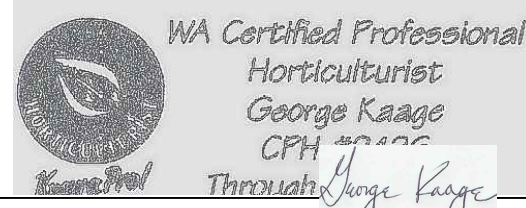


CNI

CENTRAL NURSERY, INC.

P 509.925.4553
F 509.925.4503
2391 VANTAGE HWY.
ELLENSBURG, WA 98926



ELLENSBURG DENTAL
FOR IGOR ELPERIN
#47933
108 S. WATER STREET
ELLENSBURG, WA 98926

APPLICANT/CONTACT

DR. GOR ELPERIN
108 SOUTH WATER STREET
ELLENSBURG, WA 98926

CITY OF ELLENSBURG
PLANNING AND DEVELOPMENT SERVICES

APPROVED FOR CONSTRUCTION

BY _____

R/W PERMIT NO. _____

1"=10'-0" CL JOB# 02236998

11-3-2025 DRAWN BY GK

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25-02236998 -ELLENSBURG DENTAL-LP

REVISIONS

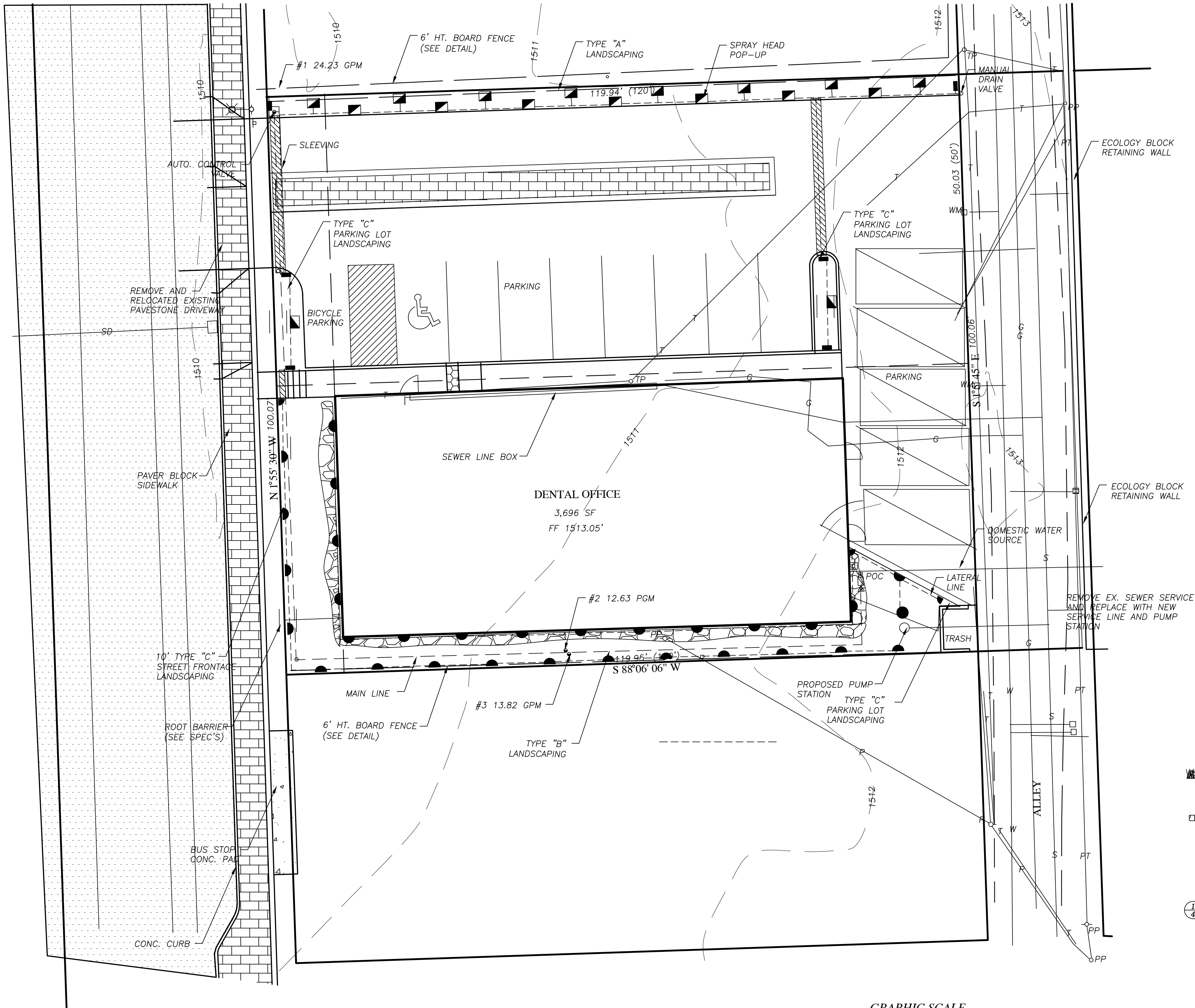
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1	ECC COMMENTS 2 A B	GK	1-26-26

