

)	Shee	et List Table
	Sheet Number	Sheet Title
	L0.0	COVER
	L1.0	MATERIALS PLAN
	IR4.0	IRRIGATION PLAN
	L5.0	LANDSCAPE PLAN
i	L6.0	IRRIGATION DETAILS
:	L6.1	LANDSCAPE DETAILS

LANDSCAPE REQUIREMENTS

TYPE IIA LANDSCAPING ALONG SITE FRONTAGE ALL PAVED AREAS OF OVER 10,000 SQUARE FEET SHALL HAVE AT LEAST FIVE PERCENT OF ALL PAVED AREAS LANDSCAPED.

13,191 SQ FT * .05 = 660 SQ FT LANDSCAPED NARCISSUS TRUMPET 'DUTCH MASTER' DAFFODILS SHALL BE USED IN ALL 423 PERIMETER YARD AREAS, IN THE FIRST 3' OF LANDSCAPE AREA BEHIND

PERIMETER ISLAND SHALL INCLUDE A MINIMUM OF ONE (1) TREE

2 TREES INTERNAL ISLAND SHALL INCLUDE A MINIMUM OF TWO (2) TREES 4 TREES

** MAINTAIN MINIMUM 10 FEET SEPERATION BETWEEN LANDSCAPE TREES AND UNDERGROUND WET UTILITIES AND FIRE HYDRANTS

REQUIRED

873 SQ FT

PROVIDED

ROW TREES + 50% EVERGREEN & 50% DECIDUOUS SHRUBS YES 4,065 SQ FT

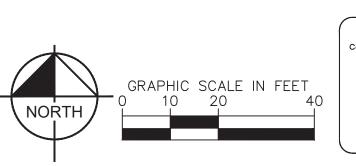
423

5 TREES

3 TREES* *(SOME INTERNAL ISLANDS UNABLE TO ACCOMMODATE TREES DUE TO WET UTILITY AND RTANK DETENTIONS SYSTEM)*



SHEET NUMBER L0.0

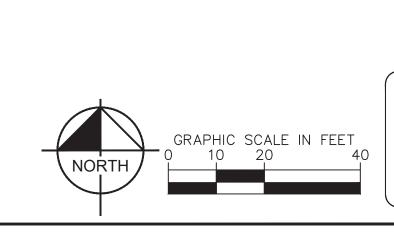


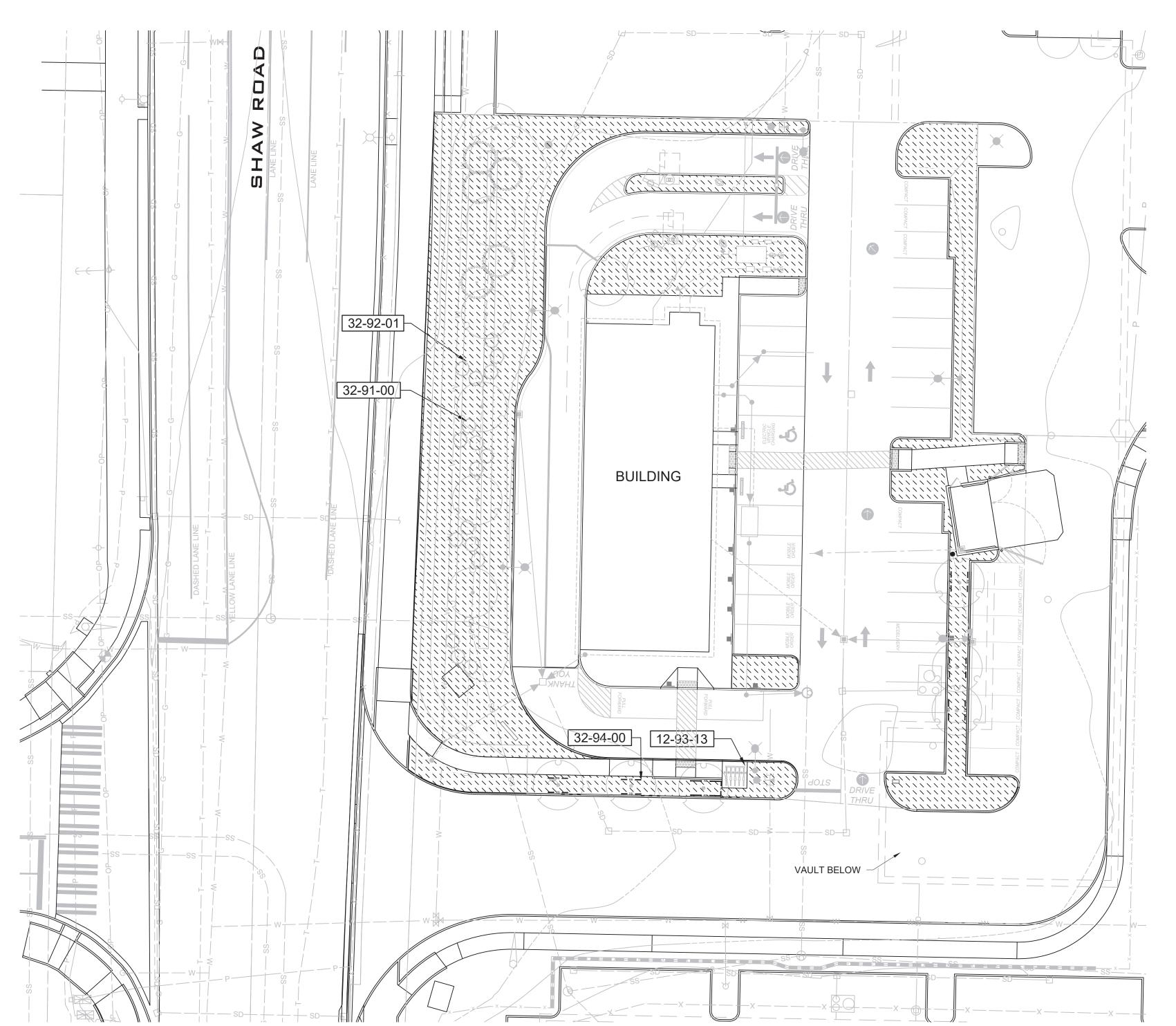
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
12 FURNIS	HINGS	
12-93-13	BIKE RACK TYP.	1
32 EXTERI	OR IMPROVEMENTS	
32-91-00	LANDSCAPE BARK MULCH APPLIED TO 4 INCH DEPTH PUYALLUP BARK SUPPLY, INC. DARK MEDIUM BARK	10,218 SF
32-92-01	LANDSCAPE TOPSOIL APPLIED TO 8 INCH DEPTH PUYLLAUP BARK SUPPLY, INC. 3 WAY MIX TOPSOIL	10,200 SF
32-94-00	TREE ROOT BARRIER DEEP ROOT, ROOT BARRIER UB-24	83 LF



SHEET NUMBER L1.0





SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAI
⊠ № © 1401 1402 1404	RAIN BIRD RWS-B-C W/ RWS-SOCK 1400 SERIES ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 36IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE. CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2 GPM.	20	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	DETAI
