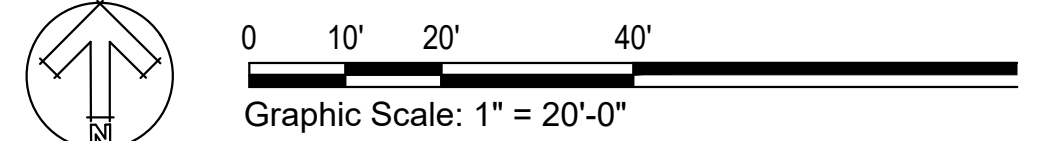


New internal landscape islands must be 15' wide throughout and must include 1 large shade tree, per Type IV design standards [landscape plan sheet L1.0]

Omit tree from this island - conflicts with water lines and fire utilities [landscape plan sheet L1.0]

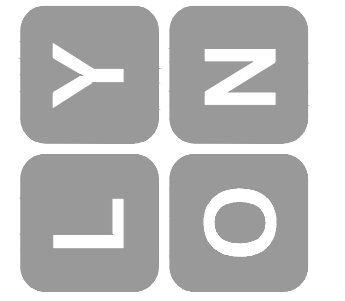
New internal landscape islands must be 15' wide throughout and must include 1 large shade tree, per Type IV design standards [landscape plan sheet L1.0]

**SEE SHEET L1.1 FOR PLANT LEGEND AND IMAGES**  
**SEE SHEET L1.2 FOR PLANTING DETAILS**



**300 BUILDING-LARSON  
 AUTOMOTIVE GROUP**  
 300 River Road  
 Puyallup, WA

**Lyon Landscape Architects**  
 1015 Pacific Avenue, Suite 203  
 Tacoma, WA 98402  
 253-678-4173  
 Eric@LyonLA.com



**Landscape Plan**

NO.	DESCRIPTION	DATE	BY

PROJECT NO.	LA0203.21
DATE	January 11, 2022
SCALE	1" = 20'-0"
CHECKED BY	Eric J. Williams
DESIGNED BY	Eric J. Williams
DRAWN BY	Eric J. Williams
DATE	January 11, 2022
PROJECT NO.	LA0203.21

**L1.0**

OF SHEETS

**PLANT LEGEND**

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
TREES			
5	STYRAX JAPONICUS	JAPANESE SNOWBELL	2" CALIPER, SPACING PER PLAN
SHRUBS			
16	AZALEA 'PURPLE GEM'	PURPLE GEM AZALEA	2 GALLON, 3' O.C. SPACING
25	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	3 GALLON, 3' O.C. SPACING
5	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW JAPANESE BARBERRY	3 GALLON, 4' O.C. SPACING
GROUNDCOVER			
51	HEMEROCALLIS 'STELLA DE ORO'	STAR OF GOLD DAY LILY	1 GALLON, 24" O.C. SPACING
40	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GALLON, 3' O.C. SPACING

**LANDSCAPE NOTES AND SOIL QUALITY**

1. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT QUANTITIES AS SHOWN ON DRAWINGS.
2. CONTRACTOR SHALL PROVIDE SOIL AMENDMENT AND TOPSOIL PLACEMENT PER CITY OF PUYALLUP DETAILS.
3. CONTRACTOR SHALL PROVIDE PRUNING OF REQUIRED TREES AND SHRUBS FOR THE PURPOSE OF MAINTAINING TREES OR SHRUBS IN A HEALTHY AND THRIVING CONDITION AND/OR TO ENHANCE ITS NATURAL GROWTH FORM. TREES AND SHRUBS SHALL NOT BE EXCESSIVELY PRUNED SUCH THAT IT ADVERSELY AFFECTS THE HEALTHY LIVING CONDITION OF THE PLANT, SIGNIFICANTLY DAMAGES THE NATURAL GROWTH OF THE PLANT, OR ELIMINATES OR SIGNIFICANTLY REDUCES THE PURPOSE FOR THE PLANTING. TOPPING, AN EXTREME FORM OF PRUNING OF TREES REQUIRED BY THIS SECTION IS PROHIBITED. THIS PROHIBITION DOES NOT APPLY TO PRUNING TO REMOVE A SAFETY HAZARD, TO REMOVE DEAD OR DISEASED MATERIAL, OR TO AVOID OVERHEAD POWER LINES. PROVIDE PRUNING AS PER THE LANDSCAPE MAINTENANCE PLAN.

