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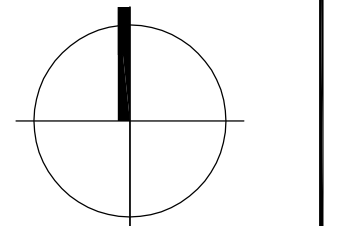
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CAMAS MEADOWS
CAMAS, WA

DESIGN
REVIEW SET
04.02.15



LIAM DAVID HARDISTER, ARCHITECT

DATE	DESCRIPTION
DRAWN BY JD	
CHECKED BY DH	

OB #: 14-KRK-4123

LOOR PLAN

A1.0

BUILDING DATA	
BASEMENT LEVEL:	4,729 SQFT
GROUND FLOOR:	13,247 SQFT
SECOND FLOOR:	12,488 SQFT
THIRD FLOOR:	12,488 SQFT
FOURTH FLOOR:	12,488 SQFT
TOTAL GROSS SQFT:	55,440 SQFT

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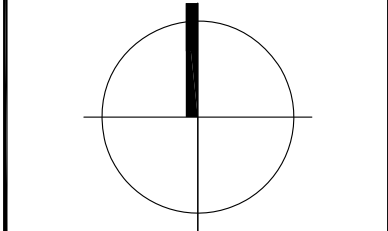
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THE LOFTS AT
CAMAS MEADOWS
CAMAS, WA

DESIGN
REVIEW SET
04.02.15



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[illegible]

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FLOOR PLAN

A1.1

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THE LOTUS AT
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CAMAS, WA

DESIGN
REVIEW SET
04.02.15

WILLIAM DAVID HARDISTER, ARCHITECT

DATE	DESCRIPTION
DRAWN BY	JD
CHECKED BY	DH

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ELEVATIONS

A2.0



1 BUILDING 1 NORTH ELEVATION

SCALE: $3/32" = 1'-0"$



2 BUILDING 1 WEST ELEVATION

SCALE: $3/32" = 1'-0"$



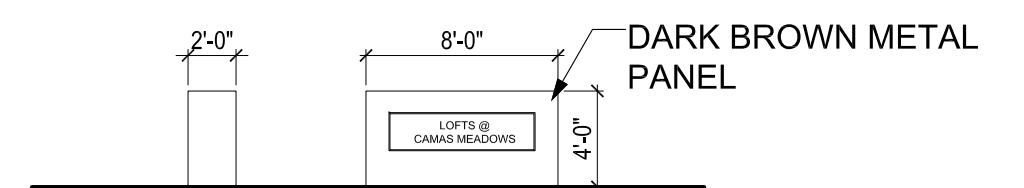
2 BUILDING 1 EAST ELEVATION

SCALE: $\frac{3}{32}'' = 1'-0''$



4 BUILDING 1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



5 MONUMENT SIGN ELEVATION

SCALE: 1/8" = 1'-0"

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THE LOFTS AT
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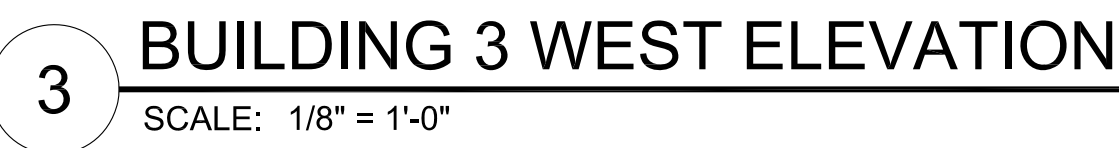
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ELEVATIONS

A2.1



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1 STREET VIEW
SCALE: NTS



2 LOWER LOT VIEW
SCALE: NTS



3 ENTRY DRIVE VIEW
SCALE: NTS

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THE LOFTS AT
CAMAS MEADOWS
CAMAS, WA

