

IRRIGATION MAINLINE, VALVE & SLEEVING PLAN

CITY REVIEW - NOT FOR CONSTRUCTION



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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

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Professional Registration
Certificate No. 276

IRRIGATION MAINLINE, VALVE & SLEEVING PLAN

HOWARD ROAD SENIOR HOUSING

FARRELL PROPERTY INVESTMENTS
1919 HOWARD ROAD, AUBURN, WA

REVISION		
No.	Date	By

Scale 1" = 20'-0"	Sheet No. IR-2
Designer MFV	of 3 Sheets
Project Manager MFV	
Planner KBR	
Date 5 June 2015	
Planner DD	
Project No. 15004	

HUNTER IRRIGATION EQUIPMENT SHOWN IN SCHEDULE. TORO, RAINBIRD, WEATHERMATIC OR EQUIVALENT IRRIGATION EQUIPMENT MAYBE SUBSTITUTED, WITH LANDSCAPE ARCHITECT'S WRITTEN APPROVAL ONLY.

SYMBOL	DESCRIPTION	P.S.I.	RADIUS
	HUNTER MPLCS515, MPRCS515, MPSS530 STRIP ROTATOR HEAD, WITH MATCHED PRECIPITATION RATES	30	4'x28', 4'x14'
	HUNTER MP1000 ROTATOR, 12' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	12'
	HUNTER MP2000 ROTATOR, 17' & 18' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	17'-18'
	HUNTER MP3000 ROTATOR, 27' ADJUSTABLE ARC AND RADIUS NOZZLE, WITH MATCHED PRECIPITATION RATES	30	27'
	HUNTER MP CORNER ROTATOR, 12' RADIUS HEADS, ADJUSTABLE ARC NOZZLE, WITH MATCHED PRECIPITATION RATES	30	12'
	HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 4' RADIUS	30	4'
	HUNTER PRO-SPRAY SHORT RADIUS NOZZLES - 2' RADIUS	30	2'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 5 NOZZLE	30	5'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 8 NOZZLE (FOR ADJUSTABLE ARCS, TT AND TQ HEAD USE NOZZLE 8A)	30	8'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 10 NOZZLE (FOR ADJUSTABLE ARCS, TT & TQ HEAD USE NOZZLE 10A)	30	10'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 12 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 12A)	30	12'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 15 NOZZLE (FOR ADJUSTABLE ARCS USE NOZZLE 15A)	30	15'
	HUNTER PRO-SPRAY POP-UP SPRAY HEADS, 17' NOZZLE (FOR ADJ. ARCS, T, TT, TQ, & F HEAD USE NOZZLE 17A)	30	17'
	HUNTER STRIP PATTERN - L CORNER, R CORNER, SIDE STRIP, END STRIP, & CENTER STRIP	30	5'x30', 5'x15'
	BRASS GATE VALVE - RuB Ball Valve - Model S95F43 (Round Handle) - SIZE TO FIT MAINLINE		
	BACKFLOW ASSEMBLY - FEBCO 850 (SIZE TO MATCH METER)		
	AUTOMATIC CONTROL VALVE, HUNTER PGV, SEE VALVE KEY		
	2" WATER METER (BY OTHERS - COORDINATE POC WITH CONSTRUCTION MANAGER)		
	QUICK COUPLER - HUNTER HQ-44-LRC-AW		
	RAIN SENSOR - HUNTER RAIN-CLIK-WIRELESS RAIN SENSOR (WRC-INT) OR EQUAL, SEE GENERAL NOTE C		
	CONTROLLER - HUNTER ICORE 30 ZONE CONTROLLER, INDOOR/OUTDOOR, PLASTIC PEDETAL - IC-3000-PP		
	CLASS 200 PVC LATERAL LINE PIPING, SIZE PER PLAN		
	2" SCHEDULE 40 PVC MAIN LINE		
	CLASS 200 PVC SLEEVE 2X PIPE DIAMETER, 4" MIN.		
Not Shown	#14 AWG TYPE UF CONTROL WIRE, RED = SIGNAL, WHITE = COMMON, ORANGE = SPARE		

VALVE KEY

VALVE	SIZE	GPM
1	1-1/2	25 MAX
2	1-1/2	25 MAX
3	1-1/2	25 MAX
4	1-1/2	25 MAX
5	1-1/2	25 MAX
6	1-1/2	25 MAX
7	1-1/2	25 MAX
8	1-1/2	25 MAX
9	1-1/2	25 MAX
10	1-1/2	25 MAX
11	1-1/2	25 MAX
12	1-1/2	25 MAX
13	1-1/2	25 MAX
14	1-1/2	25 MAX
15	1-1/2	25 MAX
16	1-1/2	25 MAX
17	1-1/2	25 MAX
18	1-1/2	25 MAX
19	1-1/2	25 MAX
20	1-1/2	25 MAX
21	1-1/2	25 MAX
22	1-1/2	25 MAX
23	1-1/2	25 MAX
24	1-1/2	25 MAX
25	1-1/2	25 MAX
26	OPEN	25 MAX
27	OPEN	25 MAX
28	OPEN	OPEN
29	OPEN	OPEN
30	OPEN	OPEN

