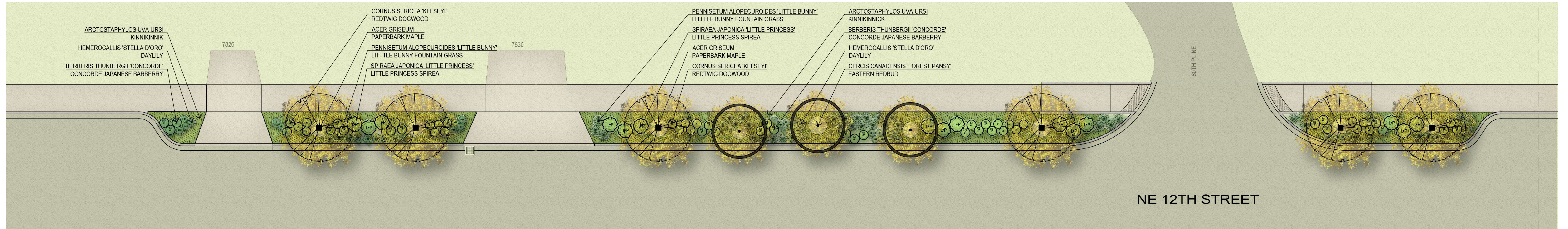




MODEL PERSPECTIVES



SITE PLAN



ACER GRISEUM



CERCIS 'FOREST PANSY'



CORNUS SERICEA 'KELSEY'



PENNISETUM 'LITTLE BUNNY'



SPIRAEA JAPONICA 'LITTLE PRINCESS'



BERBERIS THUNBERGII 'CONCORDE'



ARCTOSTAPHYLOS UVA-URSI



LAVANDULA 'HIDCOTE SUPERIOR'



HEMEROCALLIS 'STELLA D'ORO'

GENERAL NOTES:

1. CONTRACTOR AND/OR OWNER RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SCHEDULING ALL REQUIRED INSPECTIONS.
2. ALL WORK INCLUDING BUT NOT LIMITED TO ITEMS SUCH AS TRENCH EXCAVATION AND BACKFILL, PIPE BENDING, PIPE INSTALLATION, CLEANING AND TESTING, ROADWAY REPAIR, ETC. SHALL CONFORM TO MUNICIPAL REQUIREMENTS AND STANDARD SPECIFICATIONS. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
3. A COPY OF THE APPROVED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROCESS.
4. PRIOR TO CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRECONSTRUCTION CONFERENCE WITH THE MUNICIPALITY, ARCHITECT, AND OWNER WITH NOTIFICATION OF TIME AND LOCATION.
5. THE CONTRACTOR SHALL NOTIFY MUNICIPALITY, ARCHITECT, AND OWNER TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUT-OFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE.
6. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREIN WHICH MAY BE EFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
7. CONTRACTOR SHALL CONTACT AN UNDERGROUND LOCATING SERVICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION (800-424-5555) AND LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
8. UTILITY SERVICE CONNECTIONS ARE TO BE MAINTAINED PRIVATELY, NOT BY THE MUNICIPALITY. THE CONTRACTOR SHALL PROVIDE FOR ALL TESTS REQUIRED BY THE STREET USE INSPECTOR.
9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. THEREFORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS OR HER ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THESE STREETS WITH WATER WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE MUNICIPALITY WITH JURISDICTION.
11. ALL WORK REQUIRED TO BE PERFORMED AS A MUNICIPAL SERVICE CONCERNING THE REMOVAL OR RELOCATION OF UTILITIES SHALL BE DONE AT THE CONTRACTORS EXPENSE.
12. CONTRACTOR TO MAKE SURE DRAIN LINES AND INFILTRATION TRENCHES DO NOT CONFLICT WITH THE FOOTINGS FOR STRUCTURES. ALL FOOTINGS SHALL BE MARKED AND STAKED FOR APPROVAL PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL TAKE EXTRA CARE NOT TO DISTURB OR INCONVENIENCE SURROUNDING NEIGHBORHOOD DURING CONSTRUCTION.

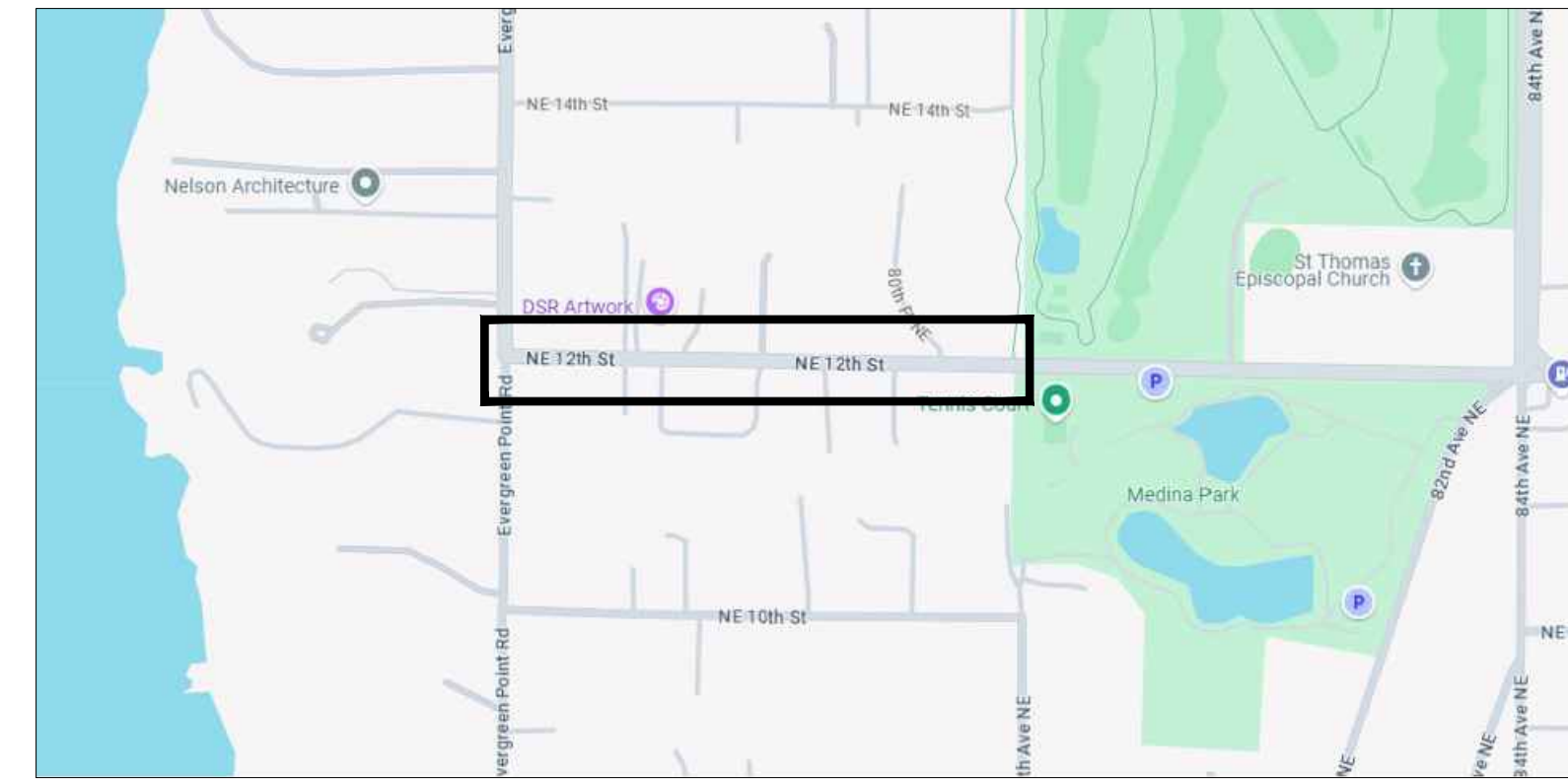
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SITE MAP



