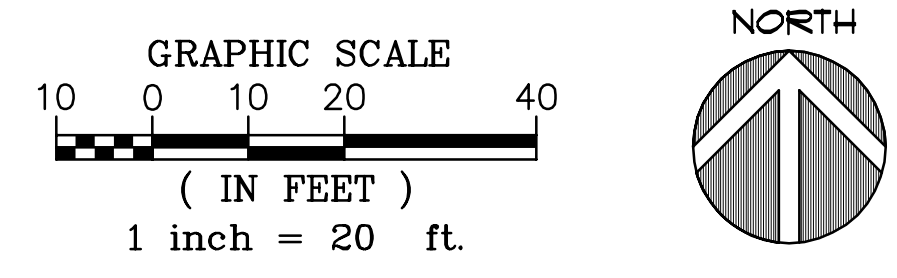


1 SITE PLAN
1" = 20'-0"



BUILDING DATA

OCCUPANCY:	A2 (RESTAURANT)
FIRE SPRINKLERED:	YES
CONSTRUCTION TYPE:	V-B
SITE AREA:	53,458 S.F.
BUILDING AREA:	4,704 S.F.
FAR:	.08
ZONING:	COMMERCIAL MIXED USE

CFA PARKING

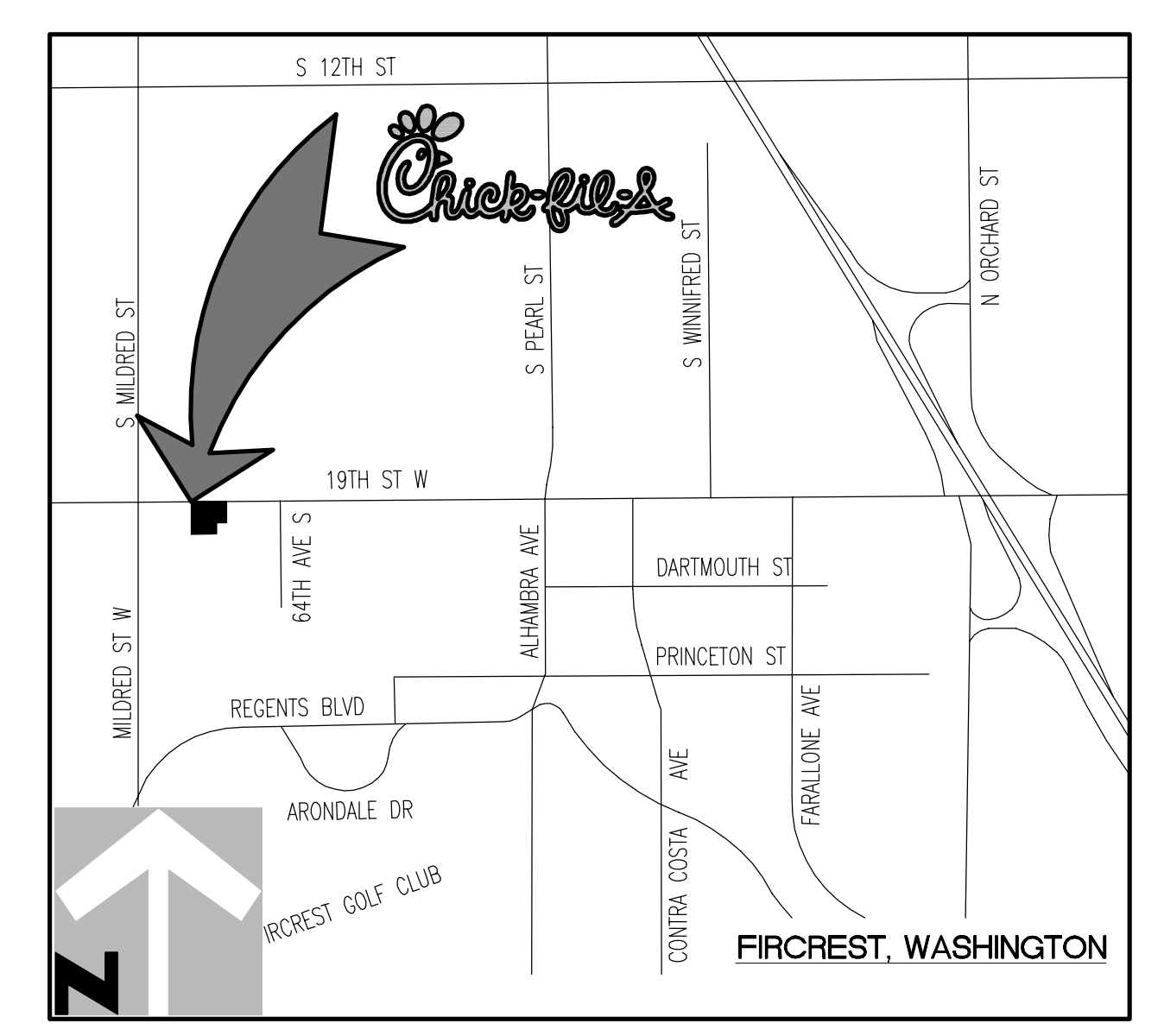
STANDARD SPACES REQUIRED:	MIN. 1 / 150 S.F. OF DINING & PATIO AREA
TOTAL BUILDING & PATIO AREA:	2,509 + 964 = 3,473
TOTAL SPACES REQUIRED:	3,473 / 150 = 24 SPACES MIN. 24 X 2.0 = 48 SPACES MAX.

PARKING PROVIDED

TOTAL SPACES PROVIDED:	48 SPACES PROVIDED
	STANDARD STALLS: 24 STALLS (50%) COMPACT STALLS: 24 STALLS (50%)
BICYCLE PARKINGS PROVIDED:	4 SPACES PROVIDED

PERVIOUS/IMPERVIOUS AREA

IMPERVIOUS SURFACE (SF)	39,280 SF (73.5%)
PERVIOUS SURFACE (SF)	14,178 SF (26.5%)
TOTAL AREA:	53,458 SF (100%)



2 VICINITY MAP
NTS



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phone 714.832.1834

STORE
FIRCREST FSR

6520 19TH ST WEST
FIRCREST, WA

SHEET TITLE
PRELIMINARY
SITE PLAN

VERSION: SQ-C V7
ISSUE DATE: 02-2017

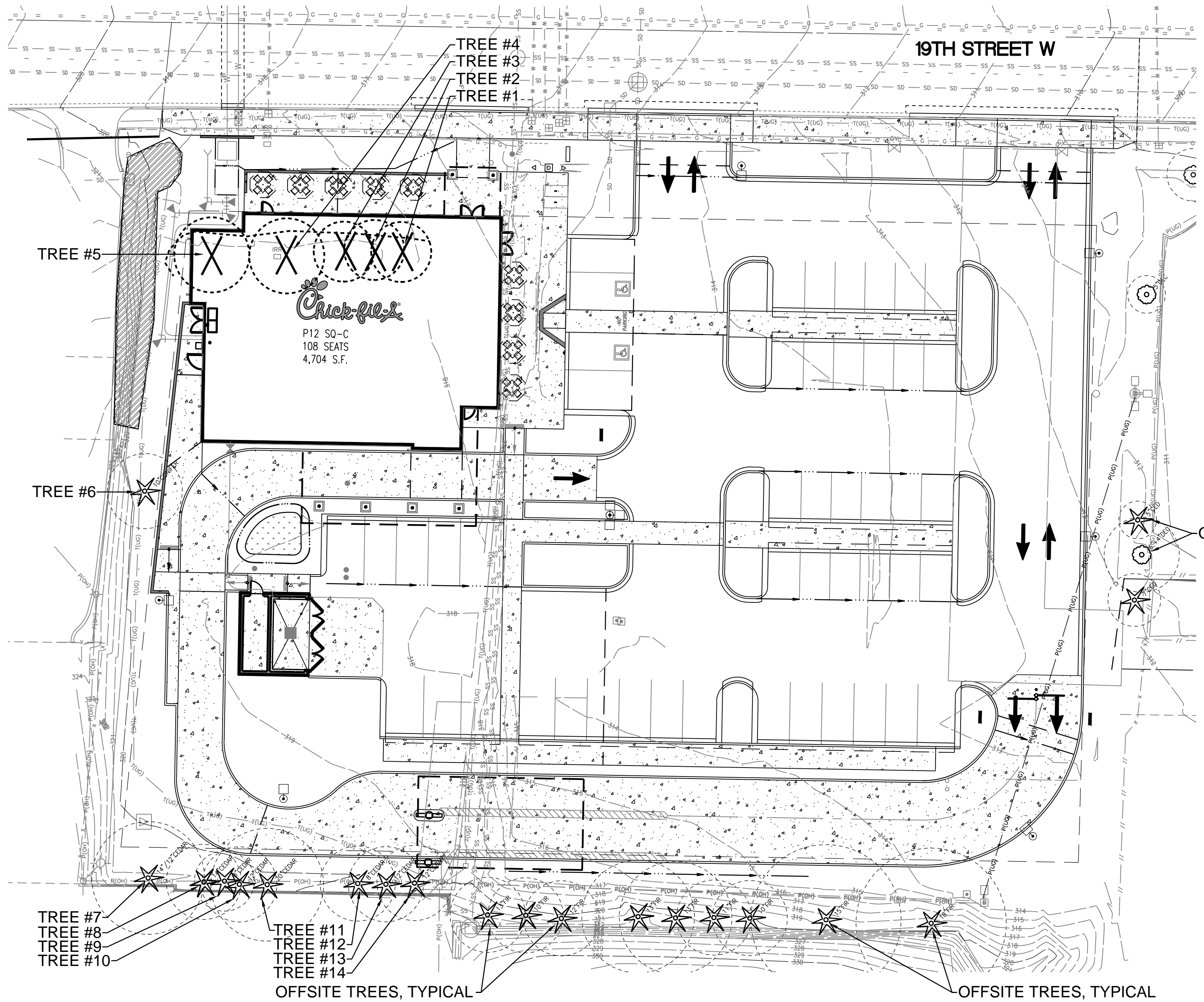
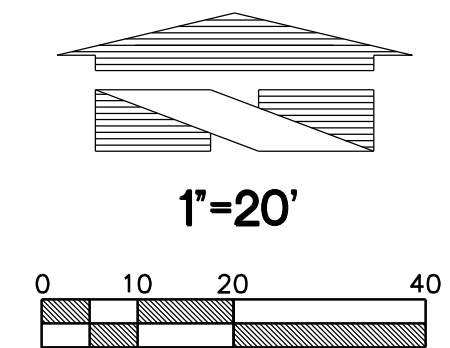
Job No. : 16-199
Store : 04046
Date : 7-11-18
Drawn By : AL
Checked By: RH