GENERAL NOTES

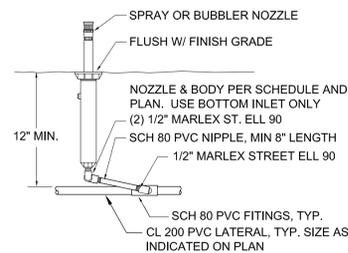
- IRRIGATION DESIGN ASSUMES 65 PSI STATIC WATER PRESSURE IS AVAILABLE ON SITE. VERIFY STATIC WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT IF STATIC WATER PRESSURE IS LESS THAN 55 PSI. IRRIGATION DESIGN IS BASED ON 30 PSI.
- USE 4" POP-UP HEADS WITHIN ALL LAWN AREAS AND 6" POP-UP HEADS WITHIN ALL SHRUB AREAS. 12" POP-UP HEADS ARE OPTIONAL IN SHRUB BEDS WITH OWNERS REQUEST.
- RAIN SENSOR TO BE INSTALLED ON SOUTH OR WEST SIDE OF BUILDING, AT A MINIMUM OF 8 FEET ABOVE GRADE WHERE SENSOR IS FREE FROM VANDALISM, TREE CANOPIES, BUILDING OVER HANGS OR OTHER STRUCTURAL / NATURAL RAIN IMPEDIMENTS. COORDINATE LOCATION WITH CONSTRUCTION MANAGER.

IRRIGATION NOTES

- PLAN IS DIAGRAMMATIC. VERIFY LOCATION OF STRUCTURES, UTILITIES AND OTHER SITE ELEMENTS PRIOR TO COMMENCING WORK. NOTIFY PROJECT MANAGER OF ANY CONFLICTS.
- CONTRACTOR TO TEST EXISTING WATER PRESSURE AND PROVIDE WRITTEN REPORT TO PROJECT MANAGER PRIOR TO COMMENCING WORK.
- REVIEW ALL IRRIGATION DETAILS PRIOR TO COMMENCING WORK.
- REFER TO EQUIPMENT SCHEDULE FOR ALL IRRIGATION HEAD TYPES AND EQUIPMENT.
- PROVIDE 2 (TWO) SPARE WIRES FROM THE CONTROLLER TO THE FURTHEST VALVE LOCATIONS FOR FUTURE EXPANSION.
- STAKE ALL VALVE BOX LOCATIONS FOR APPROVAL.
- SET VALVE BOXES SQUARE TO ADJACENT BUILDING, CURB OR PAVING.
- ALL IRRIGATION UNDER ROADS, WALKS, PARKING AREAS OR OTHER PAVED SURFACES SHALL BE SLEEVED. SLEEVES SHALL BE 2 (TWO) TIMES THE DIAMETER OF THE INSERTED PIPE OR AS INDICATED.
- ALL PIPING IS DIAGRAMMATIC. PIPING SHOWN WITHIN PAVING OR ADJACENT / PARALLEL TO PLANTED AREAS ARE INTENDED TO BE PLACED WITHIN PLANTING BEDS WHERE POSSIBLE. ALL MATERIAL TO BE INSTALLED ON OWNER'S PROPERTY.
- MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVER SPRAY.
- WHEN SLEEVING, PIPING OR HEAD LAYOUT IS REQUIRED IN R.O.W., CONTRACTOR TO COORDINATE LOCATION WITH THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. INDICATE EXACT LOCATION OF SLEEVES AND PIPING ON THE AS-BUILT DRAWINGS.
- PLACE TRACE WIRE ON ALL IRRIGATION PIPING AT OWNER'S REQUEST.
- LATERAL LINE SHALL HAVE MINIMUM 12" OF COVER AND MAINLINES A MINIMUM OF 18" COVER.
- PROVIDE MANUAL DRAINS AT ALL LOW POINT ON THE MAIN LINE AND RECORD ACCURATELY ON AS-BUILT DRAWINGS.
- LOCATE IRRIGATION BACK-FLOW PREVENTOR DOWN-STREAM OF SITE WATER METER (WATER METER BY OTHERS). VERIFY LOCATION WITH PROJECT MANAGER PRIOR TO COMMENCING WORK.
- COORDINATE LOCATION OF CONTROLLER WITH PROJECT MANAGER. INSTALL CONTROLLER AT 60" ABOVE (FINISH FLOOR / FINISH GRADE) ON EXTERIOR WALL OF (BUILDING). PROVIDE A 110 GFI POWER OUTLET AT CONTROLLER LOCATION FOR POWER SUPPLY. PROVIDE CONDUIT FROM IRRIGATION CONTROLLER LOCATION TO OUTSIDE PLANTING BED. FLAG ALL LOCATIONS.

