

PLOT DATE: Thursday, March 18, 2021 FILE LOCATION: P:\2050 Simon Spitzenburg Multifamily Drawings\2050 Landscape.dwg

PERFORMANCE IRRIGATION NOTES:

1. THE INFORMATION ON THIS SHEET IS INCOMPLETE UNLESS ACCOMPANIED BY THE CORRESPONDING DRAWINGS, DETAILS AND NOTES DEVELOPED FOR THIS PROJECT.
2. ALWAYS PLACE IRRIGATION SYSTEM MATERIALS WITHIN LANDSCAPE AREAS. LOCATE VALVE BOXES NEXT TO CURBS, PAVED SURFACES, OR IN PLANTING BEDS WHERE POSSIBLE.
3. PROVIDE SEPARATE ZONES FOR SHRUB AREAS AND LAWN AREAS. PROVIDE 100% IRRIGATION COVERAGE OF ALL LANDSCAPE AREAS.
4. CONTRACTOR SHALL COORDINATE NEW IRRIGATION 'TAP' AND POINT OF CONNECTION WITH OTHER TRADES. PROVIDE ALL NECESSARY DOUBLE CHECK VALVE ASSEMBLY / BACKFLOW PREVENTION OF TYPE AND MODEL APPROVED BY WASHINGTON STATE DEPARTMENT OF HEALTH, AND AS REQUIRED BY CITY OF COLLEGE PLACE.
5. LOCATE EXTERIOR MOUNT CONTROLLER ADJACENT TO FIRE RISER ROOM, REFER TO DRAWINGS FOR LOCATION. COORDINATE ALL WORK INCLUDING POWER SOURCE WITH OTHER TRADES. PROVIDE CONDUIT AS REQUIRED FOR ALL WIRE RUNS INCLUDING WIRING FOR POWER AND WIRING FOR CONTROL VALVES RUNS WITHIN THE BUILDING. ALL WIRING SHALL MEET ELECTRICAL AND BUILDING CODES GOVERNING THIS TYPE OF WORK.
6. SLEEVING SHALL BE PROVIDED UNDER ALL HARD SURFACES AND SHALL BE 4" CLASS 200 PVC FOR ALL PIPING UP TO 2.5'. PROVIDE SEPARATE 2" SLEEVES UNDER ALL HARD SURFACES FOR IRRIGATION WIRING.
7. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE PRIOR TO BEGINNING ANY WORK.
9. CONTRACTOR SHALL ADJUST IRRIGATION HEADS AS REQUIRED PRIOR TO SUBSTANTIAL COMPLETION, AND AGAIN AT FINAL COMPLETION.
10. COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH ALL OTHER TRADES.
11. DO NOT LOCATE VALVES OR VALVE BOXES IN THE BOTTOM OF SWALES / DRAINAGE BASINS.
12. CONTRACTOR SHALL COORDINATE IRRIGATION EQUIPMENT PLACEMENT WITH LANDSCAPE MATERIALS TO AVOID CONFLICTS.
13. CONTRACTOR IS TO USE 4" POP-UP HEADS FOR ALL TURF AREAS, AND DRIP IRRIGATION IN ALL SHRUB BEDS.
14. CONTRACTOR SHALL WARRANTY ENTIRE IRRIGATION SYSTEM FOR ONE (1) YEAR, BEGINNING AT DATE OF SUBSTANTIAL COMPLETION.
15. FOR ALL THREADED FITTINGS, ONLY USE JOINT SEALANTS AS APPROVED BY FITTING MANUFACTURER AND TIGHTEN PER MANUFACTURER'S PRINTED INSTRUCTIONS, TAKING EXTREME CAUTION AGAINST OVER-TIGHTENING FITTINGS.

