

**NOT FOR
CONSTRUCTION**



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ELMONICA
SW 170TH AND W BASELINE
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3



LAND USE SET

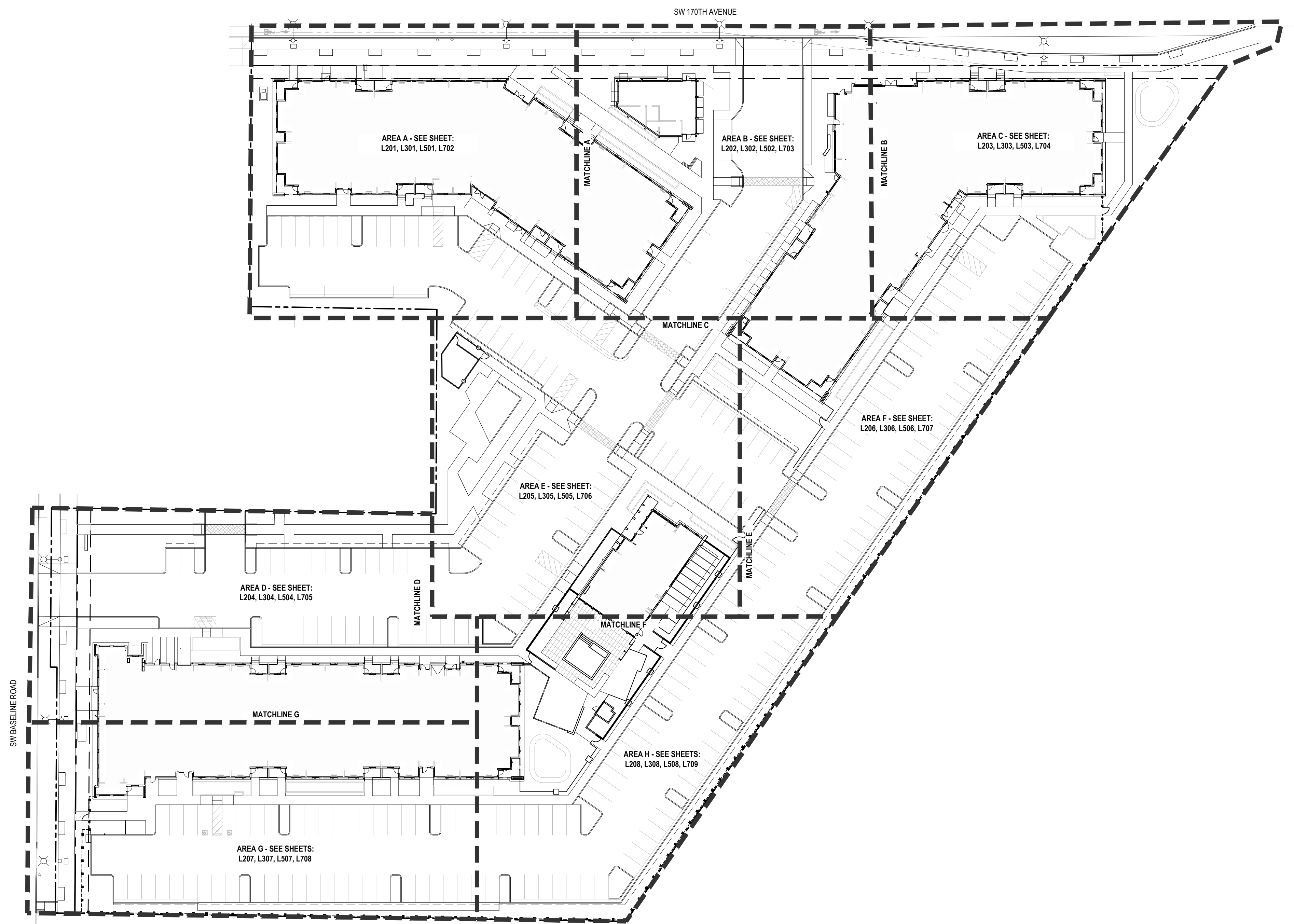
SITE KEY MAP

DATE
5.26.2023

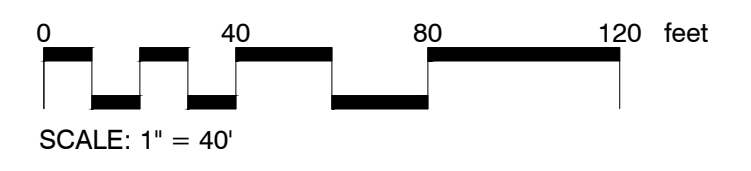
PROJECT NUMBER
215390

SHEET NUMBER
L000

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01 SITE KEY MAP



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LAND USE SET

LANDSCAPE NOTES

DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER

L010

GENERAL SITE NOTES

- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY. REFER TO APPROVED RIGHT OF WAY DRAWINGS PRIOR TO CONSTRUCTION.
- ALL PLANTING AND LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT OF WAY SHALL MEET THE LOCAL JURISDICTION REQUIREMENTS, AND STANDARDS.
- REFERENCE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITEWORK INFORMATION.
- SEE CIVIL FOR SOIL PROTECTION AND LIMIT OF GRADING.
- NOTIFY LANDSCAPE ARCHITECT OF ANY FIELD CHANGES TO THE SITE PLANS WHICH MAY REQUIRE ADJUSTMENT OF DESIGN.
- 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 NON-NATIVE PLANT SPECIES.
 - INSTALLATION OR RE-VAMP WORK REQUIRED TO COMPLETE SITE WIDE IRRIGATION SYSTEM EXPANSION.
- ALL LANDSCAPE AREAS DAMAGED FROM CONSTRUCTION ACTIVITY SHALL BE REPAIRED AND RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
- 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.

SOIL PREPARATION NOTES

- DECOMPACT SOILS AND SUBSOILS IN PLANTING/SEEDED AREAS AS INDICATED IN PROJECT PLANS, DETAILS, AND SPECIFICATIONS IN MULTIPLE PASSES AT VARYING ANGLES ACROSS THE AREA WHEN POSSIBLE.
- AMEND SOILS PER REQUIREMENTS INDICATED IN PROJECT PLANS, DETAILS, AND SPECIFICATIONS. TYPES OF AMENDMENTS REQUIRED AND QUANTITIES SHALL BE BASED UPON ACTUAL RESULTS OF SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS AND RECOMMENDATIONS.
- SOIL AMENDMENT TYPES AND QUANTITIES TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF TOPSOIL/ROOT ZONE MIX IN PLANTING AND SEEDED AREAS.
- NOTIFY THE OWNER'S REPRESENTATIVE IF AREAS OF THE SITE HAVE BEEN RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. PRIOR TO INSTALLING PLANT MATERIAL IN THESE AREAS, THE COMPACTION IS TO BE MODIFIED TO MEET THE COMPACTION REQUIREMENTS INDICATED IN THE PROJECT SPECIFICATIONS.
- CONTRACTOR TO REVIEW PROJECT GEOTECHNICAL REPORT FOR SITE CONDITIONS AND MEET SOILS/SUBSOILS REQUIREMENTS INDICATED IN THE PROJECT SPECIFICATIONS.

SURVEY NOTES

- SITE SURVEY WAS PREPARED BY TERRA CALC LAND SURVEYING INC. OF 1615 NE MILLER ST. MCMINNIE, OR 97128 AND DATED 03/18/2022. ALL GRADES SHOWN ON THE DRAWINGS ARE BASED UPON THE DATUM ESTABLISHED BY THE SURVEYOR. SHAPIRO DIDWAY ASSUMES NO RESPONSIBILITY FOR ACCURACY OF SURVEYED CONDITIONS AS SHOWN. SURVEY INFORMATION IS PROVIDED FOR REFERENCE ONLY. NOT ALL SURVEYED SPOT ELEVATION ARE SHOWN.

AMENDED PLANTING SOIL NOTES

- PLANTING AREAS TO RECEIVE A MINIMUM DEPTH OF IMPORTED AMENDED TOPSOIL AS INDICATED IN THE PLANS.
- TREES TO RECEIVE A DEPTH OF IMPORTED AMENDED TOPSOIL THAT IS EQUAL TO OR GREATER THAN 2X THE ROOTBALL WIDTH AND 1.5X THE ROOTBALL DEPTH MEASURED FROM THE CENTER OF THE TRUNK.
- ALL IMPORTED AMENDED TOPSOIL TO MEET THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.

STORMWATER FACILITY SOIL PLACEMENT NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE REQUIRED CITY/COUNTY STORMWATER FACILITY INSPECTIONS HAVE BEEN PERFORMED AND APPROVED PRIOR TO PLACEMENT OF THE APPROVED AMENDED TOPSOIL, IRRIGATION AND PLANTING ABOVE DRAIN ROCK AND PIPING.
- REFER TO CIVIL ENGINEERS PLANS FOR SOIL MEDIA FINISHED GRADE ELEVATION AND DEPTH PRIOR TO INSTALLING THE APPROVED AMENDED TOPSOIL, IRRIGATION AND PLANTING.
- CONTRACTOR TO VERIFY STORMWATER AMENDED TOPSOIL MEETS THE REQUIREMENTS OF THE LOCAL JURISDICTION.

LAYOUT NOTES

- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE, LARGER SCALE OVER SMALLER SCALE, ADDENDA AND CLARIFICATIONS OVER PREVIOUS DOCUMENTS.
- CONTRACTOR TO LAYOUT HARDSCAPE ELEMENTS AND VERIFY LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. HARDSCAPE ELEMENTS ARE DIMENSIONED ON THE LANDSCAPE LAYOUT PLAN. ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS OR OTHER DRAWINGS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY FOR PROPER CLARIFICATION OR ADJUSTMENT. WHERE DIMENSIONS ARE CALLED AS "EQUAL," SPACE REFERENCED ITEMS EQUALLY, MEASURED TO THEIR CENTER LINES.
- MEASUREMENTS ARE TO FINISHED FACE OF BUILDING, WALL OR FIXED SITE IMPROVEMENT UNLESS OTHERWISE NOTED. DIMENSIONS TO (CL) CENTER LINES IS AS INDICATED.
- INSTALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
- PROVIDE ISOLATION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDING ELEMENTS.
- ALL WALKWAYS SHALL BE MEASURED AND DIMENSIONED FROM FINISHED FACE OF BUILDINGS.
- EXPANSION JOINTS IN CONCRETE WALKWAYS SHALL BE LOCATED TWENTY FEET 20'-0" O.C. MAXIMUM OR AS INDICATED.
- ALL RADII OF WALKWAY INTERSECTIONS ON THE PLANS SHALL BE # 0' OR AS INDICATED ON THE PLANS.
- ALL APPARENT INTERSECTIONS, ALIGNMENTS AND TANGENCIES, ETC. SHALL BE ASSUMED TO BE SO.
- REFER TO SURVEY FOR EXISTING CONDITIONS.
- REFER TO ARCHITECT, STRUCTURAL AND CIVIL DRAWINGS FOR ADDITIONAL LAYOUT DIMENSIONS. ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS OR PROPOSED IMPROVEMENTS, SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR CLARIFICATIONS OR ADJUSTMENT.
- RUNNING SLOPES ALONG ACCESSIBLE ROUTES SHOULD BE NOTED AT A MAXIMUM ALLOWED 5% (4.5% IS BEST TO ALLOW CONSTRUCTION TOLERANCE) FOR WALKING SURFACES. ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL BE SHOWN WITH MAXIMUM ALLOWED SLOPES OF 2% (1.5% IS BEST) IN ALL DIRECTIONS INSIDE THE STALL AND ASSOCIATED ACCESS AISLE. RAMPS SHALL BE CLEARLY IDENTIFIED WITH SLOPE REQUIREMENTS. RAMPS REQUIRE A MAXIMUM ALLOWED SLOPE OF 8.3% (7.5% IS BEST). IF RISE IS GREATER THAN 6" AT A RAMP, THEN HANDRAILS WILL BE REQUIRED ON BOTH SIDES OF THE RAMP. RAMP LANDINGS AND DOOR MANEUVERING CLEARANCES SHALL BE DETAILED TO ENSURE THEY DO NOT EXCEED 2% IN ANY DIRECTION (1.5% BEST). ALL ACCESSIBLE ROUTES REQUIRE A MAXIMUM 2% (1.5% IS BEST) CROSS SLOPE.

PLANTING NOTES

- DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN THE DURING DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
- ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET AT THE PROPER ELEVATIONS RELATIVE TO PAVING FINISH SURFACE ELEVATIONS, UTILITY COVERS AND CURBS. SHRUBS PLANTING AREAS AT 2' BELOW AND LAWN 1" BELOW ADJACENT GRADE. NOTIFY OWNER OF ANY DISCREPANCIES.
- ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS TO DRAIN AWAY FROM BUILDING. 2% MINIMUM. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR 'ON CENTER' SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY PRIOR TO PURCHASE AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD. STAGE ALL PLANT MATERIAL ONSITE PER PLAN, IN THE PLANT CONTAINERS. LARGER TREES MAY BE CENTER MARKED BY PAINTING, STAKING, OR FLAGGING. NOTIFY LANDSCAPE ARCHITECT OF PLACEMENT 48 HOURS PRIOR TO REQUIRED INSPECTION BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT PLACEMENT WHILE STILL IN THE CONTAINERS, AT NO ADDITIONAL COST TO THE OWNER PRIOR TO APPROVAL OF THE FINAL PLANTING LOCATION.
- PLANTING SHALL NOT BE PERFORMED PRIOR TO THE FOLLOWING APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE:
 - OPERATIONAL IRRIGATION SYSTEM PROVIDING HEAD TO HEAD COVERAGE.
 - DECOMPACTION AND PRE-PLANTING SOIL AMENDMENTS ARE COMPLETE.
- PLANT MATERIAL, I.E. TREES, SHRUBS, VINES, ESPALIERES AND GROUNDCOVERS, MUST BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT OWNER'S AUTHORIZED REPRESENTATIVE'S APPROVAL MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS BORNE BY CONTRACTOR.
- IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWINGS, NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL EXPOSED SOIL TO RECEIVE A LANDSCAPE ARCHITECT APPROVED MULCH LAYER. MULCH SHALL BE AT THE DEPTH DEFINED IN THE PROJECT SPECIFICATIONS.
- PROVIDE ROOT CONTROL BARRIERS FOR ALL TREES PLANTED WITHIN 6" OF A HARDSCAPE EDGE SUCH AS PAVING, WALLS, STEPS, ETC. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.
- INSTALL PLANT MATERIAL WITH ITS BEST SIDE FACING PREDOMINATE VIEW OF PUBLIC.
- PROVIDE THE PROPER SETBACK BETWEEN UTILITIES AND TREES - CONTACT CITY INSPECTOR FOR REQUIRED SETBACKS IN THE CASE THAT THE DRAWINGS ARE NOT CLEAR.
- PROVIDE A 4 FT. DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS UNLESS NOTED OTHERWISE.
- PLANT SUBSTITUTIONS DUE TO AVAILABILITY, SHALL BE SUBMITTED IN WRITING TO LANDSCAPE ARCHITECT FOR APPROVAL.
- TREES TO BE PLANTED PER DETAIL 8L820
- SHRUBS TO BE PLANTED PER DETAIL 2L820
- GROUNDCOVERS TO BE PLANTED PER DETAIL 1L820

SIGHT DISTANCE TRIANGLE NOTES

ALL SHRUBS WITHIN THE SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED SO THAT FOLIAGE HEIGHT ABOVE PAVEMENT DOES NOT EXCEED 2.5 FEET. STREET TREES WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A HEIGHT OF 10 FEET CONSISTENT WITH ANSI A300 STANDARDS TO PROVIDE FOR SIGHT DISTANCE VISIBILITY.

OPEN-FLAME FEATURE NOTES

- NATURAL GAS APPLIANCE IS ETL CERTIFIED AND MARKED.
- BURNER CONFORMS TO ANSI Z21.9/CSA 2.41 - 2012/IB01.
- AN AUTOMATIC FUEL SHUTOFF VALVE IS TO ACTIVATE UPON THE INITIATION OF THE FIRE ALARM SIGNAL AND WILL INTERRUPT THE FLOW OF GAS WHEN A FIRE ALARM IS ACTIVATED ANYWHERE IN THE BUILDING. A MANUAL SHUTOFF VALVE WITH SIGNAGE IS TO BE LOCATED WITHIN A MINIMUM OF 10 FEET AND A MAXIMUM OF 50 FEET FROM THE GAS BURNING APPLIANCES. THE SIGNAGE IS LOCATED AND NOTED AS READING: GAS SHUTOFF VALVE.

TREE PROTECTION NOTES

- PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES.
- FENCING SHALL BE INSTALLED PER THE TREE PLAN. FINAL LAYOUT SHALL BE REVIEWED AND APPROVED BY THE PROJECT ARBORIST AND/OR LANDSCAPE ARCHITECT.
- FOR ADDITIONAL INFORMATION SEE DETAIL 1L821
- ALL WORK WITHIN THE TREE PROTECTION ZONE SHALL BE PERFORMED WITH HANDHELD TOOLS OR AIR SPADE.
- 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 THE 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 CLEARING AND GRADING, OR CONSTRUCTION STARTS; AND 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.



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	04/28/2023	LAND USE REVISION 2
	05/26/2023	LAND USE REVISION 3



LAND USE SET

LANDSCAPE COMPLIANCE ANALYSIS

DATE: 5.26.2023 PROJECT NUMBER: 215390

SHEET NUMBER

L020

TOTAL SITE AREA = 226,245.8 SF

CODE SECTION 60.05.20/2/C LOADING AREAS, SOLID WASTE FACILITIES SCREENING:

CODE STANDARD	REQUIRED	PROVIDED
SERVICE AREAS, LOADING DOCKS, LOADING ZONES, OUTDOOR STORAGE AREAS, WASTE STORAGE, RECYCLING CONTAINERS, TRANSFORMERS AND UTILITY VAULTS ETC SHALL BE SCREENED	SOLID SCREEN WALL OR SOLID HEDGE WALL WITH MIN. 95% OPACITY IN 2 YEARS OR SOLID WOOD FENCE OF HEIGHT MIN. 1 FT HIGHER THAN FEATURE TO BE SCREENED	YES

CODE SECTION 60.05.20/3 PEDESTRIAN CIRCULATION:

CODE STANDARD	REQUIRED	PROVIDED
PEDESTRIAN WALKWAYS SHALL HAVE MIN. 5FT UNOBSTRUCTED CLEARANCE	MIN. 5 FT CLEAR WIDTH PAVING TO BE SCORED CONCRETE OR MODULAR PAVING MATERIALS	YES

CODE SECTION 60.05.20/4 STREET FRONTAGE AND PARKING AREAS:

CODE STANDARD	REQUIRED	PROVIDED
SURFACE PARKING AREAS ABUTTING A PUBLIC STREET SHALL PROVIDE PERIMETER LANDSCAPING	ONE OF FOLLOWING: MIN. 6 FT WIDE PLANTING STRIP BETWEEN R.O.W. AND PARKING WITH MIN. 2-1/2" CAL TREES AT MAX. 30 FT O.C. AND EV. HEDGE MIN. 30" HT AT PLANTING AND MAINTAINED AT MAX. 36" HT OR SOLID WALL OR FENCE 30 TO 36 INCHES IN HT PARALLEL TO AND NOT NEARER THAN 4 FT FROM R.O.W. AREA BETWEEN WALL/ FENCE AND STREET LINE TO BE LANDSCAPED	6 FT HIGH CEDAR FENCE IS PROVIDED, ADDITIONALLY ROW OF EVERGREEN SHRUBS (TO BE MAINTAINED AT 36") AND TWO TREES AT MAX. 30FT O.C. ARE PROVIDED

CODE SECTION 60.05.20/5 PARKING AREA LANDSCAPING:

CODE STANDARD	REQUIRED	PROVIDED
1 PLANTER ISLAND FOR EVERY 10 CONTIGUOUS PARKING SPACES	1 ISLAND FOR EVERY 10 CONTINUOUS SPACES EACH ISLAND TO BE: MIN. 70 SF MIN. 6 FT WIDE CURBED MIN. 1 TREE OF MIN. MATURE HT 20FT	YES - SEE CIVIL SEE CIVIL SEE CIVIL YES
TREES WITHIN LANDSCAPE PLANTER ISLANDS SHALL BE FROM CITY OF BEAVERTON STREET TREE LIST		YES

MINIMUM REQUIRED SITE LANDSCAPING CALCULATIONS:

PER CODE SECTION 60.05.25/5 LANDSCAPE REQUIREMENTS FOR MIXED USE DEVELOPMENT:

CODE STANDARD	REQUIRED	PROVIDED
MIN. 10% GROSS SITE AREA TO BE LANDSCAPED	236,531 SF X 0.10 = 23,653 SF	38,744 SF ON-SITE (EXCLUDES LANDSCAPING IN R.O.W. DEDICATIONS) + 4,630 SF STORMWATER = 43,374 SF
ABOVE GROUND WATER QUALITY TREATMENT FACILITY SHALL COUNT		

MINIMUM REQUIRED PLANTING CALCULATIONS:

PER CODE SECTION 60.05.25 LANDSCAPE REQUIREMENTS FOR MIXED USE DEVELOPMENT:

CODE STANDARD	REQUIRED	PROVIDED
1 TREE PER 800 SF OF REQUIRED LANDSCAPE AREA	23,653 SF / 800 SF = 30 TREES	100 TREES ON-SITE EXCLUDING R.O.W.
EV TREE TO MIN. 6 FT HT		N/A
DECIDUOUS TREE TO BE MIN. 1.5" CAL		YES
1 EV SHRUB FOR EVERY 400 SF OF REQUIRED LANDSCAPE	23,653 SF / 400 SF = 59 EV SHRUBS	YES
MIN. MATURE HT OF EV SHRUB = 48"		YES
GRAVEL/ ROCKS/ BARK SHALL BE MAX. 25% OF REQUIRED LANDSCAPE AREA	22,653 x 0.25 = 5,663 SF MAX.	GRAVEL (MAINTENANCE STRIP ETC) = 3,807 SF
HARD SURFACE PEDESTRIAN PLAZA OR COMBINED HARD SURFACE AND SOFT SURFACE PEDESTRIAN PLAZA, IF PROPOSED, CAN COUNT TOWARDS MIN. LANDSCAPING REQUIREMENTS		PEDESTRIAN PLAZA NOT PROPOSED
BLDG ELEVATIONS VISIBLE AND WITHIN 200 FT OF PUBLIC STREET THAT DO NOT HAVE WINDOW SILL ON GROUND FLOOR SHALL HAVE FOUNDATION PLANTING	FOUNDATION PLANTING SHALL CONSIST OF: MIN. 5 FT WIDE 1 TREE OF MIN. 6 FT PLANTING HT AT EVERY 30 LF OF FOUNDATION 1 SHRUB OF MIN. 24" MATURE HT PER 3 FT OF FOUNDATION BETWEEN TREES STAGGERED GROUND COVER IN REMAINING AREA	NOT APPLICABLE - ALL FACADES HAVE WINDOWS ON GROUND LEVEL
LANDSCAPE BUFFERING AND SCREENING	LANDSCAPE BUFFERING AND SCREENING IS REQUIRED ALONG PROPERTY LINES BETWEEN DIFFERENT ZONING DISTRICTS. BUFFER STANDARDS DO NOT APPLY TO AREAS WHERE PUBLIC UTILITY EASEMENT EXIST.	NA - AS ADJACENT SITES ARE IN SAME ZONING DISTRICT. ALONG WEST PROPERTY LINE, SURFACE PARKING PERIMETER SCREENING IS PROVIDED IN FORM OF SECURITY FENCE
LIGHTING	LIGHTED BOLLARDS ALONG ON-SITE PEDESTRIAN AND BICYCLE PATHS SHALL NOT EXCEED 48 INCHES	YES

STREET TREE REQUIREMENTS:

PER CODE SECTION 60.15.15/6 STREET TREES:

CODE STANDARD	REQUIRED	PROVIDED
STREET TREES SHALL BE PLANTED ALONG STREET FRONTAGES	STREET TREES SHALL BE A MIN. 1.5" CALLIPER OR 8-10 FT HIGH AND SHALL BE PLANTED AT A MAXIMUM LINEAR SPACING OF 30 FT. EFFECTIVE FRONTAGE ALONG SW 170TH AVE = 595 LF MIN. STREET TREES REQUIRED ALONG SW 170TH AVE = 595 / 30 = 20 STREET TREES REQUIRED EFFECTIVE FRONTAGE ALONG SW BASELINE RD = 247 LF MIN. STREET TREES REQUIRED ALONG SW BASELINE RD = 247 / 30 = 8 STREET TREES REQUIRED	16 STREET TREES PROVIDED 6 STREET TREES PROVIDED

PER CODE SECTION 60.30.10 BIKE PARKING:

CODE STANDARD	REQUIRED	PROVIDED
SHORT TERM BIKE PARKING IS REQUIRED	LOCATION IS ENCOURAGED TO BE WITHIN 50 FT OF PRIMARY ENTRANCE, IN CASE OF CONSTRAINTS SUCH AS SITE, SETBACK, BUILDING DESIGN OR OTHER, SHORT TERM BIKE PARKING SHALL BE NO MORE THAN 100 FT FROM PRIMARY ENTRANCE. NO. OF SHORT TERM SPACES REQUIRED FOR RESIDENTIAL USES: 1 SPACE PER 20 DWELLING UNITS FOR 256 DWELLING UNITS SHORT TERM SPACES REQUIRED = 256 / 20 = 13 SPACES TO BE DISTRIBUTED BETWEEN BLDG 1, 2 AND 3 NO. OF SHORT TERM SPACES REQUIRED FOR EACH RETAIL USE: 2 SPACES (OR 1 SPACE PER 12,000 SF OF FLOOR AREA)	13 SPACES PROVIDED 2 SPACES PROVIDED PER RETAIL AREA
LONG TERM BIKE PARKING IS REQUIRED	COVERED PARKING SHALL BE PROVIDED	REFER ARCH DWGS



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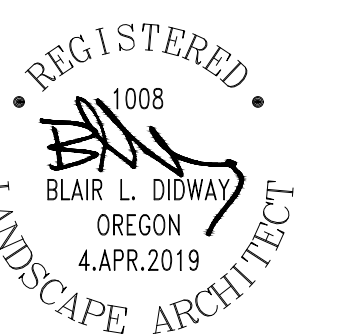


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LAND USE SET

TREE PLAN

DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER

L100

EXISTING TREE SCHEDULE

SYMBOL	EXISTING TREE DESCRIPTION	DBH	ACTION	NOTE	TYPE
T-01	JUGLANS REGIA	9"	REMOVE	ON SITE	
T-02	CRATAEGUS MONOGYNA	9"	REMOVE	ON SITE	DECIDUOUS
T-03	CRATAEGUS MONOGYNA	10"	REMOVE	ON SITE / COMMUNITY TREE	DECIDUOUS
T-04	CRATAEGUS MONOGYNA	11"	REMOVE	ON SITE / COMMUNITY TREE	DECIDUOUS
T-05	CRATAEGUS MONOGYNA	9"	REMOVE	ON SITE	DECIDUOUS
T-06	CRATAEGUS MONOGYNA	10"	REMOVE	ON SITE / COMMUNITY TREE	DECIDUOUS
T-07	CRATAEGUS MONOGYNA	11"	REMOVE	ON SITE / COMMUNITY TREE	DECIDUOUS
T-08	CRATAEGUS MONOGYNA	11"	REMOVE	ON SITE / COMMUNITY TREE	DECIDUOUS
T-09	QUERCUS ROBUR 'FASTIGIATA'	2.5"	REMOVE	ON SITE	DECIDUOUS
T-10	QUERCUS ROBUR 'FASTIGIATA'	8"	REMOVE	ON SITE	DECIDUOUS
T-11	PINUS CONTORTA	8"	REMOVE	ON-SITE	CONIFER
T-12	PINUS CONTORTA	18"	REMOVE	ON SITE / COMMUNITY TREE	CONIFER
T-13	ACER SACCHARINUM	10"	REMOVE	OFF SITE R.O.W.	DECIDUOUS
T-14	ACER SACCHARINUM	8"	REMOVE	OFF SITE R.O.W.	DECIDUOUS
T-15	ACER SACCHARINUM	12"	REMOVE	OFF SITE R.O.W.	DECIDUOUS
T-16	CRATAEGUS MONOGYNA MULTI-TRUNK	5"	REMOVE	ON SITE	DECIDUOUS
T-17	POPULUS TRICHOCARPA CLUSTER		PROTECT	OFF SITE	DECIDUOUS
T-18	CALOCEDRUS DECURRENS	16"	PROTECT	OFF SITE	CONIFER
T-19	CALOCEDRUS DECURRENS	10"	PROTECT	OFF SITE	CONIFER
T-20	CALOCEDRUS DECURRENS	10"	PROTECT	OFF SITE	CONIFER
T-21	CALOCEDRUS DECURRENS	12"	PROTECT	OFF SITE	CONIFER
T-22	CALOCEDRUS DECURRENS	11"	PROTECT	OFF SITE	CONIFER
T-23	CALOCEDRUS DECURRENS	9"	PROTECT	OFF SITE	CONIFER
T-24	CALOCEDRUS DECURRENS	14"	PROTECT	OFF SITE	CONIFER
T-25	CALOCEDRUS DECURRENS	12"	PROTECT	OFF SITE	CONIFER
T-26	QUERCUS ROBUR 'FASTIGIATA'	3"	PROTECT	OFF SITE	DECIDUOUS
T-27	CALOCEDRUS DECURRENS	9"	PROTECT	OFF SITE	CONIFER
T-28	CALOCEDRUS DECURRENS	11"	PROTECT	OFF SITE	CONIFER
T-29	CALOCEDRUS DECURRENS	10"	PROTECT	OFF SITE	CONIFER
T-30	CALOCEDRUS DECURRENS	9"	PROTECT	OFF SITE	CONIFER
T-31	CALOCEDRUS DECURRENS	13"	PROTECT	OFF SITE	CONIFER
T-32	CALOCEDRUS DECURRENS	10"	PROTECT	OFF SITE	CONIFER

LEGEND:

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- ROOT PROTECTION ZONE 1 FT PER INCH OF DBH
- MIN. CONSTRUCTION SETBACK - 0.5 FT PER INCH DBH
- TREE PROTECTION FENCING PER CITY OF BEAVERTON STANDARDS - 4FT ORANGE PLASTIC FENCE SECURED TO 6FT HY METAL POSTS. FINAL FENCING LAYOUT SHALL BE REVIEWED AND APPROVED BY THE PROJECT ARBORIST

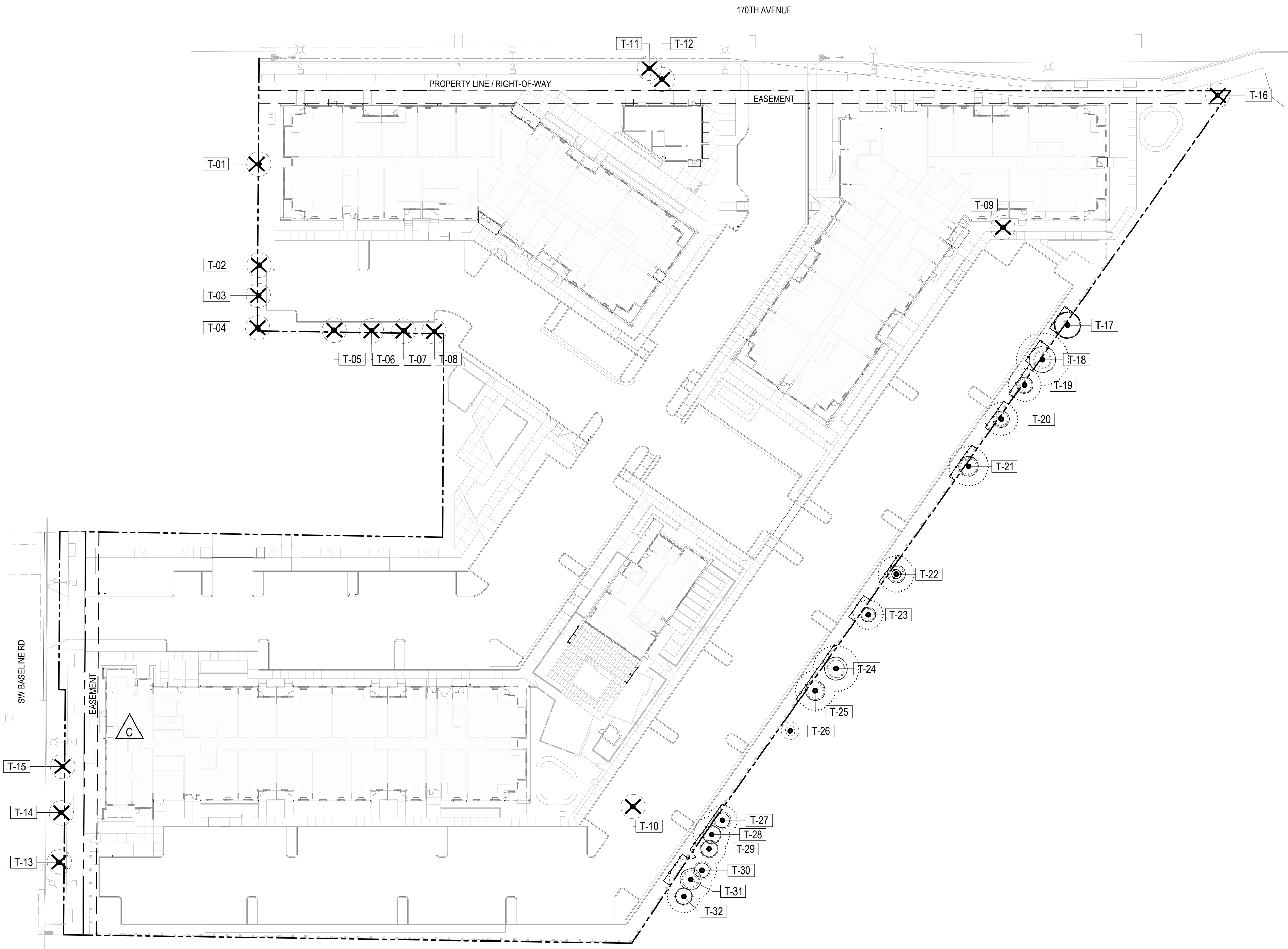
KEY NOTES:

CONTRACTOR TO INFORM PROJECT ARBORIST PRIOR TO CUTTING ANY ROOT LARGER THAN 2" DIA IN ROOT PROTECTION ZONE OF TREES TO BE RETAINED.

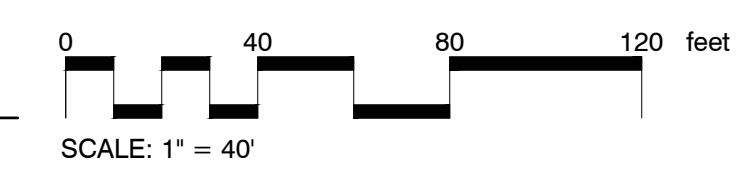
GRADING ACTIVITY IN MINIMUM CONSTRUCTION SETBACK OF TREES TO BE RETAINED SHALL BE WITH HAND TOOLS ONLY. ALL PROPOSED GRADE SHALL MATCH EXISTING GRADES.

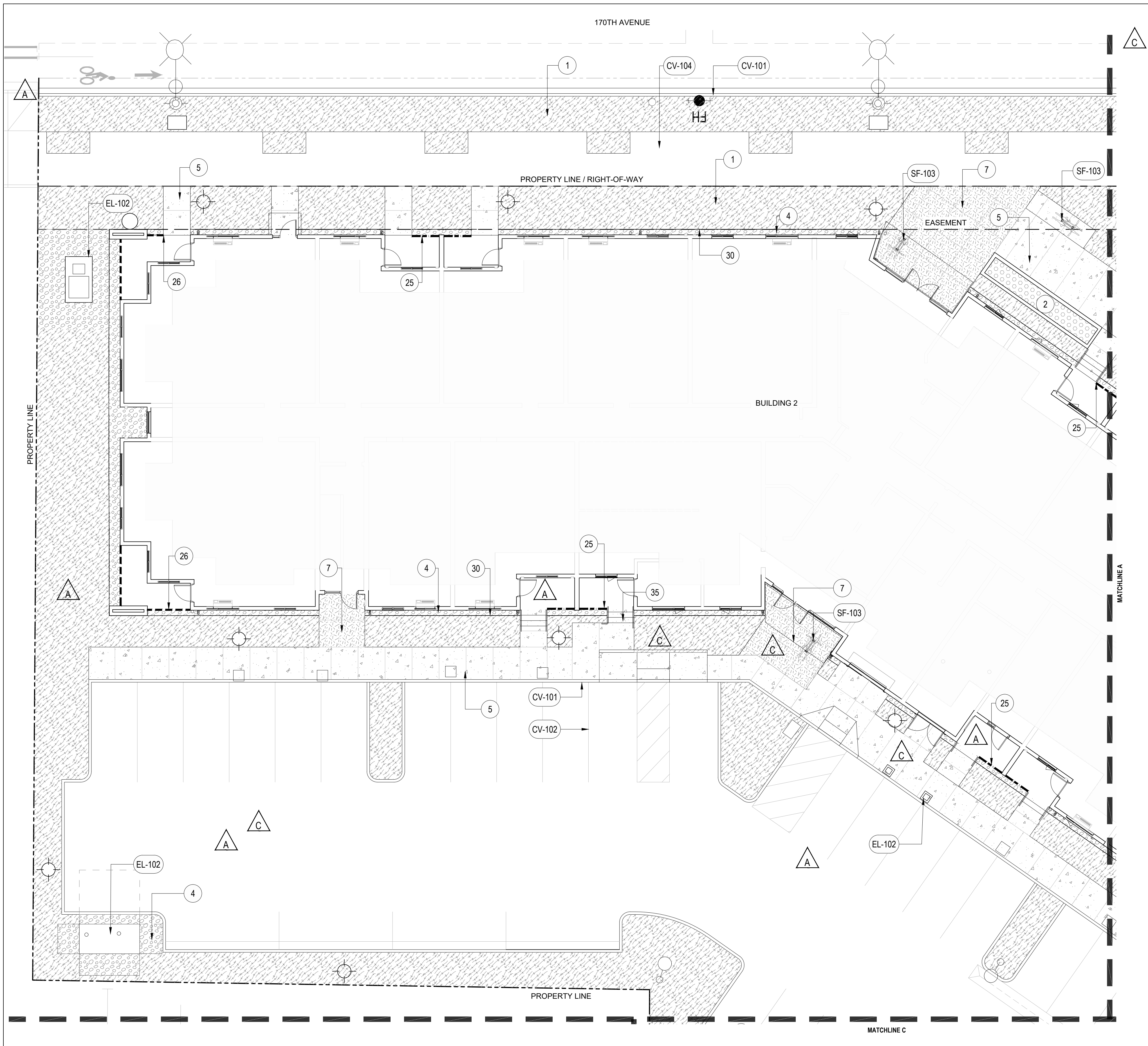
ALL TRENCHING FOR UTILITIES, IRRIGATION OR DRAINAGE WITHIN CRITICAL ROOT ZONE OF TREES TO REMAIN SHALL BE WITH HAND TOOLS ONLY.