SIZE PIPING AS FOLLOWS:

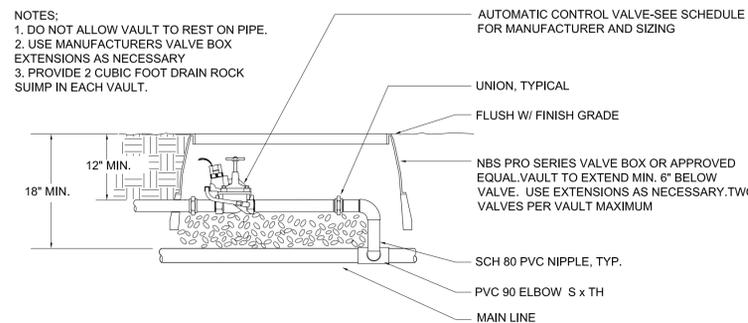
- 0 - 8 GPM = 3/4" PIPE
- 9-16 GPM = 1" PIPE
- 17- 24 GPM = 1 1/4" PIPE
- 25 - 32 GPM = 1 1/2" PIPE
- 33 - 50 GPM = 2" PIPE



Pop-up Head

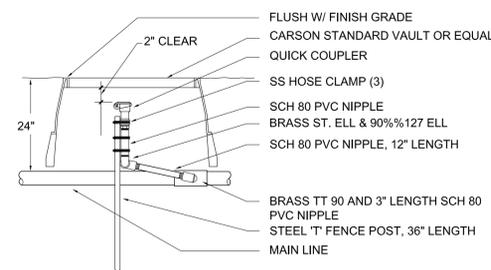
(NOT TO SCALE)

- NOTES
- DO NOT ALLOW VAULT TO REST ON PIPE. USE EXTENSIONS AS NECESSARY.
 - VALVE TO BE SET PLUMB.
 - CONTRACTOR TO PROVIDE OCV KEY WITH SWIVEL HOSE ELL ATTACHED
 - PROVIDE 6" DEPTH DRAIN ROCK.



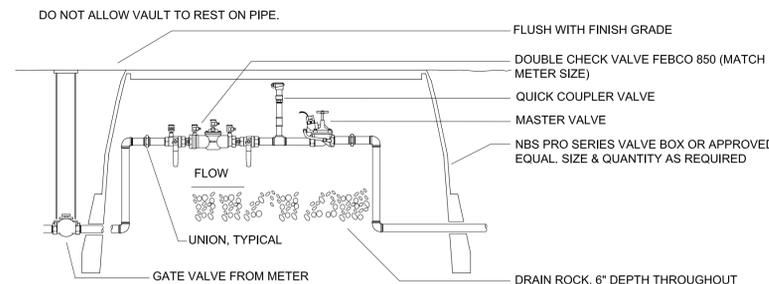
Control Valve Assembly

(NOT TO SCALE)



Quick Coupler

(NOT TO SCALE)



Main Assembly

(NOT TO SCALE)

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IRRIGATION SCHEDULE, NOTES & DETAILS

HOWARD ROAD SENIOR HOUSING

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1919 HOWARD ROAD, AUBURN, WA



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REVISION		
No.	Date	By

Scale: 1" = 20'0"

Designer: MFW
Project Manager: MFW
Printer: KBR
Date: 5 June 2015
Plot: DD
Project No: 15004

Sheet No. **IR-3**
of 3 Sheets

TREE SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING, CONDITION & REMARKS
TREES - DECIDUOUS				
19		ACER CIRCINATUM / VINE MAPLE	8'-10" HT.	NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED
7		ACER PALMATUM 'BLOODGOOD' / BLOODGOOD MAPLE	1-1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
6		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY	8'-10" HT.	NURSERY GROWN, MULTI-TRUNK, EVENLY BRANCHED
12		CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	1-1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
2		CORNUS X 'RUTGAN' / STELLAR PINK DOGWOOD	1-1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
5		CRATAEGUS LAEVIGATA 'ROSEA PLENA' / ROSEA PLENA HAWTHORN	1-1/2" CAL.	B&B, NURSERY GROWN
4		FAGUS SYLVATICA 'RIVERSII' / RIVERS BEECH	1-1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
10		FRAXINUS AMERICANA 'AUTUMN PURPLE' / AUTUMN PURPLE ASH	1-1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
15		PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PLUM	1-1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
10		PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE PEAR	1-1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
5		ROBINIA AMBIGUA 'IDAHOENSIS' / IDAHO LOCUST	1-1/2" CAL.	B&B, NURSERY GROWN
4		TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	1-1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
8		ULMUS X ACCOLADE / ACCOLADE HYBRID ELM	1-1/2" CAL.	B&B, BRANCHED @ 5' HT. (STREET TREE QUALITY)
TREES - EVERGREEN				
9		JUNIPERUS SCOPULORUM 'SKYROCKET' / UPRIGHT JUNIPER	6'-8" HT.	B&B, NURSERY GROWN
19		CHAMAECYPARIS NOOTKATENSIS 'JUBILEE' / WEEPING ALASKA CEDAR	6'-8" HT.	B&B, NURSERY GROWN
10		PINUS FLEXILIS 'VANDERWOLF'S' / VANDERWOLF'S PYRAMID LIMBER PINE	6'-8" HT.	B&B, NURSERY GROWN
15		THUJA PLICATA 'ATROVIRENS' / ATROVIRENS WESTERN RED CEDAR	6'-8" HT.	B&B, NURSERY GROWN
14		THUJA PLICATA 'EXCELSA' / EXCELSA WESTERN RED CEDAR	6'-8" HT.	B&B, NURSERY GROWN