**PLANT IMAGES**



JAPANESE SNOWBELL



PURPLE GEM AZALEA



FOERSTER'S FEATHER REED GRASS



ROSE GLOW JAPANESE BARBERRY



PURPLE ROCK ROSE



STAR OF GOLD DAY LILY



KINNIKINNICK

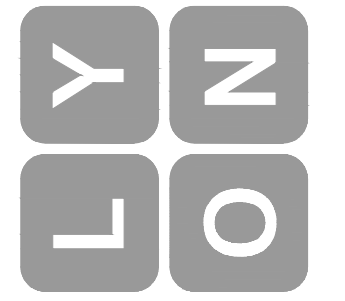
**L1.1** OF \_\_\_\_\_ SHEETS

SCALE: NTS	DESIGN: EW
DATE: January 11, 2022	DRAWN: EW
PROJECT: Larson Jeep	CHECKED: ML
PROJECT: CLAD233.21	DATE: 11/23/21

**Plant Legend and Images**

REVISIONS	APPD.

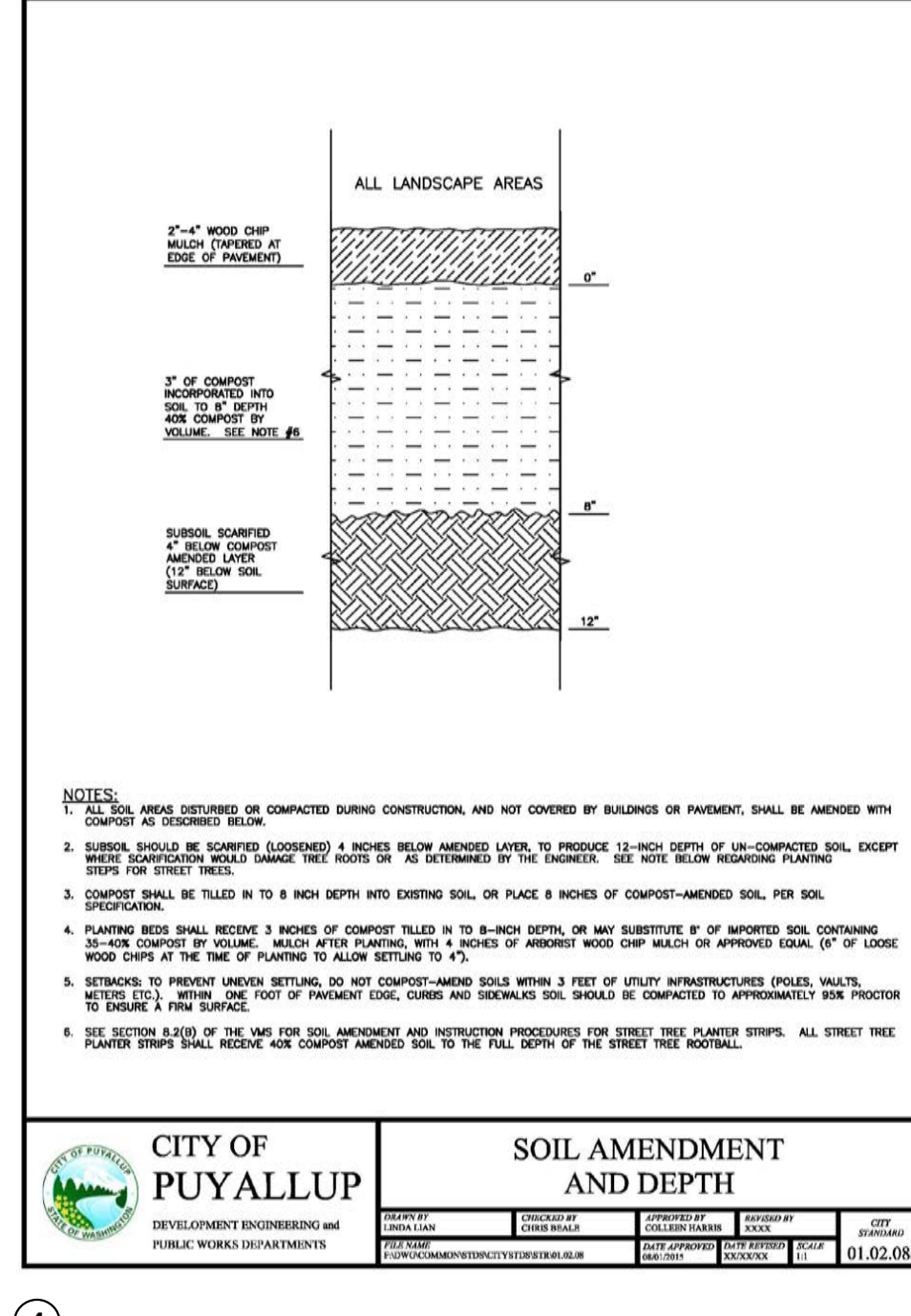
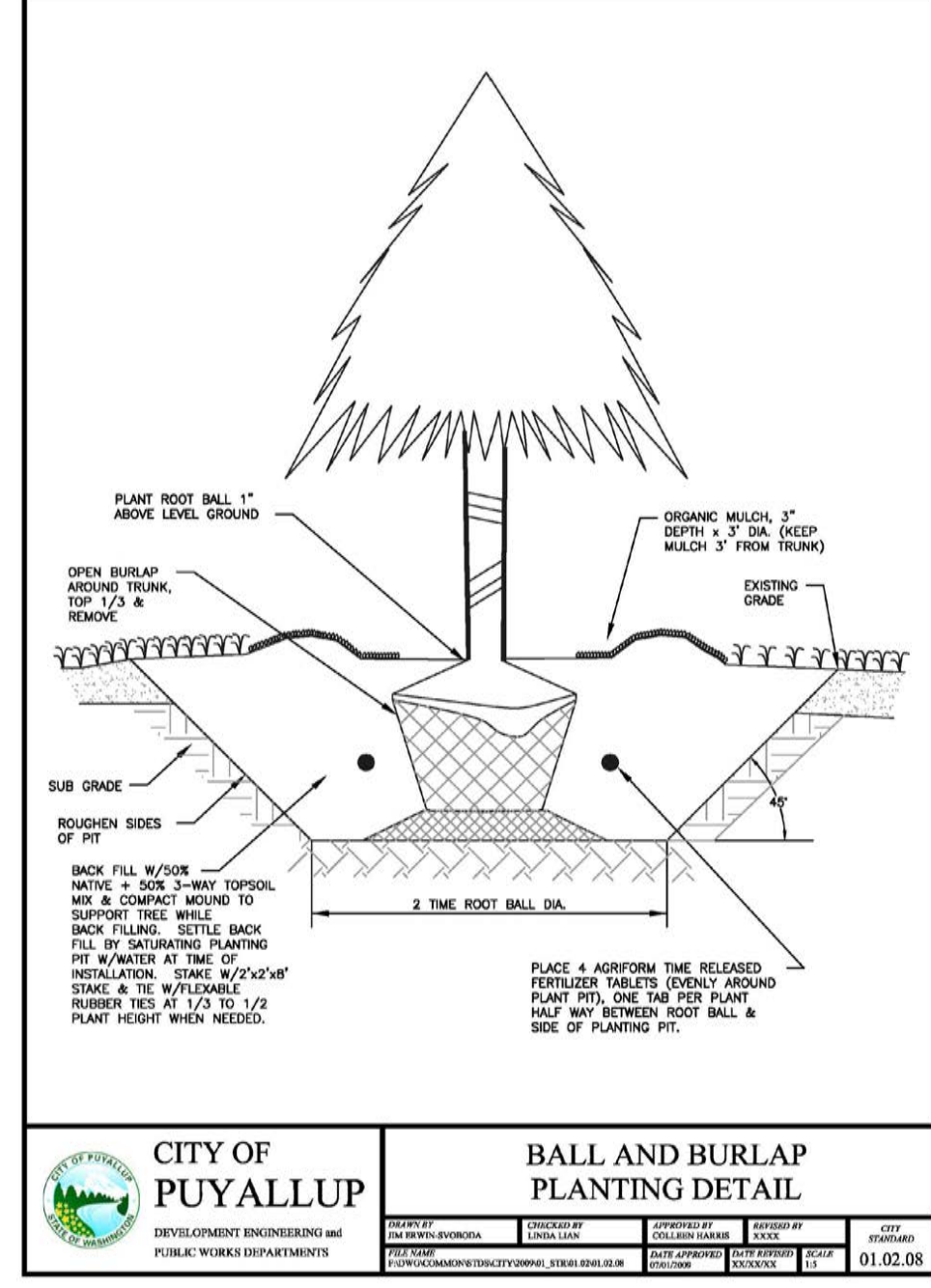
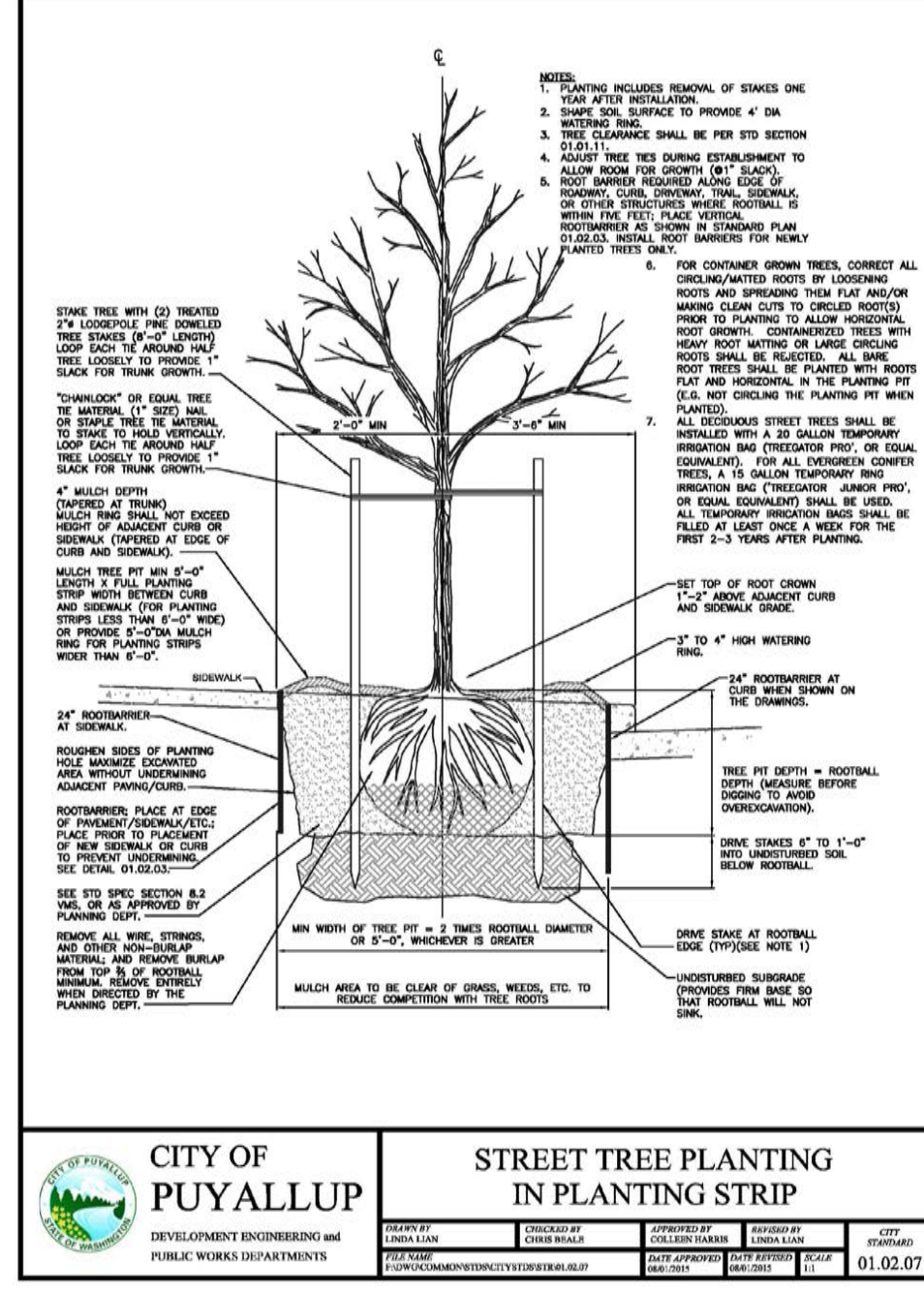
