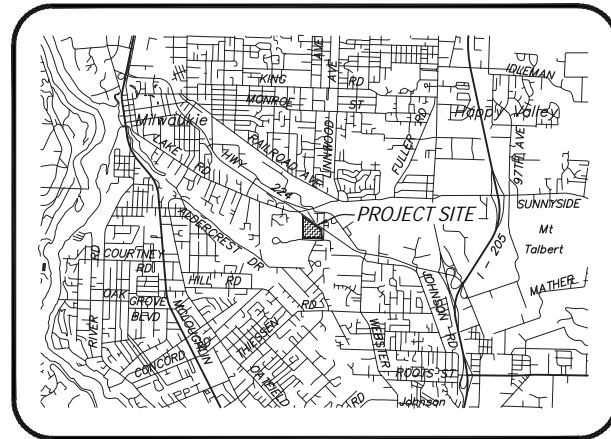


BONAVENTURE SENIOR HOUSING

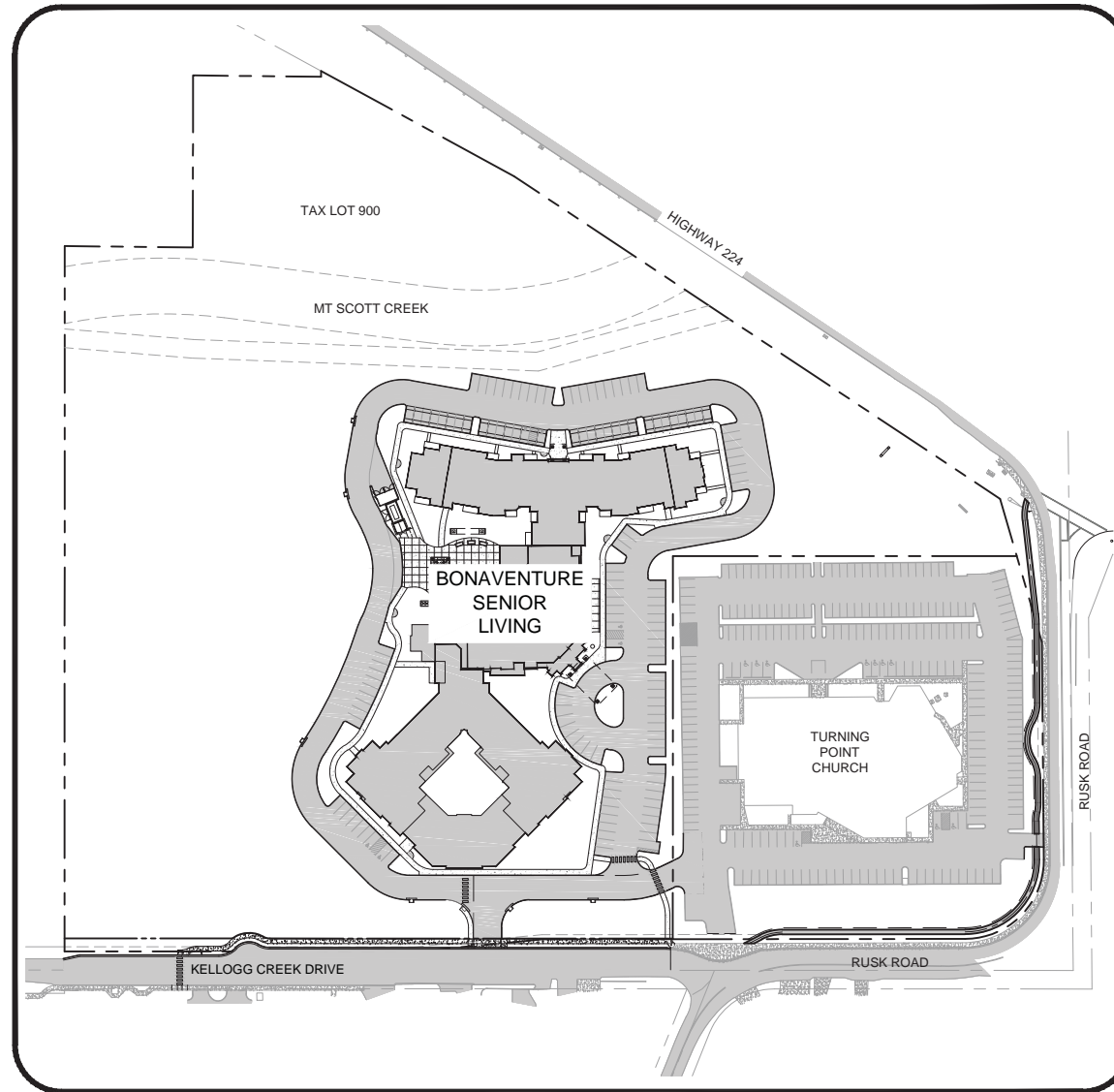
Milwaukie, Oregon

JANUARY, 2019



VICINITY MAP

SCALE: NTS



SITE MAP

SCALE: NTS



SHEET INDEX

| | |
|------|--|
| C000 | COVER SHEET |
| C100 | EXISTING CONDITIONS |
| C101 | TREE PROTECTION & REMOVAL PLAN |
| C102 | TREE PROTECTION & REMOVAL TABLE |
| C200 | PRELIMINARY LOT LINE ADJUSTMENT |
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| C202 | TYPICAL STREET SECTIONS |
| C300 | PRELIMINARY GRADING PLAN |
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| L100 | LANDSCAPE PLANTING PLAN - OVERALL |
| L110 | LANDSCAPE PLANTING PLAN |
| L111 | LANDSCAPE PLANTING PLAN |
| L112 | LANDSCAPE PLANTING PLAN - ENLARGEMENTS |
| L120 | LANDSCAPE DETAILS AND NOTES |
| L121 | LANDSCAPE NOTES AND SUBMITTAL ITEMS |
| A100 | EXISTING BONAVENTURE BUILDINGS |
| A3.1 | EXTERIOR ELEVATIONS |



PROJECT TEAM

APPLICANT/OWNER

BONAVENTURE SENIOR HOUSING
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SALEM, OR 97317
503-373-3154

CIVIL ENGINEER

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DOWL
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DOWL
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ARCHITECT

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1615 N.E. MILLER STREET
MCMINNVILLE, OR 97128
OFFICE: (503) 857-0935

TRAFFIC ENGINEER

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ENVIRONMENTAL

PACIFIC HABITAT SERVICES
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PO BOX 20547
PORTLAND, OR 97294
(503) 285-0598

BONAVENTURE SENIOR HOUSING

COVER SHEET

BONAVENTURE SENIOR HOUSING

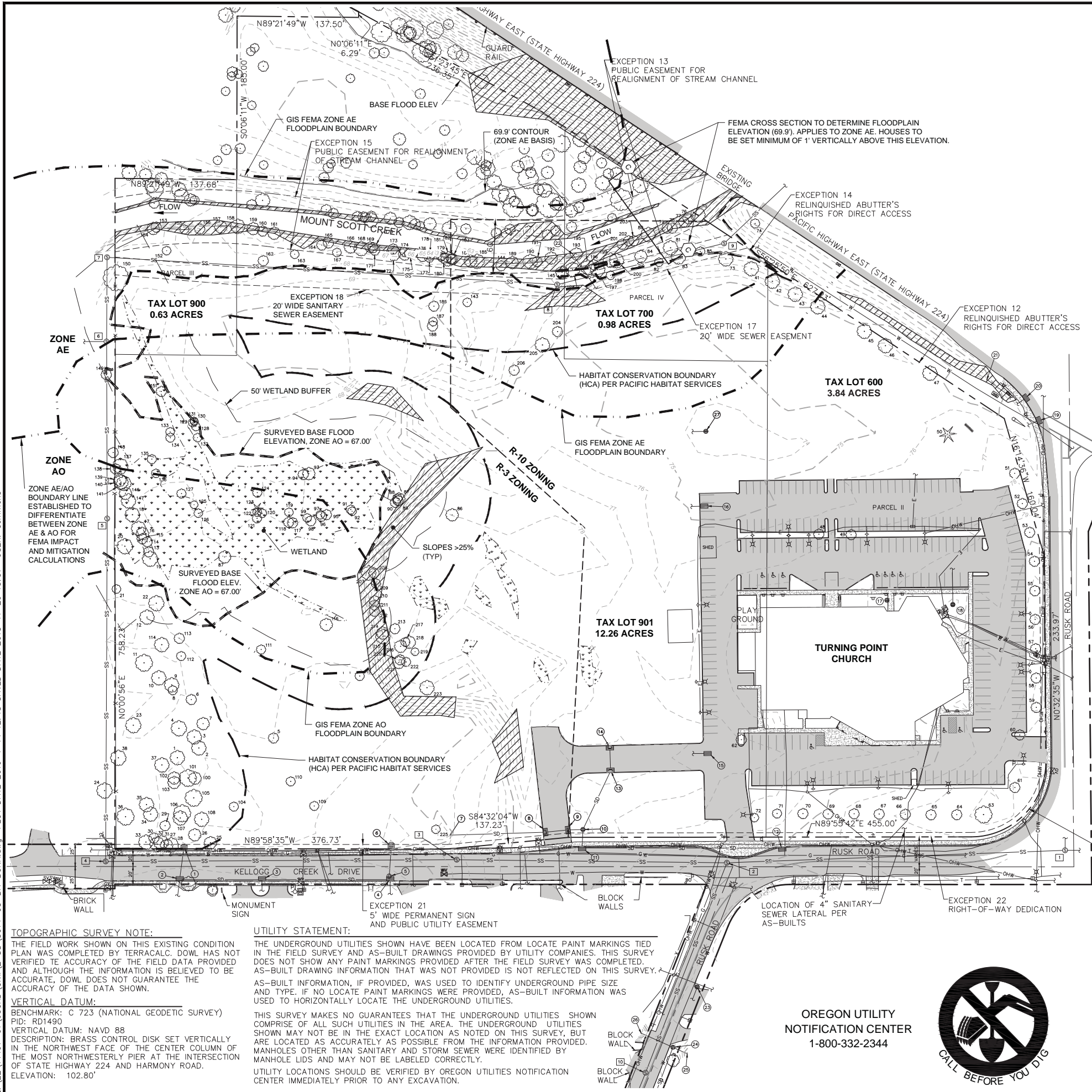
MILWAUKIE, OREGON
13333 RUSK ROAD MILWAUKIE, OR 97222

PROJECT 14497-01
DATE 01/11/2019

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SHEET

C000



LEGEND:

- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING SLOPES GREATER THAN 25%
- EXISTING WETLAND
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- UNDERGROUND TELECOMMUNICATION LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- FENCE
- OVERHEAD POWER LINE
- GAS LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SIGN
- TRAFFIC SIGNAL POLE
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- CATCH BASIN
- AREA DRAIN
- DITCH INLET
- ELECTRICAL VAULT
- COMMUNICATIONS VAULT
- WATER VAULT
- ELECTRICAL METER
- ELECTRICAL RISER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SPRINKLER VALVE
- GAS VALVE
- COMMUNICATIONS RISER
- ELECTRIC JUNCTION BOX
- SIGNAL JUNCTION BOX
- BOLLARD
- LIGHT POLE
- SIGNAL POLE
- PEDESTRIAN SIGNAL POLE
- UTILITY POLE
- GUY ANCHOR
- HANDICAPPED PARKING SPACE
- EXTG MAJOR CONTOUR
- EXTG MINOR CONTOUR
- FLOOD PLAIN (100 YEAR)
- LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- ZONING DELINEATION
- 100 YEAR FLOOD ELEVATION AS SURVEYED
- HABITAT CONSERVATION AREA (HCA)
- GIS 100 YEAR FLOOD (FEMA)

SANITARY SEWER TABLE:

| | |
|---|--|
| 1 | SANITARY SEWER MANHOLE RIM=82.78' IE 8" CONC (N)=68.77' IE 12" CONC (E)=68.54' IE 12" CONC (W)=68.50' |
| 2 | SANITARY SEWER MANHOLE RIM=79.05' IE 8" CONC (S)=68.12' IE 12" CONC (E)=67.60' IE 12" CONC (W)=67.55' |
| 3 | SANITARY SEWER MANHOLE RIM=71.50' IE 12" CONC (E)=63.83' IE 12" CONC (W)=63.83' |
| 4 | SANITARY SEWER MANHOLE RIM=68.97' IE 12" CONC (E)=62.99' IE 12" CONC (N)=62.54' |
| 5 | SANITARY SEWER MANHOLE RIM=66.79' IE 12" CONC (S)=60.82' IE 12" CONC (N)=60.78' |
| 6 | SANITARY SEWER MANHOLE RIM=66.57' IE 12" CONC (S)=53.59' IE 42" CONC (N)=51.77' IE 42" CONC (W)=51.68' |
| 7 | SANITARY SEWER MANHOLE RIM=65.51' IE 42" CONC (E)= IE 42" CONC (S)= |
| 8 | SANITARY SEWER MANHOLE RIM=69.73' IE 42" CONC (E)=52.94' IE 42" CONC (W)=52.94' |
| 9 | SANITARY SEWER MANHOLE RIM=70.91' IE 42" CONC (NE)=53.40' IE 42" CONC (W)=53.21' |

STORM DRAINAGE TABLE:

| | | | |
|----|--|----|---|
| 1 | DITCH INLET GRATE= | 13 | CATCH BASIN GRATE=75.01' IE 12" CPP (N)=72.42' IE 12" CPP (S)=72.59' |
| 2 | CATCH BASIN GRATE=67.40' IE 6" PVC (S)=65.95' IE 12" CONC (N)=65.93' IE 12" CONC (E)=65.88' | 14 | CATCH BASIN GRATE=75.03' IE 12" CPP (S)=72.70' |
| 3 | CATCH BASIN GRATE=67.79' IE 8" PVC (S)=65.72' IE 12" CONC (W)=65.62' IE 12" CONC (E)=65.62' | 15 | CATCH BASIN/OIL TRAP GRATE=76.12' WATER LEVEL=75.00' COULD NOT OPEN TRAP |
| 4 | CATCH BASIN GRATE=68.47' IE 12" CONC (W)=65.22' IE 12" CONC (NW)=65.42' IE 12" CONC (S)=65.17' | 16 | CATCH BASIN/OIL TRAP GRATE=73.86' WATER LEVEL=73.16' COULD NOT OPEN TRAP |
| 5 | STORM DRAINAGE MANHOLE RIM=68.65' IE 12" CONC (N)=65.29' IE 12" CONC (SE)=65.58' | 17 | AREA DRAIN GRATE=77.52' |
| 6 | DITCH INLET GRATE=67.83' IE 12" CONC (S)=65.69' | 18 | AREA DRAIN/OIL TRAP GRATE=77.60' WATER LEVEL=76.89' COULD NOT OPEN TRAP |
| 7 | IE 12" CPP (E)=69.69' | 19 | CATCH BASIN GRATE=76.41' IE 12" CONC (SW)=74.65' |
| 8 | CATCH BASIN GRATE=75.17' IE 12" CPP (E)=70.89' IE 12" CPP (W)=70.89' | 20 | CATCH BASIN GRATE=76.14' IE 12" CONC (SW)=74.09' |
| 9 | CATCH BASIN GRATE=75.11' IE 12" CPP (E)=71.41' IE 12" CPP (W)=71.41' | 21 | IE 16" CPP (E)=72.59' |
| 10 | AREA DRAIN GRATE=75.57' IE 12" CPP (N)=72.36' IE 12" CONC (S)=72.23' IE 12" CPP (W)=71.86' | 22 | IE 12" PVC (SE)=64.71' |
| 11 | CATCH BASIN GRATE=76.05' IE 12" CONC (E)=74.27' IE 12" CONC (N)=73.25' | 23 | AREA DRAIN GRATE=77.39' IE 3" PVC (S)=76.74' |
| 12 | CATCH BASIN GRATE=79.51' IE 12" CONC (W)=76.32' | 24 | AREA DRAIN GRATE=76.08' IE 24" CONC (E&W)=71.42' |
| | | 25 | IE 24" CONC (W)=71.63' |
| | | 26 | IE 24" CONC (E)=70.95' |
| | | 27 | AREA DRAIN GRATE=72.78' WATER LEVEL=72.03' COULD NOT OPEN TRAP |

TOPOGRAPHIC SURVEY NOTE:
THE FIELD WORK SHOWN ON THIS EXISTING CONDITION PLAN WAS COMPLETED BY TERRACALC. DOWL HAS NOT VERIFIED THE ACCURACY OF THE FIELD DATA PROVIDED AND ALTHOUGH THE INFORMATION IS BELIEVED TO BE ACCURATE, DOWL DOES NOT GUARANTEE THE ACCURACY OF THE DATA SHOWN.

VERTICAL DATUM:
BENCHMARK: C 723 (NATIONAL GEODETIC SURVEY)
PID: RD1490
VERTICAL DATUM: NAVD 88
DESCRIPTION: BRASS CONTROL DISK SET VERTICALLY IN THE NORTHWEST FACE OF THE CENTER COLUMN OF THE MOST NORTHWESTERLY PIER AT THE INTERSECTION OF STATE HIGHWAY 224 AND HARMONY ROAD.
ELEVATION: 102.80'

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE. IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.

UTILITY LOCATIONS SHOULD BE VERIFIED BY OREGON UTILITIES NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.

