

RECEIVED

City of Moses Lake

JUN 13 2023

Community Development
Planning and Building



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REGISTERED
ARCHITECT
MARK J. NEAL
STATE OF WASHINGTON

PRELIMINARY

THE CAPE AT INTERLAKE APTS
MOSES LAKE, WA

Date: 2023-06-07

Scale Factor: 1

Drawn: HE

File: 23421

Sheet

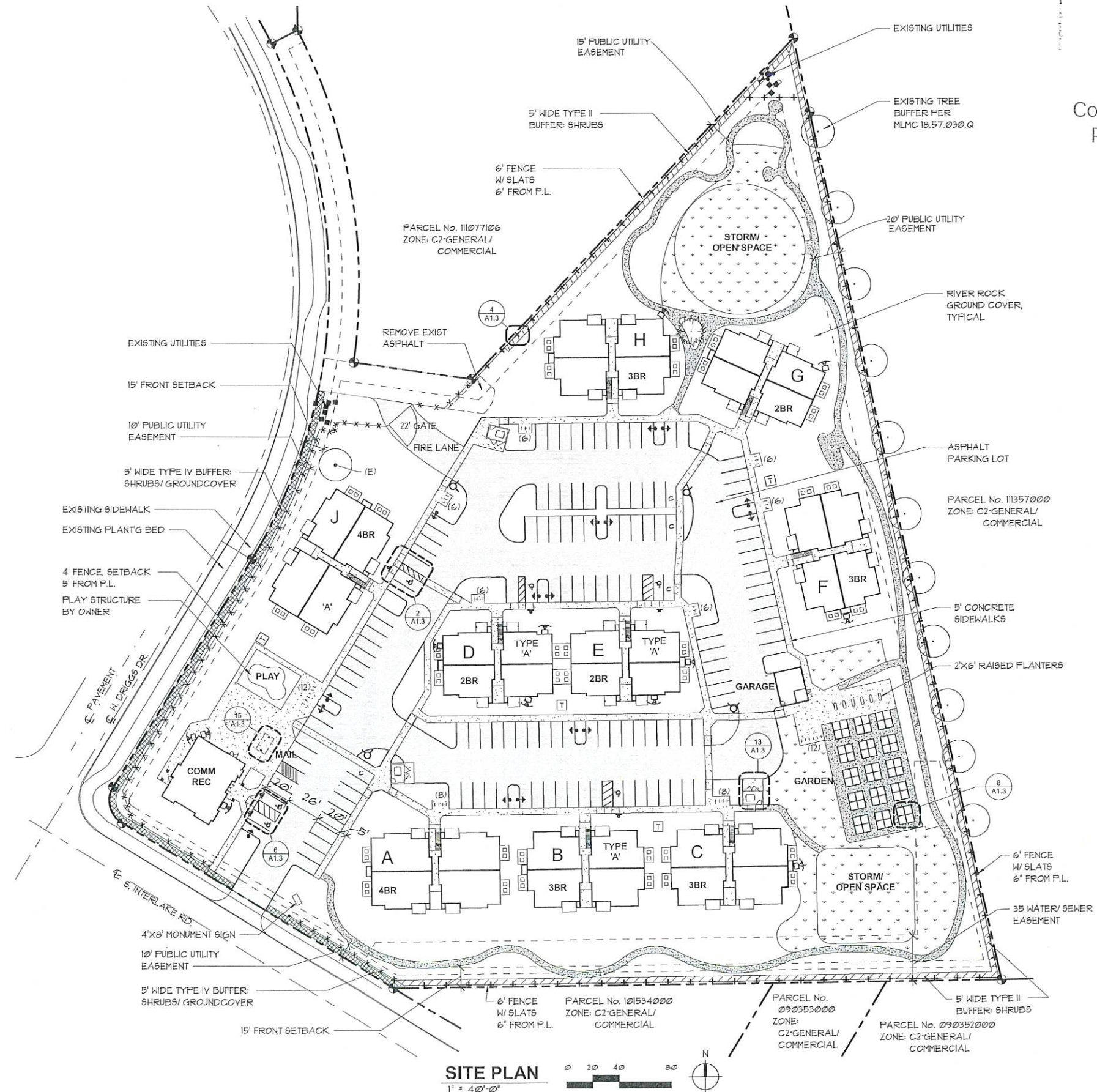
A1.1

GENERAL SITE NOTES:

1. CONTRACTOR SHALL PROVIDE AND COORDINATE PLACEMENT, SIZE AND LOCATION OF ALL UNDERGROUND SLEEVES.
2. ALL DIMENSIONS TO CURBS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO BUILDING ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED OTHERWISE.
4. VERIFY ALL LOCATIONS OF PROPERTY LINES, UTILITY LINES AND EXISTING STRUCTURES.
5. SEE GEOTECH REPORT FOR SUITABILITY OF EXCAVATED MATERIAL FOR FILL.
6. REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO EXISTING SURFACES AND STRUCTURES. PROVIDE APPROPRIATE TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING CONDITIONS. EXTEND CONCRETE OR ASPHALT REPLACEMENT TO A UNIFORM TRANSITION OR THE NEAREST EXISTING JOINT.

