

GENERAL NOTES:

1. GRANITE CURB TO BE REMOVED, STOCKPILED, AND RESET IN ACCORDANCE WITH DETAIL AND CITY STANDARD. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
2. ALL PARKING AND STRIPING SHALL BE 4" AND WHITE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL ENSURE THAT MULCH AND LANDSCAPING DOES NOT COME INTO CONTACT WITH BUILDING E.I.F.S.
4. ALL PROPOSED GREEN SPACES AND ASSOCIATED PLANT SPECIES ARE TO COMPLY WITH THE CITY OF PORTLAND TECHNICAL STANDARDS. ANY SUBSTITUTIONS SHALL BE REVIEWED FOR APPROVAL BY THE CITY ARBORIST.
5. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
6. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
7. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER MINIMUM OF 6 MONTHS.
8. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
9. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
10. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONTINUED CARE AND MAINTENANCE OF THE LANDSCAPED AREA. NEW PLANTINGS THAT SHOW SIGNS OF CONSTRUCTION DAMAGE WITHIN A ONE-YEAR PERIOD FOLLOWING CONSTRUCTION SHALL BE REJECTED AND REPLACED PRIOR TO ANY DEFECT GUARANTEE AT NO COST TO THE OWNER.
11. THE ENGINEER MAY TAG ALL PLANTS AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. ALL PLANT MATERIALS SHALL BE INSPECTED BY THE ENGINEER ON SITE PRIOR TO INSTALLATION.

| SPACE AND BULK STANDARDS                  |  |                   |
|---|--|-------------------|
| ZONE: B-2                                 | REQUIRED                               | PROVIDED/PROPOSED |
| MINIMUM LOT SIZE                          | NONE                                   | 87,425            |
| MINIMUM STREET FRONTAGE                   | 20'                                    | 250'              |
| FRONT YARD SETBACK                        | NONE                                   | 39'               |
| SIDE YARD SETBACK                         | NONE                                   | 35'               |
| REAR YARD SETBACK                         | 10'                                    | 160'              |
| STRUCTURE STEPBACKS (SIDE YARD ABOVE 35') | 5'                                     | 35'               |
| STRUCTURE STEPBACKS (REAR YARD ABOVE 35') | 10'                                    | 160'              |
| MAXIMUM BUILDING HEIGHT                   | 45'                                    | 35.33'            |
| MINIMUM LANDSCAPED OPEN AREA              | 20%                                    | 27%               |
| PARKING SPACES                            | 1 SPACE PER 4 ROOMS = 25 SPACES        | 102 SPACES        |
| BICYCLE SPACES                            | 1 SPACE PER 5 REQ'D VEHICLE SPACES = 5 | 5 SPACES          |

