

RAIN GARDEN PLANT SCHEDULE

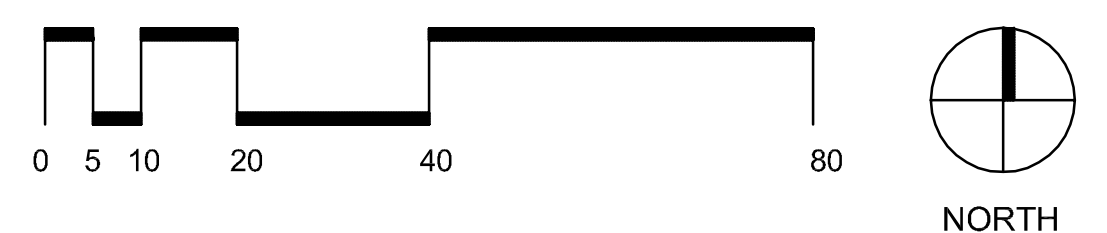
KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
ALR	10	<i>Alnus rubra</i>	Red Alder	4' ht.	matching, full
SASC	11	<i>Salix scouleriana</i>	Scouler's Willow	4' ht.	matching, full
LARGE SHRUBS					
MC	31	<i>Myrica californica</i>	Pacific Wax Myrtle	3 gal.	matching, full
SPD	32	<i>Spiraea douglasii</i>	Western spiraea	3 gal.	matching, full
MEDIUM / SMALL SHRUBS					
MA	6	<i>Mahonia augustifolia</i>	Oregon Grape	1 gal.	matching, full
GS	42	<i>Gaultheria shallon</i>	Sailal	1 gal.	matching, full
GRASSES					
CAO	18' o.c.	<i>Carex obovata</i>	Slough Sedge	1 gal.	matching, full
JUE	18' o.c.	<i>Juncus effusus</i>	Soft Rush	1 gal.	matching, full

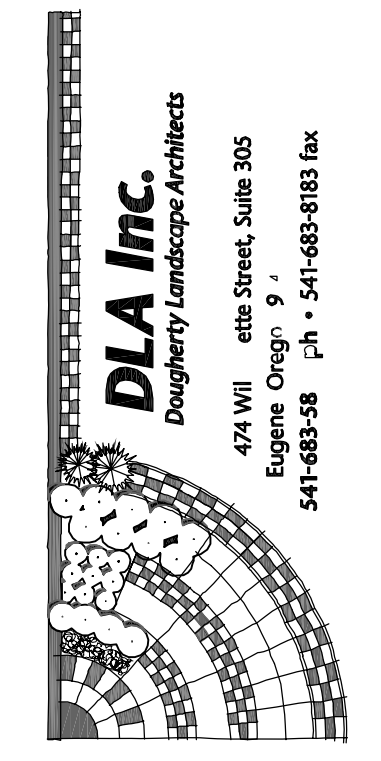
RAIN GARDEN TOTAL AREA: APPROX. 4250 S.F.
REQUIRED PLANT QUANTITIES: (BASED ON APPROX. 2,050 S.F. UPLAND)
21 TREES, 65 LARGE SHRUBS, 64 MEDIUM TO SMALL SHRUBS

LEGEND

	EXISTING CONIFER TREE		NEW LAWN
	EXISTING DECIDUOUS TREE		RAIN GARDEN BOTTOM PLANTINGS
	EXISTING SHRUBS		RAIN GARDEN SMALL SHRUB PLANTINGS
	PROPOSED SHRUBS		PROPOSED GROUNDCOVERS
	PROPOSED CONIFER TREE		SPECIES BULBS QUANTITY
	PROPOSED DECIDUOUS TREE		EXISTING LIGHTING FIXTURES (ON ADJACENT PROPERTY)