DESIGN
REVIEW SET
03.06.15

WILLIAM DAVID HARDISTER, ARCHITECT

DATE	DESCRIPTION

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RENDERINGS

A3.0



PRIMARY SIDING COLOR: NAVAJO BEIGE



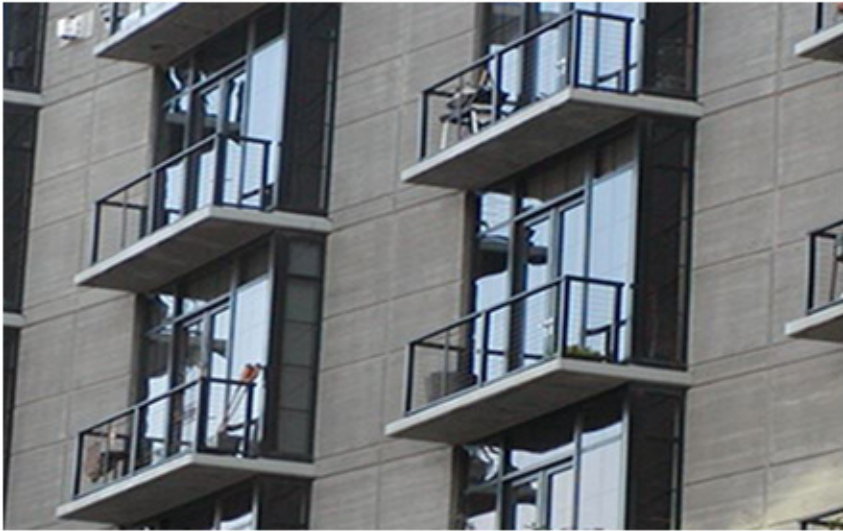
SHINGLE SIDING COLOR: CHESTNUT BROWN



METAL TRIM COLOR:
