

LEVEL 1

Received
Planning Division
07/24/2024

L101 - LANDSCAPE NOTES AND PLANTING SCHEDULE

PLANT SCHEDULE - LEVEL 1							
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY	METHOD OF PLANTING
TREES							
	CA	Carpinus caroliniana	Palisade American Hornbeam	3" CAL B&B	AS SHOWN	3	B&B
	CO	Celtis occidentalis	Common Hackberry	3" CAL B&B	AS SHOWN	13	B&B
	CC	Cercis canadensis	Eastern Redbud	3" CAL B&B	AS SHOWN	11	B&B
	MG	Magnolia 'Galaxy'	Galaxy Magnolia	3" CAL B&B	AS SHOWN	7	B&B
	UA	Ulmus americana 'Jefferson'	Jefferson Elm	3" CAL B&B	AS SHOWN	31	B&B
ORNAMENTAL PLANTINGS							
	ABRC	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	#5/CONT.	AS SHOWN	284	FULL PLANTS
	ARUV	Arctostaphylos uva-ursi	Kinnikinnick	#1/CONT.	24" O.C.	1726	FULL PLANTS
	FRCH	Fragaria chiloensis	Beach Strawberry	#1/CONT.	24" O.C.	1539	FULL PLANTS
	ILGL	Ilex glabra 'Shamrock'	Inkberry	#5/CONT.	AS SHOWN	71	FULL PLANTS
	LIMU	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1/CONT.	AS SHOWN	254	FULL PLANTS
	LONI	Lonicera nitida	Box Honeysuckle	#5/CONT.	AS SHOWN	60	FULL PLANTS
	MAAQ	Mahonia aquifolium	Tall Oregon Grape	#5/CONT.	AS SHOWN	96	FULL PLANTS
	MASC	Mahonia 'Soft Caress'	Soft Caress Mahonia	#5/CONT.	AS SHOWN	74	FULL PLANTS
	NADO	Nandina domestica	Heavenly Bamboo	#5/CONT.	AS SHOWN	159	FULL PLANTS
	NATE	Nassella tenuissima	Mexican Feather Grass	#2/CONT.	AS SHOWN	172	FULL PLANTS
	POMU	Polystichum munitum	Sword Fern	#3/CONT.	AS SHOWN	74	FULL PLANTS
	PRLA	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Dwarf English Laurel	#5/CONT.	AS SHOWN	360	FULL PLANTS
	RUCA	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Creeping Raspberry	#1/CONT.	24" O.C.	794	FULL PLANTS
	SAHO	Sarcococca hookeriana var humilis	Sweetbox	#2/CONT.	AS SHOWN	239	FULL PLANTS
	SARU	Sarcococca ruscifolia	Fragrant Sweetbox	#5/CONT.	AS SHOWN	45	FULL PLANTS
	LAWN	Sunmark Seeds Northwest Supreme Lawn Mix		8lbs/1000SF			SEED

PLANT SCHEDULE - RIGHT OF WAY							
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	QUANTITY	METHOD OF PLANTING
TREES							
	BN	Betula nigra 'Cully'	Heritage River Birch	3" CAL B&B	AS SHOWN	7	B&B
	CB	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Pyramidal European Hornbeam	3" CAL B&B	AS SHOWN	4	B&B
	UP	Ulmus propinqua 'JFS-Bieberich'	Emerald Sunshine Elm	3" CAL B&B	AS SHOWN	7	B&B
	ZS	Zelkova serrata 'Musashino'	Musashino Zelkova	3" CAL B&B	AS SHOWN	5	B&B
STORMWATER PLANTINGS							
	CADE	Carex densa	Dense Sedge	#1/CONT.	12" O.C.	610	FULL PLANTS
	JUPA	Juncus patens	Spreading Rush	#1/CONT.	12" O.C.	1622	FULL PLANTS
	JUTE	Juncus tenuis	Slender Rush	#1/CONT.	12" O.C.	844	FULL PLANTS
ORNAMENTAL PLANTINGS							
	ARUV	Arctostaphylos uva-ursi	Kinnikinnick	#1/CONT.	24" O.C.	66	FULL PLANTS
	RUCA	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Creeping Raspberry	#1/CONT.	24" O.C.	447	FULL PLANTS