REFERENCE NOTES SCHEDULE

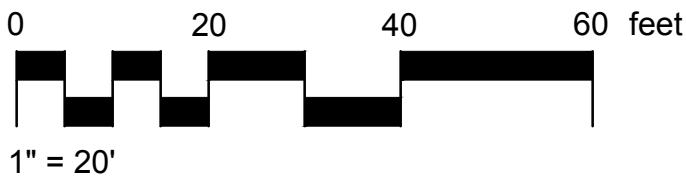
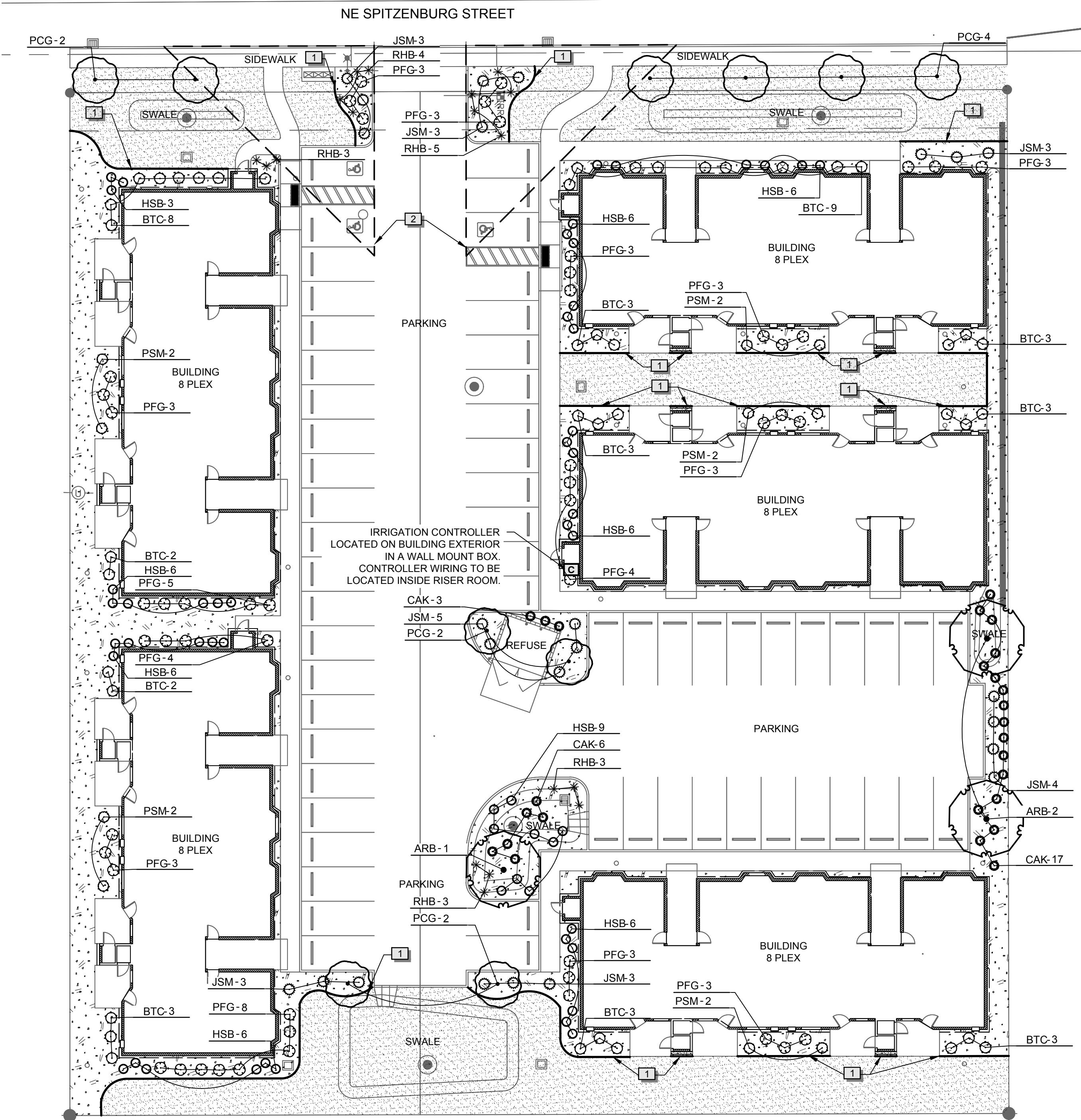
SYMBOL	DESCRIPTION	DETAIL
1	EDGING - TREX BENDER BOARD	1/L-502
2	CLEARVIEW TRIANGLE	
SYMBOL	DESCRIPTION	DETAIL
	LOW-MOW SEED LAWN -- SEE NOTES THIS SHEET	
	1-1/2" - 2" DIA WASHED BASALT MULCH -- SEE NOTES THIS SHEET	5/L-502