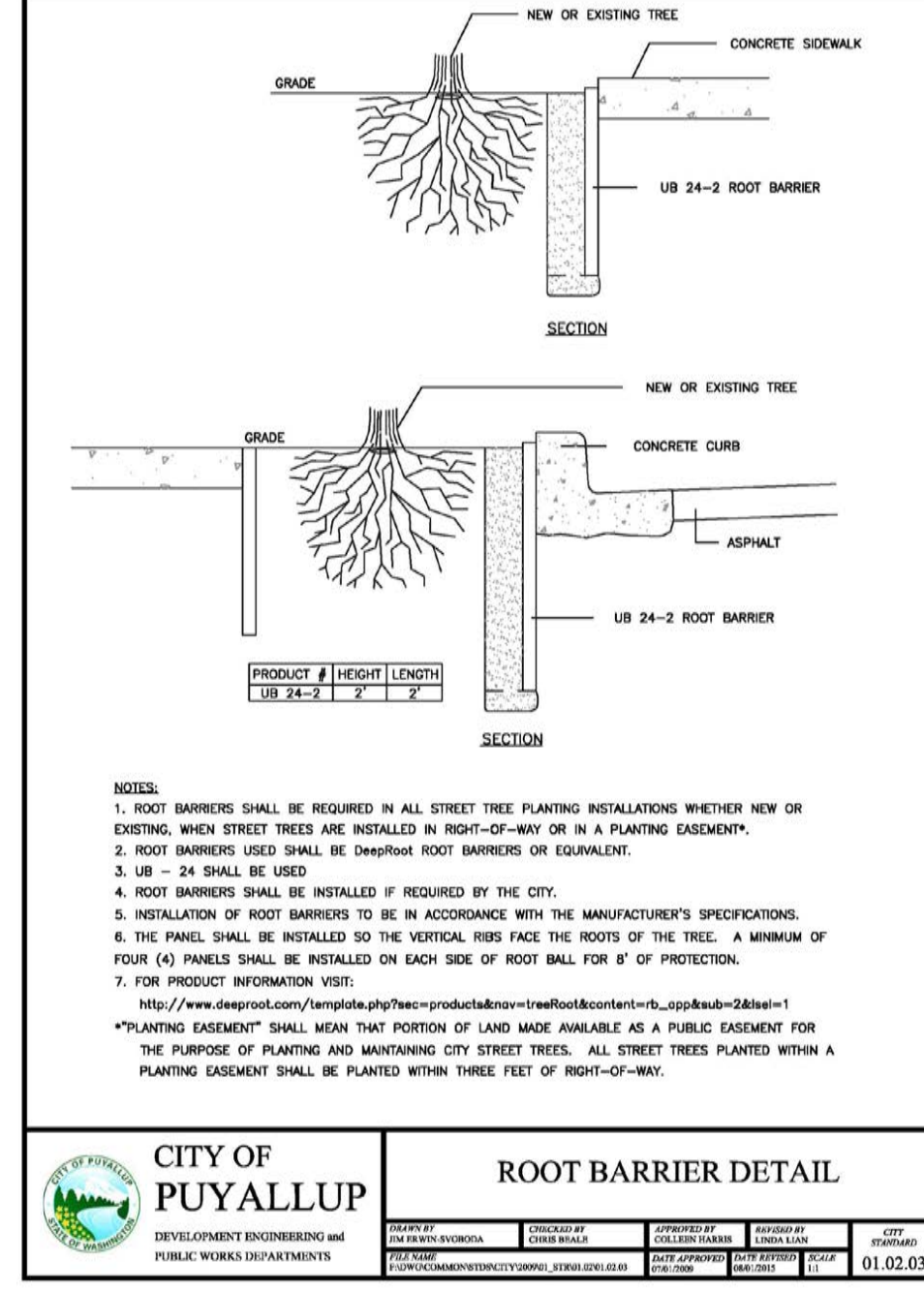
**Lyon Landscape Architects**  
 1015 Pacific Avenue, Suite 203  
 Tacoma, WA 98402  
 253-678-4173  
 Eric@LyonLA.com



