

THE WEST SIDE

OWNER:
BAKER CREEK 2 LLC

ADDRESS:
1978 NW BAKER CREEK
ROAD
MCMINNVILLE, OR 97128

PROJECT NO.: 21121
DRAWN: JPCREEL
DATE: 11.15.24
DESIGN DEVELOPMENT
DRAWINGS DESCRIPTION:



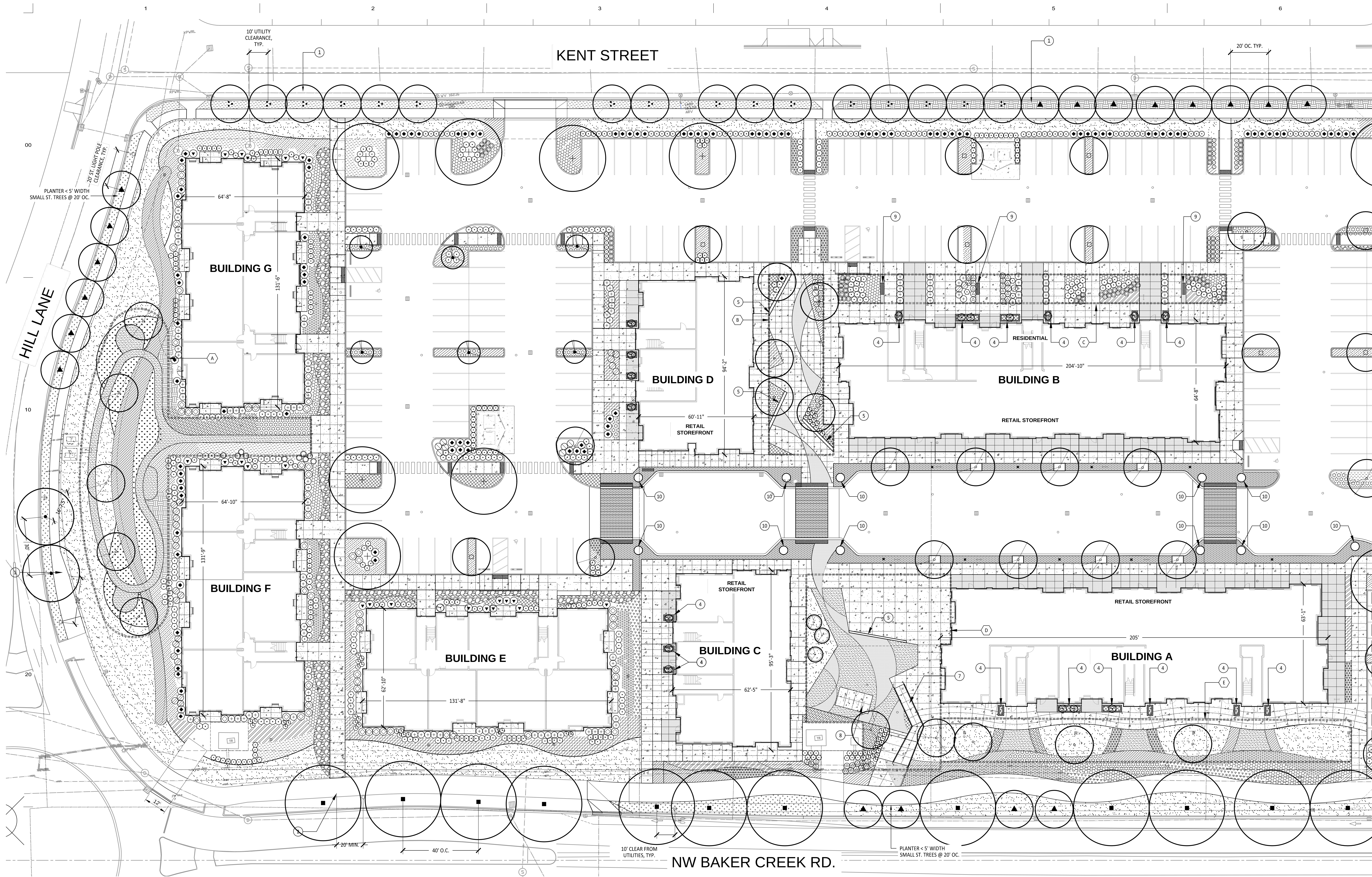
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SHEET TITLE:
LANDSCAPE PLAN

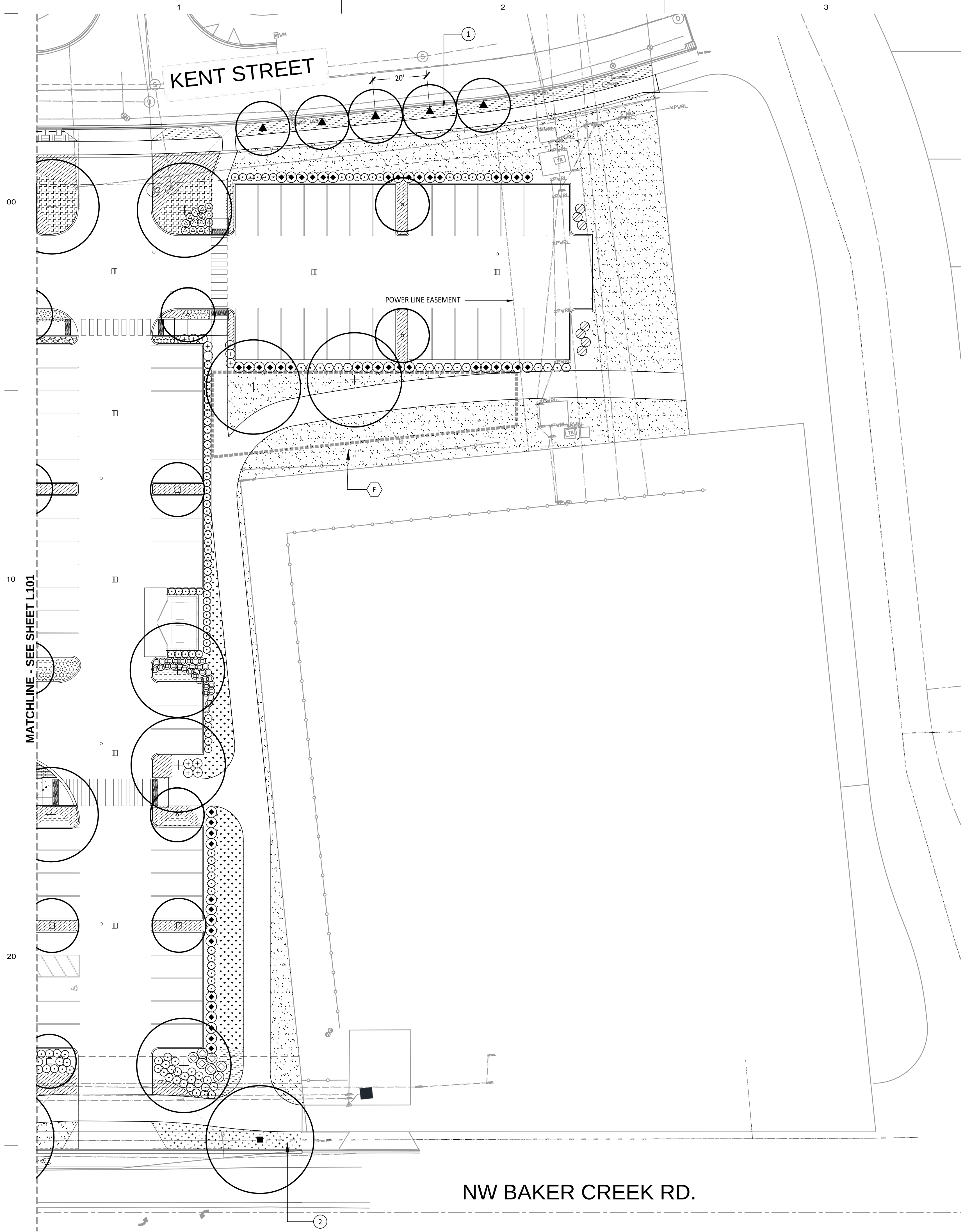
SHEET NO.:

L101



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1 LANDSCAPE PLAN
L102 1" = 20'-0"

KEY NOTES:

- 1 EXISTING PLANTER < 5' WIDTH - SMALL STREET TREES REQUIRED AT 20' O.C.
2 EXISTING PLANTER > 6' WIDTH - LARGE STREET TREES REQUIRED AT 40' O.C.