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	DETAIL
ARB	ARB	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE	B & B	2" CAL	2/L-502
PCG	PCG	PYRUS CALLERYANA 'GLENS FORM' / CHANTICLEER CALLERY PEAR	B & B	2" CAL	2/L-502
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		DETAIL
BTC	BTC	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL		3/L-502
JSM	JSM	JUNIPERUS SABINA 'MONARD' TM / MOOR-DENSE JUNIPER	3 GAL		4/L-502
PSM	PSM	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	3 GAL		4/L-502
PFG	PFG	POTENTILLA FRUTICOSA 'GOLD STAR' / GOLD STAR BUSH CINQUEFOIL	5 GAL		3/L-502
ORNAMENTAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE		DETAIL
CAK	CAK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2 GAL		4/L-502
HSB	HSB	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	2 GAL		4/L-502
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE		DETAIL
RHB	RHB	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL		4/L-502

GENERAL PLANTING NOTES:

1. CORRESPONDING SPECIFICATION SECTION(S) HAVE NOT BEEN DEVELOPED FOR THIS PROJECT. ALL PERTINENT INFORMATION HAS BEEN PROVIDED ON THE PLAN SHEETS, IN DETAILS AND NOTES. ENSURE ALL RELATED ARCHITECTURAL AND CIVIL SHEETS ARE THOROUGHLY REVIEWED AND INFORMATION IS COORDINATED WITH THE LANDSCAPE AND IRRIGATION SHEETS.
2. VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITIES EITHER ABOVE OR BELOW GRADE PRIOR TO BEGINNING ANY WORK. COORDINATE WITH ALL OTHER CONTRACTORS TO AVOID CONFLICTS BETWEEN IRRIGATION EQUIPMENT AND TREE/SHRUB PLACEMENT, AND/OR OTHER SITE AMENITIES.
3. VERIFY SUB GRADE PREPARATION HAS BEEN COMPLETED TO ACCEPTABLE TOLERANCES PRIOR TO BEGINNING ANY WORK.
4. ALL WORK COMPLETED SHALL BE GUARANTEED FOR ONE (1) FULL YEAR.
5. LANDSCAPED AREAS TO RECEIVE 4" OF APPROVED IMPORTED COMMERCIAL GRADE "TURF BUILDER" TOPSOIL IN LAWN AREAS, AND 6" OF IMPORTED PREMIUM GARDEN SOIL IN ALL SHRUB PLANTING AREAS. REFER TO CIVIL FOR SOILS INTENDED FOR STORMWATER SWALES AND DRAINAGE AREAS.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM - SEE IRRIGATION PERFORMANCE NOTES AND DETAILS.
7. LAWN AREAS SHALL BE EDGED AS INDICATED IN DETAIL 1, SHEET L-502.
8. SHRUB PLANTING AREAS SHALL BE MULCHED WITH 3" OF APPROVED 1 1/2" - 2" WASHED BASALT ROCK MULCH UNLESS OTHERWISE NOTED. GROUND COVER AREAS SHALL BE DRESSED WITH 1" - 2" OF APPROVED 1 1/2" - 2" WASHED BASALT ROCK MULCH UNLESS OTHERWISE NOTED. FINISHED GRADE OF MULCH SHALL NOT BE ABOVE OR MORE THAN 1" BELOW ADJOINING SURFACES.
9. LAWN AREAS SHALL BE SEEDED WITH "LOW GROW" TURFGRASS SEED IN THE FOLLOWING PERCENTAGES: 40% 3-WAY PERENNIAL RYEGRASS BLEND, 40% CREEPING RED FESCUE, 20% HARD FESCUE AS SUPPLIED BY CLEARWATER SEED COMPANY, OR EQUAL. HYDROSEED RATES PER MANUFACTURER'S RECOMMENDATION.
10. PLANT SYMBOLS SHALL DICTATE COUNT.
11. PERMEABLE WEED FABRIC SHALL BE INSTALLED IN ALL SHRUB AND ROCK MULCH AREAS. REFER TO LANDSCAPE PLAN FOR LOCATIONS AND DETAIL 5, SHEET L-502.
12. ARBORGARD PLASTIC TREE WRAP SHALL BE INSTALLED AT BASE OF TREE TRUNK ON ALL TREES LOCATED IN LAWN AREAS. MANUFACTURER'S NUMBER: 1121, HEIGHT: 9", MATERIAL: POLYETHYLENE. REFER TO DETAIL 2, SHEET L-502.



