

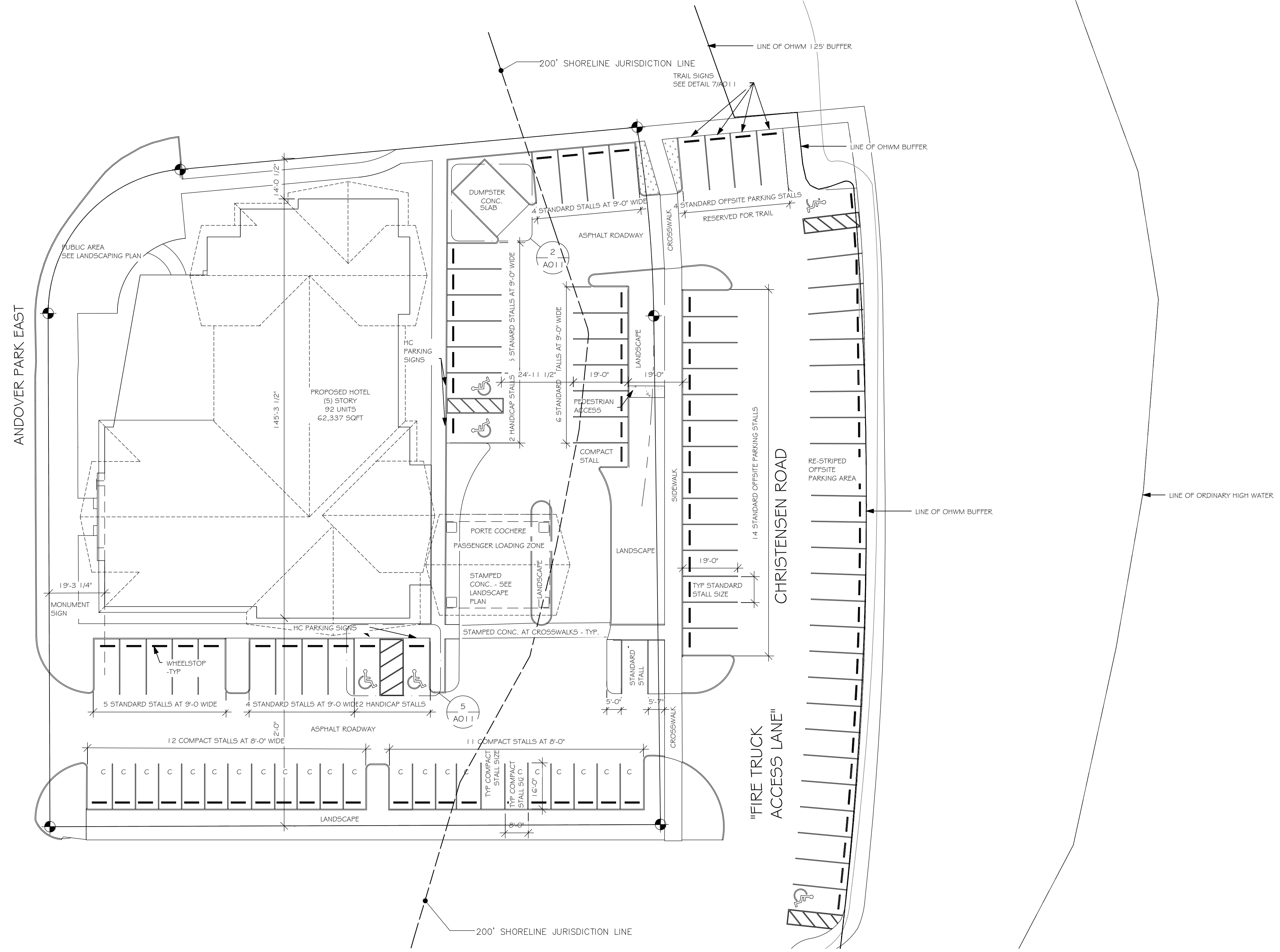
VINICITY MAP

**ONSITE PARKING SCHEDULE**

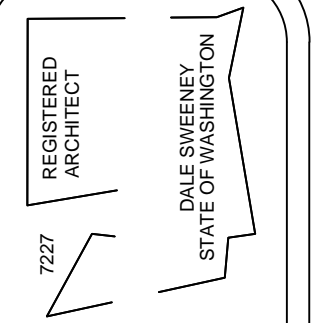
25 STANDARD PARKING STALLS
24 COMPACT PARKING STALLS
4 HANDICAP PARKING STALLS
53 TOTAL ONSITE PARKING STALLS

**OFFSITE PARKING SCHEDULE**

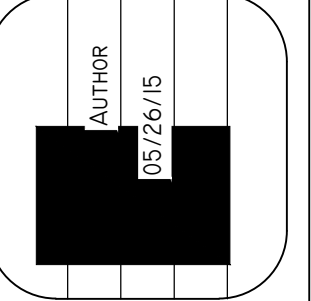
43 STANDARD PARKING STALLS
2 HANDICAP PARKING STALLS
45 TOTAL OFFSITE PARKING STALLS



**1 SITE PLAN**  
SCALE: 1" = 20'-0"



**Dale Sweeney**



NO.	DATE	REVISIONS	NOTE
1	7/23/2015	Per City Review	

**HOLIDAY INN EXPRESS**  
TUKWILLA, WA.

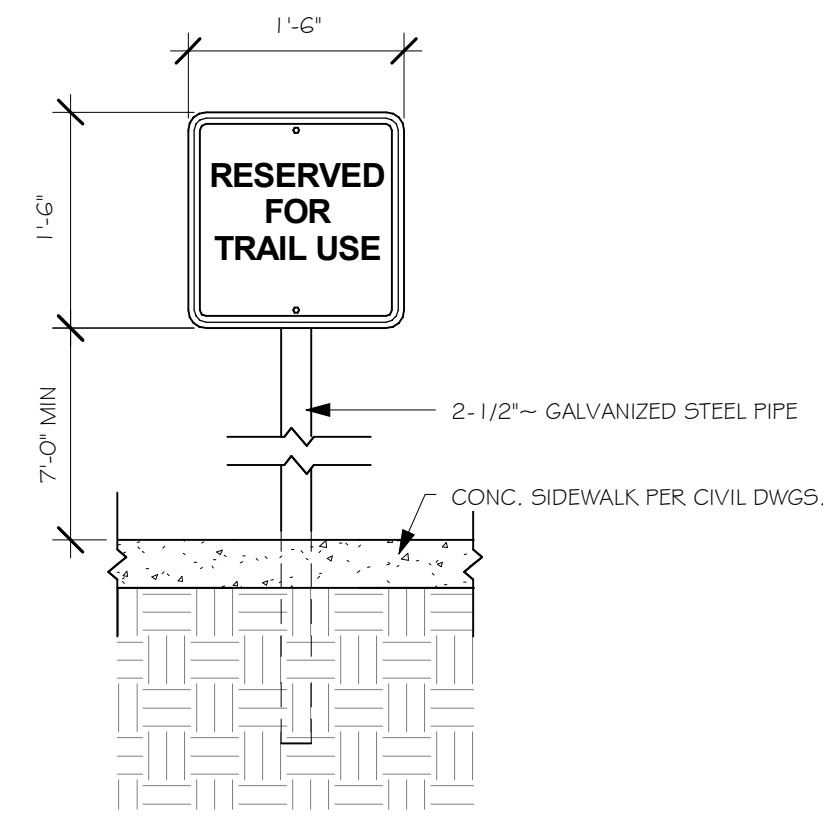
**SITE PLAN**



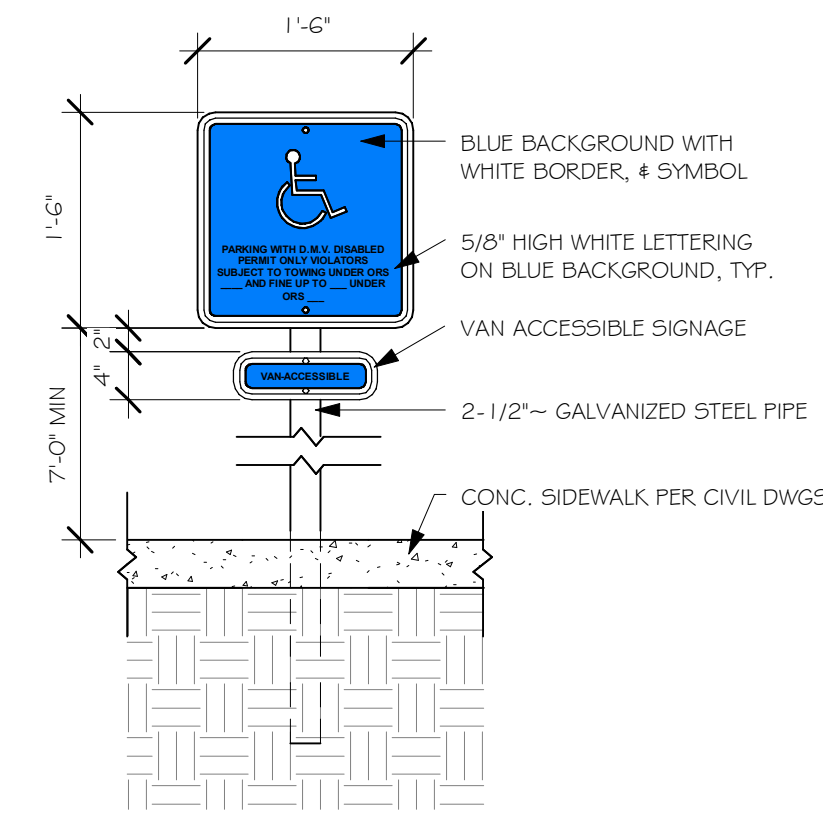
10/03/09 - PERMIT SET (NOT FOR CONSTRUCTION)

**A010**

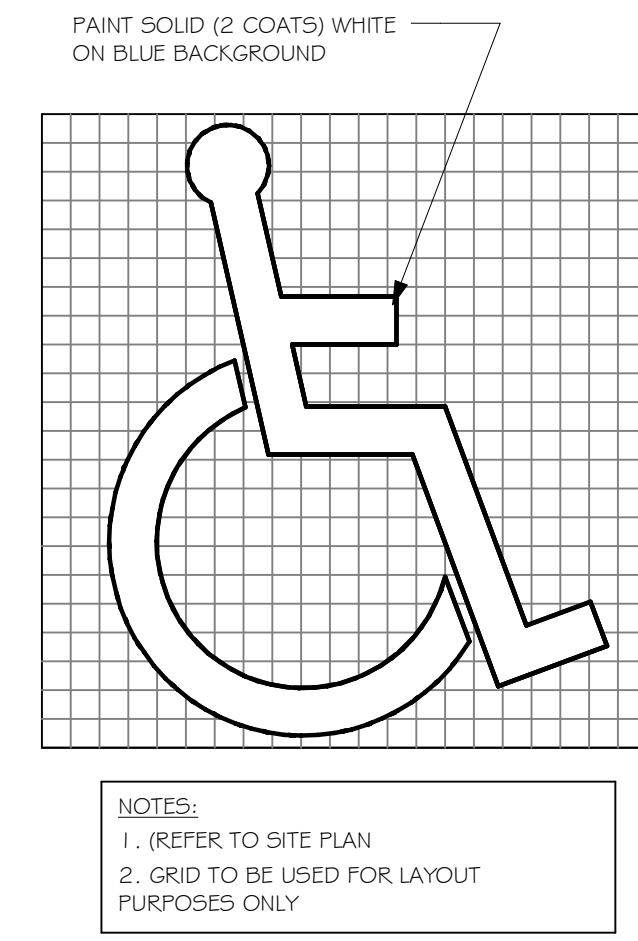




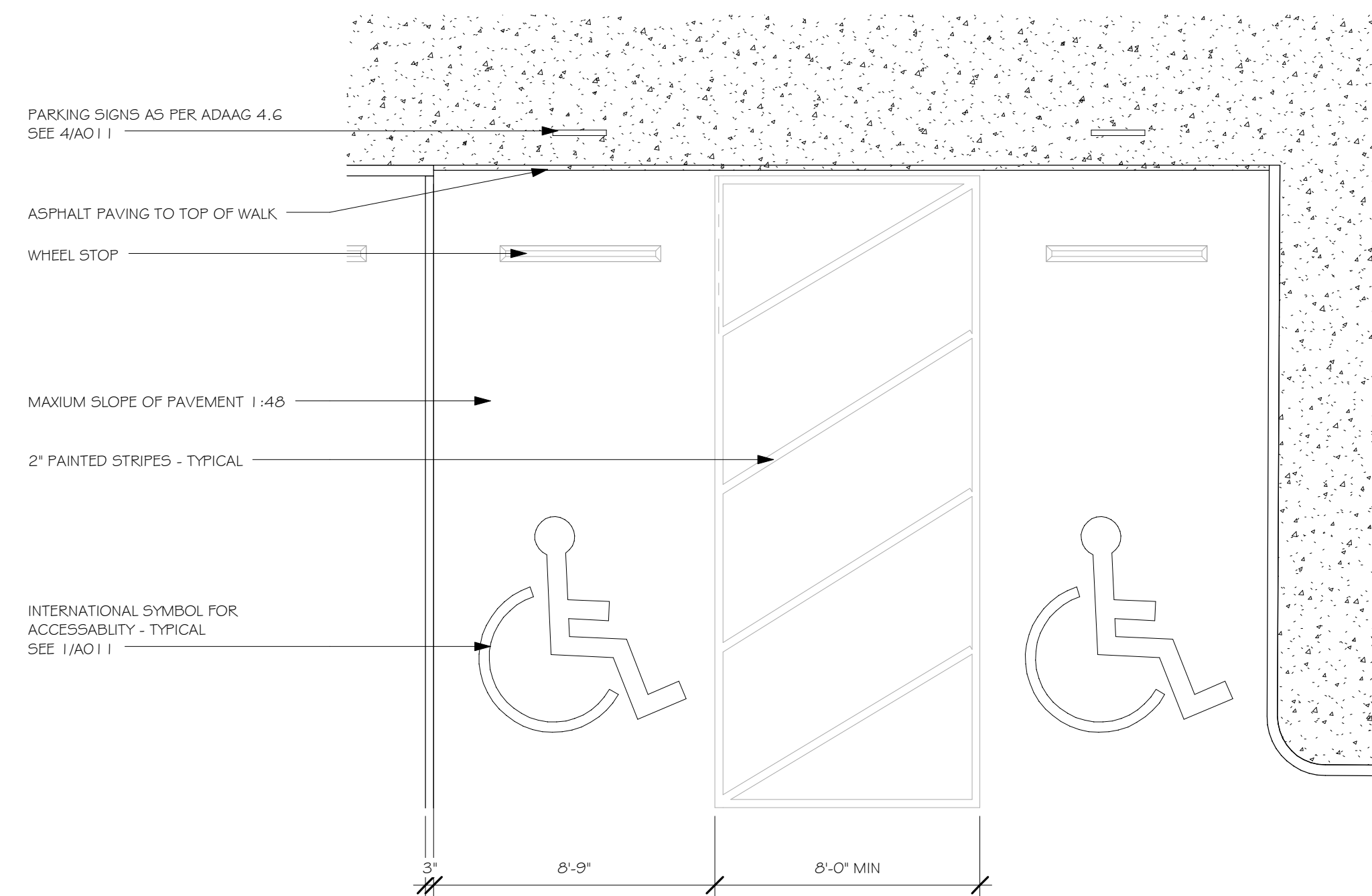
7 PARK SIGN DETAIL  
SCALE: 3/4" = 1'-0"



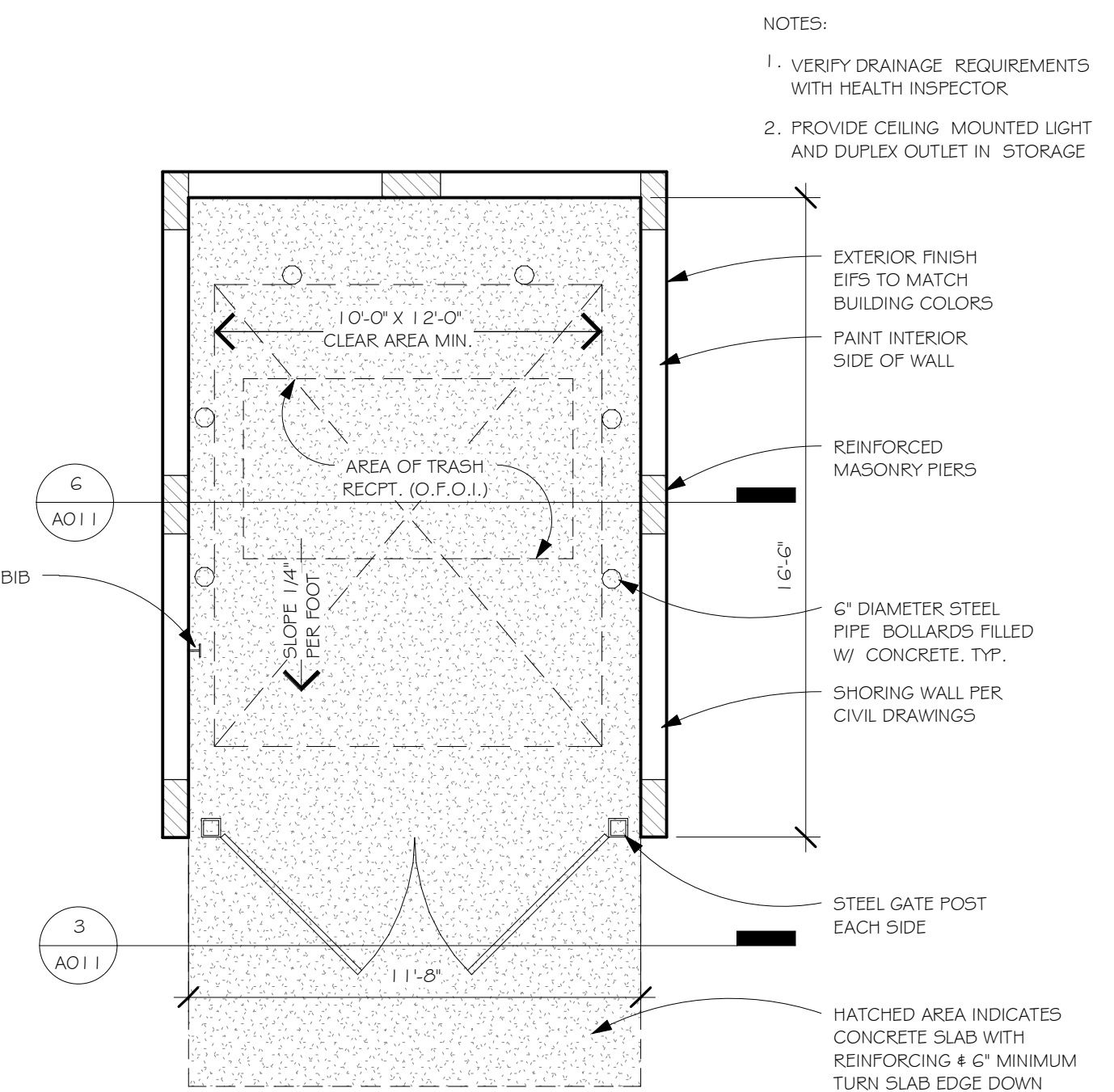
4 HANDICAP / VAN ACCESSIBLE SIGN DETAIL  
SCALE: 3/4" = 1'-0"



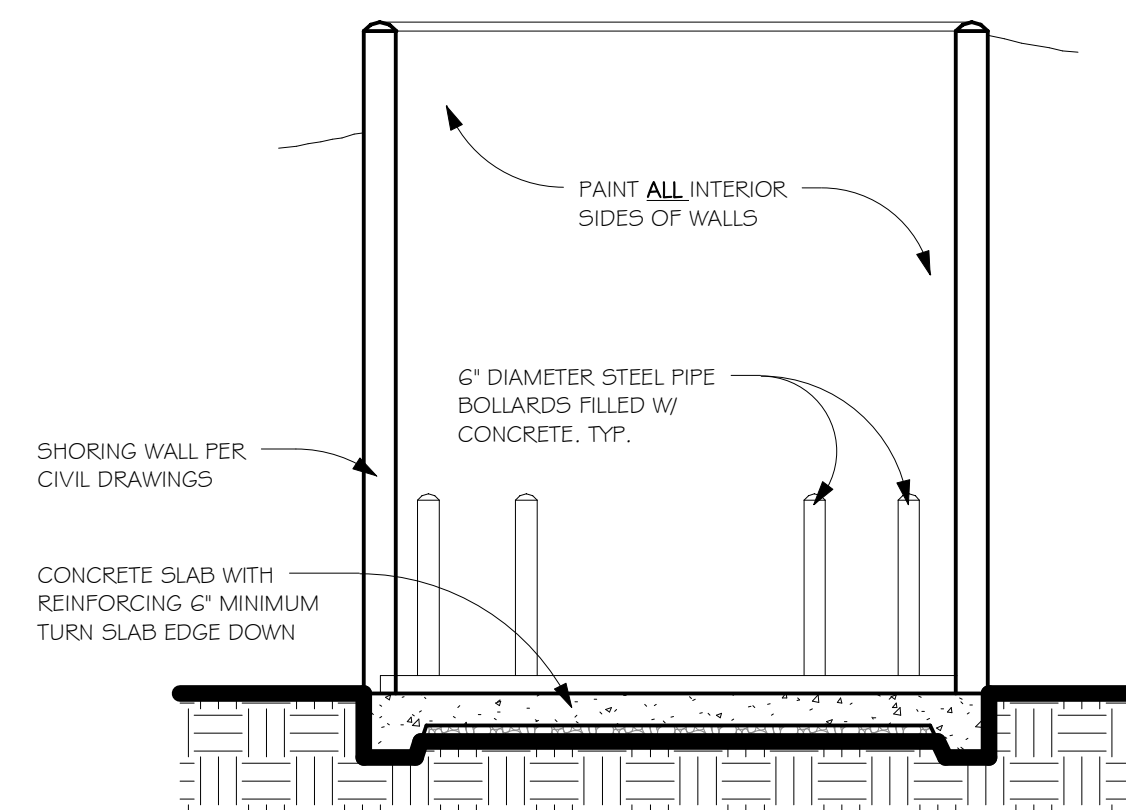
1 HANDICAP SYMBOL  
SCALE: 3/4" = 1'-0"