NO STAGING/ STORAGE, VEHICLE PARKING OR MANEUVERING WITHIN THE CRITICAL ROOT ZONE OF TREES TO REMAIN



1 TREE PLAN

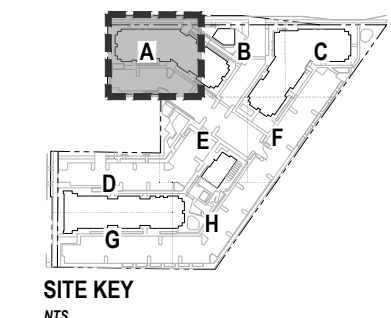
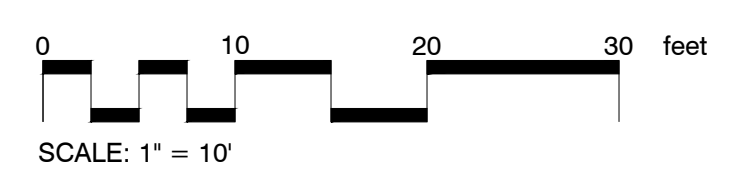




REFERENCE NOTES SCHEDULE AREA A

SYMBOL	DESCRIPTION	DETAIL
①	PLANTING AREA, TYP.	
②	STORMWATER PLANTING, TYP.	
④	AGGREGATE SURFACING TYPE II WIDTH VARIES, 12" MINIMUM	4/L810
⑤	CONCRETE SURFACING TYPE I SEE SPECIFICATION SECTION 32 13 13	1/L810
⑦	CONCRETE SURFACE TYPE III SEE SPECIFICATION SECTION 32 13 13	1/L810
②⑤	STOOP RAILING TYPE I	1/L813
②⑥	STOOP RAILING TYPE II RAILING TO MATCH ARCH. BALCONY DESIGN. SEE ARCH	
③①	EDGE RESTRAINT	4/L810
③⑤	CONCRETE STAIRS WITH HANDRAILS, TYP. SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION	1/L811
CV-101	PARKING LOT CURB	
CV-102	PAINTED PAVEMENT MARKINGS	
CV-104	RIGHT-OF-WAY SIDEWALK	
EL-102	SITE UTILITY SEE ELECTRICAL DRAWINGS / DETAILS / SPECS DESCRIPTION	
SF-103	SITE FURNISHING DESCRIPTION	
SF-103	BIKE RACK SEE SPECIFICATION SECTION 32 33 00	8/L815

MATERIALS PLAN - AREA A



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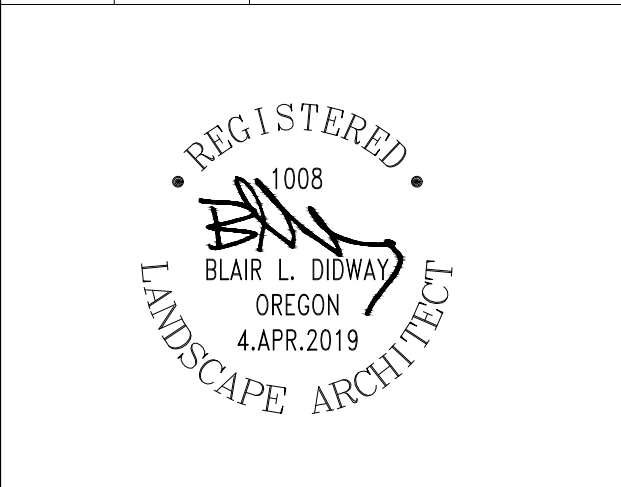
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ELMONICA
SW 170TH AND W BASELINE
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3



LAND USE SET

MATERIALS PLAN - AREA A

DATE 5.26.2023	PROJECT NUMBER 215390
-------------------	--------------------------

SHEET NUMBER
L301

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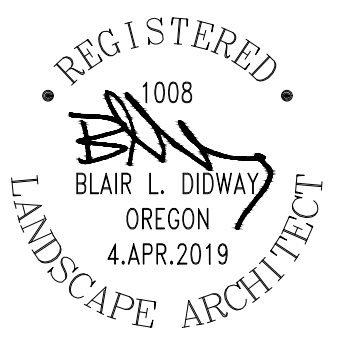


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ELMONICA
SW 170TH AND W BASELINE

REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3

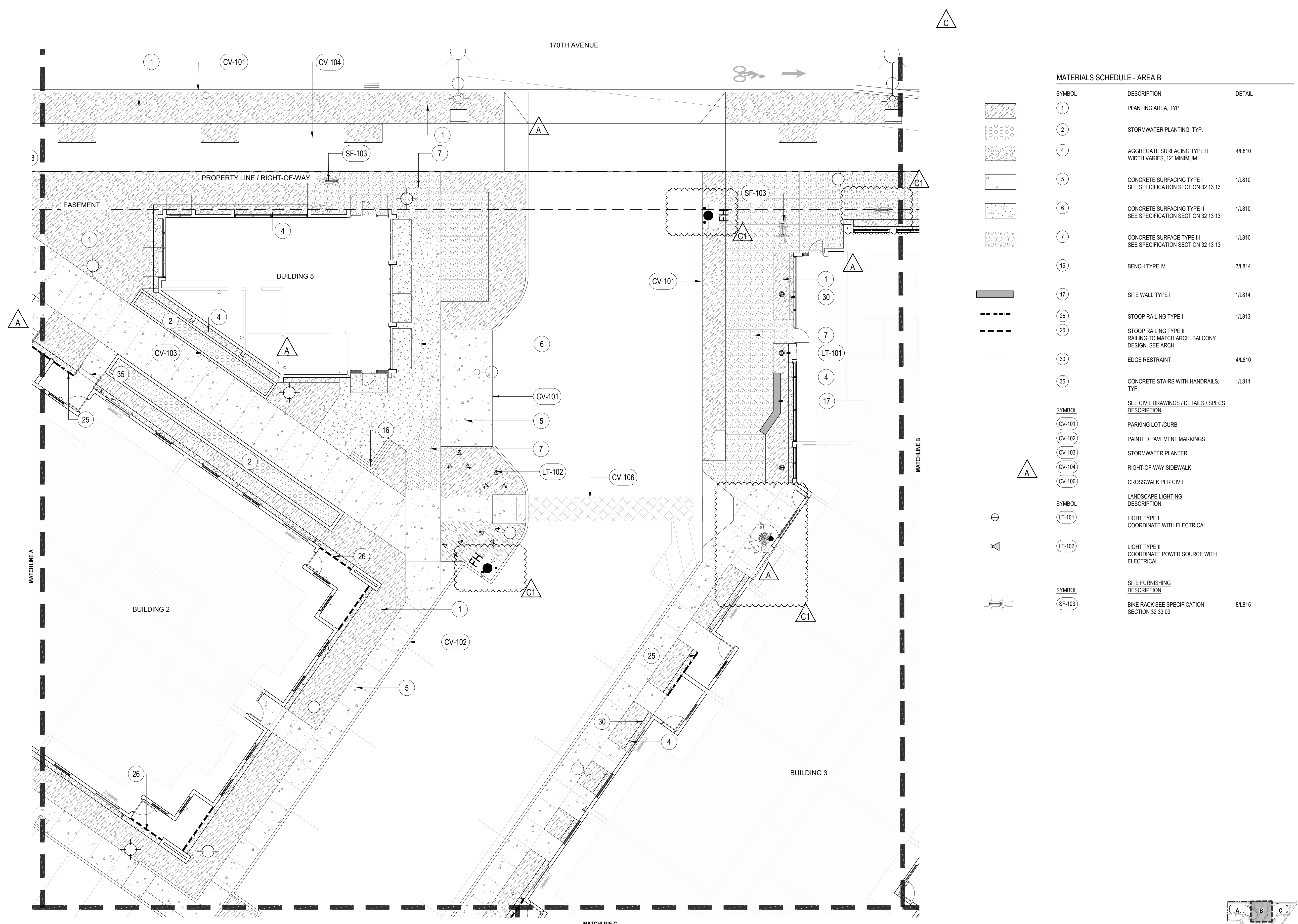


LAND USE SET

MATERIALS PLAN - AREA B

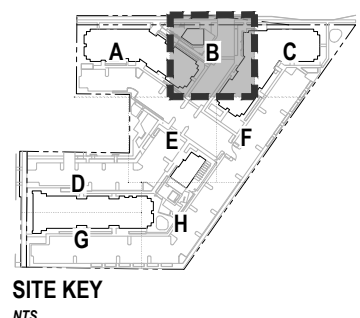
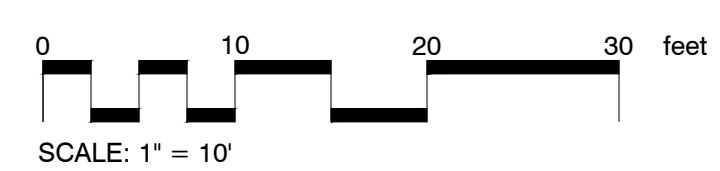
DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER **L302**

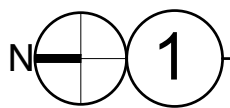


MATERIALS SCHEDULE - AREA B

SYMBOL	DESCRIPTION	DETAIL
①	PLANTING AREA, TYP.	
②	STORMWATER PLANTING, TYP.	
④	AGGREGATE SURFACING TYPE II WIDTH VARIES, 12" MINIMUM	4/L810
⑤	CONCRETE SURFACING TYPE I SEE SPECIFICATION SECTION 32 13 13	1/L810
⑥	CONCRETE SURFACING TYPE II SEE SPECIFICATION SECTION 32 13 13	1/L810
⑦	CONCRETE SURFACE TYPE III SEE SPECIFICATION SECTION 32 13 13	1/L810
⑩⑥	BENCH TYPE IV	7/L814
⑩⑦	SITE WALL TYPE I	1/L814
⑩②⑤	STOOP RAILING TYPE I	1/L813
⑩②⑥	STOOP RAILING TYPE II RAILING TO MATCH ARCH. BALCONY DESIGN. SEE ARCH	
⑩③①	EDGE RESTRAINT	4/L810
⑩③⑤	CONCRETE STAIRS WITH HANDRAILS, TYP.	1/L811
	SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION	
CV-101	PARKING LOT / CURB	
CV-102	PAINTED PAVEMENT MARKINGS	
CV-103	STORMWATER PLANTER	
CV-104	RIGHT-OF-WAY SIDEWALK	
CV-106	CROSSWALK PER CIVIL	
	LANDSCAPE LIGHTING DESCRIPTION	
LT-101	LIGHT TYPE I COORDINATE WITH ELECTRICAL	
LT-102	LIGHT TYPE II COORDINATE POWER SOURCE WITH ELECTRICAL	
	SITE FURNISHING DESCRIPTION	
SF-103	BIKE RACK SEE SPECIFICATION SECTION 32 33 00	8/L815



MATERIALS PLAN - AREA B



MATCHLINE C

MATCHLINE A

MATCHLINE B

170TH AVENUE

PROPERTY LINE / RIGHT-OF-WAY

EASEMENT

BUILDING 5

BUILDING 2

BUILDING 3

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REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3

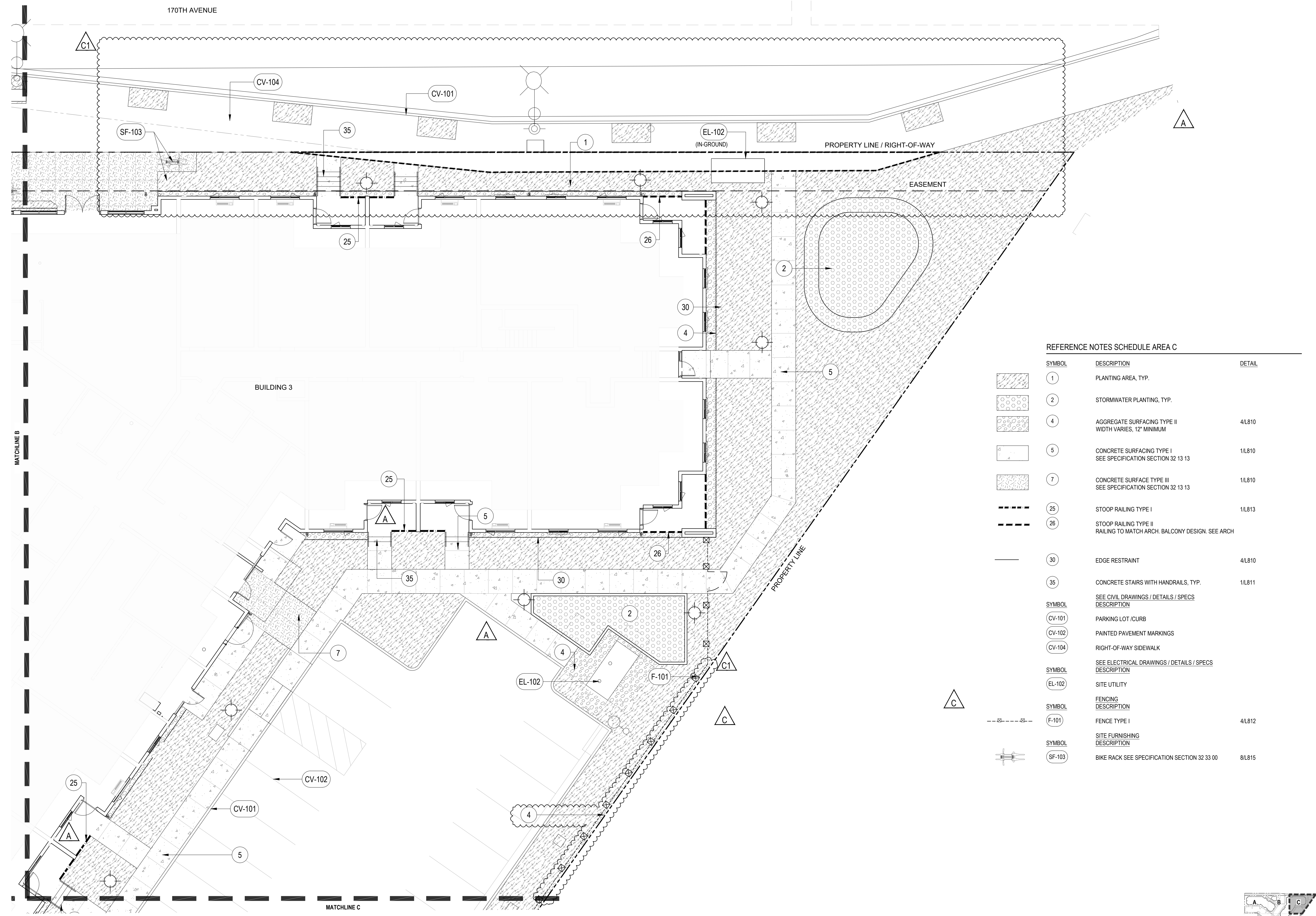


LAND USE SET

MATERIALS PLAN - AREA C

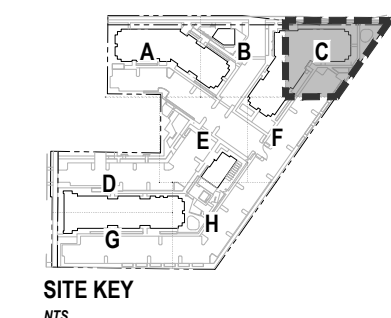
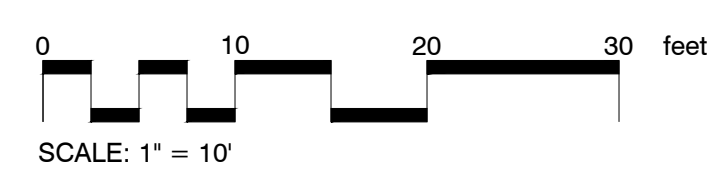
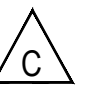
DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER **L303**



REFERENCE NOTES SCHEDULE AREA C

SYMBOL	DESCRIPTION	DETAIL
1	PLANTING AREA, TYP.	
2	STORMWATER PLANTING, TYP.	
4	AGGREGATE SURFACING TYPE II WIDTH VARIES, 12" MINIMUM	4/L810
5	CONCRETE SURFACING TYPE I SEE SPECIFICATION SECTION 32 13 13	1/L810
7	CONCRETE SURFACE TYPE III SEE SPECIFICATION SECTION 32 13 13	1/L810
25	STOOP RAILING TYPE I	1/L813
26	STOOP RAILING TYPE II RAILING TO MATCH ARCH. BALCONY DESIGN. SEE ARCH	
30	EDGE RESTRAINT	4/L810
35	CONCRETE STAIRS WITH HANDRAILS, TYP.	1/L811
SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION		
CV-101	PARKING LOT / CURB	
CV-102	PAINTED PAVEMENT MARKINGS	
CV-104	RIGHT-OF-WAY SIDEWALK	
SEE ELECTRICAL DRAWINGS / DETAILS / SPECS DESCRIPTION		
EL-102	SITE UTILITY	
FENCING DESCRIPTION		
F-101	FENCE TYPE I	4/L812
SITE FURNISHING DESCRIPTION		
SF-103	BIKE RACK SEE SPECIFICATION SECTION 32 33 00	8/L815



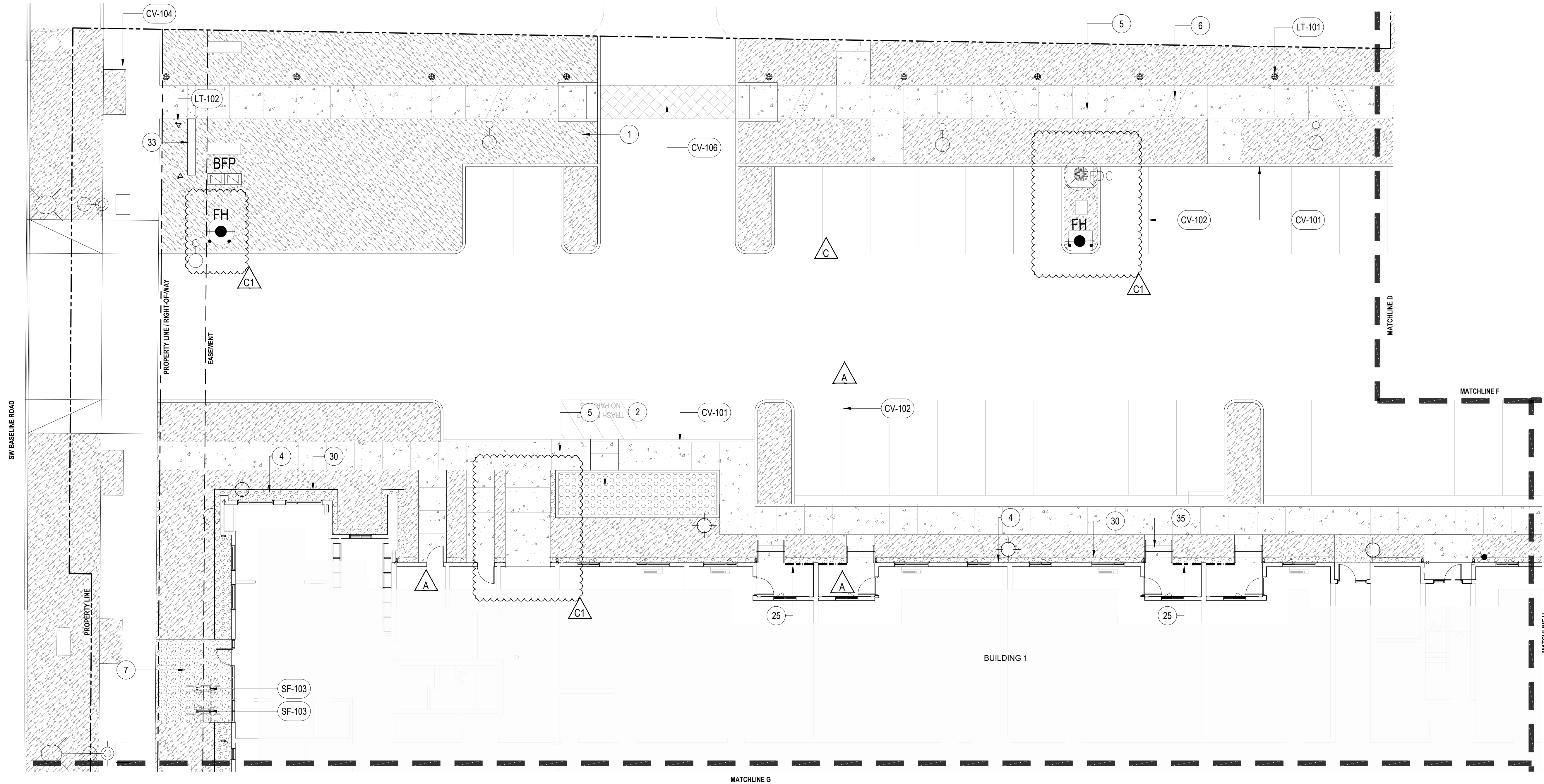
MATERIALS PLAN - AREA C

MATERIALS SCHEDULE - AREA D

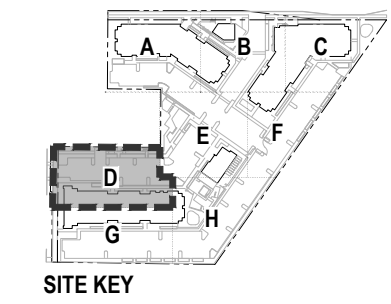
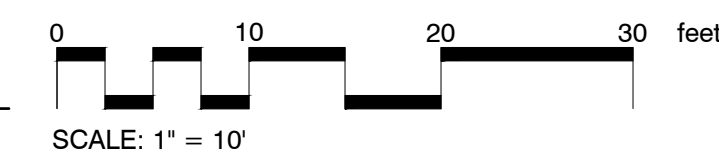
SYMBOL	DESCRIPTION	DETAIL
	1 PLANTING AREA, TYP.	
	2 STORMWATER PLANTING, TYP.	
	4 AGGREGATE SURFACING TYPE II WIDTH VARIES, 12" MINIMUM	4/L810
	5 CONCRETE SURFACING TYPE I SEE SPECIFICATION SECTION 32 13 13	1/L810
	6 CONCRETE SURFACING TYPE II SEE SPECIFICATION SECTION 32 13 13	1/L810
	7 CONCRETE SURFACE TYPE III SEE SPECIFICATION SECTION 32 13 13	1/L810
	25 STOOP RAILING TYPE I	1/L813
	30 EDGE RESTRAINT	4/L810

33	CONCRETE MONUMENT WALL W/ STEEL PANEL SEE SPECIFICATION SECTION 32 33 00	
35	CONCRETE STAIRS WITH HANDRAILS, TYP.	1/L811
SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION		
CV-101	PARKING LOT /CURB	
CV-102	PAINTED PAVEMENT MARKINGS	
CV-104	RIGHT-OF-WAY SIDEWALK	
CV-106	CROSSWALK PER CIVIL	
LANDSCAPE LIGHTING DESCRIPTION		
LT-101	LIGHT TYPE I COORDINATE WITH ELECTRICAL	
LT-102	LIGHT TYPE II COORDINATE POWER SOURCE WITH ELECTRICAL	

SYMBOL	SITE FURNISHING DESCRIPTION	
SF-103	BIKE RACK SEE SPECIFICATION SECTION 32 33 00	8/L815



1 MATERIALS PLAN - AREA D



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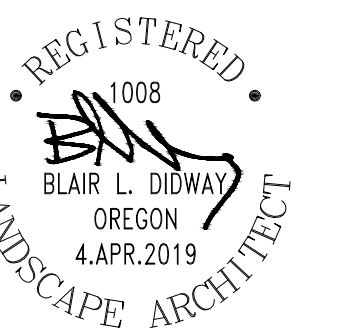
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REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
	02/17/2023	LAND USE COMMENTS
	04/28/2023	LAND USE REVISION 2
	05/26/2023	LAND USE REVISION 3



LAND USE SET

MATERIALS PLAN -
AREA D

DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER

L304

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REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3

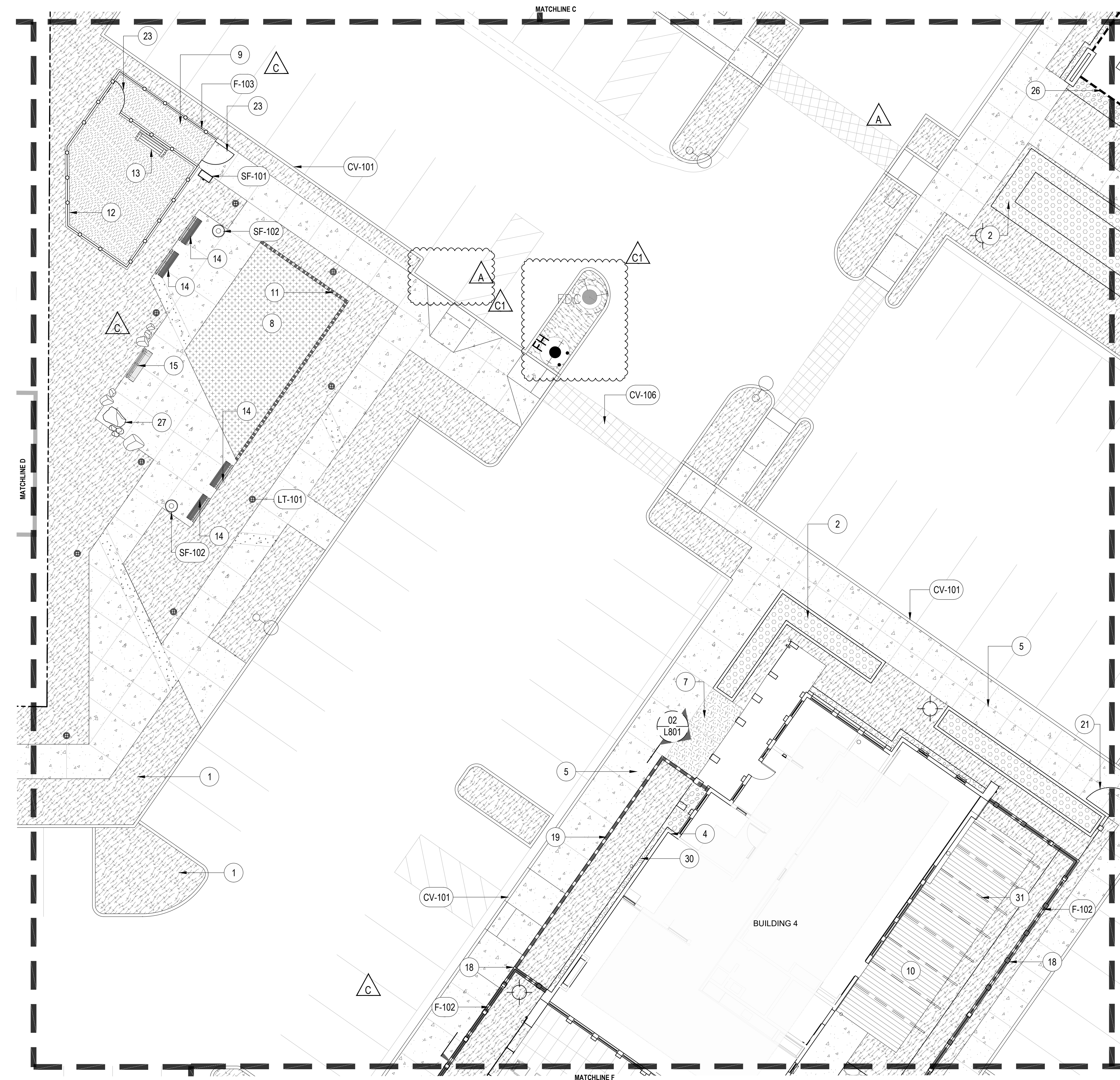


LAND USE SET

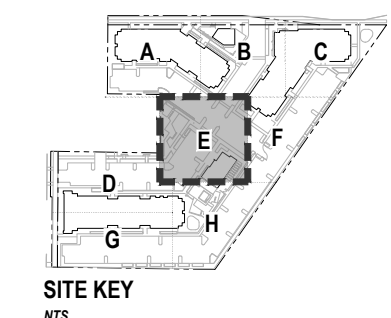
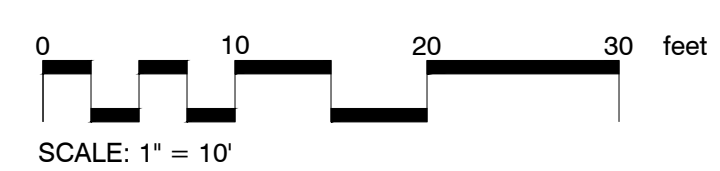
MATERIALS PLAN - AREA E

DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER **L305**



SYMBOL	DESCRIPTION	DETAIL
(1)	PLANTING AREA, TYP.	
(2)	STORMWATER PLANTING, TYP.	
(4)	AGGREGATE SURFACING TYPE II WIDTH VARIES, 12" MINIMUM	4/L810
(5)	CONCRETE SURFACING TYPE I SEE SPECIFICATION SECTION 32 13 13	1/L810
(6)	CONCRETE SURFACING TYPE II SEE SPECIFICATION SECTION 32 13 13	1/L810
(7)	CONCRETE SURFACE TYPE III SEE SPECIFICATION SECTION 32 13 13	1/L810
(8)	SYNTHETIC TURF TYPE I	7/L810
(9)	SYNTHETIC TURF TYPE II	6/L810
(10)	SPECIALTY SURFACING SEE SPECIFICATION SECTION 32 33 00	
(11)	CONCRETE FLUSH CURB TYPE I	6/L810
(12)	CONCRETE FLUSH CURB TYPE II	7/L810
(13)	BENCH TYPE I	3/L814
(14)	BENCH TYPE II	3/L814
(15)	BENCH TYPE III	3/L814
(18)	SITE WALL TYPE II	5/L814
(19)	SITE WALL TYPE III	4/L814
(21)	PEDESTRIAN GATE TYPE I	8/L812
(23)	PEDESTRIAN GATE TYPE III	9/L812
(26)	STOOP RAILING TYPE II RAILING TO MATCH ARCH. BALCONY DESIGN. SEE ARCH	
(27)	LANDSCAPE BOULDER	5/L810
(30)	EDGE RESTRAINT	4/L810
(31)	TRELLIS STRUCTURE SEE SPECIFICATION SECTION 32 33 00	
SYMBOL	SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION	
(CV-101)	PARKING LOT /CURB	
(CV-106)	CROSSWALK PER CIVIL	
SYMBOL	FENCING DESCRIPTION	
(F-102)	FENCE TYPE II	5/L812
(F-103)	FENCE TYPE III	3/L812
SYMBOL	LANDSCAPE LIGHTING DESCRIPTION	
(LT-101)	LIGHT TYPE I COORDINATE WITH ELECTRICAL	
SYMBOL	SITE FURNISHING DESCRIPTION	
(SF-101)	PET STATION SEE SPECIFICATION SECTION 32 33 00	8/L810
(SF-102)	TRASH RECEPTACLE - SEE SPECIFICATION SECTION 32 33 00	



MATERIALS PLAN - AREA E

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REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3



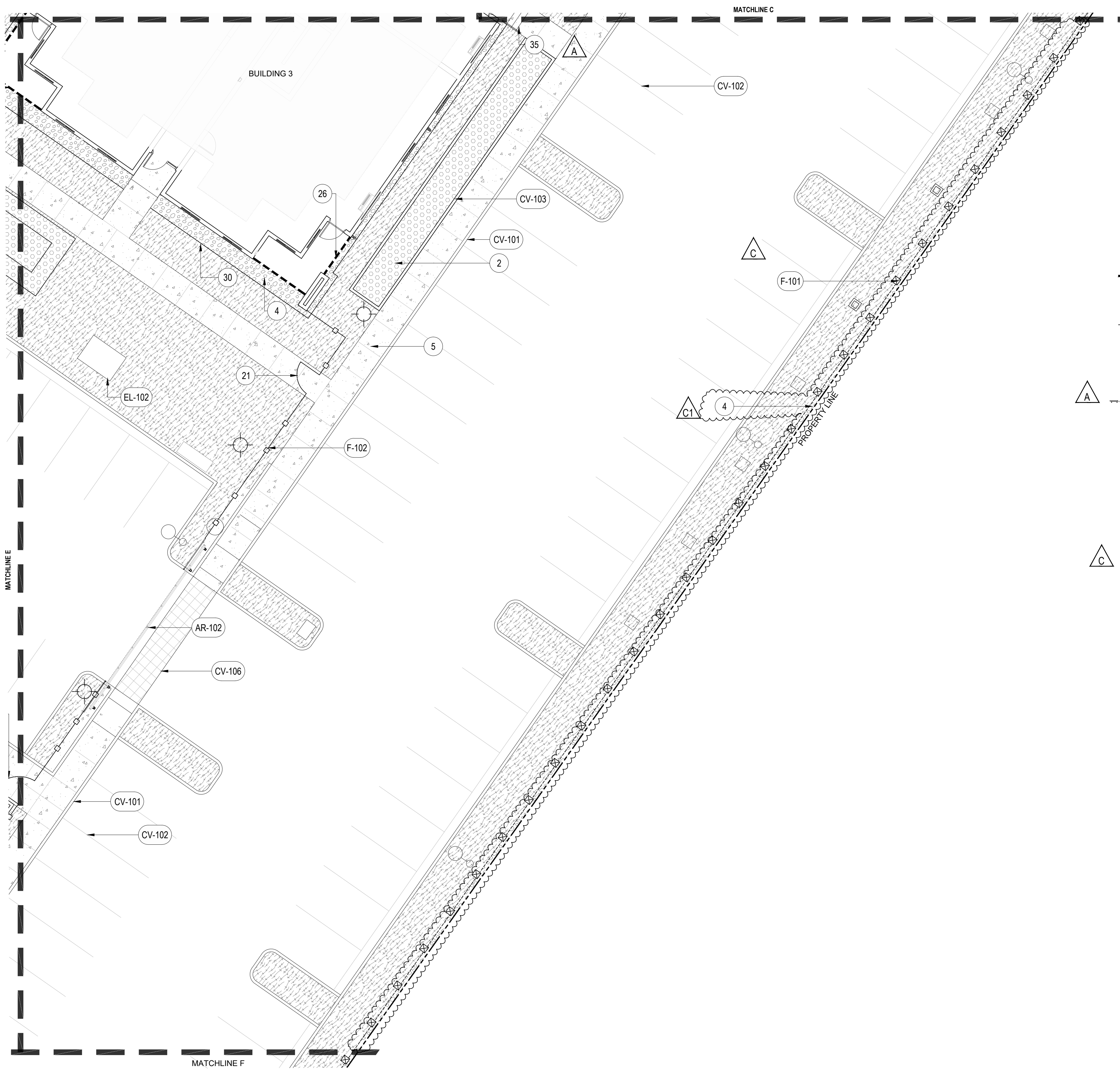
LAND USE SET

MATERIALS PLAN - AREA F

DATE 5.26.2023 PROJECT NUMBER 215390

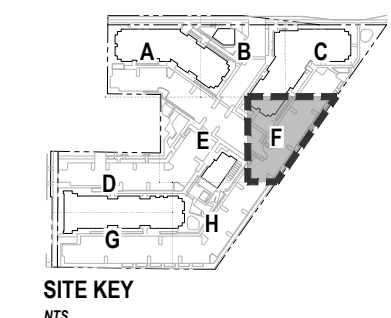
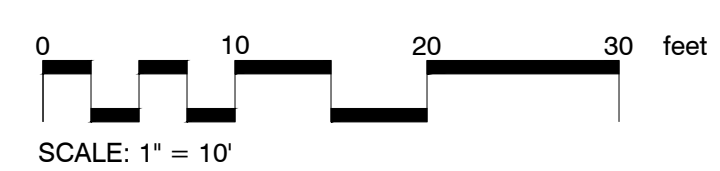
SHEET NUMBER

L306

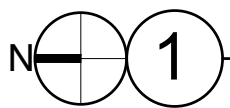


MATERIALS SCHEDULE - AREA F

SYMBOL	DESCRIPTION	DETAIL
①	PLANTING AREA, TYP.	
②	STORMWATER PLANTING, TYP.	
④	AGGREGATE SURFACING TYPE II WIDTH VARIES, 12" MINIMUM	4/L810
⑤	CONCRETE SURFACING TYPE I SEE SPECIFICATION SECTION 32 13 13	1/L810
⑦	CONCRETE SURFACE TYPE III SEE SPECIFICATION SECTION 32 13 13	1/L810
⑳	PEDESTRIAN GATE TYPE I	8/L812
㉑	STOOP RAILING TYPE II RAILING TO MATCH ARCH. BALCONY DESIGN. SEE ARCH	
㉒	EDGE RESTRAINT	4/L810
㉓	CONCRETE STAIRS WITH HANDRAILS, TYP.	1/L811
SEE ARCHITECTURAL DRAWINGS / DETAILS / SPECS DESCRIPTION		
△	AUTOMATED VEHICULAR GATE WITH ACCESS CONTROL PER ARCH	
SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION		
○	PARKING LOT /CURB	
△	PAINTED PAVEMENT MARKINGS	
△	STORMWATER PLANTER	
○	CROSSWALK PER CIVIL	
SEE ELECTRICAL DRAWINGS / DETAILS / SPECS DESCRIPTION		
○	SITE UTILITY	
SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION		
○	FENCING	
○	FENCE TYPE I	4/L812
○	FENCE TYPE II	5/L812

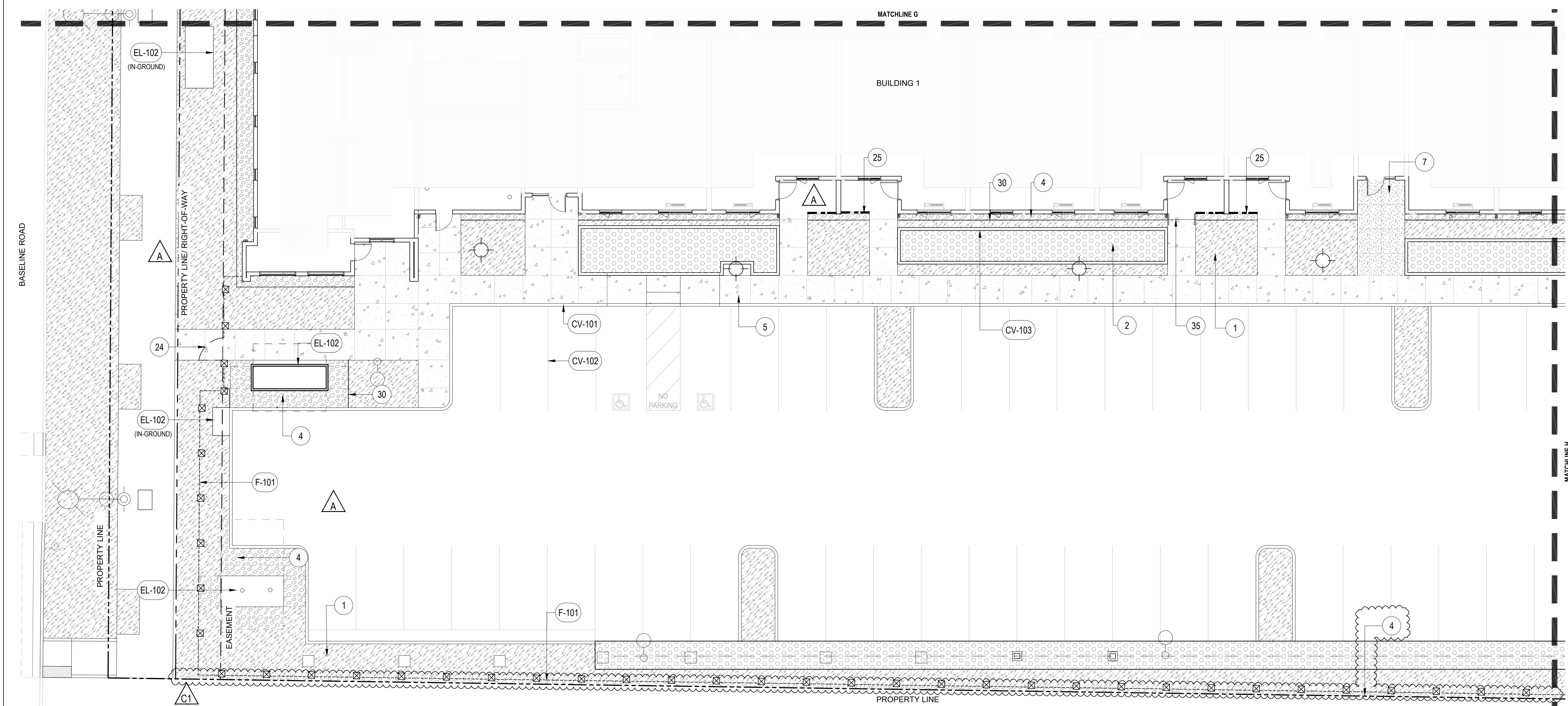


MATERIALS PLAN - AREA F

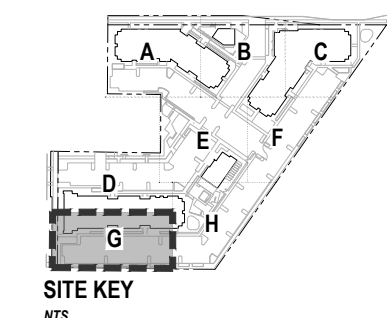
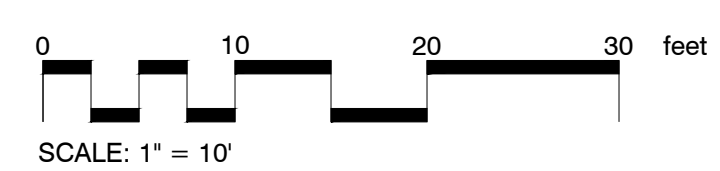


MATERIALS SCHEDULE - AREA G

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
	1 PLANTING AREA, TYP.			CV-101 PARKING LOT / CURB	
	2 STORMWATER PLANTING, TYP.			CV-102 PAINTED PAVEMENT MARKINGS	
	4 AGGREGATE SURFACING TYPE II WIDTH VARIES, 12" MINIMUM	4/L810		CV-103 STORMWATER PLANTER	
	5 CONCRETE SURFACING TYPE I SEE SPECIFICATION SECTION 32 13 13	1/L810		EL-102 SEE ELECTRICAL DRAWINGS / DETAILS / SPECS DESCRIPTION	
	7 CONCRETE SURFACE TYPE III SEE SPECIFICATION SECTION 32 13 13	1/L810		EL-102 SITE UTILITY	
	24 PEDESTRIAN GATE TYPE IV	2/L813		F-101 FENCING DESCRIPTION	
	25 STOOP RAILING TYPE I	1/L813		F-101 FENCE TYPE I	4/L812
	30 EDGE RESTRAINT	4/L810			
	35 CONCRETE STAIRS WITH HANDRAILS, TYP.	1/L811			



1 MATERIALS PLAN - AREA G



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ELMONICA
SW 170TH AND W BASELINE
REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
	02/17/2023	LAND USE COMMENTS
	04/28/2023	LAND USE REVISION 2
	05/26/2023	LAND USE REVISION 3



LAND USE SET

MATERIALS PLAN - AREA G

DATE 5.26.2023	PROJECT NUMBER 215390
-------------------	--------------------------

SHEET NUMBER
L307

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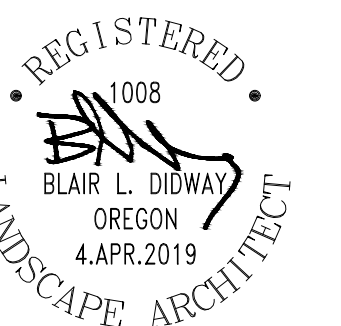


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REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3



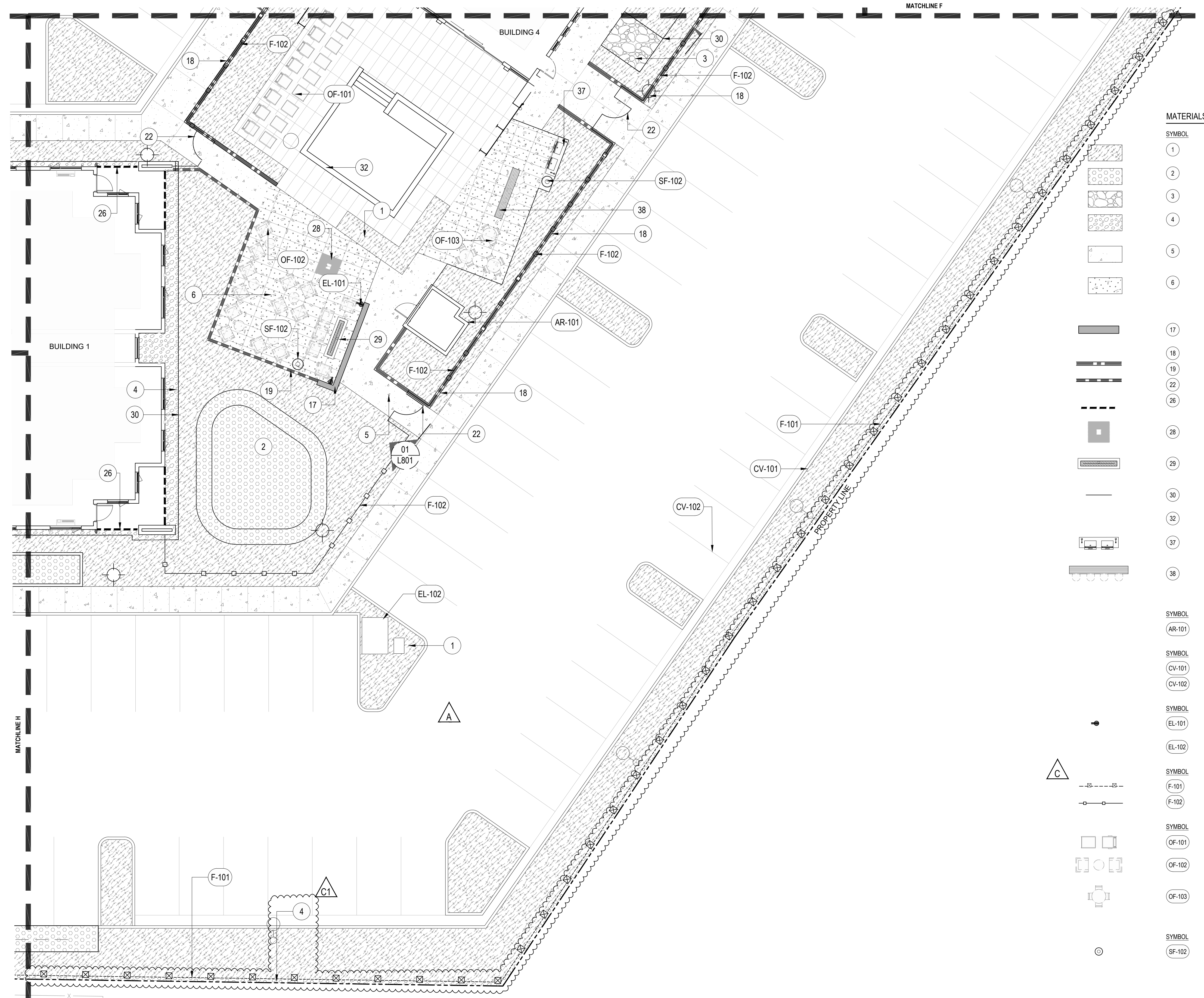
LAND USE SET

MATERIALS PLAN - AREA H

DATE 5.26.2023 PROJECT NUMBER 215390

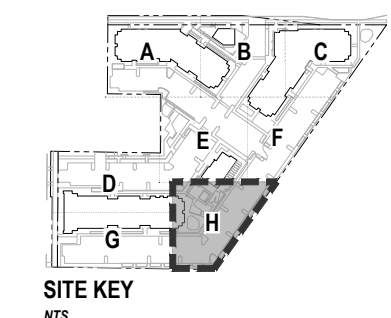
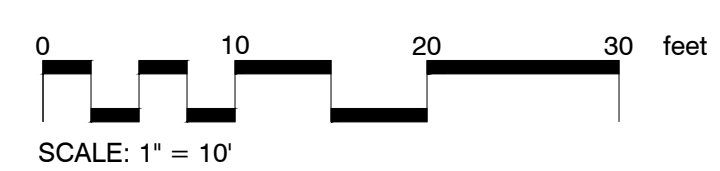
SHEET NUMBER

