

**TREE TABLE:**

TREE NUMBER	SPECIES	DBH(IN.)
10096	CONIFEROUS	26
10098	DECIDUOUS	10,10
10101	DECIDUOUS	10
10102	DECIDUOUS	10
10104	DECIDUOUS	12
10105	DECIDUOUS	6
10106	DECIDUOUS	10
10108	DECIDUOUS	14
10111	DECIDUOUS	8,8,8,8
10116	CONIFEROUS	30
10117	CONIFEROUS	8
10337	DECIDUOUS	12
10338	DECIDUOUS	12
10340	DECIDUOUS	12
10344	DECIDUOUS	12
10345	DECIDUOUS	12
10346	DECIDUOUS	12
10347	DECIDUOUS	12
10392	DECIDUOUS	8,8
10415	DECIDUOUS	14
10418	DECIDUOUS	10
10419	DECIDUOUS	14
10426	DECIDUOUS	14
10427	DECIDUOUS	14
10776	DECIDUOUS	12
10777	DECIDUOUS	12
10780	DECIDUOUS	12
10784	DECIDUOUS	12
10785	DECIDUOUS	10
10786	DECIDUOUS	12
10787	DECIDUOUS	12
10866	CONIFEROUS	30
10869	CONIFEROUS	26
10870	DECIDUOUS	6,6,6,6
10887	DECIDUOUS	10
10888	DECIDUOUS	10
10889	DECIDUOUS	20
10890	DECIDUOUS	10
10891	DECIDUOUS	6
10892	CONIFEROUS	28
10893	DECIDUOUS	12
10894	CONIFEROUS	14
10961	CONIFEROUS	16
10962	DECIDUOUS	12
10963	DECIDUOUS	16
10964	DECIDUOUS	18
10965	DECIDUOUS	20
10966	CONIFEROUS	36
10980	DECIDUOUS	34
10988	DECIDUOUS	6
10999	DECIDUOUS	24
11000	DECIDUOUS	10,10
11001	DECIDUOUS	10
11002	DECIDUOUS	10,10
11012	DECIDUOUS	11
11013	DECIDUOUS	7
11056	DECIDUOUS	8
11063	DECIDUOUS	36

**NOTES:**

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS. AS PER UTILITY LOCATE OREGON ONE CALL TICKET NUMBER 15279817 AND PRIVATE LOCATES PER APPLIED PROFESSIONAL SERVICES, INC. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED BETWEEN NOVEMBER 30, 2015 AND DECEMBER 4, 2015. ADDITIONAL FIELD WORK WAS COMPLETED MARCH 29, 2016.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK DESIGNATION 89 B (PID R00258) LOCATED 5.35 MILES SOUTHWESTERLY ALONG STATE HIGHWAY 99E FROM ITS JUNCTION WITH INTERSTATE 205 IN OREGON CITY WITH A NAVD88 ELEVATION OF 93.74 DERIVED FROM AN ELLIPSOID HEIGHT OF 18.73M USING GEOID03.
- THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
- SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
- BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- WETLAND BOUNDARY SHOWN WAS DELINEATED BY WINZLER & KELLY PER WETLAND DELINEATION REPORT DATED MAY 20, 2009. FIELD WORK WAS CONDUCTED FEBRUARY 2, 2009 AND MARCH 3, 2009. OREGON DEPARTMENT OF STATE LANDS CONCURRENCE ISSUED NOVEMBER 3, 2009.

**AKS**  
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 P: 503.563.6151  
 F: 503.563.6152  
 aks-eng.com

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**TVFR STATION 55-ROSEMONT**  
 HIDDEN SPRINGS ROAD  
 WEST LINN, OR

**LEGEND**

<b>EXISTING</b>	<b>EXISTING</b>
DECIDUOUS TREE	STORM SEWER CLEAN OUT
CONIFEROUS TREE	STORM SEWER CATCH BASIN
FIRE HYDRANT	STORM SEWER AREA DRAIN
WATER BLOWOFF	STORM SEWER MANHOLE
WATER METER	GAS METER
WATER VALVE	GAS VALVE
DOUBLE CHECK VALVE	GUY WIRE ANCHOR
AIR RELEASE VALVE	POWER POLE
SANITARY SEWER CLEAN OUT	POWER VAULT
SANITARY SEWER MANHOLE	POWER JUNCTION BOX
SIGN	POWER PEDESTAL
STREET LIGHT	COMMUNICATIONS VAULT
MAILBOX	COMMUNICATIONS JUNCTION BOX
	COMMUNICATIONS RISER
<b>EXISTING</b>	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	

REVISION	DATE	REASON FOR ISSUE

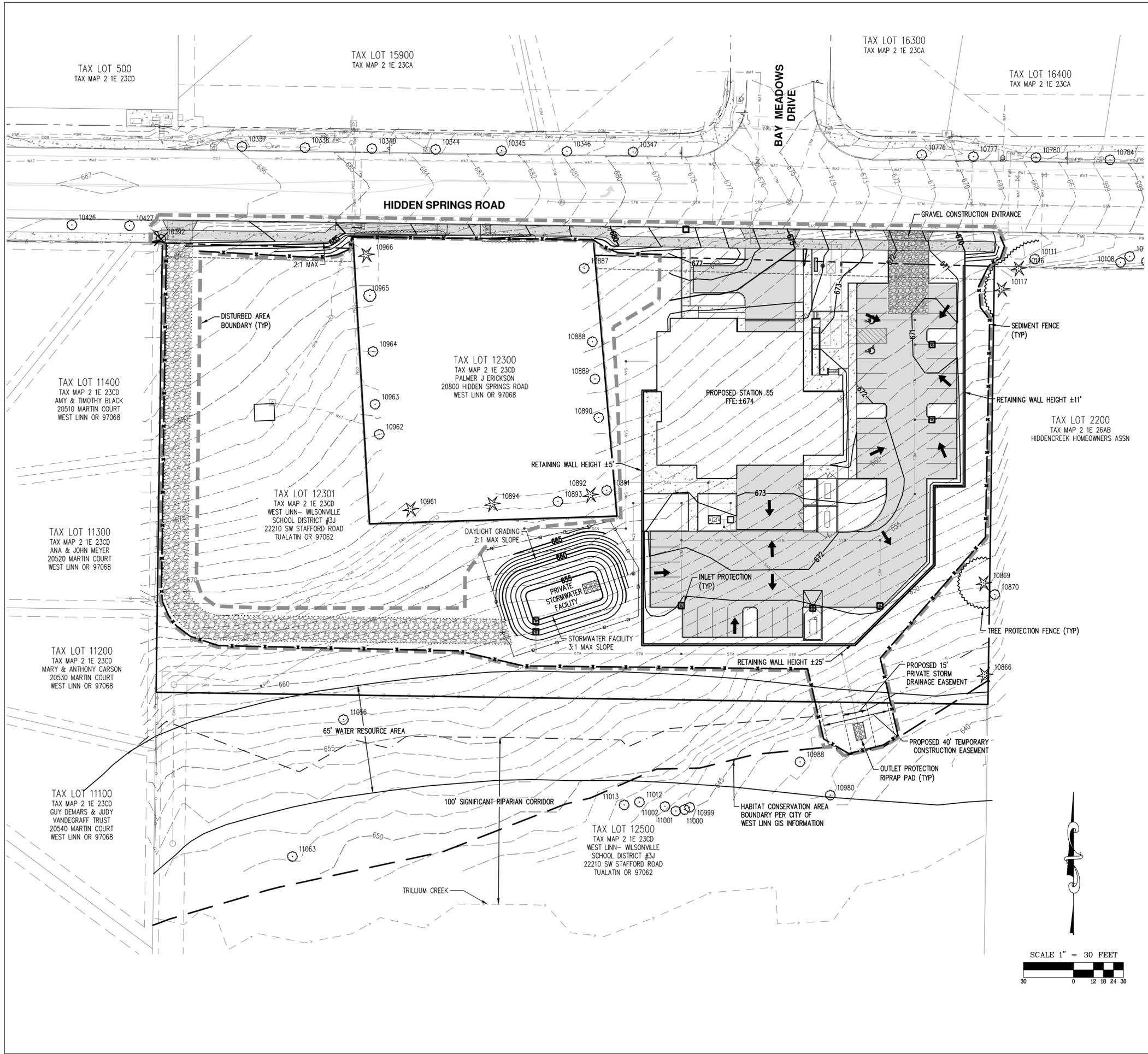
REGISTERED PROFESSIONAL LAND SURVEYOR  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 JAMES W. WHITE  
 70652LS  
 RENEWS: 6/30/18

**EXISTING CONDITIONS PLAN**

**LAND USE SUBMITTAL**

DATE: 08/31/16  
 PROJECT #: 1620420  
 SCALE: AS NOTED

**C1**



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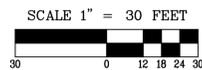
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 AKS JOB NO. 4757

