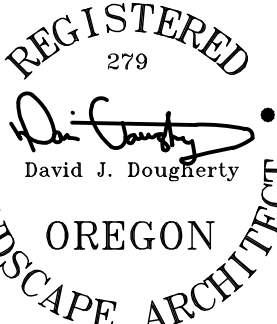


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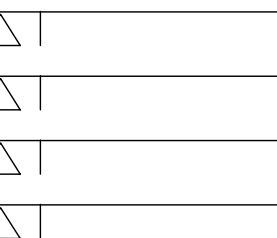
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Checked By: DJD

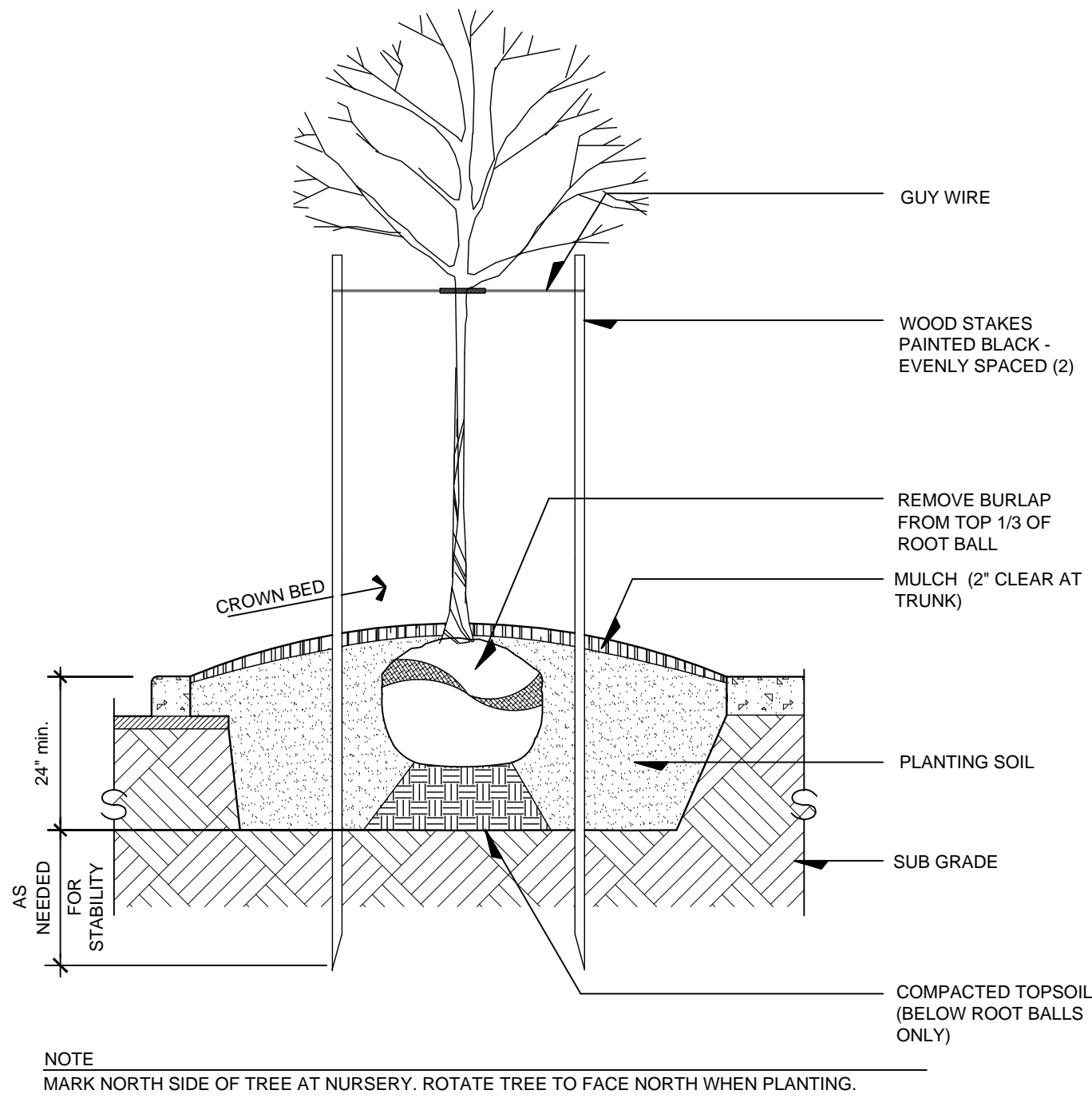
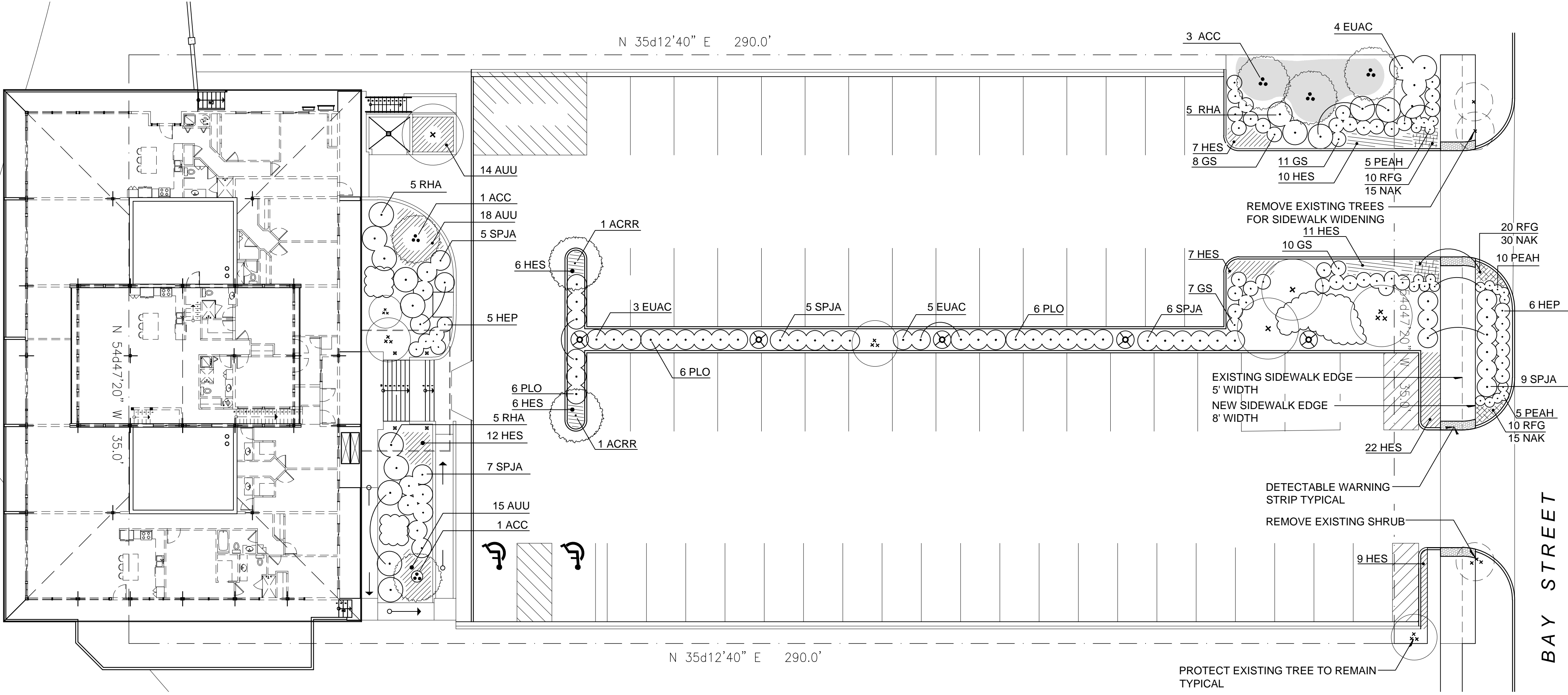
Submission:  
Design Review