•	RAIN BIRD XCZ-150-LCS HIGH FLOW CONTROL ZONE KIT WITH LOW MINIMUM INLET PRESSURE REQUIREMENTS, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH HIGH-CAPACITY FILTER AND PRESSURE REGULATING SYSTEM (PRS) FIXED AT 40PSI. FLOW RANGE: 20 - 62 GPM.	8	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-CV-06-12 XFS-CV SUB-SURFACE AND ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY XF INSERT FITTINGS.	10,160 SF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	<u>QTY</u>	DETAI
	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
\bigcirc M	RAIN BIRD PEB 1-1/2" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
BF	WATTS LF909M1 1-1/2" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1	
C	RAIN BIRD ESPLXME2-LXMM 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET.	1	
RF\$	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
FS	RAIN BIRD UFS-150 1-1/2IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 0.5 GPM TO . SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
POC 닌	POINT OF CONNECTION 1 1/2"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	671.2 LF	
	■ IRRIGATION MAINLINE: PVC SCHEDULE 40	739.9 LF	
======	PIPE SLEEVE: PVC SCHEDULE 40	184.4 LF	
	Valve Callout		
# •	Valve Number		
#" #•	Valve Flow		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	<u>TYPE</u>	<u>GPM</u>	WIRE	<u>PSI</u>	PSI @ POC	PRECIP
C1	RAIN BIRD XCZ-150-LCS	1-1/2"		27.84	89.5	35.1	53.6	1.09 in/h
C2	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	12.72	148.6	35.3	53.2	1.3 in/h
C3	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	25.6	323.3	35.4		1.59 in/h
C4	RAIN BIRD XCZ-150-LCS	1-1/2"	BUBBLER	4	288.9	35.1	49.7	1.7 in/h
C5	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	12.01		35.2		1.29 in/h
C6	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	18.26	120.7	35.1	54.4	1.08 in/h
C7	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	27	60.7	35.1	55.2	1.05 in/h
C8	RAIN BIRD XCZ-150-LCS	1-1/2"	BUBBLER	8	40.1	35.2	51.1	1.7 in/h
	Common Wire				737.2			

