

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL./SIZE	BLOOM	HT X WD	DETAIL
	AC	Acer circinatum / Vine Maple	You Pick	2" Cal.	Insignificant	20' x 10'	Sht. L7. #2
	AG	Acer ginnala 'Flame' / Flame Amur Maple	You Pick	1.75" Cal.	Insignificant	15' x 15'	Sht. L7. #1
	AO	Acer rubrum 'October Glory' TM / October Glory Maple	You Pick	2" Cal.	Insignificant	35' x 25'	Sht. L7. #1
	AS	Acer rubrum 'Red Sunset' / Red Sunset Maple	You Pick	2" Cal.	Insignificant	45' x 35'	Sht. L7. #1
	PE	Picea engelmannii / Englemann Spruce	You Pick	8" - 10" HT.	Insignificant	80' x 20'	Sht. L7. #2
	PH	Picea pungens glauca 'Hoopsii' / Hoopsii Blue Spruce	You Pick	8" - 10" HT.	Insignificant	60' x 20'	Sht. L7. #2
	PY	Pinus sylvestris / Scotch Pine	You Pick	8" - 10" HT.	Insignificant	40' x 30'	Sht. L7. #2
	PB	Platanus x acerifolia 'Bloodgood' / London Plane Tree	You Pick	2" Cal.	Insignificant	75' x 50'	Sht. L7. #1
	PT	Prunus cerasifera 'Thundercloud' / Thundercloud Plum	You Pick	2" Cal.	Spring	25' x 15'	Sht. L7. #1
	PC	Prunus x cistena / Purple Leaf Sand Cherry	You Pick	1.50" Cal.	Spring	8' x 6'	Sht. L7. #1
	PW	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	You Pick	2" Cal.	Spring	40' x 15'	Sht. L7. #1
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	BLOOM	HT X WD	DETAIL	
	BR	Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry	3 Gal.	Spring	3' x 3'	Sht. L7. #3	
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.	Late Spring	3' x 4'	Sht. L7. #3	
	CM	Caryoptens x clandonensis 'Blue Mist' / Blue Mist Shrub	1 Gal.	Spring	3' x 3'	Sht. L7. #3	
	CN	Chamaecyparis obtusa 'Nana' / Dwarf Hinoki False Cypress	3 Gal.	Insignificant	2' x 3'	Sht. L7. #3	
	CB	Cornus sericea 'Bailey's Redtwig' / Redt Twig Dogwood	3 Gal.	Spring	8' x 8'	Sht. L7. #3	
	EG	Euonymus fortunei 'Emerald Gaiety' TM / Emerald Gaiety Euonymus	3 Gal.	Insignificant	4' x 4'	Sht. L7. #3	
	FB	Forsythia vrandissima 'Bronxensis' / Bronx Forsythia	3 Gal.	Spring	2' x 3'	Sht. L7. #3	
	JC	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	3 Gal.	Insignificant	4' x 4'	Sht. L7. #3	
	JW	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	3 Gal.	Insignificant	10' x 5'	Sht. L7. #3	
	LM	Lavandula angustifolia 'Munstead' / Munstead English Lavender	1 Gal.	Spring	1.5' x 2'	Sht. L7. #3	
	MC	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	3 Gal.	Spring	3' x 3'	Sht. L7. #3	
	ML	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass	1 Gal.	Summer	2' x 1'	Sht. L7. #3	
	MM	Miscanthus sinensis 'Malepartus' / Silver Eulalia Grass	1 Gal.	Summer	5' x 4'	Sht. L7. #3	
	MY	Miscanthus sinensis 'Yaku Jima' / Yaku Jima Dwarf Maiden Grass	1 Gal.	Summer-Fall	3' x 3'	Sht. L7. #3	
	PM	Pinus mugo 'Slowmound' / Mugo Pine	3 Gal.	Insignificant	3' x 3'	Sht. L7. #3	
	SS	Spiraea japonica 'Shirobana' / Shirobana Spirea	3 Gal.	Spring	2' x 3'	Sht. L7. #3	
	ST	Spiraea nipponica tosaensis 'Snow Mound' / Snowmound Nippon Spirea	3 Gal.	Late Spring	4' x 4' +	Sht. L7. #3	
	SG	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	3 Gal.	Spring	3' x 3'	Sht. L7. #3	
	VA	Viburnum trilobum 'Alfredo' / Alfredo Cranberrybush	5 Gal.	Late Spring	6' x 5'	Sht. L7. #3	
	WM	Weigela florida 'Minuet' / Minuet Weigela	3 Gal.	Spring	2.5' x 3'	Sht. L7. #3	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	BLOOM	HT X WD	DETAIL	
	CC	Cotoneaster apiculatus / Coral Beauty Cotoneaster	3 gal@ 36" oc	Spring	18" x 4"	Sht. L7. #3	
	EC	Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper	1 gal@ 96" oc	Insignificant	13" x 10"	Sht. L7. #3	

TURF GRASS	PERCENT
Perennial Ryegrass	60%
Chewing Red Fescue	10%
Kentucky Bluegrass	30%

DRYLAND GRASS	PERCENT
Secar Bluebunch Wheatgrass	21%
Idaho Fescue	21%
Slender Wheatgrass	32%
Sherman Wheatgrass	11%
Thickspike Wheatgrass	11%
Lewis Blue Flax	3%
Western Yarrow	1%

CONTACT
Autumn Seeds
Kevin Miller, 509-220-0231
(www.autumnseeds@hotmail.com)

Hydro Seed @
6 Lbs. PLS/1,000 S.F.
Double the amount if
broadcasting

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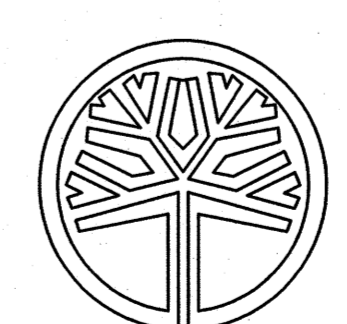
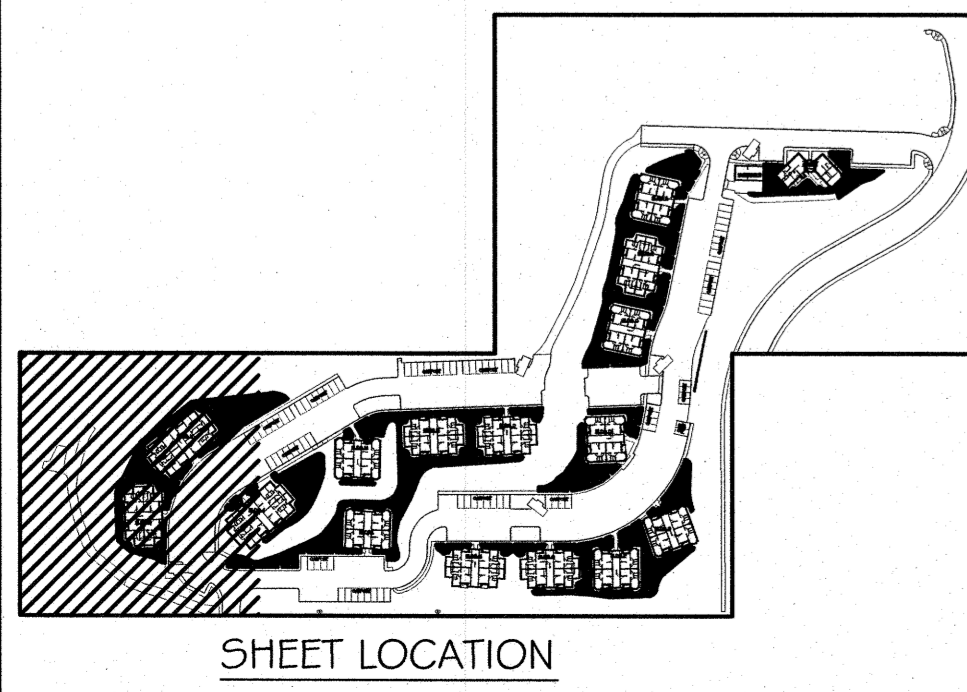
Hydro Seed or Drill @
18.6 Lbs. PLS/Acre. Double
the amount if broadcasting

- BOULDERS**
Round boulders (found on site). Set boulders to accommodate grading.
- EDGING**
Poly Edging - Install Commercial grade poly edging per manufacturer's recommendation.
3' Radius



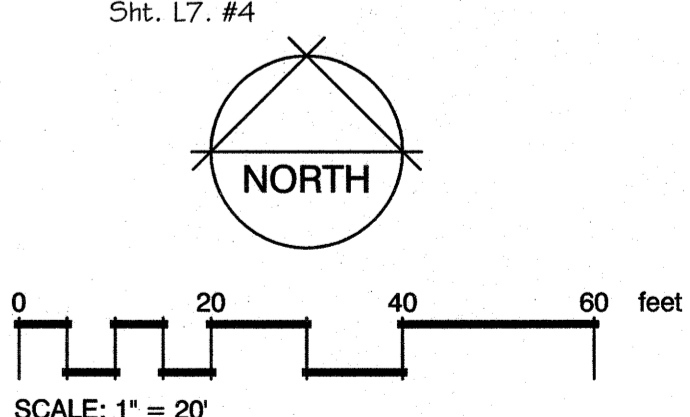
PLANTING REQUIREMENTS

- Plant material shall be planted in the locations shown. Maintain spacing and distances relative to hard features.
- Plant material shall be installed per planting details and notes.
- Work shall be performed by persons familiar with this type of work and under the supervision of a qualified landscape Foreman. The foreman shall remain on-site during all landscape soil preparation, irrigation and planting operations.
- The owner or his representative reserves the right to make substitutions, additions and deletions in the planting scheme as they feel necessary while work is in progress. Such cases are to be accompanied by equitable adjustment.
- Keep plant watering basins 1' min. from edge of any paving, walls or fencing.
- Protect existing and proposed landscaping from damage. Any damage occurring on the job shall be the responsibility of the contractor and shall be repaired or replaced at the discretion of the owner.
- Install top dressing, medium fir bark at 2" depth, (6Cu.Yd./1,000 S.F., within all groundcover, tree & shrub bed areas and tree watering basins within turf areas. Apply pre-emergent before installing top dressing.
- Installed watering troughs around all shrubs and trees on the project site. Watering troughs shall be constructed so that it will hold 2" of standing water.
- All tree and shrub beds shall have a finished grade 2.5" below top of adjacent hard surfaces.
- All turf areas shall have a finished grade 1.5" below top of adjacent hard surfaces.
- Hydro seed all turf grass and dryland grass areas where called out. See planting schedule for seed mixture and rate of application.
- "Planting Quantities" are shown on the plans for the convenience of the contractor only and are not guaranteed. All planting indicated on the drawings shall be required.



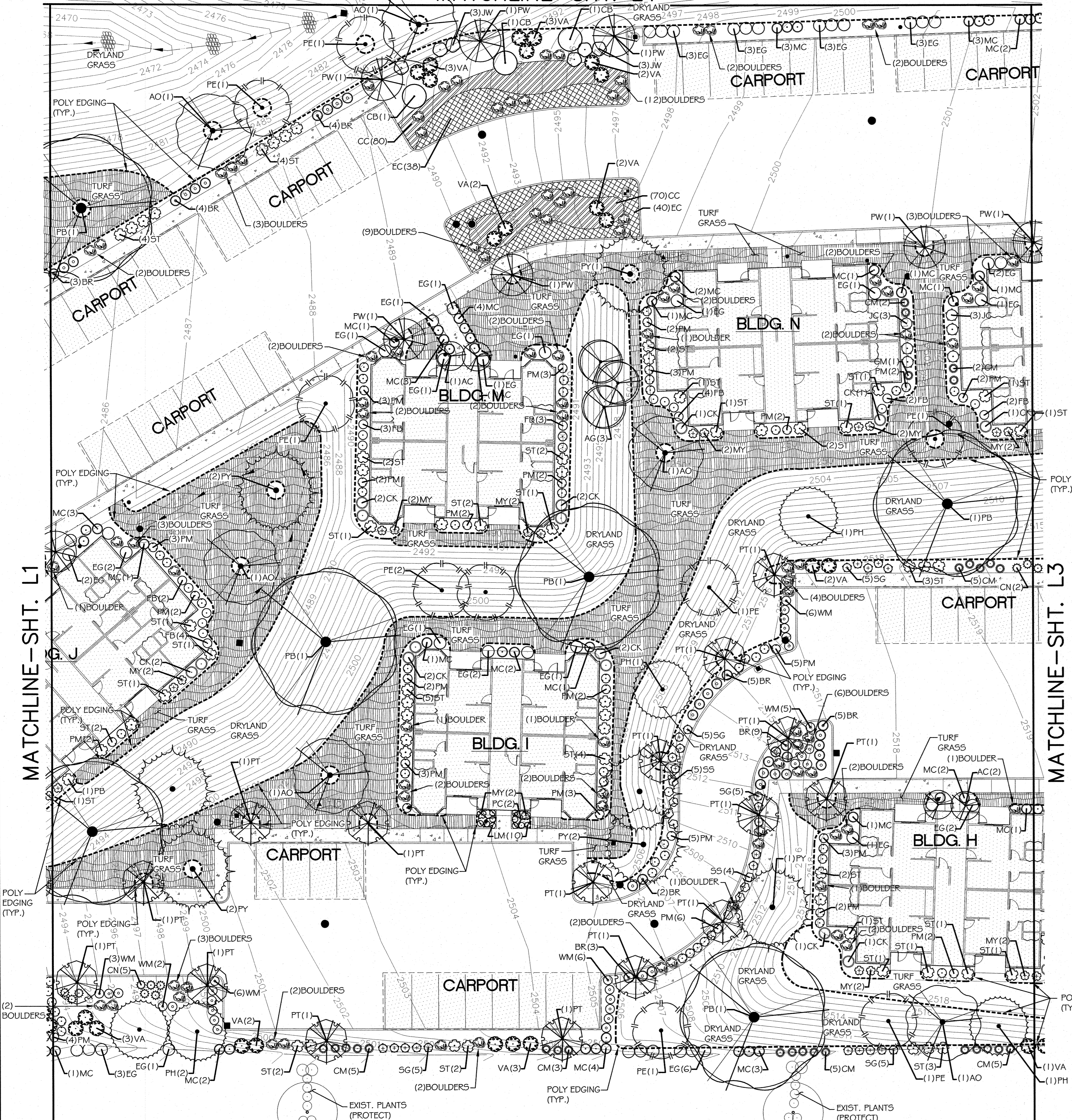
UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

