



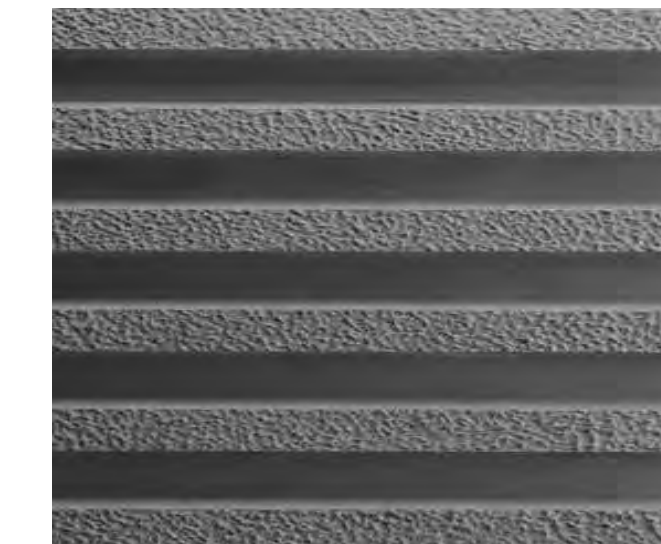
1 CONC-1 - GRAY CONCRETE TILT PANEL



2 CONC-1 - LIGHT GRAY CONCRETE TILT PANEL



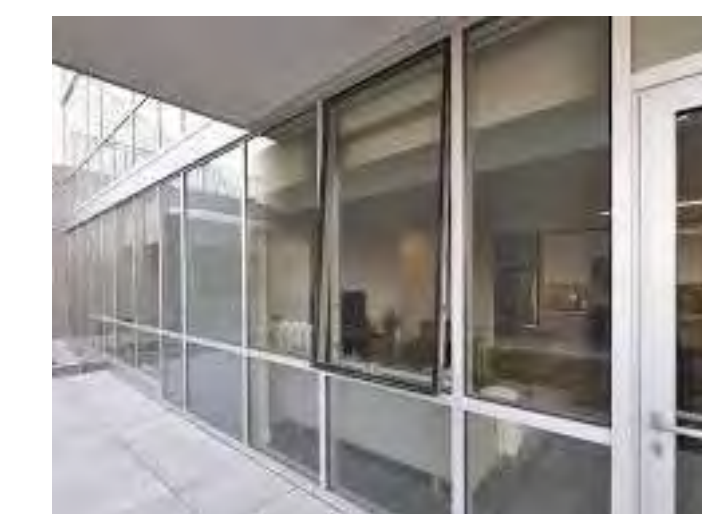
3 CONC-3 - DARK GRAY CONCRETE WITH FORMLINER



4 MP-1 - SMOOTH OR RIBBED PANELS - PREFINISHED



5 STOREFRONT - SILVER MULLIONS



6 TERRACOTTA ACCENT TILES



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MATERIALITY

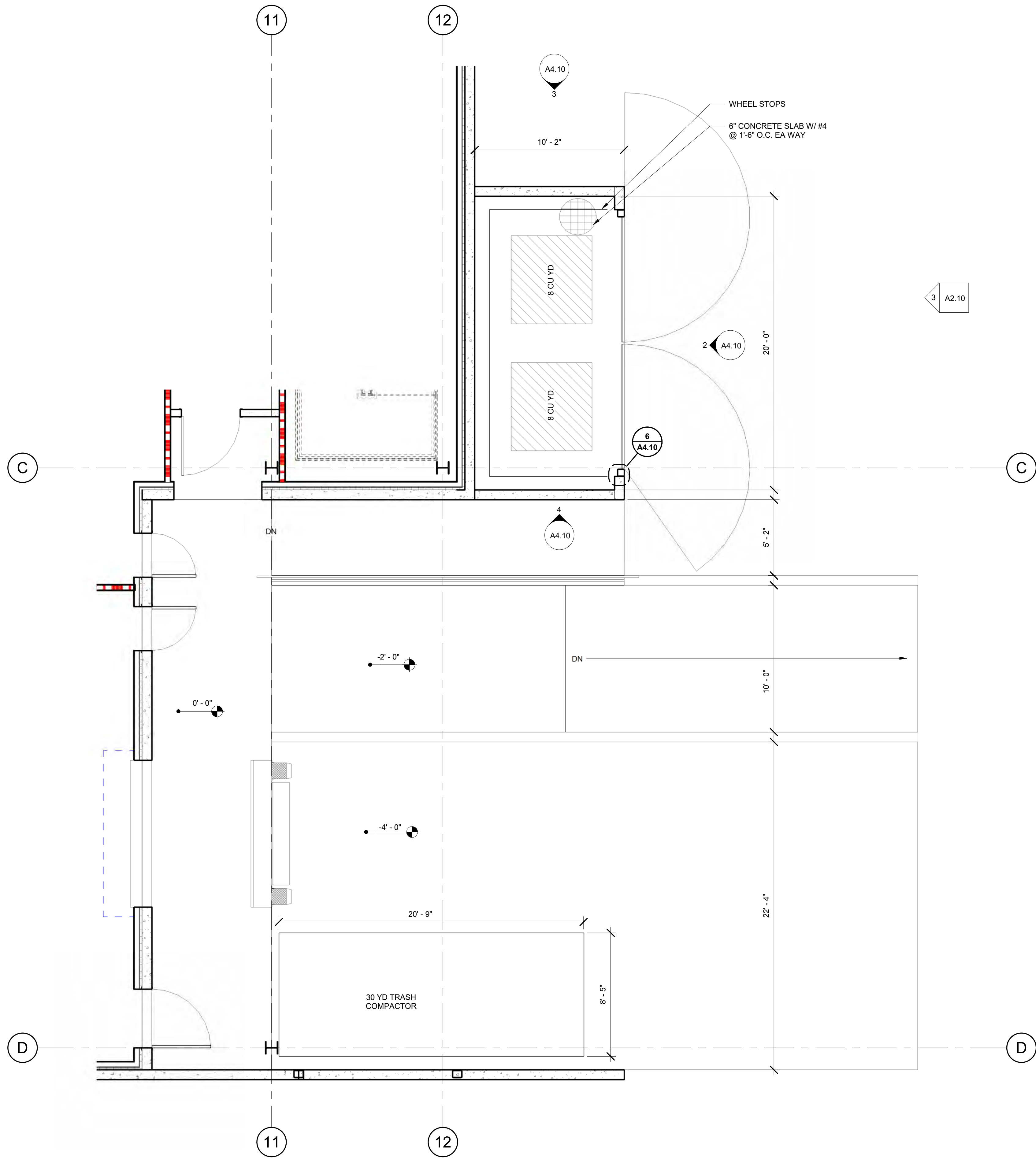
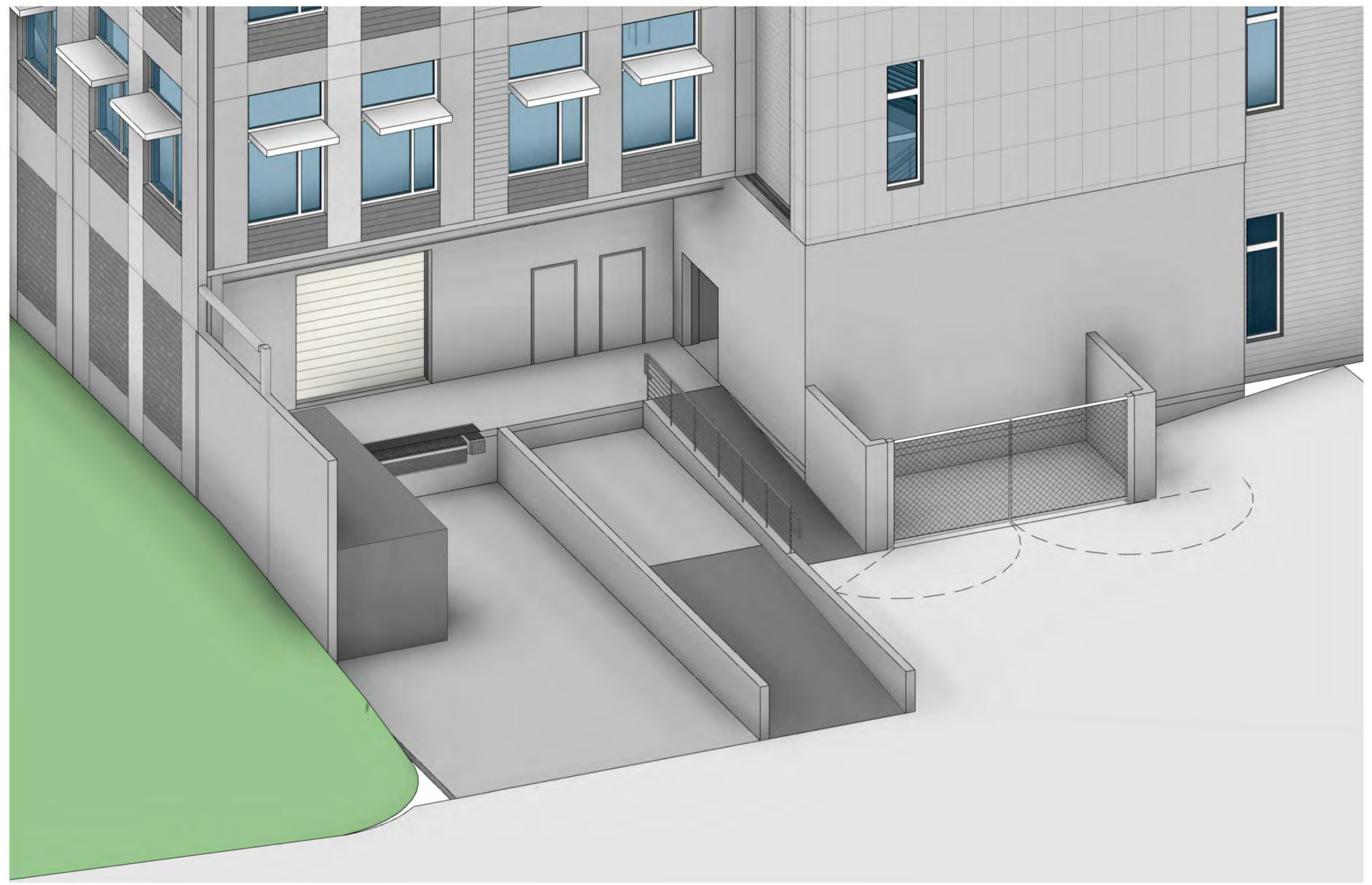
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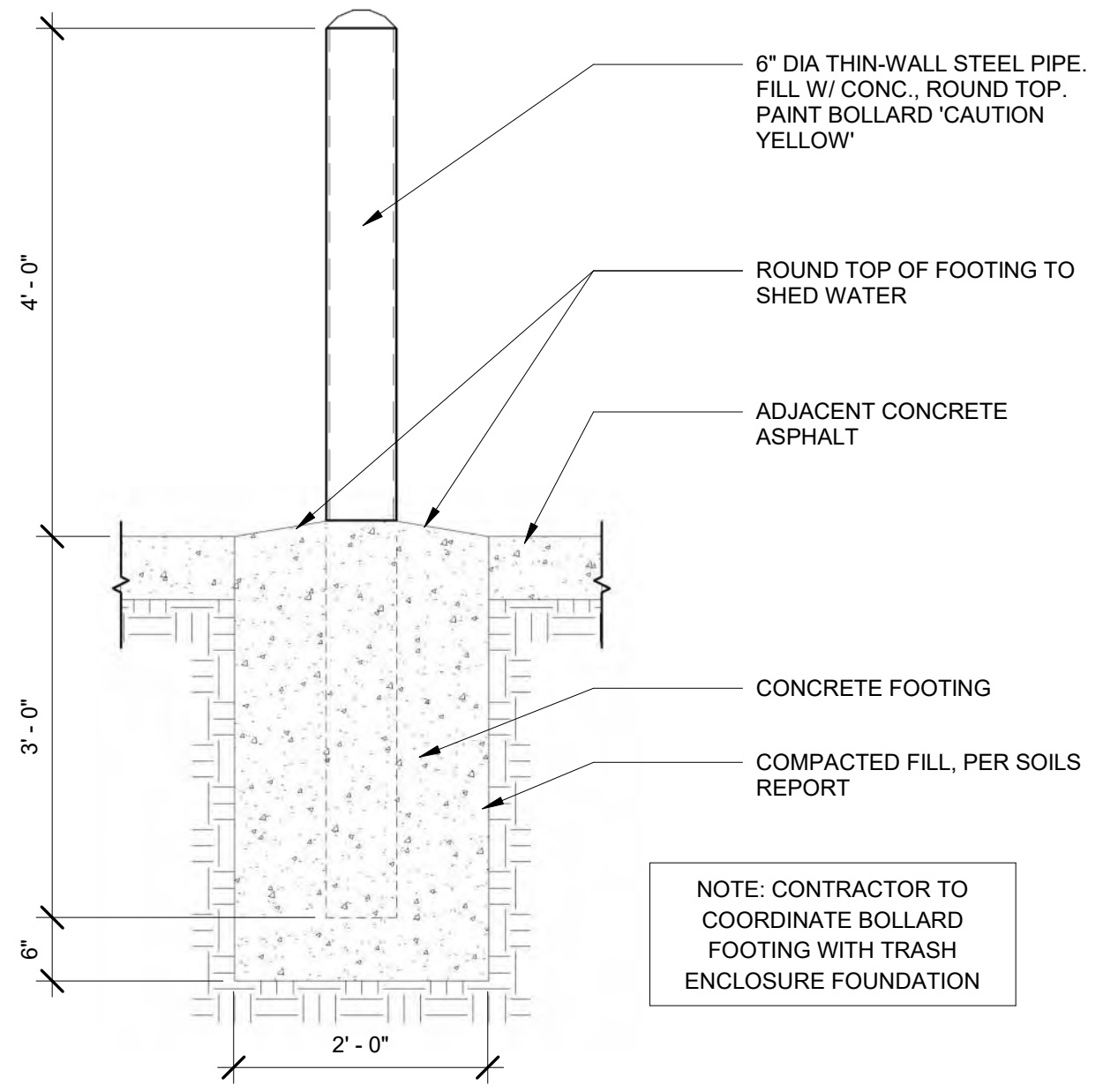
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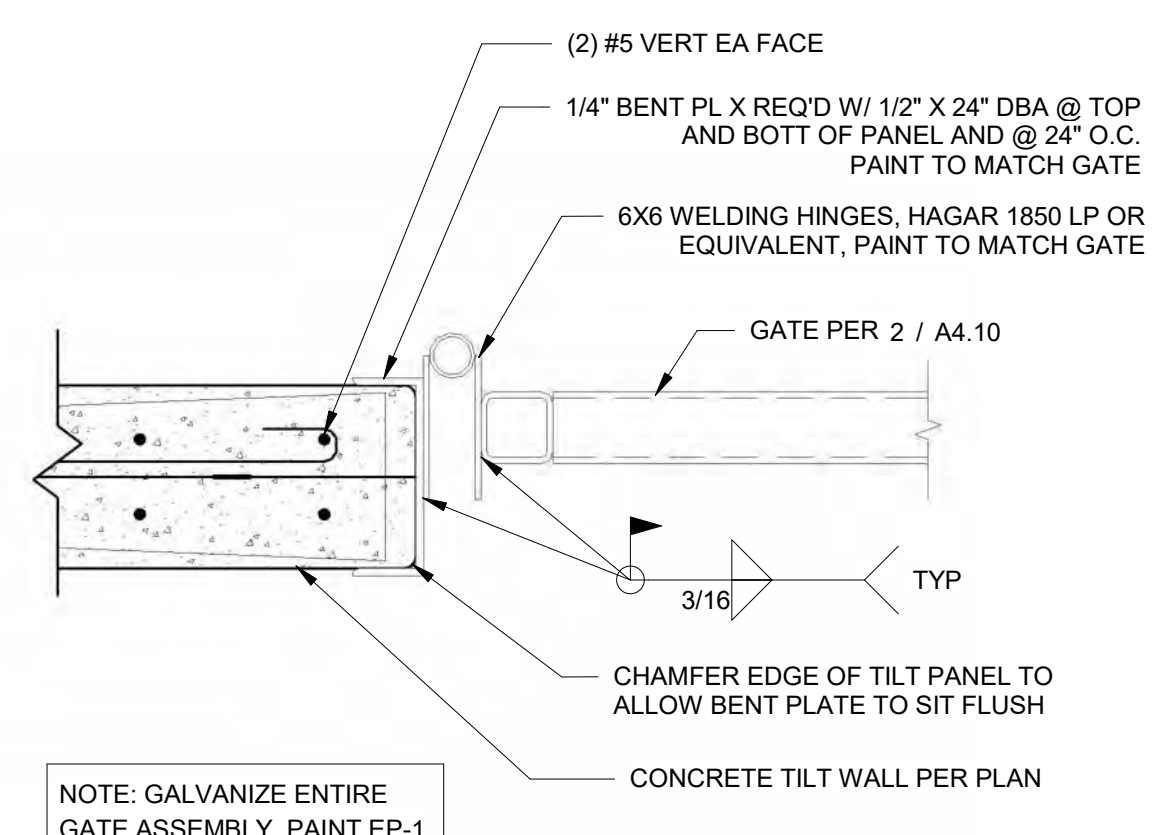
JOB NO. **2220087.00**