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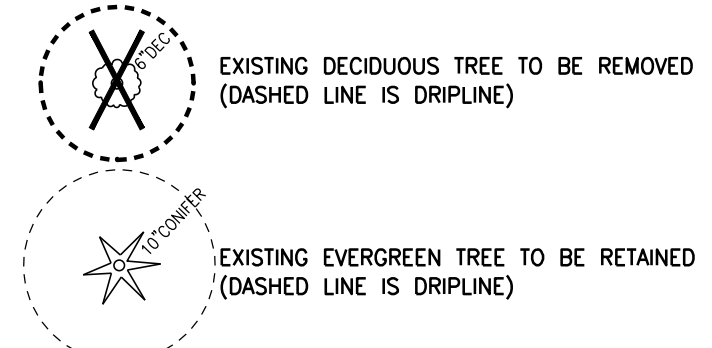
SP-1

TREE RETENTION, LANDSCAPE and IRRIGATION SET
FOR
CHICK-FIL-A FIRCREST

SECTION 11, TWP. 20 N., RGE 2 EAST, W. M.
CITY OF FIRCREST, PIERCE COUNTY, STATE OF WASHINGTON



LEGEND

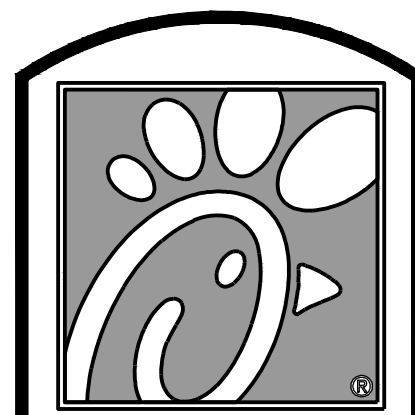


TREE RETENTION

PER 22.62.009.a, SIGNIFICANT TREES ARE HEALTHY EVERGREEN TREES WITH A MINIMUM 12-INCH DBH AND HEALTHY DECIDUOUS TREES WITH A MINIMUM NINE-INCH DBH

TREE #	SPECIES and DBH	CONDITION	RETAIN/REMOVE
TREE #1	6" DECIDUOUS	FAIR	REMOVE (NOT A SIGNIFICANT TREE)
TREE #2	6" DECIDUOUS	FAIR	REMOVE (NOT A SIGNIFICANT TREE)
TREE #3	5" DECIDUOUS	FAIR	REMOVE (NOT A SIGNIFICANT TREE)
TREE #4	2x6 7/4" DECIDUOUS	FAIR	REMOVE (NOT A SIGNIFICANT TREE)
TREE #5	2x6 7/4" DECIDUOUS	FAIR	REMOVE (NOT A SIGNIFICANT TREE)
TREE #6	10" CONIFER	FAIR	RETAIN
TREE #7	14"/12" CEDAR	TOPPED	RETAIN
TREE #8	14" CEDAR	TOPPED	RETAIN
TREE #9	8" CEDAR	TOPPED	RETAIN
TREE #10	12" CEDAR	TOPPED	RETAIN
TREE #11	20" CEDAR	TOPPED	RETAIN
TREE #12	8" CEDAR	TOPPED	RETAIN
TREE #13	12" CEDAR	TOPPED	RETAIN
TREE #14	12" CEDAR	TOPPED	RETAIN

NO EXISTING SIGNIFICANT TREES PROPOSED TO BE REMOVED



Chick-fil-A

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SHEET TITLE
TREE
RETENTION
PLAN
VERSION:
ISSUE DATE:

Job No. : 16-199
Store : ---
Date : 3-10-17
Drawn By : JMV
Checked By: JMV

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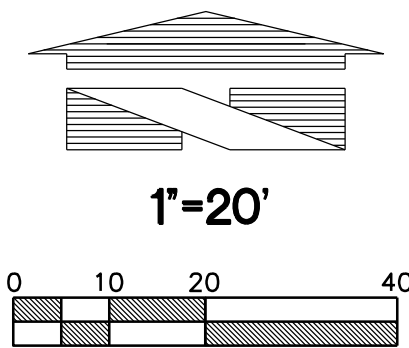
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XXX-XXXXXXXX-XX
APPROVED FOR CONSTRUCTION
BY _____
CITY ENGINEER
DATE _____

File: F:\18300\Engineering\01-04046-Lowg Date/Time: 7/4/2018 3:33 PM Scale: 0.386963 BS/NDER xref: ---

TREE RETENTION, LANDSCAPE and IRRIGATION SET
FOR
CHICK-FIL-A FIRCREST

SECTION 11, TWP. 20 N., RGE 2 EAST, W. M.
CITY OF FIRCREST, PIERCE COUNTY, STATE OF WASHINGTON



LEGEND

- EXISTING EVERGREEN TREE TO BE RETAINED (DASHED LINE IS DRIPLINE)
- EXISTING HEDGE TO BE RETAINED

ZONING CODE SUMMARY

PER 22.62.004.k, TREE CALIPER IS MEASURED 6" ABOVE FINISH GRADE

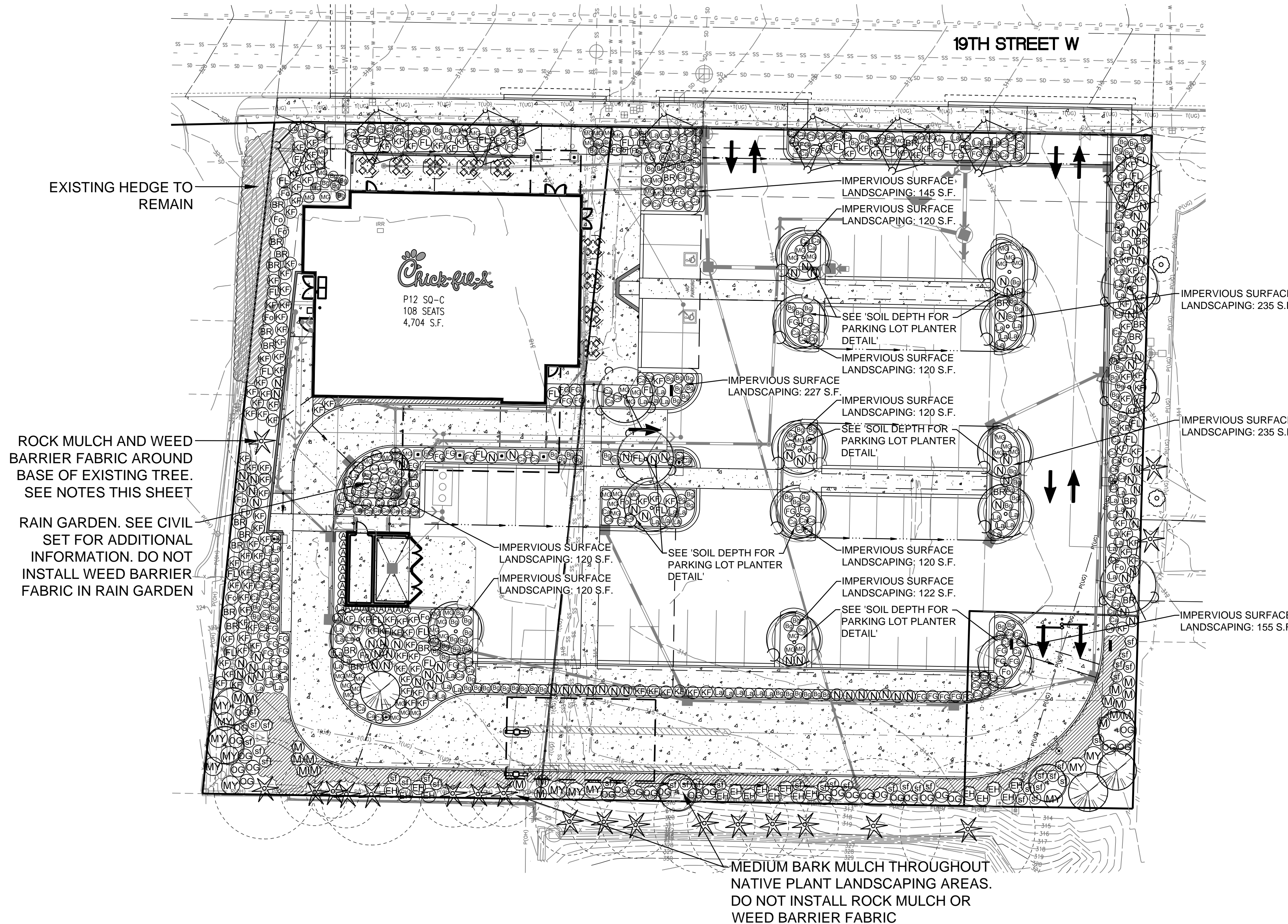
PER 22.62.004.e, GENERALLY, AT LEAST 25 PERCENT OF THE AREA TO BE LANDSCAPED SHALL BE PLANTED WITH SPECIES NATIVE TO THE COASTAL REGION OF THE PACIFIC NORTHWEST. THE MIX OF NATIVE PLANTS SHALL INCLUDE TREES, SHRUBS, AND GROUND COVERS. APPROXIMATELY 9,151 SQUARE FEET OF LANDSCAPE AREA SHOWN
14,178 SQ FT x 25% = 3,545 SQUARE FEET OF NATIVE LANDSCAPING REQUIRED
3,646 SQUARE FEET PROVIDED

