



PRELIMINARY - NOT FOR CONSTRUCTION - FOR REVIEW and DISCUSSION PURPOSES ONLY

PROJECT: A NEW FACILITY FOR:
 CLIENT: **BRIDGESTONE / FIRESTONE**
 Project Location:
**4245 TABLE ROCK ROAD
 CENTRAL POINT, OREGON**

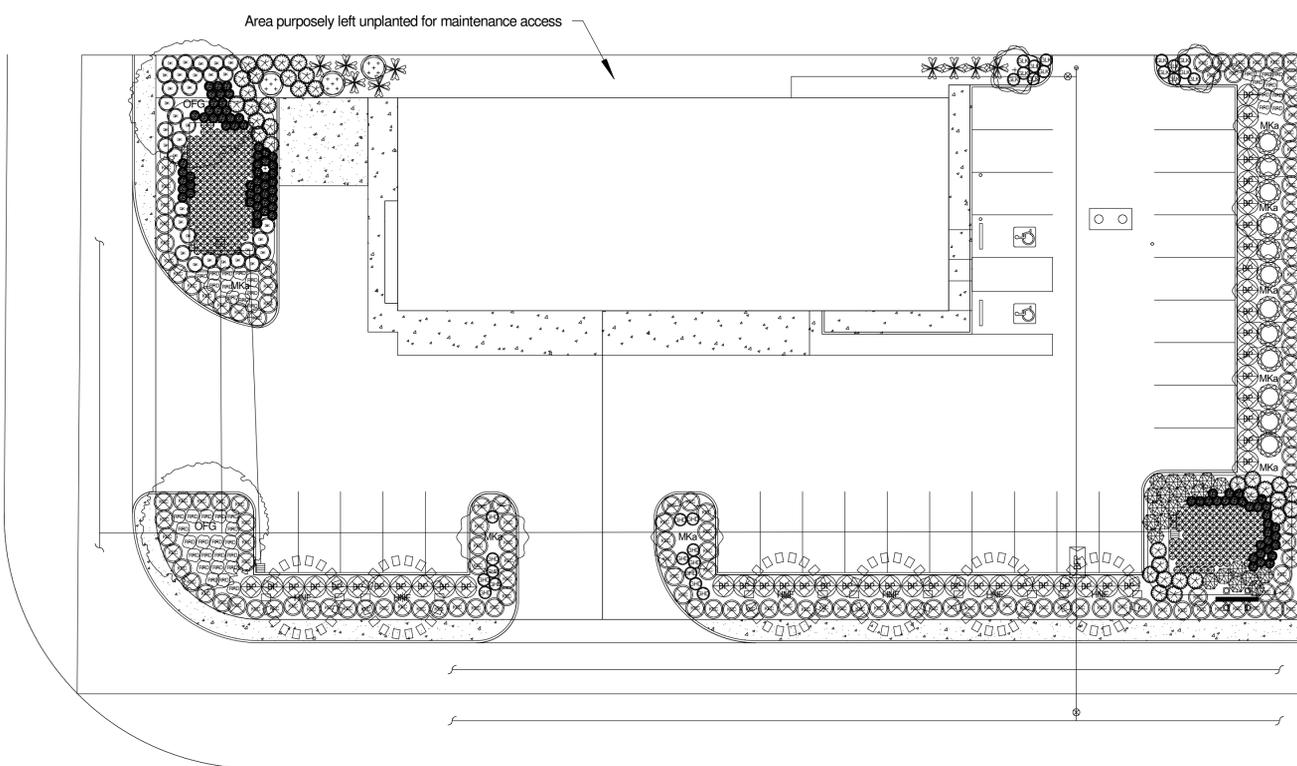
BUILDING DEPARTMENT APPROVAL STAMP:

MARK	DATE	DESCRIPTION

Issue date: 4/6/2020
 PROJECT NO:
 DRAWN BY:
 CHECKED BY:

SHEET TITLE:
Landscape Plan

L1



GRADING

- All planting beds to be excavated to a minimum depth of 18" or deeper as determined by surrounding concrete and hardscapes.
- Fill planters with approved top soil or equal as determined by certified soil testing. Fill with sufficient excess to allow for 25% compaction to achieve final grade. IE-24" of loose fill required for 18" depth after settling.
- Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
- Sub-grading and final grade to consist of a smooth even grade, no undulation greater than plus or minus 1" within any 10 lineal feet of distance.
- All sub-grades to be adequately firm without being overly compacted.
- Once subgrade is established the Landscape Contractor is to add mature compost at a rate of 3 cu yds per 1,000 sq ft. and then rip to blend with top soil to a depth of 8". As an alternative, pre blended soil matching the specification may be used in place of blending on site.
- Finish grade, after settling, in shrub areas to be a smooth even grade mounded 3" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
- Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with Landscape Architect.
- SEE CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL GRADING INFORMATION PARTICULARLY AS RELATES TO FILTRATION GARDENS AREAS

TABLE ROCK ROAD

GENERAL CONSTRUCTION NOTES

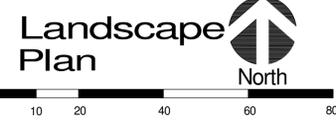
- General preparation of site to include:
 - Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
 - Removal, from site, of all existing surface rock and/or debris in planting beds.
 - All shrub beds to be finish raked to a smooth condition prior to mulching.
 - Medium dark multi-bark to be placed in all shrub beds to a depth of 3"
 - INCLUDE 365 DAYS OF MAINTENANCE from the day of acceptance. Including but not limited to:
 - Maintain planting areas in a healthy, weed free condition through a minimum of bi-weekly visits.
 - Replace any material showing signs of stress.
 - Monitor irrigation for correct timing.
 - Provide owner with complete list of instructions for continued care.
 - Plan is diagrammatic and measurements should be confirmed on-site. Any changes are the responsibility of the contractor to co-ordinate with the owners representative.
- SEE CIVIL ENGINEERS DRAWINGS FOR RELEVANT GRADING CONSIDERATIONS