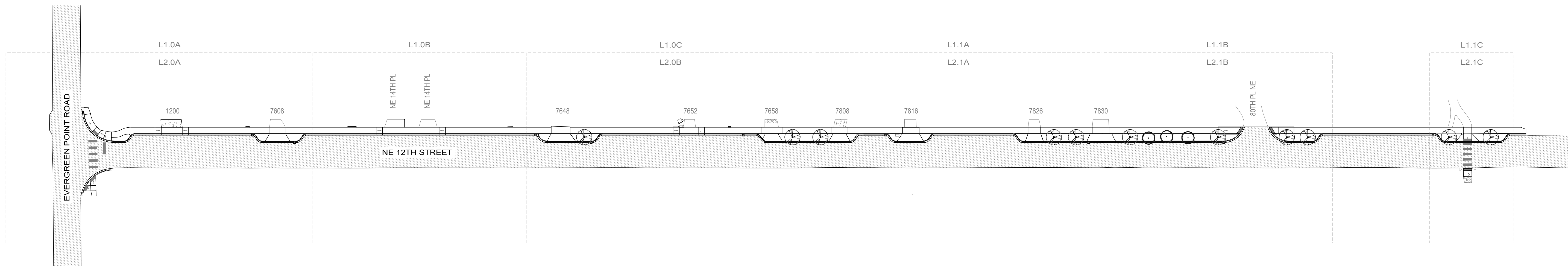
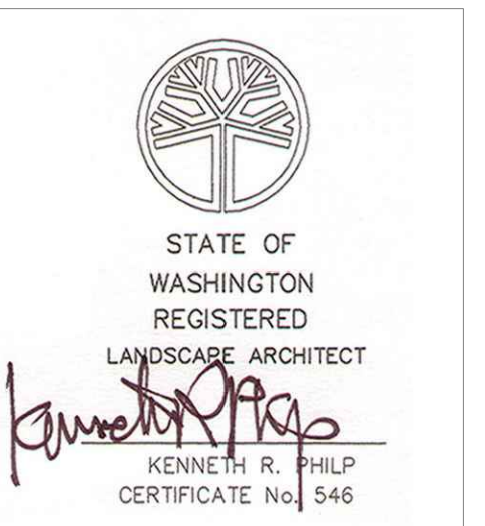
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- L1.0 - IRRIGATION PLAN, NOTES, & SCHEDULE
- L1.1 - IRRIGATION PLAN
- L2.0 - PLANTING PLAN
- L2.1 - PLANTING PLAN
- L2.2 - PLANT SCHEDULE, NOTES, & DETAILS

CITY OF MEDINA

NE 12TH STREET
 MEDINA, WA 98039

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Issue Title
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Issue Date
 01.09.2025

DESIGNED BY: KP, SR
 DRAWN BY: DJ, EH

Rev Date Description

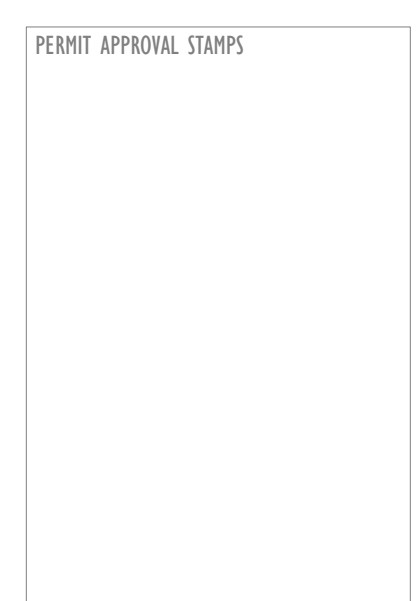
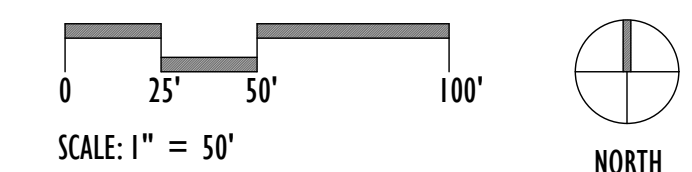
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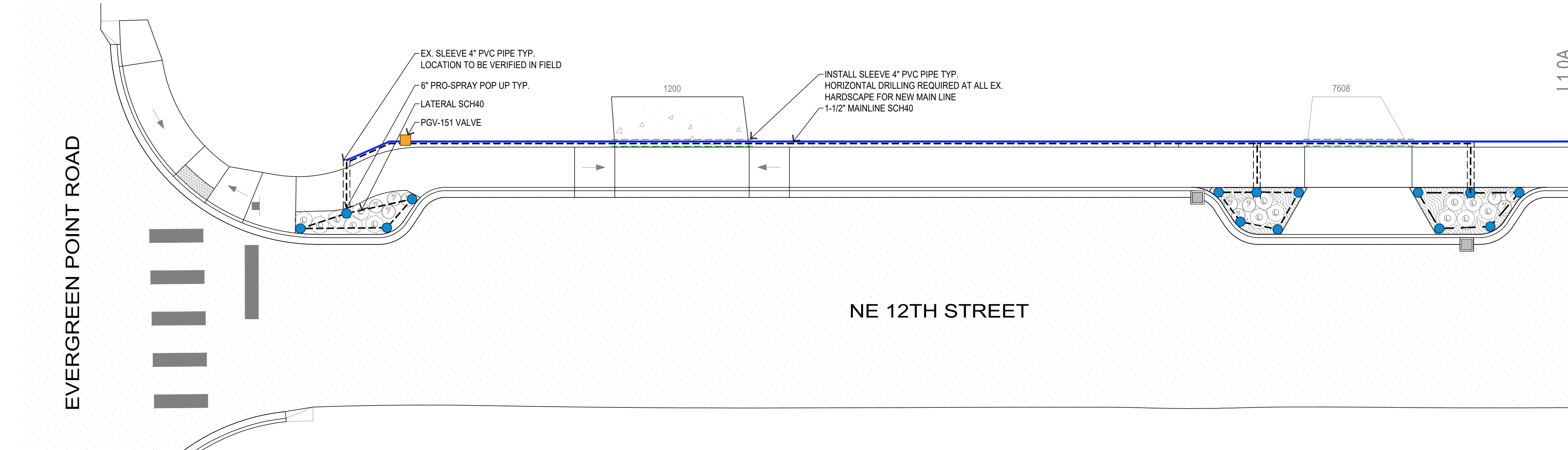
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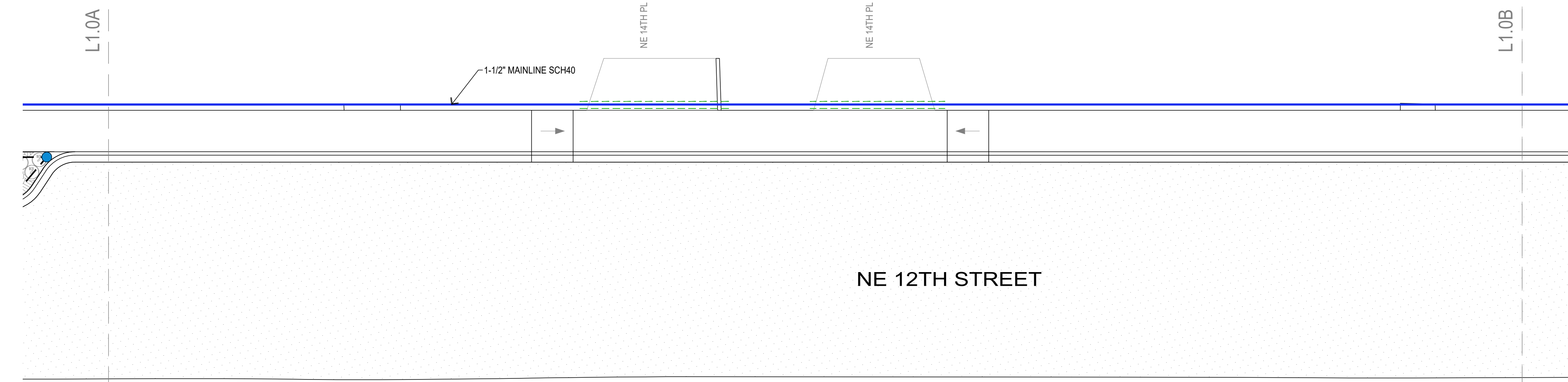
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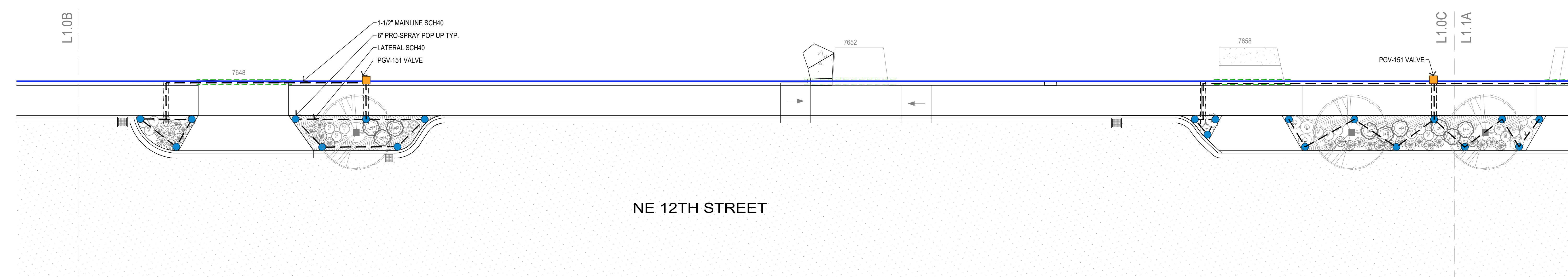
EVERGREEN POINT ROAD