ONE DECIDUOUS CANOPY TREE PER FOUR PARKING SPACES
48 STALLS PROPOSED / 4 = 12 TREES REQUIRED
12 DECIDUOUS CANOPY TREES SHOWN

PER 22.62.007, FOR EACH 300 SQUARE FEET OF IMPERVIOUS SURFACE LANDSCAPING:
ONE 2" CALIPER DECIDUOUS TREE OR ONE 5' HEIGHT EVERGREEN TREE, AND FIVE 5-GALLON SHRUBS, AND GROUND COVER
TOTAL IMPERVIOUS SURFACE LANDSCAPING: 1,719 SQUARE FEET
1,719 / 300 = 6 TREES REQUIRED
(1,719 / 300) x 5 = 29 5-GALLON SHRUBS REQUIRED

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAMES	SIZE CONDITION	SPACING	QUANTITY	REMARKS
TREES:					
	ACER GRISEUM / PAPERBARK MAPLE	2" CAL. B & B	30' O.C.	8	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'
	ACER CIRCINATUM / VINE MAPLE*	6'-8" HT. B & B	AS SHOWN	5	STAKE & GUY ONE GROWING SEASON; MIN. 3 STEMS
	PARROTIA PERSICA 'RUBY VASE' / PERSIAN PARROTIA	2" CAL. B & B	AS SHOWN	6	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'
	THUJA PLICATA 'EXCELSA' / COLUMNAR WESTERN RED CEDAR*	6'-7" HT. B & B	AS SHOWN	3	STAKE & GUY ONE GROWING SEASON; SINGLE, UN-CUT LEADER
	CERCIDIPHYLLUM JAPONICUM / KATSURA	2" CAL. B & B	AS SHOWN	12	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 5'
SHRUBS:					
(A)	THUJA OCCIDENTALIS 'SMARAGD' / 'EMERALD GREEN' ARBORVITAE	5'-6" HT.	AS SHOWN	18	FULL AND BUSHY
(K)	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' / KARL FORESTER FEATHER REED GRASS	1 GALLON	AS SHOWN	127	FULL AND BUSHY
(E)	PENNISETUM ALOPECUROIDES 'HADELN' / FOUNTAIN GRASS	1 GALLON	AS SHOWN	52	FULL AND BUSHY
(N)	NANDINA DOMESTICA 'MOON BAY' / MOON BAY HEAVENLY BAMBOO	1 GALLON	AS SHOWN	82	FULL AND BUSHY, 3 CANES MINIMUM
(L)	LAVANDULA ANGSTIFOLIA 'HIDCOTE' / ENGLISH LAVENDER	1 GALLON	AS SHOWN	98	FULL AND BUSHY
(FL)	PHORMIUM TENAX 'LEMON WAVE' / NEW ZEALAND FLAX	5 GALLON	AS SHOWN	25	FULL AND BUSHY
(B)	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' / BLUE OAT GRASS	1 GALLON	AS SHOWN	120	FULL AND BUSHY
(M)	MISCANTHUS SINENSIS 'LITTLE MISS' / MAIDEN GRASS	1 GALLON	AS SHOWN	71	FULL AND BUSHY
(F)	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW' / DWARF WITCH ALDER	5 GALLON	AS SHOWN	13	FULL AND BUSHY
(BR)	BERBERIS THUNBERGII 'CONCORDE' / REDLEAF BARBERRY	1 GALLON	AS SHOWN	23	FULL AND BUSHY
(C)	CAREX TESTACEA 'PRAIRIE FIRE' / COPPER SEDGE	1 GALLON	AS SHOWN	136	FULL AND BUSHY
(M)	MAHONIA NERVOSA / LOW OREGON GRAPE*	1 GALLON	AS SHOWN	18	FULL AND BUSHY
(OG)	MAHONIA AQUIFOLIUM / TALL OREGON GRAPE*	1 GALLON	AS SHOWN	27	FULL AND BUSHY
(SF)	POLYSTICHUM MUNITUM / SWORD FERN*	1 GALLON	AS SHOWN	37	FULL AND BUSHY
(EH)	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY*	1 GALLON	AS SHOWN	17	FULL AND BUSHY
(MY)	MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE*	1 GALLON	AS SHOWN	12	FULL AND BUSHY
RAIN GARDEN PLANTS:					
(K)	CORNUS KELSEYI / DWARF REDTWIG DOGWOOD*	1 GALLON	AS SHOWN	6	FULL AND BUSHY
(S)	CAREX OBNUPTA / SLOUGH SEDGE*	1 GALLON	AS SHOWN	3	FULL AND BUSHY
(J)	JUNCUS PATENS 'ELK BLUE' / CALIFORNIA GRAY RUSH	1 GALLON	AS SHOWN	9	FULL AND BUSHY
GROUND COVER:					
	GAULTHERIA SHALLON / SALAL*	1 GALLON	24" O.C.	AS REQ'D	HOLD 12" FROM BORDERS, SHRUBS, AND TREES
MULCH:					
3"-4" DEPTH OF 2" DIAMETER WASHED COBBLE OVER WEED BARRIER FABRIC IN ALL LANDSCAPE BEDS. STAPLE FABRIC IN PLACE, 1 STAPLE/48" ON-CENTER. OVERLAP FABRIC ENDS AND SIDES MINIMUM 6". TAPER MULCH DOWN TO BASE OF PLANTS. DO NOT COVER STEMS OR TRUNKS OF PLANTS WITH ROCK MULCH. SEE ADDITIONAL MULCH NOTE THIS SHEET. DO NOT INSTALL WEED BARRIER FABRIC IN RAIN GARDEN					
HATCH NOT SHOWN					



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Seal of State of Washington
J.W. BARGHAUSEN
LICENSE NO. 71489-8-15-19
REGISTERED LANDSCAPE ARCHITECT

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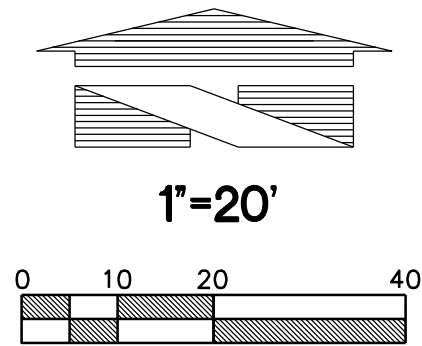
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DATE _____

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TREE RETENTION, LANDSCAPE and IRRIGATION SET
FOR
CHICK-FIL-A FIRCREST

SECTION 11, TWP. 20 N., RGE 2 EAST, W. M.
CITY OF FIRCREST, PIERCE COUNTY, STATE OF WASHINGTON



Chick-fil-A

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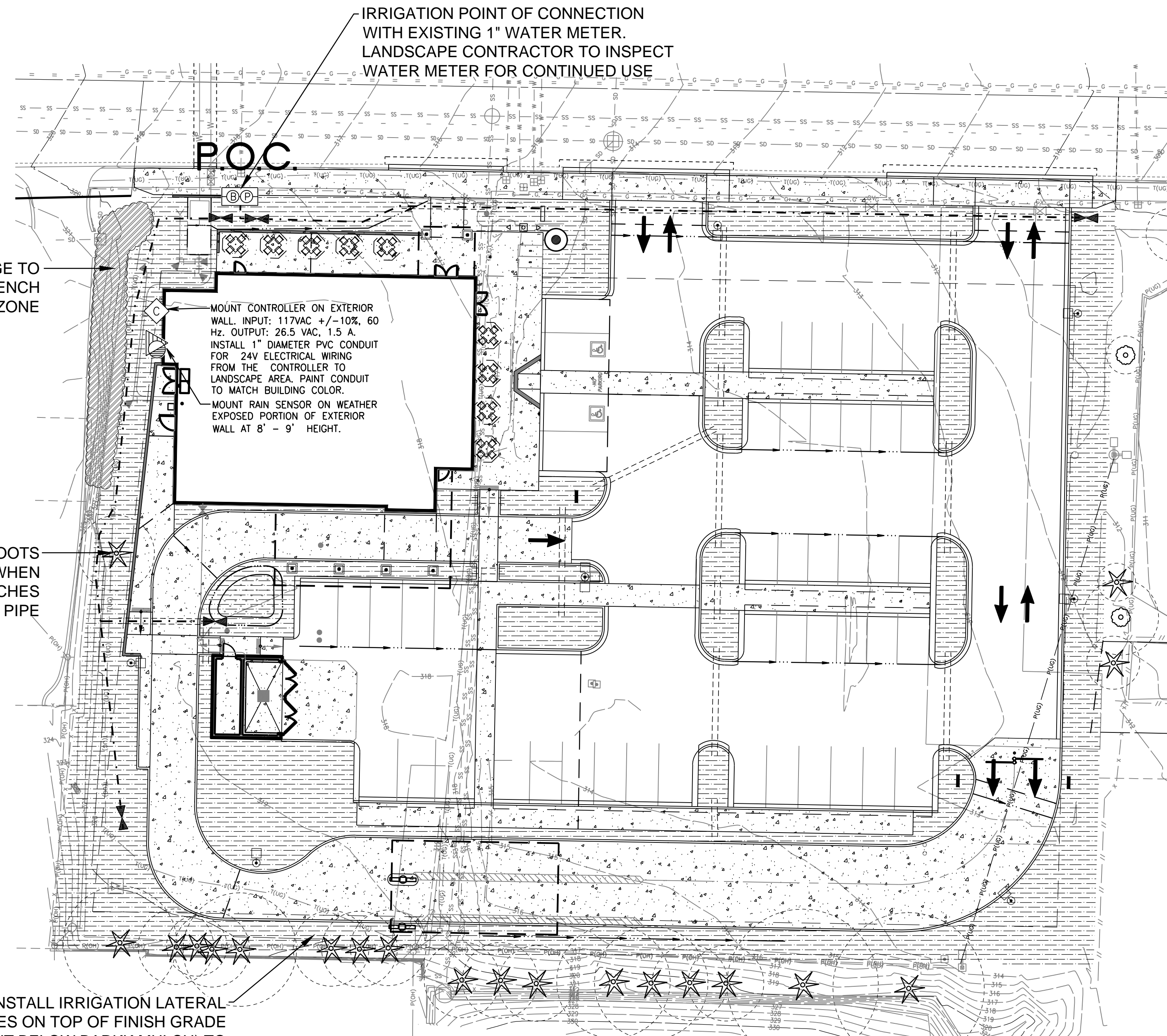
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IRRIGATION LEGEND