REVIEWED FOR CODE COMPLIANCE  
City of College Place  
Jon Rickard – Community  
Development Director

Jon Rickard

5/12/22

SEAL:



CONSULTANT:

PROJECT NUMBER: 2050  
SIRON  
SPITZENBURG  
MULTIFAMILY  
NE SPITZENBURG STREET  
COLLEGE PLACE, WA 99324

SHEET TITLE:

LANDSCAPE  
PLAN

DRAWN BY: MDP  
CHECKED BY: AMH

Revisions:

SHEET:

L-201

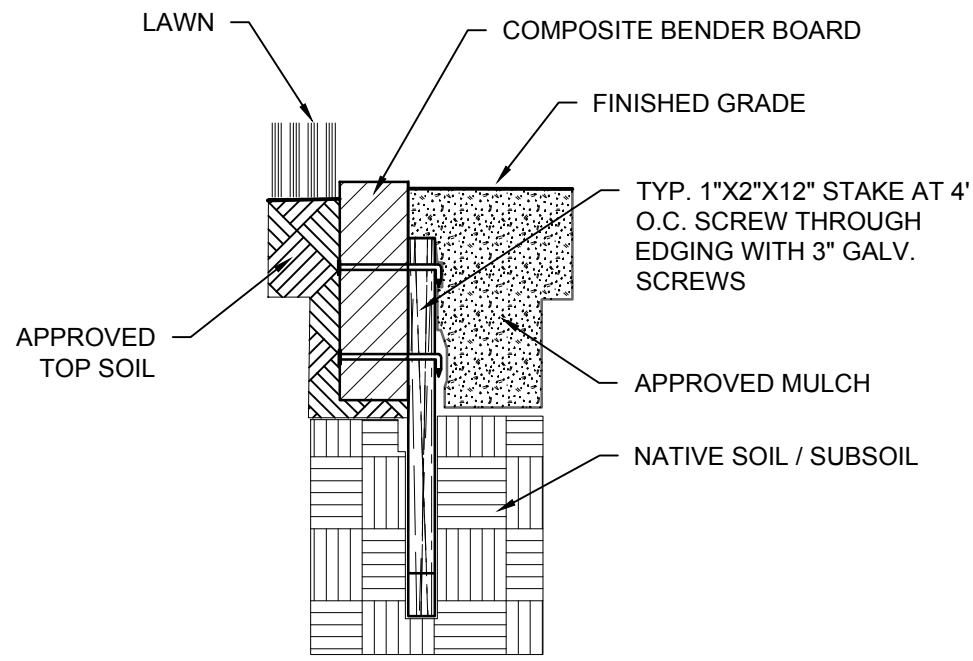
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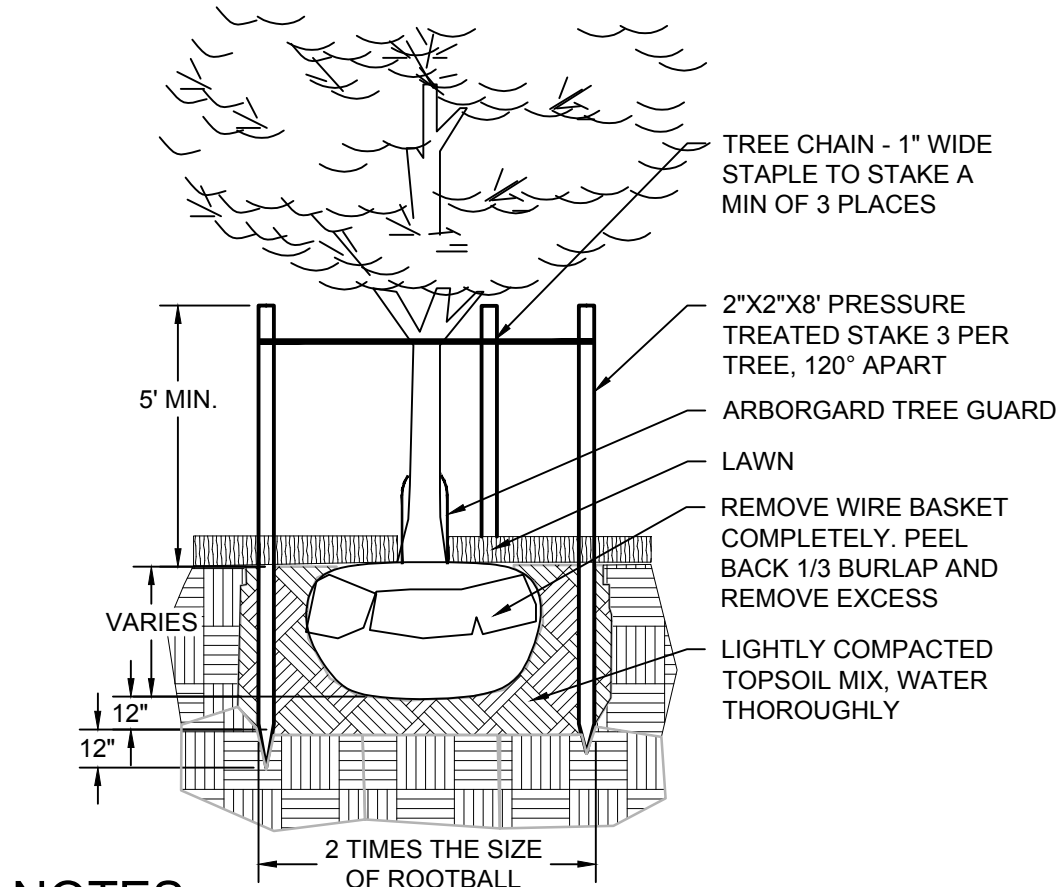
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NOTES:

1. INSTALL EDGING IN SUCH A MANNER TO BLEND SLOPES INTO LEVEL AREAS AND MAKE CHANGES IN GRADES GRADUAL.
2. COORDINATE EDGING INSTALLATION WITH IRRIGATION CONTRACTOR.
3. SEE GENERAL NOTES FOR MULCH TYPES AND DEPTHS.
4. ALTERNATE STAKING FROM SIDE TO SIDE AND ADJUST STAKES FOR BEST PLACEMENT ALONG CURVES.
5. CURVE CUT BENDER BOARD AS NEEDED FOR CURVES.

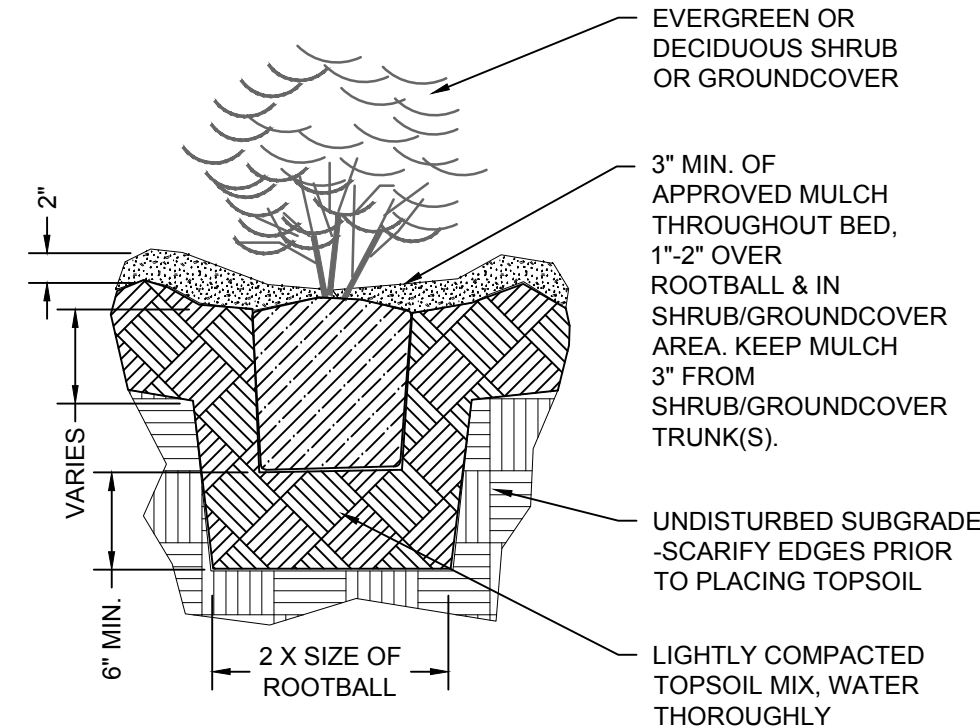
1 COMPOSITE BENDER BOARD EDGING



NOTES:

1. FERTILIZE W/ GRANULAR FERTILIZER PRIOR TO INSTALLATION OF MULCH.
2. CUT WIRE BASKET VERTICALLY FROM TOP TO BOTTOM A MINIMUM OF 3 PLACES.