L308

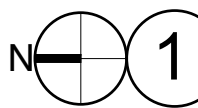


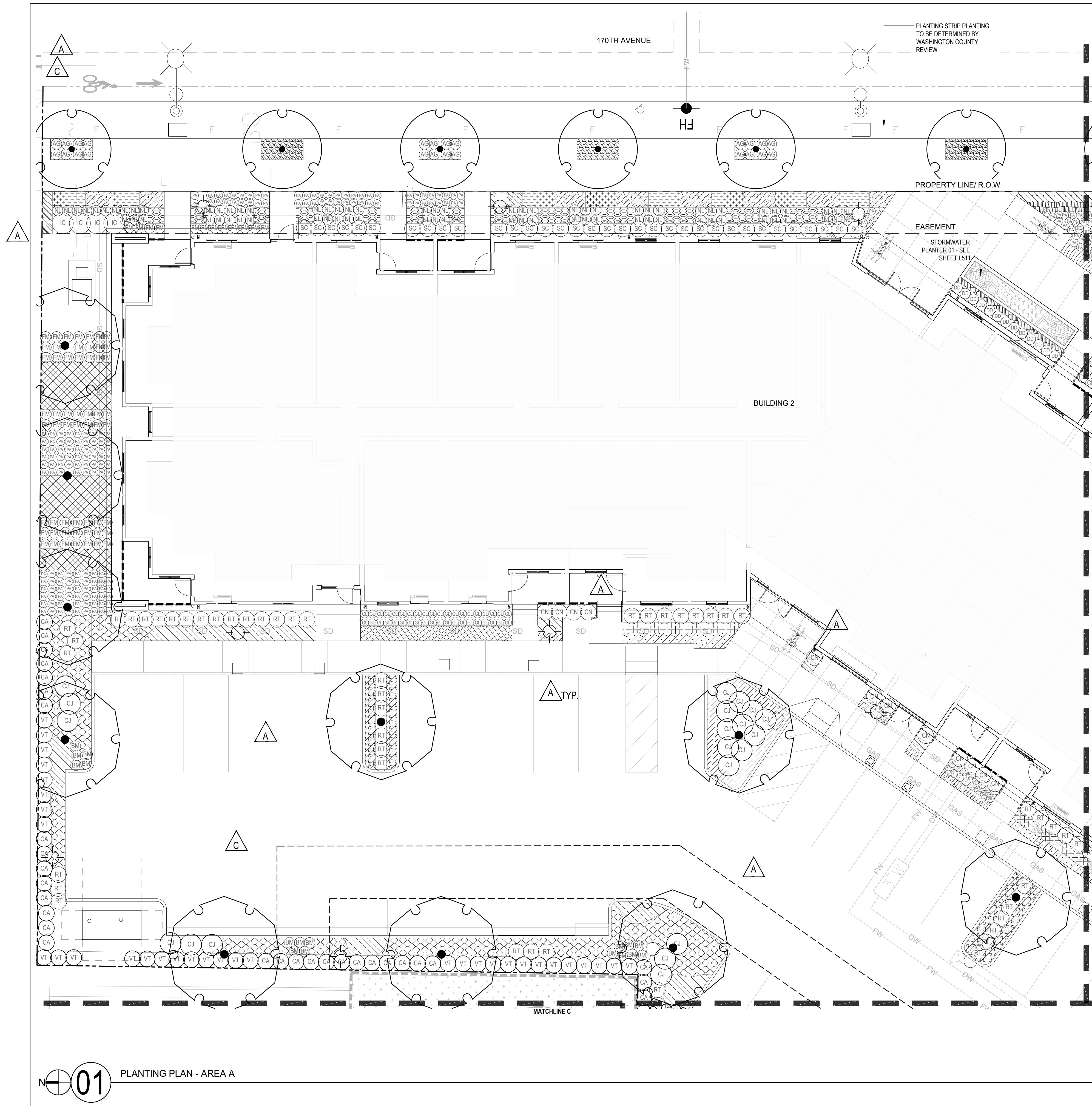
MATERIALS SCHEDULE - AREA H

SYMBOL	DESCRIPTION	DETAIL
1	PLANTING AREA, TYP.	
2	STORMWATER PLANTING, TYP.	
3	AGGREGATE DECORATIVE TYPE I	
4	AGGREGATE SURFACING TYPE II WIDTH VARIES, 12" MINIMUM	4L.810
5	CONCRETE SURFACING TYPE I SEE SPECIFICATION SECTION 32 13 13	1L.810
6	CONCRETE SURFACING TYPE II SEE SPECIFICATION SECTION 32 13 13	1L.810
17	SITE WALL TYPE I	1L.814
18	SITE WALL TYPE II	5L.814
19	SITE WALL TYPE III	4L.814
22	PEDESTRIAN GATE TYPE II	6L.812
26	STOOP RAILING TYPE II RAILING TO MATCH ARCH. BALCONY DESIGN. SEE ARCH	
28	TREE GRATE SEE SPECIFICATION SECTION 32 33 00	10L.811
29	FIRE TABLE SEE SPECIFICATION SECTION 32 33 00	6L.815
30	EDGE RESTRAINT	4L.810
32	POOL - PER POOL CONSULTANT	
37	BBO GRILL UNITS WITH TASK LIGHTS SEE SPECIFICATION SECTION 32 33 00	4L.815
38	POOL BAR W/ SEATING SEE SPECIFICATION SECTION 32 33 00	1L.816
	SEE ARCHITECTURAL DRAWINGS / DETAILS / SPECS DESCRIPTION	
AR-101	POOL EQUIPMENT SHED	
	SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION	
CV-101	PARKING LOT ICURB	
CV-102	PAINTED PAVEMENT MARKINGS	
	SEE ELECTRICAL DRAWINGS / DETAILS / SPECS DESCRIPTION	
EL-101	CHARGING STATION	
EL-102	SITE UTILITY	
	FENCING DESCRIPTION	
F-101	FENCE TYPE I	4L.812
F-102	FENCE TYPE II	5L.812
	OWNER FURNISHED, OWNER INSTALLED DESCRIPTION	
OF-101	POOL FURNISHINGS, TYP	
OF-102	OUTDOOR MOVABLE LOUNGING FURNITURE, TYP.	
OF-103	OUTDOOR MOVABLE TABLES AND CHAIRS, TYP.	
	SITE FURNISHING DESCRIPTION	
SF-102	TRASH RECEPTACLE - SEE SPECIFICATION SECTION 32 33 00	



MATERIALS PLAN - AREA H



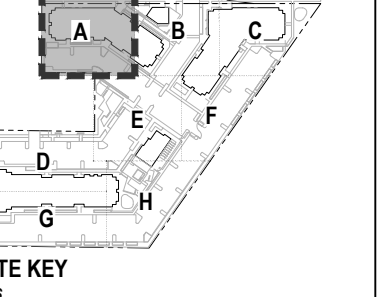
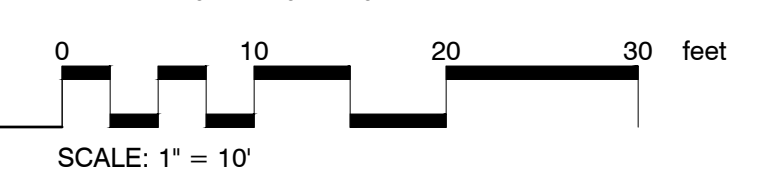


PLANT SCHEDULE AREA A

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
AL		ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	B&B	10
SZ	A TYP.	SYRINGA PEKINENSIS 'ZHANG ZHIMING' / BEIJING GOLD® PEKING LILAC	B&B	6
		DECIDUOUS TREE; PGE AND CITY APPROVED STREET TREE UNDER POWER WIRE		
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	
AG		ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA	3 GAL	24
BM		BRACHYGLOTTIS MONROE / MONROE'S RAGWORT	1 GAL	17
CA		CARPENTERIA CALIFORNICA / BUSH ANEMONE	5 GAL	30
CJ		CEANOTHUS X 'JULIA PHELPS' / JULIA PHELPS WILD LILAC	5 GAL	20
CN		CISTUS X 'BENNETT'S WHITE' / BENNETT'S WHITE ROCKROSE	5 GAL	12
DD		DAPHNE X TRANSATLANTICA 'BLAFRA' / ETERNAL FRAGRANCE DAPHNE	1 GAL	14
GL		GAURA LINDHEIMERI / GAURA	1 GAL	56
IC		ILEX CRENATA 'CONVEXA' / CONVEX-LEAVED JAPANESE HOLLY	5 GAL	4
NL		NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	1 GAL	72
RT		ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	1 GAL	49
SC		SARCOCOCCA CONFUSA / SWEETBOX	5 GAL	34
VT		VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS	5 GAL	33
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	
CK		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / K. FOERSTER FEATHER GRA	1 GAL	1
FM		FESTUCA MAIREI / ATLAS FESCUE	1 GAL	67
PA		PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	185

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
AV		ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE' / VANCOUVER JADE KINNIKINNI	1 GAL	18" o.c.
ARCO		ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	1 GAL	18" o.c.
CAMO		CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE	1 GAL	12" o.c.
HM		HAKONECHLOA MACRA / JAPANESE FOREST GRASS	1 GAL	12" o.c.
HH		HEBE VERNICOSA / VARNISHED HEBE	1 GAL	12" o.c.
HEWI		HEBE X 'WINGLETYE' / WINGLETYE HEBE	1 GAL	12" o.c.
HS		HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	18" o.c.
HEBE		HEUCHERA X 'BERRY TIMELESS' / BERRY TIMELESS CORAL BELLS	1 GAL	12" o.c.
IBSE		IBERIS SEMPERVIRENS 'MASTERPIECE' / MASTERPIECE CANDYTUFT	1 GAL	12" o.c.
LAST		LAVANDULA STOECHAS / SPANISH LAVENDER	1 GAL	12" o.c.
LH		LITHODORA DIFFUSA / LITHODORA	1 GAL	12" o.c.
MARE		MAHONIA REPENS / CREEPING MAHONIA	1 GAL	12" o.c.
NATE		NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS	1 GAL	18" o.c.
STBY		STACHYS BYZANTINA 'BIG EARS' / BIG EARS LAMB'S EAR	1 GAL	18" o.c.
VL		VERONICA LIWANENSIS / TURKISH VERONICA	1 GAL	12" o.c.

NOTE:
 • PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED TO MAINTAIN PROPOSED LANDSCAPE MATERIAL INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO MATERIALS PLAN L301 FOR ADDITIONAL INFORMATION



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 REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
A	02/17/2023	LAND USE COMMENTS
A	04/28/2023	LAND USE REVISION 2
A	05/26/2023	LAND USE REVISION 3



LAND USE SET

PLANTING PLAN - AREA A

DATE: 5.26.2023 PROJECT NUMBER: 215390

SHEET NUMBER: **L501**

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ELMONICA
SW 170TH AND W BASELINE

REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3

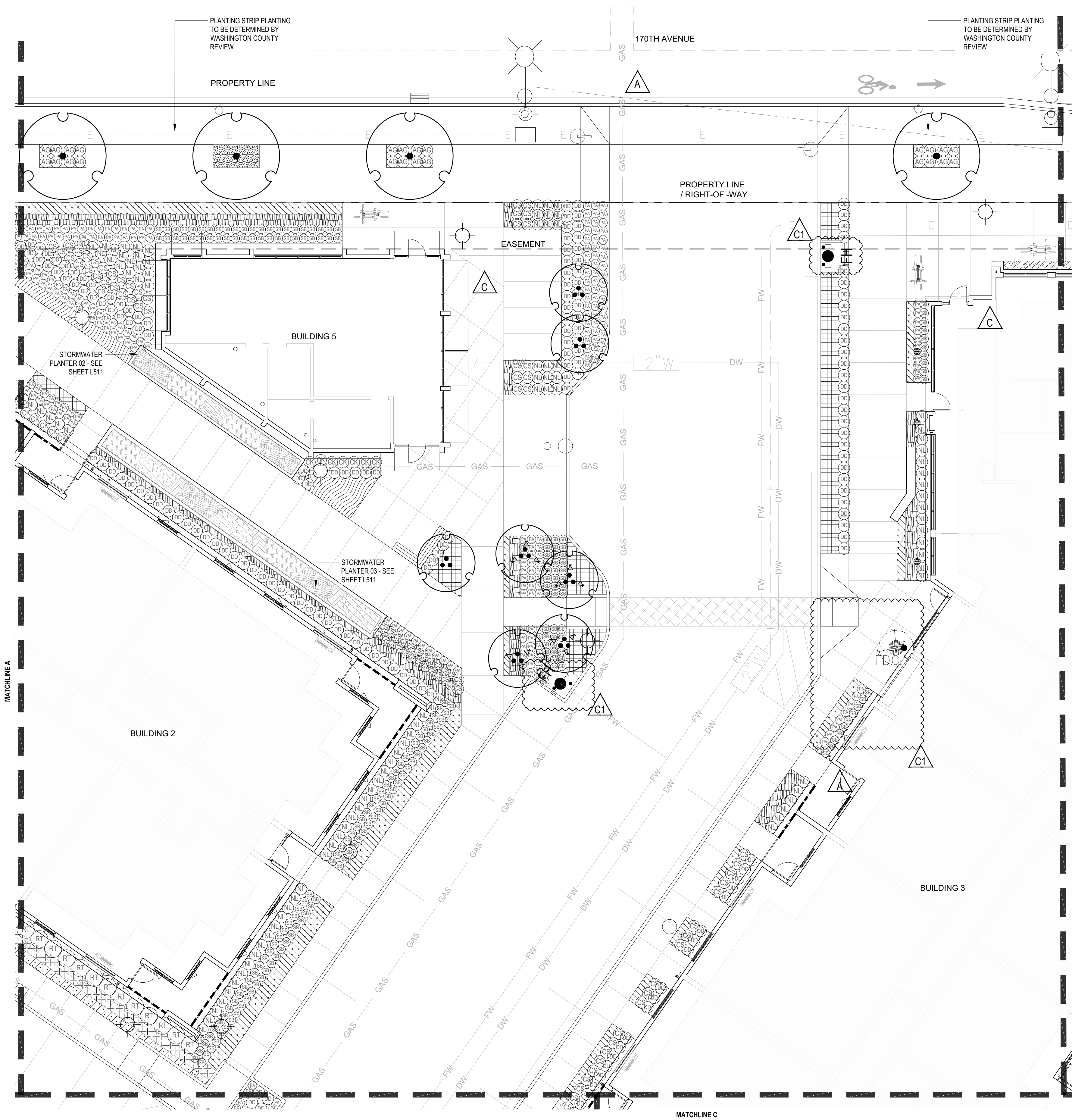


LAND USE SET

PLANTING PLAN - AREA B

DATE 5.26.2023 PROJECT NUMBER 215390

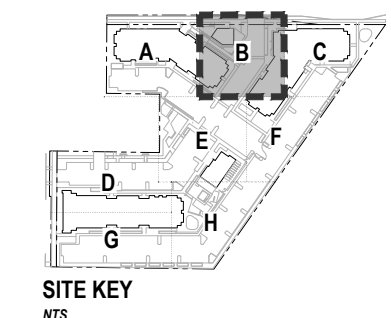
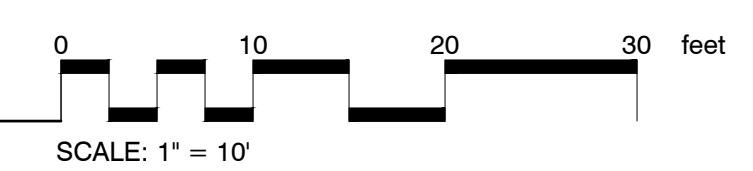
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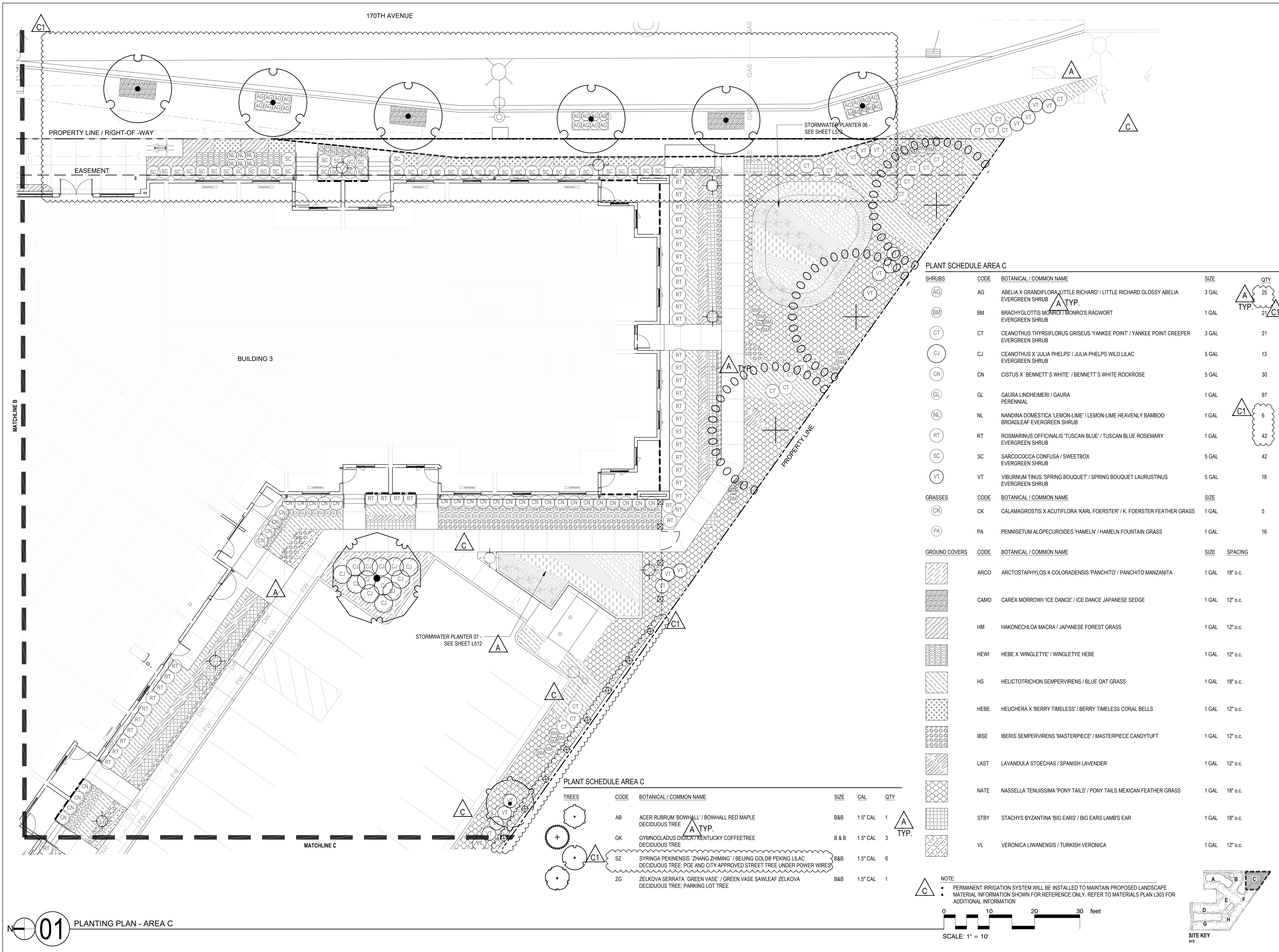


PLANT SCHEDULE AREA B

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	QTY
△	AC	ACER CIRCINATUM 'MONROE' / MONROE VINE MAPLE	B&B	1.5" CAL	7
△	A	DECIDUOUS TREE, MULTI-STEMMED, ORNAMENTAL	B&B	1.5" CAL	4
△	SZ TYP	SYRINGA PEKINENSIS 'ZHANG ZHIMING' / BEIJING GOLD PEKING LILAC	B&B	1.5" CAL	4
△		DECIDUOUS TREE, PGE AND CITY APPROVED STREET TREE UNDER POWER WIRES	B&B	1.5" CAL	4
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE		
AG	AG	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA	3 GAL		24
CS	CS	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL		77
DD	DD	DAPHNE X TRANSATLANTICA 'BLAFRA' / ETERNAL FRAGRANCE DAPHNE	1 GAL		163
NL	NL	NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	1 GAL		98
RT	RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	1 GAL		13
SB	SB	SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA	1 GAL		205
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE		
CK	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / K. FOERSTER FEATHER GRASS	1 GAL		12
PA	PA	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL		
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	
CW	CW	CALLUNA VULGARIS 'WYNANDA' / WYNANDA HEATHER	1 GAL	12" o.c.	
CAMO	CAMO	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE	1 GAL	12" o.c.	
CATE	CATE	CAREX TESTACEA / ORANGE SEDGE	1 GAL	12" o.c.	
HH	HH	HEBE VERNICOSA / VARNISHED HEBE	1 GAL	12" o.c.	
LH	LH	LITHODORA DIFFUSA / LITHODORA	1 GAL	12" o.c.	
STBY	STBY	STACHYS BYZANTINA 'BIG EARS' / BIG EARS LAMB'S EAR	1 GAL	18" o.c.	
VL	VL	VERONICA LIWANENSIS / TURKISH VERONICA	1 GAL	12" o.c.	

NOTE:
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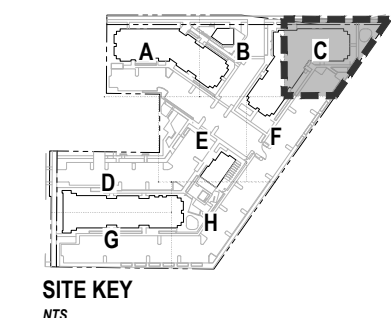
PLANT SCHEDULE AREA C

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
AG	AG	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA EVERGREEN SHRUB	3 GAL	25
BM	BM	BRACHYLOTTIS MONROTTI MONRO'S RAGWORT EVERGREEN SHRUB	1 GAL	21
CT	CT	CEANOTHUS THYRSIFLORUS GRISEUS 'YANKEE POINT' / YANKEE POINT CREEPER EVERGREEN SHRUB	3 GAL	21
CJ	CJ	CEANOTHUS X 'JULIA PHELPS' / JULIA PHELPS WILD LILAC EVERGREEN SHRUB	5 GAL	13
CN	CN	CISTUS X 'BENNETT'S WHITE' / BENNETT'S WHITE ROCKROSE	5 GAL	30
GL	GL	GAURA LINDHEIMERI / GAURA PERENNIAL	1 GAL	97
NL	NL	NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO BROADLEAF EVERGREEN SHRUB	1 GAL	6
RT	RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY EVERGREEN SHRUB	1 GAL	42
SC	SC	SARCOCOCCA CONFUSA / SWEETBOX EVERGREEN SHRUB	5 GAL	42
VT	VT	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS EVERGREEN SHRUB	5 GAL	18
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
CK	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / K. FOERSTER FEATHER GRASS	1 GAL	5
PA	PA	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	16
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
ARCO	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	1 GAL	18" o.c.
CAMO	CAMO	CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE	1 GAL	12" o.c.
HM	HM	HAKONECHLOA MACRA / JAPANESE FOREST GRASS	1 GAL	12" o.c.
HEWI	HEWI	HEBE X 'WINGLETYE' / WINGLETYE HEBE	1 GAL	12" o.c.
HS	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	18" o.c.
HEBE	HEBE	HEUCHERA X 'BERRY TIMELESS' / BERRY TIMELESS CORAL BELLS	1 GAL	12" o.c.
IBSE	IBSE	IBERIS SEMPERVIRENS 'MASTERPIECE' / MASTERPIECE CANDYTUFT	1 GAL	12" o.c.
LAST	LAST	LAVANDULA STOECCHAS / SPANISH LAVENDER	1 GAL	12" o.c.
NATE	NATE	NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS	1 GAL	18" o.c.
STBY	STBY	STACHYS BYZANTINA 'BIG EARS' / BIG EARS LAMB'S EAR	1 GAL	18" o.c.
VL	VL	VERONICA LIWANENSIS / TURKISH VERONICA	1 GAL	12" o.c.

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	QTY
AB	AB	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE DECIDUOUS TREE	B&B	1.5' CAL	1
GK	GK	GYMNOCLADUS DIOICA 'KENTUCKY COFFEETREE' DECIDUOUS TREE	B & B	1.5' CAL	3
SZ	SZ	SYRINGA PEKINENSIS 'ZHANG ZHIMING' / BEIJING GOLD® PEKING LILAC DECIDUOUS TREE; PGE AND CITY APPROVED STREET TREE UNDER POWER WIRES	B&B	1.5' CAL	6
ZG	ZG	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA DECIDUOUS TREE; PARKING LOT TREE	B&B	1.5' CAL	1

NOTE:
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SCALE: 1" = 10'



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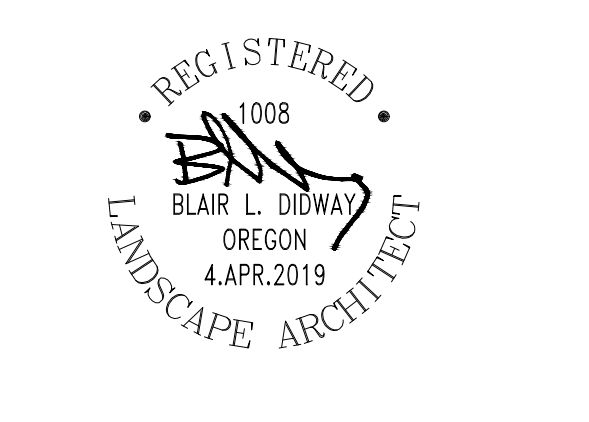


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REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
1	02/17/2023	LAND USE COMMENTS
2	04/28/2023	LAND USE REVISION 2
3	05/26/2023	LAND USE REVISION 3



LAND USE SET

PLANTING PLAN - AREA C

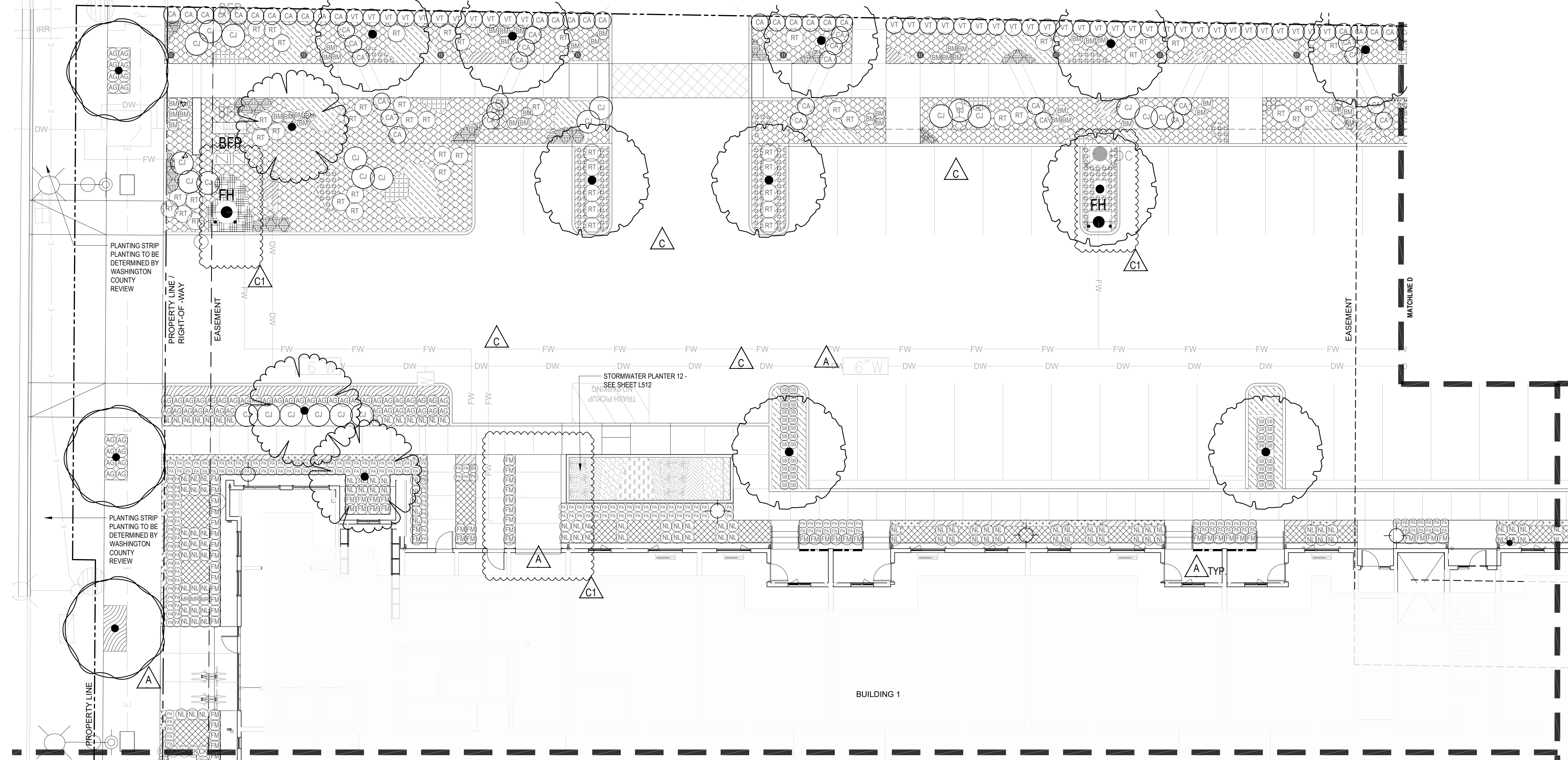
DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER **L503**

01 PLANTING PLAN - AREA C

PLANT SCHEDULE AREA D

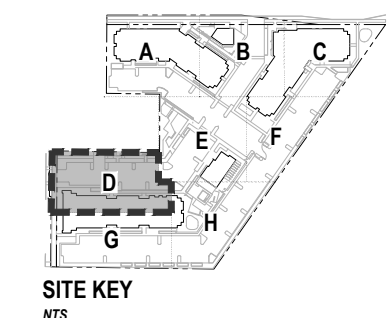
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	QTY	RT	RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY EVERGREEN SHRUB	1 GAL	50
	CE	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK DECIDUOUS TREE; PGE AND CITY APPROVED STREET TREE UNDER POWER WIRES; LIMB UP 8'-10'	B&B	1.5" CAL	3	A TYP.	SB	SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA DECIDUOUS SHRUB	1 GAL	40
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE DECIDUOUS TREE; PARKING LOT TREE	B&B	1.5" CAL	3	A TYP.	VT	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS EVERGREEN SHRUB	5 GAL	38
	GI	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE' TM / SKYLINE HONEY LOCUST DECIDUOUS TREE; PARKING LOT TREE	B&B	1.5" CAL	10		CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / K. FOERSTER FEATHER GRASS	1 GAL	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE			GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	
	AG	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA EVERGREEN SHRUB	3 GAL		56		FM	FESTUCA MAIREI / ATLAS FESCUE	1 GAL	57
	BM	BRACHYLOTTIS MONROI / MONRO'S RAGWORT EVERGREEN SHRUB	1 GAL		43		PA	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	200
	CA	CARPENTERIA CALIFORNICA / BUSH ANEMONE EVERGREEN SHRUB	5 GAL		51		ACMI	ACHILLEA MILLEFOLIUM / COMMON YARROW	PLUG	6" o.c. 504
	CJ	CEANOTHUS X JULIA PHELPS' / JULIA PHELPS WILD LILAC EVERGREEN SHRUB	5 GAL		23		CATE	CAREX TESTACEA / ORANGE SEDGE	1 GAL	12" o.c. 137
	MR	MAHONIA REPENS / CREEPING MAHONIA EVERGREEN NATIVE SHRUB	1 GAL		3		HM	HAKONECHLOA MACRA / JAPANESE FOREST GRASS	1 GAL	12" o.c. 97
	NL	NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO BROADLEAF EVERGREEN SHRUB	1 GAL		112					



01 PLANTING PLAN - AREA D

NOTE:
 • PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED TO MAINTAIN PROPOSED LANDSCAPE MATERIAL INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO MATERIALS PLAN L304 FOR ADDITIONAL INFORMATION

SCALE: 1" = 10'



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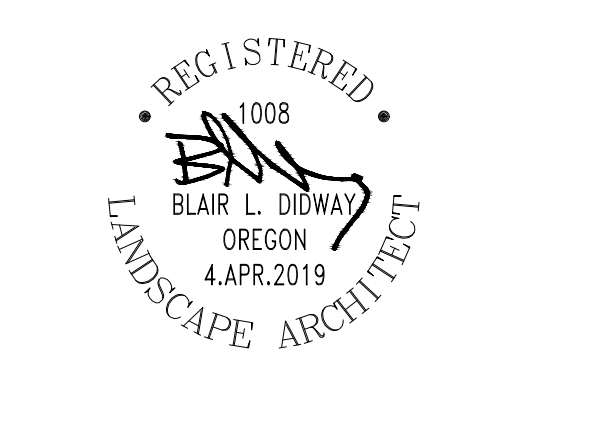
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ELMONICA
 SW 170TH AND W BASELINE

REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
A	02/17/2023	LAND USE COMMENTS
B	04/28/2023	LAND USE REVISION 2
C	05/26/2023	LAND USE REVISION 3

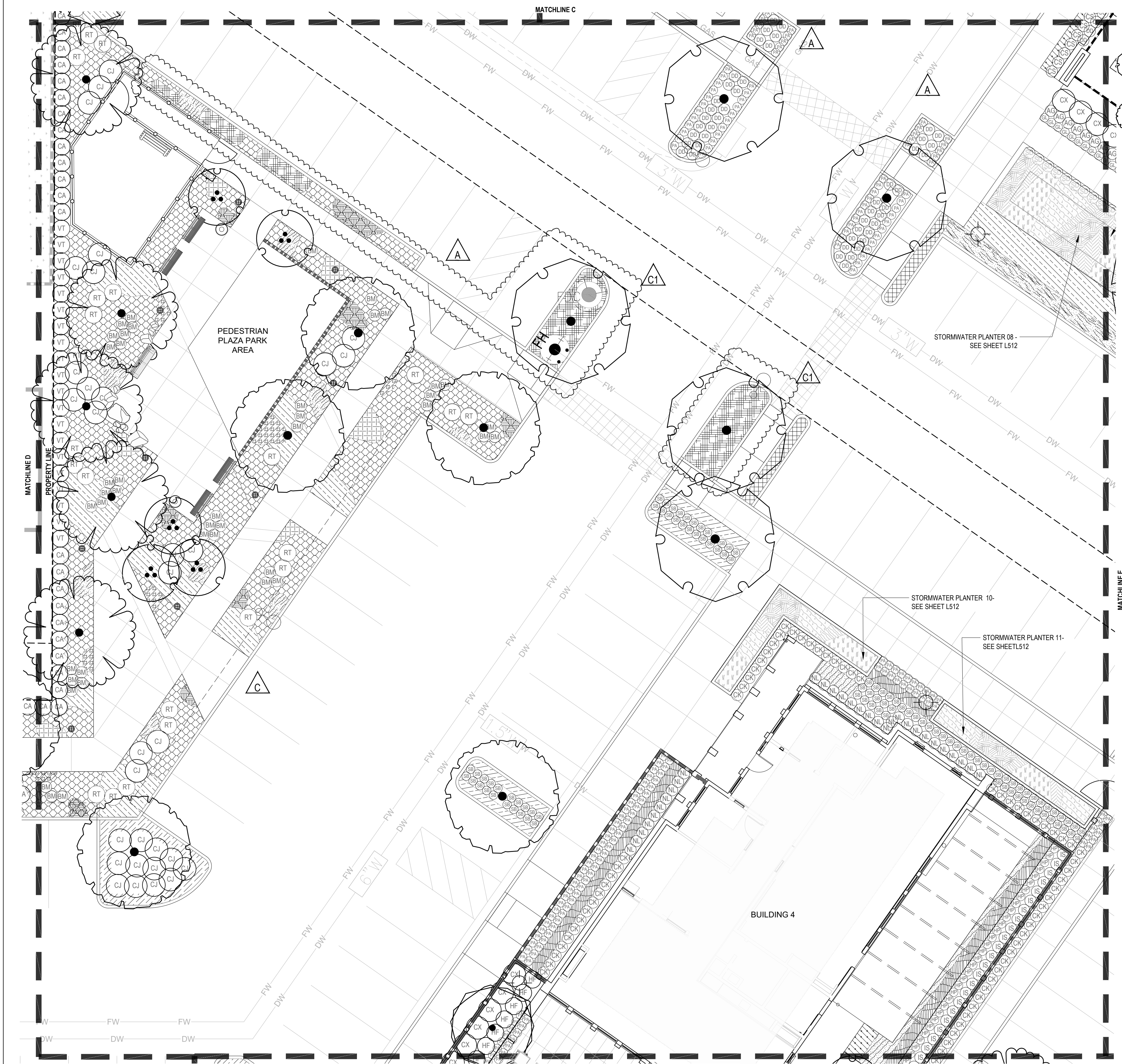


LAND USE SET

PLANTING PLAN - AREA D

DATE: 5.26.2023 PROJECT NUMBER: 215390

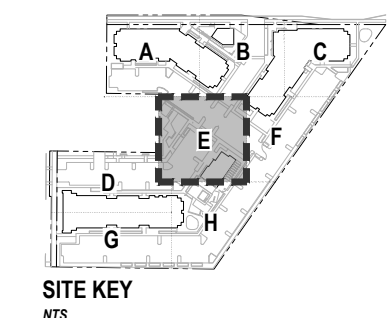
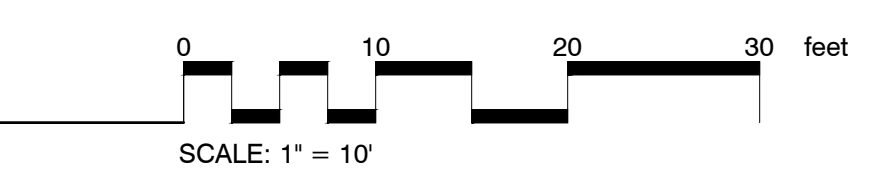
SHEET NUMBER: L504



PLANT SCHEDULE AREA E

TREES		CODE	BOTANICAL / COMMON NAME	SIZE	CAL	QTY
AC	ACER CIRCINATUM 'MONROE' / MONROE VINE MAPLE	B&B	1.5" CAL	5	A	
AL	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE	B&B	1.5" CAL	5	TYP.	
GA	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	B&B	1.5" CAL	5		
GI	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE HONEY LOCUST	B&B	1.5" CAL	5		
MA	MAACKIA AMURENSIS / AMUR MAACKIA	B & B	1.5" CAL	1		
SHRUBS		CODE	BOTANICAL / COMMON NAME	SIZE		
AG	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA	3 GAL		7		
BM	BRACHYGLOTTIS MONROI / MONRO'S RAGWORT	1 GAL		43	C1	
CA	CARPENTERIA CALIFORNICA / BUSH ANEMONE	5 GAL		23		
CJ	CEANOTHUS X JULIA PHELPS' / JULIA PHELPS WILD LILAC	5 GAL		32		
CX	CHOISYA X DEWITTEANA / MEXICAN ORANGE	5 GAL		8	C1	
CS	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL		6		
DD	DAPHNE X TRANSATLANTICA 'BLAFRA' / ETERNAL FRAGRANCE DAPHNE	1 GAL		47		
GL	GAURA LINDHEIMERI / GAURA	1 GAL		10		
HP	HYDRANGEA ARBORESCENS 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA	1 GAL		31		
HF	HYDRANGEA PANICULATA 'SMHPFL' / FIRE LIGHT® PANICLE HYDRANGEA	3 GAL		6		
IS	ILEX GRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	3 GAL		22	C1	
NL	NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	1 GAL		30		
RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	1 GAL		23		
SB	SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA	1 GAL		98		
VT	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS	5 GAL		20		
GRASSES		CODE	BOTANICAL / COMMON NAME	SIZE		
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / K. FOERSTER FEATHER GRASS	1 GAL		65		
PA	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL		168		
GROUND COVERS		CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	
ACMI	ACHILLEA MILLEFOLIUM / COMMON YARROW	PLUG		6" o.c.		
ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	1 GAL		18" o.c.		
CW	CALLUNA VULGARIS 'WYNANDA' / WYNANDA HEATHER	1 GAL		12" o.c.		
CF	CAREX COMANS 'FROSTED CURLS' / FROSTED CURLS SEDGE	1 GAL		12" o.c.		
HM	HAKONECHLOA MACRA / JAPANESE FOREST GRASS	1 GAL		12" o.c.		
HH	HEBE VERNICOSA / VARNISHED HEBE	1 GAL		12" o.c.		
HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL		18" o.c.		
IBSE	IBERIS SEMPERVIRENS 'MASTERPIECE' / MASTERPIECE CANDYTUFT	1 GAL		12" o.c.		
LAST	LAVANDULA STOECHAS / SPANISH LAVENDER	1 GAL		12" o.c.		
LH	LITHODORA DIFFUSA / LITHODORA	1 GAL		12" o.c.		
NATE	NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS	1 GAL		18" o.c.		