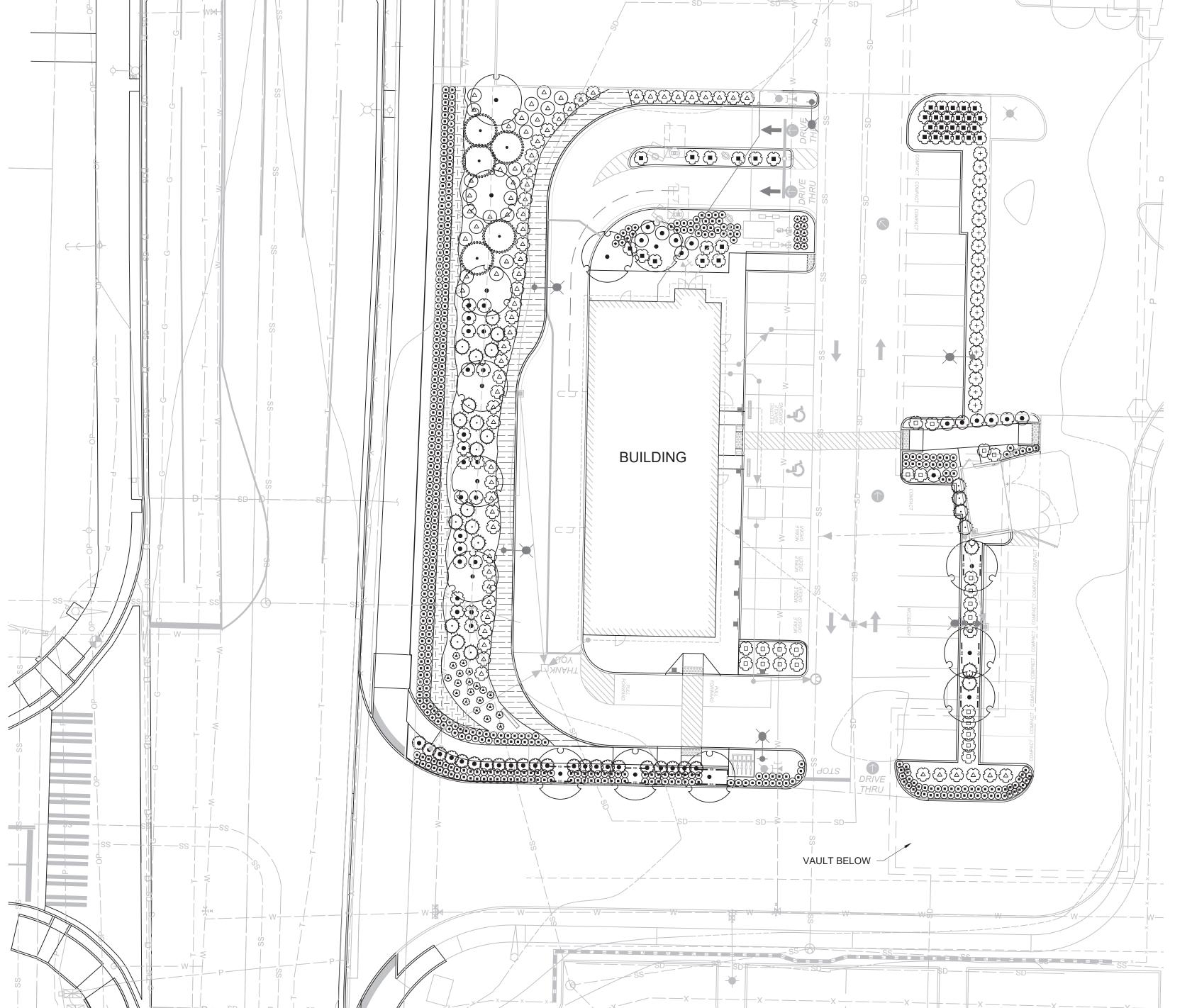


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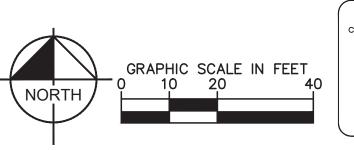
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
TREES							
•	14	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	B & B	1.5" CAL MIN		
EVERGRE	EN TRE	EES					
00000000000000000000000000000000000000	5	CHAMAECYPARIS OBTUSA `GRACILIS`	SLENDER HINOKI FALSE CYPRESS	B & B		6` HT MIN	
A CONTRACTOR OF THE PARTY OF TH	24	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	B & B		5-6' HT	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
DECIDUO	US SHR	RUBS					
	25	EUONYMUS ALATUS	BURNING BUSH	2 GAL	5` OC		
ledow	6	ROSA X 'KNOCKOUT' TM	KNOCKOUT ROSE	2 GAL	3, OC		
EVERGRE	EN SHE	RUBS					
$\langle \triangle \rangle$	54	LONICERA NITIDA	BOX LEAF HONEYSUCKLE	5 GAL	5` OC		
	35	MAHONIA REPENS	OREGON GRAPE	1 GAL	5` OC		
	8	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	5` OC		
	24	PINUS MUGO MUGO	DWARF MUGO PINE	1 GAL	3, OC		
$(\overset{\smile}{\blacktriangle})$	30	POLYSTICHUM MUNITUM	SWORDFERN	1 GAL	2` OC		
	24	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	1 GAL	5` OC		
+	20	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	5' OC		