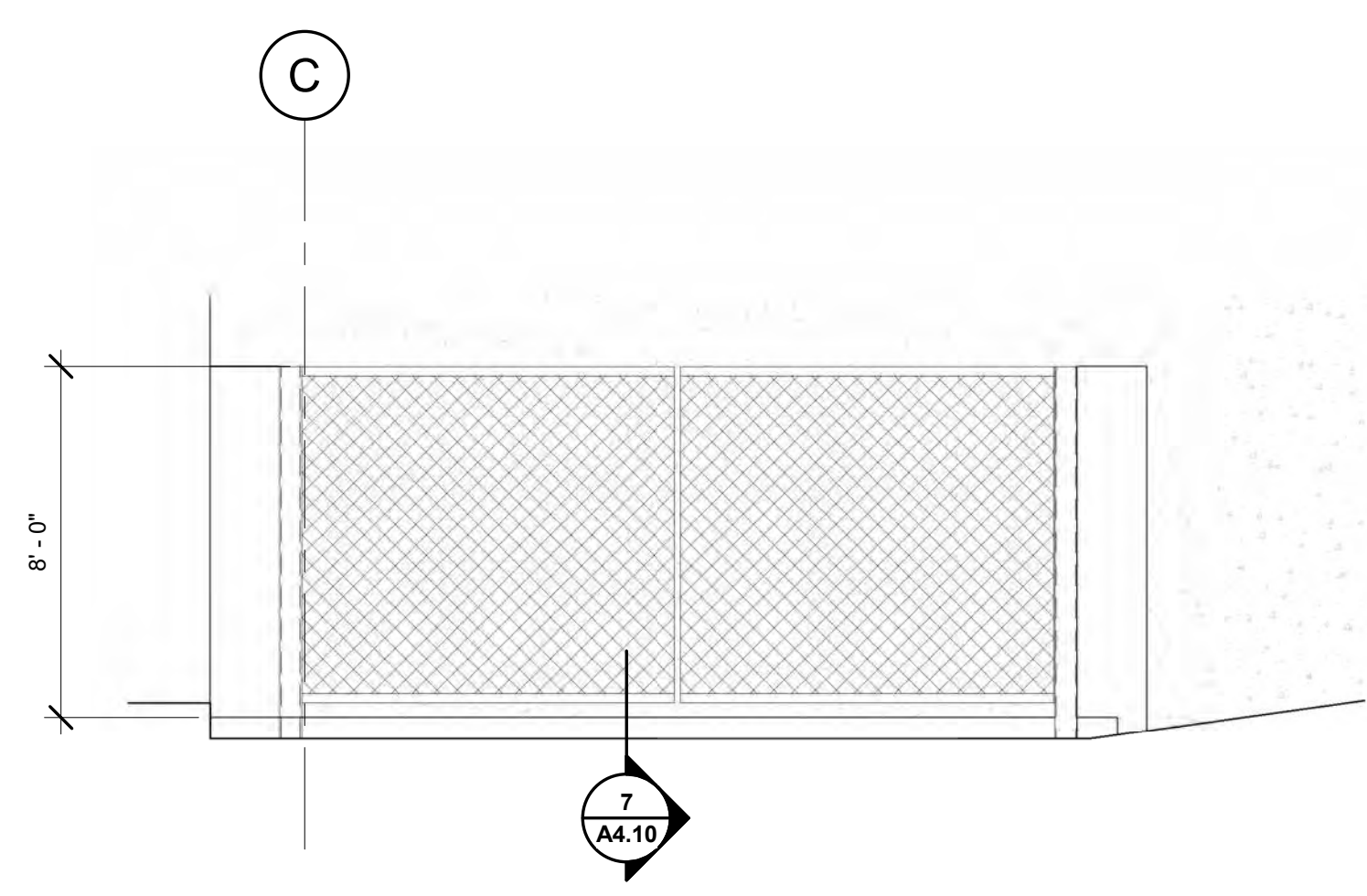
1 ENLARGED DOCK PLAN
A4.10 1/4" = 1'-0"



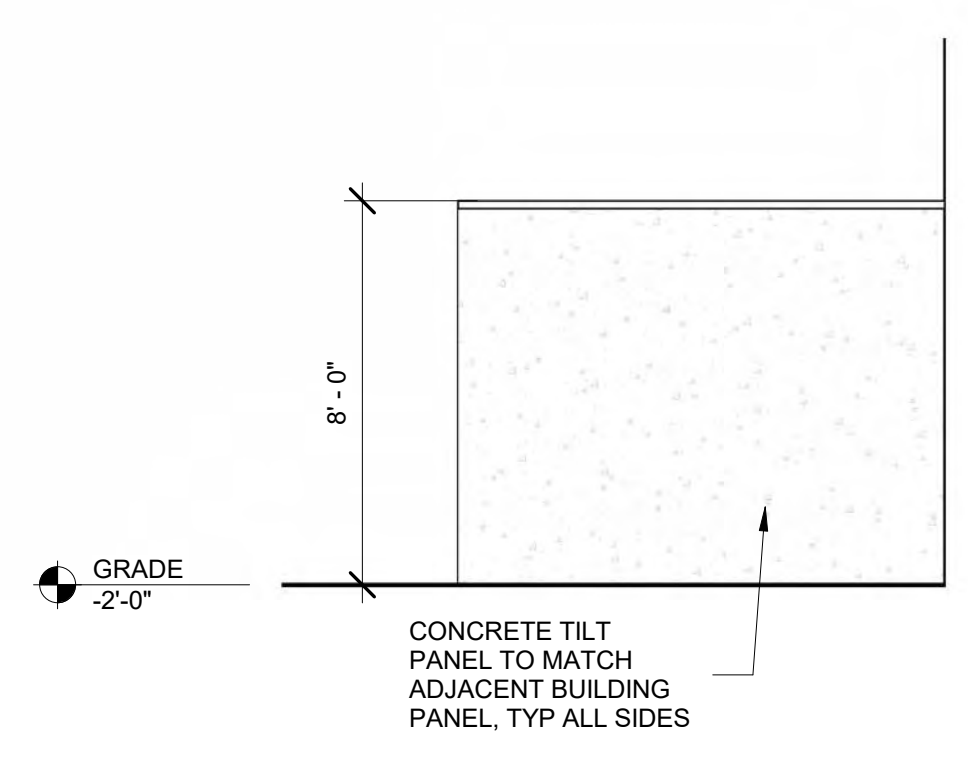
5 BOLLARD DETAIL
A4.10 3/4" = 1'-0"



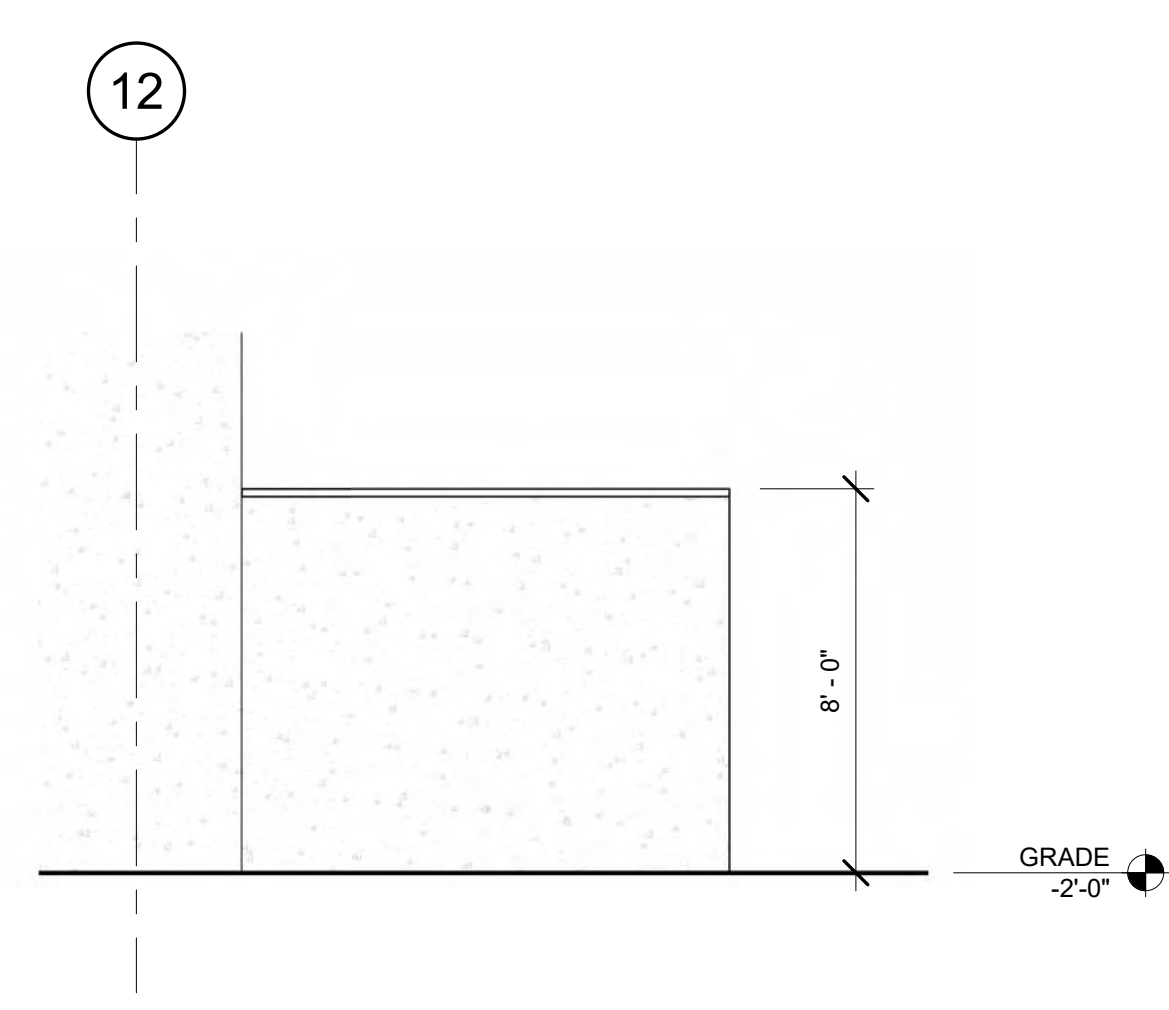
6 GATE HINGE DETAIL
A4.10 1 1/2" = 1'-0"