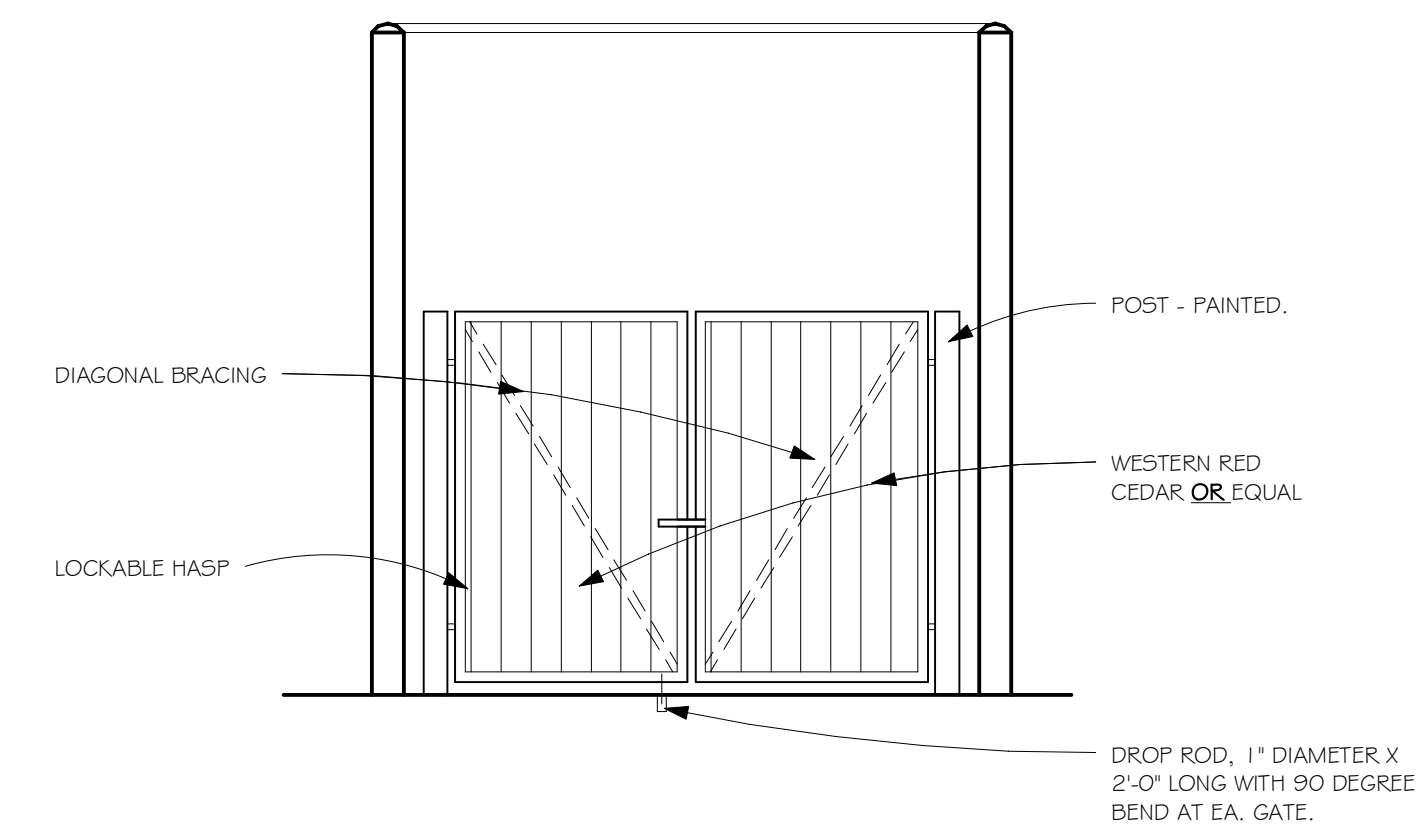
5 HANDICAP STALLS  
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



6 TRASH ENCLOSURE SECTION  
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE ELEVATION  
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT  
727  
DALE SWEENEY ARCHITECT  
STATE OF WASHINGTON  
DALE SWEENEY ARCHITECT  
5715 143rd Place SE  
Bellevue, WA 98006

JOB NO:	Author
DWN. BY:	Author
DATE:	05/26/15
RVSD:	

NO.	DATE	REVISIONS	NOTE

HOLIDAY INN EXPRESS  
TUKWILLA, WA.

DRAWING TITLE  
SITE DETAILS

SHEET NO.  
A011

10/03/09 - PERMIT SET (NOT FOR CONSTRUCTION)

**BUILDING SIGNAGE NOTES**

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE PER FRANCHISE REQUIREMENTS.
2. MINIMUM EXTERIOR GRADE 3/4" PLYWOOD BLOCKING REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. RACEWAYS / WIREWAYS ARE NOT ALLOWED.
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH ARCHITECT. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS, ACCESS DOORS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED, WITH ARCHITECT APPROVAL, PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

**TYP PLAN NOTES**

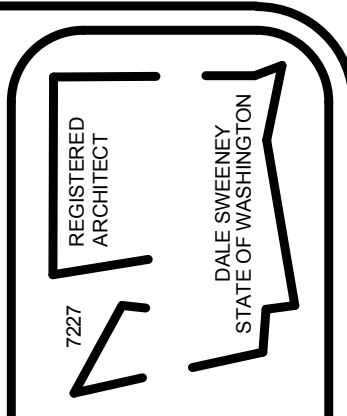
1. DIMENSIONS ARE TO THE FACE OF STUD (F.O.S.), FACE OF CONCRETE (F.O.C.), FACE OF POST (F.O.P.) OR CENTERLINE OF PARTY WALLS U.N.O. VERIFY ALL DIMENSIONS.
2. EXTERIOR WALLS TO BE 2x6 STUDS, TYP. (U.N.O.). INTERIOR WALLS TO BE 2x4 STUDS, TYP. (U.N.O.). ALL CONSTRUCTION TO BE ONE HOUR FIRE RATED TYP. (U.N.O.).
3. FOR FLOOR/CEILING AND ROOF/CEILING TYPES AND ASSEMBLIES, SEE BUILDING SECTIONS IN SECTION A6.
4. FOR PLATE HEIGHTS SEE BUILDING SECTIONS IN SECTION A6 AND CORE SECTIONS IN SECTION A9.

**ELEVATION NOTES**

- GENERAL:**
1. PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE
- E.I.F.S. NOTES:**
1. EXTERIOR INSUL. # FINISH SYSTEM (EIFS) SYSTEM TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND DETAILS.
  2. MANUFACTURERS INSTALLATION MANUAL, SPECIFICATIONS, CONSTRUCTION DOCUMENTS AND PROJECT MANUAL TO BE ON SITE THROUGHOUT CONSTRUCTION PROCESS.
  4. EIFS WARRANTY:
    - A. MANUF. SHALL PROVIDE A WRITTEN, 10 YR. LIMITED MATERIALS WARRANTY AGAINST DEFECTIVE MATERIALS.
    - B. THE APPLICATOR SHALL WARRANT WORKMANSHIP SEPARATELY AND PROVIDE A 5 YR. WARRANTY AGAINST DEFECTIVE INSTALLATION WORKMANSHIP.



**1 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**Dale Sweeney**  
ARCHITECT  
5715 143rd Place SE  
Bellevue, WA 98006

JOB NO:	Author
DWN. BY:	Author
DATE:	05/26/15
RVSD:	

NO.	DATE	REVISIONS	NOTE

**HOLIDAY INN EXPRESS**  
TUKWILLA, WA.

DRAWING TITLE  
**FRONT ELEVATIONS**

SHEET NO.  
**A200**

10/03/09 - PERMIT SET (NOT FOR CONSTRUCTION)



**BUILDING SIGNAGE NOTES**

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE PER FRANCHISE REQUIREMENTS.
2. MINIMUM EXTERIOR GRADE 3/4" PLYWOOD BLOCKING REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. RACEWAYS / WIREWAYS ARE NOT ALLOWED.
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH ARCHITECT. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS, ACCESS DOORS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED, WITH ARCHITECT APPROVAL. PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

**TYP PLAN NOTES**

1. DIMENSIONS ARE TO THE FACE OF STUD (F.O.S.), FACE OF CONCRETE (F.O.C.), FACE OF POST (F.O.P.) OR CENTERLINE OF PARTY WALLS U.N.O. VERIFY ALL DIMENSIONS.
2. EXTERIOR WALLS TO BE 2x6 STUDS, TYP. (U.N.O.). INTERIOR WALLS TO BE 2x4 STUDS, TYP. (U.N.O.). ALL CONSTRUCTION TO BE ONE HOUR FIRE RATED TYP. (U.N.O.).
3. FOR FLOOR/CEILING AND ROOF/CEILING TYPES AND ASSEMBLIES, SEE BUILDING SECTIONS IN SECTION A6. 4. FOR FLOOR HEIGHTS SEE BUILDING SECTIONS IN SECTION A6 AND CORE SECTIONS IN SECTION A9.

**ELEVATION NOTES**

**GENERAL:**

1. PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE

**E.I.F.S. NOTES:**

1. EXTERIOR INSUL. # FINISH SYSTEM (EIFS) SYSTEM TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND DETAILS.
2. MANUFACTURERS INSTALLATION MANUAL, SPECIFICATIONS, CONSTRUCTION DOCUMENTS AND PROJECT MANUAL TO BE ON SITE THROUGHOUT CONSTRUCTION PROCESS.
4. EIFS WARRANTY:
  - A. MANUF. SHALL PROVIDE A WRITTEN, 10 YR. LIMITED MATERIALS WARRANTY AGAINST DEFECTIVE MATERIALS.
  - B. THE APPLICATOR SHALL WARRANT WORKMANSHIP SEPARATELY AND PROVIDE A 5 YR. WARRANTY AGAINST DEFECTIVE INSTALLATION WORKMANSHIP.



**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT  
 DALE SWEENEY  
 STATE OF WASHINGTON  
 7327

**Dale Sweeney**  
 ARCHITECT  
 5715 143rd Place SE  
 Bellevue, WA 98006

JOB NO:	Author
DWN. BY:	05/26/15
DATE:	RVSD:

NO.	DATE	REVISIONS	NOTE

**HOLIDAY INN EXPRESS**  
 TUKWILLA, WA.

DRAWING TITLE  
**RIGHT ELEVATION**

SHEET NO.  
**A201**

10/03/09 - PERMIT SET (NOT FOR CONSTRUCTION)

**BUILDING SIGNAGE NOTES**

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE PER FRANCHISE REQUIREMENTS.
2. MINIMUM EXTERIOR GRADE 3/4" PLYWOOD BLOCKING REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY.
4. RACEWAYS / WIREWAYS ARE NOT ALLOWED
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH ARCHITECT. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
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**TYP PLAN NOTES**

1. DIMENSIONS ARE TO THE FACE OF STUD (F.O.S.), FACE OF CONCRETE (F.O.C.), FACE OF POST (F.O.P.) OR CENTERLINE OF PARTY WALLS U.N.O. VERIFY ALL DIMENSIONS.
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3. FOR FLOOR/CEILING AND ROOF/CEILING TYPES AND ASSEMBLIES, SEE BUILDING SECTIONS IN SECTION A6. FOR PLATE HEIGHTS SEE BUILDING SECTIONS IN SECTION A6 AND CORE SECTIONS IN SECTION A9.

**ELEVATION NOTES**

- GENERAL:**
1. PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE
- E.I.F.S. NOTES:**
1. EXTERIOR INSUL. # FINISH SYSTEM (EIFS) SYSTEM TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND DETAILS.
  2. MANUFACTURERS INSTALLATION MANUAL, SPECIFICATIONS, CONSTRUCTION DOCUMENTS AND PROJECT MANUAL TO BE ON SITE THROUGHOUT CONSTRUCTION PROCESS.
  4. EIFS WARRANTY:
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    - B. THE APPLICATOR SHALL WARRANT WORKMANSHIP SEPARATELY AND PROVIDE A 5 YR. WARRANTY AGAINST DEFECTIVE INSTALLATION WORKMANSHIP.



**1 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT  
7327  
DALE SWEENEY ARCHITECT  
STATE OF WASHINGTON

**Dale Sweeney**  
ARCHITECT  
5715 143rd Place SE  
Bellevue, WA 98006

JOB NO:	Author
DWN. BY:	Author
DATE:	05/26/15
RVSD:	

NO.	DATE	REVISIONS	NOTE

**HOLIDAY INN EXPRESS**  
TUKWILLA, WA.

DRAWING TITLE  
**LEFT ELEVATION**

SHEET NO.  
**A202**

10/03/09 - PERMIT SET (NOT FOR CONSTRUCTION)



**BUILDING SIGNAGE NOTES**

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE PER FRANCHISE REQUIREMENTS.
2. MINIMUM EXTERIOR GRADE 3/4" PLYWOOD BLOCKING REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
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5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH ARCHITECT. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
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**TYP PLAN NOTES**

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3. FOR FLOOR/CEILING AND ROOF/CEILING TYPES AND ASSEMBLIES, SEE BUILDING SECTIONS IN SECTION A6.
4. FOR PLATE HEIGHTS SEE BUILDING SECTIONS IN SECTION A6 AND CORE SECTIONS IN SECTION A9.

**ELEVATION NOTES**

- GENERAL:**
1. PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE
- E.I.F.S. NOTES:**
1. EXTERIOR INSUL. # FINISH SYSTEM (EIFS) SYSTEM TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND DETAILS.
  2. MANUFACTURERS INSTALLATION MANUAL, SPECIFICATIONS, CONSTRUCTION DOCUMENTS AND PROJECT MANUAL TO BE ON SITE THROUGHOUT CONSTRUCTION PROCESS.
  4. EIFS WARRANTY:
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    - B. THE APPLICATOR SHALL WARRANT WORKMANSHIP SEPARATELY AND PROVIDE A 5 YR. WARRANTY AGAINST DEFECTIVE INSTALLATION WORKMANSHIP.



**1 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT  
DALE SWEENEY  
STATE OF WASHINGTON

**Dale Sweeney**  
ARCHITECT  
5715 143rd Place SE  
Bellevue, WA 98006

JOB NO:	Author
DWN. BY:	Author
DATE:	05/26/15
RVSD:	

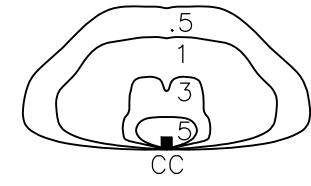
NO.	DATE	REVISIONS	NOTE

**HOLIDAY INN EXPRESS**  
TUKWILLA, WA.

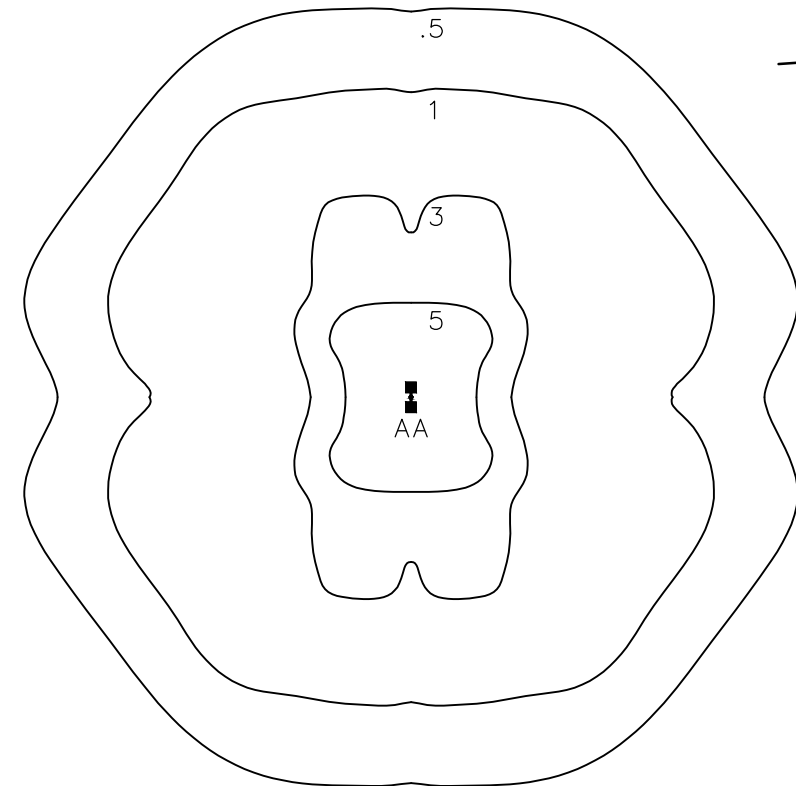
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**REAR ELEVATION**

SHEET NO.  
**A203**

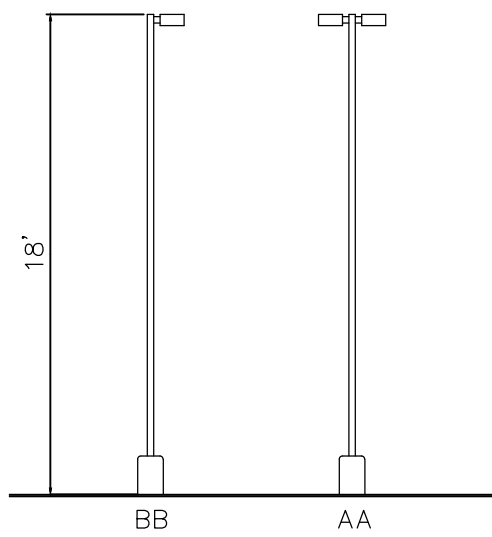
10/03/09 - PERMIT SET (NOT FOR CONSTRUCTION)



ISOFOOTCANDLE PLOT  
OF ONE 100W PSMH  
HALF SCALE

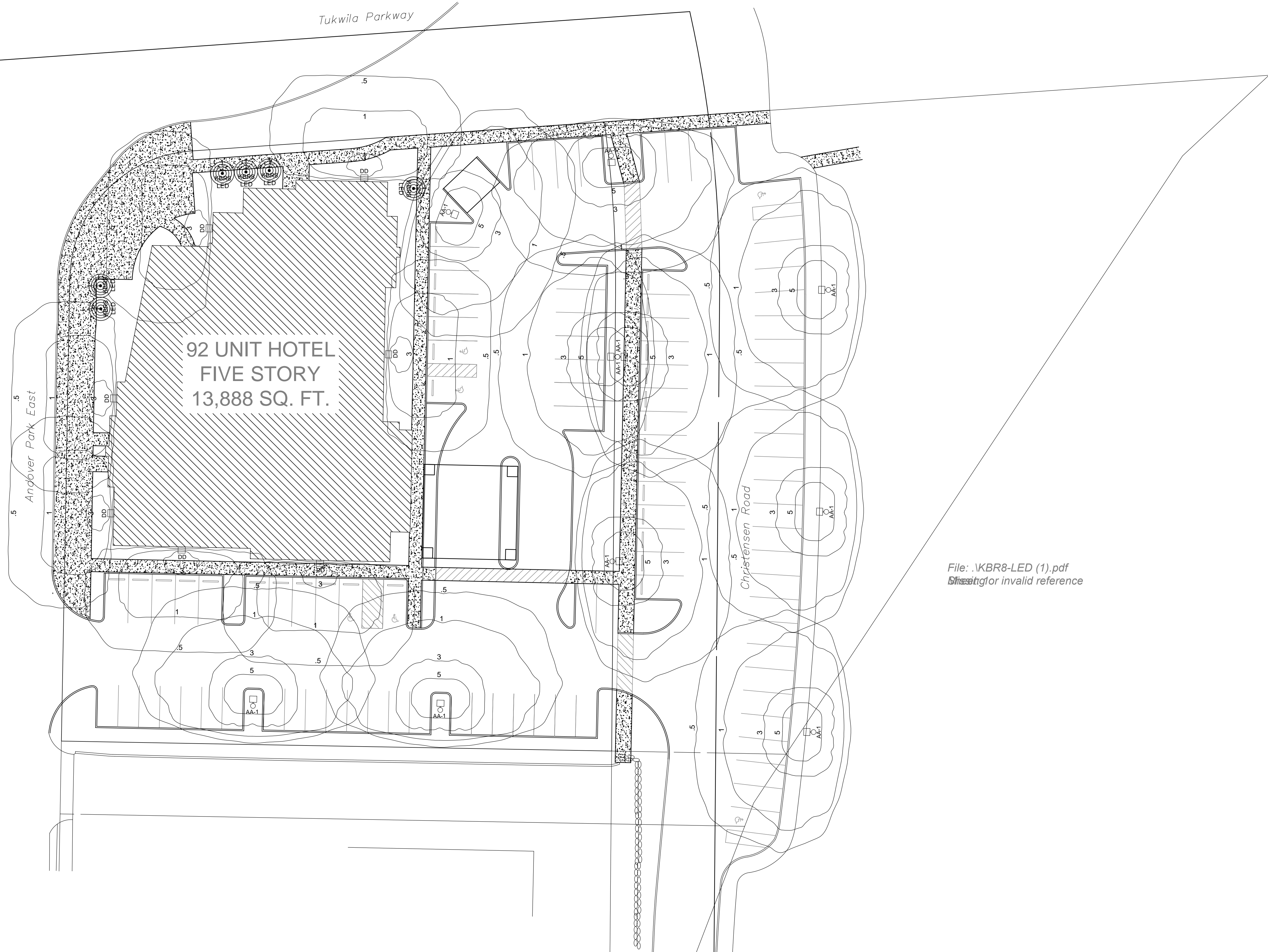


ISOFOOTCANDLE PLOT  
OF TWO 400W PSMH  
HALF SCALE

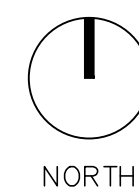


- AA1 - VFT SERIES "RUUD" TWO LIGHT 25' POLE
- AA - VFT SERIES "RUUD" ONE LIGHT 25' POLE
- BB - VFT SERIES "RUUD" ONE LIGHT WALL MOUNT

File: ..\Documents\Work\2013\Jobs\Onrak hotel\light sch.dwg  
Ghesstgfor invalid reference



92 UNIT HOTEL  
FIVE STORY  
13,888 SQ. FT.



**SITE PLAN**

1" = 20'-0"

File: .\KBR8-LED (1).pdf  
Ghesstgfor invalid reference

File: .\KBR8-LED (1).pdf  
Ghesstgfor invalid reference

DRAWING TITLE

SITE PLAN

HOLIDAY INN  
EXPRESS

TUKWILA, WA.