L1.0A



L1.0B



L1.0C

IRRIGATION NOTES:

- IRRIGATION CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS, PAVED SURFACES AND EXISTING LANDSCAPE AND IRRIGATION TO REMAIN DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK AND PROTECT SAID UTILITIES.
- IRRIGATION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK. ALL WORK TO BE INSTALLED PER LOCAL CODE REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO VERIFY INSTALLATION CONDITIONS AS SATISFACTORY TO RECEIVE WORK. DO NOT INSTALL ANY SITE ELEMENTS UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY VARIANCE BETWEEN PLANS AND ACTUAL SITE. BEGINNING OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS AS SATISFACTORY. LAYOUT OF VALVE BOXES IS ESPECIALLY IMPORTANT FOR VISUAL AND MAINTENANCE NEEDS.
- IRRIGATION PLAN IS DRAWN FOR GRAPHIC CLARITY. ADJUST PIPE, VALVES AND SPRINKLER HEADS ACCORDING TO FIELD CONDITIONS AND PLANT LOCATIONS. LOCATIONS OF VALVE BOXES TO BE COORDINATED WITH OWNER. NO MORE THAN TWO AUTOMATIC VALVES INSTALLED PER VALVE BOX.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES, AVAILABLE WATER PRESSURE AND VOLUME, LOCATIONS, SLEEVING AND CONDITIONS PRIOR TO BIDDING AND START OF INSTALLATION. DURING LAYOUT, CONSULT WITH LANDSCAPE ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS WHERE REVISIONS ARE ADVISABLE.
- IRRIGATION DESIGN ASSUMES 50 PSI MIN. AVAILABLE WATER PRESSURE AND A 1' MIN. SERVICE LINE.
- SYSTEM SHALL PROVIDE FULL COVERAGE ON ALL PLANTING AREAS. IT IS ASSUMED THAT THE CONTRACTOR WILL EXERCISE PROFESSIONAL JUDGMENT IN LOCATION, HEIGHT, AND SLOPE OF SPRINKLER HEADS. SYSTEM IS NOT TO BE OPERATED DURING PERIODS OF HIGH WIND.
- PARALLEL PIPING MAY BE INSTALLED IN COMMON TRENCH.
- FOR VEHICULAR PAVED AREAS ALL SLEEVING AND PIPING SHALL BE BURIED A MINIMUM DEPTH OF 24" BELOW FINISH GRADE. FOR ALL OTHER AREAS, MAINLINE PVC PIPE SHALL BE BURIED AT A MINIMUM DEPTH OF 18". LATERAL PVC PIPE SHALL BE BURIED AT A MINIMUM DEPTH OF 12".
- ALL VALVE EQUIPMENT SHALL BE PLACED IN VALVE BOXES. ALL BOXES TO BE HELD 2' MIN. FROM PAVING AND LAWN EDGES TO ALLOW FOR PLANTING.
- INSTALL A WIRELESS RAIN-CLICK RAIN SENSOR.
- SLEEVING SHALL EXTEND 6" PAST THE EDGE OF ALL PAVING AND WALLS.
- SPRINKLER HEADS SHALL BE TWO INCHES (2") FROM EDGE OF WALKS AND TWELVE INCHES (12") FROM WALLS.
- SPRAY HEADS IN LAWN AREAS WILL HAVE A 4" POP-UP. SPRAY HEADS IN ALL OTHER PLANTING AREAS WILL HAVE 6" AND 12" POP-UPS AS REQUIRED FOR MAXIMUM EFFICIENCY.
- SYSTEM IS DESIGNED FOR WINTERIZATION WITH COMPRESSED AIR. INSTALL MANUAL DRAIN VALVES ON MAINLINE IN LOW POINTS TO FACILITATE DRAINAGE AND REPAIRS. DO NOT USE AUTOMATIC DRAIN VALVES. DRAINS SHALL EMPTY INTO GRAVEL SUMPS (MIN. 3 C.F.) AT A 45 DEGREE ANGLE.
- PRIOR TO BACKFILLING, PRESSURIZE THE MAINLINE TO 150 PSI FOR A PERIOD OF ONE HOUR. CHECK ALL JOINTS AND CONNECTIONS FOR LEAKS AND REPAIR AS REQUIRED. PROVIDE WRITTEN DOCUMENTATION THAT A PRESSURE TEST HAS BEEN COMPLETED WITH NO MORE THAN 5 PSI LOSS DURING AN ONE HOUR TEST. COORDINATE TESTING OPERATIONS WITH LANDSCAPE ARCHITECT.
- UPON COMPLETION OF IRRIGATION WORK, A COVERAGE TEST MUST BE CONDUCTED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT. ADJUST AS NEEDED.
- GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR COMMENCING AT THE TIME OF FINAL ACCEPTANCE AS DOCUMENTED BY A SIGNED AND DATED COPY OF ACCEPTANCE FROM THE LANDSCAPE ARCHITECT. THE WARRANTY SHALL INCLUDE FILLING AND REPAIRING SETTLED SOIL IN TRENCHES AND REPAIRING ANY DAMAGE TO PLANTINGS CAUSED BY SUCH. THIS GUARANTEE DOES NOT APPLY TO WORK OR DAMAGE DONE TO THE IRRIGATION SYSTEM BY OTHERS AFTER FINAL ACCEPTANCE. BID SHALL INCLUDE ONE WINTERIZATION AND ACTIVATION ADJUSTMENT.
- PRIOR TO FINAL ACCEPTANCE PROVIDE THE OWNER WITH ONE (1) SET OF CLEARLY DRAWN REPRODUCIBLE RECORD DRAWINGS SHOWING ACTUAL LOCATION AND TYPE OF IRRIGATION ELEMENTS INSTALLED, AS WELL AS TWO (2) 3-RING BINDERS OF ALL CATALOG CUTS, MANUFACTURER'S INSTRUCTION, MAINTENANCE AND OPERATION INFORMATION. IN ADDITION, ALSO PROVIDE THE OWNER TWO (2) SETS OF ALL TOOLS AND KEYS, AND PROVIDE EXTRA STOCK SPRINKLER HEADS, PER SPECIFICATIONS.

