

NOTE:
THE THREE BERMS SHOWN ARE INTENDED TO ACCOMMODATE EXCESS SOIL FROM BUILDING FOUNDATION EXCAVATION.

LANDSCAPE PLANTING PLAN
SCALE 1" = 10'

LANDSCAPE PLANTING SCHEDULE

SYMBOL BOTANICAL and COMMON NAME SIZE QUANTITY SPACING EVER / DECID / NATIVE

TREES

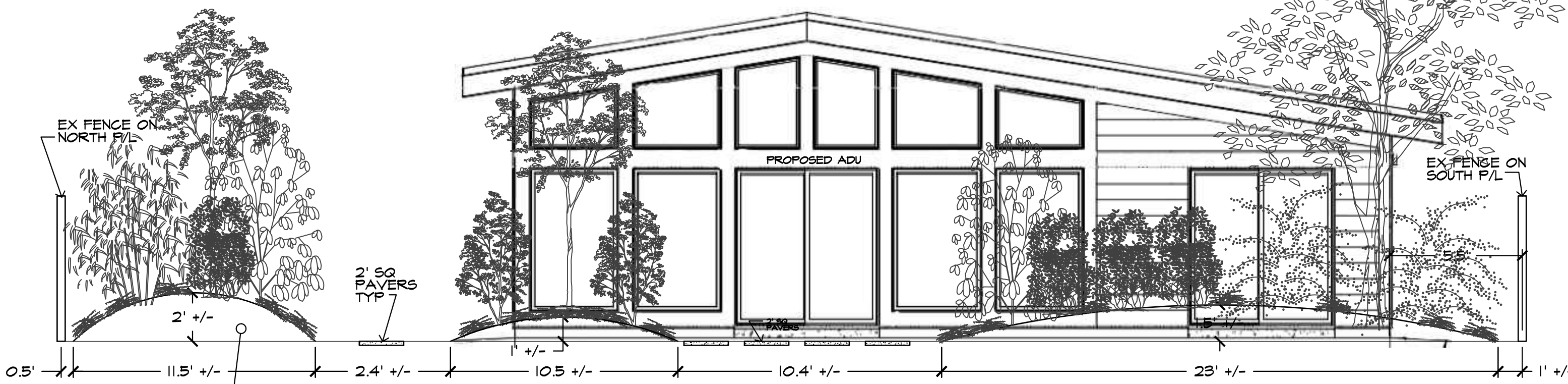
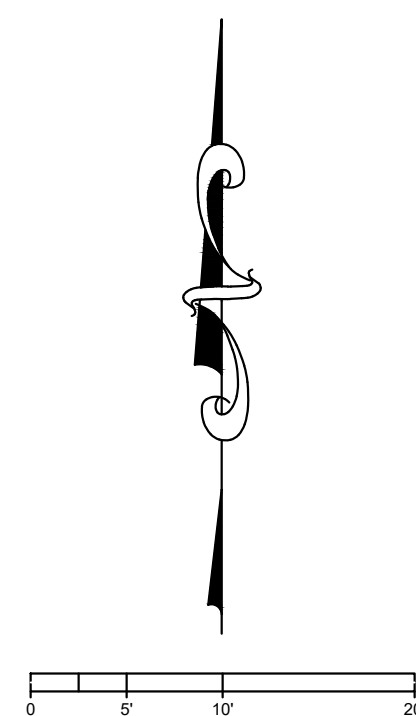
SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
(Tree symbol)	ACER CIRGINATUM VINE MAPLE	5 STEM MIN SUM OF STEMS TO EQUAL 3" MINIMUM	2	AS SHOWN	DECIDUOUS / NATIVE
(Tree symbol)	ARBUTUS MENZIESII PACIFIC MADRONE	2" MIN. AT 6" ABOVE GRADE	2	AS SHOWN	EVERGREEN / NATIVE

SHRUBS

SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
(Shrub symbol)	CEANOTHUS CALIFORNIA LILAC	5 GAL	5	AS SHOWN	EVERGREEN / NATIVE
(Shrub symbol)	CORNUS SERICEA RED TWIG DOGWOOD	3 GAL	1	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	CORYLUS CORNUTA BEAKED HAZELNUT	3 GAL	1	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	GALThERIA SHALLON SALAL	2 GAL	32	AS SHOWN	EVERGREEN / NATIVE
(Shrub symbol)	HOLODISCUS DISCOLOR OCEAN SPRAY	3 GAL	6	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	MAHONIA AGUIFOLIUM TALL OREGON GRAPE	3 GAL	15	AS SHOWN	EVERGREEN / NATIVE
(Shrub symbol)	PHILADELPHUS LEWISII WILD MOCK ORANGE	5 GAL	3	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	RIBES SANGUINEUM RED FLOWERING CURRANT	MIN. 18"	6	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	SAMBUCUS RACEMOSA RED ELDERBERRY	5 GAL	4	AS SHOWN	DECIDUOUS / NATIVE
(Shrub symbol)	SYMPHORICARPOS SNOWBERRY	3 GAL	3	AS SHOWN	EVERGREEN
(Shrub symbol)	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	3 GAL	6	AS SHOWN	EVERGREEN / NATIVE