**IRRIGATION PLAN
LEGEND, CALC'S.
DETAILS & SPEC'S.**

L-2
OF 2

PF#

PARCEL NUMBER 47933



IRRIGATION SCHEDULE

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
Q T H TO F EST SST CST	SPRAY POP-UP SHRUB	RAINBIRD	1806 SERIES - 30 PSI - 8', 10', 12', 15' RADIUS. SST, CST, ES NOZZLE AS NEEDED TO PROVIDE HEAD TO HEAD COVERAGE OR APPROVED EQUAL.
ZONE# SIZE GPM	AUTOMATIC CONTROL VALVE VALVE BOX	RAINBIRD AMTEK	100 PEB SERIES - WITH VALVE SIZE, GPM, AND HYDROZONE # STANDARD OR JUMBO AS NEEDED - OR APPROVED EQUAL.
M	METER	RAINBIRD	1" INSTALL PER COUNTY STANDARDS.
M	DOUBLE CHECK ASSEMBLY	FEBCO	1 1/2" 825Y - OR APPROVED EQUAL.
Q	QUICK COUPLER	RAINBIRD	3RC W/ 33D KEY - OR APPROVED EQUAL.
O	GATE VALVE	NIBCO	T1-1 OR APPROVED EQUAL.
C	CONTROLLER	RAINBIRD	ESP-LX Plus - 12X SERIES - OR APPROVED EQUAL.
POC			POINT OF CONNECTION.
---	MAINLINE		1 1/2" SCHEDULE 40 PVC
---	LATERAL LINE		CLASS 200 - SEE SCHEDULE OF PIPE SIZES.
---	SLEEVING		SCHEDULE 40 - 2X'S DIAMETER OF PIPE.

PIPE SIZES

GPM	PIPE SIZE
0-8	3/4"
9-15	1"
16-22	1 1/4"
23-35	1 1/2"
36-55	2"

**IRRIGATION
ZONE/TYPE**

ZONE#	TYPE	SIZE GPM
1	SHRUB SPRAY	1" - 24.23
2	SHRUB SPRAY	1" - 12.63
3	SHRUB SPRAY	1" - 13.82
4	SPARE	
5	SPARE	
6	SPARE	

IRRIGATION NOTES

IRRIGATION TRENCH DEPTHS, 18" FOR MAINLINE, 12" FOR LATERAL LINES.
TRENCHES SHALL BE FREE OF ALL DEBRIS THAT CAN RESULT IN DAMAGE TO
THE PIPING.

