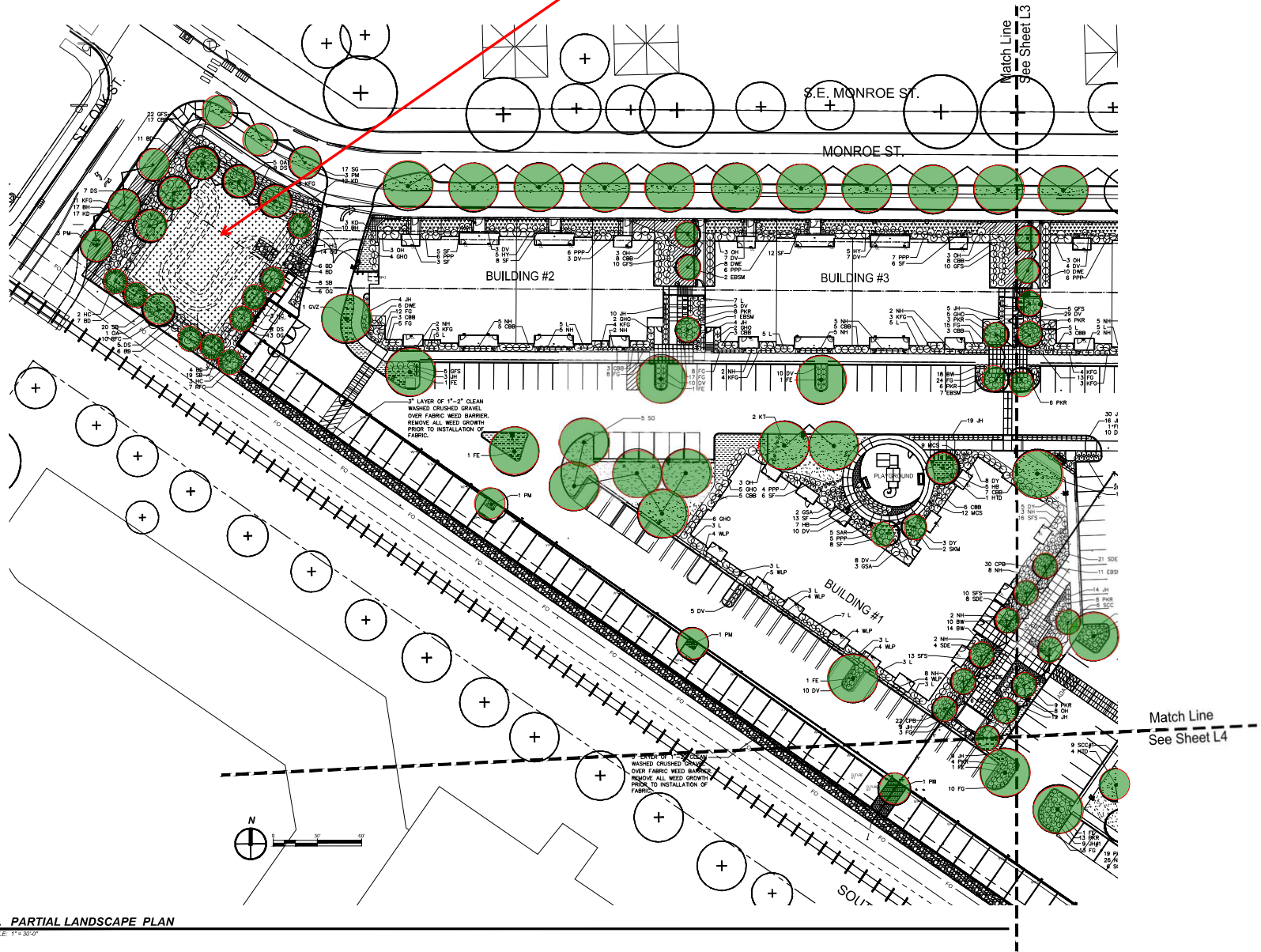




New trees highlighted with green, numerous shrubs also being added, plus a small internal park for residents, and a stormwater quality facility



CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT

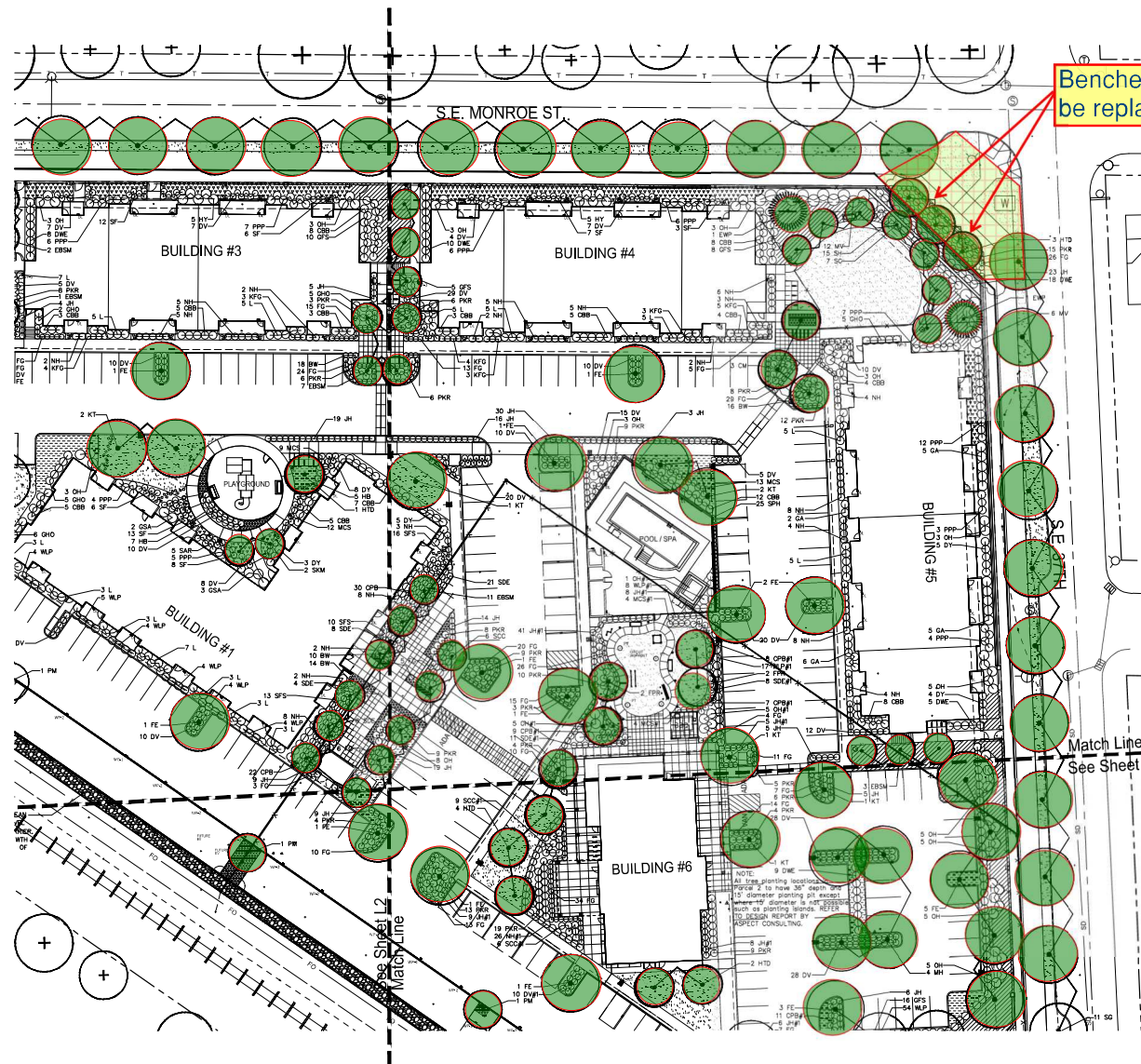
PROJECT NUMBER: 217274
MONROE APARTMENTS
10999 SE 37th Avenue
Milwaukie, OR 97222



SHEET TITLE:
PARTIAL LANDSCAPE PLAN

DESIGNED BY: CF
DATE ISSUED: 9.16.2020

L2
L2 LANDSCAPE ARCHITECTS, P.C.



