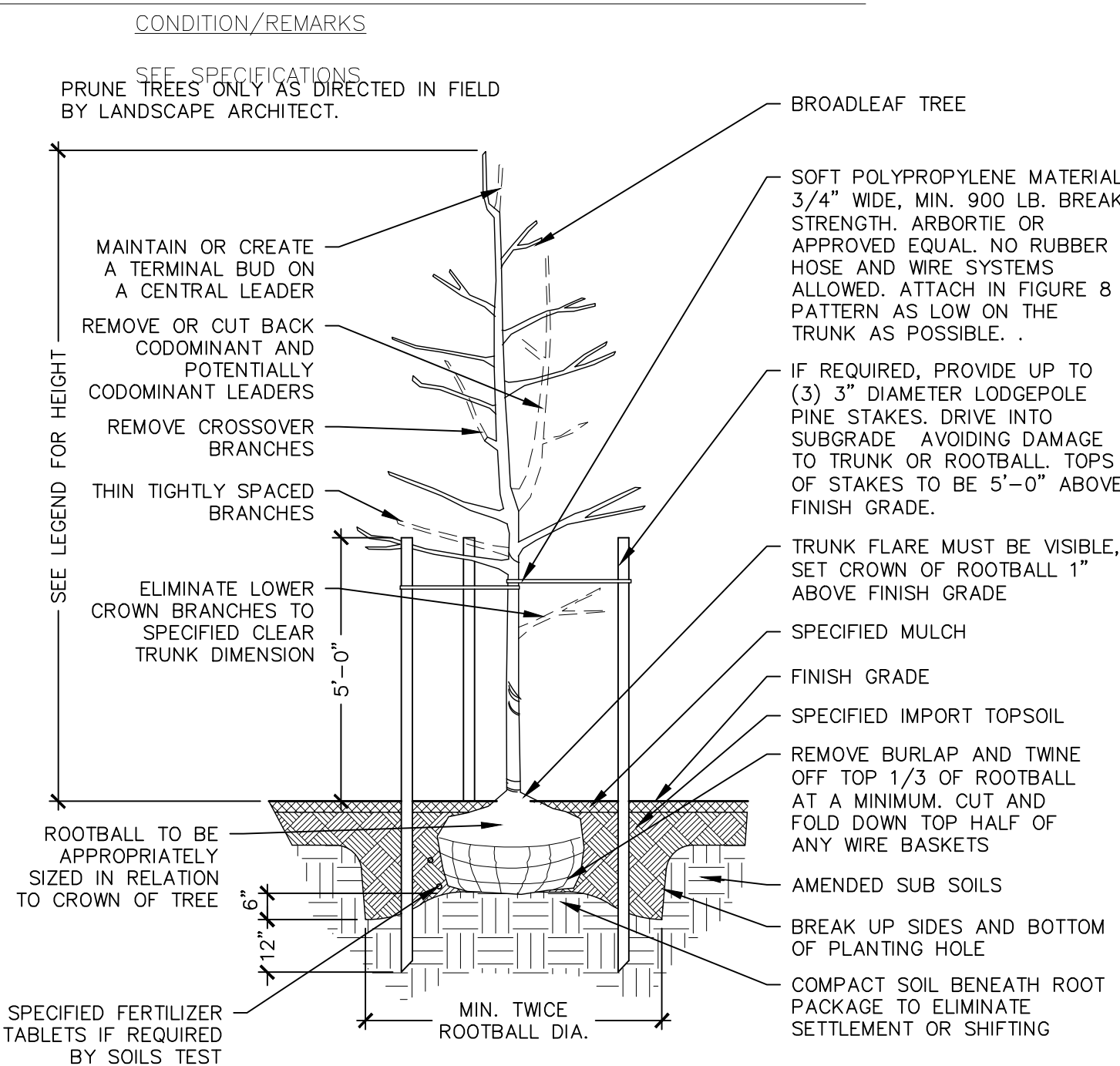
	VIBURNUM CARLESII 'AURORA' AURORA KOREANSPICE VIBURNUM	MIN. 5 GAL. CONTAINER	FULL & BUSHY, SPACING AS SHOWN ON PLAN
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	CONDITION/REMARKS
	GROUND COVER NATIVE MIX * GAULTHERIA SHALLON SALAL * MAHONIA NERVOSA LOW OREGON GRAPE * POLYSTICHUM MUNITUM WESTERN SWORD FERN	MIN. 1 GAL. CONTAINER MIN. 1 GAL. CONTAINER MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 12" FROM EDGE 18" O.C. TRIANG. SPAC., START FIRST ROW 12" FROM EDGE 18" O.C. TRIANG. SPAC., START FIRST ROW 12" FROM EDGE
	GROUND COVER ACCENT MIX – SHADE GALIUM ODORATUM SWEET WOODRUFF * MAHONIA REPENS CREEPING MAHONIA * POLYSTICHUM MUNITUM WESTERN SWORD FERN	MIN. 1 GAL. CONTAINER MIN. 1 GAL. CONTAINER MIN. 2 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE 18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE 18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE
	GROUNDCOVER ACCENT MIX – SUN * ARCTOSTAPHYLOS UVA-URSI KINKINIKINICK CALLUNA VULGARIS 'SPRING TORCH' SPRING TORCH HEATHER EPIMEDIUM X VERSICOLOR 'SULPHUREUM' BICOLOR BARRENWORT	MIN. 1 GAL. CONTAINER MIN. 2 GAL. CONTAINER MIN. 1 GAL. CONTAINER	18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE 18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE 18" O.C. TRIANG. SPAC., START FIRST ROW 10" FROM EDGE