NOTE:
 • PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED TO MAINTAIN PROPOSED LANDSCAPE MATERIAL INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO MATERIALS PLAN L305 FOR ADDITIONAL INFORMATION



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ELMONICA
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REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
A	02/17/2023	LAND USE COMMENTS
B	04/28/2023	LAND USE REVISION 2
C	05/26/2023	LAND USE REVISION 3



LAND USE SET

PLANTING PLAN - AREA E

DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER **L505**

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REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3

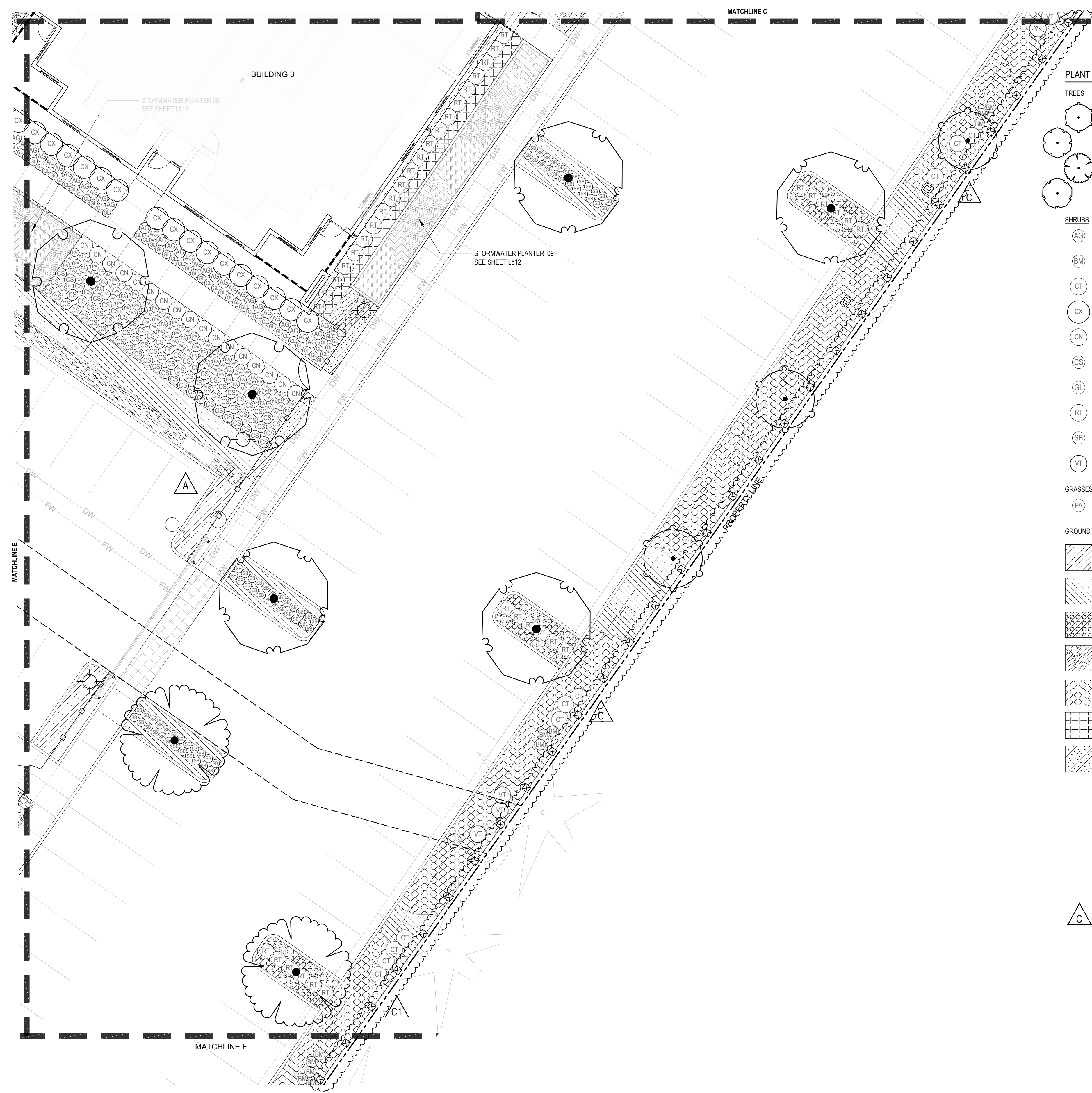


LAND USE SET

PLANTING PLAN - AREA F

DATE 5.26.2023 PROJECT NUMBER 215390

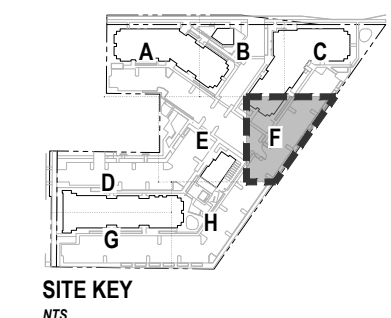
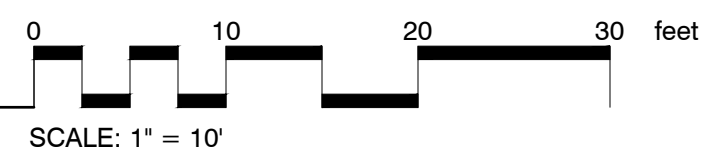
SHEET NUMBER **L506**



PLANT SCHEDULE AREA F

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	QTY
	AB	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE DECIDUOUS TREE A TYP.	B&B	1.5' CAL	3
	AL	ACER SACCHARUM 'LEGACY' / LEGACY SUGAR MAPLE DECIDUOUS TREE; PARKING LOT	B&B	1.5' CAL	2
	GA	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE DECIDUOUS TREE; PARKING LOT TREE	B&B	1.5' CAL	2
	ZG	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA DECIDUOUS TREE; PARKING LOT TREE	B&B	1.5' CAL	4
	AG	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA EVERGREEN SHRUB A TYP.	3 GAL		32
	BM	BRACHYGLOTTIS MONROE / MONROE'S RAGWORT EVERGREEN SHRUB	1 GAL		6
	CT	CEANOTHUS THYRSIFLORUS 'YANKEE POINT' / YANKEE POINT CREEPER EVERGREEN SHRUB	3 GAL		10
	CX	CHOISYA X DEWITTEANA / MEXICAN ORANGE EVERGREEN SHRUB	5 GAL		16
	CN	CISTUS X 'BENNETT'S WHITE' / BENNETT'S WHITE ROCKROSE	5 GAL		17
	CS	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD DECIDUOUS / NATIVE SHRUB	1 GAL		75
	GL	GAURA LINDHEIMERI / GAURA PERENNIAL	1 GAL		47
	RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY EVERGREEN SHRUB	1 GAL		39
	SB	SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA DECIDUOUS SHRUB	1 GAL		72
	VT	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS EVERGREEN SHRUB	5 GAL		4
	PA	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL		
	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	1 GAL	18" o.c.	
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	18" o.c.	
	IBSE	IBERIS SEMPERVIRENS 'MASTERPIECE' / MASTERPIECE CANDYTUFT	1 GAL	12" o.c.	
	LAST	LAVANDULA STOECHAS / SPANISH LAVENDER	1 GAL	12" o.c.	
	NATE	NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS	1 GAL	18" o.c.	
	STBY	STACHYS BYZANTINA 'BIG EARS' / BIG EARS LAMB'S EAR	1 GAL	18" o.c.	
	VL	VERONICA LIWANENSIS / TURKISH VERONICA	1 GAL	12" o.c.	

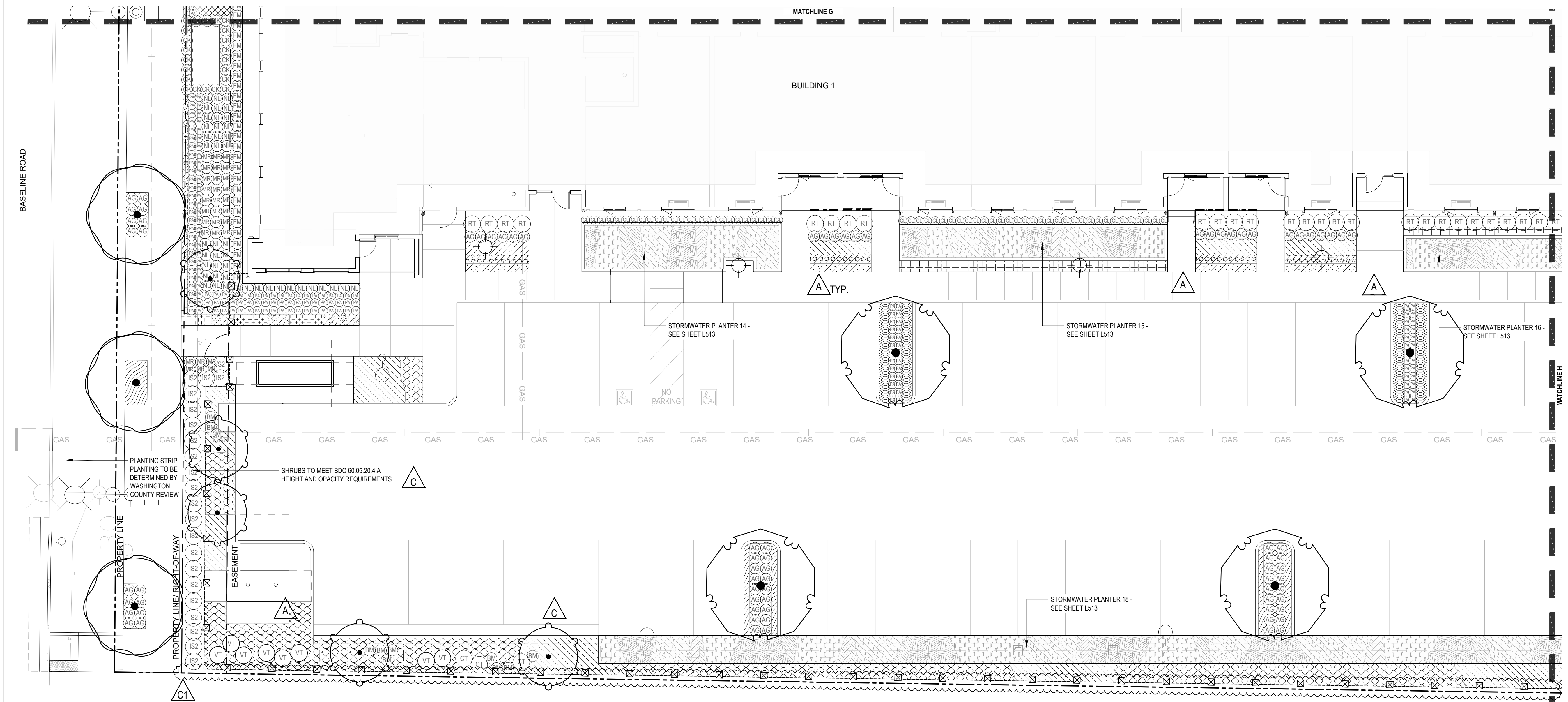
NOTE:
 • PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED TO MAINTAIN PROPOSED LANDSCAPE MATERIAL INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO MATERIALS PLAN L306 FOR ADDITIONAL INFORMATION



PLANT SCHEDULE AREA G

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	QTY	VT	VT	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS EVERGREEN SHRUB	5 GAL	
	AB	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE **	B&B	1.5" CAL	5	A				
	CE	CERCIS CANADENSIS 'ESTERNA REDBUD MULTI-TRUNK DECIDUOUS TREE, PGE AND CITY APPROVED STREET TREE UNDER POWER WIRES, LIMB UP 8'-10'	B&B	1.5" CAL	3	TYP.				
	ZG	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA DECIDUOUS TREE; PARKING LOT TREE	B&B	1.5" CAL	4					
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE			GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	APP
	AG	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA EVERGREEN SHRUB	3 GAL		77					
	BM	BRACHYGLOTTIS MONROU / MONRO'S RAGWORT EVERGREEN SHRUB	1 GAL		11					
	CT	CEANOTHUS THYRSIFLORUS 'YANKEE POINT' / YANKEE POINT CREEPER	3 GAL		3					
	GL	GAURA LINDHEIMERI / GAURA PERENNIAL	1 GAL		58					
	IS2	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY SHRUBS TO REACH 50% OPACITY IN TWO YEARS	5 GAL		22					
	MR	MAHONIA REPENS / CREEPING MAHONIA EVERGREEN NATIVE SHRUB	1 GAL		30					
	NL	NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO BROADLEAF EVERGREEN SHRUB	1 GAL		44					
	RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY EVERGREEN SHRUB	1 GAL		26					
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE			GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / K. FOERSTER FEATHER GRASS	1 GAL							
	FM	FESTUCA MAIREI / ATLAS FESCUE	1 GAL							
	PA	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL							
	CATE	CAREX TESTACEA / ORANGE SEDGE	1 GAL		12" o.c.					
	HM	HAKONECHLOA MACRA / JAPANESE FOREST GRASS	1 GAL		12" o.c.					
	HEWI	HEBE X 'WINGLETYE' / WINGLETYE HEBE	1 GAL		12" o.c.					
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL		18" o.c.					
	HEBE	HEUCHERA X 'BERRY TIMELESS' / BERRY TIMELESS CORAL BELLS	1 GAL		12" o.c.					

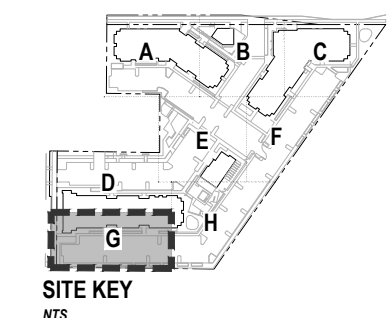
LEGEND:
 ** ALL ACER RUBRUM 'BOWHALLS' TO BE 1.5" CAL EXCEPT FOR THE TWO ACER RUBRUMS ADJACENT TO SURFACE PARKING LOT THAT SHALL BE MIN. 2-1/2" CAL TO MEET PARKING LOT PERIMETER LANDSCAPING REQUIREMENTS.



01 PLANTING PLAN - AREA G

NOTE:
 • PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED TO MAINTAIN PROPOSED LANDSCAPE
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SCALE: 1" = 10'



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 REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
A	02/17/2023	LAND USE COMMENTS
B	04/28/2023	LAND USE REVISION 2
C	05/26/2023	LAND USE REVISION 3



LAND USE SET

PLANTING PLAN - AREA G

DATE: 5.26.2023 PROJECT NUMBER: 215390

SHEET NUMBER: L507

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REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3

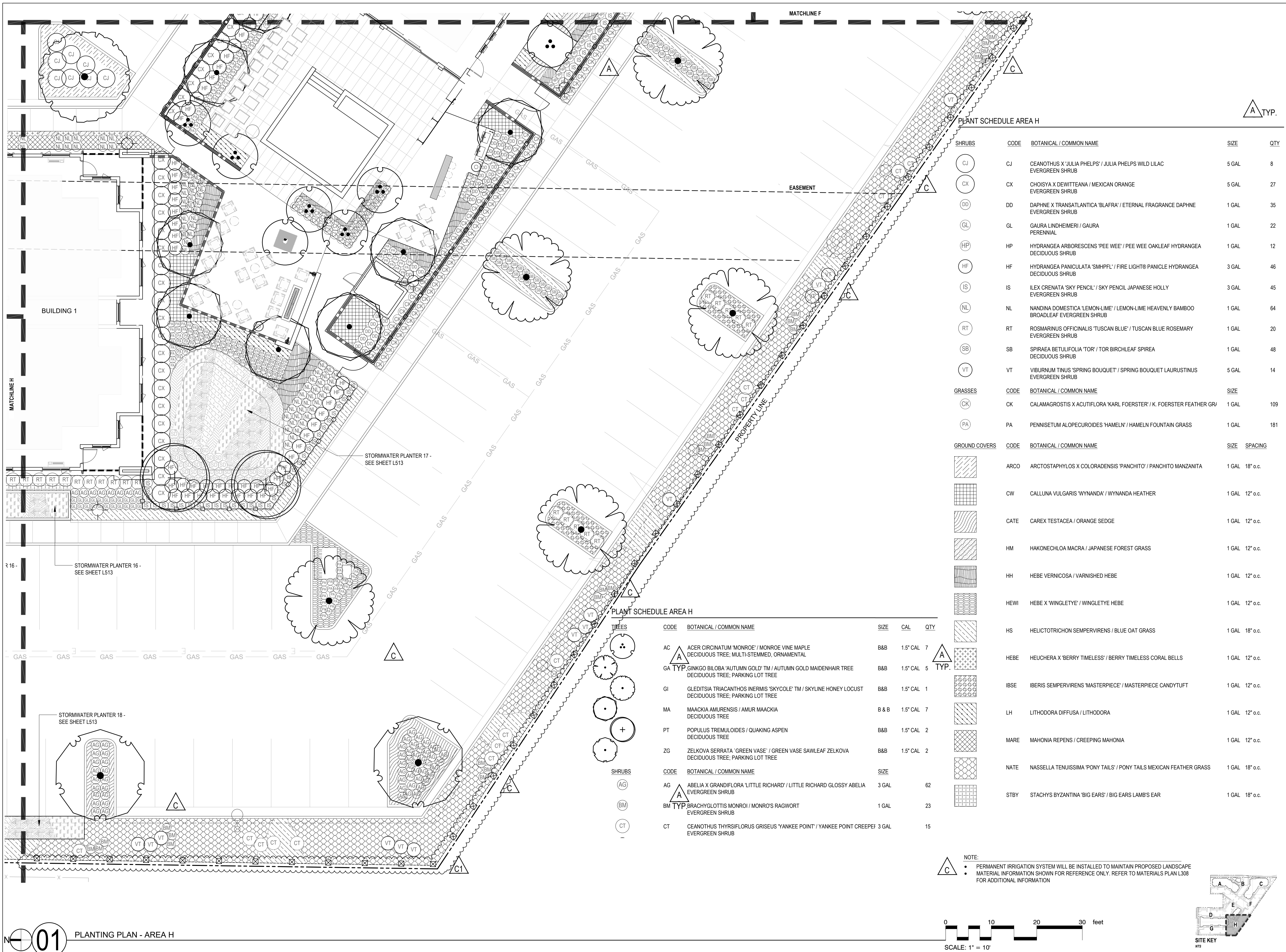


LAND USE SET

PLANTING PLAN - AREA H

DATE: 5.26.2023 PROJECT NUMBER: 215390

SHEET NUMBER: L508



PLANT SCHEDULE AREA H

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	CJ	CEANOTHUS X 'JULIA PHELPS' / JULIA PHELPS WILD LILAC EVERGREEN SHRUB	5 GAL	8
	CX	CHOISYA X DEWITTEANA / MEXICAN ORANGE EVERGREEN SHRUB	5 GAL	27
	DD	DAPHNE X TRANSATLANTICA 'BLAFRA' / ETERNAL FRAGRANCE DAPHNE EVERGREEN SHRUB	1 GAL	35
	GL	GAURA LINDHEIMERI / GAURA PERENNIAL	1 GAL	22
	HP	HYDRANGEA ARBORESCENS 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA DECIDUOUS SHRUB	1 GAL	12
	HF	HYDRANGEA PANICULATA 'SMHPFL' / FIRE LIGHT® PANICLE HYDRANGEA DECIDUOUS SHRUB	3 GAL	46
	IS	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY EVERGREEN SHRUB	3 GAL	45
	NL	NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO BROADLEAF EVERGREEN SHRUB	1 GAL	64
	RT	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY EVERGREEN SHRUB	1 GAL	20
	SB	SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA DECIDUOUS SHRUB	1 GAL	48
	VT	VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS EVERGREEN SHRUB	5 GAL	14

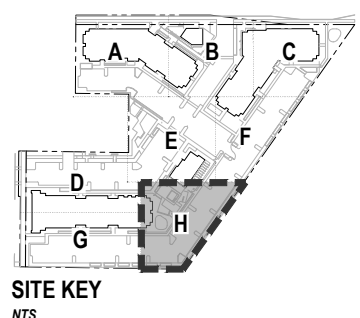
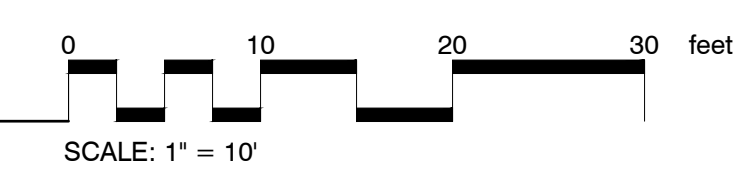
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / K. FOERSTER FEATHER GR	1 GAL
	PA	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARCO	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	1 GAL	18" o.c.
	CW	CALLUNA VULGARIS 'WYNANDA' / WYNANDA HEATHER	1 GAL	12" o.c.
	CATE	CAREX TESTACEA / ORANGE SEDGE	1 GAL	12" o.c.
	HM	HAKONECHLOA MACRA / JAPANESE FOREST GRASS	1 GAL	12" o.c.
	HH	HEBE VERNICOSA / VARNISHED HEBE	1 GAL	12" o.c.
	HEWI	HEBE X 'WINGLETYE' / WINGLETYE HEBE	1 GAL	12" o.c.
	HS	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	18" o.c.
	HEBE	HEUCHERA X 'BERRY TIMELESS' / BERRY TIMELESS CORAL BELLS	1 GAL	12" o.c.
	IBSE	IBERIS SEMPERVIRENS 'MASTERPIECE' / MASTERPIECE CANDYTUFT	1 GAL	12" o.c.
	LH	LITHODORA DIFFUSA / LITHODORA	1 GAL	12" o.c.
	MARE	MAHONIA REPENS / CREEPING MAHONIA	1 GAL	12" o.c.
	NATE	NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS	1 GAL	18" o.c.
	STBY	STACHYS BYZANTINA 'BIG EARS' / BIG EARS LAMB'S EAR	1 GAL	18" o.c.

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	QTY
	AC	ACER CIRCINATUM 'MONROE' / MONROE VINE MAPLE DECIDUOUS TREE; MULTI-STEMMED, ORNAMENTAL	B&B	1.5" CAL	7
	GA TYP.	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE DECIDUOUS TREE; PARKING LOT TREE	B&B	1.5" CAL	5
	GI	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE HONEY LOCUST DECIDUOUS TREE; PARKING LOT TREE	B&B	1.5" CAL	1
	MA	MAACKIA AMURENSIS / AMUR MAACKIA DECIDUOUS TREE	B & B	1.5" CAL	7
	PT	POPULUS TREMULOIDES / QUAKING ASPEN DECIDUOUS TREE	B&B	1.5" CAL	2
	ZG	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA DECIDUOUS TREE; PARKING LOT TREE	B&B	1.5" CAL	2

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	AG	ABELIA X GRANDIFLORA 'LITTLE RICHARD' / LITTLE RICHARD GLOSSY ABELIA EVERGREEN SHRUB	3 GAL	62
	BM TYP.	BRACHYGLOTTIS MONROI / MONRO'S RAGWORT EVERGREEN SHRUB	1 GAL	23
	CT	CEANOTHUS THYRSIFLORUS GRISEUS 'YANKEE POINT' / YANKEE POINT CREEPER EVERGREEN SHRUB	3 GAL	15

NOTE:
 • PERMANENT IRRIGATION SYSTEM WILL BE INSTALLED TO MAINTAIN PROPOSED LANDSCAPE MATERIAL INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO MATERIALS PLAN L308 FOR ADDITIONAL INFORMATION



01 PLANTING PLAN - AREA H

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ELMONICA
SW 170TH AND W BASELINE

REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3



LAND USE SET

**CWS STORMWATER
PLANTING PLAN**

DATE
5.26.2023

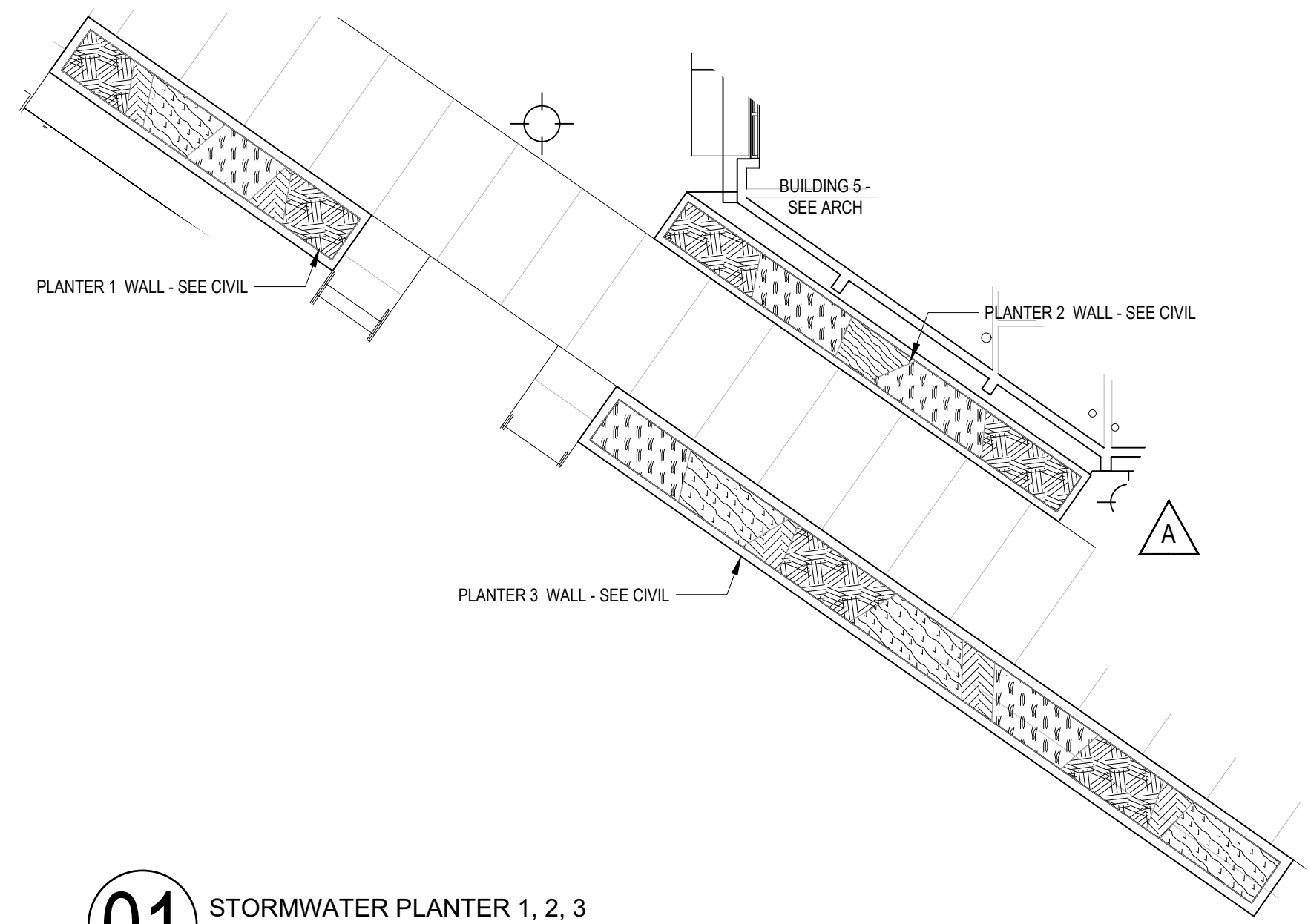
PROJECT NUMBER
215390

SHEET NUMBER

L511

△

△



STORMWATER PLANTER 1 PLANT SCHEDULE (81 SF)

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	22
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	20
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	40
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	20

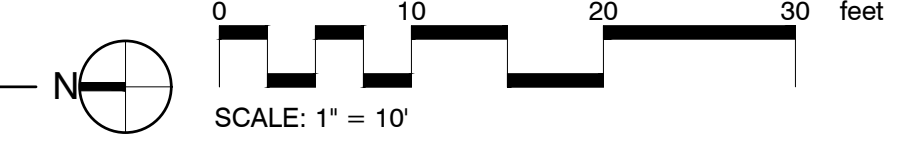
STORMWATER PLANTER 3 PLANT SCHEDULE (198 SF)

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	58
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	39
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	57
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	91

STORMWATER PLANTER 2 PLANT SCHEDULE (101 SF)

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	54
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	50
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	15

01 STORMWATER PLANTER 1, 2, 3



KEY NOTE:

PLANT QUANTITIES PROVIDED MEET CWS REQUIREMENTS FOR STRUCTURAL FLOW-THROUGH PLANTER

QUANTITIES PER 100 SQUARE FEET:

- 115 HERBACEOUS PLANTS, 1' ON CENTER SPACING, 6" OR 1/2-GAL CONTAINER SIZE, OR
- 100 HERBACEOUS PLANTS, 1' ON CENTER, AND 4 SHRUBS, 1-GAL CONTAINER SIZE 2' ON CENTER.

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△	05/26/2023	LAND USE REVISION 3



LAND USE SET

CWS STORMWATER PLANTING PLAN

DATE: 5.26.2023 PROJECT NUMBER: 215390

SHEET NUMBER

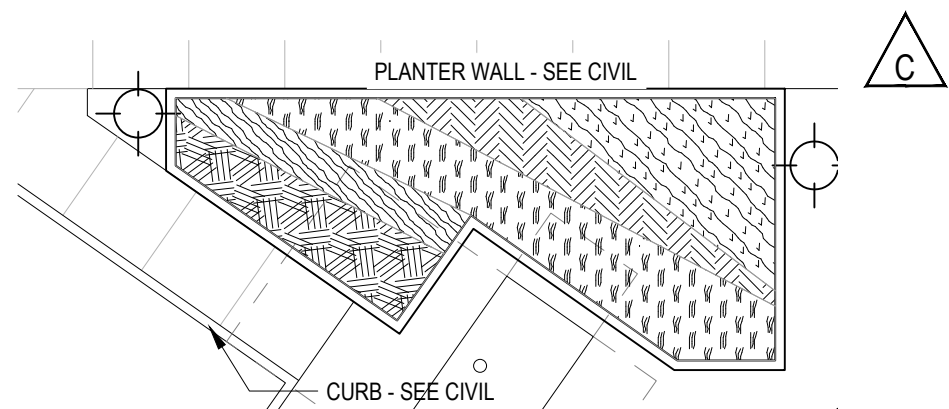
L512

STORMWATER PLANTER 6 PLANT SCHEDULE (593 SF)

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SD	SD	SPIRAEA DOUGLASII / WESTERN SPIREA	1 GAL	26

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	136
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	134
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	145
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	211

01 STORMWATER PLANTER 6



02 STORMWATER PLANTER 7

STORMWATER PLANTER 7 PLANT SCHEDULE (297 SF)

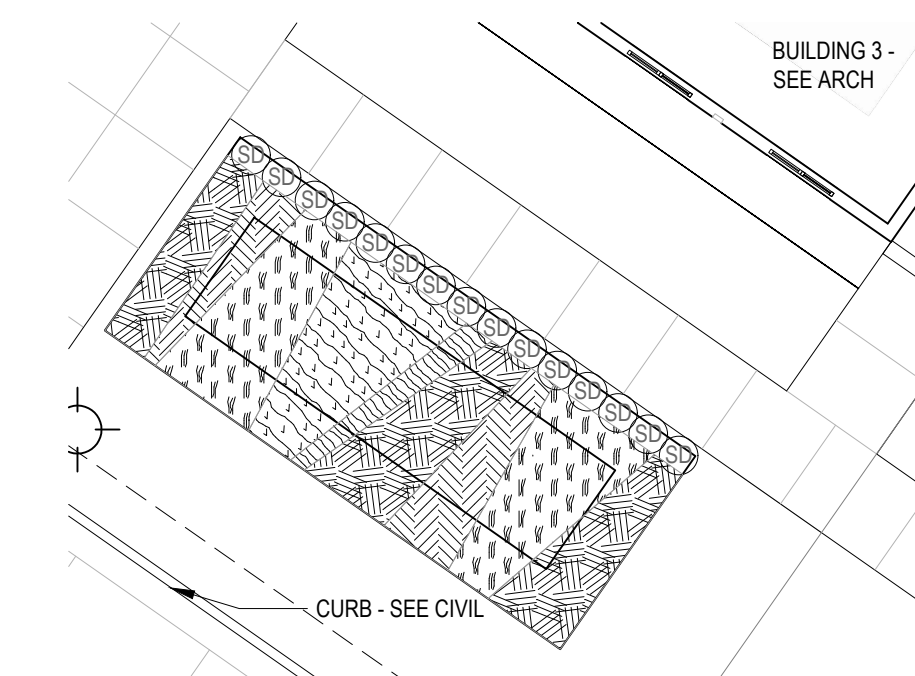
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	119
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	76
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	56
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	77
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	40

STORMWATER PLANTER 8 PLANT SCHEDULE (355 SF)

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SD	SD	SPIRAEA DOUGLASII / WESTERN SPIREA DECIDUOUS / NATIVE SHRUB	1 GAL	15

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	115
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	83
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	122
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	65
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	16

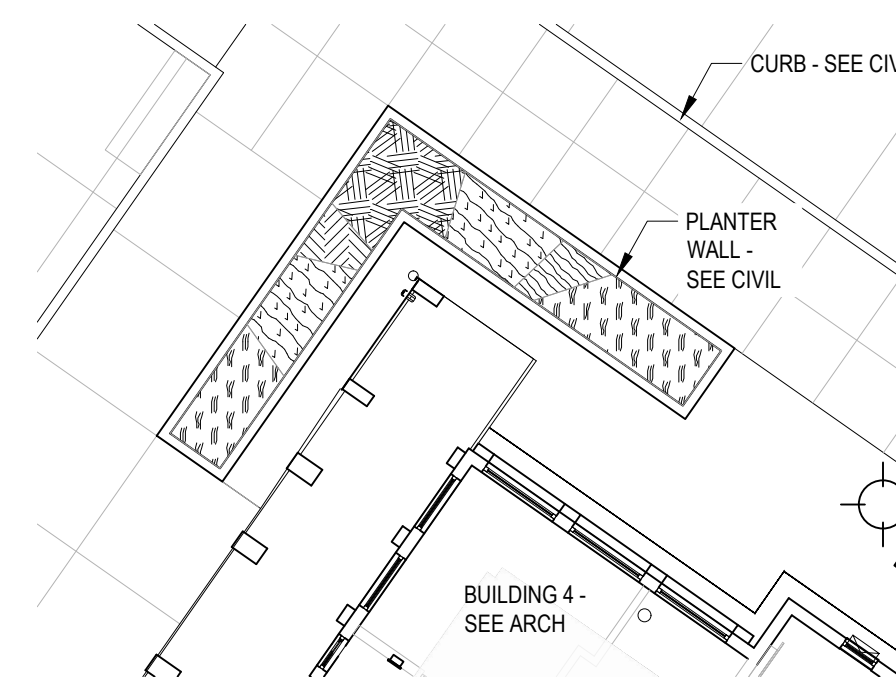
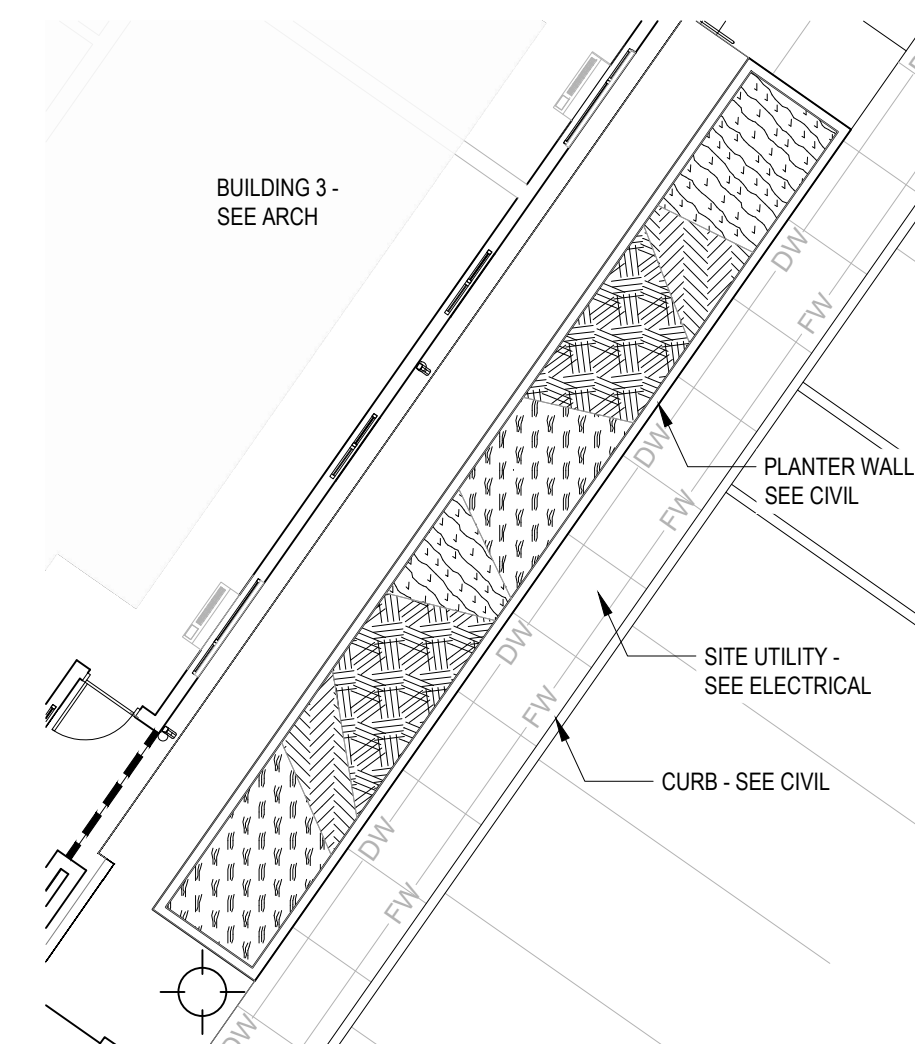
03 STORMWATER PLANTER 8



STORMWATER PLANTER 9 PLANT SCHEDULE (292 SF)

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	110
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	65
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	107
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	78

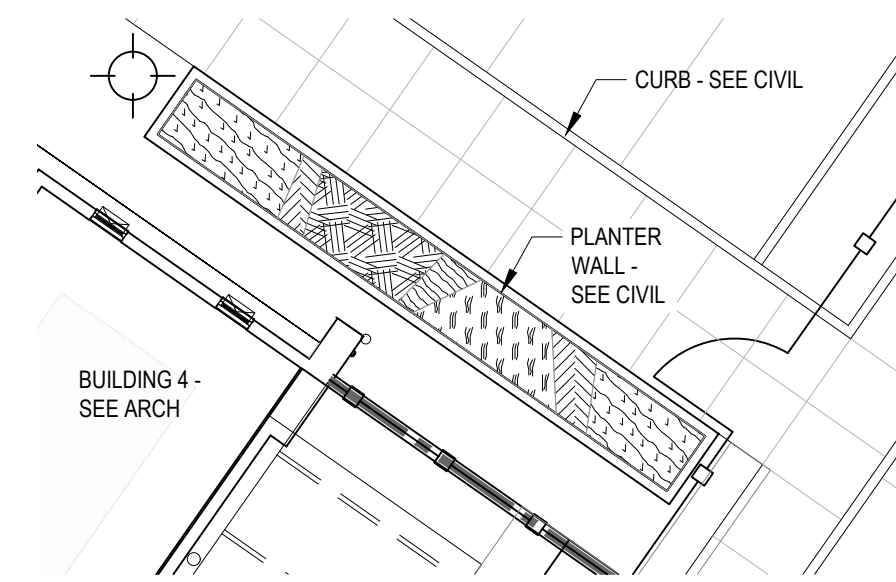
04 STORMWATER PLANTER 9



05 STORMWATER PLANTER 10

STORMWATER PLANTER 10 PLANT SCHEDULE (126 SF)

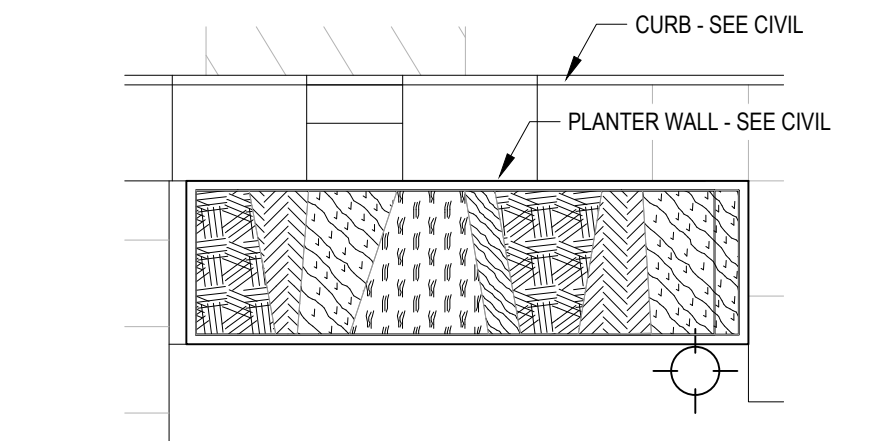
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	58
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	13
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	30
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	43
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	9



06 STORMWATER PLANTER 11

STORMWATER PLANTER 11 PLANT SCHEDULE (113 SF)

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	28
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	23
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	28
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	55
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	7



07 STORMWATER PLANTER 12

STORMWATER PLANTER 12 PLANT SCHEDULE (212 SF)

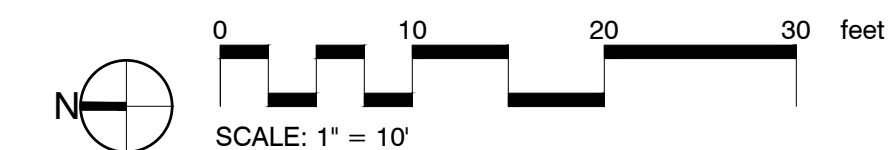
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	47
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	64
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	68
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	74
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	15

KEY NOTE:

PLANT QUANTITIES PROVIDED MEET CWS REQUIREMENTS FOR STRUCTURAL FLOW-THROUGH PLANTER AND NON-STRUCTURAL INFILTRATION PLANTER/RAIN GARDEN

QUANTITIES PER 100 SQUARE FEET:

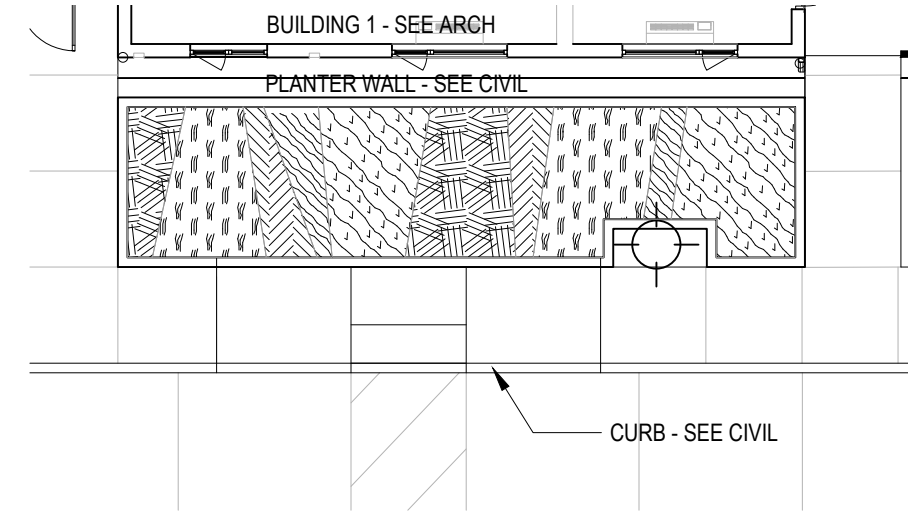
- 115 HERBACEOUS PLANTS, 1' ON CENTER SPACING, 6" OR 1/2-GAL CONTAINER SIZE; OR
- 100 HERBACEOUS PLANTS, 1' ON CENTER, AND 4 SHRUBS, 1-GAL CONTAINER SIZE 2' ON CENTER.