ORNAMEN	NTAI GI	RASSES					
()	22	CAREX TESTACEA	ORANGE SEDGE	1 GAL	5` OC		
PERENNIA	ALS						
	440	NARCISSUS X 'DUTCH MASTER'	DUTCH MASTER DAFFODIL	BULB	6" OC		
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	SPACING
GROUND	COVER	S					
	534	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	4" POT			18" o.c.
-T-T-T-T-T-T-T-T-T-T-T-T-T-T-T-T-T-T-T	270	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT			18" o.c.

LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
TYPE IIA LANDSCAPING ALONG SITE FRONTAGE	ROW TREES + 50% EVERGREEN & 50% DECIDUOUS SHRUBS	YES
ALL PAVED AREAS OF OVER 10,000 SQUARE FEET SHALL HAVE AT LEAST FIVE PERCENT OF ALL PAVED AREAS LANDSCAPED. 13,191 SQ FT * .05 = 660 SQ FT LANDSCAPED	873 SQ FT	4,065 SQ FT
NARCISSUS TRUMPET 'DUTCH MASTER' DAFFODILS SHALL BE USED IN ALL PERIMETER YARD AREAS, IN THE FIRST 3' OF LANDSCAPE AREA BEHIND PROPERTY LINE, PLANTED AT 6" OC	423	423
PERIMETER ISLAND SHALL INCLUDE A MINIMUM OF ONE (1) TREE	2 TREES	5 TREES
INTERNAL ISLAND SHALL INCLUDE A MINIMUM OF TWO (2) TREES	4 TREES	3 TREES* *(SOME INTERNAL ISLANDS UNABLE TO ACCOMMODATE TREES DUE TO WET UTILITY AND RTANK DETENTIONS SYSTEM)*

