

CEDAR CREEK APARTMENTS

16864 SW EDY ROAD
SHERWOOD, OR 97140

LAND USE REVIEW SET
06.18.2021

PREPARED BY

SHAPIRO / DIDWAY

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PROFESSIONAL LICENSE

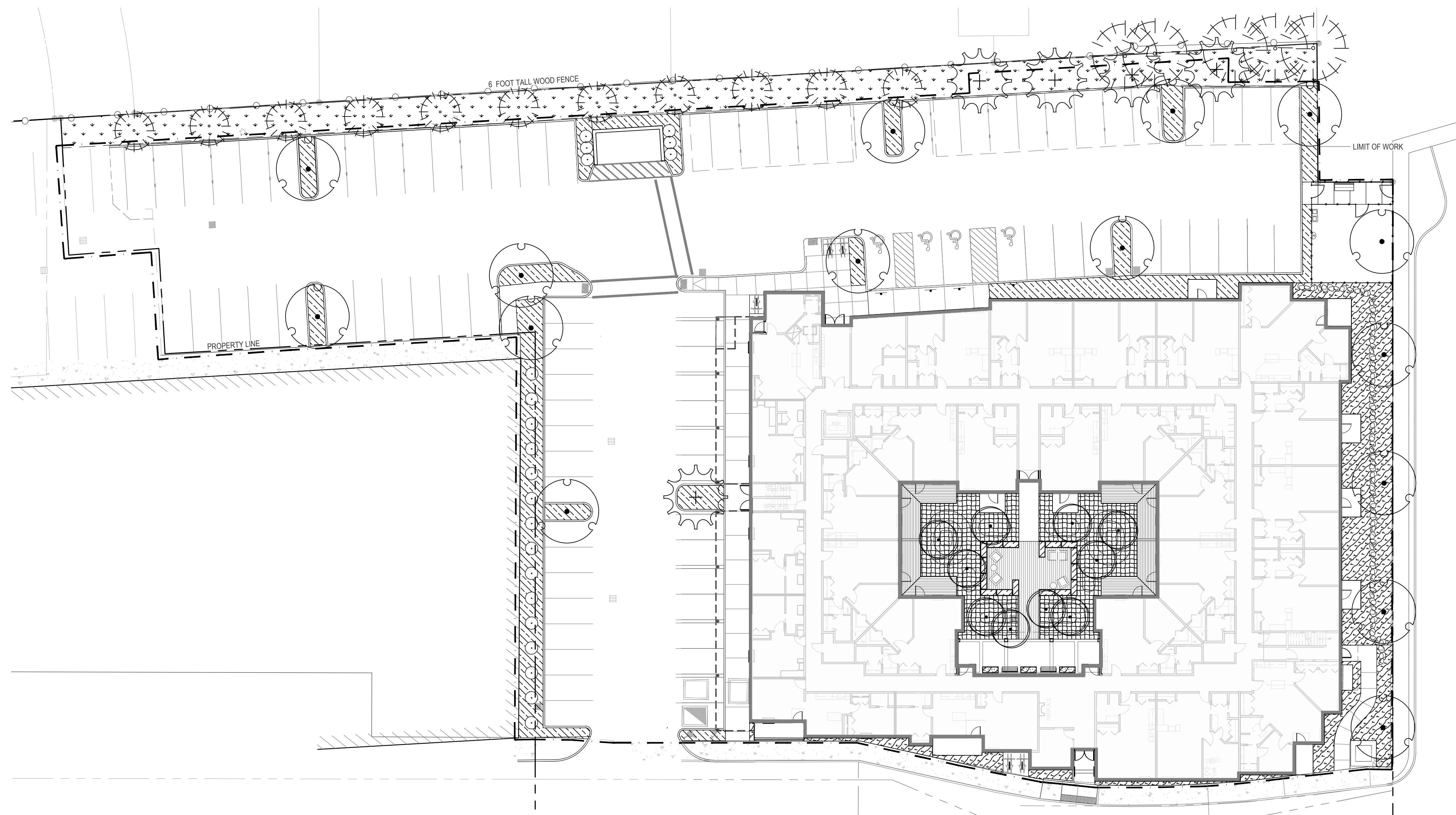


NOT FOR CONSTRUCTION

PROJECT

**CEDAR CREEK
APTS.**

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LANDSCAPE SHEET INDEX	
Sheet Number	Sheet Title
L0.00	COVER
L1.00	EXISTING TREE AND VEGETATION PROTECTION PLAN
L2.00	MATERIALS PLANS - GROUND LEVEL
L2.01	MATERIALS AND PLANTING PLAN - LEVEL 3
L3.00	PLANTING PLAN - GROUND LEVEL

DRAWING LOG

6/18/2021

LAND USE REVIEW SET

KEY MAP

DRAWING PHASE

DESIGN
DEVELOPMENT

SHEET TITLE

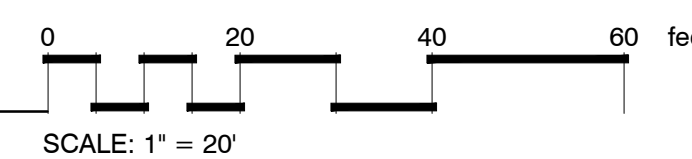
COVER

SHEET NO.

L0.00

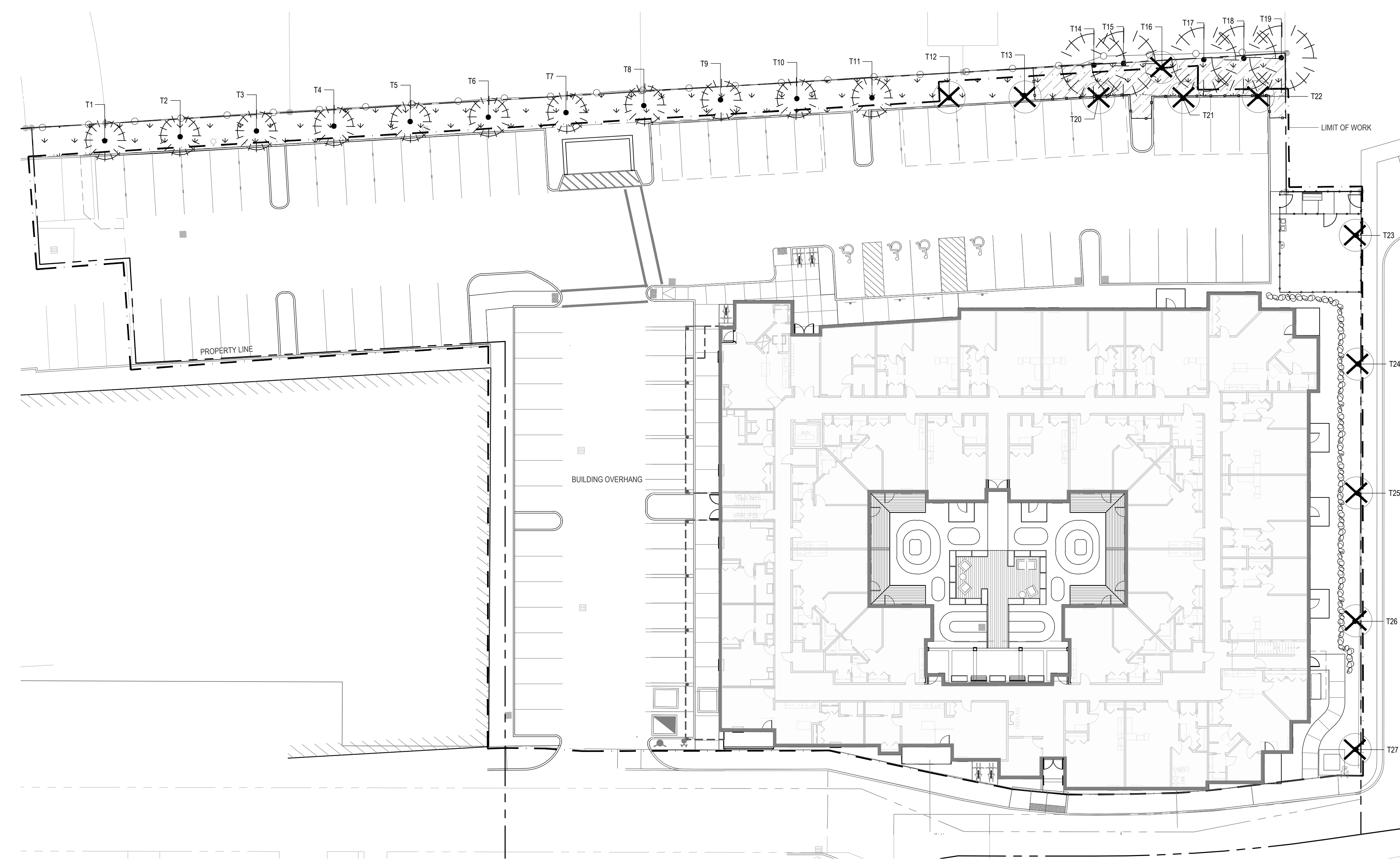
JUNE 18, 2021

1 COVER

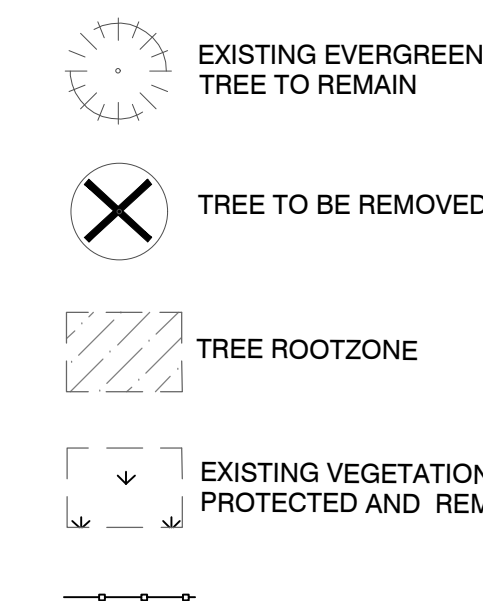


TREE PRESERVATION LEGEND					
EXISTING TREES TO BE PROTECTED/REMOVED					
TREE NUMBER	TYPE	SPECIES	DBH (IN.)	PROTECT	REMOVE
T1	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T2	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T3	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T4	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T5	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T6	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T7	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T8	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T9	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T10	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T11	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T12	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3	X	
T13	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3		X
T14	EV/CONIFER	Douglas Fir (Pseudotsuga menziesii)	9	X	
T15	EV/CONIFER	Douglas Fir (Pseudotsuga menziesii)	17	X	
T16	EV/CONIFER	Douglas Fir (Pseudotsuga menziesii)	38		X*
T17	EV/CONIFER	Douglas Fir (Pseudotsuga menziesii)	19	X	
T18	EV/CONIFER	Douglas Fir (Pseudotsuga menziesii)	20	X	
T19	EV/CONIFER	Douglas Fir (Pseudotsuga menziesii)	23	X	
T20	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3		X
T21	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3		X
T22	EV/CONIFER	Incense Cedar (Calocedrus decurrens)	3		X
T23	DECIDUOUS	Marshall's Ash (Fraxinus pennsylvanica 'Marshall')	3		X
T24	DECIDUOUS	Marshall's Ash (Fraxinus pennsylvanica 'Marshall')	3		X
T25	DECIDUOUS	Marshall's Ash (Fraxinus pennsylvanica 'Marshall')	3		X
T26	DECIDUOUS	Marshall's Ash (Fraxinus pennsylvanica 'Marshall')	3		X
T27	DECIDUOUS	Marshall's Ash (Fraxinus pennsylvanica 'Marshall')	3		X

* NOTE: TREE PREVIOUSLY APPROVED FOR REMOVAL UNDER SP 16-10.



