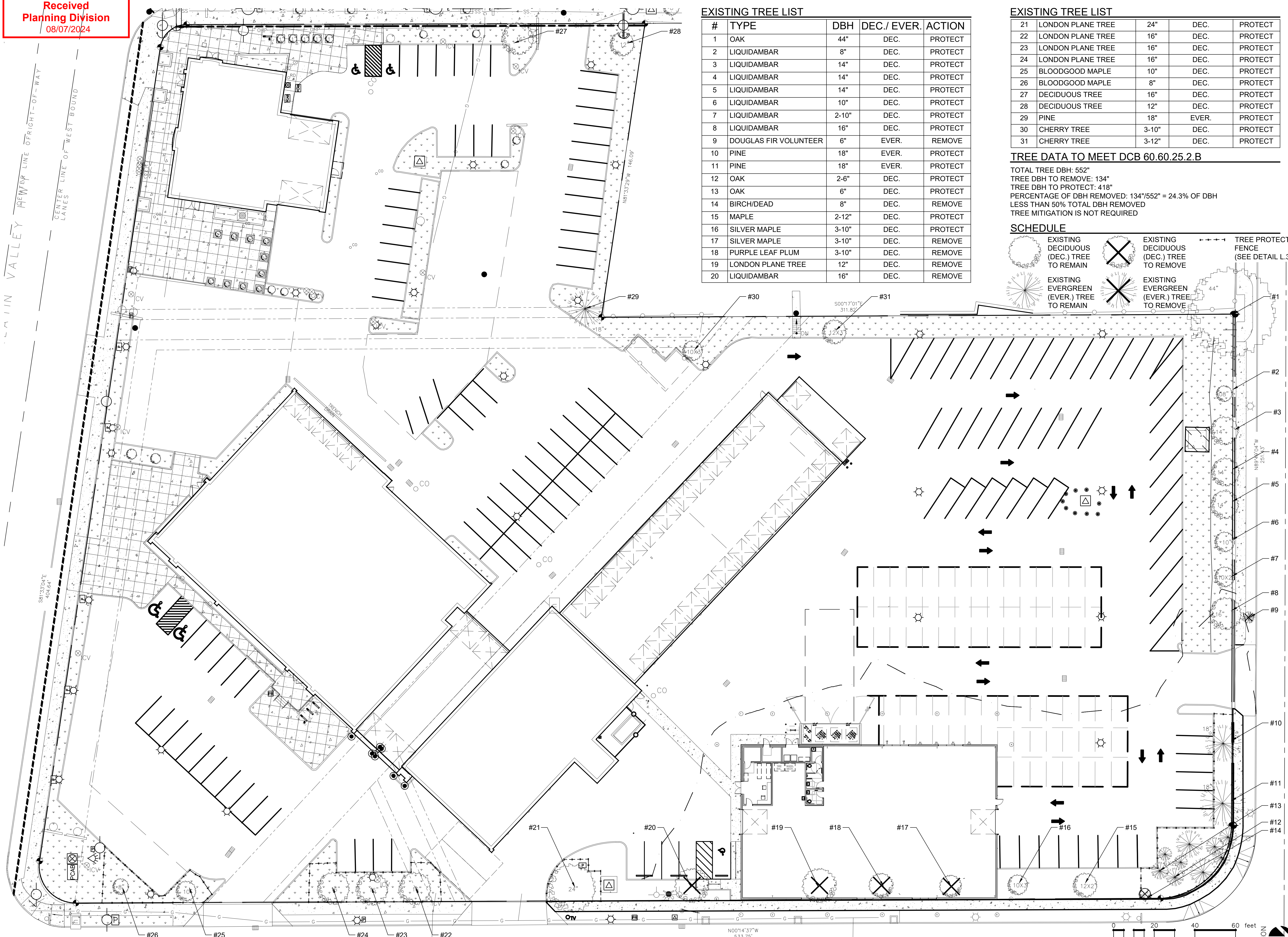


Received  
 Planning Division  
 08/07/2024



EXISTING TREE LIST

#	TYPE	DBH	DEC./ EVER.	ACTION
1	OAK	44"	DEC.	PROTECT
2	LIQUIDAMBAR	8"	DEC.	PROTECT
3	LIQUIDAMBAR	14"	DEC.	PROTECT
4	LIQUIDAMBAR	14"	DEC.	PROTECT
5	LIQUIDAMBAR	14"	DEC.	PROTECT
6	LIQUIDAMBAR	10"	DEC.	PROTECT
7	LIQUIDAMBAR	2-10"	DEC.	PROTECT
8	LIQUIDAMBAR	16"	DEC.	PROTECT
9	DOUGLAS FIR VOLUNTEER	6"	EVER.	REMOVE
10	PINE	18"	EVER.	PROTECT
11	PINE	18"	EVER.	PROTECT
12	OAK	2-6"	DEC.	PROTECT
13	OAK	6"	DEC.	PROTECT
14	BIRCH/DEAD	8"	DEC.	REMOVE
15	MAPLE	2-12"	DEC.	PROTECT
16	SILVER MAPLE	3-10"	DEC.	PROTECT
17	SILVER MAPLE	3-10"	DEC.	REMOVE
18	PURPLE LEAF PLUM	3-10"	DEC.	REMOVE
19	LONDON PLANE TREE	12"	DEC.	REMOVE
20	LIQUIDAMBAR	16"	DEC.	REMOVE

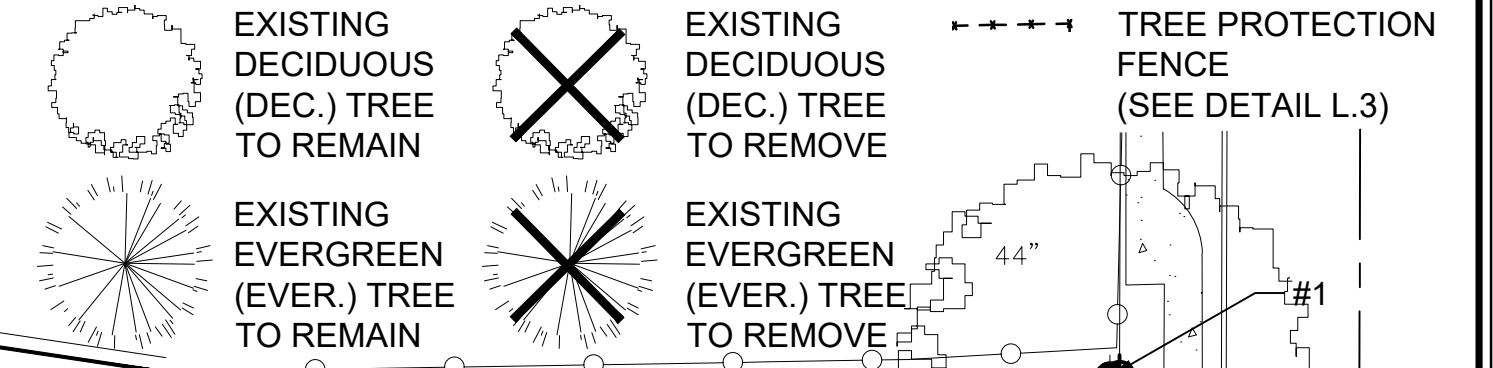
EXISTING TREE LIST

21	LONDON PLANE TREE	24"	DEC.	PROTECT
22	LONDON PLANE TREE	16"	DEC.	PROTECT
23	LONDON PLANE TREE	16"	DEC.	PROTECT
24	LONDON PLANE TREE	16"	DEC.	PROTECT
25	BLOODGOOD MAPLE	10"	DEC.	PROTECT
26	BLOODGOOD MAPLE	8"	DEC.	PROTECT
27	DECIDUOUS TREE	16"	DEC.	PROTECT
28	DECIDUOUS TREE	12"	DEC.	PROTECT
29	PINE	18"	EVER.	PROTECT
30	CHERRY TREE	3-10"	DEC.	PROTECT
31	CHERRY TREE	3-12"	DEC.	PROTECT