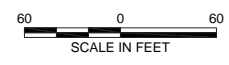
OREGON UTILITY
NOTIFICATION CENTER
1-800-332-2344



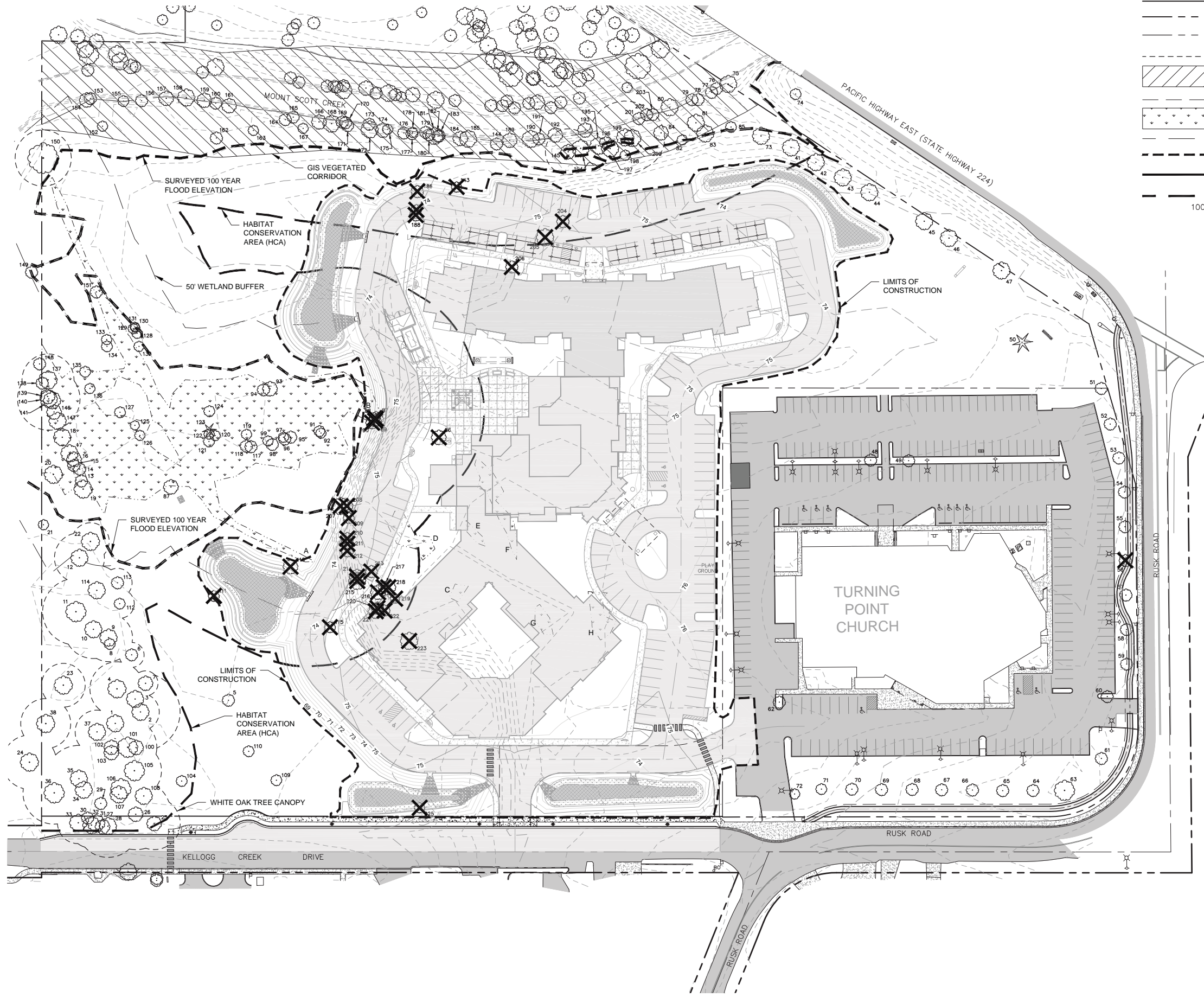
DOWL
720 SW Washington Street, #750
Portland, Oregon 97205
971-280-8641

BONAVENTURE SENIOR HOUSING
EXISTING CONDITIONS
BONAVENTURE SENIOR HOUSING
MILWAUKIE, OREGON
13333 RUSK ROAD MILWAUKIE, OR 97222

PROJECT 14497-01
DATE 01/11/2019
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SHEET
C100



G:\22\14497-01\65CAD\Civil\2-DD\SC14-VB-TR-BONA.dwg PLOT DATE 2019-11-14 13:50 SAVED DATE 2019-01-11 16:48 USER: semmens



LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED LOT LINE
- TREE PROTECTION FENCING
- GIS VEGETATED CORRIDOR
- FLOOD PLAIN BOUNDARY
- WETLAND
- WETLAND BUFFER
- LIMIT OF CONSTRUCTION
- 100 YEAR FLOOD ELEVATION AS SURVEYED
- HABITAT CONSERVATION AREA (HCA)
- EXISTING TREE TO BE REMOVED
- TOTAL TREES TO BE REMOVED = 35
- TREES THAT ARE NOT NUMBERED HAVE NOT BEEN EVALUATED BEEN BY THE TREE ARBORIST

100

WETLAND IMPACTS

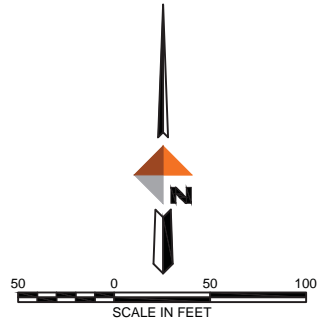
| | |
|-------------------------------------|-----------------|
| LOWER WETLAND | |
| A | 46 SF |
| B | 300 SF |
| SUBTOTAL | 346 SF |
| UPPER WETLANDS (SMALL AREAS) | |
| C | 172 SF |
| D | 905 SF |
| E | 176 SF |
| F | 998 SF |
| G | 301 SF |
| H | 666 SF |
| SUBTOTAL | 3,218 SF |



DOWL WWW.DOWL.COM
 720 SW Washington Street, #750
 Portland, Oregon 97205
 971-280-8641

**BONAVENTURE SENIOR HOUSING
 TREE PROTECTION & REMOVAL PLAN**

PROJECT 14497-01
 DATE 01/11/2019
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 SHEET
C101



| Number | Dia (in) | White Oak (Y/N) | Remove (Y/N) |
|--------|----------|-----------------|--------------|
| 1 | 18 | Y | N |
| 2 | 18 | Y | N |
| 3 | 18 | Y | N |
| 4 | 20 | Y | N |
| 5 | 12 | N | N |
| 6 | 12 | Y | N |
| 7 | 14 | Y | N |
| 8 | 10 | Y | N |
| 9 | 16 | Y | N |
| 10 | 16 | Y | N |
| 11 | 24 | Y | N |
| 12 | 18 | Y | N |
| 13 | 12 | N | N |
| 14 | 12 | N | N |
| 15 | 12 | N | N |
| 16 | 14x2 | N | N |
| 17 | 16 | N | N |
| 18 | 18 | N | N |
| 19 | 20 | N | N |
| 20 | 20 | N | N |
| 21 | 8 | N | N |
| 22 | 20 | Y | N |
| 23 | 20 | Y | N |
| 24 | 20 | Y | N |
| 25 | 14 | Y | N |
| 26 | 14x2 | Y | N |
| 27 | 14 | Y | N |
| 28 | 16 | Y | N |
| 29 | 12 | N | N |
| 30 | 12 | Y | N |
| 31 | 16 | Y | N |
| 32 | 16 | Y | N |
| 33 | 16 | Y | N |
| 34 | 16 | Y | N |
| 35 | 16x2 | Y | N |
| 36 | 24 | Y | N |
| 37 | 18 | Y | N |
| 38 | 20 | Y | N |
| 41 | 18 | N | N |
| 42 | 16 | N | N |
| 43 | 16 | N | N |
| 44 | 16 | N | N |
| 45 | 16 | N | N |
| 46 | 16 | N | N |
| 47 | 16 | N | N |
| 48 | 12 | N | N |
| 49 | 12 | N | N |
| 50 | 12x2 | N | N |
| 51 | 12 | N | N |
| 52 | 12 | N | N |
| 53 | 12 | N | N |
| 54 | 12 | N | N |
| 55 | 14 | N | N |
| 56 | 12 | N | Y |
| 57 | 12 | N | N |
| 58 | 12 | N | N |
| 59 | 12 | N | N |
| 60 | 12 | N | N |
| 61 | 12 | N | N |
| 62 | 10 | N | N |
| 63 | 24 | N | N |
| 64 | 12 | N | N |
| 65 | 12 | N | N |
| 66 | 12 | N | N |
| 67 | 12 | N | N |
| 68 | 12 | N | N |
| 69 | 12 | N | N |
| 70 | 12 | N | N |
| 71 | 12 | N | N |
| 72 | 8 | N | N |
| 73 | 16 | N | N |
| 74 | 10 | N | N |
| 75 | 16 | N | N |
| 76 | 12x3 | N | N |

| | | | |
|-----|------|---|---|
| 77 | 12 | N | N |
| 78 | 12 | N | N |
| 79 | 12 | N | N |
| 80 | 18 | N | N |
| 81 | 18 | N | N |
| 82 | 8 | N | N |
| 83 | 16 | N | N |
| 84 | 14 | N | N |
| 85 | 10 | N | N |
| 86 | 14 | N | Y |
| 87 | 14x2 | N | Y |
| 88 | 10 | N | Y |
| 89 | 12 | N | Y |
| 90 | 12 | N | Y |
| 91 | 10 | N | N |
| 92 | 8 | N | N |
| 93 | 14 | N | N |
| 94 | 12 | N | N |
| 95 | 12 | N | N |
| 96 | 12 | N | N |
| 97 | 8 | N | N |
| 98 | 12 | N | N |
| 99 | 8 | N | N |
| 100 | 14 | Y | N |
| 101 | 24 | Y | N |
| 102 | 8x6 | N | N |
| 103 | 14 | Y | N |
| 104 | 10 | N | N |
| 105 | 24 | Y | N |
| 106 | 24 | Y | N |
| 107 | 18 | N | N |
| 108 | 16x2 | N | N |
| 109 | 10 | N | N |
| 110 | 10 | N | N |
| 111 | 10x5 | N | Y |
| 112 | 10 | Y | N |
| 113 | 12 | Y | N |
| 114 | 18 | Y | N |
| 115 | 10x8 | N | Y |
| 116 | 14 | N | Y |
| 117 | 12 | N | N |
| 118 | 12 | N | N |
| 119 | 8x2 | N | N |
| 120 | 8 | N | N |
| 121 | 10 | N | N |
| 122 | 8 | N | N |
| 123 | 6 | N | N |
| 124 | 10x2 | N | N |
| 125 | 6 | N | N |
| 126 | 8 | N | N |
| 127 | 10 | N | N |
| 128 | 8 | N | N |
| 129 | 8 | N | N |
| 130 | 6 | N | N |
| 131 | 6 | N | N |
| 132 | 8 | N | N |
| 133 | 8 | N | N |
| 134 | 10 | N | N |
| 135 | 10 | N | N |
| 136 | 8x2 | N | N |
| 137 | 20 | Y | N |
| 138 | 12 | N | N |
| 139 | 14 | N | N |
| 140 | 16 | N | N |
| 141 | 16 | Y | N |
| 143 | 8 | N | Y |
| 144 | 12 | N | N |
| 145 | 14x2 | Y | N |
| 146 | 14 | N | N |
| 147 | 16x2 | N | N |
| 148 | 12x3 | N | N |
| 149 | 12 | N | N |
| 150 | 48 | Y | N |
| 151 | 12 | N | N |
| 152 | 8 | N | Y |
| 153 | 12 | N | N |

| | | | |
|-----|------|---|---|
| 154 | 14 | N | N |
| 155 | 10x4 | N | N |
| 156 | 12x2 | N | N |
| 157 | 14 | N | N |
| 158 | 16 | N | N |
| 159 | 14 | N | N |
| 160 | 10x3 | N | N |
| 161 | 14 | N | N |
| 162 | 10 | N | N |
| 163 | 8x2 | N | N |
| 164 | 12 | N | N |
| 165 | 12 | N | N |
| 166 | 14 | N | N |
| 167 | 8 | N | N |
| 168 | 18 | N | N |
| 169 | 12 | N | N |
| 170 | 12 | N | N |
| 171 | 12 | N | N |
| 172 | 16x3 | N | N |
| 173 | 12 | N | N |
| 174 | 14 | N | N |
| 175 | 8 | N | N |
| 176 | 12 | N | N |
| 177 | 10 | N | N |
| 178 | 8 | N | N |
| 179 | 10x2 | N | N |
| 180 | 12 | N | N |
| 181 | 16 | N | N |
| 182 | 12 | N | N |
| 183 | 12 | N | N |
| 184 | 14x2 | N | N |
| 185 | 18x2 | N | N |
| 186 | 12x3 | N | Y |
| 187 | 8x2 | N | Y |
| 188 | 10x2 | N | Y |
| 189 | 14x2 | N | N |
| 190 | 16 | N | N |
| 191 | 12 | N | N |
| 192 | 14x2 | N | N |
| 193 | 14 | N | N |
| 194 | 16 | Y | N |
| 195 | 16 | Y | N |
| 196 | 12 | Y | N |
| 197 | 16 | Y | N |
| 198 | 8 | Y | N |
| 199 | 19 | Y | N |
| 200 | 18 | Y | N |
| 201 | 12 | N | N |
| 202 | 12 | N | N |
| 203 | 10x2 | N | N |
| 204 | 12 | N | Y |
| 205 | 18x2 | N | Y |
| 206 | 12x4 | N | Y |
| 207 | 16 | N | Y |
| 208 | 12x2 | N | Y |
| 209 | 10x9 | N | Y |
| 210 | 12 | N | Y |
| 211 | 12 | N | Y |
| 212 | 12 | N | Y |
| 213 | 12 | N | Y |
| 214 | 14 | N | Y |
| 215 | 16 | N | Y |
| 216 | 14 | N | Y |
| 217 | 10 | N | Y |
| 218 | 14 | N | Y |
| 219 | 6x3 | N | Y |
| 220 | 12 | N | Y |
| 221 | 14 | N | Y |
| 222 | 10 | N | Y |
| 223 | 16x2 | N | Y |
| 225 | 8x3 | N | Y |

TOTAL TREES TO BE REMOVED = 35

TREES THAT ARE NOT NUMBERED HAVE NOT BEEN EVALUATED BEEN BY THE TREE ARBORIST



DOWL
 WWW.DOWL.COM
 720 SW Washington Street, #750
 Portland, Oregon 97205
 971-280-8641

**BONAVENTURE SENIOR HOUSING
 TREE PROTECTION & REMOVAL PLAN**

BONAVENTURE SENIOR HOUSING
 MILWAUKIE, OREGON
 13333 RUSK ROAD MILWAUKIE, OR 97222

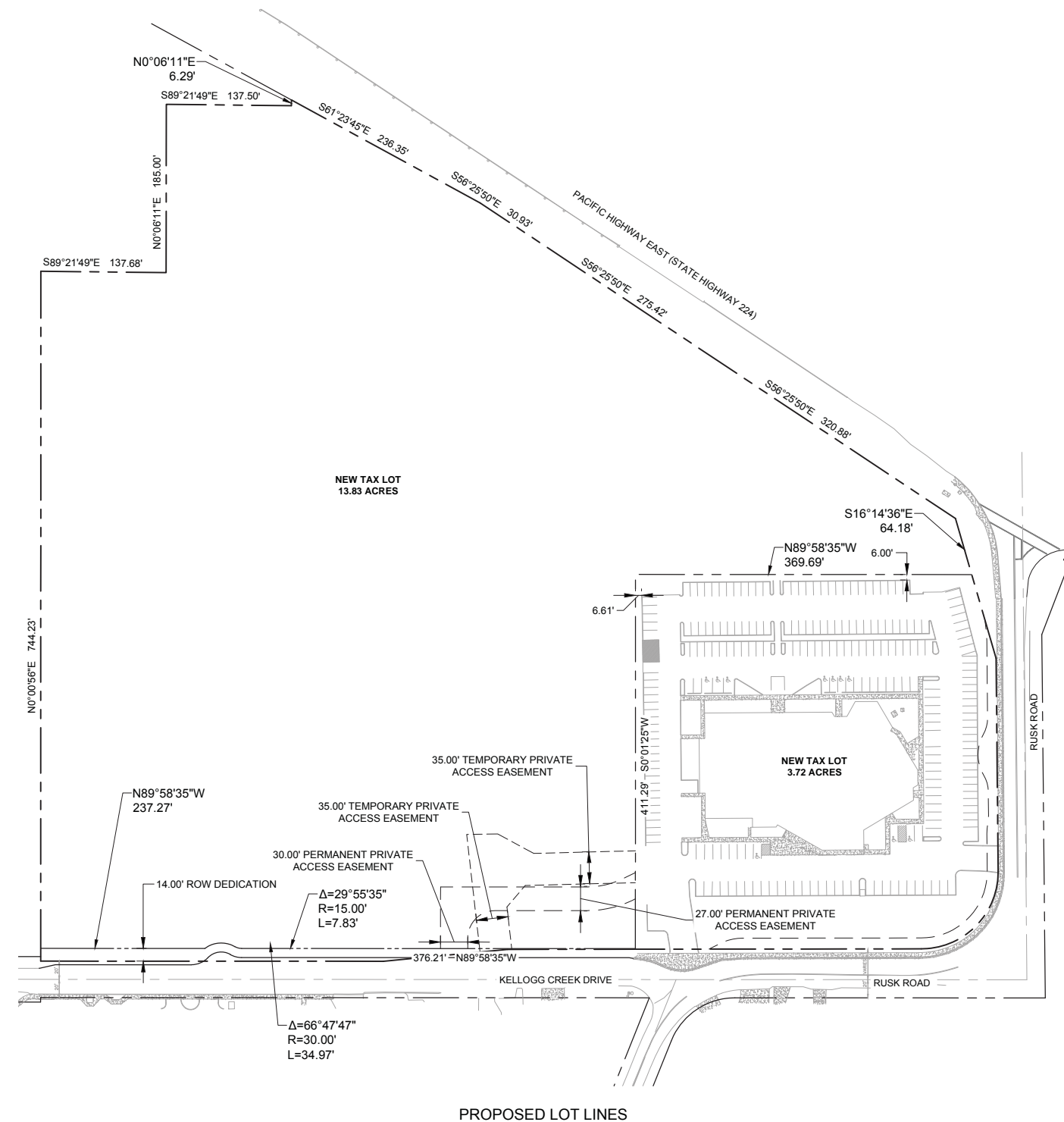
PROJECT 14497-01
 DATE 01/11/2019

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 SHEET

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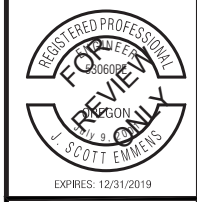
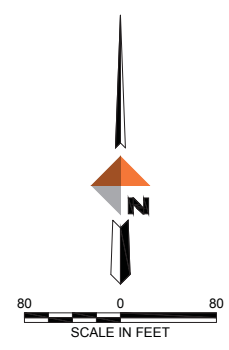