A

STORMWATER PLANTER 14 PLANT SCHEDULE (261 SF)

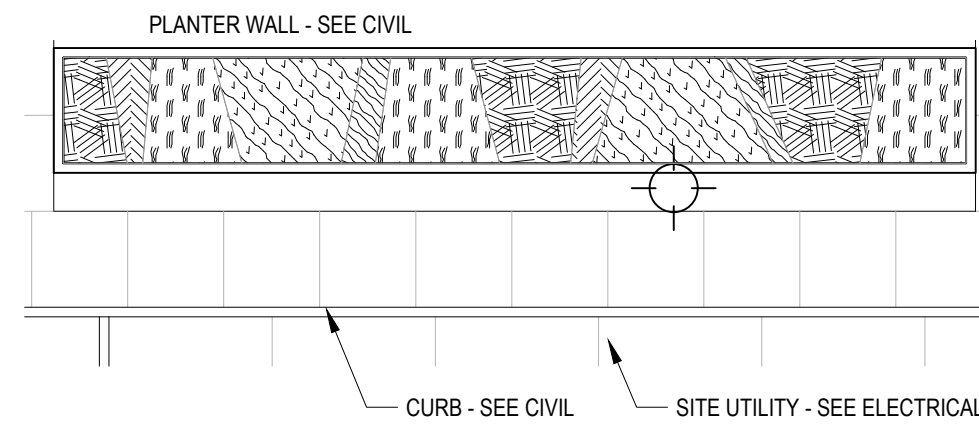
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	87
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	47
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	64
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	95
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	26



01 STORMWATER PLANTER 14

STORMWATER PLANTER 15 PLANT SCHEDULE (258 SF)

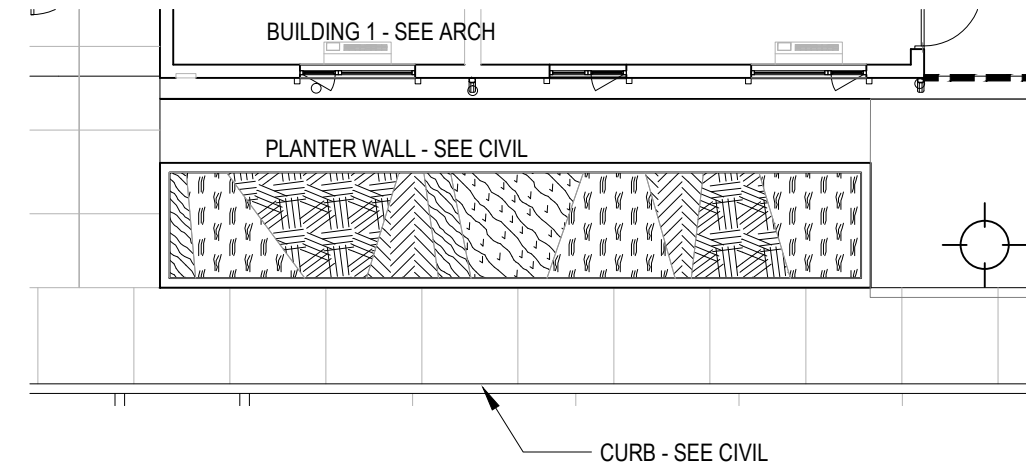
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	93
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	31
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	82
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	89
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	18



02 STORMWATER PLANTER 15

STORMWATER PLANTER 16 PLANT SCHEDULE (198 SF)

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	86
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	42
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	65
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	35
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	18

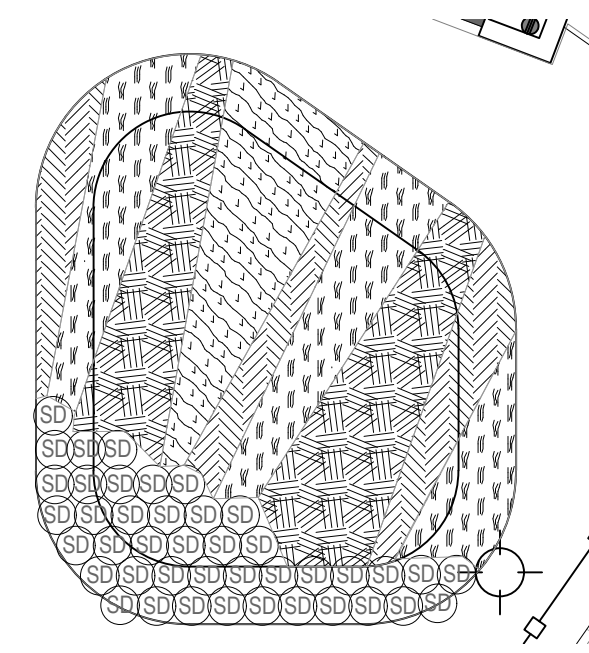


03 STORMWATER PLANTER 16

STORMWATER PLANTER 17 PLANT SCHEDULE (624 SF)

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	SD	SPIRAEA DOUGLASII / WESTERN SPIREA DECIDUOUS/ NATIVE SHRUB	1 GAL	42

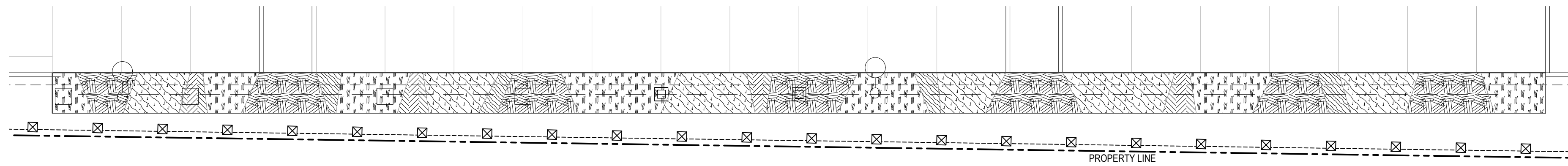
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	179
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	162
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	184
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	106



04 STORMWATER PLANTER 17

STORMWATER PLANTER 18 PLANT SCHEDULE (920 SF)

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	CAST	CAREX STIPATA / AWL-FRUITED SEDGE	1 GAL	12" o.c.	322
	JUBA	JUNCUS BALTICUS / BALTIC RUSH	1 GAL	10" o.c.	89
	JUEN	JUNCUS ENSIFOLIUS / SWORDLEAF RUSH	4" POT	12" o.c.	339
	JUPA	JUNCUS PATENS 'CARMAN'S GREY' / SPREADING RUSH	1 GAL	12" o.c.	301
	SYSU	SYMPHYOTRICHUM SUBSPICATUM / DOUGLAS' ASTER	4" POT	12" o.c.	53



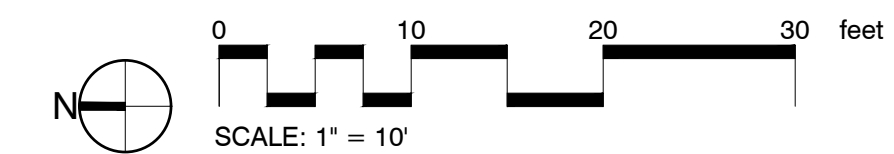
05 STORMWATER PLANTER 18

KEY NOTE:

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QUANTITIES PER 100 SQUARE FEET:

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	05/26/2023	LAND USE REVISION 3



LAND USE SET

CWS STORMWATER PLANTING PLAN

DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER

L513

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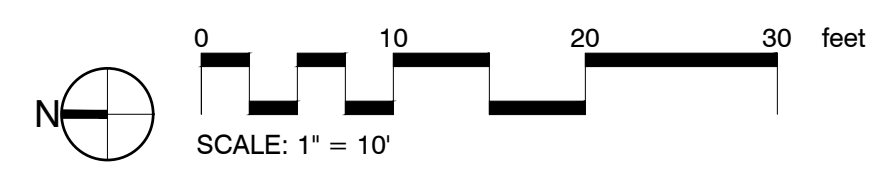


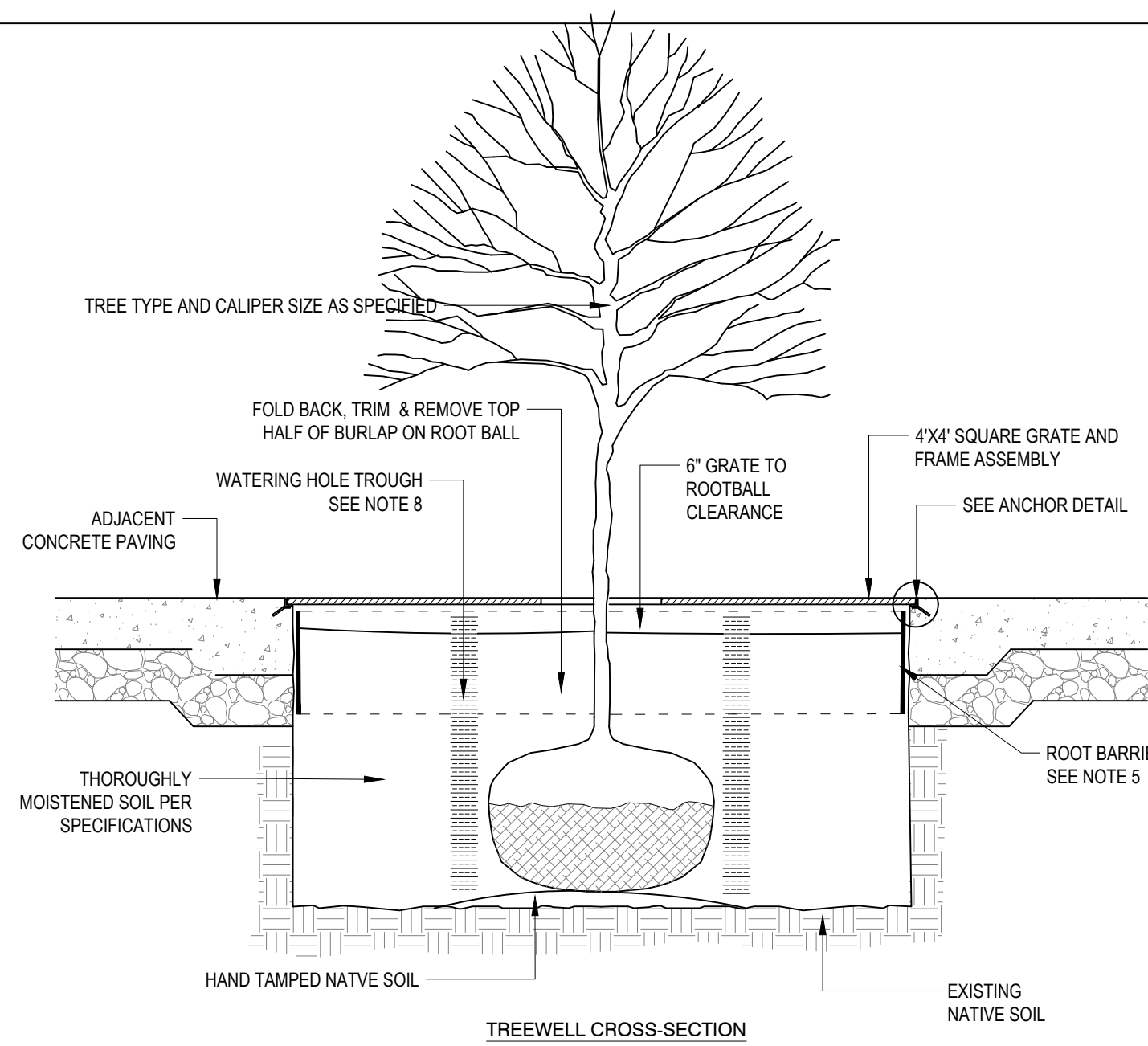
LAND USE SET

CWS STORMWATER
PLANTING PLAN

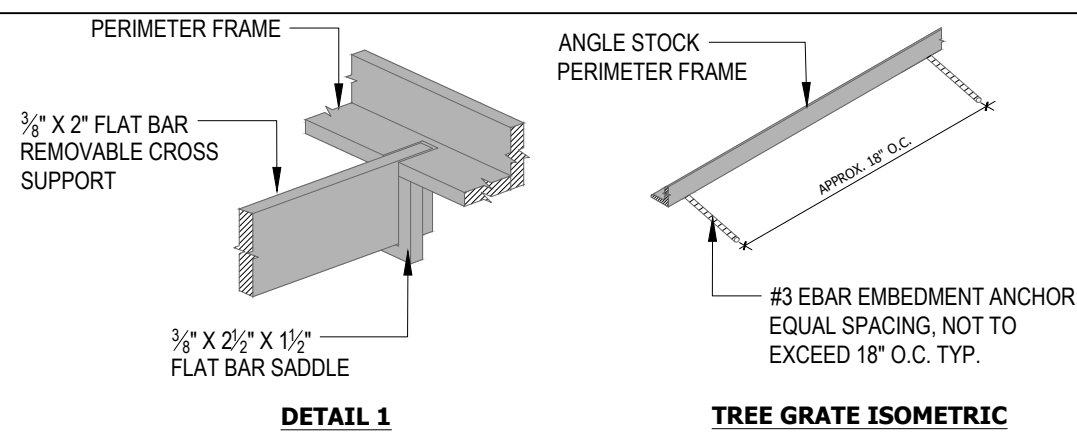
DATE 5.26.2023	PROJECT NUMBER 215390
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SHEET NUMBER
L514



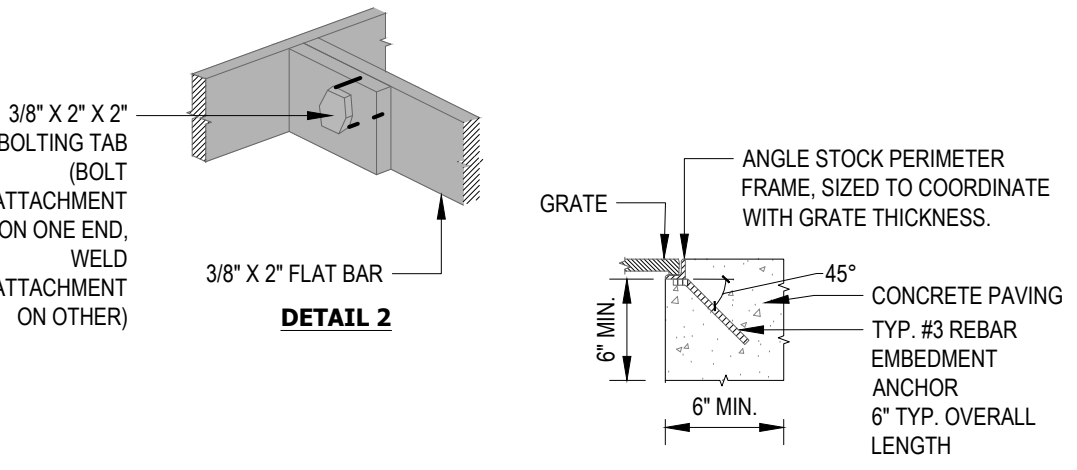


TREEWELL CROSS-SECTION



DETAIL 1

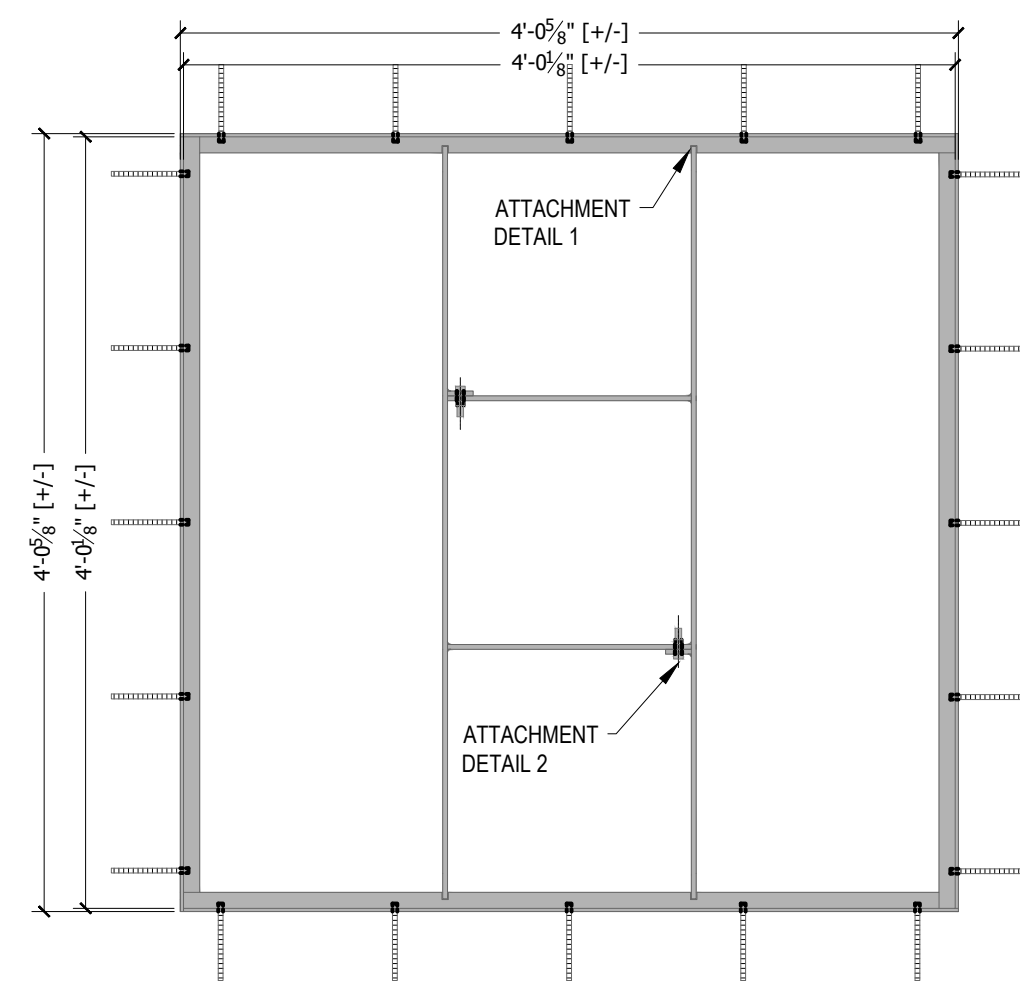
TREE GRATE ISOMETRIC



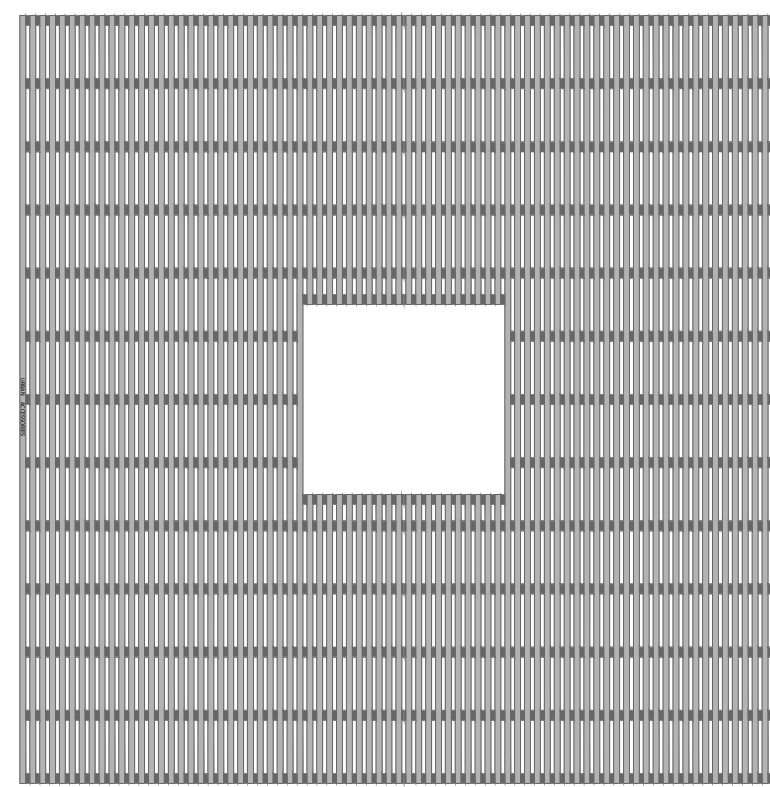
DETAIL 2

SIDEWALK ANCHOR DETAIL

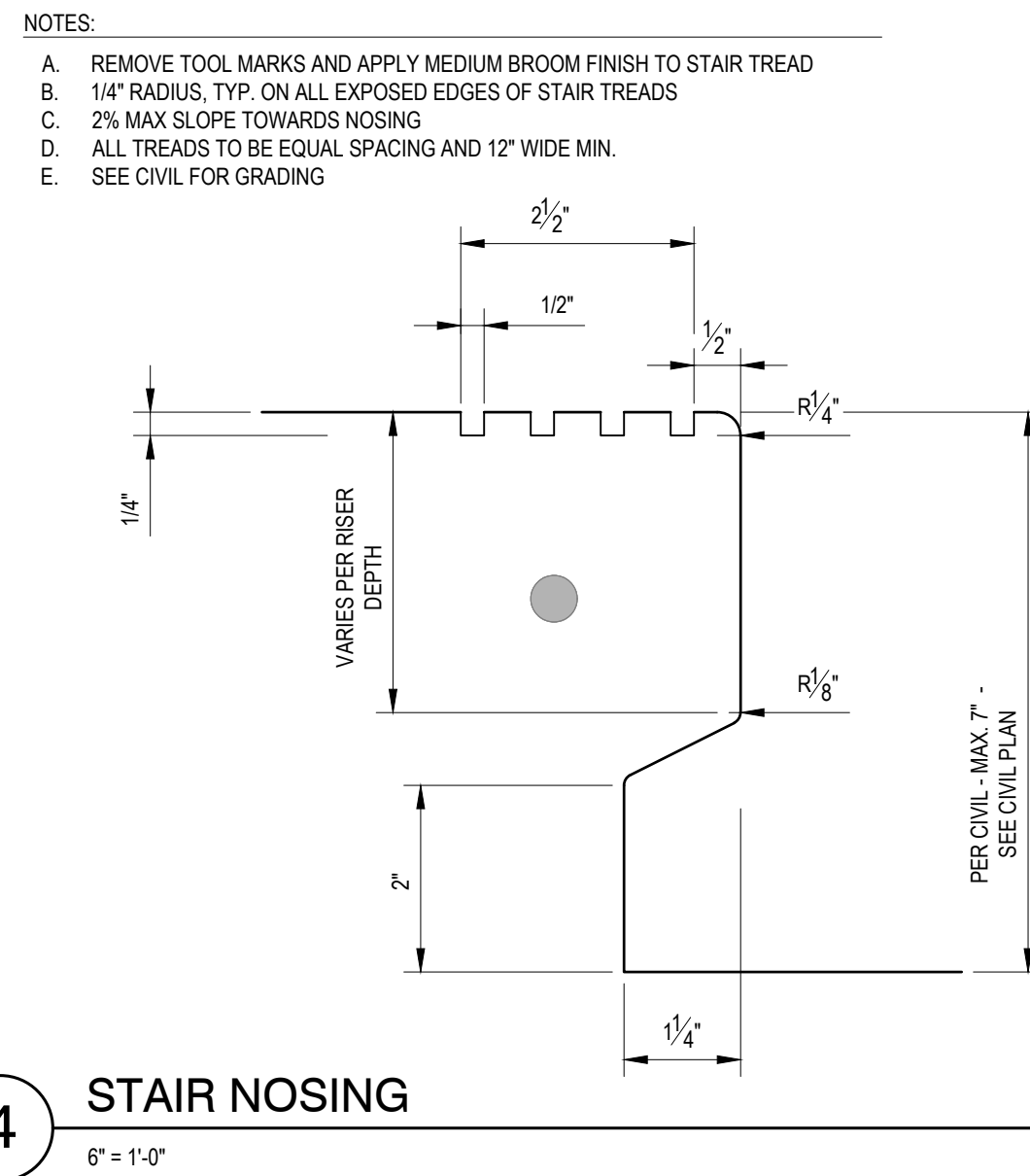
- NOTES:
1. URBAN ACCESSORIES GRATE & FRAME PER SPECIFICATIONS SELECT FRAME BASED ON INSTALLATION CONDITIONS
 2. GRATES WILL BE HIGH QUALITY 100% GREY IRON, ASTM A48 CLASS 35B OR BETTER; HARDNESS 170-223 BRINELL.
 3. GRATES WILL HAVE A NATURAL PATINA OF RAW STEEL FINISH.
 4. CASTINGS WILL BE 5/8 INCH THICK (1-1/2\"/>



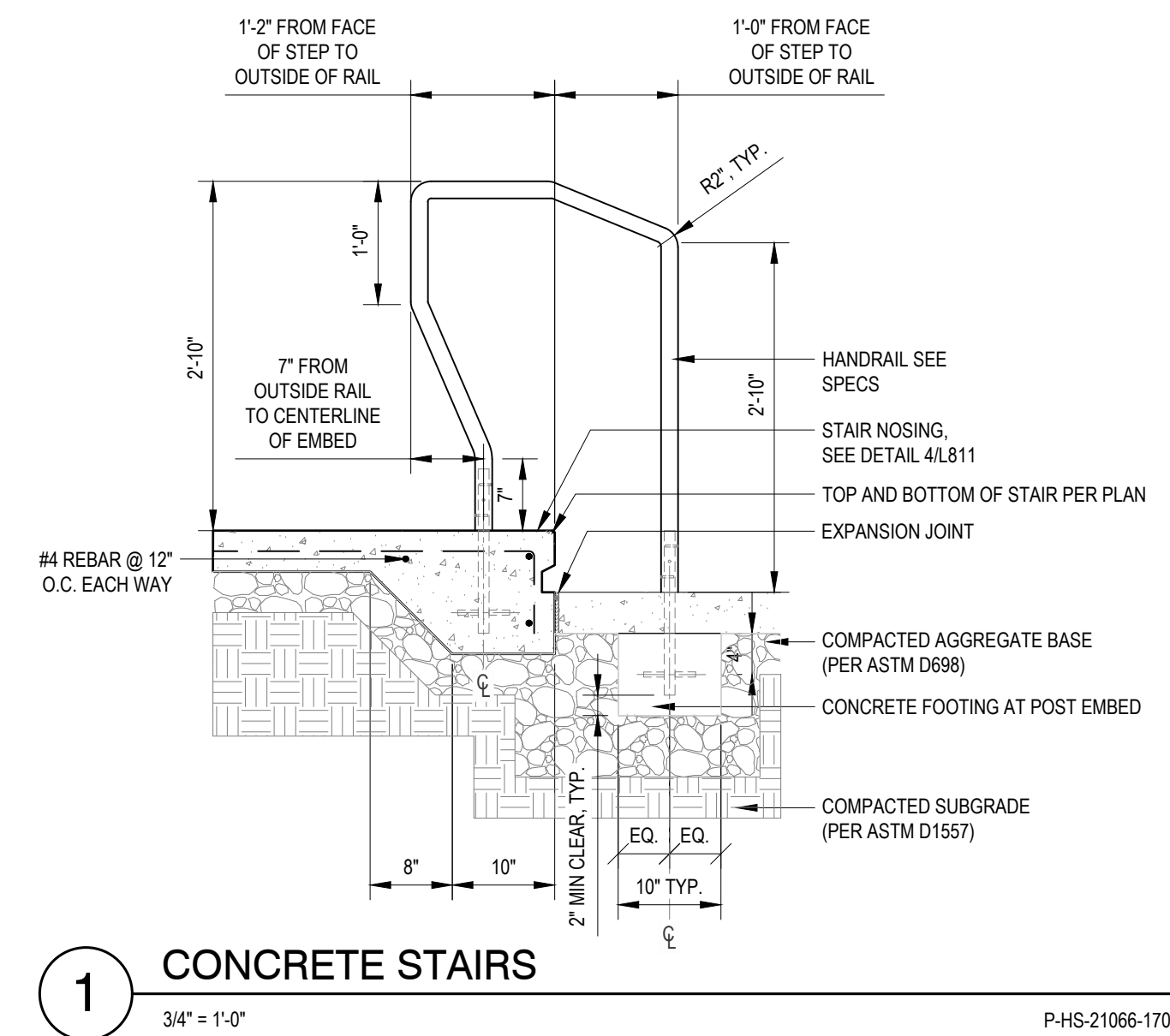
FRAME PLAN VIEW



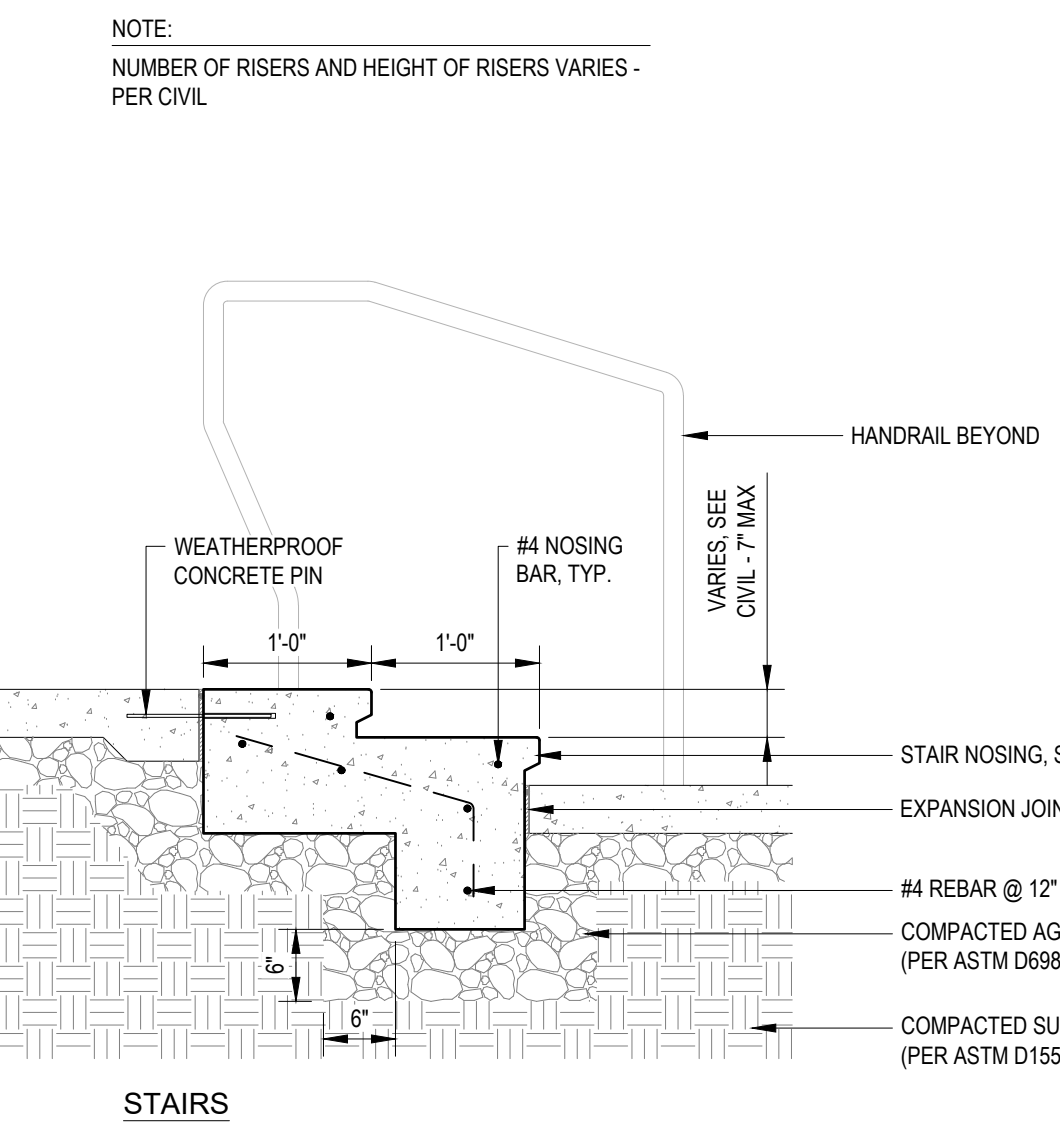
GRATE PLAN VIEW



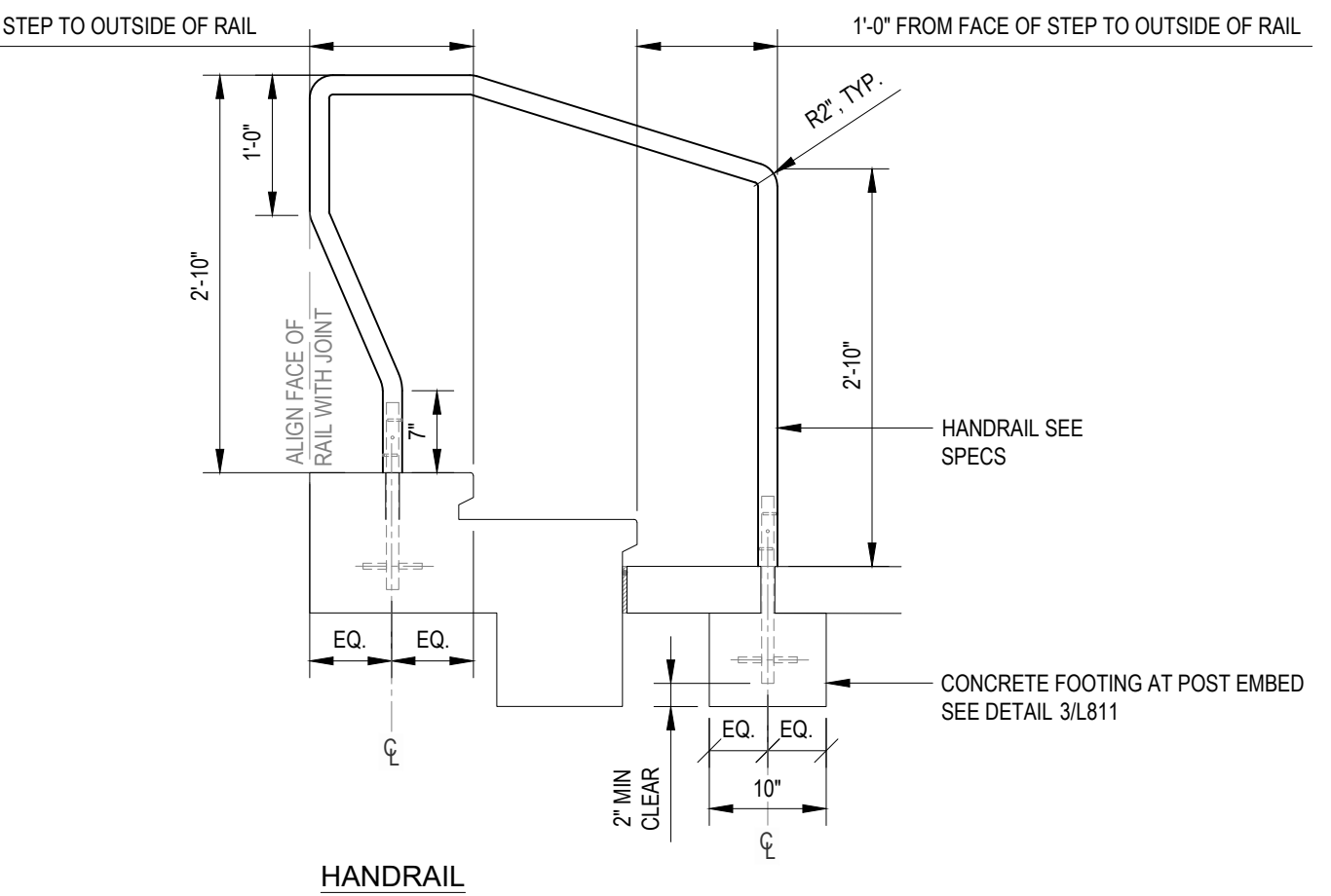
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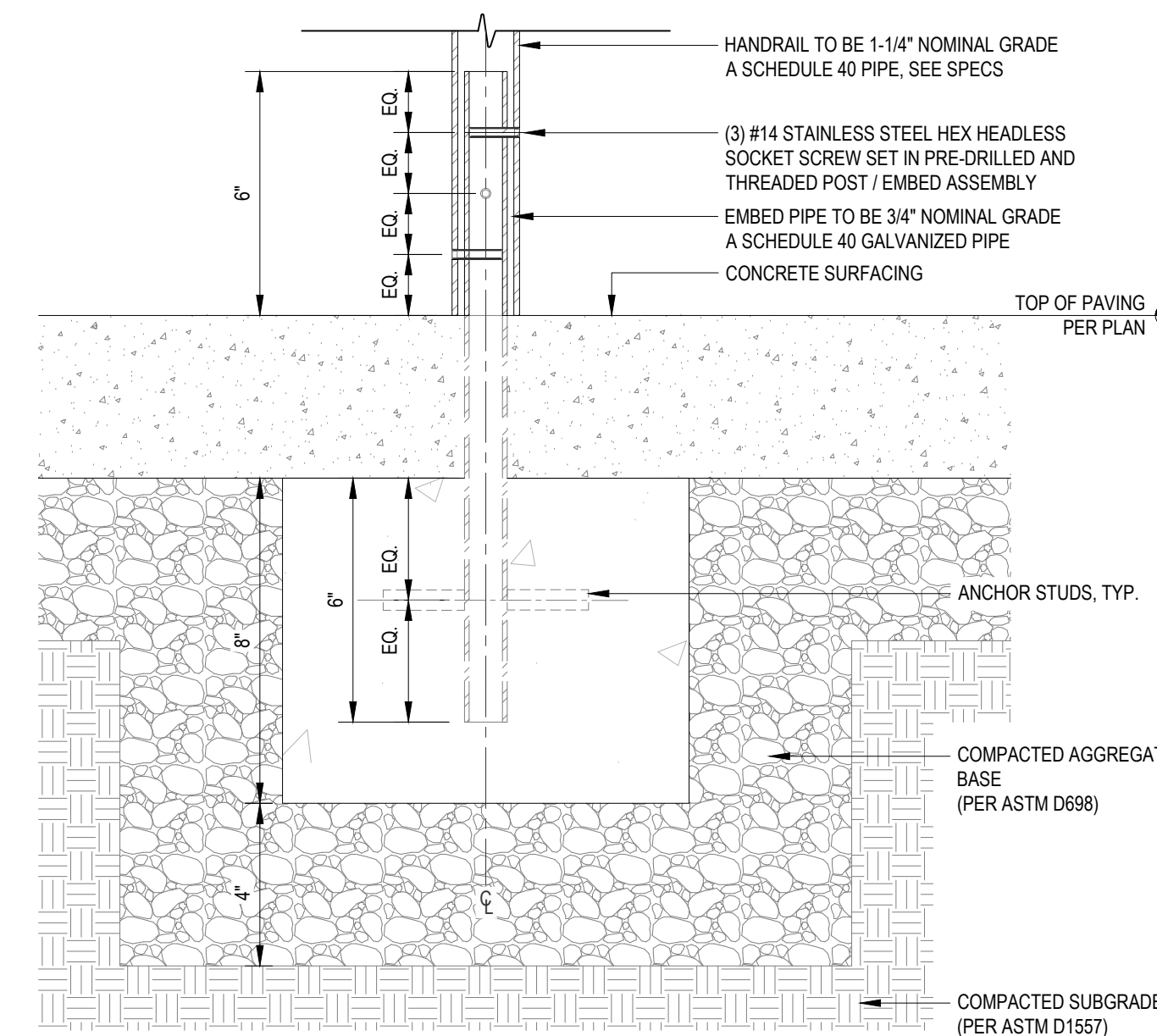
1 CONCRETE STAIRS
3/4\"/>



5 STAIR AND RAILING
3/4\"/>



HANDRAIL
3/4\"/>



3 HANDRAIL CONNECTION TO EMBED SUPPORT
3\"/>

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LAND USE SET

CONSTRUCTION DETAILS

DATE 5.26.2023 PROJECT NUMBER 215390

SHEET NUMBER L811

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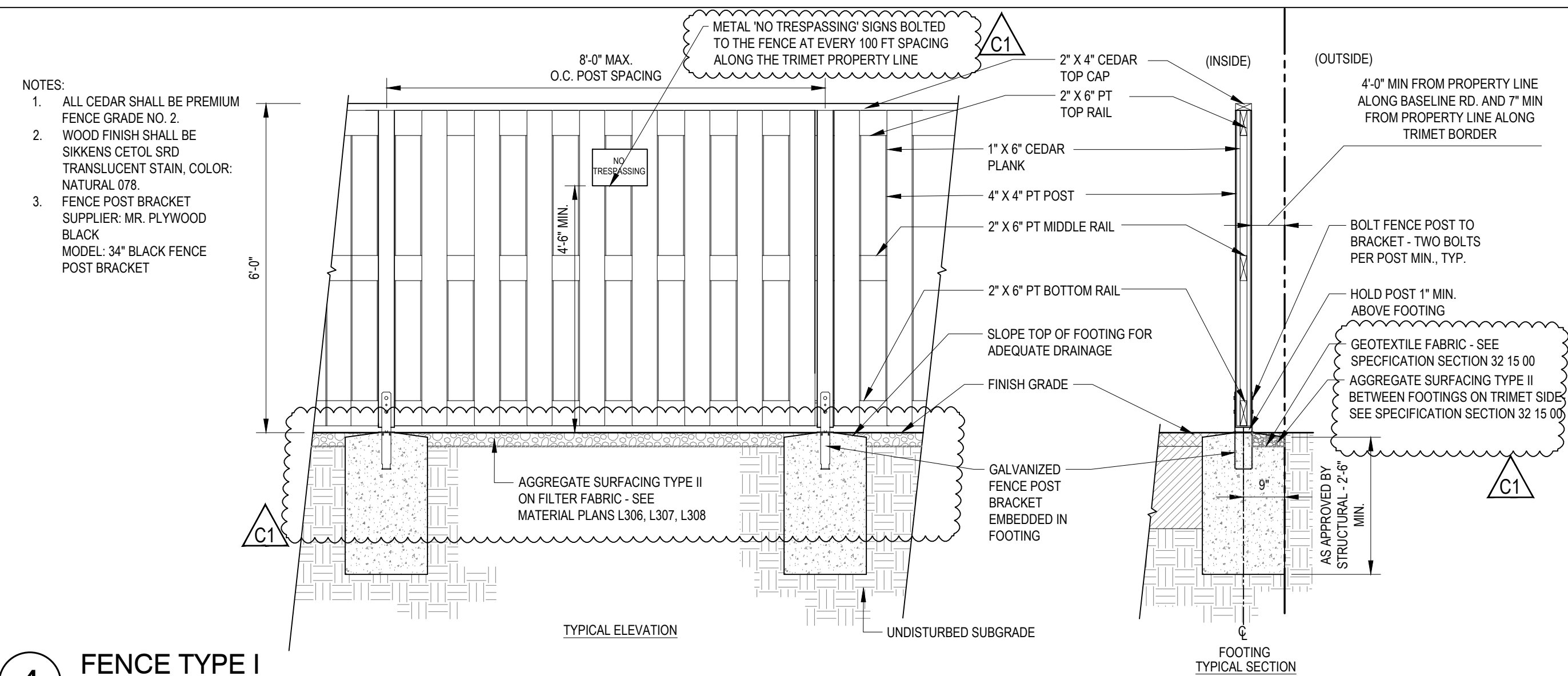
LAND USE SET