PLANTING REQUIREMENTS & DETAILS:

- GENERAL NOTES:**
- PLANT MATERIAL LIST SUBMITTAL: WITHIN 30 CALENDAR DAYS AFTER RECEIPT OF THE NOTICE TO PROCEED, LANDSCAPE CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF MATERIALS PROPOSED TO BE FURNISHED AND INSTALLED DEMONSTRATING CONFORMANCE WITH THE REQUIREMENTS SPECIFIED. INCLUDE THE NAME, ADDRESS AND TELEPHONE NUMBERS OF ALL PLANT MATERIAL SUPPLIERS AND GROWERS.
 - DOCUMENTATION SHALL ALSO INCLUDE SUPPLIERS NAME, CONTACT PERSON, ADDRESS, TELEPHONE NUMBER, BOTANICAL AND COMMON NAME, PLANT SIZE AND SIZE OF CONTAINER OR BALL.
 - CONTRACTOR SHALL PROVIDE A SIGNED STATEMENT FROM THE PLANT SUPPLIERS WHO HAVE FURNISHED THE PLANT MATERIALS IDENTIFYING THE PLANT MATERIALS BEING SUPPLIED BY BOTANICAL AND COMMON NAMES, PLANT SIZE AND STATING THAT ALL OF THE PLANTS SUPPLIED BY THEM ARE IN HEALTHY GROWING CONDITIONS MEETING THE ASNS.
 - SUBMIT A PROJECT INSTALLATION SCHEDULE, COORDINATED WITH THE PROPOSED SOIL AMENDING AND PLANTING SCHEDULE TO THE LANDSCAPE ARCHITECT OR OWNER FOR APPROVAL AT LEAST 30 CALENDAR DAYS PRIOR TO START OF WORK UNDER THIS SECTION.
- B. SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE AND OR VARIETY. SUCH PROOF SHALL BE SUBSTANTIATED AND SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER AT LEAST 30 DAYS PRIOR TO START OF WORK UNDER THIS SECTION. THESE PROVISIONS SHALL NOT RELIEVE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING SPECIFIED MATERIALS IN ADVANCE IF SPECIAL GROWING CONDITIONS OR OTHER ARRANGEMENTS MUST BE MADE IN ORDER TO SUPPLY SPECIFIED MATERIALS.**
- C. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER FOR CONFORMANCE TO SPECIFICATIONS UPON DELIVERY TO THE PROJECT SITE. SUCH APPROVAL SHALL NOT IMPAIR THE SUBSEQUENT RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT 48 HOURS ADVANCE NOTICE WHEN PLANTS WILL BE DELIVERED TO THE SITE FOR INSPECTION. INSPECTION OF PLANT MATERIALS SHALL TAKE PLACE WITHIN 24 HOURS OF DELIVERY TO THE SITE.**
- D. COORDINATE WORK WITH OTHER TRADES AS REQUIRED.**
- E. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK TO AVOID DAMAGE TO BURIED PIPES AND CABLES.**
- F. PROVIDE PROTECTION FOR ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALLS, CURBS AND PAVED SURFACES FROM POTENTIAL DAMAGE ARISING FROM THIS WORK. THE CONTRACTOR SHALL PAY FOR ANY SUCH DAMAGE AT NO ADDITIONAL COST TO THE OWNER. UNFINISHED AND COMPLETED WORK SHALL BE PROTECTED FROM EROSION OR TRASPASSING, AND PROPER SAFEGUARDS SHALL BE ERCTED TO PROTECT THE PUBLIC FROM INJURY OR DANGER.**
- G. CITY OF AUBURN: CITY REQUIRES LANDSCAPE ARCHITECT TO VERIFY PLANTINGS ARE INSTALLED PER PLAN AND THAT PLANT SPECIES AND VARIETIES ARE AS INDICATED IN THE PLANTING SCHEDULE.**

