



Project

Consultant

OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE
3933 South Kelly Avenue, Suite B
Portland, OR 97239
(503) 972-0311
www.ottenla.com

Revisions
No. Description Date

Stamp



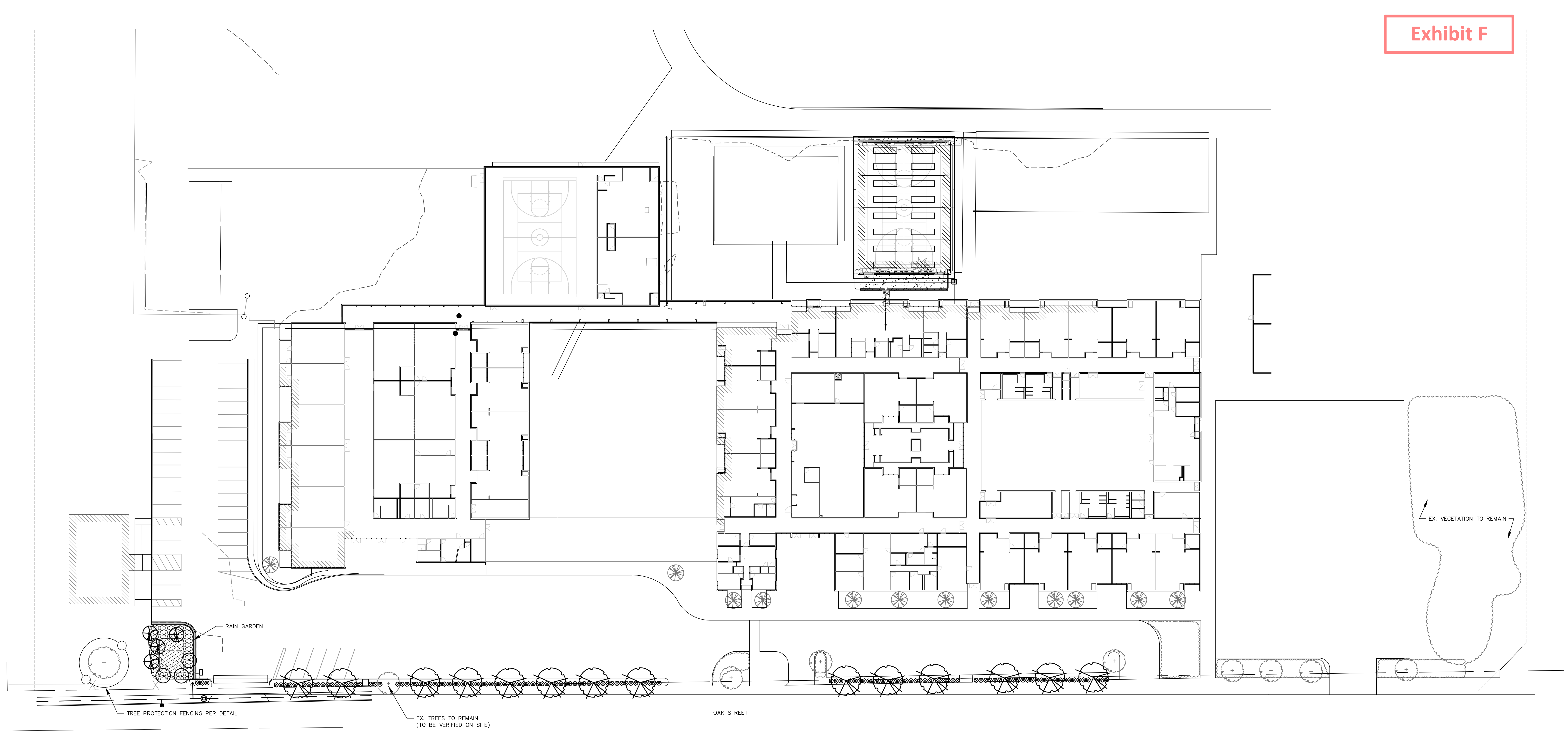
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22006