OPEN SPACE

2,908 SF OPEN SPACE
(SEE SHEET L101 FOR ADDITIONAL OPEN SPACE)

TREE SCHEDULE

STREET TREES	
13	Zelkova serrata 'Green Vase' - Halka Zelkova 2" CAL B&B, WELL BRANCHED, LIMBED TO 6' 50'H x 40'W, 6' MIN. STRIP, 40' OC
23	Styrax japonicus - Japanese Snowbell 2" CAL B&B, WELL BRANCHED, LIMBED TO 6' 20'H x 20'W, 4' MIN. STRIP, 20' OC
2	Carpinus betulus 'Fastigiata' - European Hornbeam 2" CAL B&B, WELL BRANCHED, LIMBED TO 6' 40'H x 20'W, 5' MIN. STRIP, 30' OC
16	Cornus kousa 'Radiant Rose' - Radiant Rose Dogwood 2" CAL B&B, WELL BRANCHED, LIMBED TO 6' 20'H x 20'W, 4' MIN. STRIP, 20' OC
TREES	
15	Acer rubrum 'Franksred' - Red Sunset Maple 2" CAL B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 45'H x 35' W
16	Pyrus calleryana 'Aristocrat' - Gallery Pear 2" CAL B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 35' H X 25' W
13	Acer griseum - Paperbark Maple 2" CAL B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 25' H X 20' W
6	Lagerstroemia Plum Magic - Plum Magic Crape Myrtle 12' HGT B&B, WELL BRANCHED, MULTI-TRUNKED MATURE SIZE: 15' H X 15' W
13	Ginkgo biloba 'Princeton Sentry' - Princeton Sentry Ginkgo 2" CAL B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 40' H X 20' W
2	Prunus serrulata 'Kwanzan' - Kwanzan On Serrula Flowering Cherry 2" CAL B&B, WELL BRANCHED, LIMBED TO 6' MATURE SIZE: 25' H X 25' W
3	Populus tremula 'Erecta' - Swedish Columnar Aspen 2" CAL B&B, WELL BRANCHED MATURE SIZE: 25' H X 25' W

GRASSES SCHEDULE

1327	Festuca glauca 'Elijah Blue' - Blue Fescue 4" POTS CONT., FULL PLANTS, 12" O.C. MATURE SIZE: 5' H X 1' W
396	Liriope muscari 'Big Blue' - Big Blue Lillyturf 4" POTS CONT., FULL PLANTS, 18" O.C. MATURE SIZE: 1.5' H X 1.5' W
309	Carex elata 'Aurea' - Bowles Golden Sedge 1 GAL CONT., FULL PLANTS, 30" O.C. MATURE SIZE: 1.5' H X 2.5' W
174	Carex oshimensis 'Carft01' - Everest Variegated Sedge 1 GAL CONT., FULL PLANTS, 24" O.C. MATURE SIZE: 1' H X 1.5' W
232	Panicum virgatum 'Heavy Metal' - Heavy Metal Switch Grass 4" POTS CONT., FULL PLANTS, 24" O.C. MATURE SIZE: 4' H X 2' W
635	Bouteloua gracilis "Blonde Ambition" - Blue Grama Grass 4" POTS CONT., FULL PLANTS, 18" O.C. MATURE SIZE: 1' H X 1.5' W
619	Deschampsia cespitosa - Tufted Hair Grass 4" POTS CONT., FULL PLANTS, 24" O.C. MATURE SIZE: 3' H X 2' W
113	Panicum virgatum 'Shenandoah' - Shenandoah Switch Grass 1 GAL CONT., FULL PLANTS, 36" O.C. MATURE SIZE: 3' H X 3' W
431	Miscanthus sinensis 'Gracillimus' - Maiden Grass 1 GAL CONT., FULL PLANTS, 36" O.C. MATURE SIZE: 4' H X 3' W
227	Muhlenbergia capillaris - Pink Muhly 4" POTS CONT., FULL PLANTS, 36" O.C. MATURE SIZE: 2.5' H X 2.5' W
106	Helictotrichon sempervirens - Blue Oatgrass 1 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2.5' H X 2.5' W
38	Calamagrostis x acutiflora 'Karl Foerster' - Feather Reed Grass 1 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 2' W
199	Pennisetum alopecuroides - Fountain Grass 1 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 3' W

SHRUB SCHEDULE

123	Abelia x grandiflora 'Kaleidoscope' - Kaleidoscope Abelia 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2.5' H X 3.5' W
64	Berberis thunbergii 'Monombi' - Cherry Bomb Japanese Barberry 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 4' W
33	Cistus x 'Mickie' - Mickie Rock Rose 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 1.5' H X 3' W
10	Daphne caucasica 'Variegata' - Caucasian Daphne 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 3' W
156	Escallonia hybrid 'Compacta' - Compact Escallonia 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2.5' H X 4' W
57	Itea virginica 'Little Henry' - Virginia Sweetspire 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 2.5' W
57	Erica x darleyensis - Biscay Heath 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 1' H X 3' W
138	Euonymus japonicus - Evergreen Euonymus 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 6' H X 3' W
163	Nandina domestica 'Gulf Stream' - Gulf Stream Nandina 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3' H X 3' W
75	Rhaphiolepis umbellata 'Minor' - Dwarf Yeddo Rhaphiolepis 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3.5' H X 3.5' W
22	Sarcococa hookeriana var. digna 'Tony Schilling' - Hook Lance Leaf Sarcococa x GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2' H X 4' W
10	Spiraea x bumalda 'Goldflame' - Goldflame Spiraea 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 3.5' H X 3.5' W
15	Acer circinatum 'Pacific Fire' - Pacific Fire Maple 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 6' H X 4' W
11	Phormium 'Rainbow Maiden' - New Zealand Flax 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 2.5' H X 2.5' W
11	Lavandula stoechas 'Anouk' - Anouk Spanish Lavender 5 GAL CONT., FULL PLANTS, SPACING AS SHOWN MATURE SIZE: 1.5' H X 3' W

GROUNDCOVER SCHEDULE

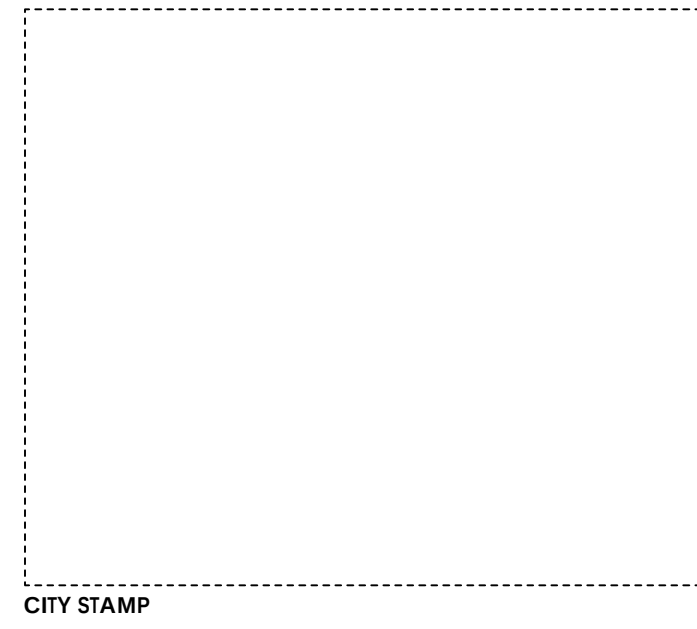
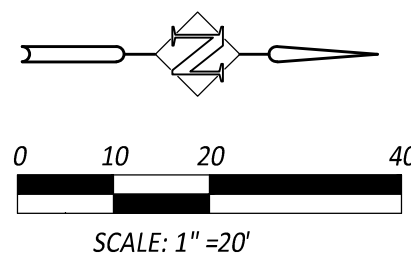
89	Lavandula x intermedia 'Provence' - Provence Lavender 1 GAL CONT., FULL PLANTS, 36" O.C.
346	Spiraea japonica 'Walburna' - Magic Carpet Spiraea 1 GAL CONT., FULL PLANTS, 30" O.C.
518	Arctostaphylos uva-ursi 'Massachusetts' - Kinnikinnick 4" POTS CONT., FULL PLANTS, 36" O.C.
240	Ceanothus gloriosus - Point Reyes Ceanothus 5 GAL CONT., FULL PLANTS, 36" O.C. MATURE SIZE: 3' H X 5' W
325	Genista pilosa - Carpet Bloom 4" POTS CONT., FULL PLANTS, 36" O.C.

SEED MIXES

ROUGH SEED: LET IT GROW GRASSES (NO MOW) BY PRO-TIME
5 LBS / 1000 SF
NATIVE SEED: PT 652 Pacific Northwest Wildflower Mix
5 LBS / 1000 SF