SITE PLAN LEGEND

- POST-MOUNTED SIGN
- E.V. CHARGING STATION (INFRASTRUCTURE ONLY)
- ELECTRICAL TRANSFORMER
- DUMPSTER ENCLOSURE
- 'A' TYPE 'A' H.C. UNIT
- SECURITY CAMERA
- PROVIDE KNOX BOX AT EACH RISER ROOM AND RECREATION MAIN ENTRANCE. PROVIDE KNOX PADLOCK AT FIRE LANE GATE, AND PROVIDE KNOX-LOCKING CAPS AT FDC LOCATIONS
- CONCRETE
- GRAVEL
- ASPHALT
- NATIVE GRASSES
- 4' BLACK CHAIN LINK FENCE
- 6' BLACK CHAIN LINK FENCE W/SLATS
- COPACT STALL 8' WIDE
- BIKE RACK W/ COUNT. 36" SPACING SEE LANDSCAPE PLAN
- FIRE HYDRANT

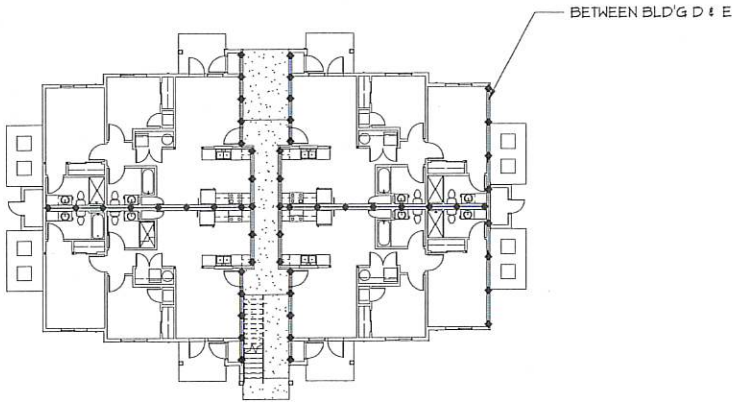


PARKING CALCULATIONS:

CAR PARKING STALLS FOR 2 BED+ APARTMENT:	2 STALLS PER UNIT PARKING REQ'D PER MLMC 18.54.040
	2+ BEDROOM: 2 STALL/UNIT x 72 UNITS: 144 STALLS
TOTAL STALLS REQUIRED:	144 STALLS
CAR STALLS PROVIDED:	147 STALLS, (INCLUDING (6) H.C. + 2 FOR COMMUNITY BUILDING EMPLOYEES)
BICYCLES:	ONE BICYCLE PARKING SPACE FOR EVERY TWELVE SPACES PER MLMC 18.54.060
	147 STALLS/ 12 = 13 SPACES REQUIRED
BICYCLE SPACES PROVIDED:	76 EXT PLUS 72 BIKE CLOSETS @ APTS. = 148 PROVIDED

UTILITY PROVIDERS:

ELECTRICAL POWER:	WATER:
GRANT PUD	MOSES LAKE WATER DIVISION
312 W 3RD AVE	OPERATIONS COMPLEX
MOSES LAKE, WA, 98837	11789 ROAD 4 NE
(509) 766-2505	MOSES LAKE, WA 98837
	509-764-3951
SEWER:	SOLID WASTE:
MOSES LAKE WASTEWATER DIVISION	LAKESIDE DISPOSAL
1303 W LAKESIDE DRIVE	2000 W BROADWAY AVE,
MOSES LAKE, WA 98837	MOSES LAKE, WA 98837
509-764-3951	509-765-4263



F.R. WALL PLAN
1/16" = 1'-0"

LEGEND

◆◆◆ 1-HR RATED FIRE WALL

PROJECT TEAM

ARCHITECT: MJ NEAL ASSOCIATES 200 PALOUSE ST. STE 202 WENATCHEE, WA 98801 (509) 663-6455 BRAD BRISBINE bab@mjneal.com	STRUCTURAL (APARTMENTS): MALSAMTSANG STRUCTURAL ENGINEERING 122 S. JACKSON ST., SUITE 210 SEATTLE, WA 98104 206-789-6038 ISAAC LOEBSSACK isaac@malsamtsang.com	STRUCTURAL (COMMUNITY/REC BLD'G): CT ENGINEERING, INC 180 NICKERSON ST., SUITE 302 SEATTLE, WA 98109 206-285-4512 CONTACT: CRAIG ROBERTS croberts@ctengineering.com	CIVIL: WESTERN PACIFIC ENGINEERING 1224 S. PIONEER WAY MOSES LAKE, WA 98837 509-765-1023 CONTACT: NATHAN nnozigler@wpelinc.net
OWNER: THE CAPE AT INTERLAKE LLC 2522 N. PROCTOR ST. SUITE 84 TACOMA, WA 98406 206-225-0592 CONTACT trilliumdanielle@gmail.com	DEVELOPER: VAUGHN BAY CONSTRUCTION 1911 65TH AVE. W TACOMA, WA 98466 253-460-3000 TAYLOR HUNT taylor@vaughnbay.net	MECHANICAL/ELECTRICAL: HULTZ-BHU ENGINEERS, INC. 111 FAWCETT AVE., SUITE 100 TACOMA, WA 98402 253-383-3257 Contact: Rick Hultz	LANDSCAPE ARCHITECT: NATURE BY DESIGN INC. 1320 ALAMEDA AVE., SUITE B FIRCREST, WA 98466 253-460-6067 KATHY OWENS kathy@naturebydesigninc.com