DARK BRONZE



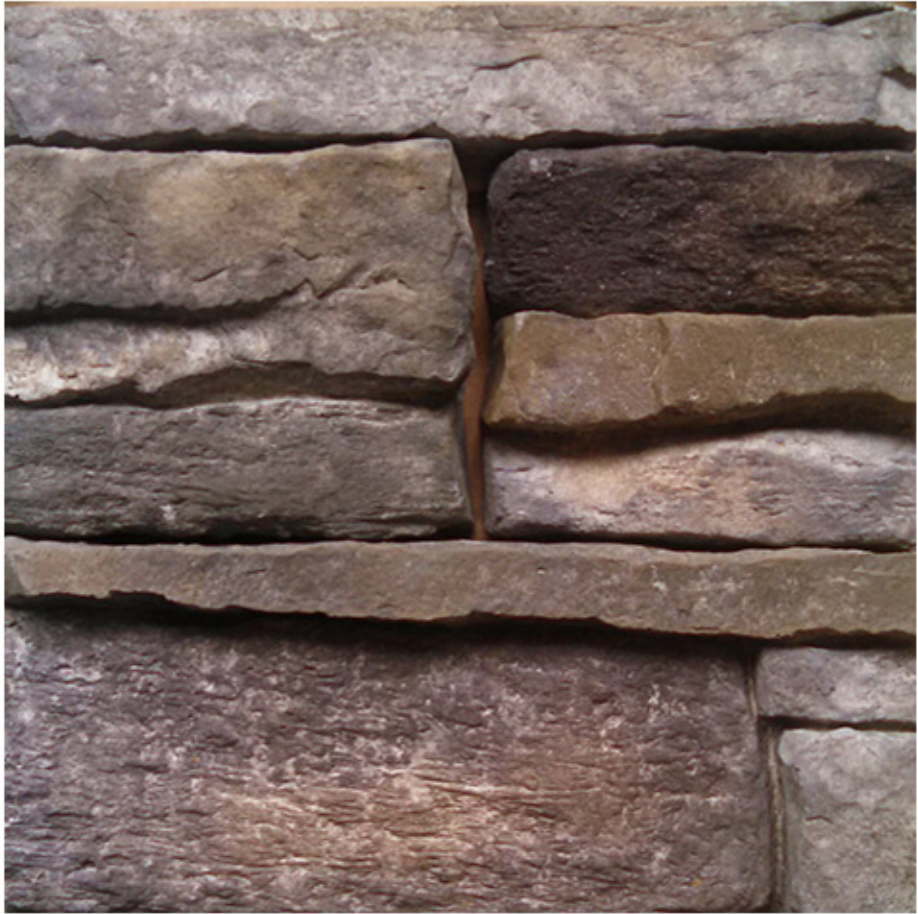
GLASS COLOR SAMPLES



BALCONY RAILING EXAMPLE

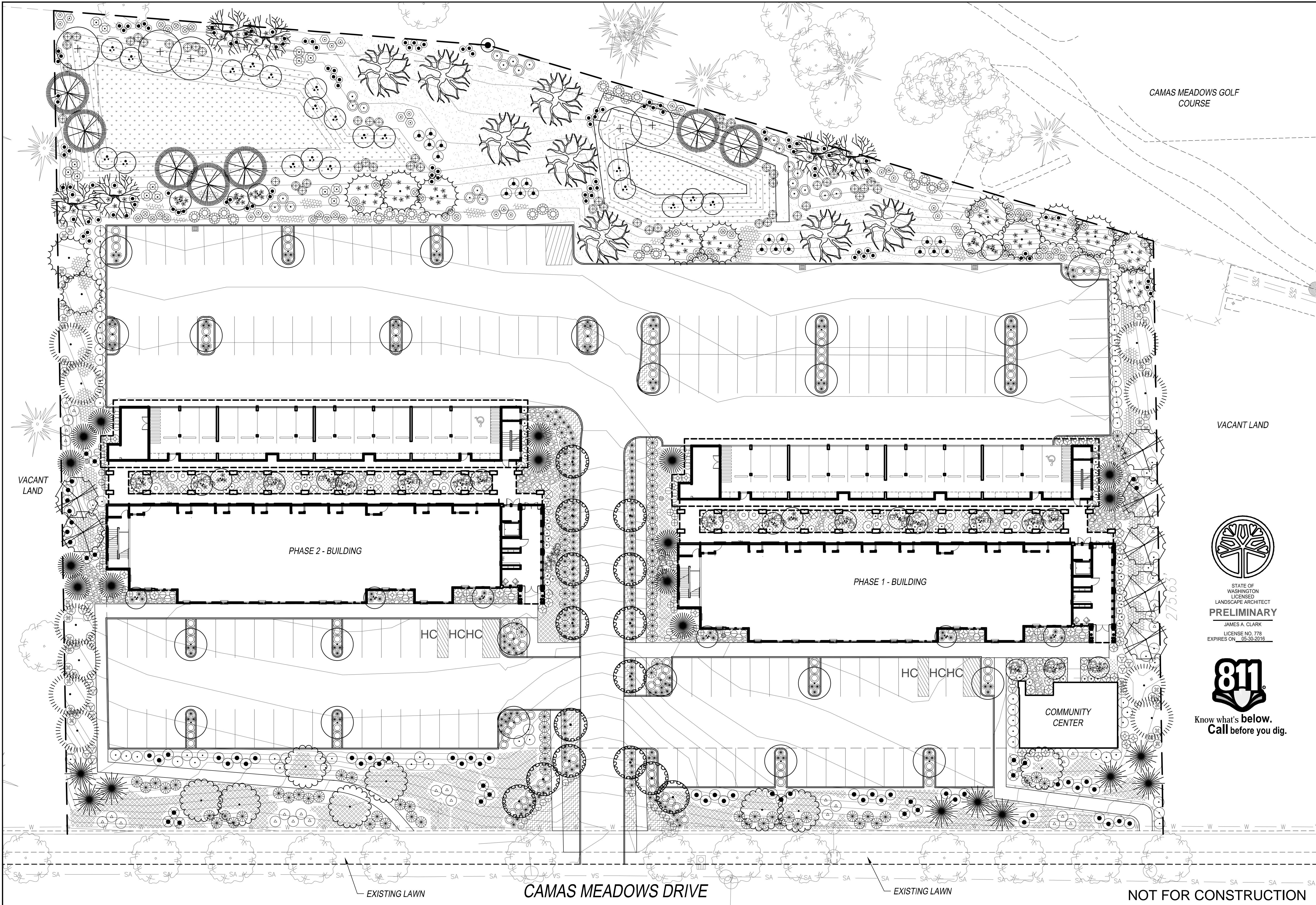


BALCONY RAILING EXAMPLE



STONE CLADDING SAMPLE

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THE LOFTS AT
CAMAS MEADOWS
CAMAS, WA

