

NOTES:

1. SEE CIVIL PLANS FOR EXISTING CONDITIONS, TESC AND DEMO, AND PROPOSED GRADING.
2. SEE ARCHITECT PLANS FOR PROPOSED BUILDING SITE PLAN.

LEGEND: SITE PREPARATION

NOTE: PLANT ALL SITE PREP AREAS ACCORDING TO LANDSCAPE PLANS, SHEETS L1.1 TO L1.3.



SITE PREP AREA # 1 (8,701SF):
FINISH SUBGRADE SHALL BE 18" BELOW ALL PLANTING AREAS. FINISH GRADE SHALL BE ACHIEVED USING 20" DEPTH OF SPECIFIED IMPORT TOPSOIL ACROSS ALL PLANTING AREAS. AFTER TOPSOIL PLACEMENT, LEVEL MAY EXCEED FINAL GRADES TO ALLOW FOR SETTLING (18" DEPTH IS DESIRED AFTER SETTLING). AFTER PLANT INSTALLATION, SPREAD A 4" BLANKET OF SPECIFIED MULCH TO ALL PLANTING AREAS.



SITE PREP AREA # 2 (6,732SF):
REMOVE UNDESIRABLE SPECIES. ADDRESS COMPACTION: COMPACTION LEVELS SHOULD BE APPROPRIATE FOR ROOT GROWTH (75-85% PROCTOR DENSITY) OR AS OTHERWISE APPROVED BY DESIGNER. DRAINAGE RATE SHALL BE BETWEEN 1 - 5 INCHES PER HOUR OR AS OTHERWISE APPROVED BY THE ENGINEER. WORK WITHIN EXISTING ROOT ZONES SHALL BE DONE BY HAND. PLACE FOUR (4) INCHES COMPOST AND INCORPORATE TO AN EIGHT (8) INCH DEPTH. PLACE ADDITIONAL TWO (2) INCH LAYER OF COMPOST. AFTER PLANT INSTALLATION, SPREAD A 4" BLANKET OF SPECIFIED MULCH TO ALL PLANTING AREAS.

LEGEND: LANDSCAPE TYPES

NOTE: SEE LANDSCAPE PLAN, SHEET L1.5 FOR DETAILS.



STEEP SLOPE (5,613 SF): PER CITY OF MONROE CODE (MMC 20.05.030) SLOPES FORTY PERCENT OR STEEPER WITHIN A VERTICAL ELEVATION CHANGE OF AT LEAST 10 FEET.



FRONT YARD SETBACK LANDSCAPE (495 SF): PER CITY OF MONROE CODE (MMC 18.10.140) MINIMUM OF 5 FEET, MAXIMUM OF 20 FEET.



REAR YARD SETBACK LANDSCAPE (2,318 SF): PER CITY OF MONROE CODE (MMC 18.10.140) MINIMUM OF 10 FEET, MAXIMUM OF 20 FEET



TYPE 1 LANDSCAPE (1,742 SF): PER CITY OF MONROE CODE (MMC 18.78.030). "FULL SCREENING" TYPICALLY FOUND BETWEEN RESIDENTIAL AND NON-RESIDENTIAL AREAS.

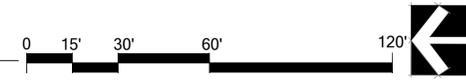


TYPE 2 LANDSCAPE (4,648 SF): PER CITY OF MONROE CODE (MMC 18.10.140) SIDE YARD SETBACK: MINIMUM OF 10 FEET OR UP TO BUILDING SETBACK LINE. "FILTERED SCREENING" TYPICALLY BETWEEN DIFFERING TYPES OF RESIDENTIAL DEVELOPMENT.



INTERIOR LANDSCAPE (315 SF): PROPOSED MIX OF TREES (5 GAL), SHRUBS (2 GAL), AND GROUND COVER (4"). SITE LANDSCAPE WILL COMPLY WITH CITY CODES.