3. REFER TO NOTES AND LANDSCAPE PLAN FOR MORE INFORMATION.
4. PRIOR TO PLACEMENT REMOVE ALL NON-ORGANIC WRAPPING AND BINDING MATERIAL.
5. INSTALL ARBORGARD TREE WRAP AT BASE OF TRUNK ON ALL TREES LOCATED IN LAWN AREAS.

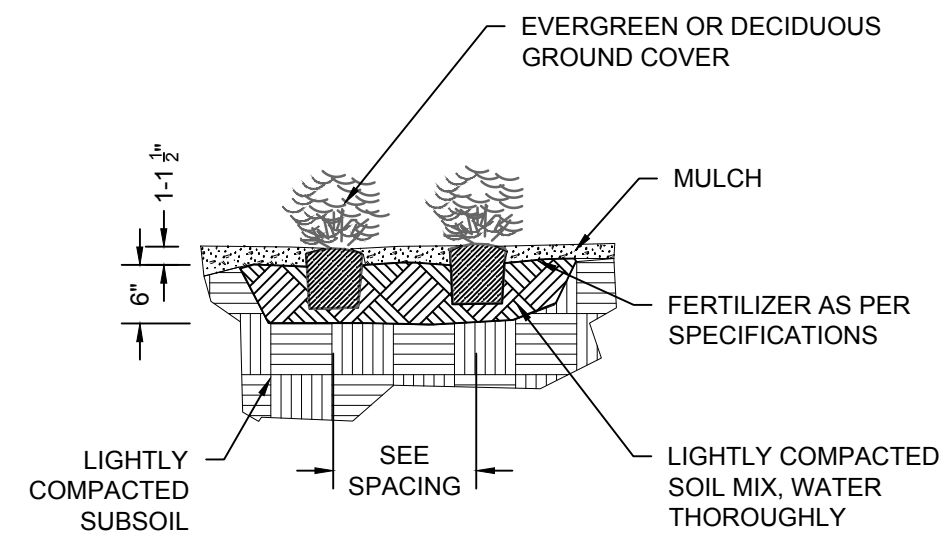
2 TREE PLANTING - STAKED W/ GUARD



NOTES:

1. CREATE EARTHEN SAUCER WITH TOPSOIL MIX AROUND ALL PLANTS.
2. REFER TO DOCUMENTATION FOR MORE INFORMATION.
3. SEE GENERAL NOTES FOR MULCH TYPES AND DEPTHS.
4. PRIOR TO PLACEMENT REMOVE ALL NON-ORGANIC WRAPPING AND BINDING MATERIALS.