TREE AND VEGETATION LEGEND



SITE VEGETATION NOTES

- SEE CIVIL FOR SOIL PROTECTION AND LIMIT OF GRADING.
- ALL LANDSCAPE AREAS TO BE REPAIRED AS NEEDED DUE TO CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO:
 - SOIL COMPACTION FROM EQUIPMENT TRAFFIC OR MATERIAL STORAGE
 - REPAIR NECESSARY TO FEATHER IN NEW FINISHED GRADE WITH EXISTING GRADE. GRADE CHANGES OVER 3" WITHIN THE CRITICAL ROOT ZONE OF PROTECTED TREES REQUIRE THE ADVICE OF THE PROJECT ARBORIST.
 - LIMIT OF WORK BOUNDARY AND/OR ROOT PROTECTION FENCING REMOVAL OR INSTALLATION
 - GRUBBING AND REMOVAL OF PLANTS
 - INSTALLATION OR RE-VAMP WORK REQUIRED TO COMPLETE SITE WIDE IRRIGATION SYSTEM EXPANSION
 - TEMPORARY IRRIGATION TO BE PROVIDED AT ALL AREAS WHERE EXISTING LANDSCAPING IS REPLACED DUE TO CONSTRUCTION ACTIVITIES. THIS IRRIGATION SHALL BE MAINTAINED UNTIL PLANTINGS ARE FULLY ESTABLISHED. ALL TEMPORARY SURFACE IRRIGATION SYSTEMS SHALL BE REMOVED BY CONTRACTOR AFTER LANDSCAPING HAS BEEN ESTABLISHED AND CAN SURVIVE WITHOUT IRRIGATION

TREE PROTECTION NOTES

- PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES.
- INSTALL FENCING PER EXISTING TREE INVENTORY & PROPOSED TREE PLAN.
- TREE PROTECTION FENCING FOR ADJACENT TREES WITHIN OUR PROJECT SITE IS REPRESENTED DIAGRAMMATICALLY FOR GRAPHIC CLARITY. ACTUAL LAYOUT SHALL FOLLOW THE ROOT PROTECTION ZONE PER SPEC SECTION 01 56 39
- EXCAVATION WITHIN THE TREE PROTECTION ZONE SHALL BE PERFORMED WITH HANDHELD TOOLS OR AIR SPADE. EXCAVATE THE MINIMUM AMOUNT NECESSARY TO ACCOMPLISH PURPOSE FOR EXCAVATION. ROOTS OVER 4" DIAMETER SHALL BE CUT BY PROJECT ARBORIST.
- THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE OR OUTSIDE THE LIMITS OF THE DEVELOPMENT IMPACT AREA:
 - GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS ON EXISTING STREETS OR DRIVEWAYS)
 - STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES.
- PROTECTIVE FENCE SHALL BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRADING, OR START OF CONSTRUCTION. ALL PROTECTIVE FENCING SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION.
- SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
- TREE PROTECTION ZONE SHALL REMAIN FREE OF ALL CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS.

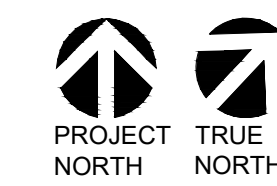
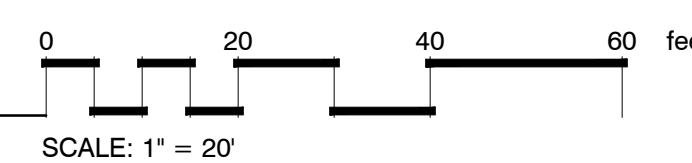
MAINTENANCE NOTES FOR EXISTING TREES

- WASH OFF FOLIAGE WHICH BECOMES SOILED DURING CONSTRUCTION.
- WATER TREES AND OTHER VEGETATION WHICH ARE TO REMAIN AS NECESSARY TO MAINTAIN THEIR HEALTH DURING THE COURSE OF THE WORK. RATE AND FREQUENCY OF APPLICATION TO BE DETERMINED BY PROJECT ARBORIST.
- ALL PRUNING SHALL BE PERFORMED BY A CURRENT ARBORIST LICENSED WITHIN THE STATE/COUNTY/CITY WHERE THE WORK IS TO BE COMPLETED.

EXISTING VEGETATION PROTECTION AND REMOVAL WITHIN PROJECT LIMIT OF WORK

- CLEAR AND GRUB ALL INVASIVE VEGETATION. ALL OTHER SHRUBS, TREE SAPLINGS/VOLUNTEERS, AND GROUNDCOVERS WITHIN THE PROJECT LIMIT OF WORK IS TO BE CLEARED AND GRUBBED UNLESS OTHERWISE NOTED IN PLANS. TREES TO BE PROTECTED AND REMOVED AS INDICATED IN THE EXISTING VEGETATION AND TREE INVENTORY PLAN.
- SEE CIVIL DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

1 EXISTING TREE & VEGETATION PROTECTION PLAN





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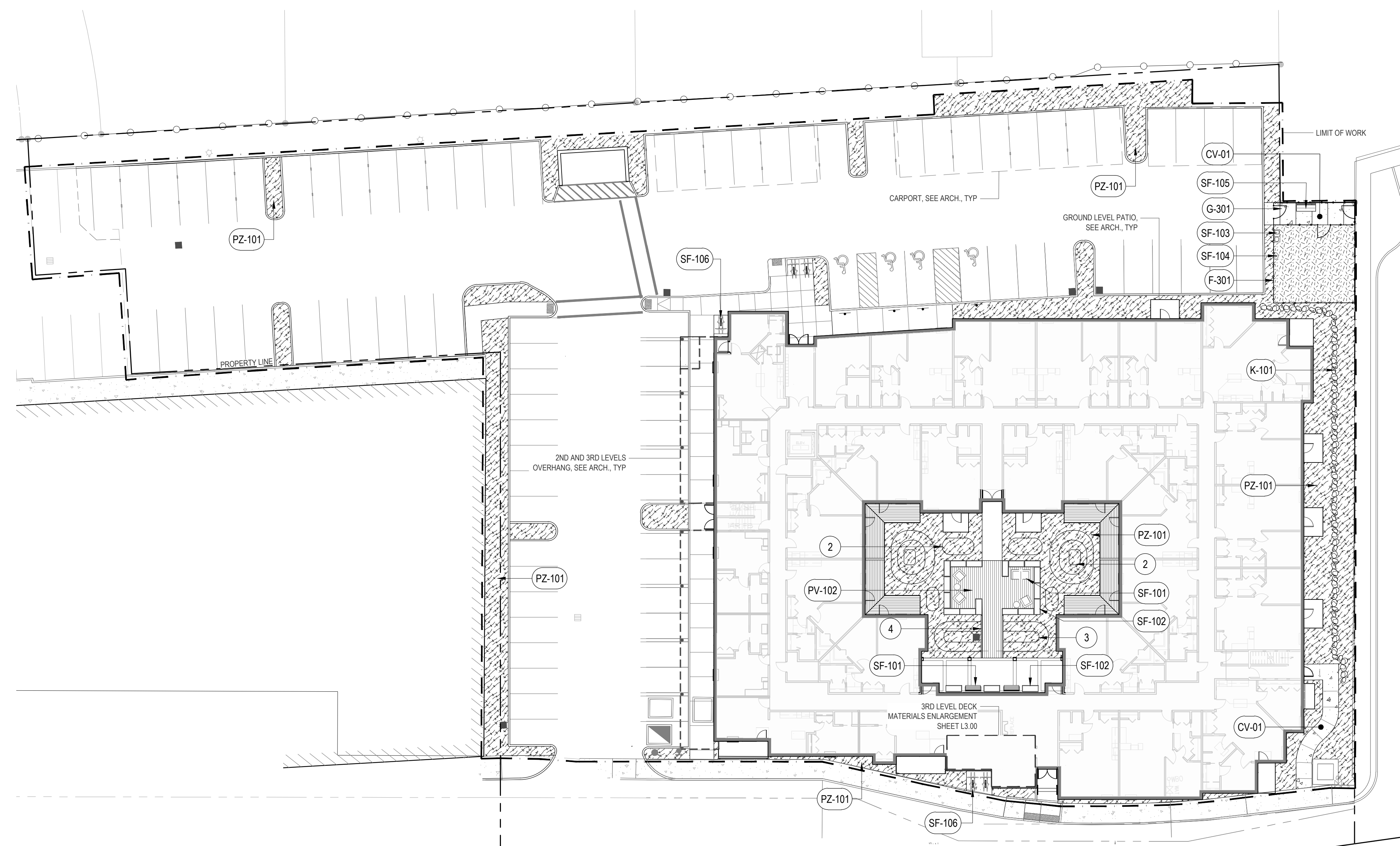
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LAND USE REVIEW SET

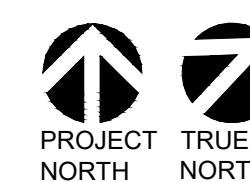
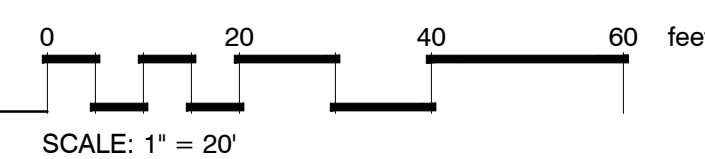
DESIGN
DEVELOPMENT

MATERIALS PLAN
GROUND LEVEL

L2.00



1 MATERIALS PLAN GROUND LEVEL



REFERENCE NOTES SCHEDULE MATERIALS

SYMBOL	DESCRIPTION
(2)	GRADED BERM, 1' TO 3' HT, TYP.
(3)	GRADED SWALE
(4)	WOOD BRIDGE
SEE CIVIL DRAWINGS / DETAILS / SPECS	DESCRIPTION
CV-01	CONCRETE SURFACING - TYPE I DETAIL PER CIVIL SCORING AND JOINTING: PER LANDSCAPE PLANS FINISH: LIGHT BROOM FINISH
METAL	DESCRIPTION
F-301	DOG PARK FENCE: 4' HT, METAL, TYP.
METAL GATE	DESCRIPTION
G-301	DOG PARK GATE: 48" WIDE X 4' HT, METAL, TYP.
ROCK	DESCRIPTION
K-101	LANDSCAPE ROCK TYP.
PAVING	DESCRIPTION
PV-101	PRE-ENGINEERED WOOD FIBER, TYP.
PV-102	WOOD DECKING, TYP.
PLANTING ZONES	DESCRIPTION
PZ-101	PLANTING AREA, TYP.
SITE FURNISHINGS	DESCRIPTION
SF-101	LOUNGE FURNITURE, OFCI, TYP.
SF-102	PLANTER - TYPE I, 60 L X 24 W X 36 H TYP.
SF-103	DOG WATER STATION
SF-104	PET WASTE STATION
SF-105	BENCH TYPE I, TYP.
SF-106	BIKE RACK, TYP.