LANDSCAPE TYPES AND SITE PREPARATION PLAN



RECEIVED
06/27/2018
CITY OF MONROE

PERMIT SET

NOT FOR CONSTRUCTION

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: KB
DRAFTED: RH
CHECKED: KB

JOB NUMBER: 170802

SHEET NUMBER: L1.0 OF 7

SUNNYSIDE GARDEN
LANDSCAPE PLAN
PARCELS #00517300200400, #27060200408100

MONROE, WA 98272

NO.	DATE	DESCRIPTION	BY	FILENAME
1	06/08/2018	PERMIT SET	RH	

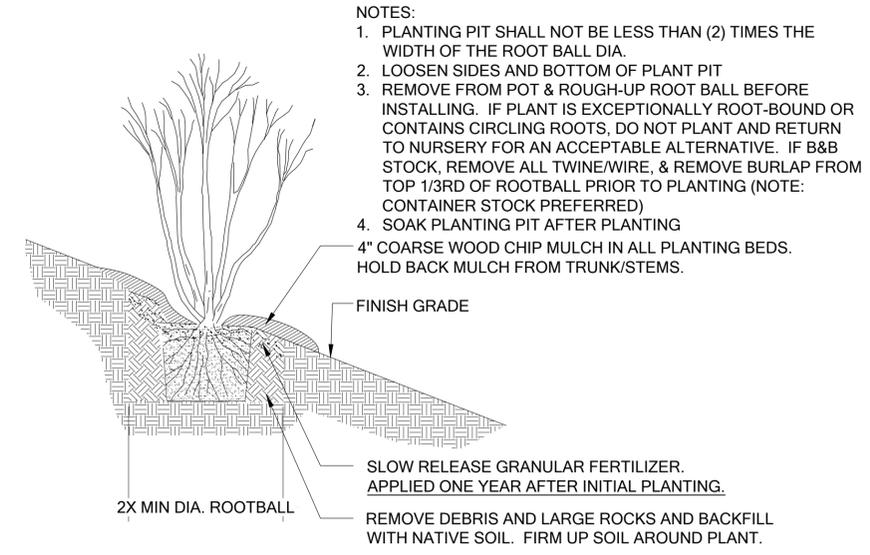
SUNNYSIDE GARDEN LANDSCAPE PLAN
PARCELS #00517300200400, #27060200408100
MONROE, WA 98272

TYPE 1 LANDSCAPING PLANT SCHEDULE (1,742 SF)

TREES			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN RED CEDAR	2 GAL.	19	PER PLAN
QUERCUS PALUSTRIS 'PRINGREEN' / PRINGREEN PIN OAK	2 GAL.	4	PER PLAN
STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	2 GAL.	3	PER PLAN
SHRUBS			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
CISTUS OBTUSIFOLIUS CISTUS SALVIFOLIUS X C. INFLATUS / ROCKROSE	1 GAL.	6	PER PLAN
LONICERA PILEATA / PRIVET HONEYSUCKLE	1 GAL.	12	PER PLAN
NANDINA DOMESTICA 'LEMON LIME' / LEMON LIME NANDINA	1 GAL.	11	PER PLAN
NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO	1 GAL.	16	PER PLAN
VIBURNUM DAVIDII / DAVID VIBURNUM	1 GAL.	23	PER PLAN

STEEP SLOPE PLANT SCHEDULE (5,613 SF)

TREES			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
ABIES GRANDIS / GRAND FIR	2 GAL.	23	9' O.C.
PSEUDOTSUGA MENZIESII / DOUGLAS FIR	2 GAL.	23	9' O.C.
RHAMNUS PURSHIANA / CASCARA	2 GAL.	23	9' O.C.
SHRUBS			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
AMELANCHIER ALNIFOLIA / PACIFIC SERVICEBERRY	1 GAL.	23	6' O.C.
CORYLUS CORNUTA / WESTERN HAZELNUT	1 GAL.	23	6' O.C.
HOLODISCUS DISCOLOR / OCEAN-SPRAY	1 GAL.	23	6' O.C.
PHILADELPHUS LEWISII / WILD MOCKORANGE	1 GAL.	23	6' O.C.
RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL.	23	6' O.C.
ROSA NUTKANA / NOOTKA ROSE	1 GAL.	23	6' O.C.
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1 GAL.	23	6' O.C.



