

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY AT THE CONTRACTORS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO PROVIDE THIS NOTIFICATION.
4. PRIOR TO REMOVING ANY EXISTING FEATURES, CONTRACTOR SHALL REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
5. CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES, TREES & SHRUBS TO REMAIN FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN I.E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
6. CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
7. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER'S REPRESENTATIVE.
9. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER LOCAL AND STATE CODES AND ORDINANCES AND REGULATIONS.

**PLANTING NOTES:**

1. LAYOUT ALL PLANT MATERIAL WITHIN A DEFINED AREA AT THE SAME TIME, PRIOR TO PLANTING, FOR LAYOUT AND ADJUSTMENT.
2. AFTER REMOVING EXISTING PLANT MATERIALS, FINE GRADE ALL AREAS SMOOTH INSURING POSITIVE DRAINAGE.
3. REMOVE PLANTS FROM CONTAINERS, GENTLY LOOSEN ROOT BALL, AND SOAK ROOT BALL IN WATER FOR A MINIMUM OF 5 MINUTES BEFORE PLANTING.
4. SET TOP OF ROOT BALLS 1" HIGHER THAN ADJACENT GRADES. FORM SAUCER WITH COMPOST.
5. PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (AAN). ALL TREES SHALL BE B&B OR CONTAINER STOCK UNLESS NOTED OTHERWISE.
6. KEEP AREA AROUND NEWLY PLANTED SHRUBS FREE FROM WEEDS AS REQUIRED FOR ESTABLISHMENT.
7. NO PLANTING WITHIN DRIPLINE OF EXISTING TREES.
8. ALL TREES, SHRUBS, AND GROUND COVERS ARE NATIVE PLANTS FROM THE PORTLAND PLANT LIST.
9. SEE CIVIL PLANS FOR POND DETAILS.
10. SEE CIVIL PLANS FOR WATER QUALITY DETAILS.
11. BARK MULCH SHALL BE FINE-GROUND, NON-COMPOSTED ORGANIC HEMLOCK BARK, ONE-INCH MINUS SIZE WITH LESS THAN 30 PERCENT BARK FINER THAN 1/4 INCH SIZE. SAWDUST AND WOOD SHAVINGS WILL NOT BE ACCEPTABLE.

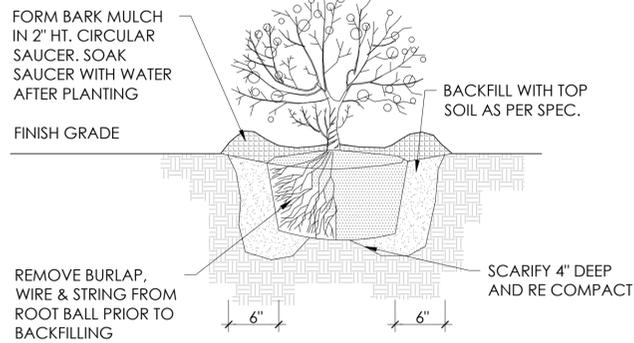
**MITIGATION NOTES:**

1. SEE DEMOLITION PLAN FOR MITIGATION AREA PREPARATION.
2. MITIGATION SHALL CONSIST OF REMOVAL OF REED CANARY GRASS, HIMALAYAN BLACKBERRY & OTHER NON-NATIVE SPECIES THROUGHOUT THE REMAINING WRA. AN APPROVED HERBICIDE SHALL BE USED PRIOR TO GRUBBING OUT ROOT MATERIAL. PROVIDED FOLLOW UP SPOT APPLICATIONS AS NECESSARY.
3. 80% SUCCESS IS REQUIRED FOR ALL MITIGATION AREAS.
4. SPACE TREES AT 8'-0" MIN. - 12'-0" MAX. O.C.
5. SHRUBS SHALL BE PLANTED BETWEEN 4'-0" AND 5'-0" O.C., OR CLUSTERED IN SINGLE SPECIES GROUPS OF NO MORE THAN 4 PLANTS, SPACE EACH CLUSTER 8'-0" - 10'-0" O.C.