Revisions

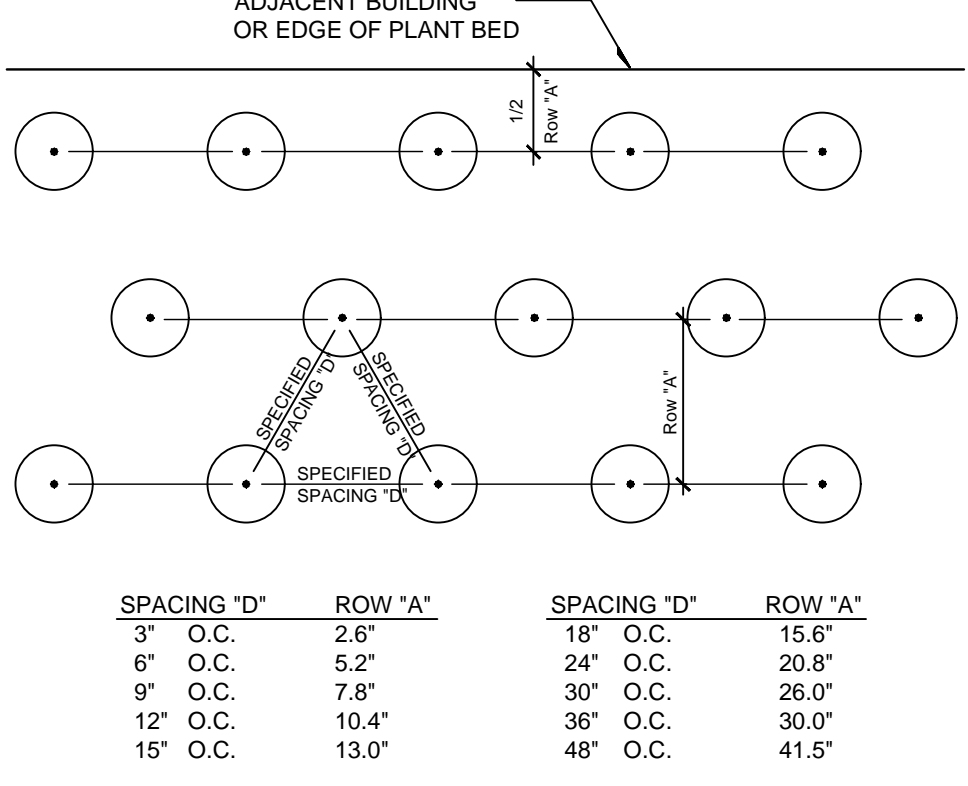


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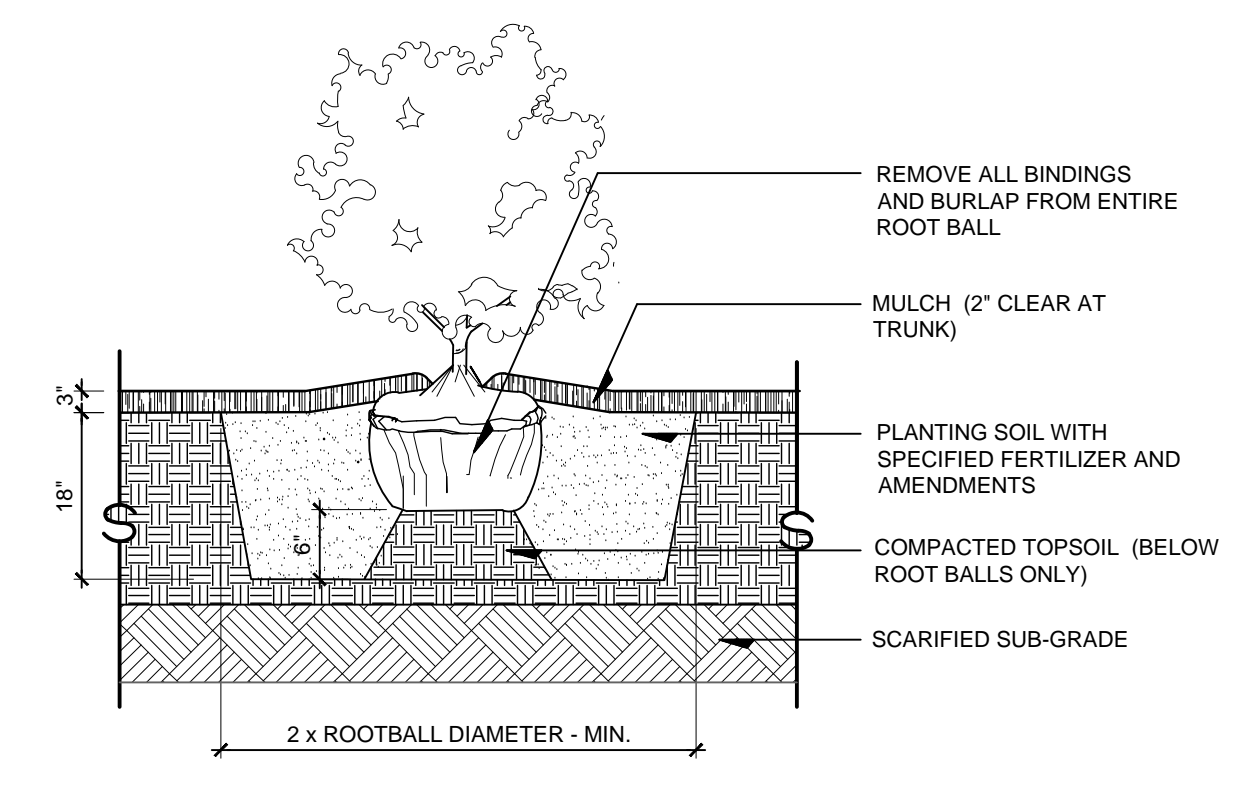
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1 TREE PLANTING AT PARKING AREAS  
LA-1 SECTION SCALE: 1/2" = 1'-0"