EXISTING LOT LINES



PROPOSED LOT LINES

LOT CONSOLIDATION AND PROPERTY LOT LINE ADJUSTMENT



DOWL
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 720 SW Washington Street, #750
 Portland, Oregon 97205
 971-280-8641

BONAVENTURE SENIOR HOUSING
 PRELIMINARY LOT LINE ADJUSTMENT
 BONAVENTURE SENIOR HOUSING
 MILWAUKIE, OREGON
 13333 RUSK ROAD MILWAUKIE, OR 97222

| | |
|-------------|------------|
| PROJECT | 14497-01 |
| DATE | 01/11/2019 |
| © DOWL 2016 | |
| SHEET | |
| C200 | |

SITE INFORMATION

| | | | |
|------------------------------|------------|-------------|---------|
| TOTAL SITE AREA | 605,385 SF | 13.89 ACRES | 100.00% |
| LOT COVERAGE (BUILDING ONLY) | 68,304 SF | 1.57 ACRES | 11.28% |
| LANDSCAPE/OPEN SPACE AREA | 537,081 SF | 12.33 ACRES | 88.72% |

| | |
|----------------|--|
| PARKING | |
| 132 | STANDARD PARKING STALLS |
| 6 | ADA PARKING STALLS |
| 1 | ADA WHEELCHAIR USER ONLY PARKING STALL |
| 139 | TOTAL PARKING STALLS |

LEGEND:

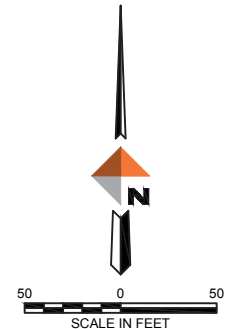
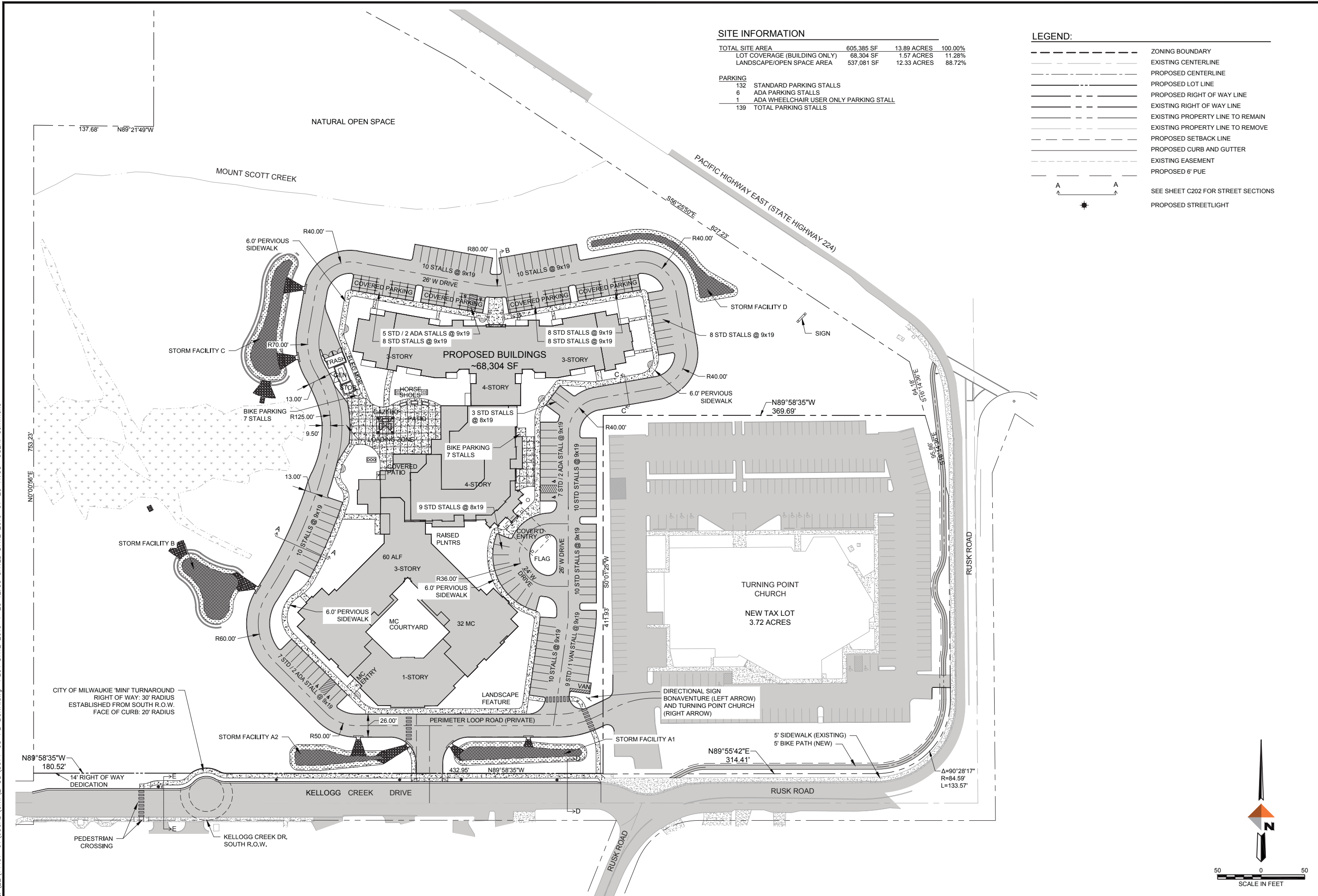
- ZONING BOUNDARY
 - EXISTING CENTERLINE
 - PROPOSED CENTERLINE
 - PROPOSED LOT LINE
 - PROPOSED RIGHT OF WAY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING PROPERTY LINE TO REMAIN
 - EXISTING PROPERTY LINE TO REMOVE
 - PROPOSED SETBACK LINE
 - PROPOSED CURB AND GUTTER
 - EXISTING EASEMENT
 - PROPOSED 6' PUE
- SEE SHEET C202 FOR STREET SECTIONS
PROPOSED STREETLIGHT



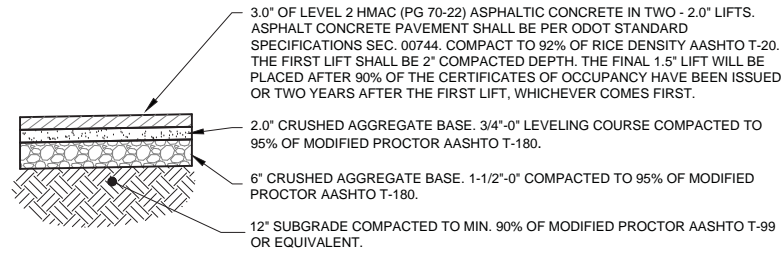
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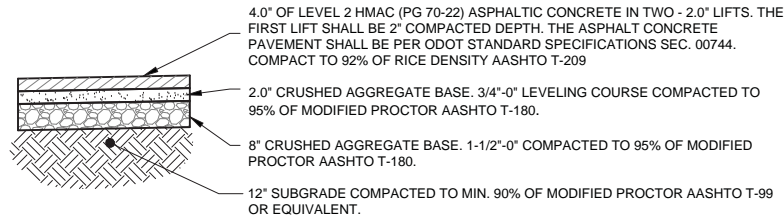
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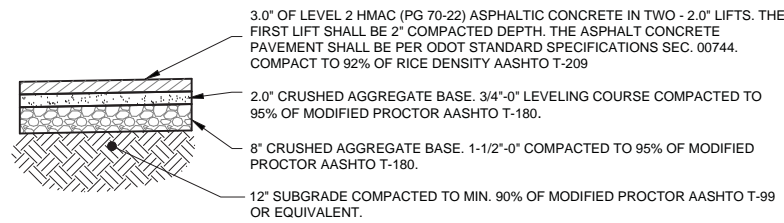
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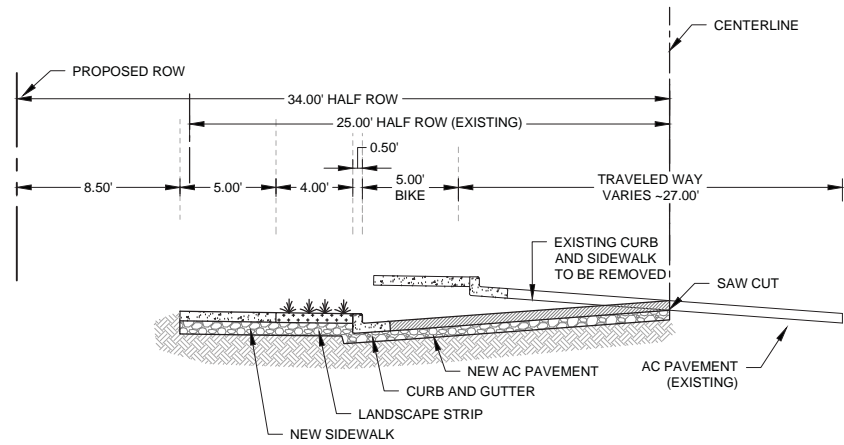
PRIVATE PARKING - PAVEMENT SECTION
NTS



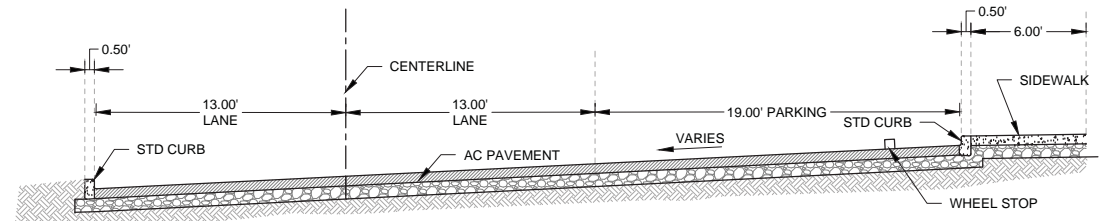
PRIVATE PERIMETER ACCESS ROAD - PAVEMENT SECTION
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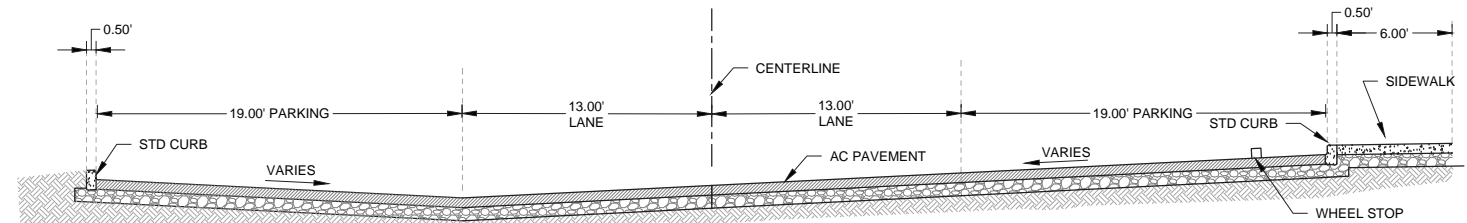
KELLOGG CREEK DRIVE - HALF STREET PAVEMENT SECTION
NTS



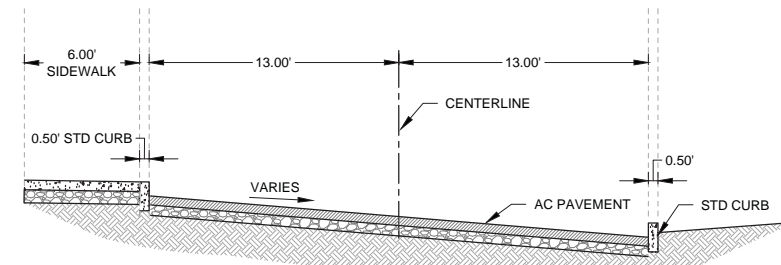
KELLOGG CREEK DRIVE - TYPICAL SECTION E-E
HORIZONTAL SCALE: 1" = 5'



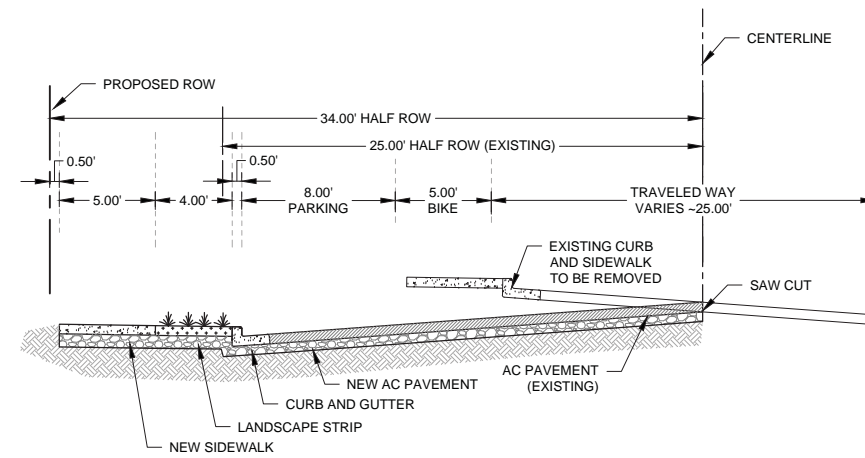
PERIMETER ROAD - TYPICAL SECTION A-A
HORIZONTAL SCALE: 1" = 5'



PERIMETER ROAD - TYPICAL SECTION B-B
HORIZONTAL SCALE: 1" = 5'



PERIMETER ROAD - TYPICAL SECTION C-C
HORIZONTAL SCALE: 1" = 5'



KELLOGG CREEK DRIVE - TYPICAL SECTION D-D
HORIZONTAL SCALE: 1" = 5'

NOTES:

1. SEE PLAN FOR WIDENED ROW FOR STORM FACILITY.
2. SEE PLAN FOR SECTION OF KELLOGG CREEK DRIVE TO HAVE CURB TIGHT AND DETACHED VARYING OFFSET SIDEWALK.



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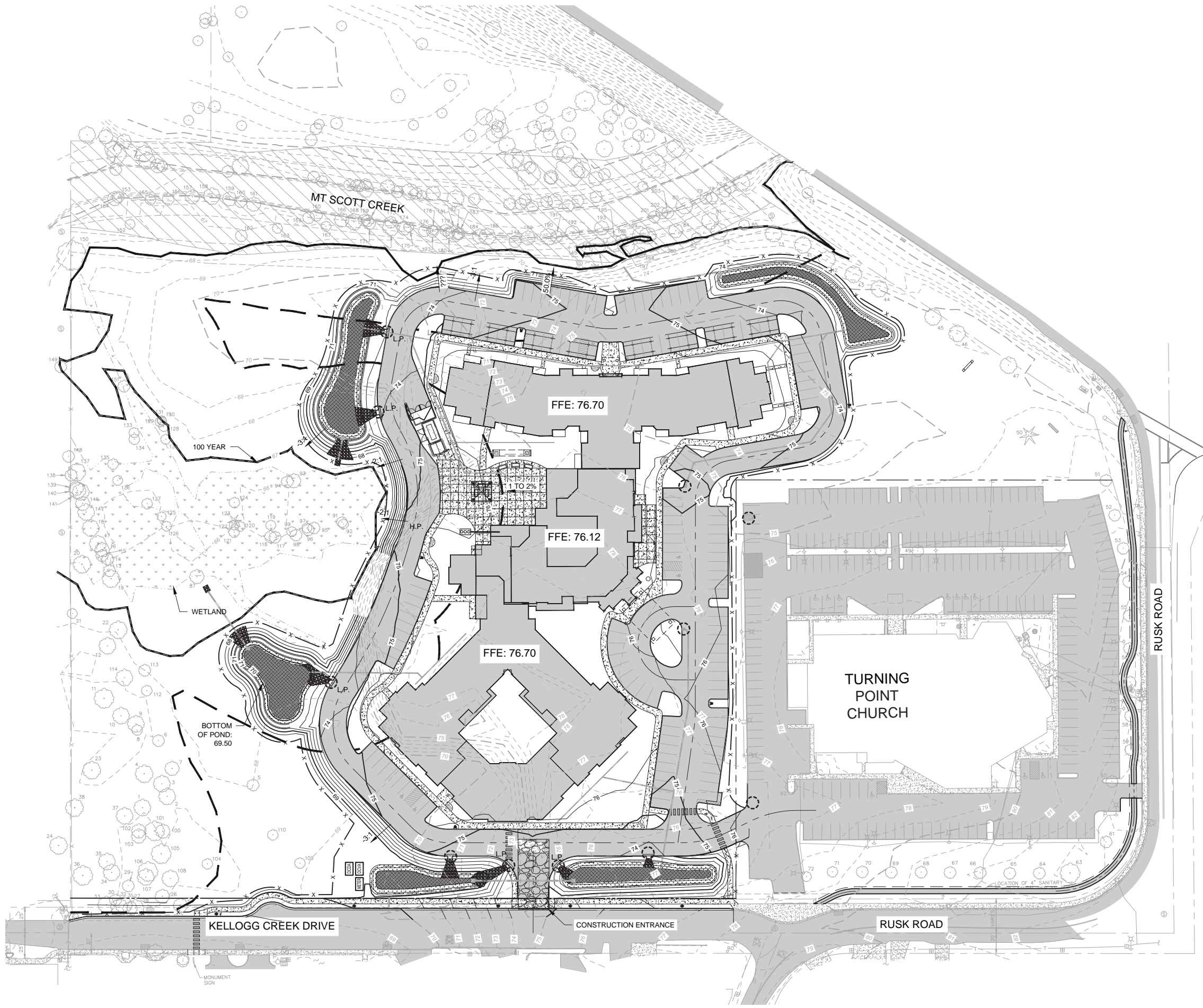
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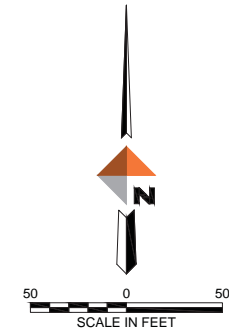
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- LEGEND:**
- - - - - EXISTING MINOR CONTOUR
 - - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING PROPERTY LINE
 - - - - - PROPOSED MINOR CONTOUR
 - - - - - PROPOSED MAJOR CONTOUR
 - - - - - PROPOSED RIGHT OF WAY
 - - - - - TOE OF SLOPE
 - x - x - SEDIMENT FENCE
 - ⊗ - INLET PROTECTION
 - - - - - PROPOSED FLOODPLAIN BOUNDARY
 - ▨ - GRAVEL CONSTRUCTION ENTRANCE