TREE DATA TO MEET DCB 60.60.25.2.B

TOTAL TREE DBH: 552"  
 TREE DBH TO REMOVE: 134"  
 TREE DBH TO PROTECT: 418"  
 PERCENTAGE OF DBH REMOVED: 134"/552" = 24.3% OF DBH  
 LESS THAN 50% TOTAL DBH REMOVED  
 TREE MITIGATION IS NOT REQUIRED

SCHEDULE



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REVISIONS

No.	Description	Date

DRAWN BY:  
 CHECKED BY:  
 JOB NO:19-040

DATE: 07/26/24  
 ISSUED FOR: LAND USE

SHEET TITLE  
 EXISTING TREE PLAN

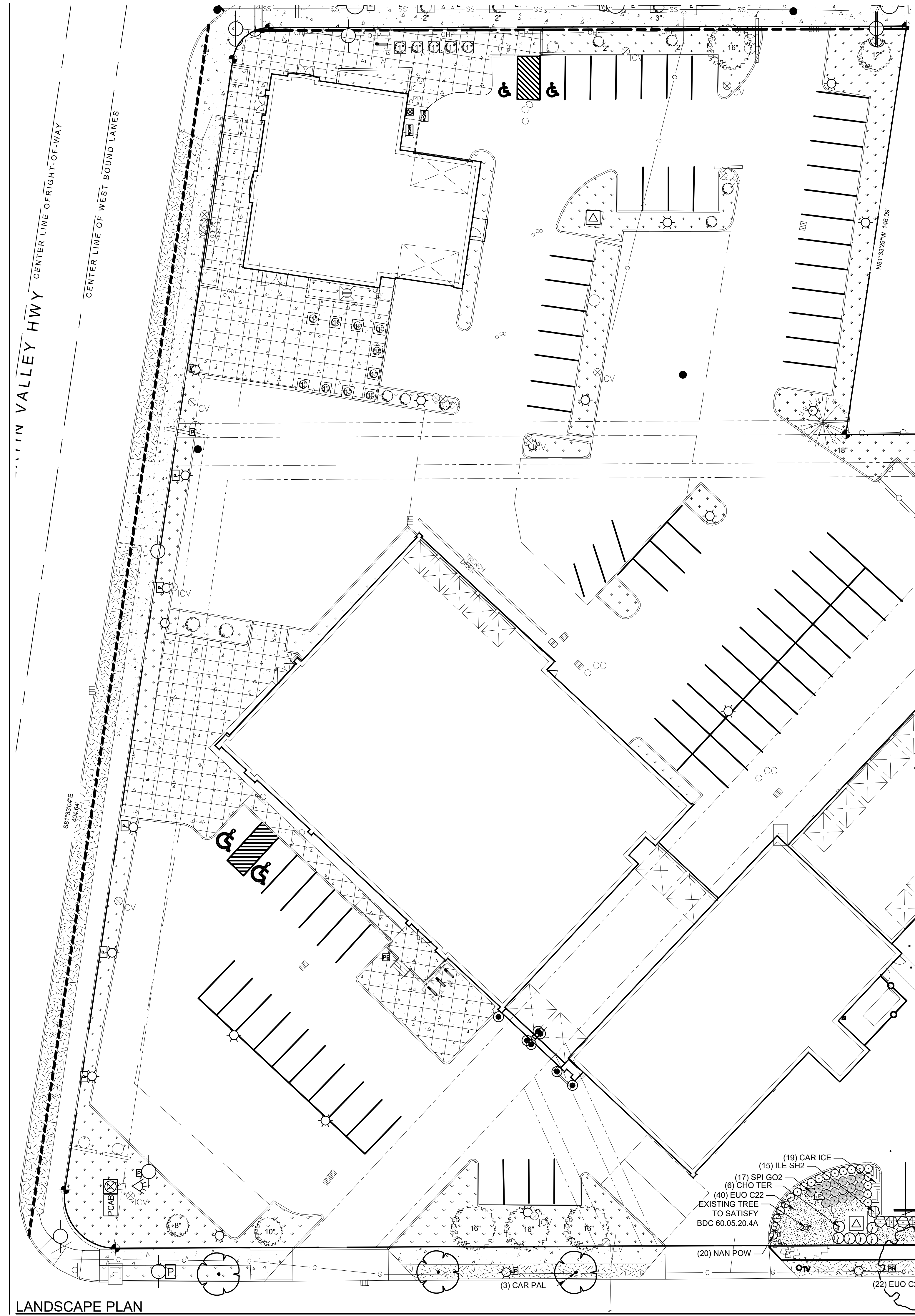
SHEET NO.

L.1

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EXISTING TREE PLAN

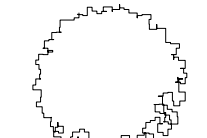
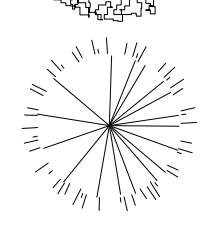

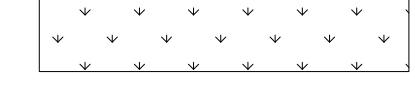
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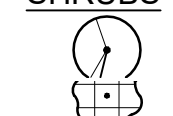
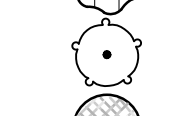

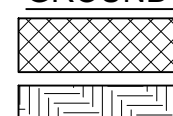
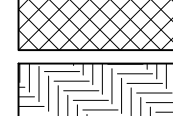
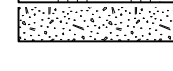

**Landscape Plan General Notes:**

1. Contractor shall verify location of all site utilities prior to landscape implementation.
2. Location of existing trees shall be verified in the field by the contractor prior to the start of work.
3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. The system shall use drip lines where possible and high efficiency spray heads for all other areas. The system shall be designed/built by landscape contractor. This system should be guaranteed for a minimum of one year.  
Or  
Modify the existing irrigation system as needed to provide full coverage for all new and existing plant material. Irrigation system is to be designed/built by landscape contractor.
4. Contractor shall guarantee plants for a period of one year after final acceptance of project.
5. Landscape architect or owner's representative shall approve layout of all plants prior to installation.
6. Plant material shall meet standards set forth in the latest edition of the American Standard for Nursery Stock (ANSI-Z60.1). All plant materials are required to have sufficient root growth to hold the soil intact when removed from the container but shall not be root bound.
7. If any conflicts or discrepancies are observed between the landscape drawings, existing conditions, and/or utility locations, notify the landscape architect.
8. All plant beds disturbed by installation shall be lightly tilled, receive fertilizer and 2 - 3 inches of mulch.
9. Plant locations on the plan are diagrammatic and may be subject to adjustment in the field by the contractor to avoid conflict.
10. All plants are to be fully foliated, well branched and true to form.
11. All areas that are planted with groundcover are indicated on the plan with a hatch pattern. See plant list for plant type, size and spacing.
12. Contractor is to:
  - a. Verify plant count. If there is a discrepancy, the planting layout shall be consulted as the correct source. Actual plant quantities to be determined by required plant spacing.
  - b. Adjust plantings in the field as necessary.