DESIGN
REVIEW SET
03.10.15

PLAN NORTH

PRELIMINARY
LANDSCAPE
PLAN

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DATE	DESCRIPTION


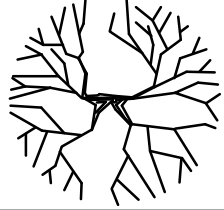

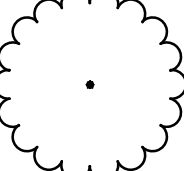
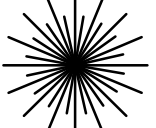
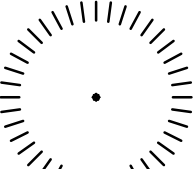
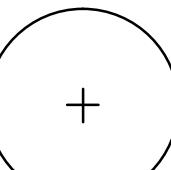
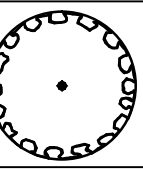
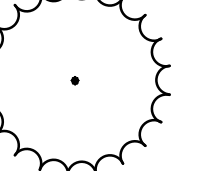
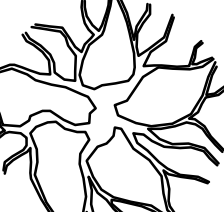

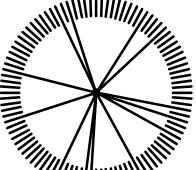
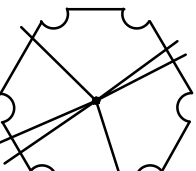