REVISIONS _____ _____ _____		Taylor Engineering, Inc. Civil Design and Land Planning 245 E Main St. Pullman, Washington 99163 (509) 334-5115 FAX (509) 334-5956	SHEET SCALE: 1"=20' L1
LANDSCAPE PLANTING PLAN - WEST			
DWN: RDR CK'D: FRI	DATE: 6/12/12 DATE: 8/16/12		



MATCHLINE-SHT. L4

PLANT SCHEDULE



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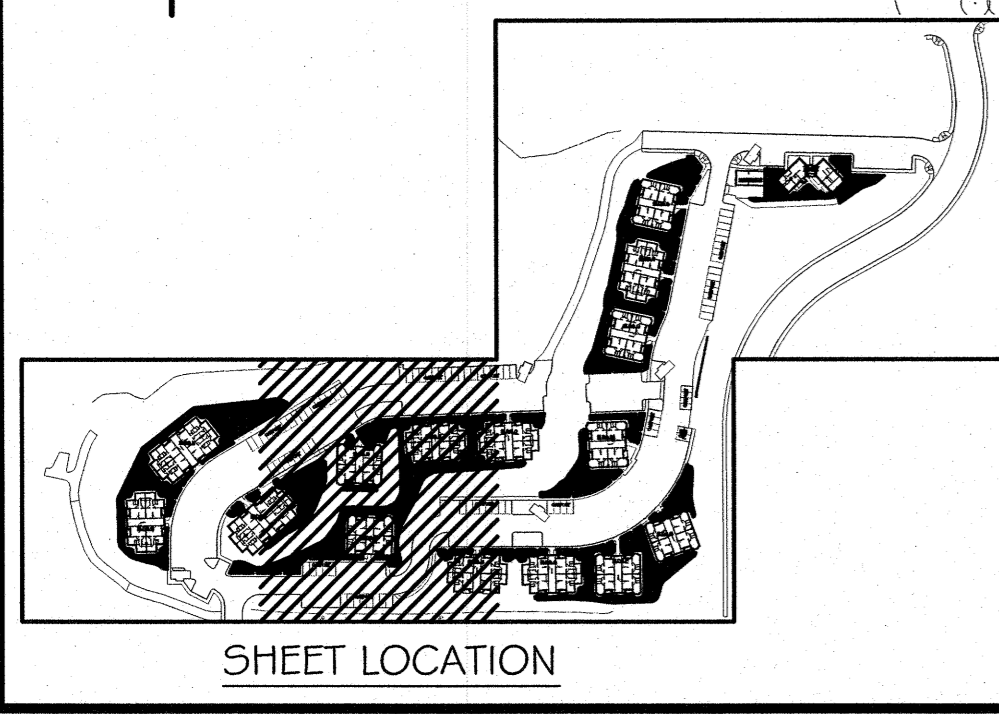
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GRASSES	CODE	BOTANICAL NAME / COMMON NAME	PERCENTAGE	CONTACT	REMARKS
TURF GRASS		Perennial Rye	60%	Autumn Seeds	Hydro Seed @ 6 Lbs. PLS/1,000 S.F. Double the amount if broadcasting
		Chewing Red Fescue	10%	Kevin Miller, 509-220-0231	
		Kentucky Bluegrass	30%	(www.autumnseeds@hotmail.com)	
DRYLAND GRASS		Secar Bluebunch Wheatgrass	21%	Autumn Seeds	Hydro Seed or Drill @ 18.6 Lbs. PLS/Acre. Double the amount if broadcasting
		Idaho Fescue	21%	Kevin Miller, 509-220-0231	
		Slender Wheatgrass	32%	(www.autumnseeds@hotmail.com)	
		Sherman Wheatgrass	11%		
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		Lewis Blue Flax	3%		
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- BOULDERS**
Round boulders (found on site). Set boulders to accommodate grading.
- EDGING**
Poly Edging - Install Commercial grade poly edging per manufacturer's recommendation.
3' Radius

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Taylor Landscape Architects
188 West Mission Avenue - Spokane, Washington 99201
509-324-8028 - fax 509-326-8224 - mailroom@taylorlca.com

NORTH

0 20 40 60 feet
SCALE: 1" = 20'

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
FRANK R. IDE
CERTIFICATE NO. 633

REVISIONS	DATE

Taylor Engineering, Inc.
Civil Design and Land Planning
245 E Main St.
Pullman, Washington 99163
(509) 334-5115 FAX (509) 334-5956

LANDSCAPE PLANTING PLAN - CENTRAL

PIMLICO APARTMENTS
CADD FILE: 08057P-PLT.DWG

SCALE: 1" = 20'

SHEET L2

DWN: RDR DATE: 6/12/12
CK'D: FRI DATE: 8/16/12

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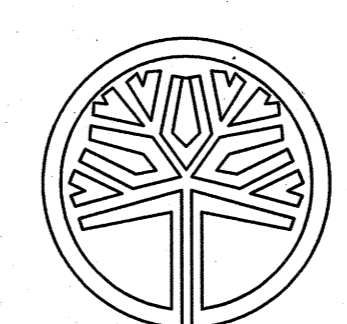
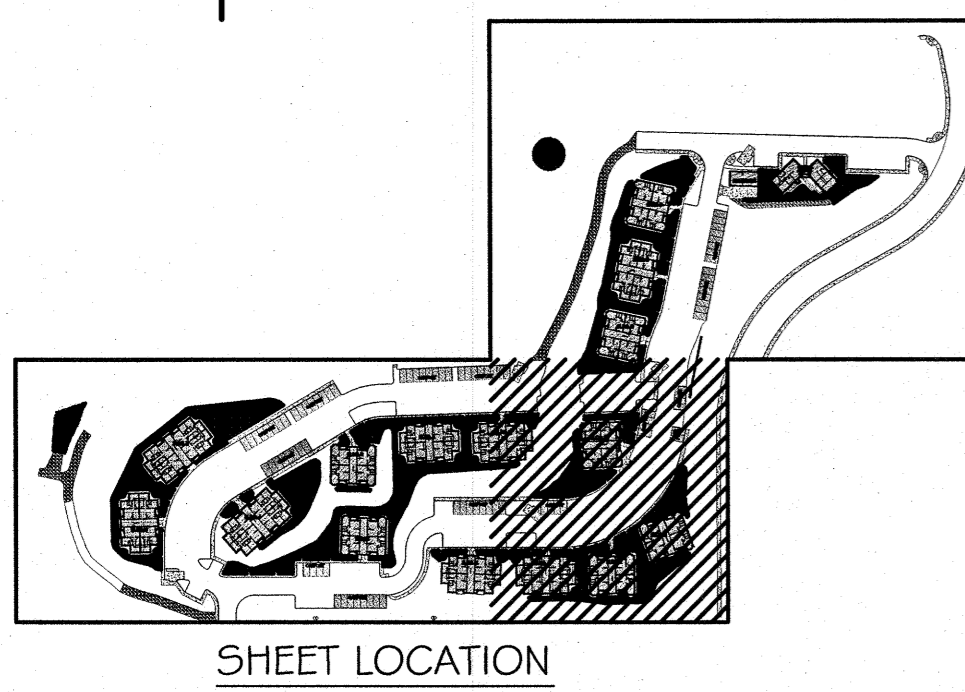
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LANDSCAPE PLANTING PLAN - EAST

PIMLICO APARTMENTS
CADD FILE: 08057P-PLT.DWG

REVISIONS

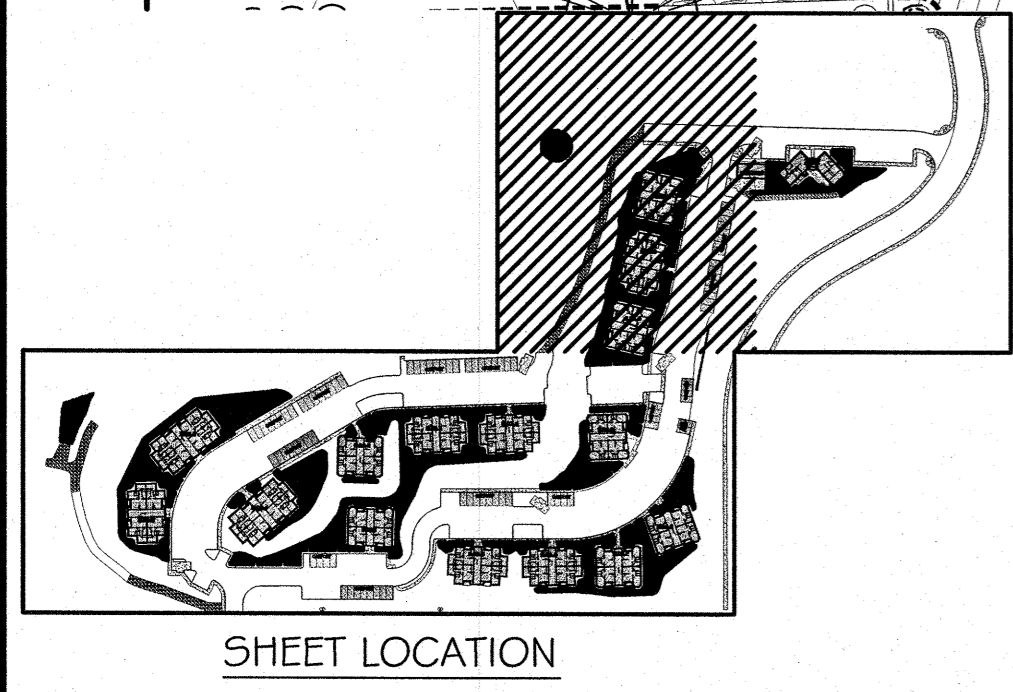
DWN: RDR	DATE: 6/12/12
CK'D: FRI	DATE: 8/16/12

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
FRANK R. IDE
CERTIFICATE NO. 633

Taylor Engineering, Inc.
SCALE: 1"=20'

SHEET L3



PLANTING REQUIREMENTS

- Plant material shall be planted in the locations shown. Maintain spacing and distances relative to hard features.
- Plant material shall be installed per planting details and notes.
- Work shall be performed by persons familiar with this type of work and under the supervision of a qualified landscape Forman. The foreman shall remain on-site during all landscape soil preparation, irrigation and planting operations.
- The owner or his representative reserves the right to make substitutions, additions and deletions in the planting scheme as they feel necessary while work is in progress. Such cases are to be accompanied by equitable adjustment.
- Keep plant watering basins 1' min. from edge of any paving, walls or fencing.
- Protect existing and proposed landscaping from damage. Any damage occurring on the job shall be the responsibility of the contractor and shall be repaired or replaced at the discretion of the owner.
- Install top dressing, medium fir bark at 2" depth, (6Cu.Yd./1,000 S.F., within all groundcover, tree & shrub bed areas and tree watering basins within turf areas. Apply pre-emergent before install top dressing.
- Installed watering troughs around all shrubs and trees on the project site. Watering troughs shall be constructed so that it will hold 2" of standing water.
- All tree and shrub beds shall have a finished grade 2.5" below top of adjacent hard surfaces.
- All turf areas shall have a finished grade 1.5" below top of adjacent hard surfaces.
- Hydro seed all turf grass and dryland grass areas where called out. See planting schedule for seed mixture and rate of application.
- *Planting Quantities* are shown on the plans for the convenience of the contractor only and are not guaranteed. All planting indicated on the drawings shall be required.

