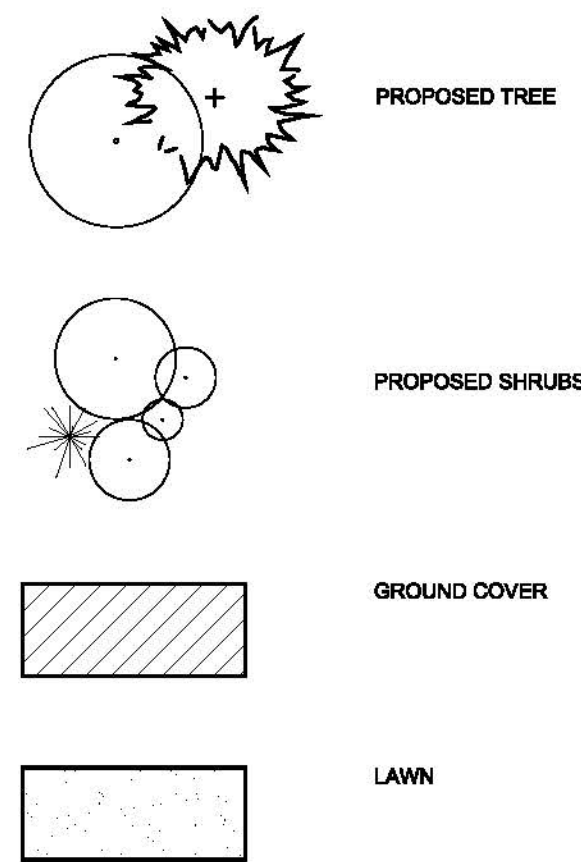


NOTES

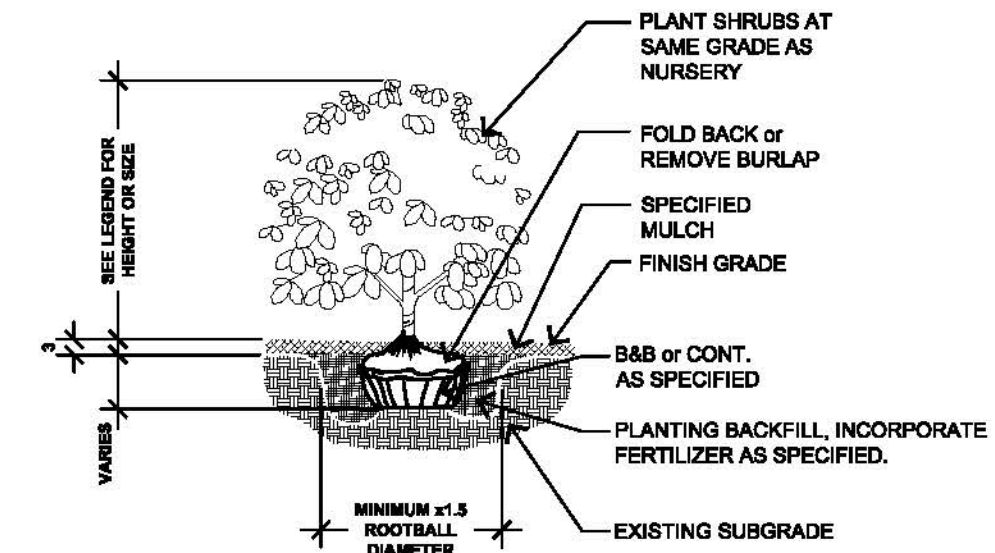
1. MAKE MINOR ADJUSTMENTS IN TREE SPACING AS NECESSARY TO ACCOMMODATE THE IRRIGATION SYSTEM AS INSTALLED.
2. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN THE LAYOUT OF WORK PRIOR TO THE EXECUTION OF THE WORK.
3. VERIFY LOCATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXECUTION OF WORK. REPAIR ANY DAMAGE TO EXISTING UTILITIES, PIPES OR RELATED FACILITIES AT CONTRACTOR'S EXPENSE AND IN A MANNER APPROVED BY THE GENERAL CONTRACTOR.
4. PROTECT TRUNKS, LIMBS AND ROOT ZONES OF EXISTING TREES TO REMAIN FROM ABRASION AND COMPACTION. DO NOT CUT LIMBS OR ROOTS LARGER THAN 3" IN DIAMETER WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.
5. TREES AND SHRUBS PLANTED TOO DEEPLY WILL NOT BE ACCEPTED. SEE TREE PLANTING DETAIL.