ENERGY CODE NOTES

1. ENVELOPE, LIGHTING AND HVAC SHALL COMPLY WITH 2018 WASHINGTON STATE NON-RESIDENTIAL ENERGY CODE
2. VALUES:

OPAQUE WALLS	R-21	
ATTICS	R-49	
SLAB	F-0.54	R-10 @ EDGE OF SLAB

LABEL WITH RATED R-VALUE SHALL BE APPLIED TO ALL MATERIALS OBSERVABLE FOR INSPECTION

WINDOWS	U-0.30
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SHOW LABEL WITH RATED U-FACTOR, SHGC, VT, AND LEAKAGE RATING
3. BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION WITH CAULKING GASKETING & WEATHERSTRIPPING PER 2018 WA STATE C402.4 C402.4.1.2.3. OUTSIDE AIR INTAKE AND EXHAUST OPENINGS SHALL BE PROVIDED WITH DAMPERS IN ACCORDANCE WITH MECHANICAL SECTION C403.7.8
4. BUILDING ENCLOSURE AIR LEAKAGE TESTING IS REQUIRED FOR WSEC COMPLIANCE.
AIR LEAKAGE TESTING SHALL BE PERFORMED PER ASTM E779 REDUCED AIR INFILTRATION CREDIT: LEAKAGE TEST SHALL NOT EXCEED 0.17 CFM/FT² AT 0.3IN. WG (75PA); DOCUMENTATION REQUIREMENTS PER C103.2 AND C402.5.1.2 APPLY
(1) SUBMIT BUILDING ENCLOSURE AIR LEAKAGE TEST TO JURISDICTION AND OWNER
(2) IF TEST RESULTS EXCEED 0.25 CFM/FT² INSPECTION AND ALL PRACTICAL CORRECTIVE ACTIONS BE COMPLETE AND DOCUMENTED IN THE AIR LEAKAGE TEST REPORT;
(3) IF INITIAL TEST RESULT EXCEEDS 0.40 CFM/FT² CORRECTIVE ACTIONS SHALL ALSO INCLUDE RE-TESTING;
(4) CORRECTIVE MEASURES AND RETESTING MUST BE REPEATED UNTIL THE TEST RESULTS IS 0.40 CFM/FT² OR LESS;
(5) INCLUDE AIR BARRIER TEST REPORT IN PROJECT CLOSE OUT DOCUMENTATION PROVIDED TO BUILDING OWNER.

AREA CALCULATION OF 6 SIDES OF AIR BARRIER :
5. DUCT LEAKAGE R403.3.4 TOTAL LEAKAGE SHALL NOT EXCEED 4 CFM/100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT PRESSURE DIFFERENTIAL OF 0.1" W.G. (25 Pa).
6. PROJECT CLOSE OUT DOCUMENTATION IS REQUIRED INCLUDING APPLICABLE CALCULATIONS, WSEC ENVELOPE COMPLIANCE REPORTS, AND FENESTRATION NFRC RATING CERTIFICATES

ADDITIONAL ENERGY EFFICIENCY CREDITS (R406)

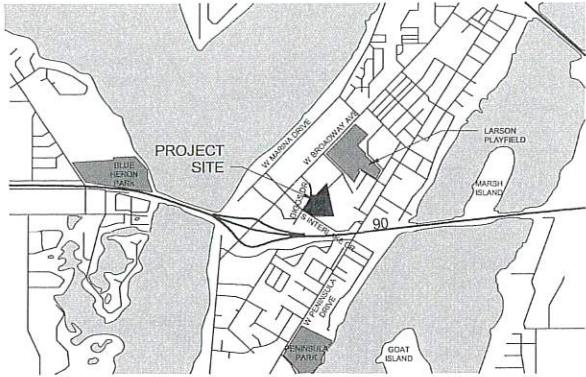
PER WA ST ENERGY CODE R406: REQUIRED CREDITS: 4.5

DESCRIPTION		CREDITS
FUEL NORMALIZATION	SYSTEM 2	1.0
AIR LEAKAGE / VENTILATION	OPTION 2.1	1.0
WATER HEATING	OPTION 5.5	2.5
TOTAL		4.5

GOVERNING AGENCIES

CITY OF MOSES LAKE
COMMUNITY DEVELOPMENT DEPARTMENT (509) 764-3743

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE AND STATEWIDE AMENDMENTS
2009 ICC-ANSI A117.1 ACCESSIBILITY CODE
2018 WASHINGTON STATE NONRESIDENTIAL ENERGY CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
NATIONAL ELECTRIC CODE (NFPA 70)