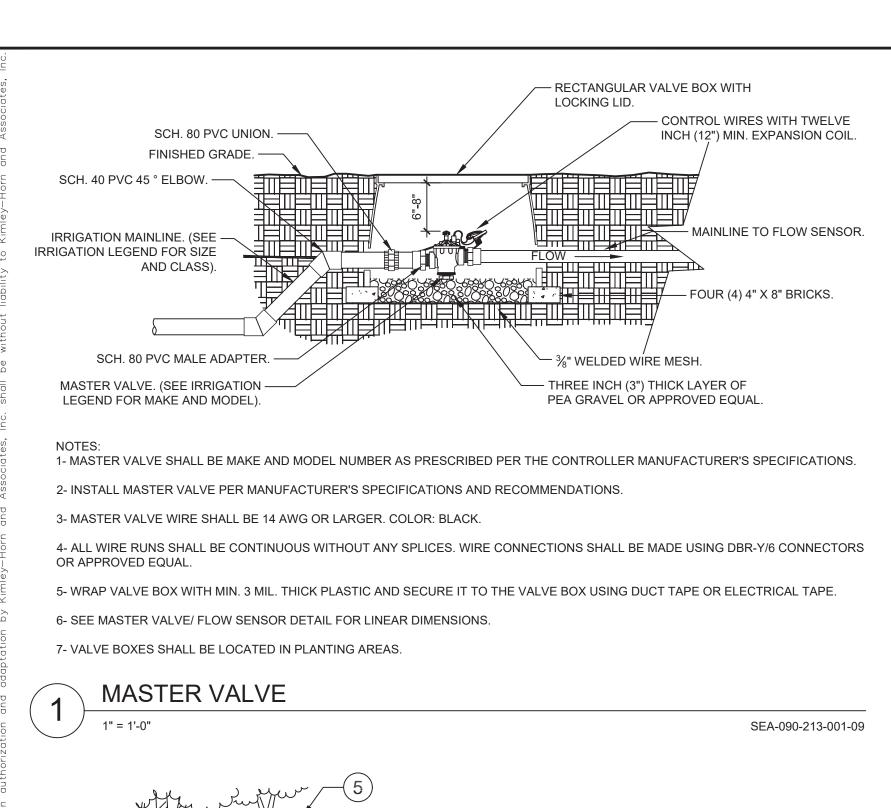
^{**} MAINTAIN MINIMUM 10 FEET SEPERATION BETWEEN LANDSCAPE TREES AND UNDERGROUND WET UTILITIES AND FIRE HYDRANTS

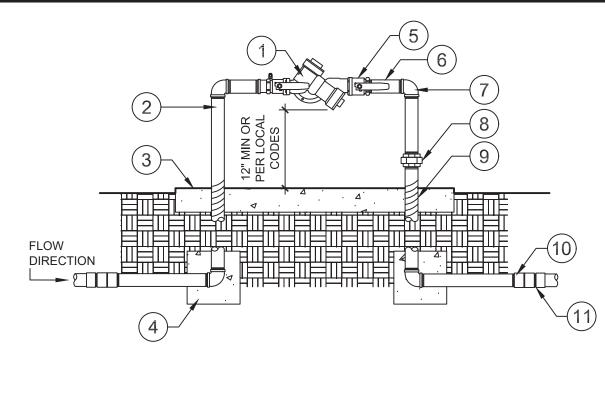




SHEET NUMBER L5.0

ANDSC





(1) BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLANS FOR MAKE AND MODEL). INSTALL DEVICE PER THE LOCAL WATER PURVEYOR'S STANDARDS AND SPECIFICATIONS

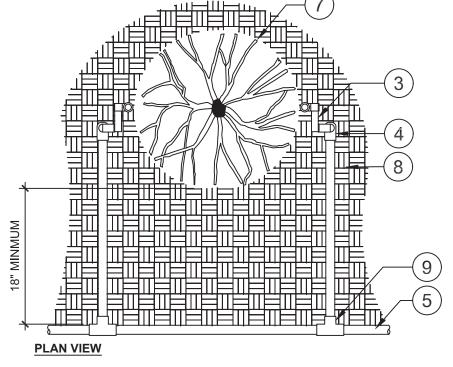
- (2) GALVANIZED NIPPLE
- (3) 4" THICK CONCRETE PAD, 1" ABOVE FINISHED GRADE. SEE BACKFLOW CAGE (4) CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2-1/2" AND LARGER
- (5) BRASS BALL VALVE (6) THREADED GALVANIZED
- (7) GALVANIZED 90° (DEGREE)
- (8) GALVANIZED UNION (9) WRAP 20 MIL TAPE TWICE AROUND GALVANIZED PIPE UNDER FINISHED GRADE

AND THROUGH THE

CONCRETE
GALVANIZED COUPLING (11) SCH. 80 PVC MALE ADAPTER

SECTION VIEW

- 1) FINISHED GRADE
- (2) PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
- (3) SWING JOINT, SEE DETAIL
- (4) SCH. 40 PVC 90° ELBOW SLIP TO THREAD (5) LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
- (6) EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
- (7) EDGE OF ROOT BALL
- (8) EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
- (9) SCH. 40 PVC TEE OR 90° ELBOW



NOTES:

- 1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
- 2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
- 3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

