

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO START OF LANDSCAPE WORK TO REVIEW PLANT SUBSTITUTIONS & JURISDICTIONAL REQUIREMENTS

PLANTING NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF CAMAS STANDARDS AND THE WASHINGTON STRUCTURAL SPECIALTY CODE.
2. VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. PRIOR TO REMOVING ANY EXISTING FEATURES, REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
4. PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN (E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES) SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
5. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY.
6. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.

7. MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.

8. COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.

9. INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF CAMAS STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.

10. CONTRACTOR SHALL PROVIDE TOP SOIL, SOIL AMENDMENTS, AND EROSION CONTROL.

11. CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.

12. CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH, FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. SEE SPECS.

13. CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.

14. ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.

15. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.

16. CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.

17. CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL. SEE SPECS.

18. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.

19. ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA = 46,913 SF (1.08 AC)

NO EXISTING TREES ON SITE

TREE DENSITY REQ. 20 UNITS PER ACRE

TREES PROPOSED # OF EVERGREEN TREES (REQUIREMENT)

PKG. LOT TREES REQ. 36 PKG. SPACES

20% REQUIRED EVERGREEN EVERGREEN PROPOSED

PERCENTAGE OF EVERGREEN SHRUBS & GROUND COVER PLANTINGS

PERCENTAGE OF NATIVE PLANTINGS

PERCENTAGE OF DROUGHT TOLERANT PLANTS

= 22 TREE UNITS

= 25 TREE UNITS

= 11 (50% OF TREE DENSITY REQUIREMENT)

