

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 1' 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 (FUGET SOUND SOILS, AUBURN, WA OR EG).
- K. 12" WIDE RIVER ROCK MULCH STRIP ADJACENT TO BUILDING TO BE 3"-5" LOCALLY QUARRIED STONES AT 5" THICK - COLOR TO BE LIGHT GREY/TAN. PROVIDE PRE-EMERGENT HERBICIDE + FERTILIZABLE WEED FILTER FABRIC BELOW.
- L. ALL PLANTING AND IRRIGATION ON THIS PROJECT SHALL ADHERE TO CITY STANDARDS.

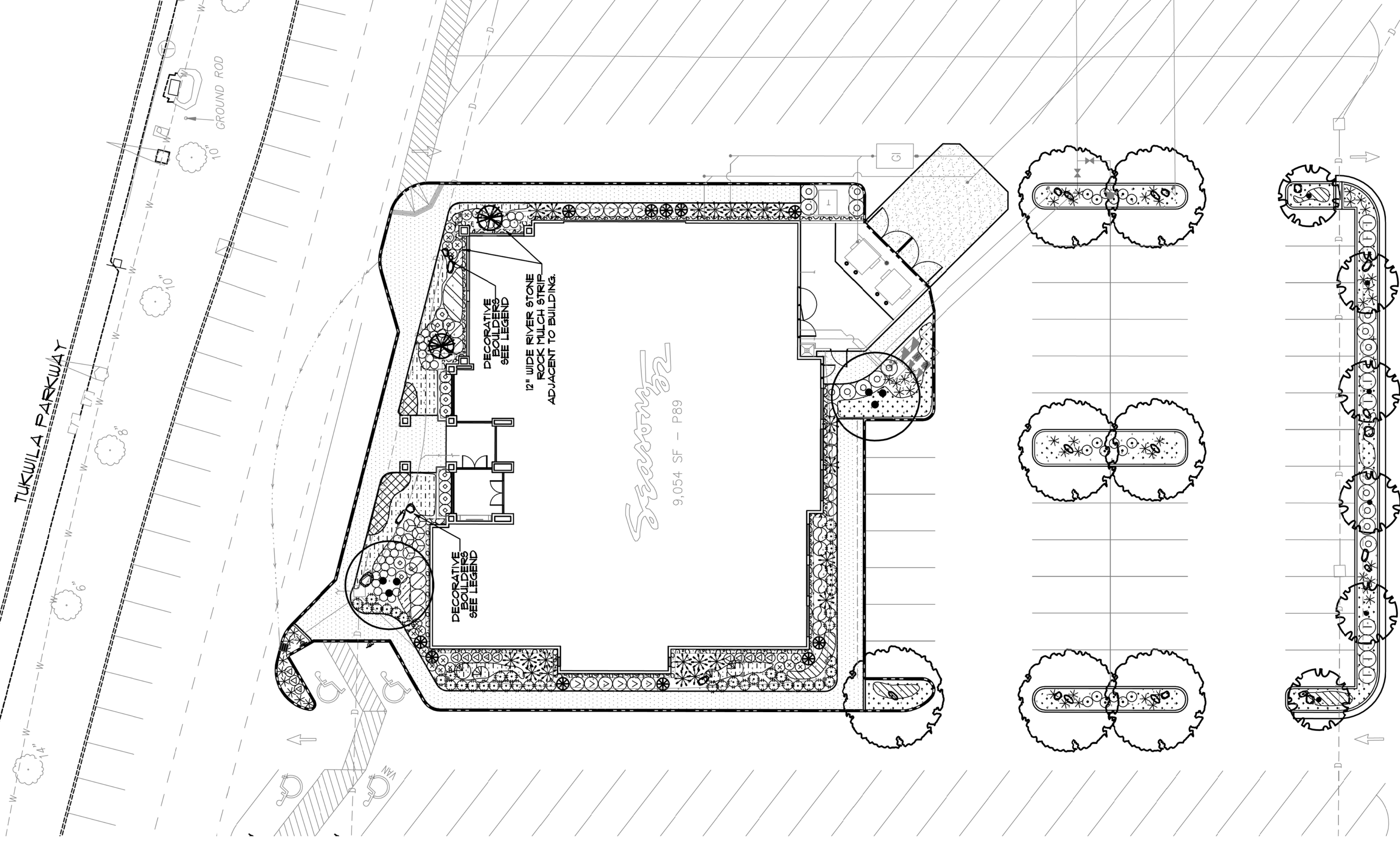
WATER CONSERVATION STATEMENT

THE FOLLOWING ARE GUIDELINES TO WHICH THIS PLAN SHALL ADHERE IN ORDER TO CONSERVE WATER AND GENERALLY REDUCE THE WATER REQUIREMENTS OF THE 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).