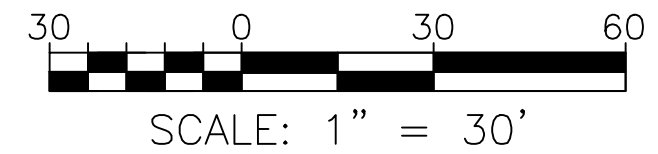
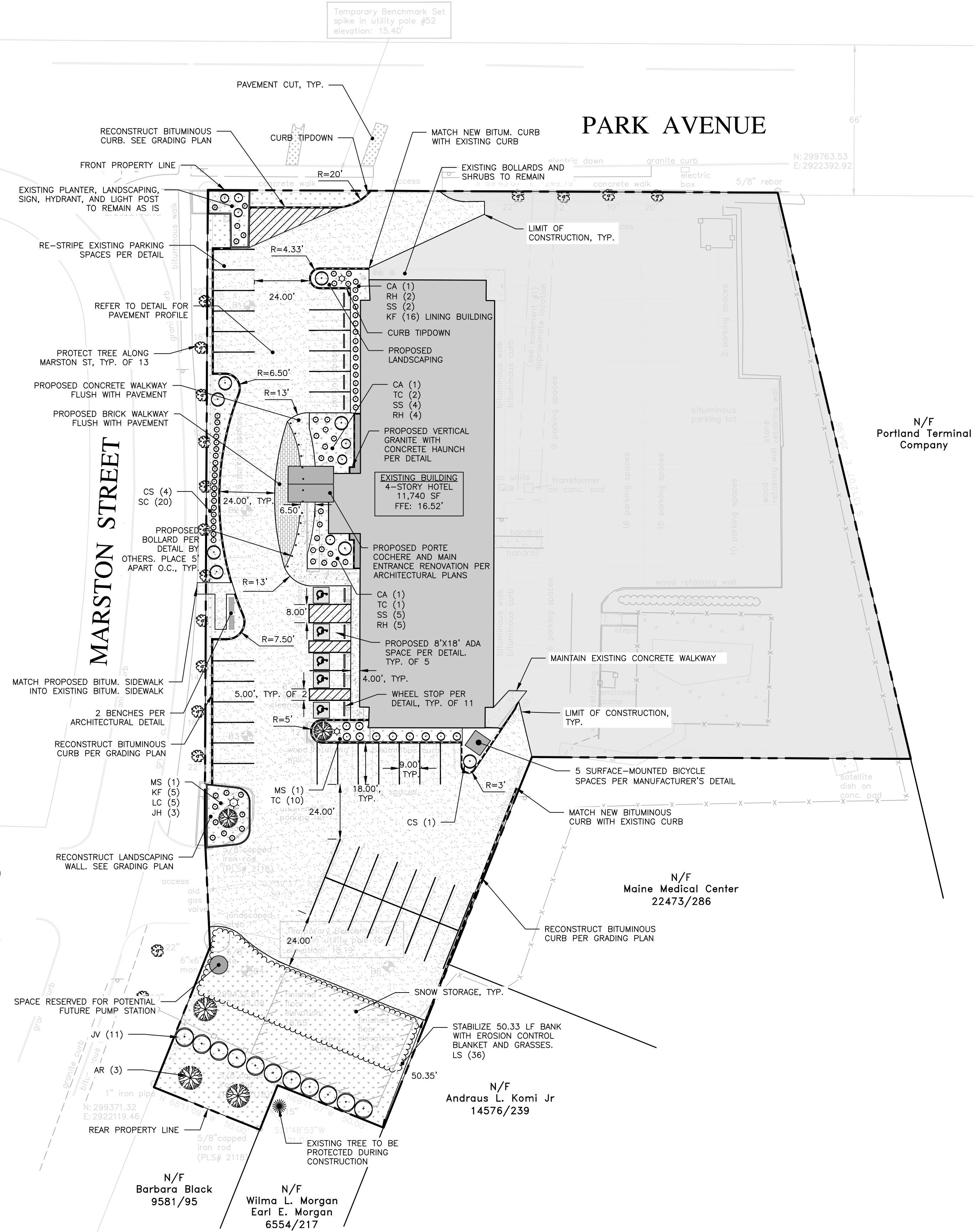
| SITE LEGEND    |                              |
|----------------|------------------------------|
| HATCH STYLE    | ASSOCIATED AREAS             |
| [Green Hatch]  | GREEN SPACE                  |
| [Dotted Hatch] | UTILITY PAVEMENT CUTS        |
| [Solid Hatch]  | CONCRETE                     |
| [Brick Hatch]  | BRICK                        |
| [Dashed Hatch] | BITUMINOUS PAVEMENT          |
| [Grey Hatch]   | BEYOND LIMIT OF CONSTRUCTION |
| [Dashed Hatch] | SNOW STORAGE AREA            |

| PLANT LEGEND |                     |
|--------------|---------------------|
| SYMBOL       | SPECIES / GROUP     |
| ○            | PERENNIALS          |
| ⊙            | SHRUBS              |
| ⊙            | EASTERN RED CEDAR   |
| ⊙            | STAR MAGNOLIA       |
| ⊙            | ARMSTRONG RED MAPLE |