**TREE PRESERVATION/REMOVAL TABLE:**

TREE NUMBER	SPECIES	DBH(IN.)	REMOVE/PRESERVE
10096	CONIFEROUS	26	PRESERVE
10098	DECIDUOUS	10,10	PRESERVE
10101	DECIDUOUS	10	PRESERVE
10102	DECIDUOUS	10	PRESERVE
10104	DECIDUOUS	12	PRESERVE
10105	DECIDUOUS	6	PRESERVE
10106	DECIDUOUS	10	PRESERVE
10108	DECIDUOUS	14	PRESERVE
10111	DECIDUOUS	8,8,8,8	PRESERVE
10116	CONIFEROUS	30	PRESERVE
10117	CONIFEROUS	8	PRESERVE
10337	DECIDUOUS	12	PRESERVE
10338	DECIDUOUS	12	PRESERVE
10340	DECIDUOUS	12	PRESERVE
10344	DECIDUOUS	12	PRESERVE
10345	DECIDUOUS	12	PRESERVE
10346	DECIDUOUS	12	PRESERVE
10347	DECIDUOUS	12	PRESERVE
10392	DECIDUOUS	8,8	REMOVE
10415	DECIDUOUS	14	PRESERVE
10418	DECIDUOUS	10	PRESERVE
10419	DECIDUOUS	14	PRESERVE
10426	DECIDUOUS	14	PRESERVE
10427	DECIDUOUS	14	PRESERVE
10776	DECIDUOUS	12	PRESERVE
10777	DECIDUOUS	12	PRESERVE
10780	DECIDUOUS	12	PRESERVE
10784	DECIDUOUS	12	PRESERVE
10785	DECIDUOUS	10	PRESERVE
10786	DECIDUOUS	12	PRESERVE
10787	DECIDUOUS	12	PRESERVE
10866	CONIFEROUS	30	PRESERVE
10869	CONIFEROUS	26	PRESERVE
10870	DECIDUOUS	6,6,6,6	PRESERVE
10887	DECIDUOUS	10	PRESERVE
10888	DECIDUOUS	10	PRESERVE
10889	DECIDUOUS	20	PRESERVE
10890	DECIDUOUS	10	PRESERVE
10891	DECIDUOUS	6	PRESERVE
10892	CONIFEROUS	28	PRESERVE
10893	DECIDUOUS	12	PRESERVE
10894	CONIFEROUS	14	PRESERVE
10961	CONIFEROUS	16	PRESERVE
10962	DECIDUOUS	12	PRESERVE
10963	DECIDUOUS	16	PRESERVE
10964	DECIDUOUS	18	PRESERVE
10965	DECIDUOUS	20	PRESERVE
10966	CONIFEROUS	36	PRESERVE

**LEGEND**

- EXISTING GROUND CONTOUR (2 FT)
- EXISTING GROUND CONTOUR (10 FT)
- FINISHED GRADE CONTOUR (2 FT)
- FINISHED GRADE CONTOUR (10 FT)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DISTURBANCE BOUNDARY
- SEDIMENT FENCE
- TREE PROTECTION FENCE
- DRAINAGE FLOW ARROW
- INLET PROTECTION
- GRAVEL CONSTRUCTION ENTRANCE



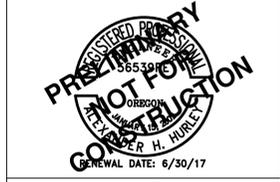
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**TVFR STATION 55-ROSEMONT**  
 HIDDEN SPRINGS ROAD  
 WEST LINN, OR

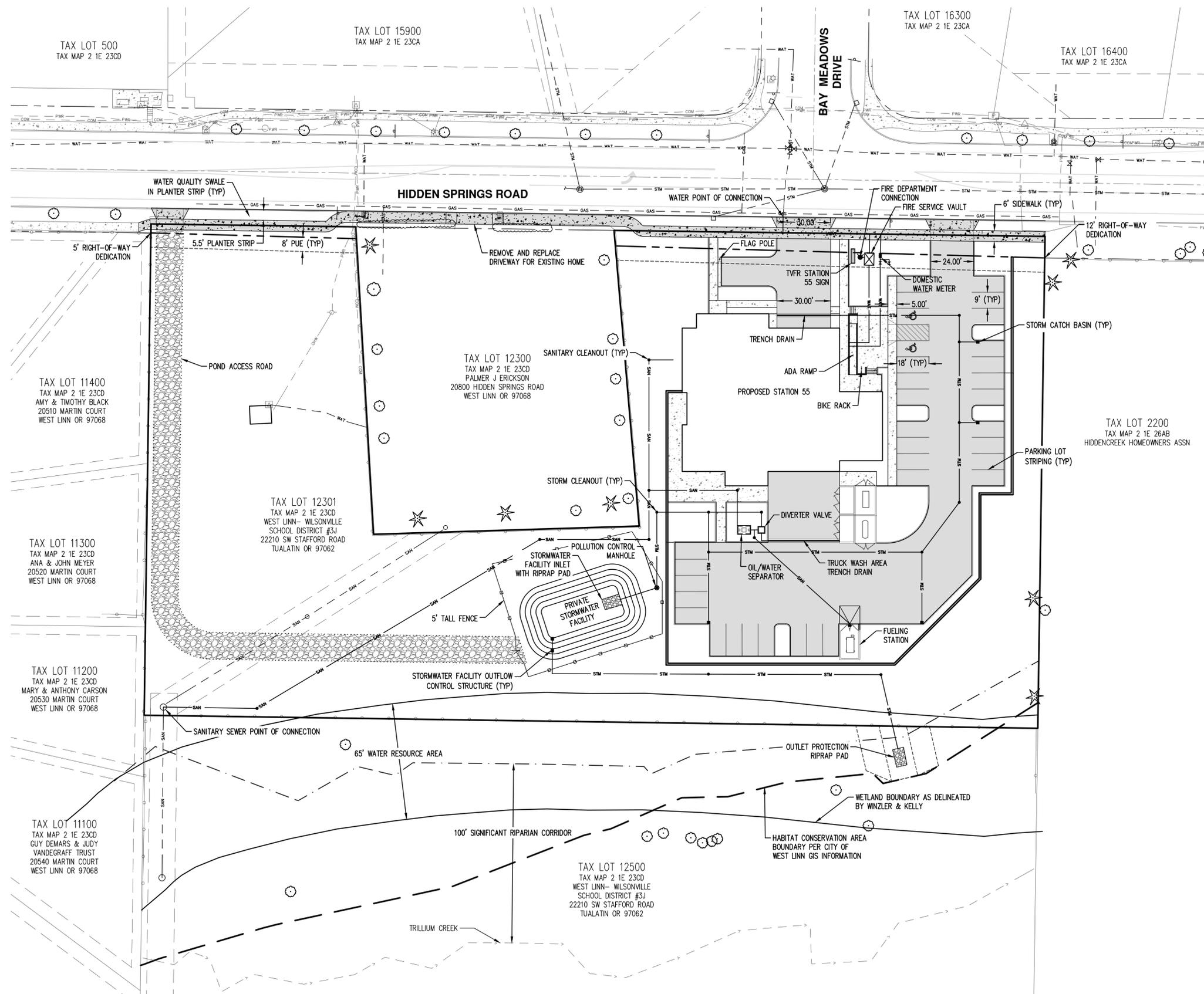
REVISION	DATE	REASON FOR ISSUE



**TREE REMOVAL, GRADING, & EROSION CONTROL PLAN**  
 LAND USE SUBMITTAL

DATE: 08/31/16  
 PROJECT #: 1620420  
 SCALE: AS NOTED

**C2**



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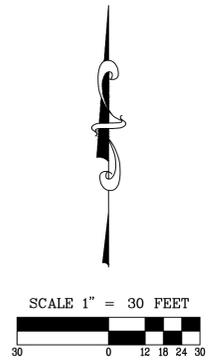
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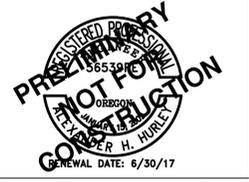
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**TVFR STATION 55-ROSEMONT**  
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REVISION	DATE	REASON FOR ISSUE