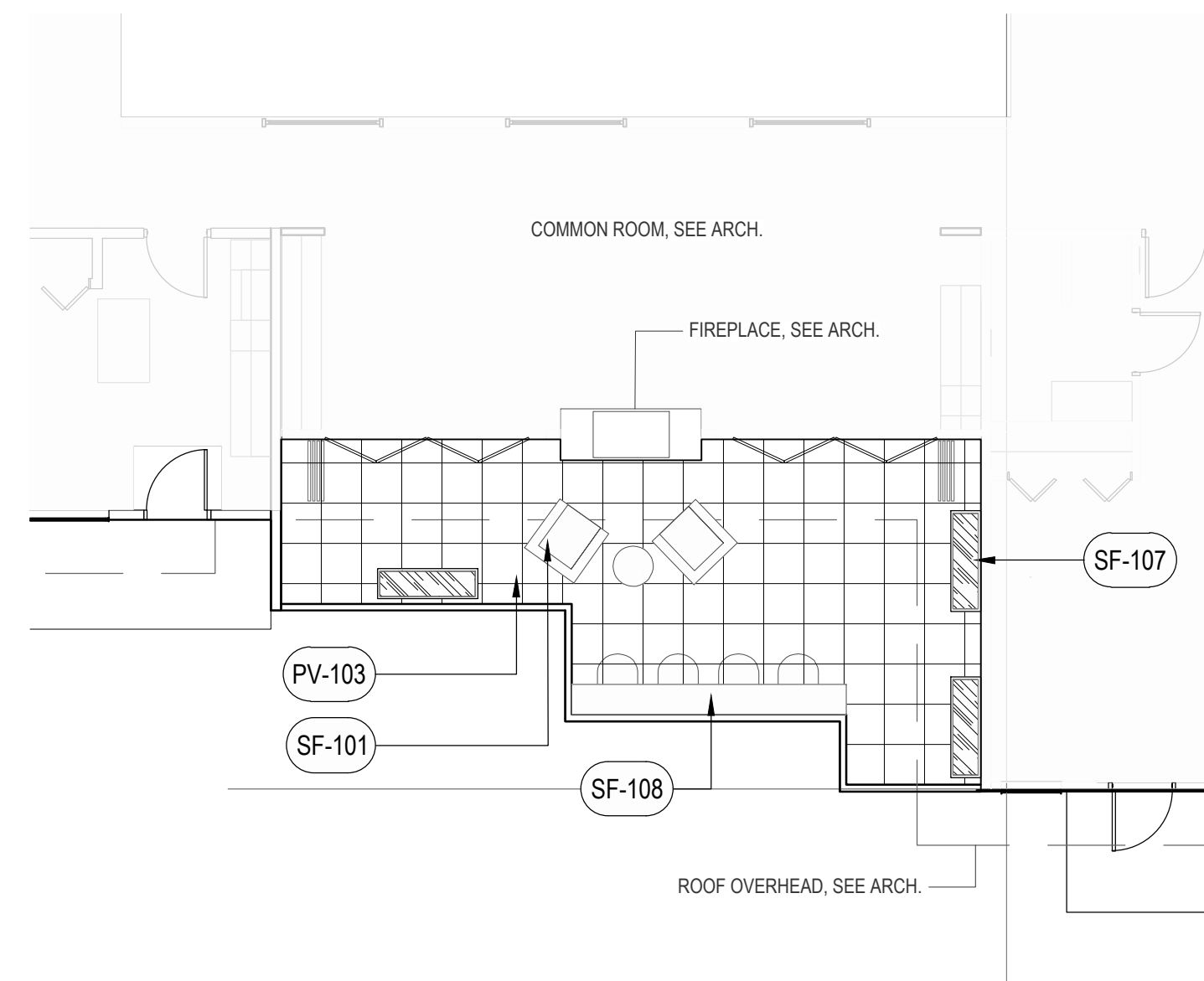


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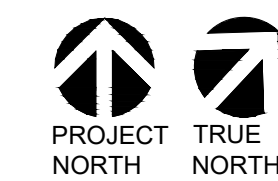
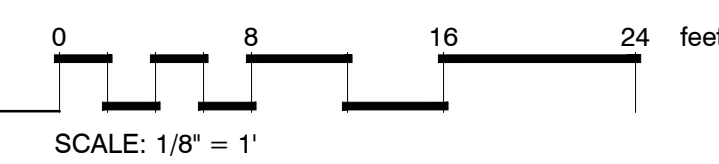
REFERENCE NOTES SCHEDULE ROOF DECK

SYMBOL	PAVING DESCRIPTION	DETAIL
	PV-103	PEDESTAL PAVER - TYPE 1 - ARCH. SLAB, TYP.
SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL
	SF-101	LOUNGE FURNITURE, OFCI, TYP.
	SF-107	PLANTER - TYPE II, 60 L X 18 W X 24 H, TYP.
	SF-108	BAR SEATING AND TABLE, OFCI.

PLANT SCHEDULE - ROOF DECK PLANTERS

ROOF DECK PLANTERS			
	PHORMIUM TENAX 'WINGS OF GOLD' / NEW ZEALAND FLAX	1 GAL	50% @ 20' oc
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1 GAL	50% @ 20' oc

1 ROOF DECK MATERIALS AND PLANTING PLAN



DESIGN
DEVELOPMENT

MATERIALS AND
PLANTING PLAN LEVEL 3

L2.01



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CODE REQUIREMENTS RETAIN COMMERCIAL ZONING

CODE STANDARD	REQUIRED	PROVIDED	REQUIREMENT MET	
PERIMETER SCREENING AND BUFFERING SEPARATING RESIDENTIAL ZONES (16.92.030.A)	A MINIMUM SIX (6) FOOT HIGH SIGHT-OBSCURING FENCE, DECORATIVE MASONRY WALL, OR EVERGREEN SCREEN, SHALL BE REQUIRED ALONG PROPERTY LINES. A MINIMUM TEN (10) FOOT WIDE LANDSCAPE STRIP COMPRISED OF TREES, SHRUBS AND GROUNDCOVERS BETWEEN OFF-STREET PARKING, LOADING, OR VEHICULAR USE AREAS ON SEPARATE, ABUTTING OR ADJACENT PROPERTIES.	367 LINEAR FEET OF BUFFER ALONG NORTHWEST PERIMETER ABUTTING HDR-PUD RESIDENTIAL ZONE.	367 LINEAR FEET OF BUFFER X 10' WIDE.	YES
PARKING AREA LANDSCAPING (16.92.030.B)	TREES: 1 LG TREE PER 4 PARKING SPACES, 1 MED TREE PER 3 PARKING SPACES OR 1 SM TREE PER 2 PARKING SPACES. AT LEAST 5% MUST BE EVERGREEN. AT LEAST 1 TREE PER INDIVIDUAL LANDSCAPED ISLAND. MINIMUM CALIPER OF TWO (2) INCHES, HEIGHT OF 6' AT TIME OF PLANTING. SHRUBS: 2 SHRUBS PER EACH PARKING SPACE (EVERGREEN OR DECIDUOUS). MINIMUM 1-GAL. GROUNDCOVER: REMAINING AREA MUST BE GROUNDCOVER TO COMPLETELY COVER WITHIN 3 YEARS, MINIMUM 4" POT.	90 PARKING SPACES = 4,050 SQ. FT. OF PARKING AREA LANDSCAPE. TREES REQUIRED: 23 LG TREES OR 30 MED TREES OR 45 SM TREES. SHRUBS REQUIRED: 180 SHRUBS.	PARKING AREA LANDSCAPING PROVIDED: 6,861 SQ. FT. TREES PROVIDED: 16 MEDIUM TREES PROVIDED, 15 LARGE TREES. SHRUBS PROVIDED: 265 MINIMUM IN 1-GAL TO 15-GAL. REMAINING AREA TO BE PLANTED WITH GROUNDCOVER IN MINIMUM 4" POTS.	YES

CODE STANDARD	REQUIRED	PROVIDED	REQUIREMENT MET	
SCREENING OF MECHANICAL EQUIPMENT, OUTDOOR STORAGE, SERVICE AND DELIVERY AREAS (16.92.030.C)	SCREENED FROM VIEW FROM ALL PUBLIC STREETS AND ANY ADJACENT RESIDENTIAL ZONES. IF UNFEASIBLE TO FULLY SCREEN DUE TO POLICIES AND STANDARDS, APPLICANT SHALL MAKE EFFORTS TO MINIMIZE THE VISUAL IMPACT OF THE MECHANICAL EQUIPMENT.	TRASH BIN ENCLOSURE NEXT TO PERIMETER BUFFER SEPARATING SITE FROM HDR-PUD ZONE	5-GAL AND 1-GAL PLANTS PROVIDED TO MINIMIZE VISUAL IMPACT OF ENCLOSURE.	YES
IRRIGATION (16.92.040.C)	ALL LANDSCAPE AREAS MUST PROVIDE AN IRRIGATION SYSTEM. OPTION 1 - PERMANENT BUILT-IN SYSTEM WITH AUTOMATIC CONTROLLER. OPTION 2 - AN IRRIGATION SYSTEM DESIGNED BY A LICENSED LANDSCAPE ARCHITECT OR OTHER QUALIFIED PROFESSIONAL. OPTION 3 - IRRIGATION BY HAND WITH AN INSPECTION REQUIRED ONE (1) YEAR AFTER FINAL INSPECTION TO ENSURE LANDSCAPE ESTABLISHMENT.	IRRIGATION FOR TREES, SHRUBS AND GROUNDCOVERS.	OPTION 2 PROVIDED.	YES

CODE STANDARD	PROVIDED
TREE CANOPY CALCULATIONS (16.92.030.D)	CANOPY FACTOR=MATURE HT(FT) x CANOPY SPREAD(FT) x GROWTH RATE FACTOR x 0.01. TREE GROWTH INFO: SUGGESTED PLANT LISTS FOR REQUIRED LANDSCAPING