LEGEND



SLEEVES

1. SLEEVES TO BE INSTALLED AS FOLLOWS:
- SLEEVES TO BE SET 18" BELOW FINAL GRADE.
 - SLEEVES EXTEND 8" BEYOND ADJACENT PAVEMENT OR INSIDE FACE OF CURB.
 - OPEN ENDS ARE TO BE COVERED WITH DUCT TAPE.
 - WOOD LOCATION STAKES (2 X 2 RED TOP) ARE TO BE PLACED AT ALL SLEEVE LOCATIONS AT FACE OF WALKS AND CURBS.
2. ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
3. SLEEVE SIZES SHALL BE 4".
4. SLEEVE LAYOUT IS SCHEMATIC. VERIFY LOCATIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION OFF ELECTRICAL AND IRRIGATION SYSTEM.



SHRUB PLANTING DETAIL

PLANT LIST - STREET TREES

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
STREET TREES			
3	Acer rubrum 'Schlesingeri'	Schlesinger Maple	1 1/2" cal.
5	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	1 1/2" cal.

PLANT LIST - MIXED USE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
2	Acer saccharum 'Bonfire'	Bonfire Maple	1 1/2"
3	Carpinus betulus	European Hornbeam	1 1/2"
1	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash	1 1/2"
SHRUBS			
4	Azalea 'Juko'	Congratulatory Light Azalea	3 gal.
4	Camellia japonica 'Jordan's Pride Pink'	Jordan's Pride Japanese Camellia	5 gal.
6	Cornus sericea 'Kelsey'	Kelsey Dogwood	1 gal.
1	Euonymus alatus 'Compactus'	Compact Winged Euonymus	3 gal.
18	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	3 gal.
4	Forsythia x intermedia 'Northern Gold'	Northern Gold Forsythia	1 gal.
9	Ilex crenata 'Helleri'	Helleri Holly	1 gal.
12	Viburnum davidii	David Viburnum	1 gal.
PERENNIALS			
27	Hemerocallis x 'Stella de Oro'	Stella d'oro Daylily	1 gal.
4	Rudbeckia hirta	Black Eyed Susan	1 gal.
GRASSES			
25	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.
4	Liriope muscari 'Majestic'	Majestic Lilyturf	1 gal.
68	Liriope muscari 'Variegata'	Variegated Lilyturf	1 gal.
64	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 gal.
VINES			
20	Parthenocissus quinquefolia	Virginia Creeper	1 gal.