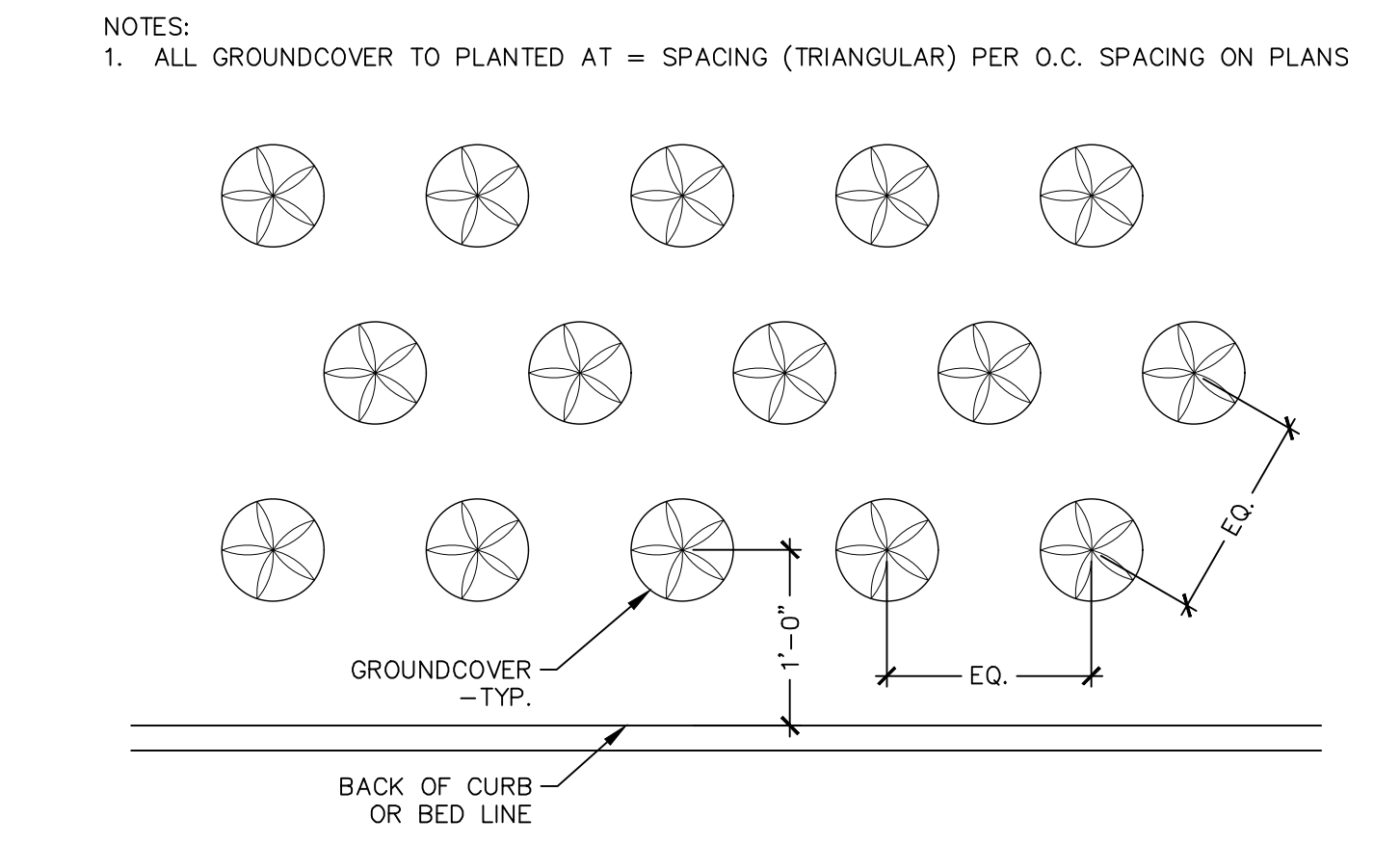
1 CONIFEROUS TREE PLANTING NTS



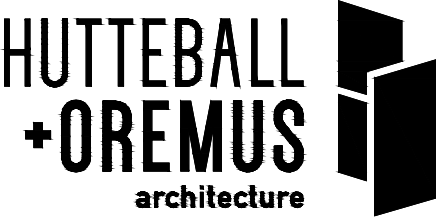
3 SHRUB PLANTING NTS



2 DECIDUOUS TREE PLANTING NTS



4 GROUNDCOVER PLANTING NTS



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PROJECT INFORMATION

Mukilteo Elementary School Replacement Phase 1