TREE AND VEGETATION LEGEND

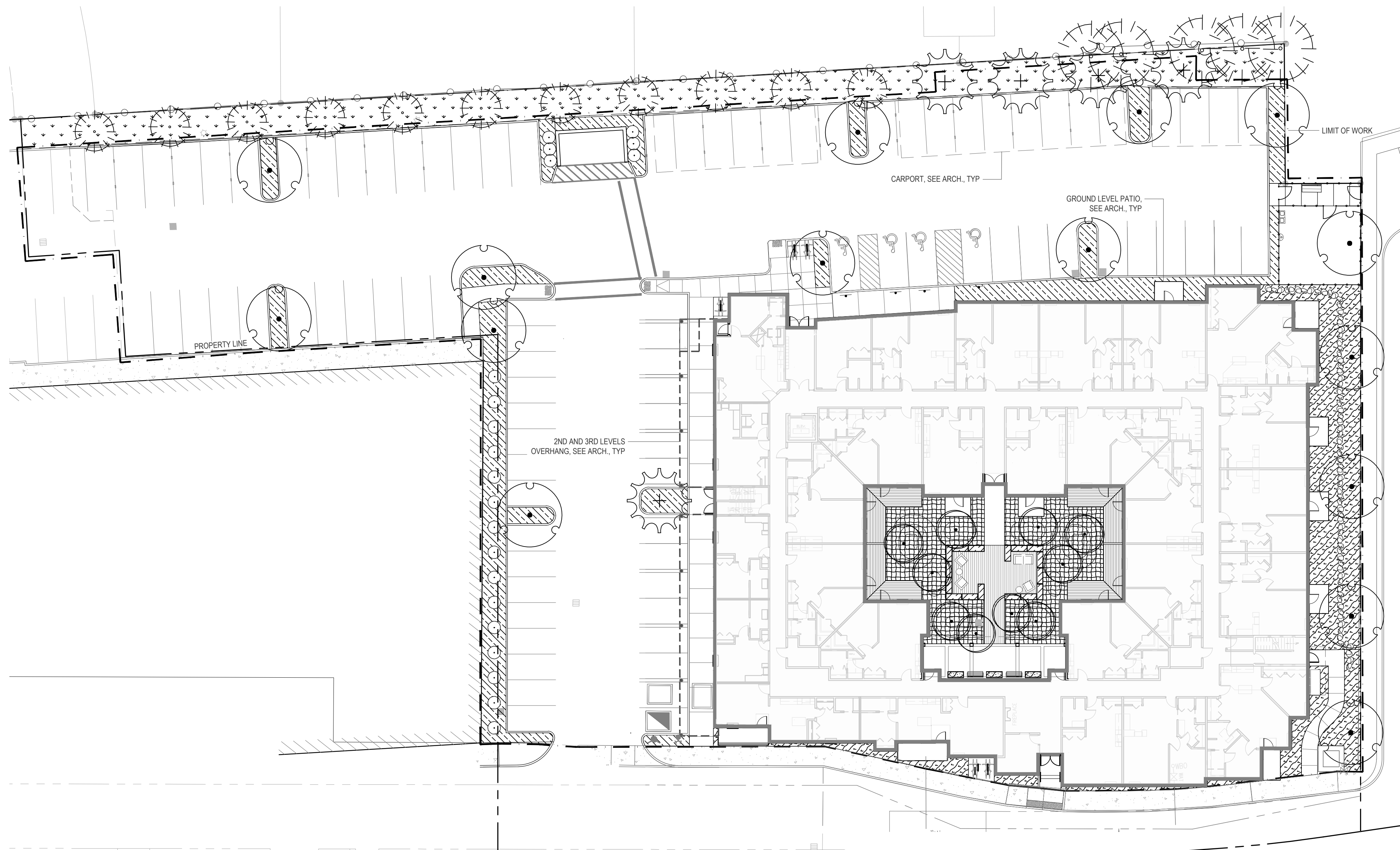


CONCEPT PLANT SCHEDULE SITE PLANTING

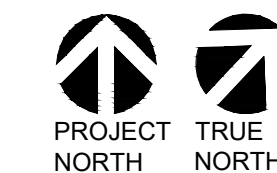
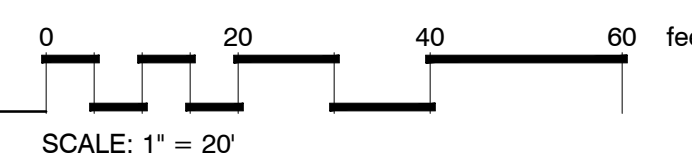
MEDIUM SIZE EVERGREEN TREE 8'-10' HT. MIN B&B CALOCEDRUS DECURRENS / INCENSE CEDAR	5	B & B
LARGE SIZE DECIDUOUS TREE 2" CAL. B&B FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' / MARSHALL'S SEEDLESS GREEN ASH	15	B & B
COURTYARD TREE POPULUS TREMULOIDES / QUAKING ASPEN	10	B & B
COLUMNAR SHRUBS TAXUS BACCATA 'FASTIGIATA' / IRISH YEW	21	15 GAL
EXISTING PERIMETER PLANTS SEPARATING RESIDENTIAL ZONES SHRUBS OF SUFFICIENT SIZE AND NUMBER, 1-GAL. MINIMUM AT PLANTING, TO BE AT FULL GROWTH WITHIN 3 YEARS. GROUNDCOVERS TO COVER REMAINING AREA NOT PLANTED WITH TREES AND SHRUBS. MINIMUM 4" POT AT PLANTING, SPACED TO GROW TO 100% COVERAGE WITHIN 3 YEARS. ARCTOSTAPHYLOS UVA-URSII / KINKINICK BERBERIS THUNBERGII 'LIME GLOW' / LIME GLOW JAPANESE BARBERRY BERBERIS THUNBERGII 'ROYAL CLOAK' / ROYAL CLOAK JAPANESE BARBERRY ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	3,908 SF	
PARKING AREA LANDSCAPE 45 SF OF LANDSCAPED AREA MINIMUM FOR EACH PARKING SPACE. AT LEAST 1 TREE PER INDIVIDUAL LANDSCAPED ISLAND. SHRUBS: MINIMUM OF TWO SHRUBS PER PARKING SPACE (EVERGREEN OR DECIDUOUS, 1-GAL. MINIMUM). GROUNDCOVERS TO COVER REMAINING AREA NOT PLANTED WITH TREES AND SHRUBS. MINIMUM 4" POT AT PLANTING, SPACED TO GROW TO 100% COVERAGE WITHIN 3 YEARS. BERBERIS THUNBERGII 'GORUZUM' TM / GOLDEN RUBY JAPANESE BARBERRY NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO PRUNUS LAUROCEARASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL RUBUS CALYCAINOIDES 'EMERALD CARPET' / EMERALD CARPET CREEPING BRAMBLE	2,953 SF	
ORNAMENTAL PLANTING CHOISYA X DEWITTEANA 'AZTEC PEARL' / AZTEC PEARL MEXICAN ORANGE LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA PENNISETUM ALOPECUROIDES 'HAEMEL' / HAEMEL FOUNTAIN GRASS RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE STANDARD	2,092 SF	
COURTYARD PLANTING CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE CAREX OSHIMENSIS 'EVERILLO' TM / EVERCOLOR EVERILLO JAPANESE SEDGE EUONYMUS JAPONICUS 'GREEN SPIRE' / GREEN SPIRE EUONYMUS HELLEBORUS X HYBRIDUS 'JADE TIGER' / JADE TIGER WINTER JEWELS HELLEBORE HOSTA SIEBOLDIANA 'ELEGANS' / ELEGANS PLANTAIN LILY POLYSTICHUM MUNITUM / WESTERN SWORD FERN POLYSTICHUM POLYBLEPHARUM / JAPANESE TASSEL FERN	1,715 SF	
COURTYARD RAISED PLANTER FARGESIA RUF A / CLUMPING BAMBOO	133 SF	1 GAL 20" oc
COURTYARD COVERED PATIO RAISED PLANTER ASPIDISTRA ELATORIC / CAST IRON PLANT	25 SF	1 GAL 15" oc

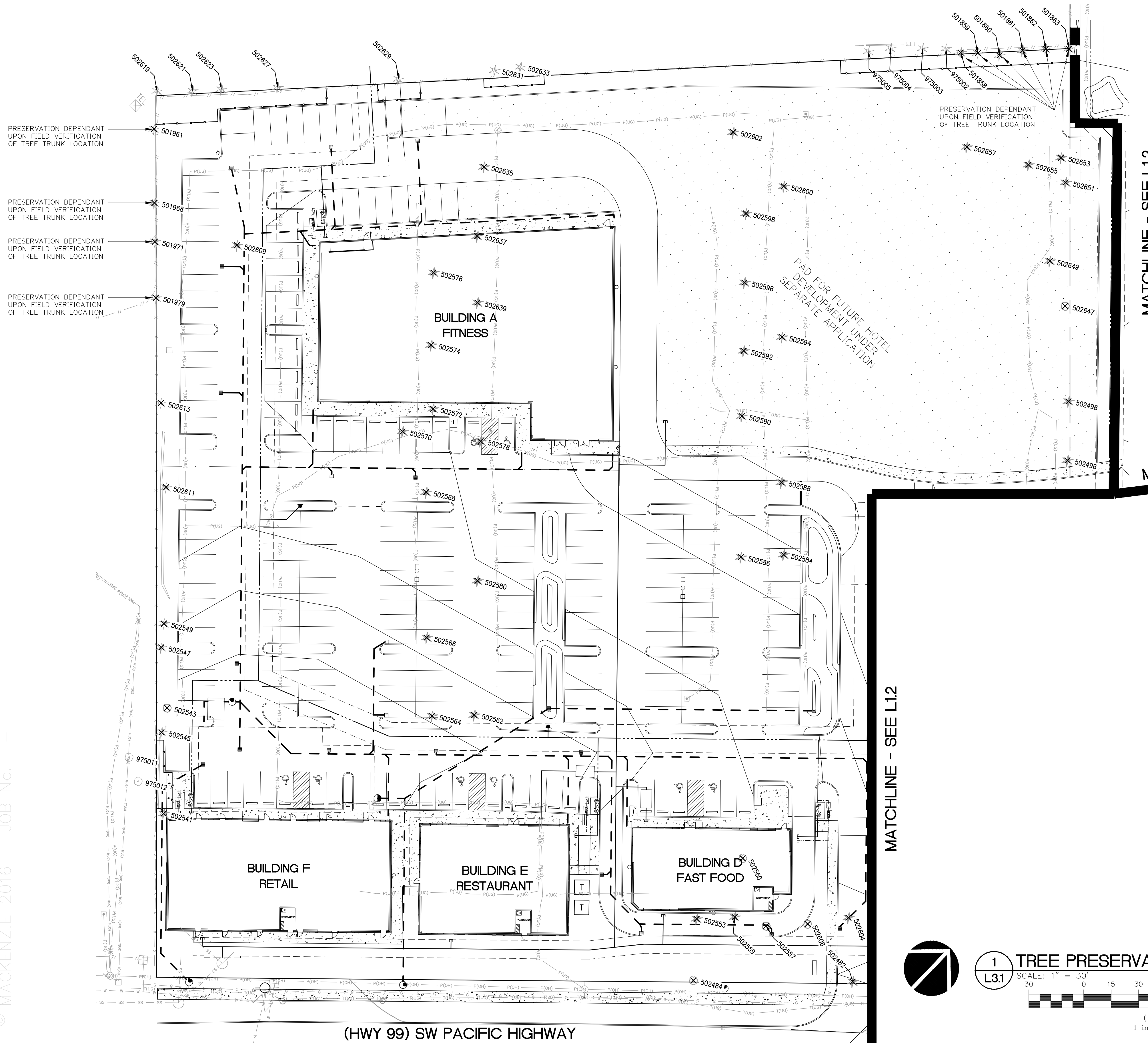
PLANTING AREA NOTE

- A. ALL PLANTING AREAS TO RECEIVE BARK MULCH, 3" MINIMUM.
- B. ALL PLANTING TO BE IRRIGATED BY PERMANENT IRRIGATION SYSTEM WITH AUTOMATIC CONTROLLER.
- C. PROTECT EXISTING VEGETATION. REPLACE ANY DAMAGED WITH LIKE KIND AND SIZE.



1 PLANTING PLAN GROUND LEVEL





LEGEND:

- PROPERTY LINE
- TREE PROTECTION FENCING (SEE ARBORIST REPORT FOR FENCING SPECIFICATIONS)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING OFF-SITE TREE (PROTECT DURING CONSTRUCTION)
- EXISTING TREE TO REMAIN (PROTECT DURING CONSTRUCTION)
- EXISTING TREE TO BE REMOVED

NOTES:

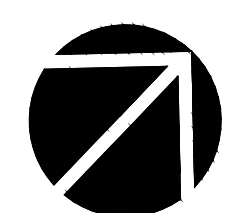
1. SEE ARBORIST REPORT FOR MORE INFORMATION.
2. OWNER TO OBTAIN PERMISSION FROM, AND COORDINATE WITH ADJACENT PROPERTY OWNERS AS NECESSARY FOR REMOVAL OF ANY TREES ON THE PROPERTY LINE.
3. REFER TO TREE SURVEY DATED DECEMBER 05, 2016 FROM (PROFESSIONAL LAND SURVEYOR) 425.656.7462 ATTN: BRIAN GILLOOLY

DISCLAIMER:
THIS TREE PRESERVATION AND REMOVAL PLAN WAS PREPARED BY MACKENZIE AND REVIEWED BY DAVID STEINKE WITH AKS ENGINEERING AND FORESTRY.