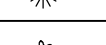



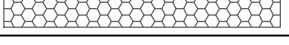




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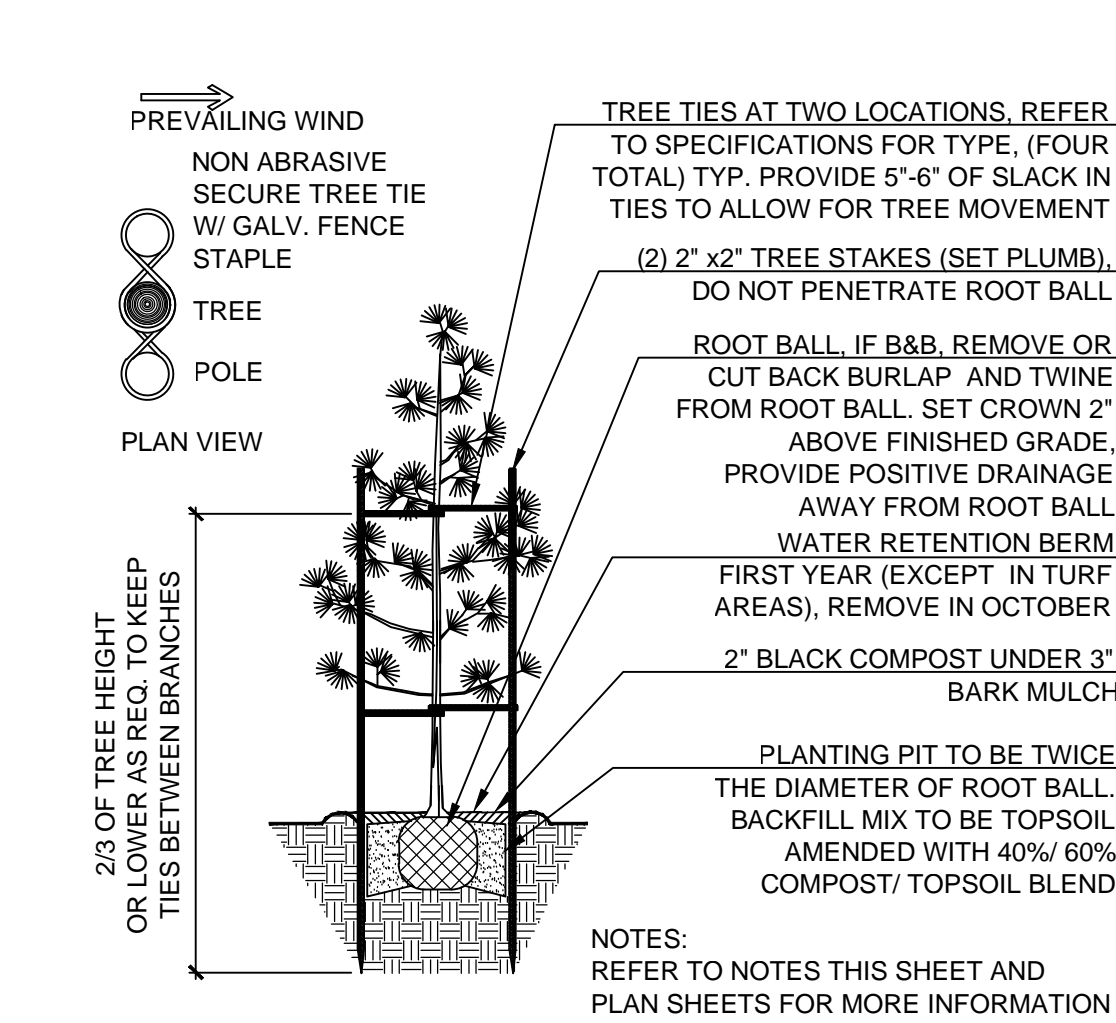
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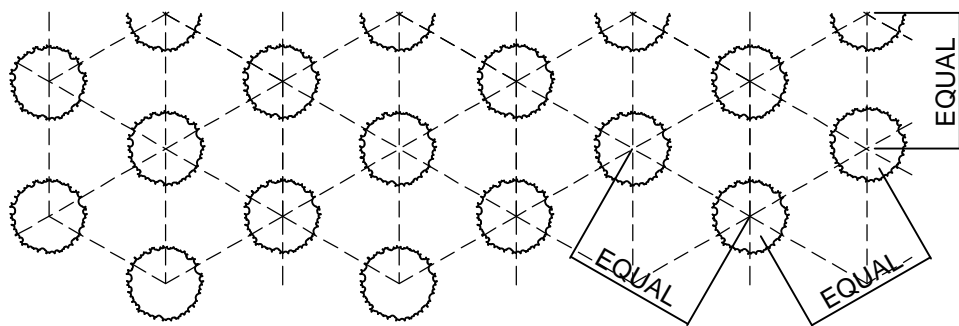
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PRELIMINARY PLANT LEGEND				
SYMBOL	PLANT NAME (SCIENTIFIC)	PLANT NAME (COMMON)	SIZE	SPACING
TREES				
	<i>Acer circinatum</i>	Vine Maple	3.5" cal.	20' o.c.
	<i>Acer macrophyllum</i>	Big-leaf Maple		
	<i>Acer rubrum</i> 'Bowhall'	Bowhall Maple	2.5" cal.	15' o.c.
	<i>Betula jacquemontii</i>	Himalayan White Birch	6' ht.	as shown
	<i>Chamaecyparis nootkatensis</i> 'Pendula'	Weeping Alaska Cedar	2.5" cal.	as shown
	<i>Pinus sylvestris</i>	Scotch Pine		
	<i>Populus</i>	Cottonwood		
	<i>Prunus yedoensis</i> 'Akebono'	Akebono Cherry		
	<i>Pseudotsuga menziesii</i>	Douglas Fir		
	<i>Quercus garryana</i>	Oregon White Oak		
	<i>Salix lasiandra</i>	Pacific Willow		
	<i>Thuja plicata</i> 'Hogan'	Hogan Cedar		
	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden		
ORNAMENTAL GRASSES, PERENNIALS, FERNS				
	<i>Miscanthus sinensis</i> 'Purpurascens'	Purple Silver Grass		
	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 gal.	3' o.c.
	<i>Polystichum munitum</i>	Sword Fern	1 gal.	as shown
GROUNDCOVERS				
	<i>Ajuga reptans</i> 'Catlin's Giant'			
	<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty Cotoneaster	1 gal.	24" o.c.
	<i>Fragaria chiloensis</i>	Wild Strawberry		
	Groundcover / Perennial Shade Mix: <i>Hosta</i> 'Frosty Ribbons', <i>Pachysandra terminalis</i> , <i>Liriope muscari</i> , <i>Galium odoratum</i> , <i>Astilbe chinensis</i> 'Vision', <i>Helleborus</i> 'Mardi Gras			
	Native Stormwater Planting Mix - To be determined with final engineering.			
	Oak Prairie Mix: <i>Festuca idahoensis roemerii</i> (35%), <i>Festuca idahoensis idahoensis</i> (35%), <i>Camassia quamash</i> (5%), <i>Lupinus</i> (5%), <i>Iris douglasiana</i> (5%), <i>Erysimum capitatum</i> (5%), <i>Allium cernuum</i> (5%), <i>Clarkia amoena</i> (5%)			
	2'-0" River Rock			