**300 BUILDING-LARSON  
 AUTOMOTIVE GROUP**  
 300 River Road  
 Puyallup, WA

PROJECT





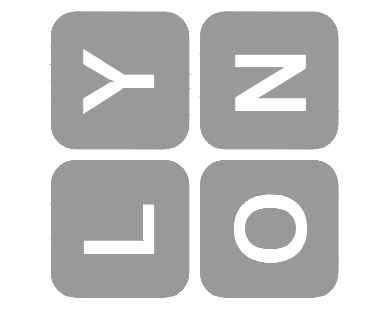
4



**300 BUILDING-LARSON  
AUTOMOTIVE GROUP**  
300 River Road  
Puyallup, WA

PROJECT




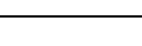
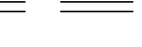
**Lyon Landscape Architects**  
1015 Pacific Avenue, Suite 203  
Tacoma, WA 98402  
253-678-4173  
Eric@LyonLA.com



**Puyallup Standard Planting  
& Soil Details**

NO.	REVISIONS

L1.2	OF	SHEETS
SCALE	As Shown	DESIGN
DATE	January 11, 2022	DRAWING
PROJECT	Larson Jeep	CHECKED
PROJECT NO.	21X0293.2	DATE

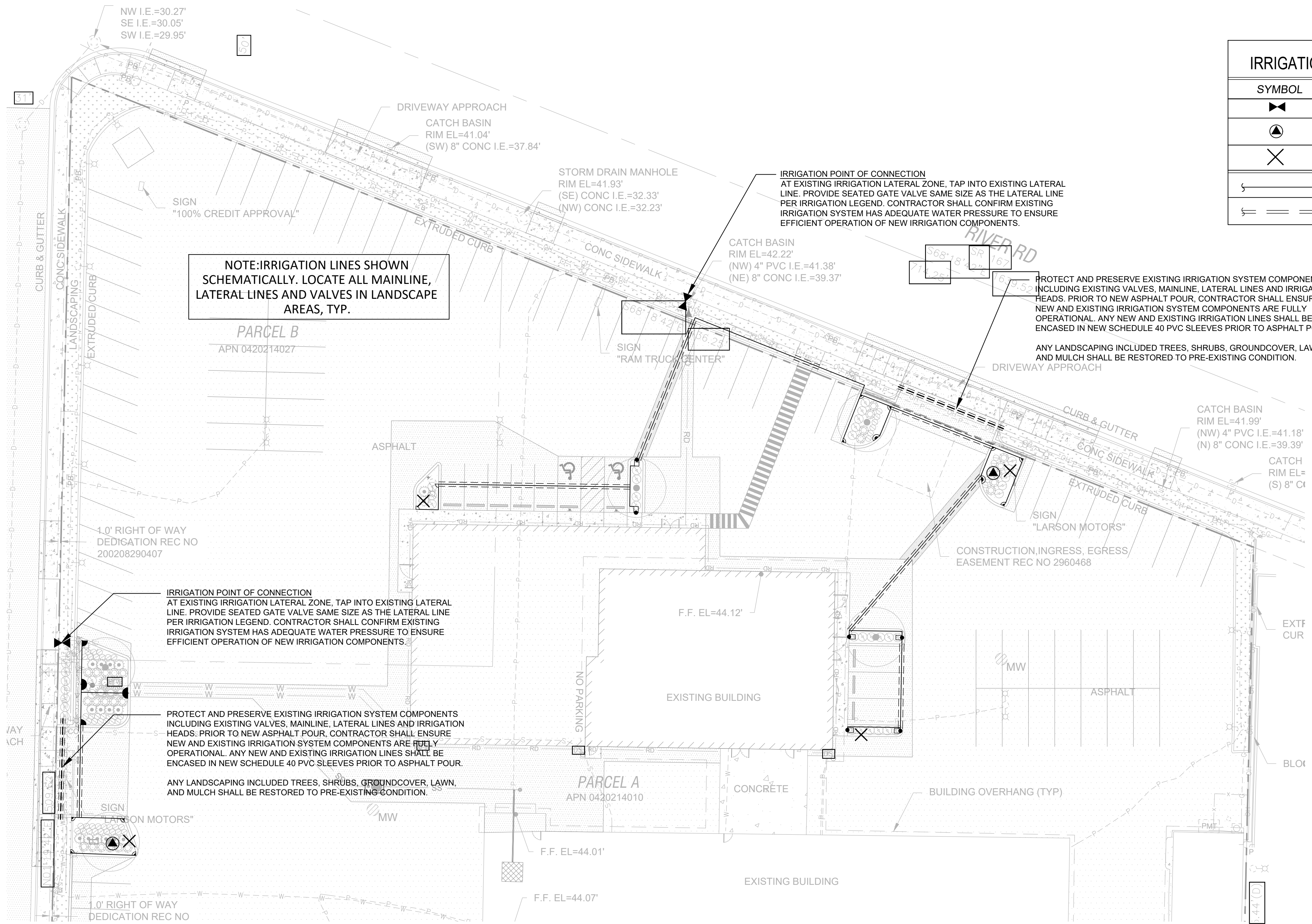
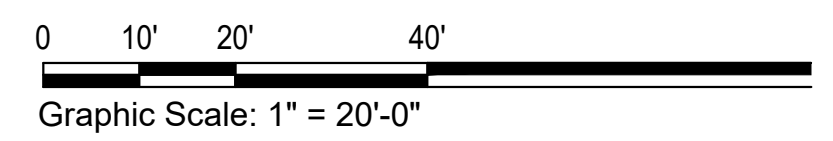
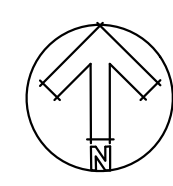
IRRIGATION LEGEND			
SYMBOL	MFG.	MODEL #	DESCRIPTION