**EXISTING LANDSCAPE SCHEDULE**

-  EXISTING DECIDUOUS (DEC.) TREE
-  EXISTING EVERGREEN (EVER.) TREE
-  EXISTING LANDSCAPE PLAZA
-  EXISTING LANDSCAPING

**PROPOSED LANDSCAPE SCHEDULE**

- FOR QUANTITY, SIZE, AND SPACING SEE PLANT SCHEDULE SHEET L.3
- | SYMBOL  | CODE    | BOTANICAL / COMMON NAME  |
|---|---------|--|
| <b>TREES</b>  |         |  |
|  | AES FOR | Aesculus x carnea 'Fort McNair'<br>Fort McNair Red Horsechestnut |
|  | CAR PAL | Carpinus caroliniana 'Palisade'<br>Palisade® American Hornbeam   |
|  | PAR VAN | Parrotia persica 'Vanessa'<br>Vanessa Persian Parrotia           |
| <b>SHRUBS</b>   |         |  |
|  | CHO TER | Choisya ternata<br>Mexican Orange                                |
|  | ILE SH2 | Shamrock Inkberry Holly  |
|  | NAN POW | Nandina domestica 'Firepower'<br>Firepower Heavenly Bamboo       |
|  | SPI GO2 | Spiraea japonica 'Goldmound'<br>Goldmound Japanese Spirea        |
| <b>GROUND COVERS</b>  |         |  |
|  | ARC UVA | Arctostaphylos uva-ursi<br>Kinnikinnick                          |
|  | CAR ICE | Carex morrowii 'Ice Dance'<br>Ice Dance Japanese Sedge           |
|  | EUU C22 | Purple-leaf Wintercreeper  |

FOR SPECIFICATIONS, DETAILS, AND NOTES, SEE SHEETS L.3 and L.4



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REVISIONS

No.	Description	Date

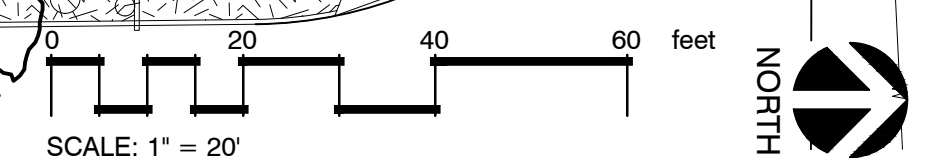
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CHECKED BY: \_\_\_\_\_  
JOB NO: 19-040

DATE: 07/26/24  
ISSUED FOR: LAND USE

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NO. \_\_\_\_\_

LANDSCAPE PLAN



**TREE PROTECTION NOTES**

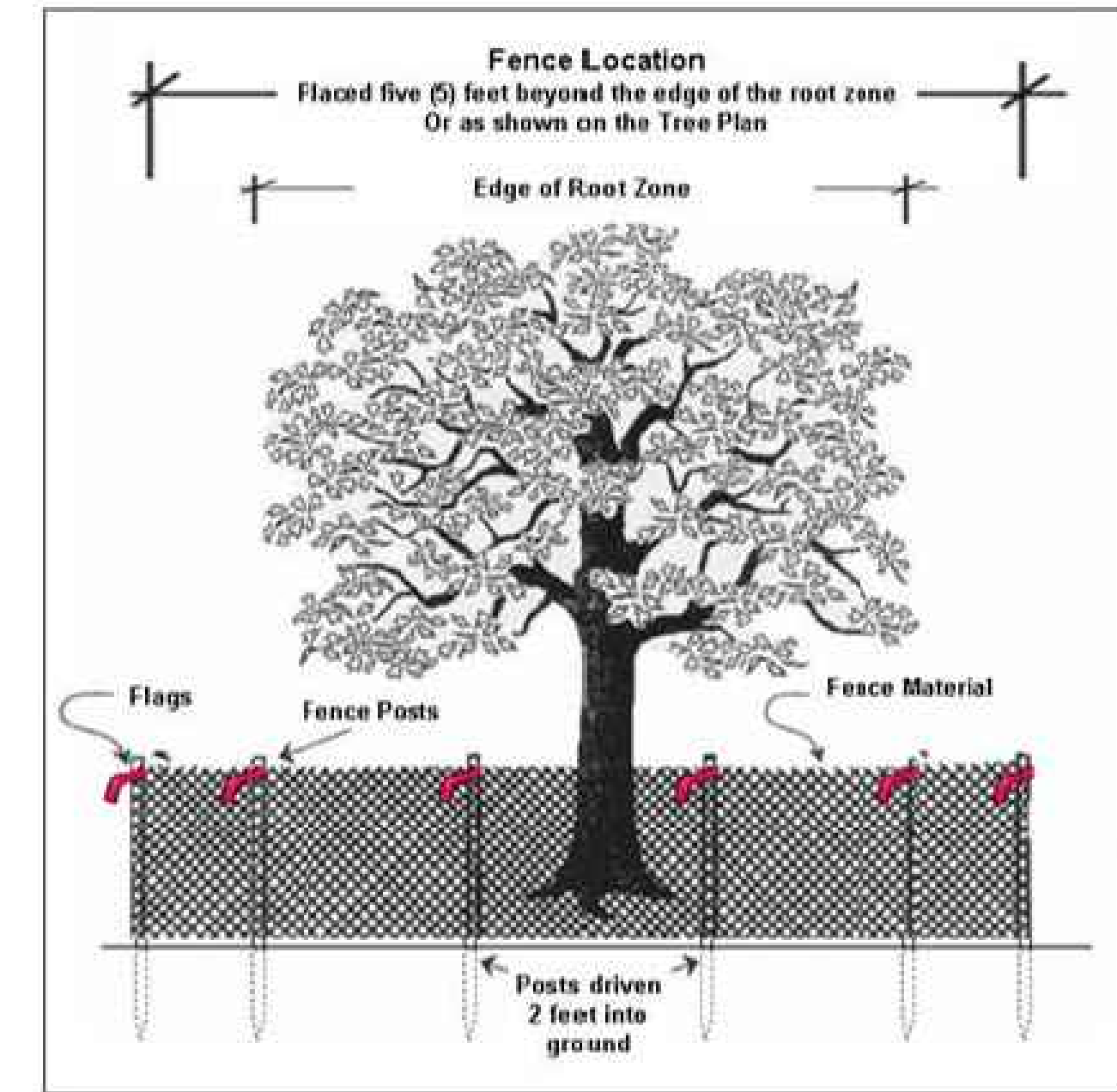
- ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
- SIGNS IDENTIFYING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS, SHALL BE SECURED IN A PROMINENT PLACE ON EACH PROTECTION FENCE.