A CONTAINER PLANTING

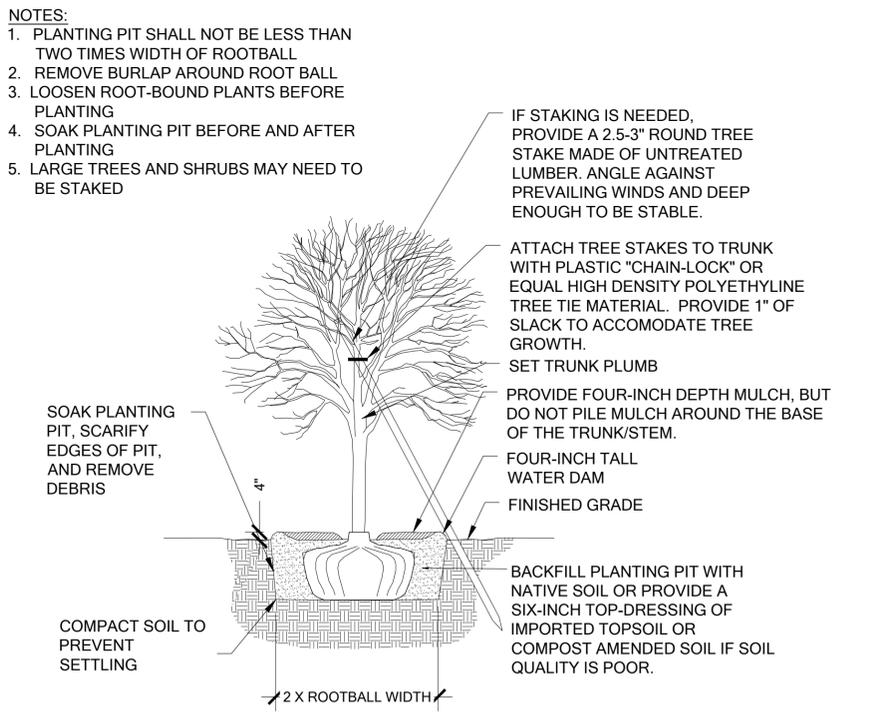
Scale: NTS

TYPE 2 LANDSCAPING PLANT SCHEDULE (4,648 SF)

TREES			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN RED CEDAR	2 GAL.	41	PER PLAN
QUERCUS PALUSTRIS 'PRINGREEN' / PRINGREEN PIN OAK	2 GAL.	10	PER PLAN
STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	2 GAL.	2	PER PLAN
SHRUBS			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
CISTUS OBTUSIFOLIUS CISTUS SALVIFOLIUS X C. INFLATUS / ROCKROSE	1 GAL.	30	PER PLAN
LONICERA PILEATA / PRIVET HONEYSUCKLE	1 GAL.	41	PER PLAN
NANDINA DOMESTICA 'LEMON LIME' / LEMON LIME NANDINA	1 GAL.	48	PER PLAN
NANDINA DOMESTICA 'MOON BAY' TM / HEAVENLY BAMBOO	1 GAL.	38	PER PLAN

REAR YARD SETBACK LANDSCAPE PLANT SCHEDULE (2,318 SF)

TREES			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
ABIES GRANDIS / GRAND FIR	2 GAL.	14	9' O.C.
PSEUDOTSUGA MENZIESII / DOUGLAS FIR	2 GAL.	14	9' O.C.
SHRUBS			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
AMELANCHIER ALNIFOLIA / PACIFIC SERVICEBERRY	1 GAL.	11	6' O.C.
CORYLUS CORNUTA / WESTERN HAZELNUT	1 GAL.	11	6' O.C.
HOLODISCUS DISCOLOR / OCEAN-SPRAY	1 GAL.	11	6' O.C.
RIBES SANGUINEUM / RED FLOWERING CURRANT	1 GAL.	11	6' O.C.
ROSA NUTKANA / NOOTKA ROSE	1 GAL.	11	6' O.C.
SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1 GAL.	11	6' O.C.