**COMPOSITE UTILITY AND STREET PLAN**

**LAND USE SUBMITTAL**

DATE: 08/31/16  
 PROJECT #: 1620420  
 SCALE: AS NOTED

**C3**

SITE LUMINAIRE SCHEDULE											
TYPE	DESCRIPTION	HOUSING	SHIELDING	MOUNTING	FINISH	UL/IP RATING	BALLAST	LAMP(S)	INPUT WATTS	MFG/CATALOG #	NOTES
SA	LED AREA LUMINAIRE WITH FORWARD THROW MEDIUM DISTRIBUTION AND HOUSE SIDE SHIELD	SINGLE-PIECE DIE-CAST ALUMINUM	ACRYLIC LENSE	POLE MOUNTED	DARK BRONZE	WET	530MA INTEGRAL ELECTRONIC DRIVER	30-LED ARRAY, 4000K	52	LITHONIA DSX1 SERIES OR APPROVED.	PROVIDE WITH 18" HIGH STRAIGHT STEEL SQUARE POLE. POLE TO WITHSTAND 100 MILE PER HOUR WINDS WITH GUST FACTOR OF 1.3
SB	LED AREA LUMINAIRE WITH TYPE III MEDIUM DISTRIBUTION AND HOUSE SIDE SHIELD	SINGLE-PIECE DIE-CAST ALUMINUM	ACRYLIC LENSE	POLE MOUNTED	DARK BRONZE	WET	530MA INTEGRAL ELECTRONIC DRIVER	30-LED ARRAY, 4000K	52	LITHONIA DSX1 SERIES OR APPROVED.	PROVIDE WITH 18" HIGH STRAIGHT STEEL SQUARE POLE. POLE TO WITHSTAND 100 MILE PER HOUR WINDS WITH GUST FACTOR OF 1.3
SC	LED POLE-TOP LUMINAIRE WITH ASYMMETRIC WIDE BEAM DISTRIBUTION	DIE-CAST ALUMINUM	CLEAR ACRYLIC DIFFUSER WITH TEXTURED ACRYLIC OPTIC	POLE MOUNTED	BRONZE	WET	INTEGRAL ELECTRONIC DRIVER	4000K LED	32	BEGA 77151 SERIES OR APPROVED	PROVIDE WITH 12" HIGH STRAIGHT STEEL ROUND POLE. POLE TO WITHSTAND 100 MILE PER HOUR WINDS WITH GUST FACTOR OF 1.3
SD	ADJUSTABLE LED WALL MOUNTED FLOOD	DIE-CAST ALUMINUM		WALL MOUNTED	BRONZE	WET	INTEGRAL ELECTRONIC DRIVER	NOMINAL 2283 LUMENS, 4000K LED	52	RAB LIGHTING WPLED52N SERIES OR APPROVED.	
SE	LED FLAGPOLE POST LUMINAIRE	NOMINAL 25-FOOT TALL FLAG POLE WITH INTEGRAL POST-TOP LED.			AS SELECTED BY ARCHITECT	WET	INTEGRAL ELECTRONIC DRIVER	LED	54	MAGNIFLOOD BAYVILLE FLAGLIGHTER.	REFER TO ARCHITECTURAL SPECIFICATION FOR ADDITIONAL INFORMATION.

**NOTES:**

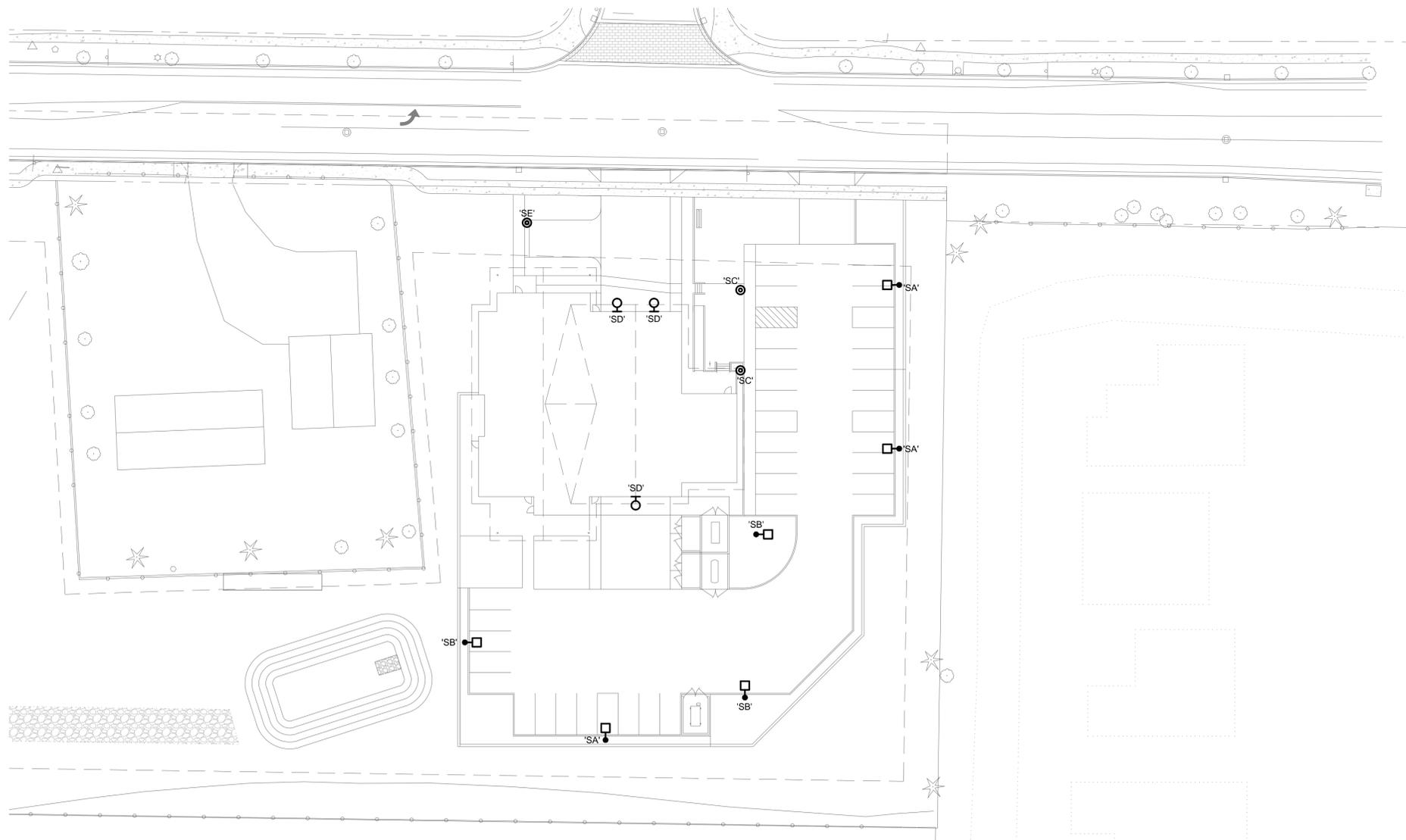
- THIS LUMINAIRE SCHEDULE IS NOT COMPLETE WITHOUT A COPY OF THE PROJECT MANUAL CONTAINING THE ELECTRICAL SPECIFICATIONS.
- SPECIFIED MANUFACTURERS ARE APPROVED TO SUBMIT BID. INCLUSION DOES NOT RELIEVE MANUFACTURER FROM SUPPLYING PRODUCT AS DESCRIBED.
- PROVIDE SUBMITTALS THAT INCLUDE THE LUMINAIRE, LAMP AND BALLAST INFORMATION OF EACH LUMINAIRE, WITH APPLICABLE OPTIONS CLEARLY CHECKED OR HIGHLIGHTED. SUBMITTALS NOT INCLUDING THIS INFORMATION WILL BE RETURNED AS REJECTED BY THE ENGINEER OF RECORD.

### ELECTRICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used.

#### Lighting

- ◼ AREA LUMINAIRE ARM MOUNTED WITH POLE AND CONCRETE BASE. NUMBER OF HEADS AND CONFIGURATION INDICATED ON PLANS.
- ⊙ AREA LUMINAIRE POLE TOP MOUNTED WITH POLE AND CONCRETE BASE.
- ⊔ WALL MOUNTED LUMINAIRE



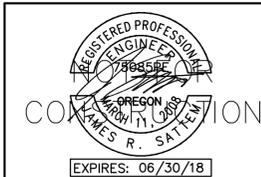
### 1 SITE PLAN - LIGHTING

0 30' 60'  
SCALE: 1"=30'-0"



### SHEET INDEX

- E1.01 SITE PLAN - LIGHTING
- E1.01PH SITE PLAN - PHOTOMETRICS



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| 5B?FCA A C G5B 5F7- H97H2 B7"

**TVFR STATION 55-ROSEMONT**  
HIDDEN SPRINGS ROAD  
WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE

PROJECT 2016-0204  
CONTACT Jeff Glanville  
**INTERFACE ENGINEERING**  
100 SW Main Street  
Suite 1600  
Portland, OR 97204  
TEL 503.382.2266  
FAX 503.382.2262  
www.interfaceengineering.com