SHEET NO.

E1.01

OF ( )

REVISIONS	NO.	DATE

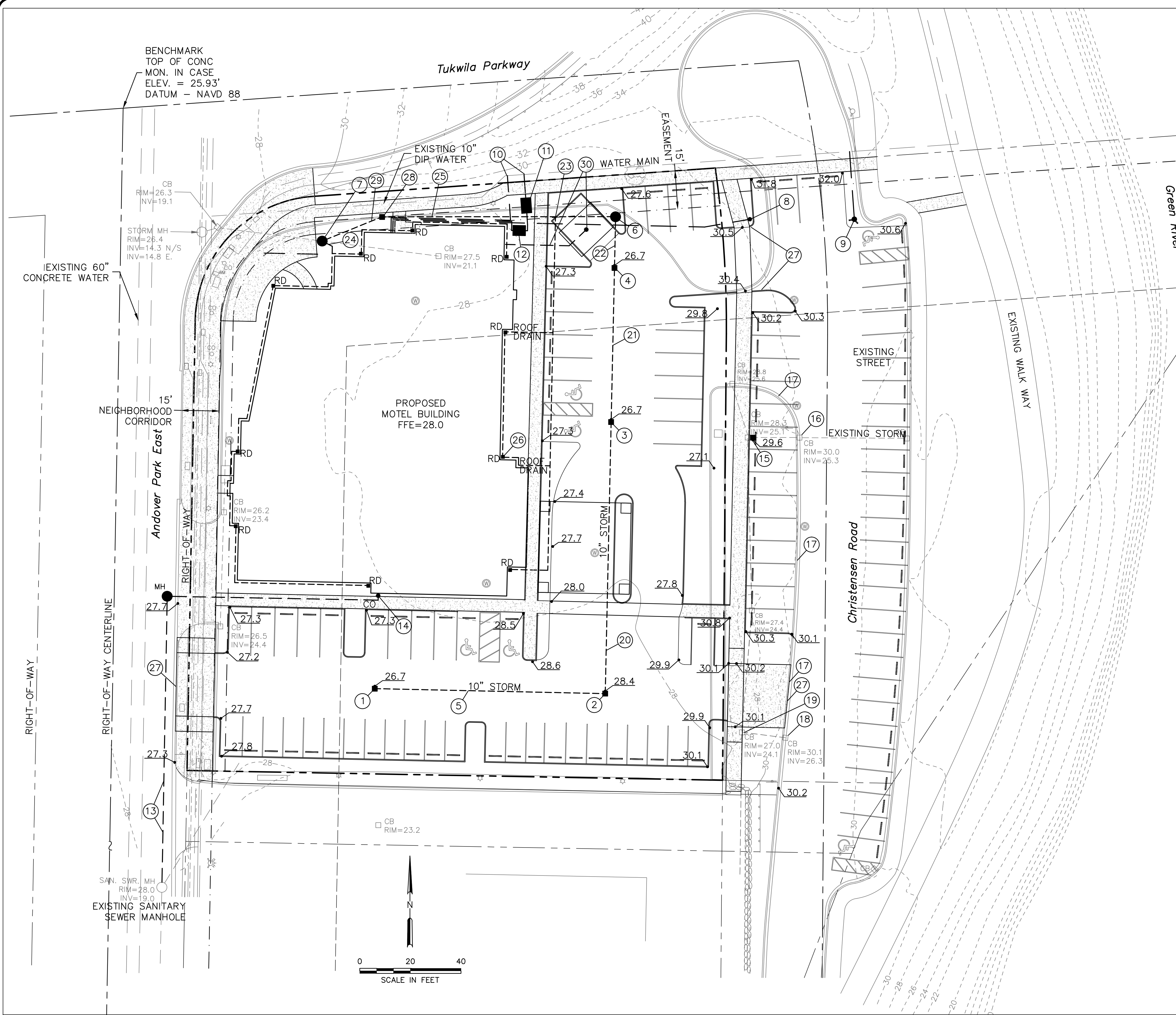
**ENWHITE**  
CONSTRUCTION CO., LLC.  
218 CENTER AVENUE  
MOLALLA, ORE. 97038  
PH. 503-691-8311 FAX 503-691-8510

JOB NO.	6-5-2015
DATE	
DWN. BY	
CHKD.	
RVSD.	

**Dale Sweeney**  
ARCHITECT  
143rd Place S.E.  
Bellevue, WA 98006 5715  
425.260.8969

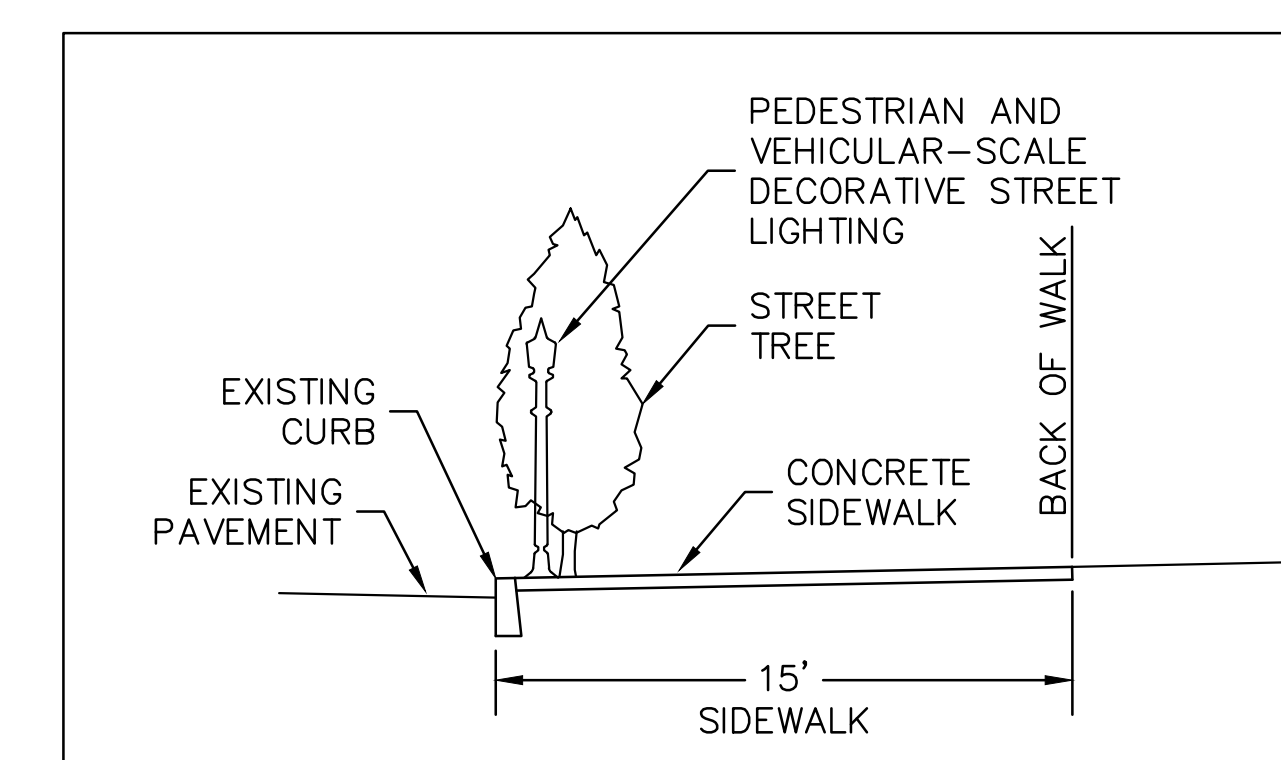
REGISTERED  
ARCHITECT  
7227  
STATE OF WASHINGTON





**CONSTRUCTION NOTES**

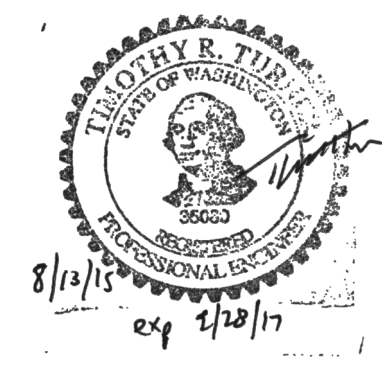
- ① INSTALL CATCH BASIN PER STANDARD DRAWING DS-01  
RIM=26.7, IE=24.25
- ② INSTALL CATCH BASIN PER STANDARD DRAWING DS-01  
RIM=28.4, IE=23.80
- ③ INSTALL CATCH BASIN PER STANDARD DRAWING DS-01  
RIM=26.7, IE=23.26
- ④ INSTALL CATCH BASIN PER STANDARD DRAWING DS-01  
RIM=26.7, IE=22.97
- ⑤ INSTALL 90 LF OF 10" 3034 PVC STORM DRAIN AT SLOPE=0.50%
- ⑥ INSTALL STORM TREATMENT MANHOLE ASSEMBLY, SEE DETAIL 1  
RIM=27.7, IE IN=22.87, IE OUT=20.57
- ⑦ INSTALL STORM MANHOLE OVER EXISTING STORM PIPE PER STANDARD DRAWING DS-10A  
RIM=28.0, IE=20.0
- ⑧ INSTALL FDC ASSEMBLY
- ⑨ INSTALL FIRE HYDRANT ASSEMBLY PER STANDARD DRAWING WS-13
- ⑩ HOT TAP EXISTING 10" DIP WATER MAIN WITH 6" FIRE AND 4" DOMESTIC SERVICE
- ⑪ INSTALL 4" WATER METER ASSEMBLY PER STANDARD DRAWING WS-04
- ⑫ INSTALL 4" REDUCED PRESSURE CHECK VALVE ASSEMBLY IN HOT BOX  
PER STANDARD DRAWING WS-21A
- ⑬ CONSTRUCT NEW 8" SANITARY SEWER MAIN EXTENSION (SEE DETAIL SHEET 4 FOR DETAILS)
- ⑭ INSTALL NEW 8" SANITARY SEWER LATERAL AND CLEANOUT ASSEMBLY  
PER STANDARD DRAWING SS-03
- ⑮ INSTALL CATCH BASIN PER STANDARD DRAWING DS-01  
RIM=29.6, IE=26.9
- ⑯ INSTALL SOLID GRATE ON EXISTING CATCH BASIN
- ⑰ REMOVE EXISTING CURB AND GUTTER
- ⑱ EXISTING CATCH BASIN AND OUTLET TO REMAIN
- ⑲ INSTALL SOLID LID ON EXISTING CATCH BASIN
- ⑳ INSTALL 107 LF OF 10" 3034 PVC STORM AT SLOPE=0.50%
- ㉑ INSTALL 61 LF OF 10" 3034 PVC STORM AT SLOPE=0.50%
- ㉒ INSTALL 20 LF OF 10" 3034 PVC STORM AT SLOPE=0.50%
- ㉓ CONNECT 6" ROOF DRAIN TO 10" AT IE=20.45
- ㉔ CONNECT 6" ROOF DRAIN TO MANHOLE AT IE=21.25
- ㉕ INSTALL 90 LF OF 10" 3034 PVC STORM AT SLOPE=0.50%
- ㉖ INSTALL ROOF DRAIN DOWNSPOUT, TYPICAL
- ㉗ CONSTRUCT 25' COMMERCIAL DRIVEWAY PER STANDARD DRAWING RS-09  
CONSTRUCT SO THERE WILL BE NO ELEVATION CHANGE AS SIDEWALK CROSSES DRIVEWAY
- ㉘ INSTALL CATCH BASIN WITH SOLID LID PER STANDARD DRAWING DS-01  
RIM=29.6, IE=26.9
- ㉙ INSTALL 23 LF OF 10" 3034 PVC STORM AT SLOPE=0.50%
- ㉚ INSTALL TRASH ENCLOSURE FLOOR DRAIN AND CONNECT TO SANITARY SEWER



STREET TREES IN A CONTINUOUS LANDSCAPED STRIP A MINIMUM OF 5 FEET WIDE LOCATED AT BACK OF CURB FACE

**NEIGHBORHOOD CORRIDOR SECTION**

TUKWILA SITE 7/19/15



REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

DATE OF ISSUE: MAY 2015  
 DWN BY: TRT  
 DES BY: TRT  
 CHK BY: TRT  
 APP BY: TRT

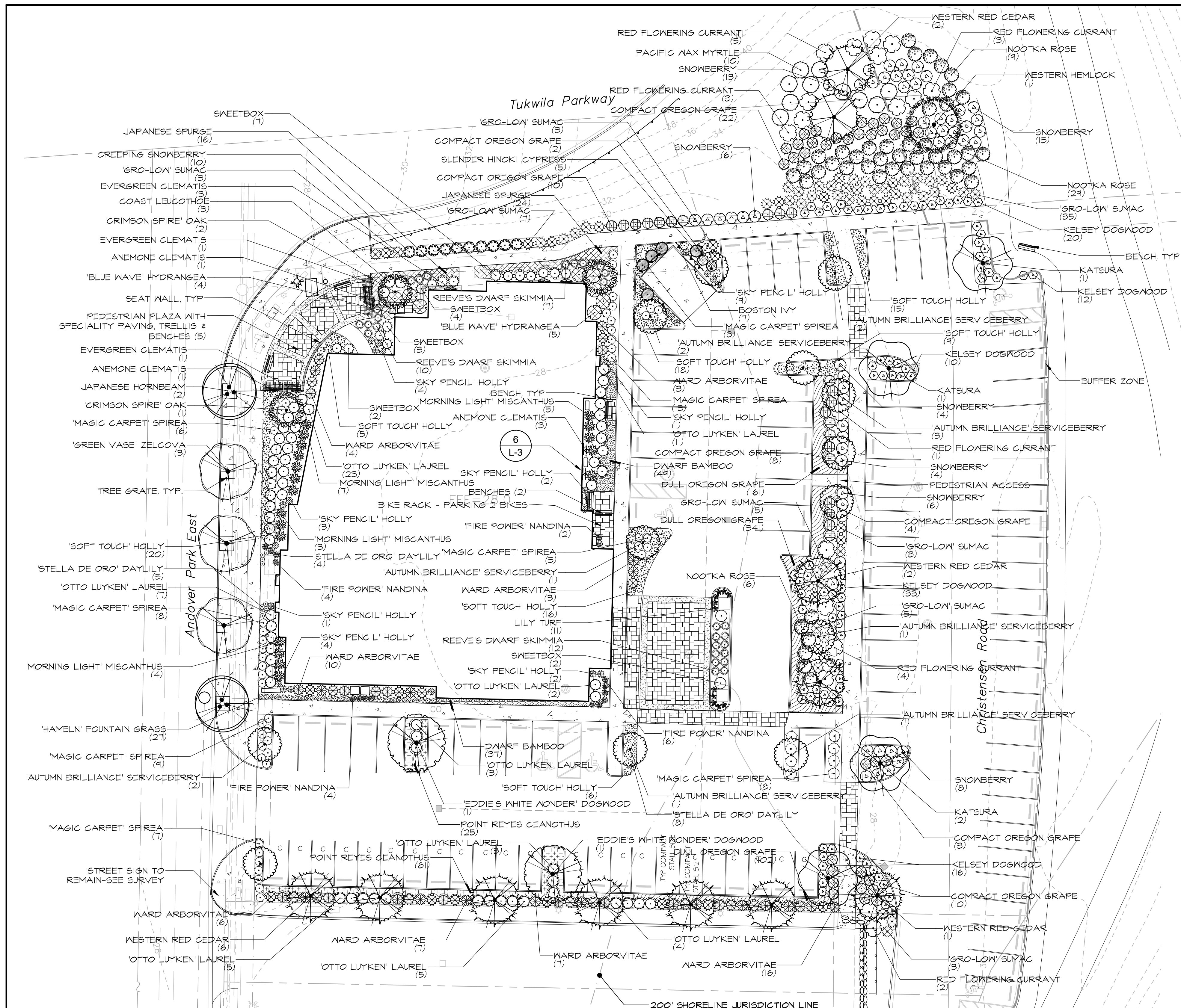
**TRT ENGINEERING LLC**  
 2636 S.E. MARKET STREET  
 PORTLAND, OREGON 97214  
 PHONE (503) 235-7592  
 FAX (503) 235-7593

HOLIDAY INN EXPRESS & SUITES  
 91 ANDOVER PARK EAST  
 TUKWILA, WA 98188

GRADING AND UTILITY PLAN

DRAWING NO.  
**2/6**  
 PROJECT NO.





### LEGEND

SYMBOL	DESCRIPTION
	TREE GRATE, TYP.
	TRELLIS, TYP.
SITE FURNISHINGS DESCRIPTION	
	PEDESTRIAN BENCH, TYP.
	4' X 8' GREENSCREEN ATTACHED TO BUILDING
	24" WIDE CONCRETE BAND-CONCRETE WITH LAMP BLACK OR EXPOSED AGGREGATE
	STAMPED CONCRETE OR PAVERS

### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE
13	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' NATIVE	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" GAL	6' - 8' HT.
2	CARPINUS JAPONICA	JAPANESE HORNBEAM	B & B	2" GAL	12'-16" HT.
4	CERCIDIPHYLLUM JAPONICUM	KATSURA	B&B OR CONT.	2" GAL	12'-16" HT.
5	CHAMAECYPARIS OBTRUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	B&B OR CONT.		6' - 8' HT.
2	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER' ADAPTIVE	'EDDIE'S WHITE WONDER' DOGWOOD	B & B	2" GAL	10'-12" HT.
9	QUERCUS ROBUR X ALBA 'CRIMSON SPIRE'	'CRIMSON SPIRE' OAK	B & B	2" GAL	10'-12" HT.
11	THUJA FLICATA	WESTERN RED CEDAR	B & B		6'-8' HEIGHT
1	TSUGA HETEROPHYLLA NATIVE	WESTERN HEMLOCK	B & B		6'-8' HEIGHT
9	ZELKOVA SERRATA 'GREEN VASE'	'GREEN VASE' ZELKOVA	B & B	2" GAL	12'-16" HT.