2600 Mukilteo Speedway
Mukilteo, WA 98275

SCHOOL DISTRICT LOGO



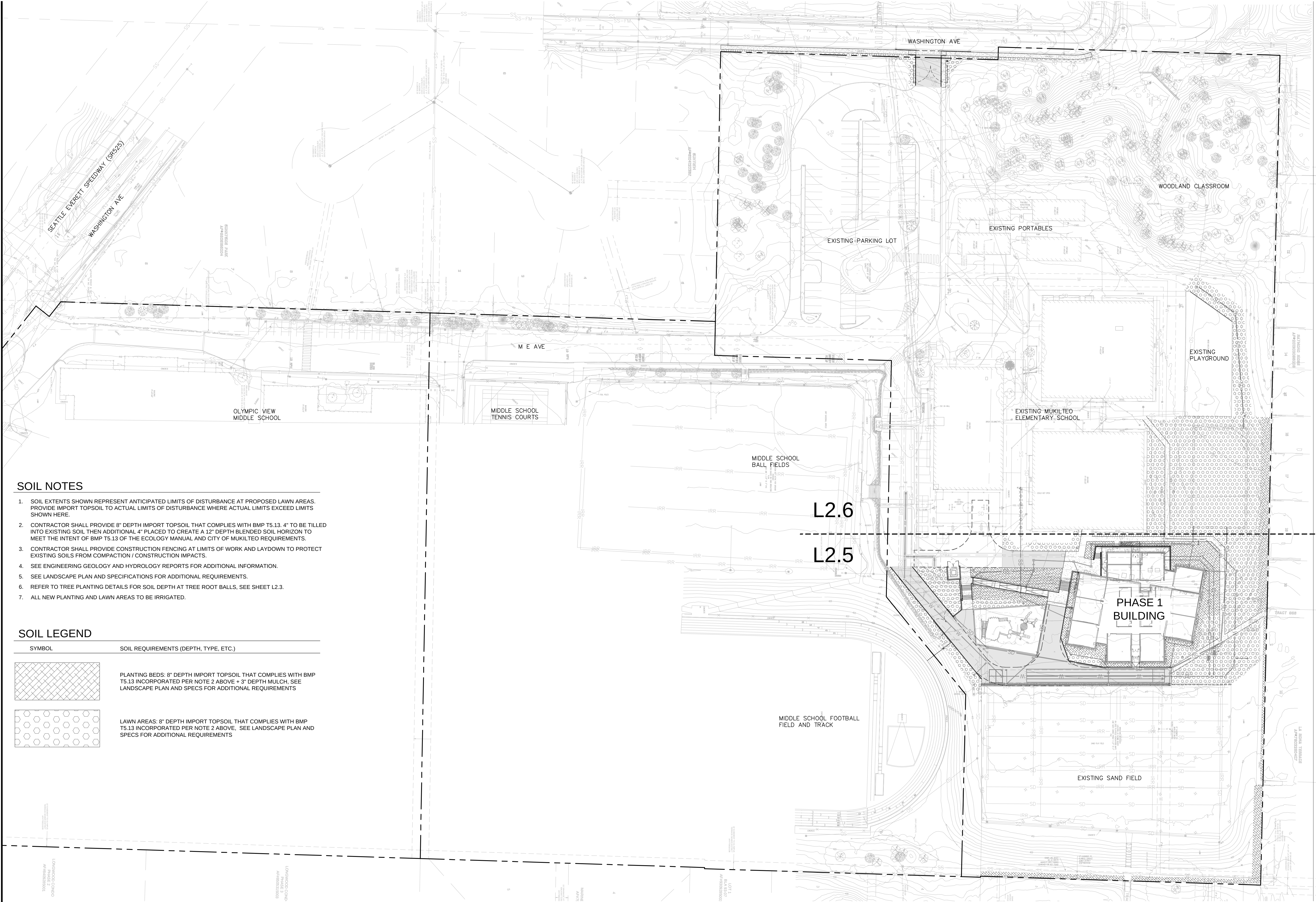
06.30.23	SCHEMATIC DESIGN
8.31.2023	DESIGN DEVELOPMENT
9.22.2023	CUP SUBMITTAL
11.20.2023	50% CONSTRUCTION DOCUMENTS
12.08.2023	PERMIT SUBMITTAL
01.08.2024	90% CONSTRUCTION DOCUMENTS
01.17.2024	CUP RESUBMITTAL

