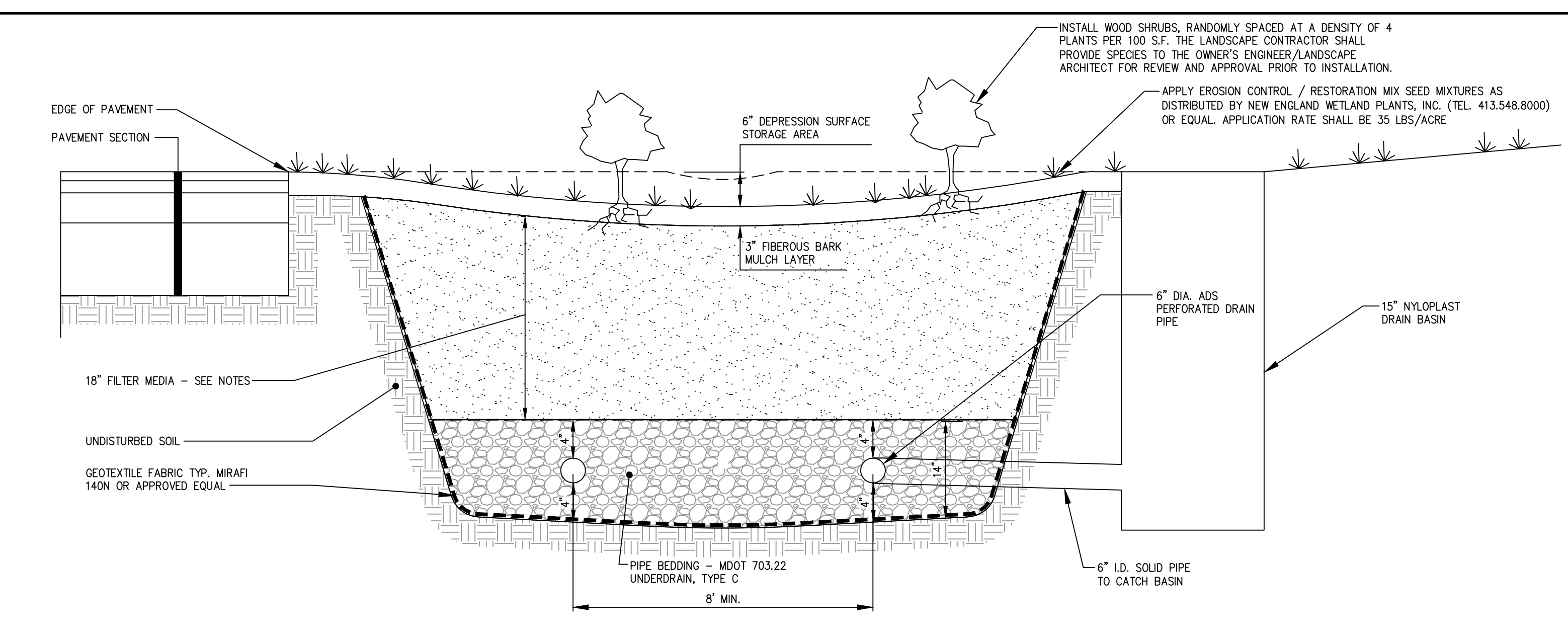
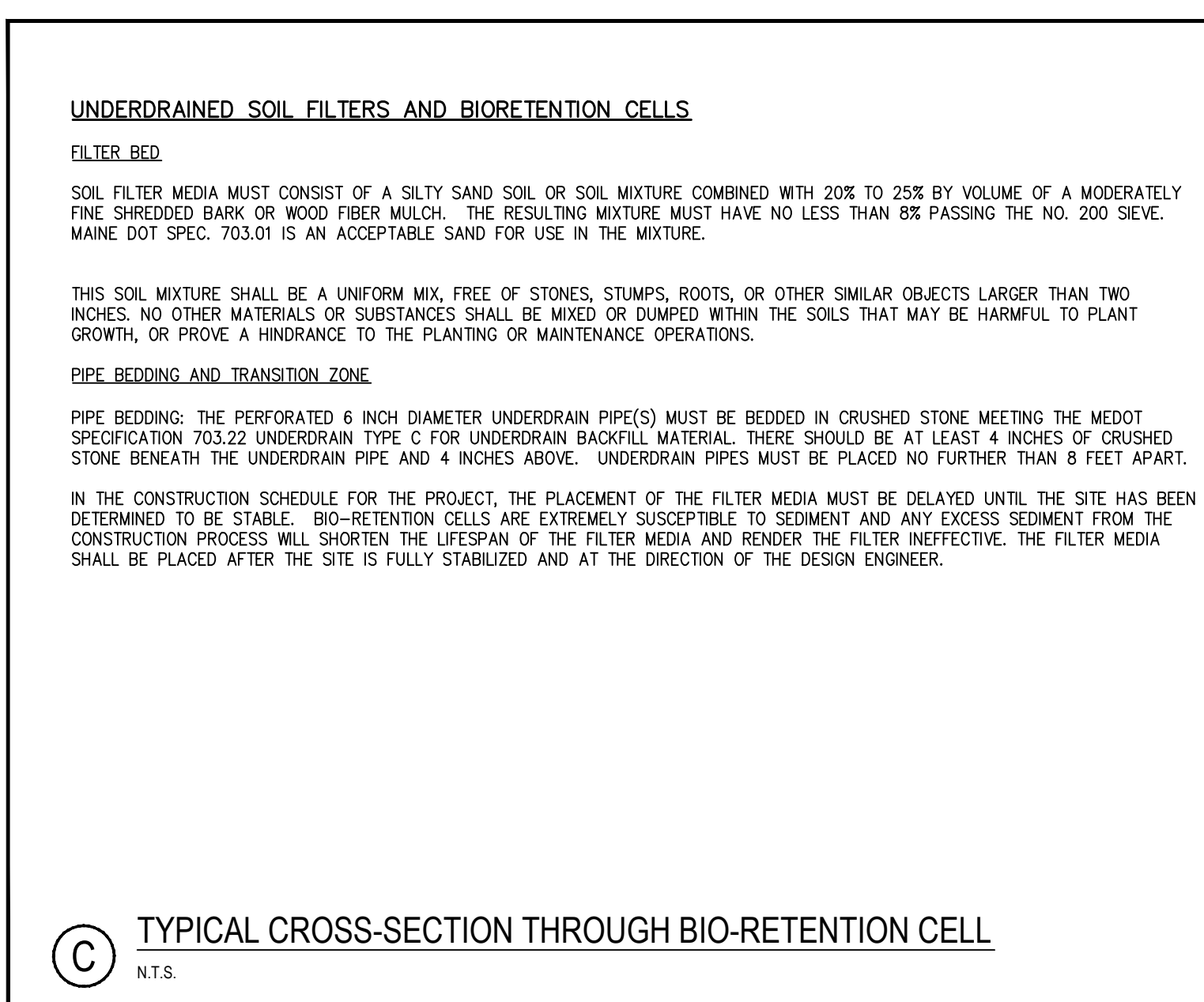
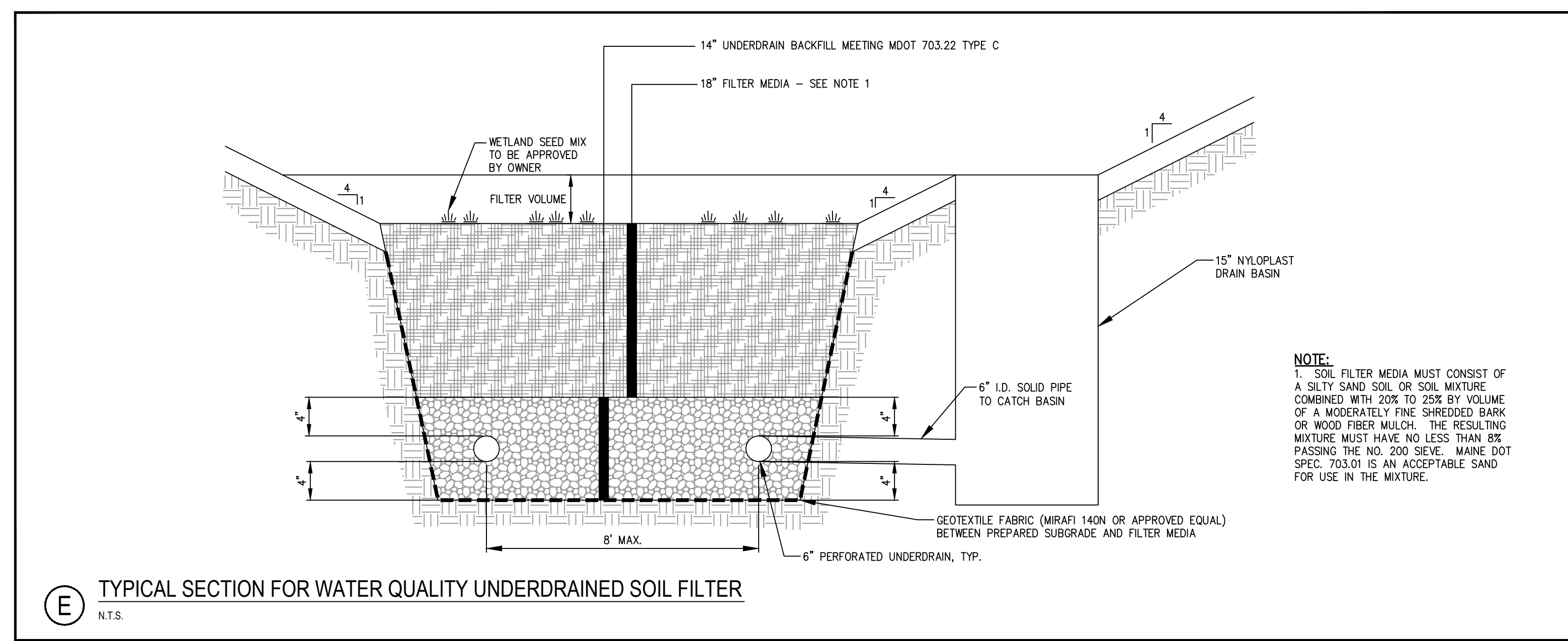
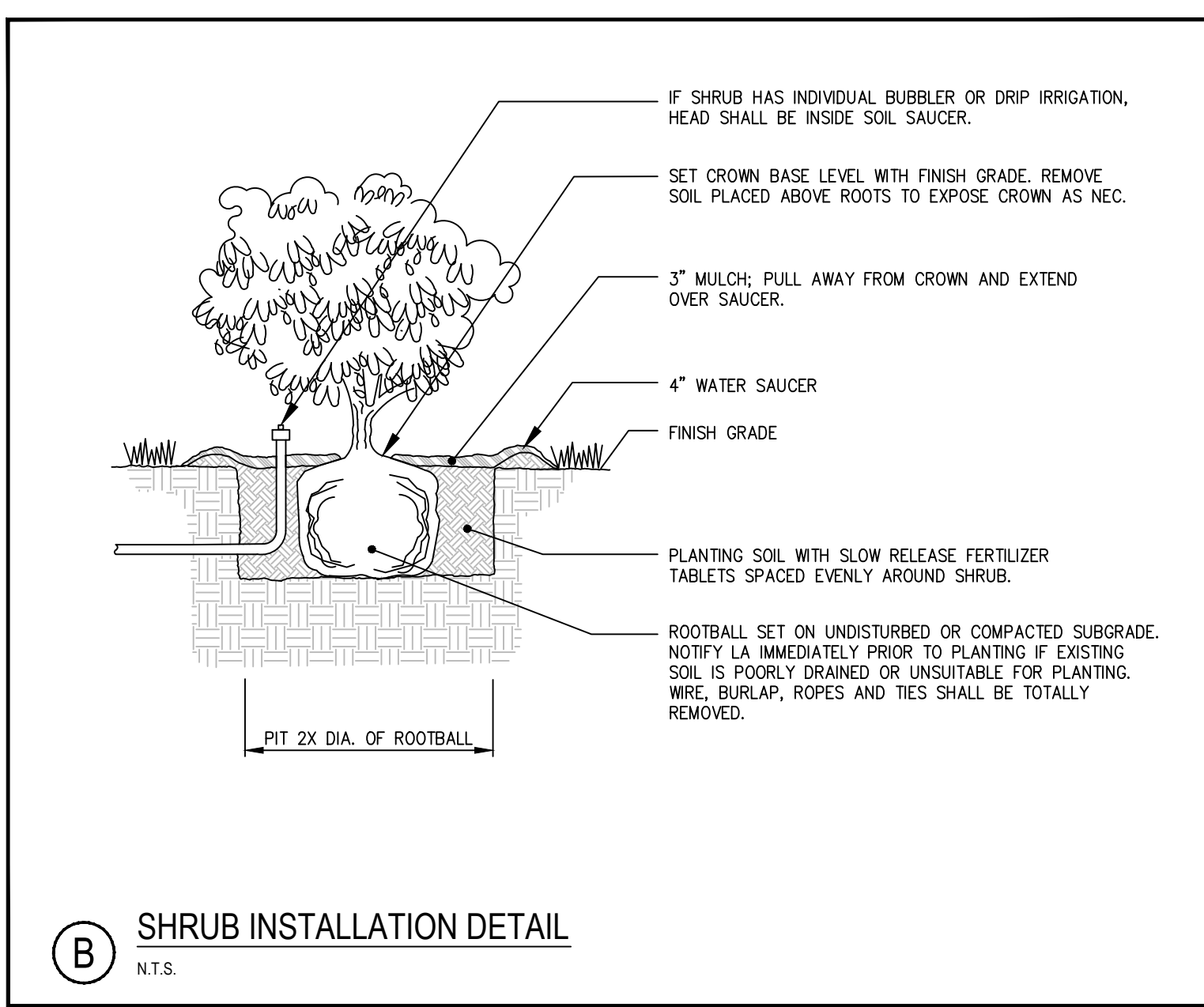
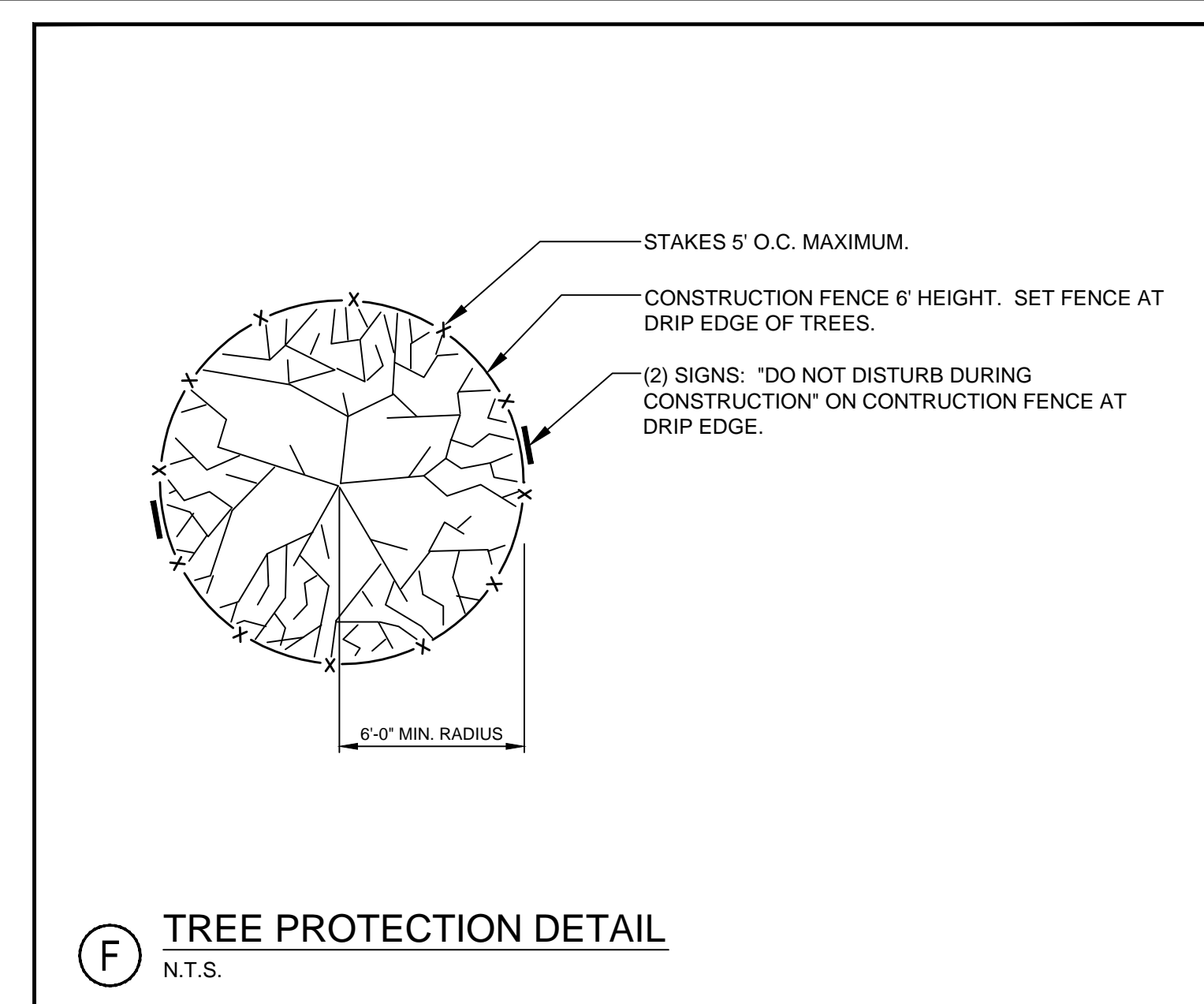
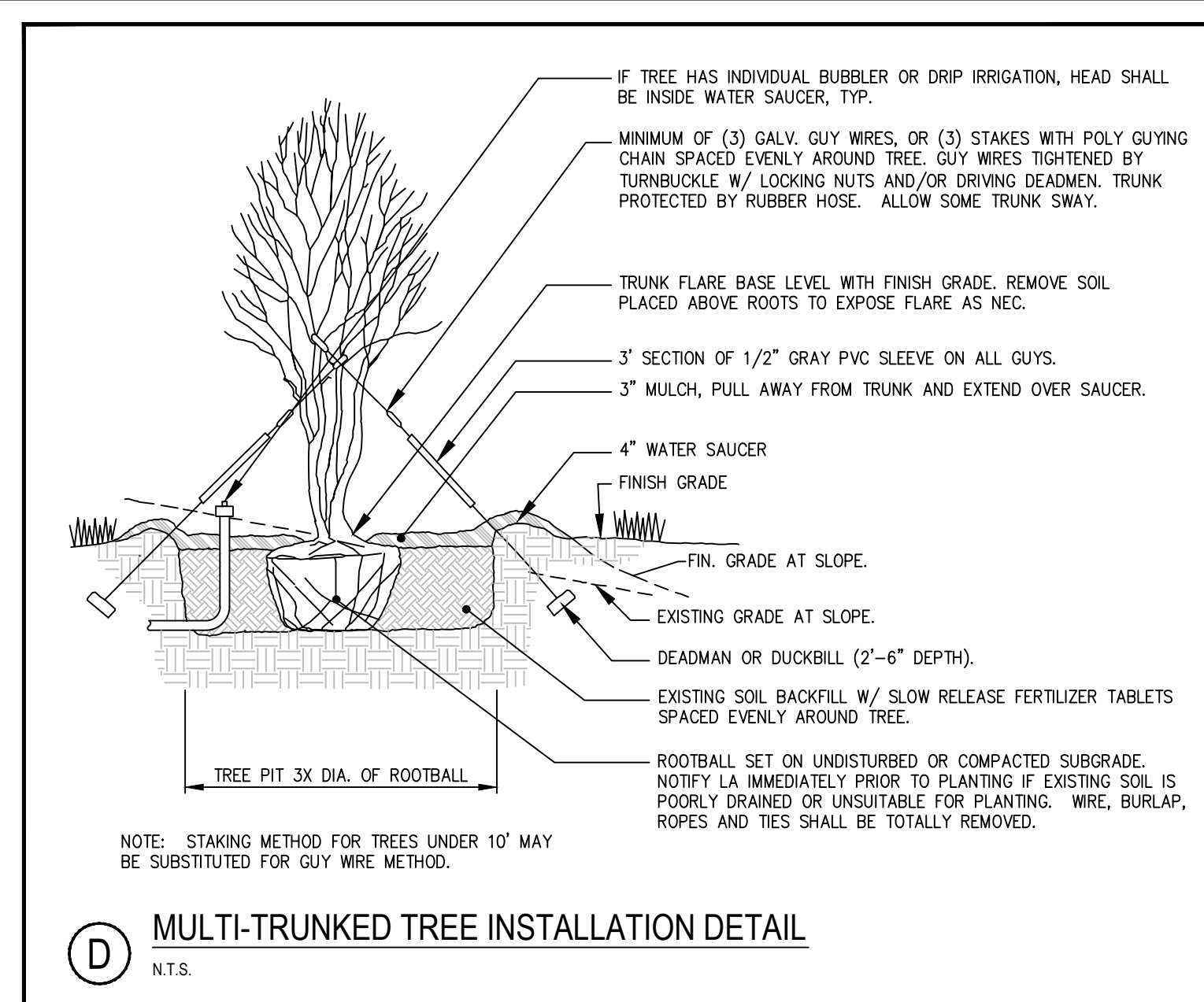
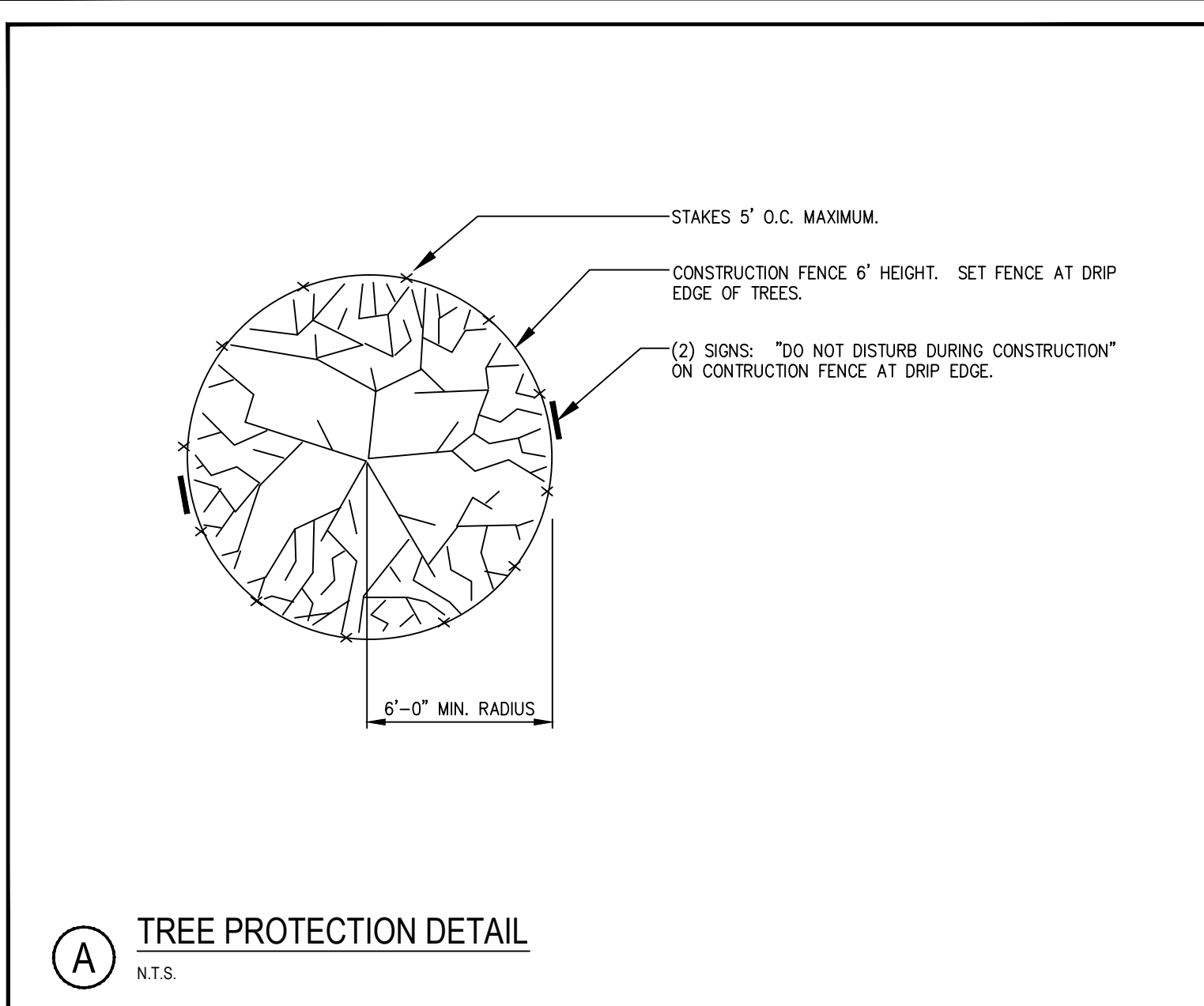
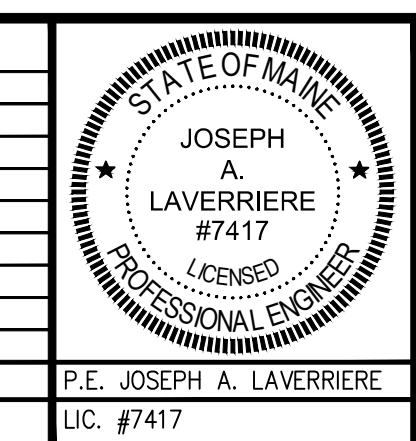


LANDSCAPE NOTES