	KENNEDY	8561ASS	RESILIENT SEATED GATE VALVE (SIZE TO MATCH EXISTING LATERAL LINE)
	RAINBIRD	44-LRC	1" BRASS QUICK COUPLING VALVE (QCV) W/ LOCKING RUBBER COVER, SUPPLY W/ COUPLER KEY & LOCKING COVER KEY
	HUNTER	PASV-101	1" MANUAL DRAIN VALVE
	SCHEDULE 200 PVC LATERAL LINES, SIZE TO ENSURE MAX PRESSURE OF 7 F/S.		
	SCHEDULE 40 PVC SLEEVES @ 24" DEPTH, MIN. 4" DIAMETER, SIZE TO ACCOMMODATE MAINLINE, LATERAL LINES, WIRING		

IRRIGATION HEAD SCHEDULE				
SYM.	CATALOG NUMBER	RADIUS	GPM	PSI
SPRAY HEADS				
▲	RAINBIRD 1800-MPR-8Q	8	0.26	30
●	RAINBIRD 1800-MPR-12Q	12	0.65	30
●	RAINBIRD 1800-MPR-12H	12	1.30	30
●	RAINBIRD 1800-MPR-15Q	15	0.95	30
●	RAINBIRD 1800-MPR-15H	15	1.85	30
●	RAINBIRD 1800-MPR-15EST	4'X15'	0.61	30
●	RAINBIRD 1800-MPR-15SST	4'X30'	1.21	30