Benches to be replaced



CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT

PROJECT NUMBER 217274

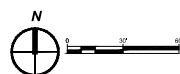
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L3
LANDSCAPE ARCHITECTS



20. PARTIAL LANDSCAPE PLAN
SCALE: 1"=30'-0"



LANDSCAPE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS
TREES				
CM	Crape Myrtle <i>Lagerstroemia indica</i> 'Tuscarora'	2" Cal.	as shown	
EBSM	Edith Bouge Southern Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal. Full	20' o.c. specimen	
EWP	Eastwin White Pine <i>Pinus strobus</i>	8" Full	as shown	
FE	Frontier Elm <i>Ulmus 'Frontier'</i>	2" Cal.	as shown	non sheared
FPR	Forest Pansy Redbud <i>Cercis canadensis</i> 'Forest Pansy'	2" Cal.	20' o.c.	
GVZ	Green Vase Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	30' o.c.	
HC	Hogan Cedar <i>Thuja plicata</i> 'Hogan'	8"-10" Full	15' o.c.	
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmidt'	2" Cal.	20' o.c.	
JM	Japanese Maple <i>Acer palmatum</i>	12"-14"	as shown	specimen
KT	Katsura Tree <i>Cercidiphyllum japonicum</i>	2" Cal.	as shown	
MH	Magnifica Hackberry <i>Celtis magnifica</i>	2" Cal.	as shown	
OA	Oregon Ash <i>Fraxinus latifolia</i>	2" Cal.	25' o.c.	
PM	Paperbark Maple <i>Acer griseum</i>	2" Cal.	30' o.c.	
RFAH	Rising Fire American Hornbeam <i>Cornus canadensis</i> 'Uxbridge'	2" Cal.	as shown	
SC	Spiral Spire <i>Prunus x Illinoi</i> 'Spire'	2" Cal.	20' o.c.	6' branching min.
SG	Saratoga Ginkgo <i>Ginkgo biloba</i> 'Saratoga'	2" Cal.	40' o.c.	
SKM	Sango Kaku Maple <i>Acer palmatum</i> 'Sango Kaku'	2" Cal.	as shown	
SO	Sumard Oak <i>Quercus shumardii</i>	2" Cal. specimen	30' o.c.	

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS
SHRUBS				
BD	Bolley Dogwood <i>Cornus sericea</i> 'Bolleyi'	3 Gal.	5' o.c.	
BH	Blue Holly <i>Ilex x meserveae</i> 'Blue Girl'	24"-30"	4' o.c.	
BW#1	Dwarf English Boxwood <i>Buxus sempervirens</i> 'Suffruticosa'	18"-24"	2.5' o.c.	
BW	Dwarf English Boxwood <i>Buxus sempervirens</i> 'Suffruticosa'	2 Gal.	2.5' o.c.	
CBB#1	Cherry Bomb Barberry <i>Berberis thunbergii</i> 'Monomb'	5 Gal.	4' o.c.	
CBB	Cherry Bomb Barberry <i>Berberis thunbergii</i> 'Monomb'	2 Gal.	4' o.c.	
CPB#1	Crimson Pygmy Barberry <i>Berberis thunbergii</i> 'Crimson Pygmy'	5 Gal.	3' o.c.	
CPB	Crimson Pygmy Barberry <i>Berberis thunbergii</i> 'Crimson Pygmy'	2 Gal.	3' o.c.	
DS	Douglas Spirea <i>Spiraea douglasii</i>	3 Gal.	5' o.c.	
DV#1	David Viburnum <i>Viburnum davidii</i>	5 Gal.	3' o.c.	
DV	David Viburnum <i>Viburnum davidii</i>	2 Gal.	3' o.c.	
DWE	Dwarf Winged Euonymus <i>Euonymus alata</i> 'Compacta'	2 Gal.	4' o.c.	
DY	Dense Yew <i>Taxus x media</i> 'Densiflora'	18"-24" B&B	4' o.c. Full	
FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	1 Gal.	2.5' o.c.	
GA	Glossy Abelia <i>Abelia grandiflora</i> 'Edward Goucher'	2 Gal.	4' o.c.	
GFS	Goldflame Spirea <i>Spiraea bumalda</i> 'Goldflame'	2 Gal.	4' o.c.	
GHO	Goshiki Holly Osmanthus <i>Osmanthus heterophyllus</i> 'Goshiki'	3 Gal.	4' o.c.	
GSA	Mr. Goldstrike Aucuba <i>Aucuba japonica</i> 'Mr. Goldstrike'	3 Gal.	5' o.c.	
HB	Heavenly Bamboo <i>Nandina domestica</i> 'Sienna Sunrise'	2 Gal.	3' o.c.	
HY	Blue Wave Lacecap Hydrangea <i>Hydrangea macrophylla</i> 'Blue Wave'	3 Gal.	5' o.c.	