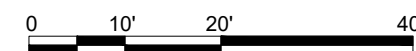
ABBREVIATIONS

B&B	BALLED & BURLAPPED
CAL	CALIPER
CONT	CONTAINER
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
EQ	EQUAL
HT	HEIGHT
MIN	MINIMUM
MAX	MAXIMUM
NO	NUMBER
O.C.	ON CENTER
SIM	SIMILAR
SL	SEEDED LAWN
SPECS	SPECIFICATIONS
TYP	TYPICAL
#	CONTAINER SIZE

PLANTING NOTES

- THIS PLAN IS BASED ON A SURVEY BY NORTHWEST SURVEYING DATED 9/17/2021. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
- PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
- PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL 01/L503.
- CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- TREES TO BE RETAINED AND/OR PLANTED SHALL BE WATERED AS NECESSARY TO MINIMIZE STRESS TO THE TREE, PROMOTE ROOT GROWTH, AND ENSURE SURVIVAL, THROUGHOUT THE CONSTRUCTION PERIOD AND THE FIRST THREE GROWING SEASONS AFTER PLANTING. TREES SHALL BE MULCHED WITH COMPOST MULCH, SEE SPECIFICATIONS. PROTECTIVE BARRIERS SHALL STAY IN PLACE UNTIL PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST. STAKING & FERTILIZING SHALL BE REQUIRED WHERE DEEMED NECESSARY BY PLANNING OFFICIAL.
- REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE 329100 AND 329300.
- ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
- ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT RESEDED DISTURBED AREAS, THOSE ARE TO BE NON-IRRIGATED. IRRIGATION SYSTEM TO BE SUBSURFACE DRIP IRRIGATION.
- ALL PARKING LOT AND STREET TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.

Scale: 1" = 20'-0"



PROJECT NORTH

LEVEL 1

L102 - LANDSCAPE PLAN OVERALL



LANDSCAPE & PLANTING CALCULATIONS

60.05.25.5 MINIMUM LANDSCAPE REQUIREMENTS
 TOTAL GROSS LOT AREA = 238,235 SF
 MINIMUM LANDSCAPE PERCENTAGE = 10%
 MINIMUM LANDSCAPE AREA REQUIRED = 23,824 SF

LEVEL 1 LANDSCAPE AREA PROPOSED = 22,365 SF
 LEVEL 1 PLAZA PROPOSED (NW CORNER) = 1,340 SF
 LEVEL 1 PLAZA PROPOSED (SW CORNER) = 216 SF
 TOTAL LEVEL 1 AREA PROPOSED = 23,921 SF
 DELTA = 97 SF SURPLUS
 LANDSCAPE AREA PROPOSED = 10%

1 TREE PER 800 SF REQUIRED LANDSCAPE
 TREES REQUIRED = 30 TREES
 TREES PROPOSED = 65 TREES
 DELTA = 35 TREES SURPLUS

1 EVERGREEN SHRUB (4' MATURE HEIGHT) PER 400 SF
 REQUIRED LANDSCAPE
 EVERGREEN SHRUBS REQUIRED = 60 SHRUBS
 EVERGREEN SHRUBS PROPOSED = 1075 SHRUBS
 DELTA = 1015 SHRUBS SURPLUS

1 TREE (20' MATURE HEIGHT) PER 300 SF PLAZA
 LEVEL 1 PLAZA NW CORNER = 1,340 SF
 TREES REQUIRED = 4 TREES
 TREES PROPOSED = 4 TREES
 LEVEL 1 PLAZA SW CORNER = 216 SF
 TREES REQUIRED = 1 TREE
 TREES PROPOSED = 1 TREE

Scale: 1" = 30'-0"