SYMBOL DRIP EMITTER

HUNTER LANDSCAPE DRIPLINE COMPONENTS WITH HUNTER COMPRESSION FITTINGS AND ADAPTERS ICZ-101-LF WITH 40 PSI PRESSURE REGULATOR
PLD-04-18-250 DRIP EMITTER TUBING 0.40 GALLONS PER HOUR FLOW, EMITTERS 18" O.C.
AIR/VACUUM RELIEF RELIEF VALVE KIT, IN VALVE BOX
GALVANIZED TIE-DOWN STAKES, AT 3' ON CENTER

SYMBOL MANUFACTURER

DRIP IRRIGATION: HUNTER ICZ-101-LF VALVE ONE VALVE PER BOX

HUNTER SOLAR SYNC WIRED RAIN SENSOR. COORDINATE RAIN SENSOR LOCATION WITH ARCHITECT. INSTALL EXPOSED TO WEATHER

HUNTER PRO-C 12-STATION (HARDWIRE CONNECTION); PROVIDE GROUND AND BATTERIES PER MFR. SPECS. EXTERIOR MOUNT TO BUILDING. COORDINATE LOCATION WITH GENERAL CONTRACTOR, AND ELECTRICIAN

HUNTER 3/4" QUICK COUPLING VALVE, IN VALVE BOX, WITH (2) KEYS AND SWIVELS

PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX

P.O.C. IRRIGATION POINT OF CONNECTION: CONNECTION TO EXISTING 1" WATER METER WITH A WILKINS 950 XLT- 1" DOUBLE CHECK VALVE (STATE APPROVED); TEST AND CERTIFICATION BY LICENSED BACKFLOW TESTER. WILKINS 850 - BALL VALVE, SIZE TO MATCH PIPE

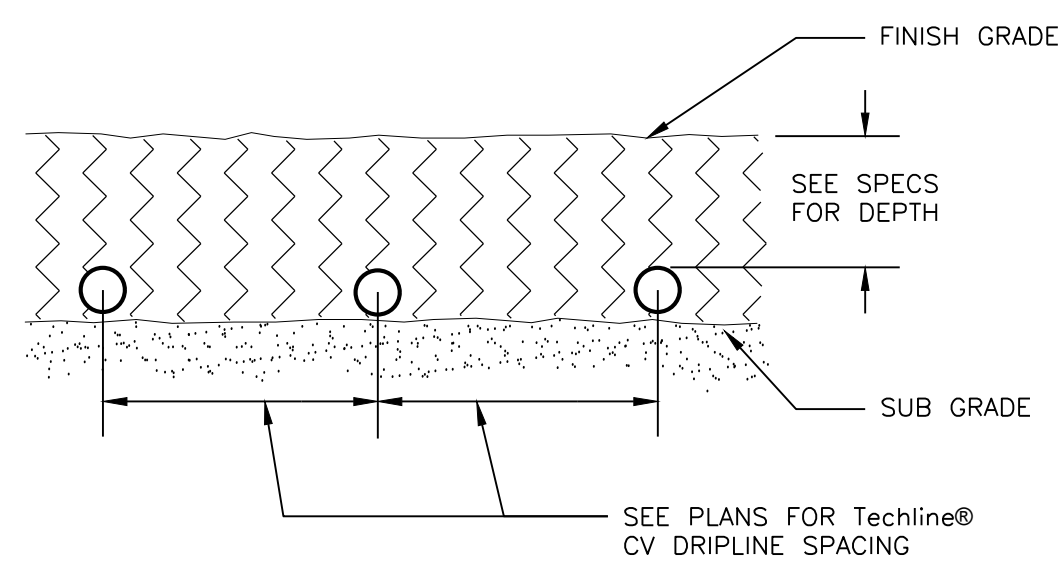
----- MAINLINE - SCH 40 PVC (18" COVER); SIZE PER PLAN, 1-1/2" SIZE MINIMUM
----- LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM
----- SLEEVE - CLASS 200 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS, TWICE THE SIZE OF INSERT PIPE AND/OR WIRES, 4" SIZE MINIMUM

IRRIGATION SHOWN DIAGRAMATICALLY FOR PLAN CLARITY. COMMON TRENCH AND PLACE EQUIPMENT IN LANDSCAPE; MANIFOLD GROUPED VALVES IN ADJACENT SHRUB AREAS WHERE FEASIBLE.
ALL IRRIGATION CONNECTIONS AND FITTINGS SHALL BE LEAD-FREE

SCH 40 PIPE SIZING CHART

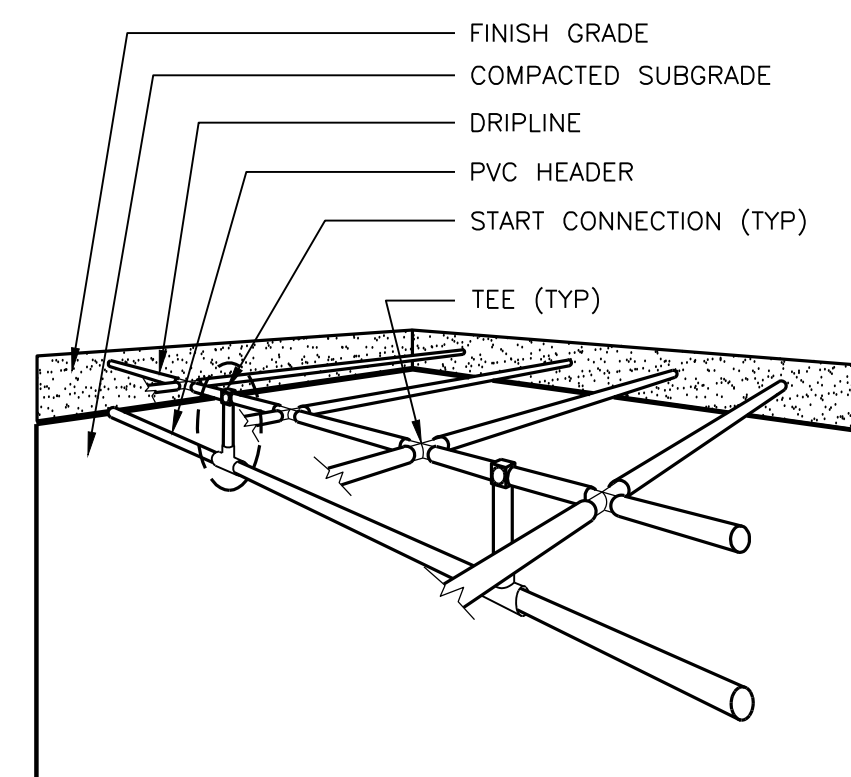
PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"
FLOW GPM	1-8	8.1-13	13.1-23	23.1-32	32.1-53	53.1-74 GPM (MAX.)