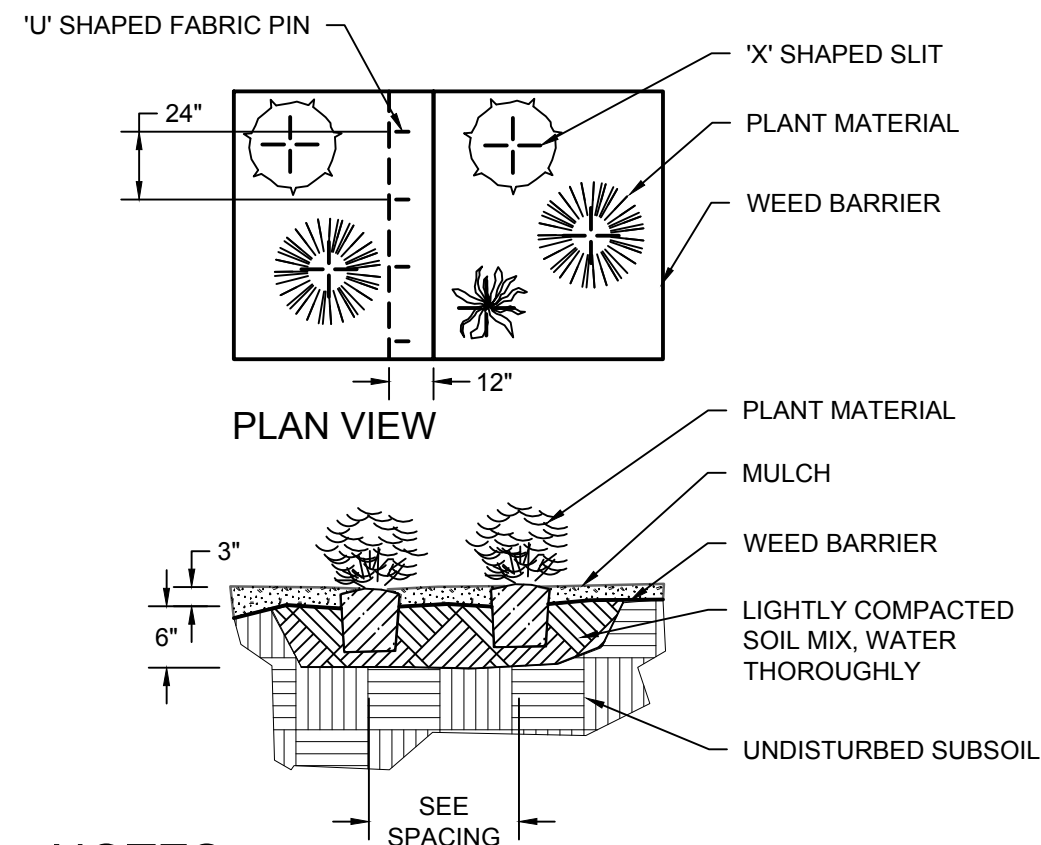
3 SHRUB PLANTING



NOTES:

1. REFER TO DOCUMENTATION FOR MORE INFORMATION.
2. FERTILIZE W/ ORGANIC FERTILIZER PRIOR TO PLACING MULCH MATERIAL.
3. EDGING SHALL BE INSTALLED TO CREATE SMOOTH TRANSITIONS BETWEEN GRADE CHANGES.
4. PRIOR TO PLACEMENT REMOVE ALL NON ORGANIC WRAPPING AND BINDING MATERIALS.