= 1 TREE PER 6 PKG. SPACES

= 4 PKG. LOT TREES

= 1

= 1

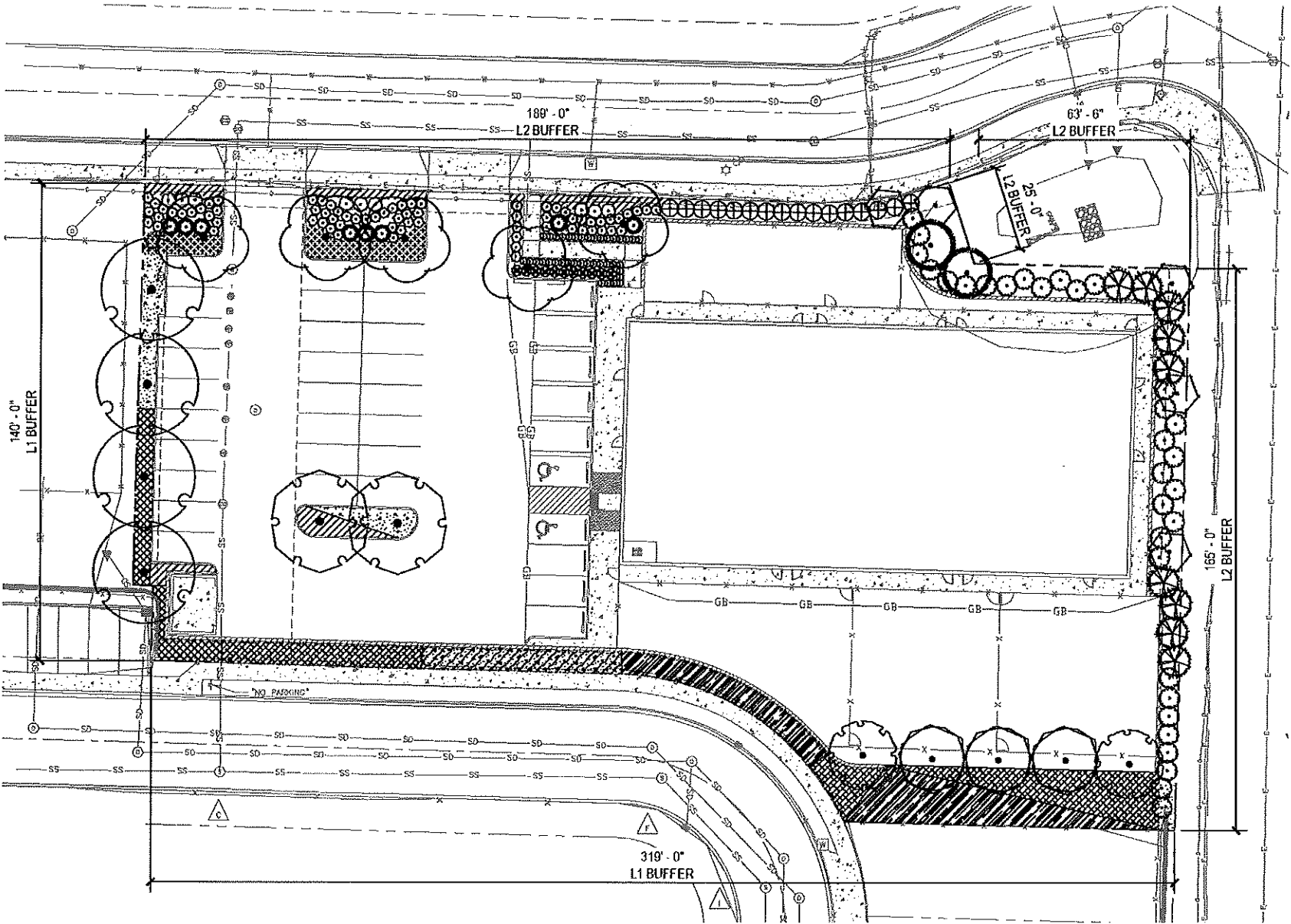
= 25%

= 31%

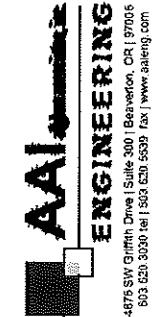
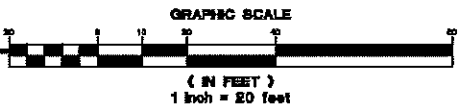
= 90%

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AB	3	ACER GRiseum	PAPERBARK MAPLE	2" CAL	
	AF	5	ACER RUBRUM 'FRANKSRED' TM DROUGHT TOLERANT	RED SUNSET MAPLE	2" CAL	
	FD	5	FAGUS SYLVATICA 'DAWYCK PURPLE'	EUROPEAN BEECH	2" CAL	
	GD	2	GYMNOCLADUS DIOICUS 'ESPRESSO' DROUGHT TOLERANT	KENTUCKY COFFEETREE	2" CAL	
	MA2	2	MAACKIA AMURENSIS	AMUR MAACKIA	2" CAL	
	PC	4	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2" CAL	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	PF	2	PIRUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	5 HT.	
	TH	3	THUJA PLICATA 'HOGAN'	HOGAN CEDAR	5 HT.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AC2	33	ARBITUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	
	CT	16	CEANOTHUS THYRSIFLORUS EVERGREEN NATIVE	BLUE BLOSSOM	5 GAL	
	EC	3	ELIONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	
	HP	37	HYDRANGEA ARBORESCENS 'PEE WEE'	PEE WEE OXLEAF HYDRANGEA	5 GAL	
	LE	3	LORDPETALUM CHINENSE 'PIPA'S RED'	PIPA'S RED LORDPETALUM	5 GAL	
	PH	38	PENNISETUM ALOPECUROIDES 'HAWEIN'	HAWEIN FOUNTAIN GRASS	5 GAL	
	RE	36	RHAPHIOLEPIS INDICA 'CONOR' EVERGREEN DROUGHT TOLERANT	ELEANOR TATOR INDIAN HAWTHORN	5 GAL	
	RM	11	ROSA SHRUB 'MEPOQUE' TM	PINK MELOANO ROSE	5 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CC	149	CEANOTHUS X 'CENTENNIAL'	CENTENNIAL CEANOTHUS	1 GAL	36" o.c.
	CL	93	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 GAL	24" o.c.
	FC	220	FRADARIA CHILDENSIS	BEACH STRAWBERRY	1 GAL	18" o.c.
	JY	143	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	CREEPING JUNIPER	1 GAL	36" o.c.
	MR	108	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	24" o.c.
	RH	45	ROSARINUS OFFICIALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	36" o.c.
	RP2	124	RUBUS CALYCHOIDES 'EMERALD CARPET'	CREEPING RASPBERRY	1 GAL	24" o.c.



NORTH
LANDSCAPE PLAN
SCALE 1" = 20'



KIDDIE ACADEMY - CAMAS
CAMAS, WASHINGTON

SHEET TITLE
LANDSCAPE
PLAN

DATE: 08/20/2019
DRAWN: JUS
CHECKED: NWS
REVISIONS:

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