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
5	CLEMATIS ARMANDI 'APPLE BLOSSOM' ATTACH TO TRELLIS TO ENCOURAGE GROWTH	EVERGREEN CLEMATIS	5 GAL	ESPALIER
5	CLEMATIS MONTANA RUBENS ATTACH TO TRELLIS TO ENCLORAGE GROWTH	ANEMONE CLEMATIS	5 GAL	ESPALIER
91	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	1 GAL	@ 3' O.C.
17	HEMEROCALLIS X 'STELLA DE ORO'	'STELLA DE ORO' DAYLILY	1 GAL	@ 1.5' O.C.
9	HYDRANGEA MACROPHYLLA 'BLUE WAVE'	'BLUE WAVE' HYDRANGEA	5 GAL	@ 5' O.C.
26	ILEX GRENATA 'SKY PENCIL'	'SKY PENCIL' HOLLY	5 GAL	@ 2.5' O.C.
81	ILEX GRENATA 'SOFT TOUCH'	'SOFT TOUCH' HOLLY	1 GAL	@ 3' O.C.
3	LEUCOTHOE AXILLARIS	COAST LEUCOTHOE	3 GAL	@ 4' O.C.
11	LIRIOPE MUSCARI 'VARIEGATA'	LILY TURF	1 GAL	@ 2' O.C.
51	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL	@ 4' O.C.
19	MISCANTHUS SINENSIS 'MORNING LIGHT'	'MORNING LIGHT' MISCANTHUS	3 GAL	@ 4' O.C.
10	MYRICA CALIFORNICA NATIVE PLANT	PACIFIC MAX MYRTLE	5 GAL	@ 6' O.C.
16	NANDINA DOMESTICA 'FIRE POWER'	'FIRE POWER' NANDINA	2 GAL	@ 2.5' O.C.
7	PARTHENOCESSUS TRICUSPIDATA 'VEITCHII' STAKE TO ENCOURAGE CLIMBING	BOSTON IVY	5 GAL	@ 4' O.C.
27	PENNISETUM ALOPECUROIDES 'HAMELN'	'HAMELN' FOUNTAIN GRASS	1 GAL	@ 2' O.C.
63	PRUNUS LAUROCARASUS 'OTTO LUYKEN' 18"-21" HT. & SPREAD	'OTTO LUYKEN' LAUREL	B & B	@ 4' O.C.
64	RHUS AROMATICA 'GRO-LOW' ADAPTIVE PLANT	'GRO-LOW' SUMAC	2 GAL	@ 4' O.C.
18	RIBES SANGUINEUM 'KING EDWARD VII' NATIVE PLANT	RED FLOWERING CURRANT	5 GAL	@ 6' O.C.
44	ROSA NUTKANA NATIVE PLANT	NOOKTA ROSE	2 GAL	@ 5' O.C.
16	SARCOCOCCA HUMILIS	SWEETBOX	5 GAL	@ 4' O.C.
2	SARCOCOCCA RUSCIFOLIA	SWEETBOX	5 GAL	@ 4' O.C.
21	SKIMMIA REEVESIANA	REEVE'S DWARF SKIMMIA	2 GAL	@ 3' O.C.
51	SPIRAEA JAPONICA 'MAGIC CARPET'	'MAGIC CARPET' SPIREA	2 GAL	@ 3' O.C.
10	SYMPHORICARPOS ALBUS	CREeping SNOWBERRY	2 GAL	@ 4' O.C.
56	SYMPHORICARPOS OCCIDENTALIS NATIVE	SNOWBERRY	2 GAL	@ 4' O.C.
56	THUJA OCCIDENTALIS 'WOODWARDII' 18"-21" HT. & SPREAD	WARD ARBORVITAE	B & B	@ 4' O.C.

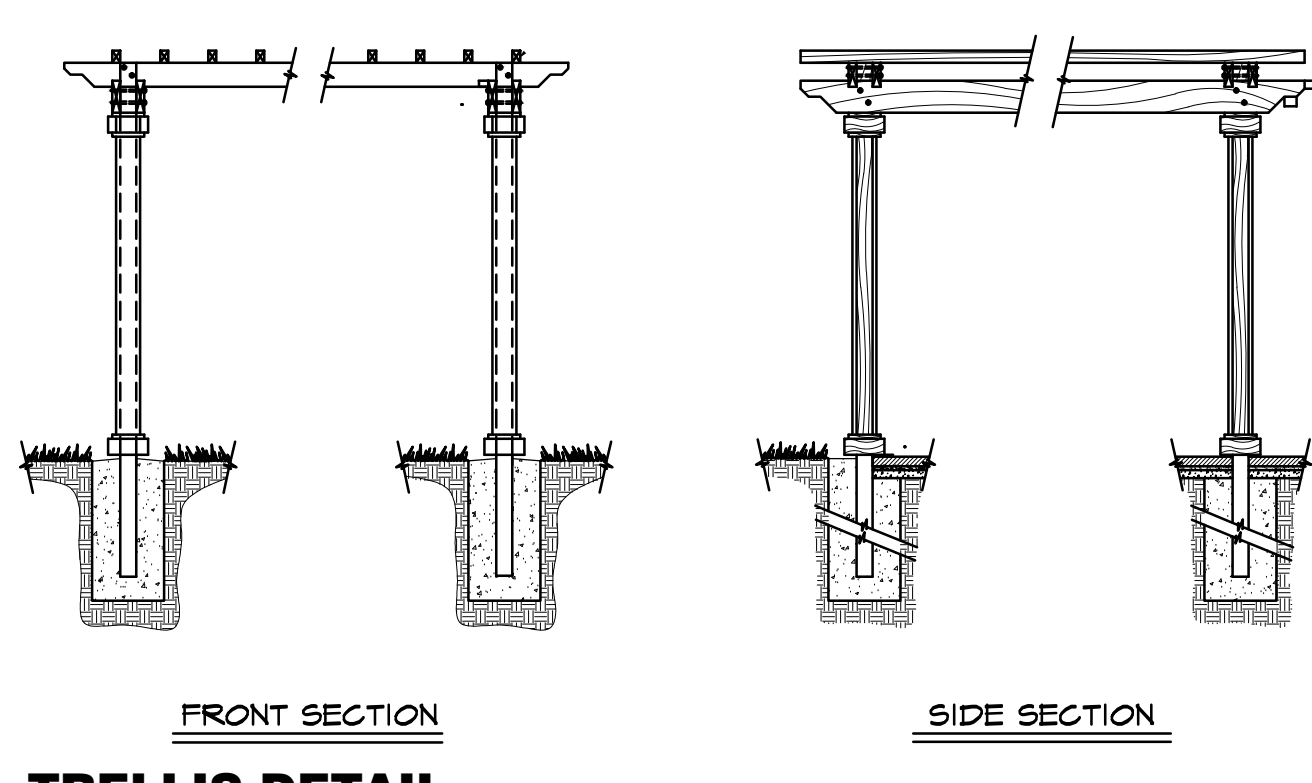
MASSES	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
106	CEANOTHUS GLORIOSUS	POINT REYES CEANOTHUS	1 GAL. CONT.	@ 2.5' O.C.
604	MAHONIA NERVOSA	DULL OREGON GRAPE	4" POT	@ 12" O.C.
40	PACHYSANDRA TERMINALIS 'GREEN CARPET'	JAPANESE SPURGE	1 GAL. CONT.	@ 2.5' O.C.
86	SHIBATAEA KUMASACA	DWARF BAMBOO	1 GAL. CONT.	@ 20' O.C.

- ### SHEET NOTES
- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
  - ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
  - PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUNDCOVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
  - ALL PLANTS MUST BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

### INTERIOR PARKING LANDSCAPE CALCULATIONS

PARKING AREA	REQUIRED	PROVIDED
SOUTH (33 STALLS X 15 SQ. FT.)	445 SQ. FT.	811 SQ. FT.
EAST ON SITE (18 STALLS X 15 SQ. FT.)	270 SQ. FT.	672 SQ. FT.
EAST OFF SITE (14 STALLS X 15 SQ. FT.)	210 SQ. FT.	538 SQ. FT.
TOTALS	925 SQ. FT.	2021 SQ. FT.

PER TMC 18.44.080.3.b, 10 SQ FT PER 300 SF OF PAVING, 11,491 S.F. PROPOSED (11,491 SF / 300 S.F.) X 10 S.F. = 933 SF REQUIRED, 883 S.F. PROPOSED.



14-0702  
job no.

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JRG  
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08/12/15  
date

no.

revision

date

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LANDSCAPE PLAN

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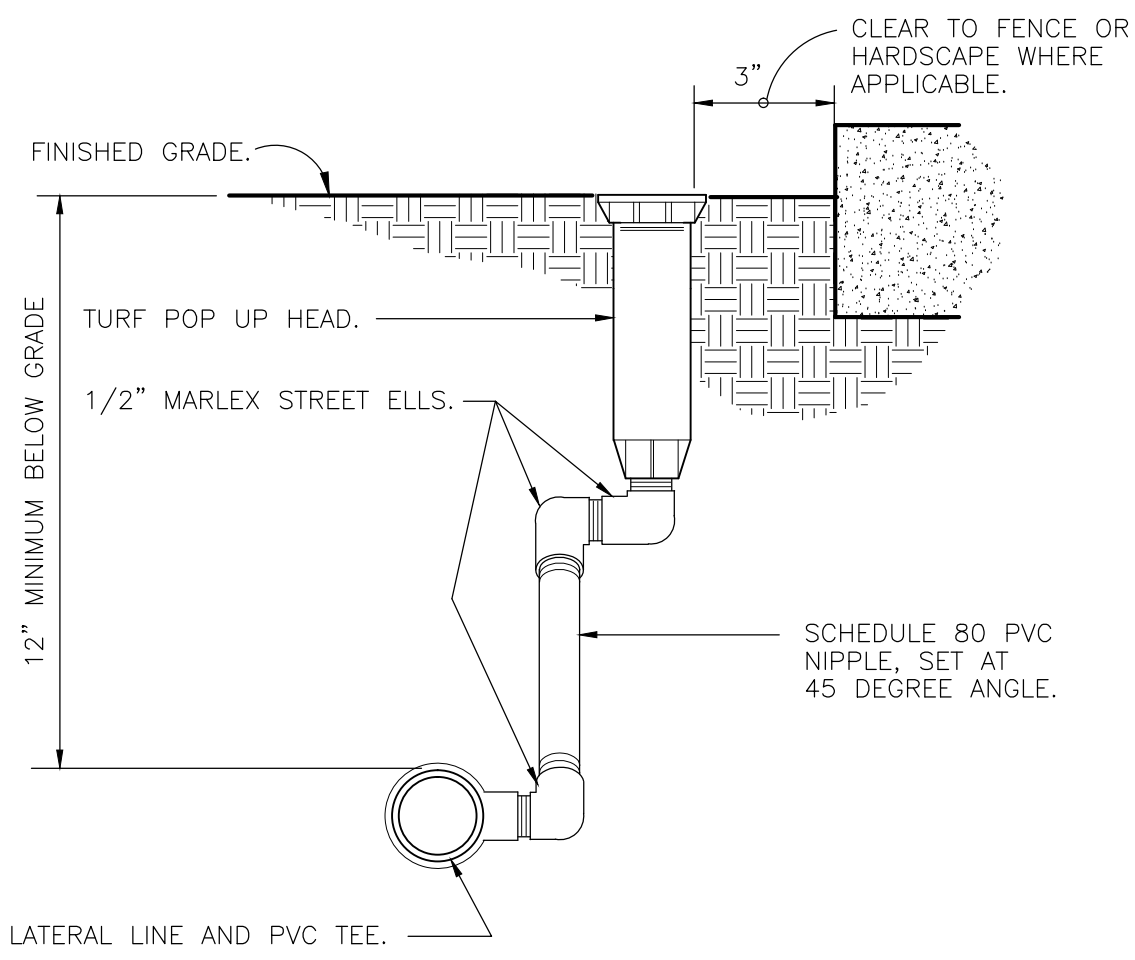
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STATE OF WASHINGTON  
LICENSED  
LANDSCAPE ARCHITECT  
*Jeffrey B. Glander*  
JEFFREY B. GLANDER  
LICENSE NO. 405  
EXPIRES ON 02-06-2017

NORTH

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





**1 TURF SPRAY MARLEX ASSEMBLY**

3" = 1'-0" 328409.19-01

**TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)**

DRIPPER SPACING	12"				18"				24"			
	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9	1.52	1.16
DRIPPER FLOW RATE (GPH)	15	127	109	86	65	177	151	120	91	152	116	
INLET PRESSURE (PSI)	25	427	325	256	194	604	459	361	274	458	348	
	35	539	409	322	244	763	579	456	346	580	440	
	45	618	469	369	280	877	664	523	397	666	506	

**TECHLINE FLOW PER 100 FEET**

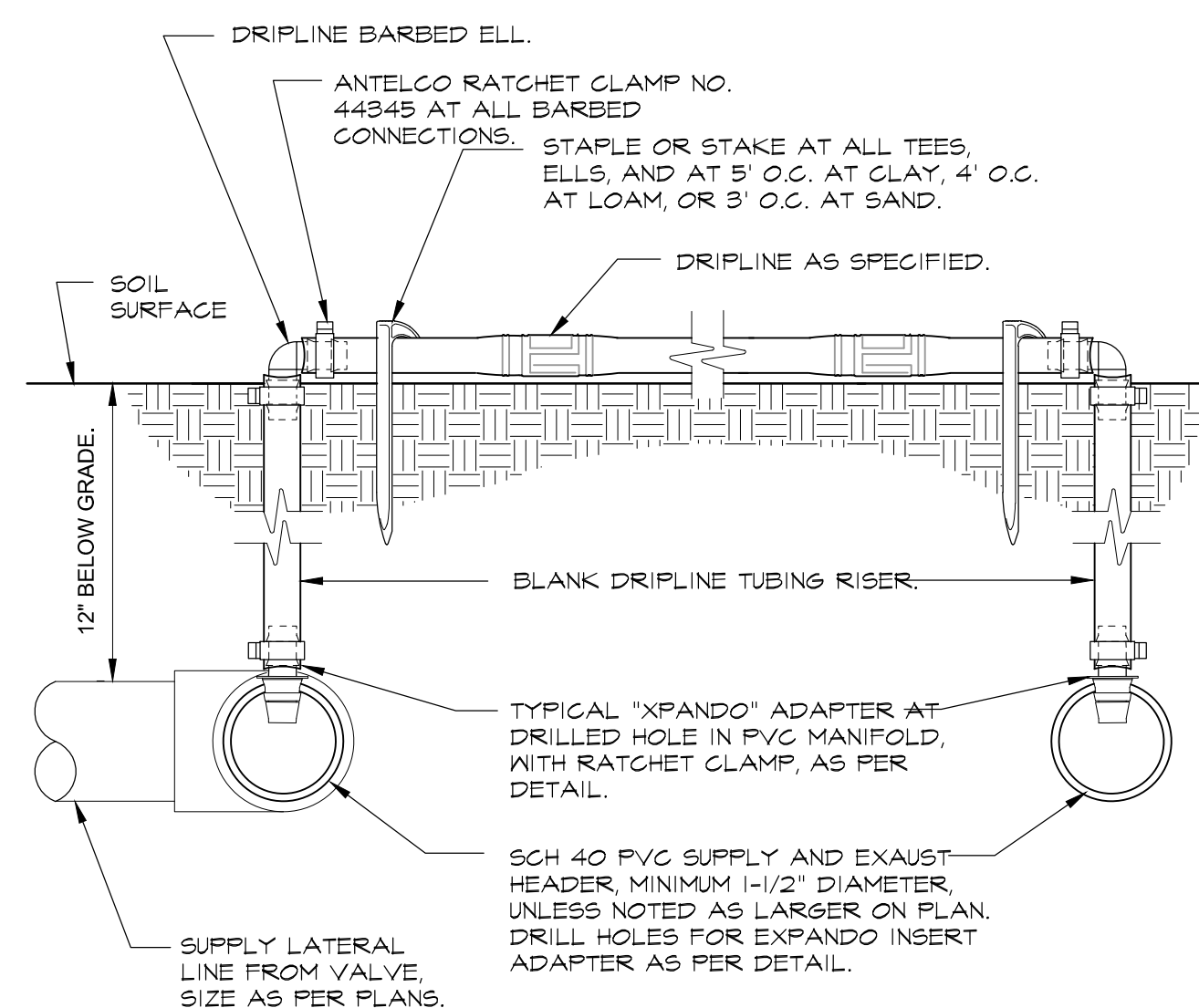
DRIPPER SPACING	0.26 GPH DRIPPER	0.4 GPH DRIPPER	0.6 GPH DRIPPER	0.9 GPH DRIPPER
12"	26.40	0.44	40.00	0.67
18"	17.58	0.29	26.67	0.44
24"	N/A	N/A	N/A	N/A
	31.00	0.51	46.00	0.77

**TECHLINE CV GENERAL GUIDELINES FOR WATERING TIME**

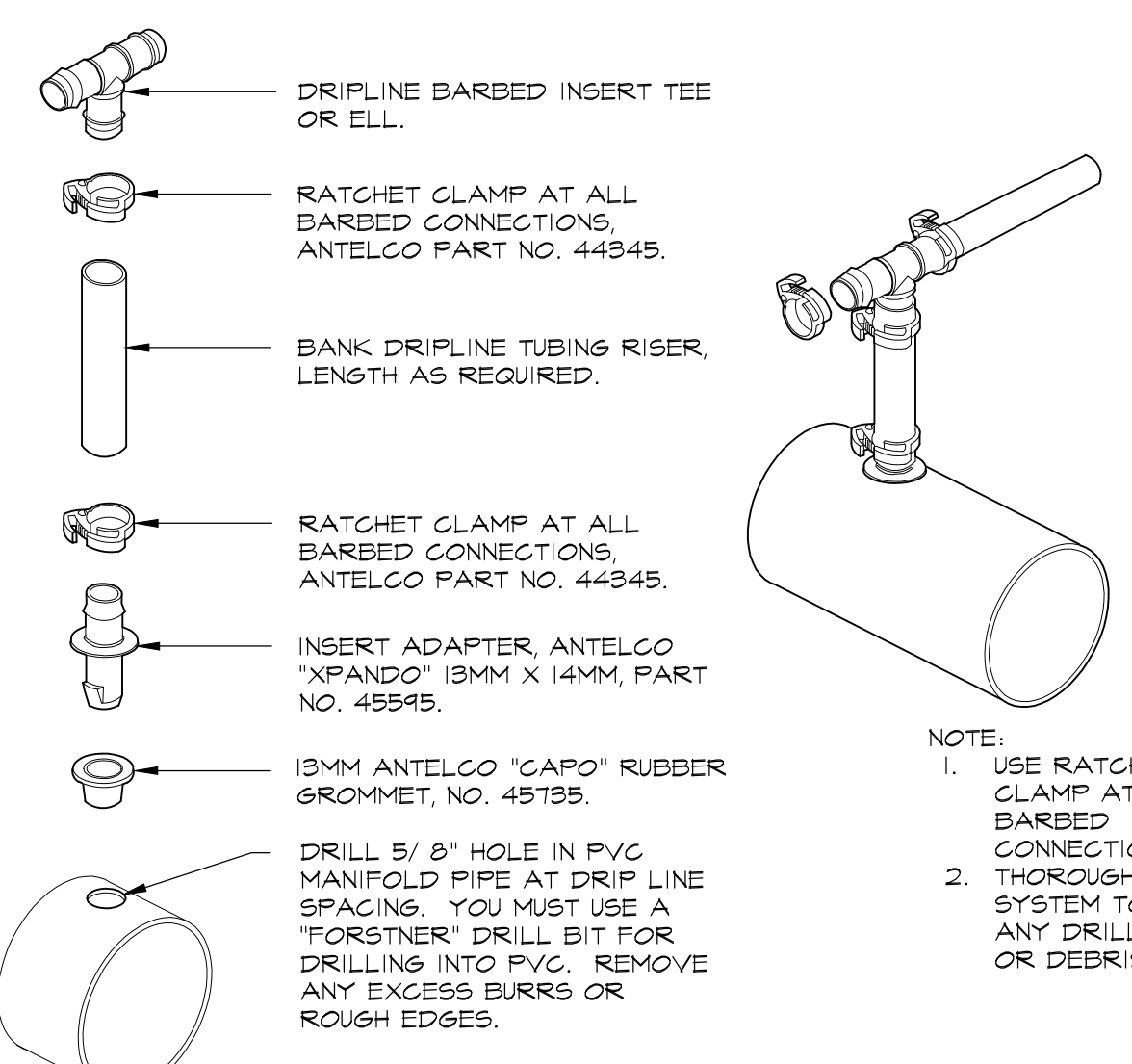
DIPPER FLOW (GPH)	TURF			SHRUB & GROUND COVER		
	CLAY	LOAM	SANDY	CLAY	LOAM	SANDY
DRIPPER INTERVAL	18"	12"	12"	18"	18"	12"
LATERAL (ROW) SPACING	18"-22"	18"-22"	12"-16"	18"-24"	18"-24"	16"-20"
APPLICATION RATE (IN/HR)	.19-0.15	.43-.35	.96-.72	.19-.21	.29-.21	.72-.58
TIME TO APPLY 1/4"	79-100	35-43	16-21	79-107	52-71	21-26

**2 NETAFIM MAX LENGTH - FLOW - WATERING CHARTS**

N.T.S. 328413.56-30



TYPICAL DRIFLINE TO MANIFOLD CONNECTION WITH 'XPANDO' ADAPTER



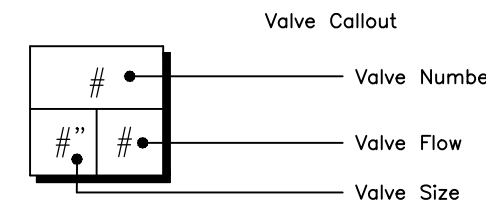
TYPICAL 'XPANDO' ADAPTER INSTALLATION AT MANIFOLD