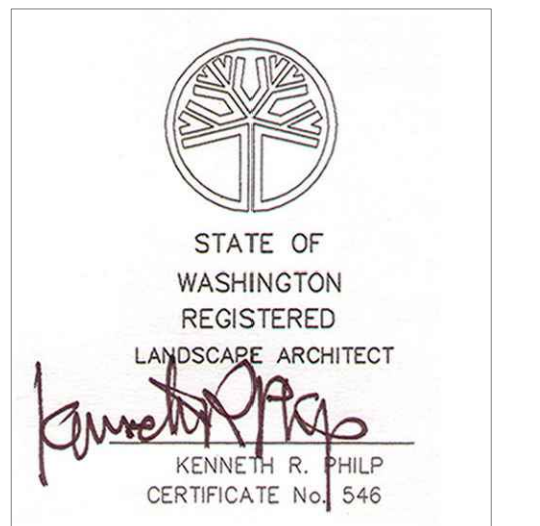
MASTER IRRIGATION SCHEDULE

SYMBOL	QTY	TYPE	MANUFACTURER
	8	PGV-151 VALVE	HUNTER
		1-1/2" DVCA DOUBLE CHECK VALVE ASSEMBLY	HUNTER
		CONTROLLER (BATTERY)	HUNTER
		BACKFLOW PREVENTER COVER TBD	
	89	6" PRO-SPRAY POP UP	HUNTER
		LATERAL SCH40	
		1-1/2" MAINLINE SCH40	
		EX. SLEEVE 4" PVC PIPE	
		SLEEVE 4" PVC PIPE	

NOTE:

- EXACT NUMBER OF HEADS, PLACEMENT, AND ZONE BACKFLOW PREVENTER COVER, CONFIGURATION T.B.D. IN THE FIELD BY LICENSED IRRIGATION CONTRACTOR.
- ALL LATERAL AND MAIN LINES TO BE SCH40
- ESTIMATED 8 ZONES FOR PGV-151 VALVE, PLACE IN CENTER OF PLANTER AS APPROPRIATE
- BACK FLOW PREVENTER PER THE CITY OF MEDINA CODE

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DESIGNED BY: KP, SR
DRAWN BY: DJ, EH

Rev Date Description

Sheet Title

IRRIGATION PLAN,
NOTES & SCHEDULE

Sheet Number

L1.0

NOTES:

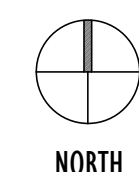
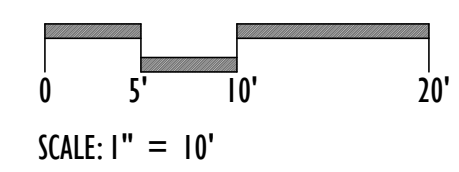
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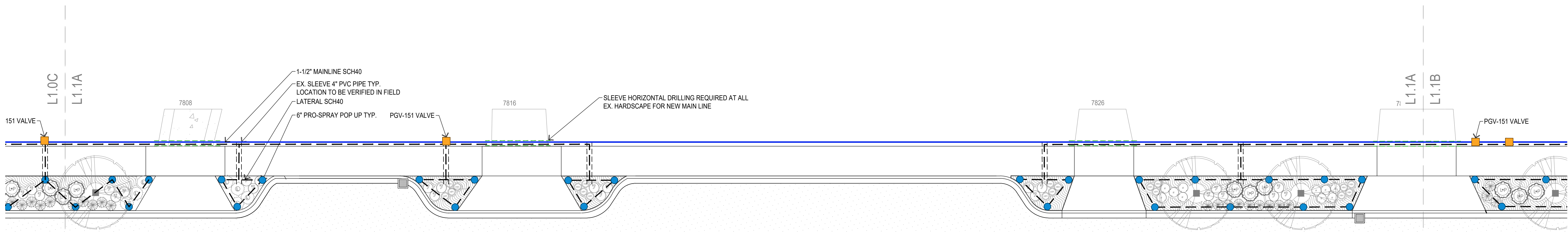
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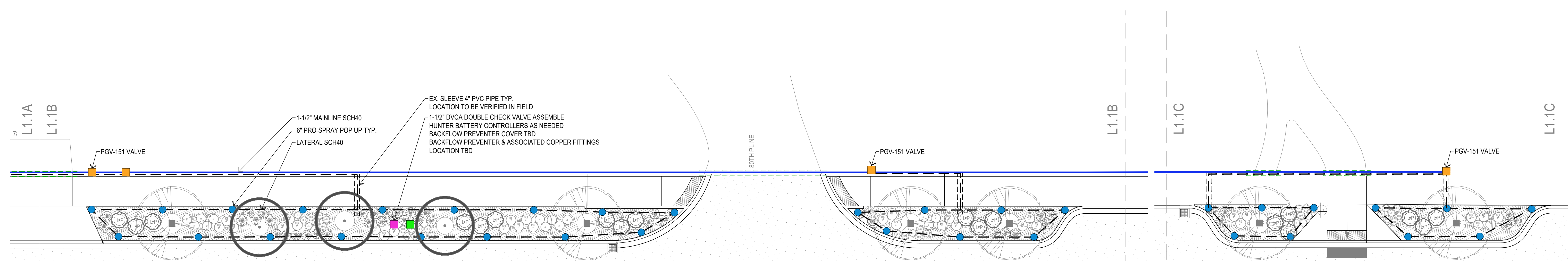