VICINITY MAP
NTS

BASIC DATA

PROJECT ADDRESS:	INTERSECTION OF W. DRIGGS DRIVE & S. INTERLAKE RD, MOSES LAKE, WA 98837
JURISDICTION:	CITY OF MOSES LAKE
ZONING:	C-2 (GENERAL COMMERCIAL) INCL. ALL ADJACENT SURROUNDING PROPERTIES
SITE AREA:	6.79 ACRES (295,934 SF)
PROPOSED USE:	MULTI-FAMILY (COMMERCIAL REAL ESTATE PER RCW 60.42.005)
CONSTRUCTION TYPE:	5-B, SPRINKLED, 1 HOUR F.R. CONSTRUCTION BETWEEN UNITS IN A BUILDING.
OCCUPANCY GROUP:	R-2 MULTI-FAMILY RESIDENTIAL
OCCUPANCY SEPARATIONS:	1 HR F.R.
TOTAL FLOOR AREA:	(24) 2BR UNITS @ 936 SF = 22,464 SF (32) 3BR UNITS @ 1,077 SF = 34,464 SF (16) 4BR UNITS @ 1,255 SF = 20,080 SF TOTAL APT AREA = 77,008 SF COMMUNITY BLD'G AREA = 2,300 SF GARAGE BLD'G AREA = 594 SF

MAXIMUM BUILDING HEIGHT:	4 STORIES OR 62 FT
MAXIMUM LOT COVERAGE:	50%
SETBACKS:	
FRONT:	15 FT.
SIDES:	NO REQUIREMENT
REAR:	NO REQUIREMENT

REVISIONS	BY



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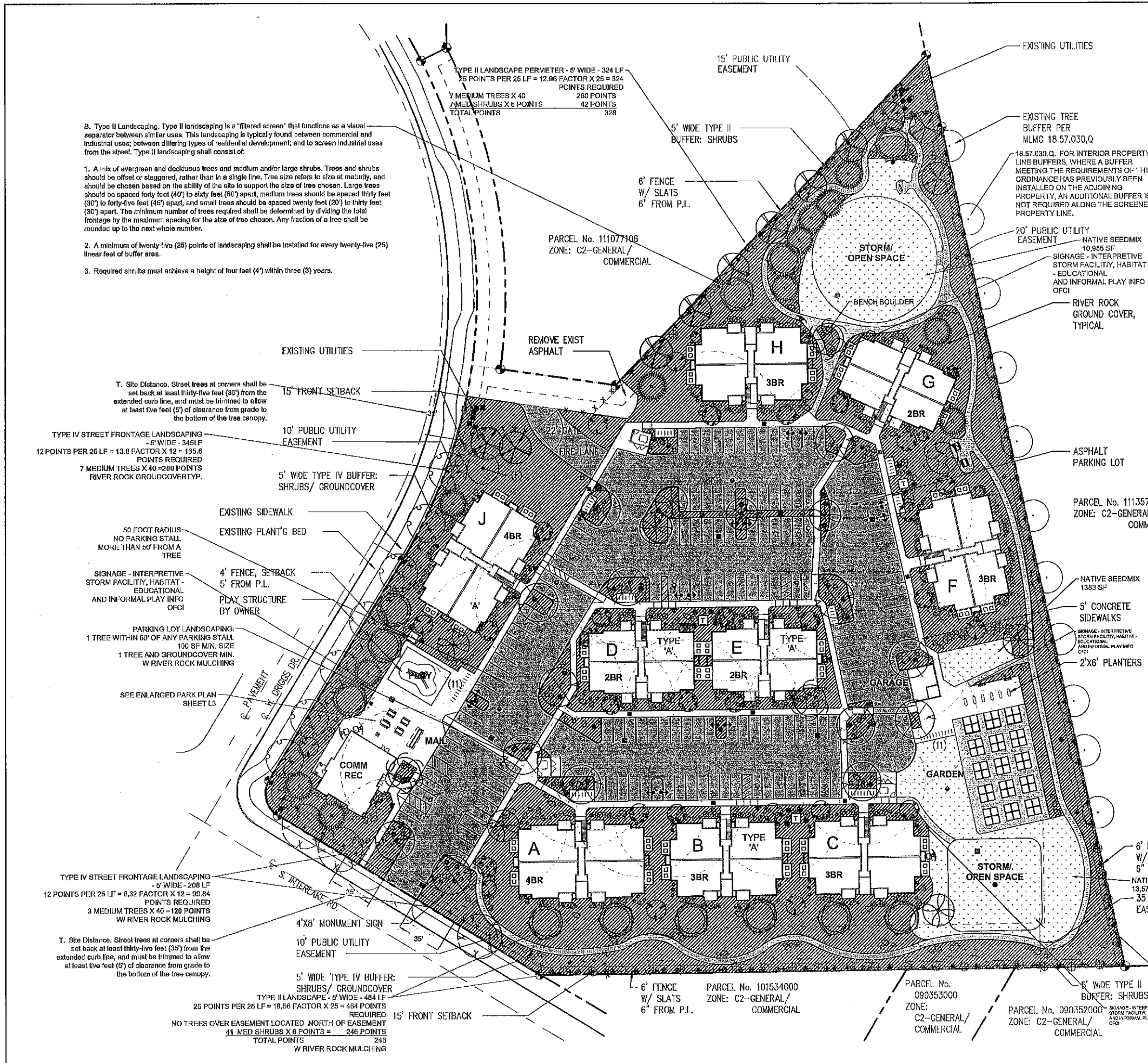