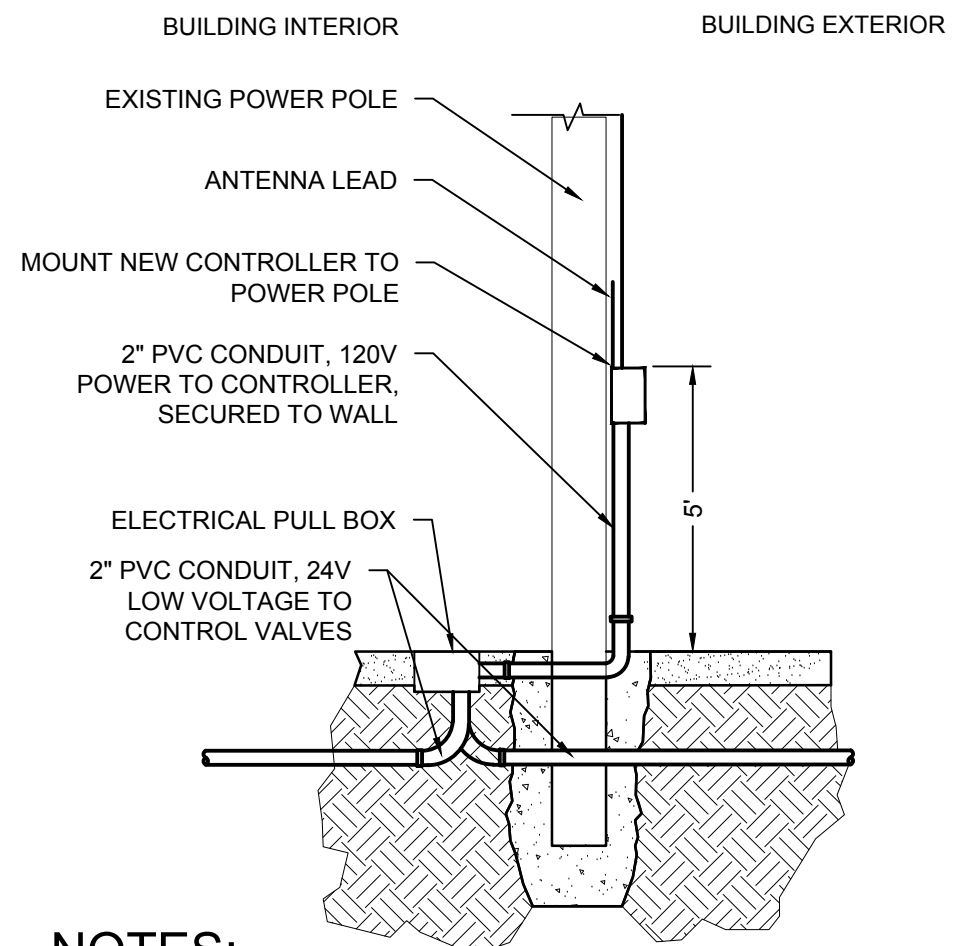
4 GROUND COVER PLANTING



NOTES:

1. INSTALL NON-WOVEN, 3-PLY, SPUN WEED BARRIER IN ALL SHRUB AREAS OVER FINE GRADED TOPSOIL.
2. SECURE FABRIC WITH 'U' SHAPED FABRIC PINS EVERY 24" INCHES ALONG EXPOSED EDGES & OVERLAPPING SEAMS.
3. MINIMUM 12" OVERLAP SHALL OCCUR WHERE FABRIC OVERLAPS.
4. CUT 'X' SHAPED SLITS IN LANDSCAPE FABRIC WHERE PLANTS ARE TO BE INSTALLED, KEEPING SLITS SMALL AS POSSIBLE.
5. INSTALL MULCH OVER FABRIC AS DESCRIBED IN GENERAL PLANTING NOTES.

5 WEED BARRIER



NOTES:

1. REFER TO PLAN FOR LOCATION AND MORE INFORMATION.
2. CONTROLLER TO BE HARDWIRED INTO SEPARATE JUNCTION BOX PROVIDED BY ELECTRICAL CONTRACTOR

6 EXTERIOR WALL MOUNT CONTROLLER

REVIEWED FOR CODE COMPLIANCE  
City of College Place  
Jon Rickard – Community  
Development Director

5/12/22