**3 DRIFLINE TO MANIFOLD 'XPANDO' ADAPTER CONNECTION**

N.T.S. 328413.56-83

**IRRIGATION SCHEDULE**

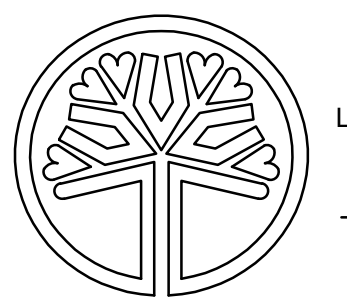
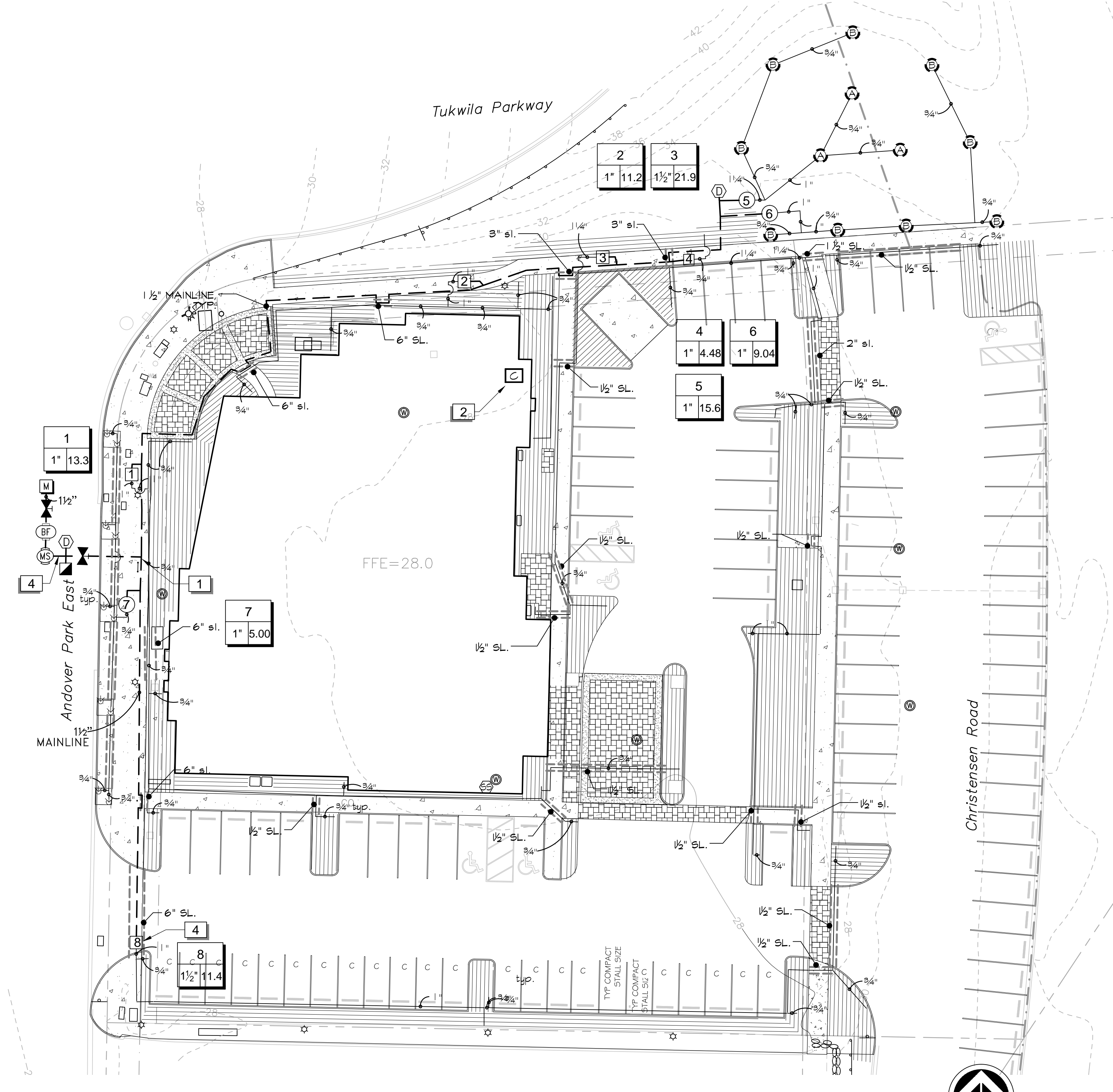
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
●●●●●●●●	TORO 0-T-570Z-6P-PR 8 SERIES TURF SPRAY 6" POP-UP, WITH BUILT-IN-RISER PRESSURE REGULATOR. ALSO INCLUDES THE ZERO FLUSH NIPPER SEAL, 1/2" FEMALE-THREADED INLET, PRECISION SERIES SPRAY NOZZLES.
●●●●●●	HUNTER MP9000 PROS-12-PRS40-CV SHRUB ROTATOR, 12" (30.48 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTARY NOZZLE, B=BLUE ADJ ARC 40-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC ON PRS40 BODY.
□	NETAFIM LVCZS80100T5-HF PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17.6GPM.
□	NETAFIM LVCZ-150 PRE-ASSEMBLED CONTROL ZONE KITS WITH 1-1/2" SERIES 80 CONTROL VALVE, 1-1/2" DISC FILTER AND 1-1/2" HIGH FLOW PRESSURE REGULATOR. FLOW RANGE: 11 GPM - 35 GPM. COMMERCIAL APPLICATION.
▨	AREA TO RECEIVE DRIFLINE NETAFIM TLDL-6-12 (20) TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIFLINE. 0.6GPH EMITTERS AT 120' O.C. DRIFLINE LATERALS SPACED AT 20' O' APART WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SURFACE AND SUB SURFACE INSTALLATIONS. UV RESISTANT.
○	TORO P220-26-0 GLOBE ELECTRIC, 1", 1-1/2", 2" AND 3" PLASTIC IN-LINE REMOTE CONTROL VALVE. EQUIPPED TO WITHSTAND PRESSURE UP TO 220 PSI. FILTER SCREEN ON 2" AND 3" MODELS. STANDARD SOLENOID. GLOBE BODY STYLE.
■	HUNTER HQ-33DRQ QUICK COUPLER VALVE, YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 2-PIECE BODY.
MS	BUCKNER-SUPERIOR 3100-PRS 1" NORMALLY OPEN 1" BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. PRESSURE REGULATION FEATURE.
D	WILKINS #200 3/4" ANGLE VALVE FOR MANUAL DRAIN ASSEMBLY WITH KEY EXTENSION.
BF	FECO 850 1" DOUBLE CHECK BACKFLOW DEVICE
M	WATER METER 1" ASSUME STATIC WATER PRESSURE AT METER BETWEEN 65 PSI AND 150 PSI
---	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.
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.
---	PIPE SLEEVE: PVC SCHEDULE 40 BURY ALL SLEEVES 24" BELOW GRADE, PROVIDE SLEEVES UNDER ALL PAVED SURFACES.



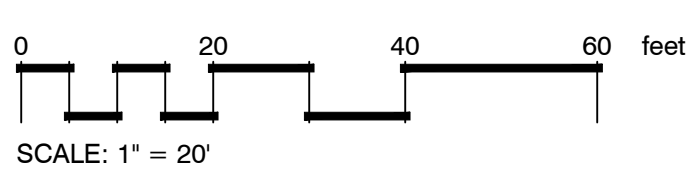
**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	NETAFIM LVCZS80100T5-HF	1"	AREA FOR DRIFLINE	36.68	46.55	13.84	0.61 in/h
2	NETAFIM LVCZS80100T5-HF	1"	AREA FOR DRIFLINE	35.44	46.47	12.54	0.61 in/h
3	NETAFIM LVCZ-150	1-1/2"	AREA FOR DRIFLINE	42.36	57.20	18.75	0.61 in/h
4	NETAFIM LVCZS80100T5-LF	1"	AREA FOR DRIFLINE	32.55	38.07	3.20	0.61 in/h
5	TORO P220-26-0 GLOBE	1"	SHRUB ROTARY	45.61	58.96	15.59	0.29 in/h
6	TORO P220-26-0 GLOBE	1"	SHRUB ROTARY	46.38	55.86	9.04	0.25 in/h
7	TORO P220-26-0 GLOBE	1"	BUBBLER	44.19	49.61	5.00	15.32 in/h
8	NETAFIM LVCZ-150	1-1/2"	AREA FOR DRIFLINE	40.66	50.22	11.87	0.61 in/h

- SHEET NOTES**
- SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - PLAN IS DIAGRAMMATIC. ALL PIPING, LATERALS, AND WIRE TO BE LOCATED IN BED OR LAWN AREAS WHERE APPROPRIATE.
  - PIPE SIZES ARE TO REMAIN CONSTANT BETWEEN PIPE SIZE CALL-OUTS.
  - LOCATE ALL MAINLINES WITHIN THE PROJECT LIMITS.
  - ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
  - INSTALL DRIP IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS. FOR CLARITY, THE IRRIGATION PLAN SHOWS ONLY RECOMMENDED PVC SUPPLY AND EXHAUST HEADERS AND A HATCH SHOWING THE AREA OF DRIFLINE. CONTRACTOR SHALL INSTALL HEADERS AND DRIFLINE AS DESCRIBED IN THE PLANS, EQUIPMENT LIST, SPECIFICATIONS AND DETAILS.



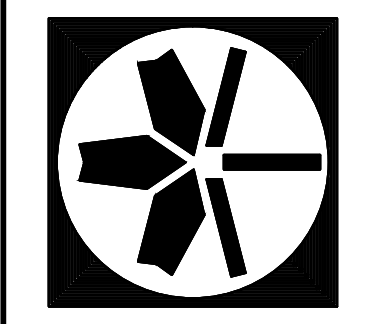
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LICENSE NO. 405  
EXPIRES ON 02-06-2017



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JEM drawn  
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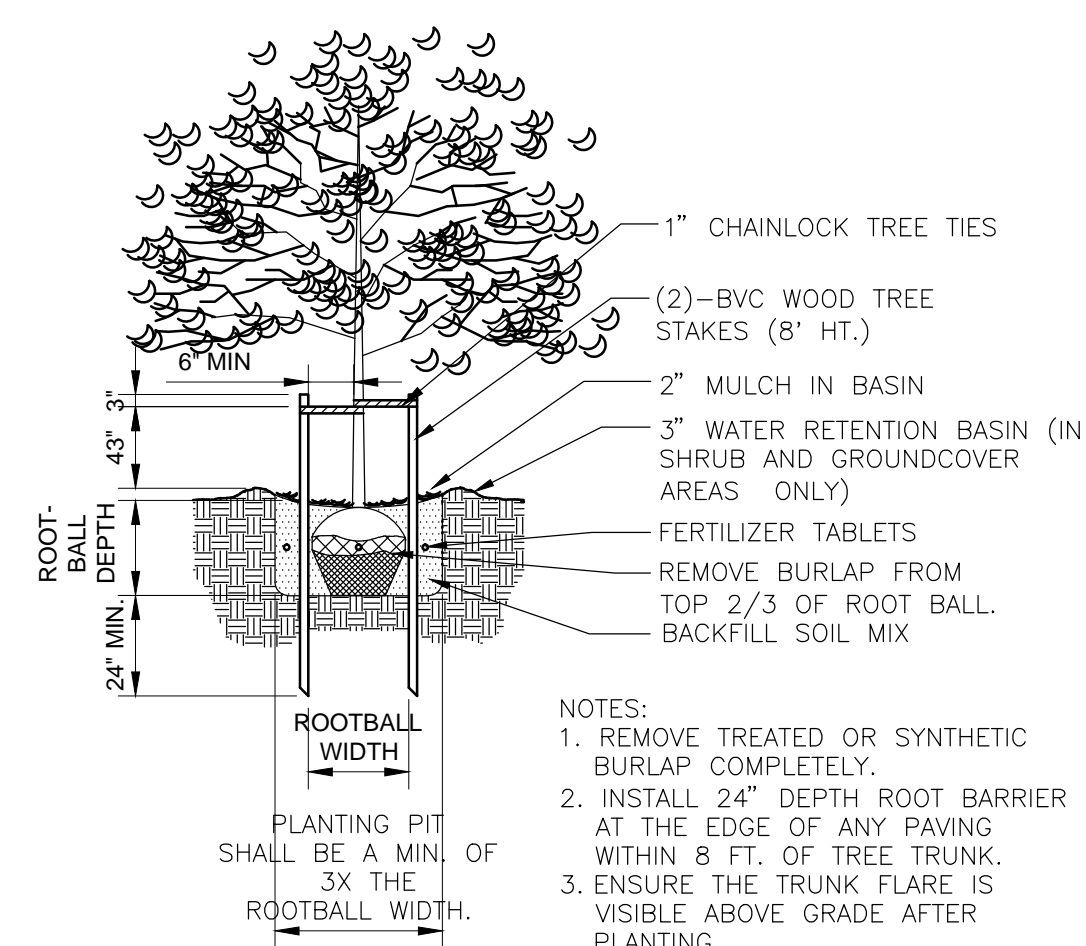
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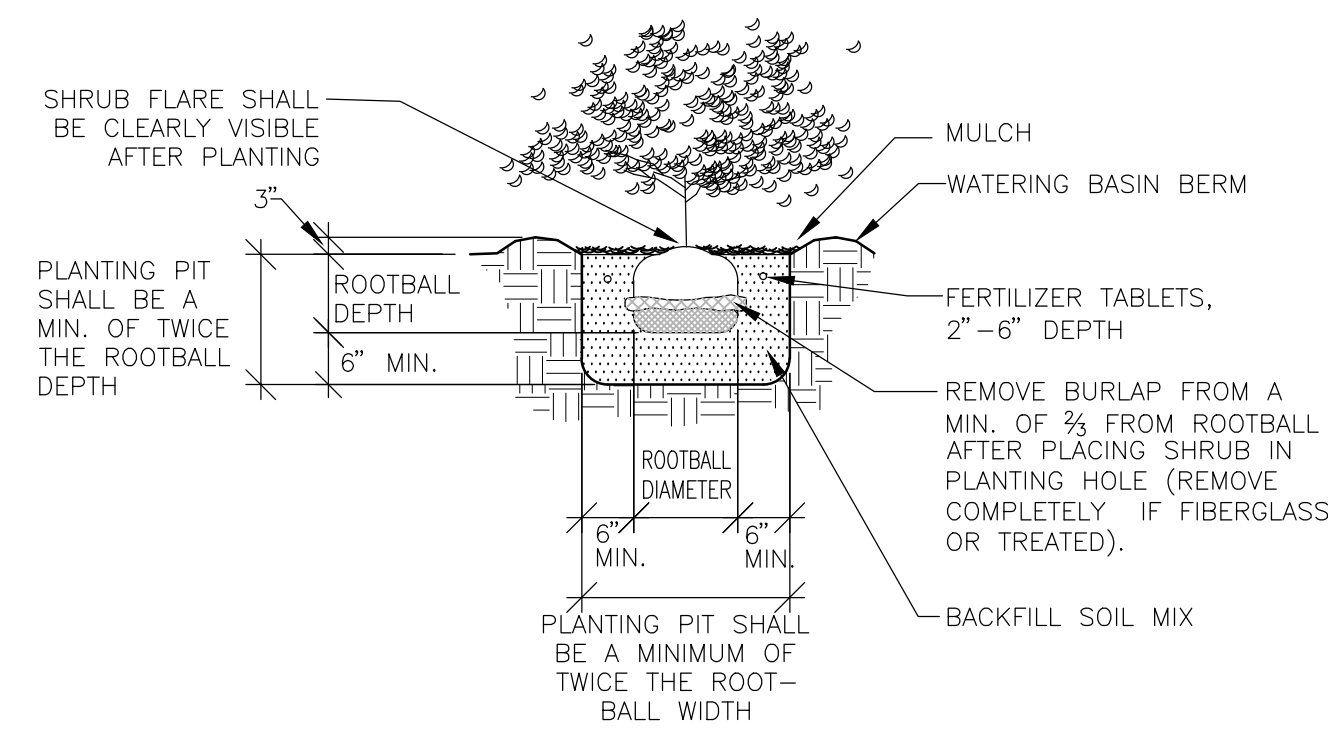
IRRIGATION PLAN  
sheet L-2 of 4





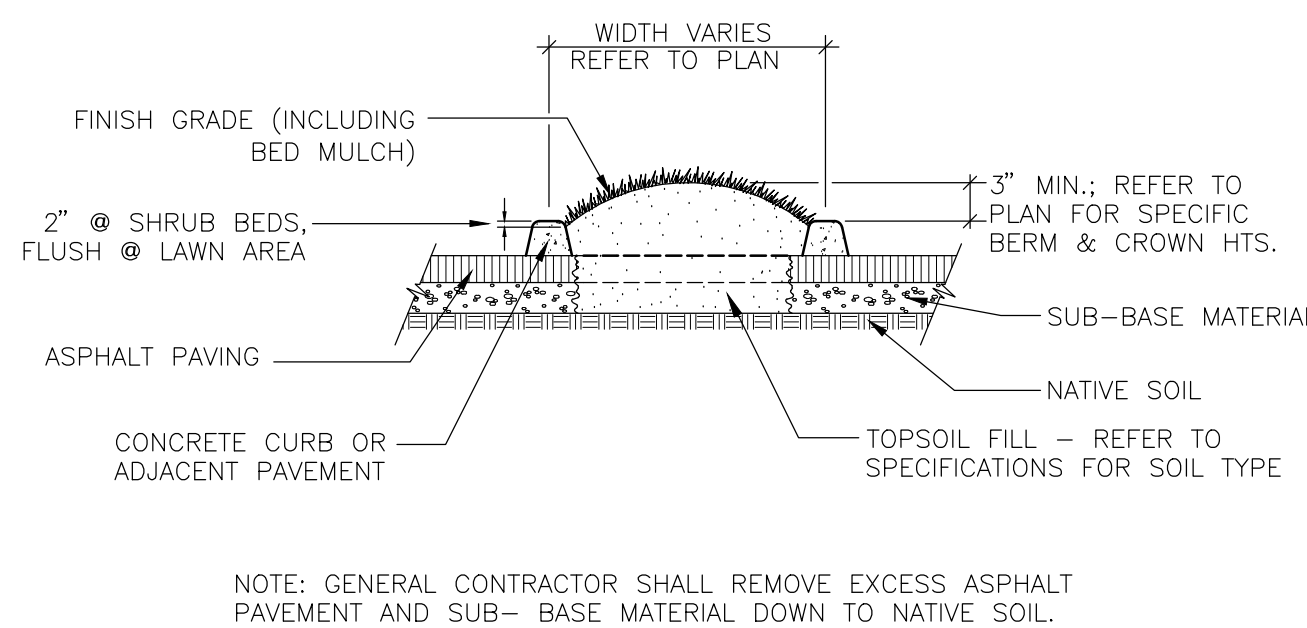
**1 TREE PLANTING & STAKING DETAIL**

N.T.S. 329343-03



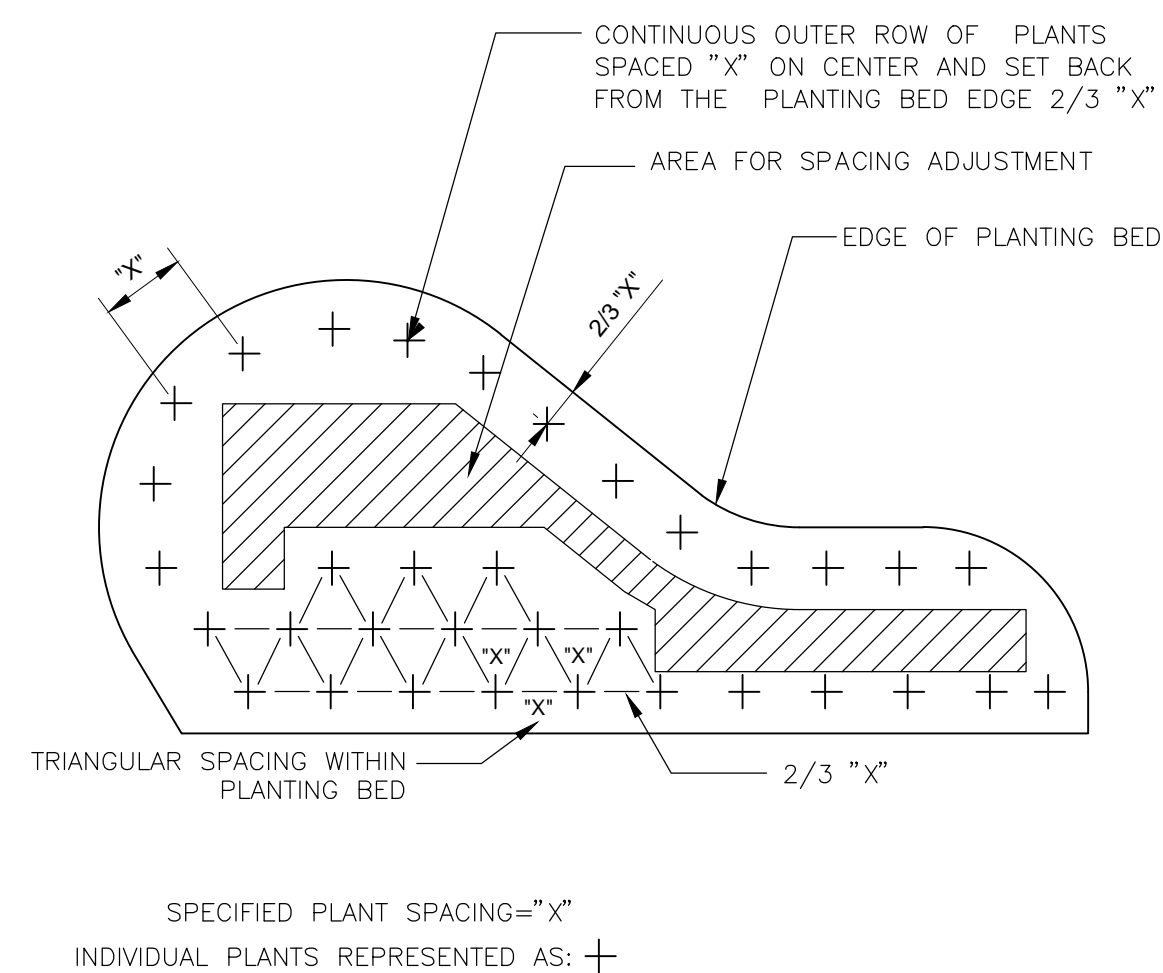
**2 SHRUB PLANTING DETAIL (B&B OR CONT.)**