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DATE 5.26.2023 PROJECT NUMBER 215390

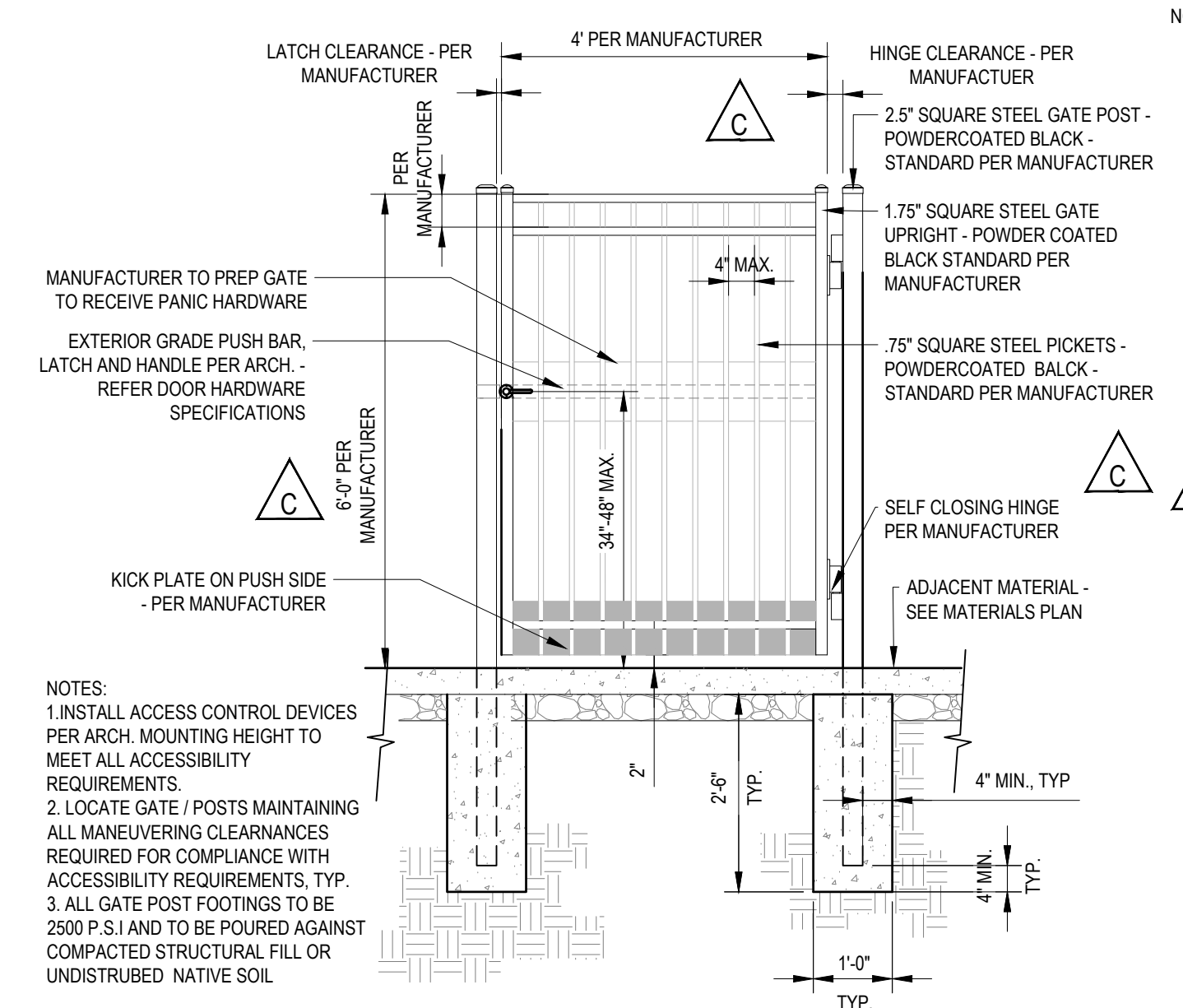
SHEET NUMBER

L812



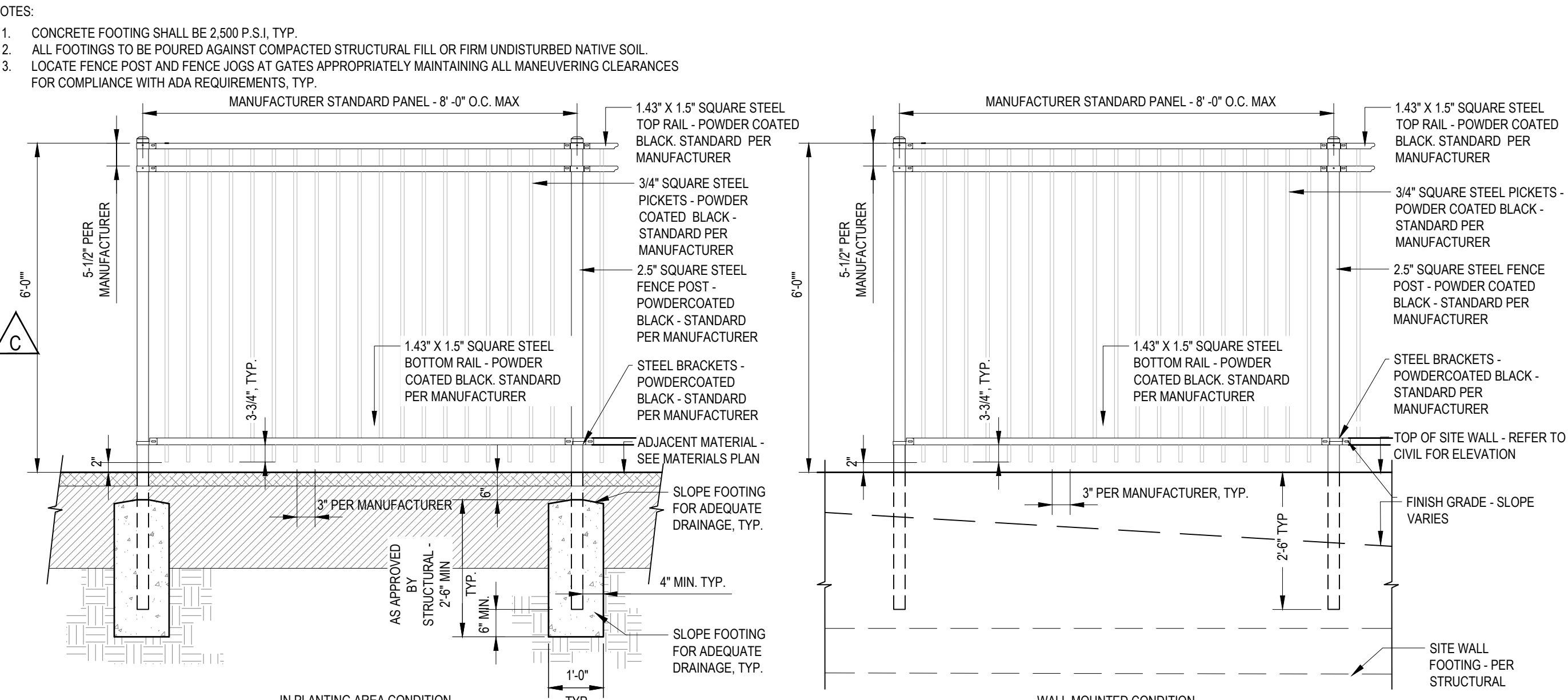
4 FENCE TYPE I
1/2" = 1'-0"

P-HS-21066-137

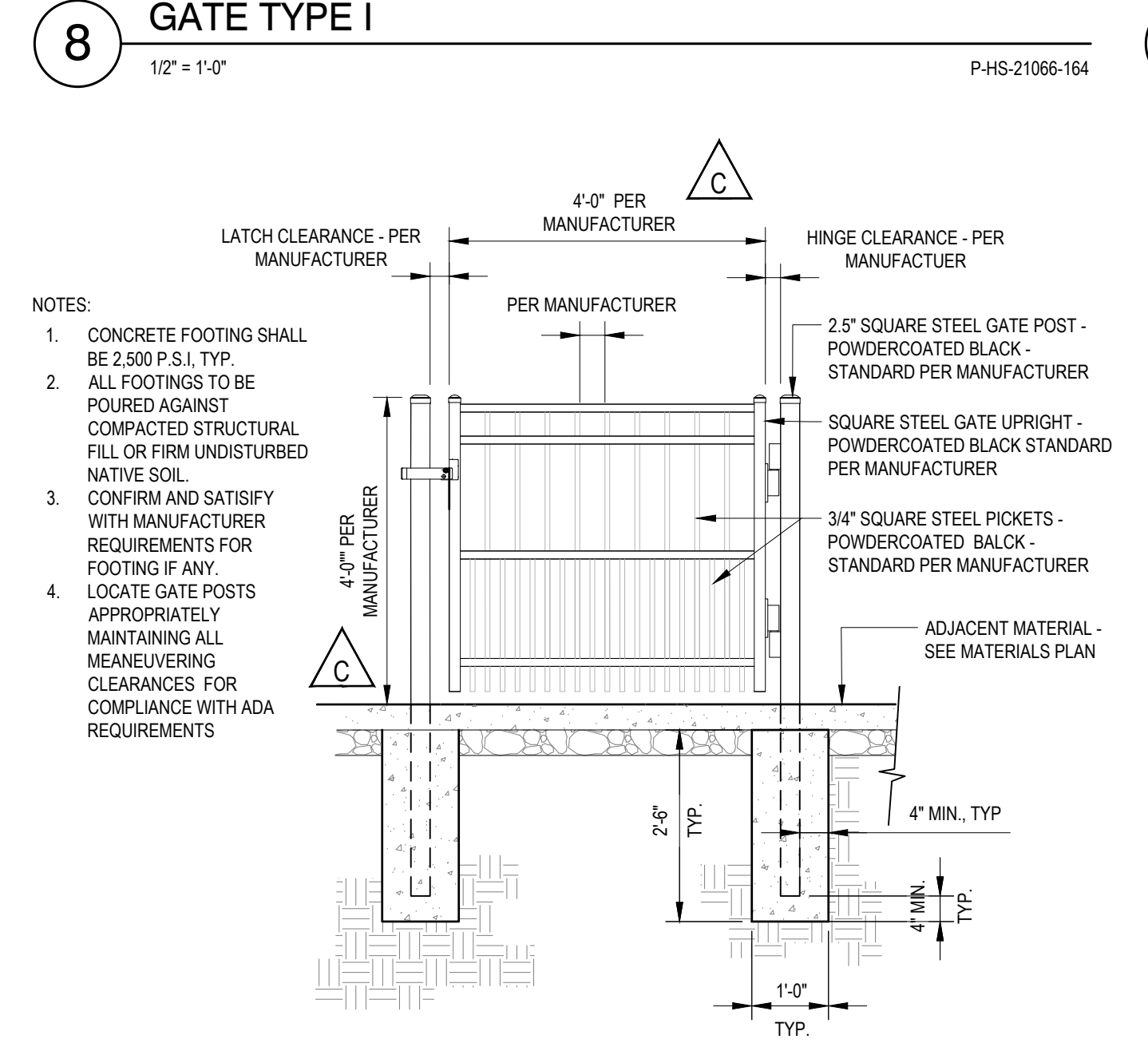


8 GATE TYPE I
1/2" = 1'-0"

P-HS-21066-144

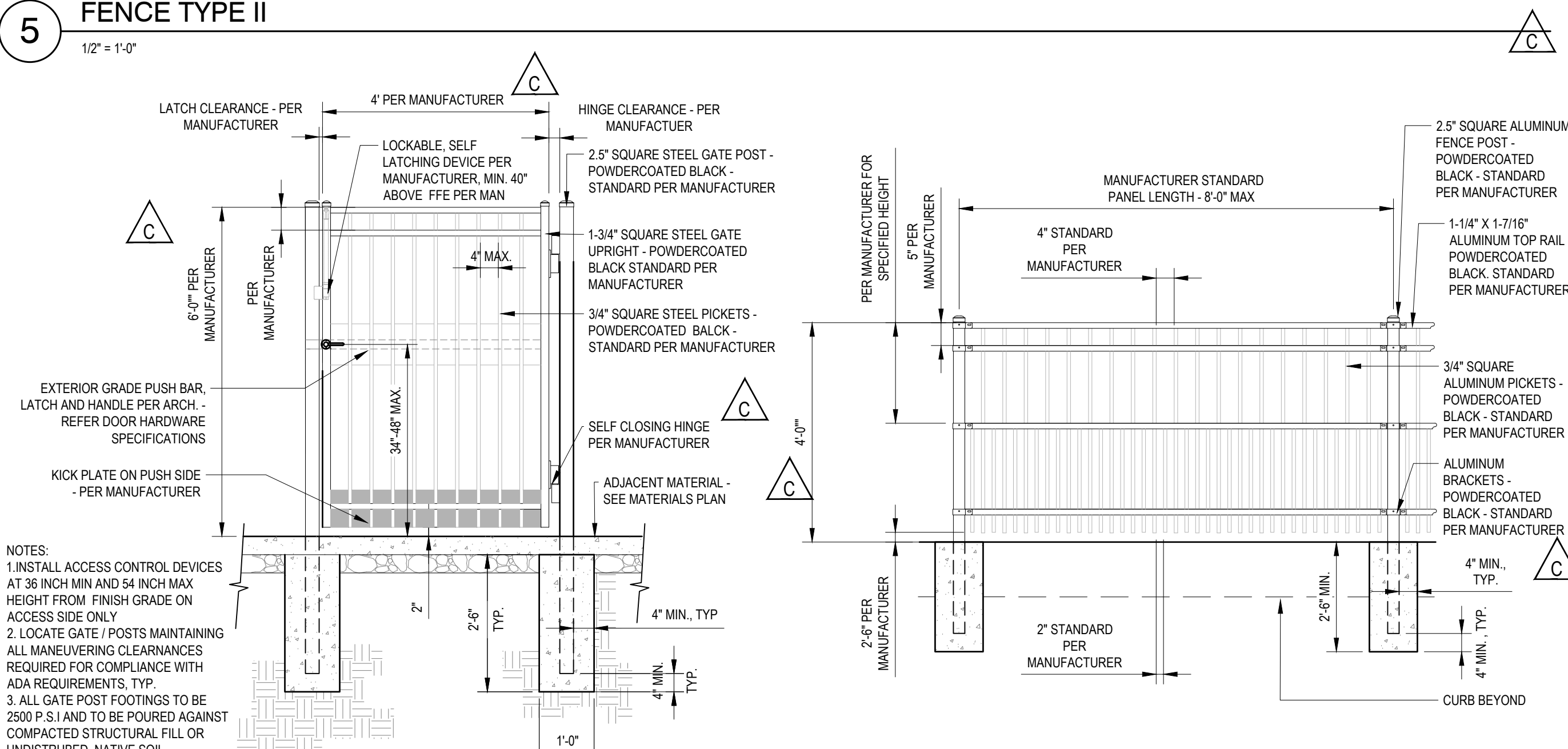


5 FENCE TYPE II
1/2" = 1'-0"



9 GATE TYPE III
1/2" = 1'-0"

P-HS-21066-143

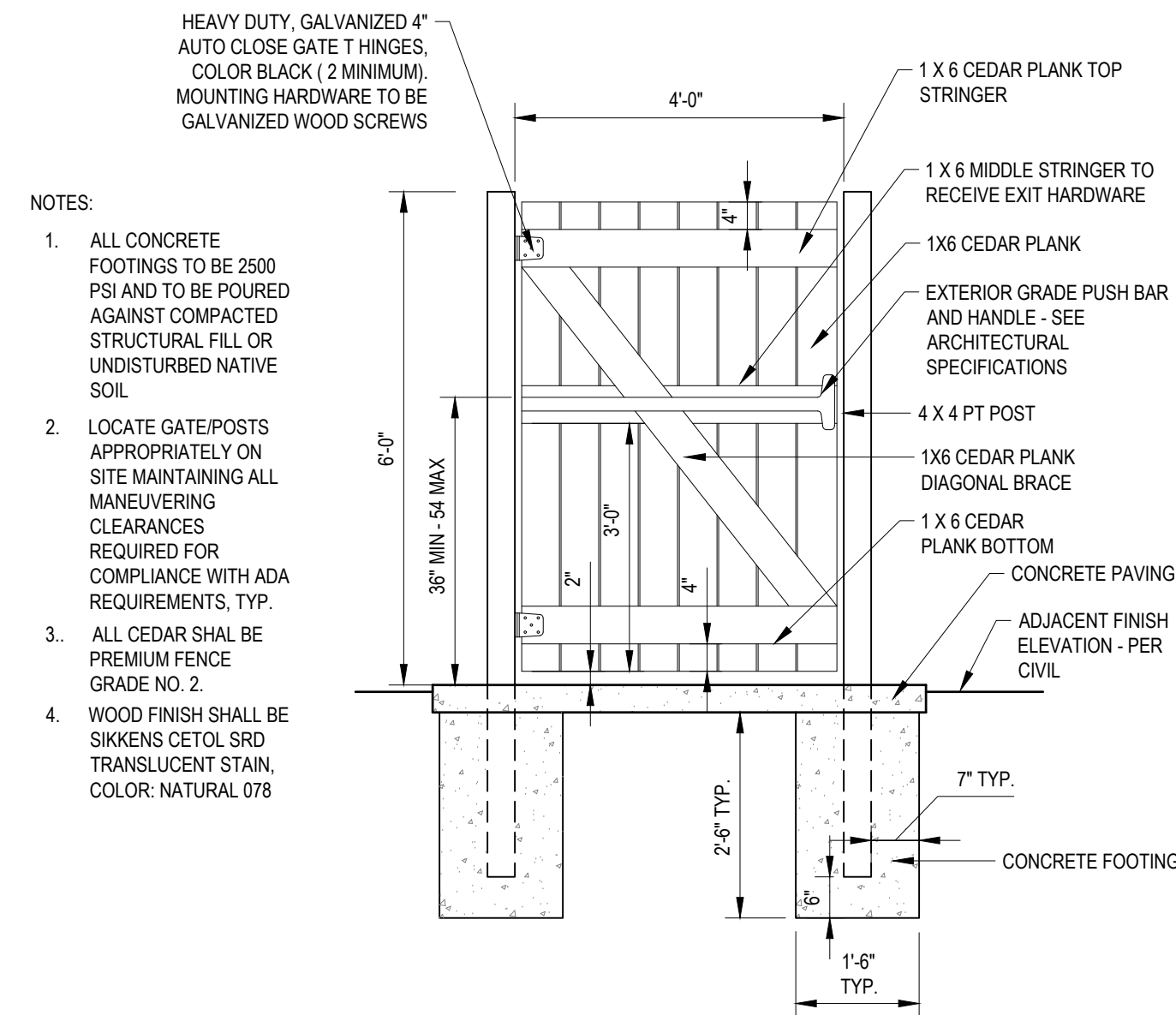


6 GATE TYPE II
1/2" = 1'-0"

P-HS-21066-141

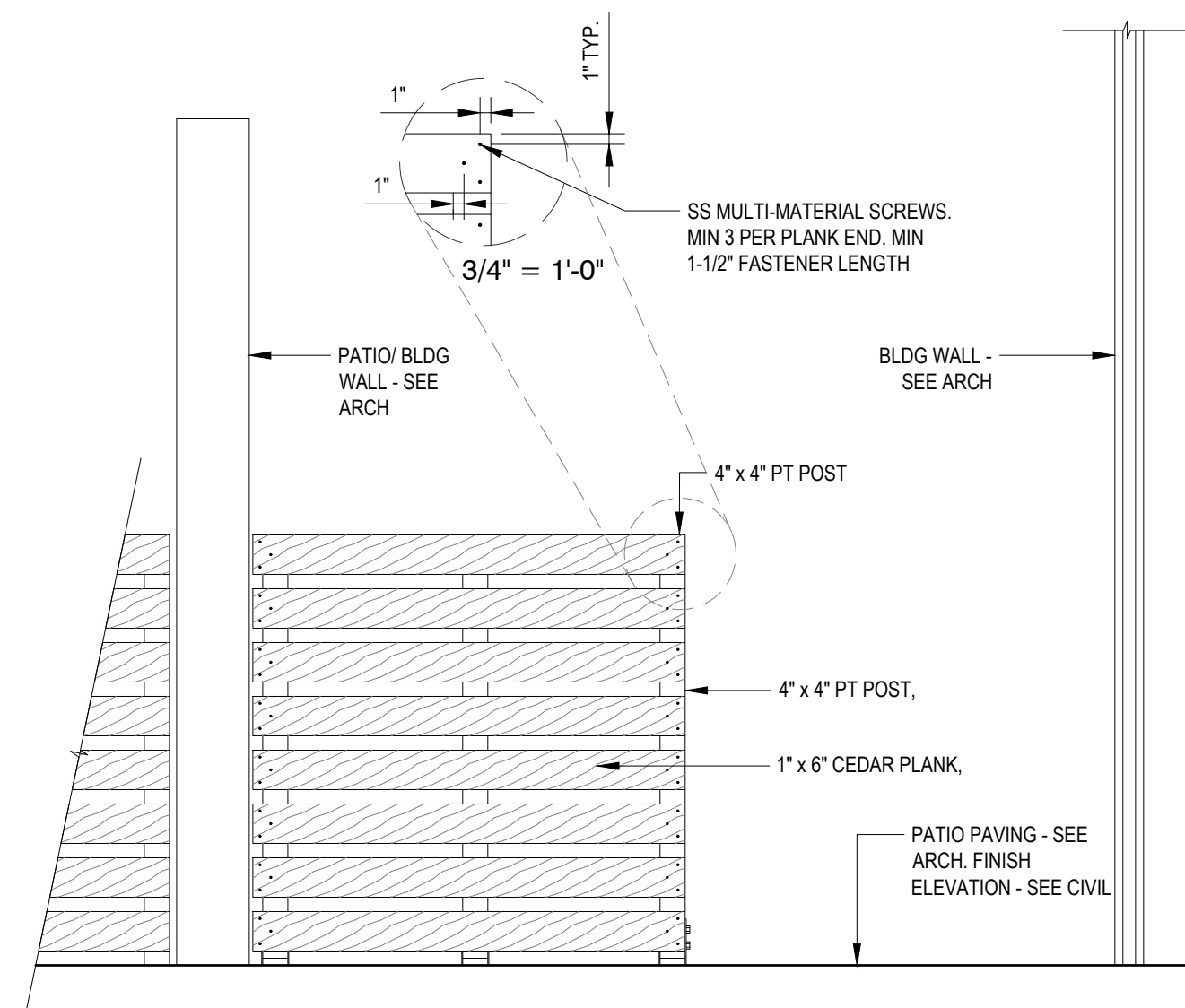
3 FENCE TYPE III
1/2" = 1'-0"

P-HS-21066-136

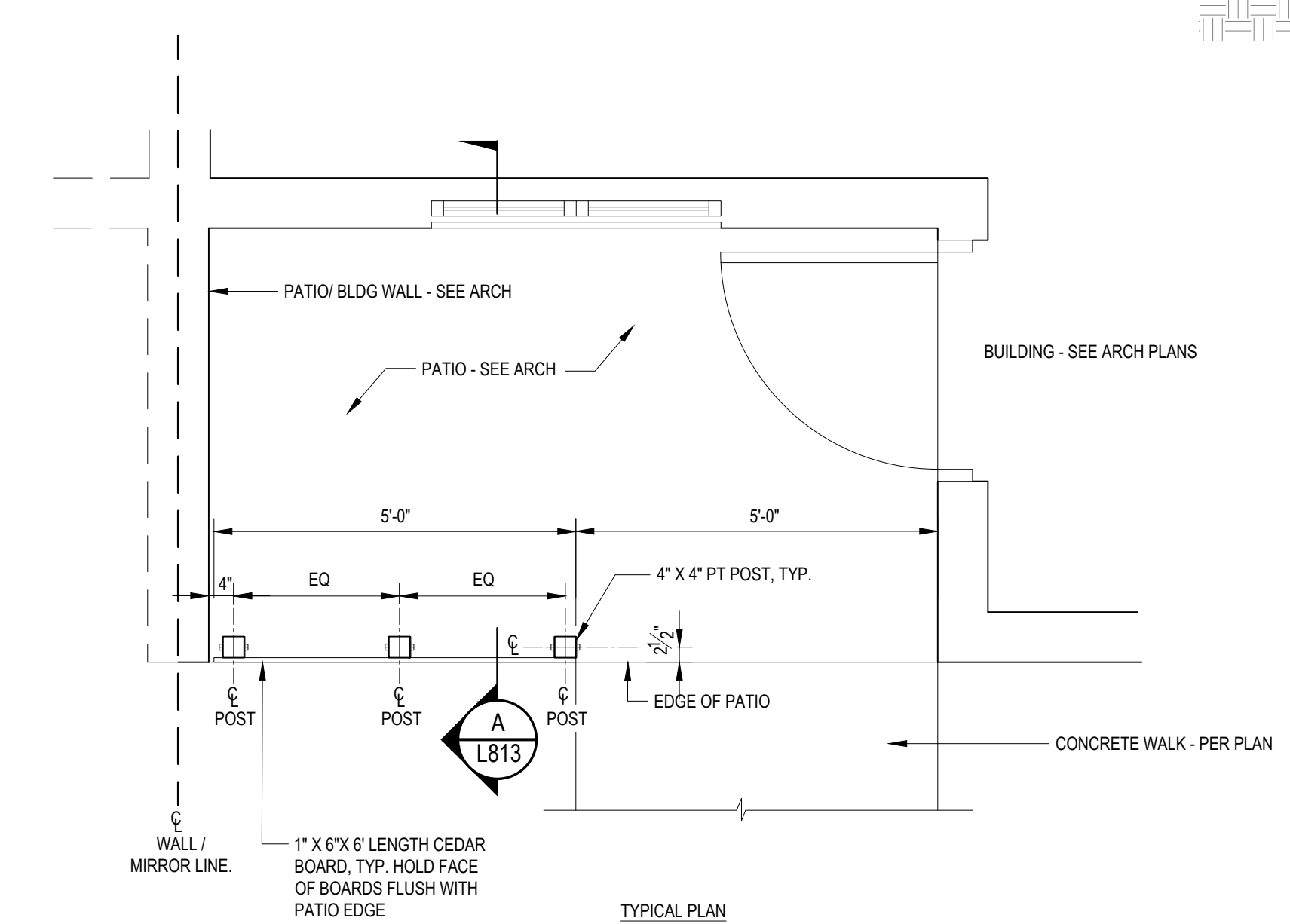


2 GATE TYPE IV
1/2" = 1'-0" P-HS-21066-178

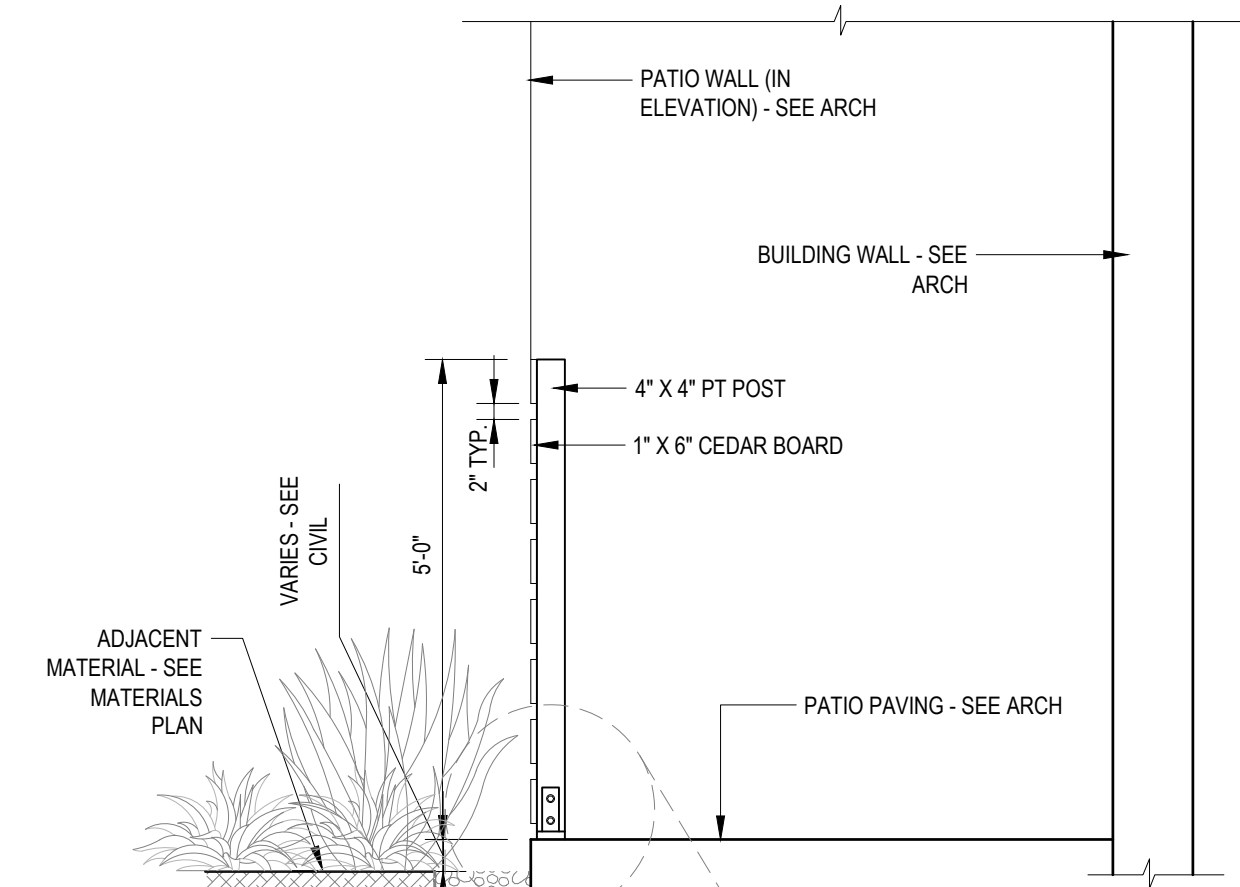
- NOTES:
1. ALL CONCRETE FOOTINGS TO BE 2500 PSI AND TO BE POURED AGAINST COMPACTED STRUCTURAL FILL OR UNDISTURBED NATIVE SOIL.
 2. LOCATE GATE/POSTS APPROPRIATELY ON SITE MAINTAINING ALL MANEUVERING CLEARANCES REQUIRED FOR COMPLIANCE WITH ADA REQUIREMENTS, TYP.
 3. ALL CEDAR SHALL BE PREMIUM FENCE GRADE NO. 2.
 4. WOOD FINISH SHALL BE SIKKENS CETOL SRD TRANSLUCENT STAIN, COLOR: NATURAL 078



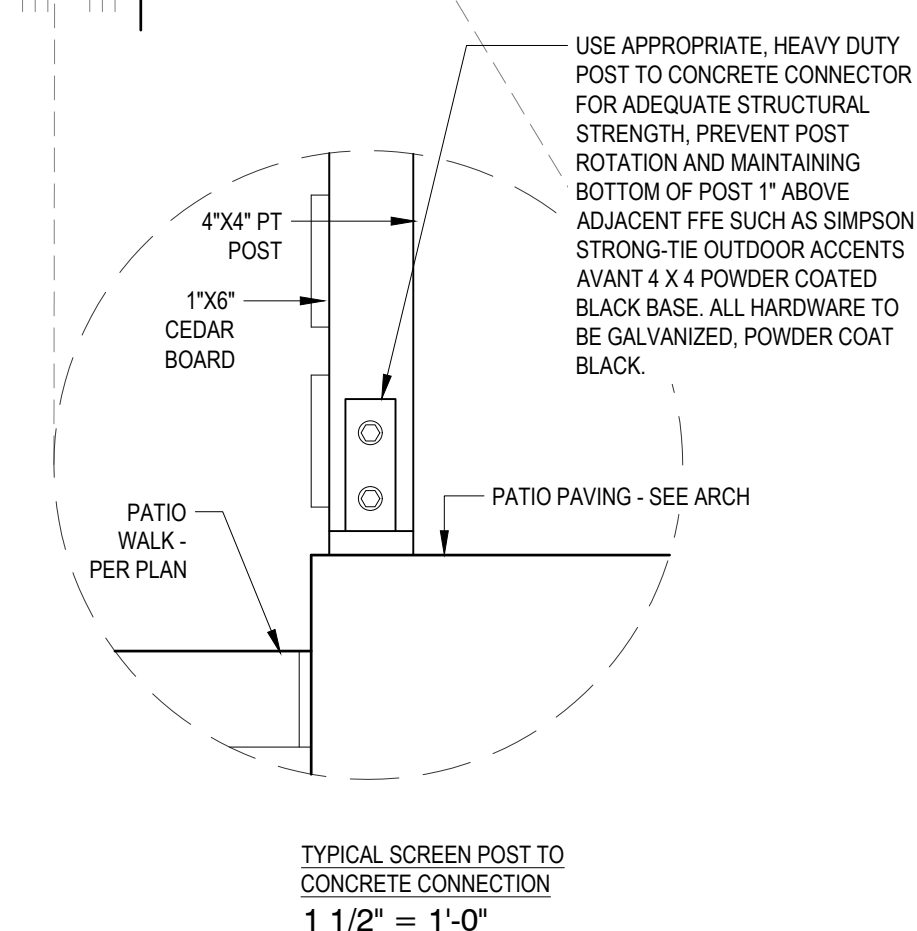
1 STOOP RAILING TYPE I
1/2" = 1'-0" P-HS-21066-169



1 STOOP RAILING TYPE I
1/2" = 1'-0" P-HS-21066-169



SECTION A



TYPICAL SCREEN POST TO CONCRETE CONNECTION
1 1/2" = 1'-0"

- NOTES:
1. ALL CEDAR SHALL BE PREMIUM FENCE GRADE NO. 2.
 2. WOOD FINISH SHALL BE SIKKENS CETOL SRD TRANSLUCENT STAIN, COLOR: EBONY 094. ARCHITECT TO CONFIRM.

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ELMONICA
SW 170TH AND W BASELINE

REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3

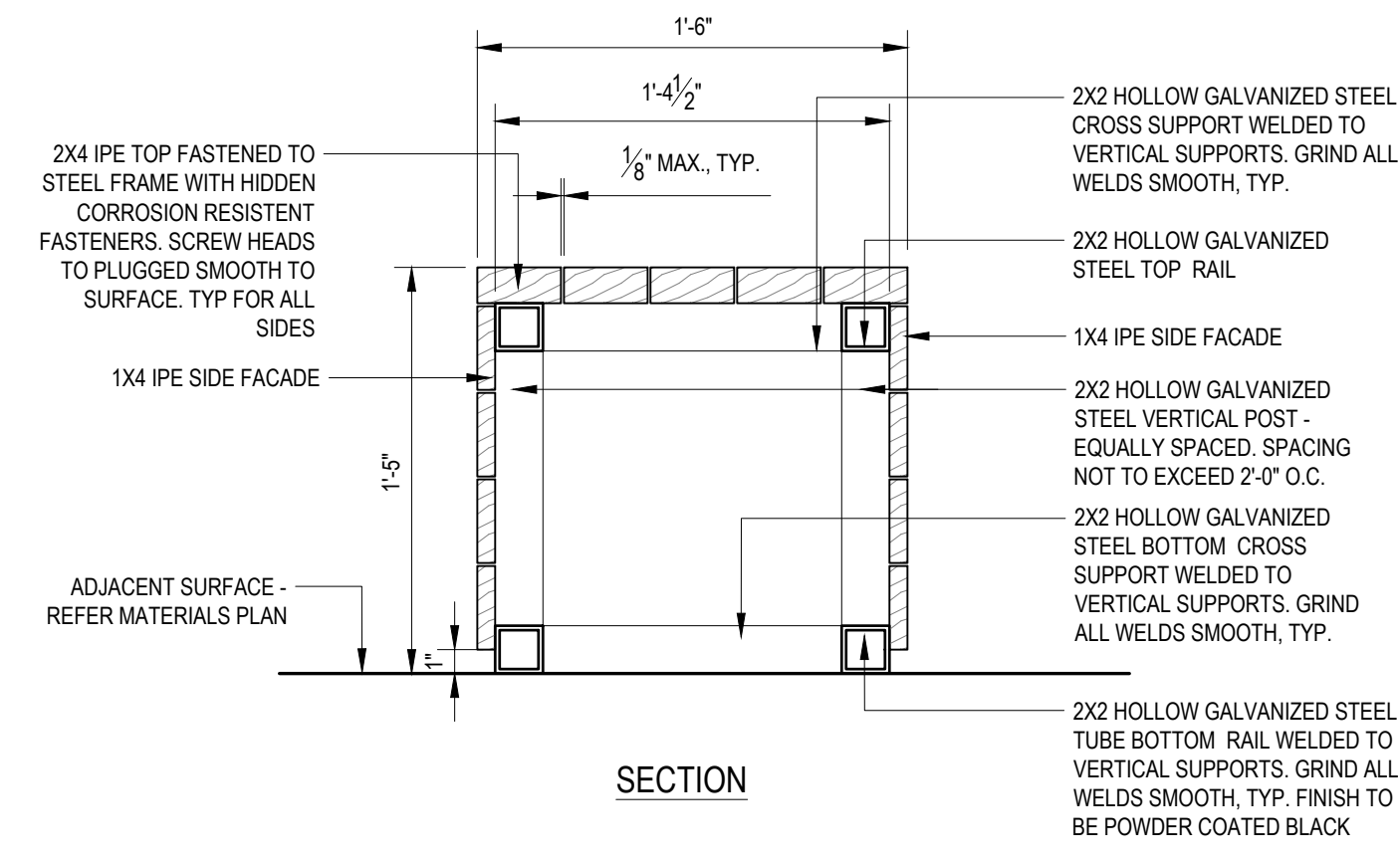


LAND USE SET

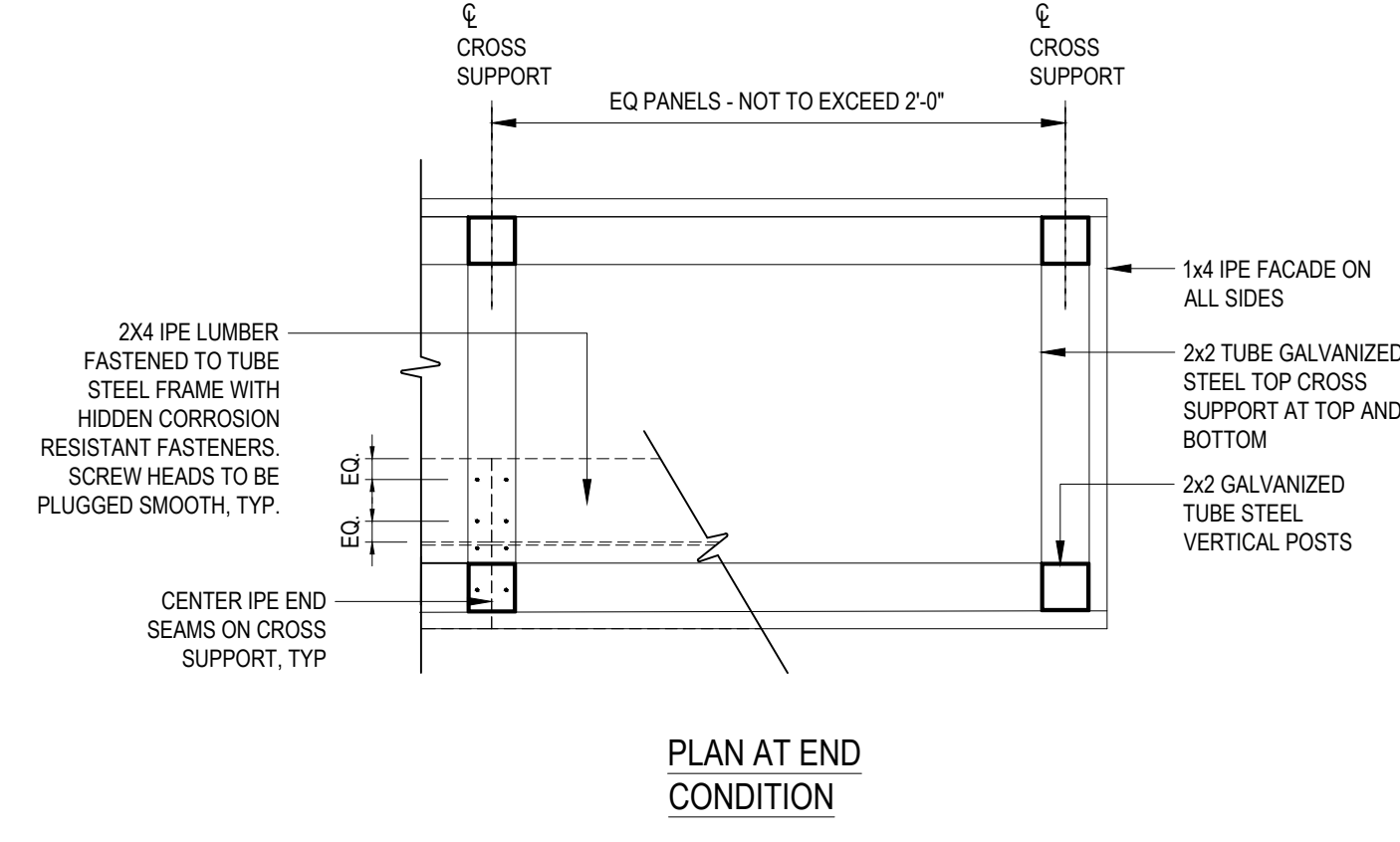
CONSTRUCTION DETAILS

DATE: 5.26.2023 PROJECT NUMBER: 215390

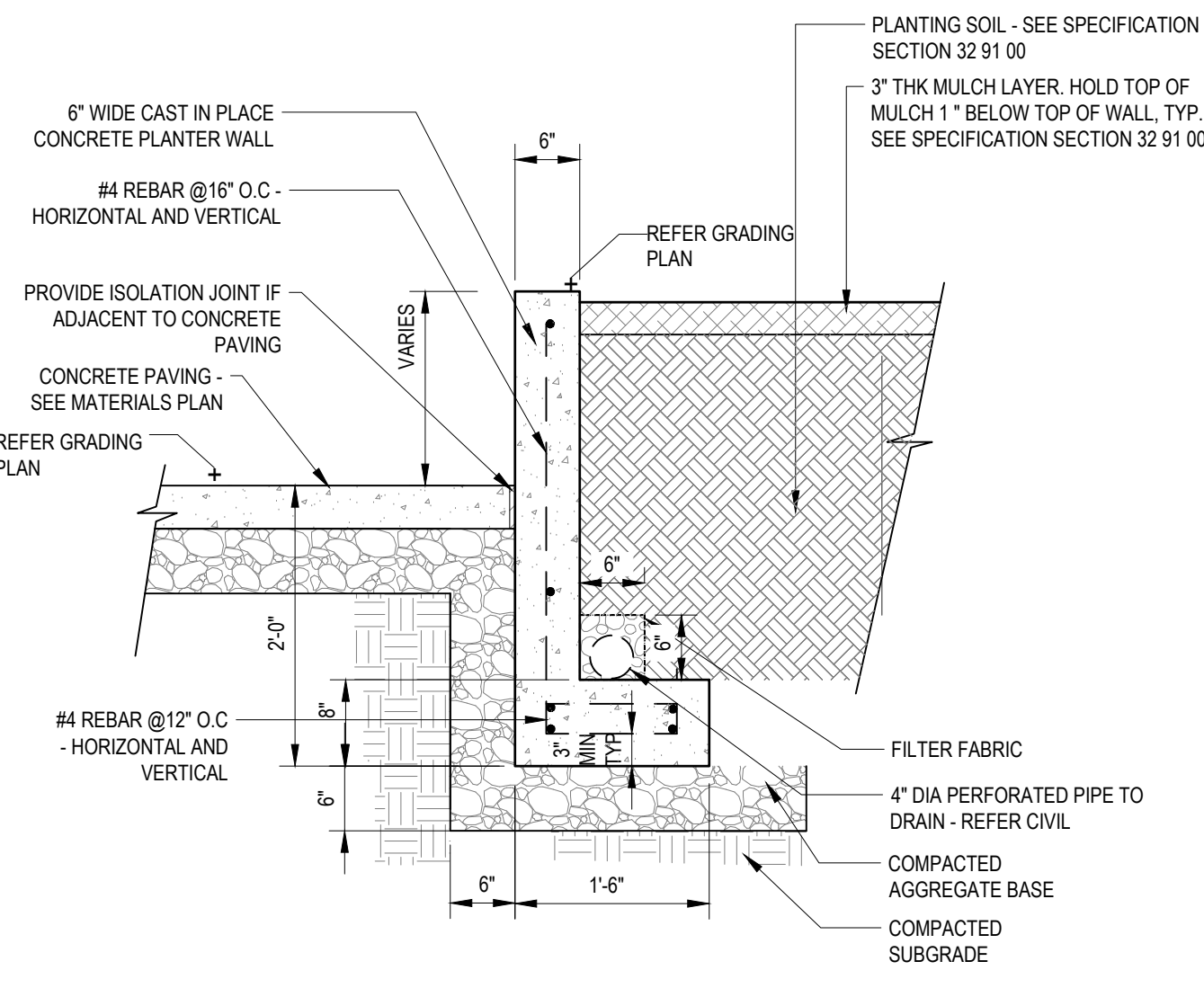
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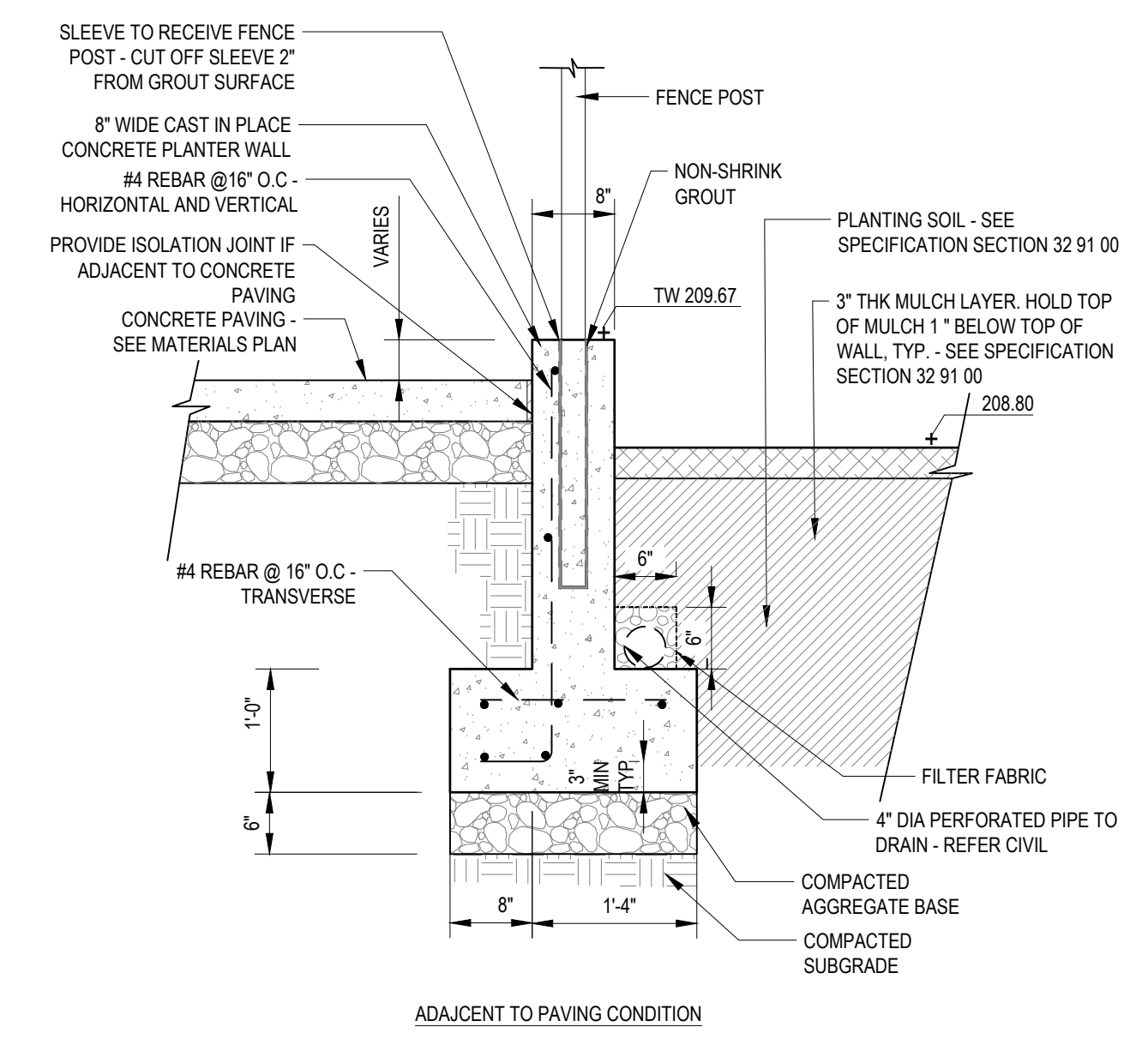
4 SITE WALL TYPE III
 3/4" = 1'-0"
 P-HS-21066-149