Drawing Title
LANDSCAPE PLAN

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LANDSCAPE PLAN

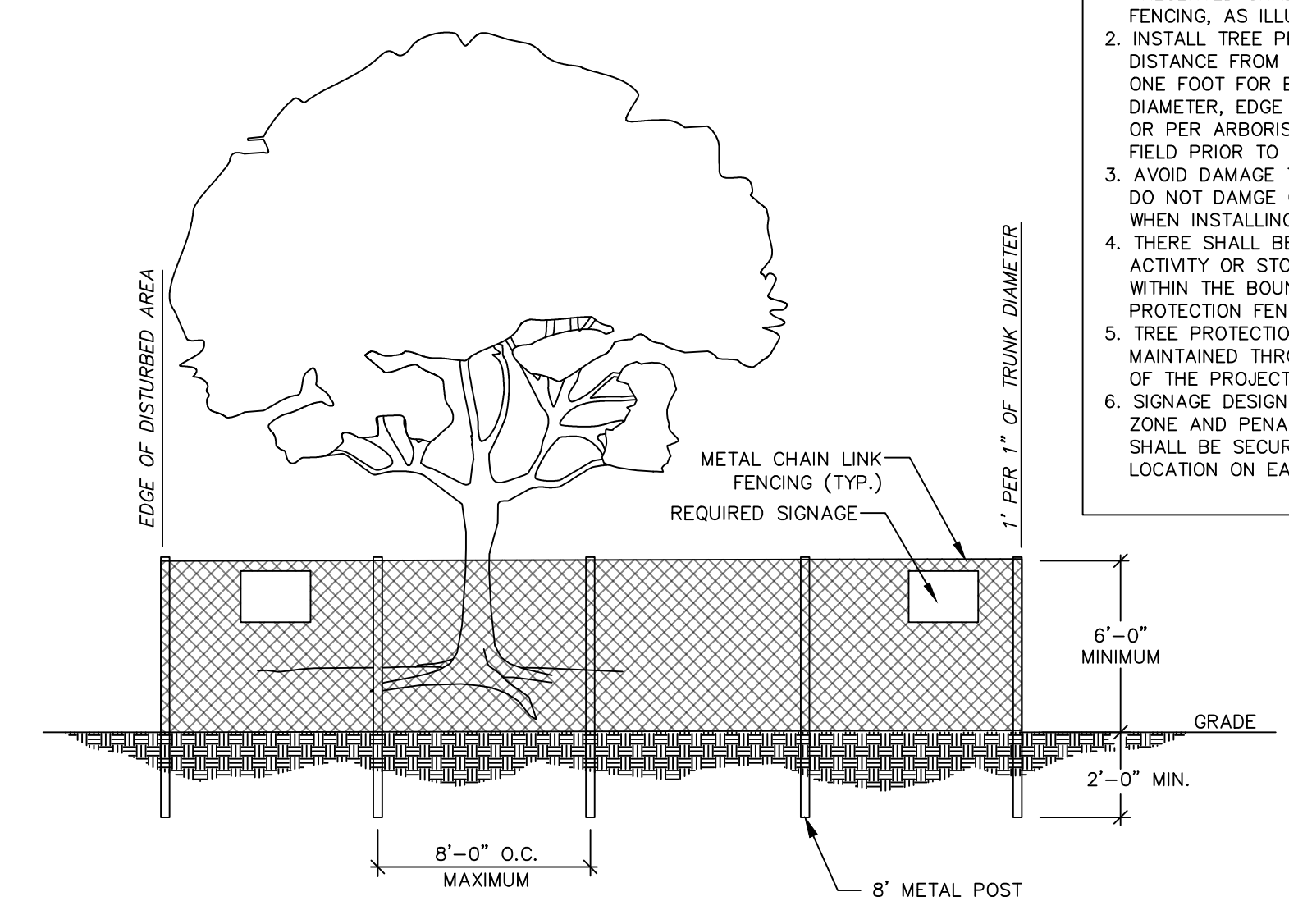
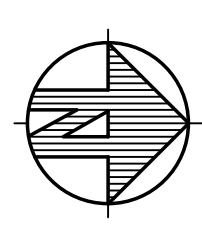
SCALE 1" = 30'-0"

GENERAL NOTES:
1. Contractor is to verify all plant quantities.
2. Adjust plantings in the field as necessary.
3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscape Contractor. Existing irrigation system, if present, shall be modified to cover new plantings. Rain garden requires irrigation for two growing seasons or until establishment. Guarantee system for a minimum one year. 4. All plants are to be fully foliated, well branched and true to form.
5. Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.
6. Contractor shall notify the Landscape Architect if specified materials or methods are not consistent with local climate and/or practices.