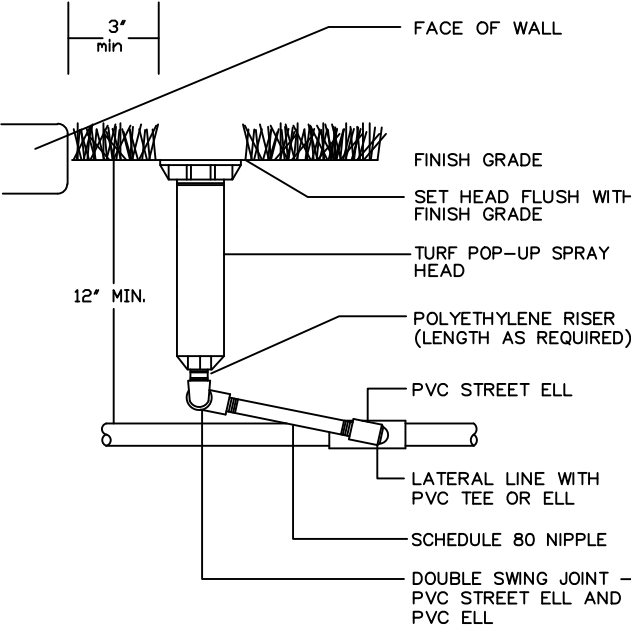
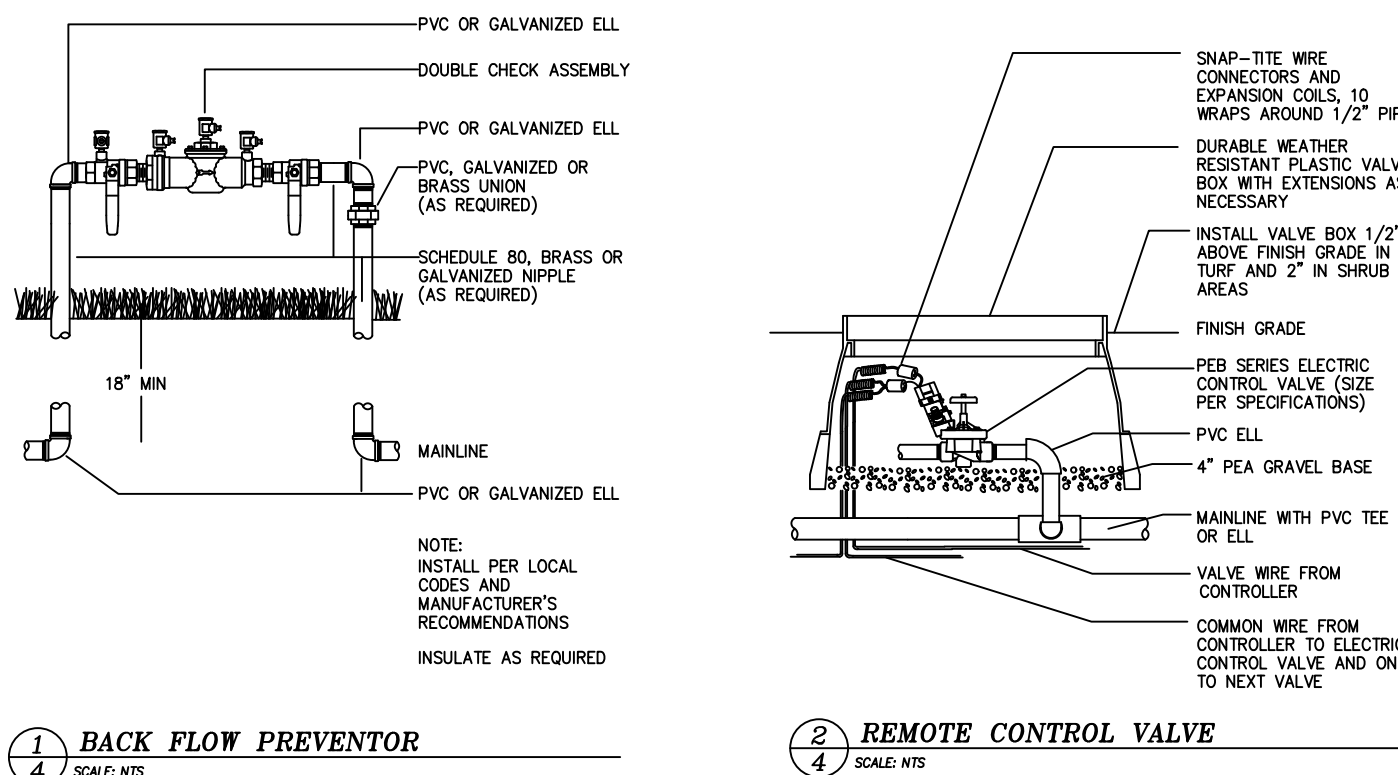
SET VALVE BOXES SQUARE TO ADJACENT BUILDINGS, WALKS OR PARKING.