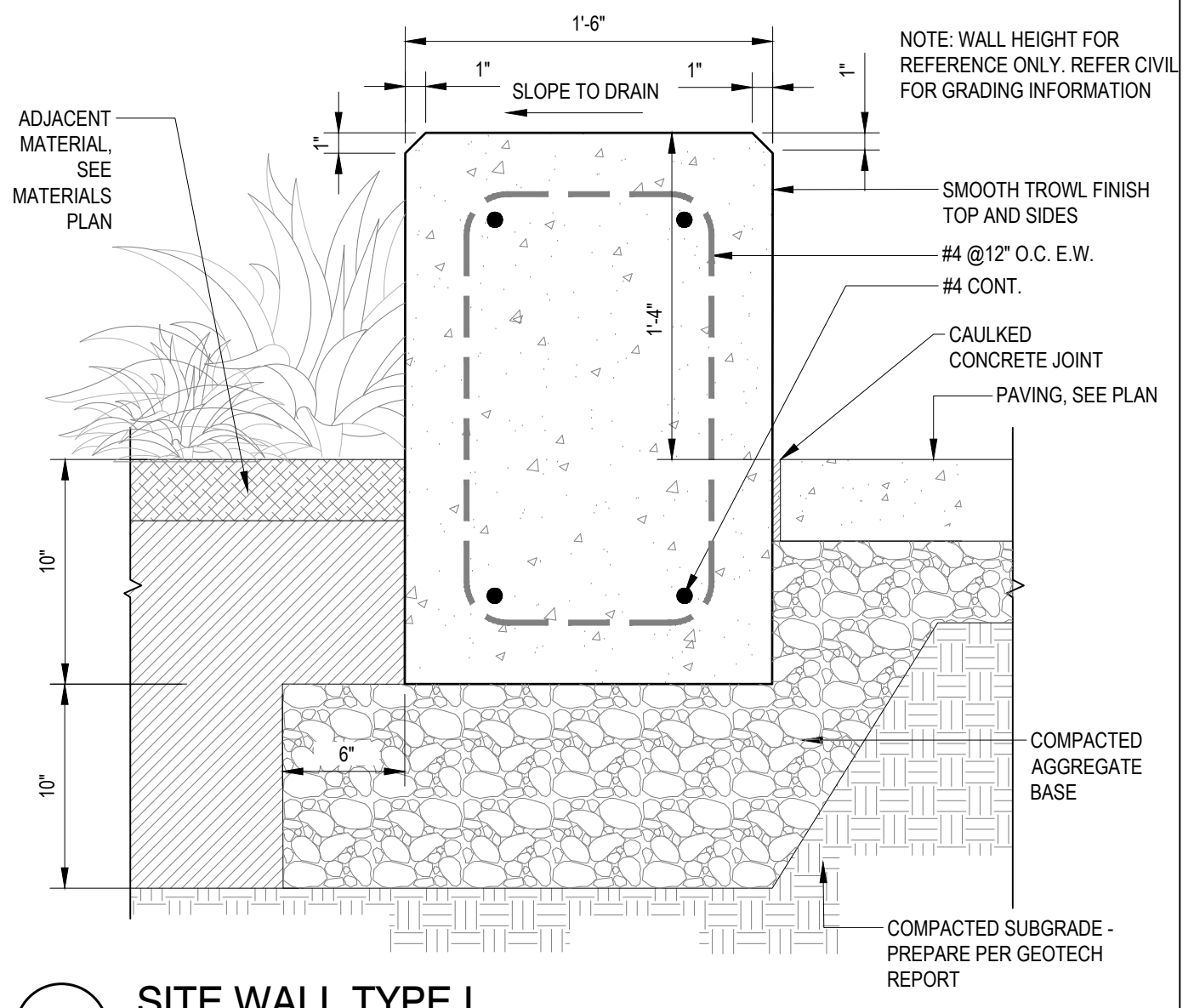
7 BENCH TYPE IV
 1 1/2" = 1'-0"
 P-HS-21066-163



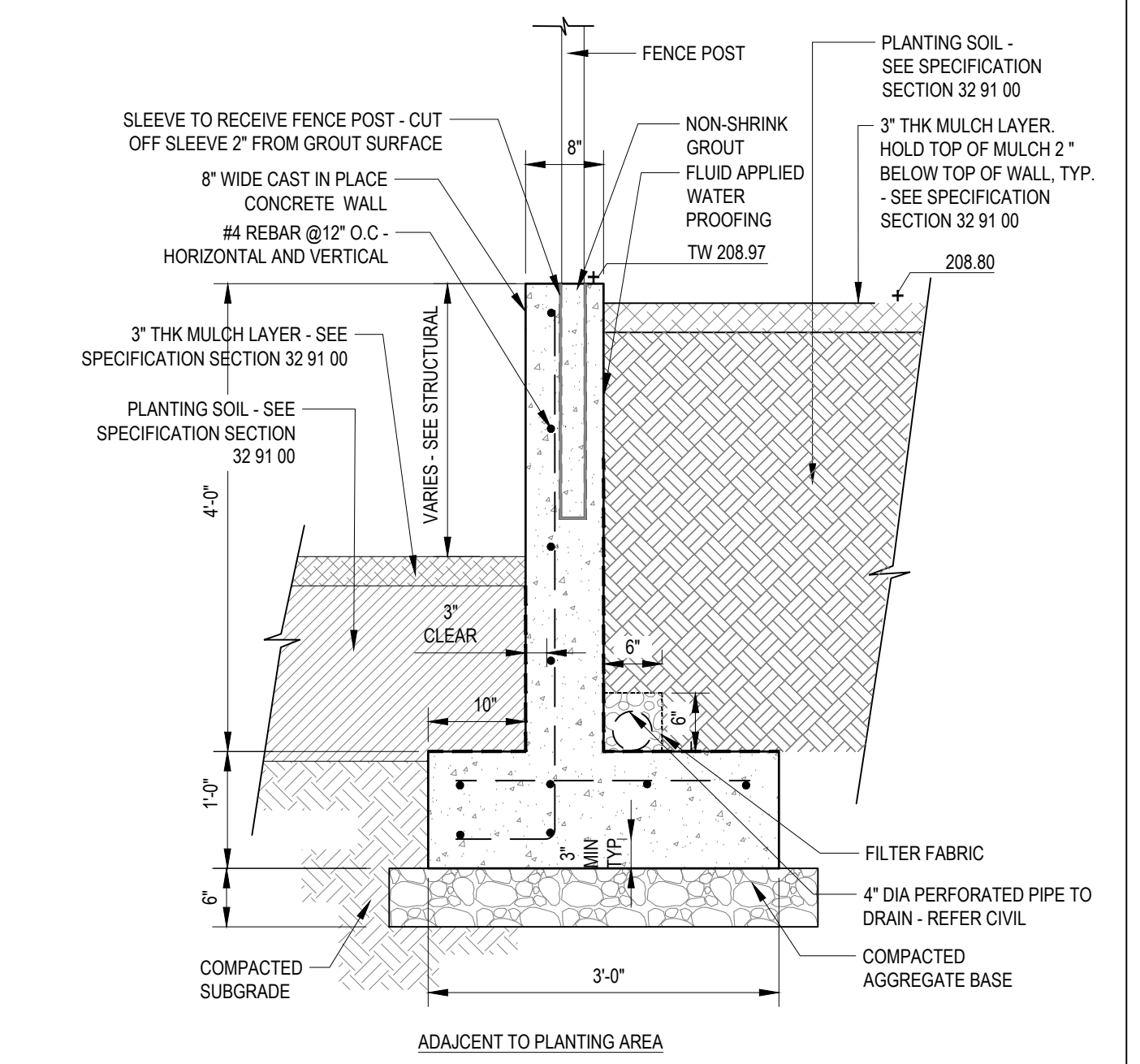
4 SITE WALL TYPE III
 3/4" = 1'-0"
 P-HS-21066-149



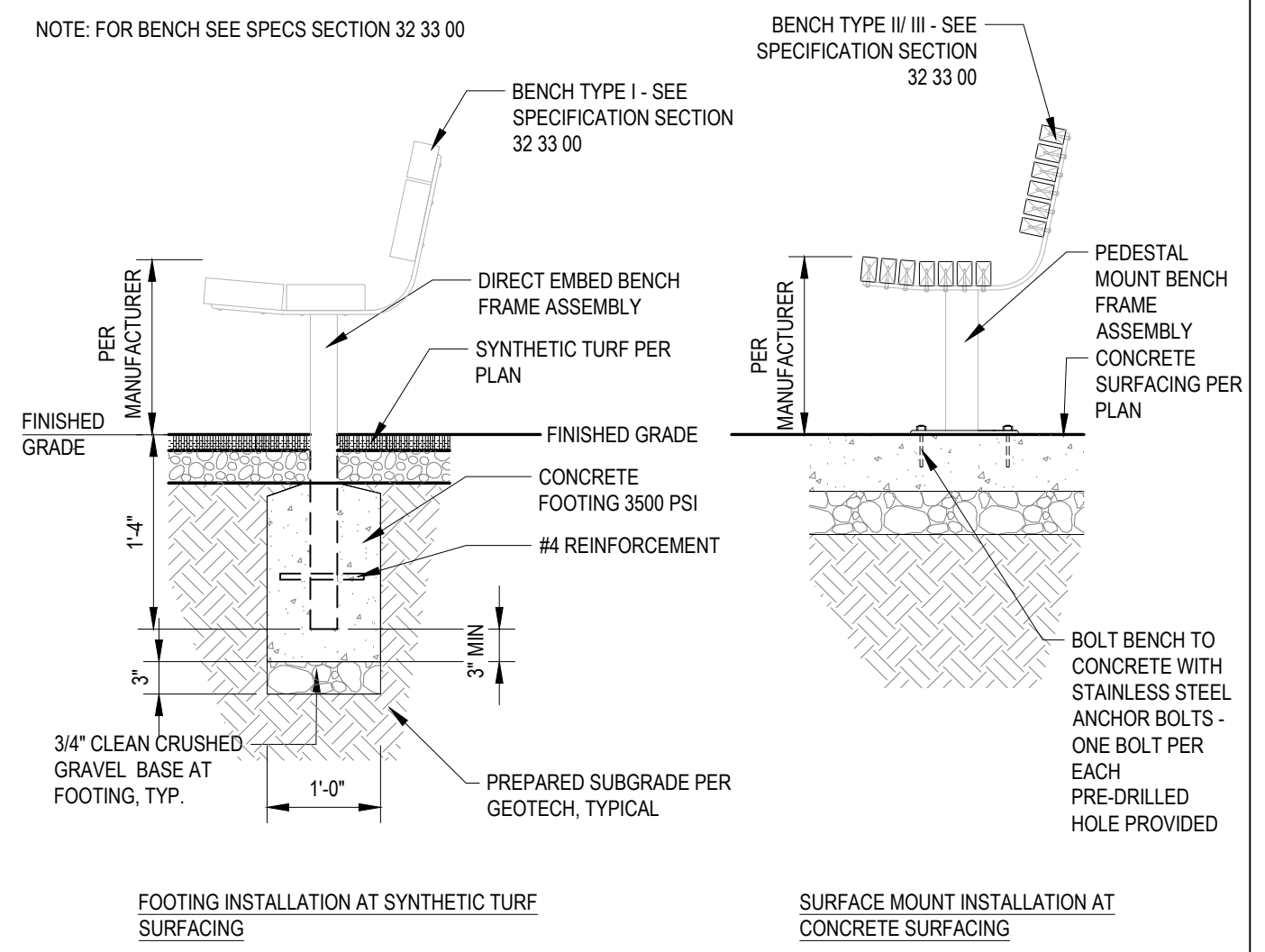
5 SITE WALL TYPE II
 3/4" = 1'-0"
 P-HS-21066-162



1 SITE WALL TYPE I
 1 1/2" = 1'-0"
 P-HS-21066-149



1 SITE WALL TYPE I
 1 1/2" = 1'-0"
 P-HS-21066-149



3 BENCH INSTALLATION CONDITIONS
 3/4" = 1'-0"

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 REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3

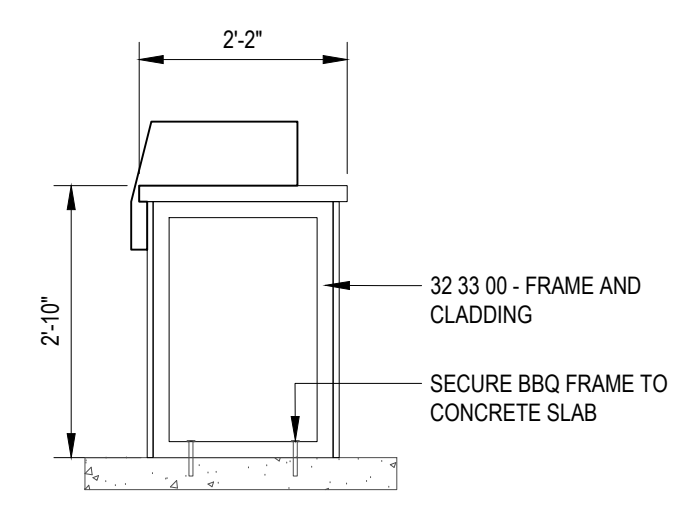
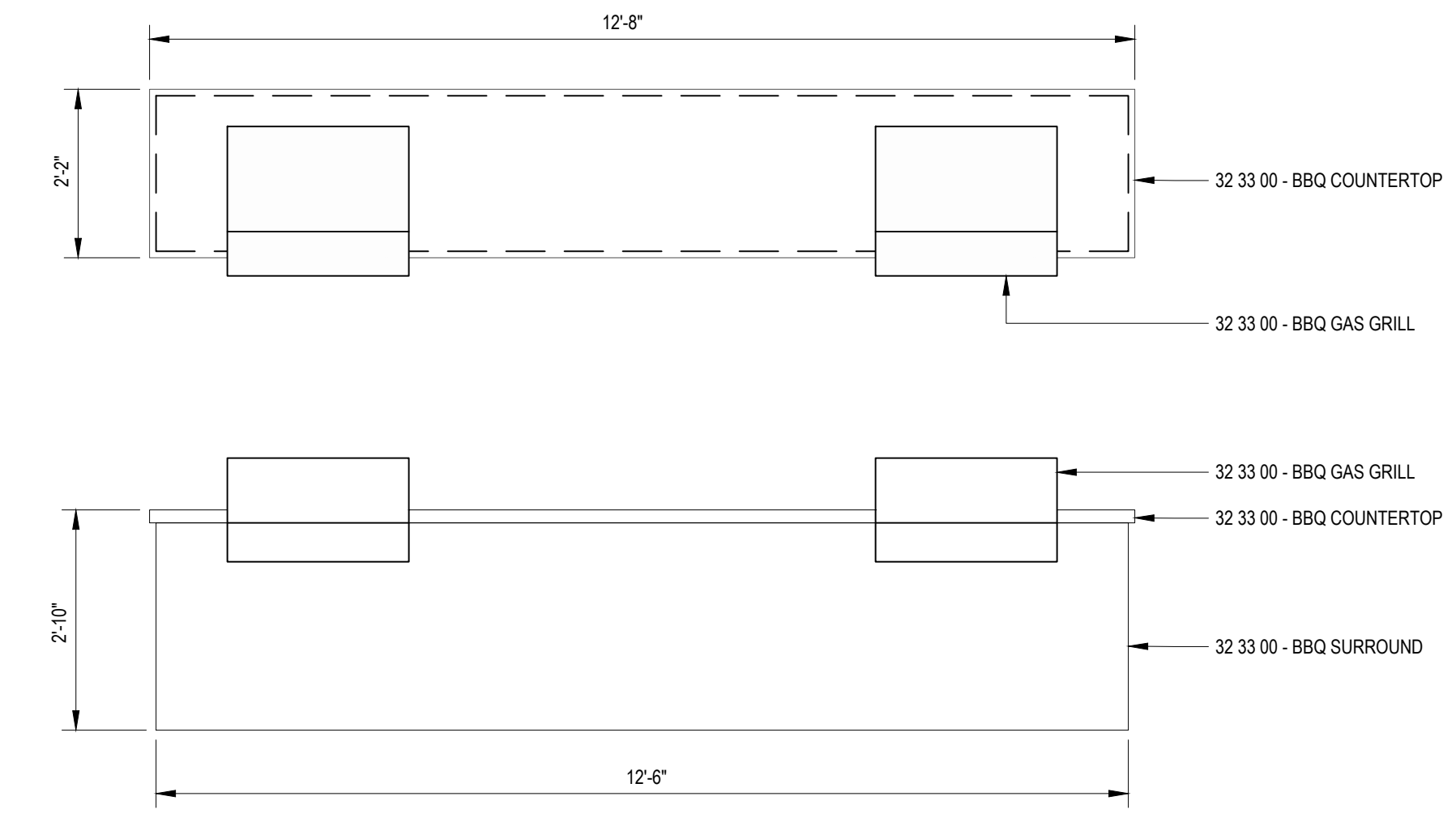
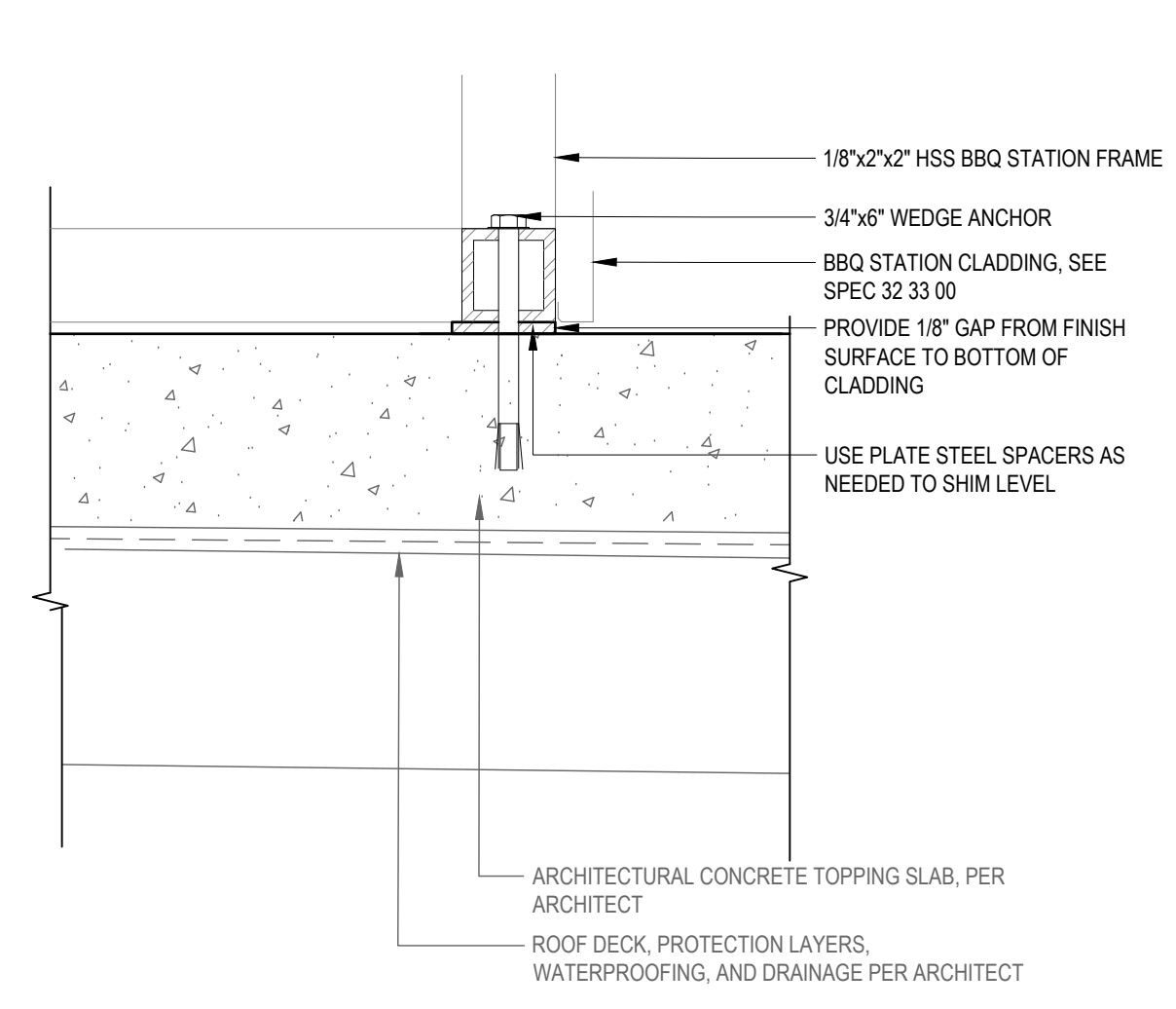


LAND USE SET

CONSTRUCTION DETAILS

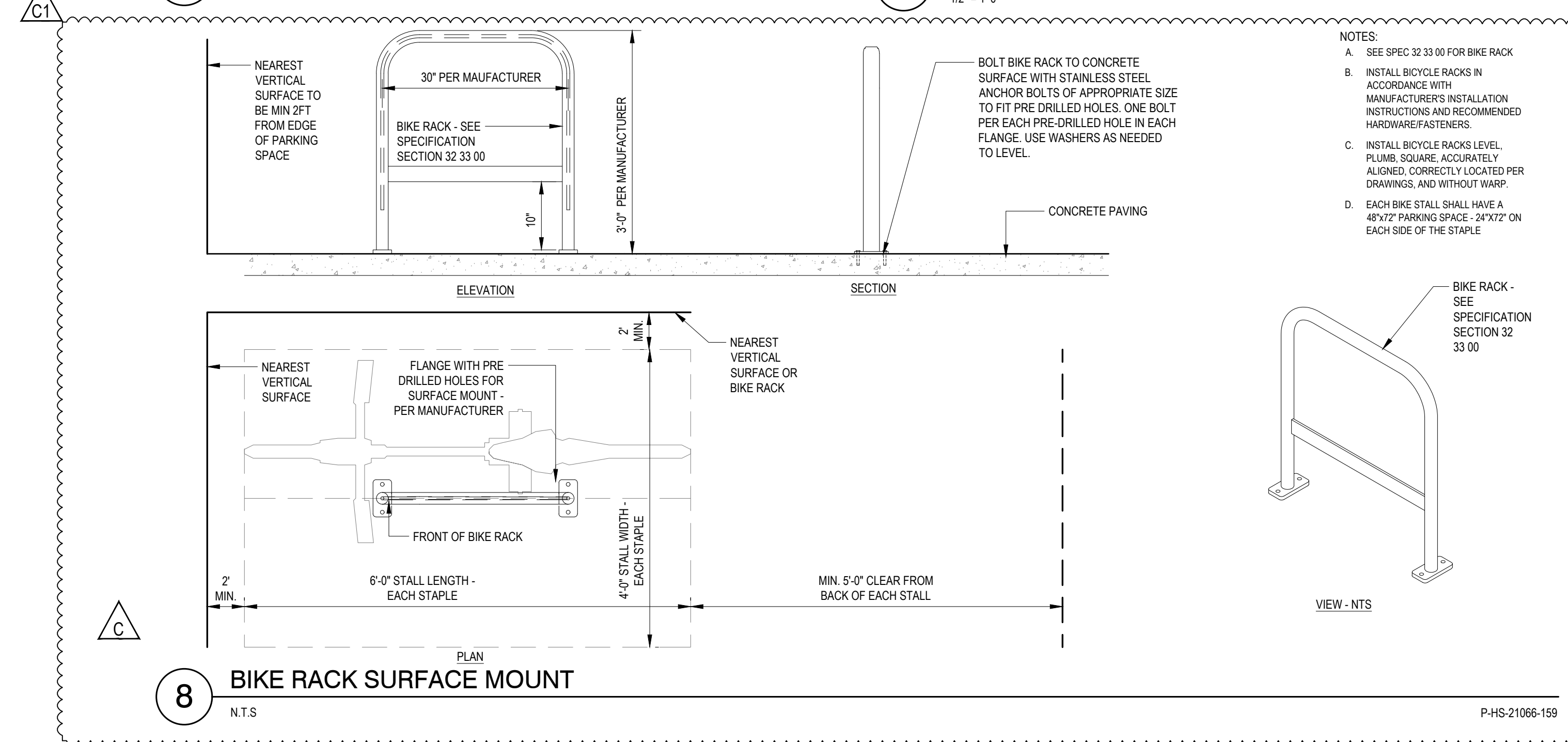
DATE 5.26.2023	PROJECT NUMBER 215390
SHEET NUMBER	

L814

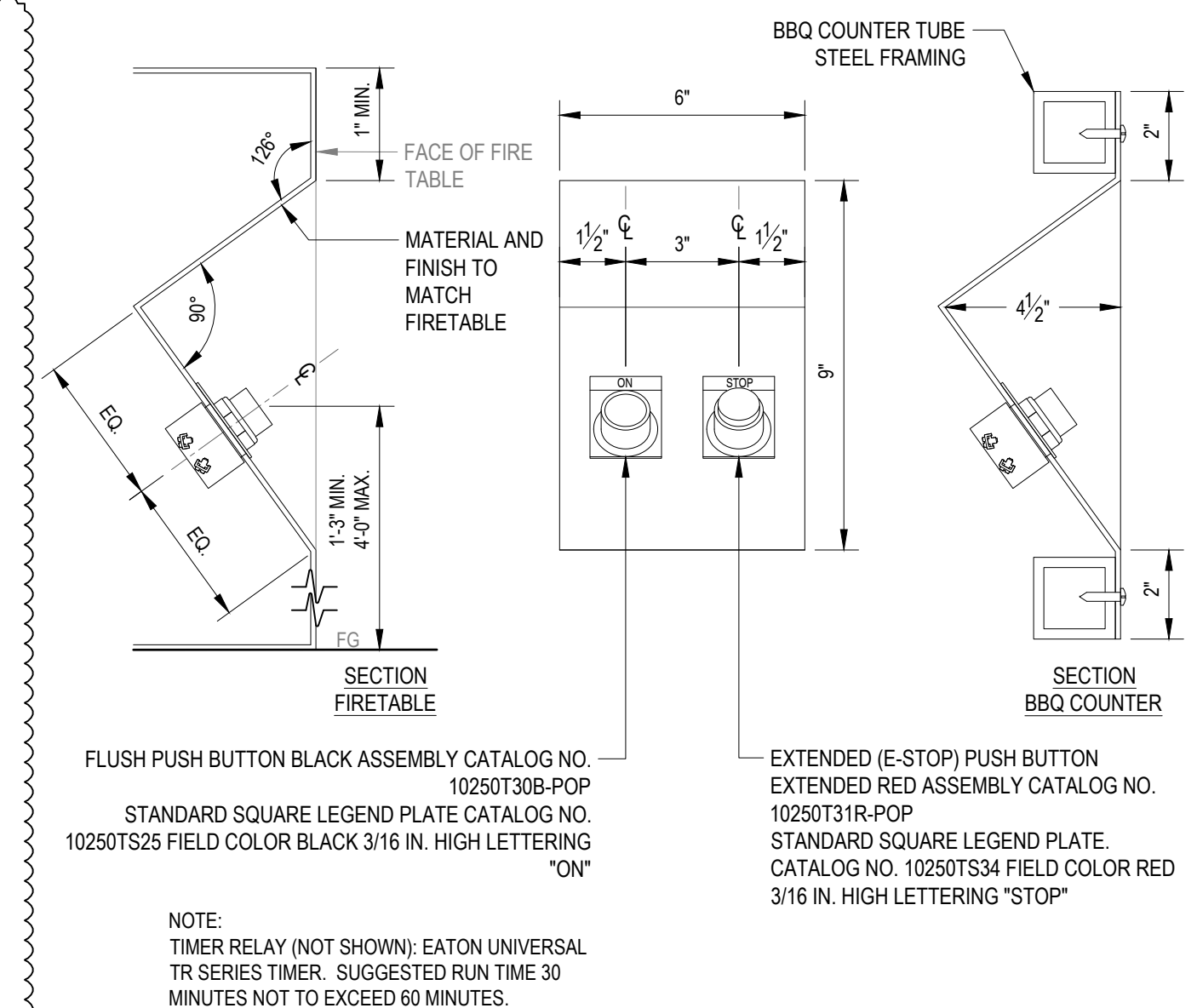


7 BBQ STATION ATTACHMENT
 3" = 1'-0"
 P-HS-21066-168

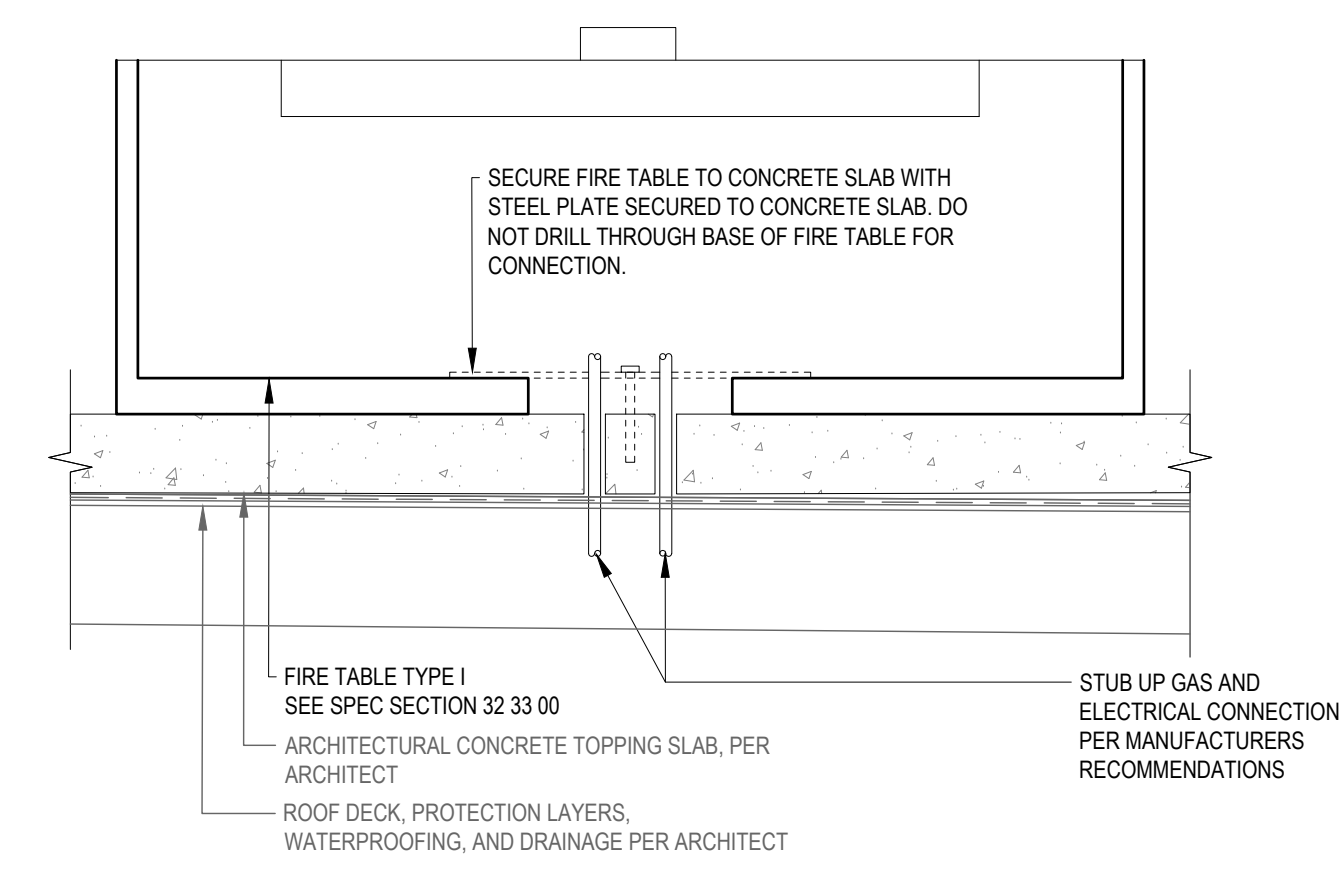
4 BBQ AT BUILDING 4
 1/2" = 1'-0"
 P-HS-21066-159



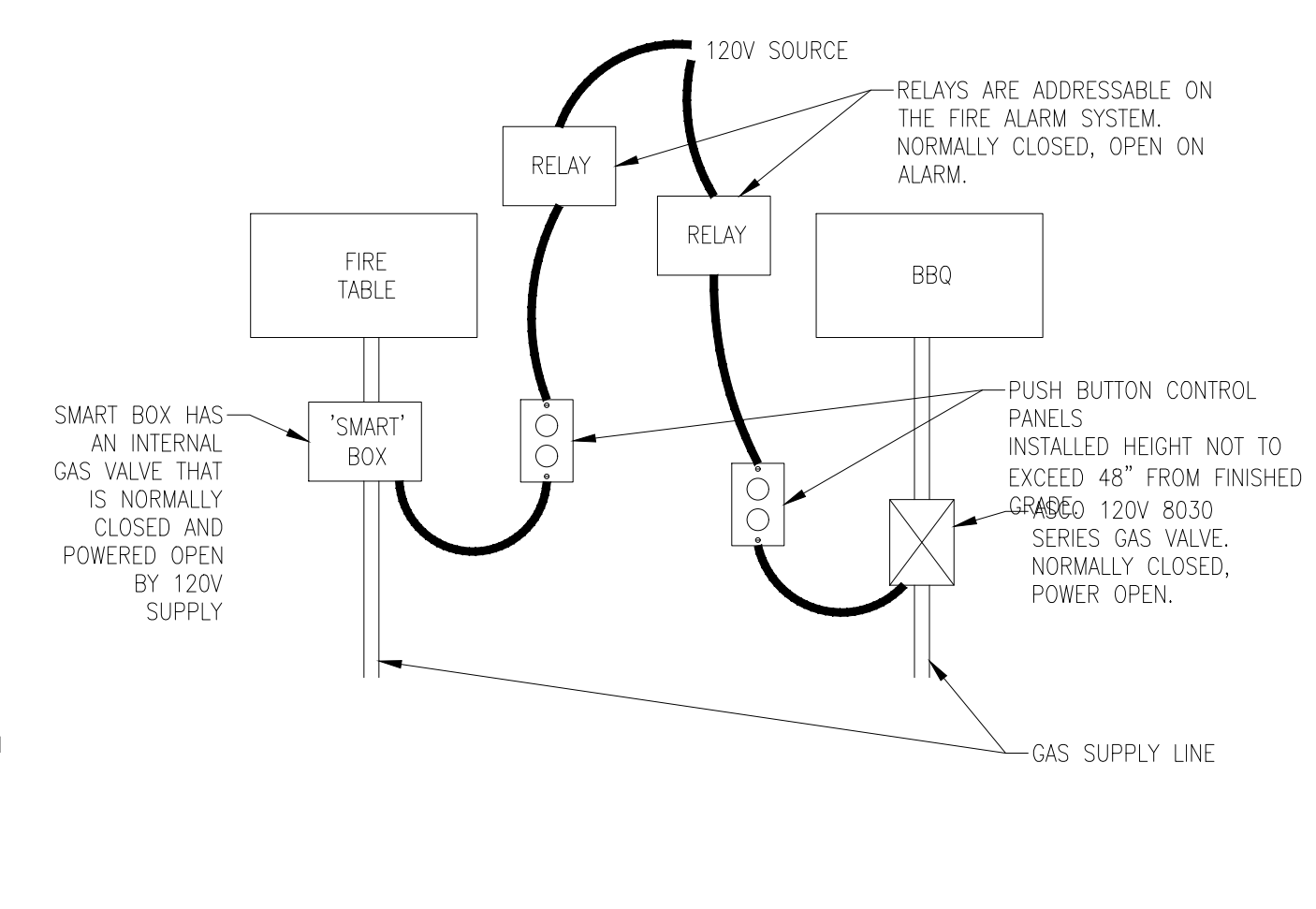
8 BIKE RACK SURFACE MOUNT
 N.T.S.
 P-HS-21066-159



2 GAS AMENITY ON/OFF CONTROL
 3" = 1'-0"
 P-HS-21066-165



6 FIRE TABLE CONNECTION
 1 1/2" = 1'-0"
 P-HS-21066-166



3 FIRE TABLE AND BBQ ON/OFF CONTROL DIAGRAM
 N.T.S.
 P-HS-21066-166

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ELMONICA
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 REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
△	02/17/2023	LAND USE COMMENTS
△	04/28/2023	LAND USE REVISION 2
△	05/26/2023	LAND USE REVISION 3