- PLANTING NOTES:**
- VERIFY BEDLINES AND PLANT LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
 - VERIFY THAT SITE CONDITIONS ARE ACCEPTABLE PRIOR TO BEGINNING WORK. DO NOT INSTALL ANY SITE ELEMENTS OR PLANT MATERIAL UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH/CONSTRUCTED ELEMENTS ARE ENCOUNTERED, IMMEDIATELY NOTIFY THE OWNER.
 - SUBSTITUTIONS OR CHANGES IN MATERIALS AND PLACEMENT SHALL BE MADE ONLY AFTER WRITTEN CHANGE ORDERS ARE ACCEPTED BY THE OWNER.
 - PROTECT EXISTING TREES TO REMAIN AND PLANT MATERIAL LOCATED ON ADJACENT PROPERTY PRIOR TO COMMENCING WORK. PLACE FENCING MATERIAL AT DRIFLINE OF TREES AND SHRUBS. SEE EXISTING TREE & VEGETATION PROTECTION DETAIL.
 - CONTRACTOR TO PROVIDE A SOIL ANALYSIS PRIOR TO COMMENCEMENT OF WORK. THE SOIL ANALYSIS SHALL INCLUDE:
 - DETERMINATION OF SOIL TEXTURE, INDICATING PERCENTAGE OF ORGANIC MATTER.
 - AN APPROXIMATED SOIL INFILTRATION RATE (EITHER MEASURED OR DERIVED FROM SOIL / TEXTURE / INFILTRATION RATE TABLES) A RANGE OF INFILTRATION RATES SHALL BE NOTED WHERE APPROPRIATE, AND
 - MEASURE PH VALUE
 - ALL NEW TURF AREAS, EXCEPT ALL-WEATHER, SAND-BASED ATHLETIC FIELDS SHALL:
 - BE AUGMENTED WITH A TWO-INCH LAYER OF ORGANIC MATERIAL CULTIVATED TO A MINIMUM OF SIX INCHES IN DEPTH, OR
 - HAVE AN ORGANIC CONTENT OF FIVE PERCENT OR MORE TO A DEPTH OF SIX INCHES AS SHOWN IN A SOIL ANALYSIS.
 - ORGANIC CONTENT OF ALL LANDSCAPE AREAS SHALL BE AS NECESSARY TO PROVIDE ADEQUATE NUTRIENT AND MOISTURE-RETENTION LEVELS FOR THE ESTABLISHMENT OF THE PLANTINGS.
 - PLANTING SOIL FOR TREES, SHRUBS, GROUNDCOVER AND LAWN AREAS SHALL BE RANDESTOPSOIL THREE-WAY TOP SOIL MIX OR APPROVED EQUAL.
 - CLEAN AND REMOVE ALL ROCKS, ROOTS AND DEBRIS OVER 2 INCHES IN DIAMETER. PLACE A SIX INCH (6") DEPTH OF TOPSOIL MIX OVER AREAS TO BE PLANTED WITH GROUNDCOVER. FINISH GRADE SHALL BE AT LEAST TWO INCHES (2") BELOW ADJACENT HARD SURFACE.
 - PLANTS SHALL BE PIT PLANTED WITH A 50/50 PREPARED MIX OF NATIVE SOIL AND TOPSOIL MIX. SEE PLANTING DETAILS FOR DEPTH AND STAKING REQUIREMENTS.
 - FERTILIZE ALL INSTALLED PLANTS DURING BACKFILL OPERATIONS WITH AG SAFE TABS AS RECOMMENDED BY MANUFACTURER. TOPDRESS SHRUB/GROUNDCOVER BEDS (PRIOR TO MULCH APPLICATION) WITH NEWLIFE 10-20-20 AT THE RATE OF 2 LBS. PER 1000 SQUARE FEET.
 - MULCH ALL PLANTED AREAS WITH A MINIMUM 2 INCH (2") DEPTH OF APPROVED FIR BARK MULCH. FINISH GRADE OF MULCH SHALL BE ONE INCH (1") BELOW TOP OF ADJACENT HARD SURFACE.
 - ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND ARRIVE ON-SITE IN A HEALTHY, VIGOROUS, WELL BRANCHED, DISEASE AND INSECT FREE CONDITION.