GROUND COVER

SYMBOL	BOTANICAL and COMMON NAME	SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
(Ground cover symbol)	ARCTOSTAPHYLOS KINNIKINNICK	6" POT	955	18" O.C.	
(Ground cover symbol)	FRAGARIA CHILOENSIS BEACH STRAWBERRY	6" POT	245	12" O.C.	
(Ground cover symbol)	THYMUS PSEUDOLANUGINOSUS WOOLLY THYME	4" POT	180	12" O.C.	
(Ground cover symbol)	GRASS LAWN				ABOUT 260 SQUARE FEET
(Ground cover symbol)	CAREX PACHYSTACHYA THICK HEADED SEDGE	4" POT	180	12" O.C.	



BERMS TO BE CONSTRUCTED FROM SOIL EXCAVATED DURING HOUSE CONSTRUCTION & AMENDED W/4" THICK LAYER OF COMPOST

HIGH BERM @ NORTH P/L LOW BERM @ NW CORNER OF ADU LOW BERM @ SW CORNER OF ADU

ELEVATION LOOKING EAST
NOT TO SCALE

NATIVE PLANT AREAS / HARDSCAPE AREAS										
LOCATION	AREA	LAWN	PLANTS	TOTAL	REQ.	FAVERS	ROOF/EAVES	TOTAL	PROPOSED	ALLOWED
0-20 FT OHWM	1,204 SF	0 SF	821 SF	68%	50%	56 SF	0 SF	56 SF	5%	10%
0-25 FT OHWM	1,505 SF	0 SF	1,109 SF	74%		68 SF	0 SF	68 SF	5%	10%
25-50 FT OHWM	1,505 SF	34 SF	912 SF	61%		136 SF	289 SF	425 SF	28%	30%
0-50 FT TOTAL	3,010 SF	34 SF	2,021 SF	67%		212 SF	289 SF	501 SF	17%	

NO.	DATE	REVISION
1	3/17/25	REVISION PER CITY REVIEW

DESIGN GROUP: JOHN E. RUBENKOWIG, ASLA
PROJECT MANAGER: JOHN E. RUBENKOWIG, ASLA
DESIGNED: SRK
CADD: JOHN E. RUBENKOWIG, ASLA
CHECKED: JOHN E. RUBENKOWIG, ASLA
DATE: 02/08/2025
FILE NAME: DOSTUDDO.LS.DWG

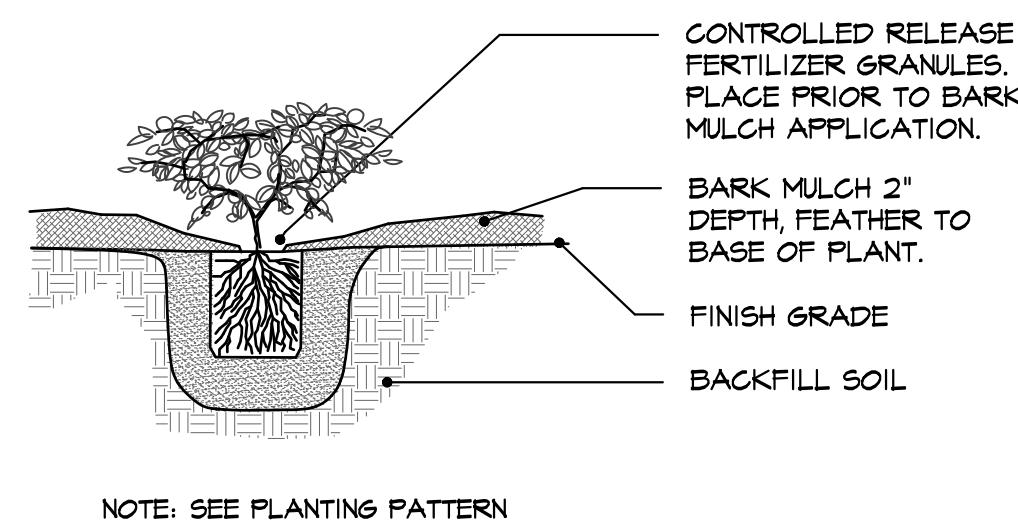
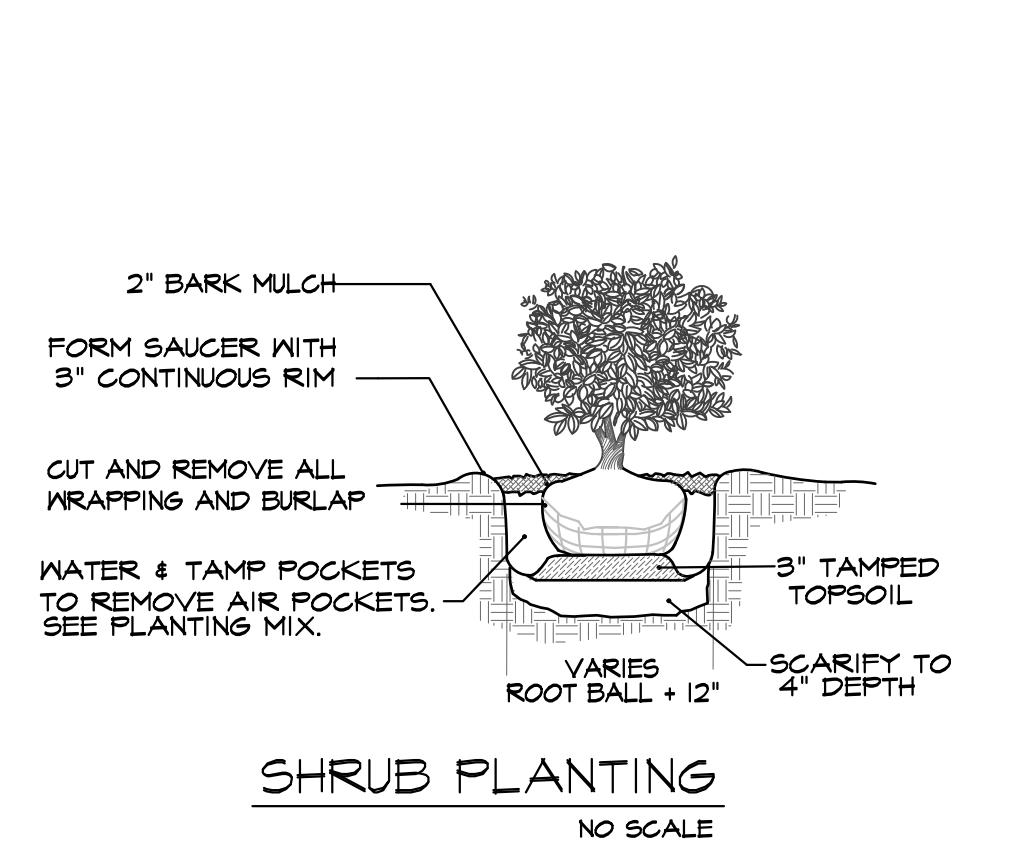
LANDSCAPE PLANTING PLAN
DAVID DO & KIM NGUYEN
4649 FOREST AVENUE SE
MERCER ISLAND, WA
WASHINGTON
KING COUNTY

RUBENKOWIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
8218 210TH PLACE SW
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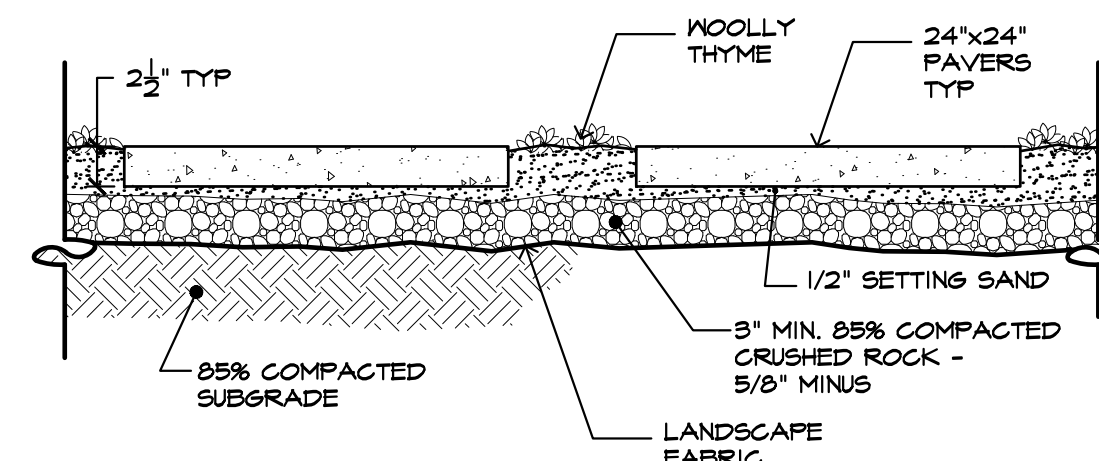
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
John E. Rubenkwig