- IN AREAS OF NEW CONSTRUCTION OR RENOVATION WORK, EXISTING PLANT MATERIAL AND EXISTING GRASS NOT INDICATED TO REMAIN SHALL BE REMOVED. AREAS INDICATED TO BE SEEDED SHALL BE LOAMED IN ACCORDANCE WITH APPLICABLE DETAILS AND RESEED. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- PLANTING OF TREES AND SHRUBS SHALL NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED IN THE AREA.
- ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, FREE OF DISEASE AND INSECTS, AND FREE OF DEAD OR DYING BRANCHES, BRANCH TIPS OR BARK WOUNDS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1 - NURSERY STOCK, LATEST REVISION.
- THE PLANTING PERIOD SHALL BE APRIL 15 TO NOVEMBER 1 AND SHALL ONLY BE PERFORMED WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE. THE SEEDING PERIODS SHALL BE IN THE SPRING (APRIL 15 TO JUNE 15) AND IN THE FALL (SEPTEMBER 15 TO OCTOBER 15).
- THE CONTRACTOR SHALL PROVIDE WATER FOR IRRIGATION IF NOT AVAILABLE ON SITE. ANTI-DESICCANT, WILT-PRUF, OR APPROVED EQUAL, SHALL BE APPLIED AS NECESSARY TO PROTECT AGAINST EXCESSIVE MOISTURE LOSS FROM NEEDLES OR LEAVES.
- ALL PLANTS SHALL HAVE ALL ROOTBALL WRAPPING MATERIALS (BURLAP, WIRE, STRING, ROPS, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. REMOVE SOIL PLACED ABOVE ROOTS TO EXPOSE TRUNK FLARE AS NECESSARY TO DETERMINE SETTING LEVEL AND PIT DEPTH. CIRCLING ROOTS OR ROOTS THAT WOULD LATER GIRDLE THE PLANT SHALL BE STRAIGHTENED OR CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE 'BUTTERFLY METHOD'.
- BACKFILL MIX FOR ALL PLANT MATERIAL EXCEPT TREES SHALL BE COMPOSED OF TWO PARTS EXISTING SOIL AMENDED WITH ONE PART COMPOST OR TOPSOIL, OR WITH ONE PART SANDY FILL IF HEAVY SOILS. TREE PITS SHALL BE BACKFILLED WITH EXISTING SOIL. PLANTING PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF DEPTH OF PIT AT A TIME AND COMPACT. REFER TO FERTILIZER RATES AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT.