PRELIMINARY - FOR CITY APPROVAL ONLY
LANDSCAPE MASTER PLAN
W/O OAK STREET EXTENSION





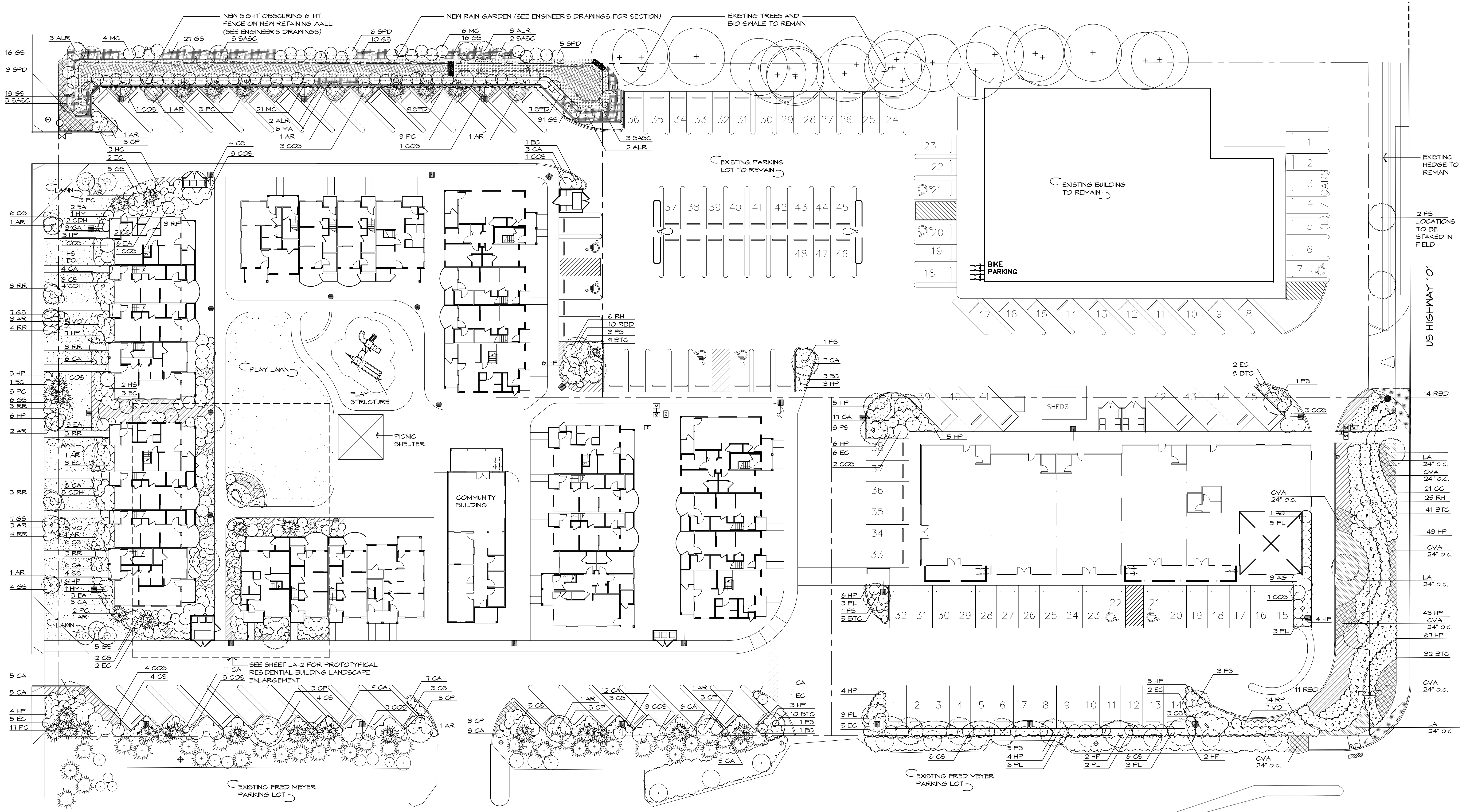
CLIENT:
Generaux Real Estate Investments
4851 N. Loftus Rd.
Florence, Oregon 97439

PROJECT:
MUNSEL LAKE VILLAGE
Florence, Oregon

DATE: 30 MARCH 2012
REVISIONS:

DWG NO.