LANDSCAPE NOTES & NARRATIVE:

LANDSCAPE NOTES:

FOR PURPOSES OF THIS PLAN, THE TREE LOCATIONS SHOWN WITHIN OR ADJACENT TO THE RIGHT-OF-WAY ARE REPRESENTATIVE OF DESIREABLE SPACING AND ARE NOT MEANT TO PRESCRIBE THE EXACT LOCATION SINCE THE EXACT LOCATION OF DRIVEWAYS, FIRE HYDRANTS, STREET LIGHTS, UNDERGROUND UTILITIES AND MAILBOXES AND OTHER INFRASTRUCTURE FEATURES ARE NOT CURRENTLY KNOWN OR REASONABLY CAPABLE OF BEING ASCERTAINED. THE STREET TREES AND THEIR PLANTING WILL BE EVALUATED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION FOR LOCATION IN RELATION TO ALL DRIVEWAYS, FIRE HYDRANTS, STREET LIGHTS, UNDERGROUND UTILITIES AND MAILBOXES, ETC. TREE LOCATIONS MUST BE ADJUSTED TO BE COMPATIBLE WITH INFRASTRUCTURE FEATURES AND MINIMIZE CONFLICTS. ADJUSTED TREE LOCATIONS SHALL GENERALLY PROVIDE FOR SIMILAR NUMBER OF TREES AS SHOWN ON THIS PLAN AND APPROXIMATE TREE SPACING OF 30 FEET. A MINIMUM OF ONE TREE SHALL BE PROVIDED PER LOT UNLESS THE LOT'S FRONTAGE IS LESS THAN 40 FEET.

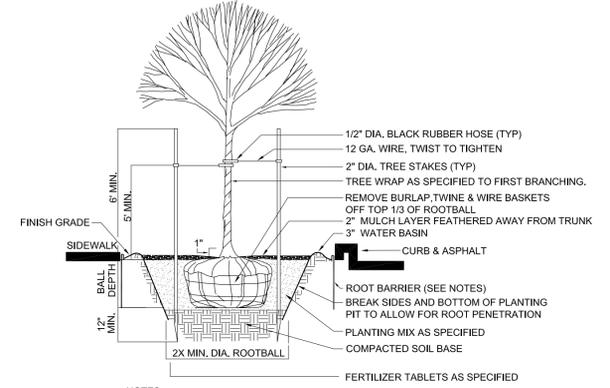
LANDSCAPE NARRATIVE:

THE INTENT OF THE PLANTING DESIGN WILL BE TO PROVIDE A VISUALLY INTERESTING AND AESTHETICALLY PLEASING LANDSCAPE THAT HARMONIZES WITH THE ADJACENT STREETSCAPES AND SURROUNDING NEIGHBORHOODS. EMPHASIS WILL BE PLACED ON PLANTINGS THAT DEMONSTRATE DROUGHT TOLERANCE, ARE EASILY MAINTAINABLE, PROVIDE FOUR SEASONS OF INTEREST, AND THRIVE IN THE PUGET SOUND CLIMATE. WHERE NEEDED PLANTS WILL BE USED TO SCREEN OUT INCOMPATIBLE OR UNDESIREABLE VIEWS, CREATE PRIVACY, REDUCE THE VISUAL SCALE OF BUILDINGS, AND SHADE PARKING AREAS. TREES HAVE BEEN SELECTED FOR THEIR SUITABILITY TO THEIR LOCATION, DROUGHT TOLERANCE, HEAT ISLAND OFFSET CAPABILITY, AND TO PROVIDE A MAXIMUM OF DIVERSITY WITHIN THE SITE.