INSTALL IRRIGATION LATERAL LINES ON TOP OF FINISH GRADE (BUT BELOW BARK MULCH) TO AVOID DAMAGE TO TREE ROOTS



SUBGRADE INSTALLATION

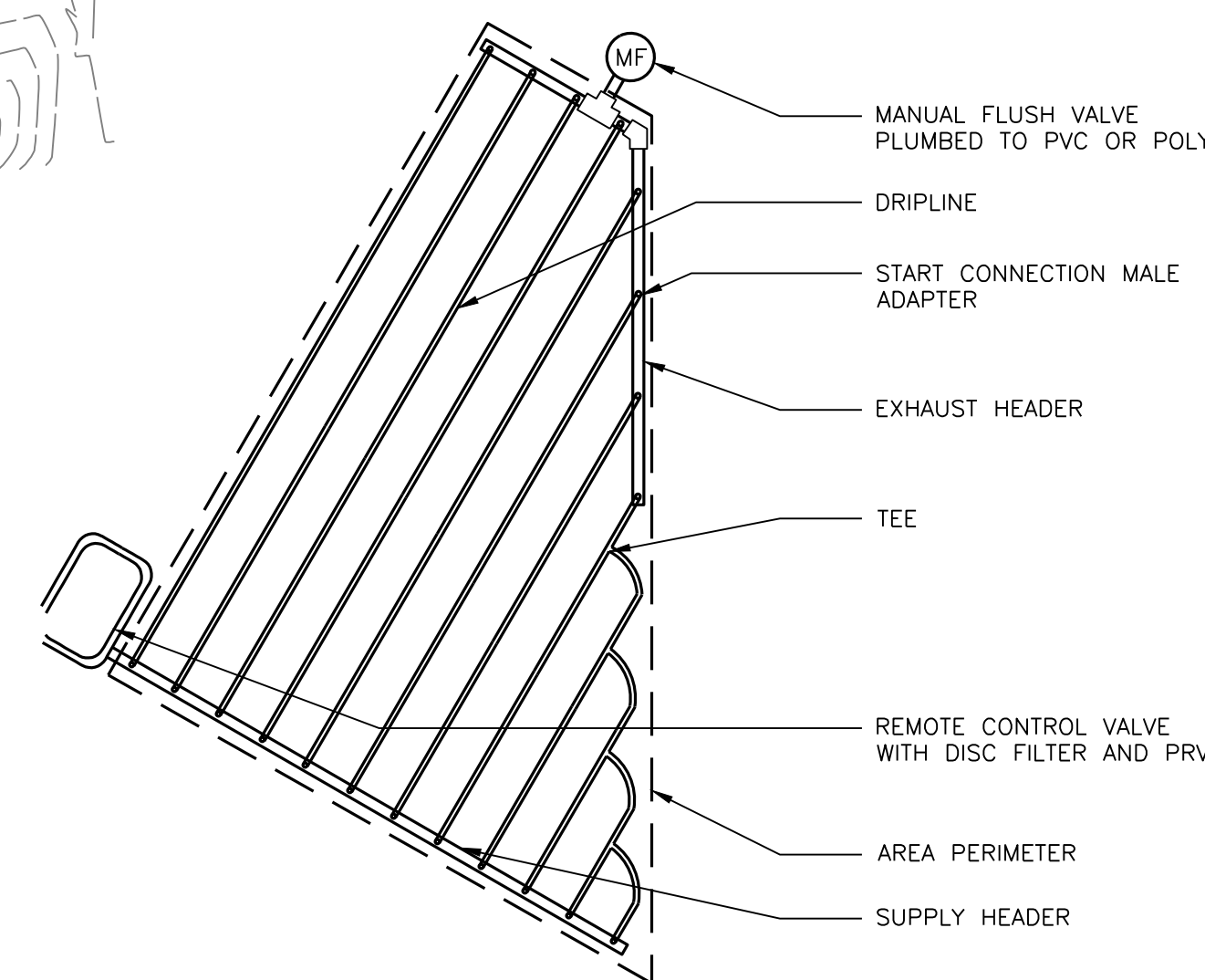
NOT TO SCALE



NOTE:
1. SEE PLANS AND LEGEND FOR ALL DIMENSIONS AND DRIPLINE SPACING.
2. RATIO OF DRIPLINES TO START CONNECTIONS IS SHOWN AT 2:1, BUT MAY VARY PER HYDRAULIC DEMAND ON START CONNECTIONS. SEE PLANS AND LEGEND.

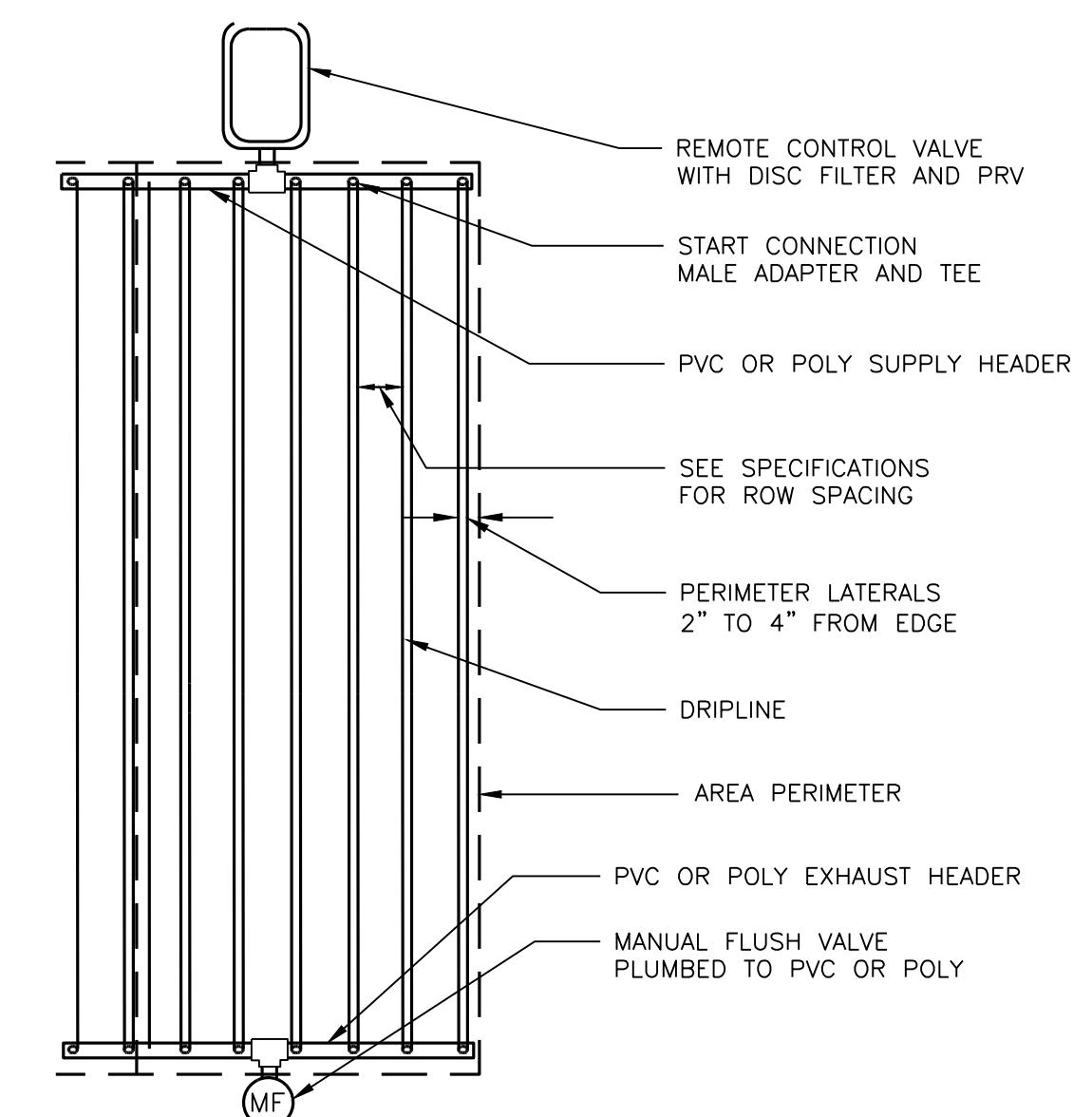
SUB-HEADER INSTALLATION

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IRREGULAR AREAS: Triangular

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DRIPLINE FEED LAYOUT

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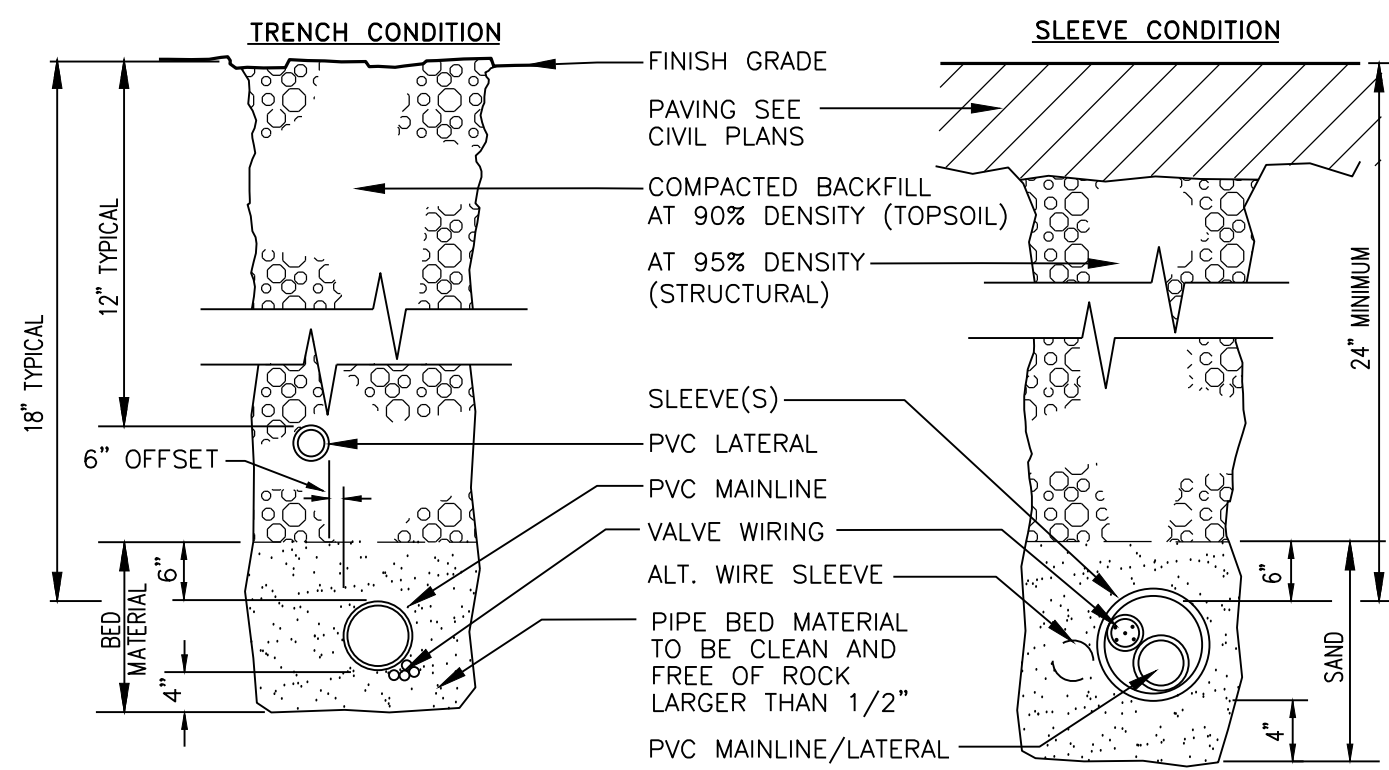
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TREE RETENTION, LANDSCAPE and IRRIGATION SET FOR CHICK-FIL-A FIRCREST