SHRUBS			
	<i>Amelanchier alnifolia</i>	Serviceberry	
	<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	
	<i>Aucuba japonica</i>	Japanese Aucuba	
	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	
	<i>Ceanothus sanguineus</i>	Red-stem Ceanothus	
	<i>Cornus alba</i> 'Variegata'	Variegated Red-twig Dogwood	
	<i>Cornus sericea</i> 'Kelsey'	Kelsey Dogwood	
	<i>Cotoneaster lacteus</i>	Parney Cotoneaster	1 gal.
	<i>Fatsia japonica</i>	Japanese Aralia	
	<i>Holodiscus discolor</i>	Oceanspray	
	<i>Hydrangea aspera</i>	Plum Passion Hydrangea	
	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	
	<i>Mahonia aquifolium</i>	Oregon Grape	
	<i>Myrica californica</i>	Pacific Wax Myrtle	5 gal.
	<i>Pieris japonica</i> 'Mt. Fire'	Mt. Fire Pieris	5 gal.
	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Laurel	
	<i>Ribes sanguineum</i>	Red-flowering Current	
	<i>Rosa woodsii</i>	Woods Rose	
	<i>Sarcococca hookeriana humilis</i>	Himalayan Sweet Box	
	<i>Spirea japonica</i> 'Little Princess'	Little Princess Spirea	
	<i>Symphoricarpos albus</i>	Common Snowberry	
	<i>Vaccinium corymbosum</i> 'Spartan'	Spartan Blueberry	
	<i>Viburnum davidii</i>	David Viburnum	2 gal.
	<i>Viburnum plicatum</i> 'Mariesii'	Mariesii Viburnum	