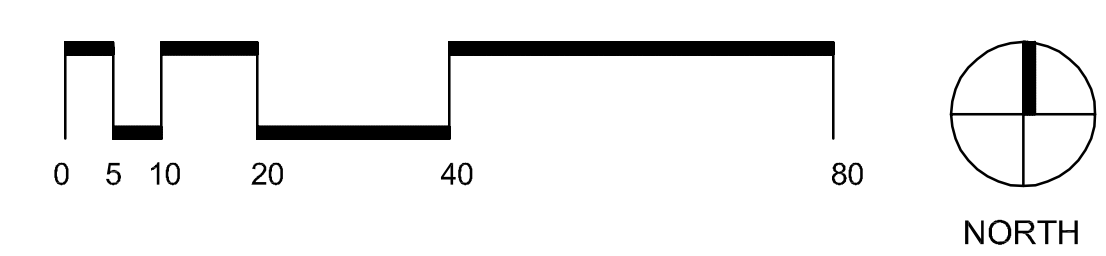
LA-1b

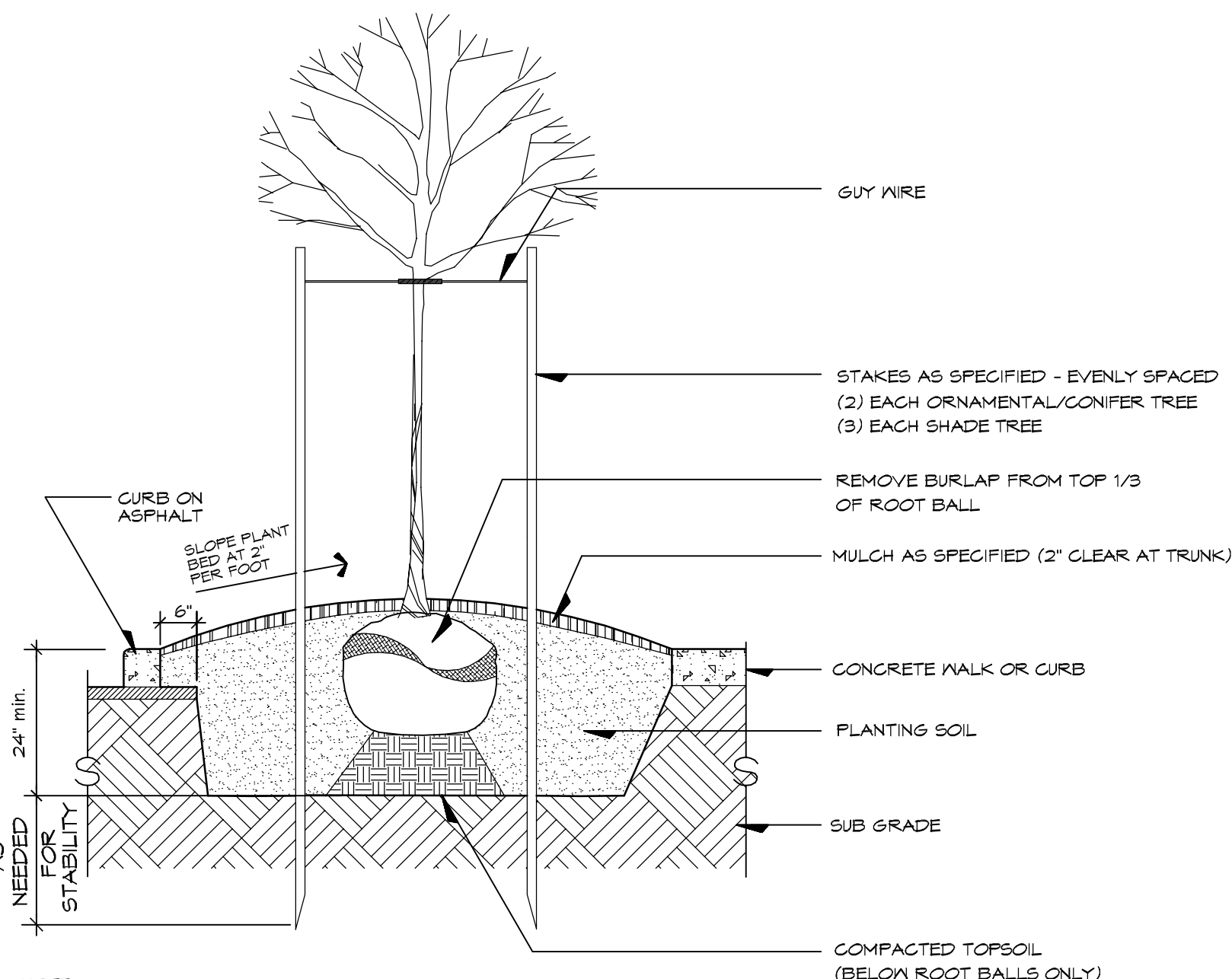


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LANDSCAPE MASTER PLAN
W/ OAK STREET EXTENSION



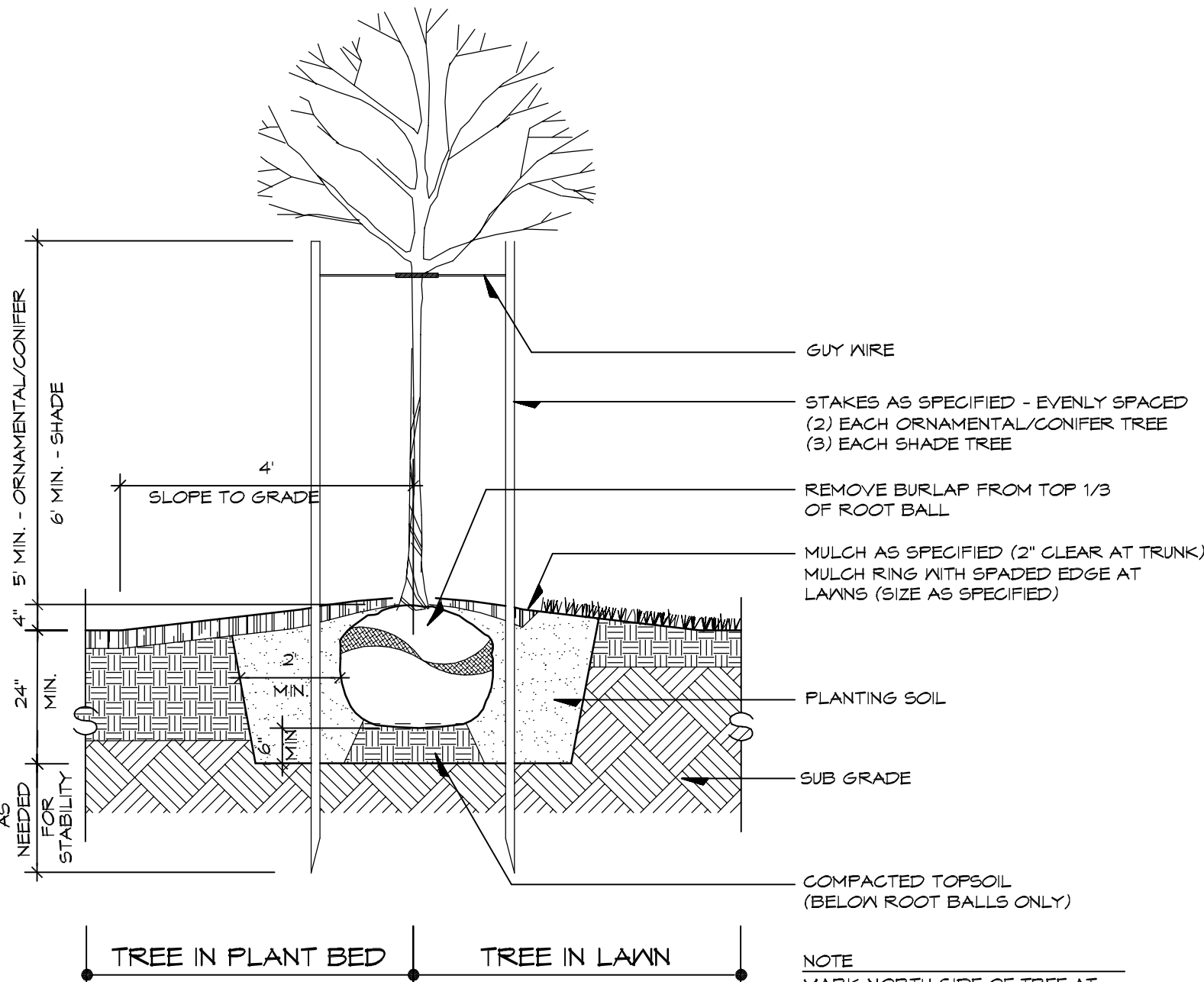


NOTE