LEGEND

	CONCRETE
	CONCRETE PAVERS
	INTEGRAL COLORED CONCRETE
	CRUSHED GRANITE
	EXPOSED AGGREGATE CONCRETE
	ROUND RIVER ROCK



CITY STAMP

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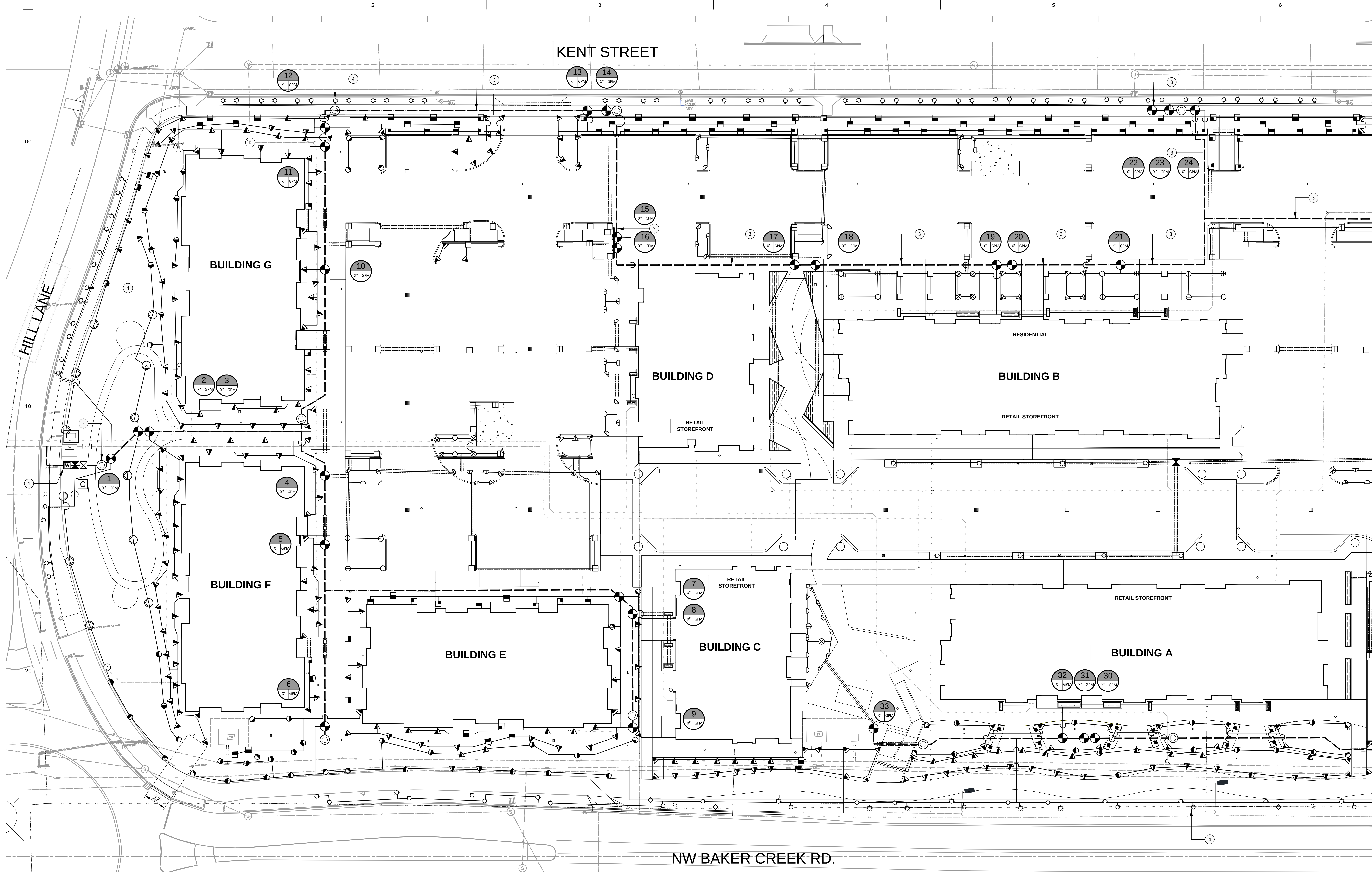
FOR PLAN REVIEW ONLY

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:

L102

LANDSCAPE PERMIT DRAWINGS

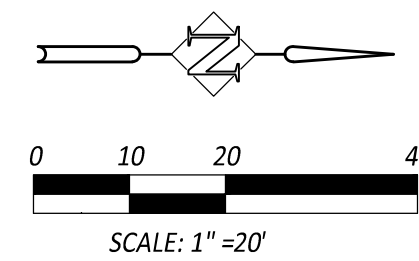


1
L201
IRRIGATION PLAN
1" = 20'-0"

KEY NOTES:

- POINT OF CONNECTION: PROPOSED DOMESTIC WATER LINE (SEE CIVIL DRAWINGS)
- INSTALL QUICK COUPLER IN IRRIGATION BOX (TYP.)
- IRRIGATION LATERALS AND MAINLINE PIPE SHOW OUTSIDE OF PLANTING AREAS FOR CLARIFICATION ONLY. PLACE LATERAL AND MAINLINE PIPE IN PLANTER AREAS UNLESS IRRIGATION SLEEVES ARE SHOWN.
- INSTALL DEEP ROOT WATERING SYSTEM FOR STREET TREES, TYP. - SEE SHEET DETAIL 1/L301

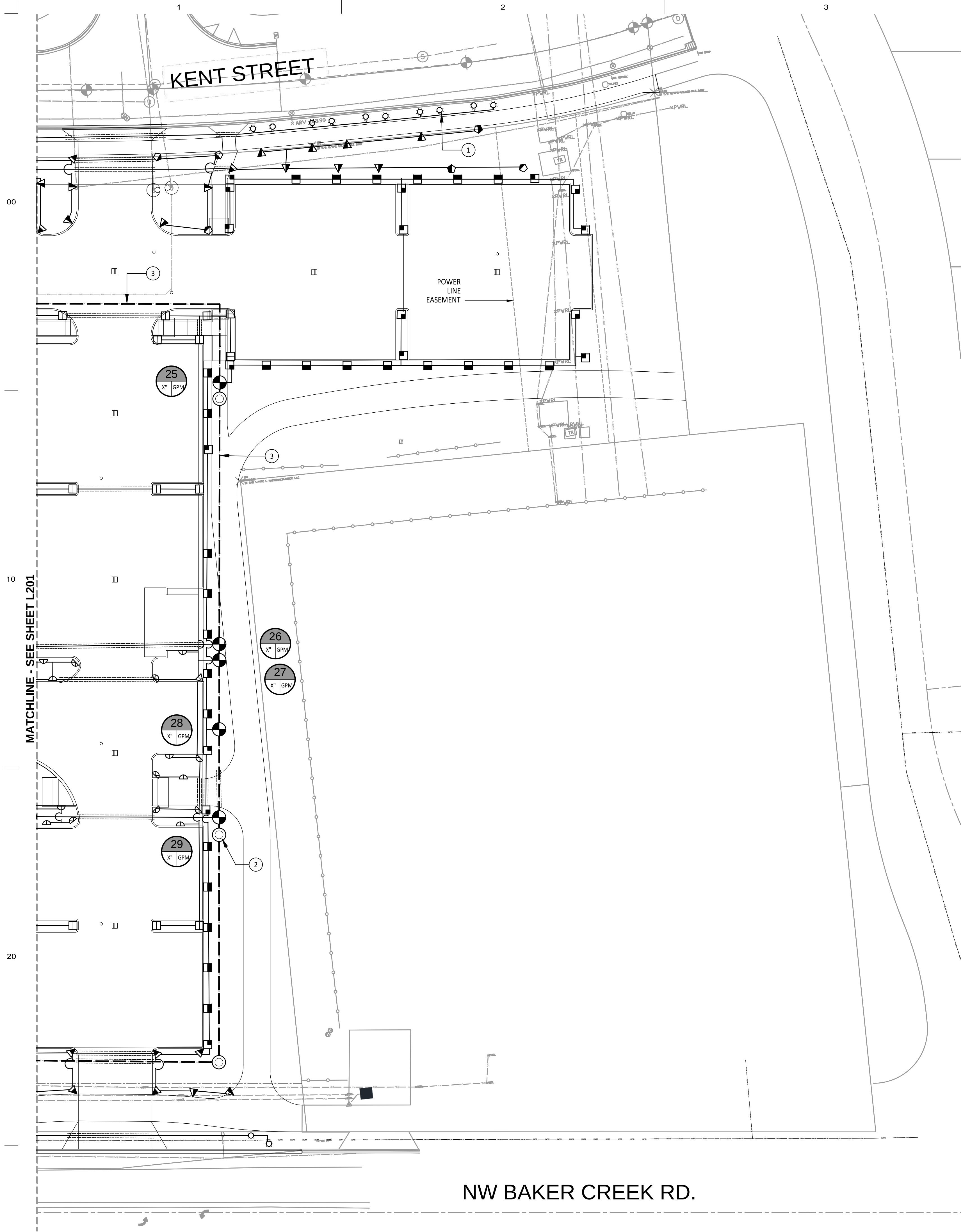
SEE SHEET L202 FOR
IRRIGATION LEGEND & NOTES



LANDSCAPE PERMIT DRAWINGS

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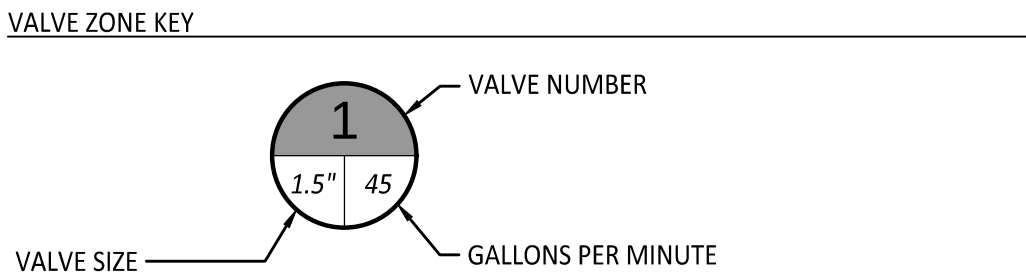
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IRRIGATION LEGEND

EQUIPMENT	
SYMBOL	DESCRIPTION
	BACKFLOW PREVENTER - FEBCO MODEL 850 Y, 2 1/2" OR APPROVED EQ.
	BALL VALVE - NIBCO T-560 OR APPROVED EQUAL.
	REMOTE CONTROL VALVE - HUNTER ICV OR APPVD EQ. SIZE AS SHOWN. USE DRIP ZONE CONTROL KIT FOR DRIP ZONES.
	QUICK COUPLER - HUNTER HQ3 OR APPROVED EQUAL.
	MANUAL DRAIN VALVE -
	CONTROLLER - HUNTER HCC, 40 STATION MIN., W/ RAINCLICK RAIN SENSOR, MASTER VALVE, & SS WALL MOUNT CABINET

PIPE	
	MAINLINE - 2 1/2" SCH. 40 PVC
	SLEEVING - 4" SLEEVE FOR PIPES < 2", 6" SLEEVE FOR PIPES 2.5"-4"
	LATERAL LINE - .75", CLASS 200 PVC
	LATERAL LINE - 1.0", 1.25" & 1.5" CLASS 200 PVC
	LATERAL LINE - SIZE AS INDICATED, CLASS 200 PVC
	DRIPLINE - RAINBIRD XFS-09-12-100 SUB SURFACE DRIPLINE