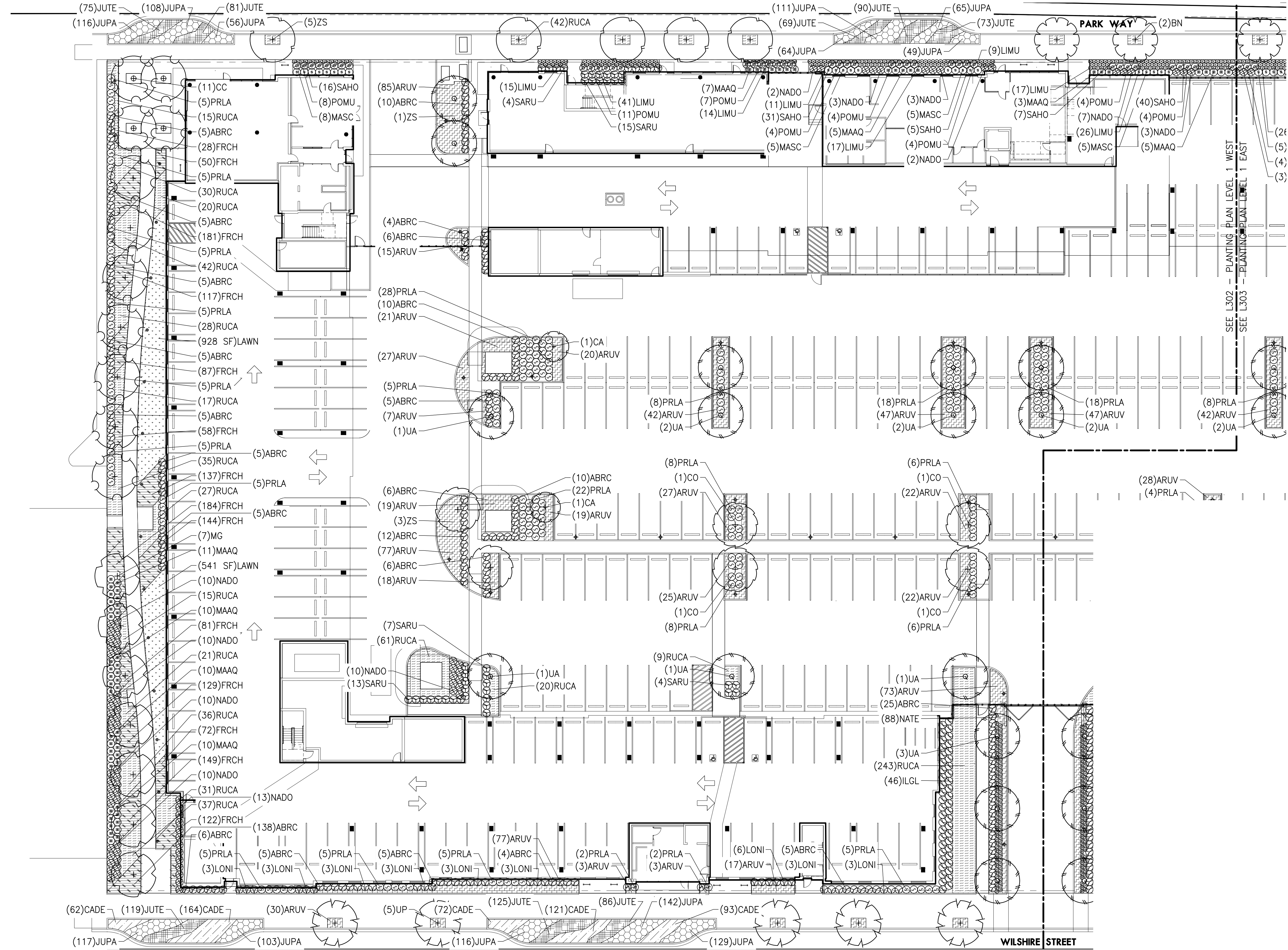


NOT FOR CONSTRUCTION



LEVEL 1