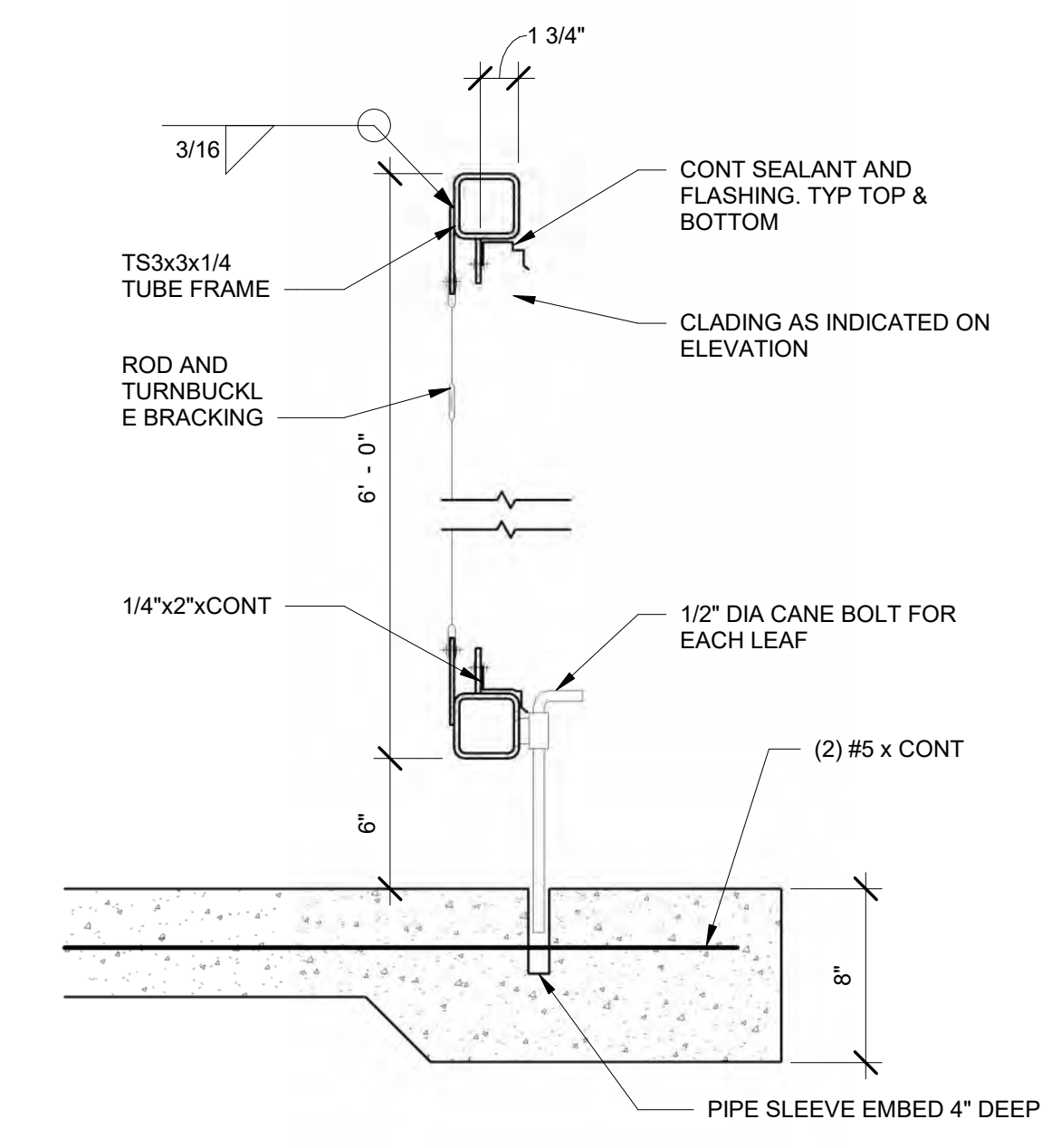
2 TRASH ENCLOSURE ELEVATION
A4.10 1/4" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
A4.10 1/4" = 1'-0"



4 TRASH ENCLOSURE ELEVATION
A4.10 1/4" = 1'-0"



7 GATE SECTION
A4.10 1 1/2" = 1'-0"

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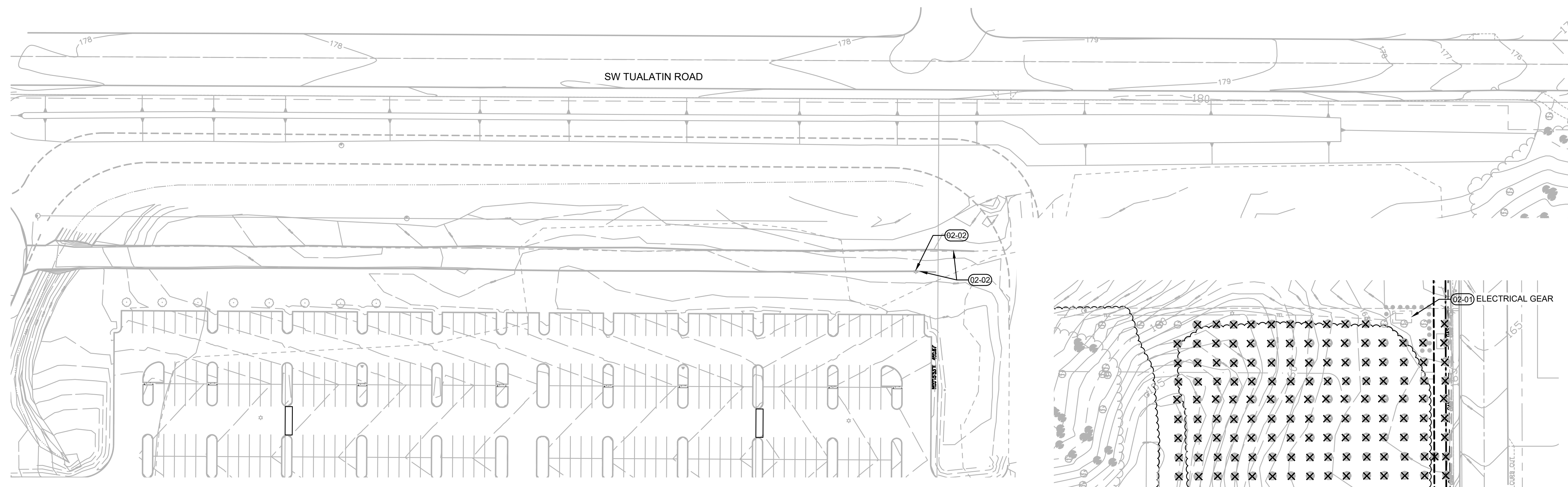
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SHEET TITLE:
ENLARGED PLANS

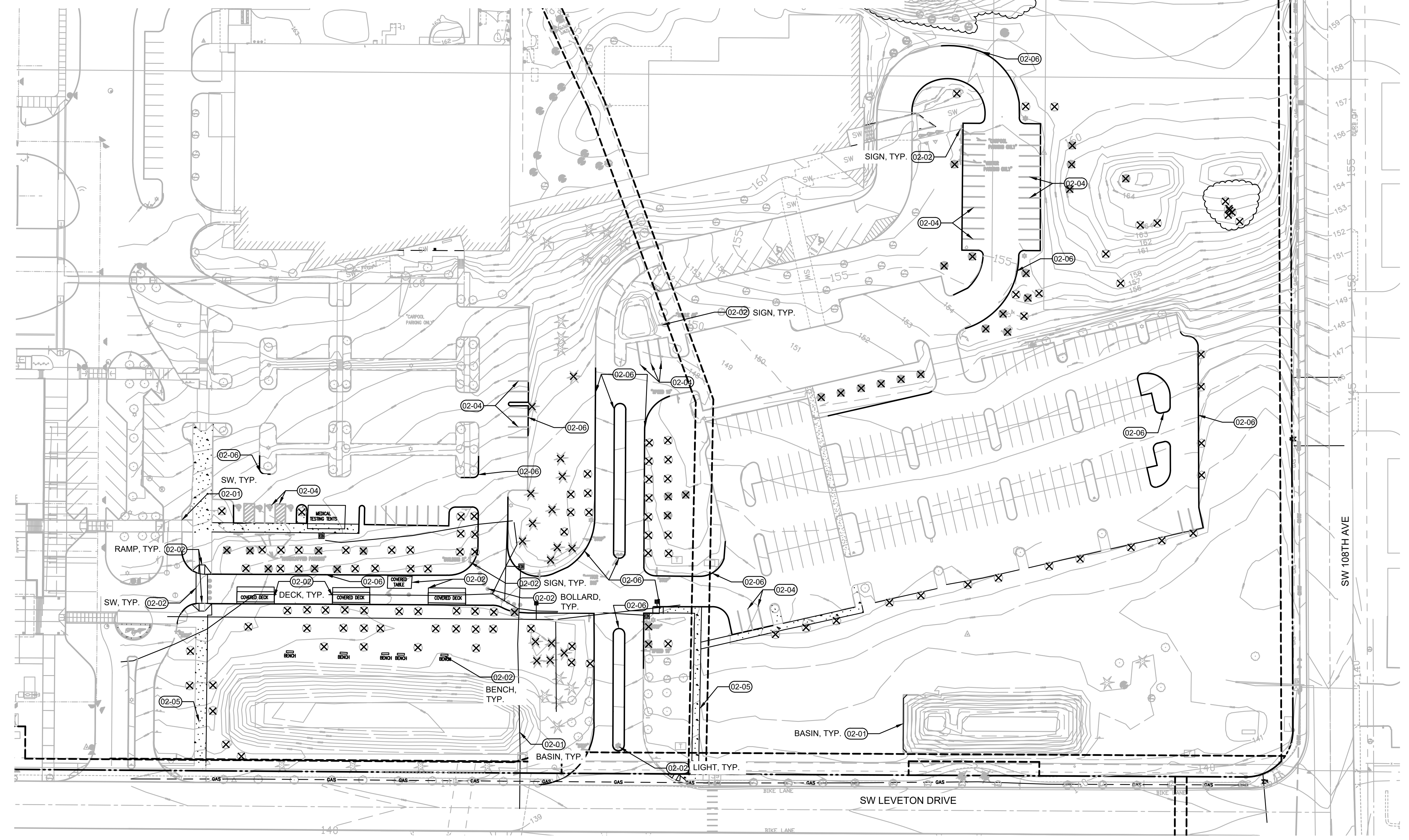
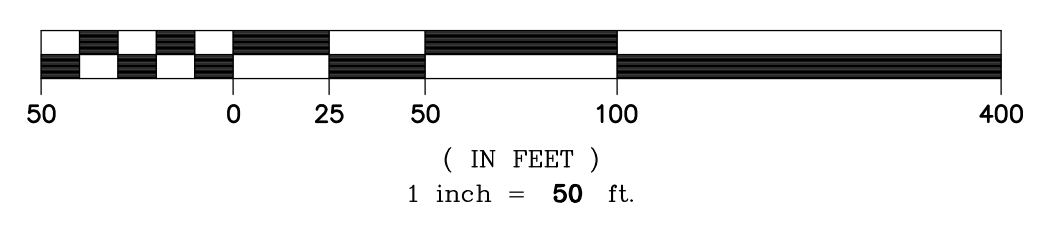
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A4.10