HEAD SCHEDULE					
SYMBOL	DESCRIPTION	PSI	RADIUS	GPM	
RAINBIRD 1800-PRS HEADS W/ MPR NOZZLES					
	1800-PRS-5 (F, H & Q)		30	5'	.41, .20, .10
	1800-PRS-8 (F, H & Q)		30	8'	1.05, .52, .26
	1800-PRS-10 (F, H & Q)		30	10'	1.58, .79, .39
	1800-PRS-12 (F, H & Q)		30	12'	2.60, 1.30, .65
	1800-PRS-15 (F, H & Q)		30	15'	3.70, 1.85, .92
	1800-PRS-15 (SST & EST)		30	4'X30', 4'X15'	1.21, .61
	RAINBIRD ROOT WATERING SYSTEM RWS-B-1401 HUNTER MPR40 HEADS W/ MP ROTATOR NOZZLES	40	NA		.25
	MPSS530, MPLCS515 & MPRCS515	40	5'X30', 5'X15'		.44, .22

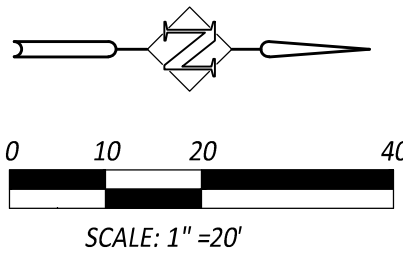
IRRIGATION NOTES

- CONTRACTOR SHALL INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- IRRIGATION PLANS ARE SCHEMATIC REPRESENTATIONS ONLY. PLACE LINES IN COMMON TRENCH WHENEVER POSSIBLE. FIELD ADJUST LINES TO AVOID CONFLICT WITH UTILITIES.
- IRRIGATION LATERAL AND MAINLINE PIPE SHOW OUTSIDE OF PLANTING AREAS FOR CLARIFICATION ONLY. PLACE LATERAL AND MAINLINE PIPE IN PLANTER AREAS UNLESS IRRIGATION SLEEVES ARE SHOWN.
- COORDINATE IRRIGATION WITH PLANTING PLAN AND SITE IMPROVEMENTS AND USE TRIANGULAR SPACING FOR HEAD TO HEAD COVERAGE. COORDINATE IRRIGATION HEAD LAYOUT WITH NEW PLANT MATERIALS. LOCATE SPRAY HEADS 30" FROM BASE OF TREE. DO NOT ALTER HEAD LOCATION, PIPE LAYOUT, OR VALVE LOCATION WITHOUT WRITTEN APPROVAL FROM CONSTRUCTION MANAGER. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES OCCUR BETWEEN PLANS AND FIELD CONDITIONS.
- ALL COMPONENTS OF IRRIGATION SYSTEM SHALL BE INSTALLED AND PROPERLY ADJUSTED TO PROVIDE ADEQUATE COVERAGE AND MINIMIZATION OF OVERSPRAY ONTO WALKS, BUILDINGS, PARKING AREAS, ETC.
- ALL PIPE SIZES INDICATED ARE MINIMUMS. CONTRACTOR MAY NOT DECREASE PIPE SIZE. LARGER PIPE SIZES MAY BE USED AT NO ADDITIONAL COST TO OWNER.
- INSTALL ALL IRRIGATION PIPE AND CONTROL WIRES IN MINIMUM 4" PVC SLEEVE BELOW ALL PAVED SURFACES UNLESS OTHERWISE INDICATED ON PLANS. INSTALL SLEEVES PRIOR TO PLACEMENT OF PAVEMENTS AND PAVEMENT SUB-BASE.
- COORDINATE IRRIGATION POINTS OF CONNECTION AND LOCATION OF AUTOMATIC CONTROL VALVES WITH PROJECT MANAGER. COORDINATE ALL WORK WITH OTHER TRADES, I.E. ELECTRICAL, MASONRY, ETC.
- CONTRACTOR TO PROGRAM AUTOMATIC CONTROLLER TO ALLOW FOR EQUIVALENT OF 1" OF WATER PER WEEK, OR PER SITE AND PLANTING NEEDS FOR BEST PLANT HEALTH.
- ALL PIPES SHALL BE TRENCHED. PROVIDE POSITIVE DRAINAGE OF MAINLINE. PLACE MANUAL DRAIN AT LOW POINTS IN MAINLINE. IDENTIFY LOCATIONS ON AS-BUILTS.
- USE 45° ELLS INSTEAD OF 90° ELLS ON ALL MAINLINES 2-1/2" AND LARGER. INSTALL CONCRETE THRUST BLOCKS AT ALL MAINLINE CHANGES IN DIRECTION. POUR MINIMUM OF 1 CUBIC FOOT OF CONCRETE ON UNDISTURBED SOIL. WRAP PIPE IN PLASTIC WRAP PRIOR TO COVERING WITH CONCRETE.
- CONTRACTOR TO INSTALL CONTROLLER AND ACCESSORIES AS REQUIRED. CONTRACTOR TO FURNISH CONTROL WIRES FROM VALVES TO CONTROLLER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING 110 VOLT SERVICE FROM BUILDING AND CONNECTION TO CONTROLLER SERVICE.
- IRRIGATION SYSTEMS SHALL BE TWO (2) WIRE DECODER CONTROL SYSTEMS UNLESS MULTI-WIRE SYSTEM IS SPECIFIED. CONTRACTOR TO PROVIDE DECODERS FOR EACH REMOTE CONTROL VALVE.
- ALL SPRINKLER BODIES TO BE 6" POP-UP IN LAWN AREAS AND 12-INCH POP-UP IN SHRUB, GROUNDCOVER AND STORM WATER PLANTER AREAS.

1 IRRIGATION PLAN
L202 1" = 20'-0"

KEY NOTES:

- INSTALL DEEP ROOT WATERING SYSTEM FOR STREET TREES, TYP. - SEE SHEET DETAIL 1/L301
- QUICK COUPLER (TYP.) FOR TEMPORARY IRRIGATION OFF SEEDED AREAS
- IRRIGATION LATERALS AND MAINLINE PIPE SHOW OUTSIDE OF PLANTING AREAS FOR CLARIFICATION ONLY. PLACE LATERAL AND MAINLINE PIPE IN PLANTER AREAS UNLESS IRRIGATION SLEEVES ARE SHOWN.



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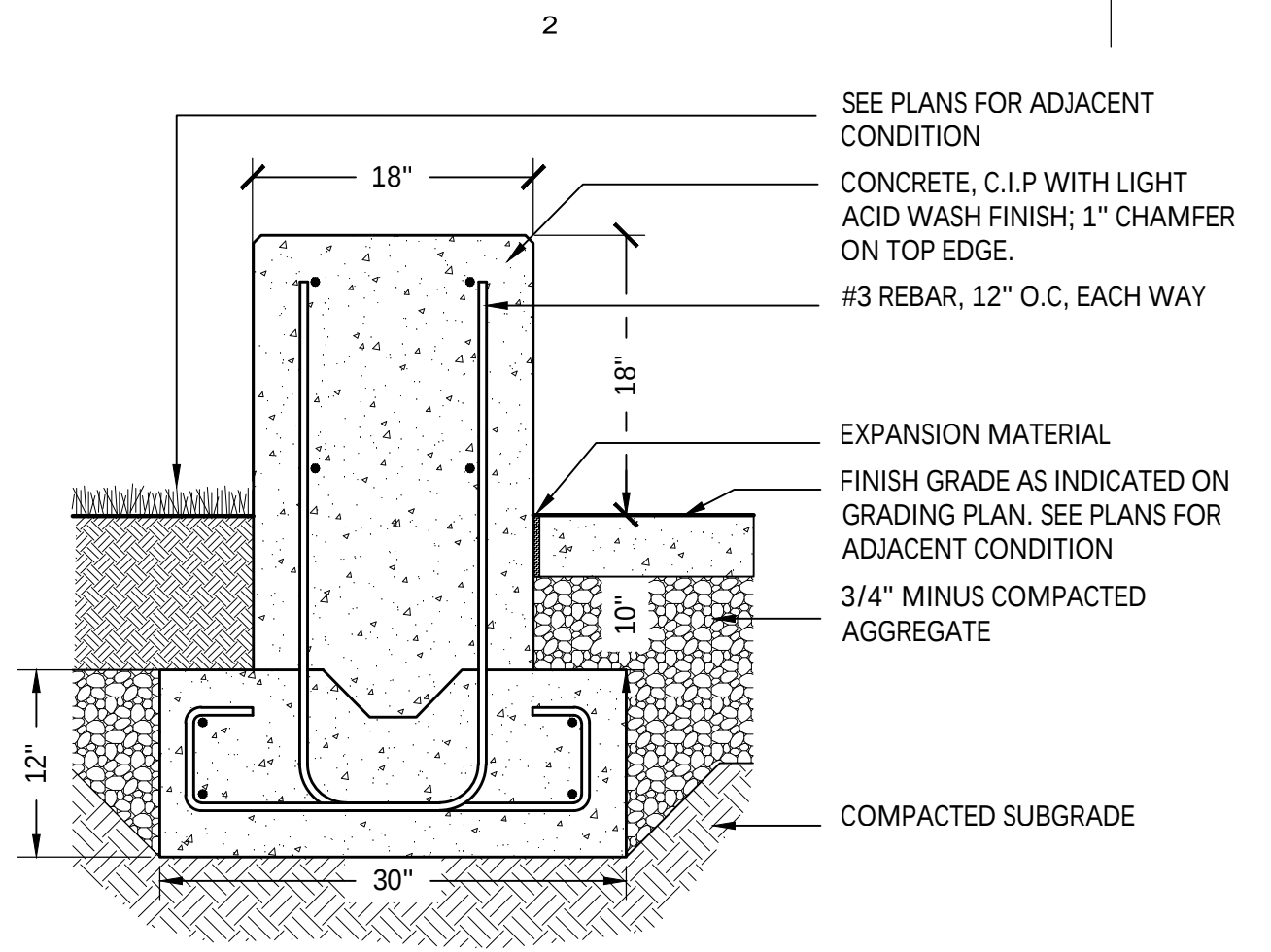
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L202