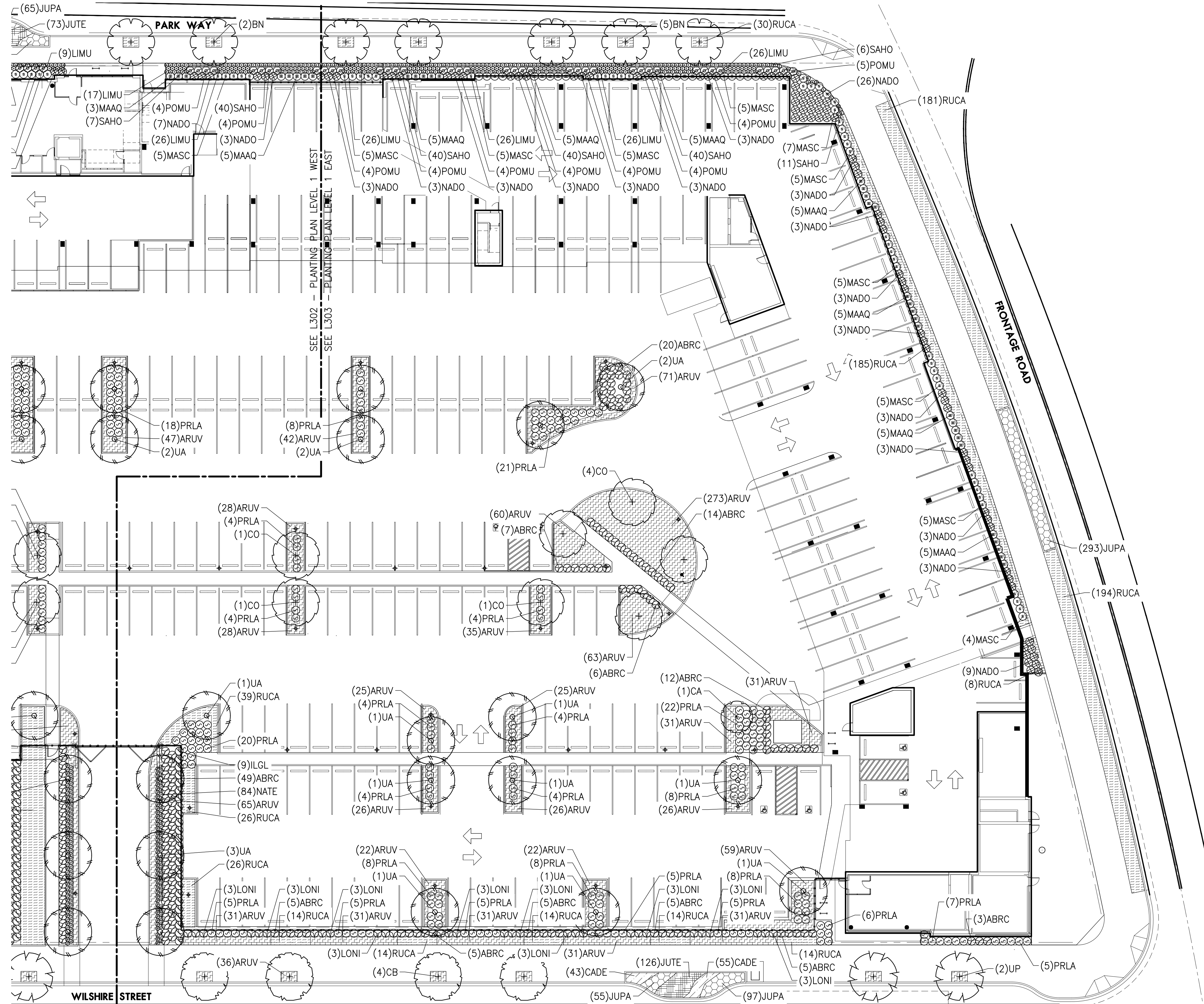
L103 - PLANTING PLAN WEST



Scale: 1" = 20'-0"