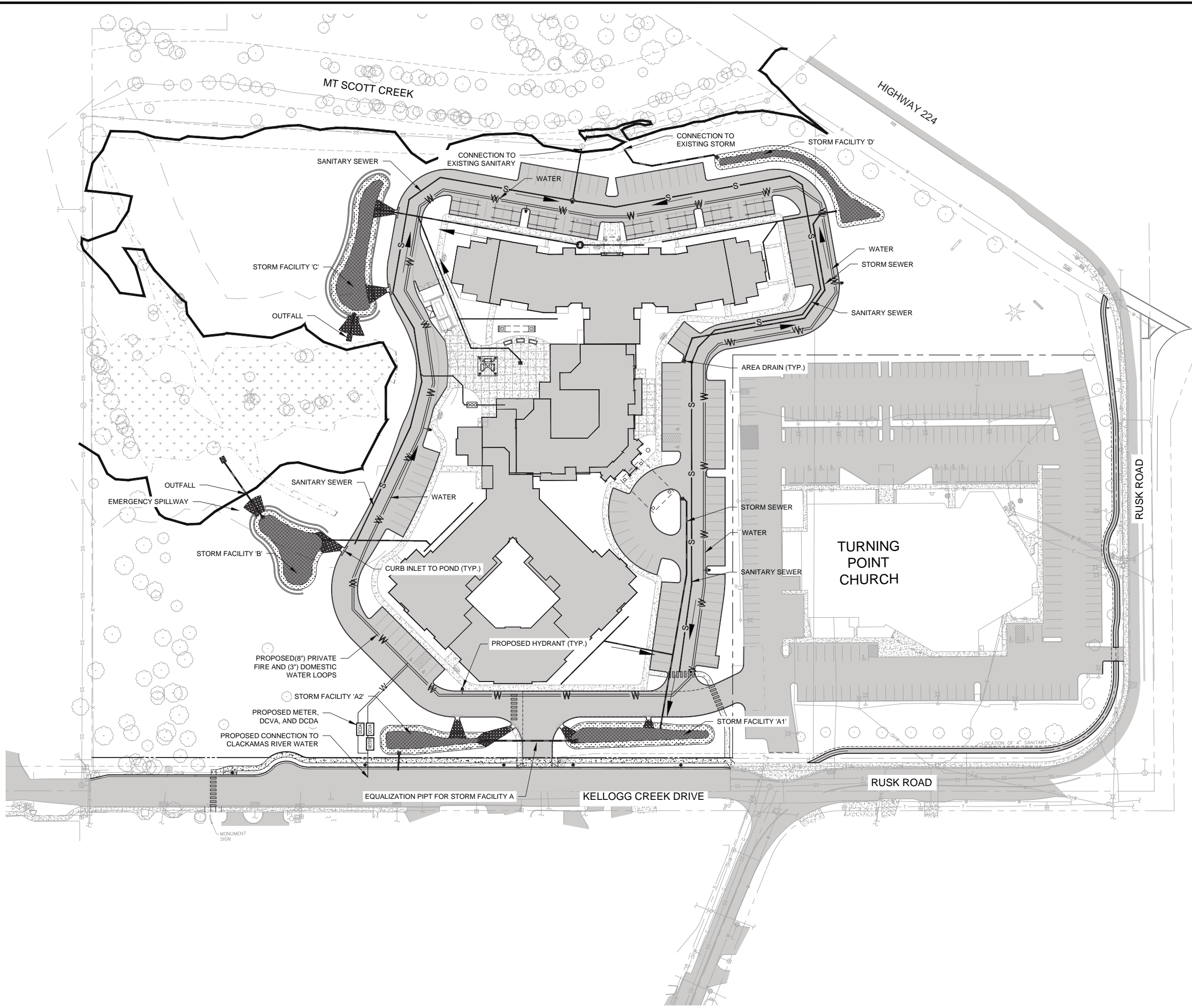


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| | |
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| C300 | |

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LEGEND:

| | |
|--------|--------------------------------|
| — S — | - EXISTING SANITARY SEWER LINE |
| — SD — | - EXISTING STORM LINE |
| — W — | - EXISTING WATER LINE |
| ○ | - EXISTING STORM MAN HOLE |
| ○ | - EXISTING SANITARY MAN HOLE |
| ■ | - EXISTING CATCH BASIN |
| ⊗ | - EXISTING WATER VALVE |
| — S — | - PROPOSED SANITARY SEWER LINE |
| — SD — | - PROPOSED STORM LINE |
| — W — | - PROPOSED WATER LINE |
| ○ | - PROPOSED SANITARY MAN HOLE |
| ○ | - PROPOSED STORM MAN HOLE |
| □ | - PROPOSED CATCH BASIN |

NOTES:
BUILDING UTILITY CONNECTIONS TO BE DETERMINED.

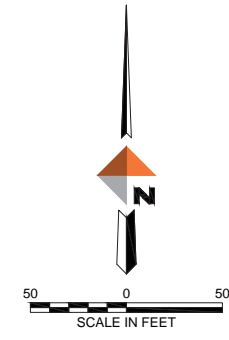


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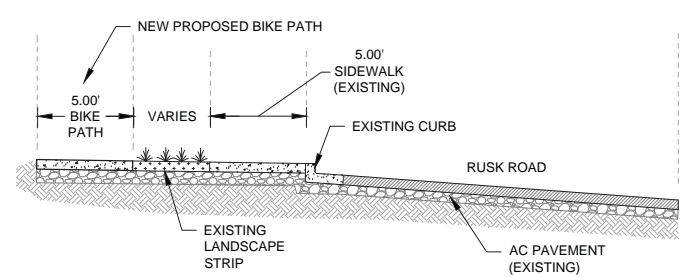
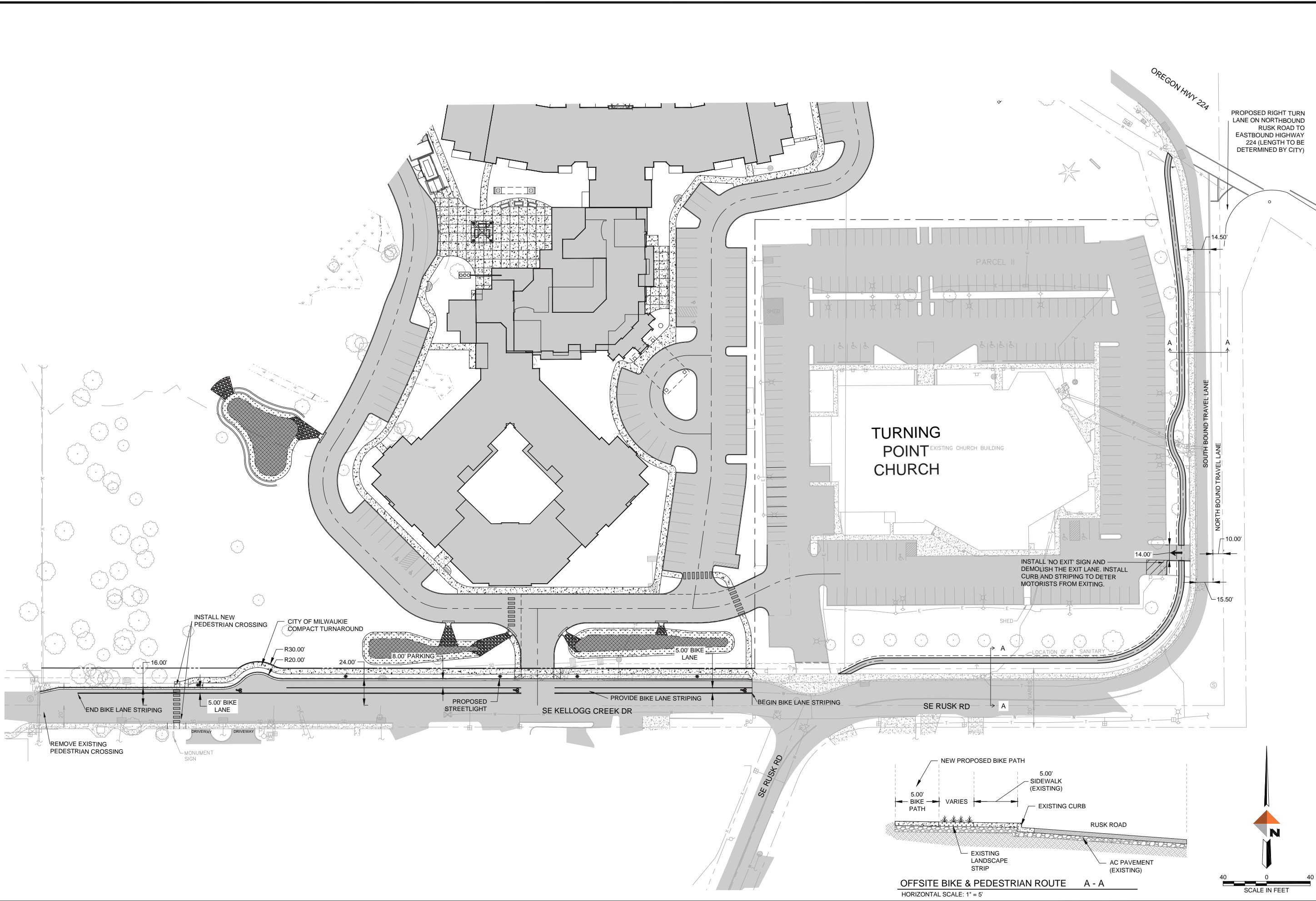
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COMPOSITE UTILITY PLAN
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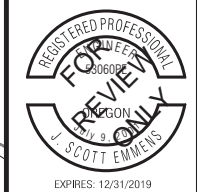
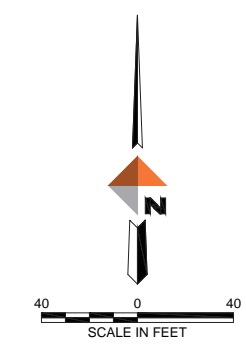
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OFFSITE BIKE & PEDESTRIAN ROUTE A - A
HORIZONTAL SCALE: 1" = 5'



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PUBLIC & OFFSITE IMPROVEMENT PLAN**

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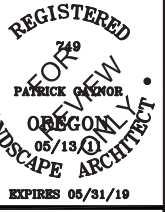
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LANDSCAPE AREA SUMMARY

SITE AREA: 605,385.03 SF
 SITE LANDSCAPE / OPEN SPACE AREA: 437,414.64 SF = 72.3%

INTERIOR PARKING LOT LANDSCAPE
 PROPOSED PARKING STALLS: 139
 REQUIRED AREA: 25 SF / STALL: 3,475 SF
 PROPOSED AREA: 5,347 SF



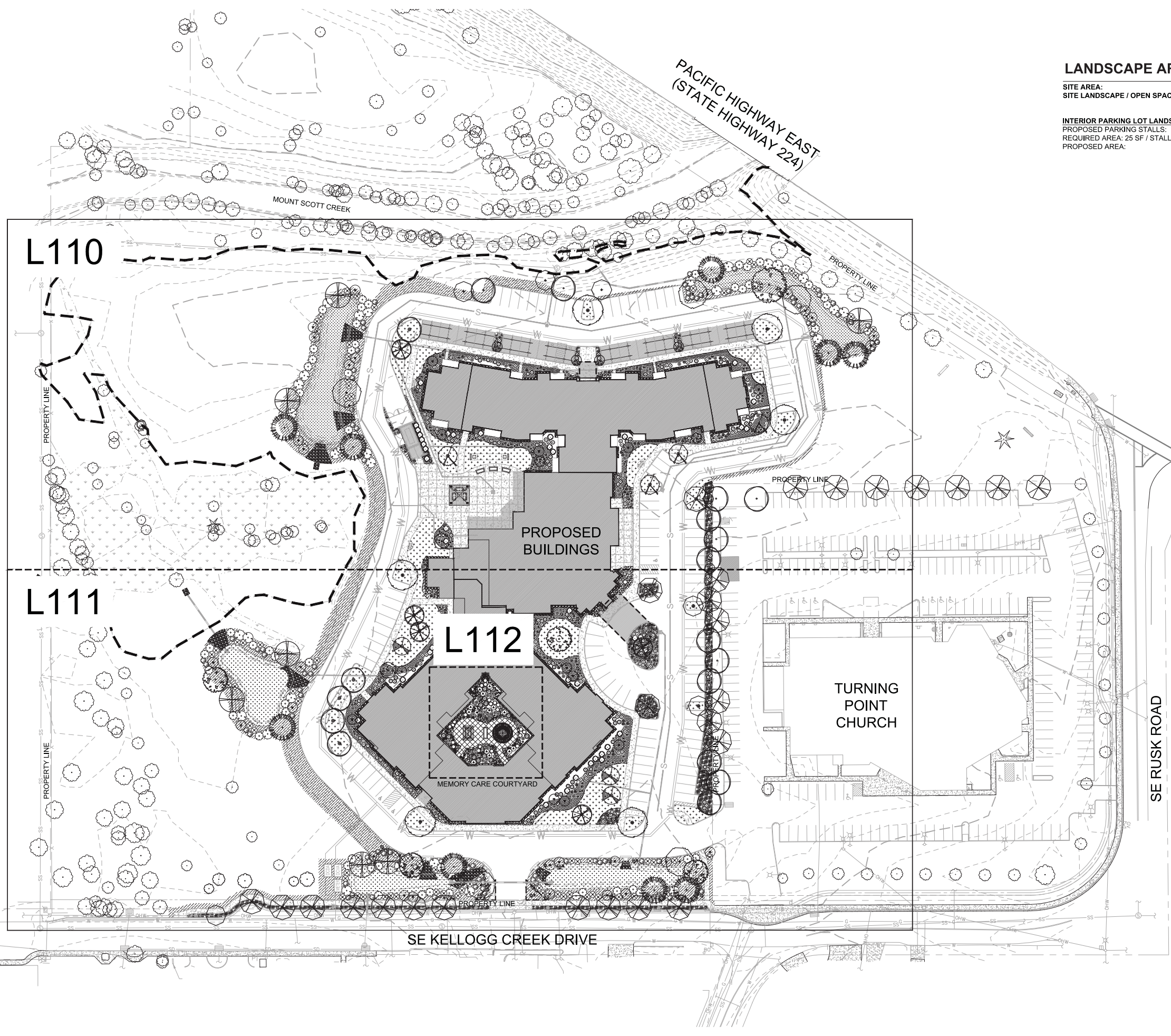
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 LANDSCAPE PLANTING PLAN - OVERALL
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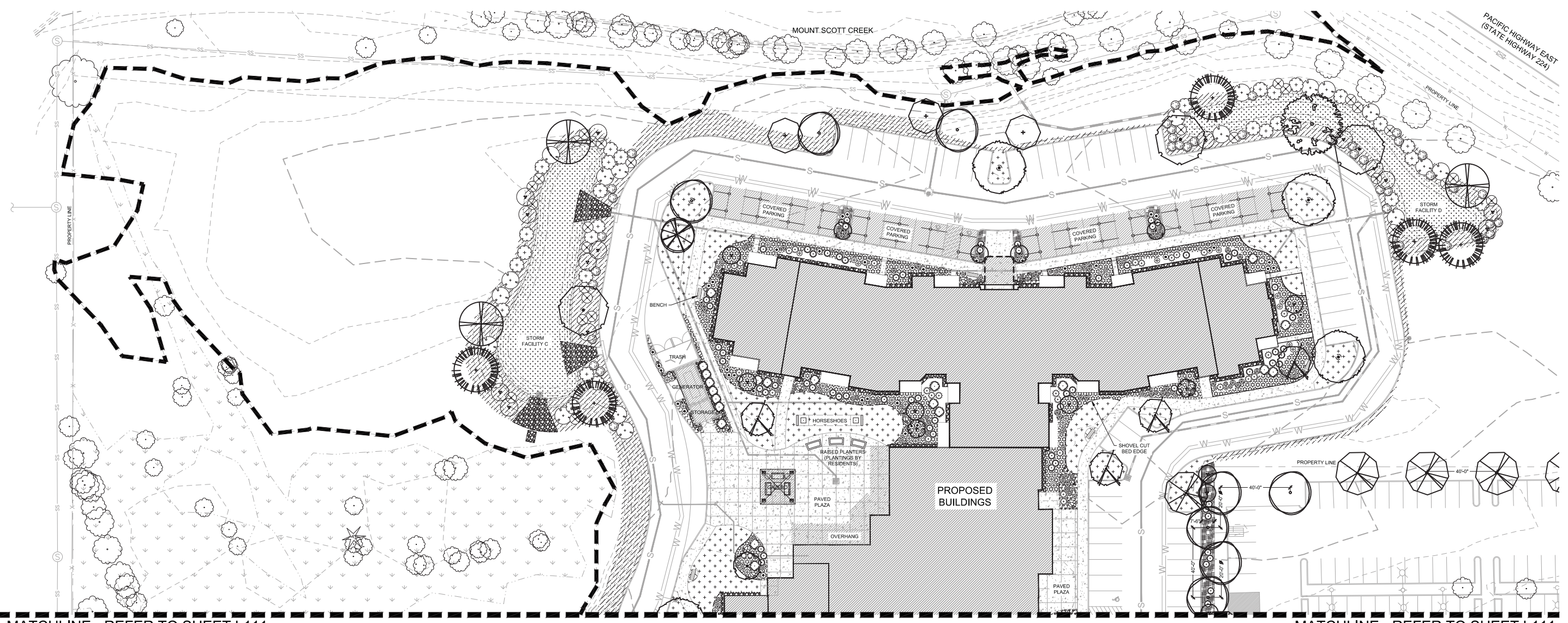
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MATCHLINE - REFER TO SHEET L111

