

LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE LANDSCAPE CONTRACTOR ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPAIR OR REPLACE UTILITIES, PAVING, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTING BEDS AND SPECIES TREES SHALL BE MULCHED WITH 3" CLEAN SHREDDED BARK COLOR - BROWN BARK MULCH.
- THE SITE CONTRACTOR SHALL PROVIDE STRUCTURAL SOIL MIX FOR STREET TREES AND ADJACENT AREA (3' BEHIND CURB).
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLANS, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPAGNUM PEAT MOSS AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH HULL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

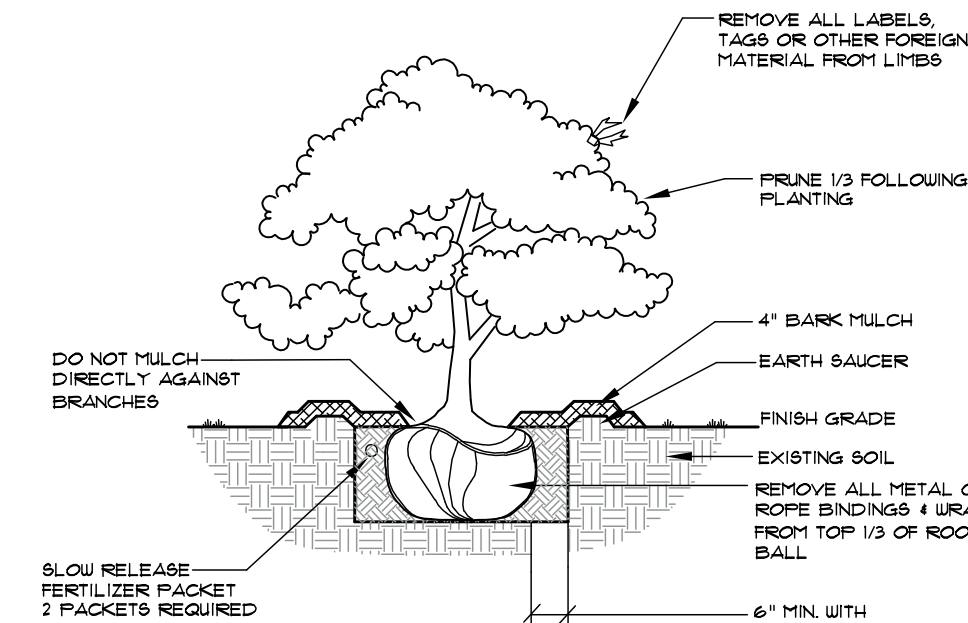
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
BP	BETULA PAPPYRIFERA RENAISSANCE REFLECTION	RENAISSANCE REFLECTION WHITE BIRCH	8-10' CLUMP
CA	CLETHRA ANOPIA SIXTEN CANDOR	SIXTEEN CANDOR CLETHRA	NO. 3 CONT.
CRH	CIMICIFUGA RAMOSA HILLSIDE BLACK BEAUTY 1	HILLSIDE BLACK BEAUTY BUGSBANE	NO. 1 CONT.
CVM	COREOPSIS VERTICILLATA MOONBEAT	MOONBEAT TICKSBEED	NO. 1 CONT.
EPH	ECHINAGEA PURPUREA TAGUS	MAGNUS PURPLE CONEFLOWER	NO. 1 CONT.
FP	FRAXINUS PENNSYLVANICA 'CIRAZ'	CIRAZON ASH	1 1/2" CAL.
HA	HYDRANGEA ANSORENSIS 'DANCING'	WHITE DANCING HYDRANGEA	18-24" HGT.
HM	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	18-24" HGT.
HEH	HEPEROCALLIS 'HAPPY RETURN'	HAPPY RETURN DAISY	NO. 1 CONT.
JVS	HELIOPSIS TUSCAN SUN	TUSCAN SUN FALSE SUNFLOWER	NO. 1 CONT.
HPR	HOSTA PLANTAGINEA 'ROYAL STANDARD'	ROYAL STANDARD HOSTA	NO. 1 CONT.
HTS	JUNIPERUS VIRGINIANA 'GREY OIL'	GREY OIL JUNIPER	18-24" HGT.
HSB	LUECANTHERUM SUPERBUM 'TIANA COGHILL'	OSTRICH FERN	NO. 1 CONT.
MAB	MATRICARIA STRIATIFOLIA	BARBANTE SILVER GRASS	NO. 1 CONT.
MSS	MISCANTHUS SINENSIS 'BARBANTE'	HATELUN HOUSTON GRASS	NO. 1 CONT.
PHH	PHLOX 'HONEY SWEET'	BERNARD SPRUCE	6-7' HGT.
RH	ROSA 'HONEY SWEET'	HONEY SWEET SHRUBROSE	18-24" HGT.
RNB	RUDIBEGGIA NITIDA 'HERBSTSTONNE'	EARLY BIRD GOLD CONEFLOWER	NO. 1 CONT.
RHD	RHODOCODENDRON MAXIMUM 'INDEPENDENCE'	PINK ROSEBAY RHODOCODENDRON	3-3 1/2' HGT.
SJ	SOPHORA JAPONICA 'PRINCETON LUMINESCENT'	PRINCETON LUMINESCENT MAGNOLIA TREE	2-2 1/2" CAL.
OR	SYRINGA RETICULATA	JAPANESE LILAC TREE	8-10' HGT. CLUMP
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2-2 1/2" CAL.
ZS	ZELKOVA BERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2-2 1/2" CAL.