CUP RESUBMITTAL 01.17.2024

PROJECT NUMBER: 2213
SHEET NAME

PLANT SCHEDULE AND DETAILS

SHEET NUMBER



SOIL NOTES

1. SOIL EXTENTS SHOWN REPRESENT ANTICIPATED LIMITS OF DISTURBANCE AT PROPOSED LAWN AREAS. PROVIDE IMPORT TOPSOIL TO ACTUAL LIMITS OF DISTURBANCE WHERE ACTUAL LIMITS EXCEED LIMITS SHOWN HERE.
2. CONTRACTOR SHALL PROVIDE 8" DEPTH IMPORT TOPSOIL THAT COMPLIES WITH BMP T5.13. 4" TO BE TILLED INTO EXISTING SOIL THEN ADDITIONAL 4" PLACED TO CREATE A 12" DEPTH BLENDED SOIL HORIZON TO MEET THE INTENT OF BMP T5.13 OF THE ECOLOGY MANUAL AND CITY OF MUKILTEO REQUIREMENTS.
3. CONTRACTOR SHALL PROVIDE CONSTRUCTION FENCING AT LIMITS OF WORK AND LAYDOWN TO PROTECT EXISTING SOILS FROM COMPACTION / CONSTRUCTION IMPACTS.
4. SEE ENGINEERING GEOLOGY AND HYDROLOGY REPORTS FOR ADDITIONAL INFORMATION.
5. SEE LANDSCAPE PLAN AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. REFER TO TREE PLANTING DETAILS FOR SOIL DEPTH AT TREE ROOT BALLS, SEE SHEET L2.3.
7. ALL NEW PLANTING AND LAWN AREAS TO BE IRRIGATED.

SOIL LEGEND

SYMBOL	SOIL REQUIREMENTS (DEPTH, TYPE, ETC.)
	PLANTING BEDS: 8" DEPTH IMPORT TOPSOIL THAT COMPLIES WITH BMP T5.13 INCORPORATED PER NOTE 2 ABOVE + 3" DEPTH MULCH, SEE LANDSCAPE PLAN AND SPECS FOR ADDITIONAL REQUIREMENTS
	LAWN AREAS: 8" DEPTH IMPORT TOPSOIL THAT COMPLIES WITH BMP T5.13 INCORPORATED PER NOTE 2 ABOVE. SEE LANDSCAPE PLAN AND SPECS FOR ADDITIONAL REQUIREMENTS