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IRRIGATION PLAN

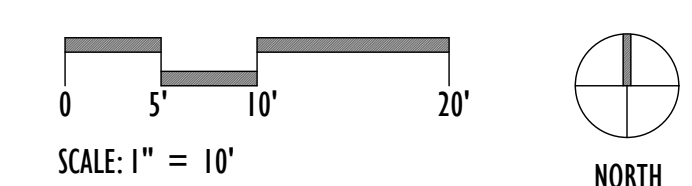
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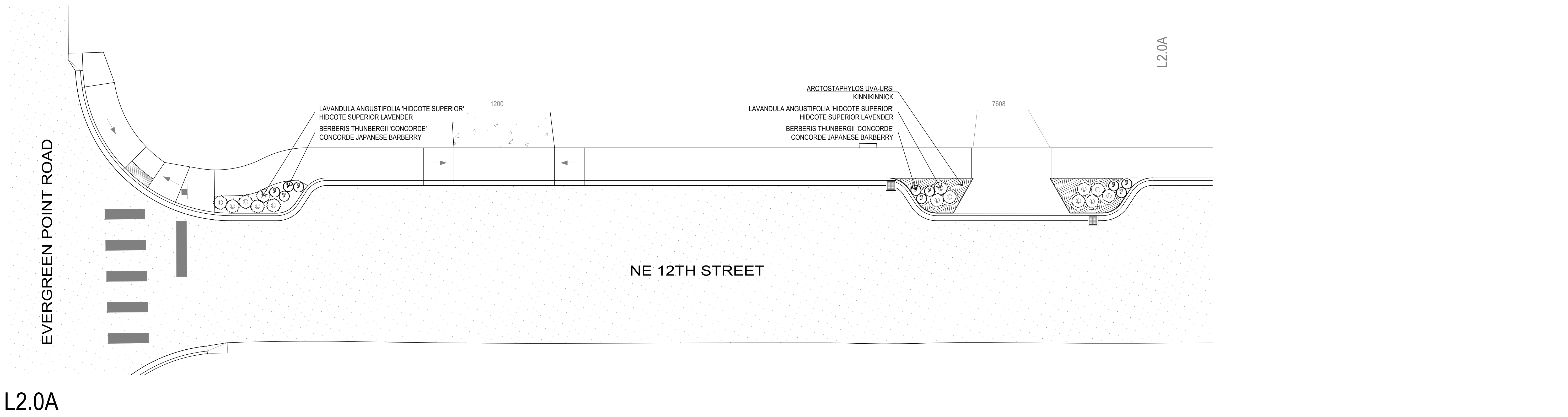
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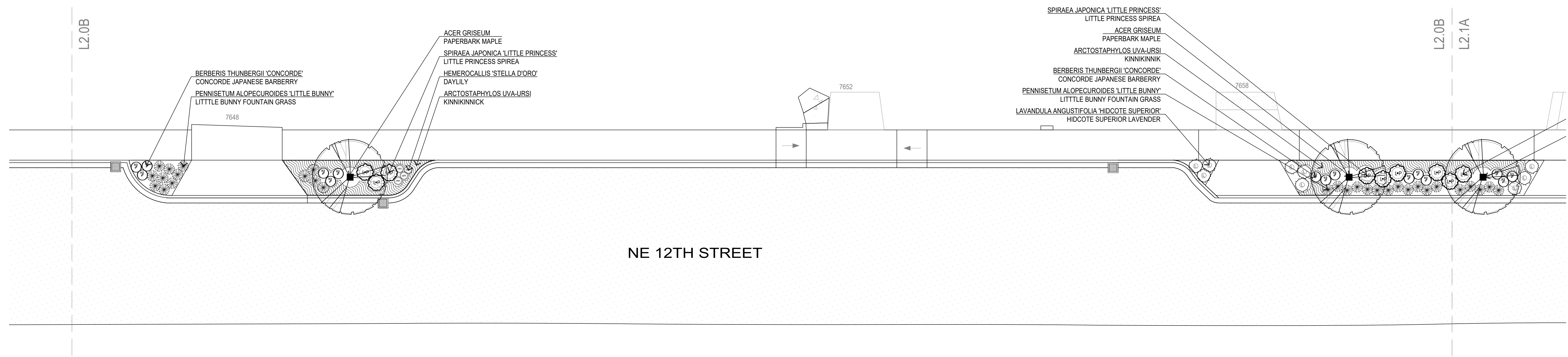
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L2.0A

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L2.0B

NOTE:
 ALL NEW LANDSCAPE HAVE BEEN PREPPED WITH 3-WAY TOPSOIL AND MULCH. INSTALLATION OF PLANTS MAY REQUIRE SHIFTING AND REMOVAL OF EXISTING TOPSOIL AND MULCH.



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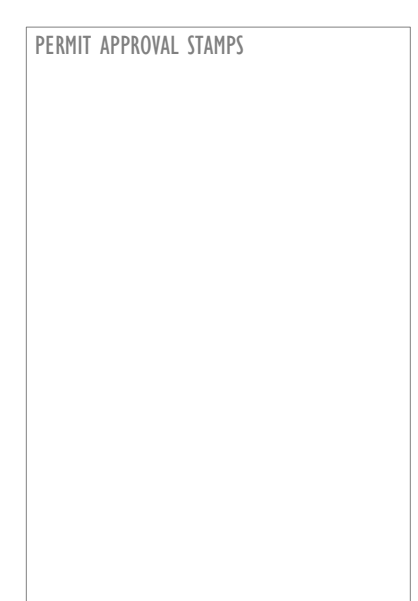
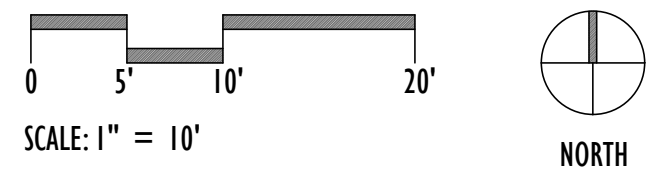
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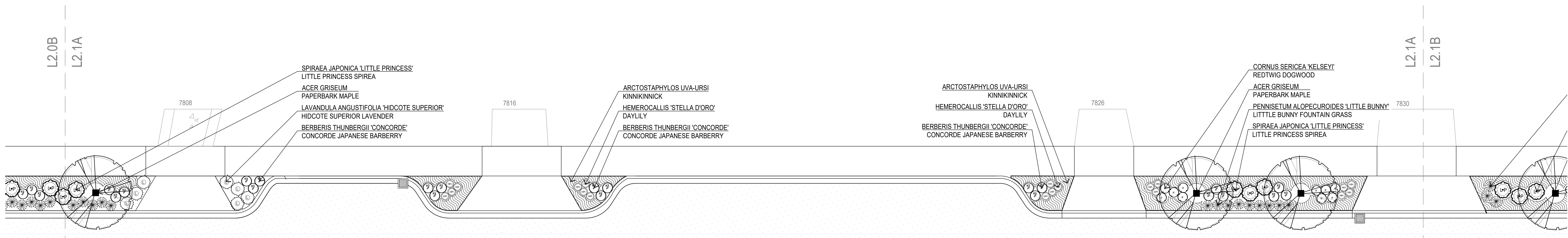
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PLANTING PLAN

