

**LANDSCAPE SPECIFICATIONS & NOTES**

**1. GENERAL NOTES**

- a. The contractor and owner are responsible for reading the plans, specifications and notes
- b. The contractor shall maintain a qualified supervisor on the site at all times during construction through completion of final punchlist acceptance, unless otherwise requested by the owner
- c. The contractor shall be in charge of securing any required permits
- d. The contractor shall verify and confirm all on-site conditions prior to construction

**2. SCOPE OF WORK**

- a. The landscaping and irrigation work is part of a larger site project resulting in disturbance to the site, landscape and irrigation. As such, the landscape contractor shall coordinate all work with the general contractor, both before any construction begins, and during the course of construction.

**3. MATERIALS**

- a. Topsoil. Topsoil shall be a 3 way blend of the following products; sandy loam (40% by volume), sand (40%) and organic compost (20%). Topsoil shall be screened of all weeds and weed seed materials.
- b. Mulch. Mulch shall be basalt mulch, applied to a 2" compacted depth on all beds, excluding bio-retention ponds and otherwise noted.
- c. Fertilizer. Agraform 21-gram tablet time release fertilizer shall be used in all plantings. Place 1 for each ground cover, 2 for each shrub and 4 for each tree. They shall be placed in the plant pits as detailed. Also, top dress all plants with a suitable 'starter' fertilizer.
- d. Tree Stakes. Tree stakes shall be 2" diameter x 8' length Lodgepole pine. Fasteners shall be 1" PVC Chain-Lock, placed as detailed.
- e. Root Barrier. Deeproot UB24-2 or similar.

**4. SOIL PREPARATION**

- a. Prior to any landscape work, contractor shall remove, or have removed, all debris from the other building trades from the landscape surfaces. NO landscape work shall commence until the areas are cleared of other trades debris.
- b. Cultivate the existing ground surface to a minimum depth of 8" and remove all rocks over 1", existing roots and other debris.
- c. Fine grade the subgrade to adjoining surfaces in preparation of adding specified topsoil.
- d. Beds. Place a minimum of 6" of specified topsoil on all beds and till or cultivate the topsoil a minimum depth of 8". Remove all rock and debris which may surface. Finished grade of topsoil shall be 2.5" below adjoining paved surfaces, allowing 2" for mulch. Therefore, finished grade shall be 1/2" below paved surface.

**5. PLANTING OF TREES, SHRUBS AND GROUNDCOVERS**

- a. Contractor responsible to verify quantities.
- b. Contractor is to confirm that all beds are prepared and ready for planting, without interference with other trades.
- c. Layout all plants as per plan and approval by the Owner's Rep, making sure the plants are orientated to give best appearance to the viewer.
- d. Pit plant all plants into prepared soil and plant per the details. While planting, water the plants into the plant pits thoroughly soaking the root balls and soil. Place fertilizer tablets as specified, filling plant pits with specified topsoil. Top dress fertilize when completed.
- e. Shrubs shall be a minimum of 24 inches high at the time of planting. Shrubs and groundcover shall be planted to attain coverage of 90% of the planting area within 3 years.
- f. Trees along street ROW shall include a root barrier, installed 24" below finished grade at edge of sidewalk

**6. SOD PREPARATION**

- a. Place approx. 4" of specified soil mix to prepare the areas prior to placing sod, filling all depressions and removing all high spots. Compact uniformly with a water filled drum.
- b. Install sod, making sure the sides and ends are butted tightly together. After sod is installed, roll it with a water filled drum.
- c. Installed sod must be flush with plant beds and adjoining concrete surfaces.
- d. Water with automatic irrigation to assure well rooting and growth of the lawn.
- e. Fence off areas from foot traffic or others through establishment period and until final approval.
- f. Mow a minimum of 2x before when lawn is long enough for mowing prior to final approval.

**7. LAWN ESTABLISHMENT**

- a. Confirm a full coverage, working automatic irrigation system, prior to installation of lawn. Mow every 7-10 days until established and approved.