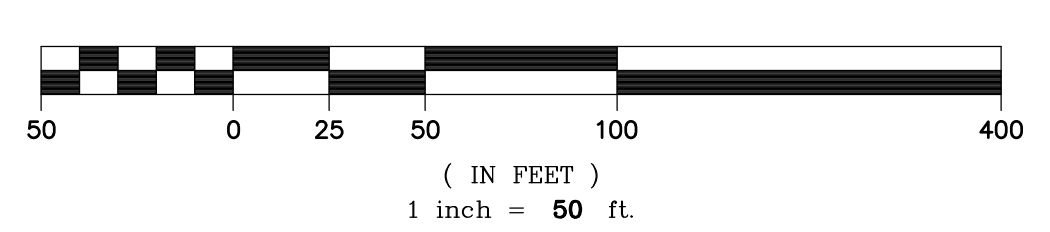
JOB NO. 2220087.00



2 DEMOLITION PLAN - NORTHWEST
 C1.01



1 DEMOLITION PLAN - SOUTHEAST
 C1.01



KEYNOTES

- 02-01 PROTECT ITEM TO REMAIN (AS NOTED)
- 02-02 REMOVE ITEM (AS NOTED)
- 02-04 REMOVE EXISTING STRIPING
- 02-05 REMOVE EXISTING SIDEWALK
- 02-06 REMOVE EXISTING CURB

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SHEET TITLE:
DEMOLITION PLAN

DRAWN BY: SJS
 CHECKED BY: BDN
 SHEET

C1.01

JOB NO. **2220087.00**

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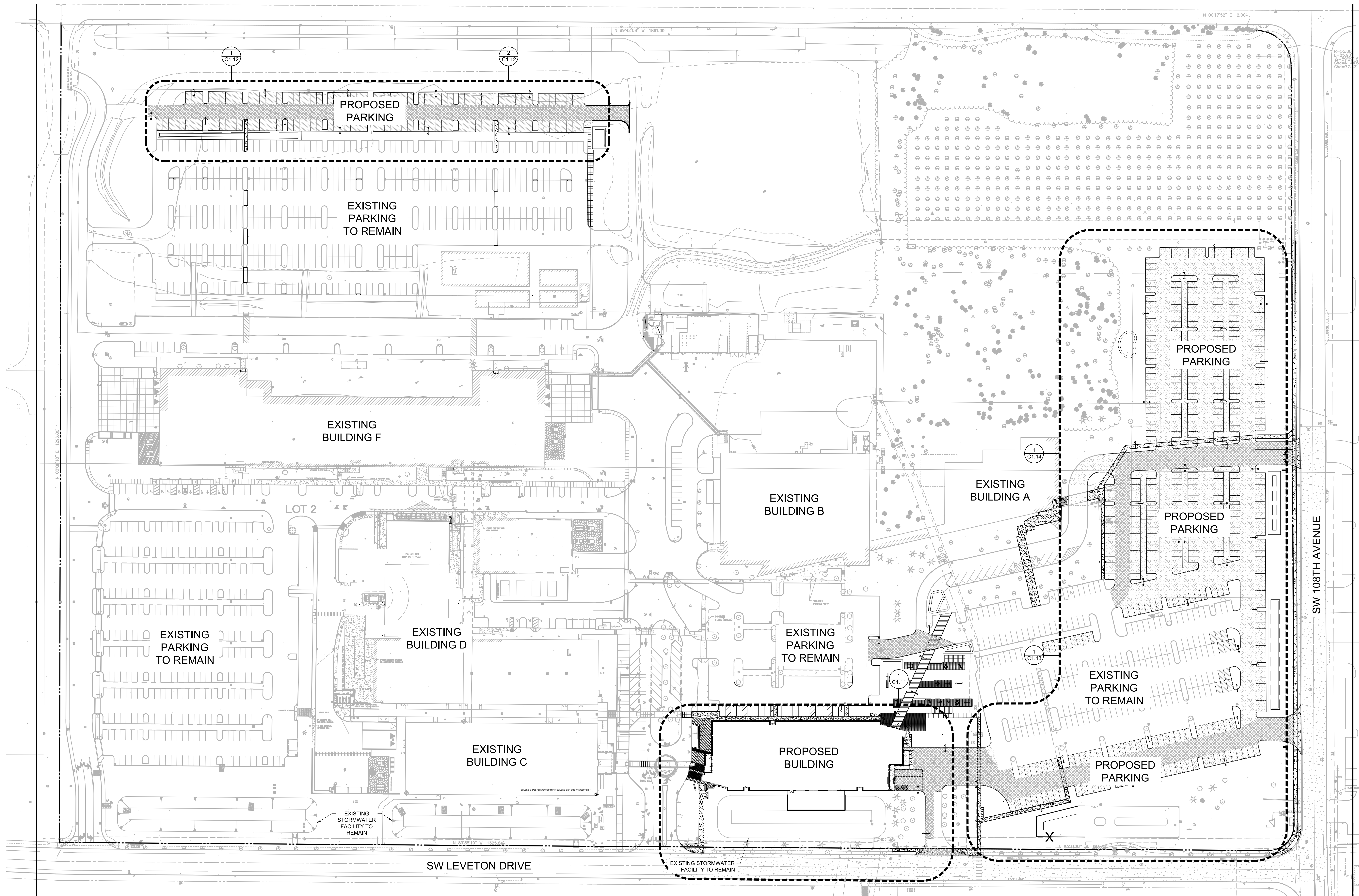
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Project
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TUALATIN
FAC-1446**

NEW OFFICE BUILDING



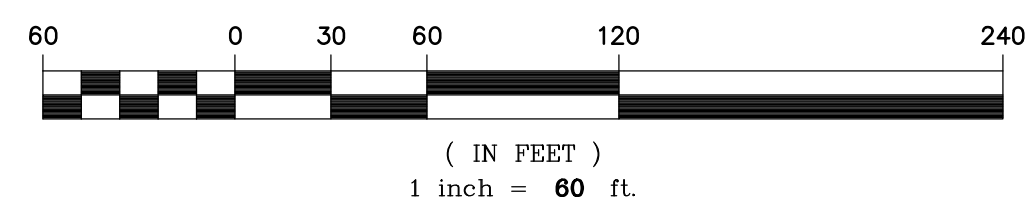
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Delta	Issued As	Issue Date

SHEET TITLE:
OVERALL SITE PLAN

1 OVERALL SITE PLAN
C1.10 1" = 60'-0"



	BUILDING FLOOR AREA	
	EXISTING AREA (SF)	PROPOSED AREA (SF)
EXISTING BUILDINGS	560,040 ±	560,040 ±
PROPOSED BUILDING G	N/A	120,000
TOTAL SITE	560,040 ±	680,040 ±

	SITE DATA	
	EXISTING COVERAGE (AC)	PROPOSED COVERAGE (AC)
TOTAL PROPERTY AREA	58.01	58.01
BUILDING AREA	6.31	7.06
PAVED IMPERVIOUS AREA	22.91	24.55
TOTAL IMPERVIOUS AREA	29.22	31.61
LANDSCAPE AREA	28.79	26.40

	PARKING DATA			
	EXISTING	PARKING REMOVED	ADDED PARKING	TOTAL SPACES
STANDARD PARKING	1336	33	578	1881
ACCESSIBLE PARKING	29	4	8	33
LOADING BERTHS	13	0	2	15
CARPOOL SPACES	12	2	2	12
COMPACT SPACES	0	0	0	0
TOTAL PARKING	1377	37	586	1926

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CHECKED BY: BDN
SHEET

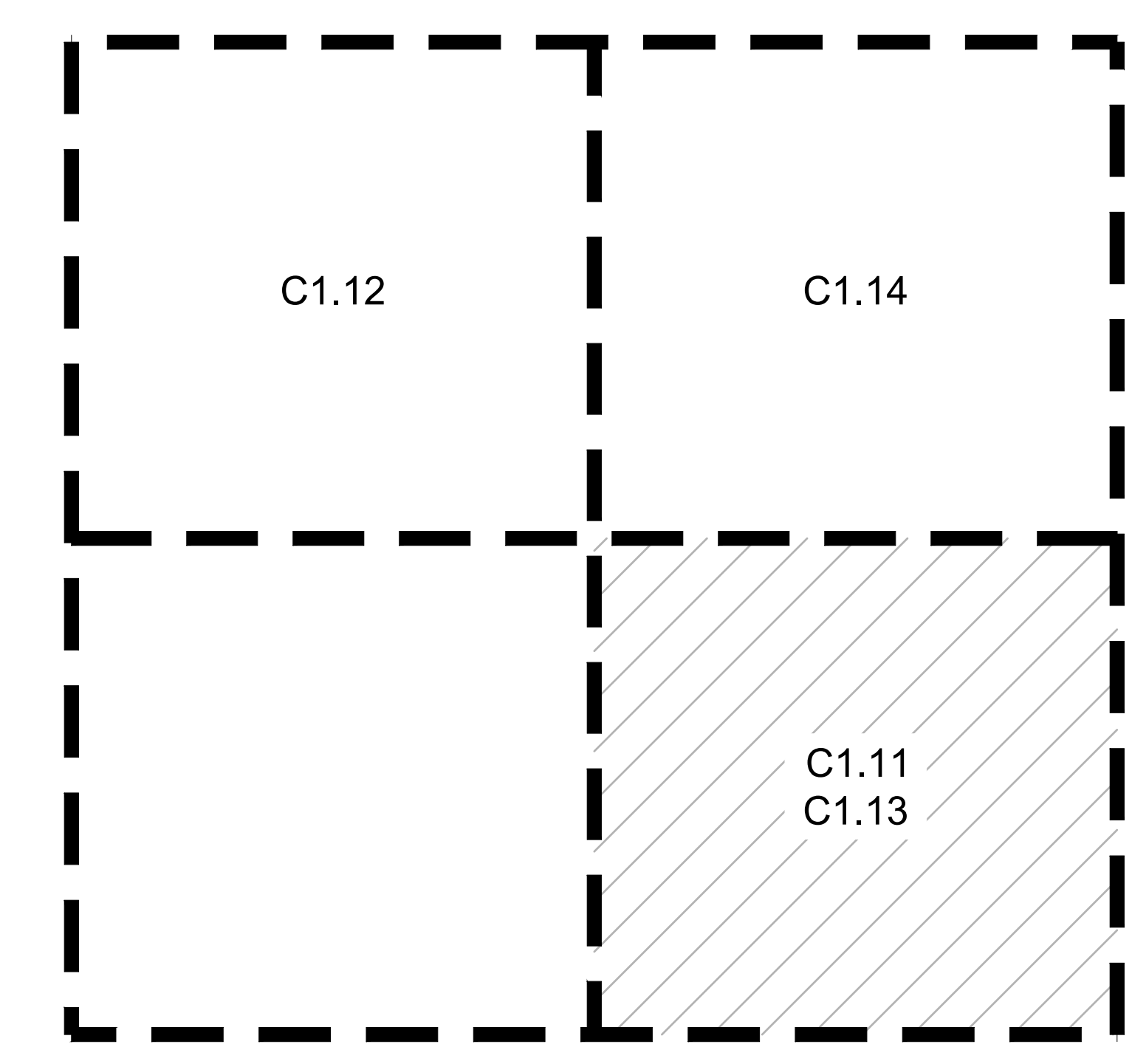
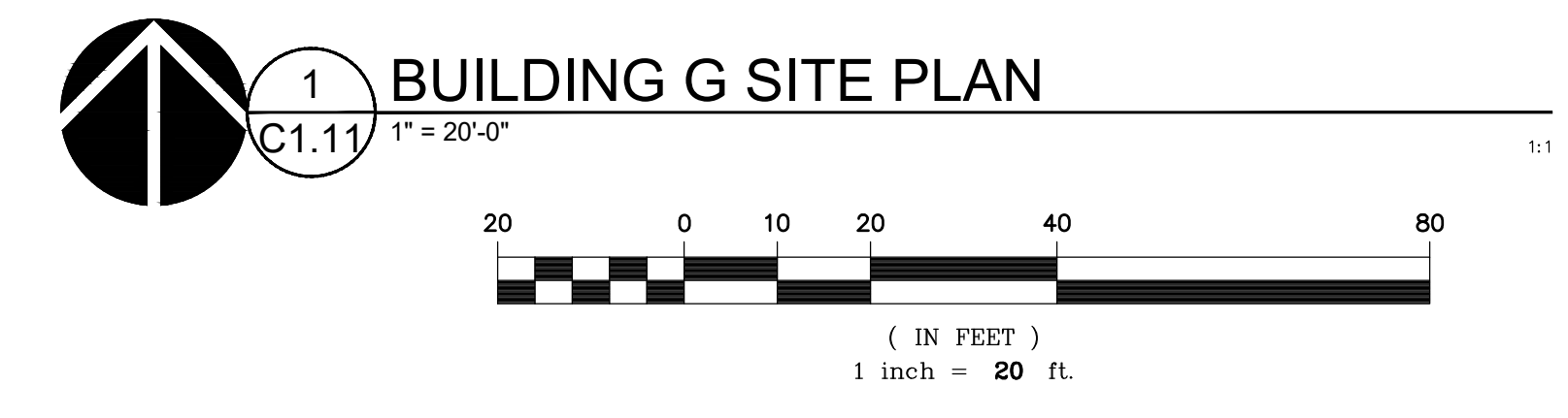
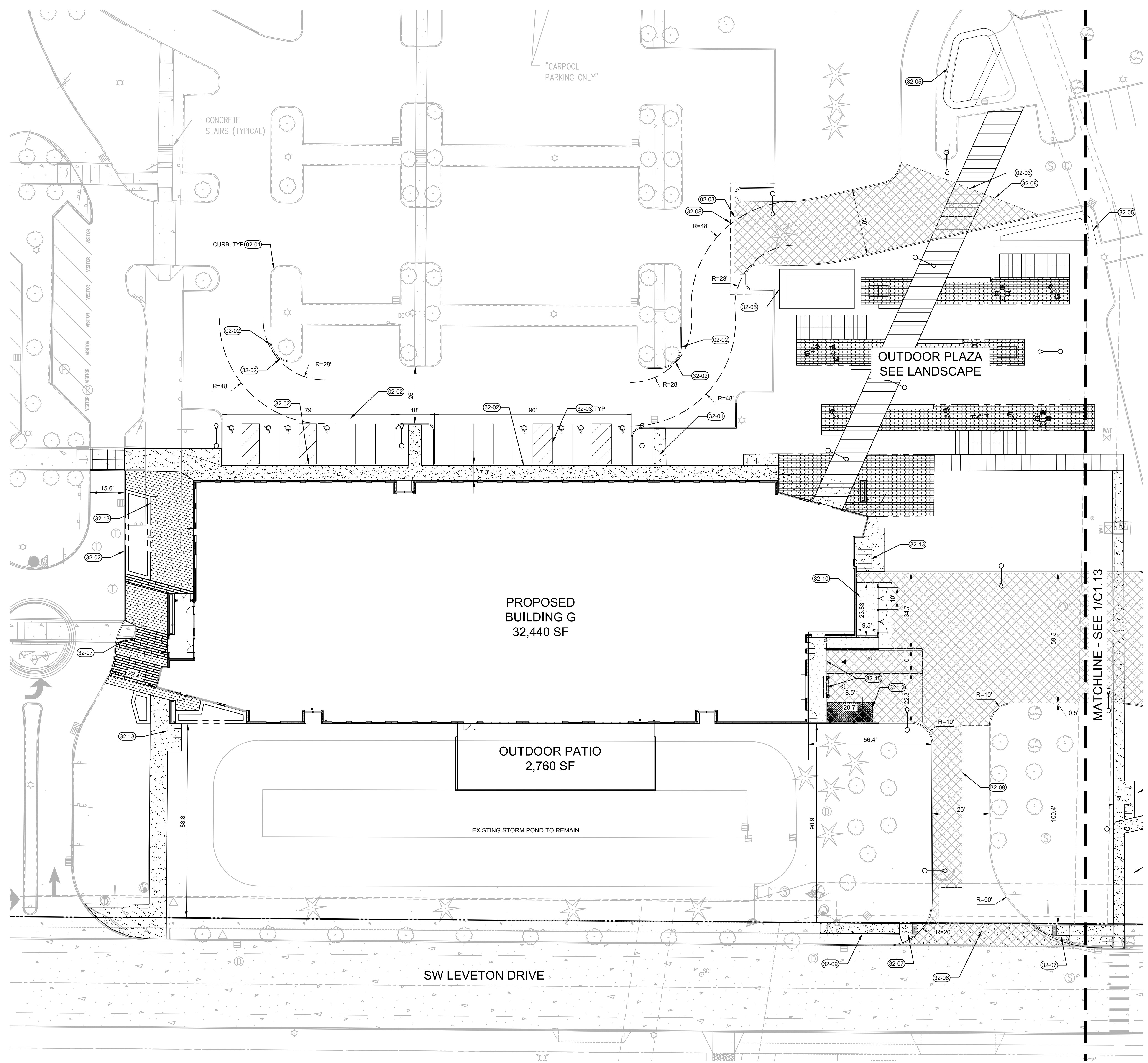
C1.10