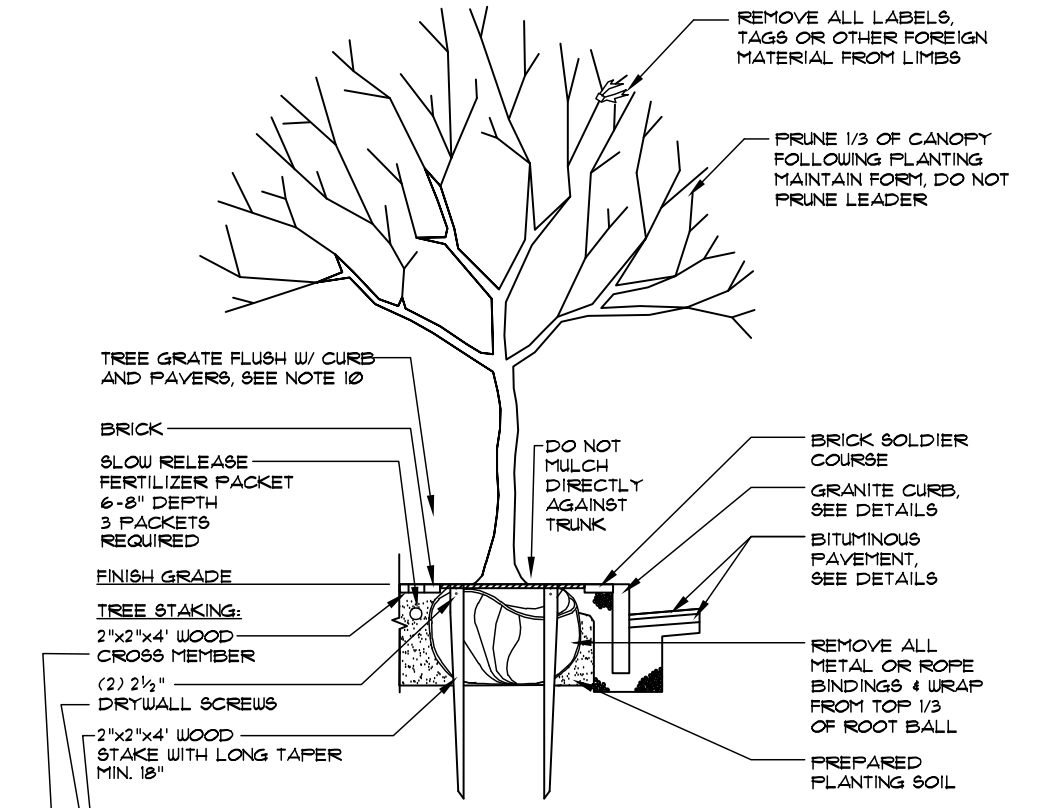
ELEVATION DATA:
ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
THE CONVERSION TO CITY OF PORTLAND VERTICAL DATUM IS AS FOLLOWS:
NAVD 88 ELEV. + 0.11 = CITY DATUM ELEV.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ADJUTER LINE/ROW	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
○	LIGHT POLE/WALL	○