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

1 TREE PLANTING AT PARKING AREAS

LA-2 SECTION

1/2" = 1'-0"

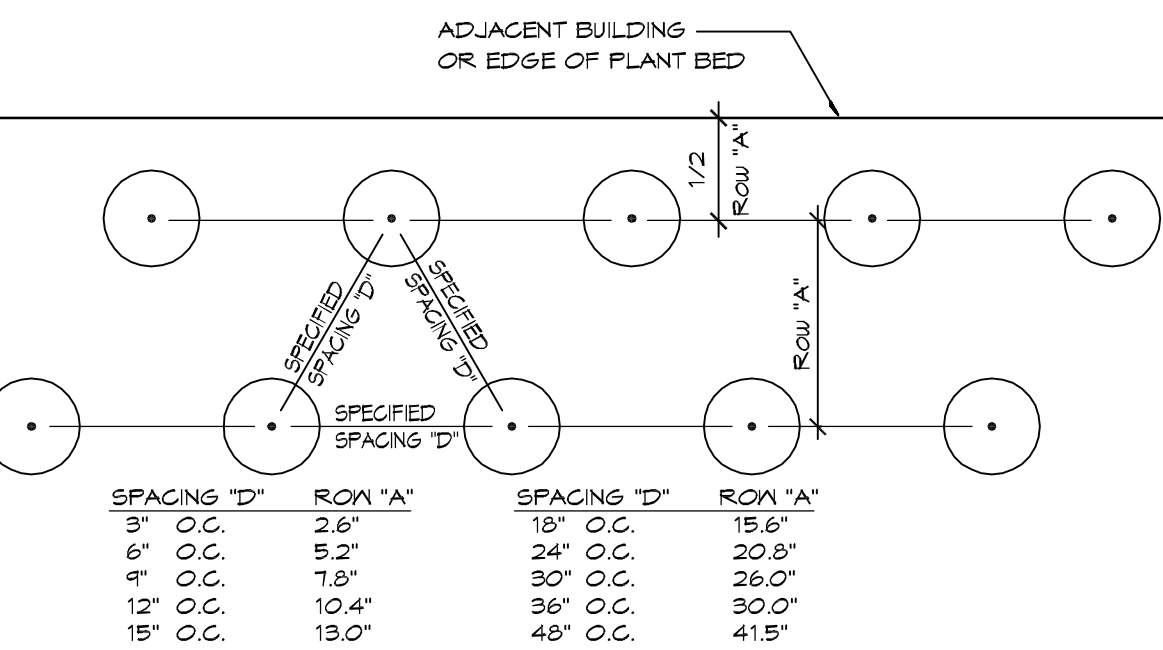


NOTE
MARK NORTH SIDE OF TREE AT NURSERY. ROTATE TREE TO FACE MARK NORTH WHEN PLANTING.