JOB NO. **2220087.00**

ARCHITECTURAL REVIEW: 8/17/2022

KEYNOTES

- 02-01 PROTECT ITEM TO REMAIN (AS NOTED)
- 02-02 REMOVE ITEM (AS NOTED)
- 02-03 MATCH EXISTING PAVING
- 32-01 LANDSCAPE AREA PER LANDSCAPE PLANS
- 32-02 VERTICAL CURB
- 32-03 PARKING STALL STRIPING
- 32-04 NEW STORMWATER SWALE
- 32-05 NEW STORMWATER BASIN
- 32-06 NEW INDUSTRIAL DRIVEWAY
- 32-07 SIDEWALK CURB RAMP
- 32-08 SAWCUT AC PAVING
- 32-09 CONCRETE SIDEWALK
- 32-10 TRASH ENCLOSURE
- 32-11 WAYFINDING MONUMENT SIGN
- 32-12 TRASH COMPACTOR
- 32-13 LOCATION FOR BIKE PARKING
- 32-15 LOADING DOCK



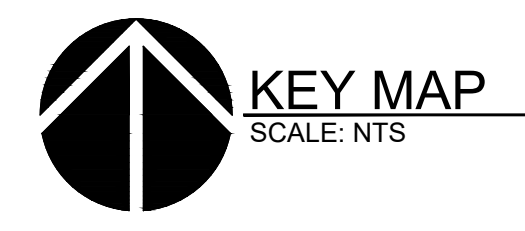
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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
BUILDING G
SITE PLAN

DRAWN BY: SJS
 CHECKED BY: BDN
 SHEET

C1.11



REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
EAST PARKING EXPANSION
SITE PLAN

DRAWN BY: SJS

CHECKED BY: BDN

SHEET

C1.13

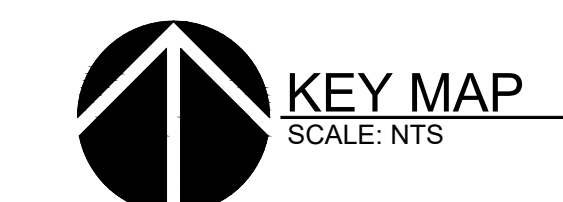
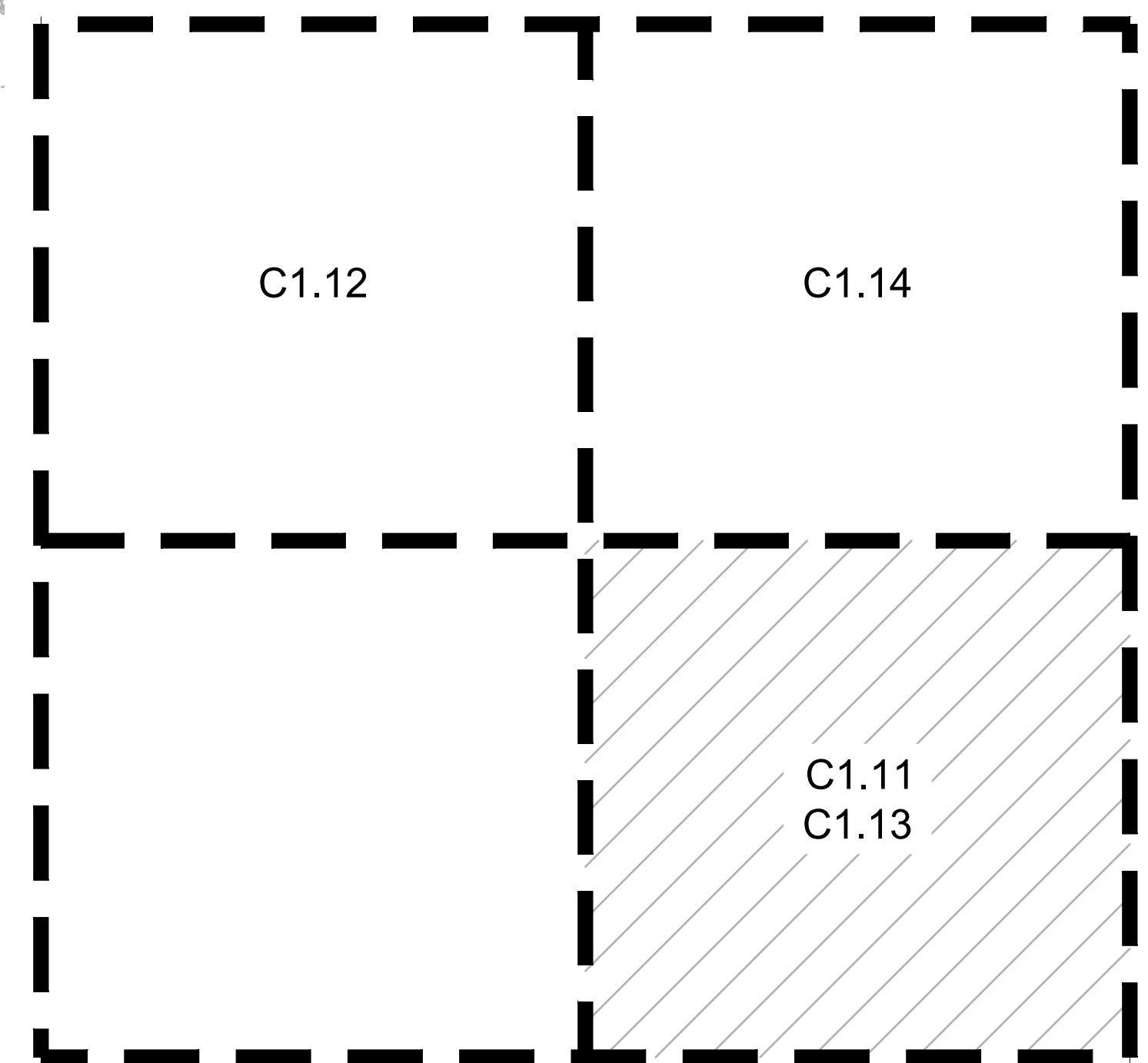
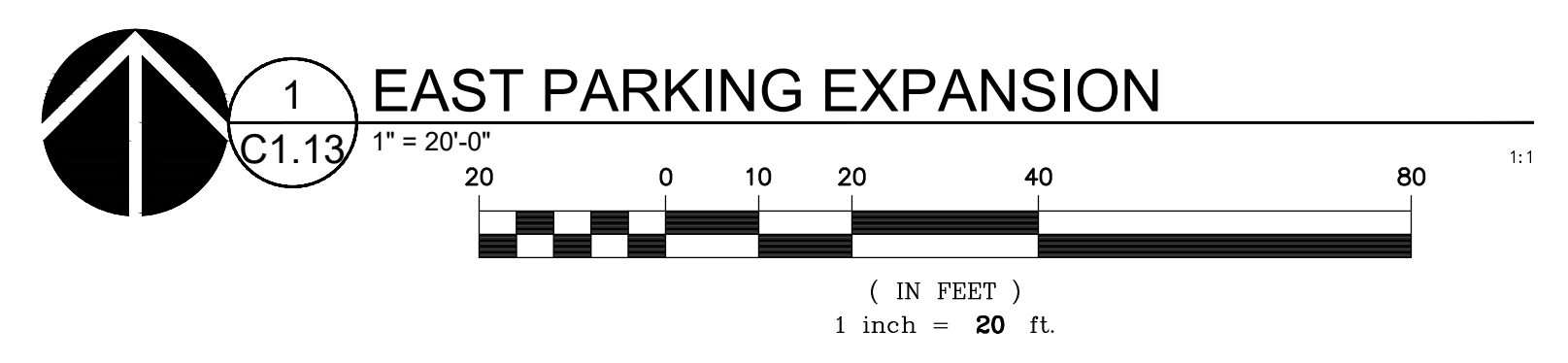
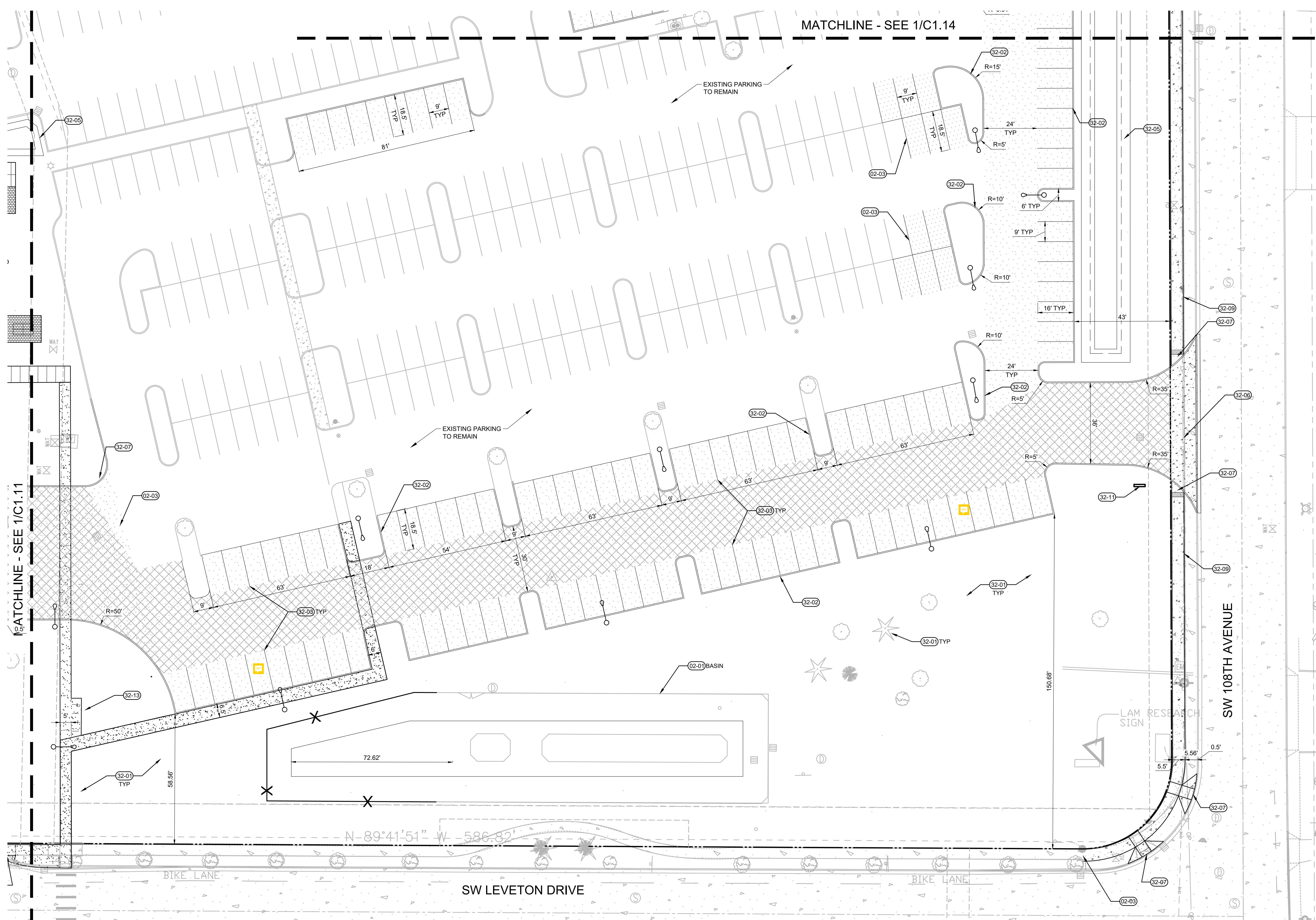
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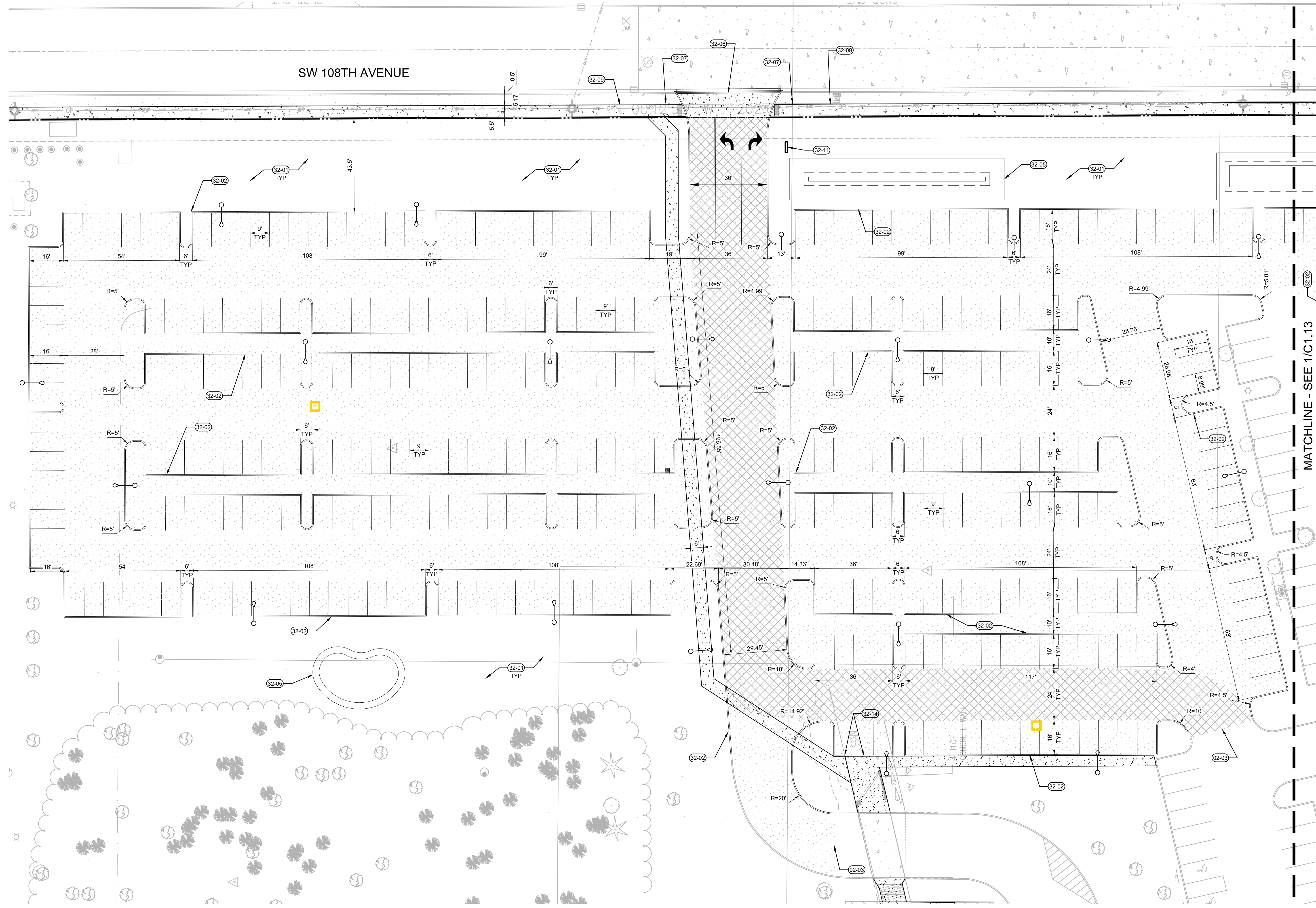
KEYNOTES