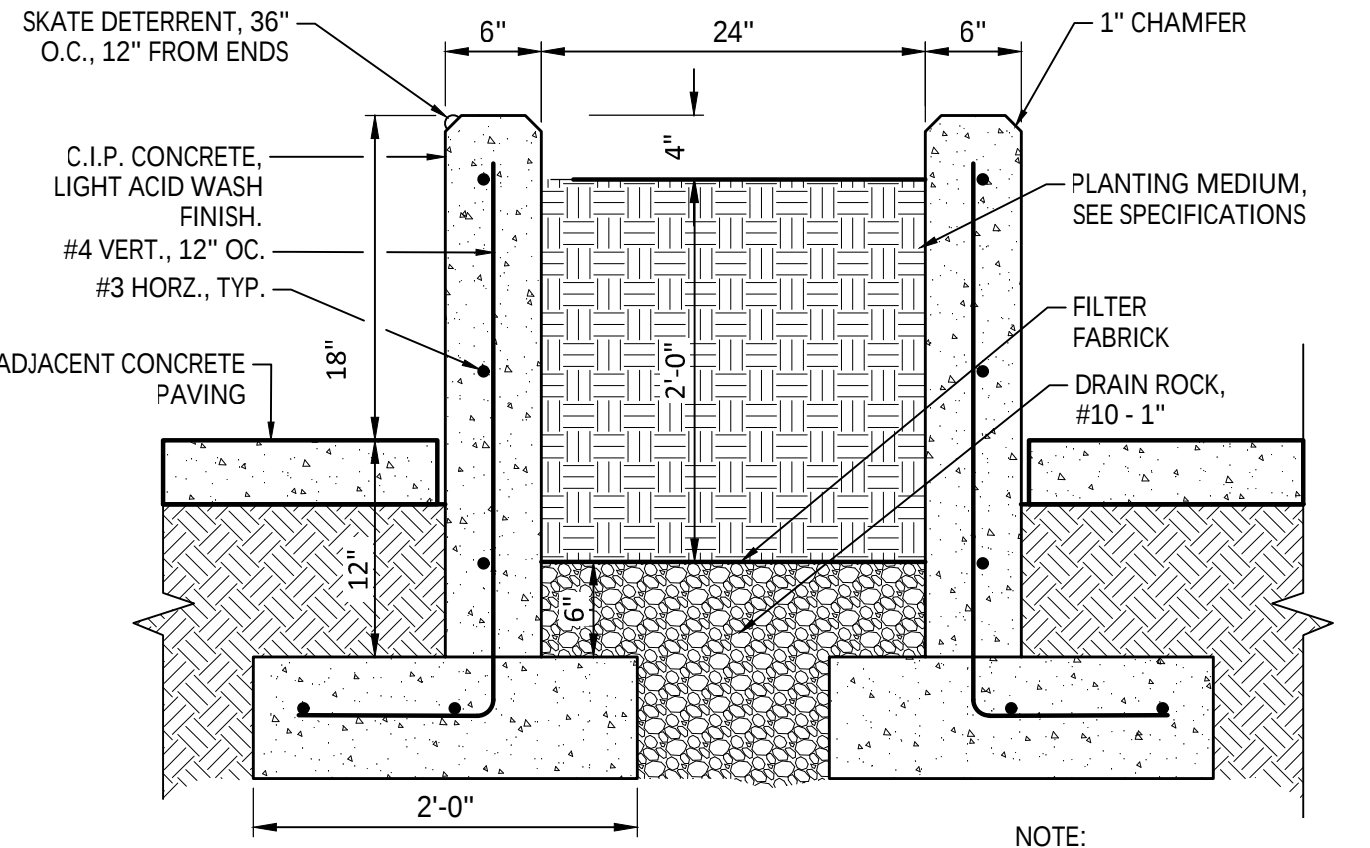
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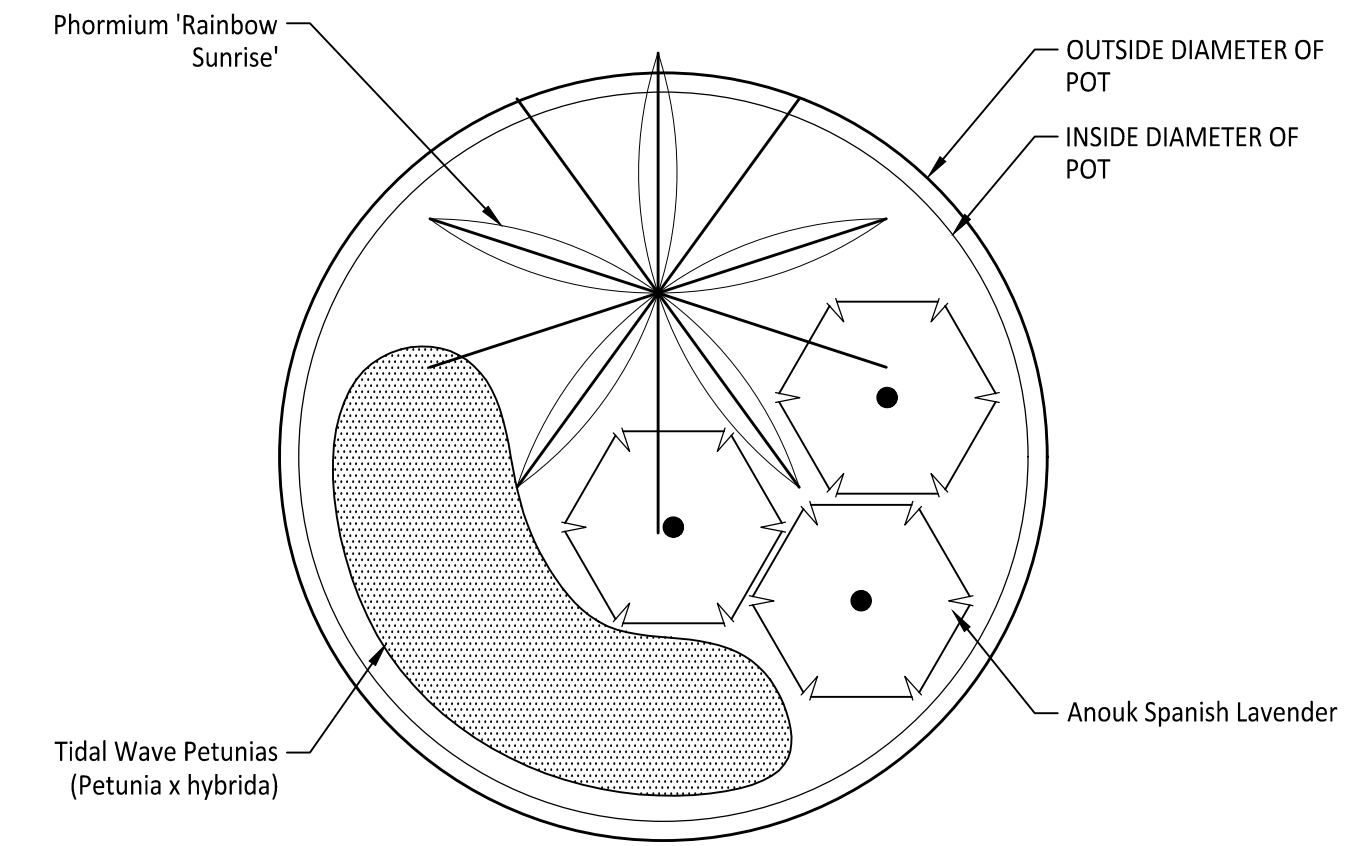
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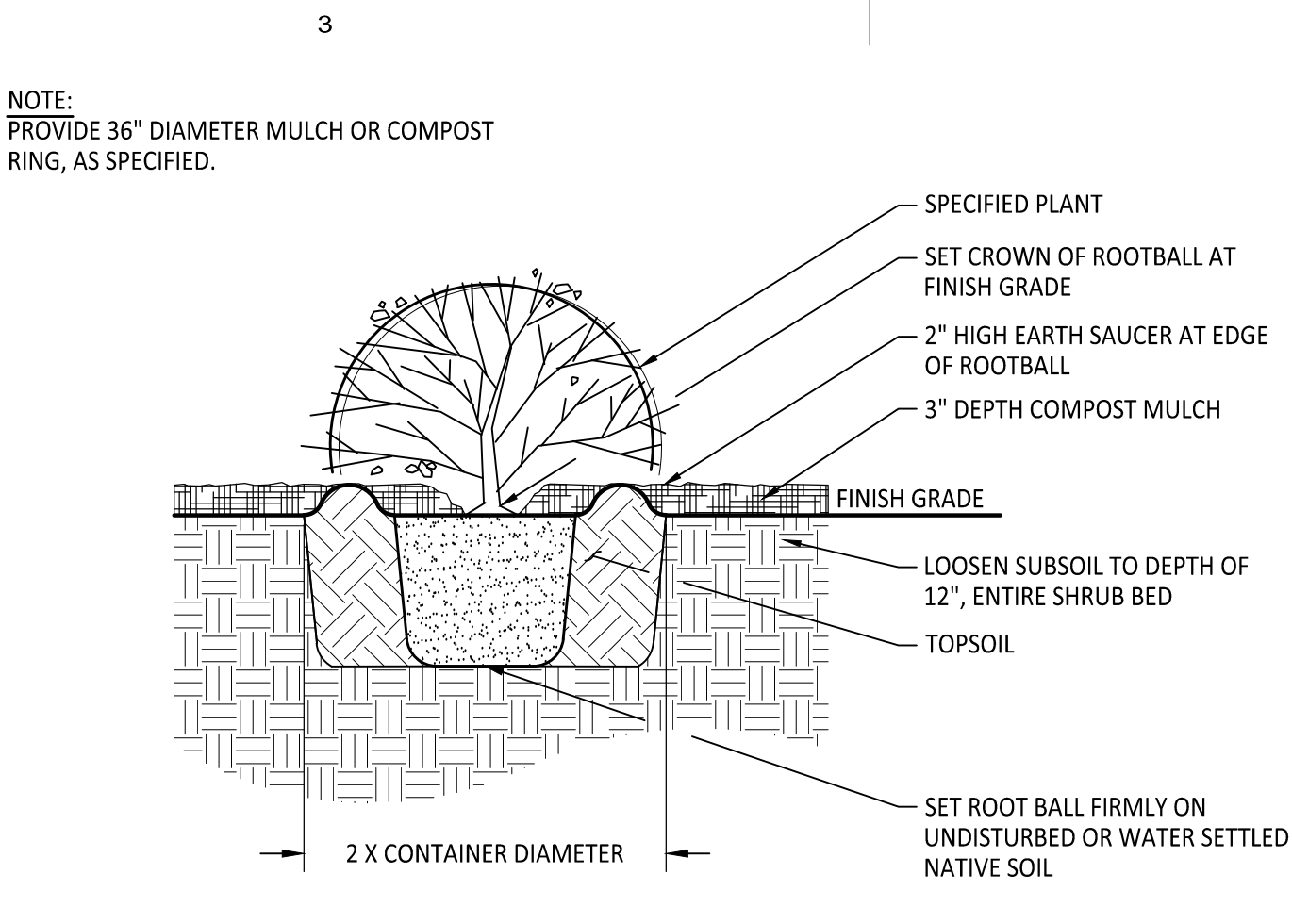
8 SEAT WALL
Section
0 3" 6" 12"