PLAN IS DIAGRAMATIC, STANDARD TRADE PRACTICES TO BE EMPLOYED TO
INSURE ECONOMY OF TRENCHING AND SLEEVING. EXACT LOCATION OF LINES
AND HEADS MAY BE ALTERED BY CONTRACTOR TO PROVIDE BEST WATER
COVERAGE. MANUFACTURER'S RECOMMENDED HEAD SPACING SHALL BE
EXCEEDED ONLY WITH PERMISSION OF LANDSCAPE ARCHITECT.

OWNER TO PROVIDE DEDUCT/EXEMPT METER AS REQUIRED BY WATER
PURVEYOR.

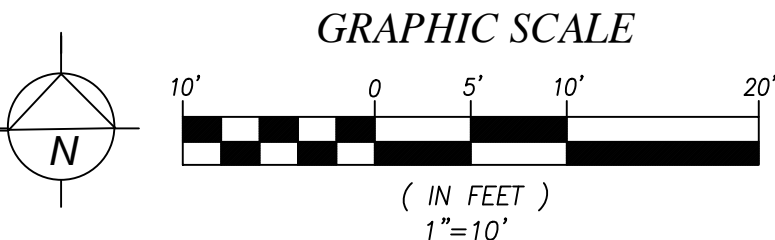
SWING JOINTS TO BE EITHER TRIPLE SWING JOINTS OR TORO FUNNY PIPE.

LEAVE A MINIMUM OF 3' OF ADDITIONAL CONTROL WIRE LOOPED AT EACH
VALVE BOX. ATTACH CONTROL WIRES TO THE ADJACENT PIPING WITH
ELECTRICAL TAPE, AT LEAST EVERY 20'. RUN 3 SPARE WIRES ALONG ENTIRE
LENGTH OF MAINLINE, LOOP THROUGH EACH VALVE BOX TO FARTHEST VALVE
BOX EACH DIRECTION.



POP UP SPRAY HEAD

1 ELLENSBURG DENTAL
2 SCALE: 1"=10'



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WA Certified Professional
Horticulturist
George Kaage
CPH
Through Large Logo