2 GROUNDCOVER SPACING DIAGRAM  
LA-1 PLAN NTS



3 TYPICAL SHRUB PLANTING  
LA-1 SECTION SCALE: 1/2" = 1'-0"

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
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TREES

ACC	6	Acer circinatum	Vine Maple	6' ht.	multi-stem, B&B
ACRR	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	2' cal.	Matching, limbed up to 6 ft.

SHRUBS

EUAC	12	Euonymus alata 'Compacta'	Compact Burning Bush	5 gal.	matching, full
HEP	11	Hebe 'Patty's Purple'	Patty's Purple Hebe	3 gal.	matching, full
PLO	18	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	5 gal.	matching, full
RHA	15	Rhododendron 'Anah Krusche'	Anah Krusche Rhododendron	5 gal.	matching, full
SPJA	32	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	3 gal.	matching, full

GROUNDCOVERS, GRASSES, BULBS AND PERENNIALS

AUU	47	Arctostaphylos uva-ursi	Kinnikinnick	4" pots	matching, full
GS	36	Gaultheria shallon	Sailal	3 gal.	matching, full
HES	90	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	matching, full
NAK	60	Narcissus 'King Alfred'	King Alfred Daffodil	bulb	matching, full
PEAH	20	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	1 gal.	matching, full
RFG	40	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.	matching, full

LANDSCAPE GUIDELINES

- A. VERIFICATIONS
1. VERIFY LOCATION OF ALL UTILITIES AND PROTECT DURING CONSTRUCTION.
  2. PROTECT ALL EXISTING TREES, VEGETATION AND UTILITIES TO REMAIN DURING CONSTRUCTION.
- B. PRODUCTS
1. TOPSOIL AT PLANT BEDS: IMPORTED SANDY LOAM WITH 10% HUMUS AND CHARACTERISTIC OF LOAMS OF THE AREA. FREE OF ROCK, SUBSOIL, CLODS, LUMPS, PLANTS, ROOTS, STICKS, WEEDS, SEEDS AND OTHER DELETERIOUS SUBSTANCES.
  2. SOIL AMENDMENTS
    - a. FERTILIZER: 15-5-10-10 COMMERCIAL FERTILIZER.
    - b. ORGANIC MATERIAL: GARDEN COMPOST AVAILABLE FROM REXIUS OR LANE FOREST PRODUCTS.
  3. MULCH: SHREDDED FIR BARK; SCREENED AT 5/8" MINUS AT PLANT BEDS.
- C. SOIL PREPARATION
- PLANT BEDS
1. STRIP EXISTING VEGETATION INCLUDING GRASSES AND ROOTS AT AREAS TO BE IMPROVED. SCARIFY EXISTING SOIL TO A DEPTH OF 6" MINIMUM PRIOR TO PLACEMENT OF NEW TOPSOIL.
  2. PLACE MINIMUM OF 3" OF NEW TOPSOIL OVER TILLED EXISTING SOIL TO CROWN BED AND AS NEEDED TO MATCH EXISTING ADJACENT GRADE. ADD 3" OF ORGANIC MATERIAL AND 15-5-10-10 FERTILIZER TO TOPSOIL AT THE RATE OF 20 LBS. PER 1000 SF. TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 6" MINIMUM.
  3. PROTECT EXISTING TREE ROOTS DURING SCARIFICATION, PLACEMENT AND TILLING. TILL BY HAND AT PLANT BEDS ADJACENT TO EXISTING TREES TO REMAIN. DO NOT CUT ANY ROOTS LARGER THAN 2".
  4. COMPACTION: PLACE SOIL IN LAYERS. COMPACT EACH LAYER AT 85 PERCENT.
- D. MULCHING: MULCH ALL PLANT BEDS TO A MINIMUM DEPTH OF 3" WITHIN 24 HOURS OF PLANTING. TAPER MULCH TO 1" AT PAVING EDGES.