PLANT LIST - BIOSWALE

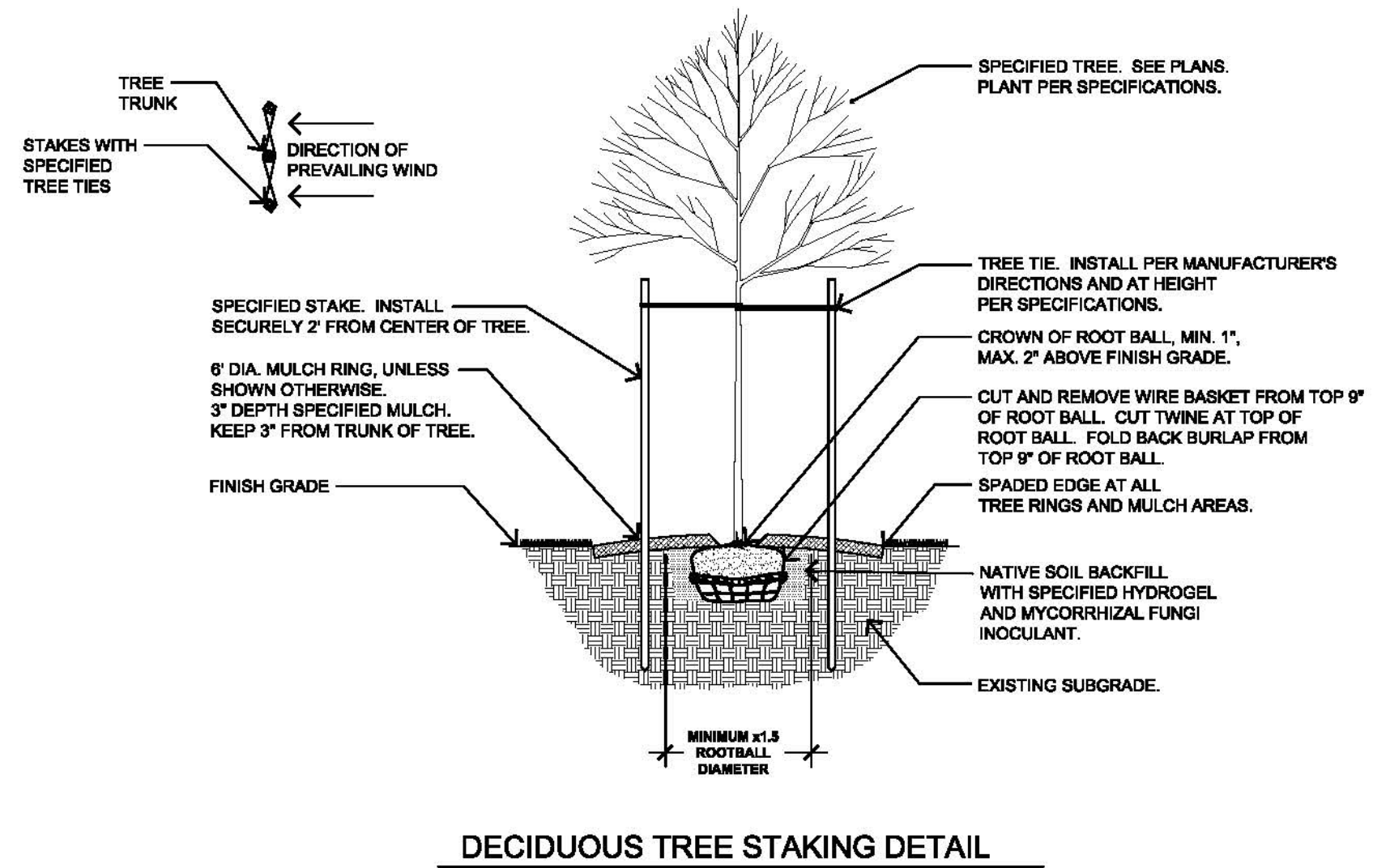
QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
1	Acer saccharum 'Bonfire'	Bonfire Maple	1 1/2"
SHRUBS			
13	Choisya ternata	Mexican Orange	3 gal.
4	Choisya ternata 'Sundance'	Sundance Mexican Orange	3 gal.
5	Escallonia 'Jubilee'	Jubilee Escallonia	5 gal.
4	Euonymus alatus 'Compacta'	Compact Burning Bush	3 gal.
2	Euonymus japonicus 'Aureo-marginatus'	Golden Euonymus	1 gal.
11	Gaultheria shallon	Salal	2 gal.
8	Vaccinium ovatum	Evergreen Huckleberry	3 gal.
2	Viburnum x burkwoodii	Burkwood Viburnum	5 gal.
PERENNIALS			
1	Iris Siberica 'Lady Vennesa'	Lady Vennesa Siberian Iris	1 gal.
9	Iris sibirica 'Butter and Sugar'	Butter and Sugar Siberian Iris	1 gal.
GRASSES			
11	Carex densa	Dense Sedge	1 gal.
27	Deschampsia caespitosa	Tufted Hair Grass	1 gal.
3	Liriope muscari 'Majestic'	Majestic Lilyturf	1 gal.
GROUND COVER			
152	Rubus pentalobus	Bramble	4" pot

PLANT LIST - LONDON HOUSE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
5	Acer rubrum 'Armstrong'	Armstrong Red Mpalae	1 1/2" cal.
8	Carpinus betulus	European Hornbeam	1 1/2" cal.
1	Cornus florida 'Cherokee Chief'	Cherokee Chief Dogwood	1 1/2" cal.
4	Cornus kousa chinensis	Chinese Dogwood	1 1/2" cal.
SHRUBS			
1	Azalea 'Orchid Lights'	Orchid Lights Azalea	3 gal.
13	Callicarpa dichotoma 'Early Amethyst'	Early Amethyst Beautyberry	3 gal.
2	Chaenomeles japonica 'Moned'	Red flowering Quince	5 gal.
6	Choisya ternata 'Sundance'	Sundance Mexican Orange	3 gal.
8	Cistus x purpureus	Orchid Rockrose	3 gal.
4	Daphne odora	Winter Daphne	2 gal.
15	Euonymus alatus 'Cole's Compact'	Compact Burning Bush	3 gal.
15	Meidland rose 'Sevilliana'	Sevilliana Meidland Rose	2 gal.
5	Viburnum trilobum 'Bailey Compact'	Compact American Cranberry	3 gal.
PERENNIALS			
4	Leucanthemum_x_superbum	Shasta Daisy	1 gal.
6	Rudbeckia hirta	Black Eyed Susan	1 gal.
GROUND COVER			
115	Arctostaphylos uva-ursi	Kinnikinnick	4" pot
GRASSES			
21	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.
44	Liriope muscari 'Variegata'	Variegated Lilyturf	1 gal.