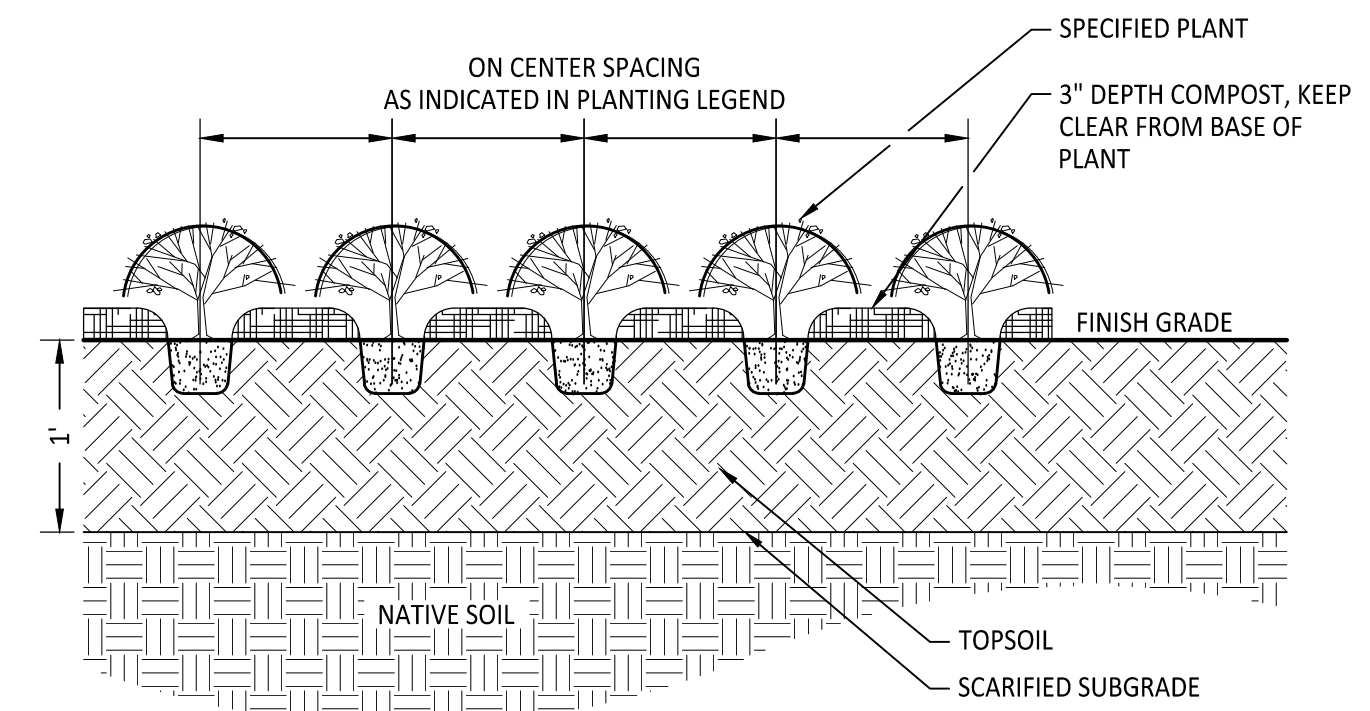
9 PLANTER
Section
0 3" 6" 12"
SCALE: 1"=1'-0"



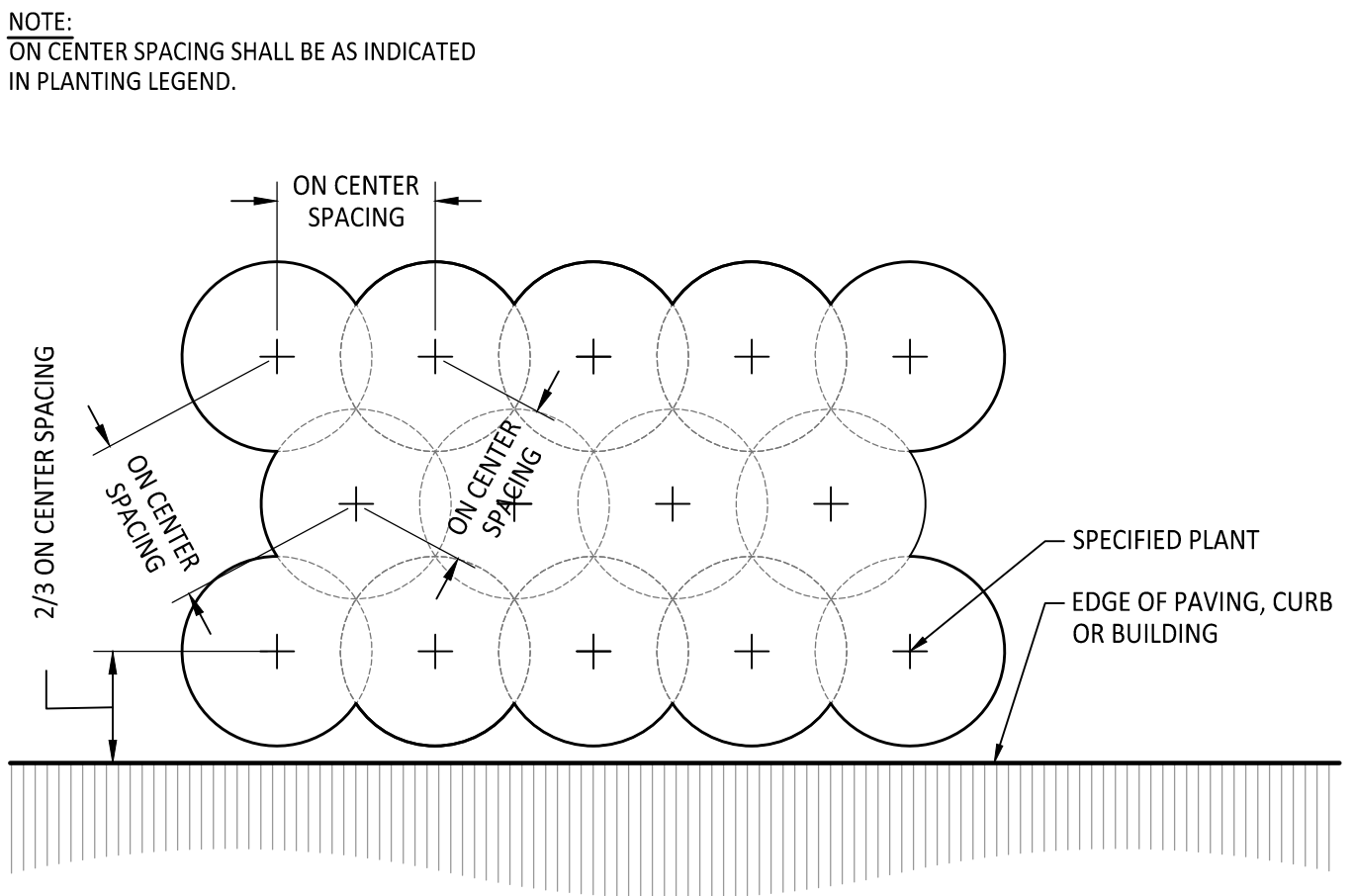
10 POT PLANTING PLAN
Plan
0 3" 6" 12"