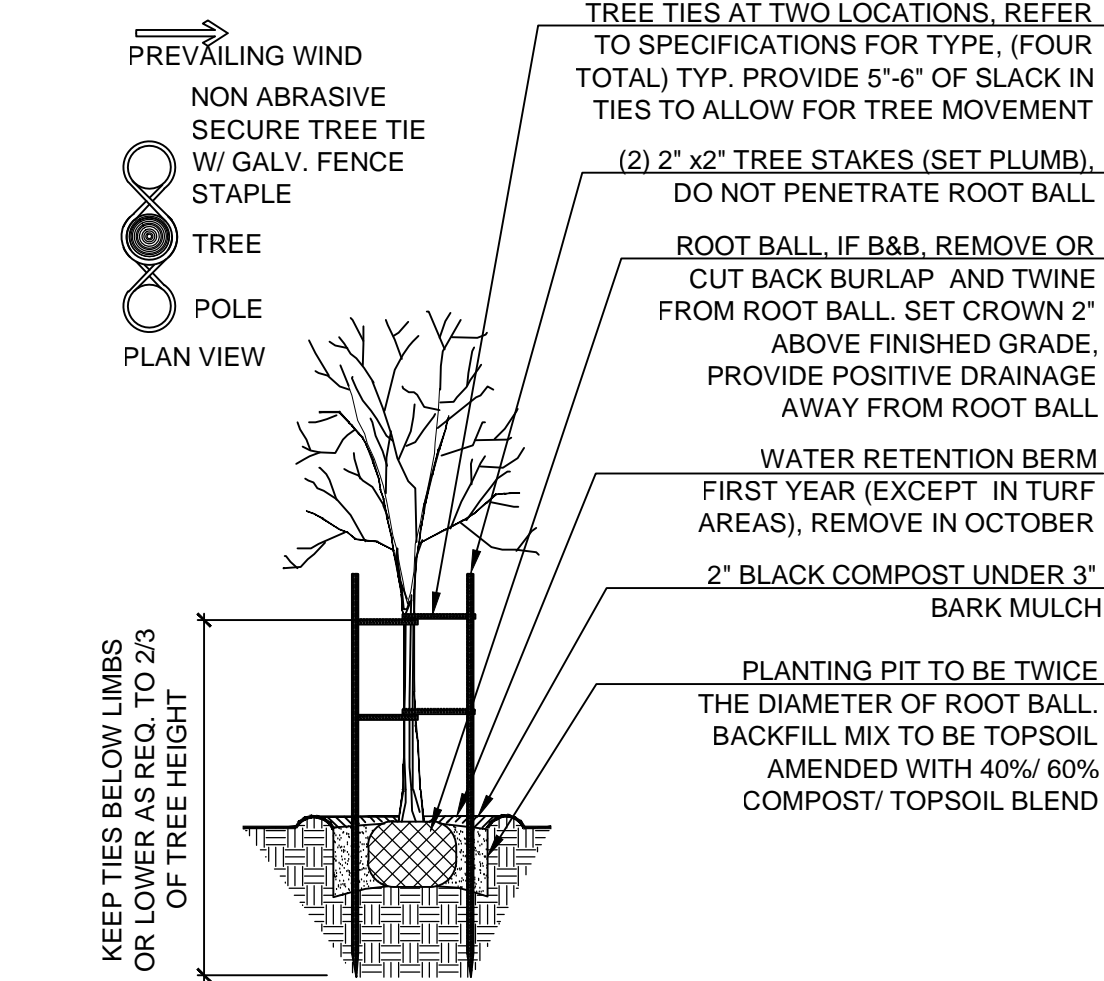


1 Evergreen Planting Detail
NO SCALE

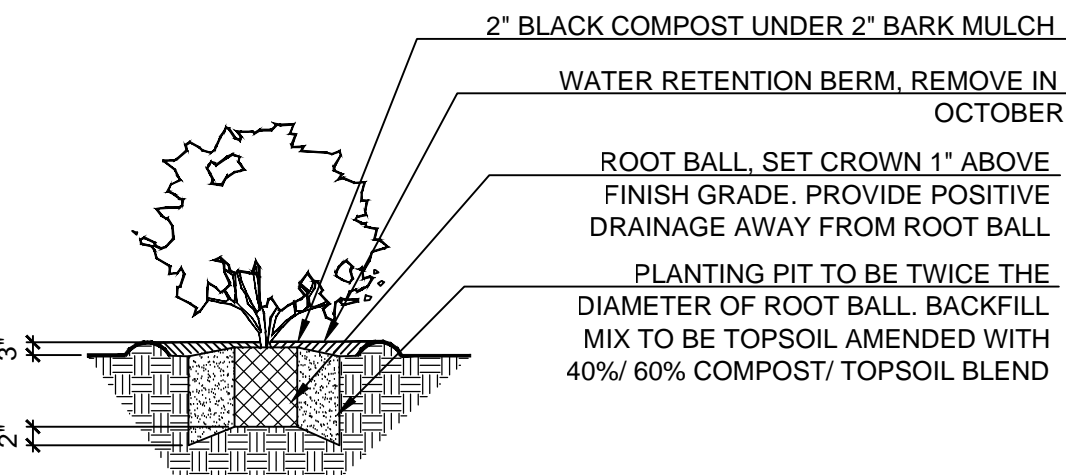


NOTES:
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SPECIFIED IN PLANTING LEGEND.
GROUND COVER TO BE LOCATED ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY HARD SURFACE, UNLESS OTHERWISE SPECIFIED.