PRELIMINARY

THE CAPE AT INTERLAKE APTS
MOSES LAKE, WA

Date:	2023-06-07
Scale Factor:	1
Drawn:	DP/HE
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Sheet	

A0.2



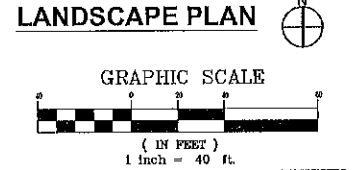
PLANT LEGEND							
TREES	NATIVE	BOTANICAL / COMMON NAME	SIZE	QTY	PTS	TOTAL POINTS	% SPECIES
	DROUGHT TOLERANT	Carpinus betulus European Hornbeam	2" Cal. Min. Well Formed	7	30	210	0.08
	DROUGHT TOLERANT	Acer rubrum October Glory	2" Cal. Min. Well Formed 40 FEET CC	3	30	90	0.03
	DROUGHT TOLERANT	Acer palmatum 'Shishigashira' Lion's Head Maple	5-6" HT Min. multi trunk prfd	20	16	200	0.18
	NATIVE	Calocedrus decurrens Incense Cedar	7-8" HT Min. Full Compact	11	35	385	0.10
	DROUGHT TOLERANT	Acer glabrum Paper Bark Maple	2" Cal. Min. Well Formed	14	30	420	0.13
	DROUGHT TOLERANT	Malus 'Spring Snow' Spring Snow Crab Apple	1.5" Cal. Min. Well Formed 30 FEET CC	8	10	80	0.05
	DROUGHT TOLERANT	Schodopkye var. 'Joa Kozey' Japanese Umbrella Pine	7-8" HT Min. Full Compact	9	35	315	0.08
	DROUGHT TOLERANT	Cercis canadensis 'Forest Paney' Forest Paney Redbud	1.5" Cal. Min. Well Formed	4	20	80	0.04
	DROUGHT TOLERANT	Juniperus s. Sky Rocket Sky Rocket Juniper	4" HT Min. Full Compact	12	30	360	0.11
	DROUGHT TOLERANT	Abies balsamea 'Homestead' Silver Fir or Spruce	4" HT Min. Full Compact	12	30	360	0.11
	NATIVE	Acer circinnatum Vine Maple	1.5" Cal. Min. Multi Trnk prfd	11	20	220	0.10
		TOTAL TREES		111		2720	1
SHRUBS			SIZE	QTY			
	NATIVE	Potentilla fruticosa Chinkapin	1 Gal. Min. 18"-24" HL	42	6	252	
	NATIVE	Berberis repens Creeping Oregon Grape	1 Gal. Min. 8" HT Min.	54	4	216	
	NATIVE	Artemisia verbenacea 'Seaform' Cuckoo Sage	1 Gal. Min. 12" HL	36	6	228	
	NATIVE	Eriophyllum lanatum Oregon Sunshine	1 Gal. Min. 12" HT	75	4	304	
	DROUGHT TOLERANT	Pinus mugo pumilio or sim dwarf Dwarf Mugo Pine	2 gal min. 18"-24"	75	6	450	
	NATIVE	Viburnum trilobum 'Compactum' Compact American Cranberry	2 Gal. Min. 30" HT Min.	29	6	174	
	DROUGHT TOLERANT	Miscanthus sinensis 'Gracillimus' or Red Chief Maiden Grass (Red Chief Preferred)	1 gal min. 18"-24"	37	6	222	
	DROUGHT TOLERANT	Parosela al. 'Blue Jean Baby' Russian Sage	1 Gal. Min. 18"-24"	69	6	354	
	DROUGHT TOLERANT	Helictotrichon sempervirens Blue Cat Grass	1 Gal. Min.	163	4	612	
	DROUGHT TOLERANT	Helictotrichon sempervirens Blue Cat Grass	1 Gal. Min.	26	4	104	
	NATIVE	Astragalus triflorus Basal big sage	2 Gal. Min. 12"	35	6	234	
		TOTAL SHRUB POINTS				3160	
	NATIVE	Cerastium tomentosum Snow-In-Summer (1247 SF)	1 Gal. Min. @ 36" OC Triangular Spacing	160	0.0000	80.000000	
		TOTAL POINTS IN GROUND COVER				80.000000	
		ANNUAL COLOR AT ENTRY			0		
	NATIVE	25,748 SF Hydroseed Lawn - low grow 600 blend (native preferred). 25 POINTS PER SQ YD	SQUARE YARDS	2881	0.2500	715.25	
		TOTAL POINTS IN PLANT MATERIAL				6585.25	
		RIVER ROCK (CLEAN) 21" 6" SIZE LANDSCAPE AREA BEDDING - A MINIMUM OF 4" DEPTH COVER AREA COMPLETELY	107,514 SF 1,326 CY				
	34	LANDSCAPE BOULDER - LARGE SIZE - APPROX 3'-4' X 3' WIDE X 30" HIGH (SEE DETAIL FOR POSITIONING)					
	35	LANDSCAPE BOULDER - MEDIUM SIZE - APPROX 2'-5" X 3' WIDE X 24" HIGH (SEE DETAIL FOR POSITIONING)					
	100	LANDSCAPE BOULDER - SMALL SIZE - APPROX 2' X 2.5' WIDE X 24" HIGH (SEE DETAIL FOR POSITIONING)					