MATCHLINE-SHT. L3

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL./SIZE	BLOOM	HT X WD	DETAIL
	AC	Acer circinatum / Vine Maple	You Pick	2" Cal.	Insignificant	20' x 10'	Sht. L7. #2
	AG	Acer ginnala "Flame" / Flame Amur Maple	You Pick	1.75" Cal.	Insignificant	15' x 15'	Sht. L7. #1
	AO	Acer rubrum "October Glory" TM / October Glory Maple	You Pick	2" Cal.	Insignificant	35' x 25'	Sht. L7. #1
	AS	Acer rubrum "Red Sunset" / Red Sunset Maple	You Pick	2" Cal.	Insignificant	45' x 35'	Sht. L7. #1
	PE	Picea engelmanni / Englemann Spruce	You Pick	8" - 10" HT.	Insignificant	80' x 20'	Sht. L7. #2
	PH	Picea pungens glauca "Hoopsi" / Hoopsi Blue Spruce	You Pick	8" - 10" HT.	Insignificant	60' x 20'	Sht. L7. #2
	PY	Pinus sylvestris / Scotch Pine	You Pick	8" - 10" HT.	Insignificant	40' x 30'	Sht. L7. #2
	PB	Platanus x acerifolia "Bloodgood" / London Plane Tree	You Pick	2" Cal.	Insignificant	75' x 50'	Sht. L7. #1
	PT	Prunus cerasifera "Thundercloud" / Thundercloud Plum	You Pick	2" Cal.	Spring	25' x 15'	Sht. L7. #1
	PC	Prunus x cistena / Purple Leaf Sand Cherry	You Pick	1.50" Cal.	Spring	8' x 6'	Sht. L7. #1
	PW	Pyrus calleryana "Chanticleer" / Chanticleer Pear	You Pick	2" Cal.	Spring	40' x 15'	Sht. L7. #1
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	BLOOM	HT X WD	DETAIL	
	BR	Berberis thunbergii "Rose Glow" / Rosy Glow Barberry	3 Gal.	Spring	3' x 3'	Sht. L7. #3	
	CK	Calamagrostis x acutiflora "Karl Foerster" / Karl Foerster Feather Reed Grass	1 Gal.	Late Spring	3' x 4'	Sht. L7. #3	
	CM	Caryopteris x clandonensis "Blue Mist" / Blue Mist Shrub	1 Gal.	Spring	3' x 3'	Sht. L7. #3	
	CN	Chamaecyparis obtusa "Nana" / Dwarf Hinoki False Cypress	3 Gal.	Insignificant	2' x 3'	Sht. L7. #3	
	CB	Cornus seneca "Bailey's Redtwig" / Red Twig Dogwood	3 Gal.	Spring	8' x 8'	Sht. L7. #3	
	EG	Euonymus fortunei "Emerald Gaiety" TM / Emerald Gaiety Euonymus	3 Gal.	Insignificant	4' x 4'	Sht. L7. #3	
	FB	Forsythia virens "Bronxensis" / Bronx Forsythia	3 Gal.	Spring	2' x 3'	Sht. L7. #3	
	JW	Juniperus chinensis "Armstrongii" / Armstrong Juniper	3 Gal.	Insignificant	4' x 4'	Sht. L7. #3	
	JM	Juniperus scopulorum "Wichita Blue" / Wichita Blue Juniper	3 Gal.	Insignificant	10' x 5'	Sht. L7. #3	
	LM	Lavandula angustifolia "Munstead" / Munstead English Lavender	1 Gal.	Spring	1.5' x 2'	Sht. L7. #3	
	MC	Mahonia aquifolium "Compacta" / Compact Oregon Grape	3 Gal.	Spring	3' x 3'	Sht. L7. #3	
	ML	Miscanthus sinensis "Little Kitten" / Little Kitten Eulalia Grass	1 Gal.	Summer	2' x 1'	Sht. L7. #3	
	MM	Miscanthus sinensis "Malepartus" / Silver Eulalia Grass	1 Gal.	Summer	5' x 4'	Sht. L7. #3	
	MY	Miscanthus sinensis "Yaku Jima" / Yaku Jima Dwarf Maiden Grass	1 Gal.	Summer-Fall	3' x 3'	Sht. L7. #3	
	PM	Pinus mugo "Slowmound" / Mugo Pine	3 Gal.	Insignificant	3' x 3'	Sht. L7. #3	
	SS	Spiraea japonica "Shirobana" / Shirobana Spiraea	3 Gal.	Spring	2' x 3'	Sht. L7. #3	
	ST	Spiraea nipponica tosaensis "Snow Mound" / Snowmound Nippon Spiraea	3 Gal.	Late Spring	4' x 4' +	Sht. L7. #3	
	SG	Spiraea x bumalda "Goldflame" / Goldflame Spiraea	3 Gal.	Spring	3' x 3'	Sht. L7. #3	
	VA	Viburnum trilobum "Alfreda" / Alfreda Cranberrybush	5 Gal.	Late Spring	6' x 5'	Sht. L7. #3	
	WM	Weigela florida "Minuet" / Minuet Weigela	3 Gal.	Spring	2.5' x 3'	Sht. L7. #3	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	BLOOM	HT X WD	DETAIL	
	CC	Cotoneaster apiculatus / Coral Beauty Cotoneaster	3 gal@ 36" oc	Spring	18" x 4'	Sht. L7. #3	
	EC	Euonymus fortunei "Colorata" / Purple-leaf Winter Creeper	1 gal@ 96" oc	Insignificant	13" x 10'	Sht. L7. #3	

TURF GRASS
 Perennial Rye 60%
 Chewing Red Fescue 10%
 Kentucky Bluegrass 30%

CONTACT
 Autumn Seeds
 Kevin Miller, 509-220-0231
 (www.autumnseeds@hotmail.com)

Hydro Seed @
 6 Lbs. PLS/1,000 S.F.
 Double the amount if
 broadcasting

DRYLAND GRASS
 Secar Bluebunch Wheatgrass 21%
 Idaho Fescue 21%
 Slender Wheatgrass 32%
 Sherman Wheatgrass 11%
 Thickspike Wheatgrass 11%
 Lewis Blue Flax 3%
 Western Yarrow 1%

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Hydro Seed or Drill @
 18.6 Lbs. PLS/Acre. Double
 the amount if broadcasting

BOULDERS
 Round boulders (found on site). Set boulders to accommodate grading.

EDGING
 Poly Edging - Install Commercial grade poly edging per manufacturer's recommendation.
 3' Radius

Taylor Landscape Architects

106 West Mission Avenue • Spokane, Washington 99201
 509-324-8329 • fax 509-326-8224 • mailroom@taylorla.com

SCALE: 1" = 20'

NORTH

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STATE OF WASHINGTON
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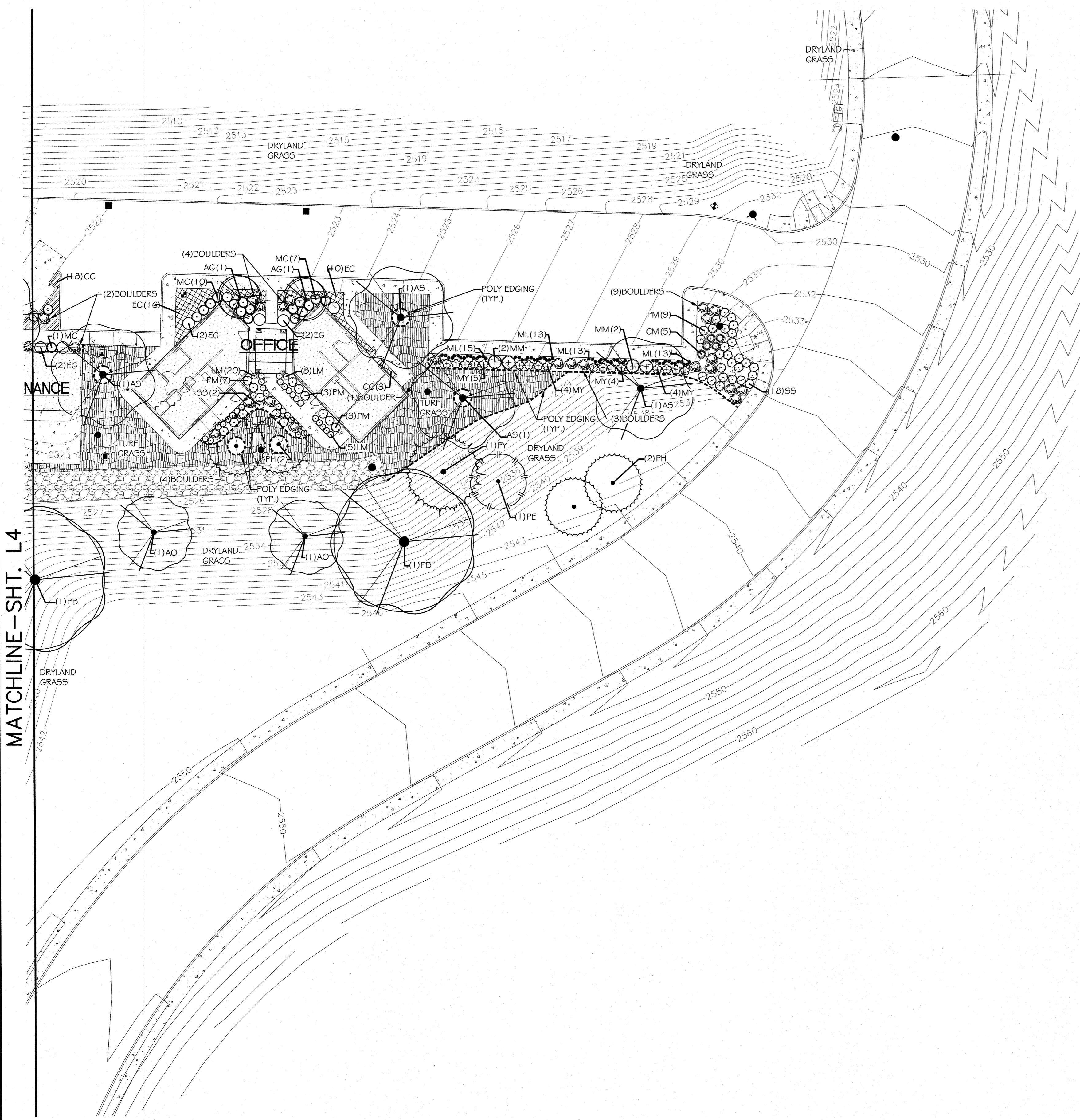
Taylor Engineering, Inc. Civil Design and Land Planning 245 E Main St. Pullman, Washington 99163 (509) 334-5115 FAX (509) 334-5956	SCALE: 1"=20'	SHEET L4
LANDSCAPE PLANTING PLAN - NORTHWEST	PIMLICO APARTMENTS	CADD FILE: 08057P-PLTDWG

PLANT SCHEDULE

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	PB	Platanus x acerifolia 'Bloodgood' / London Plane Tree	You Pick	2" Cal.	Insignificant	75' x 50'	Sht. L7. #1
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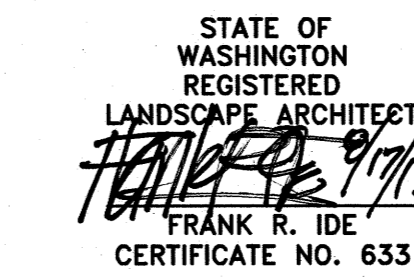
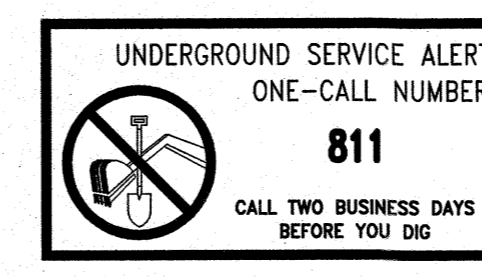
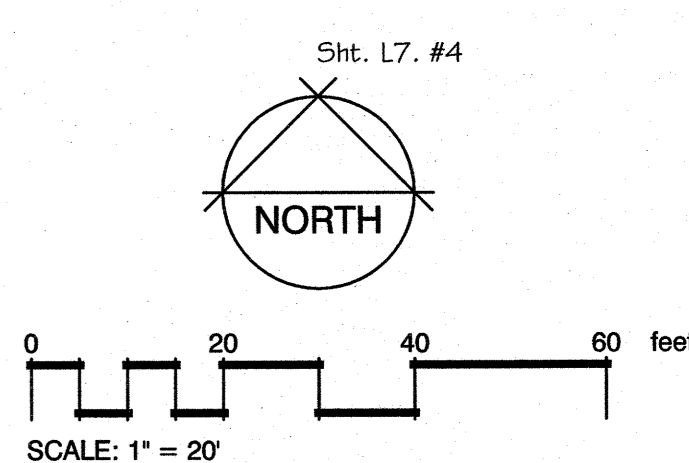
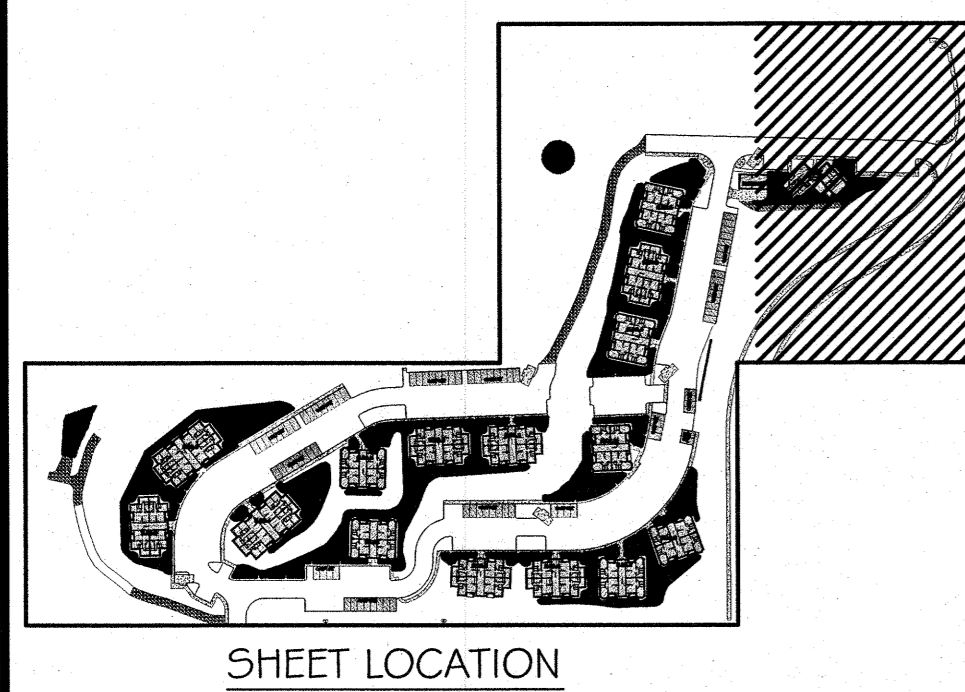
TURF GRASS	PERCENT	CONTACT	HYDRO SEED
Perennial Ryegrass	60%	Autumn Seeds Kevin Miller, 509-220-0231 (www.autumnseeds@hotmail.com)	Hydro Seed @ 6 Lbs. PLS/1,000 S.F. Double the amount if hand-broadcasting
Chewing Red Fescue	10%		
Kentucky Bluegrass	30%		
DRYLAND GRASS	PERCENT	CONTACT	HYDRO SEED
Secar Bluebunch Wheatgrass	21%	Autumn Seeds Kevin Miller, 509-220-0231 (www.autumnseeds@hotmail.com)	Hydro Seed or Drill @ 18.6 Lbs. PLS/Acre. Double the amount if hand-broadcasting
Idaho Fescue	21%		
Slender Wheatgrass	32%		
Shepherd Wheatgrass	11%		
Thickspike Wheatgrass	11%		
Lewis Blue Flax	3%		
Western Yarrow	1%		

- BOULDERS**
Round boulders (found on site). Set boulders to accommodate grading.
- EDGING**
Poly Edging - Install Commercial grade poly edging per manufacturer's recommendation.
3' Radius