SITE PLAN - LIGHTING

LAND USE SUBMITTAL

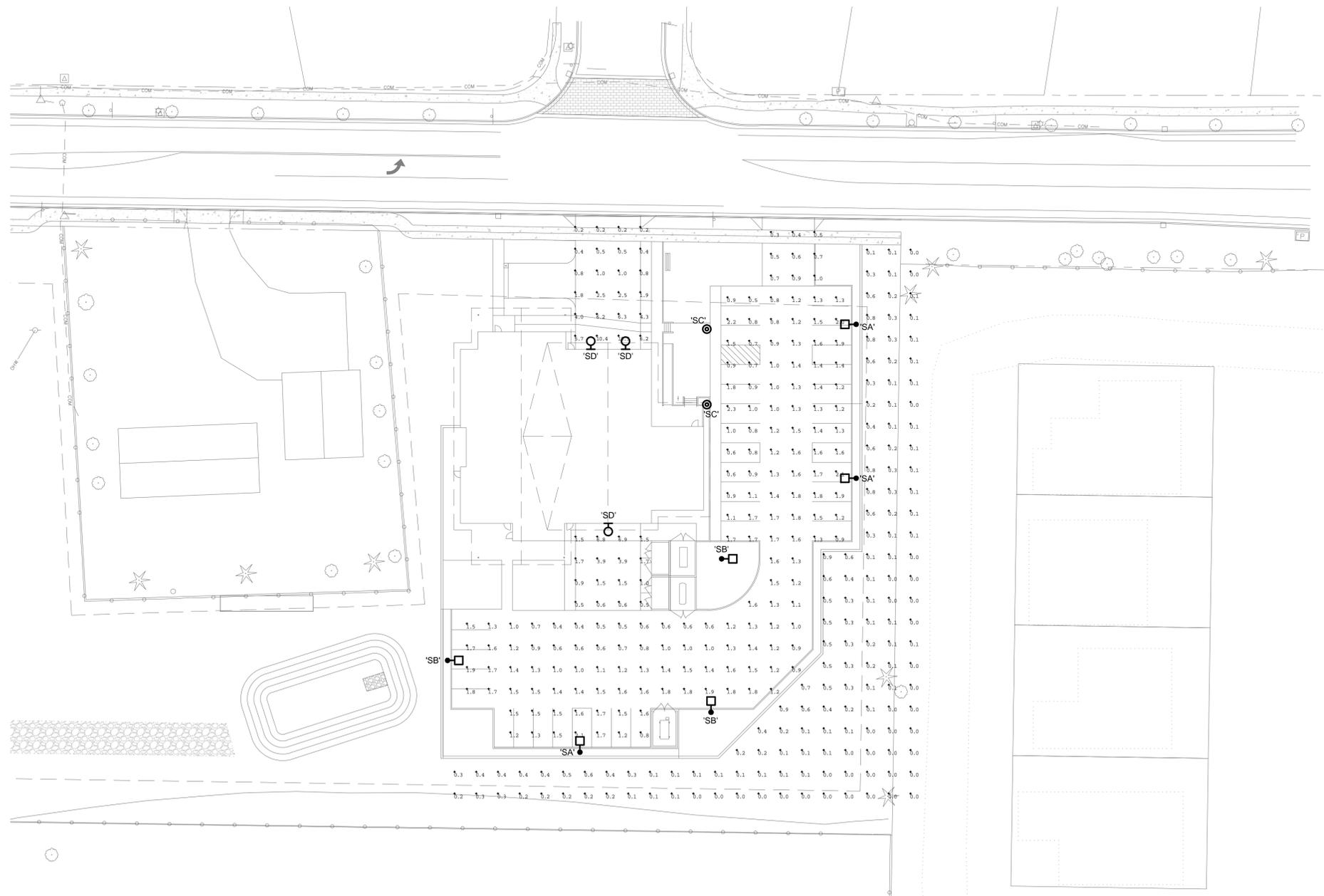
DATE: 08/22/16

PROJECT #: 1620420

SCALE: 1"=30'

E1.01

Calculation Summary				
Label	CalcType	Units	Avg	Max
Front Drive	Illuminance	Fc	2.85	10.4
Outside	Illuminance	Fc	0.21	0.9
Plaza	Illuminance	Fc	1.67	3.1
Site	Illuminance	Fc	1.33	6.9



**1 SITE PLAN - PHOTOMETRICS**

0 30' 60'

SCALE: 1"=30'-0"



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 | 5B?FCA A C G5B 5F7- H97H2 B7"

**TVFR STATION 55-ROSEMONT**  
 HIDDEN SPRINGS ROAD  
 WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE

PROJECT 2016-0204  
 CONTACT Jeff Glanville  
**INTERFACE ENGINEERING**  
 100 SW Main Street  
 Suite 1600  
 Portland, OR 97204  
 TEL 503.382.2266  
 FAX 503.382.2262  
 www.interfaceengineering.com

**SITE PLAN - PHOTOMETRICS**

LAND USE SUBMITTAL

DATE: 08/22/16

PROJECT #: 1620420

SCALE: 1"=30'

**E1.01PH**



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| 5B?FCA A C G5B 5F7c H97H2 B7"

**OTTEN LANDSCAPE ARCHITECTS Inc.**  
 3933 SW Kelly Avenue • Suite B • Portland, Oregon 97239-4393  
 Phone (503) 972-0311 • Fax (503) 972-0314 • www.ottenla.com

**PLANT SYMBOLS & SUGGESTED PLANT LIST**

SYMBOL	TYPE	EXAMPLES	SIZE
	Street Trees	Sterling Silver Linden Flame Ash	2" cal.
	Parking Lot Trees	Village Green Zelkova Patmore Ash	2" cal.
	Columnar Deciduous Trees	European Hornbeam Crimson Spire Oak	1.5" cal.
	Ornamental/Shade Trees	Korean Dogwood Red Maple Oregon White Oak	1.5" cal.
	Large Evergreen Trees	Western Red Cedar Douglas Fir	6'-7'
	Small Evergreen Trees	Hinoki Cypress Limber Pine	6'-7'
	Shrubs	Crimson Pygmy Barberry David Viburnum Goldmound Spirea Gulf Stream Nandina Rose Creek Abelia	1-3 gal.
	Screen Planting	Evergreen Huckleberry Pacific Wax Myrtle Strawberry Tree Wax Lea Privet	3-5 gal.
	Perennial/Grasses	Carex Evergold Sedge Silver Dragon Lillyturf Autumn Joy Sedum	1 gal.
	Low Native Planting	Salal Creeping Mahonia Snowberry Sword Fern	1 gal.
	Tall Native Planting	Vine Maple Ocean Spray Oregon Grape Indian Plum Pacific Wax Myrtle	3-5 gal.
	Groundcover	Barberry Contoneaster Emerald Carpet Bramble	1 gal.
	Fine Lawn		Seed
	Rough Seed Grass		Seed
	2-4" Diameter River Rock		
	Field Rock: Min 18" x 18" x 12"		

**WATER QUALITY FACILITY PLANT SYMBOLS & SUGGESTED PLANT LIST**

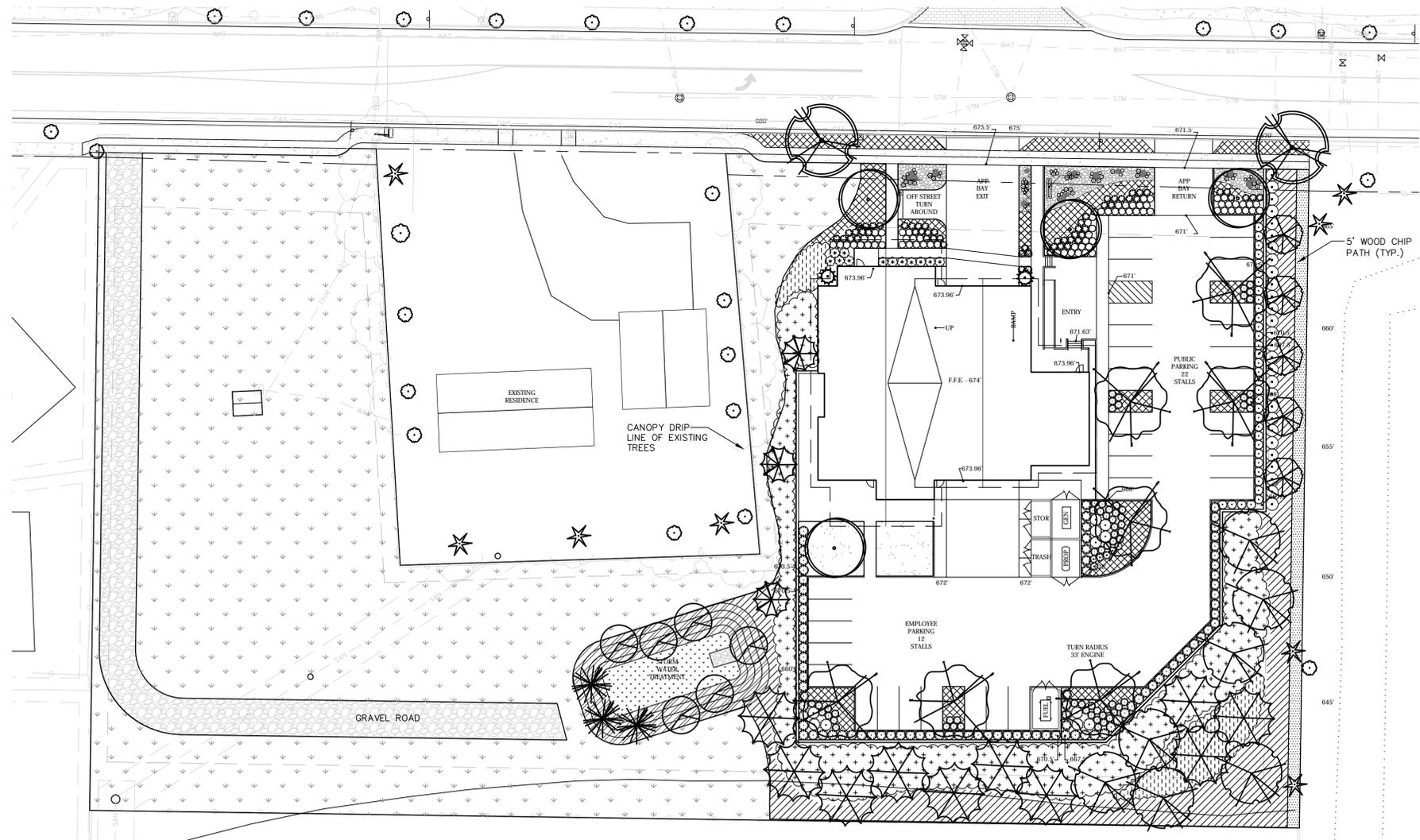
SYMBOL	TYPE	EXAMPLES	SIZE
	Trees	Oregon Ash Douglas Fir	2 gal.
	Shrubs	Redosier Dogwood Western Ninebark Snowberry	1 gal.
	Aquatics	Slough Sedge Spreading Rush Small-Fruited Bulrush	1' x 6" plugs