MATCHLINE - REFER TO SHEET L111

SITE LANDSCAPE PLANTINGS & FURNISHINGS LEGEND

| TREES ITEM | SIZE | QTY. | CANOPY (H x W) / COMMENTS |
|---|--------------------------|------|--|
| ACER TRUN x A. PLAT. WARRENRED PACIFIC SUNSET MAPLE | 1.5" CAL. / B&B AS SHOWN | 16 | 30' H x 25' W / DECIDUOUS RED FALL COLOR |
| ACER GRISEUM PAPERBARK MAPLE | 1.5" CAL. / B&B AS SHOWN | 5 | 25' H x 20' W / DECIDUOUS EXFOLIATED CINNAMON BARK |
| GWINKO BIL.OBA 'AUTUMN GOLD' AUTUMN GOLD GINKGO | 1.5" CAL. / B&B AS SHOWN | 4 | 40' H x 25' W / DECIDUOUS YELLOW FALL COLOR |
| HYSSA SYLVATICA BLACK TUPELO | 1.5" CAL. / B&B AS SHOWN | 18 | 50' H x 40' W / DECIDUOUS RED FALL COLOR |
| STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA | 1.5" CAL. / B&B AS SHOWN | 4 | 30' H x 20' W / DECIDUOUS EXFOLIATED BARK / WHITE FLOWER |
| ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA | 1.5" CAL. / B&B AS SHOWN | 6 | 60' H x 40' W / DECIDUOUS |
| LIRIODENDRON TULIPIFERA FASTIGIATUM COLUMNAR TULIP TREE | 1.5" CAL. / B&B AS SHOWN | 4 | 40' H x 15' W / DECIDUOUS YELLOW FALL COLOR |
| QUERCUS GARRYANA OREGON WHITE OAK | 1.5" CAL. / B&B AS SHOWN | 1 | 75' H x 50' W / DECIDUOUS PNW NATIVE |
| PNUS NIGRA AUSTRALIAN PINE | 6" HT. / B&B AS SHOWN | 3 | 60' H x 35' W / EVERGREEN |
| PNUS CONTORTA var. CONTORTA SHORE PINE | 6" HT. / B&B AS SHOWN | 5 | 40' H x 30' W / EVERGREEN |
| EXISTING TREE TO REMAIN | AS NOTED | | CONTRACTOR TO PROTECT IN PLACE |

| SHRUBS & ACCENTS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|--|------------------------------|------|---|
| MAGNOLIA STELLATA STAR MAGNOLIA | 4" MIN. HT. / B&B MULTI-STEM | 6 | 12' H x 10' W / DECIDUOUS WHITE FLOWER / SPRING BLOOM |
| ACER CIRCINATUM VINE MAPLE | 4" MIN. HT. / B&B MULTI-STEM | 20 | 15' H x 10' W / DECIDUOUS PNW NATIVE |
| CALAMAGROSTIS x A. 'KARL FOERSTER' KARL FOERSTER REED GRASS | 1 GAL. 15" O.C. | 52 | 5' H x 18" W / ORNAMENTAL GRASS |
| MARHONIA AQUIFOLIUM TALL OREGON GRABERHOLLY | 3 GAL. 4" O.C. | 173 | 4' H x 3' W / EVERGREEN |
| MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN MAIDEN GRASS | 1 GAL. 3" O.C. | 64 | 3' H x 3' W / ORNAMENTAL GRASS |
| ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY | 3 GAL. 3" O.C. | 79 | 3' H x 3' W / EVERGREEN PURPLE FLOWER / EDIBLE FOLIAGE |
| VACCINIUM OVATUM EVERGREEN HUCKLEBERRY | 3 GAL. 4" O.C. | 44 | 6' H x 5' W / EVERGREEN |
| RUDBECKIA FULGIDA 'EARLY BIRD GOLD' EARLY BIRD GOLD BLACK EYED SUSAN | 1 GAL. 2" O.C. | 94 | 2' H x 2' W / PERENNIAL YELLOW FLOWER / SPRING-FALL BLOOM |
| CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE RED TWIG DOGWOOD | 1 GAL. 4" O.C. | 83 | TO 3' H x 3" W - DECIDUOUS RED TWIGS / WINTER-SPRING INTEREST |

| SHRUBS & ACCENTS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|---|----------------|-----------|--|
| LAVENDULA STOECHAS SPANISH LAVENDER | 1 GAL. 3" O.C. | 73 | 3' H x 4' W / EVERGREEN PURPLE FLOWER / SUMMER BLOOM |
| LEUCANTHEMUM x SUPERBUM 'SNOWCAP' 4" POT SNOWCAP DWARF SHASTA DAISY | 4" POT 2" O.C. | 48 | 12" H x 12" W / HERBACEOUS PERENNIAL WHITE FLOWERS / SPRING-SUMMER BLOOM |
| HEMEROCALLIS 'HAPPY RETURNS' 'HAPPY RETURNS' DAYLILY | 1 GAL. | 50 PLANTS | 18" H x 18" W / DROUGHT TOLERANT |
| NARCISSUS 'DUTCH MASTER' 'DUTCH MASTER' TRUMPET DAFFODIL | BULB 9" O.C. | 350 BULBS | 20" H x 6" W / BULB YELLOW FLOWERS - SPRING |
| COLCHICUM GIGANTEUM 'THE GIANT' GIANT AUTUMN CROCUS | BULB 9" O.C. | 350 BULBS | 8" H x 6" W / BULB PURPLE FLOWERS - FALL |
| WINTER ANNUALS FINAL SELECTION TO BE DECIDED | 4" POT 9" O.C. | | COVER ALL BARE SOIL AREAS |

| GROUNDCOVERS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|--|-------------------------|-----------|--|
| ARCTOSTAPHYLOS UVA-URSI 'MASS' KINKINICK | 1 GAL. 3" O.C. | 5,520 SF | 9" H x 4" W / EVERGREEN WHITE FLOWERS / WINTER BERRIES |
| TRACHYSPERMUM JASMINOIDES STAR JASMINE | 1 GAL. 4" O.C. | 11,440 SF | TO 18" H x 4" W / EVERGREEN WHITE FLOWER / SPRING-SUMMER BLOOM |
| COTONEASTER DAMERI 'LOWFAST' BEARBERRY COTONEASTER | 1 GAL. 3" O.C. | 1,946 SF | 10" H x 3" W / EVERGREEN WHITE FLOWER / YEAR ROUND INTEREST |
| PROTIME 303 SUN MIX HOPPS & HOPKINS - PORTLAND, OR | SEED @ 8 LBS / 1,000 SF | 10,180 SF | THREE-WAY PERENNIAL RYEGRASS RYEGRASS / RED & CHEWINGS FESCUE |
| SOD LAWN FROM A LOCAL SUPPLIER | SOD ROLL PALLET | 16,880 SF | |

| SITE FURNISHINGS ITEM | SIZE | QTY. | COMMENTS |
|---|---|----------------------|---------------------------------|
| GRAY RIVER ROCK BORDER 2" DIAMETER WASHED | 24" WIDTH 6" DEPTH | 3,698 SF 68 CY | REFER TO DETAIL 8 ON SHEET L120 |
| LANDSCAPE BOULDER QUARRIED BASALT FROM A LOCAL SUPPLIER | S = 24" H x 24" W M = 30" H x 36" W L = 36" H x 48" W | S = 30 M = 50 L = 39 | REFER TO DETAIL 9 ON SHEET L120 |

PRIVATE STORM FACILITY PLANTINGS

| TREES ITEM | SIZE | QTY. | CANOPY (H x W) / COMMENTS |
|-----------------------------------|--------------------------|------|--------------------------------------|
| ALNUS RUBRA RED ALDER | 1.5" CAL. / B&B AS SHOWN | 5 | 50' H x 35' W / DECIDUOUS PNW NATIVE |
| QUERCUS GARRYANA OREGON WHITE OAK | 1.5" CAL. / B&B AS SHOWN | 4 | 75' H x 50' W / DECIDUOUS PNW NATIVE |
| PSEUDOTSUGA MENZIESII DOUGLAS FIR | 4" HT. / B&B AS SHOWN | 9 | 85' H x 45' W / EVERGREEN PNW NATIVE |
| THUJA PLICATA WESTERN RED CEDAR | 4" HT. / B&B AS SHOWN | 7 | 75' H x 40' W / EVERGREEN PNW NATIVE |

| SHRUBS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|---|------------------------------|------|--|
| ACER CIRCINATUM VINE MAPLE | 4" MIN. HT. / B&B MULTI-STEM | 29 | 15' H x 10' W / DECIDUOUS PNW NATIVE |
| AMELANCHIER ALNIFOLIA WESTERN SERVICEBERRY | 4" MIN. HT. / B&B AS SHOWN | 29 | 20' H x 10' W / DECIDUOUS PNW NATIVE |
| RIBES SANGUINEUM RED-FLOWERING CURRANT | 3 GAL. AS SHOWN | 93 | 5' H x 4' W / DECIDUOUS PNW NATIVE |
| CEANOETHUS THRYSFLOLUS BLUEBLOSSOM CEANOETHUS | 3 GAL. AS SHOWN | 84 | 6' H x 6' W / EVERGREEN PNW NATIVE |
| MYRICA CALIFORNICA PACIFIC WAX MYRTLE | 3 GAL. AS SHOWN | 58 | 6' H x 5' W / EVERGREEN MUST BE OREGON GROWN |

| GROUNDCOVERS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|---|-------------------------------|--------------------------|---|
| PROTIME 303 SUN MIX HOPPS & HOPKINS - PORTLAND, OR | SEED @ 8 LBS / 1,000 SF | 23,306 SF 192 LBS | THREE-WAY PERENNIAL RYEGRASS RYEGRASS / RED & CHEWINGS FESCUE |
| RUSH SEDGE MIX 50% JUNCUS PATENS 50% CAREX OXYSTACHYA | 6" ROOTED PLUG 115 PER 100 SF | 10,568 PLANTS 9,764 EACH | ARRANGE IN ALTERNATING ROWS REFER TO DETAILS FOR LAYOUT |

QUANTITIES SHOWN ARE FOR ALL SHEETS

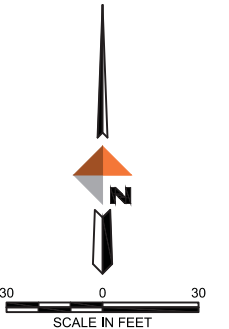
PRIVATE STORM FACILITY SUMMARY:

| REQUIRED PLANTINGS FOR POND BOTTOM: | WETLAND PLANTS 115 / 100 SF |
|--|-----------------------------|
| EVERGREEN TREES - (1) 6" HT. PER 300 SF | |
| DECIDUOUS TREES - (1) 1.5" CAL. PER 300 SF | |
| LARGE SHRUBS - (4) 3 GAL. PER 100 SF | |

| STORM FACILITY A1: | STORM FACILITY A2: |
|--|---|
| FACILITY AREA: POND BOTTOM: 1,665 SF SIDE SLOPES: 1,303 SF | FACILITY AREA: POND BOTTOM: 1,154 SF SIDE SLOPES: 1,419 SF |
| REQUIRED PLANTINGS: TREES: 4.34 (5) LARGE SHRUBS: 52 WETLAND PLANTS: 1,914 | REQUIRED PLANTINGS: TREES: 4.73 (5) LARGE SHRUBS: 56.7 (57) WETLAND PLANTS: 1,327 |
| PROPOSED PLANTINGS: EVERGREEN TREES: 2 DECIDUOUS TREES: 3 LARGE SHRUBS: 52 WETLAND PLANTS: 1,920 | PROPOSED PLANTINGS: EVERGREEN TREES: 3 LARGE SHRUBS: 58 WETLAND PLANTS: 1,330 |

| STORM FACILITY B: | STORM FACILITY C: |
|--|--|
| FACILITY AREA: POND BOTTOM: 2,383 SF SIDE SLOPES: 1,021 SF | FACILITY AREA: POND BOTTOM: 2,585 SF SIDE SLOPES: 1,446 SF |
| REQUIRED PLANTINGS: TREES: 3.4 (4) LARGE SHRUBS: 40.8 (41) WETLAND PLANTS: 2,752 | REQUIRED PLANTINGS: TREES: 4.82 (5) LARGE SHRUBS: 57.8 (58) WETLAND PLANTS: 2,973 |
| PROPOSED PLANTINGS: EVERGREEN TREES: 3 DECIDUOUS TREES: 1 LARGE SHRUBS: 42 WETLAND PLANTS: 2,756 | PROPOSED PLANTINGS: EVERGREEN TREES: 4 DECIDUOUS TREES: 3 LARGE SHRUBS: 60 WETLAND PLANTS: 2,976 |

| STORM FACILITY D: |
|--|
| FACILITY AREA: POND BOTTOM: 1,750 SF SIDE SLOPES: 1,850 SF |
| REQUIRED PLANTINGS: TREES: 6.16 (7) LARGE SHRUBS: 74 WETLAND PLANTS: 2,913 |
| PROPOSED PLANTINGS: EVERGREEN TREES: 4 DECIDUOUS TREES: 3 LARGE SHRUBS: 75 WETLAND PLANTS: 2,916 |

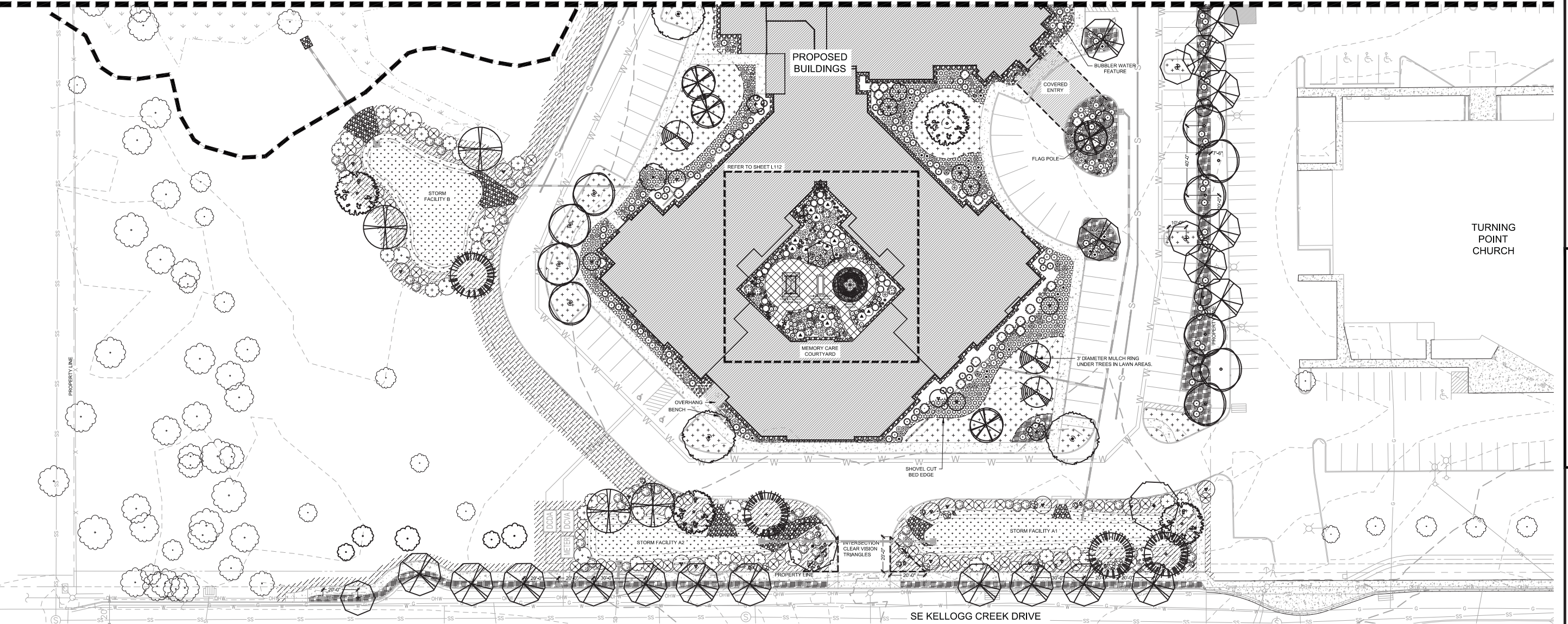


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SITE LANDSCAPE PLANTINGS & FURNISHINGS LEGEND

| TREES ITEM | SIZE | QTY. | CANOPY (H x W) / COMMENTS |
|---|--------------------------|------|--|
| ACER TRUN x A. PLAT. WARRENRED PACIFIC SUNSET MAPLE | 1.5" CAL. / B&B AS SHOWN | 16 | 30' H x 25' W / DECIDUOUS RED FALL COLOR |
| ACER GRISEUM PAPERBARK MAPLE | 1.5" CAL. / B&B AS SHOWN | 5 | 25' H x 20' W / DECIDUOUS EXFOLIATED CINNAMON BARK |
| GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINKGO | 1.5" CAL. / B&B AS SHOWN | 4 | 40' H x 25' W / DECIDUOUS YELLOW FALL COLOR |
| NYSSA SYLVATICA BLACK TUPELO | 1.5" CAL. / B&B AS SHOWN | 18 | 50' H x 40' W / DECIDUOUS RED FALL COLOR |
| STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA | 1.5" CAL. / B&B AS SHOWN | 4 | 30' H x 20' W / DECIDUOUS EXFOLIATED BARK / WHITE FLOWER |
| ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA | 1.5" CAL. / B&B AS SHOWN | 6 | 60' H x 40' W / DECIDUOUS |
| LIRIODENDRON TULIPIFERA FASTIGIATUM COLUMNAR TULIP TREE | 1.5" CAL. / B&B AS SHOWN | 4 | 40' H x 15' W / DECIDUOUS YELLOW FALL COLOR |
| QUERCUS GARRYANA OREGON WHITE OAK | 1.5" CAL. / B&B AS SHOWN | 1 | 75' H x 50' W / DECIDUOUS PNW NATIVE |
| PNUS NIGRA AUSTRALIAN PINE | 6" HT. / B&B AS SHOWN | 3 | 65' H x 35' W / EVERGREEN |
| PNUS CONTORTA var. CONTORTA SHORE PINE | 6" HT. / B&B AS SHOWN | 5 | 40' H x 30' W / EVERGREEN |
| EXISTING TREE TO REMAIN | AS NOTED | | CONTRACTOR TO PROTECT IN PLACE |