2 TYPICAL TREE PLANTING

LA-2 SECTION

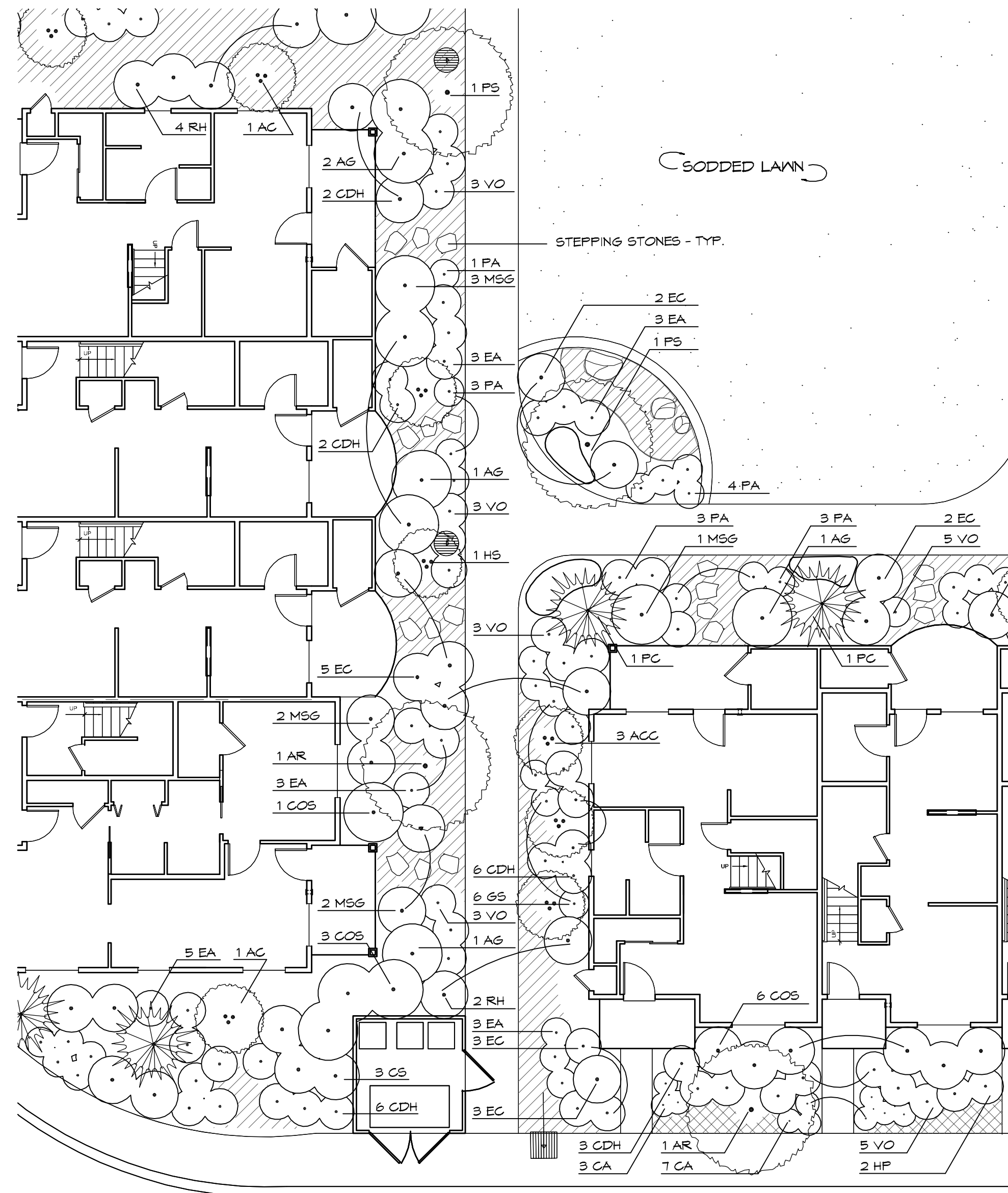
1/2" = 1'-0"



3 GROUNDCOVER SPACING DIAGRAM

LA-2 PLAN

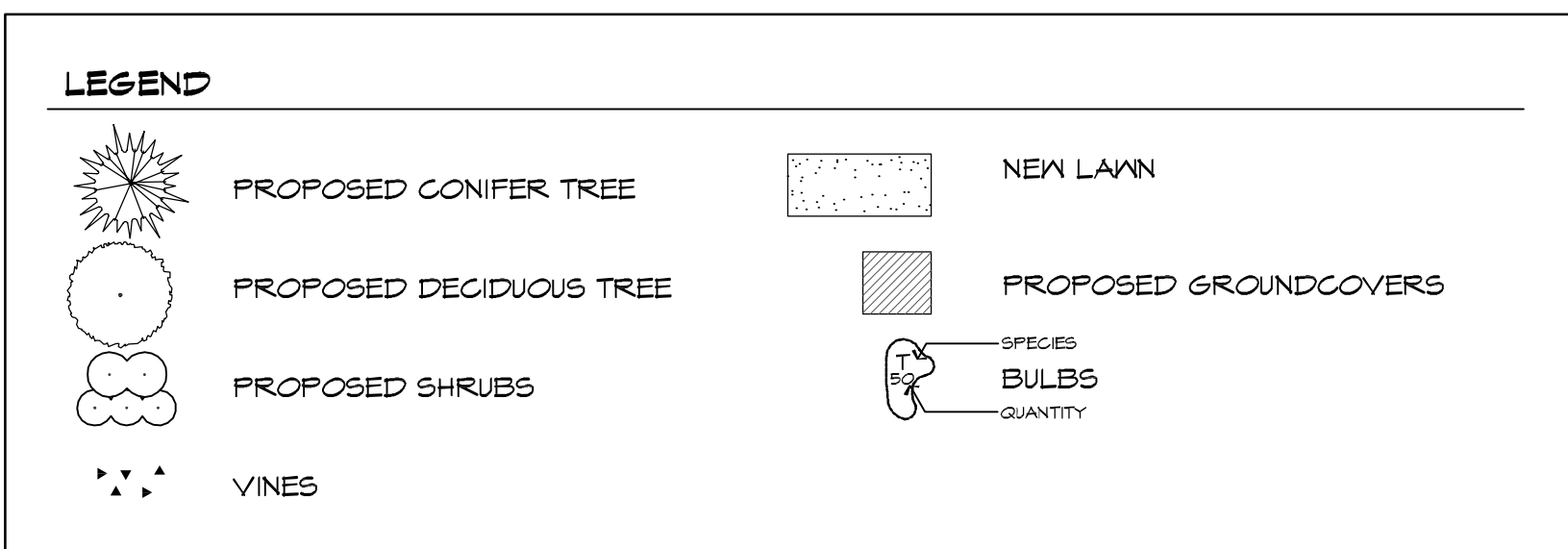
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4 PROTOTYPICAL RESIDENTIAL BUILDING PLANTING