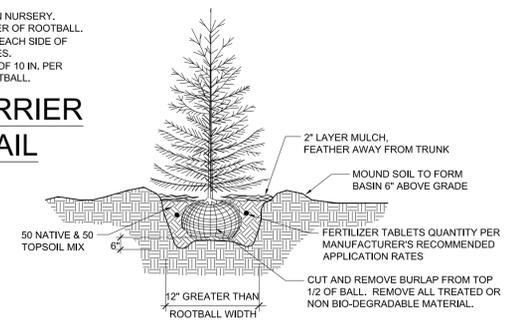
- PLANT TREES, SHRUBS AND GROUNDCOVER AS SHOWN IN THE PLANTING DETAILS. ROUGHLY SCARIFY SIDES OF THE PLANTING PITS. INSTALL PLANT MATERIAL HIGH ENOUGH ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT AND BARK MULCH. WATER PLANT PITS THOROUGHLY MIDWAY THROUGH BACKFILLING AND ADD FERTILIZER TABLETS. BALLED AND BURLAPPED MATERIAL THAT CANNOT BE INSTALLED IMMEDIATELY SHALL BE HELED IN, MULCHED AND WATERED REGULARLY TO KEEP ROOT BALLS MOIST.
 - HYDRO-SEEDED AREAS: HYDRO-SEED MULCH SHALL BE SILVA-FIBER OR APPROVED EQUAL. BINDING AGENT SHALL BE J-TAC OR APPROVED EQUAL. APPLY 10-20-20 FERTILIZER AT A RATE OF 10 LBS. PER 1000 SQUARE FEET. APPLY HYDRO-SEED MULCH AT A RATE OF 40 LBS. PER 1000 SQUARE FEET AND BINDING AGENT AT A RATE OF 1 LB. PER 1000 SQUARE FEET. RESEED ANY AREAS WHICH DO NOT GERMINATE WITHIN 14 DAYS.
 - SEEDED OR SODDED LAWN AREAS: LAWN INSTALLATION SHALL OCCUR UPON COMPLETION OF FINISH GRADING, PLANTING AND MULCH INSTALLATION. SEEDING OR SODDING TO OCCUR ONLY WHEN THE SOIL CONDITIONS ARE DRY AND FREE OF SURFACE WATER. CAREFULLY WATER LAWN AREAS AFTER INSTALLATION. SODDED LAWN AREAS: INSTALL A NORTHWEST HARDY, BLENDED GRASS SOD WITHIN 12 HOURS OF DELIVERY TO SITE. LAY SOD TIGHT WITH NO GAPS, ALLOWING FOR SHRINKAGE. APPLY A 10-20-10 FERTILIZER AT A RATE OF 10 LBS. PER 1000 SQUARE FEET PRIOR TO INSTALLATION. SEEDED LAWN AREAS: SEED SHALL CONSIST OF A PERENNIAL RYE GRASS BLEND AND APPLIED AT A RATE OF 10 LBS PER 1000 SQUARE FEET. APPLY A 10-20-10 FERTILIZER AT A RATE AT A RATE OF 10 LBS PER 1000 SQUARE FEET. PROMPTLY RE-SEED ANY AREAS WHICH DO NOT GERMINATE WITH 14 DAYS OF PLANTING.
 - PROVIDE LANDSCAPE MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL FINAL ACCEPTANCE. WORK SHALL INCLUDE WATERING, SPRAYING, FERTILIZING, PRUNING, RESETTING OF PLANTS, RESTORING ERODED AREAS, ADJUSTMENTS TO STAKING AND REMOVAL OF WEEDS/DEBRIS AS REQUIRED FOR HEALTHY PLANT GROWTH.
 - INSPECTION AND ACCEPTANCE: THE OWNER WILL MAKE AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK UPON REQUEST BY THE CONTRACTOR.
 - REPLACEMENT OF PLANTINGS: REMOVE ANY PLANT FROM SITE THAT IS EITHER DEAD, OR IN UNSATISFACTORY CONDITION AS DETERMINED BY THE OWNER OR LANDSCAPE ARCHITECT. REPLACE WITH A NEW PLANTING OF EQUAL SIZE AND SPECIES AS SOON AS CONDITIONS PERMIT WITHIN THE NORMAL PLANTING SEASON. ALL REPLACEMENT PLANTINGS ARE THEN TO BE UNDER RE-INSTATED GUARANTEE PERIOD AS SPECIFIED. IDENTIFY THOSE REPLACEMENTS AND TAKE WHATEVER MEASURES NECESSARY TO PREVENT SIMILAR DEMISE OF ADDITIONAL PLANT MATERIAL.
 - PROVIDE ROOT BARRIER IN A SURROUND OR LINEAR PATTERN FOR TREE PLANTINGS WHEN TRUNK IS LOCATED WITHIN FOUR (4) LINEAR FEET OF ANY PAVED SURFACE. DEEPROOT UNIVERSAL BARRIER -UB -18 (OR APPROVED EQUAL). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- WARRANTY:**
THIS WARRANTY SHALL INCLUDE REPLACING AND PLANTING THE SAME SIZE AND SPECIES OF PLANT MATERIAL, AS SHOWN ON THE LANDSCAPE PLAN AND THAT HAS BEEN DESIGNATED, BY THE LANDSCAPE ARCHITECT, TO BE REPLACED, EXCEPT FOR LOSS DUE TO EXCESSIVELY SEVERE CLIMATOLOGICAL CONDITIONS (20 YEAR WEATHER CHARTS). INSTALLED PLANT MATERIALS ARE REQUIRED TO BE GUARANTEED UNTIL THE END OF ONE GROWING SEASON AGAINST DEFECTS AND UNSATISFACTORY GROWTH, EXCEPT FOR CASES OF NEGLIGENCE OR ABUSE BY THE OWNERS OR OTHERS. ALL PLANTS REPLACED SHALL BE RE-INSTATED UNDER THESE PLANT GUARANTY CONDITIONS.