fora

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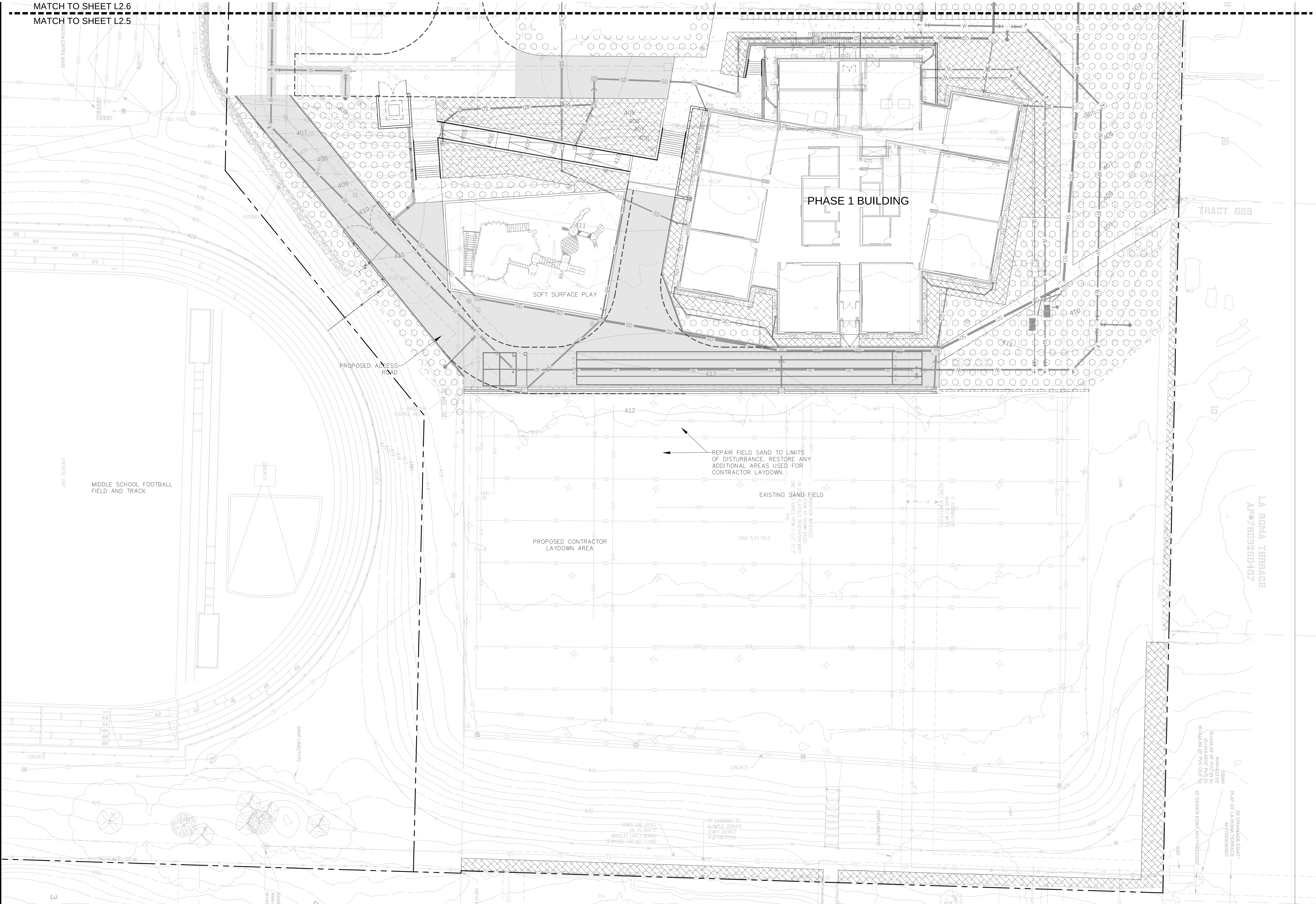
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SHEET NAME

OVERALL SOIL
MANAGEMENT PLAN

SHEET NUMBER

L2.4



MATCH TO SHEET L2.6
MATCH TO SHEET L2.5



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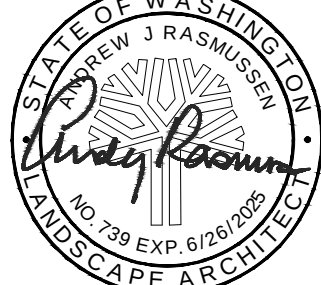
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CUP RESUBMITTAL 01.17.2024

PROJECT NUMBER: 2213
SHEET NAME

SOIL MANAGEMENT PLAN ENLARGEMENT

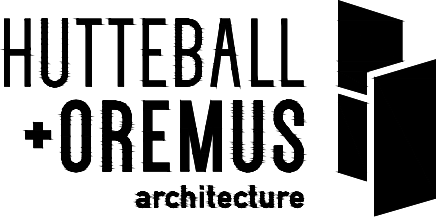
SHEET NUMBER

L2.5



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CUP RESUBMITTAL

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PROJECT NUMBER: 2213

SHEET NAME

SOIL MANAGEMENT PLAN ENLARGEMENT

SHEET NUMBER

L2.6