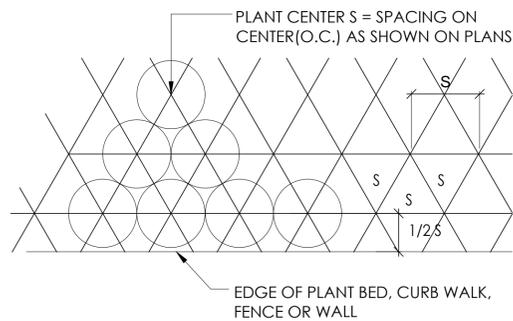
**PLANT ESTABLISHMENT WATERING NOTES:**

1. GENERAL: PLANT MATERIALS HAVE BEEN SPECIFIED THAT ARE EASILY ESTABLISHED AND REQUIRE NO SUPPLEMENTAL WATER ONCE ESTABLISHED. COMPOST INCLUDED IN BACK FILL AND AS TOP DRESS WILL CONTRIBUTE TO WATER CONSERVATION. SOAKING ROOT BALL PRIOR TO PLANTING WILL HELP WITH PLANT ESTABLISHMENT.
2. CONTRACTOR SHALL PROVIDE NEW PLANT MATERIALS WITH WEEKLY WATERING DURING PERIODS OF DRY WEATHER ESPECIALLY DURING THE MONTHS OF JUNE, JULY, AUGUST AND SEPTEMBER.
3. CONTRACTOR SHALL APPLY WEEKLY A MINIMUM OF 5 GALLONS OF WATER PER SHRUB, 15 GALLONS PER TREE AND 2 GALLONS FOR GROUND COVER.
4. CONTRACTOR SHALL EMPLOY A WATERING SYSTEM SUCH AS WATERING BAGS AS PROVIDED BY TREEGATOR® OR BY ADDING TIMED RELEASED WATER. APPLY ONE WATERING BAG PER TREE AND SHRUB OR TWO COLUMNS OF TIMED RELEASE WATER.
5. SUPPLEMENTAL WATERING IS ONLY REQUIRED UNTIL THE PLANTINGS ARE ESTABLISHED, APPROXIMATELY TWO YEARS.

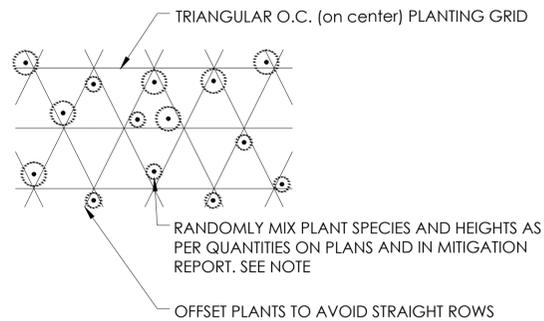
NOTE:  
LOCATE TOP OF ROOT BALL A MINIMUM OF 1" ABOVE ADJACENT FINISH GRADE.



**1** DECIDUOUS TREE, CONIFER TREE & SHRUB PLANTING DETAIL  
N.T.S.



**2** GROUND COVER PLANTING DETAIL  
N.T.S.



**3** RANDOM SPACING PLANTING DETAIL  
N.T.S.

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS	
	AM	Acer macrophyllum / Big Leaf Maple	.5" cal.	41	.5 cal is measured 6" above ground level	
	AR	Alnus rubra / Red Alder	.5" cal.	36	.5 cal is measured 6" above ground level	
	FL	Fraxinus latifolia / Oregon Ash	.5" cal.	32	.5 cal is measured 6" above ground level	
	PD	Pseudotsuga menziesii / Douglas Fir	.5" cal.	44	.5 cal is measured 6" above ground level	
	RP2	Rhamnus purshiana / Cascara	1 gal	6		
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY	REMARKS
	AA	Amelanchier alnifolia / Serviceberry	1 gal	48" o.c.	94	12" tall min.
	CS	Cornus sericea / Red Twig Dogwood	1 gal	60" o.c.	76	
	GS	Gaultheria shallon / Salal	1 gal	48" o.c.	235	
	MA2	Mahonia aquifolium / Oregon Grape	1 gal	36" o.c.	256	12" tall min.
	MA	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	1 gal	36" o.c.	70	
	NA	Nandina domestica 'Atropurpurea nana' / Dwarf Nandina	1 gal	24" o.c.	233	
	PW2	Philadelphus lewisii / Wild Mockorange	1 gal	72" o.c.	19	
	PM2	Polystichum munitum / Western Sword Fern	1 gal	48" o.c.	205	
	RS	Ribes sanguineum / Red Flowering Currant	1 gal	36" o.c.	180	12" tall min.
	SV	Spiraea betulifolia lucida / Shiny Leaf Spirea	1 gal	36" o.c.	116	
	SD2	Spiraea douglasii / Western Spirea	1 gal	60" o.c.	62	
	SA	Symphoricarpos albus / Common White Snowberry	1 gal	36" o.c.	271	12" tall min.
	TC2	Teucrium Chamaedrys / Germander	1 gal	30" o.c.	160	
	VO	Vaccinium ovatum / Evergreen Huckleberry	1 gal	48" o.c.	129	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY	REMARKS
	AU	Arctostaphylos uva-ursi / Kinnikinnick	1 gal	24" o.c.	137	
	C02	Carex obnupta / Slough Sedge	1 gal	15" o.c.	857	
	FV	Fragaria virginiana / Virginia Strawberry	1 gal	18" o.c.	420	
	MN	Mahonia nervosa / Cascade Oregon Grape	1 gal	24" o.c.	91	
		NATIVE SEED MIX Achillea millefolium / Common Yarrow 498 sf Bromus carinatus / California Brome-Grass 5,478 sf Elymus glaucus / Blue Wildrye 2,490 sf Lupinus rivularis / Riverbank Lupine 1,494 sf				
		HILLSIDE STABILIZATION SEED MIX Dactylis glomerata / Orchard Grass 13,563 sf Lolium multiflorum / Annual Ryegrass 13,563 sf Lolium perenne / Perennial Ryegrass 13,834 sf				
		MITIGATION SEED MIX Bromus carinatus / California Brome-Grass 7,777 sf Elymus glaucus / Blue Wildrye 7,777 sf				

