

GENERAL NOTES

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.

TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.

TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

LAWN AREAS ARE TO BE HYDROSEEDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

6" CURBING MUST BE INSTALLED TO PROTECT PARKING LOT PLANTINGS FROM PARKING SPACES.

Landscape Maintenance Notes:

22C.120.180 Landscaping – Maintenance.

- (1) All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
- (2) Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
- (3) All landscaped areas must be kept free of debris and weeds.
- (4) Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
- (5) Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
- (6) The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
- (7) All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds. (Ord. 2852 § 10 (Exh. A), 2011).

UTILITY METERS, ELECTRICAL CONDUIT AND OTHER SERVICE UTILITY APPARATUS SHALL BE LOCATED AND/OR DESIGNED TO MINIMIZE THEIR VISIBILITY TO THE PUBLIC. IF SUCH ELEMENTS ARE MOUNTED IN A LOCATION VISIBLE FROM THE STREET OR PEDESTRIAN PATHWAY THEY SHALL BE SCREENED WITH VEGETATION OR BY ARCHITECTURAL FEATURES

LANDSCAPE PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	12	Acer rubrum 'Armstrong' / Armstrong Maple	1 3/4" CAL.	B&B
	25	Chamaecyparis nootkatensis 'Pendula' / WEEPING ALASKAN CEDAR	6' MIN. HT.	B&B, 8' O.C.
	18	Thuja occidentalis 'Smaragd' / EMERALD GREEN ARBORVITAE	4' MIN. HT.	B&B, 3' O.C.
	16	Ginkgo biloba 'Princeton Sentry' / Columnare Ginkgo	1 3/4" CAL.	B&B
	64	Amelanchier x grandiflora 'Autumn Brilliance' / Serviceberry	1 3/4" CAL.	B&B