3 Groundcover Planting Details
NO SCALE



2 Deciduous Tree Planting Details
NO SCALE



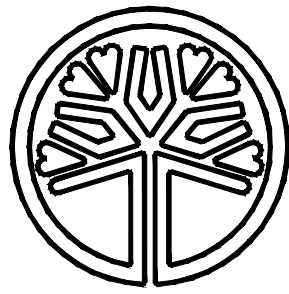
4 Shrub Planting Details
NO SCALE

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY PLANT QUANTITIES. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT LEGEND AND THE QUANTITIES SHOWN ON THE PLAN, THE PLAN SHALL PREVAIL.
- STAKE ALL PROPOSED TREE LOCATIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING TREE PITS. THE OWNER RESERVES THE RIGHT TO ADJUST LOCATION AND SPACING OF PLANTS.
- PLANT SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SIMILAR IN SIZE, SHAPE, AND FOLIAGE TYPE TO THE PLANT BEING REPLACED AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. STREET TREE SUBSTITUTIONS SHALL BE FROM CITY APPROVED LISTS OR SHALL BE APPROVED BY THE CITY.
- ALL PLANTS SHALL MEET OR EXCEED INDUSTRY STANDARDS FOR SIZE AND QUALITY. SUBSTANDARD PLANT MATERIAL WILL BE REJECTED BY THE OWNER'S REPRESENTATIVE.
- THE LOWER BRANCHES OF TREES ADJACENT TO ROADS, PARKING AREAS, AND WALKWAYS SHALL BE PRUNED UP TO AVOID INTERFERENCE WITH PEDESTRIANS AND VEHICLES.
- REPLACE AND RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR TO THE OWNER'S SATISFACTION.
- VERIFY BELOW GRADE CONDITIONS AND UTILITY LOCATIONS (EXISTING AND PROPOSED) PRIOR TO DIGGING.
- COORDINATE ALL PLANTINGS WITH LOCATIONS OF UTILITY POLES, STORM WATER STRUCTURES, CLEANOUTS, ELECTRICAL TRANSFORMERS, AND ANY OTHER ABOVE OR BELOW GROUND UTILITIES AND STRUCTURES. CONTRACTOR MAY FIELD ADJUST OR ELIMINATE PLANTS THAT CONFLICT WITH UTILITIES WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE. LOCAL CODE REQUIREMENTS AND BEST INDUSTRY PRACTICES SHALL GOVERN THE DISTANCE BETWEEN PLANTINGS AND VARIOUS UTILITIES.
- ALL PLANTINGS SHALL BE IRRIGATED BY A PERMANENT AUTOMATIC UNDERGROUND SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS. THE IRRIGATION SYSTEM SHALL INCLUDE EITHER OR BOTH: A RAIN SENSOR SHUTOFF DEVICE AND/OR A DRIP IRRIGATION SYSTEM FOR THE NEW LANDSCAPING.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION DESIGNER/ CONTRACTOR TO PROVIDE 4" SCH. 40 PVC SLEEVES AS REQUIRED UNDER PAVEMENT. SLEEVES SHALL HAVE A MINIMUM 24" OF COVER.
- REMOVE ALL CONSTRUCTION DEBRIS FROM THE SITE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING ANY LANDSCAPE WORK. CONSTRUCTION DEBRIS DISCOVERED BURIED IN PLANTING BEDS SHALL BE REMOVED PRIOR TO COMPLETING LANDSCAPE WORK.
- ALL PLANTING AREAS SHALL BE PROVIDED WITH AT LEAST 12 INCHES OF NON-COMPACTED SOIL.
- TWO INCHES OF BLACK COMPOST MATERIAL SHALL BE INCORPORATED INTO THE TOP LAYER OF SOIL IN SEEDED AREAS. ADD ONE SHOVEL FULL OF COMPOST PER GALLON POT SIZE TO THE PLANTING PIT FOR EACH TREE, SHRUB OR GROUNDCOVER PLANT.
- IDENTIFY ALL PLANTING BEDS AND LAWN EDGES IN FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING AND SEEDING OPERATIONS.
- THE LANDSCAPE PLANTING PLANS HAVE BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OUTLINED BY LOCAL CODES.
- IF THE CONTRACTOR PROPOSES ANY DEVIATIONS FROM THE PLANTING PLANS, THOSE DEVIATIONS SHALL NOT CAUSE THE PLAN TO FALL BELOW MINIMUM CODE REQUIREMENTS.
- TREES PLANTED CLOSER THAN 5 FEET FROM PAVING SHALL BE INSTALLED WITH 12" DEEPROOT ® ROOT BARRIER OR AN APPROVED EQUAL ACCORDING TO MANUFACTURERS SPECIFICATIONS.



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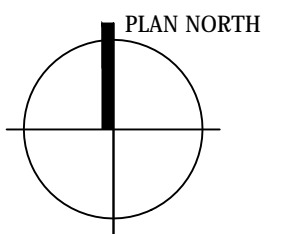
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CAMAS, WA

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REVIEW SET
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PLANTING
DETAILS,
LEGEND, AND
NOTES

DATE	DESCRIPTION

DRAWN BY JC
CHECKED BY JC

JOB #: 14-KRK-4123

L2