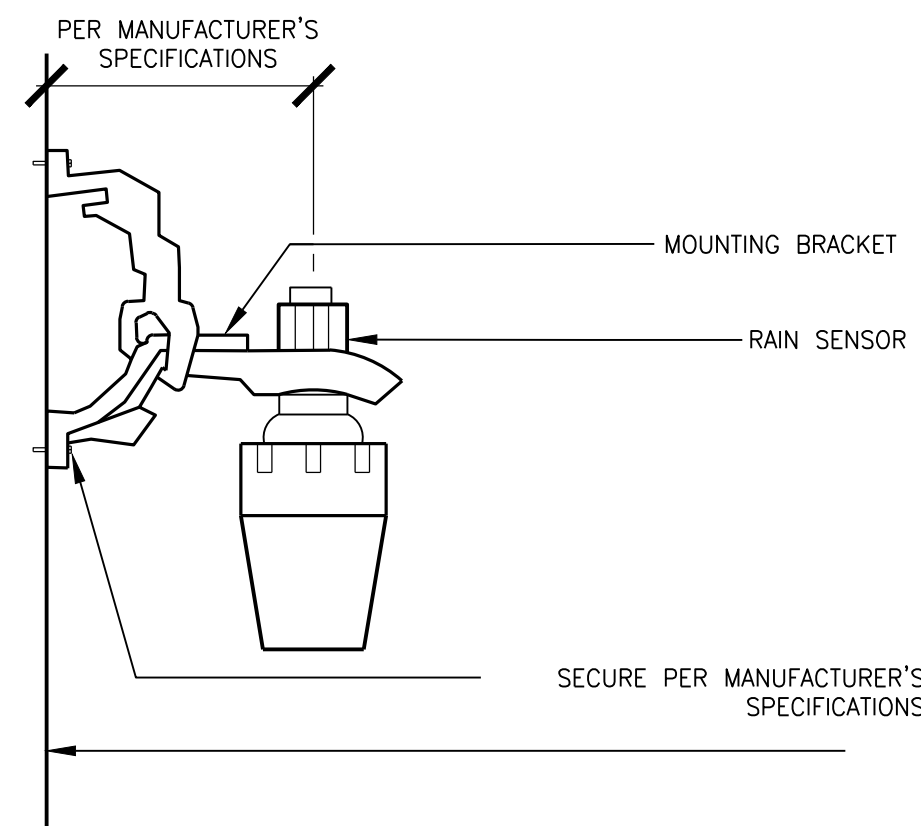
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NOTE:
DIMENSIONS ARE MINIMUM CLEARANCES.
ALL IRRIGATION SLEEVING TRENCH BACKFILL MATERIAL TO BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE COMPACTED TO MIN. 95% OPTIMUM DENSITY PER ASTM D-1557-70 (MODIFIED PROCTOR)

SLEEVE/TRENCHING DETAIL

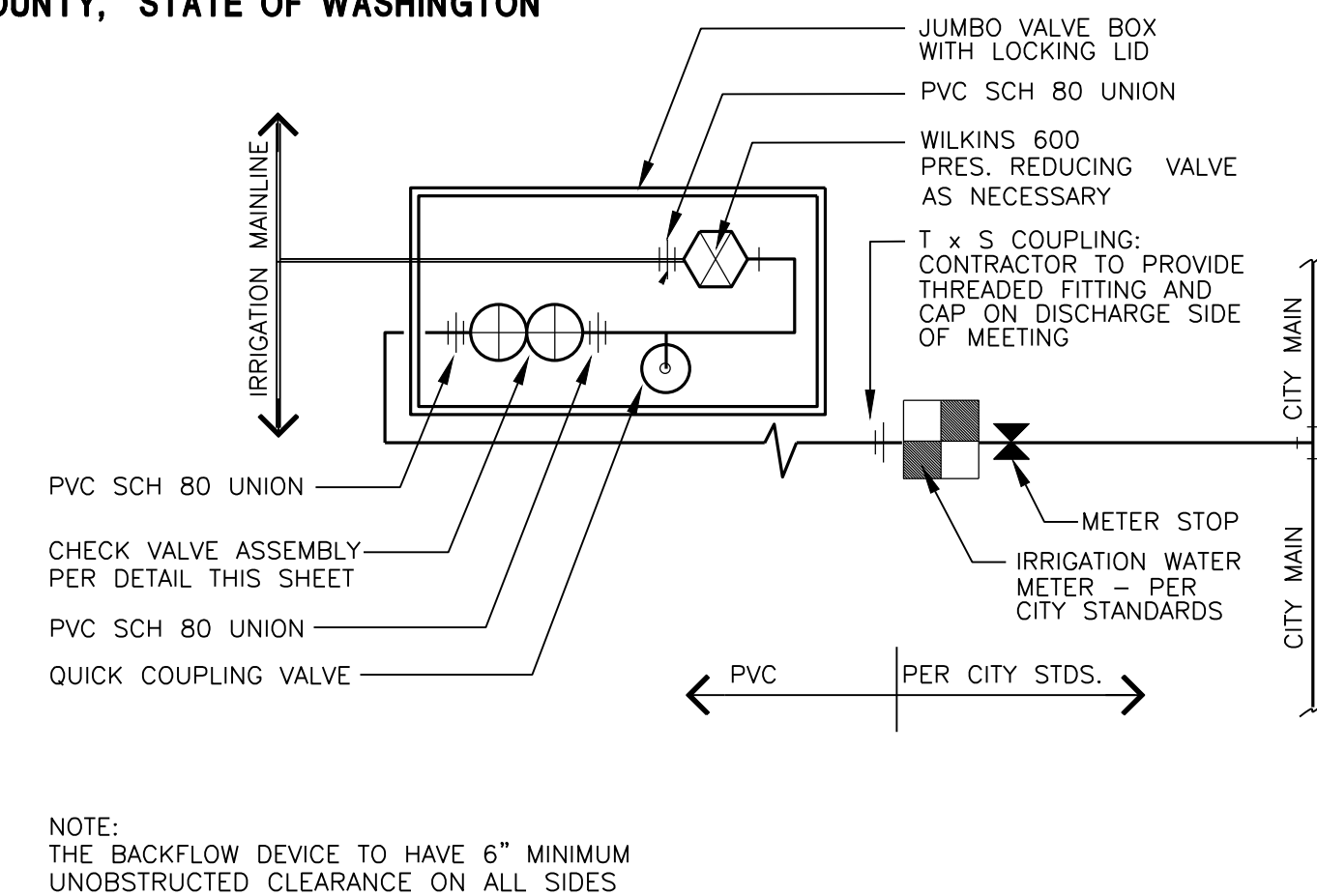
NOT TO SCALE



NOTE:
MOUNT ON WEATHER EXPOSED WALL 8\"/>

RAIN SENSOR DETAIL

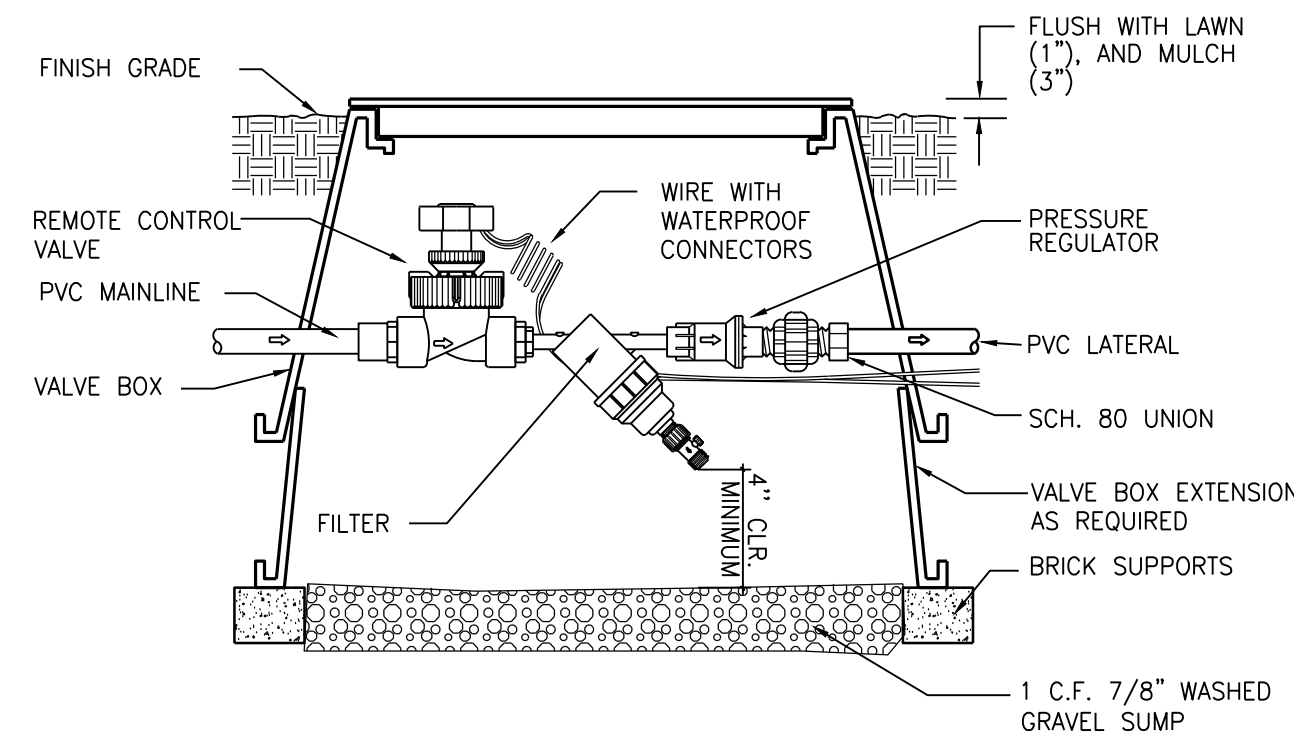
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NOTE:
THE BACKFLOW DEVICE TO HAVE 6\"/>