PLANTING REQUIREMENTS

- Plant material shall be planted in the locations shown. Maintain spacing and distances relative to hard features.
- Plant material shall be installed per planting details and notes.
- Work shall be performed by persons familiar with this type of work and under the supervision of a qualified landscape Foreman. The foreman shall remain on-site during all landscape soil preparation, irrigation and planting operations.
- The owner or his representative reserves the right to make substitutions, additions and deletions in the planting scheme as they feel necessary while work is in progress. Such cases are to be accompanied by equitable adjustment.
- Keep plant watering basins 1' min. from edge of any paving, walls or fencing.
- Protect existing and proposed landscaping from damage. Any damage occurring on the job shall be the responsibility of the contractor and shall be repaired or replaced at the discretion of the owner.
- Install top dressing, medium fir bark at 2" depth, (6Cu.Yd./1,000 S.F.), within all groundcover, tree & shrub bed areas and tree watering basins within turf areas. Apply pre-emergent before install top dressing.
- Installed watering troughs around all shrubs and trees on the project site. Watering troughs shall be constructed so that it will hold 2" of standing water.
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- All turf areas shall have a finished grade 1.5" below top of adjacent hard surfaces.
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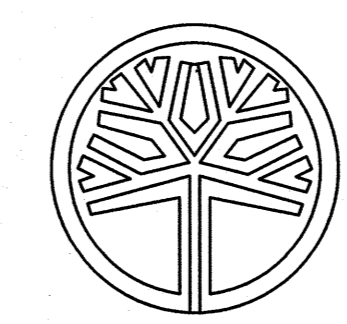
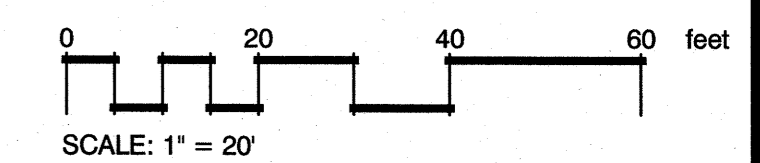
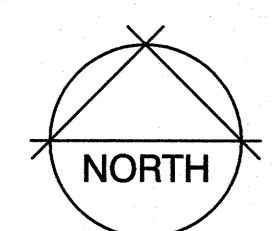


REVISIONS	DATE	BY

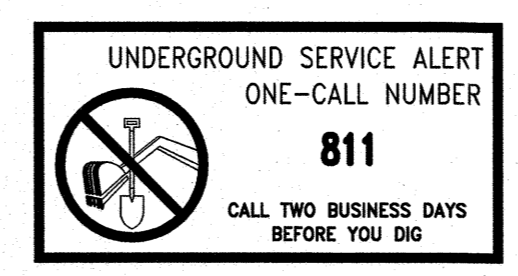
Taylor Engineering, Inc. Civil Design and Land Planning 245 E. Main St. Pullman, Washington 99163 (509) 334-5115 FAX (509) 334-5956	SCALE: 1"=20'	SHEET L5
LANDSCAPE PLANTING PLAN - NORTHEAST	PIMLICO APARTMENTS CADD FILE: 08057P-PT.DWG	

IRRIGATION NOTES

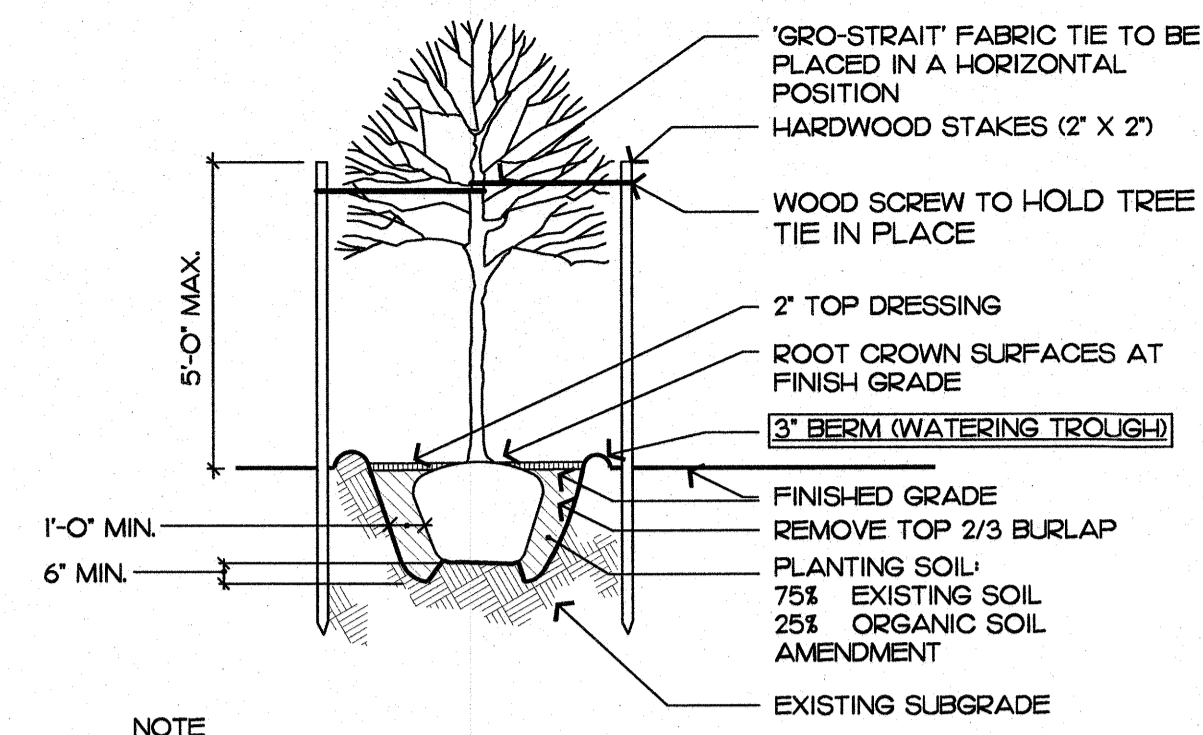
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED ON THE PROJECT SITE IN CONFORMANCE WITH THESE DETAILS, NOTES, AND SPECIFICATIONS. THE IRRIGATION SYSTEM SHALL BE COMPRISED OF PIPING, IRRIGATION HEADS, VALVES, CONTROLS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS AND NECESSARY ACCESSORIES.
2. FULL AND COMPLETE 100% COVERAGE IS REQUIRED. BUBBLERS SHALL BE INSTALLED TO EACH SHRUB AND TREE AND SPRAY OR ROTOR HEADS SHALL BE INSTALLED IN ALL TURF GRASS AREAS AND GROUND COVER BEDS.
3. MAKE NECESSARY ADJUSTMENTS TO LAYOUT REQUIRED TO ACHIEVE FULL COVERAGE OF IRRIGATED AREAS WITHOUT OVERTHROW ON ROADWAYS, SIDEWALKS, BUILDINGS AND TO PROTECT TREES FROM CLOSE HIGH SPRAY VELOCITY.
4. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A FOREMAN FAMILIAR WITH THIS TYPE OF WORK. THE FOREMAN SHALL REMAIN ON-SITE DURING ALL LANDSCAPE IRRIGATION INSTALLATIONS.
5. COMPLY WITH ALL LOCAL CODES AND ORDINANCES.
6. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO TRENCHING OPERATIONS.
7. INSTALL NO MORE THAN ONE TEE OR ELBOW OFF OF MAINLINE PER REMOTE CONTROL VALVE AND ONE REMOTE CONTROL VALVE PER VALVE BOX. DO NOT USE MANIFOLD SYSTEMS.
8. COORDINATE INSTALLATION/OPERATION OF IRRIGATION SYSTEM WITH OTHER TRADES.
9. VERIFY 'WORKING' PSI AT MAXIMUM OPERATING FLOW PRIOR TO DESIGN OF SYSTEM (± 55 PSI REPORTED - SEE CIVIL DRAWINGS).
10. USE KBI VALVE OR IN HEAD CHECK VALVES TO PREVENT LOW HEAD DRAINAGE WHERE IT OCCURS.
11. "AS-BUILT" RECORD DRAWINGS SHALL BE SIGNED BY THE INSTALLER AND DELIVERED TO OWNER PRIOR TO FINAL PAYMENT.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH PERMITTING AND INSTALLING POINT OF CONNECTION AND ELECTRICAL.
13. USE THRUST BLOCKS ON ALL BENDS ON THE 3" MAINLINE.
14. SEE SHEET L7 FOR IRRIGATION DETAILS.
15. INSTALL POINT-OF-CONNECTION WHERE SHOWN ON DRAWING AND IN ACCORDANCE WITH DETAILS SHOWN ON SHEET L7.
16. PIPING:
 - IRRIGATION MAINS: POLYVINYL CHLORIDE, SCHEDULE 40
 - IRRIGATION LATERALS: POLYVINYL CHLORIDE, CLASS 200
 - IRRIGATION SLEEVES UNDER HARD SURFACES - TWICE THE DIAMETER OF THE PIPING GOING THROUGH IT; POLYVINYL CHLORIDE, CLASS 200SCH.
 - MINIMUM COVER OVER IRRIGATION MAINS SHALL BE 24", AND 18" OVER IRRIGATION LATERALS LINES.
17. FITTINGS:
 - SCHEDULE 80 FITTINGS SHALL BE USE ON ALL BENDS 2" IN DIAMETER OR LARGER ON THIS PROJECT AND SCHEDULE 40 FITTINGS EVERYWHERE ELSE.
 - SWING JOINTS - THREADED FITTINGS WITH ELASTOMERIC SEALS THAT ALLOW 360 DEGREE ROTATION MAY BE USED IN LIEU OF STANDARD THREADED FITTINGS.
18. VALVES:
 - REMOTE CONTROL VALVES: EACH SPRINKLER SECTION SHALL BE AUTOMATICALLY OPERATED BY A REMOTE CONTROL VALVE INSTALLED UNDERGROUND AND OPERATED BY A 24-VOLT AC ELECTRIC SOLENOID. VALVES SHALL BE GLOVE TYPE OF HEAVY DUTY CONSTRUCTION AND SHALL HAVE MANUAL SHUT-OFF AND FLOW CONTROL ADJUSTMENT AND PROVIDE FOR MANUAL OPERATION. INSTALL VALVES WITH SCHEDULE 80 PVC UNIONS ON EACH SIDE TO ALLOW FOR EASY REMOVAL. VALVES SHALL HAVE A MINIMUM OF (200 PSI) WORKING PRESSURE.
 - VALVES 2" AND SMALLER SHALL BE OF GLASS-FILLED NYLON CONSTRUCTION FURNISHED AS STRAIGHT GLOBE PATTERN TYPE. FLOW CONTROL WHEEL SHALL BE PURPLE COLOR FOR NON-POTABLE SUPPLY.
 - VALVES 3" AND LARGER SHALL BE OF GLASS-FILLED NYLON CONSTRUCTION FURNISHED AS STRAIGHT OR ANGLE PATTERN TYPE, AND HAVE TWO INLETS (FURNISHED WITH ONE PLUGGED) TO ALLOW INSTALLATION AS EITHER A STRAIGHT OR ANGLE PATTERN VALVE. FLOW CONTROL WHEEL SHALL BE PURPLE COLOR FOR NON-POTABLE SUPPLY.
 - VALVES SHALL BE DIAPHRAGM TYPE DESIGNED TO OPERATE IN WATER LEADING TO THE SOLENOID ACTUATOR AND THE DIAPHRAGM CHAMBER. VALVE SHALL INCORPORATE A NON-ADJUSTABLE TYPE OPENING AND CLOSING SPEED CONTROL FOR PROTECTION AGAINST SURGE PRESSURES.
 - VALVES SHALL BE COMPLETELY SERVICEABLE FROM THE TOP WITHOUT REMOVING VALVE BODY FROM THE SYSTEM. VALVES TO OPERATE AT NO MORE THAN 7 PSI PRESSURE LOSS AT MANUFACTURERS MAXIMUM RECOMMENDED FLOW RATE.
 - UNDERGROUND SHUT-OFF VALVES: BALL VALVES (FOR ISOLATION VALVES 4" AND SMALLER); FULL-PORT BALL VALVES WITH BRONZE BODY, PTFE SEATS, AND 90 DEGREE ON/OFF HANDLE. BALL VALVES TO HAVE NPT FEMALE END CONNECTIONS TO ACCOMMODATE THE TYPE OF PIPE INSTALLED.
20. VALVE BOXES:
 - ISOLATION VALVE: VALVE BOXES SHALL BE PRECAST POLYMER CONCRETE WITH COMPRESSIVE STRENGTH OF THE CONCRETE IN EXCESS OF 4000 PSI. BOXES SHALL BE MINIMUM 32 INCHES LONG BY 19 INCHES WIDE BY 18 INCHES DEEP. BOXES SHALL BE INSTALLED WITH EXTENSIONS AS REQUIRED TO PROVIDE DEPTH OF COVER REQUIRED OVER PIPE AT VALVE LOCATION. COVERS SHALL BE PRECAST POLYMER CONCRETE WITH RECESSED LOCK-DOWN BOLT.
 - REMOTE CONTROL VALVES: BODIES SHALL BE GREEN, HDPE STRUCTURAL FOAM TYPE A, CLASS III. BOX OPENINGS SHALL BE MINIMUM 32 INCHES LONG BY 19 INCHES WIDE BY 18 INCHES DEEP WITH LOCKABLE BOLT DOWN HDPE COVER, PURPLE COLOR FOR NON-POTABLE SUPPLY.
 - QUICK COUPLING VALVES: BODIES SHALL BE GREEN, HDPE STRUCTURAL FOAM TYPE A, CLASS III. BOX OPENINGS SHALL BE MINIMUM 10 INCHES ROUND BY 12 INCHES DEEP WITH LOCKABLE BOLT DOWN HDPE COVER, PURPLE COLOR FOR NON-POTABLE SUPPLY.
21. AUTOMATIC CONTROL EQUIPMENT: RECOMMEND THAT A DECODER CONTROLLER (TWO WIRE SYSTEM) BE USED WITH ASSOCIATED EQUIPMENT. RAIN BIRD, HUNTER AND TORO ARE ACCEPTABLE.
22. SPRINKLER HEADS:
 - IRRIGATION SPRINKLERS: THE ENTIRE INTERNAL ASSEMBLY INCLUDING FILTER SCREEN, TO BE CAPABLE OF REMOVAL FROM THE TOP WITHOUT REMOVING THE SPRINKLER CASE FROM THE RISER. ALL SPRINKLERS SHALL BE SUPPLIED WITH PURPLE COLOR CAPS OR COVERS FOR NON-POTABLE SUPPLY.
 - ROTOR POP-UP SPRINKLERS: TO BE A DUAL OR TRI-NOZZLE COMBINATION TYPE WITH POSITIVE DRIVE BY MEANS OF A WATER-DRIVEN GEAR ASSEMBLY. SPRINKLER HEAD TO ROTATE UNIFORMLY AND TO BE DRIVEN BY MEANS OF A TRAIN OF GEARS. SPRINKLERS TO BE EQUIPPED WITH AN INTEGRAL ANTI-DRAIN VALVE TO BE SELF-CLOSING AT PRESSURES OF 10 FEET OF HEAD OR LESS. GEARS AND PINIONS SHALL BE ASSEMBLED ON STAINLESS STEEL SPINDLES IN A WATER-LUBRICATED SANDPROOF GEAR CASE. AN INLET SCREEN SHALL PREVENT DEBRIS FROM ENTERING THE SPRINKLER AND SHALL BE REMOVABLE WITH THE INTERNAL ASSEMBLY. SPRINKLERS OUTER CASE SHALL BE CONSTRUCTED OF CORROSION RESISTANT, IMPACT RESISTANT, HEAVY-DUTY ABS.
 - SPRAY HEADS: NOZZLE SHALL BE POP-UP SPRAY TYPE OF STANDARD, UNDERSIZE OR OVERSIZE CONFIGURATION AS NOTED ON PLANS. THE SPRINKLER BODY, STEM, NOZZLE AND SCREEN SHALL BE CONSTRUCTED OF HEAVY-DUTY, ULTRAVIOLET RESISTANT PLASTIC. IT SHALL HAVE A HEAVY DUTY STAINLESS STEEL RETRACT SPRING AND A RATCHETING SYSTEM FOR ALIGNMENT OF THE PATTERN. THE SPRINKLER SHALL HAVE A SOFT ELASTOMER PRESSURE-ACTIVATED COMOLDED WIPER SEAL FOR CLEANING DEBRIS FROM THE POP-UP STEM. THE SPRINKLER SHALL BE CAPABLE OF HOUSING PROTECTIVE, NONCLOGGING FILTER SCREENS OR PRESSURE COMPENSATING SCREENS (PCS) UNDER THE NOZZLE.
 - PRESSURE COMPENSATING FLOOD BUBBLER: THE BUBBLER SHALL HAVE A "TRICKLE" PATTERN OR AN "UMBRELLA" PATTERN DISCHARGE. THE BUBBLER ASSEMBLY SHALL HAVE A PLASTIC INLET FILTER SCREEN TO PROTECT THE NOZZLE AGAINST CLOGGING. THE PRESSURE COMPENSATING BUBBLER SHALL BE OF A PERMANENTLY ASSEMBLED DESIGN CONSTRUCTED OF DURABLE, UV-RESISTANT PLASTIC WITH AN INTEGRAL RUBBER FLOW WASHER FOR REGULATING THE FLOW RATE AT AN OPERATING PRESSURE RANGE OF 20 TO 90 PSI. THE PRESSURE COMPENSATING BUBBLER SHALL HAVE A 1/2 INCH FEMALE THREADED INLET FOR CONNECTION TO THE PIPING SYSTEM RISER.
23. - QUICK COUPLERS: SHALL HAVE ALL PARTS CONTAINED IN A TWO-PIECE UNIT AND SHALL CONSIST OF A COUPLER WATER SEAL VALVE ASSEMBLY AND A REMOVABLE UPPER BODY TO ALLOW THE SPRING AND KEY TRACK TO BE SERVICED WITHOUT SHUT DOWN OF THE MAIN. METAL PARTS SHALL BE BRASS. LIDS SHALL BE LOCKABLE, PURPLE COLOR VINYL COVERED FOR NON-POTABLE SUPPLY AND HAVE SPRINGS FOR POSITIVE CLOSURE ON KEY REMOVAL. FURNISH THREE (3) HOSE SWIVELS AND OPERATING KEYS FOR EACH SIZE COUPLER TO THE OWNER REPRESENTATIVE.
24. - LOW VOLTAGE WIRE: THE APPROPRIATE WIRE SYSTEM SHALL BE USED FOR THE TYPE OF AUTOMATIC CONTROLLER INSTALLED, AS RECOMMENDED BY THE MANUFACTURER.
25. - WARNING TAPE AND TRACER WIRE:
 - WARNING TAPE - STANDARD, 4-MIL POLYETHYLENE 76 MM (3 INCH) WIDE TAPE, DETECTABLE TYPE PURPLE WITH BLACK LETTERS FOR NON-POTABLE WATER SUPPLY, AND IMPRINTED WITH "CAUTION BURIED IRRIGATION WATER LINE BELOW" INSTALLED OVER IRRIGATION MAINS ONLY.
 - TRACER WIRES - NO. 14, GREEN, TYPE TW PLASTIC-COATED COPPER TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC IRRIGATION MAIN LINES.
26. - TEST AND FLUSHING:
 - PRESSURE TEST - PRESSURE TEST LINES BEFORE JOINT AREAS ARE BACKFILLED. BACKFILL A MINIMUM OF 12 INCHES OVER THE PIPE TO MAINTAIN PIPE STABILITY DURING TEST PERIOD. TEST PIPING AT HYDRAULIC PRESSURE OF 150 PSI FOR MINIMUM 30 MINUTES WITH MAXIMUM 5 PSI LOSS. LOCATE PUMP AT LOW POINT IN LINE AND APPLY PRESSURE GRADUALLY. INSTALL PRESSURE GAGE SHUT-OFF VALVE AND SAFETY BLOW-OFF VALVE BETWEEN PRESSURE SOURCE AND PIPING. INSPECT EACH JOINT AND REPAIR LEAKS. LINE SHALL BE RETESTED UNTIL SATISFACTORY.
 - FLUSHING - AFTER TESTING, FLUSH SYSTEM WITH A MINIMUM OF 150 PERCENT OF OPERATING FLOW PASSING THROUGH EACH PIPE BEGINNING WITH LARGER MAINS AND CONTINUING THROUGH SMALLER MAINS IN SEQUENCE. FLUSH LINES BEFORE INSTALLING SPRINKLER HEADS AND QUICK COUPLERS.
 - OPERATION TEST - UPON COMPLETION OF THE FINAL ADJUSTMENT OF THE SPRINKLER HEADS TO PERMANENT LEVEL AT GROUND SURFACE, TEST EACH SPRINKLER SECTION BY THE PAN TEST AND VISUAL TEST TO INDICATE A UNIFORM DISTRIBUTION WITHIN ANY ONE SPRINKLER HEAD AREA AND OVER THE ENTIRE AREA. OPERATE THE ENTIRE INSTALLATION TO DEMONSTRATE THE COMPLETE AND SUCCESSFUL OPERATION OF ALL EQUIPMENT



STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 FRANK R. IDE
 CERTIFICATE NO. 633

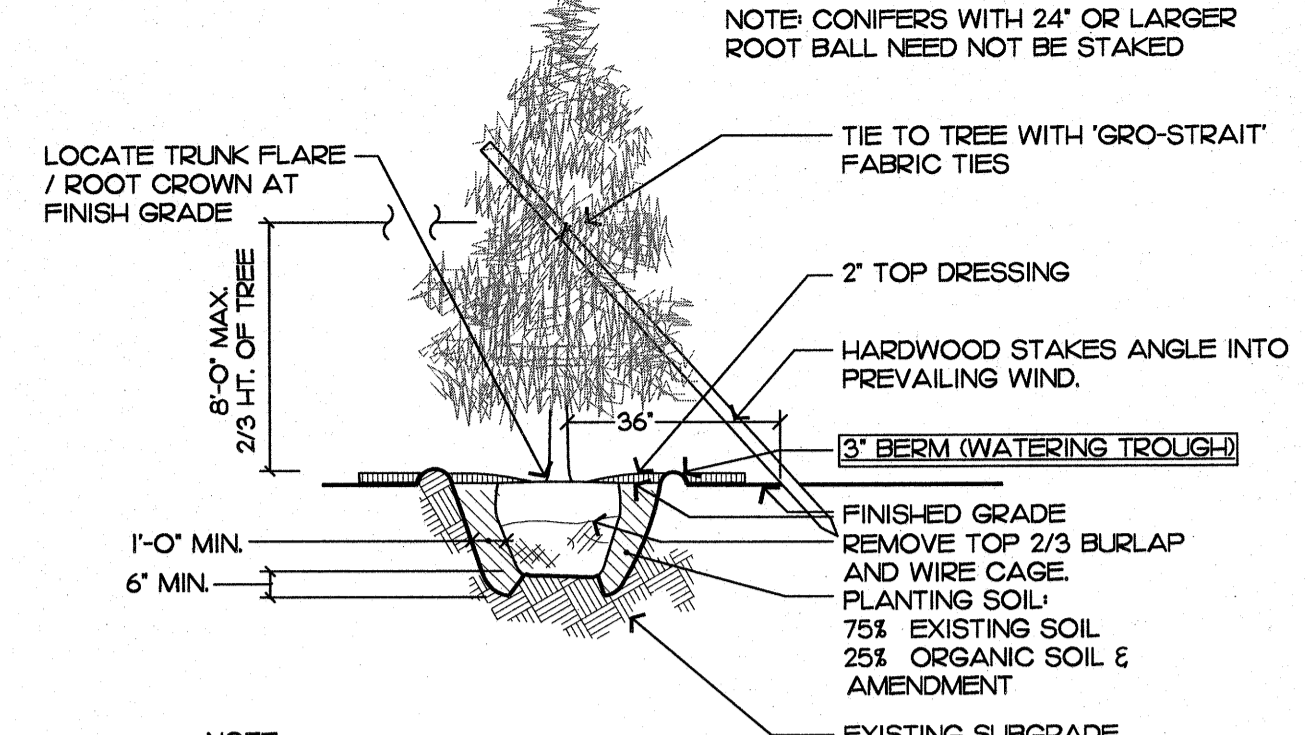


REVISIONS		Taylor Engineering, Inc. Civil Design and Land Planning 245 E Main St. Pullman, Washington 99163 (509) 334-5115 FAX (509) 334-5956	SCALE: 1"=20'	SHEET L6
DWN: RDR	DATE: 6/12/12		LANDSCAPE IRRIGATION SPECIFICATIONS	PIMLICO APARTMENTS <small>CADD FILE: 08057P-IRR.DWG</small>
CK'D: FRI	DATE: 8/30/12			



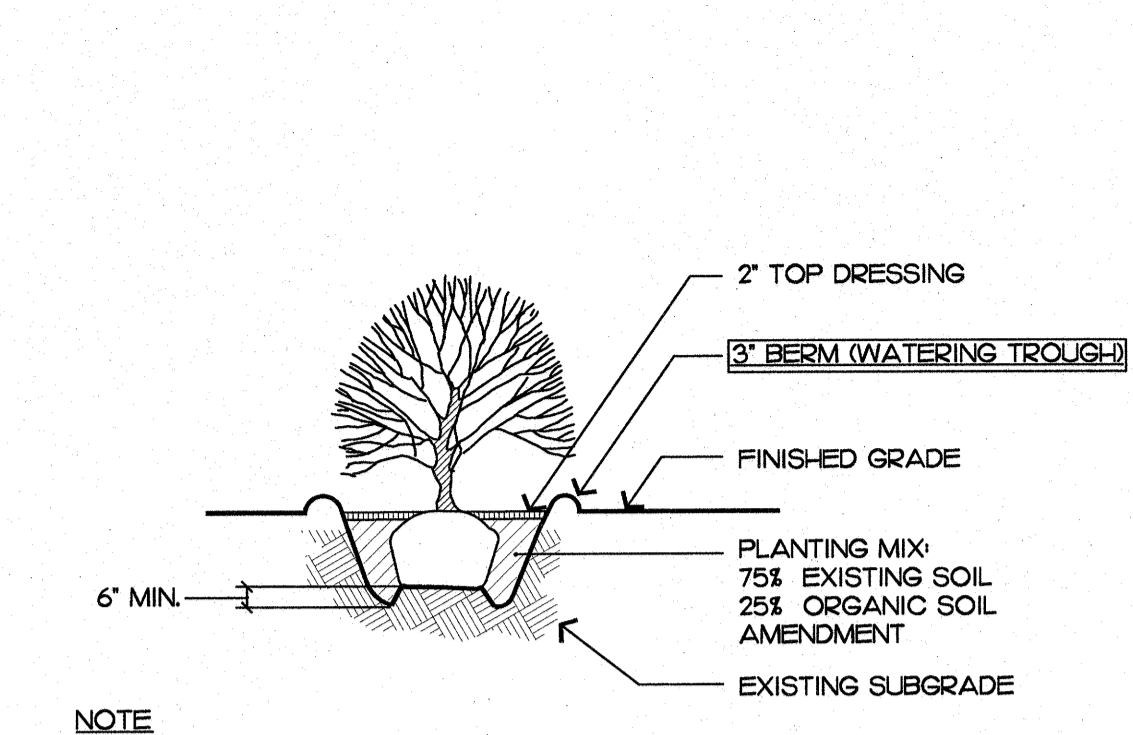
NOTE
 1. PLANTER HOLE TWICE THE SIZE OF ROOT BALL.
 2. WATERING TROUGHS ARE REQUIRED FOR ALL SHRUBS WITH BUBBLER IRRIGATION.
 3. WHEN PLANTING ON A SLOPE, WATERING TROUGH SHALL BE CONSTRUCTED TO HOLD AND 2" OF WATER.