- 02-01 PROTECT ITEM TO REMAIN (AS NOTED)
- 02-02 REMOVE ITEM (AS NOTED)
- 02-03 MATCH EXISTING PAVING
- 02-01 LANDSCAPE AREA PER LANDSCAPE PLANS
- 02-02 VERTICAL CURB
- 02-03 PARKING STALL STRIPING
- 02-04 NEW STORMWATER SWALE
- 02-05 NEW STORMWATER BASIN
- 02-06 NEW INDUSTRIAL DRIVEWAY
- 02-07 SIDEWALK CURB RAMP
- 02-08 SAWCUT AC PAVING
- 02-09 CONCRETE SIDEWALK
- 02-11 WAYFINDING MONUMENT SIGN
- 02-13 LOCATION FOR BIKE PARKING

NOTES

- 1. SEE C0.01 FOR GENERAL CIVIL NOTES AND LEGEND





KEYNOTES

- 02-01 PROTECT ITEM TO REMAIN (AS NOTED)
- 02-02 REMOVE ITEM (AS NOTED)
- 02-03 MATCH EXISTING PAVING
- 32-01 LANDSCAPE AREA PER LANDSCAPE PLANS
- 32-02 VERTICAL CURB
- 32-03 PARKING STALL STRIPING
- 32-04 NEW STORMWATER SWALE
- 32-05 NEW STORMWATER BASIN
- 32-06 NEW INDUSTRIAL DRIVEWAY
- 32-07 SIDEWALK CURB RAMP
- 32-08 SAWCUT AC PAVING
- 32-09 CONCRETE SIDEWALK
- 32-11 WAVYENDING MONUMENT SIGN
- 32-14 CARPOOL PARKING

NOTES

1. SEE C0.01 FOR GENERAL CIVIL NOTES AND LEGEND

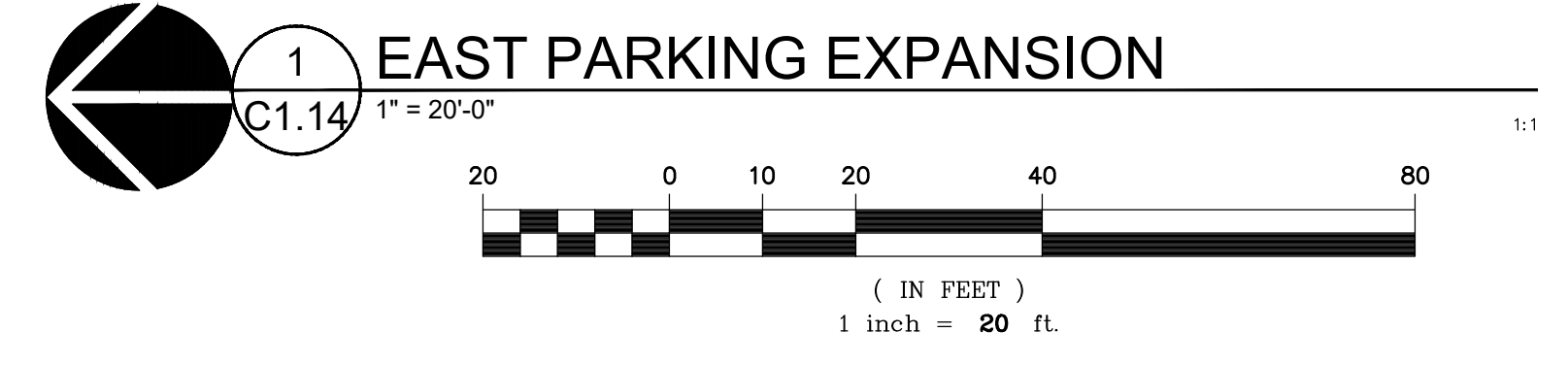
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Delta	Issued As	Issue Date

SHEET TITLE:
**EAST PARKING
 EXPANSION
 SITE PLAN**

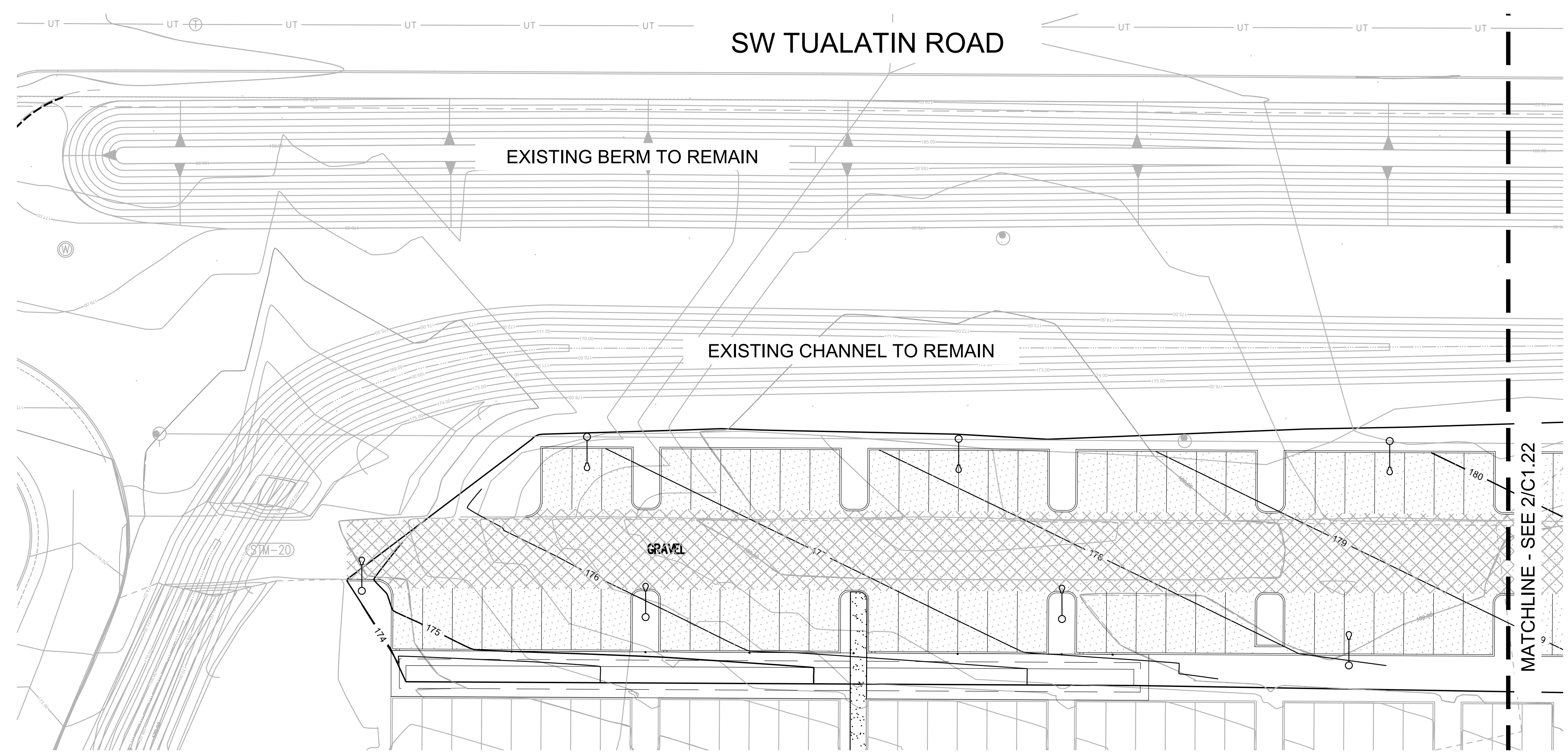
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C1.14