LANDSCAPE NOTES

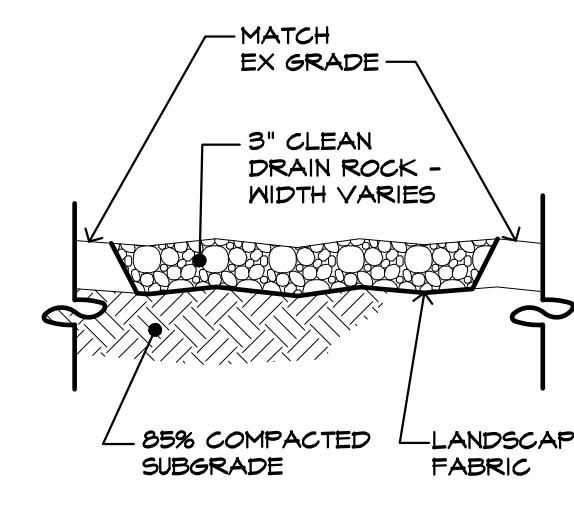
1. ALL TECHNIQUES AND METHODS USED DURING CONSTRUCTION OF THE LANDSCAPE PORTION OF THIS PROJECT SHALL BE OF THE FIRST QUALITY AS COMPARED TO THE STANDARDS OF THE INDUSTRY. ALL ASPECTS OF THIS WORK WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT AND CITY OF MERCER ISLAND.
2. COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR THAT PORTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, RUBBISH AND AND EXCESS MATERIAL INCURRED BY THIS PROJECT.
4. DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
5. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO PLAN INSTALLATION. NO TREES SHALL BE PLANTED CLOSER THAN 5 FEET TO UNDERGROUND UTILITIES IF AT ALL POSSIBLE.
6. VERIFY EXISTING GRADING IN FIELD PRIOR TO CONSTRUCTION. IF CONDITIONS ARE OTHER THAN EXPECTED, CONTACT THE ARCHITECT IMMEDIATELY.
7. EXISTING TOPSOIL SHOULD BE STRIPPED FROM CONSTRUCTION LOCATIONS, SAFELY STORED ON SITE, AND REUSED IN PLANTING BED PREPARATION. AUGMENT WHERE NECESSARY WITH "STERGO" PACIFIC TOPSOILS WINTERMIX OR AN APPROVED EQUIVALENT. TILL THOROUGHLY INTO PLANTING BEDS AND LAWN AREAS FOR A MINIMUM DEPTH OF 6 INCHES. REMOVE ROCKS AND DEBRIS LARGER THAN 1 INCH. SEE SOIL AMENDMENT NOTE BELOW.
8. COVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS WITH A 3-INCH MINIMUM THICKNESS OF MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE PORTION OF THIS PROJECT DURING CONSTRUCTION AND FOR A MINIMUM OF 30 DAYS AFTER FINAL ACCEPTANCE. THIS WORK SHALL TAKE THE FORM OF WATERING WHERE NECESSARY, DEBRIS PICKUP, WEEDING AND ANY PRUNING NEEDED TO KEEP THE LANDSCAPE IN FIRST CLASS CONDITION.
10. ALL PLANT MATERIAL SHALL BE IN GOOD GROWING CONDITION AT THE TIME OF PLANTING AND SHALL BE GUARANTEED FOR ONE FULL YEAR OR UNTIL THE NEXT GROWING SEASON (WHICHEVER TIME PERIOD IS LONGER) AFTER FINAL ACCEPTANCE. ANY REPLACEMENT PLANT MATERIAL REQUIRED SHALL BE EXACTLY THE SAME AS ORIGINALLY SPECIFIED AS TO TYPE AND SIZE. THE CONTRACTOR SHALL RE-DO ANY TREE STAKING AS IS APPROPRIATE DURING THIS TIME PERIOD.
11. DIG, PACK, TRANSPORT AND HANDLE ALL PLANTS WITH CARE TO ENSURE PROTECTION FROM INJURY. STORE PLANTS IN THE MANNER NECESSARY TO ACCOMMODATE THEIR HORTICULTURAL REQUIREMENTS. HEEL-IN PLANTS AND IRRIGATE AS NEEDED TO KEEP FROM DRYING OUT.
12. INSTALL APPROPRIATE TRANSPLANTER FERTILIZER TO ALL PLANTING PITS AS SPECIFIED BY MANUFACTURER.
13. STAKE ALL TREES AS SHOWN IN DETAIL.
14. THE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS TO ENSURE THEIR SURVIVAL UNTIL FINAL ACCEPTANCE AND/OR IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATIONAL.