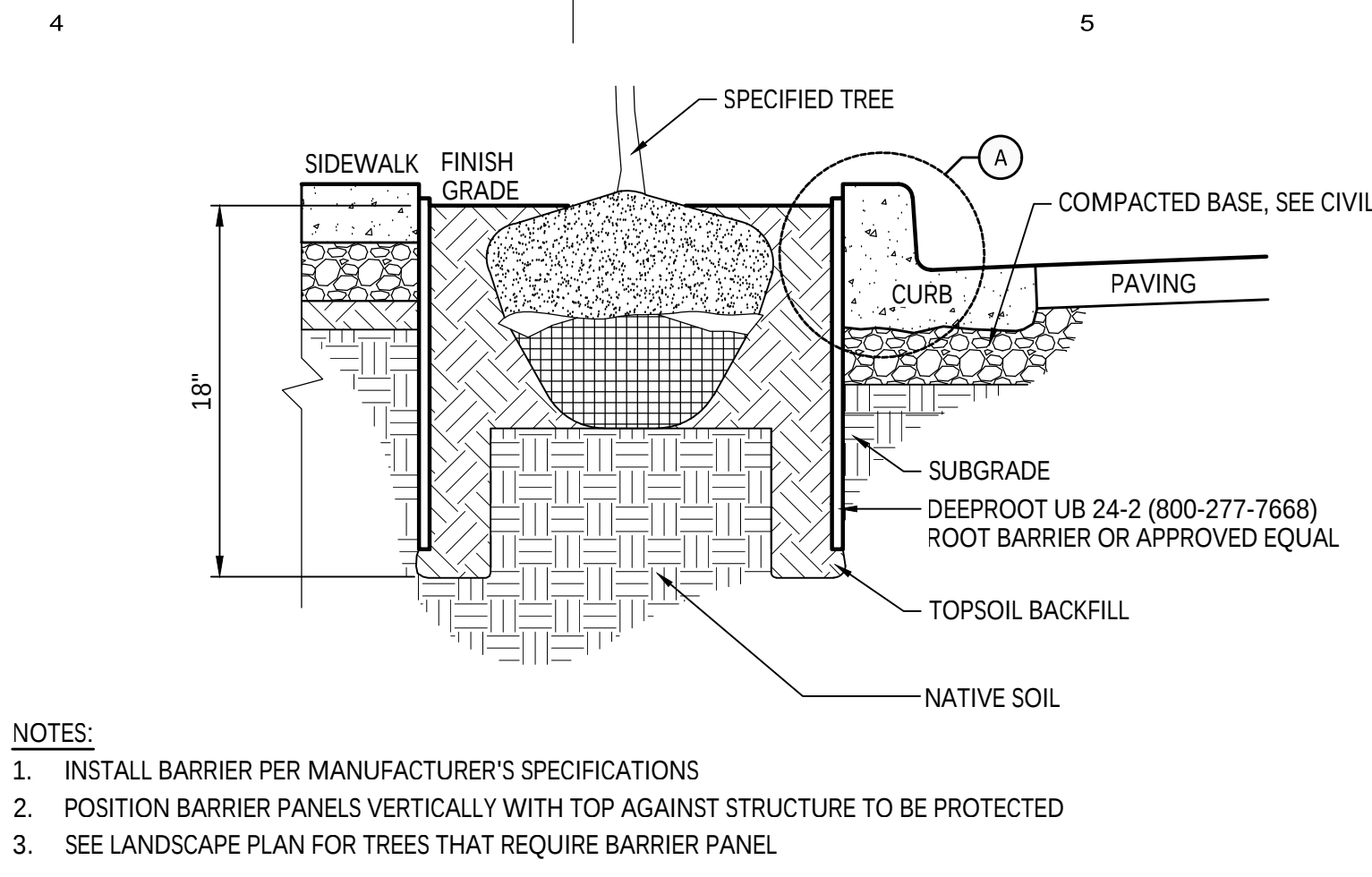
5 SHRUB PLANTING
Section
NOT TO SCALE



6 GROUNDCOVER PLANTING
Section
NOT TO SCALE

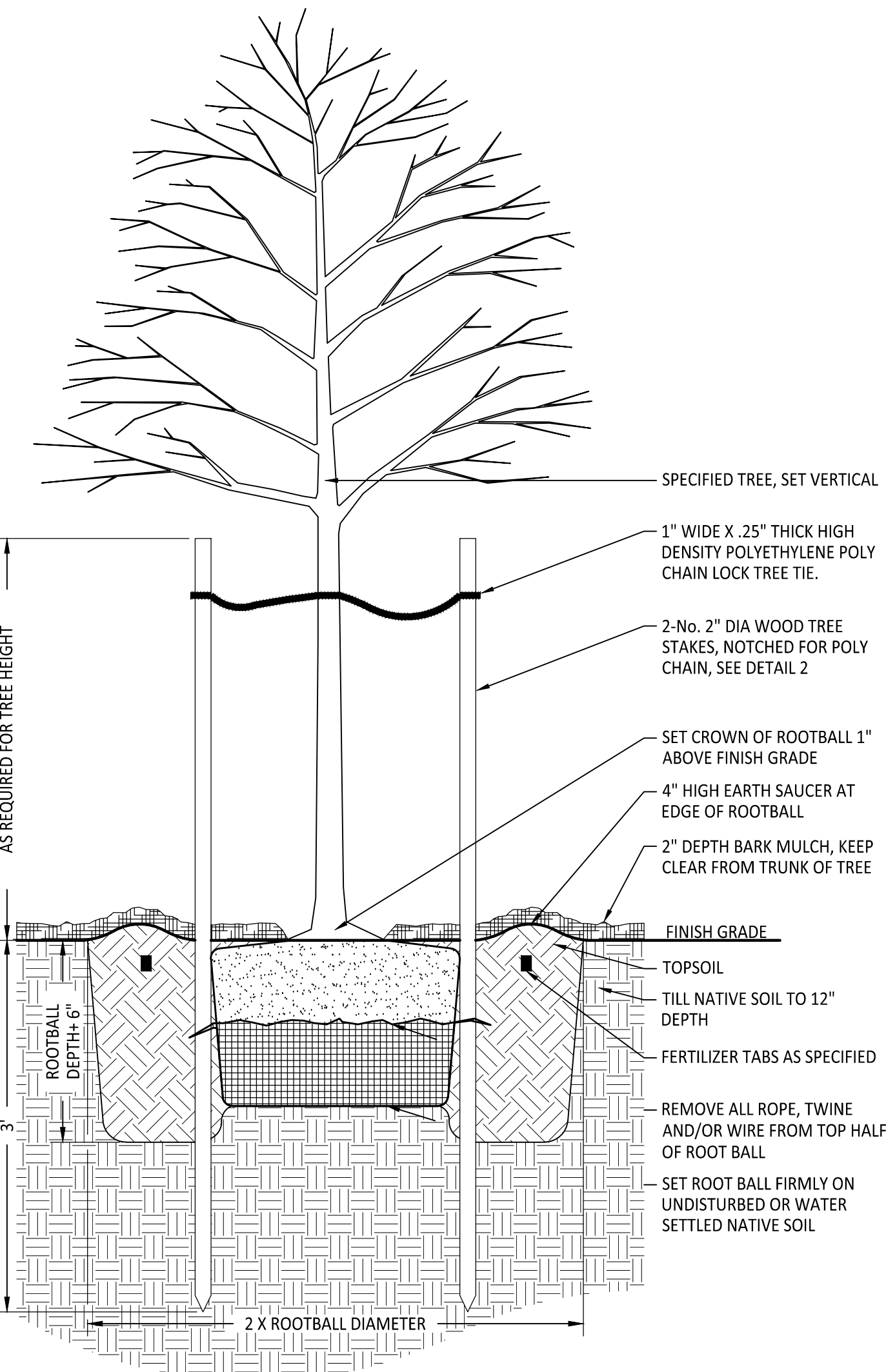


7 TRIANGULAR SPACING
Plan
NOT TO SCALE

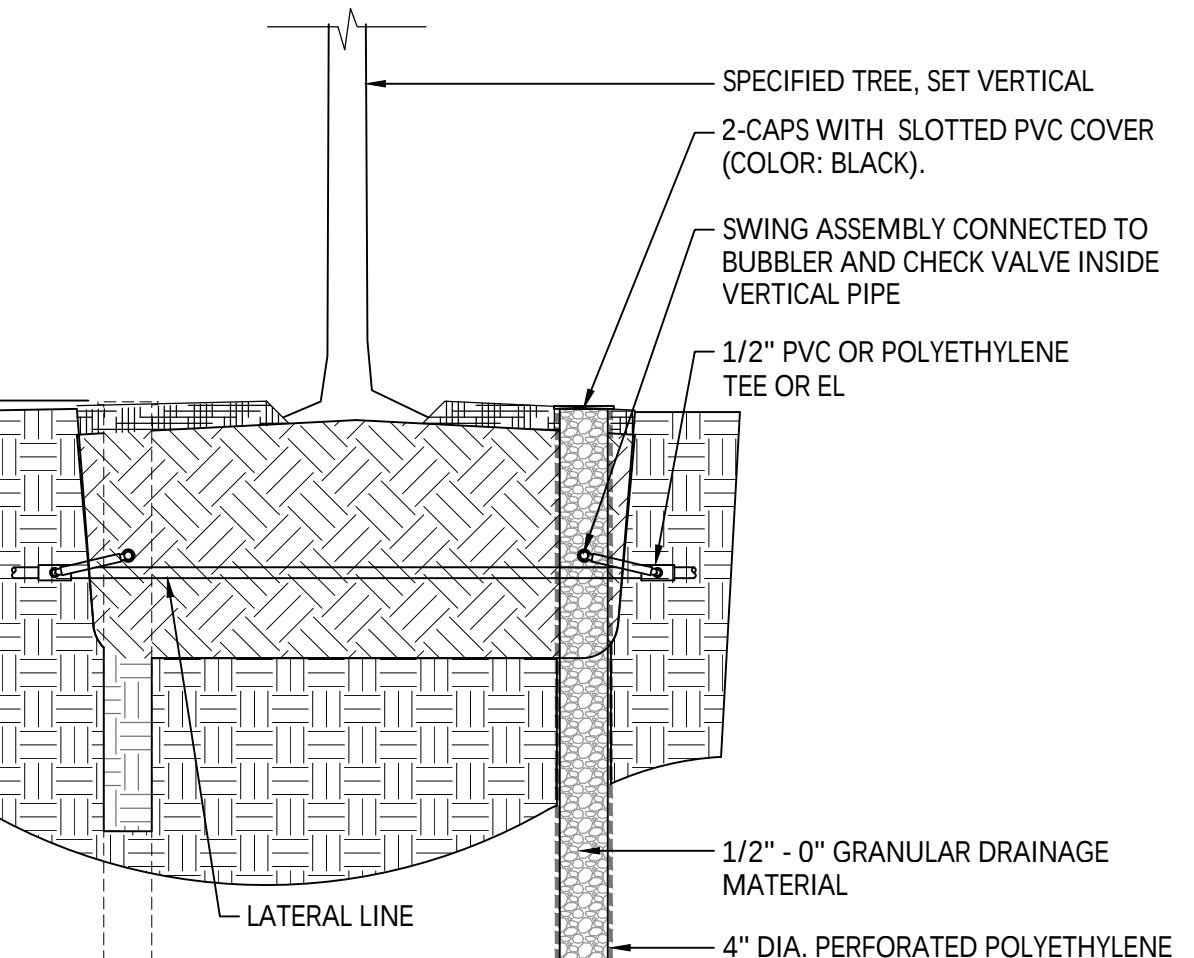
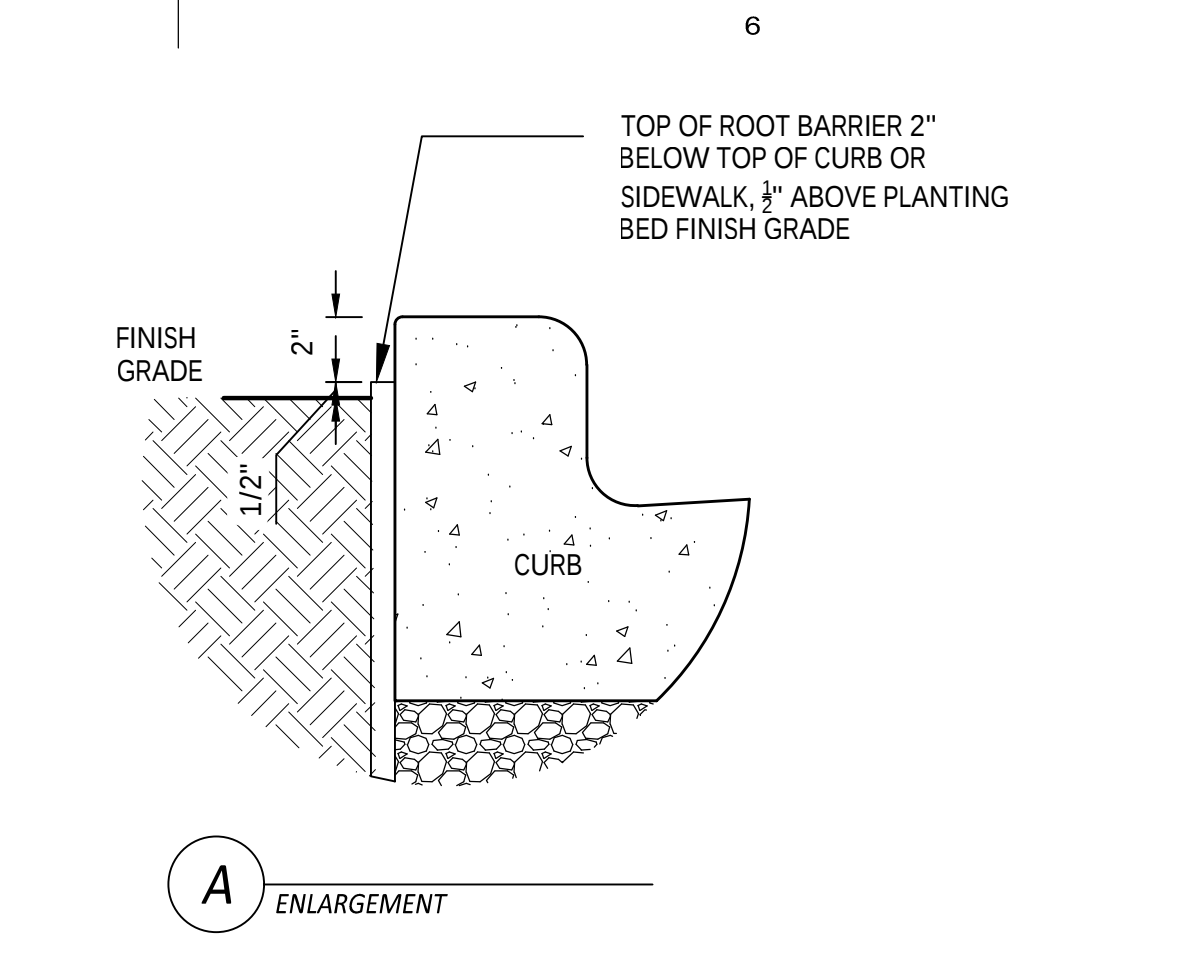


- NOTES:
1. INSTALL BARRIER PER MANUFACTURER'S SPECIFICATIONS
 2. POSITION BARRIER PANELS VERTICALLY WITH TOP AGAINST STRUCTURE TO BE PROTECTED