**8. WARRANTY**

- a. All landscaping and irrigation shall be warranted for one year from FINAL ACCEPTANCE. Plants requiring replacement shall be of the original variety and size as specified herein. Irrigation components shall be replaced if damaged or defective

**9. IRRIGATION**

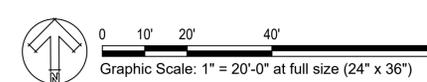
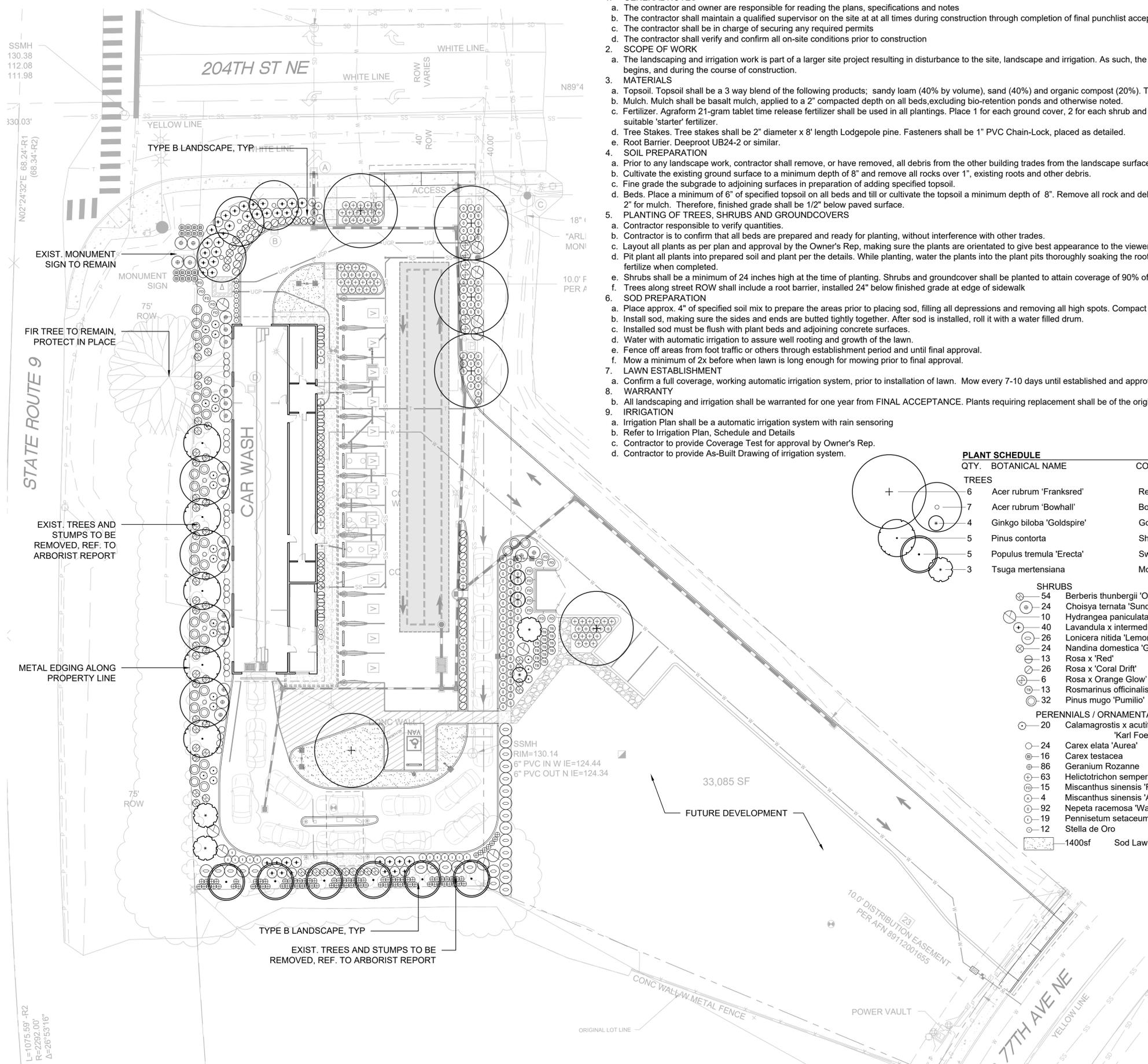
- a. Irrigation Plan shall be a automatic irrigation system with rain sensing
- b. Refer to Irrigation Plan, Schedule and Details
- c. Contractor to provide Coverage Test for approval by Owner's Rep.
- d. Contractor to provide As-Built Drawing of irrigation system.