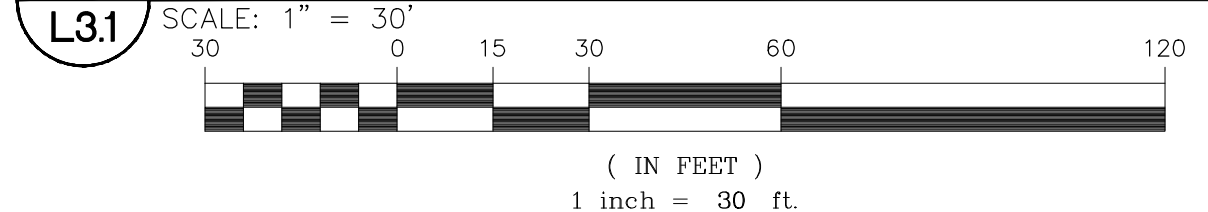
MATCHLINE - SEE L1.2

MATCHLINE - SEE L1.2

MATCHLINE - SEE L1.3

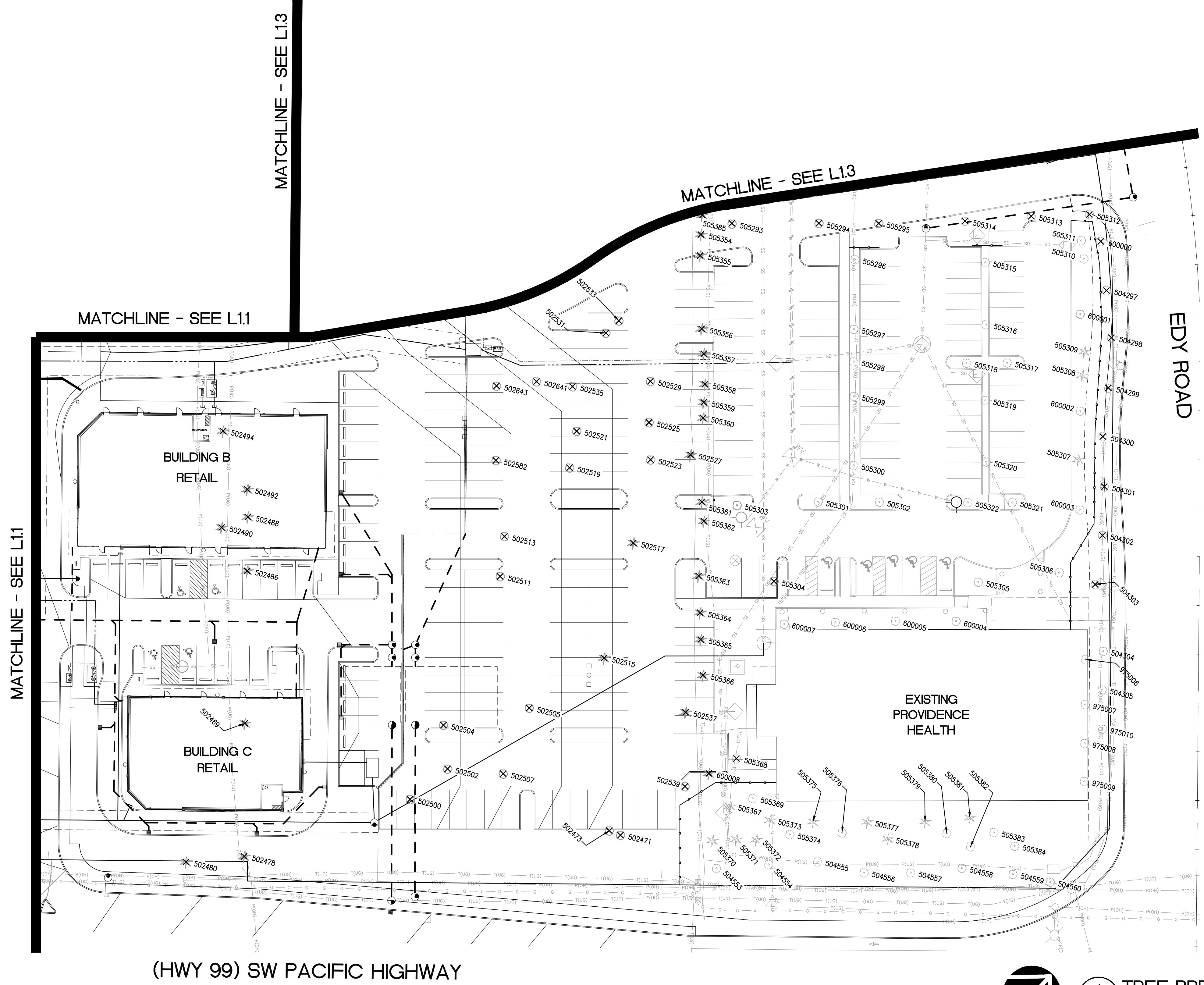


1 TREE PRESERVATION AND REMOVAL PLAN



(HWY 99) SW PACIFIC HIGHWAY

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LEGEND:

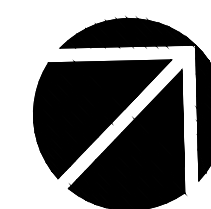
	PROPERTY LINE
	TREE PROTECTION FENCING (SEE ARBORIST REPORT FOR FENCING SPECIFICATIONS)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING OFF-SITE TREE (PROTECT DURING CONSTRUCTION)
	EXISTING TREE TO REMAIN (PROTECT DURING CONSTRUCTION)
	EXISTING TREE TO BE REMOVED

NOTES:

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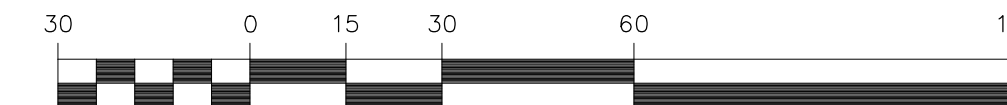
(HWY 99) SW PACIFIC HIGHWAY



1 TREE PRESERVATION AND REMOVAL PLAN

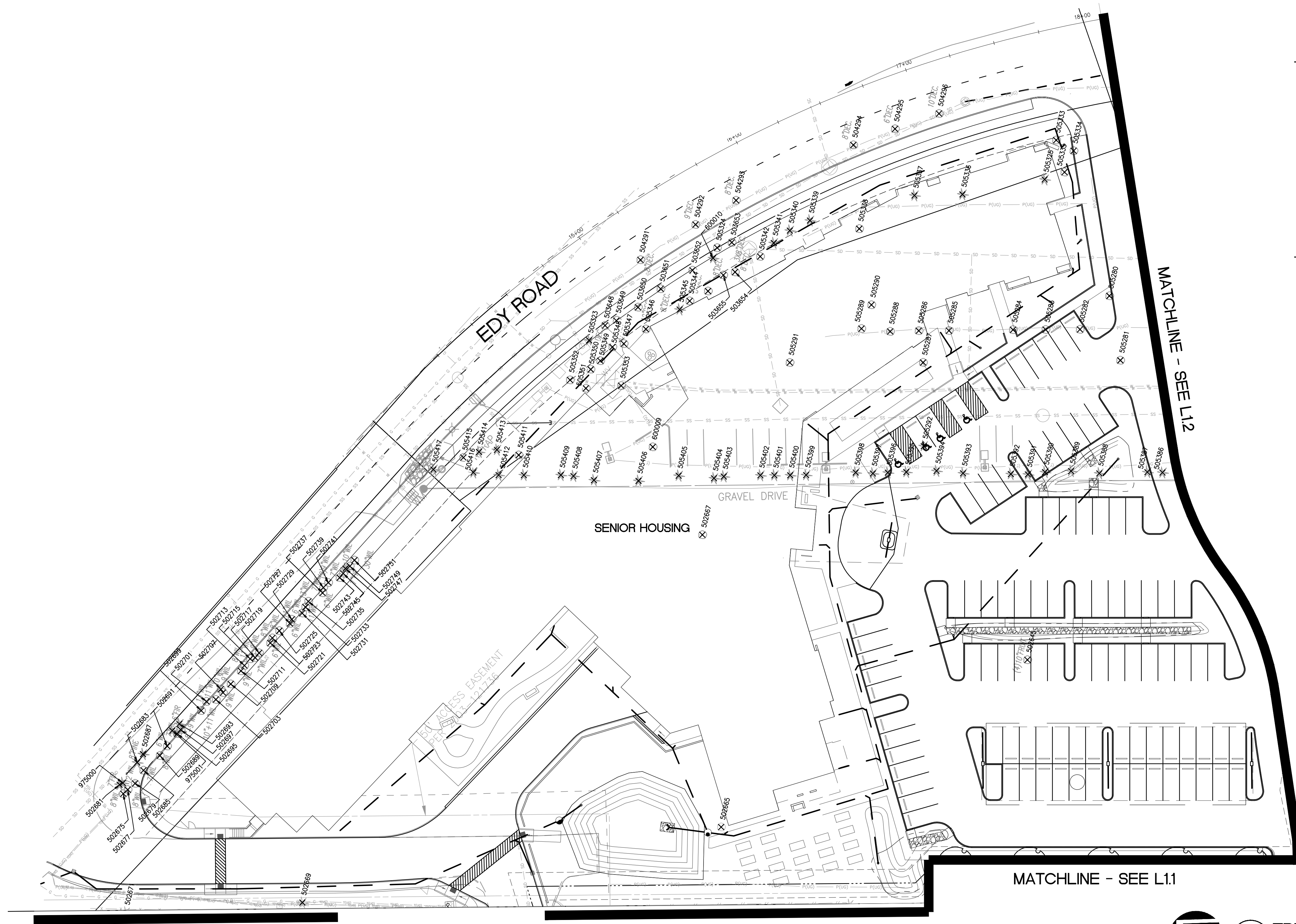
L3.2

SCALE: 1" = 30'



(IN FEET)
1 inch = 30 ft.

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LEGEND:

	PROPERTY LINE
	TREE PROTECTION FENCING (SEE ARBORIST REPORT FOR FENCING SPECIFICATIONS)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING OFF-SITE TREE (PROTECT DURING CONSTRUCTION)
	EXISTING TREE TO REMAIN (PROTECT DURING CONSTRUCTION)
	EXISTING TREE TO BE REMOVED

- NOTES:**
- SEE ARBORIST REPORT FOR MORE INFORMATION.
 - OWNER TO OBTAIN PERMISSION FROM, AND COORDINATE WITH ADJACENT PROPERTY OWNERS AS NECESSARY FOR REMOVAL OF ANY TREES ON THE PROPERTY LINE.
 - REFER TO TREE SURVEY DATED DECEMBER 05, 2016 FROM (PROFESSIONAL LAND SURVEYOR) 425.656.7462 ATTN: BRIAN GILLOOLY

DISCLAIMER:
THIS TREE PRESERVATION AND REMOVAL PLAN WAS PREPARED BY MACKENZIE AND REVIEWED BY DAVID STEINKE WITH AKS ENGINEERING AND FORESTRY.