PLANTING NOTES

- THE PLANTING PLAN IS A DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
- QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR CONVENIENCE OF THE CONTRACTOR ONLY.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANT DISCREPANCIES BETWEEN QUANTITIES AND SYMBOL SHOWN.
- LANDSCAPE CONTRACTOR SHALL SUPPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS A MINIMUM OF 10 DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING ROOTS BEFORE PROCEEDING WITH WORK.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING OF WORK.
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THROUGH SOAKED.
- ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE LESS THAN 10%, SHALL BE GROSSED-RIPPED TO A DEPTH OF 6".
- SOIL AMENDMENTS SHALL BE USED FOR INCREASED SOIL PENETRATION AND PLANT HEALTH. SOIL AMENDMENTS AND QUANTITIES SHALL BE BASED ON FINAL HORTICULTURAL SOILS ANALYSIS THROUGH A QUALIFIED AGRICULTURAL LABORATORY. FOR GENERAL PURPOSE SPECIFICATION, A MINIMUM OF 2 CUBIC YARD OF SOIL AMENDMENTS SHALL BE USED PER 1000 SQUARE FEET OF PLANTING AREA. SUCH AMENDMENT SHALL BE TILLED TO A 6" DEPTH.
- PLANT BACKFILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVING BY VOLUME.
- PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
- PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANT AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
- PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
- STAKE ALL TREES PER STANDARD DETAIL.
- REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALVANIZED NAILS AND GREEN NURSERY TAPE.
- REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
- PLANTS SHALL BE PLACES WITHIN 12" OF SPRINKLER HEADS.
- SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUNDCOVER SHOWN ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHENING TO ELIMINATE PADDLING OR STANDING WATER.
- FINISHED GRADES SHALL BE 1" BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS, FINISH GRADE BEFORE LAYING SOD SHALL BE 1 1/2" BELOW THE TOP.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH AND TOOLS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING FOR A PERIOD OF 60 DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
- AT COMPLETION OF WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECT S OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
- THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
- DAILY WATERING OF ALL PLANT MATERIAL.
- WEEKLY MOWING OF ALL TURF AREAS.
- WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREA.
- REPLACEMENT OF ANY DEAD, DYING OR DAMAGE TREES, SHRUBS AND GROUND COVERS.
- FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
- ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
- FILLING AND RE-COMPACTION OF ERODED AREAS.
- WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
- PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.
- ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF 60 DAYS AFTER THE COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF 60 DAYS AFTER COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROWN IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
- THE CONTRACTOR WITHIN 15 DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIAL, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENTS MATERIAL SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
- INSTALL 3" DEEP MINIMUM, OF MULCH AS TOPDRESSING IN ALL PLANTING AREAS AT INITIAL PLANT INSTALLATION. YEARLY REPLENISHMENT SHALL OCCUR AS NOTED IN THE MAINTENANCE SPECIFICATIONS. MULCH SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY.



DECIDUOUS TREE STAKING DETAIL

Schlesinger + Associates, LLC
LANDSCAPE ARCHITECTURE AND DESIGN

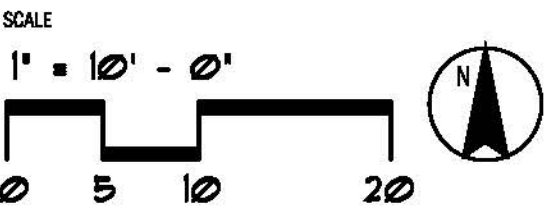
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PROJECT NAME:

Camas Mixed Use

REVISIONS		
#	Date	Description



PROJECT NAME Camas Mixed Use

PROJECT ADDRESS -

PROJECT ADDRESS -

Construction

PHASE

June 22, 2016

DATE FILE NAME

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SHEET TITLE

Plant List, Notes and Details

SHEET NUMBER

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