**AS PER 60.60.20 TREE PROTECTION STANDARDS DURING CONSTRUCTION**

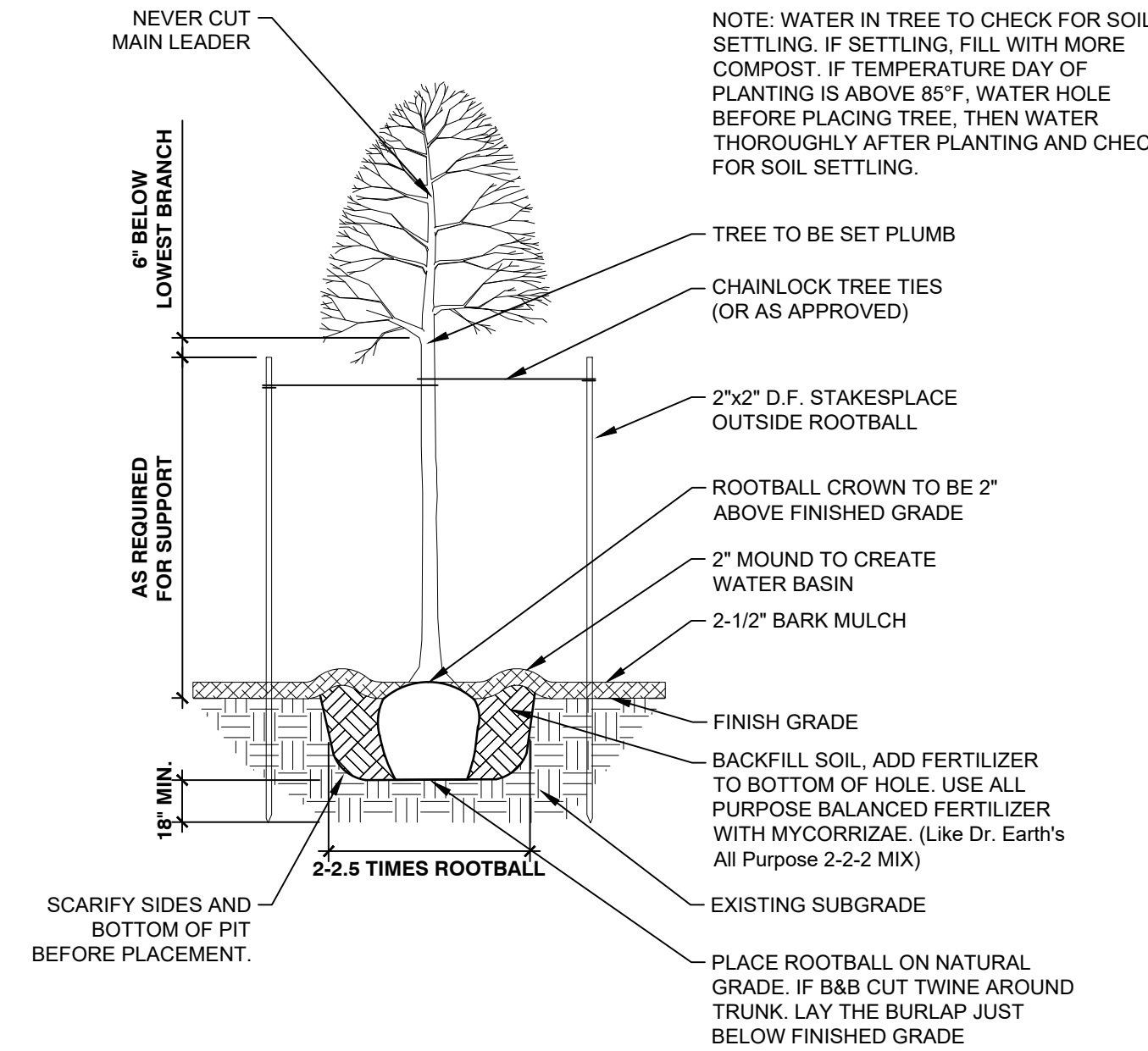
- THE FENCE SHALL BE PLACED BEFORE PHYSICAL DEVELOPMENT STARTS AND REMAIN IN PLACE UNTIL PHYSICAL DEVELOPMENT IS COMPLETE.
  - THE FENCE SHALL BE FOUR FOOT TALL ORANGE PLASTIC OR SNOW FENCE, SECURED TO SIX FOOT TALL METAL POSTS (DRIVEN TWO FEET INTO THE GROUND); HEAVY 12 GAUGE WIRE SHALL BE STRUNG BETWEEN EACH POST AND ATTACHED TO THE TOP AND MIDPOINT OF EACH POST. COLORED TREE FLAGGING INDICATING THAT THIS AREA IS A TREE PROTECTION ZONE IS TO BE PLACED EVERY FIVE LINEAR FEET ON THE FENCE TO ALERT CONSTRUCTION CREWS OF THE SENSITIVE NATURE OF THE AREA.
- WITHIN THE PROTECTED ROOT ZONE OF EACH TREE, THE FOLLOWING DEVELOPMENT SHALL NOT BE PERMITTED:
  - CONSTRUCTION OR PLACEMENT OF NEW BUILDINGS.
  - GRADE CHANGE OR CUT AND FILL, EXCEPT WHERE HAND EXCAVATION IS APPROVED WITH THE SUBMITTAL OF AN ARBORIST'S REPORT, AS PART OF APPLICATION APPROVAL.
  - NEW IMPERVIOUS SURFACES
  - TRENCHING FOR UTILITIES, IRRIGATION, OR DRAINAGE
  - STAGING OR STORAGE OF ANY KIND
  - VEHICLE MANEUVERING OR PARKING

**AS PER 60.60.25 MITIGATION REQUIREMENTS**

- IN ADDITION TO THE REQUIREMENTS LISTED IN SECTION 60.60.25.1 MITIGATION REQUIREMENTS, THE FOLLOWING MITIGATION REQUIREMENTS SHALL APPLY FOR THE REMOVAL OF TREES FROM SIGNIFICANT GROVES OR SNRAS.
  - DEAD OR DYING TREES WITHIN A SIGNIFICANT GROVE SHALL BE FALLEN WHEN REQUIRED FOR SAFETY. SUCH TREE FALLING SHALL NOT REQUIRE MITIGATION. HOWEVER, THE FALLEN LOG SHOULD REMAIN IN THE SIGNIFICANT GROVE, TO SERVE AS HABITAT FOR WILDLIFE, UNLESS THE TREE HAS BEEN DIAGNOSED WITH A DISEASE AND THE LOG MUST BE REMOVED FROM THE AREA TO PROTECT THE REMAINING TREES.



**1 TREE PROTECTION DETAIL PER CITY OF BEAVERTON**  
N.T.S.



**2 DECIDUOUS TREE PLANTING**  
N.T.S. CWLA-SO-PLA-02

**LANDSCAPE CODE NOTES**

- AS PER 60.05.25.5B BEAVERTON DEVELOPMENT CODE**
- THE FOLLOWING MINIMUM PLANTING REQUIREMENTS FOR REQUIRED LANDSCAPED AREAS SHALL BE COMPLIED WITH. THESE REQUIREMENTS SHALL BE USED TO CALCULATE THE TOTAL NUMBER OF TREES AND SHRUBS TO BE INCLUDED WITHIN THE REQUIRED LANDSCAPE AREA:
    - ONE TREE SHALL BE PROVIDED FOR EVERY 800 SQUARE FEET OF REQUIRED LANDSCAPED AREA. EVERGREEN TREES SHALL HAVE A MINIMUM PLANTING HEIGHT OF 6 FEET. DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AT TIME OF PLANTING.
    - ONE EVERGREEN SHRUB HAVING A MINIMUM MATURE HEIGHT OF 48 INCHES SHALL BE PROVIDED FOR EVERY 400 SQUARE FEET OF REQUIRED LANDSCAPED AREA.
    - LIVE GROUND COVER CONSISTING OF LOW-HEIGHT PLANTS, OR SHRUBS OR GRASS SHALL BE PLANTED IN THE PORTION OF THE LANDSCAPED AREA NOT OCCUPIED BY TREES OR EVERGREEN SHRUBS. BARE GRAVEL, ROCK, BARK OR OTHER SIMILAR MATERIALS MAY BE USED, BUT ARE NOT A SUBSTITUTE FOR GROUND COVER PLANTINGS, AND SHALL BE LIMITED TO NO MORE THAN 25% OF THE REQUIRED LANDSCAPE AREA.

SITE AREA: 196,891.2 SF (4.52 ACRES)  
 REQUIRED LANDSCAPE AREA (15% PER 60.05.25.5A): 29,533.68 SF  
 TOTAL PROPOSED LANDSCAPE PLANTING AREA (EXISTING AND NEW): 28,526.65  
 PEDESTRIAN PLAZA AREA (EXISTING): 9588.33  
 TOTAL LANDSCAPE AREA PROVIDED: 38,114.98 SF

**BEAVERTON DEVELOPMENT CODE 60.30.15.10**

A NEW DEVELOPMENT THAT ADDS MORE THAN ONE HALF ACRE OF NEW SURFACE PARKING TO A LOT OR PARCEL SHALL PROVIDE ONE OF THE FEATURES. SURFACE PARKING AREA TO DETERMINE THE ONE-HALF ACRE THRESHOLD SHALL BE MEASURED AROUND THE PERIMETER OF ALL PARKING SPACES, VEHICLE MANEUVERING AREAS, AND INTERIOR PARKING LOT LANDSCAPING. THE PARKING AREA CALCULATION SHALL BE CUMULATIVE FOR ALL PARKING AREAS ON THE LOT OR PARCEL.