Sheet Number
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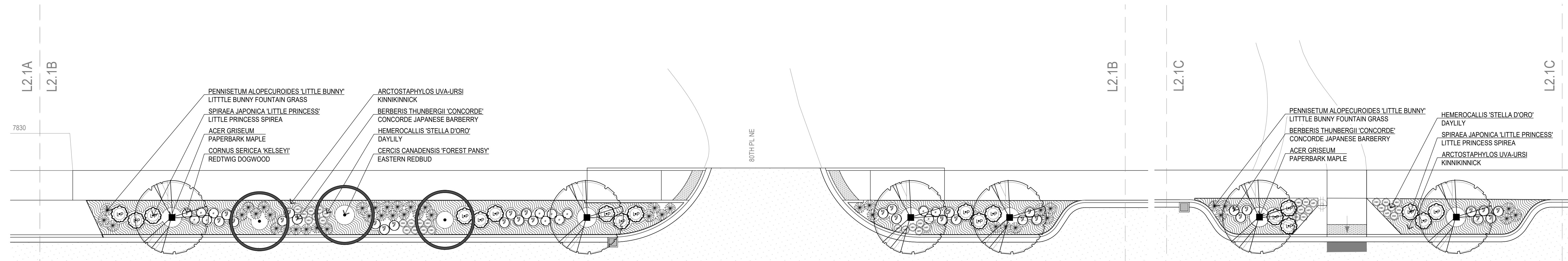
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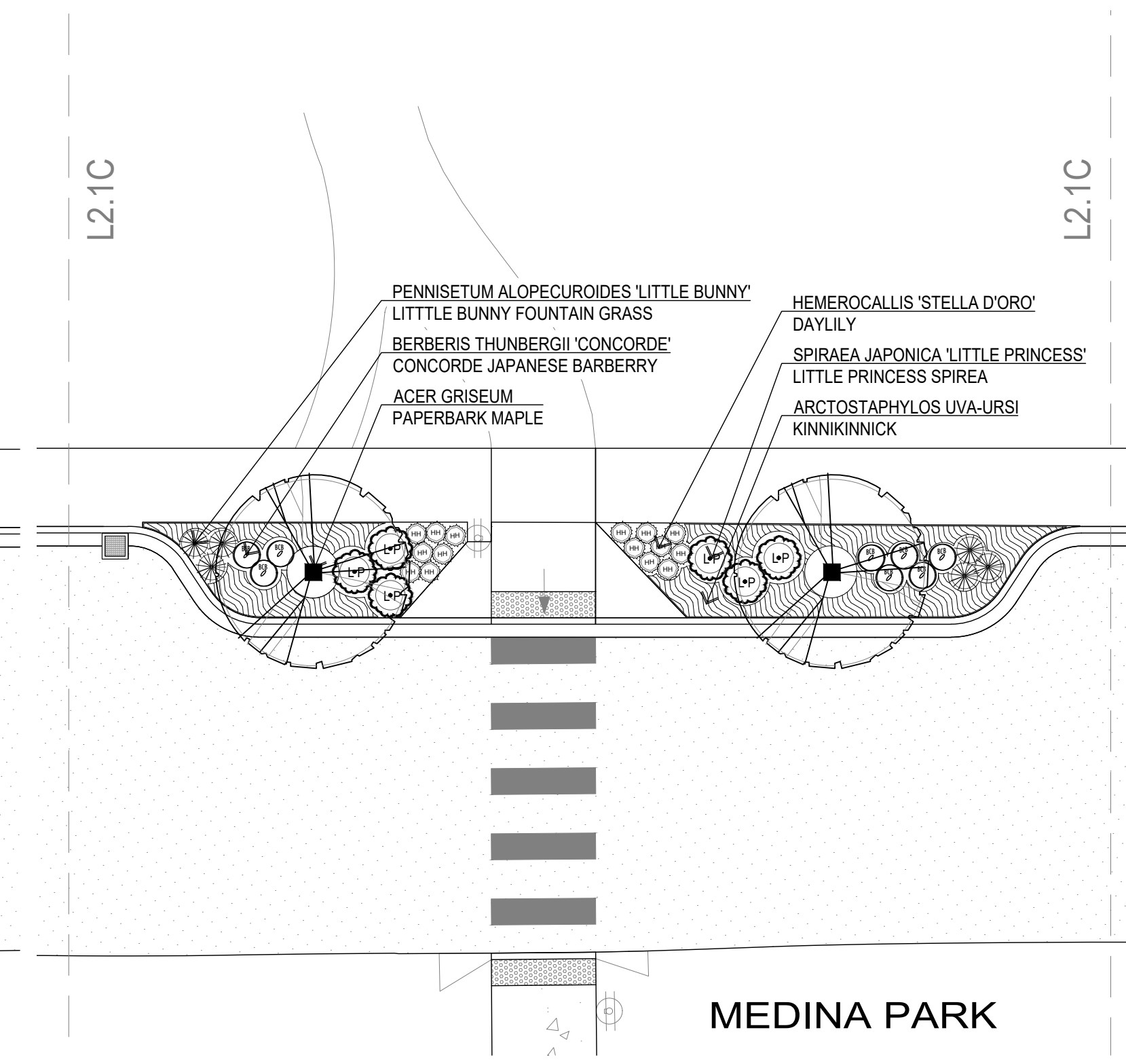
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NE 12TH STREET

L2.1B



L2.1C

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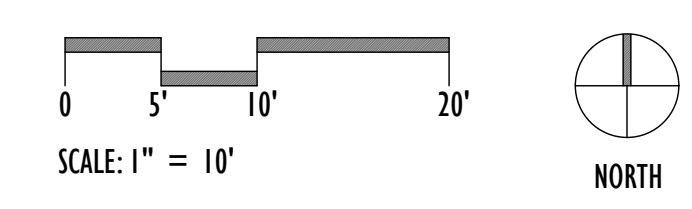
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PERMIT APPROVAL STAMPS

Sheet Title
PLANTING PLAN

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 NE 12TH STREET
 MEDINA, WA 98039

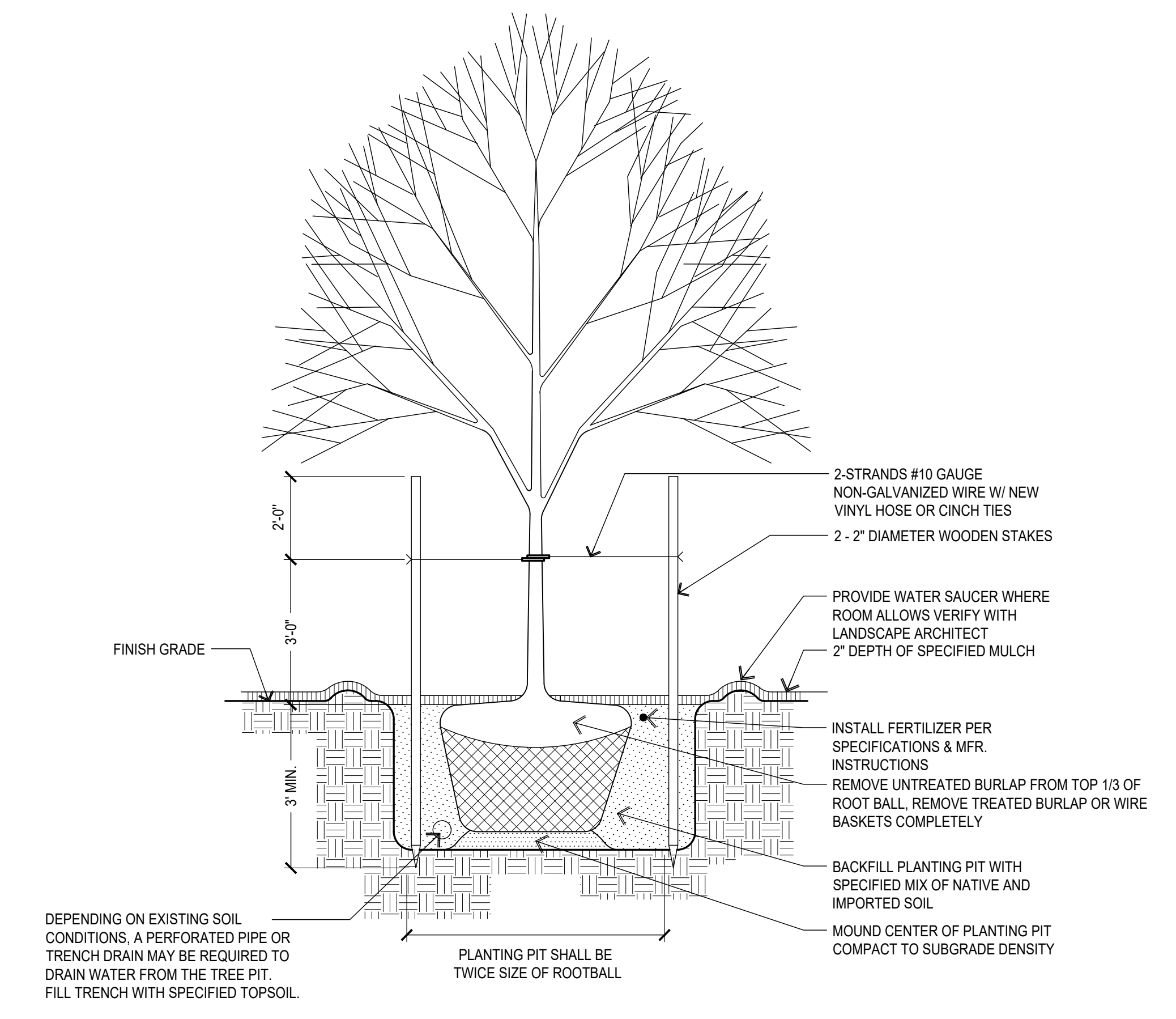
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 1-800-424-5555