**APPROVED**  
By Amy Pepper at 3:04 pm, Apr 08, 2019

Contractor to coordinate with City Inspector on approved planting along Willamette Falls Drive to assure adequate number of plants are installed.

**Marianne Zarkin**  
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Client  
**NORTHWEST SELF STORAGE**  
14855 SE 82ND DR  
CLACKAMAS, OR 97015

Project  
**NORTHWEST SELF STORAGE**  
2400 AND 2450  
WILLAMETTE FALLS DRIVE

REGISTERED  
396  
Marianne H. Zarkin  
OREGON  
5/8/98  
LANDSCAPE ARCHITECT

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REVISIONS:

REVISION	REVISION	REVISION
DELTA	DELTA	CLOSING DATE
	REVISION	3/5/2017
	REVISION	3/22/2019

SHEET TITLE:  
**LANDSCAPE LEGEND, NOTES & DETAILS**

DRAWN BY:  
CHECKED BY:  
SHEET:

**L1.0**

JOB NO. **2150120.00**

**BID SET: 07/27/17**

REVISIONS:

REVISION	DELTA	REVISION	DELTA	CLOSING DATE
1	REVISION	3/5/2017		
2	REVISION	3/22/2019		

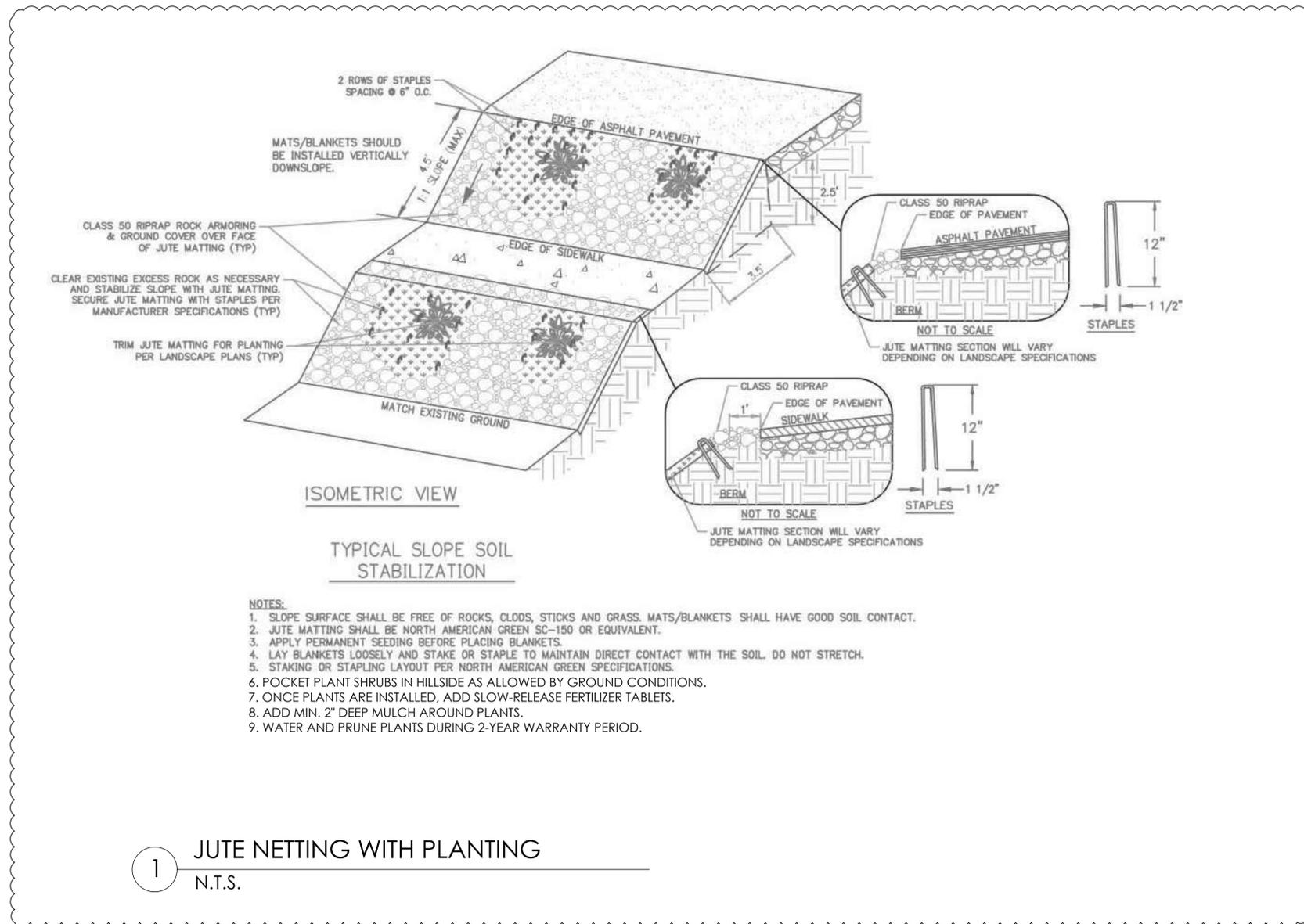
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**LANDSCAPE  
DETAILS**

DRAWN BY:  
CHECKED BY:  
SHEET:

L1.01

JOB NO. **2150120.00**

BID SET: 07/27/17



1 JUTE NETTING WITH PLANTING  
N.T.S.

REVISIONS:

REVISION	DELTA	REVISION	DELTA	CLOSING DATE
1		REVISION	3/5/2017	
2		REVISION	3/22/2019	

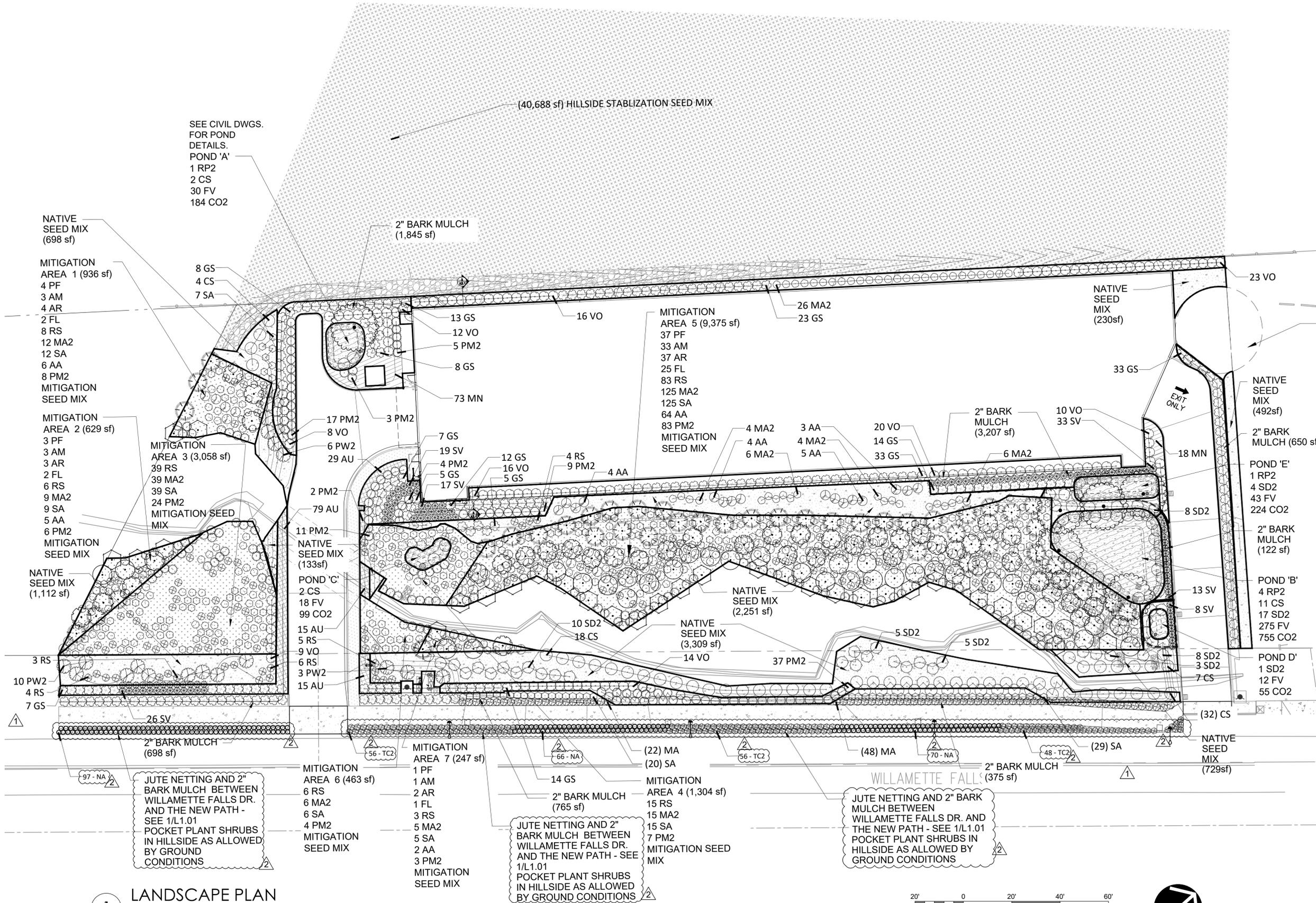
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**LANDSCAPE  
PLANTING  
PLAN**

DRAWN BY:  
CHECKED BY:  
SHEET:

L1.1

JOB NO.  
**2150120.00**

BID SET: 07/27/17



SEE CIVIL DWGS.  
FOR POND  
DETAILS.  
POND 'A'  
1 RP2  
2 CS  
30 FV  
184 CO2

(40,688 sf) HILLSIDE STABILIZATION SEED MIX

2" BARK MULCH  
(1,845 sf)

MITIGATION  
AREA 5 (9,375 sf)  
37 PF  
33 AM  
37 AR  
25 FL  
83 RS  
125 MA2  
125 SA  
64 AA  
83 PM2  
MITIGATION  
SEED MIX

NATIVE  
SEED  
MIX  
(230sf)

PROTECT EXISTING TREE,  
SEE CIVIL DWGS. FOR  
TREE PROTECTION  
FENCING & NOTES

NATIVE  
SEED  
MIX  
(492sf)

2" BARK  
MULCH (650 sf)