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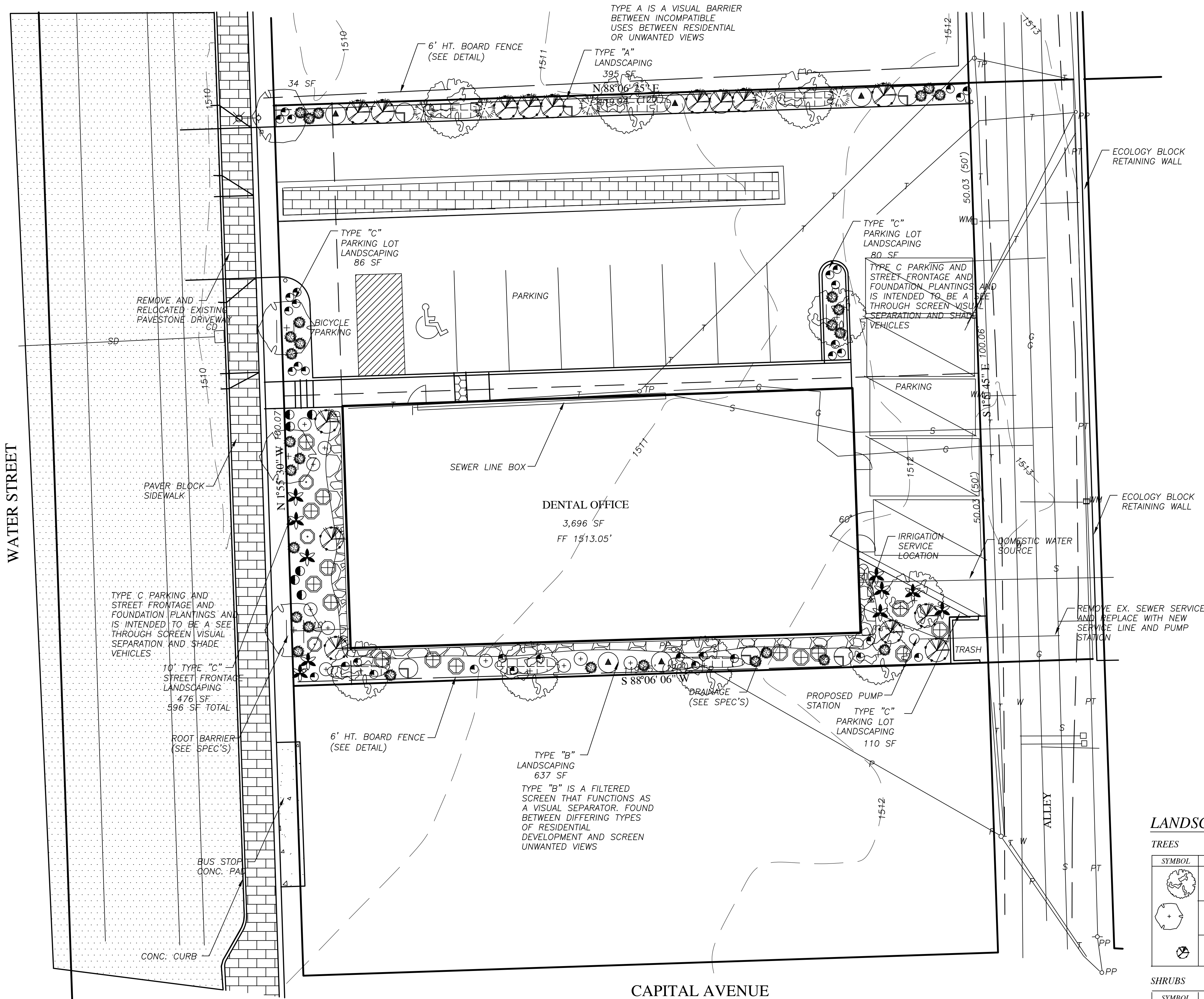
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LANDSCAPE PLAN
LEGEND, CALC'S.
DETAILS & SPEC'S.

L-1
OF 2

PF#

PARCEL NUMBER 47933



2 TREE STAKING

2 GENERAL NOTES

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.

ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.

ALL STONES LARGER THAN 1.5' DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.

TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.

2" OF ORGANIC COMPOST SHALL BE APPLIED AND TILLED INTO EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.

TOPSOIL SHALL BE CENTRAL NURSERIES 3-WAY MIX OR APPROVED EQUAL.

ALL BED AREAS TO RECEIVE 2" OF WOOD MULCH OR APPROVED EQUAL. TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.

ALL SHRUBS TO BE PLANTED A MIN. OF 6" FROM ALL STRUCTURES.

BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.

ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.

LAWN AREAS ARE TO BE HYDROSEEDING WITH CENTRAL NURSERIES SEED MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.

SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.

IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.

DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.

LOT STATISTICS

THE LOT ZONED COI IS 12,002 SF. IMPERVIOUS SURFACE 10,180 SF AND ASPHALT PARKING LOT IS 9,652 SF, 85% OF THE LOT. REMAINDER OF SITE 1,904 SF WILL BE LANDSCAPED, INCLUDING BUFFERS, PARKING AND STREET FRONTAGE LANDSCAPING. ALL DRAINAGE FROM THE BUILDING AND PARKING LOT WILL BE RETAINED ON-SITE. PLANT MATERIAL IS A MIX OF NORTHWEST NATIVES AND DROUGHT TOLERANT TREES ORNAMENTAL SHRUBS AND GROUNDCOVER FOR THE ELLENSBURG AREA. PERMANENT IRRIGATION = 1,904 SF. PERMANENT AREAS INCLUDE ALL BED AREAS ADJACENT TO BUILDING, BUFFERS, STREET FRONTAGE, AND PARKING (1,904 SF).

LANDSCAPE PLANTING SCHEDULE

TREES

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	9	Acer plat. 'Crimson Sentry' / CRIMSON SENTRY NORWAY MAPLE	1.5" CAL.	B&B, 30' O.C. BRANCHED @ 6' HT.
	4	Malus f. 'Spring Snow' / SPRING SNOW FL. CRABAPPLE	1.5" CAL.	B&B, 30' O.C. BRANCHED @ 6' HT.
	15	Picea abies 'Cupressina' / COLUMNAR NORWAY SPRUCE	6-7" HT.	B&B 15' O.C.