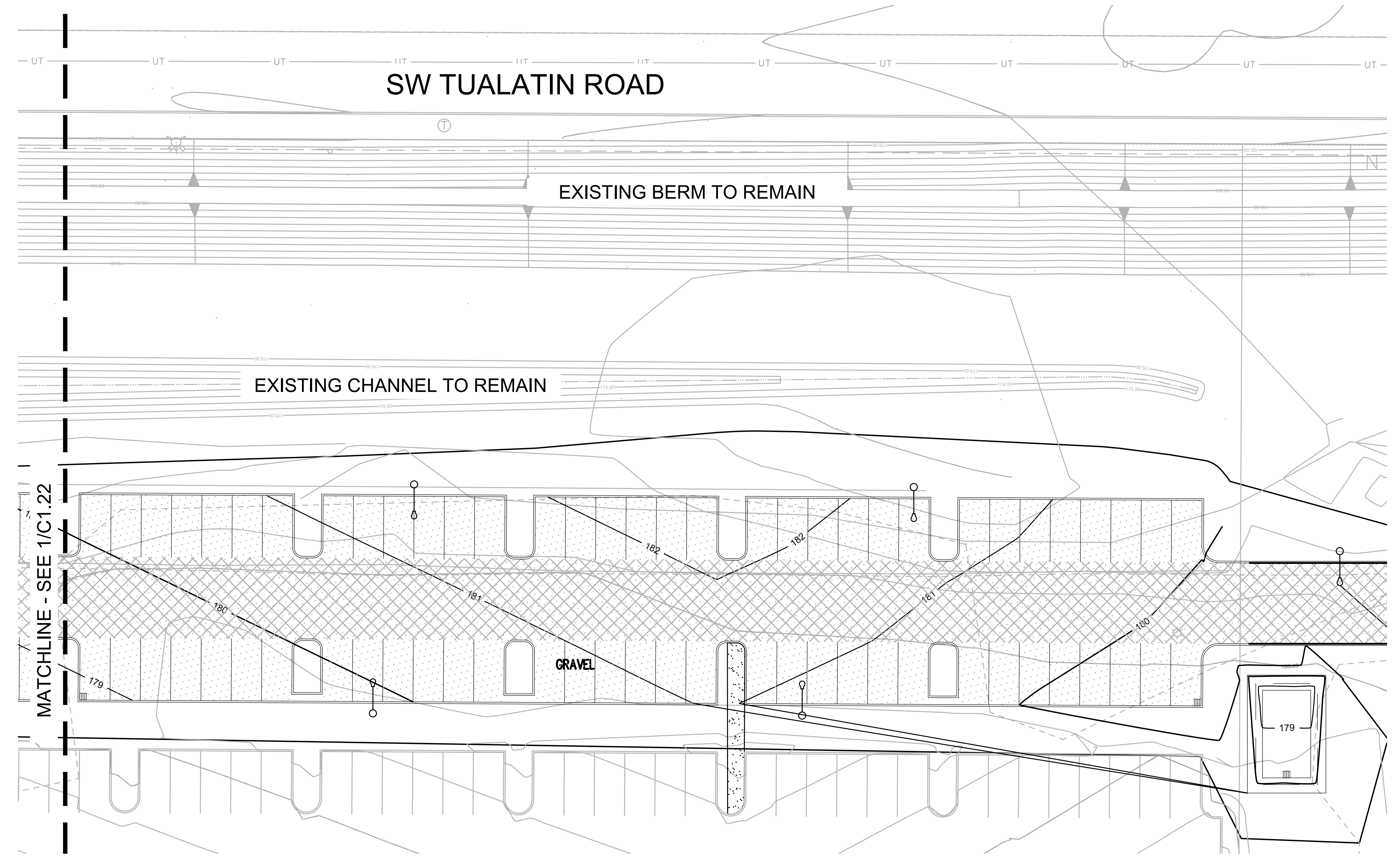


KEY MAP
 SCALE: NTS
ARCHITECTURAL REVIEW: 8/17/2022

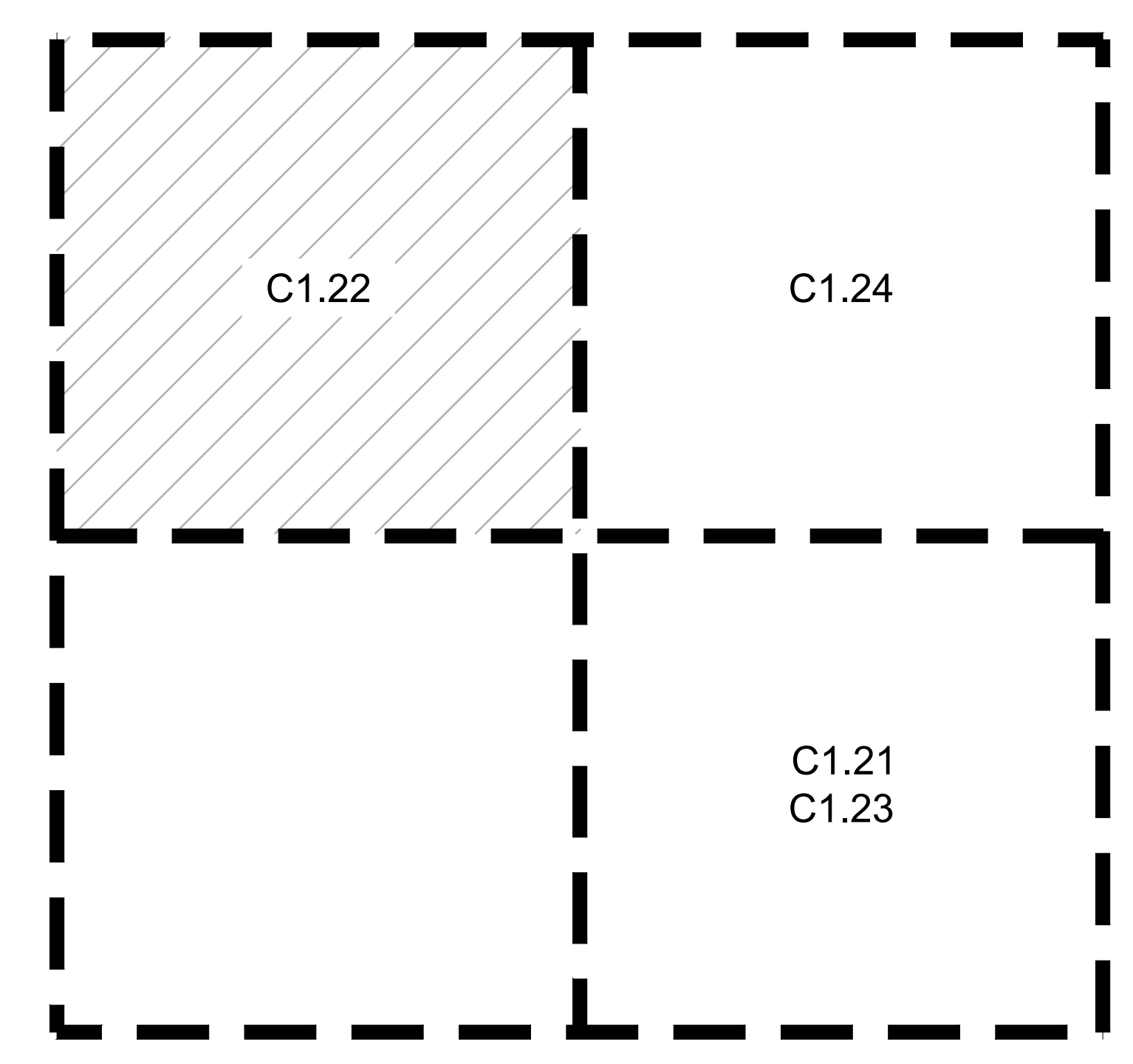
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1 NW PARKING GRADING PLAN - WEST
 C1.22
 1" = 20'-0"
 (IN FEET)
 1 inch = 20 ft.



2 NW PARKING GRADING PLAN - EAST
 C1.22
 1" = 20'-0"
 (IN FEET)
 1 inch = 20 ft.



KEY MAP
 SCALE: NTS

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SHEET TITLE:
NORTHWEST
PARKING
EXPANSION
GRADING
PLANS

DRAWN BY: SJS

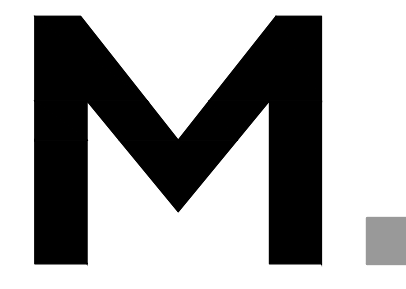
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SHEET