B TREE STAKING

Scale: NTS

INTERIOR LANDSCAPE PLANT SCHEDULE (315 SF)

TREES			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	2 GAL.	2	PER PLAN
SHRUBS			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
BERBERIS THUNBERGII / JAPANESE GREENLEAF BARBERRY	1 GAL.	14	PER PLAN
VIBURNUM DAVIDII / DAVID VIBURNUM	1 GAL.	36	PER PLAN

FRONT YARD SETBACK LANDSCAPE PLANT SCHEDULE (495 SF)

TREES			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN RED CEDAR	2 GAL.	6	PER PLAN
STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	2 GAL.	2	PER PLAN
SHRUBS			
BOTANICAL NAME / COMMON NAME	CONT	QTY	SPACING
CISTUS OBTUSIFOLIUS CISTUS SALVIFOLIUS X C. INFLATUS / ROCKROSE	1 GAL.	9	PER PLAN
LONICERA PILEATA / PRIVET HONEYSUCKLE	1 GAL.	10	PER PLAN
NANDINA DOMESTICA 'LEMON LIME' / LEMON LIME NANDINA	1 GAL.	4	PER PLAN

PLANTING DETAILS AND SCHEDULES

PERMIT SET

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	RH
1	06/08/2018	PERMIT SET		

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: RH
DRAFTED: RH
CHECKED: KB

JOB NUMBER:
170802

SHEET NUMBER:
L1.4 OF 7

LANDSCAPE MATERIALS SPECIFICATIONS

1. **TOPSOIL:** STATED QUANTITY IS ASSUMED AMOUNT REQUIRED TO MEET 20" DEPTH THROUGHOUT PLANTING AREAS. AFTER TOPSOIL PLACEMENT, LEVEL WILL EXCEED FINISHED GRADES TO ALLOW FOR SETTLING; DESIRED DEPTH AFTER SETTLING IS 18". IMPORT TOPSOIL SHALL BE CEDAR GROVE TWO-WAY TOPSOIL OR AN APPROVED EQUIVALENT AS DETERMINED BY THE PROJECT REPRESENTATIVE TO MEET THE APPROVED EQUIVALENT REQUIREMENTS LISTED IN THIS SPECIAL PROVISION.

APPROVED EQUIVALENT REQUIREMENTS-- CONTRACTOR MUST PROVIDE FROM THE MANUFACTURER A RECENT COPY OF A SOIL REPORT WITH A REQUIRED SAMPLE THAT IS NOT MORE THAN 6 MONTHS OLD. THE SOIL REPORT MUST DEMONSTRATE THE TOPSOIL MEETS ALL OF THE REQUIREMENTS CONTAINED HEREIN. TOPSOIL FOR PLANTING BEDS SHALL BE A MIXTURE OF APPROXIMATELY 33-50% COMPOST AND 50-65% SAND OR SANDY LOAM, EACH MEETING THE REQUIREMENTS BELOW.

- a. LOAM SHALL BE SANDY LOAM PER USDA GRADATION, MEETING THE REQUIREMENTS TABLE 2; AND BE FREE OF PHYTO-TOXIC MATERIALS, AND VIABLE SEEDS, RHIZOMES OR ROOTS OF STATE-LISTED NOXIOUS WEEDS.
 - b. SAND SHALL MEET THE REQUIREMENTS IN TABLE 2; AND BE FREE OF PHYTO-TOXIC MATERIALS; VIABLE SEEDS, RHIZOMES OR ROOTS OF STATE-LISTED NOXIOUS WEEDS.
 - c. MIX SHALL CONTAIN 10 TO 20% ORGANIC MATTER, BY WEIGHT (LOSS ON IGNITION).
 - d. PH SHALL BE BETWEEN 6.0 AND 7.5
 - e. SOLUBLE SALT CONTENTS SHALL BE LESS THAN 3.0 MMHOS/CM.
 - f. APPROVED PRODUCTS INCLUDE CEDAR GROVE 2-WAY TOPSOIL.
- | TOPSOIL HORTICULTURAL VALUES | |
|------------------------------|--------------|
| MIX | SAND-COMPOST |
| ORGANIC MATTER DRY WT | 12-18% |
| CONDUCTIVITY MMHOS/CM | <4 |
| PH | 6.0-7.5 |
| CEC | >10 MEQ/100G |
| USDA TEXTURE | LOAMY SAND |
| WAC METALS | PASS |

2. **COMPOST:** COMPOST SHALL BE FINE COMPOST, CEDAR GROVE OR AN APPROVED EQUIVALENT AS DETERMINED BY THE PROJECT REPRESENTATIVE TO MEET THE APPROVED EQUIVALENT REQUIREMENTS LISTED IN THIS SPECIAL PROVISION. COMPOST USED TO ACHIEVE THE REQUIRED SOIL ORGANIC MATTER CONTENT MUST MEET THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220.