SHRUB AND GROUNDCOVER SCHEDULE

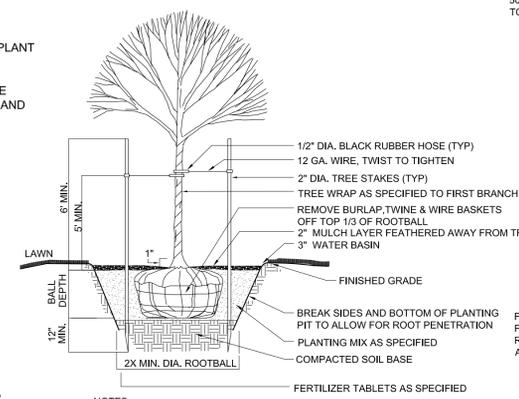
HATCH PATTERN	CODE REQUIRED AREA AND DESCRIPTION	SIZE AND SPACING
CODE REQUIRED SHRUBS & GROUNDCOVERS		
	RIGHT-OF-WAY LANDSCAPING SHRUBS - TO INCLUDE A MIXTURE OF EVERGREEN AND DECIDUOUS SPACED AT 1 PER 20SF WITH A MAX. MATURE HEIGHT OF 3'. SHRUBS PLANTED IN THE SIGHT DISTANCE TRIANGLE SHALL BE A MAX. MATURE HEIGHT OF 30". GROUNDCOVER - MATURE HEIGHT NOT TO EXCEED 24".	2 GAL. MIN. FOR SHRUBS 4" CONTAINER - 12" O.C. or 1 GAL. - 18" O.C. MIN. FOR GC
	SITE PERIMETER LANDSCAPING SHRUBS - TO INCLUDE A MIXTURE OF EVERGREEN AND DECIDUOUS SPACED AT 1 PER 20SF WITH MIN 3-4" MATURE HEIGHT. GROUNDCOVER - MATURE HEIGHT NOT TO EXCEED 24".	2 GAL. MIN. FOR SHRUBS 4" CONTAINER - 12" O.C. or 1 GAL. - 18" O.C. MIN. FOR GC
	PARKING LOT PERIMETER LANDSCAPING SHRUBS - TO INCLUDE A MIXTURE OF EVERGREEN AND DECIDUOUS SPACED AT 1 PER 20SF WITH A MAX. MATURE HEIGHT OF 3'-4". GROUNDCOVER - MATURE HEIGHT NOT TO EXCEED 24".	2 GAL. MIN. FOR SHRUBS 4" CONTAINER - 12" O.C. or 1 GAL. - 18" O.C. MIN. FOR GC
	INTERIOR PARKING LOT LANDSCAPING SHRUBS - TO INCLUDE A MIXTURE OF EVERGREEN AND DECIDUOUS SPACED AT 1 PER 20SF WITH A MAX. MATURE HEIGHT OF 3'. GROUNDCOVER - MATURE HEIGHT NOT TO EXCEED 24".	2 GAL. MIN. FOR SHRUBS 4" CONTAINER - 12" O.C. or 1 GAL. - 18" O.C. MIN. FOR GC
	DECORATIVE / ACCENT PLANTINGS SHRUBS - TO INCLUDE A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS WITH 50% OF THE AREA PLANTED IN PERENNIALS AND GROUNDCOVER TO ENHANCE PEDESTRIAN EXPERIENCE AT THE BUILDING EDGES, ENTRY AND EXTERIOR DISPLAY AREA.	2 GAL. MIN. FOR SHRUBS 4" CONTAINER - 12" O.C. or 1 GAL. - 18" O.C. MIN. FOR GC
	TURF AREA (SEED MIX)	HYDROSEED PER MANUFACTURER'S SPECIFICATIONS



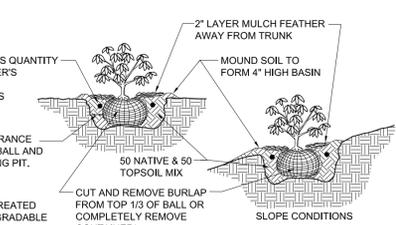
TREE W/ROOT BARRIER PLANTING DETAIL (NOT TO SCALE)



CONIFER TREE PLANTING DETAIL (NOT TO SCALE)

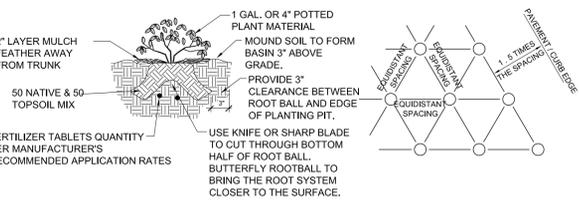


TREE IN LAWN PLANTING DETAIL (NOT TO SCALE)



SHRUB PLANTING DETAIL (NOT TO SCALE)

GROUNDCOVER PLANTING DETAIL (NOT TO SCALE)



CITY REVIEW - NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECT

Bradley Design Group, Inc.
Professional Seal
Certificate No. 2006

LANDSCAPE SCHEDULE, NOTES & DETAILS

HOWARD ROAD SENIOR HOUSING

FARRELL PROPERTY INVESTMENTS

1919 HOWARD ROAD, AUBURN, WA

REVISION		
No.	Date	By

Scale: 1" = 20'0"

Designer: MFW
Project Manager: MFW
Checker: KBR
Date: 5 June 2015
Planner: DD
Project No: 15004

Sheet No: **L-3**
of 3 Sheets