| SHRUBS & ACCENTS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|--|------------------------------|------|--|
| MAGNOLIA STELLATA STAR MAGNOLIA | 4" MIN. HT. / B&B MULTI-STEM | 6 | 12' H x 10' W / DECIDUOUS WHITE FLOWER / SPRING BLOOM |
| ACER CIRCINATUM VINE MAPLE | 4" MIN. HT. / B&B MULTI-STEM | 20 | 15' H x 10' W / DECIDUOUS PNW NATIVE |
| CALAMAGROSTIS x A. 'KARL FOERSTER' KARL FOERSTER REED GRASS | 1 GAL. 18" O.C. | 52 | 5' H x 18" W / ORNAMENTAL GRASS |
| MAHONIA AQUIFOLIUM TALL OREGON GRAPEHOLLY | 3 GAL. 4'-0" O.C. | 173 | 4' H x 3' W / EVERGREEN |
| MISCANTHUS SINENSIS 'LITTLE KITTEN' LITTLE KITTEN MAIDEN GRASS | 1 GAL. 3'-0" O.C. | 64 | 3' H x 3' W / ORNAMENTAL GRASS |
| ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY | 3 GAL. 3'-0" O.C. | 79 | 3' H x 3' W / EVERGREEN PURPLE FLOWER / EDIBLE FOLIAGE |
| VACCINIUM OVATUM EVERGREEN HUCKLEBERRY | 3 GAL. 4'-0" O.C. | 44 | 6' H x 5' W / EVERGREEN |
| RUDBECKIA FULGIDA 'EARLY BIRD GOLD' EARLY BIRD GOLD BLACK EYED SUSAN | 1 GAL. 2'-0" O.C. | 94 | 2' H x 2' W / PERENNIAL YELLOW FLOWER / SPRING-FALL BLOOM |
| CORNUS STOLONIFERA 'FARROW' ARCTIC FIRE RED TWIG DOGWOOD | 1 GAL. 4'-0" O.C. | 83 | 2' H x 3' W - DECIDUOUS RED TWIGS / WINTER-SPRING INTEREST |

| SHRUBS & ACCENTS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|--|-------------------|-----------|--|
| LAVENDULA STOECHAS SPANISH LAVENDER | 1 GAL. 3'-0" O.C. | 73 | 3' H x 4' W / EVERGREEN PURPLE FLOWER / SUMMER BLOOM |
| LEUCANTHEMUM x SUPERBUM 'SNOWCAP' SNOWCAP DWARF SHASTA DAISY | 4" POT 2'-0" O.C. | 48 | 12' H x 12' W / HERBACEOUS PERENNIAL WHITE FLOWERS / SPRING-SUMMER BLOOM |
| HEMEROCALLIS 'HAPPY RETURNS' HAPPY RETURNS DAYLILY | 1 GAL. | 50 PLANTS | 18" H x 18" W / DROUGHT TOLERANT |
| NARCISSUS 'DUTCH MASTER' DUTCH MASTER TRUMPET DAFFODIL | BULB 9" O.C. | 350 BULBS | 20" H x 6" W / BULB YELLOW FLOWERS - SPRING |
| COLCHICUM GIGANTEUM 'THE GIANT' GIANT AUTUMN CROCUS | BULB 9" O.C. | 350 BULBS | 8" H x 8" W / BULB PURPLE FLOWERS - FALL |
| WINTER ANNUALS FINAL SELECTION TO BE DECIDED | 4" POT 9" O.C. | | COVER ALL BARE SOIL AREAS |

| GROUNDCOVERS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|--|-------------------------|-----------|---|
| ARCTOSTAPHYLOS UVA-URSI 'MASS' KINNIKINICK | 1 GAL. 3'-0" O.C. | 5,200 SF | 9" H x 4" W / EVERGREEN WHITE FLOWERS / WINTER BERRIES |
| TRACHYLOSPERMUM JASMINOIDES STAR JASMINE | 1 GAL. 4'-0" O.C. | 11,440 SF | 10' H x 4" W / EVERGREEN WHITE FLOWER / SPRING-SUMMER BLOOM |
| COTONEASTER DAMERI 'LOWFAST' BEARBERRY COTONEASTER | 1 GAL. 3'-0" O.C. | 1,940 SF | 10" H x 3" W / EVERGREEN WHITE FLOWER / YEAR ROUND INTEREST |
| PROTIME 303 SUN MIX HOPPS & HOPKINS - PORTLAND, OR | SEED @ 8 LBS / 1,000 SF | 10,180 SF | THREE-WAY PERENNIAL RYEGRASS RYEGRASS / RED & CHEWINGS FESCUE |
| SOD LAWN FROM A LOCAL SUPPLIER | SOD ROLL PALLET | 16,880 SF | |

| SITE FURNISHINGS ITEM | SIZE | QTY. | COMMENTS |
|--|---|----------------------|---------------------------------|
| GRAY RIVER ROCK BORDER 2" DIAMETER WASHED | 24" WIDTH 6" DEPTH | 3,698 SF 68 CY | REFER TO DETAIL 8 ON SHEET L120 |
| LANDSCAPE BOULDER QUARRIED BASALT FROM A LOCAL SUPPLIER. | S = 24" H x 24" W M = 30" H x 30" W L = 36" H x 48" W | S = 30 M = 50 L = 39 | REFER TO DETAIL 9 ON SHEET L120 |

QUANTITIES SHOWN ARE FOR ALL SHEETS

PRIVATE STORM FACILITY PLANTINGS

| TREES ITEM | SIZE | QTY. | CANOPY (H x W) / COMMENTS |
|-----------------------------------|--------------------------|------|--------------------------------------|
| ALNUS RUBRA RED ALDER | 1.5" CAL. / B&B AS SHOWN | 5 | 30' H x 35' W / DECIDUOUS PNW NATIVE |
| QUERCUS GARRYANA OREGON WHITE OAK | 1.5" CAL. / B&B AS SHOWN | 4 | 75' H x 50' W / DECIDUOUS PNW NATIVE |
| PSEUDOTSUGA MENZIESII DOUGLAS FIR | 4" HT. / B&B AS SHOWN | 9 | 85' H x 45' W / EVERGREEN PNW NATIVE |
| THUJA PLICATA WESTERN RED CEDAR | 4" HT. / B&B AS SHOWN | 7 | 75' H x 40' W / EVERGREEN PNW NATIVE |

| SHRUBS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|--|------------------------------|------|---|
| ACER CIRCINATUM VINE MAPLE | 4" MIN. HT. / B&B MULTI-STEM | 29 | 15' H x 10' W / DECIDUOUS PNW NATIVE |
| AMELANCHIER ALNIFOLIA WESTERN SERVICEBERRY | 4" MIN. HT. / B&B AS SHOWN | 29 | 20' H x 10' W / DECIDUOUS PNW NATIVE |
| RIBES SANGUINEUM RED-FLOWERING CURRANT | 3 GAL. AS SHOWN | 83 | 8' H x 4' W / DECIDUOUS PNW NATIVE |
| CEANOTHUS THYRSIFLORUS BLUEBLOSSOM CEANOTHUS | 3 GAL. AS SHOWN | 94 | 6' H x 6' W / EVERGREEN PNW NATIVE |
| MYRTICA CALIFORNICA PACIFIC WAX MYRTLE | 3 GAL. AS SHOWN | 58 | 6' H x 5' W / EVERGREEN MUST BE OREGON GROWN. |

| GROUNDCOVERS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|--|-------------------------------|----------------------|---|
| PROTIME 303 SUN MIX HOPPS & HOPKINS - PORTLAND, OR | SEED @ 8 LBS / 1,000 SF | 23,900 SF 192 LBS | THREE-WAY PERENNIAL RYEGRASS RYEGRASS / RED & CHEWINGS FESCUE |
| RUSH SEDGE MIX 50% JUNCUS PATENS 50% CAREX OBNUPA | 6" ROOTED PLUG 115 PER 100 SF | 17,016 SF 9,764 EACH | ARRANGE IN ALTERNATING ROWS REFER TO DETAILS FOR LAYOUT |

PUBLIC RIGHT-OF-WAY PLANTINGS

| TREES ITEM | SIZE | QTY. | CANOPY (H x W) / COMMENTS |
|---|--------------------------|------|--|
| ACER TRUN x A. PLAT. WARRENRED PACIFIC SUNSET MAPLE | 1.5" CAL. / B&B AS SHOWN | 11 | 30' H x 25' W / DECIDUOUS CITY STREET TREE |
| ACER GRISEUM PAPERBARK MAPLE | 1.5" CAL. / B&B AS SHOWN | 1 | 25' H x 20' W / DECIDUOUS CITY STREET TREE |

| GROUNDCOVERS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
|--|-------------------------|---------------------|---|
| ARCTOSTAPHYLOS UVA-URSI 'MASS' KINNIKINICK | 1 GAL. 3'-0" O.C. | 1,756 SF 225 PLANTS | 9" H x 3" W / EVERGREEN WHITE FLOWERS / WINTER BERRIES |
| PROTIME 303 SUN MIX HOPPS & HOPKINS - PORTLAND, OR | SEED @ 8 LBS / 1,000 SF | 625 SF 5 LBS | THREE-WAY PERENNIAL RYEGRASS RYEGRASS / RED & CHEWINGS FESCUE |

PRIVATE STORM FACILITY SUMMARY:

| REQUIRED PLANTINGS FOR POND BOTTOM: | WETLAND PLANTS 115 / 100 SF |
|--|-----------------------------|
| EVERGREEN TREES - (1) 6" HT. PER 300 SF | |
| DECIDUOUS TREES - (1) 1.5" CAL. PER 300 SF | |
| LARGE SHRUBS - (4) 3 GAL. PER 100 SF | |

| STORM FACILITY A1: | STORM FACILITY A2: |
|--|--|
| FACILITY AREA: POND BOTTOM: 1,665 SF SIDE SLOPES: 1,303 SF | FACILITY AREA: POND BOTTOM: 1,154 SF SIDE SLOPES: 1,419 SF |
| REQUIRED PLANTINGS: TREES: 4.34 (5) LARGE SHRUBS: 52 WETLAND PLANTS: 1,914 | REQUIRED PLANTINGS: TREES: 4.73 (5) LARGE SHRUBS: 56.7 (57) WETLAND PLANTS: 1,327 |
| PROPOSED PLANTINGS: EVERGREEN TREES: 2 DECIDUOUS TREES: 3 LARGE SHRUBS: 52 WETLAND PLANTS: 1,920 | PROPOSED PLANTINGS: EVERGREEN TREES: 3 DECIDUOUS TREES: 2 LARGE SHRUBS: 58 WETLAND PLANTS: 1,330 |

| STORM FACILITY B: | STORM FACILITY C: |
|--|---|
| FACILITY AREA: POND BOTTOM: 2,393 SF SIDE SLOPES: 1,021 SF | FACILITY AREA: POND BOTTOM: 2,585 SF SIDE SLOPES: 1,446 SF |
| REQUIRED PLANTINGS: TREES: 3.4 (4) LARGE SHRUBS: 40.8 (41) WETLAND PLANTS: 2,752 | REQUIRED PLANTINGS: TREES: 4.82 (5) LARGE SHRUBS: 57.8 (58) WETLAND PLANTS: 2,873 |
| PROPOSED PLANTINGS: EVERGREEN TREES: 3 DECIDUOUS TREES: 1 LARGE SHRUBS: 42 WETLAND PLANTS: 2,756 | PROPOSED PLANTINGS: EVERGREEN TREES: 4 LARGE SHRUBS: 75 WETLAND PLANTS: 2,016 |

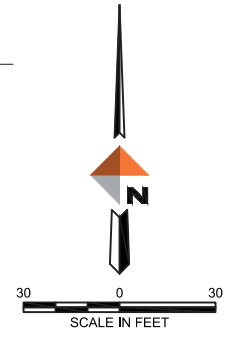
| STORM FACILITY D: |
|--|
| FACILITY AREA: POND BOTTOM: 1,750 SF SIDE SLOPES: 1,850 SF |
| REQUIRED PLANTINGS: TREES: 6.16 (7) LARGE SHRUBS: 74 WETLAND PLANTS: 2,013 |
| PROPOSED PLANTINGS: EVERGREEN TREES: 4 DECIDUOUS TREES: 3 LARGE SHRUBS: 75 WETLAND PLANTS: 2,016 |



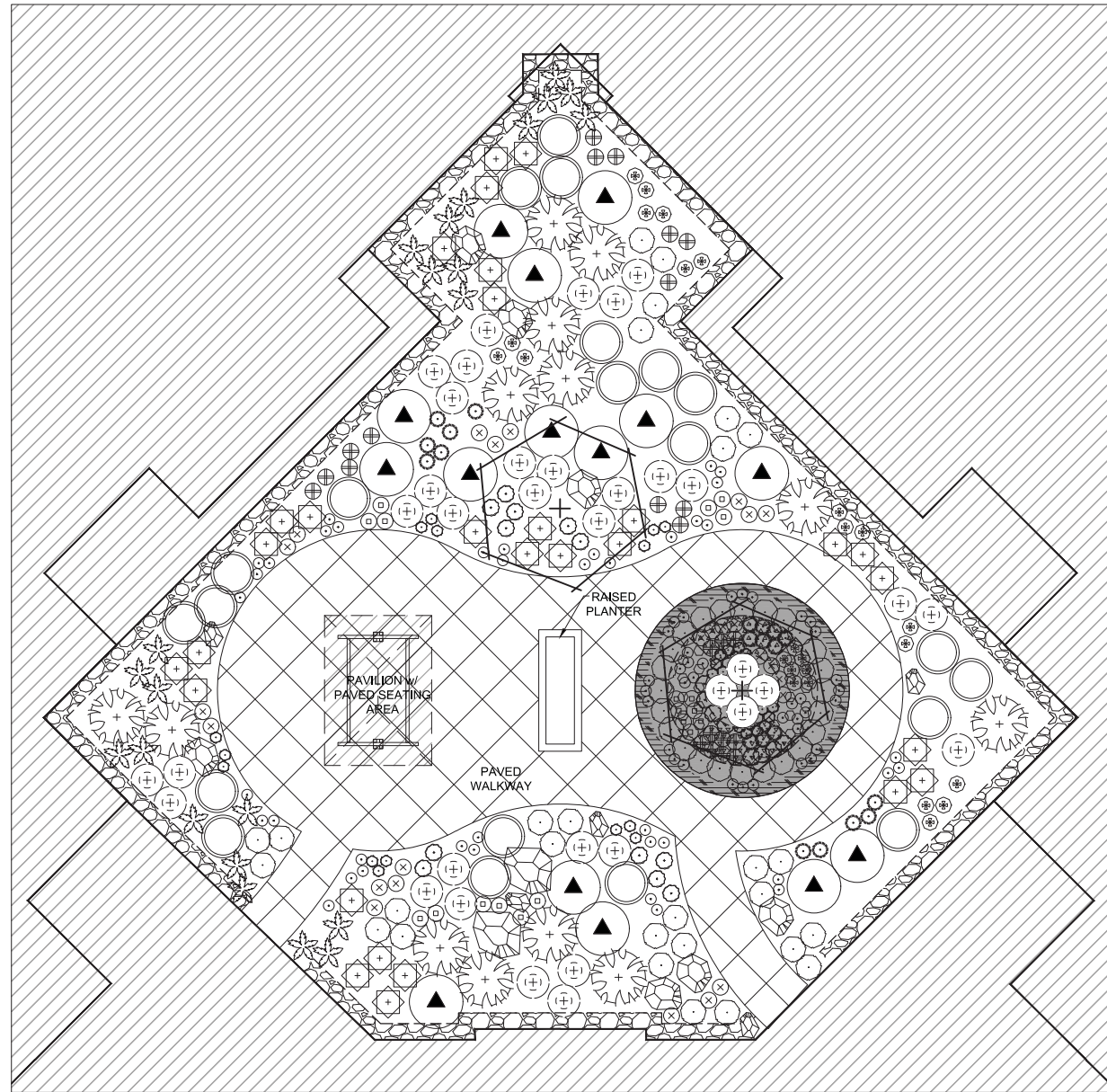
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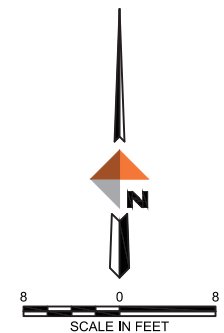
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MEMORY CARE COURTYARD

