

LIGHTING LEGEND:

- SINGLE HEAD LED POLE MOUNTED FIXTURE AT 20 FT. MOUNTING HEIGHT
- P I SINGLE HEAD LED POLE MOUNTED FIXTURE AT 12 FT. MOUNTING HEIGHT
- DOUBLE HEAD LED POLE MOUNTED FIXTURE AT 20 FT. MOUNTING HEIGHT
- P I DOUBLE HEAD LED POLE MOUNTED FIXTURE AT 12 FT. MOUNTING HEIGHT
- ⊙ BOLLARD LED FIXTURE

LIGHT FIXTURES TO BE FULL CUT OFF.

LANDSCAPE NOTES:

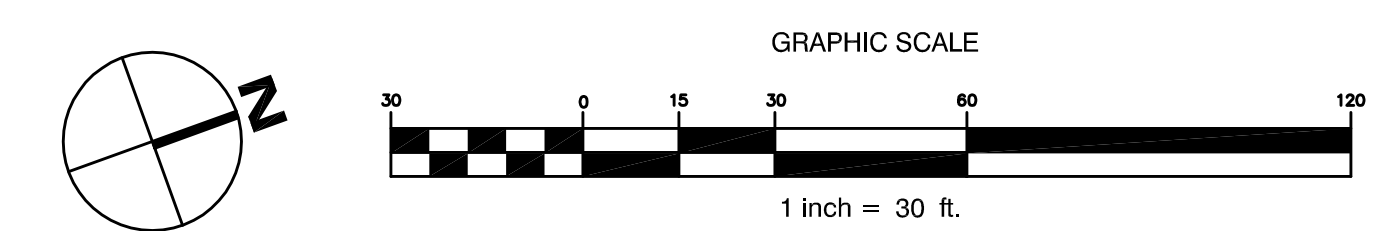
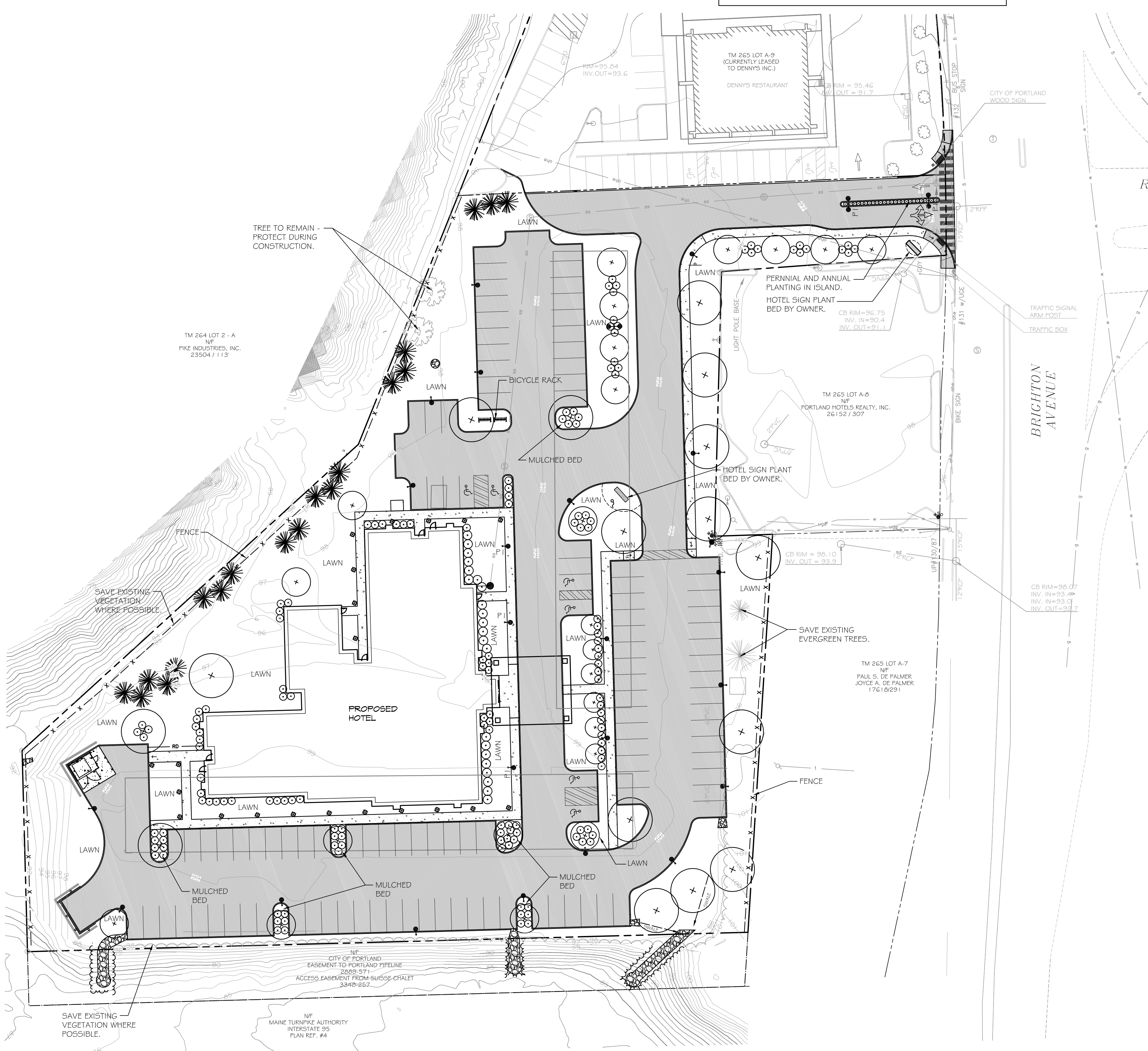
1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
7. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
9. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
10. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ADJUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
11. ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
12. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
13. CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
 - LAWN AREAS 6" DEPTH OF TOPSOIL
 - CURBED PARKING LOT ISLANDS 24" DEPTH OF TOPSOIL
14. SEED MIXTURE FOR LAWN AREAS SHALL BE (SEED TYPE % BY WEIGHT), CREEPING RED FESCUE (MIN. 2 VARIETIES) 55 KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30 PERENNIAL RYE GRASS 15 SEEDING RATE PER 1000 SQ.FT. 3 LBS. MIN.
15. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
16. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
17. SCREENED IMAGES SHOW EXISTING CONDITIONS, WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINDED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.