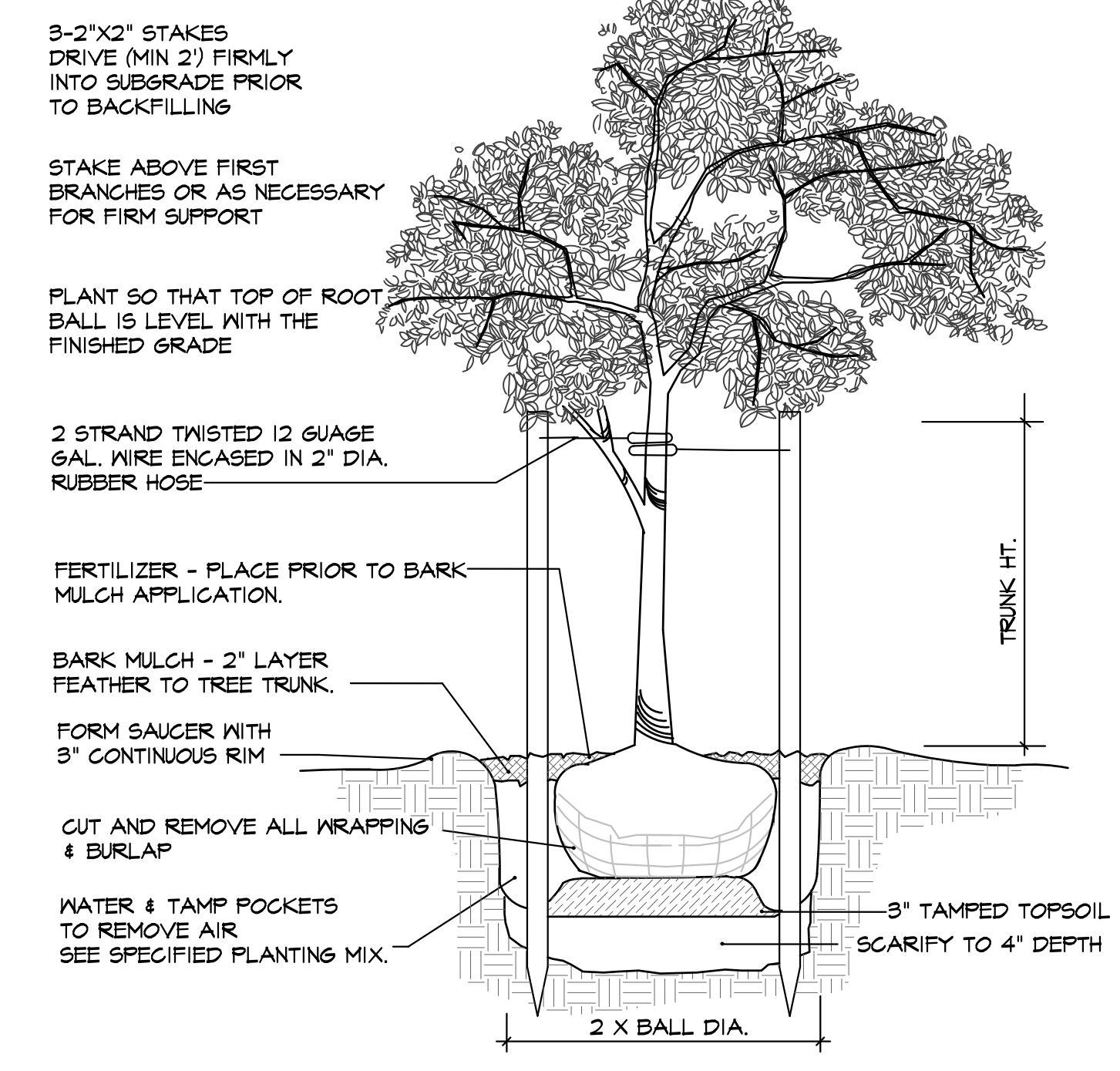
NOTE: SEE PLANTING PATTERN



NOTE: IT IS RECOMMENDED THAT AN EDGE (PLASTIC, STEEL OR P.T. WOOD) BE INSTALLED ADJACENT TO THE PAVERS TO CONTAIN PLANTS AND CRUSHED ROCK IN THEIR PROPER LOCATIONS.



NOTE: SEE PLANTING PATTERN



BY	CK
DATE	12/25/24
REVISION	REVISION FOR CITY REVIEW
NO.	1
DESIGN GROUP	JOHN E. RUBENKOWIG, ASLA
PROJECT MANAGER	JOHN E. RUBENKOWIG, ASLA
DESIGNED	JOHN E. RUBENKOWIG, ASLA
CHECKED	JOHN E. RUBENKOWIG, ASLA
DATE	02/08/2025
FILE NAME	D0STUDIO.LS.DWG