1 DECIDUOUS TREE PLANTING DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



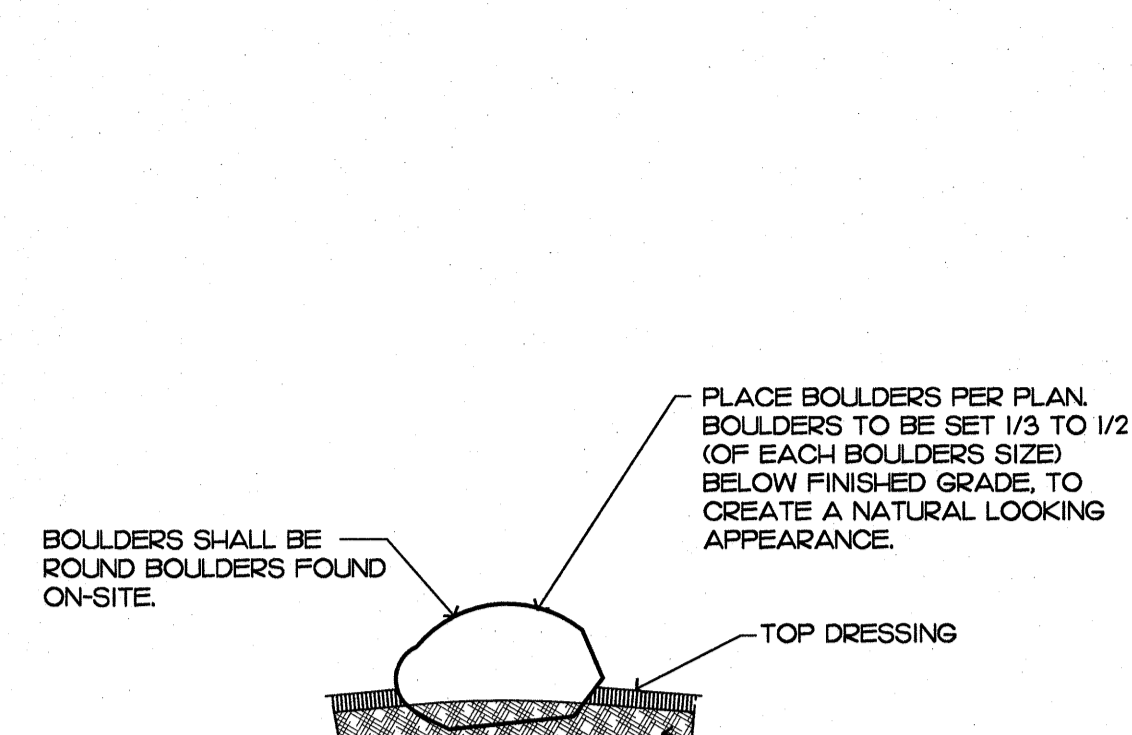
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2 CONIFEROUS TREE PLANTING DETAIL
 L1,2,3,4,5,6 NOT TO SCALE

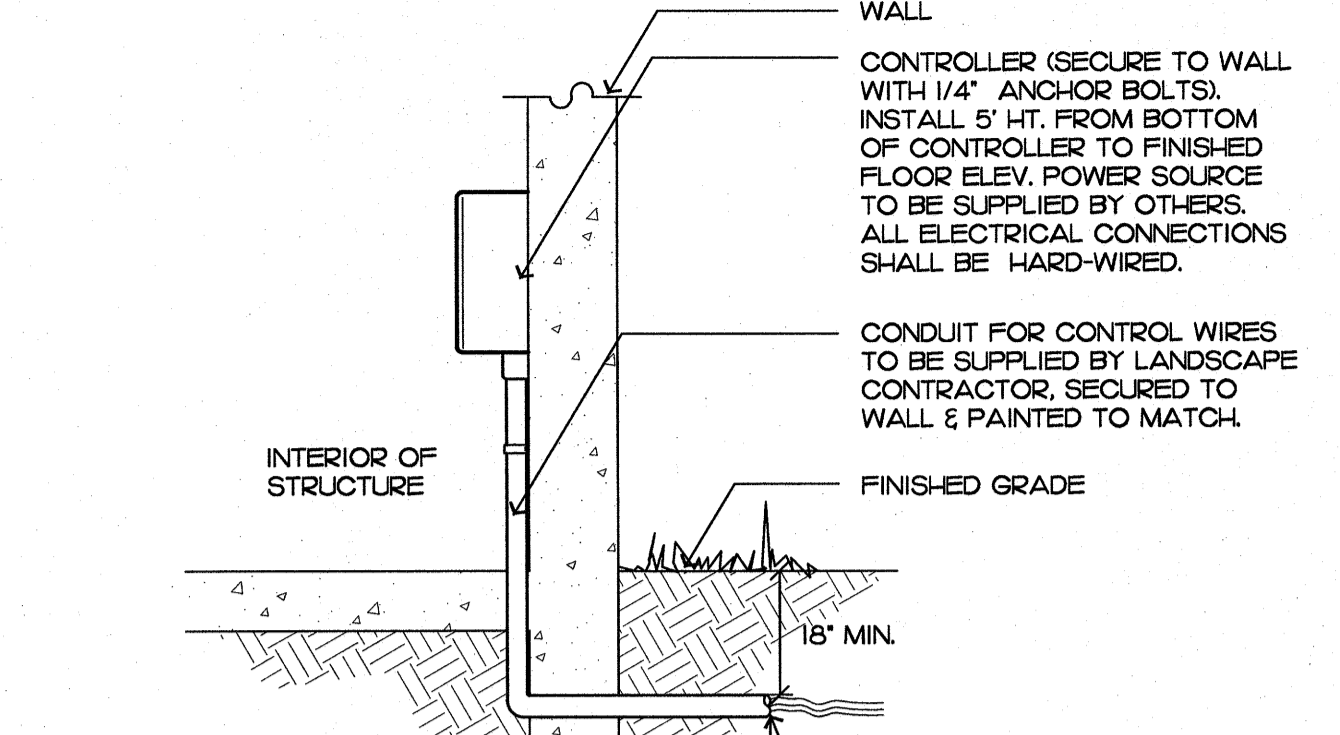


NOTE
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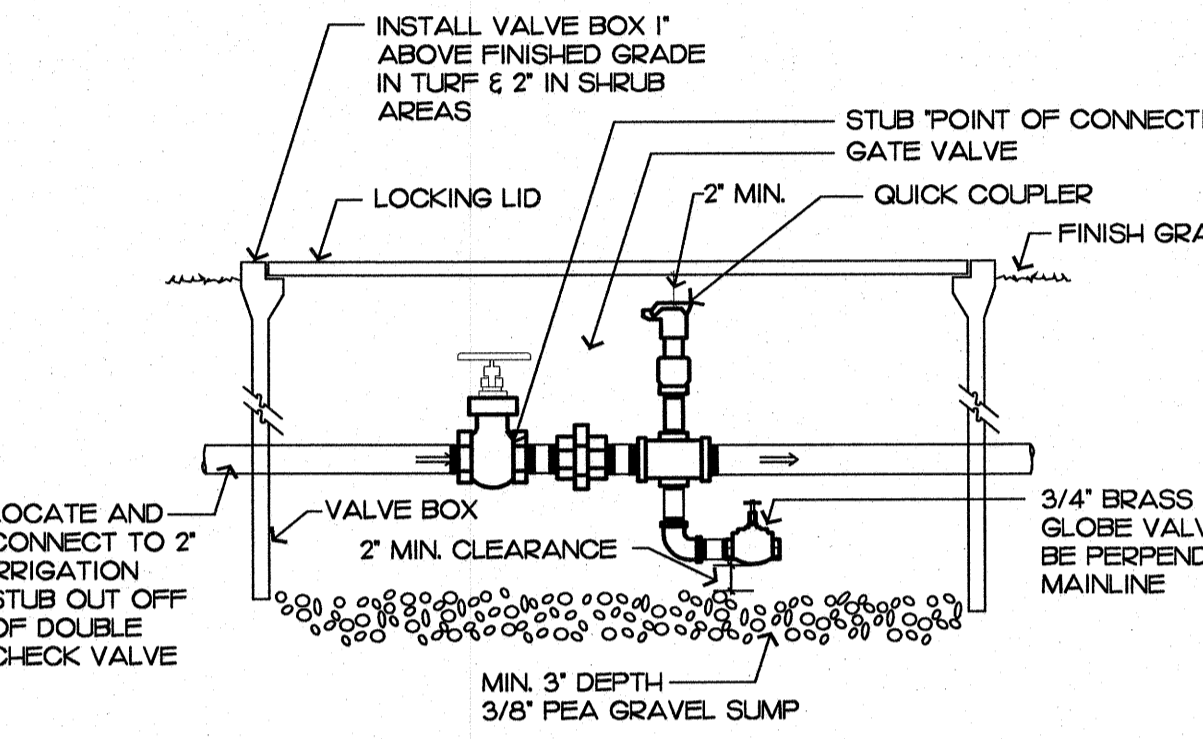
3 SHRUB PLANTING DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



4 BOULDER PLACEMENT DETAIL
 L1,2,3,4,5,6 NOT TO SCALE

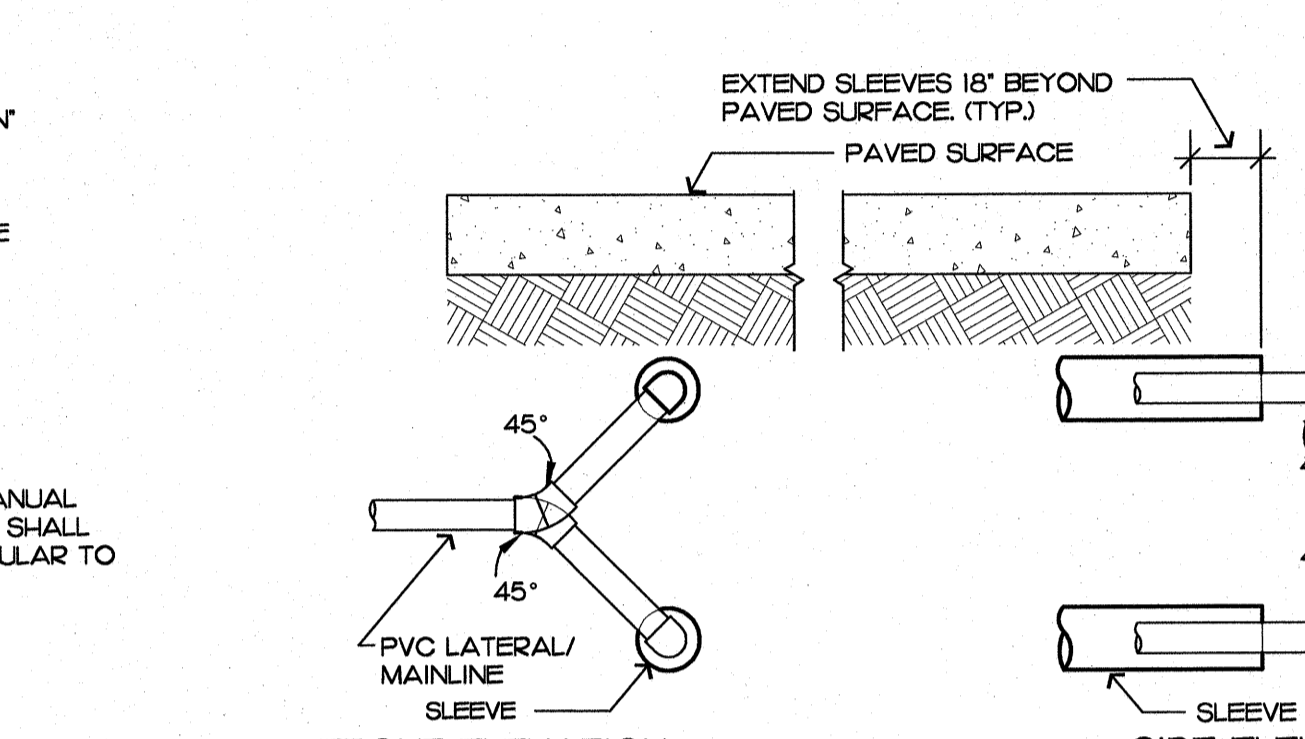


5 WALL MOUNTED CONTROLLER DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



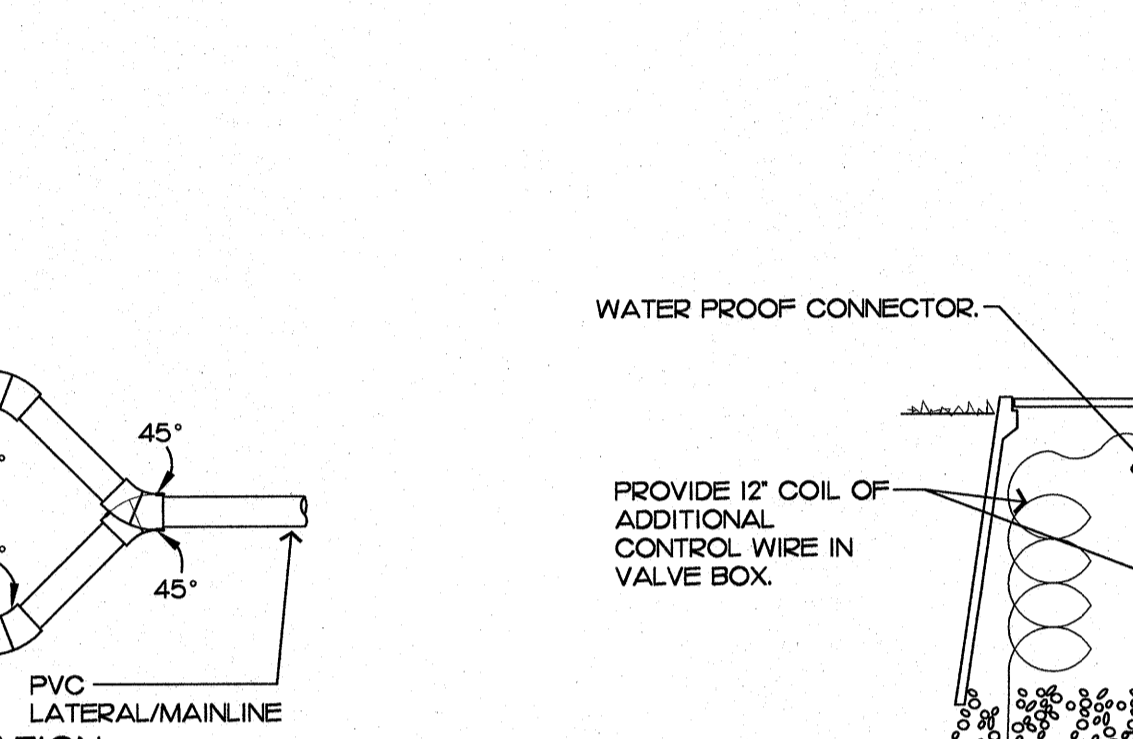
NOTE
 1. GLOBE VALVE SHALL BE PERPENDICULAR TO MAINLINE.
 2. USE GALVANIZED FITTINGS.
 3. POINT-OF-CONNECTION IS TO BE MADE AT THE 2" IRRIGATION STUB OUT. CONTRACTOR TO MAKE CONNECTION AND PAY ANY FEES ASSOCIATED WITH THE CONNECTION.