NTS 329333-01



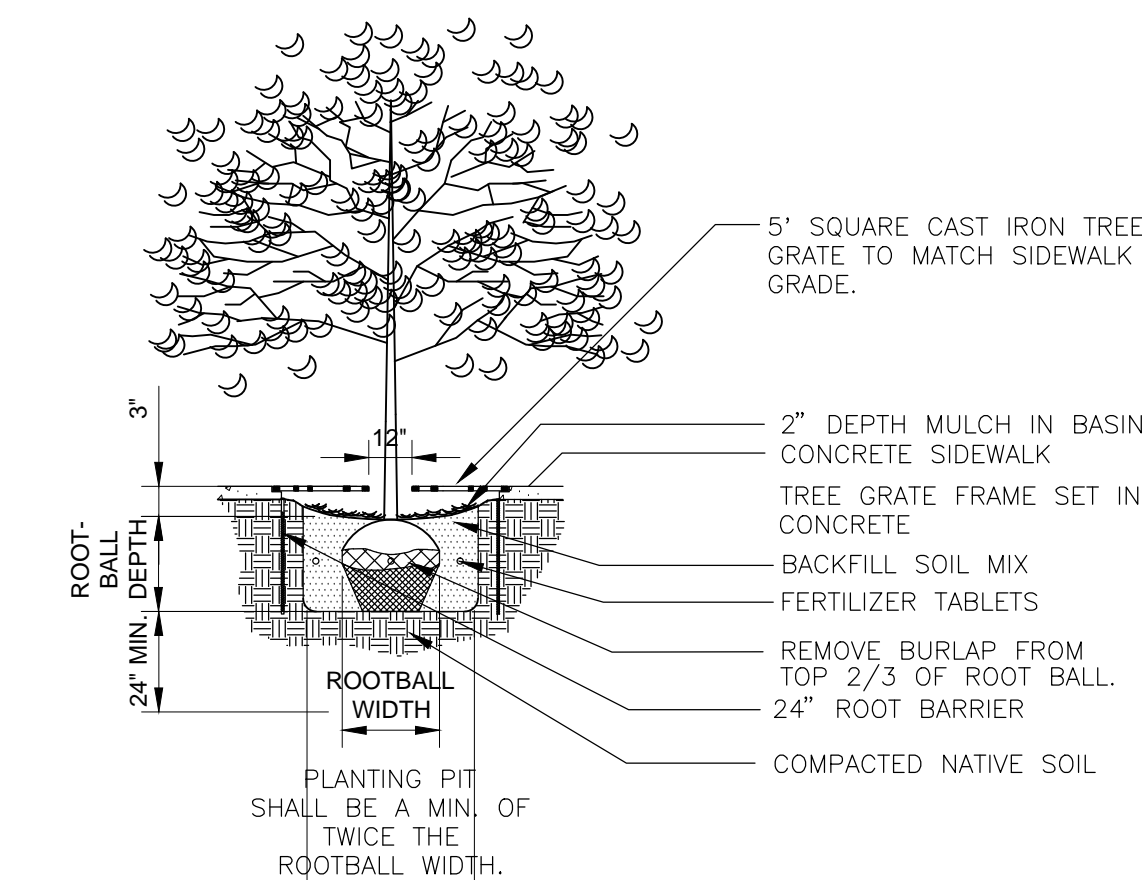
**3 PARKING ISLAND PLANTER DETAIL**

NTS 3293-02



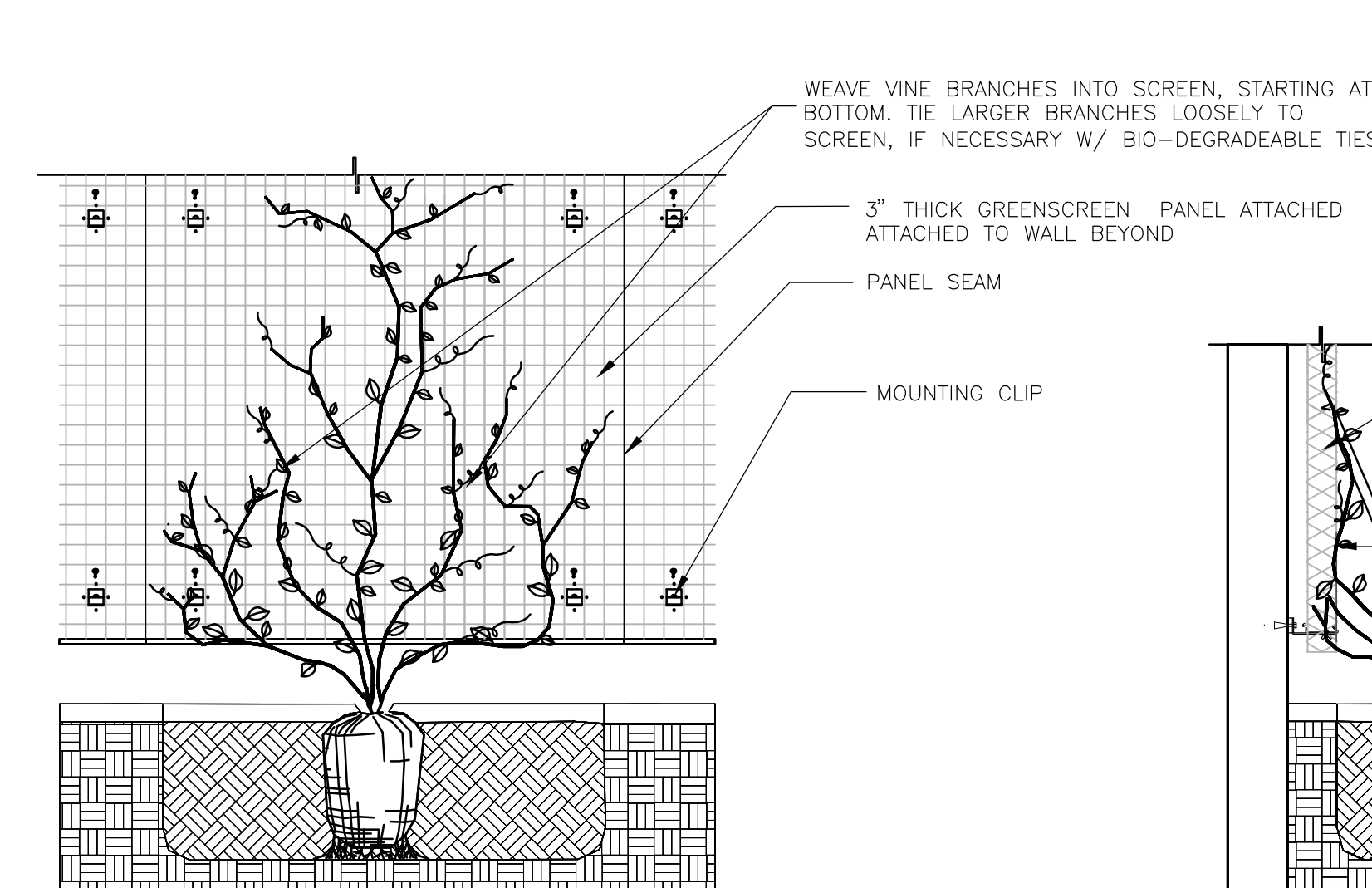
**4 PLANT SPACING DETAIL**

NTS 3293-01



**5 TREE GRATE & PLANTING DETAIL**

N.T.S. 329343-07



**6 VINE PLANTING DETAIL**

3/4\" = 1'-0\" S-GR-01

**GENERAL NOTES:**

1. PLANT VINES PER LANDSCAPE PLANS. TYPICAL SPACING VARIES FROM 1' TO 4' O.C. DEPENDING UPON VINE SPECIES AND CONTAINER SIZE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. ENSURE IRRIGATION IS ADEQUATELY WATERING PLANTS ALONG WALLS. SUPPLEMENT BY HAND WATERING IF NECESSARY.
3. INSTALL PER LANDSCAPE PLANS. GREENSCREEN DOES NOT SUPPLY PLANT MATERIAL.

**MAINTENANCE PRACTICES**

1. KEEP ALL WALKS AND PAVED AREAS CLEAN. KEEP SITE FREE FROM DEBRIS RESULTING FROM LANDSCAPE WORK AND MAINTENANCE.
2. REPAIR ALL DAMAGED PLANTED AREAS AND REPLACE PLANTS IMMEDIATELY UPON DISCOVERY OF DAMAGE OR LOSS. STRAIGHTEN AND TIGHTEN TREE STAKES AND GUYS AS NEEDED. REMOVE ALL TREE STAKES AND GUYS AFTER ONE PLANTING SEASON.
3. MAINTAIN ADEQUATE MOISTURE IN SOIL TO ENSURE VIGOROUS GROWTH. MODIFY IRRIGATION SCHEDULE FOR THE SEASON TO ELIMINATE OVERWATERING. LANDSCAPE AREAS SHALL RECEIVE NO MORE THAN AN 1\"/>

**LANDSCAPE SPECIFICATIONS**

1. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
2. REMOVE FROM SITE ALL EXISTING WEEDS AND VEGETATION NOT SHOWN TO REMAIN ON PLANS.
3. DISTRIBUTE IMPORTED SANDY LOAM TOPSOIL (APPROVED BY THE LANDSCAPE ARCHITECT) IN AREAS SHOWN AND AT DEPTHS INDICATED FOR CROWNING AND BERMING OF LANDSCAPE AREAS AND BACKFILL OF RETAINING WALLS (IF REQUIRED). DOTTED LINES INDICATE 1' CONTOUR INTERVALS. ALL LANDSCAPE AREAS SHALL RECEIVE TOPSOIL, WHETHER INDICATED ON PLANS OR NOT, SO THAT FINISH GRADES OF ALL SHRUB BEDS SHALL BE 2\"/>

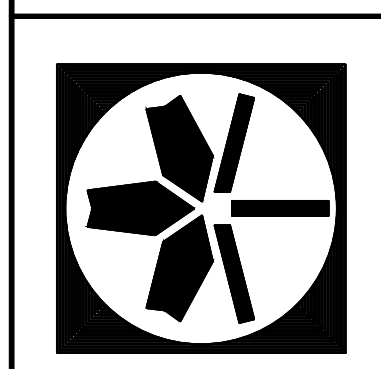
10. SOIL PREPARATION - (ALL LANDSCAPE AREAS). SPREAD 9 C.Y. OF SPECIFIED SOIL AMENDMENT PER 1000 S.F. (APPROX. 3\"/>
11. DO NOT PLACE MULCH TOPDRESS AGAINST TRUNKS OF TREES OR SHRUBS. MAINTAIN A 4\"/>
12. BACKFILL MIX FOR ALL PLANTS SHALL BE A BLEND OF 1/3 EXISTING SITE SOIL, 1/3 COARSE SAND, AND 1/3 SOIL AMENDMENT SPECIFIED IN NO. 9.
13. APPLY OSMOCOTE 18-6-12, 9 MONTH SLOW RELEASE FERTILIZER OVER THE SURFACE OF ALL PLANT PITS AT THE FOLLOWING RATES:  

TREES OVER 10' HEIGHT	2 CUPS	TREES UNDER 10' HEIGHT:	1 CUP
ALL SHRUBS EXCEPT 1 GALLONS:	1/2 CUP	1 GALLON PLANTS:	1/4 CUP
GROUND COVERS:	1/4 CUP		
14. FERTILIZER TABLETS FOR ALL PLANTS SHALL BE AGRIFORM (20-10-5) 21 GRAM OR 10 GRAM TABLETS DISTRIBUTED AS FOLLOWS: ALL TREES: 4-21 GRAM TABLETS, ALL SHRUBS (EXCEPT 1 GALLONS): 3-21 GRAM TABLETS, ALL 1 GALLONS: 1-21 GRAM TABLET, ALL 2-1/4\"/>
15. ALL SHRUB AND GROUND COVER BEDS SHALL RECEIVE A 2\"/>
16. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
17. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF PROJECT ACCEPTANCE. ALL REPLACED PLANTS SHALL BE RE-GUARANTEED. ALL REPLACEMENTS SHALL BE MADE WITHIN 21 DAYS OF RECEIVING WRITTEN NOTICE FROM THE OWNER. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR PLANTS DYING DUE TO OWNER NEGLIGENCE OR VANDALISM, AFTER THE MAINTENANCE PERIOD.

18. PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUND COVER AND/OR MASS SHRUB QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
19. FINAL INSPECTION SHALL OCCUR AT THE CONCLUSION OF A 60-DAY MAINTENANCE PERIOD. MAINTENANCE PERIOD SHALL COMMENCE UPON COMPLETION OF ALL LANDSCAPE INSTALLATION ACTIVITIES AND SHALL INCLUDE THE FOLLOWING:
  - A. REMOVE ALL WEEDS OVER 1\"/>
  - B. REPLACE DEAD OR UNHEALTHY PLANTS.
  - C. ENSURE PROPER FUNCTION OF IRRIGATION SYSTEM.
  - D. ENSURE ADEQUATE MOISTURE IS DELIVERED TO ALL LANDSCAPE BEDS INCLUDING NON-IRRIGATED AREAS.

14-0702	TLG	checked	08/12/15	no.	revision	date
job no.	drawn		date			

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**LANDSCAPE DETAILS & SPECIFICATIONS**

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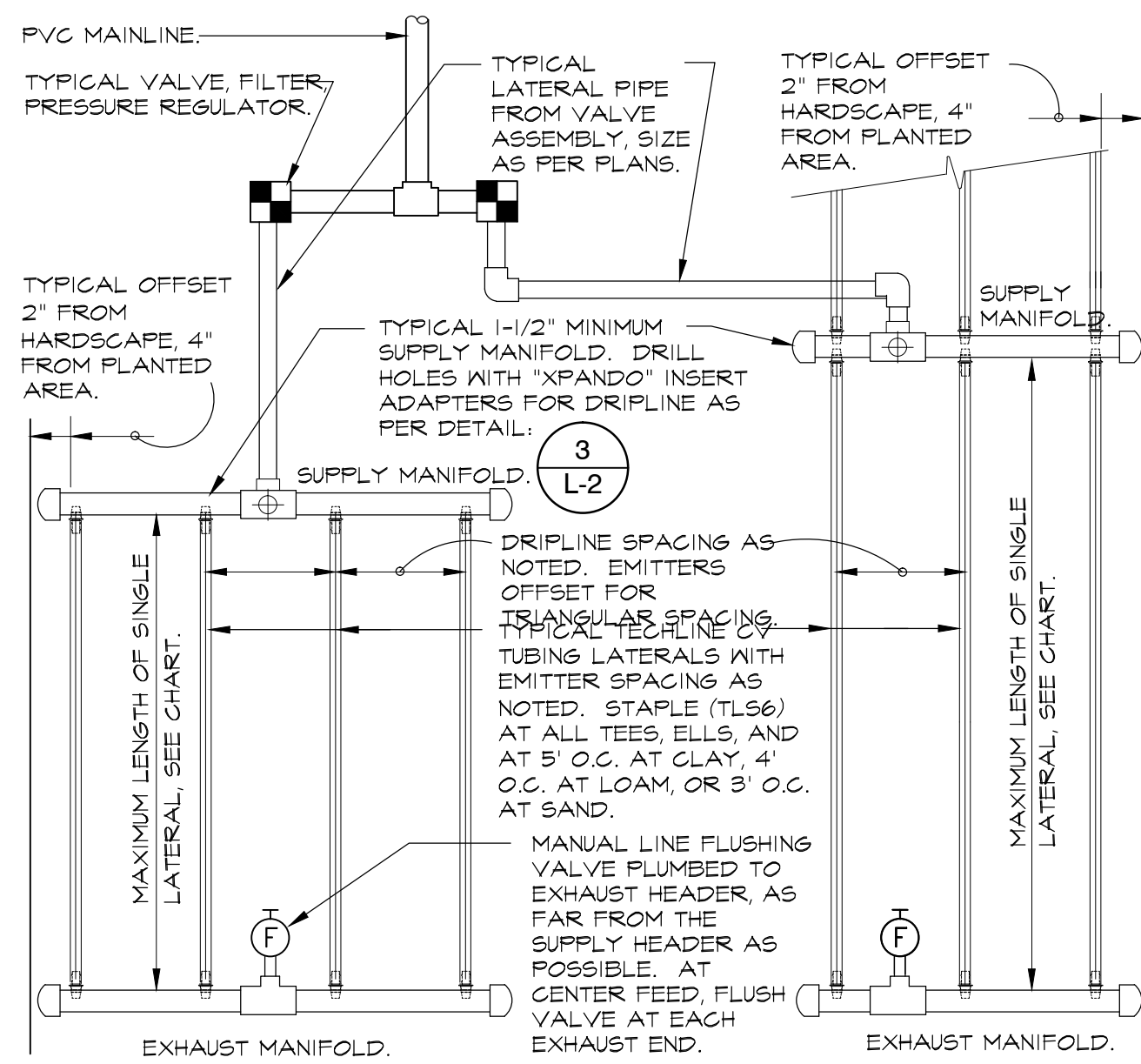
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EXPIRES ON 02-06-2017



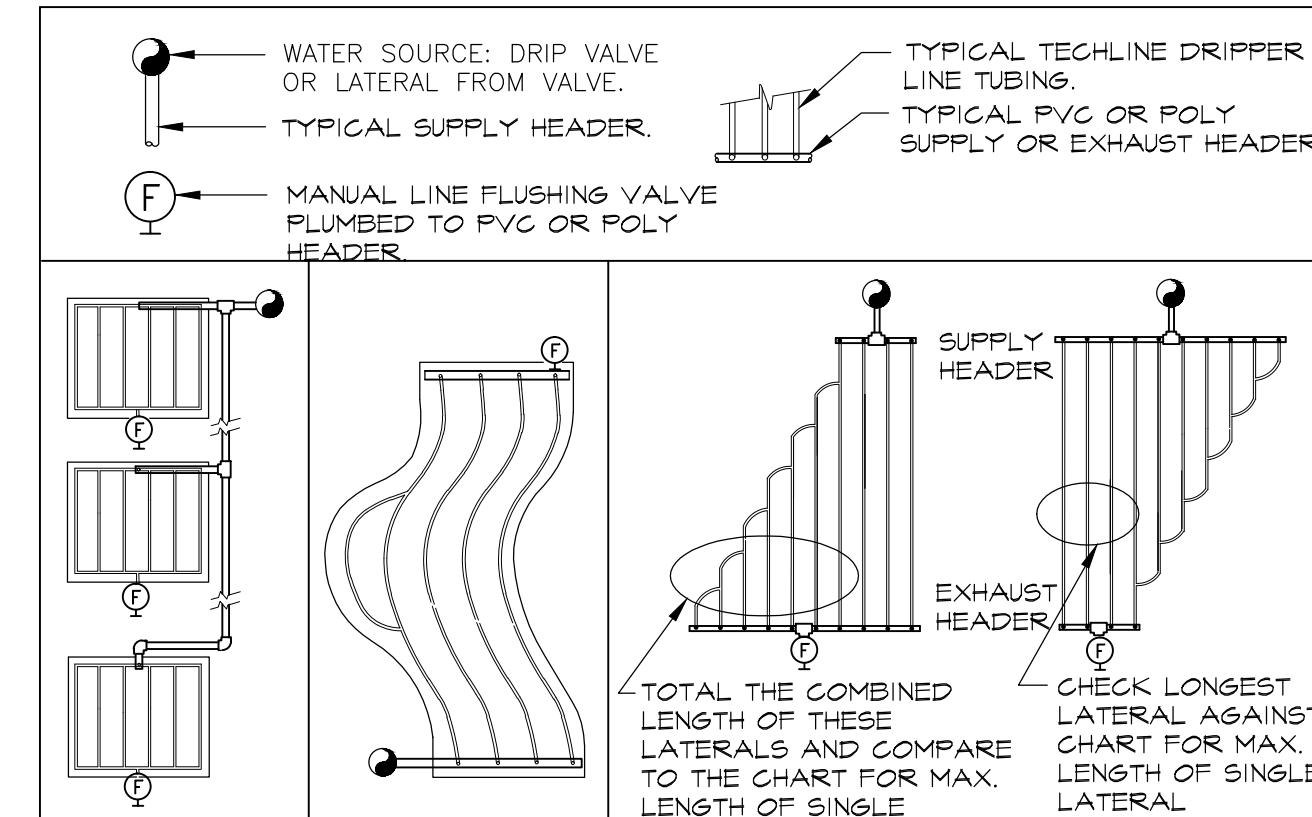
MAXIMUM SINGLE LATERAL LENGTH, FLOW PER 100 FEET, AND GENERAL GUIDELINES FOR WATERING TIME, SEE CHARTS ON DETAIL.