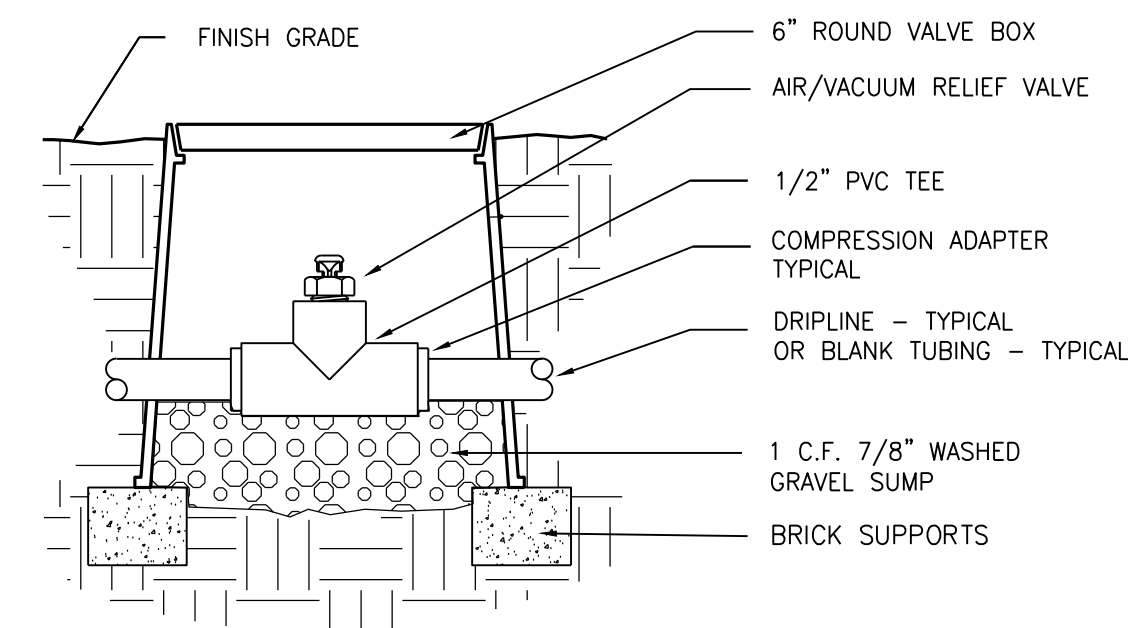
POINT OF CONNECTION (P.O.C.) DETAIL

NOT TO SCALE



REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER DETAIL

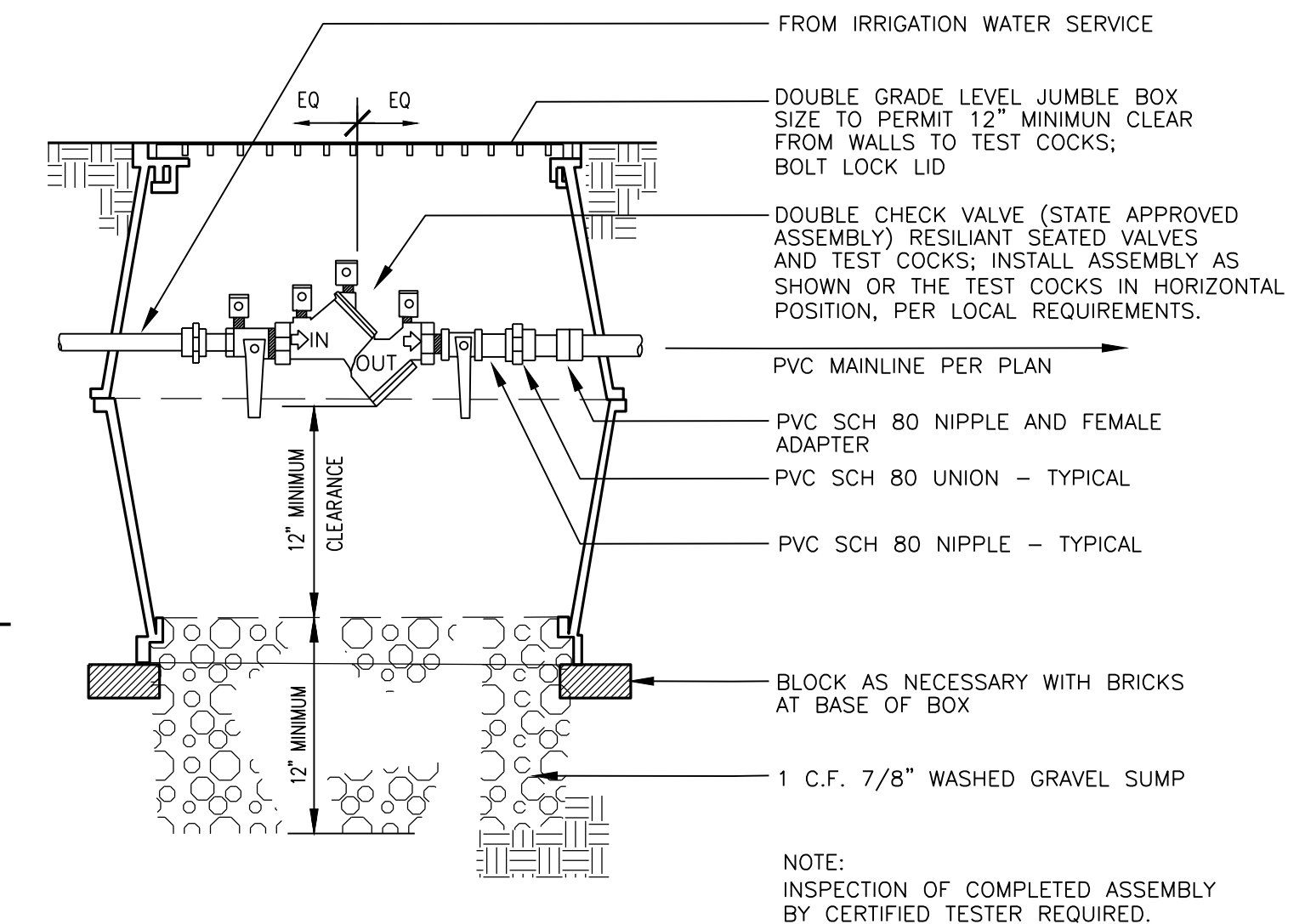
NOT TO SCALE



NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS. FOR USE ON ZONES OF 7 GPM OR LESS ONLY (PLUMBED TO TUBING).

1/2\"/>

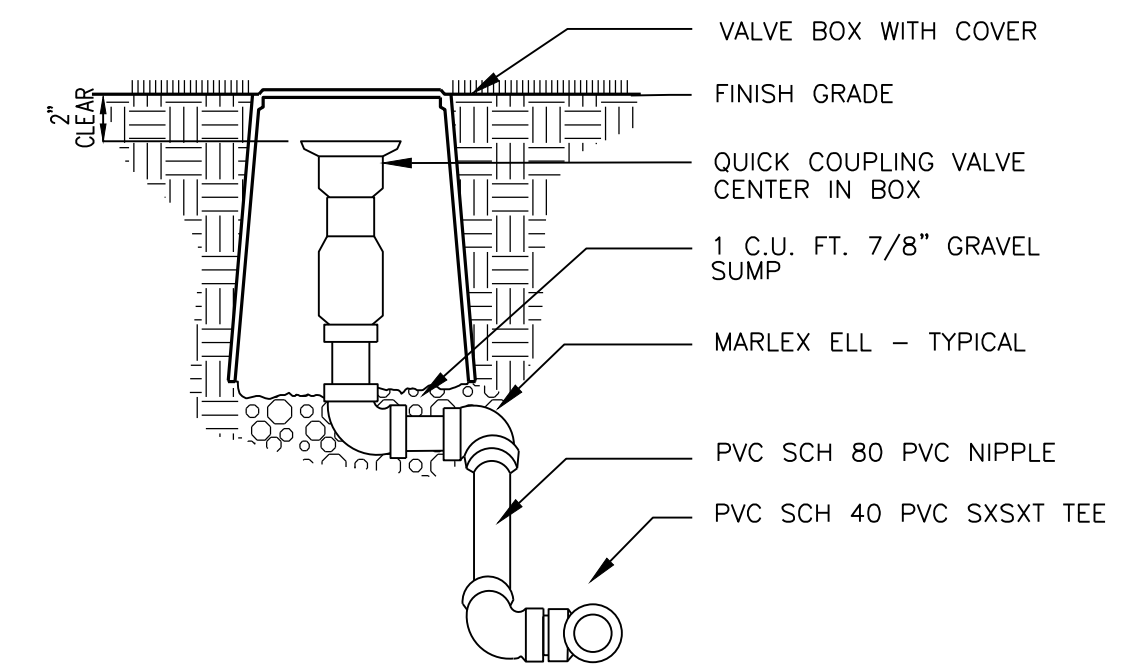
NOT TO SCALE



NOTE:
INSPECTION OF COMPLETED ASSEMBLY BY CERTIFIED TESTER REQUIRED.