PROPOSED NEW AND MODIFIED PARKING AREA: 4,700 SF  
 1/2 ACRE THRESHOLD: 21,780 SF  
**60.30.15.10 IS NOT TRIGGERED**

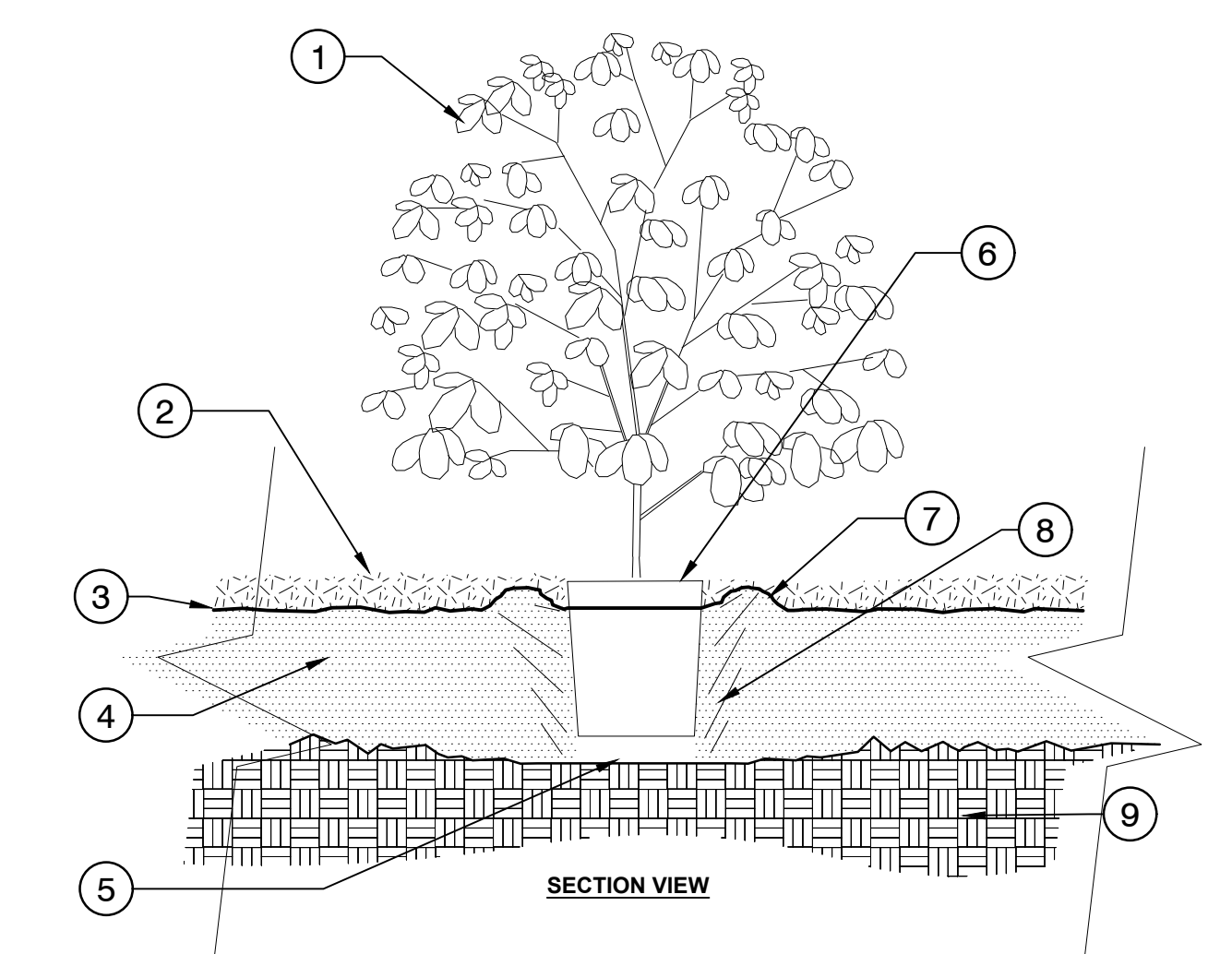
**BEAVERTON DEVELOPMENT CODE 60.05.20 CIRCULATION AND PARKING DESIGN STANDARDS**

- 4a. SURFACE PARKING AREAS ABUTTING A PUBLIC STREET SHALL PROVIDE PERIMETER PARKING LOT LANDSCAPING WHICH MEETS THE FOLLOWING STANDARD:
  - A MINIMUM SIX FOOT WIDE PLANTING STRIP BETWEEN THE RIGHT OF WAY AND THE PARKING AREA. PEDESTRIAN WALKWAYS AND VEHICULAR DRIVEWAYS MAY CROSS THE PLANTING STRIP. TREES SHALL BE PLANTED AT A MINIMUM 2 1/2 IN CALIPER AT A MAXIMUM 20 FEET ON CENTER. PLANTING STRIPS SHALL BE PLANTED WITH AN EVERGREEN HEDGE THAT WILL PROVIDE A 30 IN HIGH SCREEN AND 50% OPACITY WITHIN TWO YEARS. THE MAXIMUM HEIGHT SHALL BE MAINTAINED AT NO MORE THAN 36 INCHES. AREAS NOT COVERED BY TREES OR HEDGES SHALL BE LANDSCAPED WITH LIVE GROUND COVER. BUMPER OVERHANGS WHICH INTRUDE INTO THE PLANTING STRIP SHALL NOT IMPACT REQUIRED TREES OR HEDGES.

PROPOSED PLANTING STRIP MINIMUM 8FT 9IN WIDE.

PROPOSED PARKING LOT TREE (SEE PLANT SCHEDULE) - 2 1/2 IN CALIPER EVERGREEN HEDGE: SEE PLANTING PLAN ON L.2 AND PLANT SCHEDULE ON L.3 (ILEX GLABRA 'SHAMROCK' AND MAHONIA AQUIFOLIUM FROM CITY OF PORTLAND LANDSCAPE MANUAL)  
 GROUND COVER: SEE PLANTING PLAN ON L.2 AND PLANT SCHEDULE ON L.3.

**CLEAN WATER SERVICES - LIDA STRUCTURAL INFILTRATION PLANTER**  
 REQUIRED PER 100 SF: 115 HERBACEOUS PLANTS; 1' O.C. AND 6" CONTAINERS FROM LIST ON PAGE 76  
 PROPOSED STRUCTURAL INFILTRATION PLANTER: 496 SF  
 REQUIRED HERBACEOUS PLANTS FOR SITE: 570,4 PLANTS  
 PROPOSED HERBACEOUS PLANTS FOR SITE: 571 PLANTS FROM LIST ON PAGE 76 OF CLEAN WATER SERVICES 2021 LIDA HANDBOOK



- NOTES:  
 1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.  
 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