SHRUBS

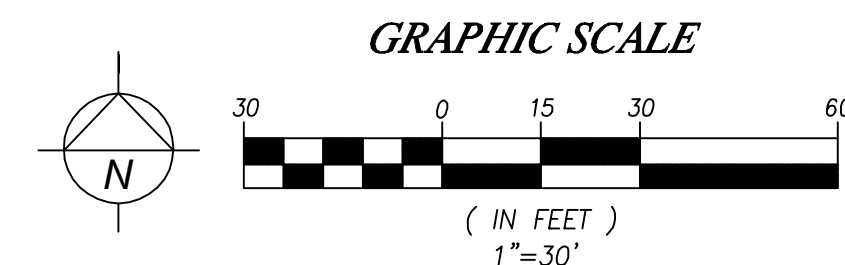
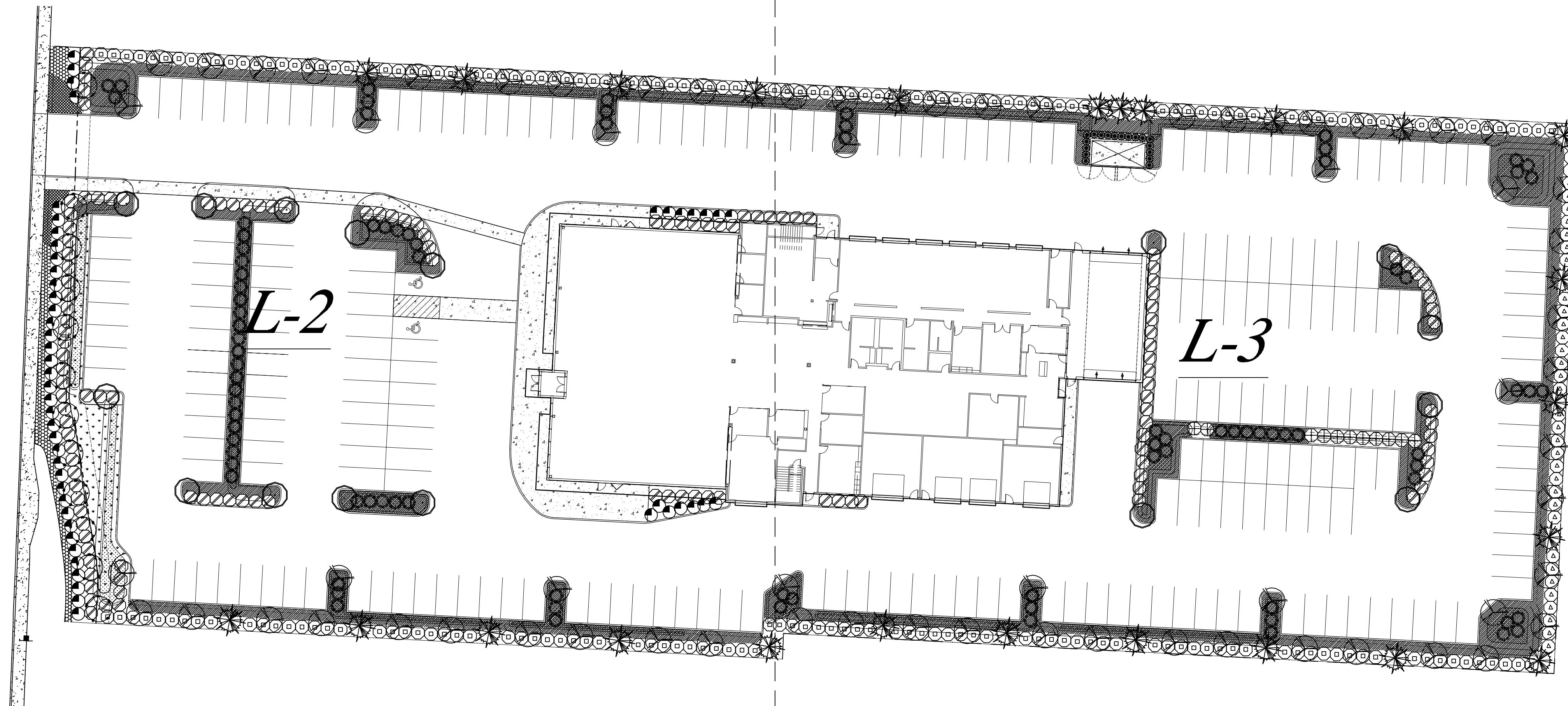
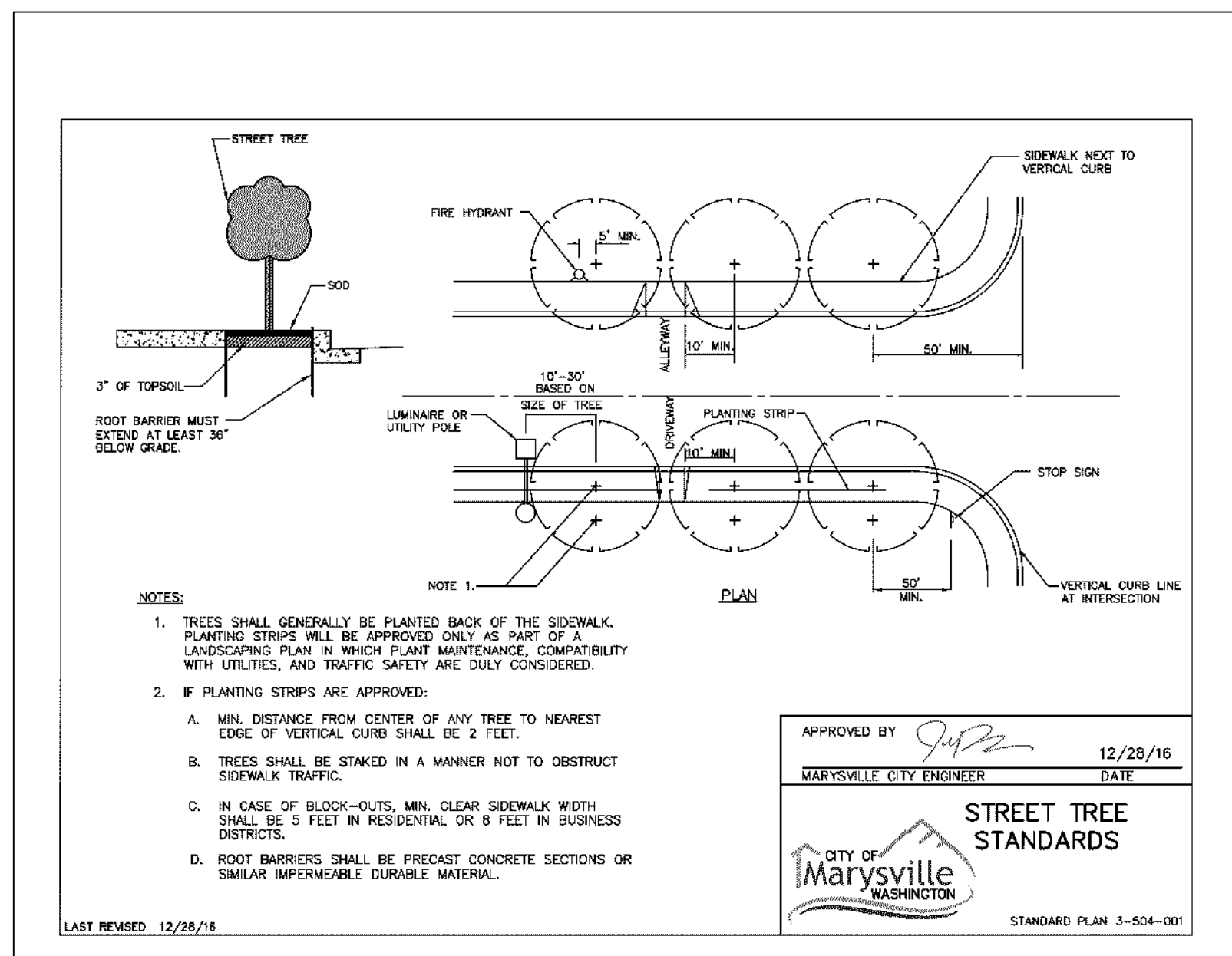
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	130	Viburnum davidii / DAVID'S VIBURNUM	21" MIN. HT.	CON. GROWN
	192	Prunus laurocerasus 'Otto Luyken' / OTTO LUYKEN LAUREL	21" MIN. HT.	CON. GROWN
	51	Spiraea japonica 'Candy Corn' / CANDY CORN SPIREA	21" MIN. HT.	CON. GROWN
	11	Pieris japonica / Andromeda	21" MIN. HT.	CON. GROWN
	86	Cornus serica 'Bailey' / Dwarf Red Twig Dogwood	21" MIN. HT.	CON. GROWN
	35	Rhododendron 'Compact PJM' / N.C.N.	21" MIN. HT.	CON. GROWN