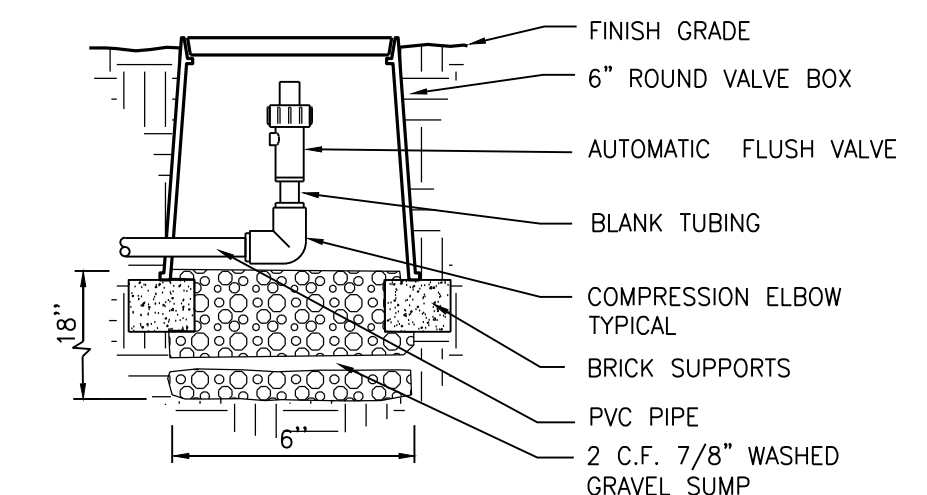
DOUBLE CHECK VALVE ASSEMBLY

NOT TO SCALE



QUICK COUPLING VALVE ASSEMBLY

NOT TO SCALE

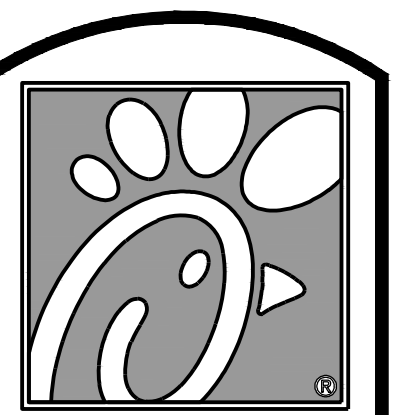


AUTOMATIC FLUSH VALVE DETAIL

NOT TO SCALE

LANDSCAPE IRRIGATION NOTES

- GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
 - INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.
 - INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION. PER UTILITY PLAN(S), UNLESS AN EXISTING METER IS USED. PROVIDE STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISH GRADE.
 - VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC., OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.
 - INSTALLATION OF SLEEVING.
- PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND/OR NOTES. PROVIDE A ONE (1) YEAR WARRANTY/GUARANTEE FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
- COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR TO TEST AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK. PROVIDE LANDSCAPE ARCHITECT WITH WRITTEN PSI RESULTS.
- ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY INSPECTIONS.
- SUBMITTALS:
 - SUBMIT FIVE (5) COPIES OF EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
 - CONTROL WIRING PATH DIAGRAM.
 - "AS-BUILT" DRAWINGS.
 - OPERATION AND MAINTENANCE MANUALS.
- PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH ARE TO BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND NOTES AND EXACT "AS-BUILT" LOCATIONS, SIZES AND KIND OF EQUIPMENT. THIS SET OF DRAWINGS ARE TO BE KEPT ON SITE AND ARE TO BE USED ONLY AS THE RECORD SET. ALL WORK IS TO BE NEAT AND LEGIBLE ANNOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING WORK AS ACTUALLY INSTALLED.
 - CONNECTION TO WATER LINES (P.O.C.).
 - CONNECTIONS TO ELECTRICAL POWER.
 - GATE VALVE, QUICK COUPLERS, AND REMOTE CONTROL VALVE.
 - ROUTING OF MAINLINE (DIMENSION MAXIMUM 100' ALONG ROUTING).
 - ROUTING OF CONTROL WIRING.
 - OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PREPARE AND PROVIDE PRIOR TO COMPLETION OF CONSTRUCTION, A THREE RING BINDER CONTAINING THE FOLLOWING INFORMATION:
 - INDEX SHEET STATING CONTRACTOR'S ADDRESS, TELEPHONE NUMBER, FAX, E-MAIL AND A LIST OF EQUIPMENT WITH NAME AND ADDRESS OF LOCAL MANUFACTURER'S REPRESENTATIVES.
 - CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT.
 - GUARANTEE STATEMENT.
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.
 - CONSTRUCTION DETAILS FROM THE PROJECT.
 - COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS.
 - WINTERIZATION AND SPRING START-UP PROCEDURES.
 - CHART OF APPROXIMATE WATERING TIMES FOR SPRING, SUMMER, AND FALL.
 - A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
- ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LOCK LIDS (OR APPROVED EQUIVALENT). SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS. JUMBO BOX FOR CHECK VALVE, 10" ROUND BOX FOR GATE/QUICK COUPLER/WIRE SPLICES, AND 12" STANDARD FOR CONTROL VALVES. PROVIDE BOX EXTENSIONS AS REQUIRED.
- MAINLINE PIPE TO BE BURIED 18 INCHES, LATERALS 12 INCHES, AND SLEEVES 24" INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
- HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR 100 PERCENT COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS, IN SHRUB BEDS WHERE POSSIBLE.
- FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
- SPRINKLERS ON RISERS WILL NOT BE ALLOWED UNLESS NOTED ON PLANS.
- RADIUS REDUCTION TO BE MADE BY USE OF PRESSURE ADJUSTMENT, SCREENS, AND/OR ALTERNATE NOZZLES. IN-NOZZLE ADJUSTMENT IS LIMITED TO 10 PERCENT FOR SPRAY HEADS AND PER MANUFACTURER'S LIMITS FOR OTHER SPRINKLERS. SPRINKLER SPACING NOT EXCEED 60% OF THE DIAMETER OF THE PUBLISHED DATA.
- ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.
- EACH VALVE BOX TO CONTAIN A MINIMUM OF TWO (2) SPARE ORANGE CONTROL WIRES FOR JACKETED WIRE. ROUTE SPARE WIRES FROM THE CONTROLLER TO THE LAST VALVE OF EACH MAINLINE BRANCH. COMMON WIRE TO BE WHITE. SINGLE STRAND WIRE TO BE A MINIMUM OF 14 GAUGE.
- ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.
- CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INITIAL INSPECTION.
- CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES, OR AS FREEZE/PRECIPIATION CONDITIONS DETERMINE SERVICE NEED.
- IRRIGATION SCHEDULING:
THE IRRIGATION CONTROLLER CONTAINS A WATER BUDGET FEATURE. PERIODIC (WEEKLY) ADJUSTMENT OF THE WATER SCHEDULE IS INTENDED TO BE MADE VIA BUDGET ADJUSTMENT. RE-ADJUST WATERING DAYS AT 100 PERCENT BUDGET WHEN ADJUSTMENT EXCEEDS 30%. SET CONTROLLER FOR HIGHEST ET_o WATER SCHEDULE, BASED ON PUBLISHED LOCAL EVAPOTRANSPIRATION DATA. SYSTEM HAS BEEN DESIGNED FOR 50 TO 80 PERCENT DISTRIBUTION UNIFORMITY. LAWN ZONES SHOULD BE SCHEDULED FOR 100 PERCENT REPLACEMENT FACTOR ON A TYPICAL MINIMUM 3-DAY CYCLE. SHRUB ZONES SHOULD BE PROGRAMMED AT 40 TO 70 PERCENT OF THE MONTHLY LAWN WATER REQUIREMENT ON A ONCE PER WEEK CYCLE. ALL WATERING IN EXCESS OF THE LOCAL ET_o ("FIELD RECHARGE") TO BE COMPLETED DURING THE CONSTRUCTION PHASE WHILE THE CONTRACTOR IS ON THE JOB SITE. OVER WATERING OF LANDSCAPE DUE TO CONTROLLER SCHEDULING TO BE GROUNDS FOR CONTRACTOR TO REPAIR ANY RESULTANT DAMAGES AT CONTRACTOR'S OWN EXPENSE.
- SUBSTITUTION OF IRRIGATION MATERIAL/EQUIPMENT TO BE MADE ONLY UPON WRITTEN APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL ZONES TO PASS A MINIMUM DISTRIBUTION UNIFORMITY OF 62 PERCENT, AS TESTED THROUGH AN IRRIGATION ASSOCIATION CERTIFIED WATER AUDIT.
- CLEANUP AND PROTECTION: DURING IRRIGATION WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT IRRIGATION WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE AND IRRIGATION OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE AND IRRIGATION WORK AS DIRECTED BY THE OWNER.



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Atlanta Georgia,
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Revisions:

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CIVIL ENGINEERING, LAND PLANNING,
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SHEET TITLE
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NOTES and
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Date : 3-10-17
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