BACKFLOW PREVENTION DEVICE

SEA-090-213-001-02

IRRIGATION BUBBLER (2) W/ LAYOUT

1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE

(1) PLANT GRAPHIC DRIPLINE EDGE (2) TYPICAL 1/4" TUBE STAKE WITH EMITTER OR CAP

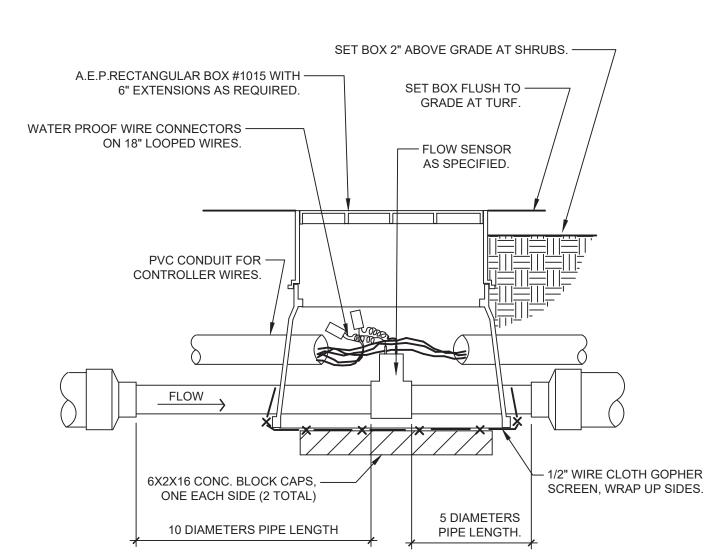
- (3) TYPICAL 1/4" DISTRIBUTION TUBING, 48" MAX. LENGTH
- TRANSFER (5) EMITTER OR BUBBLER ON 1/2" DRIP

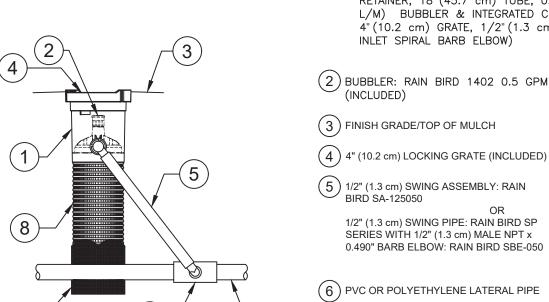
(4) MULTI-OUTLET EMITTER OR

- (6) TYPICAL COMPRESSION FITTING (7) TRANSFER BARB TEE FOR DOUBLE
- (8) TYPICAL 1/2" DRIP TUBING (9) TYPICAL 1/2" DRIP TUBING STAKE

(1) SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED

- (2) CONTROLLER AS SPECIFIED, SECURELY BOLTING CONTROLLER TO WALL OR AS PER MANUFACTURER SPECIFICATIONS. INSTALL BACKUP BATTERIES AS REQUIRED. GROUND AS PER MANUFACTURER SPECIFICATIONS
- (3) 1/2" DIAMETER RIGID STEEL CONDUIT FOR 110VAC ELECTRICAL SOURCE. INSTALL AS PER LOCAL ELECTRICAL
- (4) 1-1/2" DIAMETER RIGID STEEL CONDUIT FOR RCV WIRES
- (5) FINISHED GRADE
- (6) LONG SWEEP ELL
- (7) USE PVC SCH. 40 BELOW GRADE





SEA-090-213-001-03

(1) RAIN BIRD RWS-M-B-C-1402 (INCLUDES RETAINER, 18" (45.7 cm) TUBE, 0.5 GPM (1.9 L/M) BUBBLER & INTEGRATED CHECK VALVE, 4" (10.2 cm) GRATE, 1/2" (1.3 cm) M NPT INLET SPIRAL BARB ELBOW)

- (2) BUBBLER: RAIN BIRD 1402 0.5 GPM (1.9 L/M) (INCLUDED)
- (3) FINISH GRADE/TOP OF MULCH
- (4) 4" (10.2 cm) LOCKING GRATE (INCLUDED)
- (5) 1/2" (1.3 cm) SWING ASSEMBLY: RAIN BIRD SA-125050
- (6) PVC OR POLYETHYLENE LATERAL PIPE 7) PVC OR POLYETHYLENE LATERAL PIPE
- (8) 4" (10.2 cm) WIDE x 18" (45.7 cm) LONG RIGID BASKET WEAVE CANISTER
- 9 OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

NOTES:

1. 4" (10,2 CM) GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).

