PLANTING NOTES

A. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE CITY PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.

B. ALL LARGE TREES SHALL HAVE A CALIPER AT A POINT 6 INCHES ABOVE ROOT BALL. ALL OTHER MEASUREMENTS SUCH AS NUMBER OF CANES, BALL SIZES, QUALITY DESIGNATIONS, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC."

C. SEE PLANTING DETAILS FOR PLANTING AND STAKING AND GUYING REQUIREMENTS.

D. FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS.

E. REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

F. FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 3" FOR GROUND COVER AREAS.

G. CONTRACTOR TO INCLUDE IN BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF UTILITIES. REPAIR TO INCLUDE ALL DAMAGED IRRIGATION AND PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.

H. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, ROLLING, MOWING, EDGING, RESEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.

I. ALL TREES WITHIN 7' OF HARDSCAPE ELEMENTS, SUCH AS CURBS, WALLS, BUILDINGS OR WALKS, SHALL BE PROVIDED WITH DEEP ROOT BARRIER CONTROL DEVICES OR EQUAL.

J. ALL SHRUB AREAS OUTSIDE BUILDING PAD TO BE TOP DRESSED WITH 3" LAYER OF FINE BLEND HEM FIR MULCH. (PUGET SOUND SOILS AUBURN, WASHINGTON, OR EQ.)

K. MULCH AREAS ADJACENT TO BUILDING TO BE 3"-5" LOCALLY QUARRIED RIVER ROCK STONES AT 5" THICK. COLOR TO BE: LIGHT GREY/TAN. PROVIDE PRE-EMERGENT HERBICIDE & PERMEABLE WEED FILTER FABRIC BELOW.

L. ALL PLANTING AND IRRIGATION ON THIS PROJECT SHALL ADHERE TO CITY STANDARDS.

WATER CONSERVATION STATEMENT

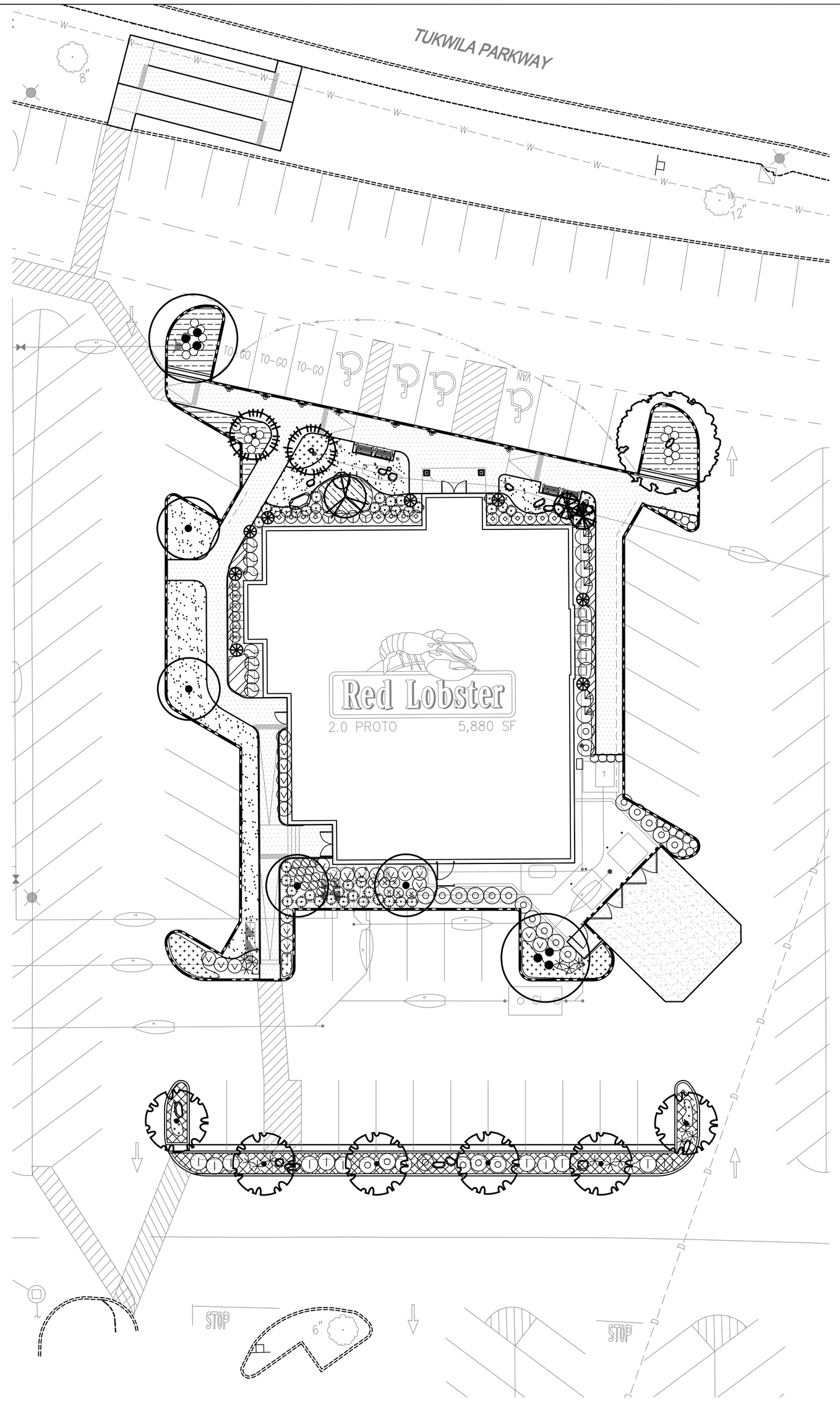
THE FOLLOWING ARE GUIDELINES TO WHICH THIS PLAN SHALL ADHERE IN ORDER TO CONSERVE WATER AND GENERALLY CONFORM TO THE REQUIREMENTS OF THE DROUGHT RESPONSIVE LANDSCAPE SECTION AND OTHER APPLICABLE CITY AND AGENCY REQUIREMENTS.