LEVEL 1

L104 - PLANTING PLAN EAST



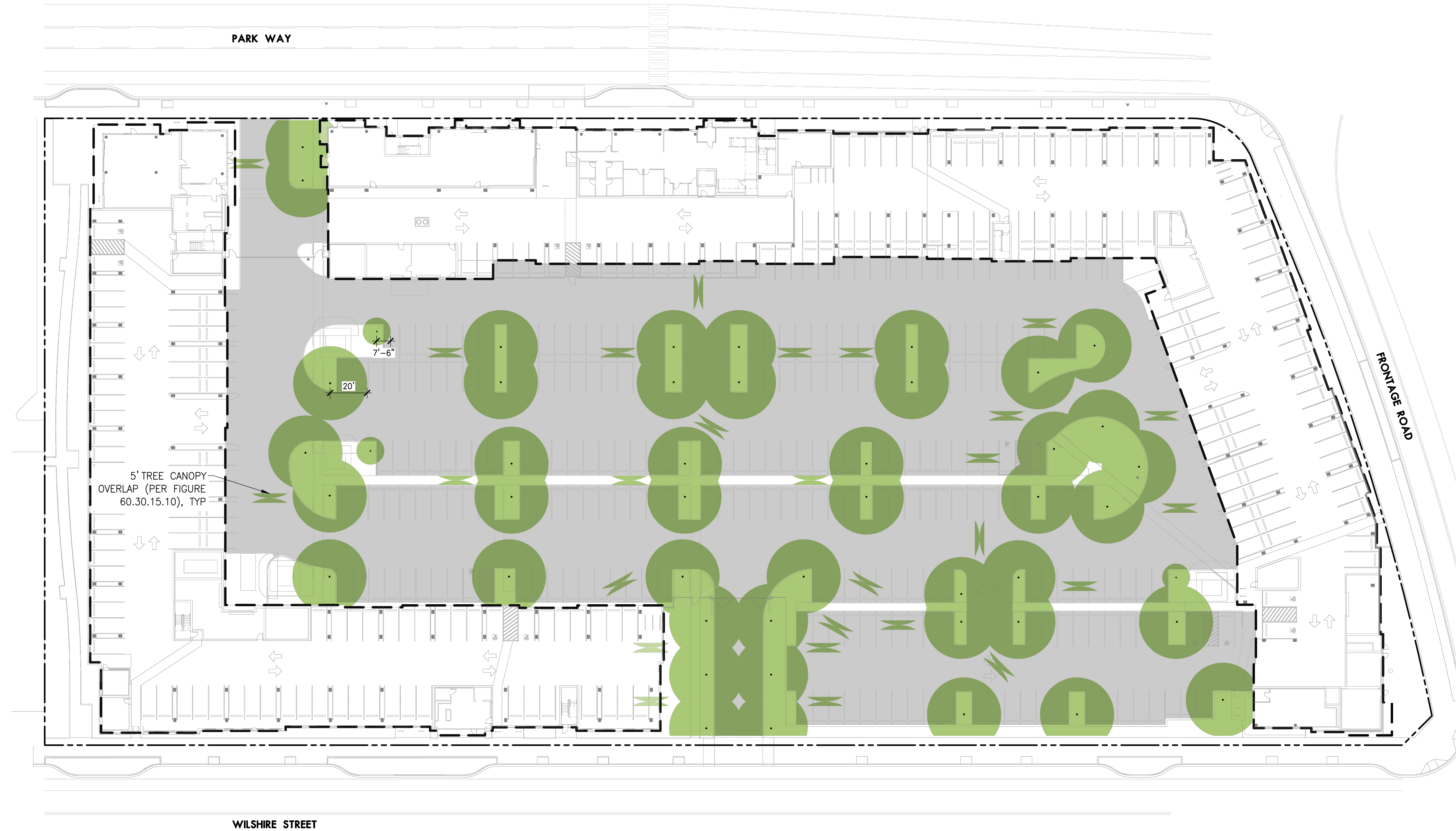
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LEVEL 1