2  
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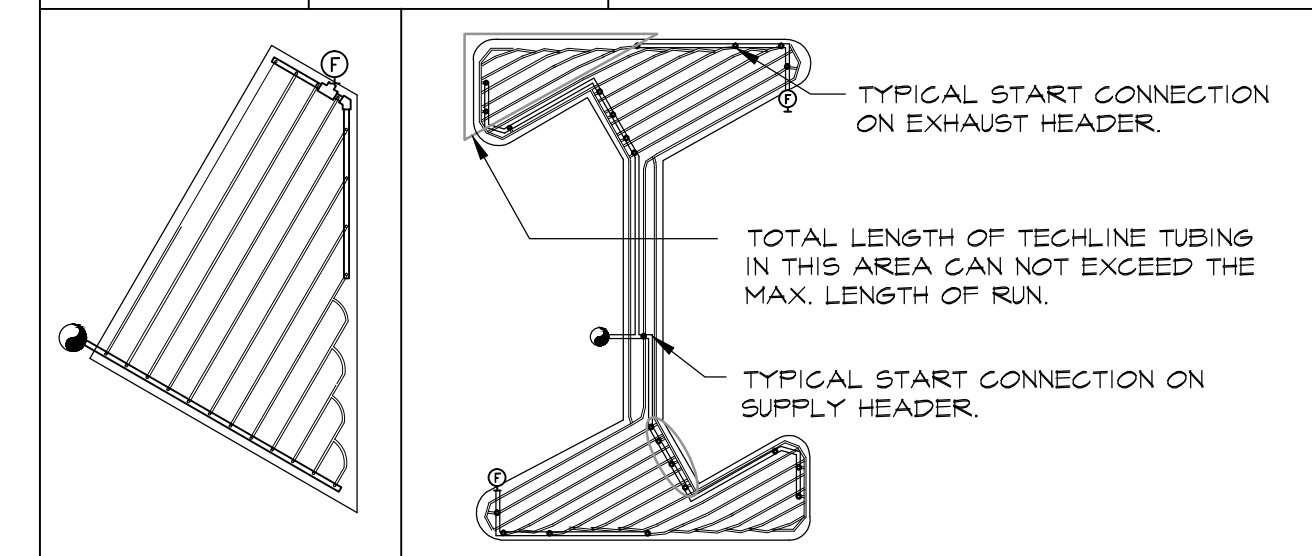