- ALL BACKFILL MIXES SHALL BE SUPPLEMENTED WITH SLOW RELEASE FERTILIZER TABLETS. TABLETS SHALL BE AGRIFORM 21 GRAM 20-10-5 TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS - 1 TABLET/PLANT, WOODY SHRUBS TO 3'-0" - 2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0" - 3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE - 4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH ROOTS OR AN APPROVED EQUAL. MIX ACCORDING TO MANUFACTURERS INSTRUCTIONS. APPLICATION RATE: PERENNIALS - 2 QT/PLANT, WOODY SHRUBS TO 4'-0" - 1.5 GAL/PLANT, TREES AND SHRUBS 4'-0" TO 10'-0" 3.0 GAL/PLANT AND TREES 10' AND ABOVE - 4.0 GAL/PLANT.
- SMALL MULTI-TRUNKED TREES MAY BE STAKED AS NECESSARY TO MAINTAIN VERTICAL POSITION. TREE STAKING MATERIAL SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AFTER ONE GROWING SEASON.
- ALL PLANT BEDS AND WATERING RINGS SHALL BE FREE OF WEEDS OR GRASS PRIOR TO INSTALLATION OF MULCH AND SHALL BE MAINTAINED FREE OF WEEDS UNTIL FINAL ACCEPTANCE OF THE LANDSCAPING. IF VEGETATION EXISTS OR GERMINATES IN THE COURSE OF WORK, TREAT WITH HERBICIDE. USE OF A PRE-EMERGENT HERBICIDE IS RECOMMENDED IN PLANT BEDS.
- ALL SHRUB PLANTINGS SHALL BE CONTAINED IN MULCHED BEDS. MULCH SHALL BE MEDIUM SHREDDED BARK, 3" DEPTH. ALL PLANTINGS NOT IN BEDS OR ISLANDS SHALL HAVE MULCHED WATER RINGS IN ACCORDANCE WITH THE PLANT INSTALLATION DETAILS.
- ALL PLANTS SHALL HAVE THEIR LOCATIONS STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLANT INSTALLATION. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE.
- PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS FIRST APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER. ANY CHANGE TO PLANT SPECIES, DUE TO LACK OF AVAILABILITY DURING CONSTRUCTION, SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE SEEDED AND STRAW MULCHED WITH SEED MIXES AS NOTED AND AS DESCRIBED IN THE SPECIFICATIONS. ON SLOPES GREATER THAN 3H:1V, INSTALL EROSION CONTROL FABRIC AS SPECIFIED.
 - PRIOR TO SEEDING, APPLY FERTILIZER AND LIME IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.
 - SEED MIX A - LAWNS: 35% KENTUCKY BLUEGRASS, 35% CREEPING RED FESCUE, 20% CHEWING FESCUE, 10% PERENNIAL RYEGRASS. RATE: 5 LBS/1000 SF.
 - SEED MIX B - SHADE SEED MIX NEAR WOODLAND EDGE: 50% CREEPING RED FESCUE, 25% CHEWING FESCUE, 25% PERENNIAL RYEGRASS. RATE: 4 LBS/1000 SF. SHADIER AREAS MAY BE SEEDED PREDOMINATELY LEAF LITTER.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATIONS, SPECIES, SIZES, QUANTITY, OR CONDITION, SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY IF APPLICABLE) PRIOR TO INSTALLATION. ANY SCHEDULES OR LISTS ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN PLANS AND SUCH SCHEDULES OR LISTS, THE WORK AS CALLED FOR ON THE PLANS SHALL TAKE PRECEDENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND CONTINUE UNTIL GRASS IS FULL AND ESTABLISHED. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: WATERING, MOWING, RESEEDING, SEASONAL FERTILIZING, LINING, APPLICATIONS OF BROADLEAF HERBICIDES, PESTICIDES AND/OR INSECTICIDES AS NECESSARY TO MAINTAIN A HEALTHY STAND OF GRASS. THE OWNER SHALL BECOME RESPONSIBLE FOR LAWN MAINTENANCE AFTER GRASS IS DEEMED ESTABLISHED BY THE ENGINEER/LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL COMPLETION OF THE PUNCH LIST ITEMS. FOLLOWING COMPLETION OF THE PUNCH LIST ITEMS, AND FINAL ACCEPTANCE OF LANDSCAPING, MAINTENANCE OF THE PLANT MATERIAL SHALL BECOME THE RESPONSIBILITY OF THE OWNER, OR ITS DESIGNATED REPRESENTATIVE.
- PLANT MAINTENANCE SHALL CONSIST OF PRUNING, WATERING, FERTILIZING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, DIVISION OF PERENNIALS, RESETTling PLANTS TO PROPER GRADES AND UPRIGHT POSITION, REPAIRING, TIGHTENING AND REPLACING OF TREE STAKING MATERIALS, AND FURNISHING AND APPLYING SUCH CHEMICALS AS ARE NECESSARY TO KEEP PLANTINGS FREE OF INSECTS AND DISEASE, AND IN A HEALTHY GROWING CONDITION.