GROUNDCOVER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
		Cotoneaster dammerii / BEARBERRY COTONEASTER	4" POTS	CON. GRWN, 24" O.C.
		Vinca minor and Iris siberica 'Caesar's Brother' Common Periwinkle and Siberian Iris	1 gallon	CON. GRWN, 24" O.C.
		Annual Color Display	4" POTS	CON. GRWN, 12" O.C.

PARKING LOT LANDSCAPE CALCULATIONS:

Parking Area: 32,145 s.f.
 Required Landscape area 10%: 3,434 s.f.
 Provided Landscape area 68%: 21,960 s.f.



BY	REVISION	DATE

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 c. 425.210.1986
 e. pauljay@icmail.com



Quality Auto Center
 LANDSCAPE PLAN
 PA 22005

APPLICANT:
 Landtechnologies

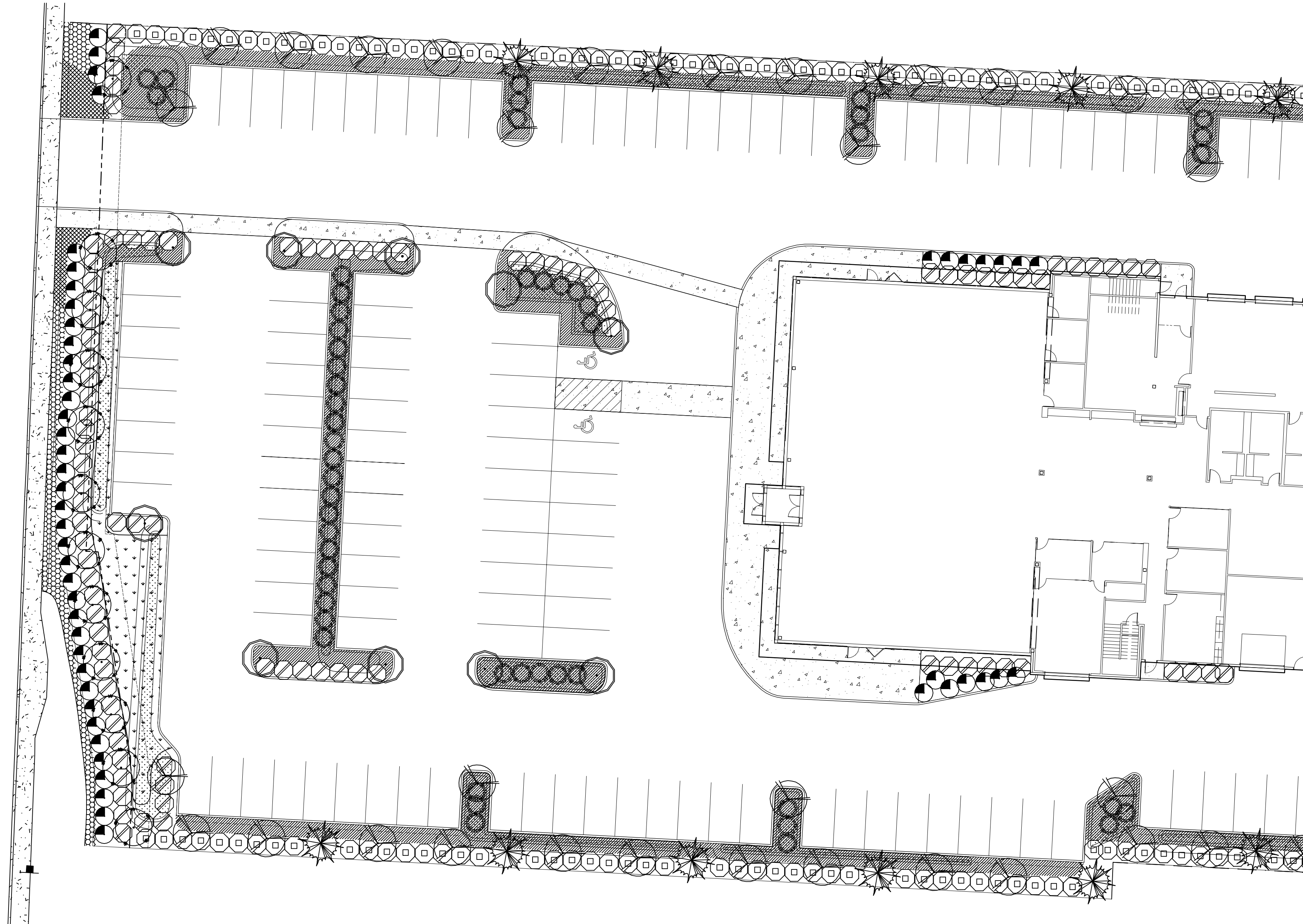
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LANDSCAPE PLAN