JH#1	Japanese Holly <i>Ilex crenata</i> 'Compacta'	24"-30"	3' o.c.
JH	Japanese Holly <i>Ilex crenata</i> 'Compacta'	2 Gal.	3' o.c.
KD	Kelsey Dogwood <i>Cornus sericea</i> 'Kelseyi'	2 Gal.	3' o.c.
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	1 Gal.	3' o.c.
L	Sizzling Pink Fringe Flower <i>Loropetalum chinensis</i> 'Sizzling Pink'	2 Gal.	4' o.c.
MCS#1	Magic Carpet Spirea <i>Spiraea bumalda</i> 'Magic Carpet'	5 Gal.	3' o.c.
MCS	Magic Carpet Spirea <i>Spiraea bumalda</i> 'Magic Carpet'	2 Gal.	3' o.c.
MV	Mariesii Viburnum <i>Viburnum plicatum tomentosum</i> 'Mariesii'	2 Gal.	6' o.c.
NH#1	Nordic Holly <i>Ilex glabra</i> 'Chamzin'	24"-30"	3.5' o.c.
NH	Nordic Holly <i>Ilex glabra</i> 'Chamzin'	2 Gal.	3.5' o.c.
OG	Oregon Grape <i>Mahonia aquifolium</i>	3 Gal.	3' o.c.
OH#1	Oakleaf Hydrangea <i>Hydrangea quercifolia</i> 'Snow Queen'	5 Gal.	5' o.c.
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i> 'Snow Queen'	2 Gal.	5' o.c.
PKR	Pink Knockout Rose <i>Rosa Radcon</i> 'PPAF'	2 Gal.	3.5' o.c.
PPP	Passion Party Passion Pteris <i>Pteris japonica</i> 'Raito'	2 Gal.	4' o.c.
RFC	Red Flowering Current <i>Ribes sanguineum</i>	2 Gal.	4' o.c.
SAR	Fragrant Sweet Box <i>Sarcococca rusifolia</i>	2 Gal.	3' o.c.
SB	Snowberry <i>Symphoricarpos albus</i>	3 Gal.	3' o.c.
SCC#1	Sixteen Candles Clethra <i>Clethra alnifolia</i> 'Sixteen Candles'	5 Gal.	3.5' o.c.
SCC	Sixteen Candles Clethra <i>Clethra alnifolia</i> 'Sixteen Candles'	2 Gal.	3.5' o.c.
SDE#1	Sunny Delight Euonymus <i>Euonymus japonicus</i> var. <i>microphyllus</i> 'Mondcliff'	5 Gal.	3' o.c.
SDE	Sunny Delight Euonymus <i>Euonymus japonicus</i> var. <i>microphyllus</i> 'Mondcliff'	2 Gal.	3' o.c.
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebid'	2 Gal.	3' o.c.
SFS#1	Solar Flare Spirea <i>Spiraea x 'Zelda'</i>	5 Gal.	3' o.c.
SFS	Solar Flare Spirea <i>Spiraea x 'Zelda'</i>	2 Gal.	3' o.c.
SH	Shamrock Holly <i>Ilex glabra</i> 'Shamrock'	24"-30"	4' o.c.
SPH	Skypencil Holly <i>Ilex crenata</i> 'Skypencil'	2 Gal.	2' o.c.
WLP#1	Waxleaf Privet <i>Ligustrum japonicum</i> 'Texanum'	24"-30"	4' o.c.
WLP	Waxleaf Privet <i>Ligustrum japonicum</i> 'Texanum'	2 Gal./	4' o.c.