MATCHLINE - SEE L12

MATCHLINE - SEE L1.1

1 TREE PRESERVATION AND REMOVAL PLAN
L3.3 SCALE: 1" = 30'

(IN FEET)
1 inch = 30 ft.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	AG	ACER GRISEUM / PAPERBARK MAPLE	2" CAL. B&B	13	
	AB	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	2" CAL. B&B	14	
	CD	CALOCEDRUS DECURRENS / INCENSE CEDAR	8'-10' HT. MIN. B&B	21	
	CJ	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE	2" CAL. B&B	11	
	CC	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL. B&B	18	
	FM	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS' / MARSHALL'S SEEDLESS ASH	2" CAL. B&B	31	
	LF	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / TULIP TREE	2" CAL. B&B	8	
	PK	PRUNUS SERRULATA 'KWANZAN' / FLOWERING CHERRY	2" CAL. B&B	21	
	TP	THUJA PLICATA 'HOGAN' / HOGAN CEDAR	8'-10' HT. MIN. B&B	35	
	TC	TILIA X EUCHLORA / CRIMEAN LINDEN	2" CAL. B&B	8	
	ZG	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	2" CAL. B&B	33	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	BG	BERBERIS THUNBERGII 'GORUZAM' / GOLDEN RUBY BARBERRY	3 GAL	36" o.c.	283
	BL	BERBERIS THUNBERGII 'LIME GLOW' / LIME GLOW BARBERRY	5 GAL	48" o.c.	137
	BR	BERBERIS THUNBERGII 'ROYAL CLOAK' / ROYAL CLOAK BARBERRY	5 GAL	48" o.c.	92
	CO	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL	30" o.c.	255
	CW	CISTUS X HYBRIDUS / WHITE ROCKROSE	5 GAL	54" o.c.	103
	CK	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	2 GAL	30" o.c.	146
	GS	GAULTHERIA SHALLON / SALAL	5 GAL	54" o.c.	112
	IS	ILEX GLABRA 'SHAMROCK' / INKBERRY	5 GAL	60" o.c.	84
	MA	MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GAL., 6" HT. MIN.	54" o.c.	106
	NG	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	5 GAL	36" o.c.	330
	POM	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	2 GAL	48" o.c.	14
	PO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL	36" o.c.	428
	SW	SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIREA	2 GAL	36" o.c.	121
	VD	VIBURNUM DAVIDII / DAVID VIBURNUM	5 GAL	42" o.c.	210

LANDSCAPE CALCULATIONS

LANDSCAPE AREAS
 EXISTING LANDSCAPE TO REMAIN: 19,684 SQFT.
 NEW LANDSCAPE TO BE INSTALLED: 50,760 SQFT.
 TOTAL LANDSCAPE AREA: 70,444 SQFT.

ESTIMATED NEW PLANT QUANTITIES
 TREES: 200
 SHRUBS: 2,421
 GROUND COVER: 5,934
 TURF: 9,946 SF. + 4,998 SF. AT PROVIDENCE (TO REMAIN) TOTAL: 14,944 SF.
 STORMWATER
 PLANTING AREA: 228 SHRUBS/4,552 PLUGS

TREE CANOPY CALCULATIONS

SITE TREE CANOPY COVERAGE					
30% SITE CANOPY COVERAGE REQUIRED					
TREE SPECIES	QTY.	SIZE CLASSIFICATION	MATURE SPREAD	MATURE CANOPY AREA (SF)	TOTAL CANOPY COVERAGE (SF)
ACER RUBRUM 'BOWHALL'	14	SMALL	15'	176	2,464
CALOCEDRUS DECURRENS	21	SMALL	30'	706	14,826
CERCIDIPHYLLUM JAPONICUM	11	MEDIUM	40'	1256	13,816
CERCIS CANADENSIS	18	SMALL	30'	706	12,708
FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	31	MEDIUM	40'	1256	38,936
LIRIODENDRON TULIPIFERA 'FASTIGIATA'	8	SMALL	15'	176	1,408
PRUNUS SERRULATA 'KWANZAN'	21	SMALL	20'	314	6,594
THUJA PLICATA 'HOGAN'	35	SMALL	15'	176	6,160
TILIA X EUCHLORA	8	SMALL	35'	962	7,696
ZELKOVA SERRATA 'GREEN VASE'	33	SMALL	30'	706	23,298
TOTAL QUALIFYING TREES					200
TOTAL CANOPY COVERAGE AREA					127,906
SITE AREA					325,658
% OF SITE					39.2%

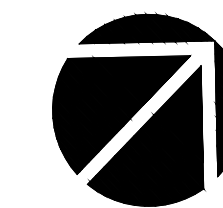
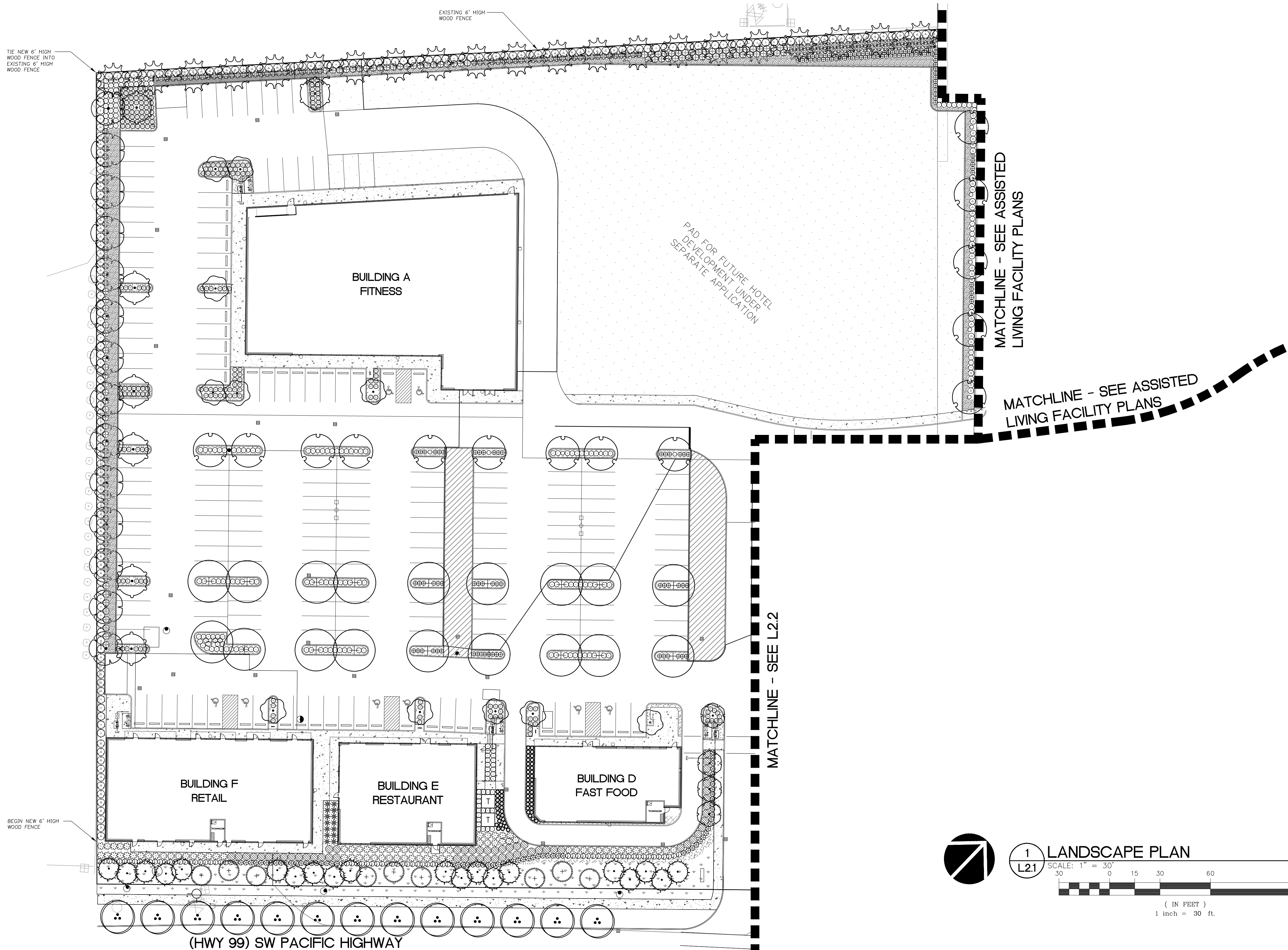
SITE TREE PRESERVATION, REMOVAL AND MITIGATION

	QTY.	
TOTAL EXISTING TREES	255	RETAIL, PROVIDENCE AND SENIOR HOUSING
EXISTING TREES TO BE REMOVED	193	RETAIL, PROVIDENCE AND SENIOR HOUSING
NEW TREES (PROPOSED)	200	RETAIL AND PROVIDENCE
NEW TREES (PROPOSED)	79	SENIOR HOUSING
TOTAL NEW TREES (PROPOSED)	279	RETAIL, PROVIDENCE AND SENIOR HOUSING

PLANT SCHEDULE - CONTINUED

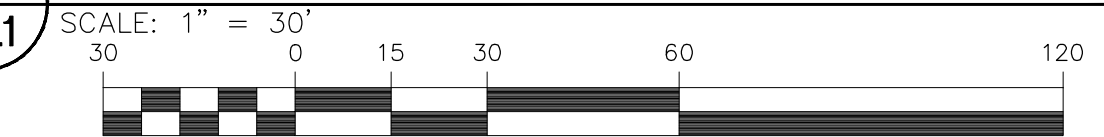
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	SP	STORMWATER PLANTING / SHRUBS AND GROUND COVER PER CWS STANDARDS	N/A		4,552 SF
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	AU	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL	18" o.c.	1,848
	FE	FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE	1 GAL	12" o.c.	3,142
	L2	LAWN -	N/A		5,318 SF
	RC	RUBUS CALYCINOIDES / GREEN CARPET RASPBERRY	1 GAL	18" o.c.	944
		EXISTING LANDSCAPE TO REMAIN			