NOTE: FOR BOULDERS USE ONLY ON SITE ROCKS EXCAVATED FOR USE - IF NUMBERS DO NOT MEET SHOWN ON DRAWING UTILIZE BOULDERS IN PROMINENT AREAS.

PER CODE: 18.67.030.G
41+ TREES = 5 SPECIES MIN. (ONLY 22% OF ONE TYPE)

L. A calculation of the square footage of landscaping proposed, with separate totals for living and non-living landscape.

110,190 sf Non-Living Landscape area
26,745 sf native grasses + 89,480 sf Plants = 94,225sf or 58%



1200 Riverside Avenue, Suite B, Everett, WA 98201
www.naturebydesign.com
253.460.6067

THE CAPE at Interlake
W Driggs Dr and S Interlake Rd
Moses Lake, WA

The Cape at Interlake LLC
2622 N Proctor St, Suite 84
Tacoma, WA

PROJECT:

REVISIONS:

DRAWING ISSUED FOR: AGENCY REVIEW
DATE: MAY 5, 2023

PROJECT NO: 2336
FILE NAME: 2336LSC
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: CIVIL
PLOT SCALE: 1:1
DRAWING SCALES: 1:40

DRAWING CONTENTS

50% CD LANDSCAPE PLAN

DRAWING NO.: L1

1 OF 2

ORIG. SHEET SIZE 22X34

GENERAL LANDSCAPE NOTES

1. Contractor is responsible for obtaining all necessary permits from the appropriate agency prior to commencing work. Contractor shall contact Line Locators (811) a min. of 48 hours prior to any digging or trenching. If there are any discrepancies with existing lines and landscaping, it is the contractor's responsibility to contact the landscape architect and request a site visit to address the conflicts. Contractor shall comply and conform to any and all local and state codes for work, schedules and any other project related requirements.
2. Contractor shall coordinate directly with the landscape architect for all landscape related issues, concerns, inspections and approvals. Contractor shall provide the landscape architect with a written request for a site visit to address any related items.
3. Scope of work shall include any and all specified and unspecified but related incidental work to achieve the design indicated on the landscape plans. All labor, materials, subcontractors, equipment, and related incidental items shall be supplied and installed to achieve a complete project, unless directed otherwise by the general contractor or landscape architect.
4. Contractor to verify all sub grades are set below required amendments to insure the finished grade will match what is intended by civil or drainage design. All sub grades and finished or final grades shall be graded to drain to the designed drainage system with positive drainage away from all structures.
5. Grade Preparation:
a. Slopes used for grass plantings or turf shall be less than 3:1 or 33 percent. Otherwise plantings should not require mechanized mowing equipment.

Soil Preparation.

- a. Where soils are compacted, planting beds should be deep tilled to a depth of at least 18 inches around building foundations (6' out from buildings). Remove any concrete spalls or other inert debris accumulated during construction. Planting areas shall be free of all debris prior to placement of topsoil and amendments. Soils shall be enhanced through the addition of organic topsoil (3-way). Where Pit Planting, see planting detail for planting ring sizes and depths. Scarify the edges of planting pits to encourage root expansion.
- b. On project sites where topsoil is limited or nonexistent, a minimum depth of 6 (six) inches of sandy loam topsoil should be filled into the soil to a depth of 12 inches through all planting areas with compacted soils.
- c. For all newly planted areas, three cubic yards of composted organic matter per 1,000 square feet of landscape area should be added to a depth of four inches to the top of the soil and Tilled In.
- d. Seeded areas shall be fine graded and rolled. New top soil shall be placed in openspace lawn areas a minimum of 4 inches.

6. Mulching & Top Dressing of Newly Planted or Replanted Areas.

- a. Mulches must be applied to the following depths: a minimum 3 (three) inches over bare soil. Mulches must include organic materials.
 - b. Nonporous materials, such as plastic sheeting, shall not be used in any area of the landscape because of down-slope erosion and potential soil contamination from herbicide washing.
 - c. 1"-3" clean river rock shall be placed on top of mulch 3" depth as a top dressing to all landscape areas except open space lawn
7. Contractor shall field layout all plant material and contact the landscape architect for a site visit to approve the layout. Any field modifications shall be done by the landscape architect prior to planting.