PROVIDE 6" HEADS FOR LANDSCAPE PLANTING AREAS

IRRIGATION - GENERAL NOTES

- CONFIRM WATER PRESSURE PRIOR TO STARTING OF WORK.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AND/OR QUALIFIED INSTALLERS/TRADES ACCEPTABLE TO THE SOLE SATISFACTION OF THE CONSTRUCTION OBSERVER AND AT NO COST TO THE OWNER.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR. ALL CONSTRUCTION CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND CONSTRUCTION OBSERVER IMMEDIATELY UPON RECOGNITION.
- CONTRACTOR IS RESPONSIBLE FOR A THOROUGH CLEAN-UP FOR HIS/HER RESPECTIVE WORK, DAILY AND AT PROJECT CLOSE-OUT.
- ALL PIPING UNDER HARD SURFACES SHALL BE SLEEVED. CONTRACTOR IS REQUIRED TO INSTALL DUCTILE IRON PIPE FOR IRRIGATION PIPE SLEEVES UNDER PAVEMENTS. D.I. SLEEVE SHALL BE FOUR INCHES (4") LARGER THAN THE IRRIGATION MAINLINE PIPE SIZE. END OF SLEEVE SHALL EXTEND FOUR FEET (4') BEYOND EDGE OF PAVEMENT. MINIMUM DEPTH OF BURY FROM FIN. GRADE TO TOP OF SLEEVE SHALL BE ONE FOOT (12").
- PIPE SIZE SHALL BE THE SAME ON BOTH SIDES OF VALVES. PIPE SHALL REMAIN CONSTANT BETWEEN PIPE SIZE CALLOUTS. 3/4" CLASS 200 PVC SHALL BE THE SMALLEST LATERAL LINE USED.
- FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) BEFORE TRENCHING.
- WHERE TWO OR MORE PIPES SHARE THE SAME TRENCH, MAINTAIN A 4" SEPARATION BETWEEN PIPES. DO NOT CROSS PIPES OVER EACH OTHER UNLESS THEY ARE AT A 90 DEGREE ANGLE.
- IRRIGATION SITE PLAN IS SCHEMATIC. IRRIGATION PLUMBING AND EQUIPMENT SHALL BE INSTALLED IN TURF OR LANDSCAPE BED AREAS AND WITHIN PROPERTY BOUNDARIES. THE CONTRACTOR SHALL CONSIDER ALL SITE FEATURES IN THE INSTALLATION OF IRRIGATION IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL IRRIGATION EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL IRRIGATION SYSTEM. FIELD VERIFY ALL EXISTING EQUIPMENT LOCATIONS AND REPORT ANY INCONSISTENCIES TO CONSTRUCTION OBSERVER/OWNER'S REPRESENTATIVE.
- SPRINKLER HEAD SYMBOLS SCHEMATICALLY REPRESENT DESIRED SPRAY PATTERNS. FIELD ADJUSTMENTS AND VERIFICATION OF SPRAY PATTERNS WILL BE NECESSARY. ADJUST SPRAY PATTERNS TO WATER LANDSCAPE AREA ONLY AND MINIMIZE OVERSPRAY ONTO PAVEMENT.



NOTE:IRRIGATION LINES SHOWN SCHEMATICALLY. LOCATE ALL MAINLINE, LATERAL LINES AND VALVES IN LANDSCAPE AREAS, TYP.

IRRIGATION POINT OF CONNECTION AT EXISTING IRRIGATION LATERAL ZONE, TAP INTO EXISTING LATERAL LINE. PROVIDE SEATED GATE VALVE SAME SIZE AS THE LATERAL LINE PER IRRIGATION LEGEND. CONTRACTOR SHALL CONFIRM EXISTING IRRIGATION SYSTEM HAS ADEQUATE WATER PRESSURE TO ENSURE EFFICIENT OPERATION OF NEW IRRIGATION COMPONENTS.

PROTECT AND PRESERVE EXISTING IRRIGATION SYSTEM COMPONENTS INCLUDING EXISTING VALVES, MAINLINE, LATERAL LINES AND IRRIGATION HEADS. PRIOR TO NEW ASPHALT POUR, CONTRACTOR SHALL ENSURE NEW AND EXISTING IRRIGATION SYSTEM COMPONENTS ARE FULLY OPERATIONAL. ANY NEW AND EXISTING IRRIGATION LINES SHALL BE ENCASED IN NEW SCHEDULE 40 PVC SLEEVES PRIOR TO ASPHALT POUR.

ANY LANDSCAPING INCLUDED TREES, SHRUBS, GROUNDCOVER, LAWN, AND MULCH SHALL BE RESTORED TO PRE-EXISTING CONDITION.