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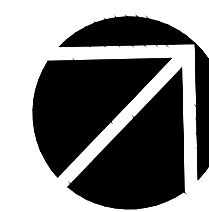
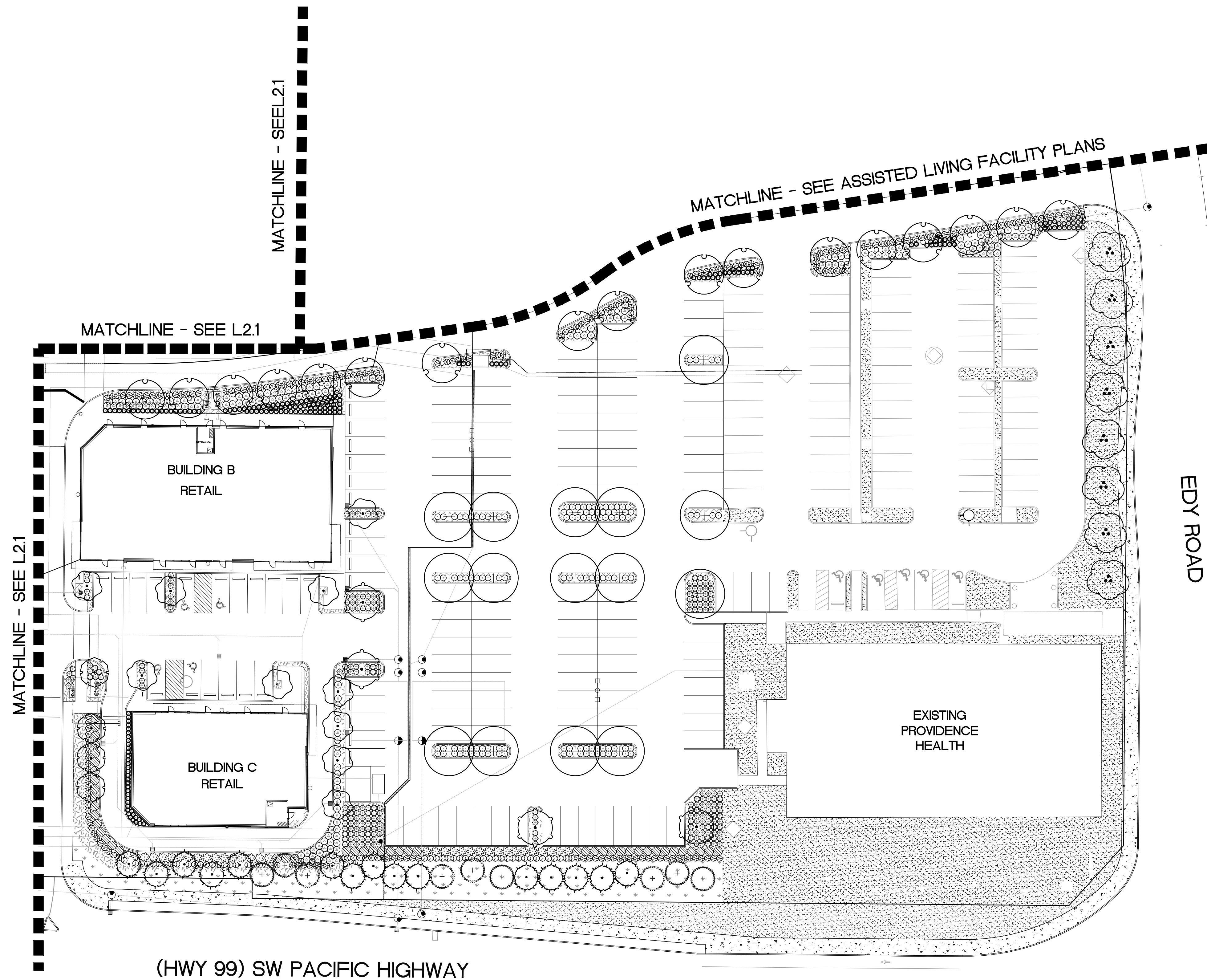


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L2.1

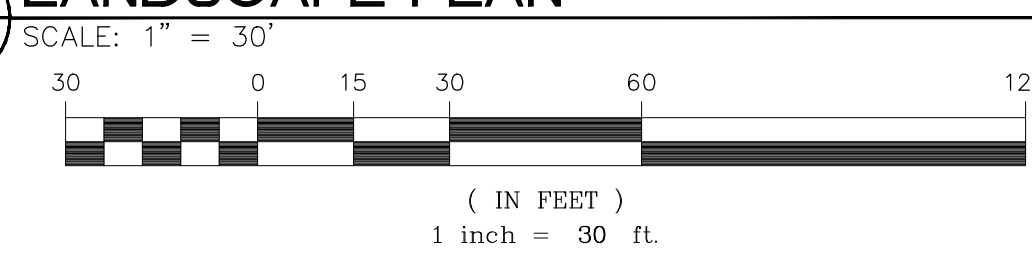
LANDSCAPE PLAN



(IN FEET)
1 inch = 30 ft.



1 LANDSCAPE PLAN
L2.2



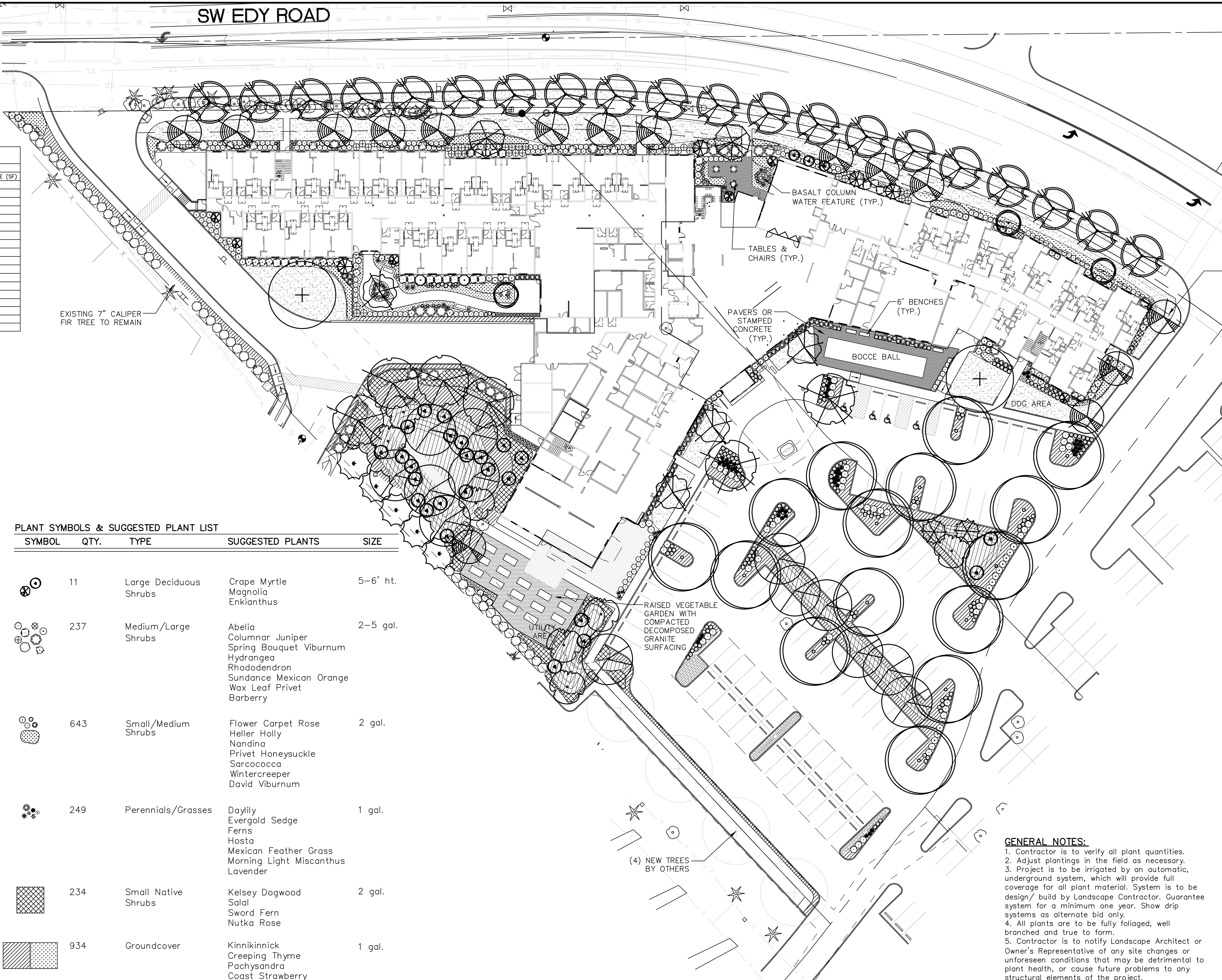
SW EDY ROAD

SITE TREE CANOPY COVERAGE					
30% SITE CANOPY COVERAGE REQUIRED					
TREE SPECIES	QTY.	SIZE CLASSIFICATION	MATURE SPREAD	MATURE CANOPY AREA	CANOPY COVERAGE (SF)
ACER GRISEUM	4	SMALL	20'	314	1,256
CORNUS FL. 'CHEROKEE PRINCESS'	15	SMALL	20'	314	4,710
CHAMAECYPARIS OB. 'GRACILIS'	4	SMALL	10'	79	316
FAGUS SYLVATICA 'RIVERSII'	2	LARGE	40'	1,256	2,512
FRAXINUS PENN. 'MARSHALL'	15	LARGE	40'	1,256	18,840
FRAXINUS LATIFOLIA	13	MEDIUM	30'	707	9,191
PRUNUS YEDOENSIS 'AKEBONO'	6	MEDIUM	30'	707	4,242
PINUS SYLVESTRIS	5	MEDIUM	20'	314	1,570
RHAMNUS PURSHIANA	7	SMALL	20'	314	2,198
ACER PALMATUM 'BLOODGOOD'	2	SMALL	20'	314	628
ACER PALMATUM 'KATSURA'	3	SMALL	15'	177	531
THUJA PLICATA 'FASTIGIATA'	2	SMALL	15'	177	354
EXISTING DOUGLAS FIR	1	LARGE	30'	707 (x 2)	1,414
PARKING LOT TREES BY OTHERS	4	LARGE	40'	1,256	5,024
TOTAL QUALIFYING TREES					83
TOTAL CANOPY COVERAGE AREA					52,786 SF
SITE AREA					175,810 SF
% SITE COVERAGE					30%

PLANT LIST: TREES			
SYMBOL	QTY.	LATIN NAME/Common Name	SIZE

STREET TREE			
	20	TILIA EUCLORA Crimean Linden	2" cal.
PARKING LOT TREE			
	15	FRAXINUS PENN. 'MARSHALL' Marshall Seedless Ash	3" cal.
SITE TREE			
	4	ACER GRISEUM Paperbark Maple	2" cal.
	2	ACER PALMATUM 'BLOODGOOD' Bloodgood Japanese Maple	2" cal.
	3	ACER PALMATUM 'KATSURA' Katsura Japanese Maple	2" cal.
	6	PRUNUS YEDOENSIS 'AKEBONO' Akebono Flowering Cherry	3" cal.
	2	FAGUS SYLVATICA 'RIVERSII' Rivers Purple Beech	2" cal.
	15	CORNUS FL. 'CHEROKEE PRINCESS' Cherokee Princess Flowering Dogwood	2" cal.
	4	CHAMAECYPARIS OB. 'GRACILIS' Slender Hinoki Cypress	6' ht.
	5	PINUS SYLVESTRIS Scotch Pine	6' ht.
WATER QUALITY TREES			
	22	ACER CIRCINATUM Vine Maple	5' ht.
	13	FRAXINUS LATIFOLIA Oregon Ash	2" cal.
	7	RHAMNUS PURSHIANA Cascara	2" cal.
	2	THUJA PLICATA Western Red Cedar	6' ht.

PLANT SYMBOLS & SUGGESTED PLANT LIST				
SYMBOL	QTY.	TYPE	SUGGESTED PLANTS	SIZE
	11	Large Deciduous Shrubs	Crape Myrtle Magnolia Enkianthus	5-6' ht.
	237	Medium/Large Shrubs	Abelia Columnar Juniper Spring Bouquet Viburnum Hydrangea Rhododendron Sundance Mexican Orange Wax Leaf Privet Barberry	2-5 gal.
	643	Small/Medium Shrubs	Flower Carpet Rose Heller Holly Nandina Privet Honeysuckle Sarcococca Wintercreeper David Viburnum	2 gal.
	249	Perennials/Grasses	Daylily Evergold Sedge Ferns Hosta Mexican Feather Grass Morning Light Miscanthus Lavender	1 gal.
	234	Small Native Shrubs	Kelsey Dogwood Salal Sword Fern Nutka Rose	2 gal.
	934	Groundcover	Kinnikinnick Creeping Thyme Pachysandra Coast Strawberry	1 gal.
	14,324 SF	Fine Lawn		Seed
	220	Stormwater Facility Planting per CWS	Native Shrubs Wetland Plants	1 gal. Plugs



LANDSCAPE PLAN

SCALE 1" = 30'-0"

GENERAL NOTES:
 1. Contractor is to verify all plant quantities.
 2. Adjust plantings in the field as necessary.
 3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
 4. All plants are to be fully foliated, well branched and true to form.
 5. Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.