| PARKING SUMMARY            |                  |
|----------------------------|------------------|
| PARKING CLASSIFICATION     | # PARKING SPACES |
| EXISTING STANDARD (9'x18') | 217              |
| PROPOSED STANDARD (9'x18') | 197              |
| EXISTING ADA (8'x18')      | 5                |
| PROPOSED ADA (8'x18')      | 5                |

| PLANT SCHEDULE |                          |                        |     |          |
|----------------|--------------------------|------------------------|-----|----------|
| ID             | BOTANICAL NAME           | COMMON NAME            | QTY | SIZE     |
| GRASSES        |                          |                        |     |          |
| LS             | LIRIOPE SPICATA          | CREeping LILY TURF     | 36  | 3 QT.    |
| PERENNIALS     |                          |                        |     |          |
| RH             | RUDBECKIA HIRTA          | BLACK EYED SUSAN       | 11  | 1 GAL.   |
| SS             | SALVIA SYLVESTRIS        | SAGE 'MAY NIGHT'       | 11  | 1 GAL.   |
| JH             | JUNIPERUS HORIZONTALIS   | CREeping JUNIPER       | 3   | 1 GAL.   |
| LC             | LOBELIA CARDINALIS       | CARDINAL FLOWER        | 5   | 1 GAL.   |
| KF             | CALAMSCROSTIS ACUTIFLORA | KARL FORESTOR          | 21  | 1 GAL.   |
| SC             | SANGUINARIA CANADENSIS   | BLOODROOT              | 20  | 1 GAL.   |
| SHRUBS         |                          |                        |     |          |
| TC             | TAXUS CANADENSIS         | AMERICAN YEW           | 13  | 3 GAL.   |
| CA             | CLETHRA ALNIFOLIA        | RUBY SPICE SUMMERSWEET | 3   | 3 GAL.   |
| CS             | CORNUS SERICEA           | RED TWIG DOGWOOD       | 5   | 3 GAL.   |
| TREES          |                          |                        |     |          |
| MS             | MAGNOLIA STELLATA        | STAR MAGNOLIA          | 2   | 3.5 GAL. |
| AR             | ACER RUBRUM              | ARMSTRONG RED MAPLE    | 5   | 3" CA    |
| JV             | JUNIPERUS VIRGINIANA     | EASTERN RED CEDAR*     | 11  | MIN. 6'  |

\*AN APPROVED EQUAL MAY BE SUBSTITUTED GRANTED IT IS A 6' EVERGREEN



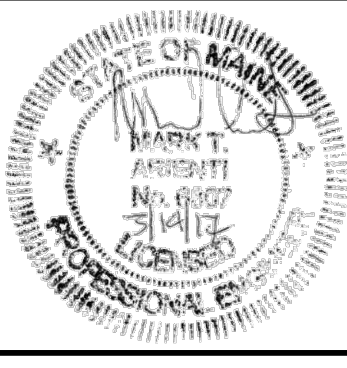
PRELIMINARY  
NOT ISSUED FOR  
CONSTRUCTION

| ISSUED FOR    | BY  | DATE    |
|---------------|-----|---------|
| FINAL APP.    | MIA | 1/13/17 |
| CITY COMMENTS | MIA | 3/14/17 |

DRAWING NAME: **SITE LAYOUT & LANDSCAPE PLAN**  
 PROJECT NAME: **HOTEL RENOVATION & STORMWATER UPGRADES**  
 CLIENT: **LQ MANAGEMENT, LLC**  
 909 HIDDEN RIDGE SUITE 600, IRVING, TEXAS 75038

ACORN ENGINEERING, INC.  
 158 BANGOR ST. PORTLAND, MAINE 04102  
 (207) 775-2655

|              |            |
|--------------|------------|
| FILE:        | 5012_CIVIL |
| JN:          | 5012       |
| SCALE:       | 1"=30'     |
| DESIGNED BY: | SJL        |
| DRAWN BY:    | SJL        |
| CHECKED BY:  | MTA        |



DRAWING NO.  
**C-10**