LANDSCAPE NOTES & DETAILS

DAVID DO & KIM NGUYEN
4649 FOREST AVENUE SE
MERCER ISLAND, WA

WASHINGTON

KING COUNTY

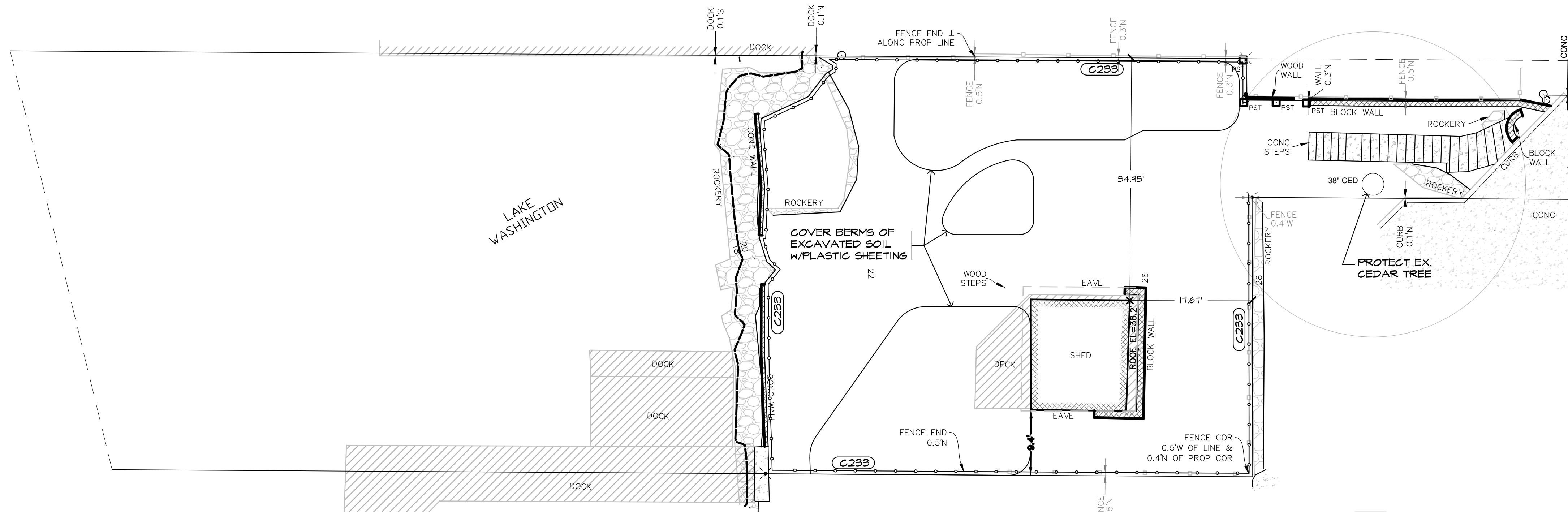


STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER **DO**

SHEET NUMBER **L3 OF 4**

MAY 15, 2025



TESC PLAN
SCALE 1" = 10'

TESC NOTES

- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS CLEAN AND FREE OF CONTAMINANTS AT ALL TIMES. CATCH BASINS ARE TO BE INSPECTED DAILY. IF SEDIMENT IS DETECTED (SIX INCHES OR MORE) THEY ARE TO BE CLEANED.
- ALL WORK AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS.
- ALL TESC FACILITIES ARE TO BE INSPECTED DAILY DURING NON-RAINFALL DAYS AND HOURLY DURING AND AFTER RAINFALL EVENTS. TESC FACILITIES ARE TO BE IMMEDIATELY REPAIRED AFTERWARDS AS NEEDED.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING, 2"-4" ROCK/30%-40% PASSING, AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR EROSION PROTECTION, INCLUDING CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE. DO NOT FLUSH CONCRETE BY PRODUCTS WHERE THEY COULD POSSIBLY ENTER THE PUBLIC DRAINAGE SYSTEM.
- THE CITY INSPECTOR MAY REQUIRE ADDITIONAL MEASURES AS CONDITIONS WARRANT.