L105 - PARKING LOT TREE CANOPY COVERAGE PLAN



LEGEND

	TOTAL PARKING AREA	100,613 SF
	REQUIRED CANOPY COVERAGE PERCENTAGE	40%
	REQUIRED CANOPY COVERAGE AREA	40,245 SF
	PROPOSED CANOPY COVERAGE AREA	47,404 SF
	PROPOSED CANOPY COVERAGE PERCENTAGE	47%
	DELTA	7,159 SF

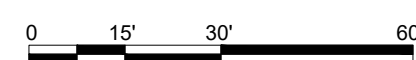
PARKING LOT TREE CANOPY COVERAGE

60.30.15.10.C
 TREE CANOPY COVERING AT LEAST 40 PERCENT OF THE ADDITIONAL PARKING LOT AREA AT MATURITY BUT NO MORE THAN 15 YEARS AFTER PLANTING. FOR THE PURPOSES OF THIS TREE CANOPY STANDARD, THE PARKING LOT AREA SHALL INCLUDE THE AREA OF PARKING STALLS AND VEHICLE MANEUVERING AREAS (INCLUDING BUT NOT LIMITED TO ALL DRIVE AISLES AND DRIVE-THROUGH LANES)

- TREE CANOPY THAT COVERS FULLY ENCLOSED BUILDINGS SHALL NOT COUNT TOWARD THE CANOPY COVERAGE.
 DESIGN RESPONSE: TREE CANOPY ABOVE BUILDINGS OMITTED.
- TREE CANOPY OVER THE PARKING LOT AREA DEFINED ABOVE, INTERIOR PARKING LOT LANDSCAPING, PERIMETER PARKING LOT LANDSCAPING, AND CARPORTS SHALL COUNT TOWARD CANOPY COVERAGE.
 DESIGN RESPONSE: TREE CANOPY ABOVE PARKING LOT PAVING, INTERIOR LANDSCAPING, PERIMETER LANDSCAPING, AND REQUIRED WALKWAYS INCLUDED IN CANOPY COVERAGE.
- WHEN EXPECTED AND/OR EXISTING CANOPIES OVERLAP THEY CAN BE COUNTED TWICE WHEN THE OVERLAP IS 5 FEET OR LESS.
 DESIGN RESPONSE: CANOPY OVERLAPS SHOWN IN DARKER GREEN FOR OVERLAPS LESS THAN 5 FEET.
- FOR AREAS THAT OVERLAP MORE THAN 5 FEET, APPLICANTS MAY COUNT TOWARD THE TREE CANOPY TOTAL THE OVERLAP THAT WOULD EXIST IF THE TWO TREE CROWN AREAS FOR THOSE TWO TREES HAD AN OVERLAP LENGTH OF EXACTLY 5 FEET.
 DESIGN RESPONSE: FOR TREES WITH OVERLAPS MORE THAN 5 FEET, ALLOWABLE OVERLAP AREAS (PER FIGURE 60.30.15.10) ARE SHOWN NEXT TO TREES.

60.05.20.5.D
 TREES PLANTED WITHIN REQUIRED LANDSCAPED PLANTER ISLANDS OR THE LINEAR SIDEWALK SHALL BE OF A TYPE AND SPECIES IDENTIFIED BY THE CITY OF BEAVERTON STREET TREE LIST.
 DESIGN RESPONSE: PARKING LOT TREES TO BE SELECTED PER CITY OF BEAVERTON STREET TREE LIST. FAST-GROWING SPECIES WITH WIDE CANOPIES SUCH AS JEFFERSON ELM - ULMUS AMERICANA 'JEFFERSON' (65' X 55') OR COMMON HACKBERRY - CÉLTIS OCCIDENTALIS (50' X 45') WILL BE SELECTED. TREES ARE ANTICIPATED TO REACH 40' CANOPY DIAMETER IN 15 YEARS.

Scale: 1" = 30'-0"



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