1. LIMITED AMOUNT OF TURF SHALL BE USED ON THIS PROJECT.
2. LOW TO MODERATE DROUGHT TOLERANT SHRUBS ARE TO BE USED.
3. AN AUTOMATIC IRRIGATION CONTROLLER CONNECTED TO A RAIN SENSOR AND ET SENSOR SHALL BE PROVIDED.
4. WATERING TIMES SHALL BE BETWEEN 9:00 PM AND 6:00 AM (SEE NOTE ON IRRIGATION PLANS).
5. DIFFERENT PLANTING HYDROZONES SHALL BE IRRIGATED ON SEPARATE VALVES AND BASED ON SOLAR ORIENTATION, SLOPE GRADIENTS AND WATERING REQUIREMENTS.
6. LANDSCAPING SHALL BE SERVICED BY SEPARATE WATER METER.

EXISTING TREES

EXISTING TREES - PROTECT IN PLACE. CONTRACTOR TO REVIEW AND VERIFY LOCATIONS OF EXISTING TREES AND ALSO FOR VIABILITY AND STRUCTURAL INTEGRITY AS THEY ALIGN WITH THE PROPOSED PARKING LOT LAYOUT (SEE PLAN). IF AN EXISTING TREE(S) REQUIRES REMOVAL DUE TO A CONFLICT IN LOCATION OR THE HEALTH OF THE TREE(S) THE CONTRACTOR SHALL CONSULT WITH OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR POSSIBLE REPLACEMENT AND / OR RELOCATION OF TREE(S).

CALL
2 BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555
"It's the Law"
WASHINGTON UTILITIES COORDINATING COUNCIL