LANDSCAPE REQUIREMENTS:

- A) PARKING LANDSCAPE REQUIREMENT PER CITY OF PORTLAND CODE OF ORDINANCES SEC. 14-526, (I) PARKING LOT LANDSCAPING:**
- REQUIRED - AT LEAST 2 TREES OR 1 TREE AND 3 SHRUBS PER 5 PARKING SPACES PLANTED IN LANDSCAPE ISLANDS (113 PKG. SPACES / 5 = 23 x2 = 46 TREES OR 23 TREES AND 64 SHRUBS.
- PROPOSED - 28 TREES AND 95 SHRUBS.
- B) SITE LANDSCAPE REQUIREMENT PER CITY OF PORTLAND CODE OF ORDINANCES SEC. 14-526 (b)(2)(i)(b) UNDERSTORY PLANTINGS:**
- REQUIRED - 6 SHRUBS PER FORTY FIVE FEET OF LINEAR FRONTAGE (EXISTING VEGETATION ON SITE WHICH IS PRESERVED MAY BE COUNTED TOWARDS THIS REQUIREMENT. THE PROJECT HAS APPROXIMATELY 171.3 LF OF FRONTAGE WHICH DOES NOT CONTAIN EXISTING VEGETATION TO BE PRESERVED.
- 171.3 / 45 = 3.8 x 6 = 22.8 OR 23 SHRUBS, GRASSES OR PERENNIALS REQUIRED.
- PROPOSED = A TOTAL OF 160 SHRUBS IN ADDITION TO PERENNIALS ARE LOCATED THROUGHOUT THE PROJECT SITE. THIS NUMBER INCLUDES THE SHRUBS REQUIRED PER THE PARKING AREA STANDARD LISTED ABOVE.

PLANT LIST

SYMBOL	QTY.	ROOTS	SIZE	PLANT NAME
	16	B+B	2.5" CAL.	MAJOR SHADE TREES ASH VARIETIES: (AUTUMN PURPLE, EMPIRE, SKYLINE, GREEN, SUMMIT) HONEY LOCUST VARIETIES: (SHADEMASTER, SKYLINE) MAPLE VARIETIES: (ARMSTRONGS, AUTUMN BLAZE, SENTINEL, RED SUNSET, RED) RED OAK WHITE OAK RIVER BIRCH SINKO YELLOWWOOD AMERICAN ELM VARIETIES (PRINCETON, VALLEY FORGE)
	23	B+B	1 1/2" CAL. MIN.	FLOWERING ORNAMENTAL TREES CHERRY VARIETIES: (SARGENT, SAND, ACCOLADE, KOREAN) CRAB APPLE VARIETIES: (ADIRONDACK, JAPANESE FLOWERING, PINK SPIRE) KOUSA DOGWOOD JAPANESE TREE LILAC VARIETIES AMERICAN HORSEBEAM WASHINGTON HAYTHORNE MAGNOLIA VARIETIES
	19	CONT. AND B+B	5'-8' HT.	EVERGREEN TREES BALSAM FIR WHITE FIR SERBIAN SPRUCE WHITE SPRUCE NORWAY SPRUCE DARK AMERICAN ARBORVITAE DAWN REDWOOD
	160	CONT. AND B+B	18"-42" HT. OR 20" SPD.	DECIDUOUS AND EVERGREEN SHRUBS AZALEA VARIETIES BILDBERRY DOGWOOD VARIETIES EVONYMUS VARIETIES FORSYTHIA LILAC VARIETIES VIBURNUM VARIETIES ARBORVITAE AZALEA VARIETIES ANDROMEDA VARIETIES HYDRANGEA VARIETIES JAPANESE YEW JUNIPER VARIETIES LEUCOTHOE RHODODENDRON VARIETIES



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ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	11/14/14	Submitted for Prelim. Level II Site Plan Application	PBB	PBB
2	11/18/14	Revised Cover Sheet and Zoning Summary	PBB	PBB
3	02/17/15	Revised Per City Staff Review Comments	PBB	PBB

Sheet Title:
LANDSCAPE AND LIGHTING PLAN

Job No.: 257
Date: Nov. 14, 2014
Scale: 1"=30'
Drawn: PBB
Checked: PBB

Sheet No.: **L1.1**