IRRIGATION DETAILS

- An automatic irrigation system to be provided for all plant materials areas in accordance with industry standards. System is intended to perform at 15 gpm and 50 psi. Confirm on-site before proceeding depending on the available water source.
- All materials are to be new and in original condition.
- No zone shall exceed 15gpm. Pipe sized to have less than 5ft / sec flows.
- Place manual drain valves as needed at low points in mainline
- Mainline should be located in area with least conflict with surrounding utilities. Mainline location on plan for ease of interpretation
- Hunter PROS-06 series heads in Filtration Garden areas with MP Rotator nozzles of the appropriate radius for the area being watered. Heads are to be located 2-3" from any concrete, hard surface or transitional area between shrubs. Heads are to be 8-10" from any building or structure. ALL SPRAY SPRINKLERS TO BE PLACED BASED ON HEAD TO HEAD COVERAGE FROM THE PERIMETER WORKING IN TO THE MIDDLE. *****NO EXCEPTIONS*****
- All drip zones to use PVC laterals to locate a point of connection in each individual planting bed terminating in a Drip Riser.
- Shrub areas to be irrigated by drip irrigation
 - All surface drip tubing to be 1/2" poly tubing. Tubing ends to have removable caps. Tubing to be buried a minimum of 3-5" and held down every 5' with J-stakes.
 - Rain Bird XB-10 Emitters to be placed at the outside edge of root zones of plants at the following rate
 1-2g plants 2- 1GPH emitters placed on opposite sides of root ball
 3-5g plants 3- 1GPH emitters placed on opposite sides of root ball
 Larger material 5- 1GPH emitters spaced equally around perimeter of root ball
 - All Drip zones to include a 200 mesh filter and 30psi pressure regulator
- All trenching to be a minimum of 15" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
- Control wires are to be a minimum of 14ga and spliced with water proof connections only. Place all wiring below piping in trenches.
- Sleeving to be provided under all hardscapes by general contractor for irrigation purposes.
- Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance. Damage or loss due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
- Provide owner with an accurate as-built locating all valves, wire splices, main line and any sleeving.
- Provide owner with preliminary watering schedule for the established landscape.
- Provide owner with complete set of written instructions for operation of sprinkler system including spring start up, clock operation, and winterization.
- Walk owner through the entire system describing the operating instructions.

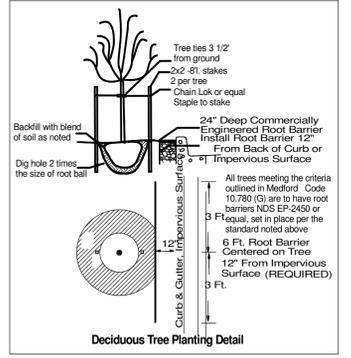
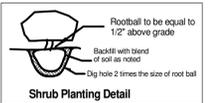
Wilkins 3/4" Double Check Valve

SCALE 1" = 20'



PLANTING

- Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions to be made with the approval of landscape architect.
- No planting to proceed until irrigation system is fully functioning in the area to be planted.
- All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 top soil, micorrizae supplement and 16-16-16 fertilizer as follows.
 1gal 1oz
 3-5gal 2oz
 larger 4oz
- Plant upright and face to give best appearance or relationship to plants, structures and predominant viewing angle. Trees are to be planted so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
- Loosen and remove twine binding and burlap from around top of each root ball.
 Scarily root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
- Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
- When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
- Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.
 - Replace plant material not surviving or in poor condition during guarantee period.
 - Perform all replacement work in accordance with original specifications at no additional cost to Owner.
 - Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.
- Confirm to Landscape Architect the availability of plant materials 30 Days prior to planting.



PLANTING

Quantity	Common Name	Botanical Name	Size
Trees			
2	Pear, Callery, Capital	Pyrus calleryana 'Capital'	1 1/2"
6	Hombeam, Native Flame	Carpinus caroliniana 'Native Flame'	1 1/2"
8	Maple, Karpick	Acer rubrum 'Karpick'	1 1/2"
2	Oak, Forest Green	Quercus frainetto 'Schmidt'	1 1/2"
Shrubs			
21	Euonymus, Emerald Gaiety	Euonymus fortunei 'Emerald Gaiety'	2g
12	Laurel, Otto Luyken	Prunus laurocerasus 'Otto Luyken'	3g
9	Viburnum, David	Viburnum davidii	3g
35	Spiraea, Douglasii	Spiraea douglasii	1g
4	Elderberry, Red	Sambucus racemosa	5g
32	Redtwig Dogwood, Kelsey Dwf	Cornus s. 'Keyseyi'	1g
Ground Cover / Grasses			
49	Broom, Pilosa	Genista pilosa	1g
14	Grass, Hameln Dwarf	Penisetum alopecuroides 'Hameln'	1g
14	Grass, Little Kitten	Miscanthus sinensis 'Little Kitten'	1g
137	Kimkinick, Emerald Carpet	Arctostaphylos 'Emerald Carpet'	1g
41	Rose, Red Drift	Rosa 'Meigalpio'	1g
85	Tufted Hair Grass	Deschampsia cespitosa	plugs
281	Soft Rush	Juncus effusus	plugs

SCALE IS 1" = 20' WHEN PRINTED AT 24" X 36" SIZE
 SCALE IS INACCURATE WHEN PRINTED AT ANY OTHER SIZE