LA-2 PLAN

1" = 10'-0"



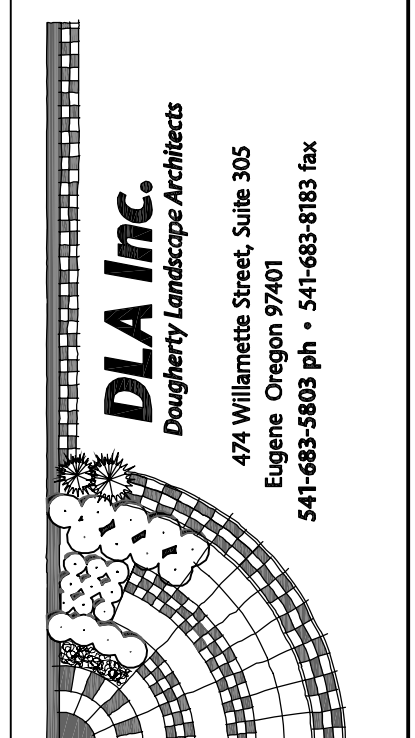
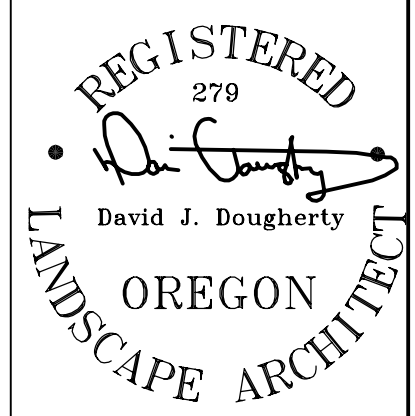
PRELIMINARY PLANT SCHEDULE - ALL SITE PLANTINGS TO BE DERIVED FROM THIS LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	COMMENTS
TREES					
AR	-	Alnus rubra	Red Alder	1.75" cal.	Matching, limited up to approx. 6 ft.
PC	-	Pinus contorta Contorta	Single Pine	1.75"	Matching, full, DBH
PK	-	Prunus serotina Kwanzon	Kwanzon Cherry	1.75" cal.	single stem, DBH, matching, full
SHRUBS					
AC	-	Acer glabrum	Vine Maple	6" ht.	multi-stem, DBH
AGC	-	Arctostaphylos columbiana Oregon Hybrid	Healy Manzanita	3 gal.	matching, full
AGS	-	Abelia grandiflora Edward Goucher	Edward Goucher Glossy Abelia	3 gal.	matching, full
AGD	-	Abelia grandiflora	Glossy Abelia	3 gal.	matching, full
BJC	-	Berberis thunbergii 'Crimson Rhythm'	Dwarf Japanese Barberry	3 gal.	matching, full
GT	-	Geanthium triflorum	Blue Blossom Geanthium	3 gal.	matching, full
GH	-	Gistus hybridus	White Rockrose	3 gal.	matching, full
GDH	-	Gistus Doris-Hobson	Doris-Hobson Rockrose	3 gal.	matching, full
GS	-	Gistus leucostylis	Crimson Spot Rockrose	3 gal.	matching, full
GP	-	Gistus purpureus	Orchid Rockrose	3 gal.	matching, full
GSF	-	Gistus sericea 'Maximiliana'	Redtwig Dogwood	3 gal.	matching, full
GSB	-	Gistus sericea 'Kelsey'	Dwarf Redtwig Dogwood	2 gal.	matching, full
GV	-	Galium vulgare 'Aurea'	Aurea Scotch Heather	1 gal.	matching, full, 20" o.c.
GVA	-	Galium vulgare 'Aurea-folia'	Aurea-folia Scotch Heather	1 gal.	matching, full, 20" o.c.
GD	-	Diarrhea odorata	Winter Sage	3 gal.	matching, full
EA	-	Escallonia lanigera 'Apple Blossom'	Apple Blossom Escallonia	5 gal.	matching, full
EC	-	Escallonia compacta	Compact Escallonia	2 gal.	matching, full
EB	-	Buonymus alata Compact	Burning Bush	3 gal.	matching, full
ED	-	Escallonia 'Dwarf Duart'	Dwarf Escallonia	2 gal.	matching, full
EM	-	Fuchsia magellanica	Hardy Fuchsia	3 gal.	matching, full
ES	-	Gaultheria shallon	Santal	1 gal.	matching, full
ES	-	Hesperis matronalis	Ornamental Nightingale	3 gal.	matching, full
HAS	-	Hebe 'Autumn Glory'	Autumn Glory Hebe	3 gal.	matching, full
HC	-	Hebe 'Garnier'	Garnier Hebe	3 gal.	matching, full
HP	-	Hebe 'Paddy Purple'	Paddy Purple Hebe	3 gal.	matching, full
HS	-	Hibiscus syriacus	Rose of Sharon	4 ft.	matching, full
MG	-	Myrica californica	Pacific Wax Myrtle	5 gal.	matching, full
PL	-	Prunus laurocerasus 'Otto Luken'	Otto Luken English Laurel	3 gal.	matching, full
PT	-	Photinia 'Red Robin'	Red Robin Photinia	3 gal.	matching, full
RAK	-	Rhododendron 'Anah Knausch'	Anah Knausch Rhododendron	3 gal.	matching, full
RBD	-	Rhododendron 'Blue Diamond'	Blue Diamond Rhododendron	3 gal.	matching, full
RC	-	Rubus calycoides	Rubus	1 gal.	matching, full
RCS	-	Rhododendron 'Christmas Green'	Christmas Green Rhododendron	3 gal.	matching, full