**3 SHRUB - MODIFIED SOIL**  
3/4" - 1'-0" CWLA-SO-PLA-05

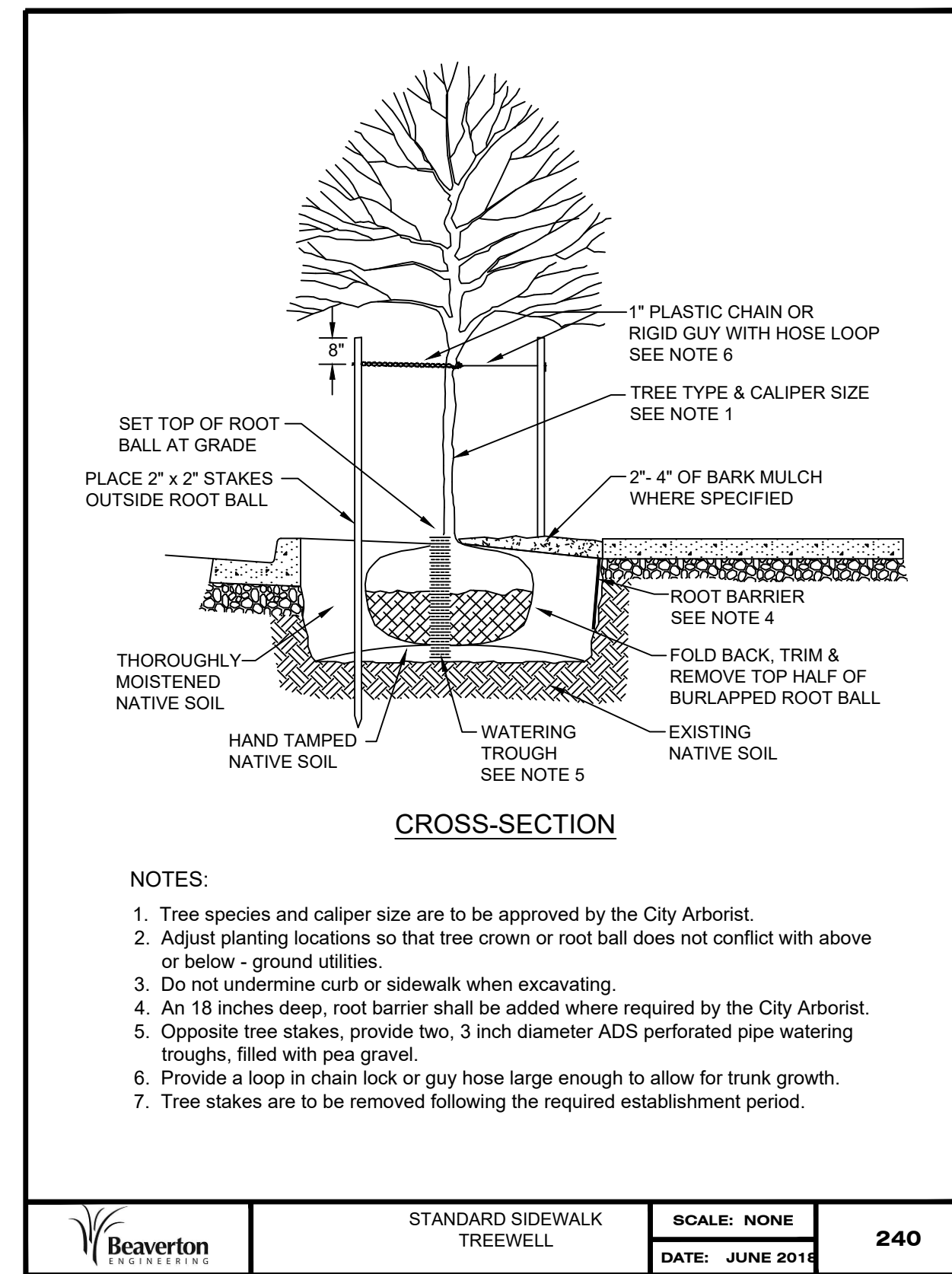
**CITY OF BEAVERTON STREET TREE PLANTING POLICY**

**MINIMUM STREET TREE PLANTING DISTANCES:**

Definitions for shade trees:  
 Spreading Crown Trees with a mature crown which is 30 feet or more  
 Global, Pyramidal Trees with a mature crown which is 20 feet to 30 feet  
 Fastigate, Columnar Trees with a mature crown which is 10 feet to 20 feet

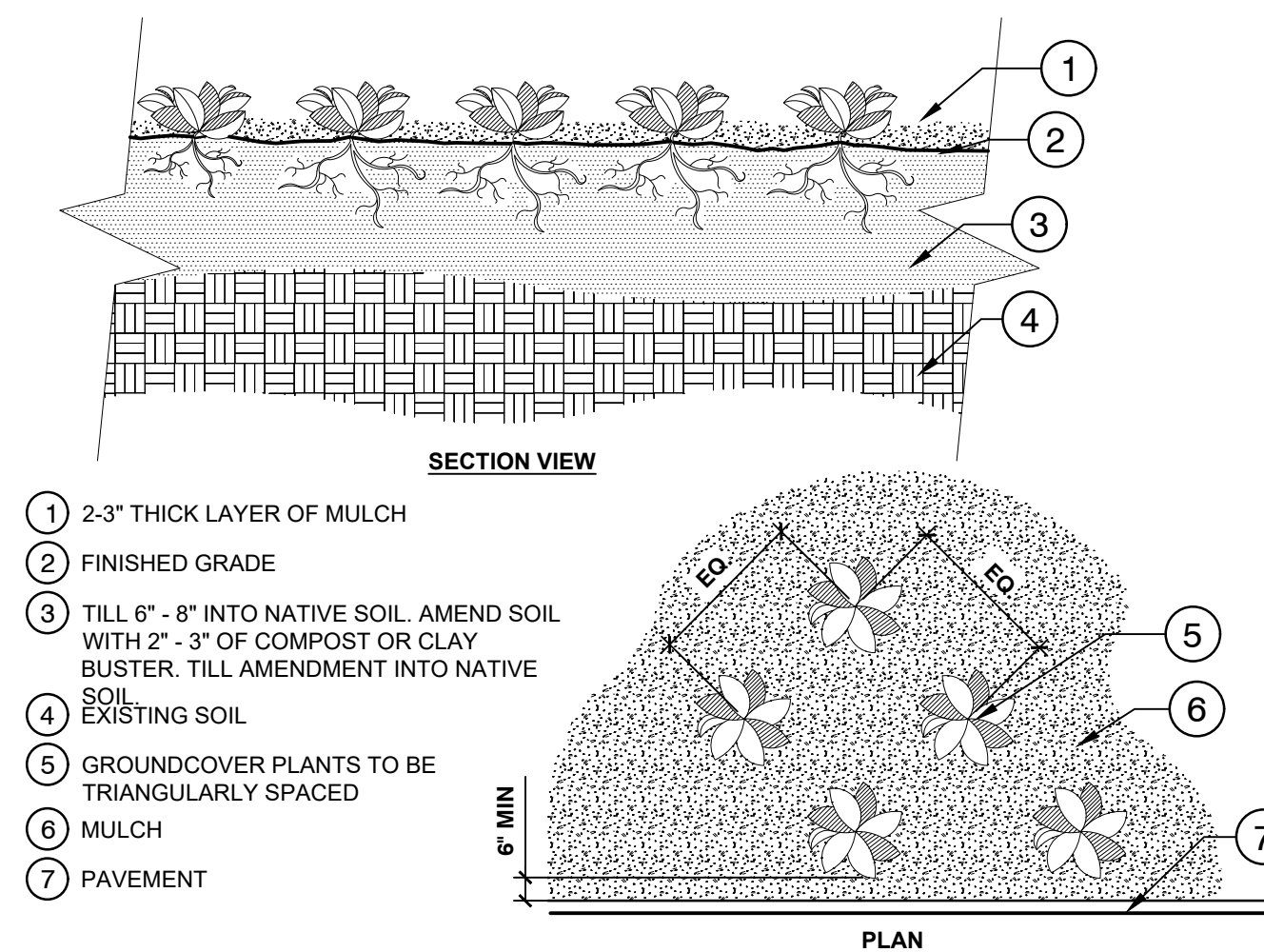
Minimum spacing for tree planting are as follows:

- Spreading Crown 30 feet apart
  - Global, Pyramidal 25 feet apart
  - Fastigate, Columnar 20 feet apart
- Minimum distance between the trunk of a tree from walks, curbs, and utilities:
    - Sidewalk 1.5 feet
    - Access or Courtesy Walk 5 feet
    - Face of Curb 1.5 feet
    - Manholes and Catch Basins 10 feet
    - Fire Hydrants 10 feet
    - Water Meters and other Utility Boxes 5 feet
  - Minimum distances from buried utility lines shall be determined on an individual, case-by-case basis.
  - Minimum distance from structures:
    - Shade Trees 10 feet
    - Ornamental Trees 6 feet
    - Shrubs 3 feet
  - Minimum distance from streetlights: Shade Trees Spreading Crown 20 feet Global, Pyramidal 16 feet Fastigate, Columnar 10 feet Ornamental Trees All 10 feet (Shade trees are those trees that will grow to over 15 feet in height. Ornamental trees are those trees that will grow to less than 15 feet in height.)
  - Any tree planted ten feet or closer to an above-ground structure shall have an impenetrable root barrier installed near the above-ground structure. The root barrier shall run the length of the planting area or the above-ground structure, and reach a depth of 18 inches.