 3. SEE LANDSCAPE PLAN FOR TREES THAT REQUIRE BARRIER PANEL

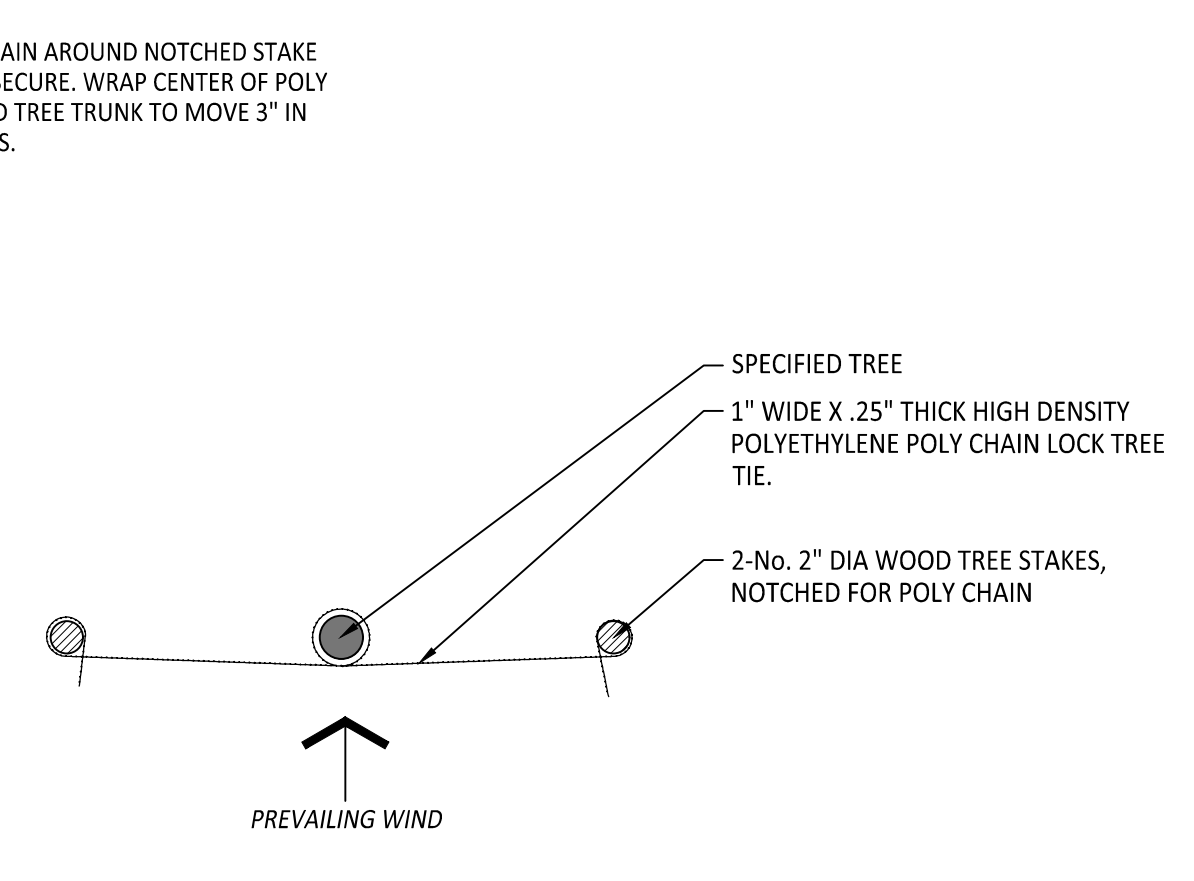
1 ROOT BARRIER
Section
NOT TO SCALE



4 DECIDUOUS TREE PLANTING
Section
NOT TO SCALE



2 DEEP ROOT WATERING
Section
NTS



3 TREE STAKING
Section
NOT TO SCALE

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SHEET TITLE:
LANDSCAPE DETAILS

SHEET NO.:

L301

LANDSCAPE PERMIT DRAWINGS

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