RDA	-	Rhododendron 'Dora Amalie'	Dora Amalie Rhododendron	3 gal.	matching, full
RDM	-	Rhododendron 'Gomer Waterer'	Gomer Waterer Rhododendron	3 gal.	matching, full
RI	-	Rhododendron 'Halleujah'	Halleujah Rhododendron	3 gal.	matching, full
RI	-	Rhododendron 'Mar'	Mar Rhododendron	3 gal.	matching, full
NR	-	Rosa rugosa	Rosa Rugosa	5 gal.	matching, full
RN	-	Rosa rubra	Woolly Rose	5 gal.	matching, full
RJ	-	Rhododendron 'Unique'	Unique Rhododendron	3 gal.	matching, full
RO	-	Rosa 'Double Red'	Double Red Rose	2 gal.	matching, full
VO	-	Vaccinium ovatum	Evergreen Huckleberry	3 gal.	matching, full
VT	-	Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	3 gal.	matching, full
PERENNIALS, BULBS AND GRASSES					
BC	-	Bergenia crassifolia	Heartleaf Bergenia	1 gal.	matching, full, 18" o.c.
CA	-	Ceanothus auriculiflorus 'Stricta'	Heather Reed Grass	1 gal.	matching, full
COG	-	Cortaderia selkirkii	Pampas Grass	1 gal.	matching, full
ECG	-	Erica carnea 'Springwood Pink'	Pink Springwood Heather	1 gal.	matching, full
EDF	-	Erica darleyensis 'Purple'	Mediterranean White Heather	1 gal.	matching, full
CA	-	Ceanothus auriculiflorus 'Kari Forester'	Heather Reed Grass	1 gal.	matching, full
FO	30" o.c.	Festuca glauca	Blue Fescue	1 gal.	matching, full
HO	-	Helleborus orientalis	Lenten Rose	1 gal.	matching, full
HS	-	Helictotrichon sempervirens	Blue Oak Grass	1 gal.	matching, full
HSD	-	Hemerocallis stans 'Dorothy'	Stella D'Oro Daylily	1 gal.	matching, full
IC	18" o.c.	Impatiens cylindrica 'Rubra'	Japanese Blood Grass	1 gal.	matching, full
LA	-	Lavandula angustifolia	English Lavender	1 gal.	matching, full
LA	-	Lavandula angustifolia 'Munstead'	Dwarf English Lavender	1 gal.	matching, full
LM	-	Limonium macrotum	Big Blue Lily Turf	1 gal.	matching, full, 20" o.c.
MSG	-	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	matching, full
FA	30" o.c.	Festuca ovina	Sheep Fescue	1 gal.	matching, full
RF	18" o.c.	Rudbeckia fulgida	Black-eyed Susan	1 gal.	2 o.c.
GROUNDCOVERS AND VINES					
AU	-	Anemone hybridus	Japanese Anemone	1 gal.	matching, full
AJ	24" o.c.	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	matching, full
AM	24" o.c.	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	1 gal.	matching, full
GR	-	Gemesis arandii	Evergreen Gem	1 gal.	48" leader min.
GS	-	Geum sp.	Geum	1 gal.	48" leader min.
FJ	-	Fragaria chiloensis	Beach Strawberry	4" pots	matching, full
LI	-	Lonicera japonica 'Halliana'	Half Honeyuckle	1 gal.	matching, full
LI	-	Lonicera japonica	Evergreen Honeysuckle	2 gal.	48" leader min.
LP	-	Lonicera pileata	Privet Honeysuckle	1 gal.	48" leader min.
RC	12" o.c.	Rubus calycoides 'Emerald Carpet'	Rubus	1 gal.	matching, full
WF	-	Wisteria floribunda	Japanese Wisteria	1 gal.	48" leader min.