2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.

3. OPTIONAL SAND SOCK (RWS-SOCK) IS 34" (86,4 CM) IN LENGTH. CUT TO LENGTH NEEDED TO COVER MESH BASKET AREA. 4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.

TYPICAL DRIP TUBING

EVENLY SPACE EMITTERS AROUND PLANT.

NOTES:

SEA-090-213-001-04

3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

WALL MOUNT CONTROLLER

SEA-090-213-001-08

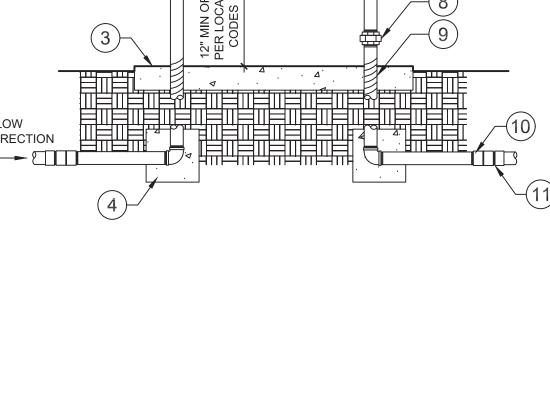
ROOT WATERING SYSTEM-M-B-C-1402

5. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

SEA-090-213-001-14

IRRIG,

SHEET NUMBER L6.0



SEA-090-213-001-06

FLOW SENSOR ASSEMBLY



(1) 2-3" THICK LAYER OF MULCH (2) FINISHED GRADE

(3) MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).

(4) EXISTING SOIL

(5) GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED

(6) MULCH

(7) PAVEMENT

1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL). 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

GROUNDCOVER

48"

SEA-090-213-001-01

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE

2X ROOT BALL 12" AT 1 GALLON 22" AT 5 GALLON 32" AT 15 GALLON

(1) WATER WELL: 4" HIGH AT

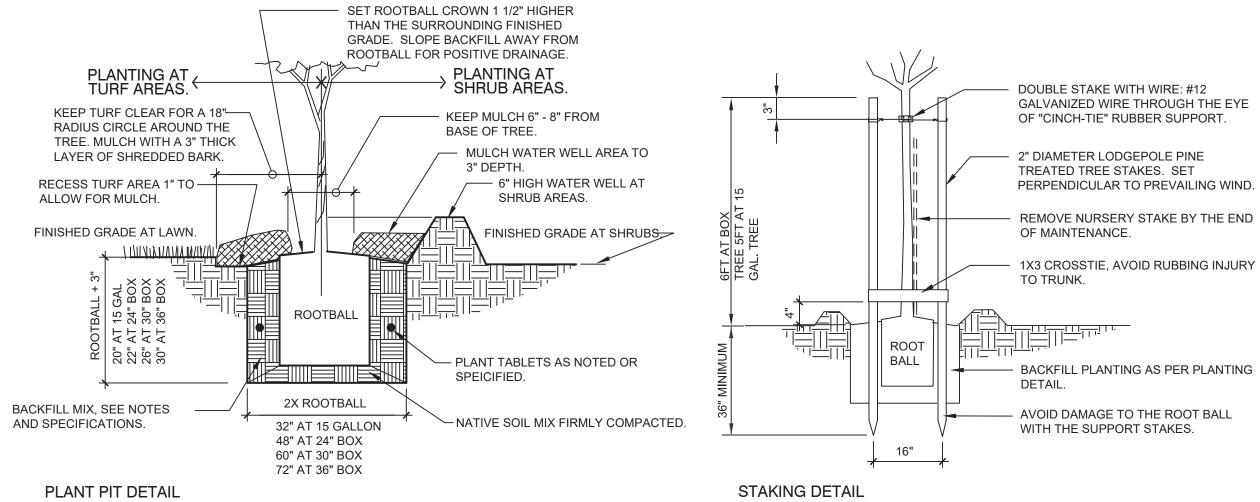
LAWN AREA.
(2) SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.