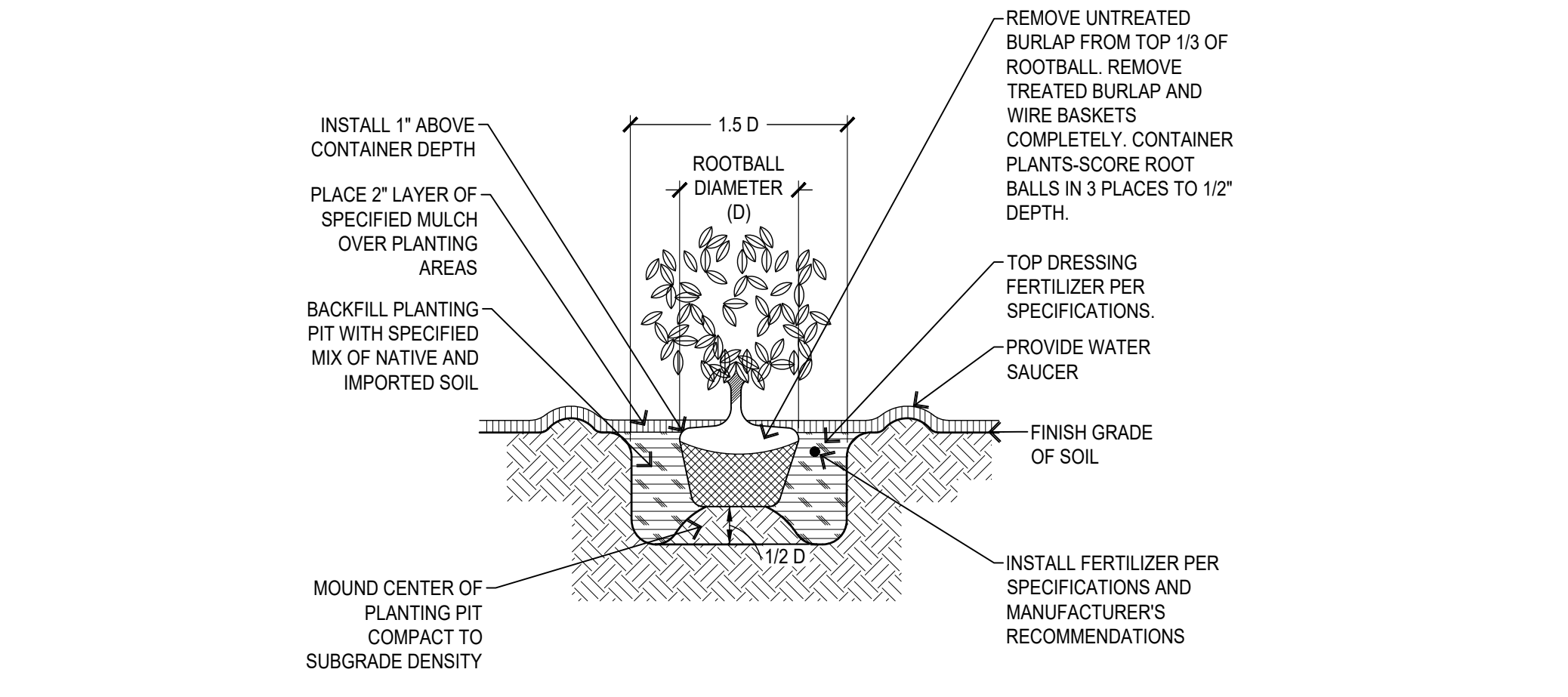
Issue Title	
BID SET	
Issue Date	
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Sheet Title	
PLANT SCHEDULE NOTES & DETAILS	
Sheet Number	
L2.2	

PLANT SCHEDULE

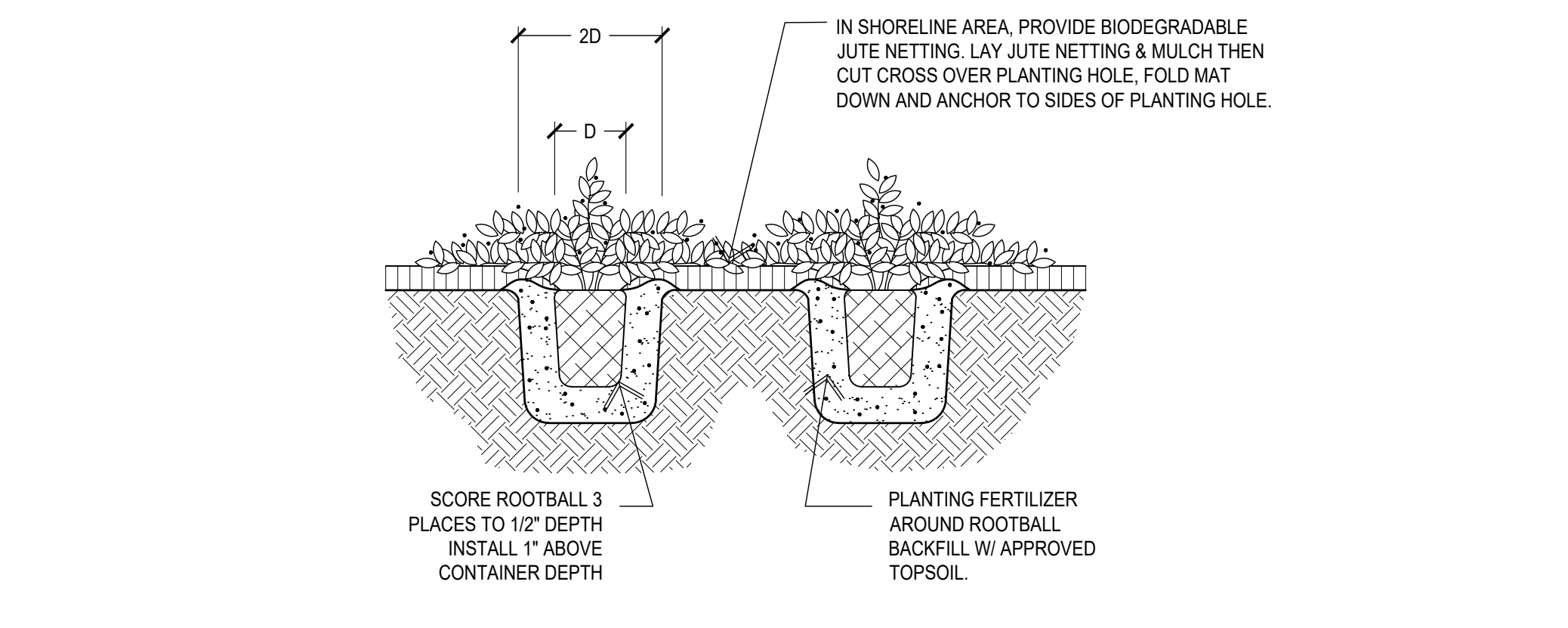
QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	NOTES
TREES				
11	ACER GRISEUM	PAPERBARK MAPLE	2" CAL	6' HT, SINGLE STEM, FULL & EVEN BRANCHING
3	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	2" CAL	" "
SHRUBS				
74	BERBERIS THUNBERGII 'CONCORDE'	CONCORDE JAPANESE BARBERRY	5 GAL/2' O.C.	FULL, WELL ROOTED
23	CORNUS SERICEA 'KELSEY'	REDTWIG DOGWOOD	5 GAL/2' O.C.	" "
30	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	5 GAL/3' O.C.	" "
PERENNIALS & GROUNDCOVERS				
273	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNIK	1 GAL/24" O.C.	" "
60	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY	1 GAL/18" O.C.	" "
27	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'	HIDCOTE SUPERIOR LAVENDER	1 GAL/30" O.C.	" "
84	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL/24" O.C.	" "