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES					
	BETULA JACQUEMONTII	JACQUEMONTII BIRCH	3" CAL	2	CLUMP
	BETULA JACQUEMONTII	JACQUEMONTII BIRCH	3" CAL	1	STANDARD
	CERCIS OCCIDENTALIS	WESTERN REDBUD	2" CAL B/B 12'-14'	1	MULTI
	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	2" CAL B/B 12'-14'	6	STANDARD
	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL B/B 12'-14'	4	STANDARD
	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	2" CAL B/B 6'-8'	2	STANDARD
	PICEA PUNGENS GLAUCA 'HOOPSII'	HOOPSII BLUE SPRUCE	2" CAL B/B 6'-8'	2	STANDARD
	CHAMAECYPARIS OBTUSA 'HINOKE'	HINOKE CYPRESS	2" CAL 8' HGT. MIN.	8	FULL TO GROUND MAINTAIN AT ROOF HT.
SHRUBS / GROUNDCOVERS					
	ABELIA GRANDIFLORA 'KALEIDESCOPE'	ABELIA	5 GAL.	16	4'-Ø" O.C.
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	BLUE MIST	5 GAL.	16	2'-Ø" O.C.
	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	5 GAL.	6	4'-Ø" O.C.
	HYDRANGEA PANICULATA 'GRANDIFLORA'	PEE GEE HYDRANGEA	5 GAL.	4	3'-Ø" O.C.
	ILEX CRENANTA 'SOFT TOUCH'	SOFT TOUCH HOLLY	2 GAL.	12	2'-6" O.C.
	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	1 GAL.	42	2'-6" O.C.
	NANDINA DOMESTICA 'FIREPOWER'	DWARF HEAVENLY BAMBOO	1 GAL.	41	2'-Ø" O.C.
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY GRASS	1 GAL.	16	2'-6" O.C.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	5 GAL.	25	4'-Ø" O.C.
	RHODODENDRON GIRARD 'SALMON'	SALMON AZALEA	5 GAL.	15	3'-Ø" O.C.
	SPIREA JAPONICA 'LIMEMOUND'	LIMEMOUND SPIREA	5 GAL.	7	3'-6" O.C.
	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	5 GAL.	23	3'-6" O.C.
	CALLUNA VULGARIS 'WICKWAR FLAME'	WICKWAR HEATHER	1 GAL.	287 S.F.	2'-Ø" O.C.
	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	1 GAL	95 S.F.	18" O.C. TRI-SPACE
	ERICA CARNEA 'VIVELLI'	VIVELLI HEATHER	1 GAL	151 S.F.	18" O.C. TRI-SPACE
	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	FLAT 12" O.C.	467 S.F.	18" O.C. TRI-SPACE
	FESTUCA HYBRID - SOD	LOCALLY GROWN	SOD	1,118 S.F.	
	FINE BLEND HEM FIR	PUGET SOUND SOILS 2" DEEP	---	746 S.F.	
	LOCALLY QUARRIED RIVER STONE ROCK MULCH LIGHT GREY/TAN COLOR	3-5" STONES RIVER ROCK	---	2,714 S.F.	WEED FILTER FABRIC
	METAL EDGING	BETWEEN TURF AND GROUNDCOVER AREAS.		77 L.F.	
	ROOT BARRIER	SEE PLAN AND PLANTING NOTES			
	LOCALLY QUARRIED GREY/TAN FIELDSTONE LANDSCAPE BOULDERS	SURFACE SELECT TO MATCH CENTER		17	BURY 1/3 MIN

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA: 4,578 S.F.
SHRUB AREA: 3,460 S.F.
TURF AREA: (24.6%) 1,118 S.F.

REQUIREMENT	REQUIRED	PROVIDED
PARKING LOT LANDSCAPE - TMC 18.52.035		
10 SF PER STALL (TMC 18.52.035.3b) 43 STALLS x 10 SF= 430	430 S.F.	1,158 S.F.
TLC GENERAL REQUIREMENTS (TMC 18.52.035.4) 1 TREE PER 10 STALLS OR 1000' MAX 100 SF. MINIMUM PLANTER AREA 6' WIDE MINIMUM	5	8

N
GRAPHIC SCALE
10 0 8 16 24 40
(IN FEET)
1 inch = 10 ft.

PLANTING PLAN

Attachment E

Hourian Associates
Landscape Architecture
127 AVENIDA MIRAMAR, SUITE D
SAN CLEMENTE, CA 92672
TEL 949-429-5623
FAX 949-429-5632
ASLA MEMBER
AFA LA MEMBER

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOHN GREGORY HOURIAN
CERTIFICATION NO. 859

LUCO Engineering
9089 Elk Grove Blvd., Suite 207
Elk Grove, CA 95624
Phone: 916-813-7440
Fax. 916-760-2707

Project No. 001014

RED LOBSTER
FRESH FISH · LIVE LOBSTER

Issue Date: 07-24-2013

REVISION INFORMATION
1 AGENCY REV 7-15-13

Restaurant #:

Red Lobster Restaurant
-
-
-

Tukwila, WA

Drawing Title:
PLANTING PLAN

L3.0

Drawing: \\SAT-pw\work\LUCO Engineering\Red Lobster\Tukwila, WA\09-1004-L3.dwg, L3.0 PP
User: mcclain
Last Modified: Jul. 24, 13 - 16:03
Plot Date/Time: Jul. 24, 13 - 16:13:23