**GENERAL NOTES:**

- Contractor is to verify all plant quantities.
- Adjust plantings in the field as necessary.
- Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
- All plants are to be fully foliated, well branched and true to form.
- Contractor is to notify Landscape Architect and/or Owner's Representative of any site changes or conditions that may be detrimental to plant health or cause future problems.

**SITE AREA SUMMARY:**

TOTAL SITE AREA= 137,073 SF  
 TOTAL LANDSCAPE AREA= 71,355 SF (52%)  
 PARKING AREA= 16,131 SF  
 INTERIOR PARKING LANDSCAPE AREA= 4,919 SF (30%)



**LANDSCAPE PLAN**

SCALE 1" = 30'-0"



**TVFR STATION 55-ROSEMONT**  
 HIDDEN SPRINGS ROAD  
 WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE



LAND USE SUBMITTAL

DATE: 08/30/16

PROJECT #: 1620420

SCALE: 1" = 30'-0"

L1.0

**OUTLINE SPECIFICATIONS PLANTING AND SEEDING:**

**GENERAL:** All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

**PERFORMANCE QUALITY ASSURANCE:** Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

**NOTIFICATION:** Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

**SUBSTITUTIONS:** Only as approved by the Landscape Architect or the Owner's Representative.

**GUARANTEE AND REPLACEMENT:** All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

**PROTECTION:** Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

**PLANT QUALITY ASSURANCE:** Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliated, free of disease, injury, defects, insects, 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.

Container grown stock: Small container-grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well-branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

**TOPSOIL AND FINAL GRADES:** Landscape Contractor is to verify with the General Contractor if the on site topsoil is or is not conducive to proper plant growth. Supply alternate bid for imported topsoil.

Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas. If topsoil stockpiled on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor is to submit samples of the imported soil and/or soil amendments to the Landscape Architect. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

**PLANTING SPECIFICATIONS:**

**HERBICIDES:** Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round-up in strict accordance with the manufacturer's instructions.

**SOIL PREPARATION:** Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1 1/2" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

**PLANTING HOLE:** Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

**SOIL MIX:** Prepare soil mix in each planting hole by mixing:  
2 part native topsoil (no subsoil)  
1 part compost (as approved)

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

- Small shrubs - 1/8 lb./ plant
- Shrubs - 1/3 to 1/2 lb./ plant
- Trees - 1/3 to 1 lb./ plant

**FERTILIZER:** For trees and shrubs use Commercial Fertilizer "A" Inorganic (5-4-3) with micro-nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8-16-8) with micro-nutrients and 50% slow-releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22-16-8) with micro-nutrients and 50% slow-releasing nitrogen. DO NOT apply fertilizer to Water Quality Swale.

**PLANTING TREES AND SHRUBS:** Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

**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). For Evergreen trees use "Gro-Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

**MULCHING OF PLANTINGS:** Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2 1/2" in shrub beds. 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.

**FINE LAWN AREAS:** In fine lawn area apply Commercial Fertilizer Mix "B" at 4.5 lbs. Per 1,000 sq.ft. and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

**ROUGH SEED AREA:** In rough seeded area, establish an evenly graded seedbed. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

**SEED:** Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.  
**Fine Lawn Seed Mix:** To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro-Time 303 Lawn Mix or as approved) Sow Seed at 5 lbs. / 1000 sq. ft.  
**Rough Seed Mix:** To Contain: 60% Perennial Ryegrass, 15% Eureka Hard Fescue, and 20% Herbaceous Plants and Clover (Hobbs and Hopkins Pro-Time 705 PDX, or approved equal). Sow at 2 lbs. Per 1,000 sq.ft.

**MAINTENANCE OF SEEDED AREAS:**  
**Fine Lawn Areas:** The lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply Commercial Fertilizer Mix "C" at 5 lbs. per 1,000 sq. ft. Mow and keep at 1 1/2" to 2" in height. Remove clippings and dispose of off site.

**GENERAL MAINTENANCE:** Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

**CLEAN-UP:** At completion of each division 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 and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.

NOT FOR CONSTRUCTION



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**TVFR STATION 55-ROSEMONT**  
 HIDDEN SPRINGS ROAD  
 WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE



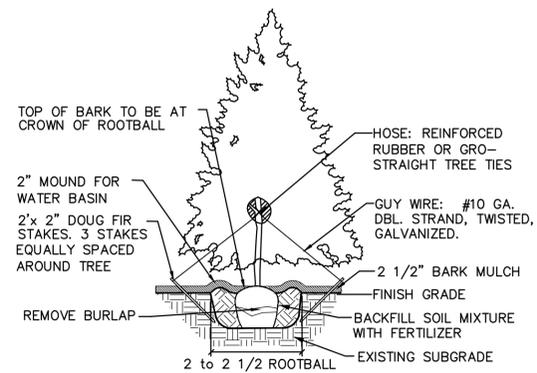
LAND USE SUBMITTAL

DATE: 08/30/16

PROJECT #: 1620420

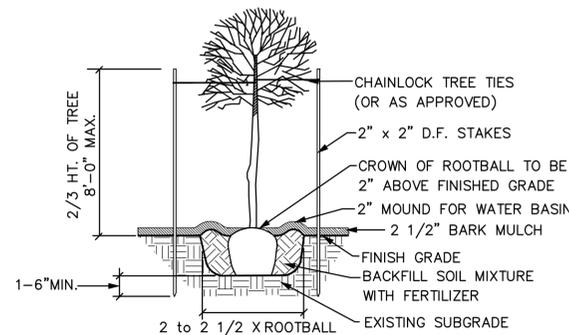
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L2.0



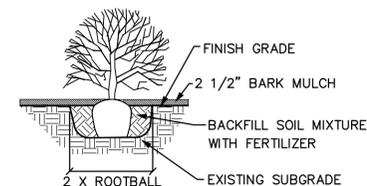
EVERGREEN TREE STAKING DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

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**TVFR STATION 55-ROSEMONT**  
HIDDEN SPRINGS ROAD  
WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE

SITE PLAN

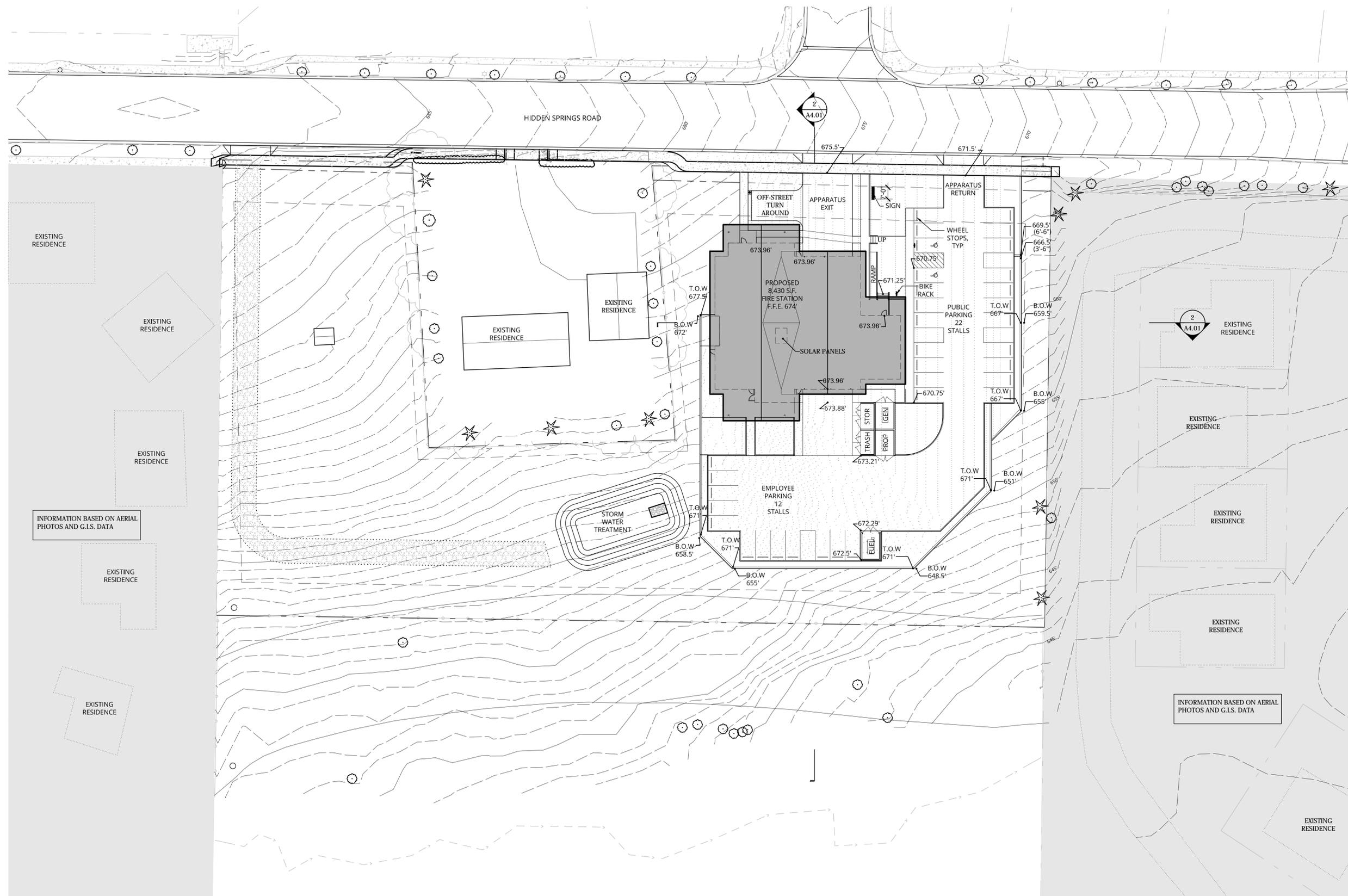
LAND USE SUBMITTAL

DATE: 09/12/16

PROJECT #: 1620420

SCALE: 1"=30'

**A1.01**



INFORMATION BASED ON AERIAL  
PHOTOS AND G.I.S. DATA

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PHOTOS AND G.I.S. DATA

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**TVFR STATION 55-ROSEMONT**  
HIDDEN SPRINGS ROAD  
WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE

Floor Plan

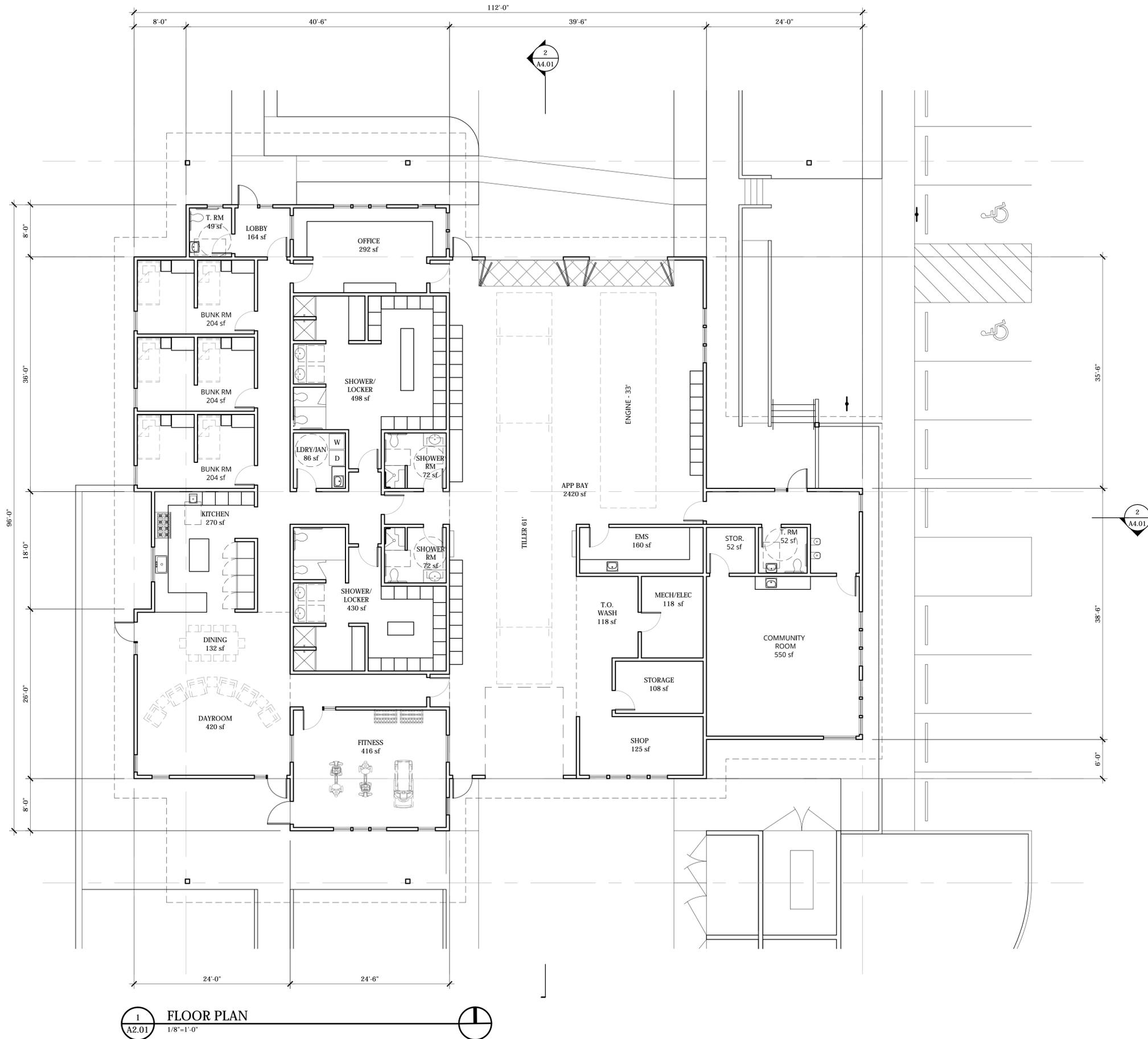
LAND USE SUBMITTAL

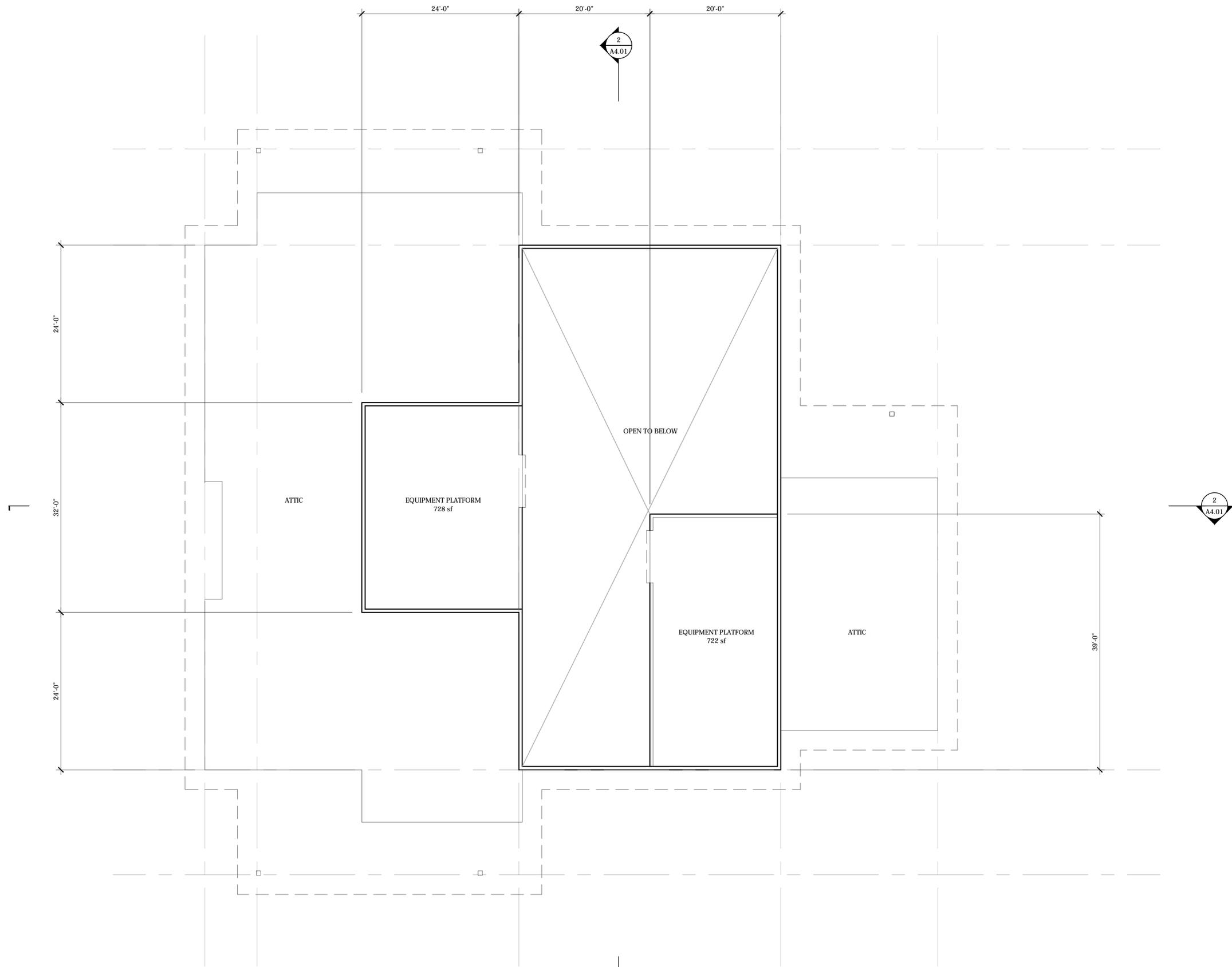
DATE: 09/12/16

PROJECT #: 1620420

SCALE: 1/8"=1'-0"

**A2.01**





1
A2.01
**EQUIPMENT PLATFORM PLANS**  
 1/8"=1'-0"

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**TVFR STATION 55-ROSEMONT**  
 HIDDEN SPRINGS ROAD  
 WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE

Floor Plan

LAND USE SUBMITTAL

DATE: 09/12/16

PROJECT #: 1620420

SCALE: 1/8"=1'-0"

**A2.02**

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**TVFR STATION 55-ROSEMONT**  
HIDDEN SPRINGS ROAD  
WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE

BUILDING  
ELEVATIONS

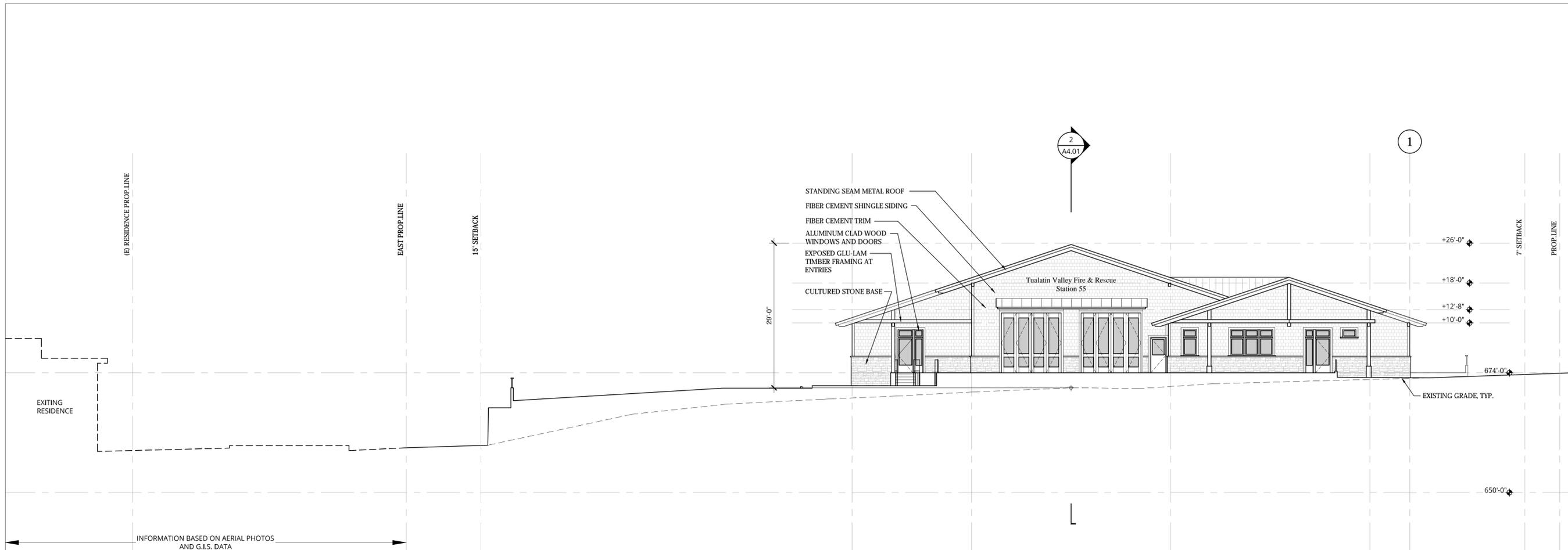
LAND USE SUBMITTAL

DATE: 09/12/16

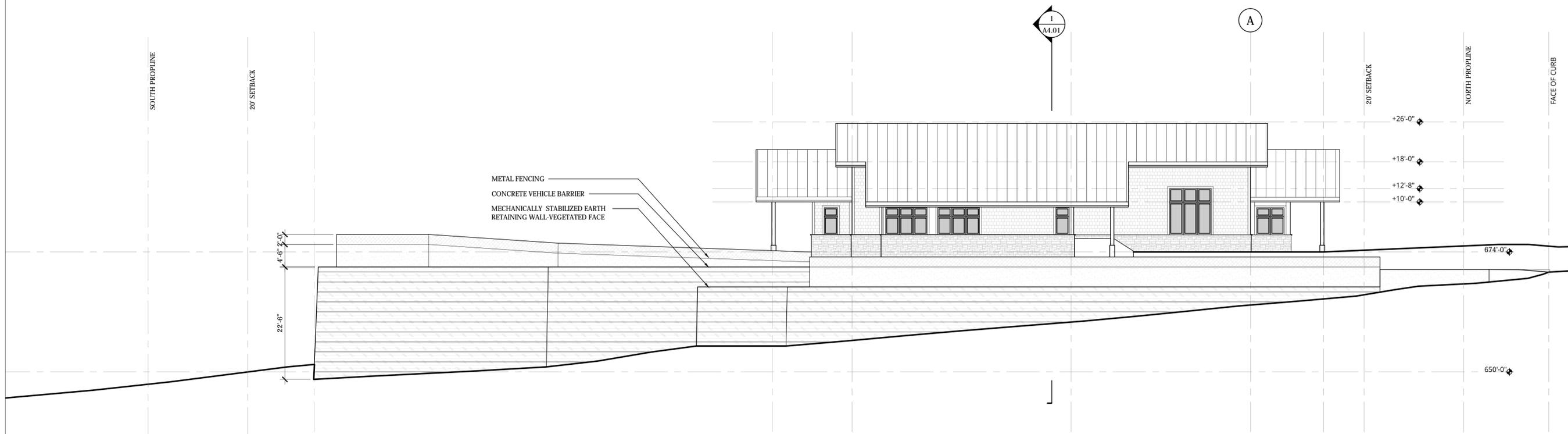
PROJECT #: 1620420

SCALE: 3/32"=1'-0"

**A3.01**



**1 NORTH ELEVATION**  
A3.01 3/32"=1'-0"



**2 EAST ELEVATION**  
A3.01 3/32"=1'-0"

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**TVFR STATION 55-ROSEMONT**  
HIDDEN SPRINGS ROAD  
WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE

BUILDING  
ELEVATIONS

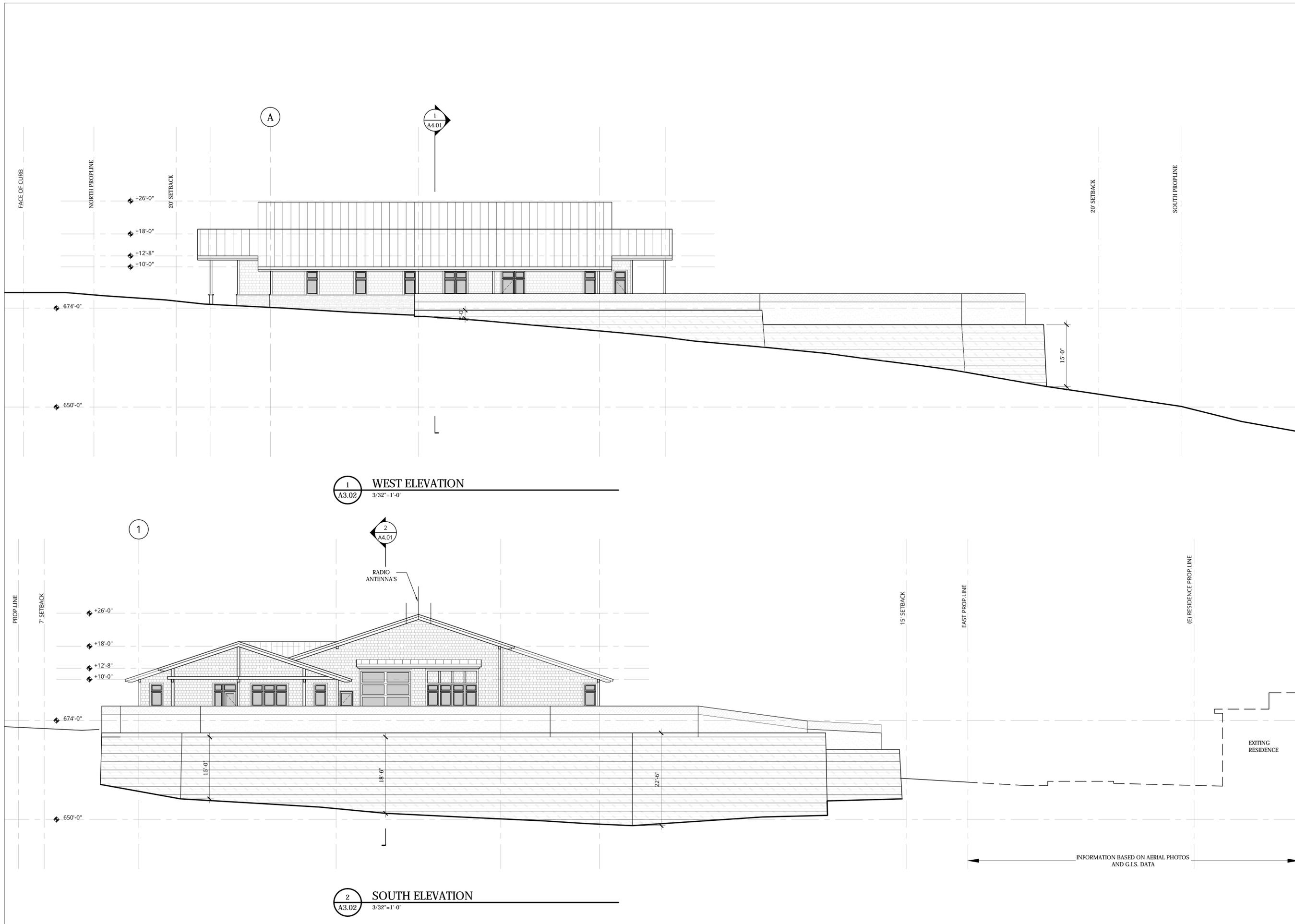
LAND USE SUBMITTAL

DATE: 09/12/16

PROJECT #: 1620420

SCALE: 3/32"=1'-0"

**A3.02**



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**TVFR STATION 55-ROSEMONT**  
HIDDEN SPRINGS ROAD  
WEST LINN, OR

REVISION	DATE	REASON FOR ISSUE

**BUILDING  
SECTION**

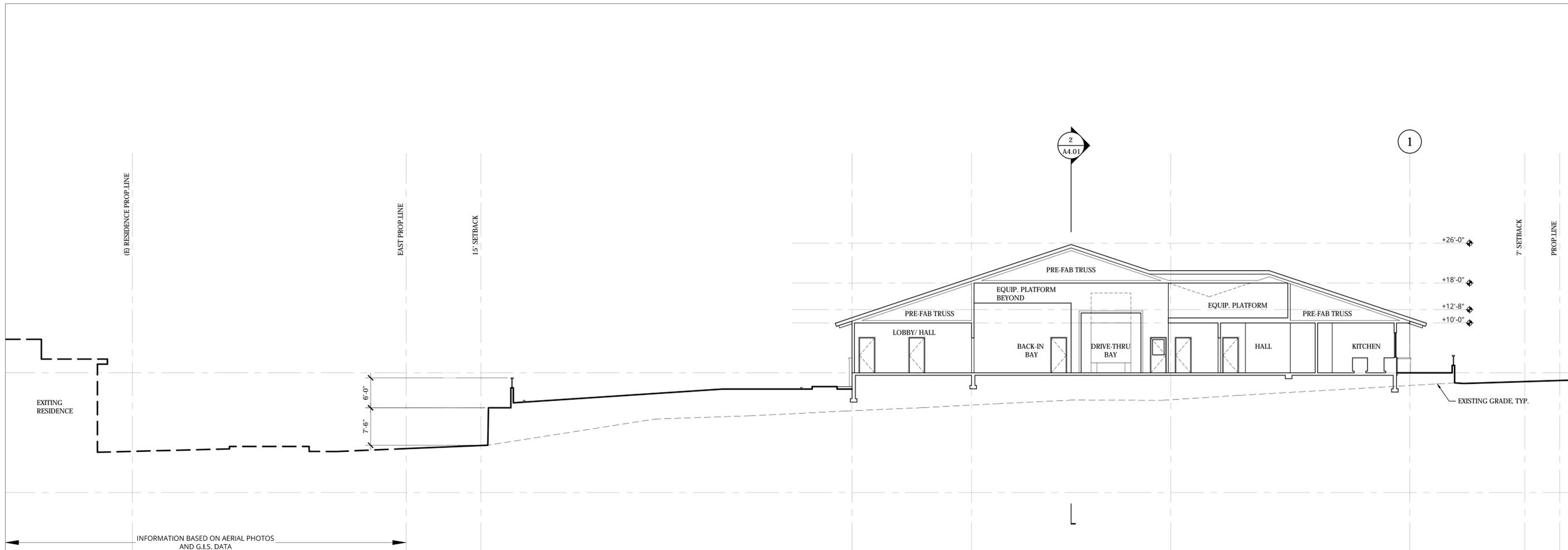
**LAND USE SUBMITTAL**

DATE: 09/12/16

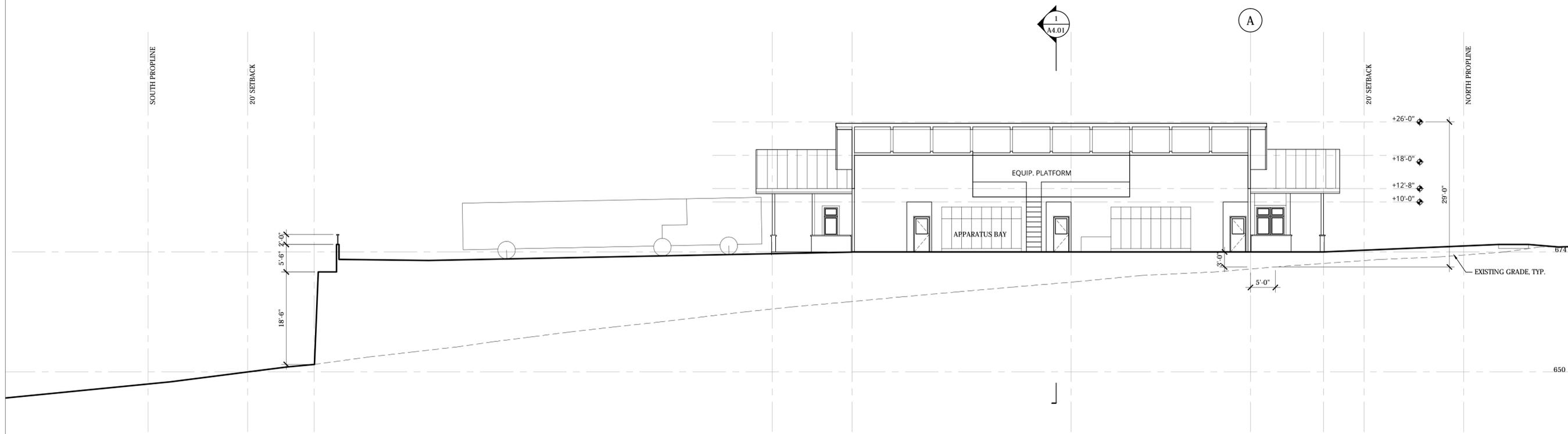
PROJECT #: 1620420

SCALE: 3/32"=1'-0"

**A4.01**



**1 N/S BUILDING SECTION**  
A4.01 3/32"=1'-0"



**2 E/W BUILDING SECTION**  
A4.01 3/32"=1'-0"

INFORMATION BASED ON AERIAL PHOTOS  
AND G.I.S. DATA



FIBER CEMENT SIDING  
HardieShingle SIDING - MONTEREY TAUPE

FIBER CEMENT TRIM  
HardieTrim BOARDS - ARCTIC WHITE

STANDING SEAM METAL ROOFING  
AEP SPAN - KLIP RIB - COOL ZINC GRAY

ALUMINUM CLAD WOOD WINDOWS  
MARVIN - DARK BRONZE

CULTURED STONE CLADDING  
ELDORADO STONE - MOUNTAIN LEDGE "SIERRA"



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**TVFR STATION 55-ROSEMONT**  
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REVISION	DATE	REASON FOR ISSUE

EXTERIOR MATERIAL

LAND USE SUBMITTAL

DATE: 09/12/16

PROJECT #: 1620420

SCALE: 1/2"=1'-0"

**A5.01**