8. Contractor shall immediately notify the landscape architect of any poor drainage condition in landscape areas. No standing water shall be permitted in any landscape areas - either on the surface or below the topsoil. The landscape architect shall coordinate the drainage solution with the general contractor and civil engineer. Once the concerns have been remedied planting shall commence.

9. All groundcover to be planted in a triangular spacing formation, equal in all directions to the centers of the groundcovers in distances indicated in the legend. Contractor shall verify all quantities of groundcovers by area calculations and spacing requirements.

10. Landscaping is to be per plan. Plant substitutions due to availability or otherwise will be allowed only with landscape architect, owner and agency approval. Any substitutions will be with material of similar size, growth characteristics, and quality.

11. All trees must be staked as necessary so as to maintain material in a healthy, vigorous growing condition.

12. Landscaping shall be installed in a professional workmanlike manner that is consistent and accepted throughout the industry. All landscape and irrigation work shall be performed by experienced persons familiar with scope of project.

13. All landscape material and labor is to be guaranteed for a period of one full year from the time of completion.

14. When planting "Balled and Burlapped" product, remove all burlap, string & wire from any B&B plant material, cut and remove jute strings. Gently place in fact Rootball into planting pit. If rootball breaks or is not solid - the plant is unacceptable and shall be replaced.

15. Street trees shall be high branching with canopy that starts at least 6' above finish grade.

16. All plant I.D. tags are to remain on the plant material until final inspection has been completed. Once approved all plant I.D. tags shall be removed and discarded appropriately.

17. Trees shall be cared for in accordance with the American National Standards Institute (ANSI) standard practices for trees, shrubs and other woody plant maintenance (ANSI 300) in order to allow them to reach there mature height and form.

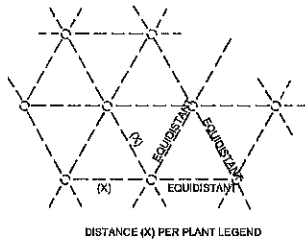
18. Pruning of street trees shall be performed per the ANSI 300 standards so as to maintain the natural form of the tree, encourage vigorous growth to a mature spread and height, and avoid weakening the tree to create a hazard. Street trees shall not be topped, pollarded, or otherwise pruned in a manner contrary to these goals, unless there is no practicable alternative that would preserve essential utility services.

19. Plant material selected is drought tolerant or native species. The project proponent shall be responsible for maintaining and watering all plant material throughout the first growing season and in times of drought. A permanent irrigation plan installed per plan. An As-Built plan of the system shall be drawn and provided to the owner showing: Point of Connection (Water meter (size), Backflow Preventer, Rain Sensor, Mainline, lateral lines and all spray / rotor heads shall be shown on the plans. Each control valve shall also be shown with number. Steeving shall be provided under all hard surfaces Sch. 40 PVC with identifying magnetic wire or tape for location. Manual Drains shall be provided at the end of all Mainline runs and low points.

It is recommended to install the landscaping in the Spring (February - April) or Fall (October - December) when dormant but before hard freeze.

IRRIGATION

The project proponent shall ensure that a minimum of one (1) inch of water is supplied each week to the restoration area between May 1 and October 15 for at least the first two years following initial planting. The calculated amount of required water shall include both natural rainfall and temporary irrigation.



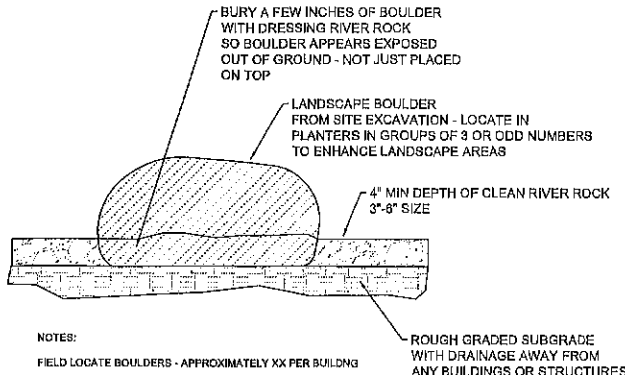
NOTES:

ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN THE PLANT LEGEND.

LOCATE GROUNDCOVER ONE-HALF OF SPECIFIED ON-CENTER SPACING FROM ANY CURB, SIDEWALK OR OTHER HARD SURFACE.

GROUNDCOVER PLANTING DETAIL

No Scale

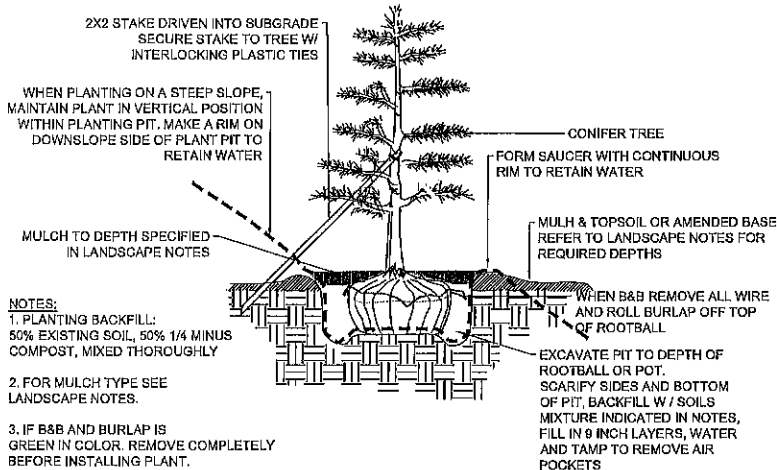


NOTES:

FIELD LOCATE BOULDERS - APPROXIMATELY XX PER BUILDING

BOULDER POSITIONING DETAIL

No Scale



NOTES:

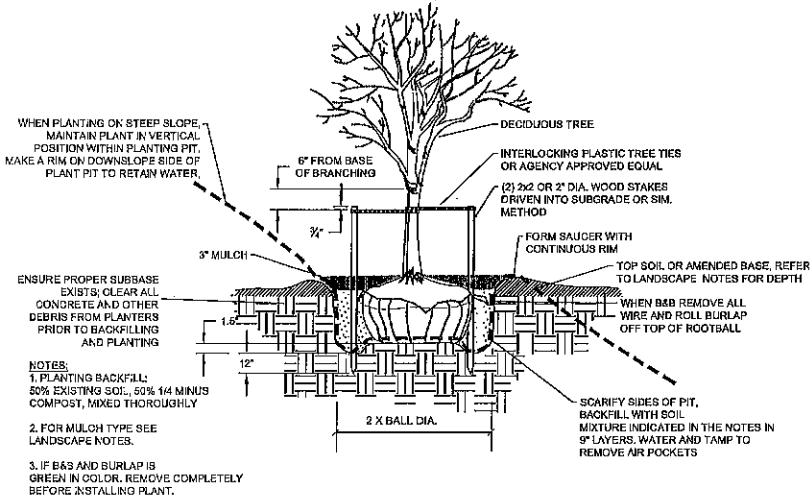
1. PLANTING BACKFILL: 50% EXISTING SOIL, 50% 1/4 MINUS COMPOST, MIXED THOROUGHLY

2. FOR MULCH TYPE SEE LANDSCAPE NOTES.

3. IF B&B AND BURLAP IS GREEN IN COLOR, REMOVE COMPLETELY BEFORE INSTALLING PLANT.

EVERGREEN TREE STAKING & PLANTING DETAIL

No Scale



NOTES:

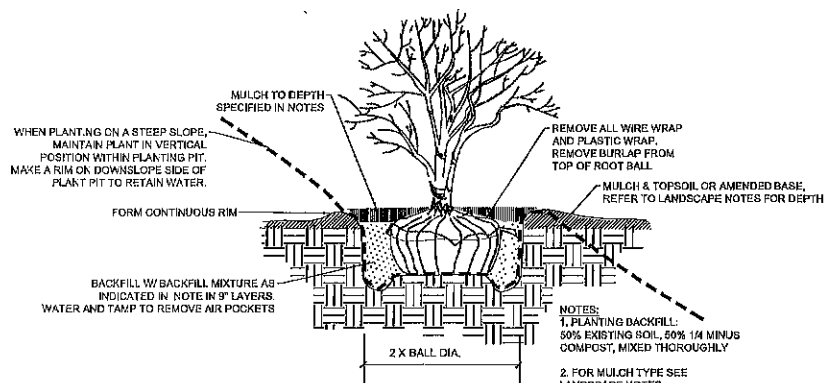
1. PLANTING BACKFILL: 50% EXISTING SOIL, 50% 1/4 MINUS COMPOST, MIXED THOROUGHLY

2. FOR MULCH TYPE SEE LANDSCAPE NOTES.

3. IF B&B AND BURLAP IS GREEN IN COLOR, REMOVE COMPLETELY BEFORE INSTALLING PLANT.

DECIDUOUS TREE PLANTING & STAKING DETAIL

No Scale



NOTES:

1. PLANTING BACKFILL: 50% EXISTING SOIL, 50% 1/4 MINUS COMPOST, MIXED THOROUGHLY

2. FOR MULCH TYPE SEE LANDSCAPE NOTES.

3. IF B&B AND BURLAP IS GREEN IN COLOR, REMOVE COMPLETELY BEFORE INSTALLING PLANT.

SHRUB PLANTING DETAIL

No Scale



Know what's below.
Call before you dig.



THE CAPE at Interlake
W Driggs Dr and S Interlake Rd
Moses Lake, WA

The Cape at Interlake LLC
2622 N Proctor St, Suite 84
Tacoma, WA

PROJECT:

REVISIONS:

DRAWING ISSUED FOR:
AGENCY
REVIEW
DATE: MAY 5, 2023



PROJECT NO: 2336
FILE NAME: 2336.LSC
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: NONE
PLOT SCALE: 1:1
DRAWING SCALES: N.T.S.

DRAWING CONTENTS

LANDSCAPE
DETAILS &
NOTES

DRAWING NO.:

L3

3 OF 3

ORIG. SHEET SIZE 22X34