- a. COMPOST PRODUCTS SHALL BE THE RESULT OF THE BIOLOGICAL DEGRADATION AND TRANSFORMATION OF ORGANIC MATERIALS UNDER CONTROLLED CONDITIONS DESIGNED TO PROMOTE AEROBIC DECOMPOSITION. COMPOST SHALL BE STABLE WITH REGARD TO OXYGEN CONSUMPTION AND CARBON DIOXIDE GENERATION. COMPOST SHALL BE MATURE WITH REGARD TO ITS SUITABILITY FOR SERVING AS A SOIL AMENDMENT OR AN EROSION CONTROL BMP AS DEFINED BELOW. THE COMPOST SHALL HAVE A MOISTURE CONTENT THAT HAS NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING THE MATERIAL.

b. FINE COMPOST SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
2"	100
1"	95-100
5/8"	90-100
1/4"	75-100

- c. MANUFACTURED INERT MATERIAL (PLASTIC, CONCRETE, CERAMICS, METAL, ETC.) SHALL BE LESS THAN 1 PERCENT BY WEIGHT AS DETERMINED BY U.S. COMPOSTING COUNCIL TMECC 03.08-A "CLASSIFICATION OF INERTS BY SIEVE SIZE".
- d. MINIMUM ORGANIC MATTER SHALL BE 40 PERCENT BY DRY WEIGHT BASIS AS DETERMINED BY U.S. COMPOSTING COUNCIL TMECC 05.07A "LOSS-ON-IGNITION ORGANIC MATTER METHOD (LOI)".
- e. SOLUBLE SALT CONTENTS SHALL BE LESS THAN 4.0 MMHOS/CM WHEN TESTED IN ACCORDANCE WITH U.S. COMPOSTING COUNCIL TMECC 04.10 "ELECTRICAL CONDUCTIVITY".
- f. MATURITY SHALL BE GREATER THAN 80 PERCENT IN ACCORDANCE WITH U.S. COMPOSTING COUNCIL TMECC 05.05-A, "GERMINATION AND ROOT ELONGATION".
- g. STABILITY SHALL BE 7-MG CO2-C/G OM/DAY OR BELOW IN ACCORDANCE WITH U.S. COMPOSTING COUNCIL TMECC 05.08-B "CARBON DIOXIDE EVOLUTION RATE".

3. **MULCH:** MULCH SHALL MEET WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, 9-14.4(3) BARK OR WOOD CHIPS. BARK OR WOOD CHIP MULCH SHALL BE DERIVED FROM DOUGLAS FIR, PINE, OR HEMLOCK SPECIES. IT SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS IN QUANTITIES THAT WOULD BE DETRIMENTAL TO PLANT LIFE. SAWDUST SHALL NOT BE USED AS MULCH. BARK OR WOOD CHIPS WHEN TESTED SHALL BE ACCORDING TO WSDOT TEST METHOD T 123 PRIOR TO PLACEMENT AND SHALL MEET THE FOLLOWING LOOSE VOLUME GRADATION:

SIEVE SIZE	PERCENT PASSING	
	MINIMUM	MAXIMUM
2"	95	100
NO. 4	0	30

4. PERMEABLE CONCRETE PAVER (2,745 EA, APPROX.): CONTRACTOR SHALL ORDER SUFFICIENT SURPLUS MATERIALS TO COVER ACCIDENTAL DAMAGE DURING INSTALL. DAMAGED PAVERS SHALL NOT BE INSTALLED. CONCRETE PAVERS SHALL BE AS DESCRIBED BELOW OR APPROVED EQUAL:

- a. MANUFACTURER: MUTUAL MATERIALS
PO BOX 2009, BELLEVUE, WA 98009
PHONE: 800-477-3008 / FAX: 425-637-0771
EMAIL: CONTACTUS@MUTUALMATERIALS.COM
HTTP://WWW.MUTUALMATERIALS.COM
- b. PRODUCT: ECO-PRIORA PERMEABLE INTERLOCKING CONCRETE PAVER
 - DIMENSIONS: 4" X 8" X 3-1/8"
 - COVERAGE: 4.5 PCS/SF
 - COLOR: CHARCOAL
 - COLOR PIGMENT MATERIAL STANDARD: COMPLY WITH ASTM C 979.
 - INSTALLATION: INSTALL PER MANUFACTURER INSTRUCTIONS.