END FEED EXAMPLE

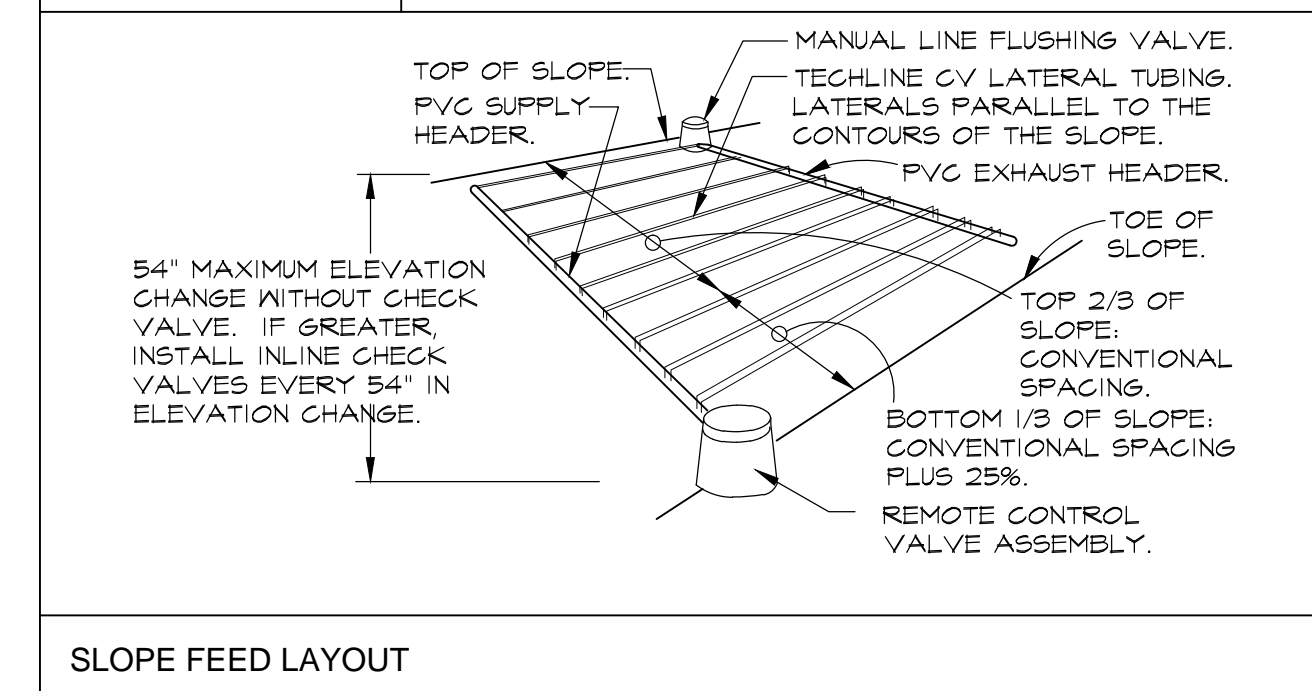
CENTER FEED EXAMPLE



ISLAND LAYOUT IRREGULAR ODD CURVES BRANCHING OUT LATERALS JOINING LATERALS

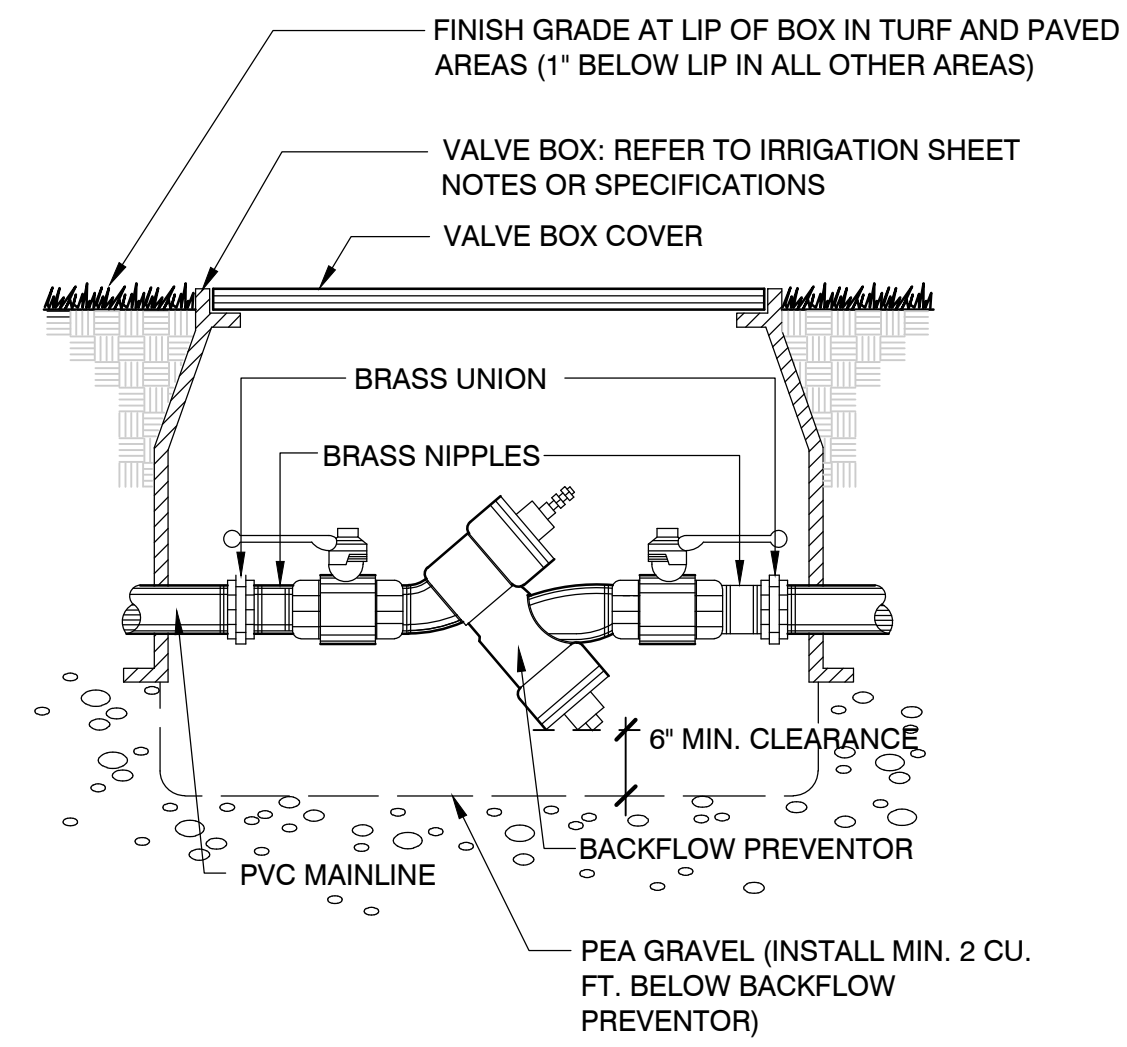


IRREGULAR AREAS: TRIANGULAR PARKING ISLAND TYPICAL LAYOUT

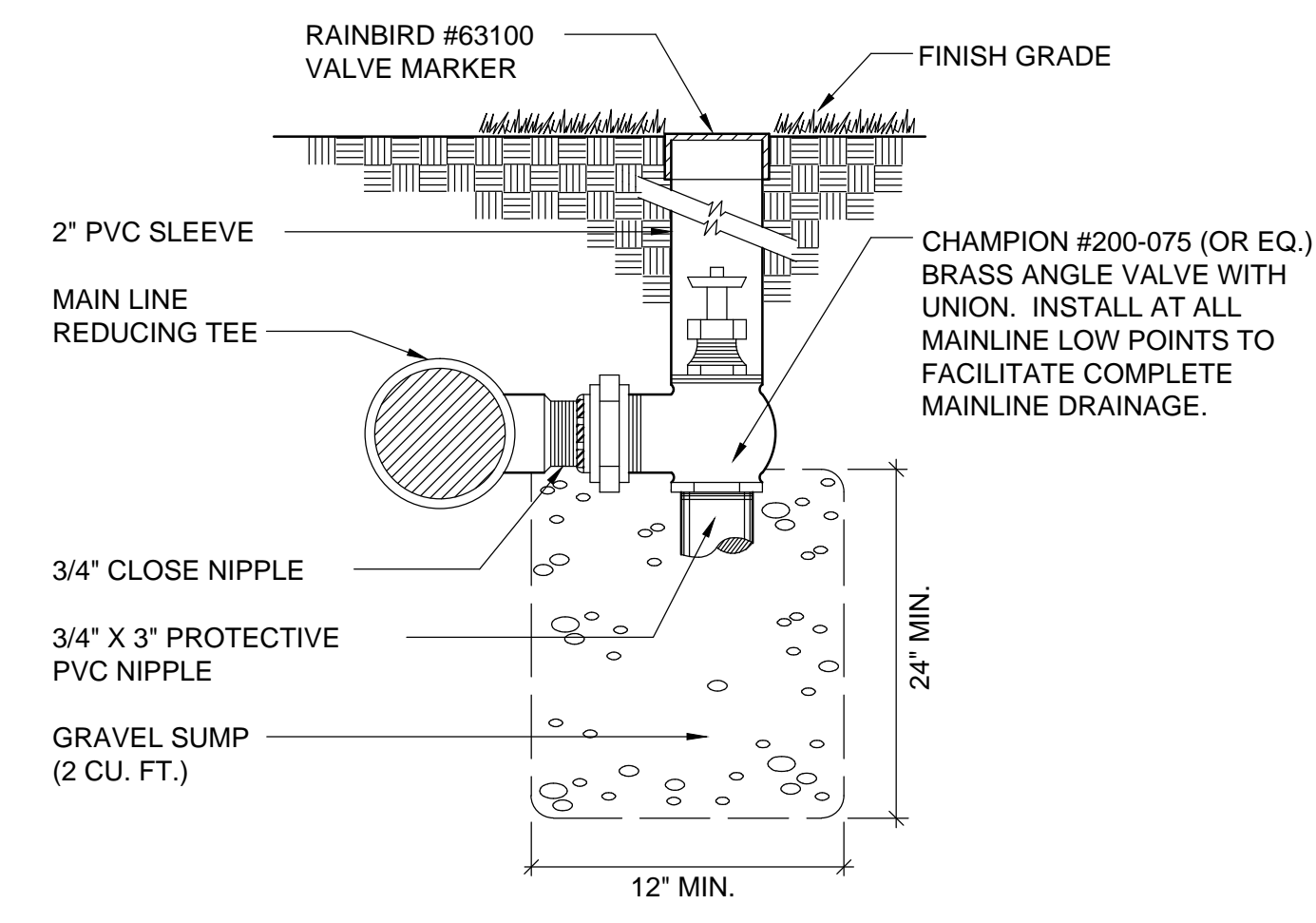


SLOPE FEED LAYOUT

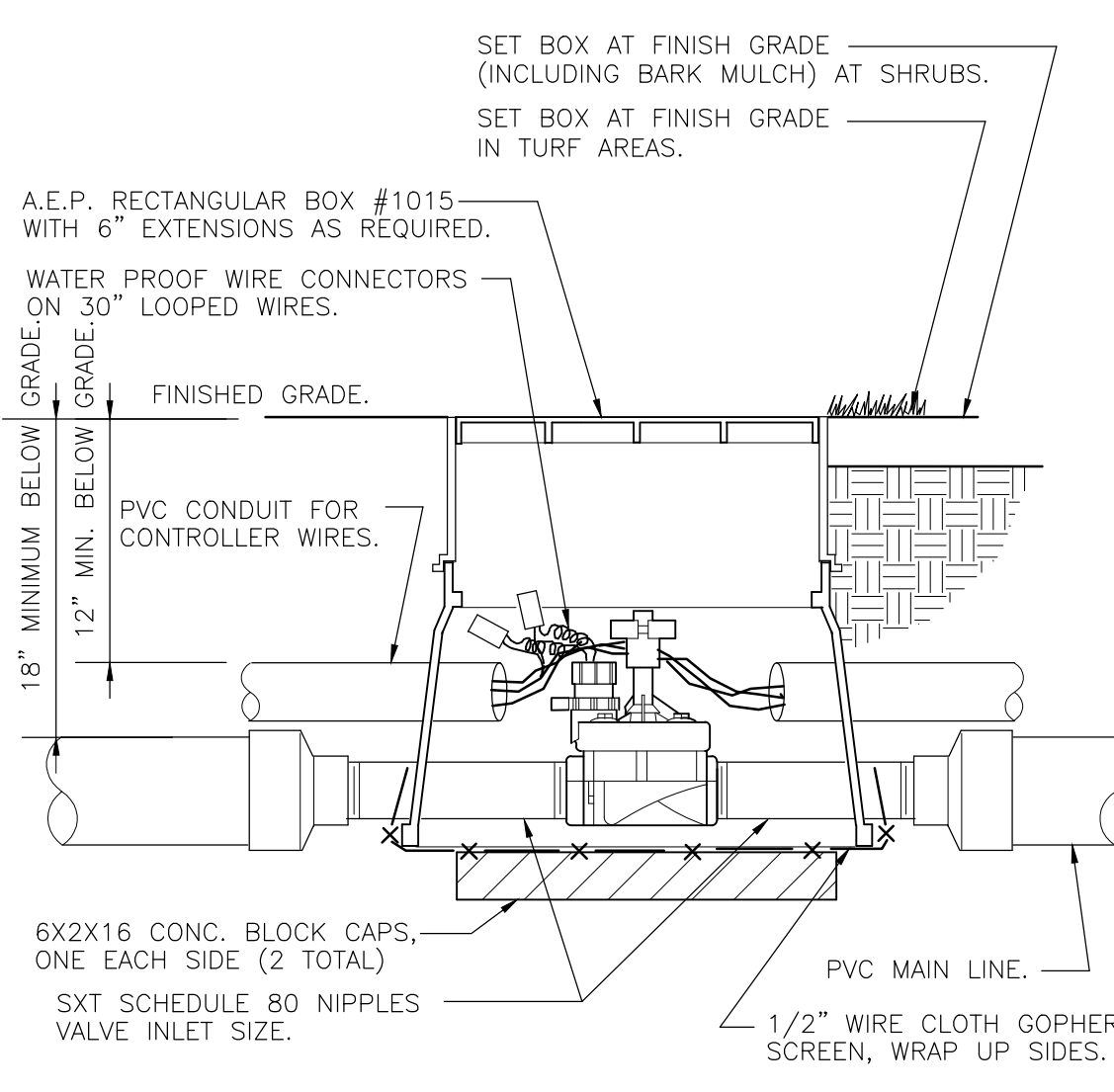
6 N.T.S. 328413.56-20



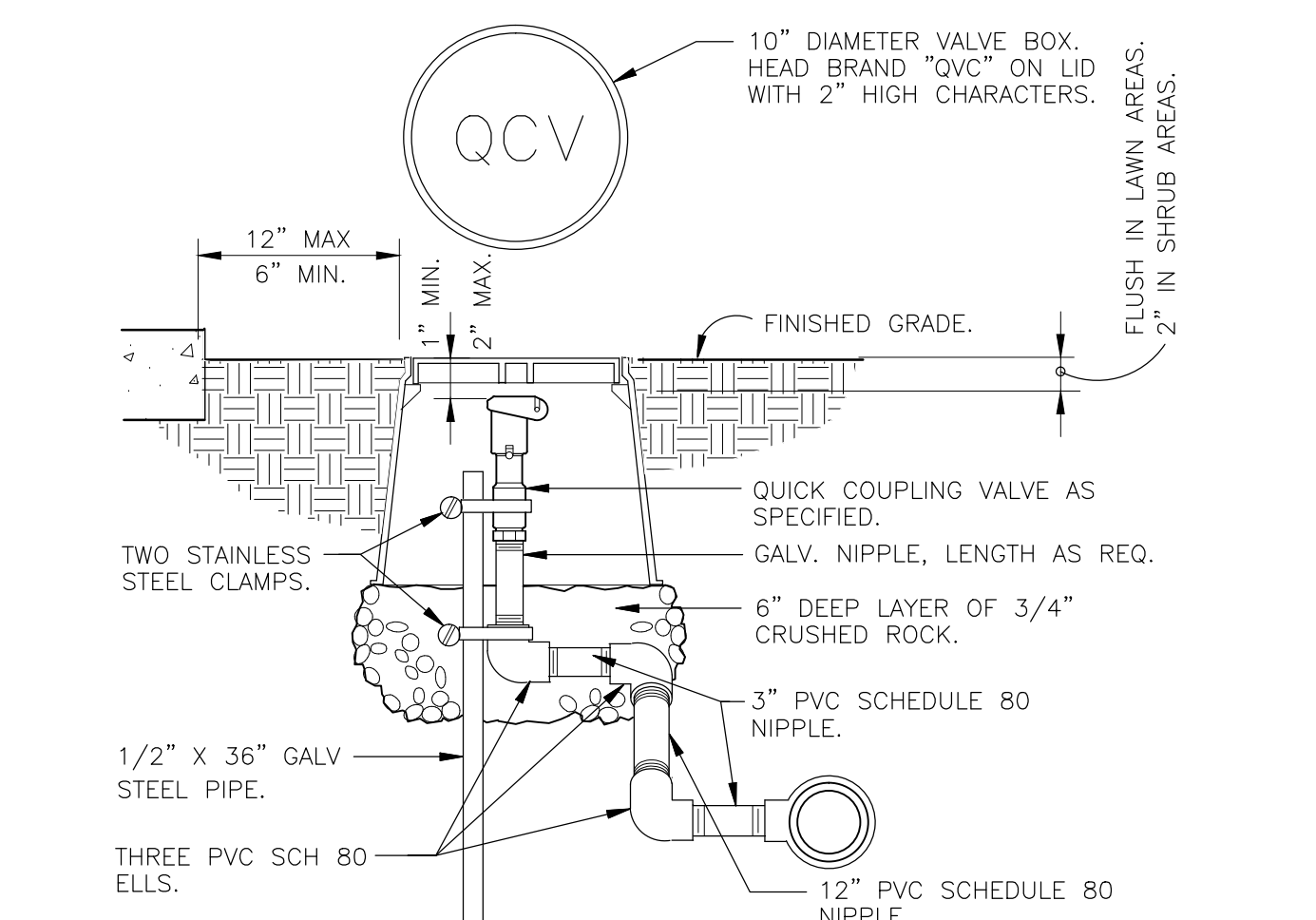
1 DOUBLE CHECK VALVE N.T.S. 328409-01



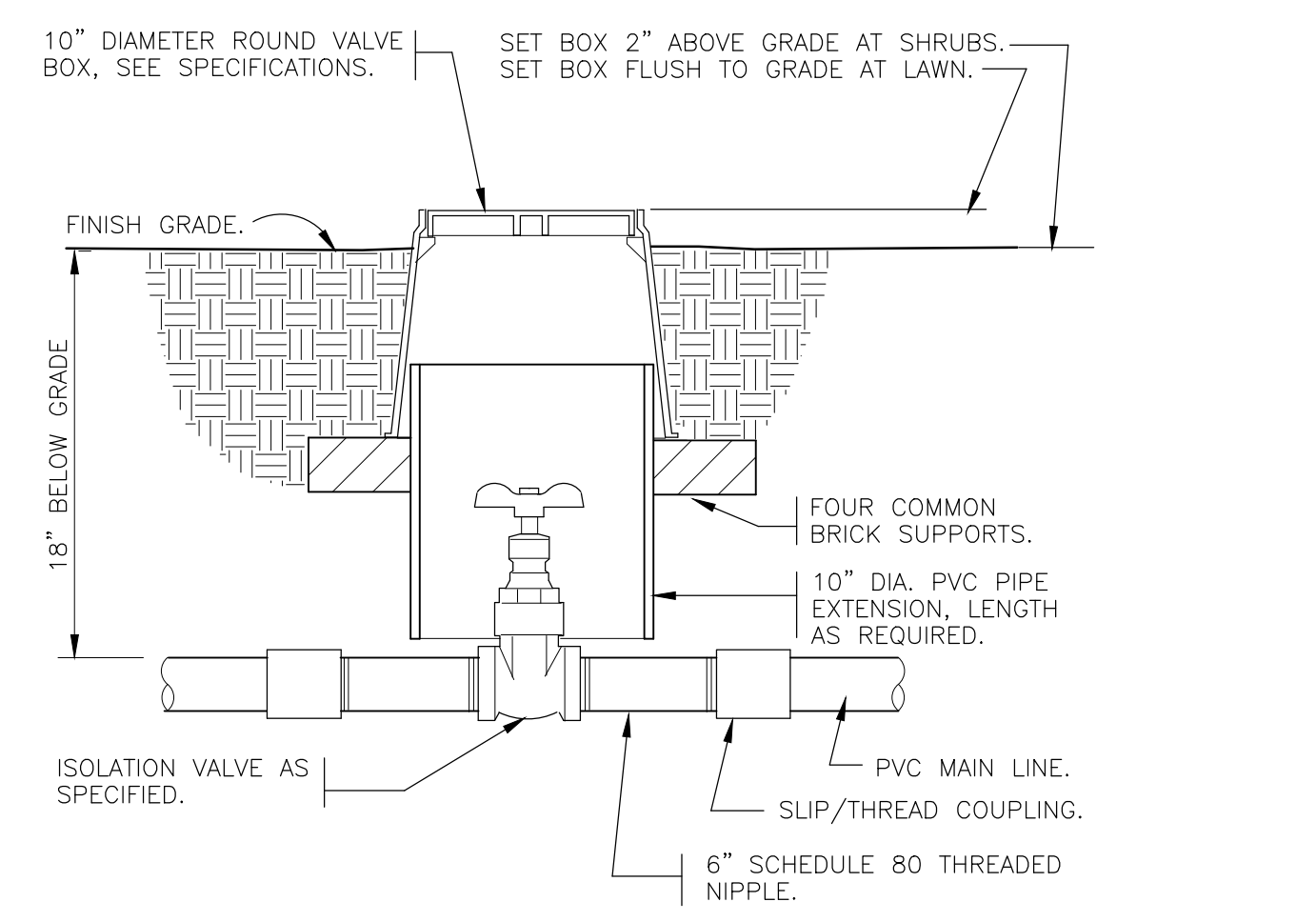
2 MANUAL DRAIN VALVE N.T.S. 328406-01



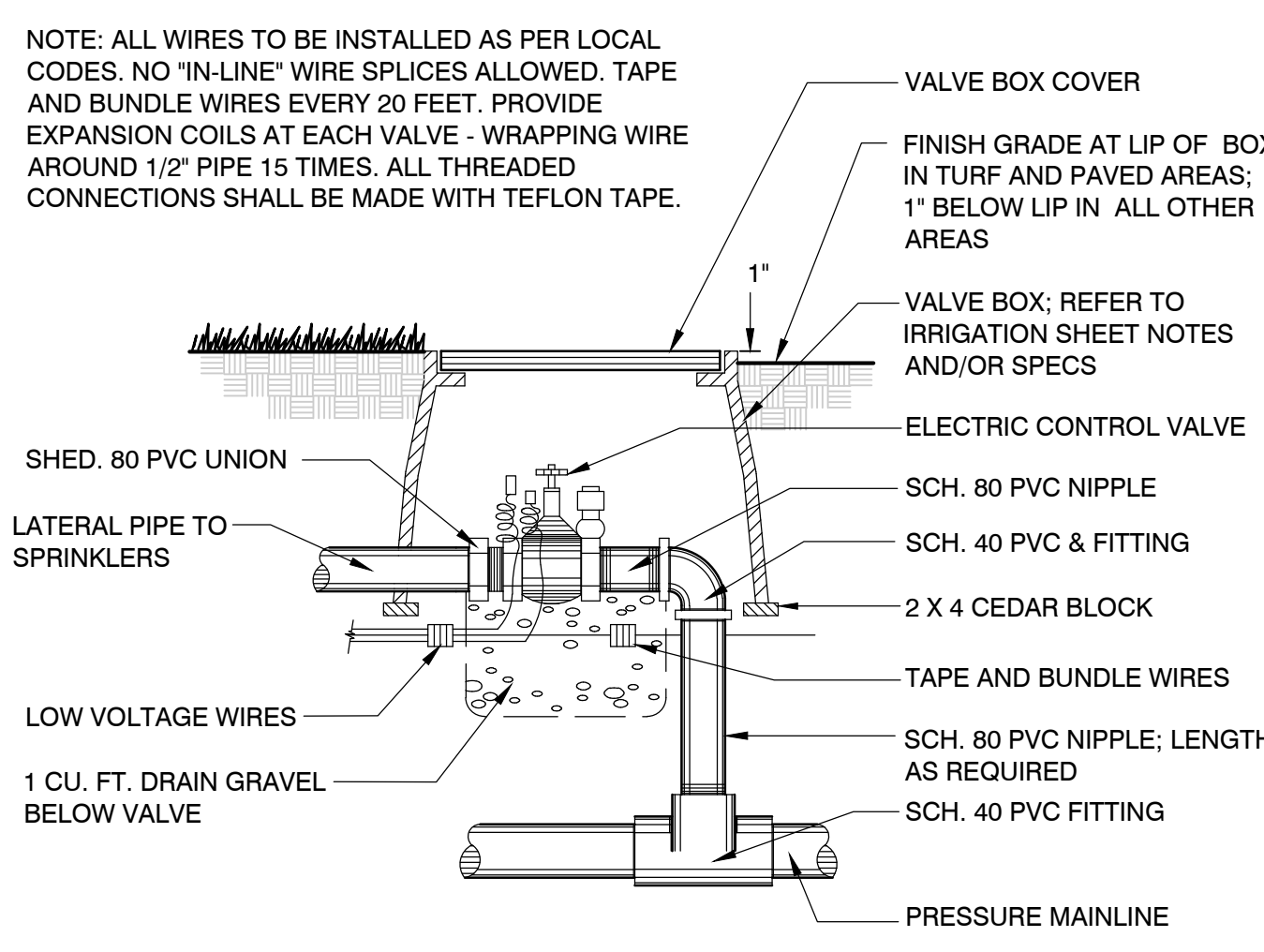
3 MASTER CONTROL VALVE 1 1/2\"/>



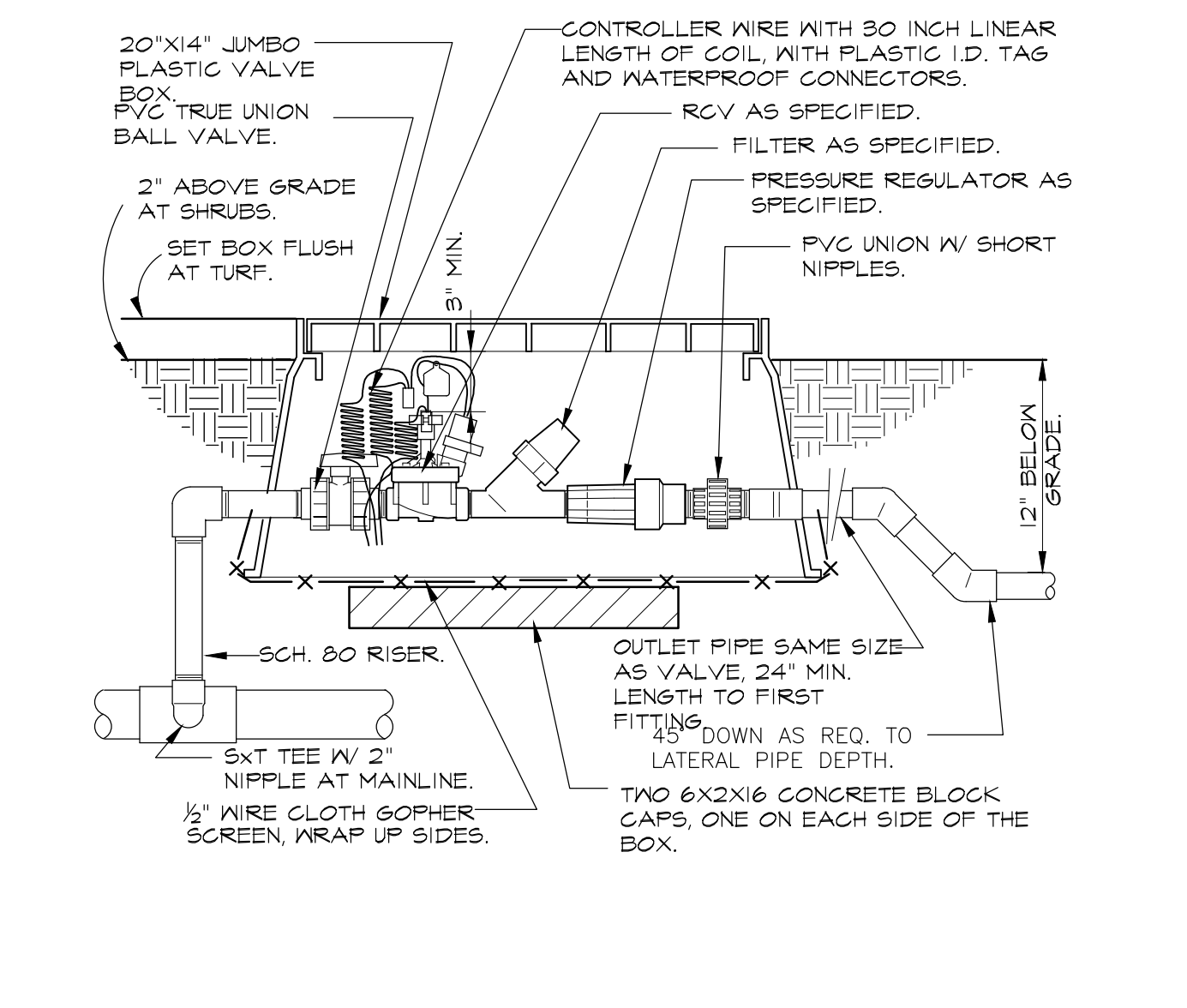
4 QUICK COUPLING VALVE IN BOX 1 1/2\"/>



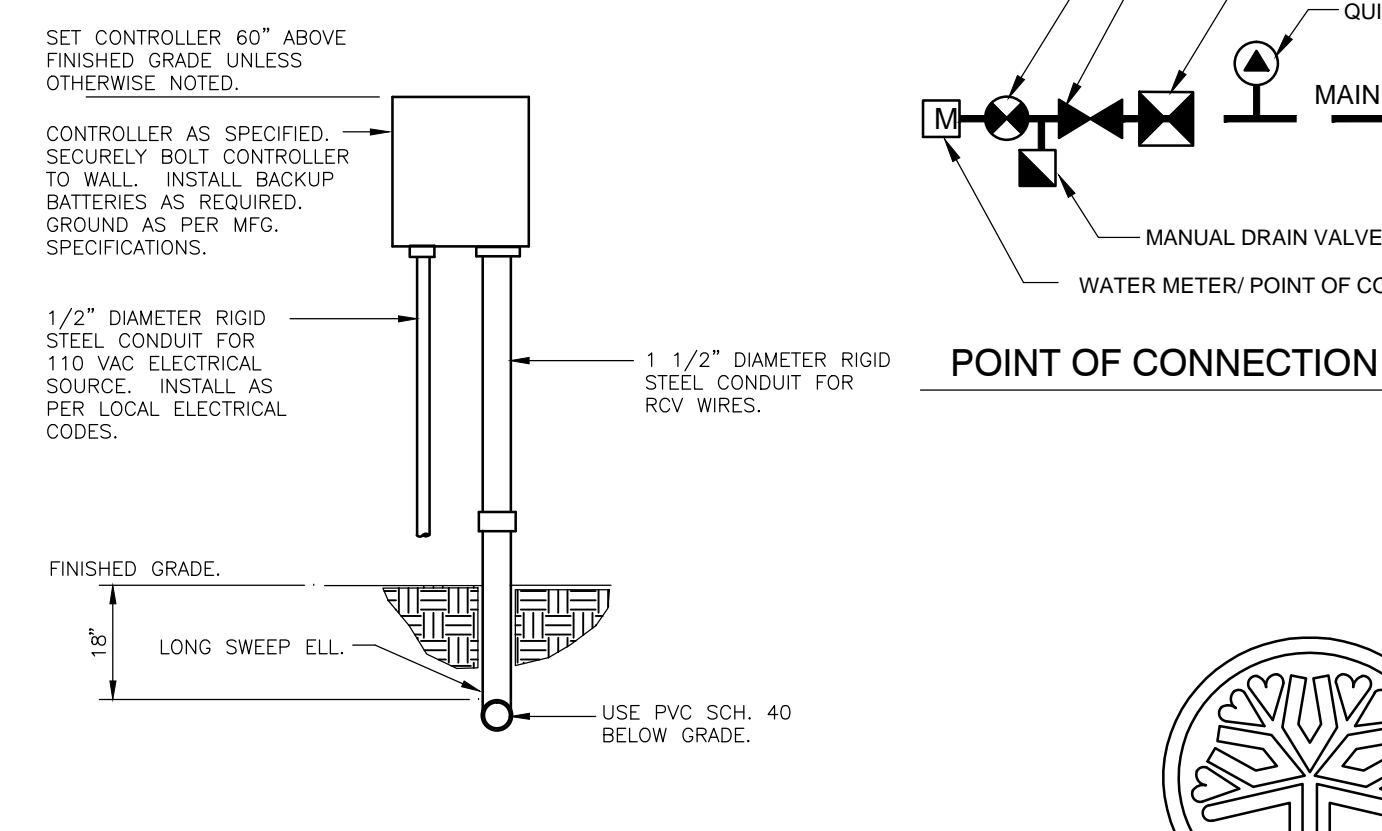
5 BRASS ISOLATION VALVE 1 1/2\"/>



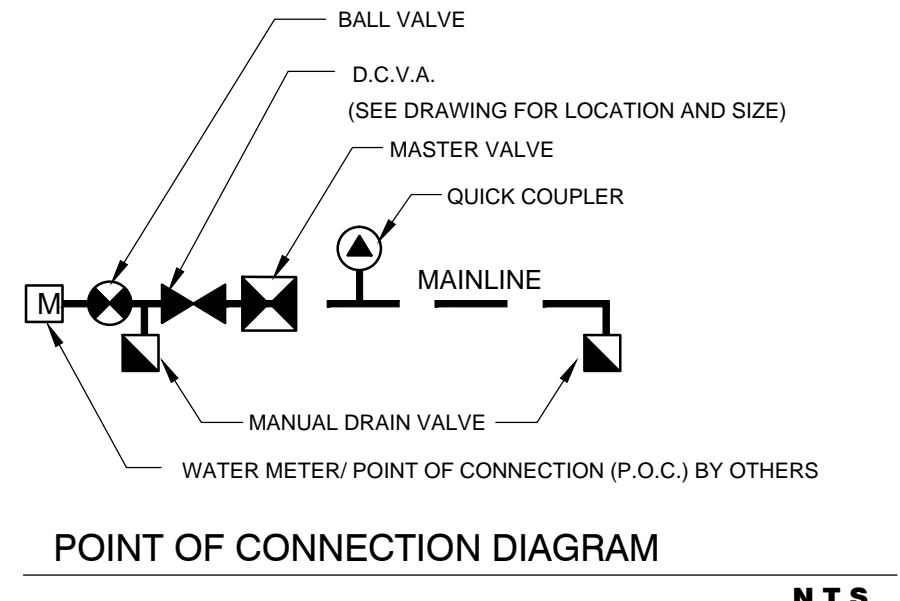
7 ELECTRONIC CONTROL VALVE N.T.S. 328406.13-05



8 1\"/>



WALL MOUNT CONTROLLER N.T.S. 328413.76-23



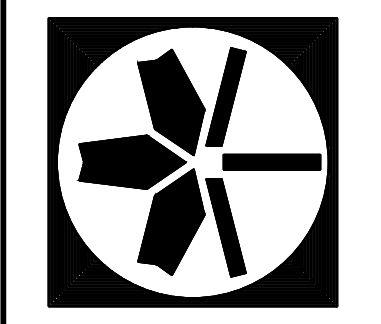
POINT OF CONNECTION DIAGRAM N.T.S.

IRRIGATION SPECIFICATIONS

- This plan is diagrammatic; all piping, valves, etc. shall be installed in shrub beds where possible and shall follow the plan as close as is practical.
- Locate all mainlines within the project limits.
- Pipe sizes are constant between pipe size call-outs.
- Refer to details for additional information.
- All piping and wiring under paved areas shall be housed in class 200 PVC sleeves installed at a 24" depth. Size sleeves as needed to accommodate pipe and wires, unless otherwise specified on drawing.
- Contractor shall make field adjustments as needed to obtain full coverage. Landscape Architect reserves the right to make nozzle changes as needed at no additional cost. Adjust head positions and add or delete heads as needed depending on actual field conditions.
- All manual, gate and electrical valves and other underground equipment shall be housed in Nelson, Ametek or equal rectangular valve boxes.
- No in-line wire splices allowed. Supply valve boxes at all electrical junctions. Tape and bundle wires every 25 linear feet.
- Contractor is responsible for complete system drainage. Install manual drains at all mainline low points and where indicated on plan. Contractor shall provide adjustable check valves on any irrigation head that experiences low head drainage.
- All threaded pipe connections shall be made using Teflon tape wrapped at least three times around pipe threads.
- All gate and electric valves shall be installed with unions on the downstream end of the valve (refer to details).
- All pipe shall have a firm uniform bearing for the entire length of each line, free of rocks or debris. All trenches containing pipe and/or wires shall be backfilled with clean topsoil, free of all lumber, rubbish and rocks over 1" in size, or clean sand if clean topsoil is not available.
- Contractor shall provide owner with one set of as-built record drawings showing exact actual locations of all sprinkler equipment. Contractor shall orient owner with complete system and controller operations, and winterization procedures.
- Contractor shall supply and install all equipment shown on the plans and indicated in the specifications to achieve proper operation of said equipment. All equipment installations, electrical and plumbing connections shall be in conformance with all applicable codes and ordinances, these specifications, and the manufacturers recommendations whether indicated on the drawings or not.
- Contractor shall include in his bid one Fall winterization and one Spring activation of irrigation system. These activities shall be included as part of Owner orientation procedures. Any damage to the irrigation system or the landscape as a result of failure to comply with these requirements shall be the sole responsibility of the Contractor.
- Contractor shall guarantee in writing on his company letterhead all materials and workmanship for a period of one full year following acceptance of system installation.
- Backflow preventer shall be inspected and tested by a certified backflow device inspector. Provide Owner with one copy of approval certificate.

14-0702	JEM	TLG	06/12/15	no.	date
job no.	drawn	checked	date	revision	date

**HOLIDAY INN EXPRESS**  
TUKWILA, WA



IRRIGATION NOTES AND DETAILS

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