6 POINT OF CONNECTION DETAIL
 L1,2,3,4,5,6 NOT TO SCALE

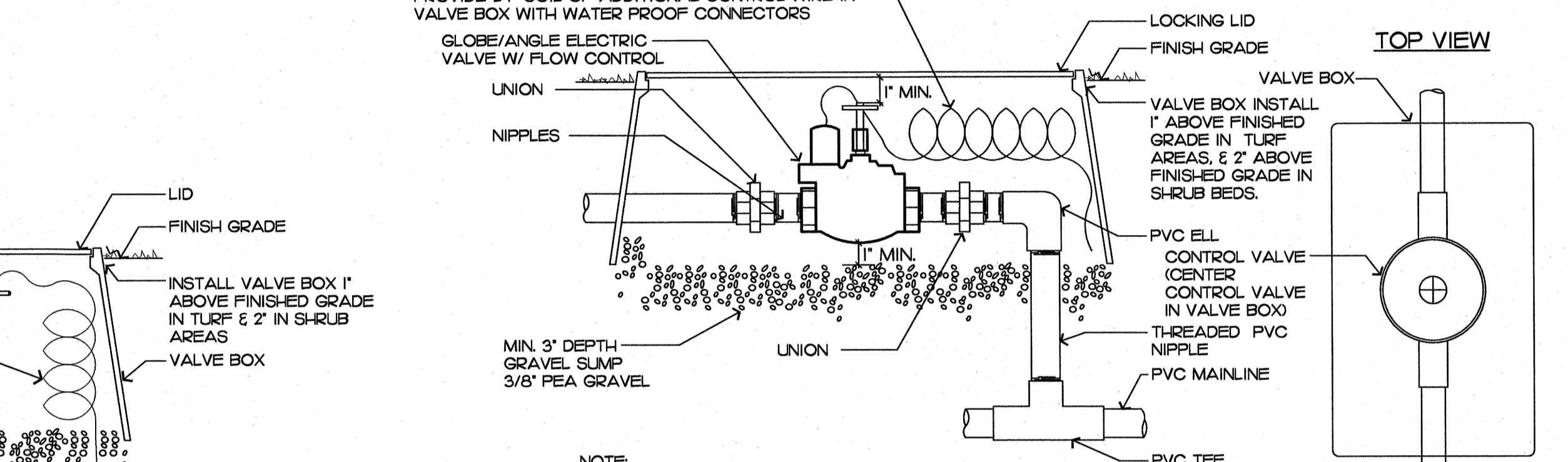


NOTE
 1. THERE SHALL NOT BE 90° JOINTS DIRECTING LATERALS AND MAINLINES INTO SLEEVES. MAXIMUM ANGLE SHALL BE 45°.
 2. INSTALL TH-RUST BLOCKS AT ALL JOINTS 2\"/>

7 SLEEVING DETAIL
 L1,2,3,4,5,6 NOT TO SCALE

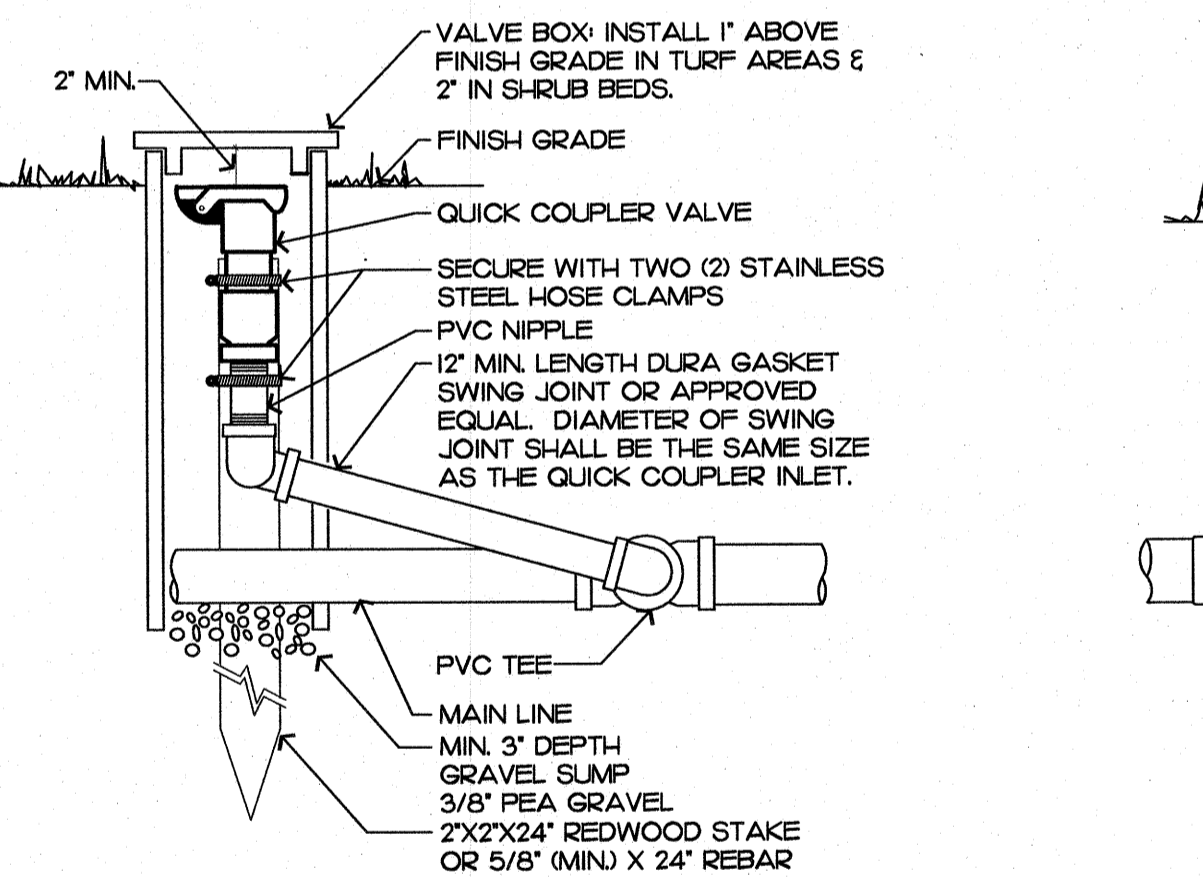


8 WIRE CONNECTORS IN VALVE BOX DETAIL
 L1,2,3,4,5,6 NOT TO SCALE

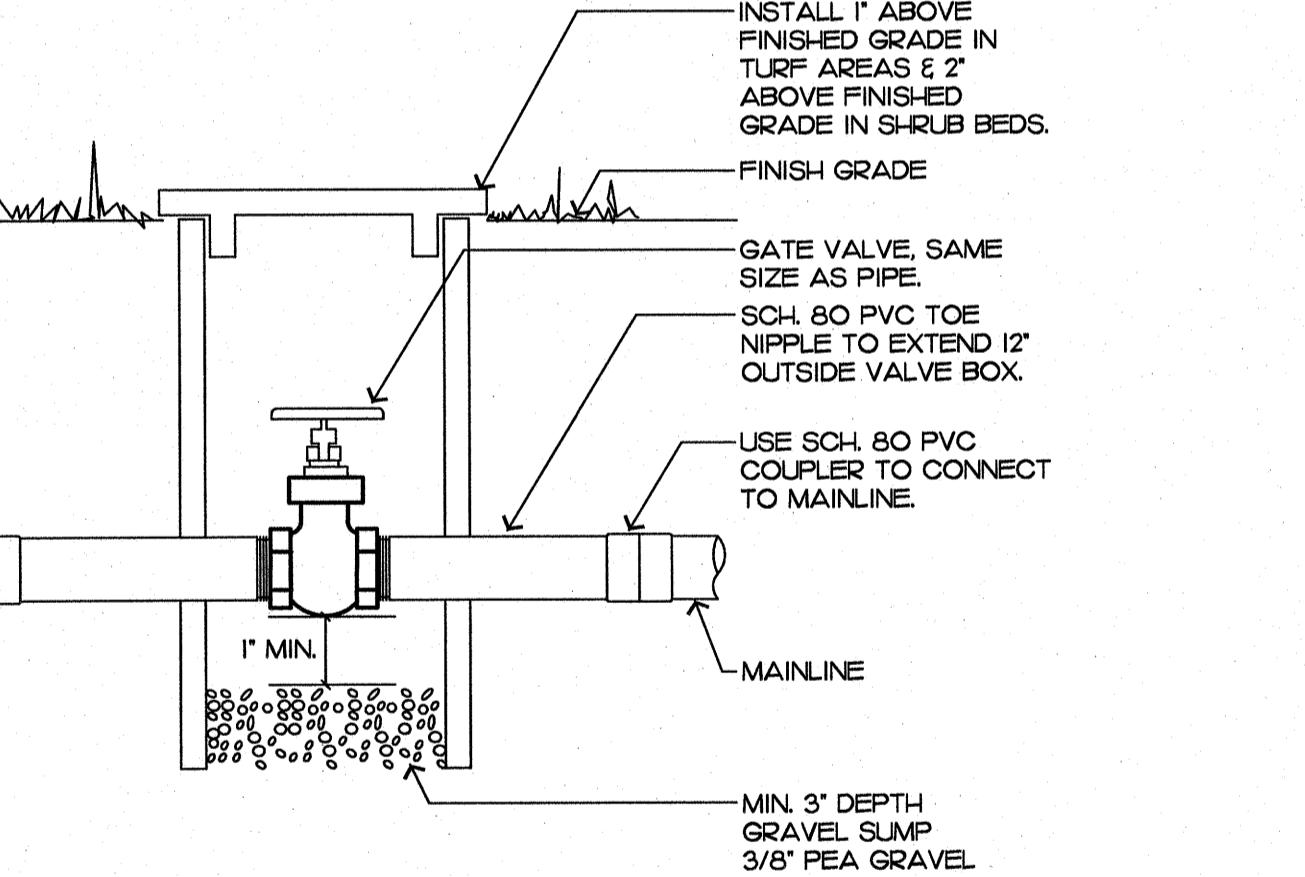


NOTE
 1. ONE REMOTE CONTROL VALVE PER VALVE BOX. NO MANIFOLD SYSTEM.
 2. ALL NIPPLES AND FITTINGS SHALL BE THREADED AND SCH. 40 INSIDE OF VALVE BOX.
 3. ALL NIPPLES AND FITTINGS SHALL BE THE SAME DIAMETER AS CONTROL VALVE.

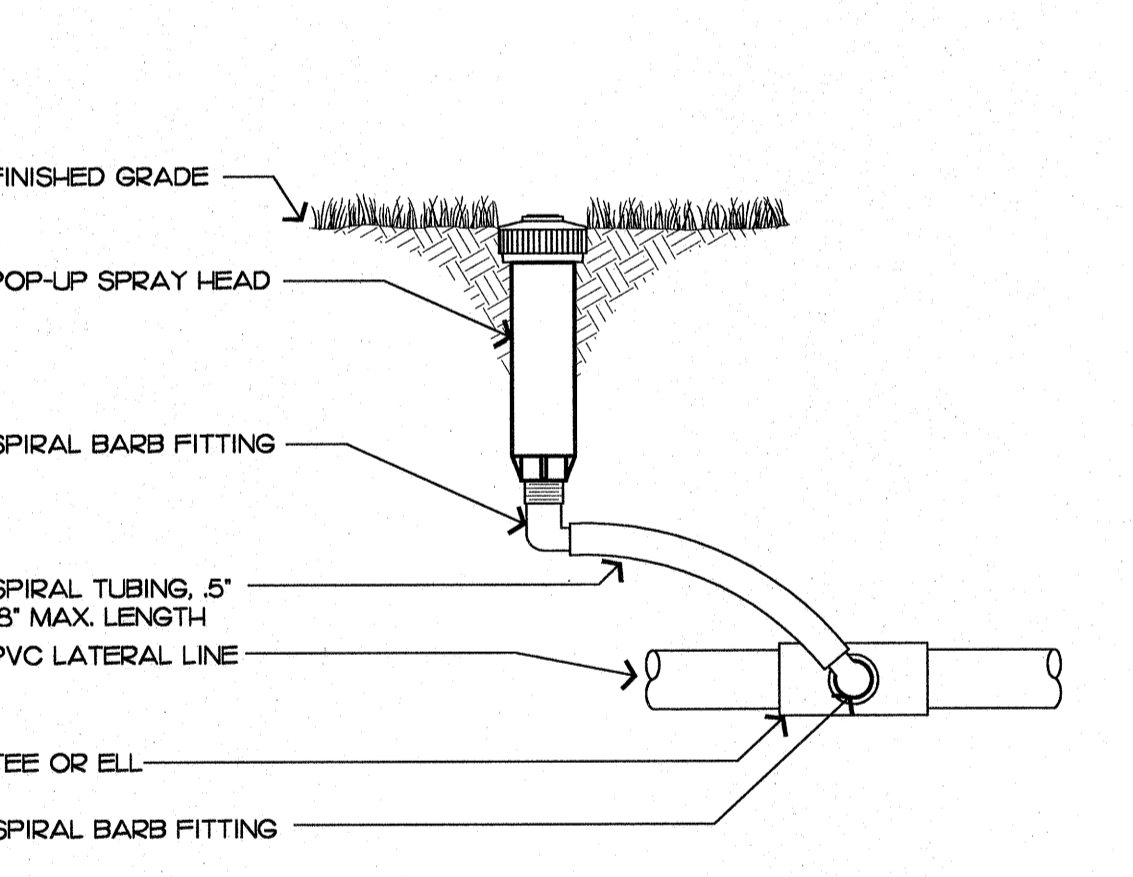
9 CONTROL VALVE & BOX DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