SEE CIVIL DWGS.  
FOR POND DETAILS.

POND 'E'  
1 RP2  
4 SD2  
43 FV  
224 CO2

2" BARK  
MULCH  
(122 sf)

POND 'B'  
4 RP2  
11 CS  
17 SD2  
275 FV  
755 CO2

POND 'D'  
1 SD2  
12 FV  
55 CO2

NATIVE  
SEED  
MIX  
(729sf)

JUTE NETTING AND 2"  
BARK MULCH BETWEEN  
WILLAMETTE FALLS DR.  
AND THE NEW PATH -  
SEE 1/L1.01  
POCKET PLANT SHRUBS  
IN HILLSIDE AS ALLOWED  
BY GROUND  
CONDITIONS

JUTE NETTING AND 2"  
BARK MULCH BETWEEN  
WILLAMETTE FALLS DR.  
AND THE NEW PATH - SEE  
1/L1.01  
POCKET PLANT SHRUBS  
IN HILLSIDE AS ALLOWED  
BY GROUND CONDITIONS

JUTE NETTING AND 2"  
BARK MULCH BETWEEN  
WILLAMETTE FALLS DR. AND  
THE NEW PATH - SEE 1/L1.01  
POCKET PLANT SHRUBS IN  
HILLSIDE AS ALLOWED BY  
GROUND CONDITIONS

1 LANDSCAPE PLAN