BACKFILL AWAY FROM ROOT (4) MULCH TO 2" DEPTH AT WATER

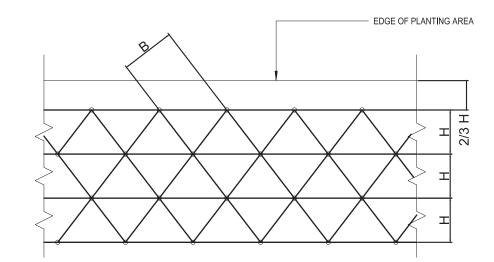
SHRUB, NO WATER WELL AT

(3) SLOPE FINISHED GRADE AT

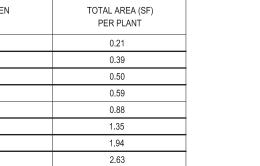
SHRUB PLANTING



SEA-090-213-001-11



TRIANGULAR SPACING = B	DISTANCE BETWEEN ROWS = H	TOTAL AREA (SF) PER PLANT
6"	5"	0.21
8"	7"	0.39
9"	8"	0.50
10"	8 1/2"	0.59
12"	10 1/2"	0.88
15"	13"	1.35
18"	15 1/2"	1.94
21"	18"	2.63
24"	21"	3.50
30"	26"	5.42
36"	31"	7.80



13.84

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

ig(1ig) CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).

(3) 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.

- B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
- C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR

 $ig(\ 1 \ ig)$ INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.

2 CURB / PARKING LOT EDGE.

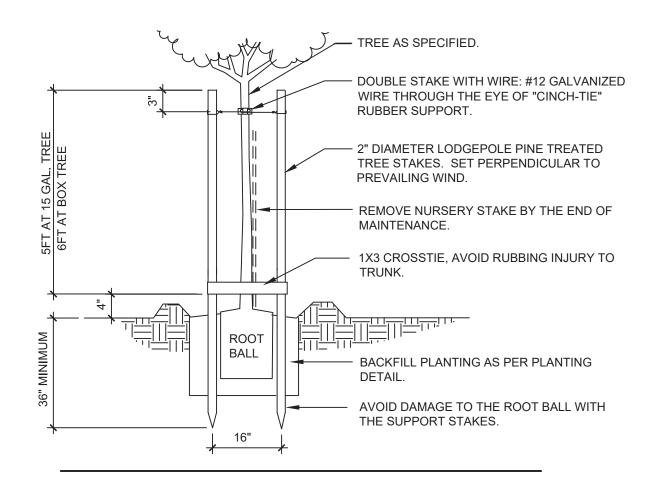


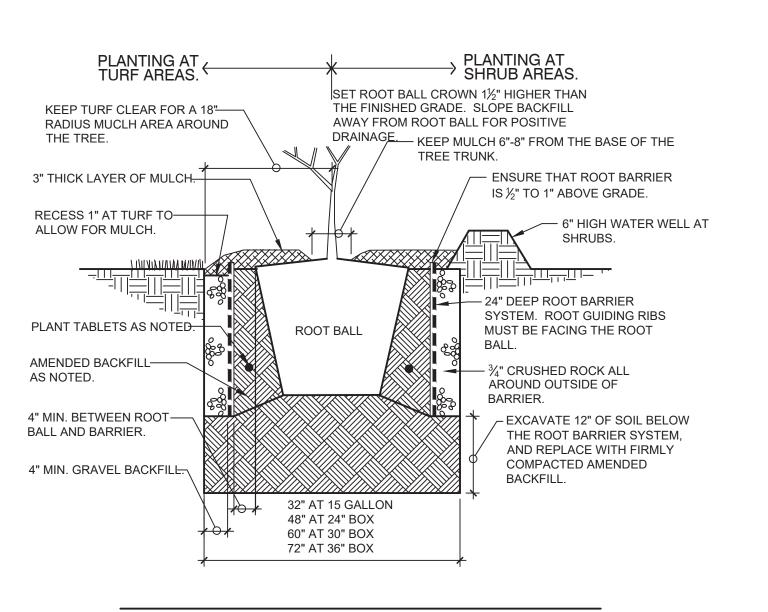
PLANTING IN PARKING ISLAND

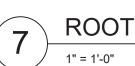
1" = 20' SEA-090-213-001-18

PARKING SPACE PLANTING 6









ROOT BARRIER TREE PLANTING

SEA-090-213-001-12



SHEET NUMBER

L6.1

(5) FINISHED GRADE. (6) PLANT TABLETS AS NOTED OR SPECIFIED. (7) BACKFILL MIX, SEE NOTES AND SPECIFICAITONS. (8) NATIVE SOIL MIX FIRMLY COMPACTED. TREE PLANTING DOUBLE STAKE SEA-090-213-001-07