PLANT LIST				
SYMBOL	QTY.	LATIN NAME / Common Name	SIZE	SPACING
TREES				
(Symbol)		EXISTING TREE TO REMAIN		
(Symbol)		EXISTING VEGETATION TO REMAIN		
(Symbol)	14	STYRAX JAPONICUS Japanese Snowbell	1.75" cal.	As Shown
SHRUBS				
(Symbol)	125	ILEX GLABRA 'COMPACTA' Compact Inkberry	5 gal.	3' o.c.
PLANT LEGEND: RAIN GARDEN FACILITY				
SYMBOL	QTY.	LATIN NAME / Common Name	SIZE	SPACING
TREES				
(Symbol)	3	GARRYA ELLIPTICA Wayleaf Silk-tassel	1.5" cal.	As Shown
(Symbol)	4	FRAXUS CONTORTA Beech Pine	6" ht.	As Shown
SHRUBS				
(Symbol)	12	CELANOTHUS GLORIOSUS Paint Reyes Ceanothus	1 gal.	2' o.c.
(Symbol)	12	LONICERA INVOLUCRATA Tinkberry Honeysuckle	1 gal.	2' o.c.
(Symbol)	14	GALLIHERIA SHALLON Sage	1 gal.	2' o.c.
(Symbol)	14	MAHONIA NERVOSA Dull Oregon Grape	1 gal.	2' o.c.
HERBACIOUS PLANTS (*)				
(Symbol)	153	MIMULUS SUTTATUS Yellow Monkey Flower	1 gal.	1' o.c.
(Symbol)	153	FESTUCA OCCIDENTALIS Western Fescue Grass	1 gal.	1' o.c.
(Symbol)	154	JUNCUS EFFUSUS VAR. PACIFICUS Soft Rush	1 gal.	1' o.c.

NOTE:
Plant quantities to be adjusted upon inventory of existing trees and shrubs.

STORM WATER FACILITY CALCULATIONS
PER CITY OF FLORENCE STORM WATER MANAGEMENT DESIGN MANUAL
FACILITY AREA= 1,111 SF
ZONE A= 373 SF
HERBACIOUS PLANTS REQUIRED (115 PER 100 SF)= 460
ZONE B= 738 SF
TREES REQUIRED (738*0.1)= 7
LARGE SHRUBS REQUIRED (738*0.3)= 22
SMALL SHRUBS REQUIRED (738*0.4)= 30
LANDSCAPE CALCULATIONS
PER CITY OF FLORENCE CITY CODE
5% LOT COVERAGE EXPANSION
NEW TREES REQUIRED= 2
NEW SHRUBS PROPOSED= 2
NEW SHRUBS REQUIRED= 8
NEW SHRUBS PROPOSED= 8
STREET FRONTAGE LANDSCAPING
FRONTAGE LENGTH= 724 LF
TREES REQUIRED (1 PER 30 LF)= 25
EXISTING TREES WITHIN 20' SETBACK= 9
NEW PROPOSED TREES= 16 (includes Storm Pond)
SHRUBS REQUIRED (6 PER 30 LF)= 145
EXISTING SHRUBS WITHIN 20' SETBACK= To be Verified
NEW SHRUBS PROPOSED= 147 (includes Storm Pond)



TREE PROTECTION FENCING

NOTES:
1. ALL EXISTING TREES DESIGNATED TO BE PRESERVED SHALL BE PROTECTED BY FENCING AS ILLUSTRATED ON PLANS.
2. INSTALL TREE PROTECTION FENCE AT A DISTANCE FROM TRUNK CENTERLINE OF ONE FOOT FOR EVERY INCH OF TRUNK DIAMETER, EDGE OF DISTURBED AREA, OR PER ARBORIST DIRECTION IN THE FIELD PRIOR TO CONSTRUCTION.
3. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVERE LARGE ROOTS WHEN INSTALLING POSTS.
4. THERE SHALL BE NO CONSTRUCTION ACTIVITY OR STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
6. SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.

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