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LANDSCAPE PLANTING SCHEDULE

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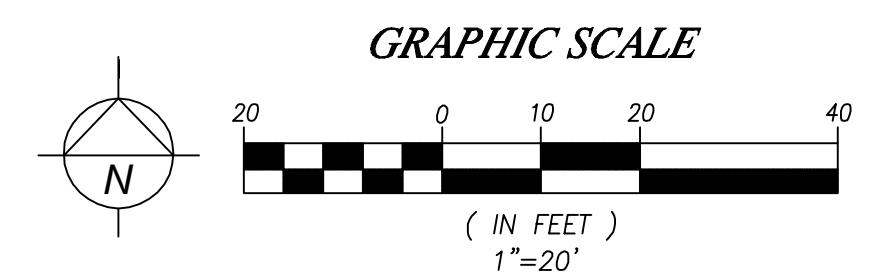
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LANDSCAPE PLAN
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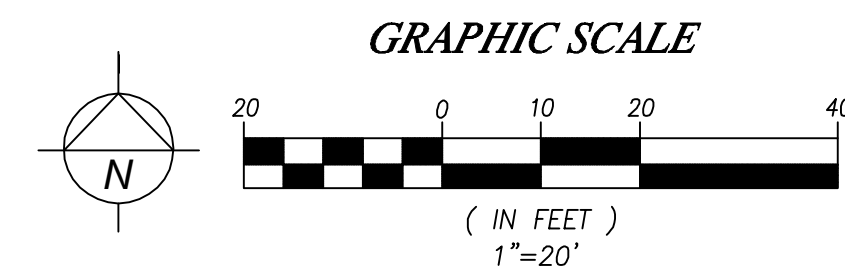
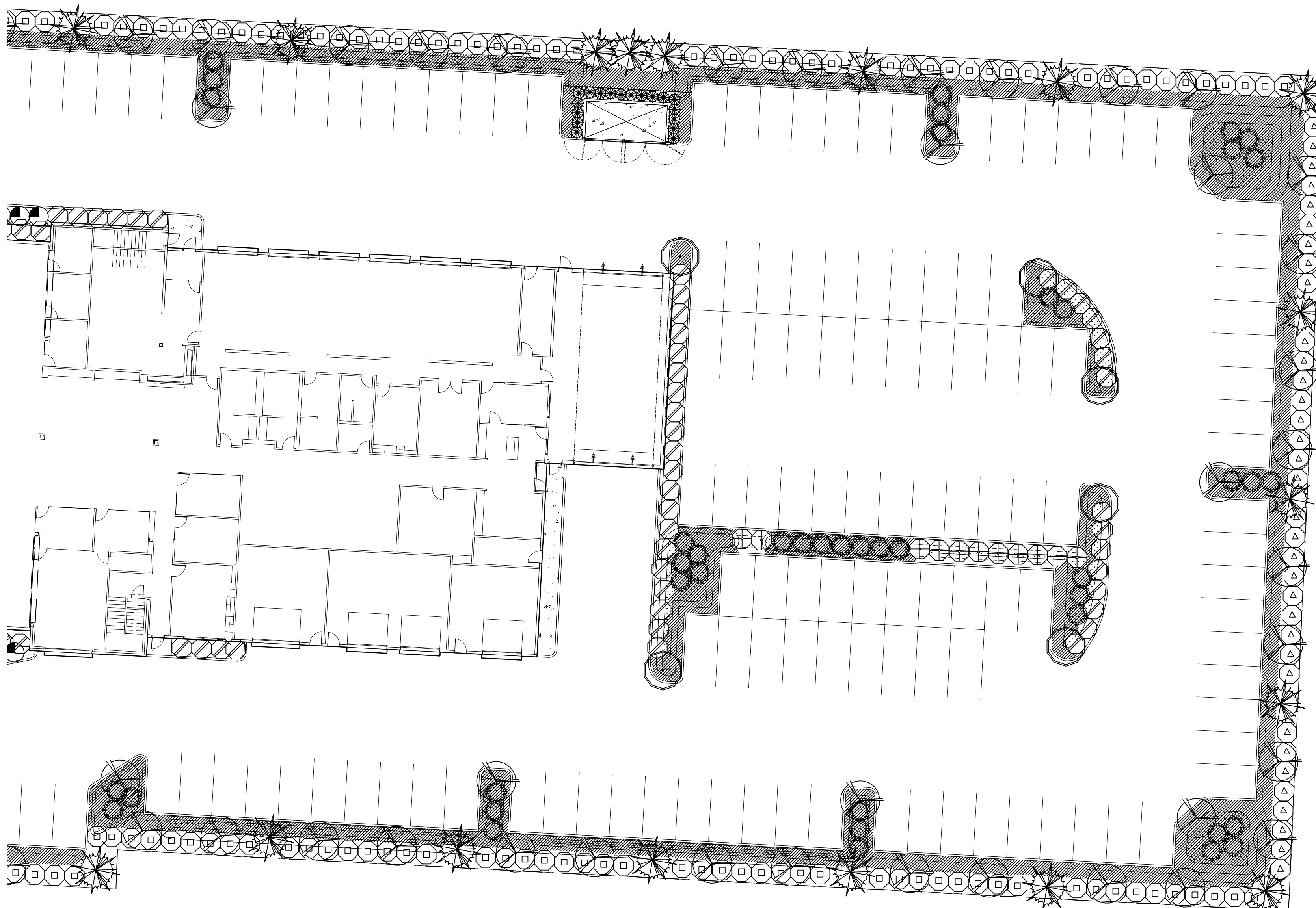
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		Annual Color Display	4" POTS	CON. GRWN, 12" O.C.