**5 STREET TREE PLANTING DETAIL**  
N.T.S.

- SHRUB
- 2" LAYER OF MULCH. (SEE SPECS FOR MULCH).
- FINISHED GRADE.
- MODIFIED SOIL. DEPTH VARIES. (SEE SPECS FOR SOIL MODIFICATION).
- LOOSEN ROOTS. ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL AND MYCORRHIZAE BALANCED FERTILIZER LIKE MRROOTS.
- ROOT BALL 2" ABOVE SOIL GRADE
- 4" HIGH X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SHALL BE CONSTRUCTED AROUND THE ROOT BALL WITH FIFTY PERCENT OF NATIVE SOIL AND FIFTY PERCENT OF COMPOST OR CLAY BUSTER DEPENDING ON SOIL TYPE. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- EXISTING SOIL.



- NOTES:  
 1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.  
 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).  
 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

**4 GROUNDCOVER**  
3/4" - 1'-0" CWLA-SO-PLA-01

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CANOPY
<b>TREES</b>					
	AES FOR	6	Aesculus x carnea 'Fort McNair' Fort McNair Red Horsechestnut	2" Cal.	30'
	CAR PAL	3	Carpinus caroliniana 'Palisade' Palisade® American Hornbeam	2" Cal.	15'
	PAR VAN	4	Parrotia persica 'Vanessa' Vanessa Persian Parrotia	2" Cal.	20'
<b>SHRUBS</b>					
	CHO TER	6	Choisya ternata Mexican Orange	2 gal.	48" o.c.
	ILE SH2	26	Ilex glabra 'Shamrock' Shamrock Inkberry Holly	5 gal.	48" o.c.
	NAN POW	20	Nandina domestica 'Firepower' Firepower Heavenly Bamboo	2 gal.	36" o.c.
	SPI GO2	17	Spiraea japonica 'Goldmound' Goldmound Japanese Spirea	2 gal.	36" o.c.
<b>SHRUB AREAS</b>					
		496 sf	STORM WATER FACILITY PLANTS		
	CAR DEN	285	Carex densa Dense Sedge	6" CONT	50% @ 12" o.c.
	JUN PAT	286	Juncus patens California Gray Rush	6" CONT	50% @ 12" o.c.
<b>GROUND COVERS</b>					
	ARC UVA	23	Arctostaphylos uva-ursi Kinnikinnick	1 gal.	24" o.c.
	CAR ICE	51	Carex morrowii 'Ice Dance' Ice Dance Japanese Sedge	1 gal.	18" o.c.
	EUO C22	107	Euonymus fortunei 'Coloratus' Purple-leaf Wintercreeper	1 gal.	36" o.c.
		6,196 sf	LAWN		



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REVISIONS

No.	Description	Date

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 CHECKED BY:  
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 SHEET TITLE  
 NOTES  
 SHEET NO.

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### Outline Specifications Planting:

- A. QUALITY AND SIZE
  1. Quality and size of plants should conform to the American Association of Nurserymen Standards for Nursery Stock.
  2. The American Association of Nurserymen's guides to on-site plant selection should be used as a guideline for inspecting plants delivered to the job.
  3. All specified plants should be reasonably uniform in size, texture, and color for the species, in relatively good health with no damage or diseases.
  4. Groundcover plants: All rooted cuttings should be healthy vegetative material with well-established roots at one or more nodes. Container grown stock should have viable roots through at least 50% of the medium.
- B. PLANT HEALTH
  1. All plants used should comply with Federal and State laws and quarantines that affect their use
  2. In the absence or lack of clarity of details regarding the Specifications and Plans, best practice is always to be employed. All work is to be carried out to this level of workmanship, and with the highest quality of both materials and construction.
- C. SUBMITTALS

Samples of materials including, but not limited to, plants, seed, staking materials, fertilizers and soil amendments may be required. Contractor should provide samples when called for by code, specifications, or client's representative.
- D. NOTIFICATION

The Landscape Architect or the Owner's Representative is to be given a minimum of 3 days' advance notice of times for inspections. The LA or Owner's Representative maintains the right of rejection of sub-standard materials at project site, regardless of inspections at growing site. As a result, each plant that does not meet the standards outlined above, or in any way failing to meet the requirements shall be noted as rejected, removed from the site immediately, and replaced by the Contractor at his or her expense, and replaced with plants, shrubs, or trees which meet the needed requirements.
- E. SUBSTITUTIONS

All substitutions of plants and/or materials specified should be approved in writing by the Landscape Architect or the Owner's Representative. Substitution requests should have similar characteristics to the original selections.
- F. ENVIRONMENTAL CONDITIONS

When plantings have to take place in wet or muddy soils or in times of high temperatures, steps should be taken to minimize compaction in the planting areas and to assure adequate moisture levels for plant survival. Planting should not take place in freezing weather or in frozen ground.
- G. SCHEDULING

Planting operations should be scheduled to allow the shortest possible time between plant delivery to job sites and actual planting.
- H. GUARANTEE AND REPLACEMENT
  1. All plant material shall be:
    - a. Guaranteed from the completion and final inspection of work for one full growing season or one year, whichever is longer.
    - b. Replaced by the Contractor during this period, if any plant material is not in good condition and producing new growth with plants of the same quality, size, variety, and age as the original at no cost to the owner under guarantee by the Contractor.
  2. Exceptions to this guarantee: include material damaged by severe weather conditions; due to Owner's negligence, normally unforeseen peculiarities of the planting site; or lost due to vandalism.
  3. All receipts for soil amendment and topsoil delivery are to be kept on site for Owner's Representative's inspection.
- I. PROTECTION

Existing roads, sidewalks, and curbs, landscaping, and other features are to be protected to remain as final work. Location of underground utilities to be verified prior to doing work. Any damage to service lines, existing features, etc. caused by landscaping installation are to be repaired to the original condition.
- J. PLANT QUALITY ASSURANCE
  1. All plants should be properly stored to assure health at planting time.
  2. Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, scars, breaks, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.
  3. Container grown stock: Small container-grown plants, furnished in removable containers, shall be well-rooted to ensure healthy growth. Container plants grown in containers a minimum of one year prior to delivery, with roots filling container but not root bound. Bare root stock roots are to be well-branched and fibrous. Balled and burlapped (B&B) ball shall be of natural size and firmness to ensure healthy growth, and the burlap sound. Plastic wrapping or twine is not allowed.
  4. Plant material pruned at, or directly before planting will be rejected.
  5. Tree material originating within the state shall have the Oregon inspection certificate attached. Nursery stock imported from other states shall be accompanied by a certificate of inspection from the place of origin as required by Oregon law. All certificates shall be given to and reviewed by the City of Beaverton Operations Department prior to tree approval. The contractors shall be responsible for making all arrangements with the Oregon Department of Agriculture for inspection of tree materials shipped from out of state directly to the contractor of the project.
- K. TOPSOIL AND FINAL GRADES
  1. Contractor may stockpile site topsoil for possible reuse in landscape beds. Stockpiled topsoil to be tested by a soil's laboratory for nursery or agricultural use and recommendations for amendments to be followed.
  2. Site topsoil to be screened to remove all grass clods and debris larger than 1". Existing site topsoil to be amended with compost at a ratio of 3:1, with 3 units of existing soil to one unit of compost. In lieu of amending site topsoil, contractors may choose to use imported 3-way topsoil. Topsoil to be placed at a minimum of 6" in all landscape bed areas and incorporated into existing subgrade. Topsoil to be placed at a minimum of 12" in all tree pit areas. In all instances, placed topsoil to be incorporated into existing grade.
  3. Landscape Contractor is to determine and verify with the General Contractor the condition of the site topsoil. Supply alternate bid for imported topsoil if the existing topsoil is not conducive to proper plant growth, with Landscape Contractor importing the required amount.
  4. Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements:
    - a. Grades and slopes shall be as indicated.
    - b. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines etc., to allow for bark application.
    - c. Finish grading shall remove all depressions or low areas to provide adequate drainage throughout the area.