GROUND COVER

	Sod Lawn		
	Big Blue Lily Turf <i>Liriope muscari</i> 'Big Blue'	4" Pot	12" o.c.
	Kinnikinnick <i>Arctostaphylos uva-ursi</i> 'Massachusetts'	1 Gal.	18" o.c.
	Japanese Spurge <i>Pachysandra terminalis</i>	4" Pot	12" o.c.
	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1 Gal.	24" o.c.
	Annual Color To be approved by Owner	4" Pot	8" o.c.
	3" Layer of 1"-2" clean washed crushed gravel over Mirafite 140N 4 oz. non woven filter fabric. Remove all weed growth and establish smooth even finish grade prior to installation.		

WATER QUALITY FACILITY

	Slough Sedge <i>Carex obnupta</i>	4" Pot	9" o.c.
	Pacific Rush <i>Juncus effusus</i> var. <i>gracillis</i>	4" Pot	9" o.c.
	Spreading Rush <i>Juncus patens</i>	4" Pot	9" o.c.

NOTE: Plant in equal quantities in random layout.

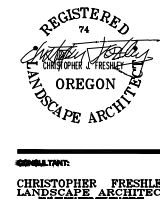
LANDSCAPE SYMBOLS LEGEND



Existing Deciduous Tree to Remain

NOTES

- Installation must fully comply with all City of Milwaukee landscape code requirements and any conditions of approval.
- Provide specified root barriers whenever edge of root ball is within 8' of sidewalk, curb, and retaining walls. Install as specified and detailed. Do not undermine sidewalk, curb or utilities. DO NOT PENETRATE UNDERGROUND BARRIER IN PARCEL 2.
- All tree planting locations in Parcel 2 to have 36" depth and 15" diameter planting pit except where 15" diameter is not possible such as planting islands. REFER TO DESIGN REPORT BY ASPECT CONSULTING.
- Plant spacing as per legend above except where noted otherwise on plans.
- Submit representative sample of all proposed plant material for use on project for review/approval by landscape architect prior to installation. Provide samples at project site.
- Layout and stake all landscape tree and shrub plantings for review/approval by landscape architect prior to planting.
- TOPSOIL REQUIRED - REFER TO LANDSCAPE SPECIFICATIONS. Topsoil testing required as specified.
- Receive approval of sub grade prior to topsoil placement. Deposit TOPSOIL in all new landscape areas as follows:
18" in all landscape planting beds or more as required to meet finish civil grades, 6" in all lawn areas or as required to meet finish civil grades. Berm all planting islands a minimum of 6" as measured from top of adjacent curb or sidewalk.
- Receive approval of final finish landscape grade prior to any planting.
- Receive approval of installed irrigation system prior to any planting.
- Plant material sizes for shrubs do not necessarily correlate with container sizes, plant material must meet specified sizes.
- Provide jute erosion control netting on all slopes 3:1 and greater. See civil grading plans.
- When trees/shrubs are planted as a group, trees/shrubs in group must be consistent in size and form.



CHRISTOPHER PRESLEY
LANDSCAPE ARCHITECT

PROJECT NUMBER 217201

MONROE APARTMENTS
10999 SE 37th Avenue
Milwaukee, OR 97222



SHEET TITLE:
LANDSCAPE PLANTING LEGEND

DATE ISSUED: 9/16/2020