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LANDSCAPE PLAN

SHEET
L-3
OF 3

IRRIGATION NOTES

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12" FOR LATERAL LINES. TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO THE PIPING.

SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMATIC. STANDARD TRADE PRACTICES TO BE EMPLOYED TO INSURE ECONOMY OF TRENCHING AND SLEEVINGS. EXACT LOCATION OF LINES AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER COVERAGE. MANUFACTURER'S RECOMMENDED HEAD SPACING SHALL BE EXCEEDED ONLY WITH PERMISSION OF LANDSCAPE ARCHITECT.

OWNER TO PROVIDE DEDUCT/EXEMPT METER AS REQUIRED BY WATER PURVEYOR.

SWING JOINTS TO BE EITHER TRIPLE SWING JOINTS OR TORO FUNNY PIPE.

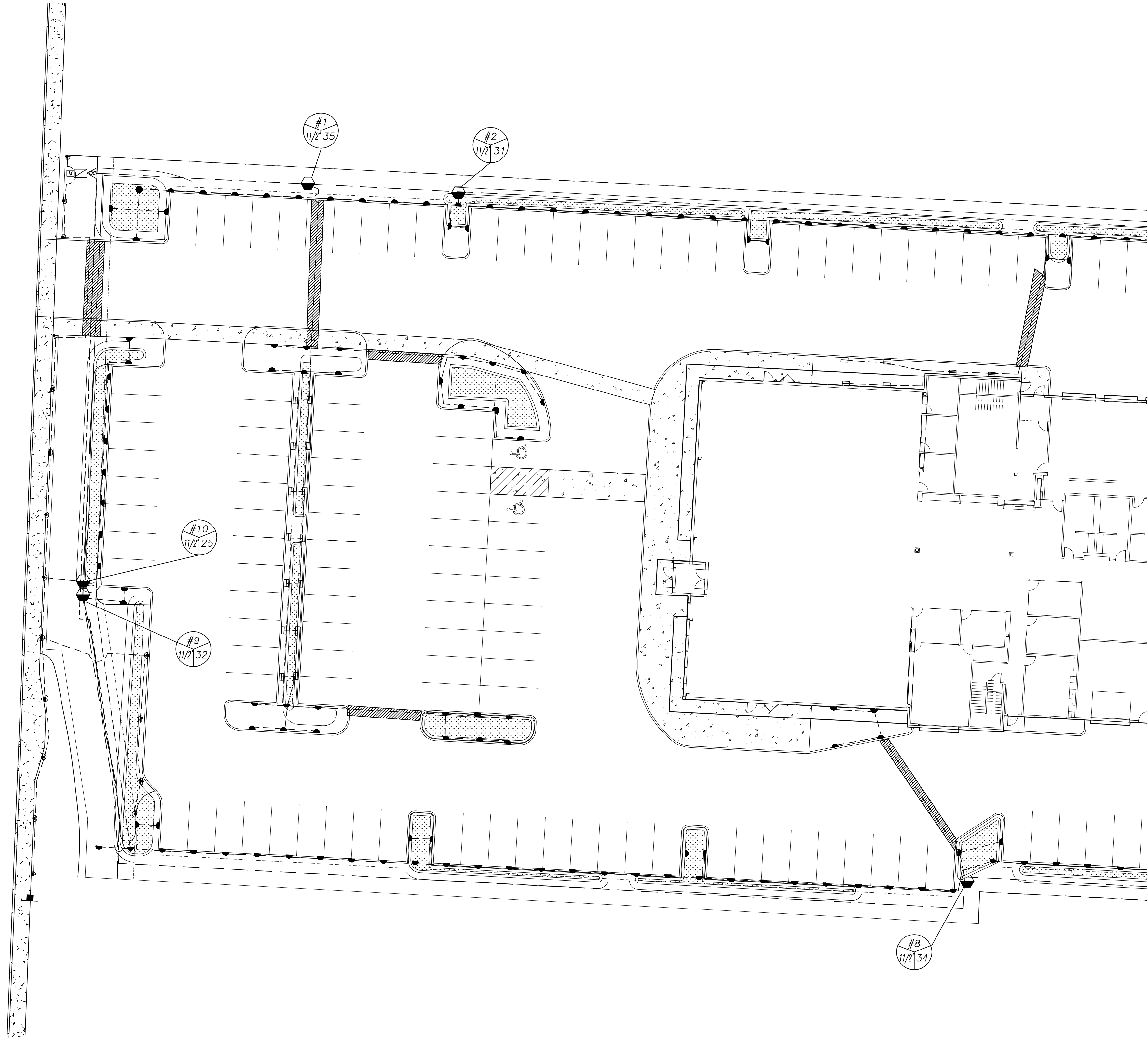
LEAVE A MINIMUM OF 3' OF ADDITIONAL CONTROL WIRE LOOPED AT EACH VALVE BOX. ATTACH CONTROL WIRES TO THE ADJACENT PIPING WITH ELECTRICAL TAPE, AT LEAST EVERY 20'. RUN 3 SPARE WIRES ALONG ENTIRE LENGTH OF MAINLINE, LOOP THROUGH EACH VALVE BOX TO FARTHEST VALVE BOX EACH DIRECTION.