REGISTERED LANDSCAPE ARCHITECT JANET L. OTTEN OREGON EXP. 12/31/16	NO.	DATE	REVISIONS
OTTEN LANDSCAPE ARCHITECTS Inc. OLO 3033 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393 Phone (503) 972-0511 • Fax (503) 972-0514 • www.ottenla.com			
SHERWOOD ALF		LANDSCAPE PLAN	
SHERWOOD, OREGON			
DATE	2-02-2017		
SCALE	NOTED		
DRAWN	EH	CHECKED	JLO
SHEET NO.	L1.0	1 OF 2	

OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

GENERAL: All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

PROTECTION: Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliated, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container-grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well-branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

TOPSOIL AND FINAL GRADES: Landscape Contractor is to verify with the General Contractor if the on site topsoil is or is not conducive to proper plant growth. Supply alternate bid for imported topsoil.

Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas. If topsoil stockpiled on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor is to submit samples of the imported soil and/or soil amendments to the Landscape Architect. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth.

Landscape Contractor shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

PLANTING SPECIFICATIONS:

HERBICIDES: Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1 1/2" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

PLANTING HOLE: Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

SOIL MIX: Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:
Small shrubs - 1/8 lb./ plant
Shrubs - 1/3 to 1/2 lb./ plant
Trees - 1/3 to 1 lb./ plant

FERTILIZER: For trees and shrubs use Commercial Fertilizer "A" Inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8-16-8) with micro-nutrients and 50% slow-releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22-16-8) with micro-nutrients and 50% slow-releasing nitrogen. **DO NOT** apply fertilizer to Water Quality Swale.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

STAKING OF TREES: Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

MULCHING OF PLANTINGS: Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2 1/2" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

FINE LAWN AREAS: In fine lawn area apply Commercial Fertilizer Mix "B" at 4.5 lbs. Per 1,000 sq.ft. and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

SEED: Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.

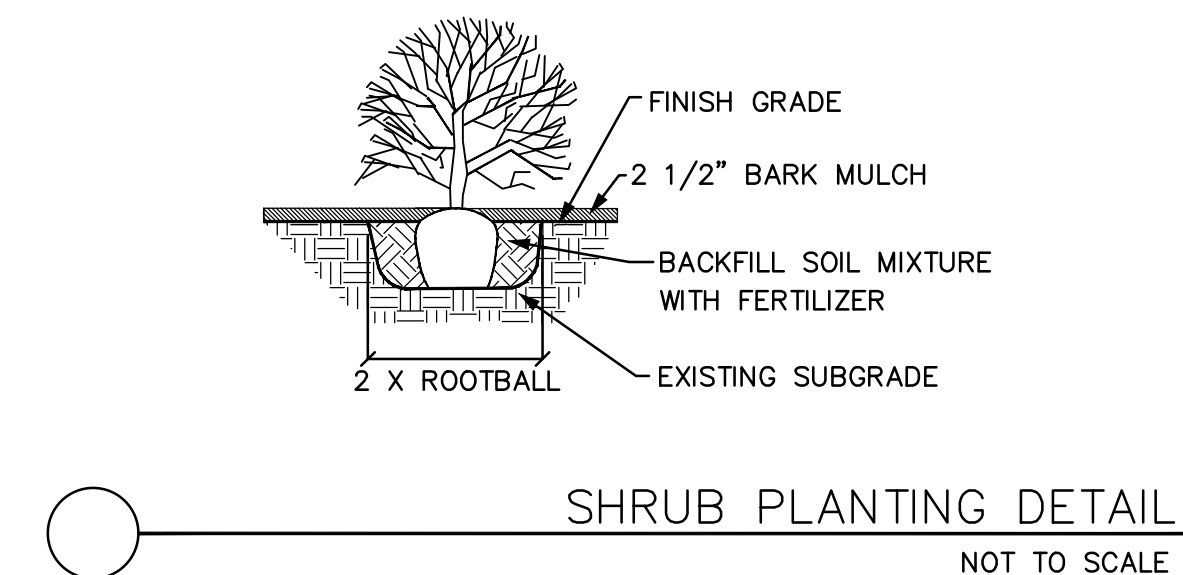
Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro-Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. / 1000 sq. ft.

MAINTENANCE OF SEEDED AREAS:

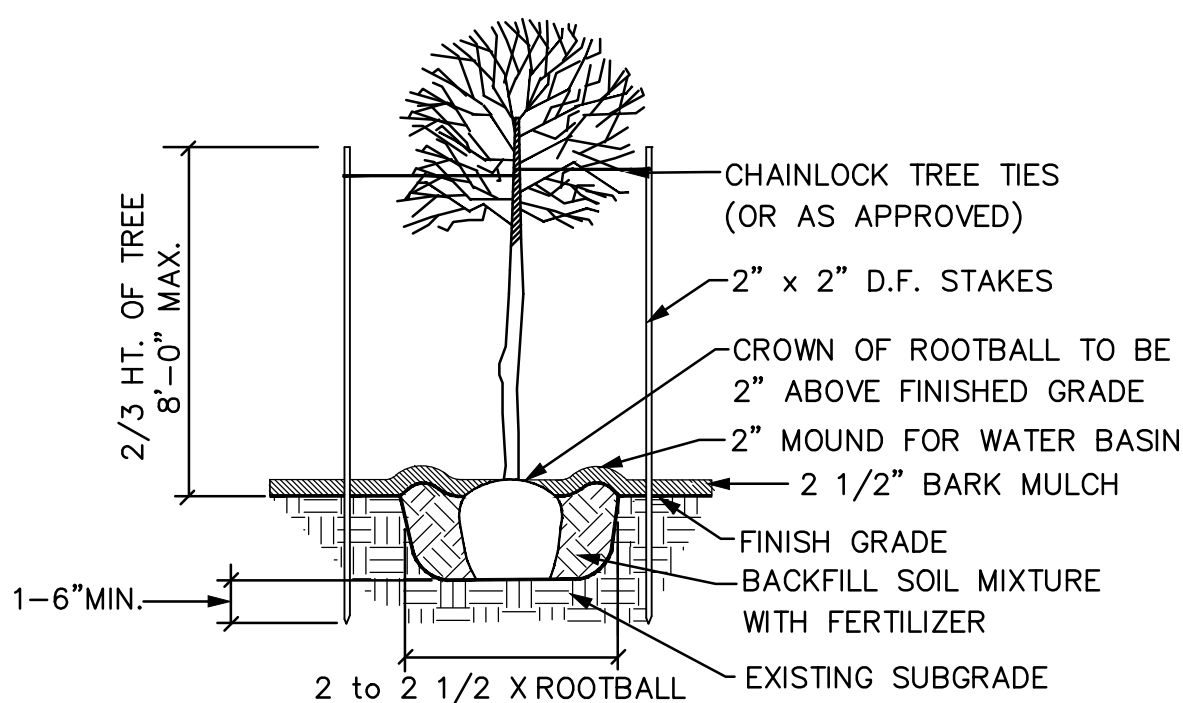
Fine Lawn Areas: The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1 1/2" to 2" in height. Remove clippings and dispose of off site.

GENERAL MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

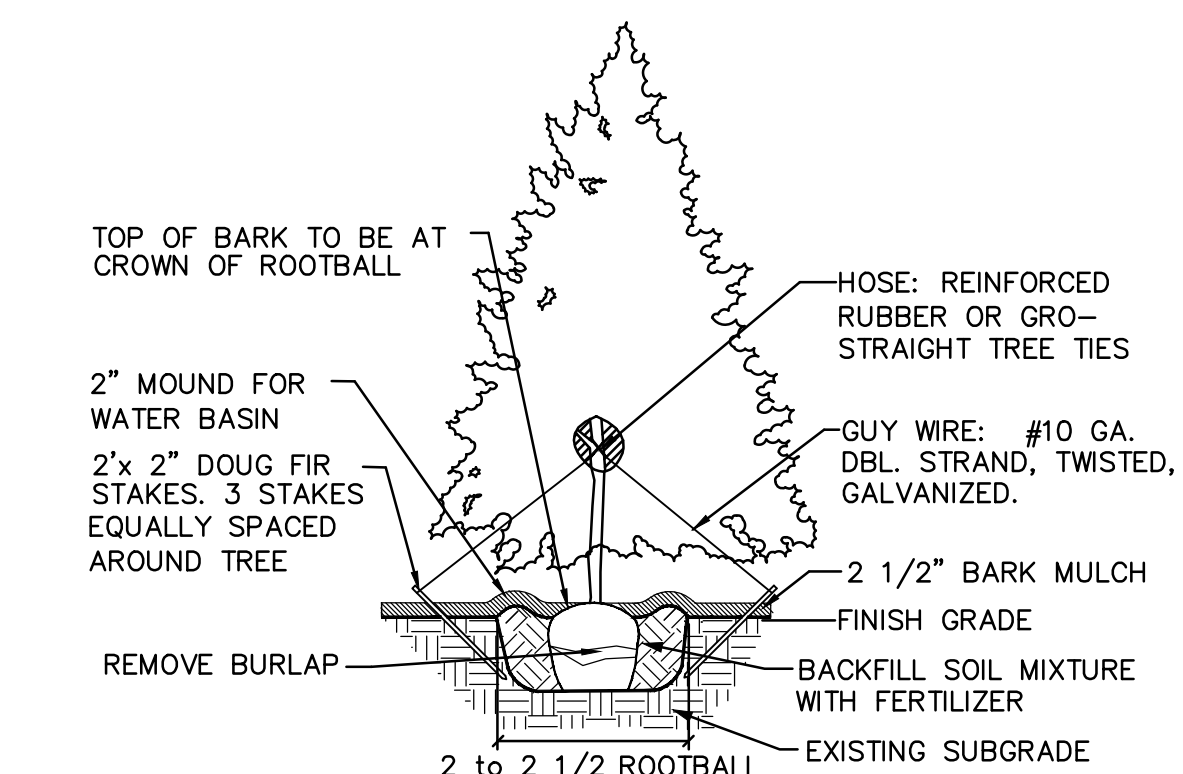
CLEAN-UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.



SHRUB PLANTING DETAIL
NOT TO SCALE

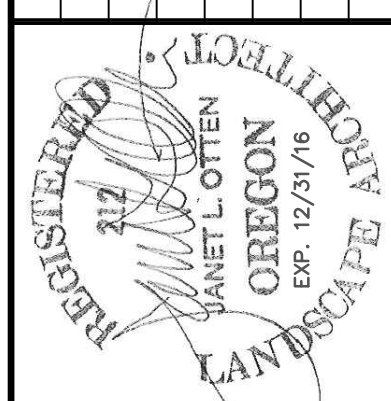


DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE STAKING DETAIL
NOT TO SCALE

NO.	DATE	REVISIONS



OTTEN LANDSCAPE ARCHITECTS Inc. OIO
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 Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

SHERWOOD ALF
 SHERWOOD, OREGON
 LANDSCAPE PLAN

DATE	2-02-2017
SCALE	NOTED
DRAWN	CHECKED
EH	JLO
SHEET NO	L2.0
	2 OF 2