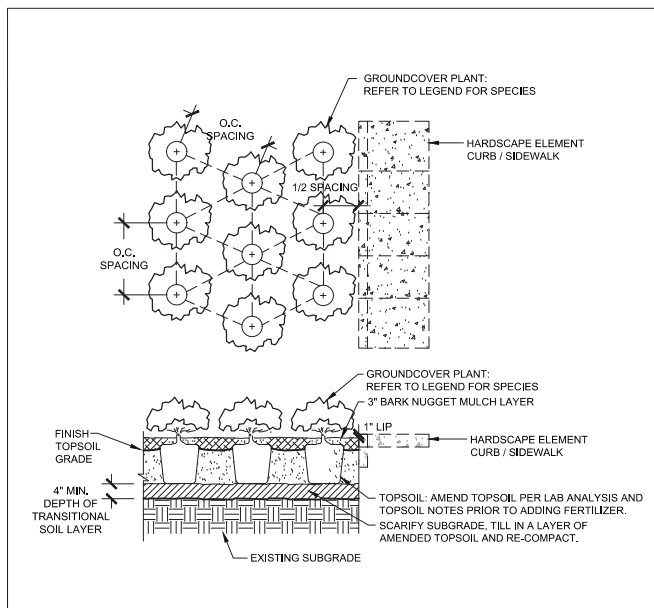
MEMORY CARE COURTYARD LEGEND

| TREES ITEM | SIZE | QTY. | CANOPY (H x W) / COMMENTS |
|--|-----------------|-----------|--|
| | | | |
| <i>ULMUS PARVIFOLIA</i> 'BSNUFF' | 1.5" CAL. / B&B | 2 | 30'+ H x 15' W - COLUMNAR |
| <i>EVERCLEAR</i> LACEBARK ELM | AS SHOWN | | DECIDUOUS |
| SHRUBS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
| <i>ABELIA</i> 'EDWARD GOUCHER' | 3 GAL | 21 | 4' H x 4' W - SEMI-EVERGREEN |
| EDWARD GOUCHER ABELIA | 4'-0" O.C. | | PINK FLOWER / SPRING-SUMMER BLOOM |
| <i>CISTUS</i> x <i>PULVERULENTUS</i> | 3 GAL | 29 | 18" H x 3'+ W - EVERGREEN |
| MAGENTA ROCK ROSE | 3'-0" O.C. | | PINK FLOWER / SPRING-SUMMER BLOOM |
| <i>CAMELLIA</i> <i>JAPONICA</i> 'NUCCIO'S GEM' | 5 GAL | 15 | 6'+ H x 5' W - EVERGREEN |
| NUCCIO'S GEM CAMELLIA | 6'-0" O.C. | | WHITE FLOWER / WINTER BLOOM |
| <i>RIBES ALPINUM</i> | 5 GAL | 13 | 6' H x 5' W - DECIDUOUS |
| APLPINE CURRANT | 6'-0" O.C. | | WHITE FLOWER / SPRING BLOOM |
| <i>POLYSTICHUM MUNITUM</i> | 4" POT | 23 | 3' H x 3' W - EVERGREEN |
| SWORD FERN | AS SHOWN | | GREEN FOLIAGE |
| <i>SPIRAEA JAPONICA</i> 'MAGIC CARPET' | 2 GAL | 52 | 2' H x 2'+ W - DECIDUOUS |
| MAGIC CARPET SPIRAEA | 2'-6" O.C. | | PINK FLOWER / SUMMER-FALL BLOOM |
| <i>CORNUS STOLONIFERA</i> 'FARROW' | 3 GAL | 35 | TO 3' H x 3'+ W - DECIDUOUS |
| ARCTIC FIRE RED TWIG DOGWOOD | 4'-0" O.C. | | RED TWIGS / WINTER-SPRING INTEREST |
| FLOWERS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
| <i>CENTAUREA CYANUS</i> | 4" POT | 25 | TO 36" H x 12" W - PERENNIAL |
| BACHELOR BUTTON / CORNFLOWER | AS SHOWN | | BLUE FLOWER / SUMMER BLOOM |
| <i>COREOPSIS GRANDIFLORA</i> 'DAYBREAK' | 4" POT | 25 | TO 36" H x 18" W - PERENNIAL |
| LARGE FLOWER TICKSEED | AS SHOWN | | YELLOW-RED FLOWER / SUMMER BLOOM |
| <i>ANTIRRHINUM MAJUS</i> | 4" POT | 33 | 36" H x 18" W - PERENNIAL |
| COMMON SNAPDRAGON | AS SHOWN | | MIXED PASTEL FLOWER / SPRING BLOOM |
| <i>SEDUM</i> x ' <i>AUTUMN JOY</i> ' | 4" POT | 24 | 18"-24" H x 18" W - PERENNIAL |
| AUTUMN JOY SEDUM | AS SHOWN | | PINK FLOWER / SUMMER-FALL BLOOM |
| <i>MONARDA</i> ssp. | 4" POT | 19 | 12"-36" H x 12" W - PERENNIAL |
| BEEBALM | AS SHOWN | | RED FLOWER / SUMMER BLOOM |
| <i>COSMOS BIPINNATUS</i> | 4" POT | 20 | 18"-36" x 24" W - PERENNIAL |
| COSMOS | AS SHOWN | | PINK-PURPLE FLOWER / SUMMER BLOOM |
| <i>ECHINACEA PURPUREA</i> | 4" POT | 21 | 36" x 18" W - PERENNIAL |
| PURPLE CONEFLOWER | AS SHOWN | | PINK-PURPLE FLOWER / SUMMER-FALL BLOOM |
| <i>CROCUS VERNUS</i> | BULBS | 20 | 6" x 6" W - PERENNIAL |
| SPRING CROCUS | IN GROUPS | | PINK-PURPLE FLOWER / SPRING BLOOM |
| GROUNDCOVERS ITEM | SIZE | QTY. | FORM (H x W) / COMMENTS |
| <i>LAMPRANTHUS PIQUET</i> | 4" POT | 68 SF | 6" x H x 2' W - EVERGREEN HERBACEOUS |
| ICE PLANT | 18" O.C. | 35 PLANTS | PURPLE FLOWER / SPREADING |
| <i>LYSIMACHIA NUMMULARIA</i> | 4" POT | 65 SF | 6" x H x 2' W - EVERGREEN HERBACEOUS |
| CREeping JENNY | 18" O.C. | 34 PLANTS | GREEN FOLIAGE / SPREADING |
| <i>SEMPERVIRENS TECTORUM</i> | 4" POT | 68 SF | 6" x H x 2' W - EVERGREEN HERBACEOUS |
| HENS AND CHICKENS | 18" O.C. | 35 PLANTS | GREEN-RED FOLIAGE / SPREADING |

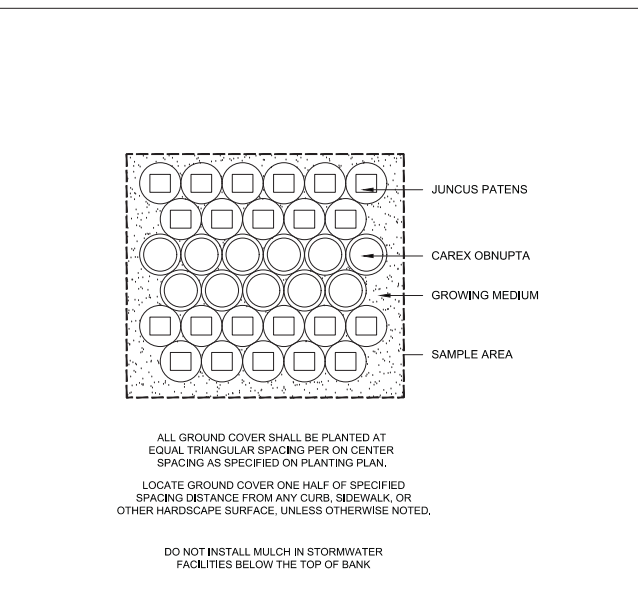


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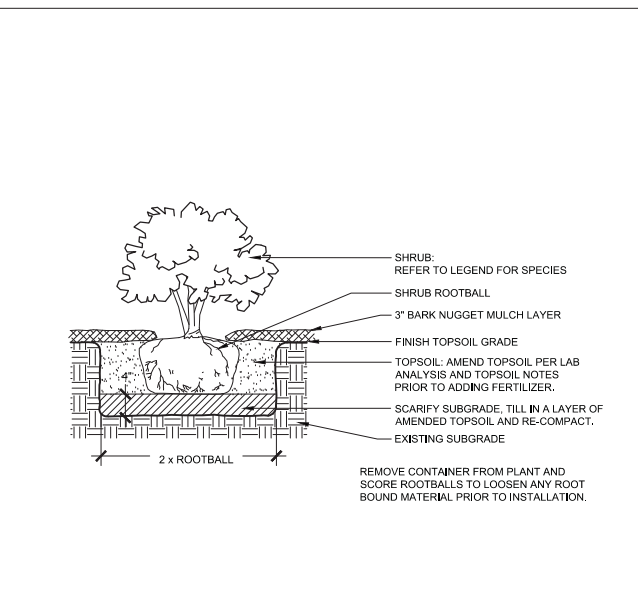
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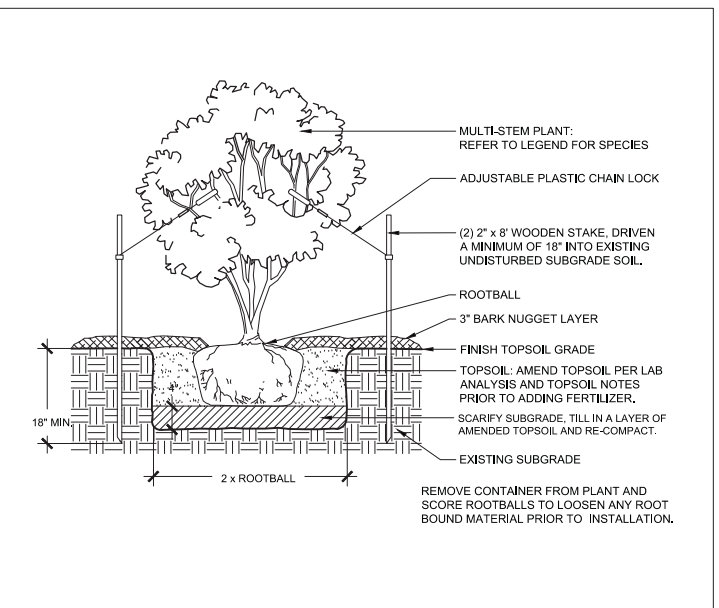
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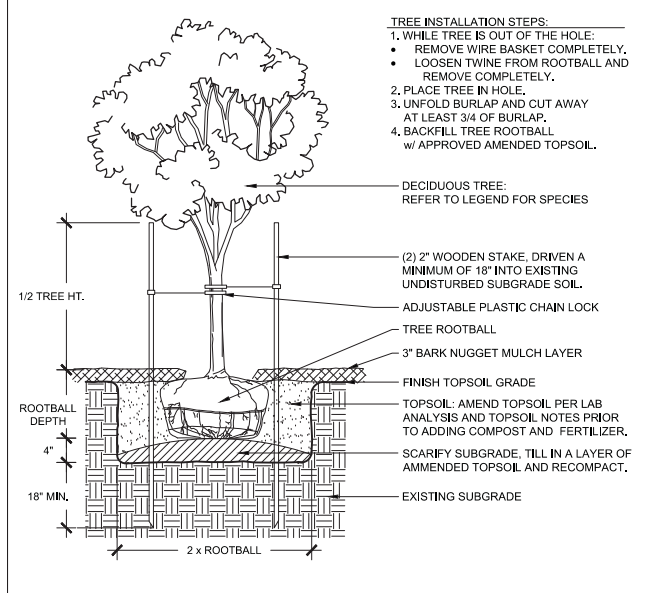
2 STORMWATER FACILITY PLANTING NOT TO SCALE