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CITY	REMARKS
	BETULA JACQUEMONTII	JACQUEMONTII BIRCH	5' CAL	2	SPECIFIC CLIPPE
	BETULA JACQUEMONTII	JACQUEMONTII BIRCH	4' CAL	1	STANDARD
	LIQUIDAMBAR STRUCKELLA	SWEETGUM	4 1/2" CAL B/B 12'-14'	6	STANDARD
	ARBUUS UNEDO 'CONFECTA'	DWARF STRAWBERRY TREE	3' CAL B/B 6'-8'	2	MULTI-TRUNK
	CHARMEYFARS OENISA NANA	DUF HINOKI CITYPRESS	3' CAL 8' HGT. MIN.	11	FULL TO GROUND

SHRUBS / GROUND COVERS

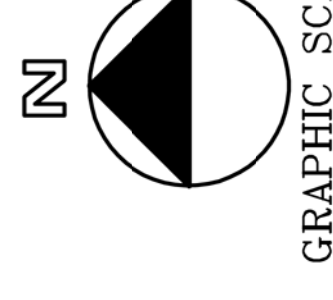
	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	ABELIA	15 GAL	10	4'-0" O.C.
	BUXUS 'GREEN MOUNTAIN'	BOXWOOD	15 GAL	13	2'-6" O.C.
	CHAMELIDRUM SASSANGOLA 'CHANSONETTE'	CHANSONETTE CAPELLIA	15 GAL	6	4'-0" O.C.
	EUCONYX ALATA 'CONFECTA'	DWARF BURNING BUSH	15 GAL	4	4'-0" O.C.
	HYDRANGEA PANICULATA 'GRANDIFLORA'	FEE GEE HYDRANGEA	15 GAL	6	3'-0" O.C.
	ILEX CREMATA 'SOFT TOUCH'	SOFT TOUCH HOLLY	5 GAL	21	2'-6" O.C.
	JUNIPERUS SOUAMATA 'BLUE STAR'	BLUE STAR JUNIFER	5 GAL	46	2'-6" O.C.
	NANDINA DOMESTICA 'FIREPOWER'	DWARF HEAVILY BAMBOO	5 GAL	41	2'-0" O.C.
	PHORTIUM TENAX 'BRONZE BABY SUNSET'	NEW ZEALAND FLAX	15 GAL	52	2'-6" O.C.
	PHORTIUM HYBRID 'SUNSET'	NEW ZEALAND FLAX	15 GAL	22	4'-0" O.C.
	FRUNUS LAUROCARPUS 'OTTO LUTKEN'	OTTO LUTKEN LAUREL	15 GAL	11	4'-0" O.C.
	RHOZODENDRON GIRARD 'SALMON'	SALMON AZALEA	15 GAL	14	4'-0" O.C.
	SPIREA JAPONICA 'LIMEPOUND'	LIMEPOUND SPIREA	15 GAL	13	3'-6" O.C.
	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	15 GAL	19	2'-6" O.C.
	VIBURNUM TINUS 'SPRING BOUQUET'	LAURUSTINUS	15 GAL	11	3'-6" O.C.

	ANNUAL COLOR	ANNUAL COLOR	1 GAL	94 SF	8" O.C.
	WICKIWAR HEATHER	WICKIWAR HEATHER	5 GAL	150 SF	2'-0" O.C.
	ICE DANCE	ICE DANCE SEDGE	5 GAL	33 SF	18" O.C. TRI-SPACE
	BAR HARBOR JUNIFER	BAR HARBOR JUNIFER	5 GAL	51 SF	18" O.C. TRI-SPACE
	LIL TURF	LIL TURF	5 GAL	361 SF	18" O.C. TRI-SPACE
	BLUE RESCUE	BLUE RESCUE	1 GAL	1381 SF	18" O.C. TRI-SPACE
	FUGET SOUND SOILS	FUGET SOUND SOILS	3" DEEP	4,435 SF	WEED FILTER FABRIC
	3" - 5" STONES	3" - 5" STONES	---	361 SF	WEED FILTER FABRIC
	SEE DETAIL 'E' SHEET L-4	SEE DETAIL 'E' SHEET L-4		19	SURFACE SELECT BURY 1/3 MIN
	SEE PLAN AND PLANTING NOTES	SEE PLAN AND PLANTING NOTES		X	---

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA:	4,156 SF
SHRUB AREA:	4,156 SF
TURF AREA:	0%
REQUIRED	PROVIDED
PARKING LOT LANDSCAPE - TTC 1852295	
10 SF PER STALL (TTC 1852295.3c)	
46 STALLS x 10 SF = 460	460 SF
TTC GENERAL REQUIREMENTS (TTC 1852295.4)	
1 TREE PER 10 STALLS OR 100' MAX	5
6 WIDE MINIMUM PLANTER AREA	10

Attachment F



PLANTING PLAN

Restaurant #:

Seasons 52
Fresh Grill

Tukwila, WA

Drawing Title:
PLANTING PLAN

L3.0

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Project No. 001013

FLORIDA SE INC
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

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REVISION INFORMATION

AGENCY REV

1-15-13

Resturant #:

GRAPHIC SCALE

1" = 10' (IN FEET)
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