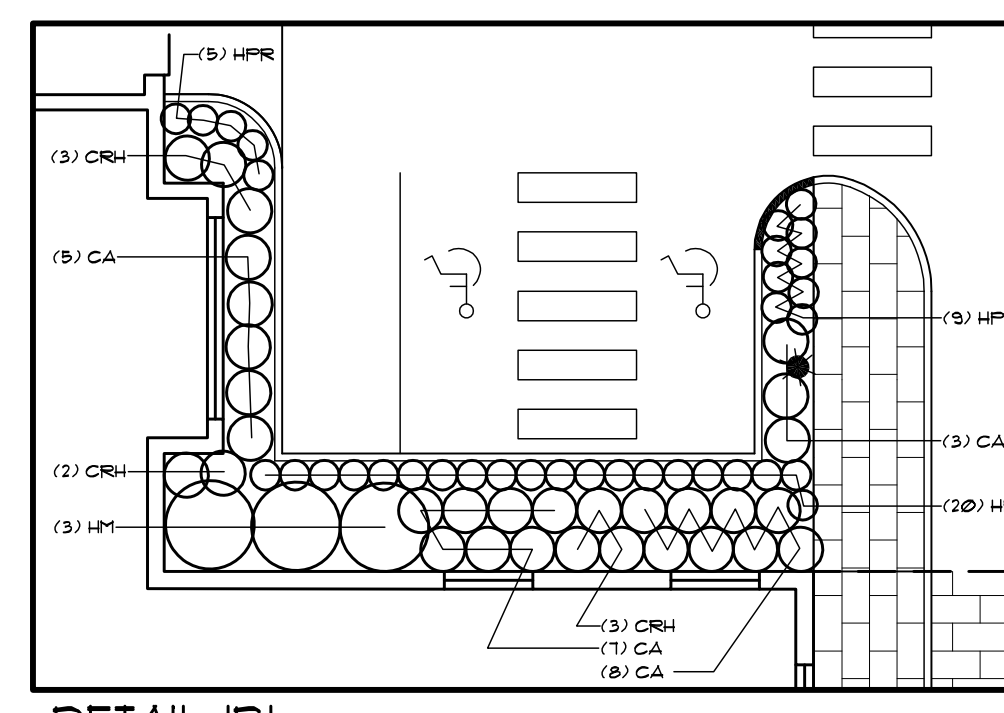
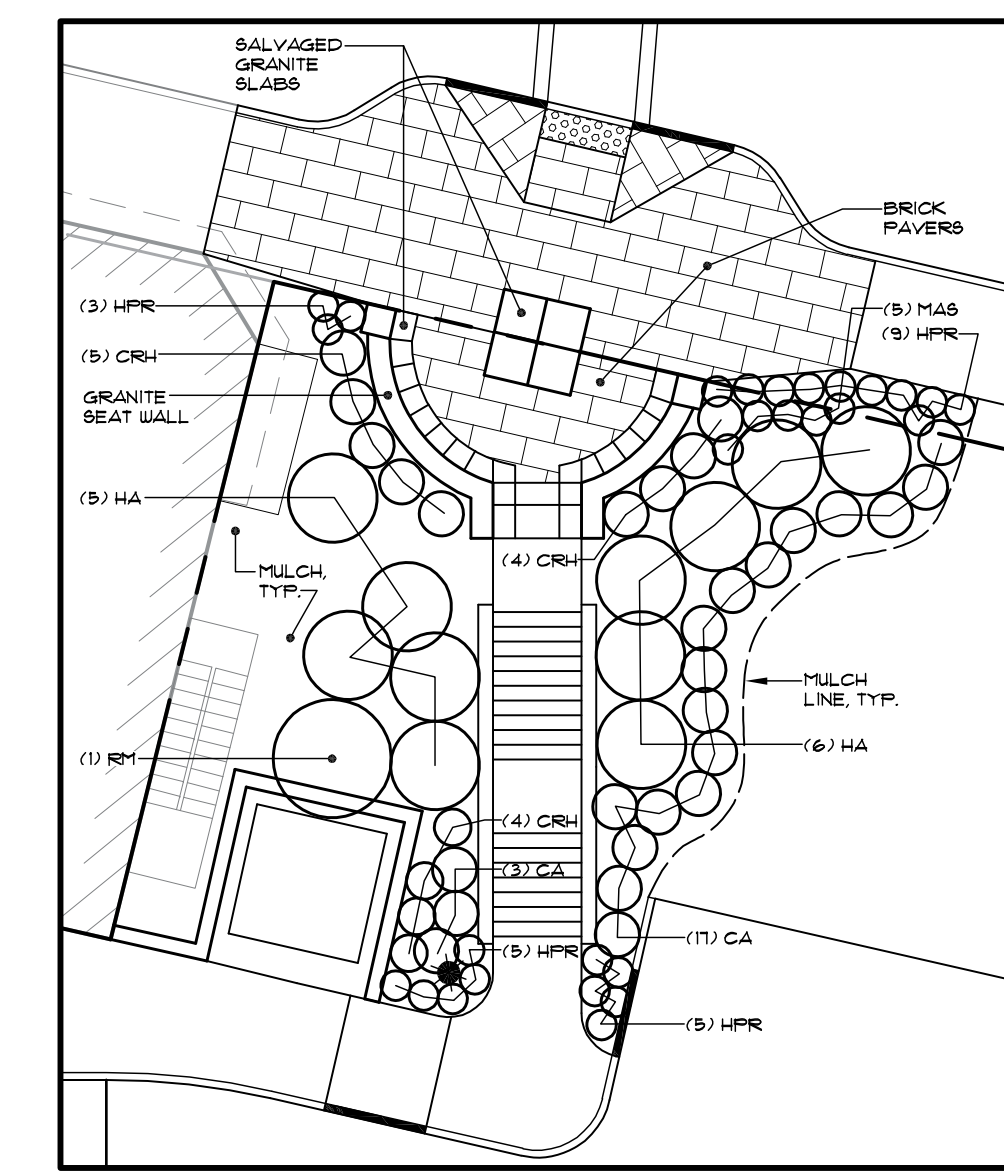
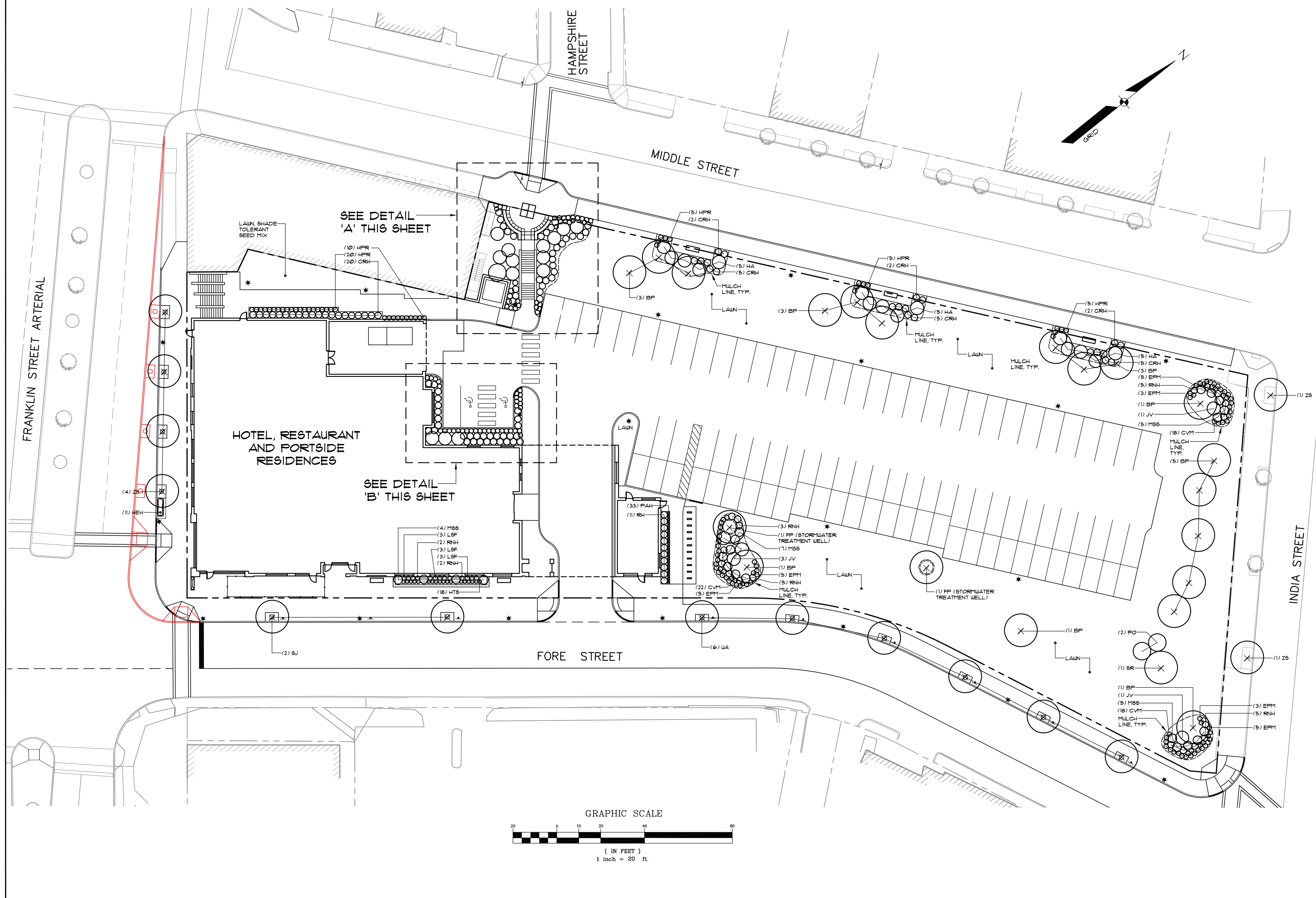


DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE



- NOTES:**
- REMOVE STAKES AND GUYS AFTER ONE YEAR TIME.
 - TREE GRATE AND FRAME SHALL BE CAST-IRON REBEINA PATTERN. TREE GUARDS FROM REBEINA PATTERN AND INSTALLED PER MANUFACTURE'S RECOMMENDATION. SEE SITE PLAN AND DETAILS FOR SPECIFICS.

STREET/SHADE TREE
NOT TO SCALE



AS-BUILT NOTE:
THIS AS-BUILT PLAN HAS BEEN PREPARED BY SEBAGO TECHNICS, INC. AS-BUILT REVISIONS SHOWN HEREON ARE BASED SOLELY ON INFORMATION PROVIDED BY THE SITE CONTRACTOR, R.J. GRONDIN AND SONS, TO SEBAGO TECHNICS, INC. ON JULY 28, 2011. THE INFORMATION PROVIDED IS LIMITED TO THE CURB RELOCATION ALONG FRANKLIN STREET ARTERIAL AND UTILITY STRUCTURE INVERTS.

AS-BUILT SUBMISSION 08-24-11