 - EACH TREE AND SHRUB SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT, DEAD WOOD, SUCKERS, AND BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING FOR FORM SHALL BE DONE AFTER PLANTS HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. CUTS SHALL BE MADE FLUSH, LEAVING NO STUBS. NO TREE TRUNK SHALL BE USED. ALL PLANT CLIPPINGS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
 - ALLOW SHRUBS AND ORNAMENTAL GRASSES TO GROW TOGETHER TO FORM A NATURAL LOOKING PLANT MASS AND ALLOW EVERGREEN SHRUBS TO GROW TOGETHER TO FORM A SOLID GROUND COVER.
 - PERENNIAL PLANTINGS AMENABLE TO DIVISION MAY BE DIVIDED AFTER TWO GROWING SEASONS TO FILL IN GAPS IN EXISTING PLANTINGS OR TO CREATE OR EXPAND PERENNIAL PLANTING IN THE FOCAL AREA.
 - AFTER ONE GROWING SEASON, THE SOIL SAUCERS SHALL BE SPREAD AWAY FROM THE TREE TRUNK AND REMULCHED.
 - TREE STAKING MATERIAL SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AFTER ONE GROWING SEASON. TREE STAKING MATERIAL SHALL NOT REMAIN LONGER THAN TWO GROWING SEASONS AND SHALL BE REMOVED AS SOON AS THE ROOT SYSTEM BECOMES ESTABLISHED ENOUGH TO SUPPORT THE PLANT IN A VERTICAL POSITION DURING WINDY CONDITIONS.
- FERTILIZER AND LIME (PH ADJUSTMENT) APPLICATIONS FOR LAWNS AND PLANTED AREAS SHALL BE BASED ON RECOMMENDATIONS PROVIDED BY SOIL TESTING ADMINISTERED AT THE START OF CONSTRUCTION AND IN ACCORDANCE WITH CUSTOMARY SEASONAL MAINTENANCE PROCEDURES FOR THE REGION. ANNUAL SOIL TESTING OR REPRESENTATIVE PLANT BEDS AND LAWN AREAS SHALL BE PERFORMED BY THE OWNER OR ITS DESIGNATED REPRESENTATIVE TO DETERMINE FERTILIZATION AND PH ADJUSTMENTS NEEDED TO MAINTAIN THE SOIL PH REQUIRED BY THE TYPE OF PLANTING OR GRASSING.
- CHEMICALS SHALL BE REGISTERED AND APPROVED BY EPA, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AND AS REQUIRED FOR PROJECT CONDITIONS AND APPLICATION. RESTRICTED CHEMICALS SHALL NOT BE USED UNLESS AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION.
- ALL NEW AND TRANSPLANTED PLANTS SHALL BE GUARANTEED FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION ACCEPTANCE BY THE OWNER AND ENGINEER/LANDSCAPE ARCHITECT. DEAD PLANTS AND PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE ENGINEER/LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD, SHALL BE REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. REPLACEMENTS SHALL MATCH THE ORIGINAL PLANT SPECIES AND SIZE SPECIFIED. IF THE PLANT WAS TRANSPLANTED AND NO NEW PLANT OF THE SAME SPECIES WAS ORIGINALLY SPECIFIED, THEN THE REPLACEMENT SHALL MEET THE MINIMUM SIZE REQUIRED FOR A SIMILAR TYPE. UPON ACCEPTANCE OF THE REPLACEMENT MATERIAL, THE FULL GUARANTEE PERIOD SHALL COMMENCE FOR EACH PLANT REPLACED. THE CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED IN THE COURSE OF REPLACEMENT WORK AT NO COST TO THE OWNER.



REV	DATE	DESCRIPTION	REVISIONS
9	03.13	ISSUED 100% CD SET	
8	11.30.12	GMP SET	
7	04.18.12	RESUBMITTED TO CITY OF PORTLAND	
6	03.05.12	RESUBMITTED TO CITY OF PORTLAND	
5	01.17.12	ADDED TREE PROTECTION DETAIL	
4	01.02.12	RESUBMITTED TO CITY OF PORTLAND	
3	11.11.09	SUBMITTED TO CITY OF PORTLAND FOR REVIEW	
2	03.12.09	SUBMITTED TO MDDP	
1	12.05.08	SUBMITTED TO CITY OF PORTLAND FOR REVIEW	



PROJECT	THE INN AT DIAMOND COVE
SHEET TITLE	SITE DETAILS
CLIENT	THE INN AT DIAMOND COVE LLC

DRAWN:	CDL	DATE:	DEC. 2008
DESIGNED:	JAL	SCALE:	AS NOTED
CHECKED:	JAL	JOB NO.	2769
FILE NAME:	2769-DET		
SHEET	C-10		

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