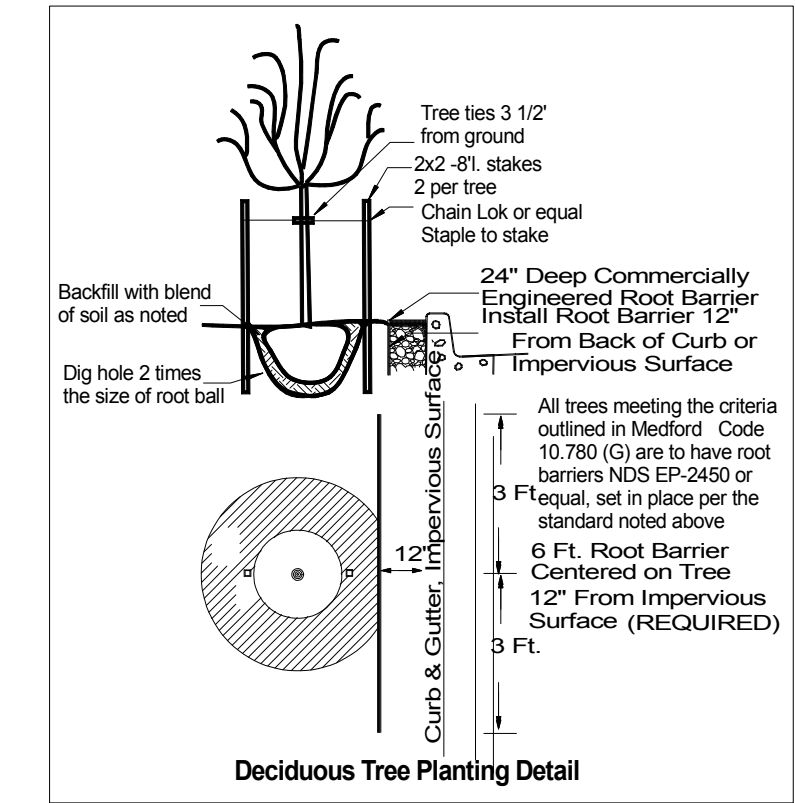
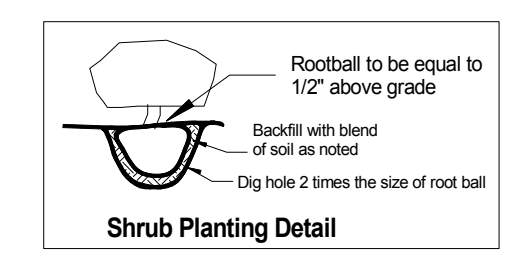
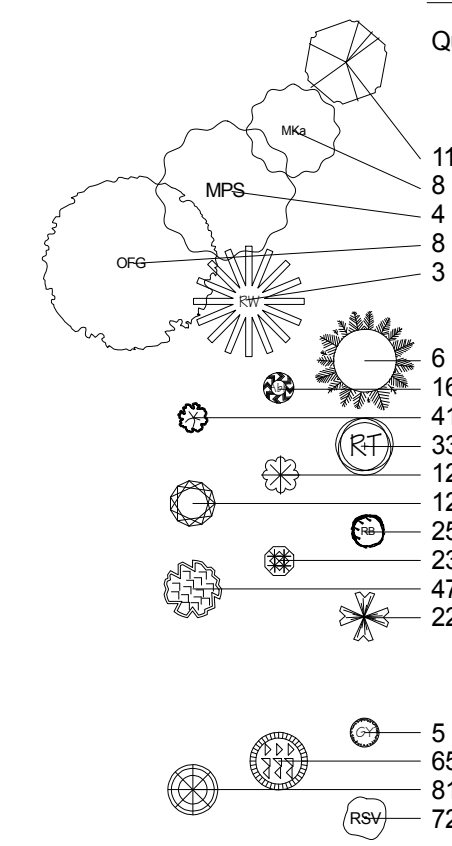


Biddle Road



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 10gpm.
- 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
- Use Hunter MP rotator heads in turf grass areas. Use the appropriate radius nozzle for the area. ALL SPRAY SPRINKLER HEADS TO BE PLACED BASED ON HEAD TO HEAD COVERAGE FROM THE PERIMETER WORKING INTO 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
- Control wires are to be a minimum of 18ga 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.