**PLANT SCHEDULE**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING, NOTES
<b>TREES</b>			
6	Acer rubrum 'Franksred'	Red Sunset Maple	2" cal min, branching at 5' ht, fully branched & uniform, B&B
7	Acer rubrum 'Bowhall'	Bowhall Maple	2" cal min, spacing as shown, fully branched & uniform, B&B
4	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	15 gal min, fully branched & uniform, spacing as shown, B&B, male
5	Pinus contorta	Shore Pine	8'-10' ht min, 30' OC, fully branched & uniform, B&B
5	Populus tremula 'Erecta'	Swedish Columnar Aspen	2" cal min, spacing as shown, fully branched & uniform, B&B
3	Tsuga mertensiana	Mountain Hemlock	4'-6' ht min, fully branched & uniform, B&B
<b>SHRUBS</b>			
54	Berberis thunbergii 'Orange Rocket'	Orange Rocket Barberry	2 gal @ 3' OC
24	Choisya ternata 'Sundance'	Sundance Mexican Orange Blossom	2 gal @ 5' OC
10	Hydrangea paniculata 'Candy Apple'	Candy Apple Hydrangea	5 gal @ 5' OC
40	Lavandula x intermedia 'Niko'	Niko French Lavender	2 gal @ 4' OC
26	Lonicera nitida 'Lemon Beauty'	Lemon Beauty Honeysuckle	3 gal @ 5' OC
24	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	2 gal @ 3' OC
13	Rosa x 'Red'	Red Drift Rose	2 gal @ 3' OC
26	Rosa x 'Coral Drift'	Coral Drift Rose	2 gal @ 3' OC
6	Rosa x 'Orange Glow'	Orange Glow Knockout Rose	2 gal @ 4' OC
13	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	2 gal @ 3' OC
32	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal @ 4' OC
<b>PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS</b>			
20	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	2 gal @ 3' OC
24	Carex elata 'Aurea'	Bowles Golden Sedge	1 gal @ 30" OC
16	Carex testacea	Orange New Zealand Sedge	1 gal @ 2' OC
86	Geranium Rozanne	Rozanne Cranesbill	4" pot @ 2' OC
63	Helictotrichon sempervirens	Blue Oat Grass	1 gal @ 3' OC
15	Miscanthus sinensis 'Fire Dragon'	Fire Dragon Maiden Grass	2 gal @ 3' OC
4	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	2 gal @ 3' OC
92	Nepeta racemosa 'Walker's Low'	Walkers Low Catmint	1 gal @ 3' OC
19	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 gal @ 3' OC
12	Stella de Oro	Stella de Oro Daylily	1 gal @ 2' OC
1400sf	Sod Lawn Area	Perfect Blend Sod	Country Green Farms

**PARKING & VEHICLE ACCOMMODATION SHADE AREAS (AZC 20.76.130)**

Total Parking Area (17 stalls):	3,500 sf
Parking Area required to be shaded by deciduous trees:	700 sf (20%)
Total Paved Area Coverage by new deciduous trees:	1,495 sf (43%)



Zoning Permit: PLN #1160  
 Design Review submittal: PLN #1161



REVISIONS:  
 REV 1:  
 REV 2:  
 REV 3:

PROJECT ADDRESS:

PRELIMINARY SUBMITTAL

**WET RABBIT EXPRESS CAR WASH**  
 7530 204TH ST NE  
 ARLINGTON, WA 98223

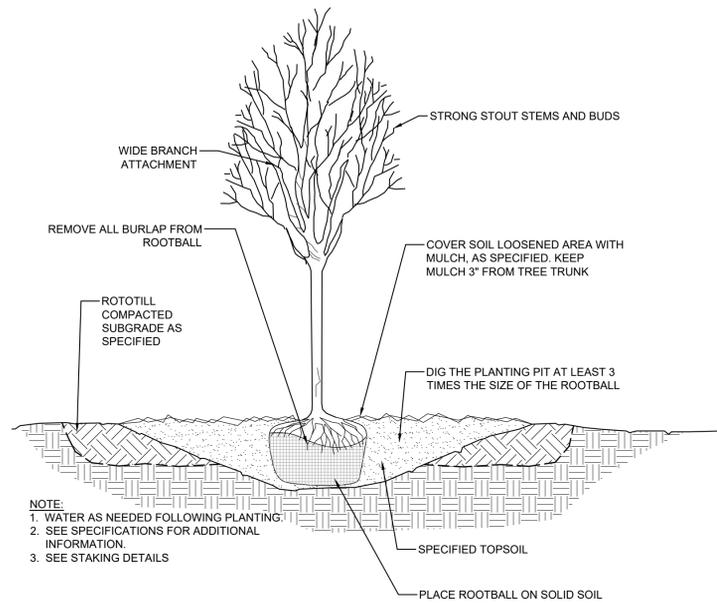
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 CHECKED: EW  
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 PROJECT: Wet Rabbit - Arlington  
 NUMBER: LLA0464.23

SCALE: 1" = 20'-0"  
 TITLE:

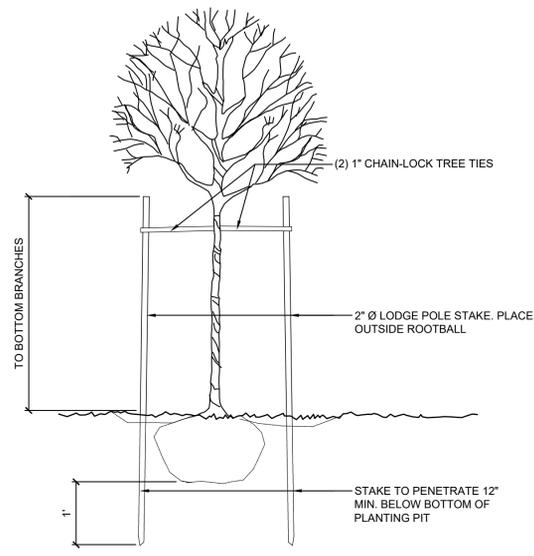
**LANDSCAPE PLAN, SCHEDULE & NOTES**

SHEET:

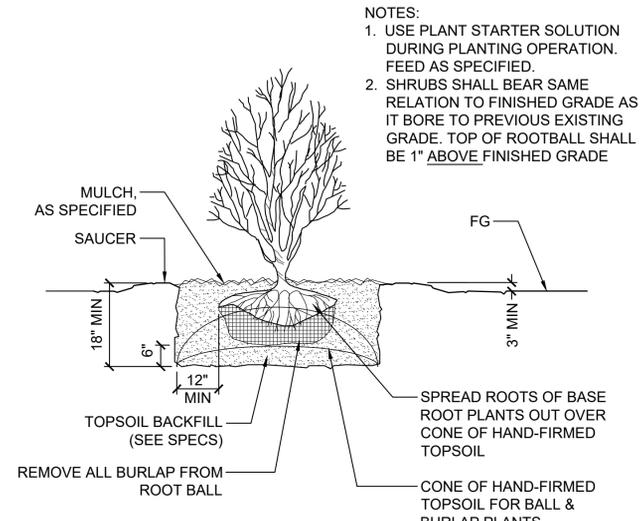
**L1.00**



**1 DECIDUOUS TREE PLANTING DETAIL**  
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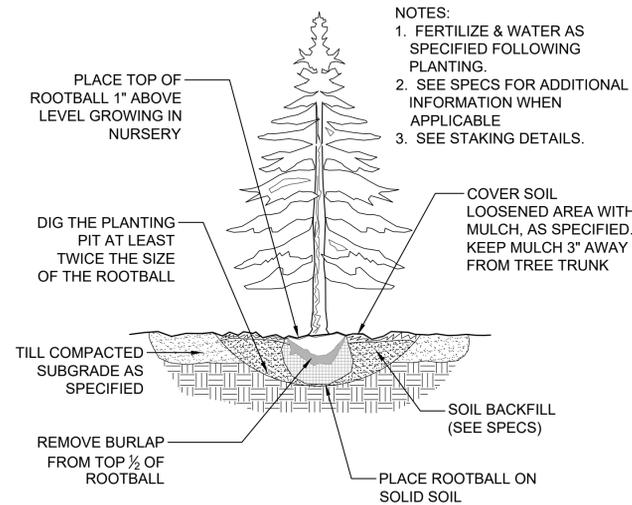


**2 DECIDUOUS TREE STAKING DETAIL**  
SCALE: NTS

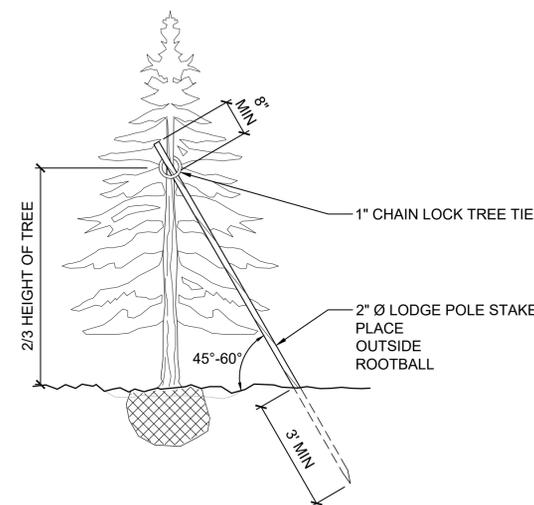


**3 SHRUB PLANTING DETAIL**  
SCALE: NTS

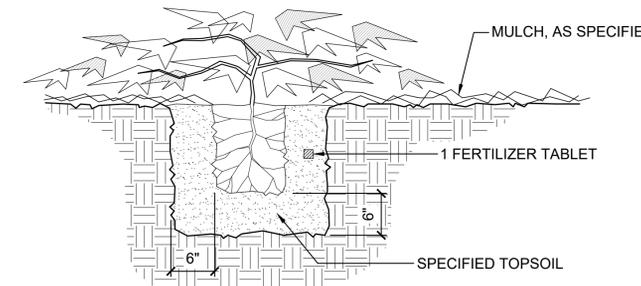
NOTES:  
1. USE PLANT STARTER SOLUTION DURING PLANTING OPERATION. FEED AS SPECIFIED.  
2. SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE



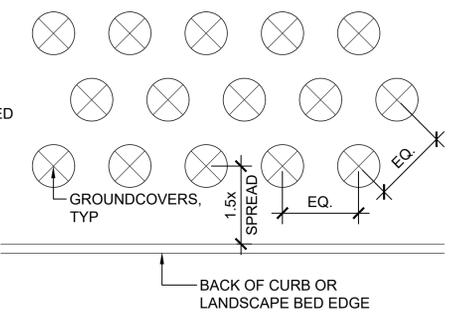
**4 CONIFER PLANTING DETAIL**  
SCALE: NTS



