

LEGEND

EXISTING TREES TO REMAIN
ROOT ZONE AREA

EXISTING LANDSCAPE TO REMAIN

TREE PROTECTION FENCE

TREE PROTECTION FENCE

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA	= 47,719 SF
LANDSCAPE AREA REQUIRED 15% OF SITE	= 7,158 SF
LANDSCAPE ARE PROPOSED 30% OF SITE	= 14,306 SF
PKG. LOT TREES REQ. 1/8 SPACES (156-125)	= 3 PKG. LOT TREES
PERCENTAGE OF EVERGREEN SHRUBS & GROUNDCOVER PLANTINGS	= 100%
PERCENTAGE OF NATIVE PLANTINGS	= 85%

GENERAL NOTES

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

PLANTING NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF CAMAS, WASHINGTON STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- DO NOT MULTITALLY 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.
- PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN (E.G. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES) SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. 2. 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.
- 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.
- MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
- COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF CAMAS, WASHINGTON STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL, SEE SPECS.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
- 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.
- CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
- ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.
- PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
- ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

REGISTERED
552
Teresa Katherine Long
OREGON
5-14-04
LANDSCAPE ARCHITECT

AAI ENGINEERING
4805 NW Greenbush Road, Suite 200
Bend, OR 97705
503.625.5555
www.aai-engineering.com

CAMAS RCf

CAMAS, WASHINGTON

SHEET TITLE
LANDSCAPE PLAN

DATE: 10/25/18

DRAWN: TKL

CHECKED: TKL

REVISIONS:

AAI ENGINEERING, INC.
© AAI, ALL RIGHTS RESERVED

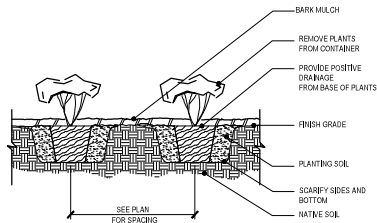
THESE DRAWINGS ARE THE PROPERTY OF AAI ENGINEERING, INC. AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER, EXCEPT WITH THE WRITTEN PERMISSION OF AAI ENGINEERING, INC.

SHEET NUMBER

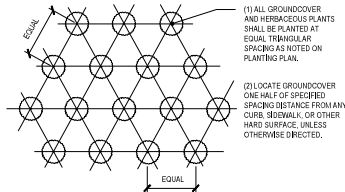
L1.1

JOB NUMBER: A18139.20

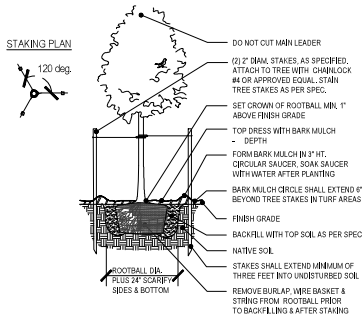
P:\300\W\18139.20 - Camas RCf - LANDSCAPE.dwg - 10/25/18 - 1:10 PM King



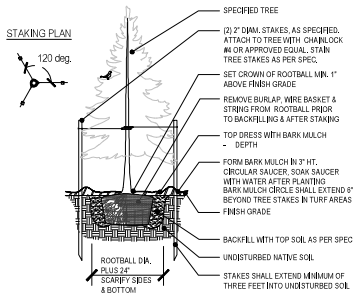
1 GROUNDCOVER & HERBACEOUS PLANT PLANTING DETAIL
L2.0 SCALE: NTS























2 GROUNDCOVER & HERBACEOUS PLANT PLANTING PLAN
L2.0 SCALE: NTS



3 DECIDUOUS TREE PLANTING DETAIL
L2.0 SCALE: NTS



5 CONIFER TREE PLANTING DETAIL
L2.0 SCALE: NTS

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	7	ACER RUBRUM 'FRANKS RED' TM DROUGHT TOLERANT	RED SUNSET MAPLE	7' CAL.	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CD	8	CALOCEDRUS DECURRENS NATIVE	BINCENSE CEDAR	6' HT.	
	TP	7	THUJA PLICATA	WESTERN RED CEDAR	6' HT.	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	UC	6	ULMUS X. FRONTIER DROUGHT TOLERANT	AMERICAN ELM	7' CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CR	32	CORNUS SERICEA NATIVE	RED TWIG DOGWOOD	1' GAL.	
	RP	41	ROSA PRAGARPA NATIVE	CLUSTERED WILD ROSE	1' GAL.	
	SD	31	SPRAEA DOUGLASSI NATIVE	WESTERN SPIREA	1' GAL.	
3'-4" - 6'-0" HEDGE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	LR	32	LONGICARIA INTIDA 'RED TIPS' EVERGREEN	RED TIPS BOX HONEYSUCKLE	3' GAL.	
	NC	76	NANDINA DOMESTICA 'COMPACTA' EVERGREEN DROUGHT TOLERANT	DWARF HEAVENLY BAMBOO	3' GAL.	
	RE	38	RHAPHIOLEPS INDICA 'CONOR' EVERGREEN DROUGHT TOLERANT	ELEANOR TABOR INDIAN HAWTHORN	3' GAL.	
TALL (MIN. 6'-0") EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AC	27	ARCTOSTAPHYLOS COLUMBIANA	HARRY MANZANITA	1' GAL.	
	BP	16	BACCHARIS PILLULARIS EVERGREEN NATIVE	DWARF COYOTE BRUSH	1' GAL.	
	CT	46	CEANOTHUS THYRSIFLORUS EVERGREEN NATIVE	BLUE BLOSSOM	1' GAL.	
	MA	7	MAHONIA AQUIFOLIUM EVERGREEN NATIVE	OREGON GRAPE	1' GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	FC	161	FRAGARIA CHLOENSIS	BEACH STRAWBERRY	—	18" o.c.
	MR	62	MAHONIA REPENS	CREeping MAHONIA	—	24" o.c.
		2,365 SF	LAWN			
		3,513 SF	PROTOME (PT) 665 POLLINATOR GARDEN & URBAN RECLAMATION APPLICATION RATE: 1 LBQZ.000 SF			
		7,754 SF	PROTOME (PT) 665 NATIVE UPLAND MIX FOR SHADE APPLICATION RATE: 1 LBQZ.000 SF			
		662 SF	PROTOME (PT) 665 CWS NATIVE WET AREA MIX APPLICATION RATE: 4 OZ PER 1,000 SF			