NO.	DATE	REVISION	BY	CHK
1	3/15/25	CREATED PER CITY REVIEW	SRK	LEP
2				
3				
4				
5				
6				
7				
8				
9				
10				

DESIGN GROUP
JOHN E. RUBENKOWIG, ASLA
PROJECT MANAGER

DESIGNED
JOHN E. RUBENKOWIG, ASLA

CADD
JOHN E. RUBENKOWIG, ASLA

CHECKED
JOHN E. RUBENKOWIG, ASLA

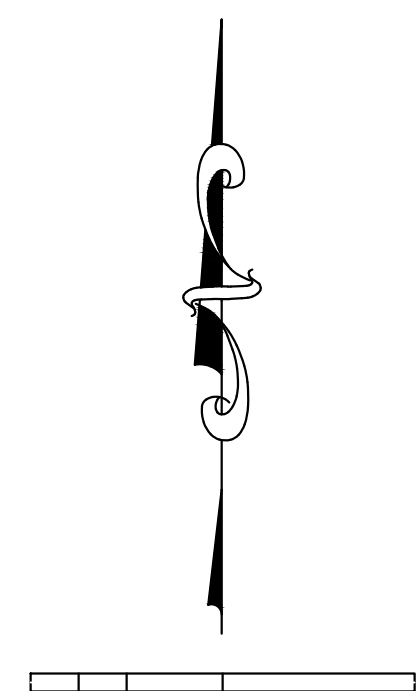
DATE
03/15/2025

FILE NAME
DOSTUDLO.LS.DWG

WASHINGTON

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MERCER ISLAND, WA

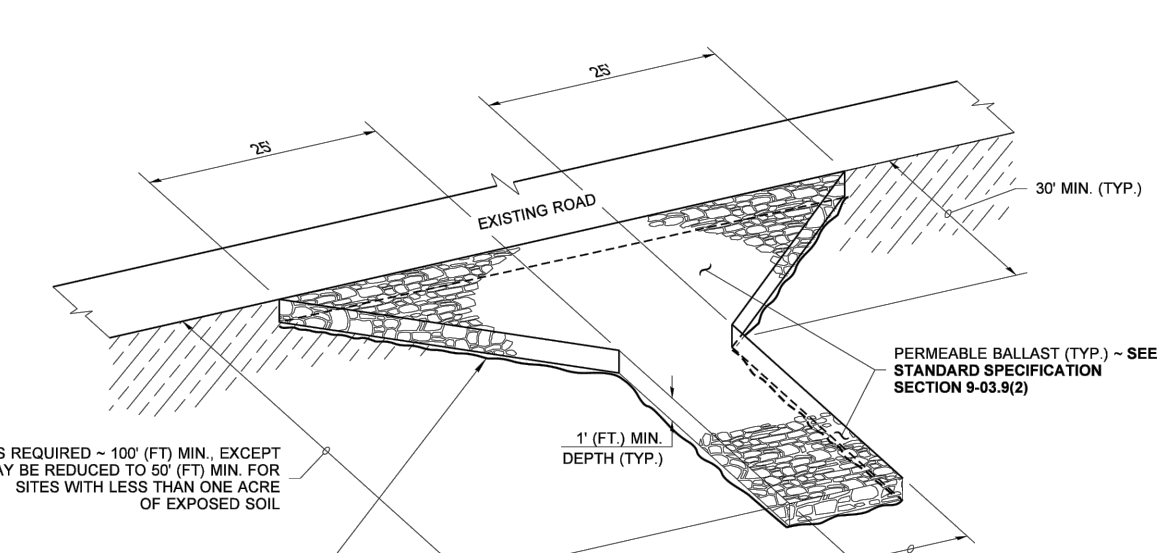
KING COUNTY



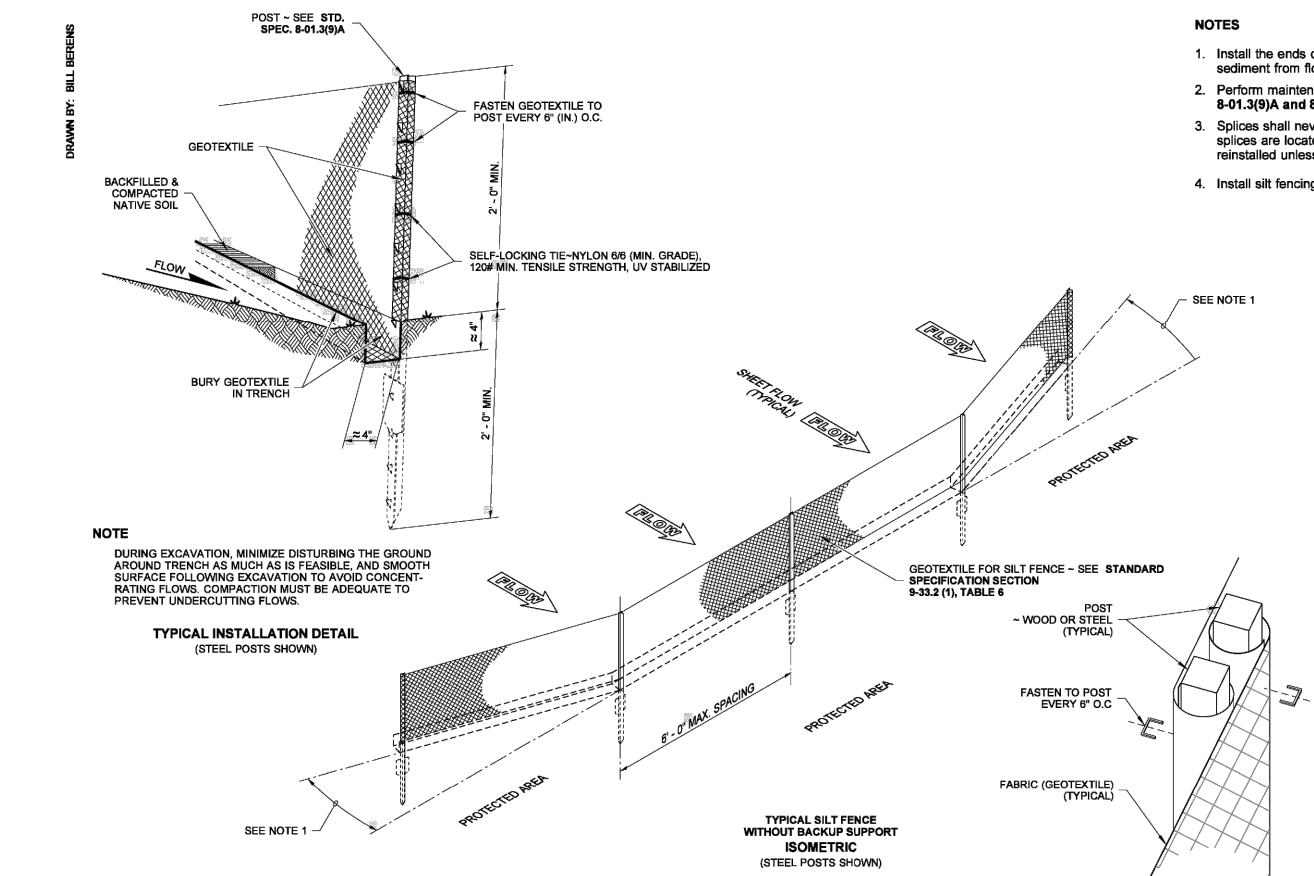
TESC BMP LEGEND

- C101** PRESERVE VEGETATION
- C103** CLEARING LIMITS
- C233** SILT FENCE
- C105** STABILIZED CONSTRUCTION ENTRANCE
- C204** OUTLET PROTECTION
- C235** WATTLES
- C120** TEMPORARY / PERMANENT SEEDING
- C121** MULCHING
- C220** INLET PROTECTION