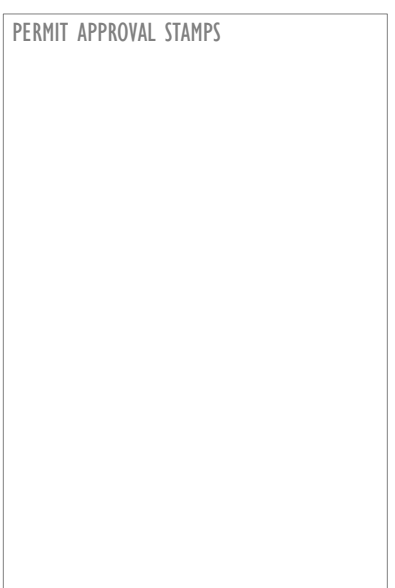
1 DECIDUOUS TREE PLANTING
 1/2"=1'-0"



2 SHRUB PLANTING
 1/2"=1'-0"



3 GROUNDCOVER PLANTING
 1"=1'-0"



- PLANTING NOTES:**
- INSTALL PLANTING SOIL AS FOLLOWS TO RETURN SOIL LEVELS TO ORIGINAL GRADES. PLANTING SOILS SHOULD NOT CONTAIN EXCESSIVE CLAY AND SHOULD CONSIST OF 40% COMPOST & 60% MINERAL SOIL. TILL FIRST 3" LIFT OF TOPSOIL INTO EXISTING SOIL. INSTALL REMAINING TOPSOIL IN 3" LIFTS. LIGHTLY COMPACT EACH LIFT WITH ROLLER AS IT IS INSTALLED.
 - UPON RESTORATION OF ORIGINAL GRADE, AMEND THE ENTIRE PLANTING AREA WITH 3 INCHES OF COMPOST AND TILL TO A DEPTH OF 8"
 - AFTER PLANTING: APPLY 2 TO 4 INCHES OF COMPOST MULCH TO PLANTING BEDS
 - ALL PLANTING AREAS TO BE IRRIGATION BY AUTOMATIC UNDERGROUND SYSTEM.
 - NO GRADING SHALL OCCUR IN THE DRIPLINE OF EXISTING TREES.
 - INSTALLATION OF ALL PLANT MATERIAL ON STEEP SLOPES OR WITHIN DRIPLINE OF EXISTING TREES SHALL BE PIT PLANTED. LANDSCAPE ARCHITECT IS TO BE NOTIFIED OF ANY ROOT MASS DISCOVERED DURING EXCAVATION, AND CONSULTED PRIOR TO CONTINUED WORK IN THE AREA.
 - RELOCATION, PRUNING, AND REMOVAL OF EXISTING PLANT MATERIAL SHALL BE COORDINATED ON SITE BY PROJECT LANDSCAPE ARCHITECT.
 - FINAL PLANT LAYOUT TO BE APPROVED ON SITE BY PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
 - ALL MIN. SLOPED PLANTING AREAS TO BE CLEARED, GRUBBED, AND ROTOVATED PRIOR TO SOIL PREP.
 - PLANTING BEDS TO BE PREPARED WITH 12" MIN. TOPSOIL MIX USING (4) 3" LIFTS, PER LANDSCAPE SPECIFICATIONS.
 - LAWN AREAS TO BE PREPARED WITH 6" MIN. REFER TO SPECIFICATIONS FOR SOIL RATIOS.
 - LOCATE ALL PRIVATE & PUBLIC UTILITIES 48 HOURS PRIOR TO START OF WORK. CONTRACTOR RESPONSIBLE FOR MAINTAINING MARKS.
 - EROSION CONTROL TO BE INSTALLED PER MANUFACTURERS & PROJECT SPECIFICATIONS ON ALL SLOPES OF 3:1 OR STEEPER.
 - ALL PLANTS MUST MEET A.S.N.S., CONTRACTOR RESPONSIBLE FOR REPLACEMENT OF STOCK NOT MEETING THESE STANDARDS.

PLANT TOXICITY DISCLAIMER:
 NO PLANTS ON THIS PLAN ARE INTENDED FOR INGESTION UNLESS SPECIFICALLY CALLED OUT. SOME PLANTS INCLUDED IN THIS PLAN MAY BE POISONOUS IF INGESTED OR IRRITATING TO SKIN AND EYES. OWNER SHOULD VERIFY WHAT PLANTS ARE EDIBLE BEFORE INGESTING. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR HARM OCCURRING FROM PLANT TOXICITY OR ALLERGIES. SOME PLANT SPECIES MAY ALSO POSE TOXICITY ISSUES TO PETS.

NOTES:

- OWNER / CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND SCHEDULE ALL NECESSARY INSPECTIONS.
- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL EXISTING CONDITIONS AND LAYOUT ARE TO BE VERIFIED IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL WORK SHALL CONFORM TO MUNICIPAL REQUIREMENTS AND STANDARD SPECIFICATIONS.
- CONTRACTOR IS TO NOTIFY AND RECEIVE APPROVAL FROM OWNER / LANDSCAPE ARCHITECT CONCERNING ANY CHANGES OR DEVIATIONS MADE TO LAYOUT, DETAILS, OR INDUSTRY STANDARDS PRIOR TO CONSTRUCTION.
- CONTRACTOR / OWNER IS SOLELY LIABLE FOR ALL WORK NOT COVERED IN CONTRACT, WRITTEN OR VERBAL, FOR WHICH THE LANDSCAPE ARCHITECT WAS RETAINED. FAILURE OF ANY WORK OR PRODUCT NOT COVERED IN CONTRACT, OR APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION, IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR / OWNER. FAILURE OF CONTRACTOR / OWNER TO NOTIFY LANDSCAPE ARCHITECT OF CHANGES MADE TO PLANS OR DETAILS, OR ANY CHANGE RESULTING IN DEVIATION FROM INDUSTRY STANDARDS, RELEASES THE LANDSCAPE ARCHITECT FROM ASSOCIATED LIABILITY FOR SAID WORK.