5. BENCH 1 (4 EA): BENCHES SHALL BE THE 6-FOOT MODULAR EXTENDED "LVS110" SERIES BENCH WITH PINE WOOD SLATS, NO SEAT BACKS, BY VERA SOLO OR APPROVED EQUAL:

MANUFACTURER: MODERN DESIGN SITE FURNISHINGS
700 GOLDMAN DRIVE
CREAM RIDGE, NJ 08514
PHONE: 609-751-0363
SALES@MDSFCO.COM

6. BENCH 2 (6 EA): BENCHES SHALL BE THE 6-FOOT "LVS111B" SERIES BENCH WITH PINE WOOD SLATS, NO SEAT BACKS, BY VERA SOLO OR APPROVED EQUAL:

MANUFACTURER: MODERN DESIGN SITE FURNISHINGS
700 GOLDMAN DRIVE
CREAM RIDGE, NJ 08514
PHONE: 609-751-0363
SALES@MDSFCO.COM

7. TABLES (2 EA): TABLES SHALL BE THE 6-FOOT "LVS911B" SERIES TABLE WITH PINE WOOD SLATS, BY VERA SOLO OR APPROVED EQUAL:

MANUFACTURER: MODERN DESIGN SITE FURNISHINGS
700 GOLDMAN DRIVE
CREAM RIDGE, NJ 08514
PHONE: 609-751-0363
SALES@MDSFCO.COM

8. OUTDOOR FITNESS CENTER (1 EA): OUTDOOR FITNESS CENTER SHALL BE THRIVE 450 MODEL 14912 SYSTEM WITH IN GROUND MOUNTS, BY GAMETIME OR APPROVED EQUAL:

MANUFACTURER: GAMETIME
150 PLAYCORE DRIVE SE FORT PAYNE ALABAMA, 35967
PHONE: 800-235-2440 / FAX: 256-845-9361
WWW.GAMETIME.COM

9. PLAYGROUND 1 (1 EA): PLAYGROUND SHALL BE PRIMETIME ADIRONDACK TRAIL SERIES PT17008 SYSTEM WITH IN GROUND MOUNTS, BY GAMETIME OR APPROVED EQUAL:

MANUFACTURER: GAMETIME
150 PLAYCORE DRIVE SE FORT PAYNE ALABAMA, 35967
PHONE: 800-235-2440 / FAX: 256-845-9361
WWW.GAMETIME.COM

10. PLAYGROUND 2 (1 EA): PLAYGROUND SHALL BE IONIX TriNet (MEDIUM) 32066 SYSTEM WITH IN GROUND MOUNTS, BY GAMETIME OR APPROVED EQUAL:

MANUFACTURER: GAMETIME
150 PLAYCORE DRIVE SE FORT PAYNE ALABAMA, 35967
PHONE: 800-235-2440 / FAX: 256-845-9361
WWW.GAMETIME.COM

11. LANDSCAPE MAINTENANCE (1 YEAR): CONTRACTOR SHALL PROVIDE ONE YEAR OF LANDSCAPE MAINTENANCE FOR ALL INSTALLED LANDSCAPING. THE PLANT AND SEEDING ESTABLISHMENT PERIOD SHALL BEGIN AT FINAL ACCEPTANCE FROM THE OWNER AND CONTINUE FOR A PERIOD OF ONE YEAR. DURING THAT TIME THE CONTRACTOR SHALL:

- a. WARRANTY ALL PLANT MATERIAL DURING THE PLANT ESTABLISHMENT PERIOD AND REPLACE AT NO COST TO THE OWNER, DEAD PLANTS AND PLANTS NOT IN VIGOROUS, THRIVING CONDITION. REPLACEMENT PLANT INSTALLATION SHALL OCCUR DURING THE UPCOMING DORMANT SEASON, OCTOBER 15TH - MARCH 1ST. REPLACEMENT PLANTS SHALL BE OF SAME SPECIES AND SIZE AND TO BE SUBJECT TO ALL INDICATED REQUIREMENTS. SEEDED AREAS THAT ARE BARE OR HAVE A POOR STAND OF SEEDLINGS ESTABLISHED, AND AREAS NOT HAVING A UNIFORM GRADE THROUGH ANY CAUSE, SHALL BE RESEED AS NECESSARY USING SPECIFIED SEED MIX.
- b. CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL INCLUDING BY WEEDING, WATERING, AND REFRESHING MULCH AS NEEDED.
 - GENERAL WEEDING FOR ALL PLANTED AREAS: AT LEAST TWICE-YEARLY, REMOVE ALL COMPETING WEEDS AND WEED ROOTS FROM BENEATH EACH INSTALLED PLANT TO A DISTANCE OF 18 INCHES FROM THE MAIN PLANT STEM. WEEDING SHOULD OCCUR AT LEAST TWICE DURING THE SPRING AND SUMMER. FREQUENT WEEDING WILL RESULT IN LOWER MORTALITY AND LOWER PLANT REPLACEMENT COSTS. MORE FREQUENT WEEDING MAY BE NECESSARY DEPENDING ON WEED CONDITIONS. DO NOT WEED THE AREA NEAR THE PLANT BASES WITH STRING TRIMMER (WEED WHACKER/WEED EATER).
 - WATERING: THE CONTRACTOR, IN COORDINATION WITH THE OWNER SHALL ENSURE THAT ADEQUATE AMOUNTS OF WATER ARE PROVIDED FOR THE ALL PLANTED AREAS FROM JUNE 1 THROUGH SEPTEMBER 30 SO THAT PLANTS REMAIN HEALTHY AND THRIVING.
 - MULCHING: REFRESH USING APPROVED MULCH TO ENSURE A 4-INCH DEPTH OF MULCH THROUGHOUT PLANTING AREA, WITH EXCEPTION OF SEEDED AREAS AND BIO-RETENTION AREA.
- c. REMOVAL OF LITTER OR OTHER FOREIGN OBJECTS FROM PLANTED AREAS.
- d. MAKE MONTHLY INSPECTIONS, AT NO EXTRA COST TO THE OWNER, DURING GUARANTEE PERIOD. DETERMINE WHAT CHANGES IF ANY SHOULD BE MADE IN THE OWNER'S MAINTENANCE PROGRAM. PROVIDE COPY OF FIELD REPORT TO THE OWNER'S REPRESENTATIVE.
- e. CONTRACTOR SHALL MAINTAIN IRRIGATION SYSTEM INCLUDING SETTING IRRIGATION CONTROLLER, ASSURING ADEQUATE SPRAY COVERAGE FOR EACH SPRINKLER, AND ANNUAL SYSTEM WINTERIZATION
 - SETTING CLOCK: SEE SHEET L-6 FOR CONTROLLER LOCATION AND MOUNTING INSTRUCTIONS. CONTROLLER SHALL BE PROGRAMMED TO DELIVER ADEQUATE WATER REQUIREMENTS TO PLANTINGS.
 - ADEQUATE SPRAY COVERAGE FOR SPRINKLER: ALL SPRINKLER NOZZLES TO BE ADJUSTED FOR ADEQUATE THROW IN ORDER TO MINIMIZE OVER-SPRAY AND MAXIMIZE WATERING SURFACE AREA.
 - IRRIGATION SYSTEM MUST BE WINTERIZED EACH YEAR SO NO WATER IS LEFT IN SYSTEM TO FREEZE. WINTERIZING SHOULD OCCUR BEFORE FIRST FREEZE. PIPES SHALL BE BLOWN OUT NO LATER THAN OCTOBER 15 TO PREVENT DAMAGE TO THE SYSTEM FROM FROZEN PIPES.



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design

**SUNNYSIDE GARDEN
LANDSCAPE PLAN**

PARCELS #00517300200400, #27060200408100

MONROE, WA 98272

NO.	DATE	DESCRIPTION	SUBMITTALS & REVISIONS	
			BY	RH
1	06/08/2018	PERMIT SET		

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KB
DESIGNED: KB
DRAFTED: RH
CHECKED: KB

JOB NUMBER:
170802

SHEET NUMBER:
L1.6 OF 7

LANDSCAPE SPECIFICATIONS

PERMIT SET

**NOT FOR
CONSTRUCTION**