- C152** NOT TO BE USED
- C153** MATERIAL DELIVERY / STORAGE
- C150** MATERIALS ON HAND

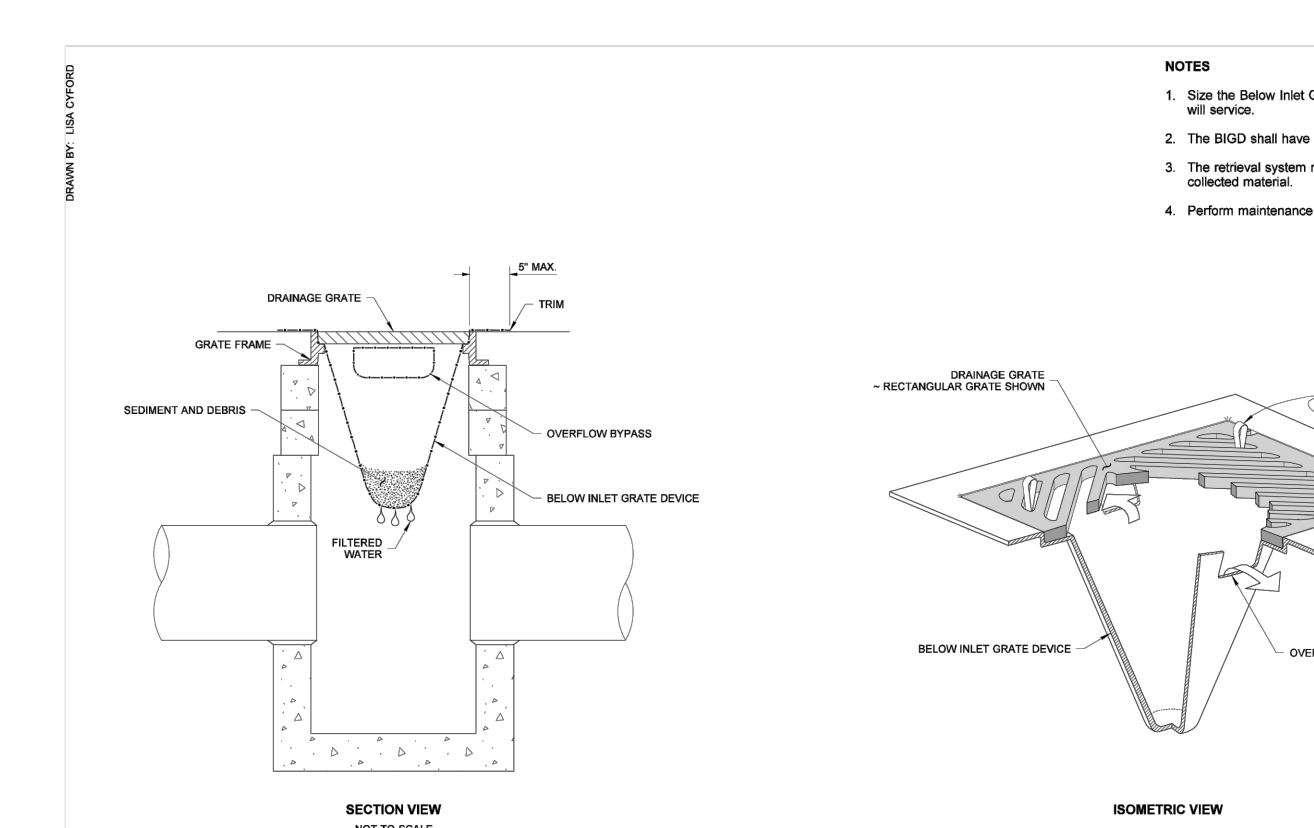
C153
MATERIAL STOCKPILE
TO BE AT
4649 FOREST AVE



C105 STABILIZED CONSTRUCTION ENTRANCE
STABILIZED CONSTRUCTION ENTRANCE SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATION SECTION 8-01.307.



C233
SILT FENCE
STANDARD PLAN 1-30.15-02
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Pascu Babalich # 32213
Washington State Department of Transportation



C204
STORM DRAIN INLET PROTECTION
STANDARD PLAN 1-40.20-00
SHEET 1 OF 1 SHEET
APPROVED FOR PUBLICATION
Pascu Babalich # 32213
Washington State Department of Transportation

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
John E. Rubenkwig

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