IRRIGATION SCHEDULE

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
	SPRAY POP-UP SHRUB	RAINBIRD	1806 SERIES - 30 PSI - 8', 10', 12', 15' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
	SPRAY POP-UP LAWN	RAINBIRD	1806 SERIES - 30 PSI - 8', 10', 12', 15' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
	ROTOR HEADS	RAINBIRD	5000 SERIES ROTORS 23' DIAMETER MPR NOZZLES
	BUBBLERS POP-UP SHRUB	RAINBIRD	1804 SERIES - 30 PSI - 5'R STREAM BUBBLER NOZZLES.
	AUTOMATIC CONTROL VALVE	RAINBIRD	100 PEB SERIES - WITH VALVE SIZE, GPM, AND HYDROZONE #
	VALVE BOX	AMTEK	STANDARD OR JUMBO AS NEEDED - OR APPROVED EQUAL.
	METER	RAINBIRD	1 1/2" INSTALL PER CITY STANDARDS.
	DOUBLE CHECK ASSEMBLY	FEBCO	1 1/2" 825Y - OR APPROVED EQUAL.
	QUICK COUPLER	RAINBIRD	3RC W/ 33D KEY - OR APPROVED EQUAL.
	GATE VALVE	NIBCO	T1-1 OR APPROVED EQUAL.
	CONTROLLER	RAINBIRD	ESP-LX Plus - 12X SERIES - OR APPROVED EQUAL.
	POC		POINT OF CONNECTION.
	MAINLINE	RAINBIRD	1 1/2" SCHEDULE 40 PVC
	LATERAL LINE	RAINBIRD	CLASS 200 - SEE SCHEDULE OF PIPE SIZES.
	SLEEVING	RAINBIRD	SCHEDULE 40 - 2X'S DIAMETER OF PIPE.

PIPE SIZES

GPM	PIPE SIZE
0-8	3/4"
9-15	1"
16-22	1 1/4"
23-35	1 1/2"
36-55	2"