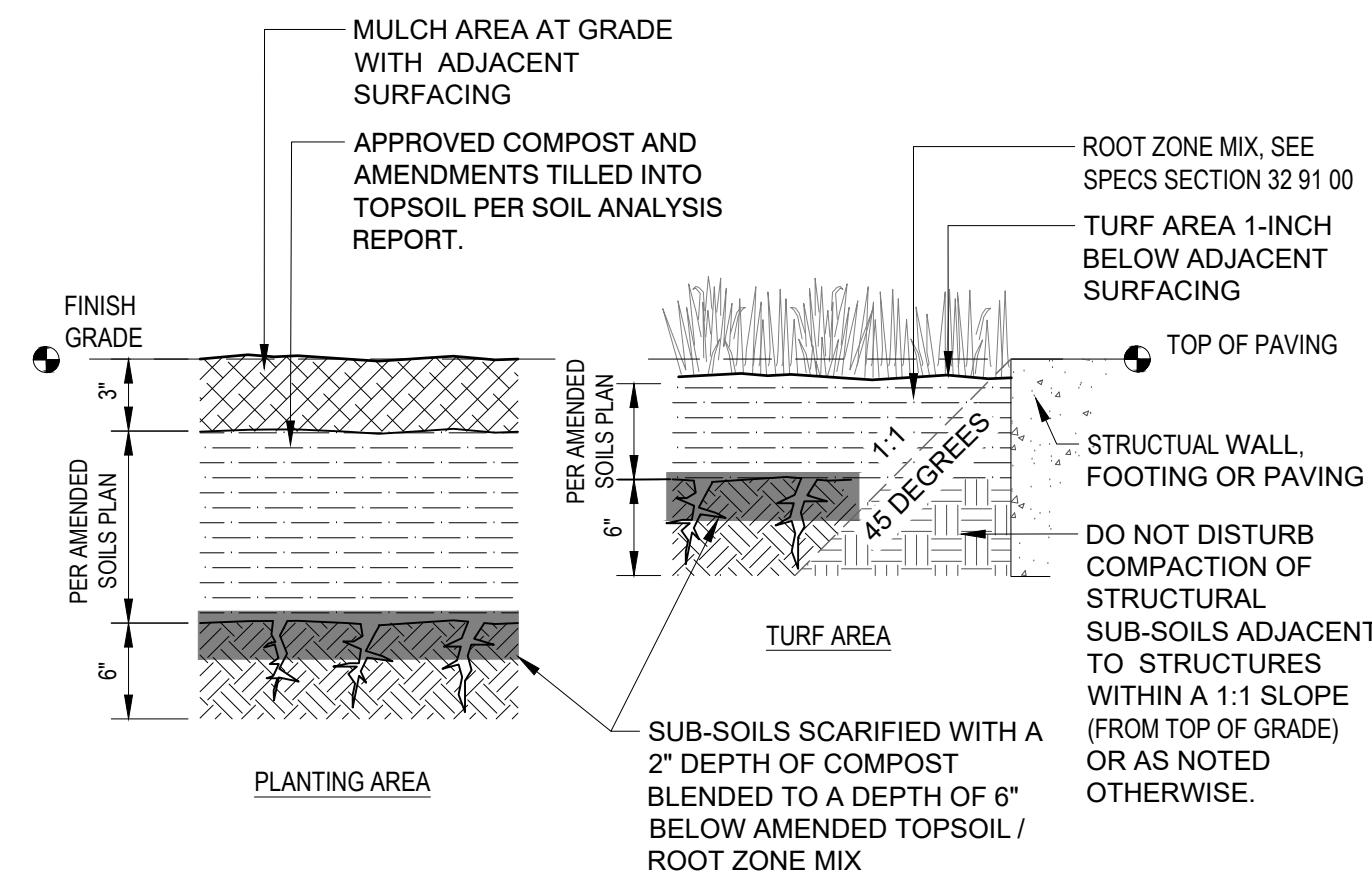


LAND USE SET

CONSTRUCTION DETAILS

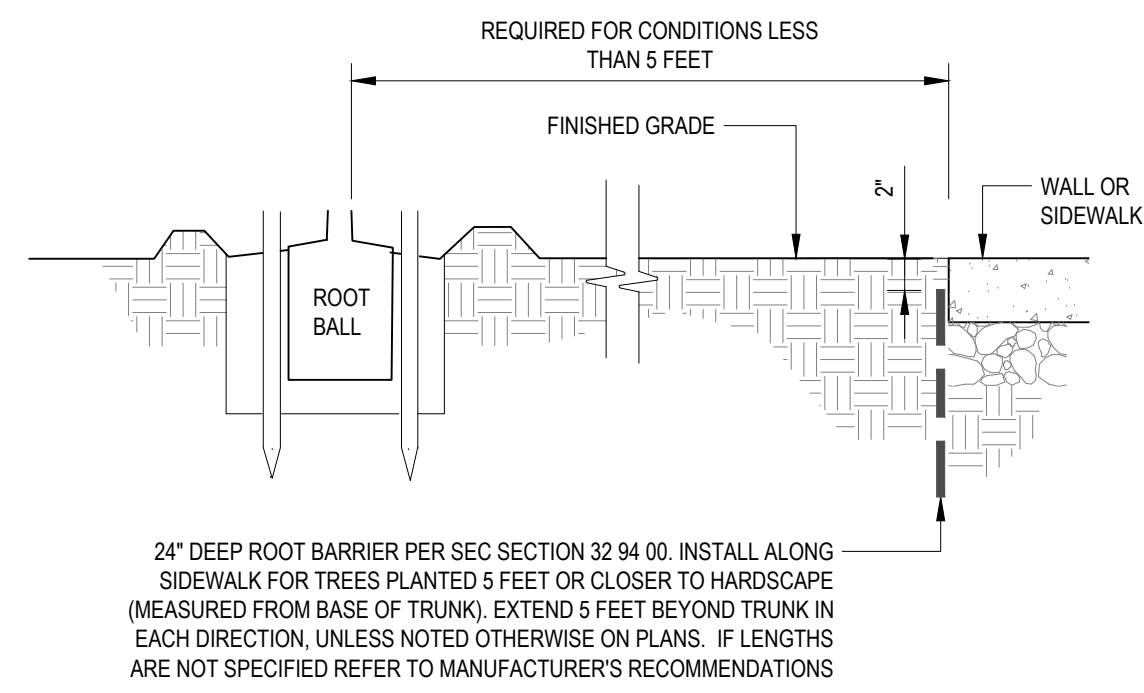
DATE 5.26.2023	PROJECT NUMBER 215390
SHEET NUMBER	

L815

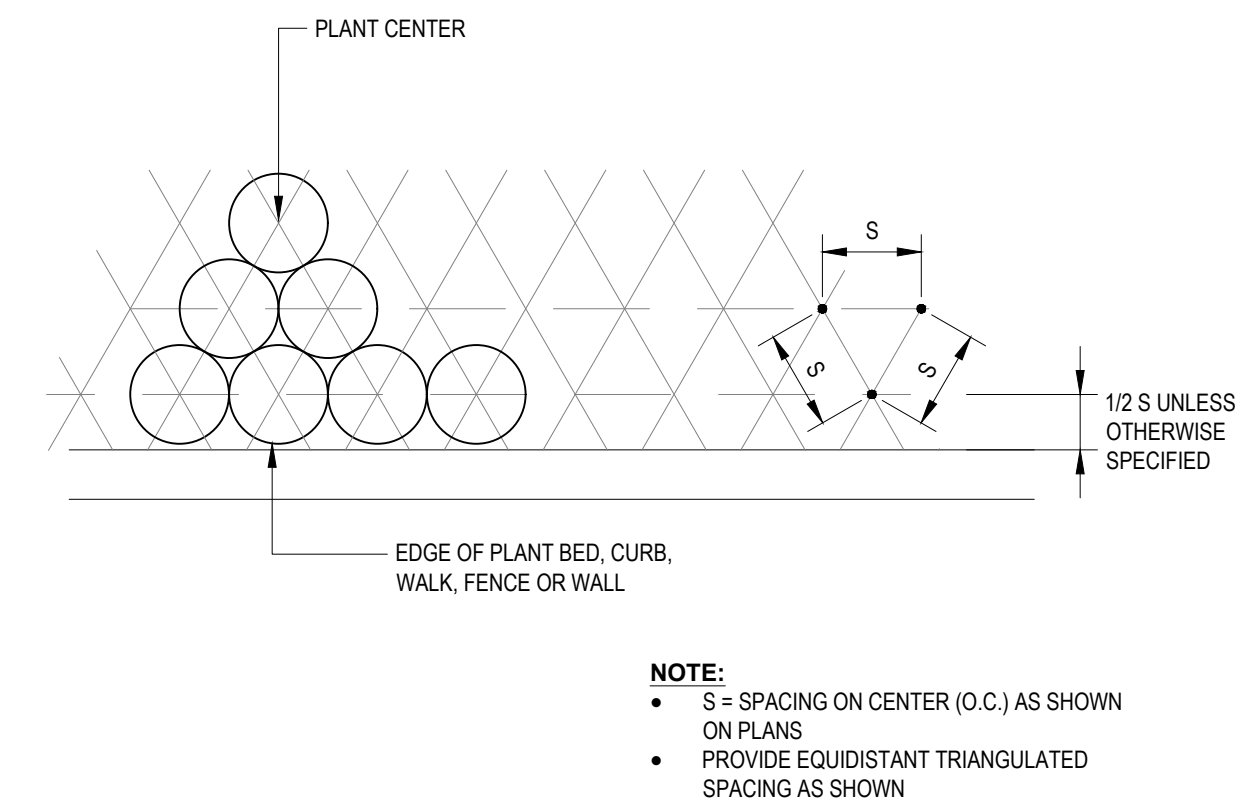


PLANTING AND LAWN AREA NOTES:
 1. SOILS DISTURBED OR COMPACTED DURING CONSTRUCTION SHALL BE AMENDED AS DESCRIBED PER SOIL ANALYSIS REPORT.
 2. COMPACTED SUBSOILS SHALL BE SCARIFIED (TILLED) EXCEPT WHERE DAMAGE TO TREE ROOTS, STRUCTURES OR AS DETERMINED BY LANDSCAPE ARCHITECT OR ARBORIST.

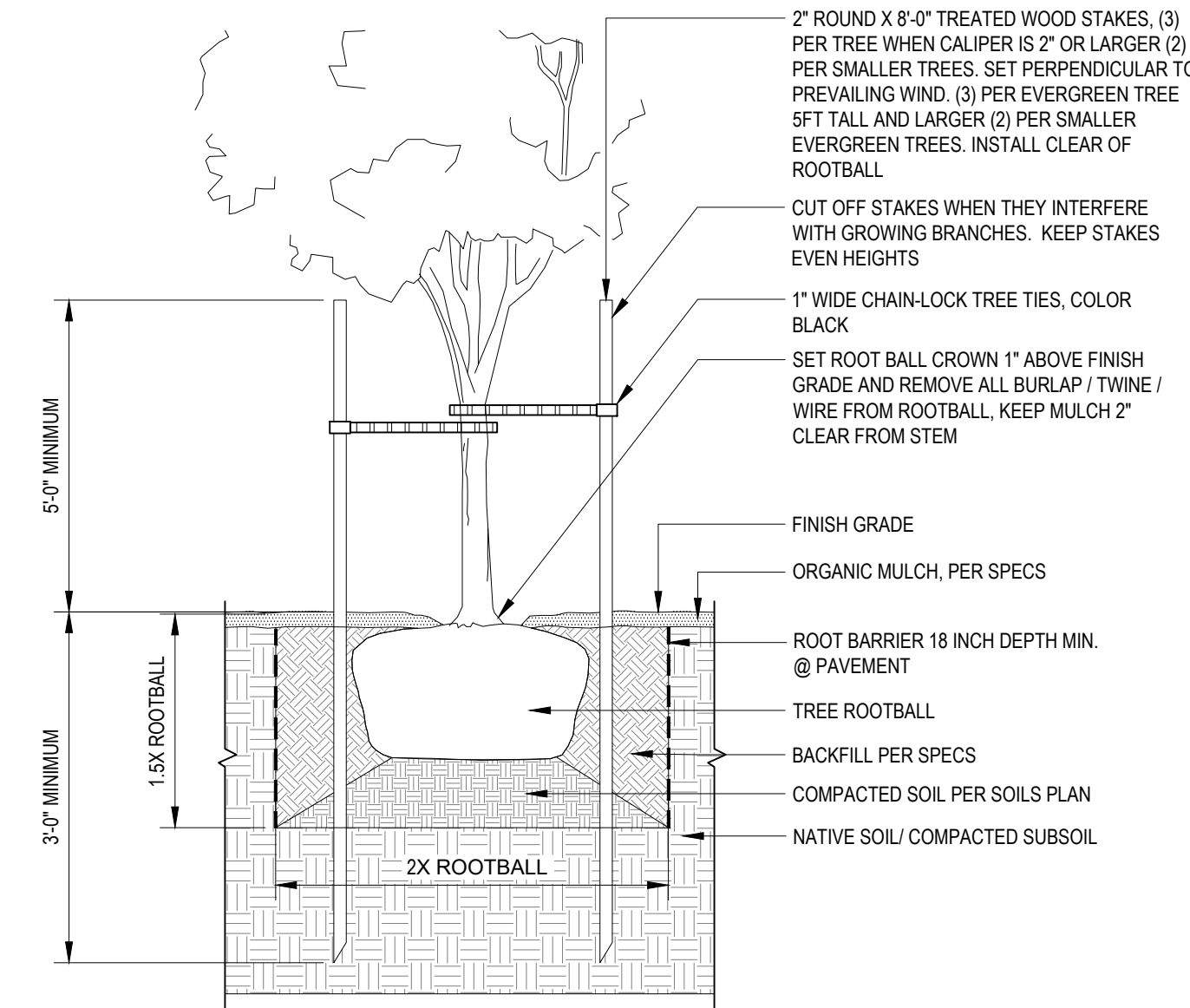
7 LAWN AND SHRUB BED SOIL PREPARATION
 1 1/2" = 1'-0"
 P-HS-21066-94



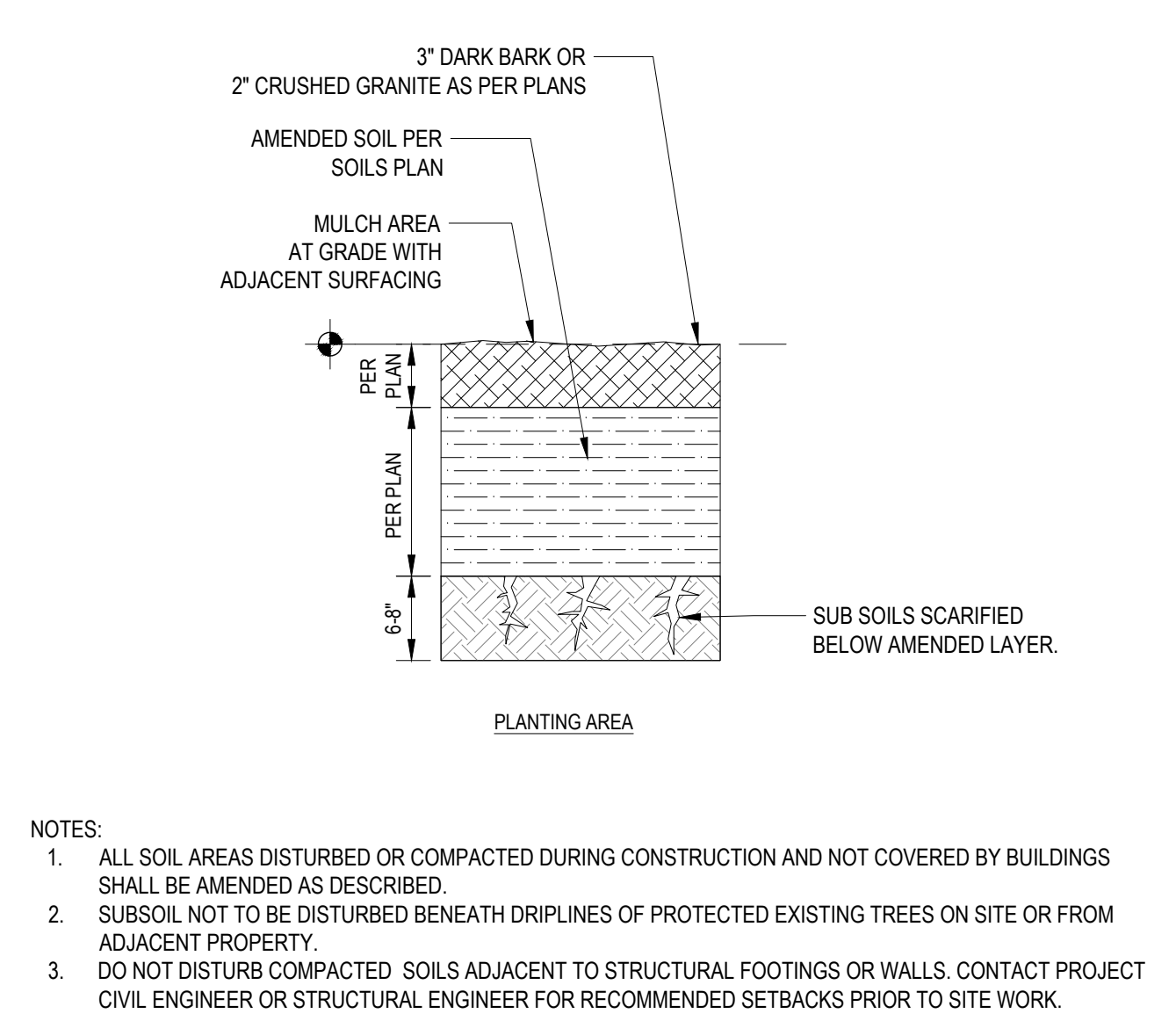
4 TREE ROOT BARRIER
 1" = 1'-0"
 P-HS-21066-06



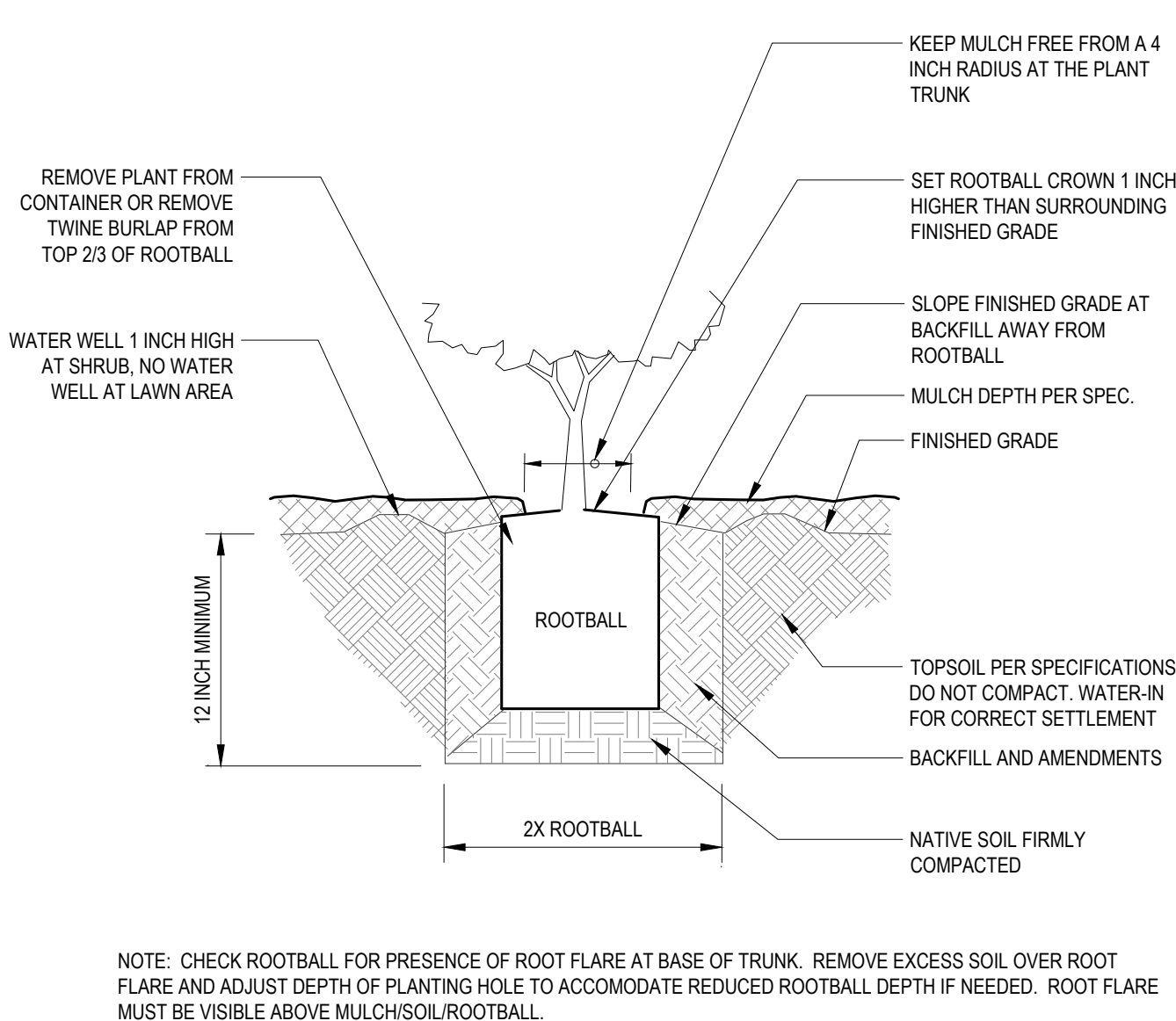
1 GROUNDCOVER SPACING
 1/2" = 1'-0"
 P-HS-21066-04



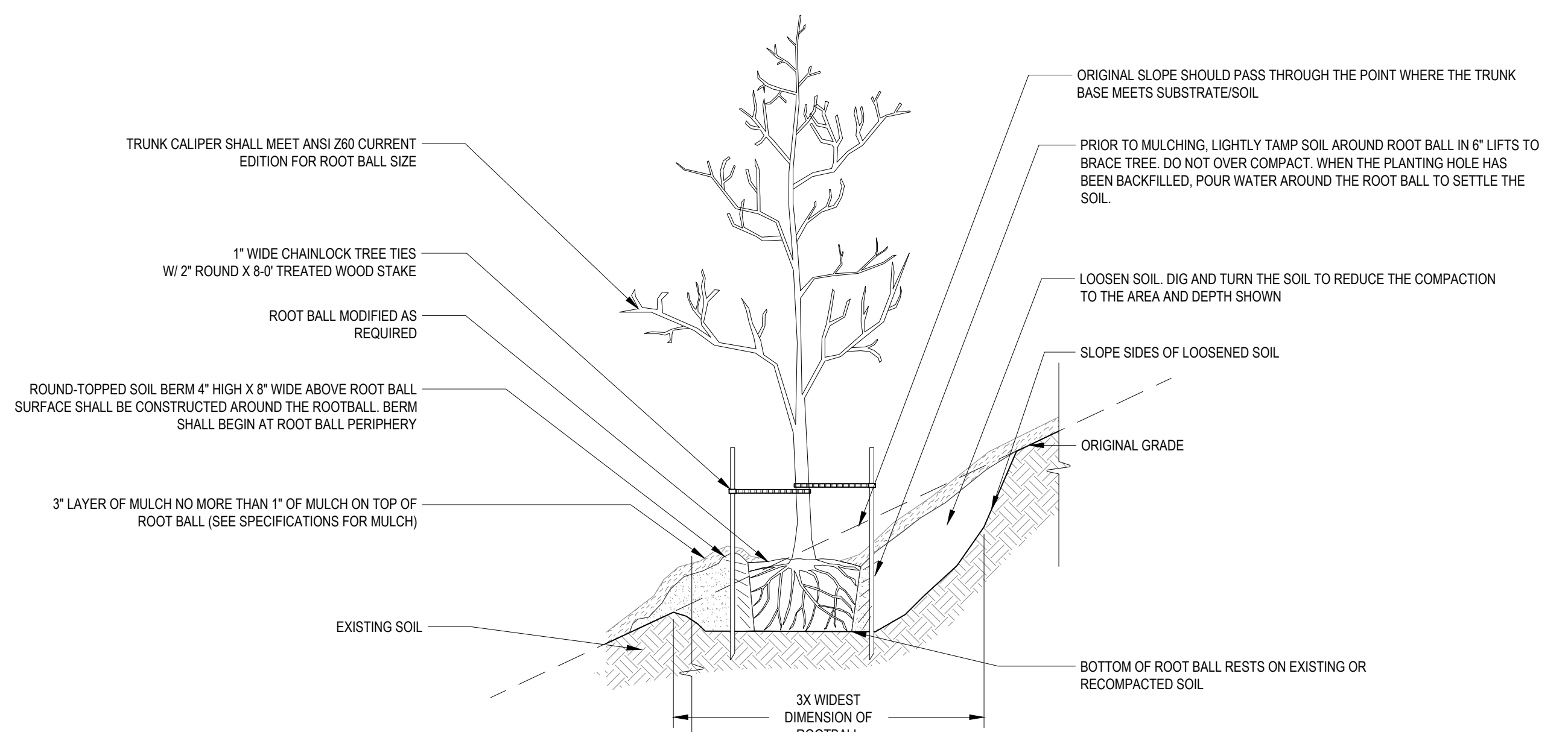
8 TREE PLANTING ON GRADE
 NTS
 P-HS-21066-91



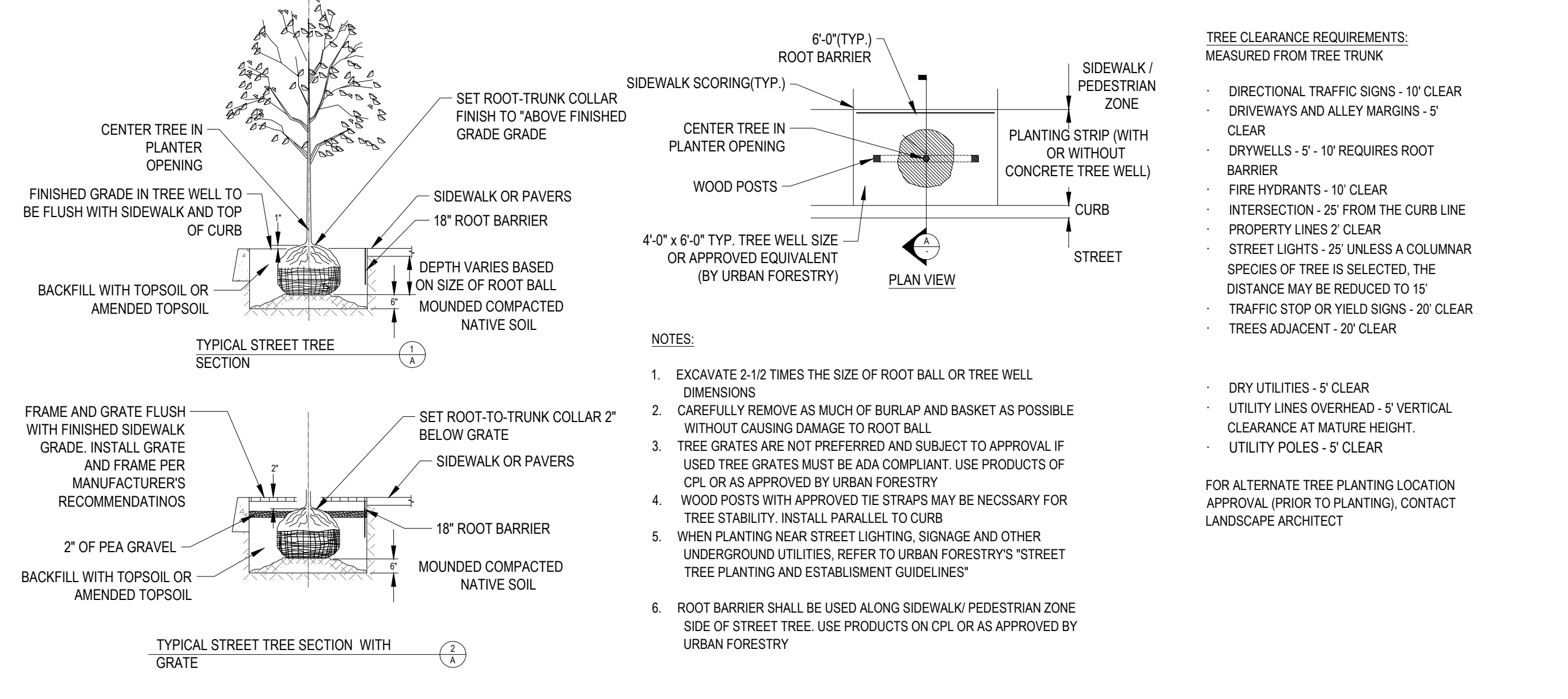
5 SOIL AMENDMENT AND DEPTH
 1 1/2" = 1'-0"
 P-HS-21066-09



2 SHRUB PLANTING
 1" = 1'-0"
 P-HS-21066-01



9 TREE PLANTING ON SLOPE
 3/4" = 1'-0"
 P-HS-21066-90



6 STREET TREE PLANTING
 NTS
 P-HS-21066-03

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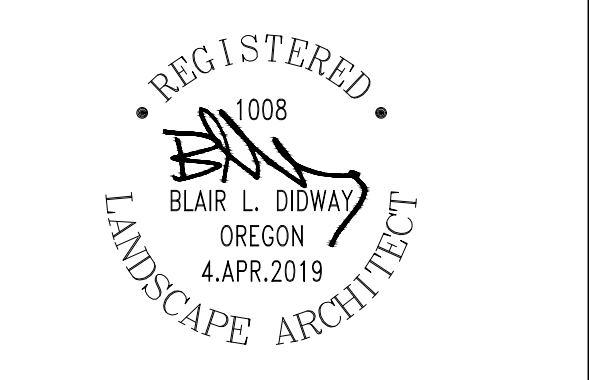
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ELMONICA
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 REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
1	02/17/2023	LAND USE COMMENTS
2	04/28/2023	LAND USE REVISION 2
3	05/26/2023	LAND USE REVISION 3

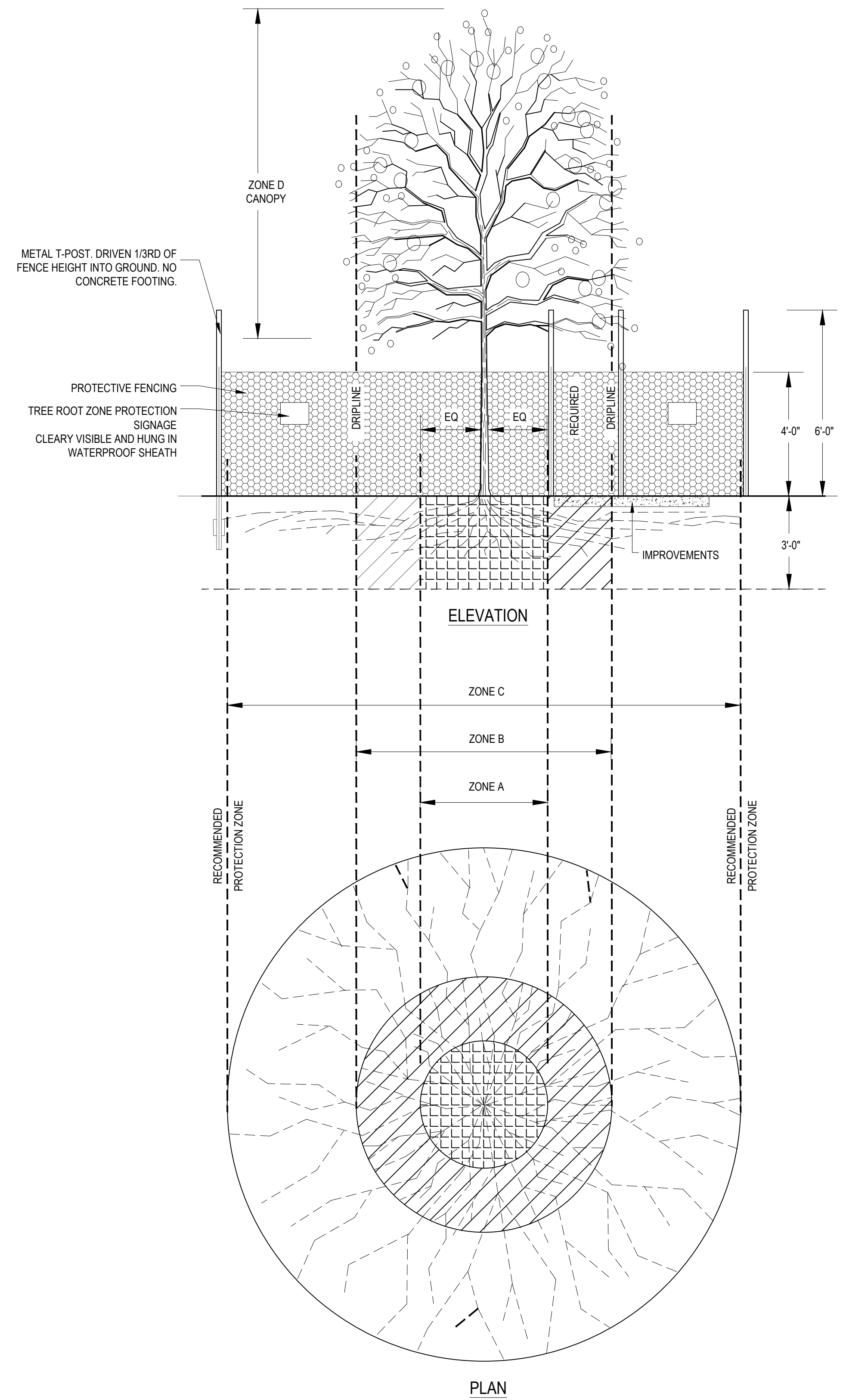


LAND USE SET

PLANTING DETAILS

DATE 5.26.2023	PROJECT NUMBER 215390
-------------------	--------------------------

SHEET NUMBER
L820



TREE PROTECTION NOTES

- ALL TREES SHALL BE TAGGED FOR PRESERVATION OR DEMOLITION PER THE TREE PLAN.
- THE PROJECT ARCHITECT AND OWNER'S CERTIFIED ARBORIST/ LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF ANY DISCREPANCIES ARE FOUND WITH THE TREES IDENTIFIED ON THE TREE PLAN AND ACTUAL CONDITIONS.

FENCING PROTECTION ZONE

ALL ZONES

1. PROTECTIVE FENCING SHALL BE PROVIDED AND MAINTAINED AT THE DRIP LINE OF EACH TREE OR GROUP OF TREES AT THE DRIP LINE. ORANGE OR GREEN PVC WEB FENCING MAY BE USED ONLY AS APPROVED BY THE CITY AND OWNER. ZONE C FENCING BEYOND THE DRIP LINE IS NOT REQUIRED BUT IS RECOMMENDED WHERE POSSIBLE.
2. THE APPROVAL OF THE OWNER'S CERTIFIED ARBORIST IS REQUIRED FOR USE/ACCESS WITHIN ZONES.
3. SURFACE PROTECTION MEASURES REQUIRED SUCH AS WOOD PLANKING OR STEEL PLATES UNDER BACKHOE STABILIZERS PLACED ANYWHERE WITHIN ZONES.
4. BARK MULCH REQUIRED AT 6"-8" DEPTH KEPT 12 INCHES CLEAR OF TRUNK.
5. NO MATERIALS, EQUIPMENT, SPOIL, OR WASTE OR WASHOUT / WASTEWATER I.E. CEMENT MAY BE DEPOSITED, STORED, OR PARKED WITHIN THE TREE PROTECTION ZONE C AT ALL TIMES.
6. PROVIDING SEASONAL WATERING AS NEEDED TO MAINTAIN HEALTH AND VIGOR OF PLANTS TO REMAIN. THIS INCLUDES PROVIDING WATER SUPPLY, PIPING AND HOSES, AND APPLICATION MATERIALS AND THE LABOR REQUIRED TO PROVIDE PROPER WATER APPLICATION.

TRENCHING / EXCAVATION

ZONE A (CRITICAL ROOT ZONE)
 [(CRZ) IS DETERMINED BY TRUNK DIAMETER MEASURED AT CHEST HEIGHT (DBH) AND CRZ IS EQUAL TO 1-FOOT RADIUS FOR EVERY 1" DIAMETER OF TREE.]

1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
2. SEVERANCE OF ROOTS LARGER THAN 2 INCHES IN DIAMETER REQUIRES THE OWNER'S CERTIFIED ARBORIST APPROVAL.
3. TUNNELING REQUIRED TO INSTALL LINES 3 FEET BELOW GRADE OR DEEPER
4. ALL NON-PAVED SURFACES IN ZONE SUBJECT TO IMPACT (COMPACTION) BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED WITH THE ABOVE STATED OPTIONS FOR SURFACE PROTECTION MEASURES.

ZONE B (DRIPLINE)
 [DEFINED AS MAXIMUM WIDTH OF BRANCH EXTENSION ON TREE]

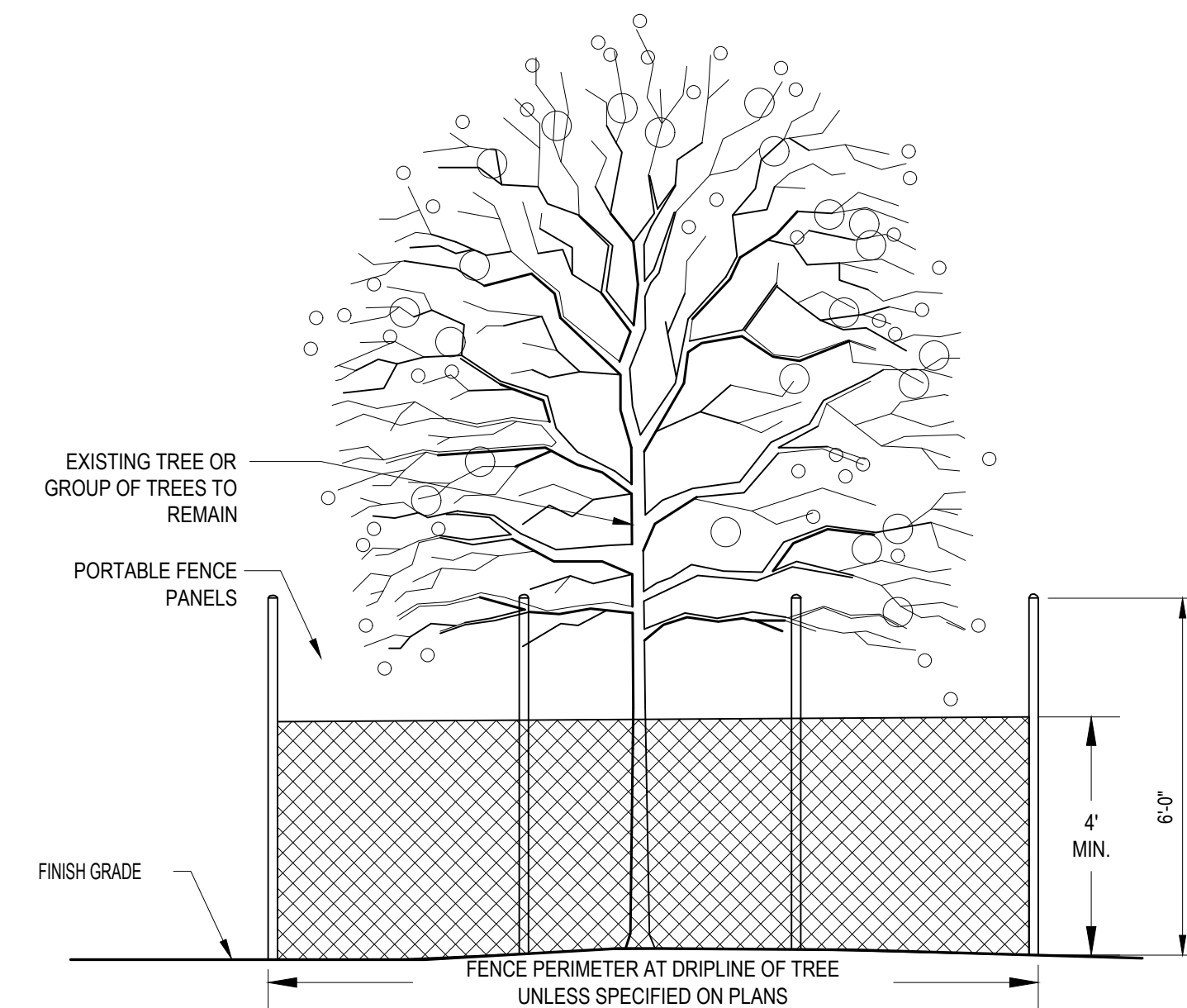
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO THE OWNER'S CERTIFIED ARBORIST APPROVAL.
2. MAINTAIN 2/3 OR MORE OF ZONE IN UNDISTURBED CONDITION.
3. WHEN TRENCHING FOR UTILITIES WITHIN ZONE B, HAND DIG OR TUNNEL AROUND ROOTS WHENEVER POSSIBLE. CUT ALL ROOTS CLEANLY WITH SHARP PRUNERS OR SAWS. IF ROOTS OVER 2" DIA. ARE ENCOUNTERED, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE. FOR INSPECTION AND APPROVAL PRIOR TO PROCEEDING. ROOT PRUNE AND REMEDY ONLY AS DIRECTED BY THE OWNER'S CERTIFIED ARBORIST.
4. AIR OR WATER-SPADING, OR BORING MAY BE REQUIRED BY IN ZONE A OR ZONE B IF CONDITIONS WARRANT.
5. FOR INSTALLATION OF SILT FENCING, DO NOT TRENCH IN ZONE A OR ZONE B; INSTEAD SECURE TOE OF FENCING WITH DRAIN ROCK OR SUITABLE SOIL AND MONITOR/MAINTAIN FENCING AS NECESSARY TO PREVENT EROSION.
4. ALL NON-PAVED SURFACES IN ZONE SUBJECT TO IMPACT (COMPACTION) BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED WITH THE ABOVE STATED OPTIONS FOR SURFACE PROTECTION MEASURES.

ZONE C (ABSORBING ROOT ZONE)
 [(ARZ) IS DETERMINED BY TRUNK DIAMETER MEASURED AT CHEST HEIGHT (DBH) AND ARZ IS EQUAL TO 2-FOOT RADIUS FOR EVERY 1" DIAMETER OF TREE.]

1. OPERATION OF HEAVY EQUIPMENT AND OR STOCKPILING OF MATERIALS SUBJECT TO OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
 - MINIMIZE TRENCH WIDTH
 - MAINTAIN 2/3 OR MORE OF ZONE IN UNDISTURBED CONDITION
 - OR AS SPECIFIED BY THE OWNER'S CERTIFIED ARBORIST
3. ALL NON-PAVED SURFACES IN ZONE SUBJECT TO IMPACT (COMPACTION) BY CONSTRUCTION ACTIVITIES SHALL BE PROTECTED WITH THE ABOVE STATED OPTIONS FOR SURFACE PROTECTION MEASURES.

ZONE D (CANOPY)

1. OVERHEAD BRANCHING LIKELY TO BE DAMAGED BY EQUIPMENT OPERATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S CERTIFIED ARBORIST. OVERHEAD PREVENTIVE MEASURES (PRUNING OR TIE-BACK OF BRANCHES) AS APPROVED BY THE OWNER'S CERTIFIED ARBORIST SHALL BE PROPERLY EXECUTED BEFORE COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES.
2. WASH OFF FOLIAGE WHICH BECOMES SOILED DURING CONSTRUCTION.



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REMBOLD PROPERTIES

REVISION	DATE	REASON FOR ISSUE
A	02/17/2023	LAND USE COMMENTS
B	04/28/2023	LAND USE REVISION 2
C	05/26/2023	LAND USE REVISION 3



LAND USE SET

PLANTING DETAILS

DATE: 5.26.2023 PROJECT NUMBER: 215390

SHEET NUMBER

L821