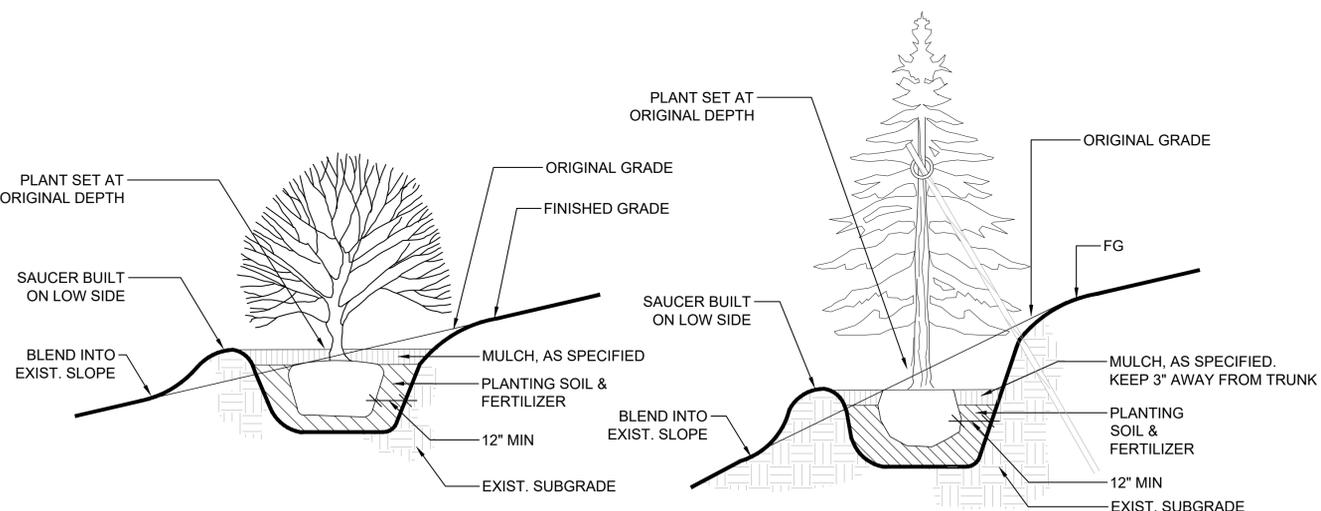
**5 CONIFER TREE STAKING**  
SCALE: NTS



**6 GROUNDCOVER PLANTING DETAIL**  
SCALE: NTS



NOTE:  
1. ALL GROUNDCOVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS PER PLAN, UNLESS SHOWN OTHERWISE  
2. SET GROUNDCOVER BACK FROM CURB OR WALKWAY AT LEAST 1-1/2 TIMES THE SPREAD OF SUCH GROUNDCOVER



**7 TREE & SHRUB SLOPE PLANTING DETAIL**  
SCALE: NTS

Zoning Permit: PLN #1160  
Design Review submittal: PLN #1161

TREES / DECIDUOUS



SWEDISH ASPEN



RED SUNSET MAPLE



BOWHALL MAPLE



GOLDSPIRE GINKGO

EVERGREEN



MOUNTAIN HEMLOCK



SHORE PINE

SHRUBS



DWARF MUGO PINE



MEXICAN ORANGE BLOSSOM



CANDY APPLE HYDRANGEA



LEMON BEAUTY HONEYSUCKLE



HEAVENLY BAMBOO



ORANGE GLOW KNOCKOUT ROSE



ORANGE ROCKET BARBERRY



TUSCAN BLUE ROSEMARY



NIKO FRENCH LAVENDER



RED DRIFT ROSE



CORAL DRIFT ROSE



ROZANNE GERANIUM



BOWLES GOLDEN SEDGE

PERENNIALS / ORNAMENTAL GRASSES / GROUNDCOVERS



KARL FOERSTER GRASS



BLUE OAT GRASS



PURPLE FOUNTAIN GRASS



MAIDEN GRASS VAR



WALKERS LOW CATMINT



STELLA DE ORO DAYLILY



ORANGE NEW ZEALAND SEDGE

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Know what's below.  
Call before you dig.

DRAWING SET:  
**PRELIMINARY  
SUBMITTAL**

REVISIONS:  
REV 1:  
REV 2:  
REV 3:

PROJECT ADDRESS:

**WET RABBIT EXPRESS CAR WASH**  
7530 204TH ST NE  
ARLINGTON, WA 98223

DESIGN: MUL  
DRAWN: MUL  
CHECKED: EW  
DATE: December 20, 2023  
PROJECT: Wet Rabbit - Arlington  
NUMBER: LLA0464.23

SCALE: As Shown  
TITLE:

**PLANT IMAGES**

SHEET:

**L1.02**