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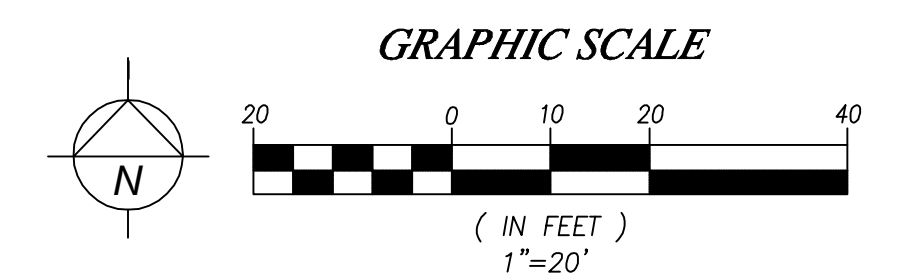
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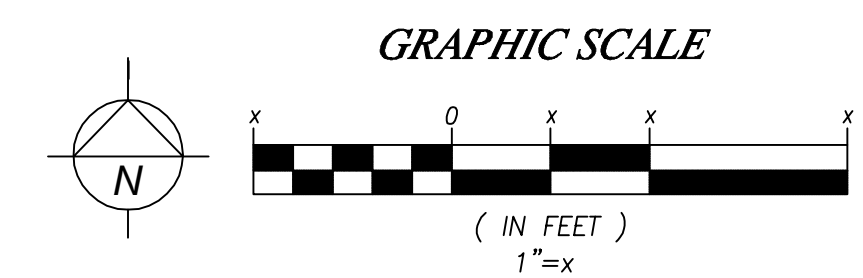
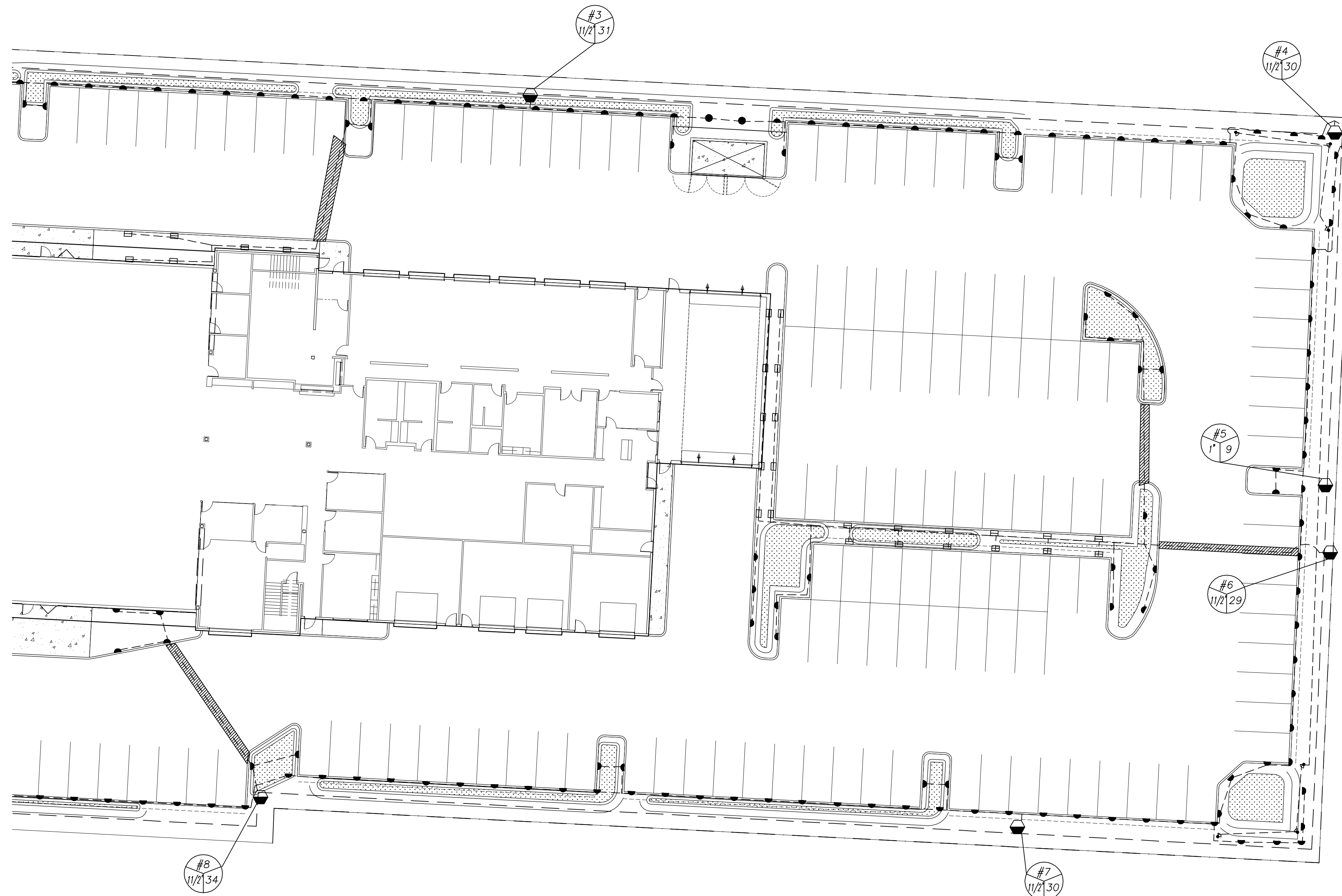
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IRRIGATION PLAN

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1-1
OF 3

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