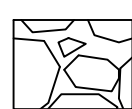
SHRUBS

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	15	Berberis thunbergii 'Crimson Pygmy' / CRIMSON PYGMY BARBERRY	3 GAL.	CON. GRWN. 4' O.C.
	5	Calamagrostis a. 'Karl Foerester' / REED FEATHER GRASS	1 GAL.	CON. GRWN. 4' O.C.
	27	Festuca idahoensis / IDAHO FESCUE	1 GAL.	CON. GRWN. 30" O.C.
	6	Lavandula angustifolia 'Hidcote' / HIDCOTE LAVENDER	1 GAL.	CON. GRWN. 24" O.C.
	33	Phlox diffusa / SPREADING PHLOX	4" POT	CON. GRWN. 18" O.C.
	10	Potentilla fruticosa / CINQUEFOIL	3 GAL.	CON. GRWN. 3' O.C.
	6	Pythocarpus capitatus / PACIFIC NINEBARK	5 GAL.	CON. GRWN. 5' O.C.
	5	Rosa woodsii / WOOD'S ROSE	3 GAL.	CON. GRWN. 4' O.C.
	3	Spiraea japonica 'Goldmound' / GOLDMOUND SPIRAEA	3 GAL.	CON. GRWN. 4' O.C.

GROUNDCOVER

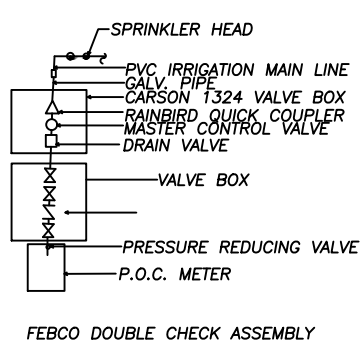
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	72	Mahonia repans / CREEPING OREGON GRAPE	1 GAL.	CON. GRWN. 30" O.C.

SITE FURNITURE SPECIFICATIONS

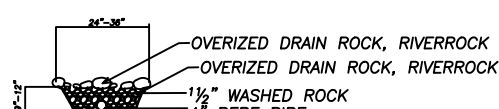


DRAINAGE - A MIX OF 1 1/2" WASHED ROCK AND 6" OVERSIZED RIVER ROCK OR APPROVED EQUAL

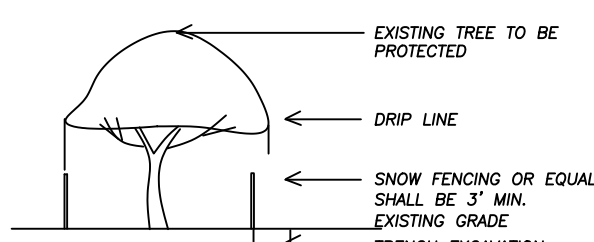
ROOT BARRIER - 2" PANELS AS SHOWN, OR APPROVED EQUAL



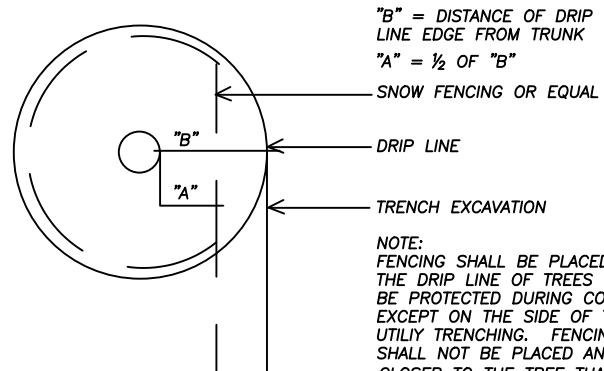
SCHEMATIC OF POINT OF CONNECTION NTS



DRAINAGE SWALE DETAIL NTS



TREE PROTECTION DETAIL NTS



TEMPORARY TREE PROTECTION PLAN

1 ELLENSBURG DENTAL

SCALE: 1"=10'