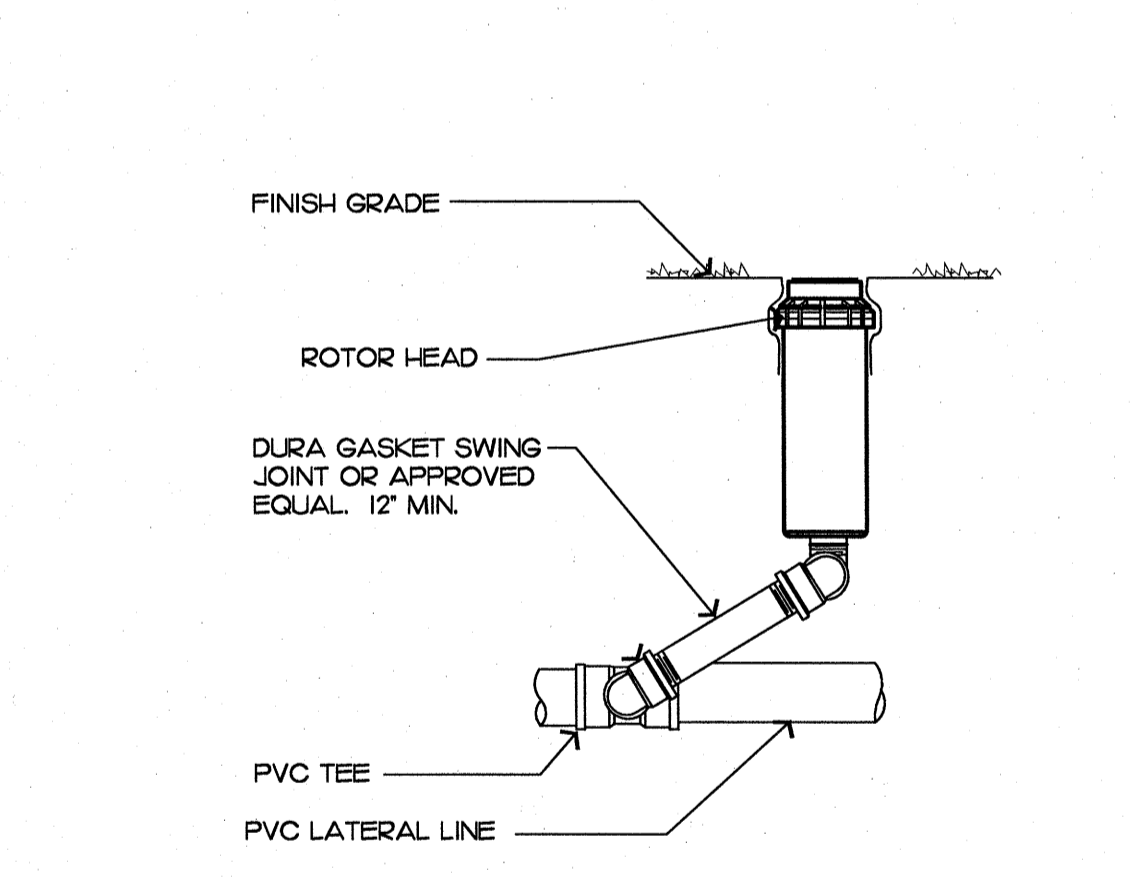
10 QUICK COUPLER DETAIL
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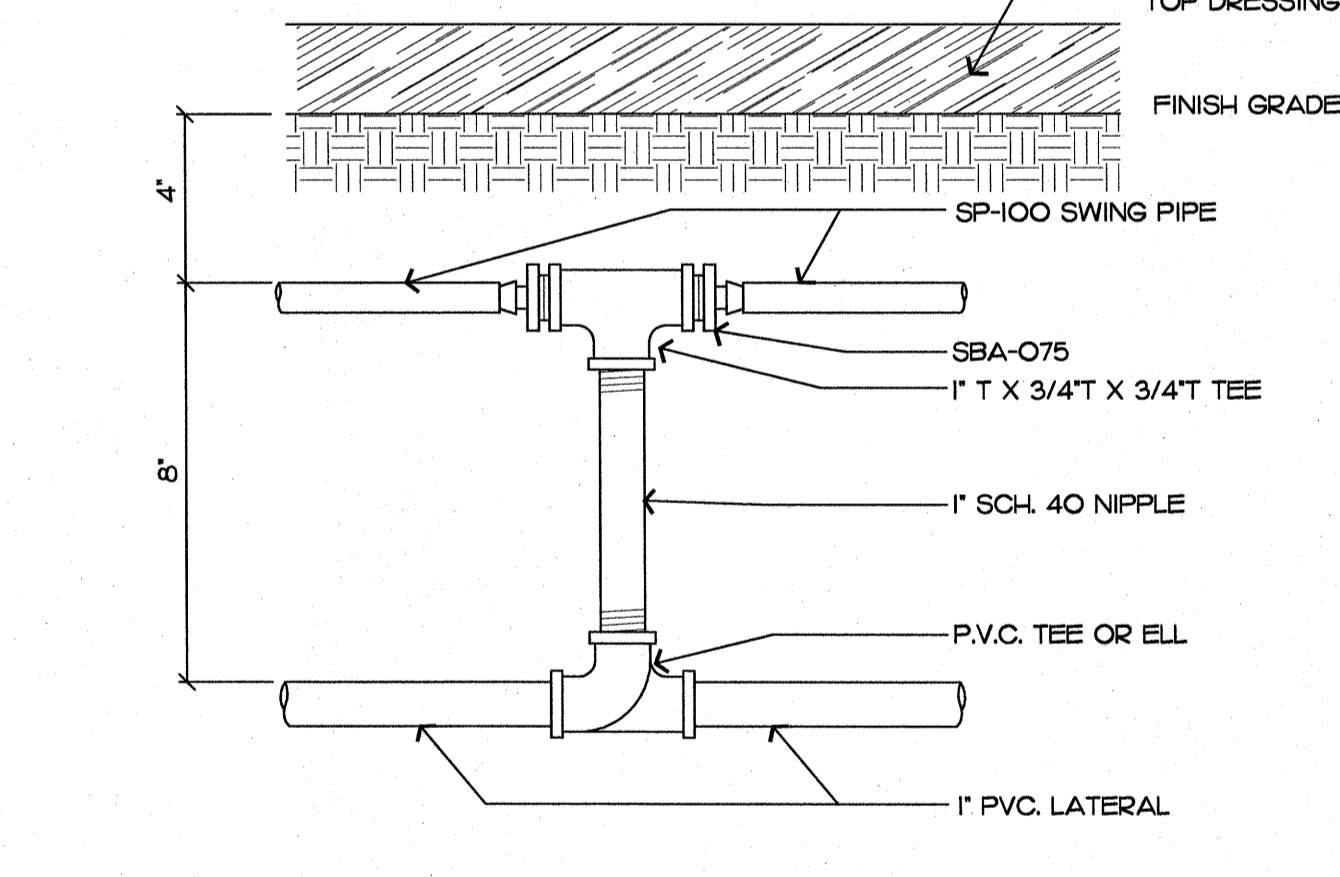
11 ISOLATION VALVE DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



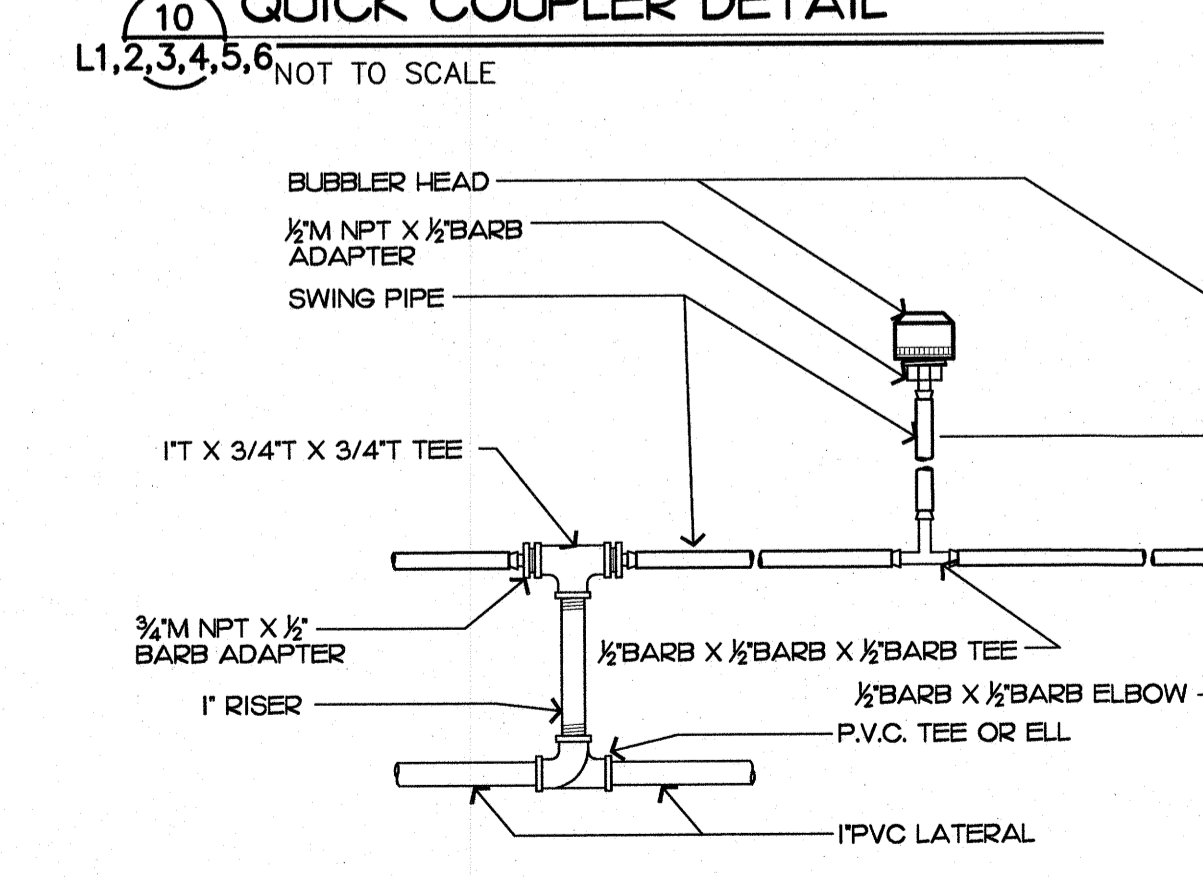
12 TURF SPRINKLER HEAD DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



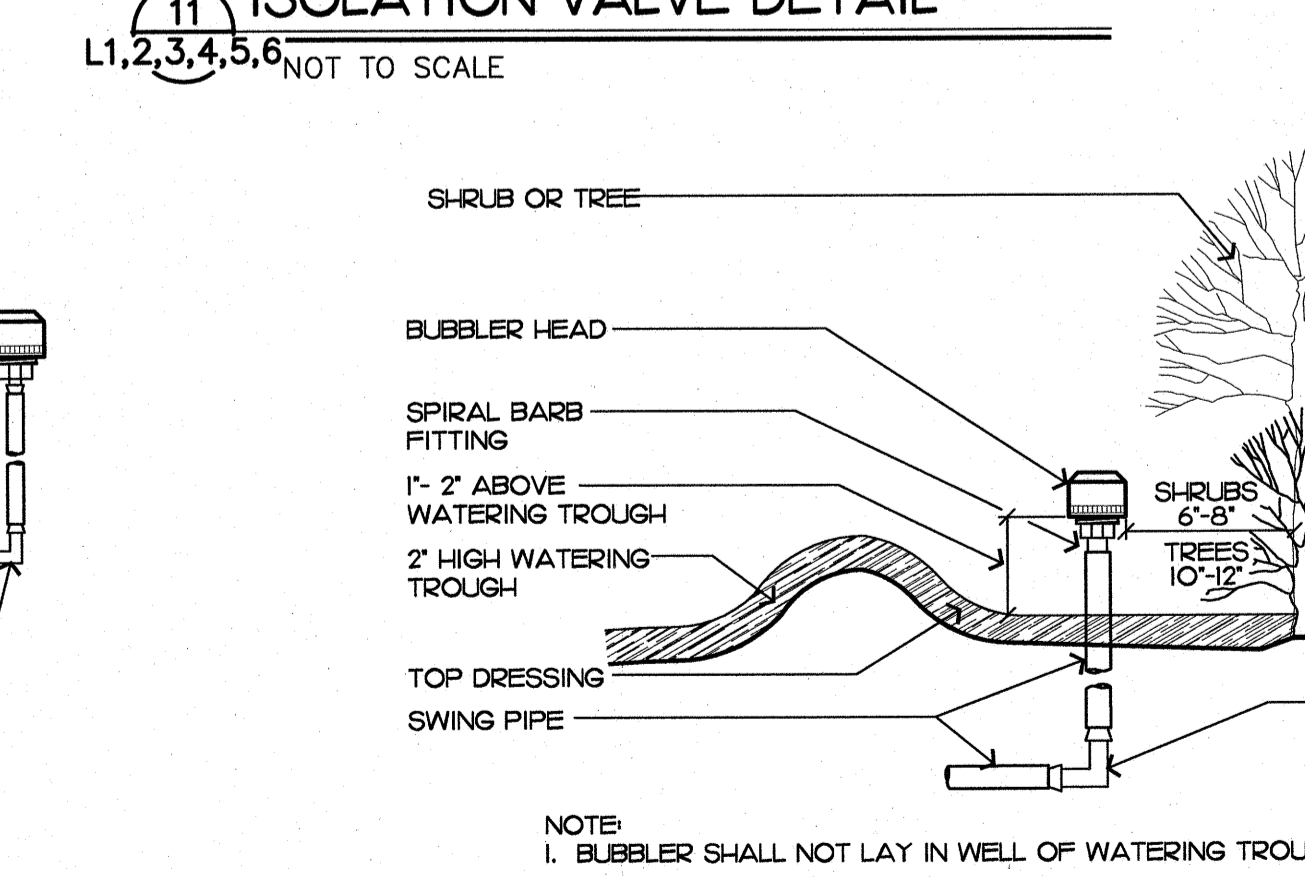
13 ROTOR HEAD DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



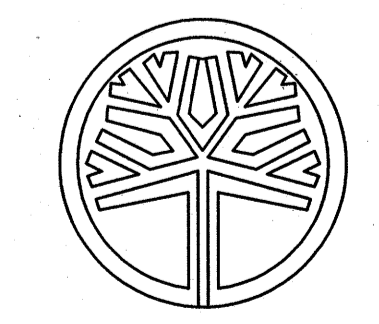
14 LATERAL BUBBLER RISER DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



15 BUBBLER RISER W/ BUBBLER HEADS DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



16 BUBBLER HEAD IN WATERING TROUGH DETAIL
 L1,2,3,4,5,6 NOT TO SCALE



STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT
 FRANK R. IDE
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DWN: RDR DATE: 6/12/12 CK'D: FRI DATE: 8/16/12			LANDSCAPE PLANTING AND IRRIGATION DETAILS	