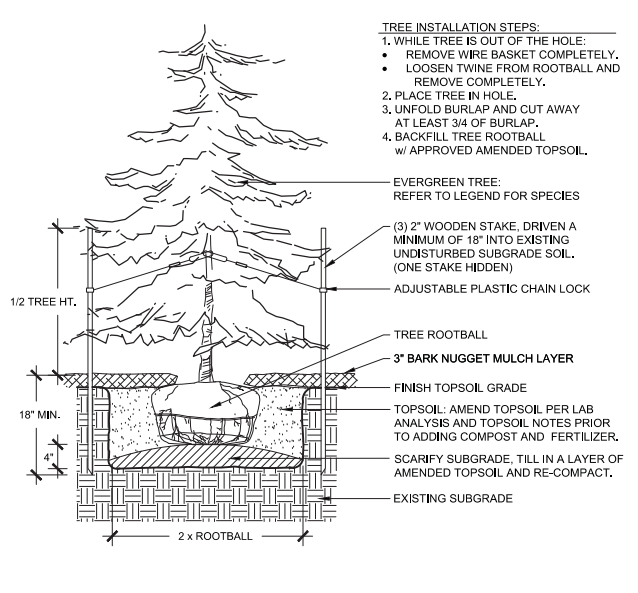
3 SHRUB PLANTING NOT TO SCALE



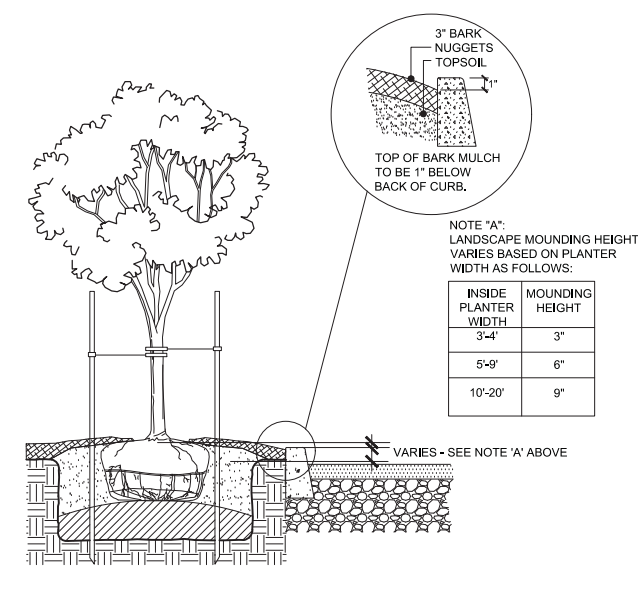
4 MULTI-STEM PLANTING NOT TO SCALE



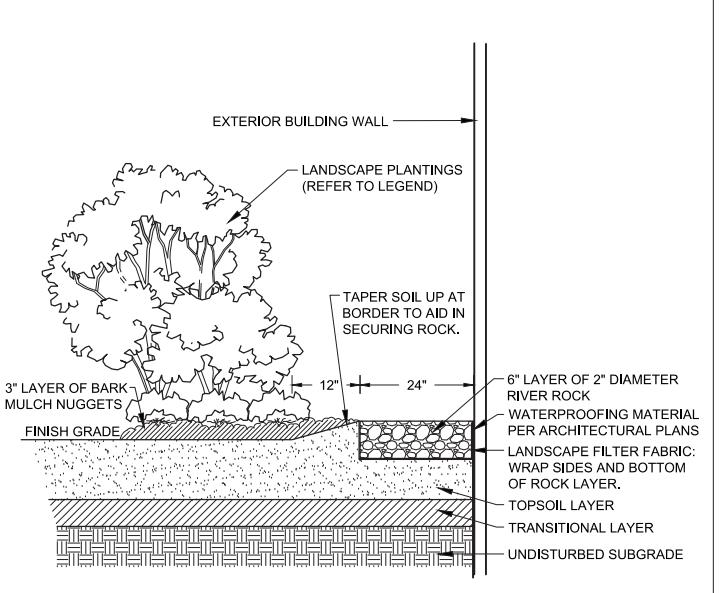
5 DECIDUOUS TREE PLANTING NOT TO SCALE



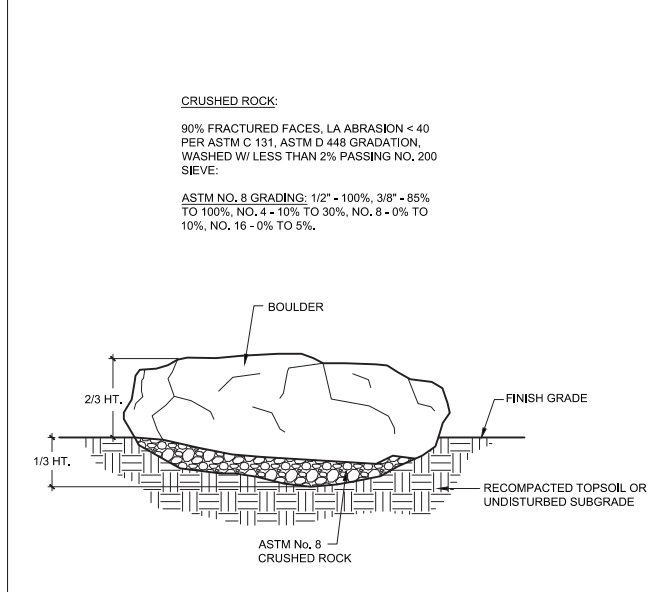
6 EVERGREEN TREE PLANTING NOT TO SCALE



7 SOIL MOUNDING: ISLANDS AND PERIMETER NOT TO SCALE



8 GRAY RIVER ROCK BORDER NOT TO SCALE



9 LANDSCAPE BOULDER NOT TO SCALE



10 BLANK NOT TO SCALE



11 BLANK NOT TO SCALE



12 BLANK NOT TO SCALE

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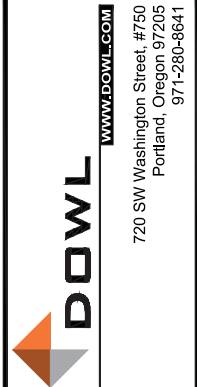
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| | <p>1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A NUMBER IN THE BASE BID TO FURNISH AND INSTALL AMENDED TOPSOIL IN ALL LANDSCAPE BEDS AND SEEDING AREAS AS SPECIFIED BELOW UNLESS OTHERWISE NOTED, AMENDED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZERS, ORGANIC AND INORGANIC AMENDMENTS, BASED ON INDUSTRY STANDARDS AND SOILS LAB RECOMMENDATION.</p> <ul style="list-style-type: none"> • SCARIFY ALL PLANTING AREA SUBGRADE TO A DEPTH OF 6". TILL IN A LAYER OF AMENDED TOPSOIL INTO SCARIFIED SUBGRADE AND RE-COMPACT TO CREATE A MINIMUM 4" THICK TRANSITIONAL LAYER. • INSTALL A MINIMUM 6" LAYER OF AMENDED TOPSOIL IN ALL SEEDING LAWN AREAS. • INSTALL A MINIMUM 12" LAYER OF AMENDED TOPSOIL IN ALL SOD LAWN AREAS. • INSTALL A MINIMUM 18" LAYER OF AMENDED TOPSOIL IN ALL PARKING LOT ISLANDS, PERIMETER LANDSCAPE AREAS, RAISED PLANTERS AND THE MEMORY CARE COURTYARD PLANTERS. • INSTALL GROWING MEDIUM IN STORMWATER FACILITIES TO THE DEPTHS INDICATED ON THE CIVIL PLANS AND JURISDICTIONAL STANDARD DETAILS. <p>2. UPON BEING AWARDED THE CONTRACT, THE GENERAL CONTRACTOR SHALL COORDINATE WITH A STATE LICENSED SOIL LABORATORY AND THE LANDSCAPE ARCHITECT, TO DETERMINE THE SUITABILITY AND AVAILABILITY OF THE EXISTING SITE TOPSOIL. THE CONTRACTOR SHALL SEND THE TOPSOIL TO A SOIL LABORATORY FOR ANALYSIS STATING THAT THE TOPSOIL BE ANALYZED FOR A LANDSCAPE CROP. AFTER RECEIVING RECOMMENDATIONS FROM THE SOILS EXPERT FORWARD A COPY TO THE OWNERS REPRESENTATIVE AT WHICH TIME A DECISION WILL BE MADE BY THE OWNER AS TO WHETHER OR NOT THE EXISTING ON-SITE STOCKPILE WILL BE USED FOR THE PROJECT.</p> <p>3. IF THE EXISTING TOPSOIL IS TO BE USED THE CONTRACTOR SHALL ADD THE RECOMMENDED AMENDMENTS AND FERTILIZERS AS STATED IN THE SOILS ANALYSIS ALONG WITH ADDITIONAL AMENDMENTS AND FERTILIZERS LISTED IN NOTE #6 AND #7.</p> <p>4. IN THE EVENT THE EXISTING ON-SITE TOPSOIL IS OF POOR QUALITY (AS DETERMINED BY THE SOIL ANALYSIS) OR IS UNAVAILABLE FOR USE, THE OWNER'S REPRESENTATIVE WILL MAKE A DECISION AS TO WHETHER OR NOT THE NUMBER FOR IMPORTING 9" OF AMENDED IMPORTED TOPSOIL WILL BE ADDED TO THE SIGNED CONTRACT AGREEMENT.</p> <p>5. IF AMENDED IMPORTED TOPSOIL IS TO BE USED, THE GENERAL CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER'S REPRESENTATIVE AND THE CONTRACT MODIFIED ACCORDINGLY. TOPSOIL SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP, DO NOT OBTAIN FROM BOGS OR MARSHES. IMPORTED TOPSOIL TO COMPLY WITH ASTM D 5268, WITH A PH RANGE OF 5.5 TO 7.0, FREE OF STONES 1 INCH OR LARGER IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS MATERIALS (ROCKS, STICKS, RUBBISH, SOD) HARMFUL TO PLANT GROWTH. AN ADDITIONAL SOILS ANALYSIS WILL BE REQUIRED FOR THE IMPORTED TOPSOIL.</p> <p>6. AMENDED IMPORTED TOPSOIL SHALL INCLUDE ALL NECESSARY FERTILIZER AND AMENDMENTS PER THE SOIL ANALYSIS RECOMMENDATIONS. TOPSOIL ANALYSIS SHALL STATE ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY AND SAND), DELETERIOUS MATERIAL, PH, MINERAL AND PLANT-NUTRIENT CONTENT. IN ADDITION THE REPORT SHALL ALSO STATE RECOMMENDED QUANTITIES (BY PERCENTAGE OF WEIGHT *L.E. 2 LBS OF 15-15-15 PER 1000SF) OF NITROGEN, PHOSPHORUS AND POTASH, NUTRIENTS AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY AMENDED TOPSOIL. FURNISH REPORT AND RECOMMENDATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO MOBILIZATION.</p> <p>7. IN ADDITION TO THE SOILS ANALYSIS RECOMMENDATIONS THE LANDSCAPE CONTRACTOR SHALL ADD 1 PART (2" LAYER) OF APPROVED HUMUS MATERIAL TO 2 PARTS AMENDED TOPSOIL. SUBMIT CUT SHEET OF HUMUS MATERIAL (CERTIFIED FINE COMPOSTED YARD DEBRIS) TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL PRIOR TO MIXING.</p> <p>8. PRIOR TO PLACEMENT OF TOPSOIL SCARIFY AND LOOSEN SUBGRADE OF PLANTING BED AREA TO A MINIMUM DEPTH OF 6 INCHES. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATERIALS. REMOVE WEEDS FROM EXISTING SUBGRADE AND TREAT WITH NECESSARY HERBICIDE TO PREVENT WEED GROWTH. SPREAD HALF OF THE AMENDED TOPSOIL MIXTURE AND WORK INTO TOP OF LOOSEN SUBGRADE TO CREATE A TRANSITION LAYER, PLACE REMAINING HALF OF THE PLANTING SOIL MIXTURE TO THE DEPTH REQUIRED TO MEET THICKNESS, GRADES AND ELEVATIONS SHOWN, AFTER LIGHT ROLLING AND NATURAL SETTLEMENT.</p> <p>9. WITHIN TREE WELLS & PLANTER ISLANDS, REMOVE EXISTING SOIL AND OTHER DEBRIS, TO A MINIMUM DEPTH OF 18" AND REPLACE WITH AMENDED TOPSOIL. ADD ADDITIONAL SOIL AS REQUIRED PER DETAILS AND NOTES.</p> <p>10. THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT, SHIPPING TICKETS FOR IMPORTED TOP SOIL AND HUMUS MATERIAL, 60 DAYS PRIOR TO INSTALLATION FOR REVIEW AND WRITTEN APPROVAL.</p> |
| | <p>TOPSOIL NOTES</p> <p>1. ANY CEMENT TREATED LANDSCAPE AREAS SHALL BE EXCAVATED A MINIMUM OF 6" BELOW BOTTOM OF TREAT AREA DEPTH AND REMOVED FROM THE SITE. BACKFILL WITH TOPSOIL TO ORIGINAL GRADE PRIOR TO ADDING THE SPECIFIED AMENDED SOIL PER THE PLANS.</p> <p>2. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.</p> <p>3. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.</p> <p>4. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO THE LANDSCAPE ARCHITECT.</p> <p>5. ALL TREE / SHRUB PLANT MASSES TO BE CONTAINED WITHIN A 3" LAYER OF BARK NUGGETS, DO NOT INSTALL BARK NUGGETS IN STORMWATER FACILITY.</p> <p>6. BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING, WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.</p> <p>7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS.</p> <p>8. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.</p> <p>9. QUANTITIES ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BID QUANTITIES AS INDICATED ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER IN THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GRAPHIC SYMBOL SHALL GOVERN.</p> <p>10. COORDINATE PLANTING INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.</p> <p>11. CONTRACTOR SHALL NOT REMOVE ANY TREES DURING CONSTRUCTION WITHOUT THE EXPRESS WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.</p> <p>12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.</p> <p>13. LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND ACKNOWLEDGEMENT THAT ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED BY THE CONTRACTOR. MAINTAIN TREES, SHRUBS, LAWNS AND OTHER PLANTS UNTIL FINAL ACCEPTANCE OR 90 DAYS AFTER NOTIFICATION AND ACCEPTANCE, WHICHEVER IS LONGER. WARRANTY ALL PLANTING FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ACCEPTANCE.</p> <p>14. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER.</p> <p>15. BACKFILL MATERIAL FOR TREE AND SHRUB PLANTING SHALL CONTAIN: ONE PART FINE GRADE COMPOST TO FOUR PARTS TOPSOIL BY VOLUME. INCORPORATE ANY SLOW RELEASE FERTILIZERS AND AMENDMENTS PER SOIL LAB ANALYSIS RECOMMENDATIONS.</p> <p>16. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT 90 DAYS PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER, THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.</p> <p>17. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL SUBMIT TO THE OWNERS REPRESENTATIVE, AND THE LANDSCAPE ARCHITECT, A WRITTEN ESTIMATE TO INCREASE PLANT MATERIAL (AND INSTALL) THE NEXT AVAILABLE CONTAINER SIZE PLANT (I.E. 4" POT TO ONE GALLON CONTAINER, 2" CALIPER TREE TO 2.5" CALIPER).</p> <p>18. CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES. THIS COULD INCLUDE, BUT NOT LIMITED TO, EROSION CONTROL FABRIC, STAKING, NETTING, AND STRAW WATTLES. SUBMIT METHOD OF SLOPE STABILIZATION TO LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVAL 30 DAYS PRIOR TO IMPLEMENTATION.</p> <p>19. PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF THEY BELIEVE ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS MAY BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLIGENCE OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.</p> <p>20. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, PRIOR TO PLANTING.</p> <p>21. PLANTING RESTRICTIONS - PLANTING IS NOT PERMITTED DURING THE FOLLOWING CONDITIONS, UNLESS OTHERWISE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT: A. COLD WEATHER: LESS THAN 32 DEGREES FAHRENHEIT B. HOT WEATHER: GREATER THAN 90 DEGREES FAHRENHEIT C. WET WEATHER: SATURATED SOIL OR STANDING WATER D. WINDY WEATHER: WIND VELOCITIES GREATER THAN 20 M.P.H.</p> <p>22. ALL PLANTING AREAS EXCEPT FOR MITIGATION AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. MITIGATION AREAS SHALL BE IRRIGATED PER CWS REQUIREMENTS.</p> <p>23. DO NOT LOCATE TREES IN EASEMENTS.</p> <p>24. SEE CIVIL PLANS FOR EXISTING TREES TO REMAIN ON SITE.</p> <p>25. ALL PLANTS MUST COMPLY TO THE AMERICAN STANDARD FOR NURSERY STOCK, THOSE THAT DO NOT WILL BE REJECTED. CALIPER TREES MUST BRANCH AT 5' MIN. HT.</p> <p>26. LANDSCAPE CONTRACTOR TO READ AND UNDERSTAND THE LANDSCAPE SPECIFICATIONS (SHEET L120) PRIOR TO FINALIZING BIDS. THE LANDSCAPE SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PROCESS.</p> <p>27. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION, ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE. AND MAINTAINED UNTIL FINAL LANDSCAPING. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.</p> <p>28. ALL PLANTING AREAS SHALL BE CLEARED OF CONSTRUCTION DEBRIS (IE. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC) PRIOR TO ADDING AND SPREADING OF THE TOPSOIL.</p> <p>29. PLANTING AREA SUBGRADE TO BE EXCAVATED TO THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL DEPTH AND MOUNDING.</p> <p>30. PRIOR TO BEGINNING WORK THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.</p> <p>31. ANY DEVIATIONS FROM THE APPROVED SET OF PLANS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.</p> <p>32. LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE "AMERICAN STANDARD FOR NURSERY STOCK" AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.</p> <p>33. EXISTING GRASS IN PROPOSED PLANTING AREAS SHALL BE KILLED AND REMOVED. HAND RAKE TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER, PRIOR TO ADDING TOPSOIL AND PLANTING SHRUBS. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS PRIOR TO LAYING SOD.</p> <p>34. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOD AT PLANTING BEDS ARE TO BE "V" TRENCHED; SEE LANDSCAPE DETAILS.</p> <p>35. ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, RE-GRADED AND REPLACED. ALL TIRE MARKS AND INDENTATIONS TO BE REPAIRED.</p> <p>36. WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY BARK NUGGET MULCH IMMEDIATELY.</p> <p>37. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. SEE LANDSCAPE SPECIFICATIONS FOR WARRANTY REQUIREMENTS/EXPECTATIONS. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY, UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES, OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH, SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR, SEE LANDSCAPE SPECIFICATIONS FOR WARRANTY REQUIREMENTS/EXPECTATIONS.</p> <p>38. IRRIGATION AS-BUILT SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT WITHIN 24 HOURS OF IRRIGATION INSTALL COMPLETION.</p> <p>39. STAKE ALL TREES AS SHOWN IN THE PLANTING DETAIL AND AS PER THE LANDSCAPE SPECIFICATIONS, REMOVE STAKES AND GUYING FROM ALL TREES AFTER ONE YEAR FROM PLANTING.</p> |
| <p>THE LANDSCAPE CONTRACTOR WILL SUPPLY DOWL WITH THE FOLLOWING SUBMITTAL ITEMS PRIOR TO PURCHASE AND THE START OF WORK:</p> <p>1. LIST OF PLANT SPECIES, QUANTITIES AND THE SUPPLYING NURSERY.</p> <p>2. NURSERY PHOTOS OF ACTUAL PLANTS INTENDED FOR USE, PRIOR TO PURCHASE.</p> <p>3. QUARRY PHOTOS OF ACTUAL BOULDERS INTENDED FOR USE, PRIOR TO PURCHASE.</p> <p>4. PLASTIC TREE TIE AND WOODEN STAKE MATERIAL DATA SHEETS.</p> <p>5. BARK NUGGET MULCH:</p> <ul style="list-style-type: none"> • 1 QUART PHYSICAL MULCH SAMPLE FOR EACH MULCH SOURCE. • MATERIALS DATA SHEET FROM MULCH SUPPLIER. <p>6. COMPOST:</p> <ul style="list-style-type: none"> • 1 QUART PHYSICAL SOIL SAMPLE FOR EACH COMPOST SOURCE. • LAB ANALYSIS FROM CERTIFIED SOIL TESTING LAB FOR (ALL) INTENDED STOCKPILE(S). <p>7. TOPSOIL:</p> <ul style="list-style-type: none"> • 1 QUART PHYSICAL SOIL SAMPLE FOR EACH TOPSOIL SOURCE. • LAB ANALYSIS FROM CERTIFIED SOIL TESTING LAB FOR (ALL) INTENDED STOCKPILE(S), TEST SOIL(S) AS A LANDSCAPE CROP. • ANALYSIS MUST INCLUDE: MACRO AND MICRO-NUTRIENT LEVELS, PH, SOIL CLASSIFICATION: (% SAND, SILT, CLAY), AND SOILS LAB TECHNICIAN RECOMMENDATIONS FOR AMENDMENT. <p>8. GROWING MEDIUM:</p> <ul style="list-style-type: none"> • 1 QUART PHYSICAL SOIL SAMPLE FOR EACH GROWING MEDIUM SOURCE. • LAB ANALYSIS FROM CERTIFIED SOIL TESTING LAB FOR (ALL) INTENDED STOCKPILE(S). • ANALYSIS MUST INCLUDE: MACRO AND MICRO-NUTRIENT LEVELS, PH, SOIL CLASSIFICATION: (% SAND, SILT, CLAY), AND SOILS LAB TECHNICIAN RECOMMENDATIONS FOR AMENDMENT. <p>ADDITIONAL SUBMITTAL ITEMS:</p> <ul style="list-style-type: none"> • SHIPPING TICKETS FOR TOPSOIL: PROVIDE TO DOWL AT THE COMPLETION OF TOPSOIL PLACEMENT. • AS-BUILT DRAWINGS. PROVIDE TO DOWL AT THE COMPLETION OF INSTALLATION. | <p>GENERAL NOTES - LANDSCAPE PLANTING PLAN</p> |
| <p>PLANTING SUBMITTAL ITEMS</p> | <p>GENERAL NOTES - LANDSCAPE PLANTING PLAN</p> |



BONAVENTURE SENIOR HOUSING
LANDSCAPE NOTES AND SUBMITTAL ITEMS
BONAVENTURE SENIOR HOUSING
MILWAUKIE, OREGON
13333 RUSK ROAD MILWAUKIE, OR 97222

| | |
|-------------|------------|
| PROJECT | 14497-01 |
| DATE | 01/11/2019 |
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| SHEET | |
| L121 | |



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BONAVENTURE SENIOR HOUSING
EXISTING BONAVENTURE BUILDINGS

BONAVENTURE SENIOR HOUSING
 MILWAUKIE, OREGON
 13333 RUSK ROAD MILWAUKIE, OR 97222

PROJECT 14497-01
 DATE 01/11/2019

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A100



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE: NTS



3 NORTH ELEVATION
SCALE: NTS



4 SOUTH ELEVATION
SCALE: NTS

| MATERIAL | COLOR |
|--|-----------------------------------|
| LAMINATED ARCHITECTURAL COMPOSITION SHINGLES | OWENS CORNING OAKRIDGE ONYX BLACK |
| FIBER CEMENT PANEL | SW2842 ROYCROFT SUEDE |
| 2 FLASH HORIZONTAL PANELS | SW7020 BLACK FOX (TRIM AS SHOWN) |
| FIBER CEMENT VERTICAL TRIM | |
| FIBER CEMENT BOARD AND BATTEN | SW7033 BRAINSTORM BRONZE |
| 1x2 BATTENS 12" oc ON | |
| 4x8 FIBER CEMENT PANEL | |
| HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM | SW7020 BLACK FOX |
| MAIN BODY | SW6120 BELIEVABLE BUFF |
| FIBER CEMENT LAP SIDING | 8" x 4" REVEAL LAP PATTERN |
| FIBER CEMENT LAP SIDING | 8" x 4" REVEAL LAP PATTERN |
| FIBER CEMENT LAP SIDING | 8" x 4" REVEAL LAP PATTERN |
| FIBER CEMENT LAP SIDING | 8" x 4" REVEAL LAP PATTERN |
| FIBER CEMENT LAP SIDING | 8" x 4" REVEAL LAP PATTERN |
| CULTURED STONE | QUALITY STONE VENEER |
| ADHERED STONE | OHIO DRYSTACK POWDER RIDGE |
| EXTERIOR DOOR PAINT TO MATCH VINYL WINDOW COLOR | SW6149 RELAXED KHAKI |

GENERAL COLOR NOTES:
1. ALL WINDOWS TO BE VINYL - "ALMOND"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR, UNLESS OTHERWISE NOTED.

5 EXTERIOR FINISH SCHEDULE
SCALE: NTS



6 Typical Carport
SCALE: 1/8" = 1'-0"



7 Refuse Enclosure
SCALE: 1/8" = 1'-0"



KEY PLAN

| | |
|----------------|---|
| REVISIONS: | |
| PROJECT TITLE: | Milwaukie, OR |
| SHEET TITLE: | Bonaventure of Milwaukie Milwaukie, OR |
| SHEET: | EXTERIOR ELEVATIONS |
| DATE: | 11/26/20 |
| SCALE: | A3.1 |