IRRIGATION SYSTEM NOTES

1. CONTRACTOR TO RESTORE EXISTING IRRIGATION OR PROVIDE NEW IRRIGATION AS NEEDED FOR FULL COVERAGE FOR ALL IMPROVED LANDSCAPE AREAS.
2. SUBMIT DESIGN OR RESTORATION DRAWINGS FOR AUTOMATIC CONTROL UNDERGROUND IRRIGATION SYSTEM TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. SYSTEM IS TO PROVIDE HEAD TO HEAD COVERAGE.
4. PROVIDE SEPARATE ZONES FOR LAWN AND SHRUB AREAS.
5. PROVIDE SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS.
6. MINIMIZE OVERSPRAY ONTO PAVED SURFACES.
7. MAIN LINE IS TO HAVE MANUAL DRAIN VALVES. AT LOW POINTS.
8. ALL IRRIGATION PIPING UNDER PAVING TO BE LOCATED IN SCHEDULE 40 PVC PIPE SLEEVES.
9. PROVIDE SUPPLEMENTAL WATERING OF ANY EXISTING PLANT MATERIAL AS NEEDED. REPLACE ANY DEAD OR DAMAGED PLANT MATERIAL RESULTING FROM LANDSCAPE AND IRRIGATION CONSTRUCTION.

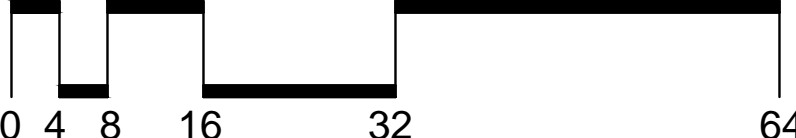
LANDSCAPE STANDARDS AND COVERAGE

1. MINIMUM LANDSCAPE AREA REQUIRED IS 10% OF TOTAL LOT AREA IN OLD TOWN DISTRICT PER FLORENCE CITY CODE 10-34-3-3.
2. LOT AREA IS 39,199 SF.
3. TOTAL ON SITE LANDSCAPE AREA IS 5,619 SF OR 14.33% TOTAL SITE AREA.
4. APPROXIMATELY 3820 SF IS PROPOSED FOR LANDSCAPE IMPROVEMENTS ON SITE WITH SHRUBS AND LIVING PLANT MATERIAL COVERING MINIMUM OF 70% OF LANDSCAPE AREA. ADDITIONAL LANDSCAPE IMPROVEMENTS ARE PROPOSED IN THE ROW. NOTE THAT TOTAL LANDSCAPE AREA INCLUDING EXISTING AND IMPROVEMENTS EXCEEDS 10% REQUIREMENT.
5. EXISTING TREES AND SHRUBS WILL REMAIN WHERE SHOWN ON PLAN.
6. PLANT MATERIAL HAS BEEN SELECTED FROM CITY OF FLORENCE TREE AND PLANT LIST.

LEGEND

	EXISTING TREES TO REMAIN		GROUNDCOVER
	PROPOSED TREE		PERENNIALS
	SHRUBS		MULCH ONLY
	EXISTING TREE TO BE REMOVED		EX. VEGETATION TO REMAIN

Landscape Plan



SCALE: 1/16" = 1'-0"