### Planting Specifications:

- A. HERBICIDES
  1. Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Roundup or Cheetah Pro in strict accordance with the manufacturer's instructions at least one week prior to planting. An alternative method of treating/removing undesirable weed or grass growth must be approved by the Landscape Architect or the Owner's Representative.
  2. When used, herbicides should conform to national, state, and local codes; should only be used as per label instructions; and should be used in a safe and environmentally protective manner. Applications should only be made by individuals properly licensed by the ODA.
- B. SOIL PREPARATION
  1. Soil should be reasonably free of rocks, debris, and noxious weeds. Soils should be tested and, if it is subsoil or of poor quality, sufficient topsoil or amendments should be brought in to assure plant health.
  2. Work all areas by:
    - a. Rototilling to a minimum depth of 8"
    - b. Removing all stones (over 1 1/2" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working
    - c. Leveling, smoothing and lightly compacting area to plus or minus 0.10' (feet) of required grades.
  3. Imported soils should be free of disease, weeds, pests, and debris. Soil amendments should be free of diseases, pests, weeds, and or chemicals including herbicides.
- C. PLANTING HOLE
  1. PREPARATION: Should consist of laying out plant locations, digging holes, and adding amendments if called for.
  2. LOCATIONS: Plants should be located as per plan or specification. Placement should be modified to avoid existing utilities, and irrigation equipment. Major movement of plants should be approved by owner or owner's representative. If the contractor recognizes problems with ultimate plant size for area specified, contractor should inform Landscape Architect or the Owner's Representative in writing about substituting or moving plant.
  3. PLANT HOLES
    - a. Planting holes should be dug with a width 2 to 2 1/2 times the root ball and to a depth 2"-4" less than the original root ball's depth in the container or ball. The depth of the root ball in the planting hole should leave the root crown 2" above the finished grade to allow for settling after planting and mulch application.
    - b. Planting holes should be dug with the sides as vertical as the soil will allow. In heavy soils the sides taper away from the center of the planting pit. The base of the planting hole should be left undisturbed if possible and should be firmed prior to planting.
    - c. In heavy soils, if the sides of the planting hole are glazed, the sides of the hole should be scarified.
    - d. For planting bare root trees and shrubs, a cone shaped mound should be created in the base of the planting hole to support the roots.
- D. SOIL MIX

Prepare soil mix in each planting hole by mixing:

  - 2-part native topsoil (no subsoil)
  - 1 part compost (as approved)

For groundcovers areas add 2" of compost (or as approved) and rototill in to the top 6" of soil.

Thoroughly mix in planting hole and add fertilizers at the following rates:

- 2-part native topsoil (no subsoil)
  - Small shrubs: 1/8 pound per plant
  - Shrubs: 1/3 to 1/2 pounds per plant
  - Trees: 1/3 to 1.0 pounds per plant
- E. FERTILIZER
    1. Fertilizers may be organic or synthetic and can be in pellet, tabular, granular, or liquid form. All fertilizers used must have labeling that conforms to environmental and safety requirements set forth by state and national regulations.
    2. All fertilizers should be applied as per label instructions, as indicated by soil tests and in a manner that is environmentally safe.
    3. Do not apply fertilizer to Water Quality Swale.
  - F. PLANTING TREES AND SHRUBS
    1. MOVING: As trees and shrubs are moved to position on the site, the container and/or root ball should be always supported. Do not carry plants by trunks/branches only.
    2. Container plants should be removed carefully from containers, checked for circling or girdling roots, and placed plumb in the planting hole. If there are circling and/or girdling roots, they should be pulled outward and straightened or pruned prior to planting.
    3. Balled and bur lapped plants should be placed in the planting hole, then the ties should be removed completely. Burlap should be cut off at least from the top half the ball and if treated, should be removed entirely. Care should be taken to tuck burlap deep into planting hole so that it cannot wick moisture to the soil surface after planting.
    4. TREES WITH WIRE BASKETS, the wire grids should be cut down completely to the base, unless the nursery guide says otherwise.
    5. BARERROOT: Trees and shrubs should only be planted in the bareroot season for the area being planted. Damaged and/or dead roots should be removed prior to planting and the crown should remain un-pruned. Roots should be placed over a compacted mound in the planting hole and carefully filled over to remove large air pockets. Care should be taken to ensure graft is no lower than soil level.
    6. BACKFILL: Prior to backfilling, the soil and backfill should be moist but not wet. In heavy soils, planting should take place in native soil removed from the hole. In light soils the backfill should be mixed with soil amendments as specified. Amendments with high carbon to nitrogen ratios should not be used when planting new plants. Planting holes should be backfilled in layers to firmly surround the plant's roots. Large air pockets should all be removed. If planting holes are settled using water, care should be taken to avoid over compaction and subsequent loss of structure.
    7. WATERING: Plants should be thoroughly watered in after back fill. In light soils or situations where water will not stay in plant root zone area, water basins should be created to facilitate watering until the plants are established.
    8. FINISH GRADING: All planting areas should be graded to a smooth finish and mulched to a 2"-4" depth as specified to complete the work. For planting bare root trees and shrubs, a cone shaped mound should be created in the base of the planting hole to support the roots.
    9. PRUNING: At planting time, pruning should be kept to a minimum. Damaged, diseased and/or dead material should be removed.
  - G. PLANTING GROUNDCOVER, AND PERENNIAL PLANTS

For groundcover, and/or perennial plantings, entire beds should be prepared and amended as specified prior to planting. Plants should be planted at the spacing and pattern specified and then watered in.
  - H. STAKING OF TREES

Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'-0". Drive stake firmly 1'-6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better) min 1" wide and secured at minimum 2 points along trunk. Staking and guying shall be loose enough to allow movement of tree while holding tree upright. Staking should be removed after installation about a season and a half. If special circumstances warrant it, staking may remain on for longer periods, but ties should be checked every three months to prevent binding or girdling of trunks.

- I. MULCHING OF PLANTINGS
  1. Mulch should be free of disease and insects.
  2. Mulch planting areas with a fine dark bark to a depth of 2" in ground cover areas and 2 1/2" in shrub beds. Street trees shall be mulched to edge of tree dripline or to cover width of planting hole, whichever is greater. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.
- J. SEEDING TURFGRASS: SOIL PREPARATION
  1. Soil should be prepared as in Section B: Soil Preparation
  2. Finish grade should be a minimum of 1" below surface of adjoining hardscapes.
  3. Prior to seeding, soil should be evenly moistened.
  4. Fertilization should be based on soil tests and low amounts of soluble nitrogen should be applied prior to planting.
  5. Prior to seeding, entire area should be rolled with a drum roller to firmly compact the grade.
- K. SEEDING
  1. Soil should be rolled prior to seeding and the top 14" (one quarter inch) of surface lightly loosened.
  2. One half of seed should be sown in one direction and one half in opposite direction.
  3. After seed has been sown, it should be covered with a raking method (hand raked, tiller rake or steel chain mat) so that it is covered with 14" - 1/3" of soil or mulch unless otherwise specified by supplier.
  4. Seed bed should be kept evenly moist until grass is well established.
  5. Mowing should begin when grass has reached a height 50% taller than the height it will be regularly mowed (varies according to turf type).
  6. Fine Lawn Seed Mix is to consist of Pro-Time Lawn Seed PT-303 Lawn Mix for sun, or PT- 305 for sunshade mix or similar. Sow Seed at 7-10 lbs. / 1000 sq. ft.
- L. GENERAL MAINTENANCE
  1. Work described in these specifications is to be consistently maintained and protected against all defects of materials and workmanship, through final acceptance. Plants not in normal healthy condition at the end of this period are to be replaced. Plants are to be watered, weeded, cultivated, mulched and/or reset to proper grade or upright position, dead wood removed, and necessary standard operations maintained. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.
- M. CLEAN-UP
  1. At completion of each stage of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed. All areas of the project shall be kept tidy.

NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAILS SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE ARCHITECT BE SO ADVISED.



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#### REVISIONS

No.	Description	Date

DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

JOB NO: 19-040

DATE: 07/26/24

ISSUED FOR: LAND USE

SHEET TITLE

PLANTING SPECIFICATIONS

SHEET NO.

L.4