LANDSCAPE GUIDELINES

- A. SOIL PREPARATION
- LAWN AREAS
1. FINISHED ELEVATION OF SUB-BASE TO BE 6" MINIMUM BELOW FINISHED GRADE.
 2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 6" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 3. PLACE 6" MINIMUM OF SANDY LOAM OVER TILLED SUBGRADE. ADD 15-5-10-10 FERTILIZER TO TOPSOIL AT A RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 8-10" MINIMUM. NOTE: NATIVE SOIL MAY BE USED AS SANDY LOAM PROVIDED THAT IT HAS A LOOSE, CRUMBLY COMPOSITION AND IS NOT COMPACTED. SUB-BASE AND TOPSOIL SHOULD BE DRY DURING INSTALLATION AND GRADING TO PREVENT COMPACTION AND FUTURE POOR DRAINAGE CONDITIONS. IF NATIVE SOIL CHARACTERISTICS, AN APPROVED SANDY LOAM SHOULD BE IMPORTED TO THE SITE.
- PLANT BEDS
1. FINISHED ELEVATION OF SUB-BASE TO BE 12" MINIMUM BELOW FINISHED GRADE.
 2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 6" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 3. PLACE 12" MINIMUM OF TOPSOIL OVER TILLED SUBGRADE. ADD 4" OF ORGANIC MATERIAL AND 15-5-10-10 FERTILIZER TO TOPSOIL AT THE RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 8" MINIMUM.
 4. PROVIDE 3" OF SHREDED FIR BARK MULCH OVER ALL PLANT BEDS.
 5. PROVIDE 1" SPADED EDGE TO SEPARATE LAWNS AND PLANT BEDS.
- B. PLANT MATERIAL
1. PROVIDE ONLY HEALTHY, FULL PLANT MATERIAL AT SIZES INDICATED.
 2. PLANT SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
 3. PLANT LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- C. SEEDING
1. APPLY SEED AT RATES SPECIFIED BY MANUFACTURER.
 2. CONTRACTOR RESPONSIBLE FOR MAINTAINING SEEDING AREA THROUGH ESTABLISHMENT.
 3. RE-SEED ANY AREAS AS NECESSARY TO ACHIEVE FULL HEALTHY TURF.
- D. RAIN GARDENS
1. SEE ENGINEER'S DRAWINGS FOR SOIL MATERIAL AND DEPTH.
 2. TILL SUBGRADE THOROUGHLY TO A DEPTH OF 6" MINIMUM PRIOR TO PLACEMENT OF TOPSOIL.
 3. PLACE SPECIFIED DEPTH OF TOPSOIL OVER TILLED SUBGRADE.
 4. ADD 2" OF 15-5-10-10 FERTILIZER TO TOPSOIL AT THE RATE OF 20 LBS. PER 1000 SF. ROTO-TILL AMENDMENTS AND TOPSOIL TO A DEPTH OF 6" MINIMUM OR DEPTH OF SOIL, WHICHEVER IS LESS.
 5. PROVIDE 1" DEPTH OF 3/4" ROUND NO. 4 FEA GRAVEL MULCH OVER ALL SPALLS. MULCH TO BE FREE FROM FINES OR OTHER DELETERIOUS SUBSTANCES.
 6. HAND WATER AS NECESSARY THROUGH ESTABLISHMENT.
- IRRIGATION NOTE
- COMPLETE IRRIGATION DESIGN WILL BE SUBMITTED FOR BUILDING PERMIT. SYSTEM WILL PROVIDE HEAD TO HEAD COVERAGE, SEPARATE ZONES FOR LAWN AND SHRUB AREAS, AND SEPARATE ZONES FOR DIFFERENT SOLAR ORIENTATIONS. HEAD LAYOUT WILL MINIMIZE OVERSPRAY ONTO PAVED SURFACES. ALL LATERAL LINES WILL HAVE AUTOMATIC DRAIN VALVES AND THE MAIN LINE WILL HAVE MANUAL DRAIN VALVES. SYSTEM WILL BE OPERATED AUTOMATICALLY.

PRELIMINARY - FOR CITY APPROVAL ONLY
DETAILS AND ENLARGEMENTS



CLIENT:
Genereux Real Estate Investments
4851 N. Loftus Rd.
Florence, Oregon 97439

PROJECT:
MUNSEL LAKE VILLAGE
Florence, Oregon

DATE: 30 MARCH 2012

REVISIONS:

DWG NO.

LA-2

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