PLANTING

Quantity	Common Name	Botanical Name	Size
Trees			
	Hornbeam, European	Carpinus betulus	1 1/2"
	Maple, Karpick	Acer rubrum 'Karpick'	1 1/2"
	Maple, Paper Bark	Acer griseum	1 1/2"
	Oak, Forest Green	Quercus frainetto 'Schmidt'	1 1/2"
	Redbud, Western	Cercis occidentalis	
Shrubs			
	Arbovitae, Green Giant	Thuja 'Green Giant'	5g
	Abelia, Kaleidoscope	Abelia X grandiflora 'Kaleidoscope'	2g
	Barberry, Crimson Pygmy	Berberis thunbergii 'Crimson Pygmy'	2g
	Dogwood, Redtwig Kelsey Dwarf	Cornus sericea 'Kelsey'	1g
	Heavenly Bamboo, Fire Power	Nandina domestica 'Fire Power'	2g
	Laurel, Cherry, Otto Luyken	Prunus laurocerasus 'Otto Luyken'	3g
	Raphiolepis, Ballerina	Raphiolepis indica 'Ballerina'	2g
	Veronica, Patty's Purple	Hebe buxifolia 'Patty's Purple'	2g
	Viburnum, Spring Bouquet	Viburnum tinus 'Spring Bouquet'	3g
	Viburnum, David	Viburnum davidii	2g
Ground Cover / Grasses			
	Grass, Yakushima	Miscanthus sinensis 'Yakushima'	1g
	Juniper, Shore	Juniperus conferta	2g
	Kinnikinnick, Massachusetts	Arctostaphylos uva-ursi 'Massachusetts'	1g
	Rose, Solero Vigorosa	Rose, Solero Vigorosa	2g



GENERAL CONSTRUCTION NOTES

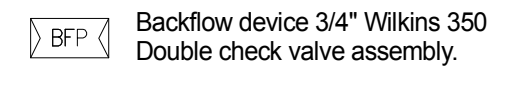
- General preparation of site to include:
 - Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
 - Removal, from site, of all existing surface rock and/or debris in planting beds.
 - All shrub beds to be finish raked to a smooth condition prior to mulching.
 - Medium dark mulch to be placed in all shrub beds to a depth of 3"
 - Sod lawn to be Perennial Ryegrass Blend or equal as determined by Landscape Architect.
 - 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 GRADES

PLANTING

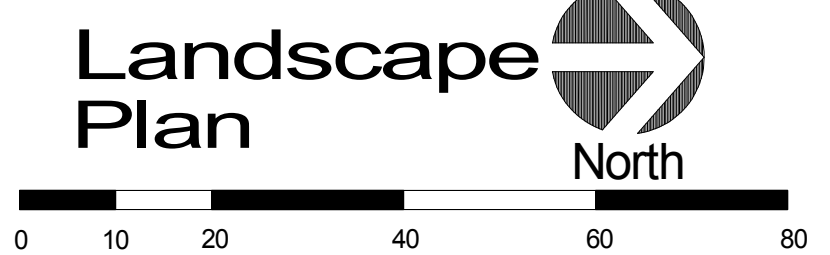
- Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions to be made with the approval of landscape architect.
- No planting to proceed until irrigation system is fully functioning in the area to be planted.
- All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 top soil, micronize 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. Scarify 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.

GRADING

- All planting beds to be excavated to a minimum depth of 12" or deeper as determined by surrounding concrete and hardscapes. Excavation to continue until contacting native soil. Non-native soil to include gravel, rock and debris greater than 1 1/2" in size, and heavy clay soil. Final excavation not to exceed 18" below surrounding hardscapes.
- Fill planters with available reserved top soil harvested from site that is determined to be satisfactory for superior plant growth by testing done at Soil & Plant Laboratory Inc of Anaheim, Ca. If available backfill material does not meet specifications fill all planters spaces with approved topsoil. Fill with sufficient excess to allow for 25% compaction. Fill planters so as to achieve a final grade within 3" of the top of the nearest hard surface or Concrete.
- 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 to a smooth even grade, no undulation greater than plus or minus 1" within any 10 lineal feet of distance.
- SEE CIVIL ENGINEERS DRAWINGS FOR GRADES AS REQUIRED.
- 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"
- Finish grade 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.



NOTE: IF THIS SHEET IS LESS THAN 22" x 34" IT HAS BEEN REDUCED AND IS NOT TO SCALE.



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ROGUE VALLEY MICRODEVICES
4601 BIDDLE ROAD TAX LOT 802
CENTRAL POINT, OREGON 97502

All drawings and written material appearing herein constitutes the original and unpublished work of Madara Design Inc and the same may not be duplicated, used, or disclosed without written consent. Installer is to assume responsibility for revisions to plan due to unknown grade variations, differences in dimensions, or on-site changes by others.

DRAWN BY: TM
CHECKED BY: TM
08.12.16
SCALE: 1" = 20'