C1.22

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SHEET TITLE:
**EAST PARKING
EXPANSION
GRADING PLAN**

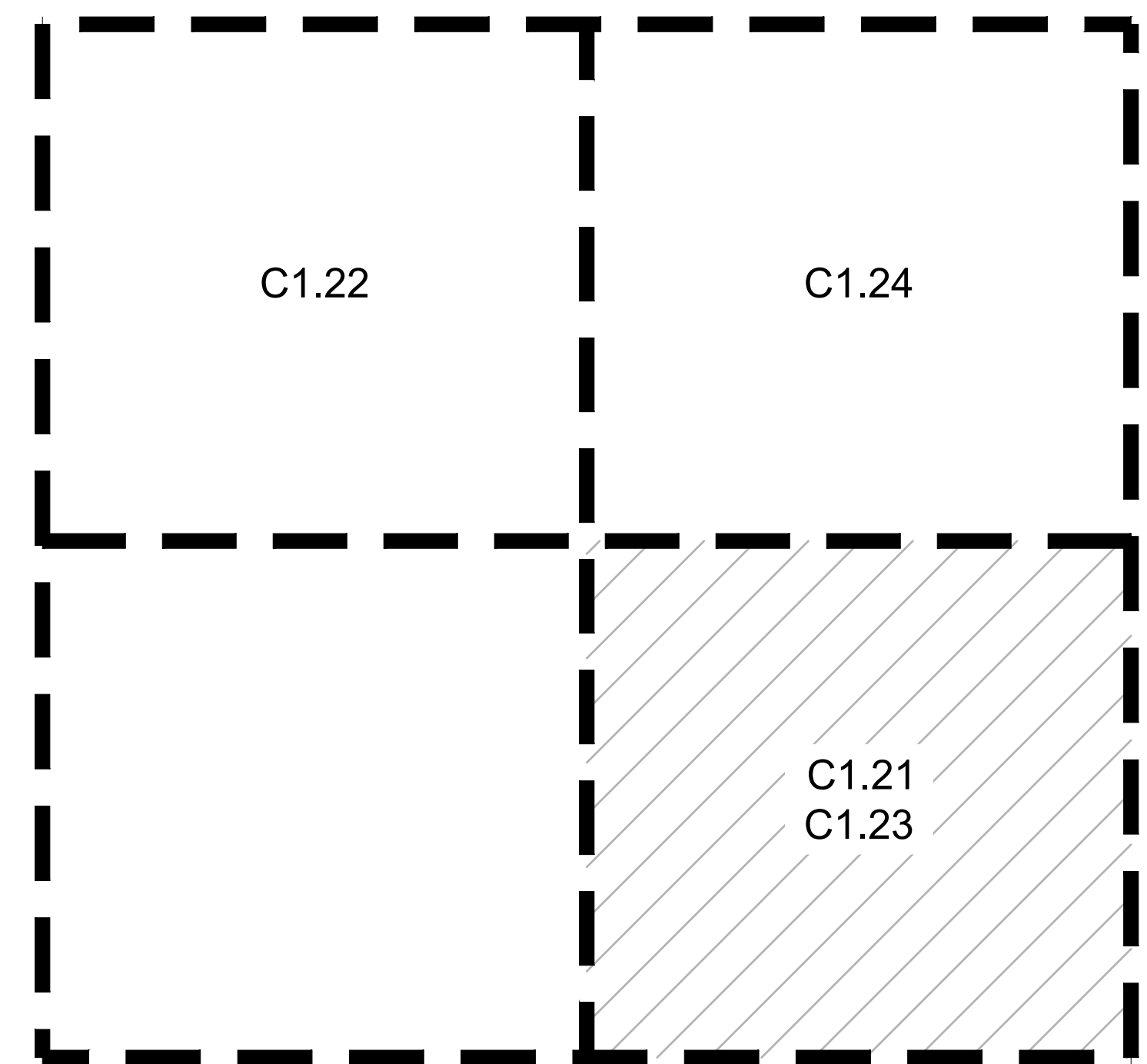
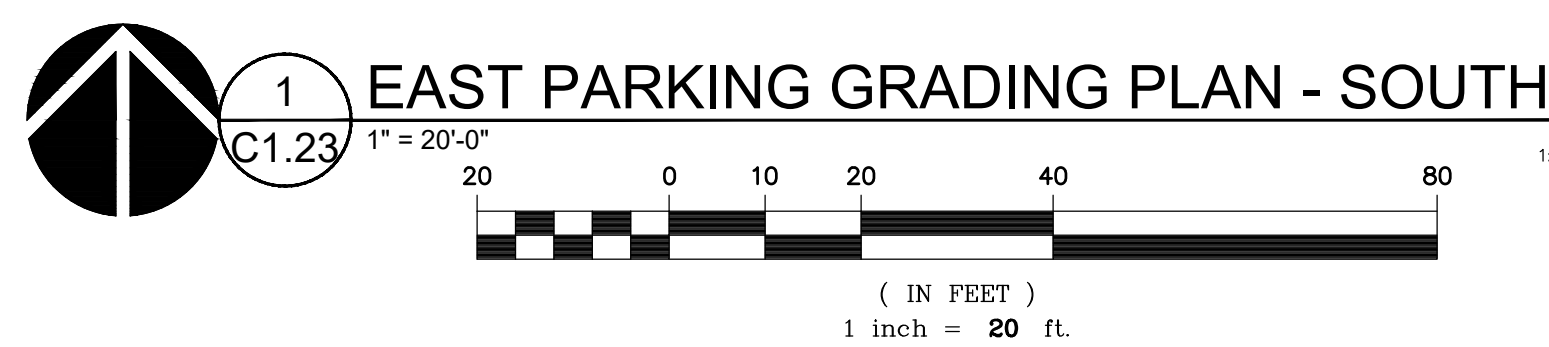
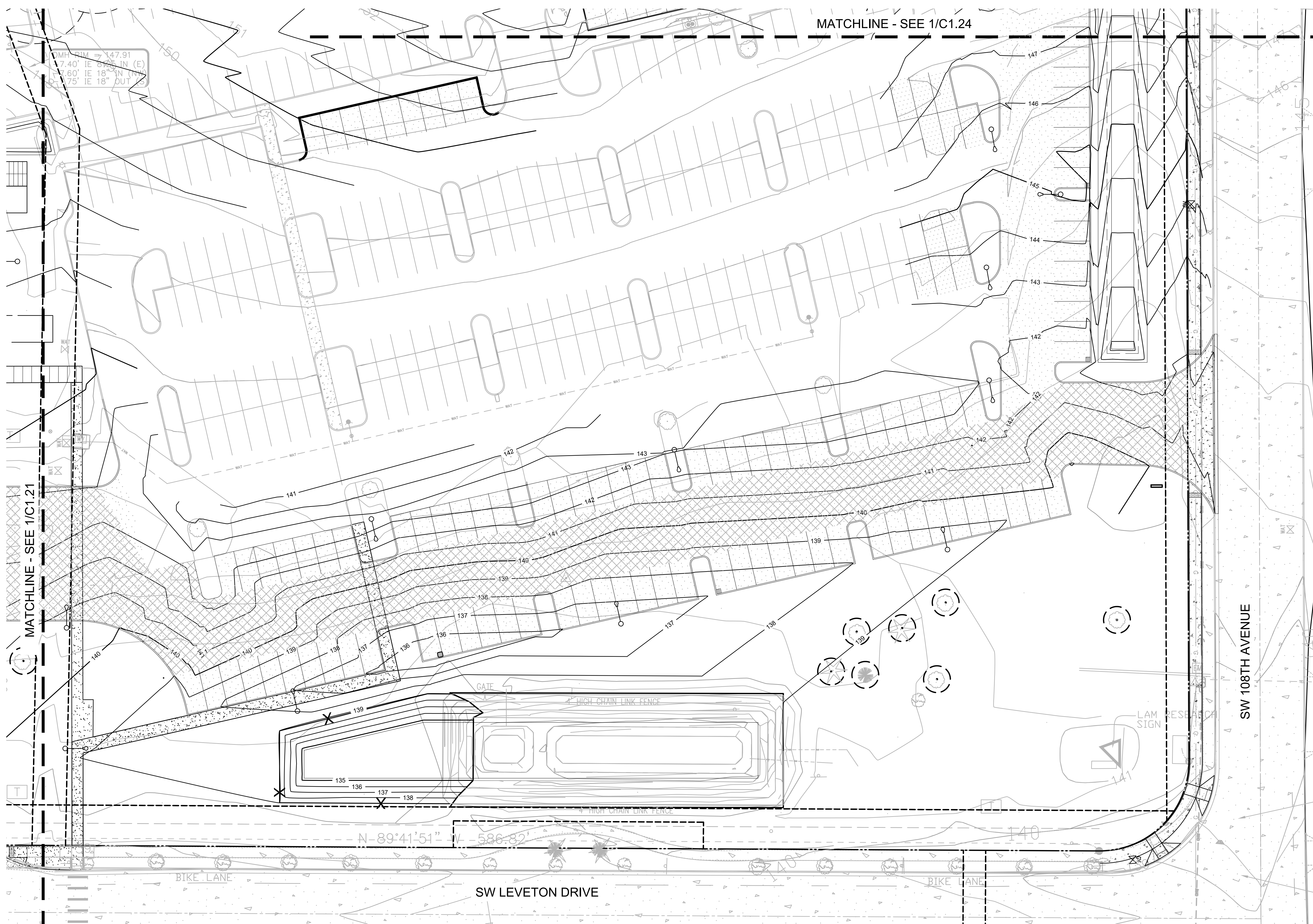
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SHEET

C1.23

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SCALE: NTS

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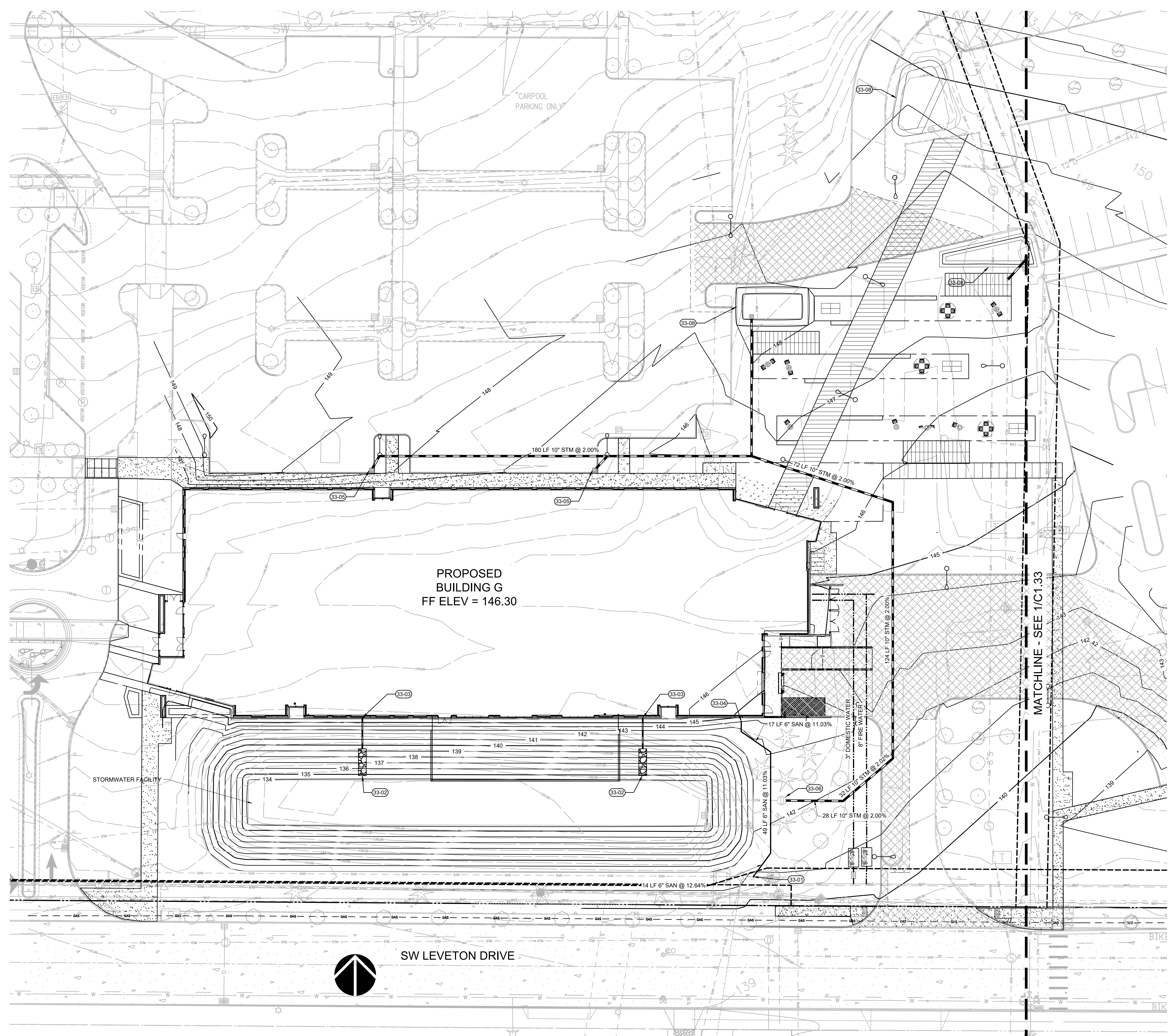
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SHEET TITLE:
BUILDING G
UTILITY PLAN

DRAWN BY: SJS
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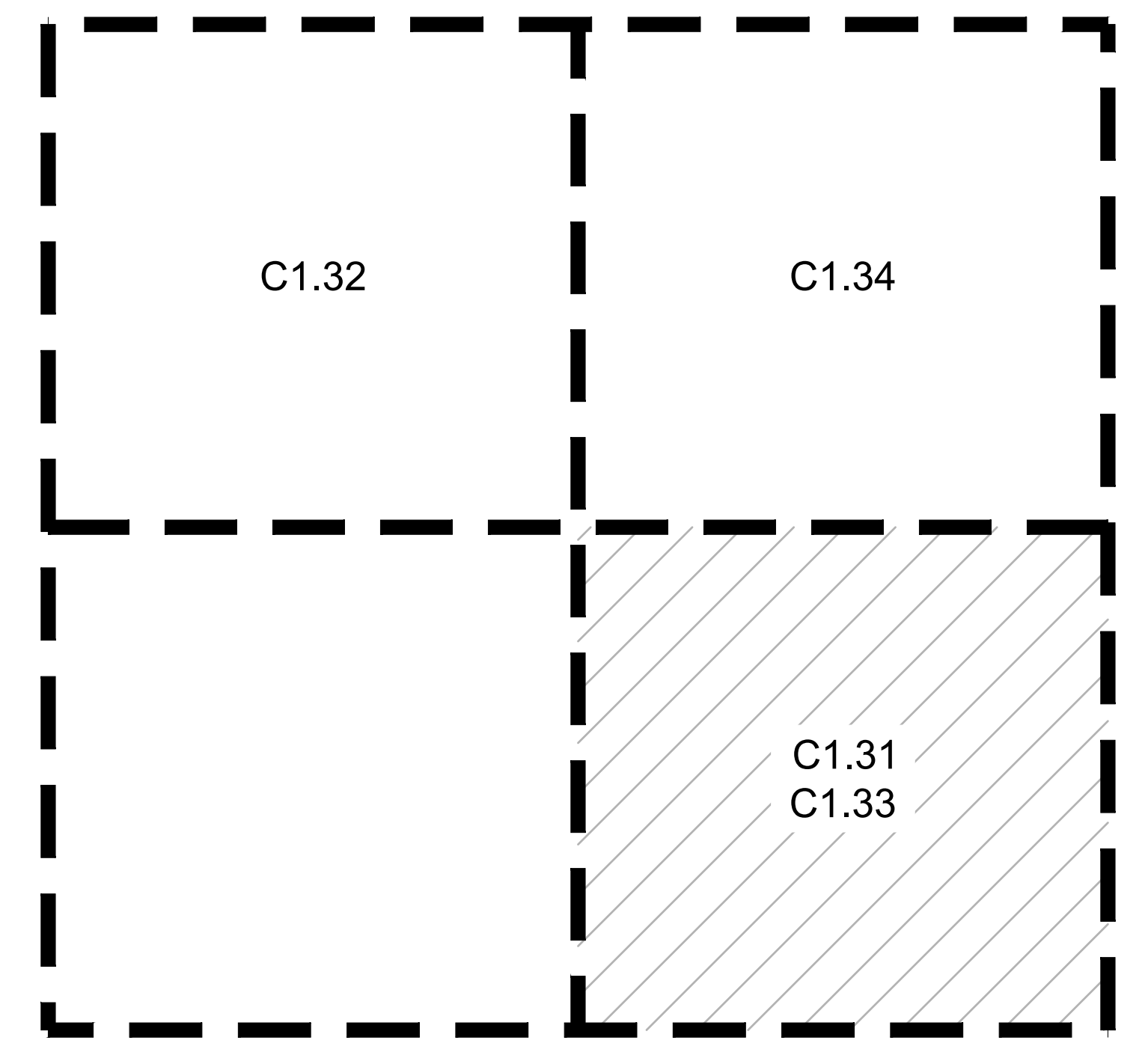
C1.31

JOB NO. **2220087.00**



KEYNOTES

- 33-01 CONNECT SEWER TO EXISTING MANHOLE STUB
- 33-02 6" ROOF DRAIN OFFFALL WITH RIPRAP
- 33-03 ROOF DRAIN CONNECTION TO PLUMBING
- 33-04 CONNECT SEWER LATERAL TO PLUMBING
- 33-05 CATCH BASIN
- 33-06 CONNECT STORM TO EXISTING MANHOLE
- 33-08 STORMWATER BASIN
- 33-09 OVERFLOW OUTLET

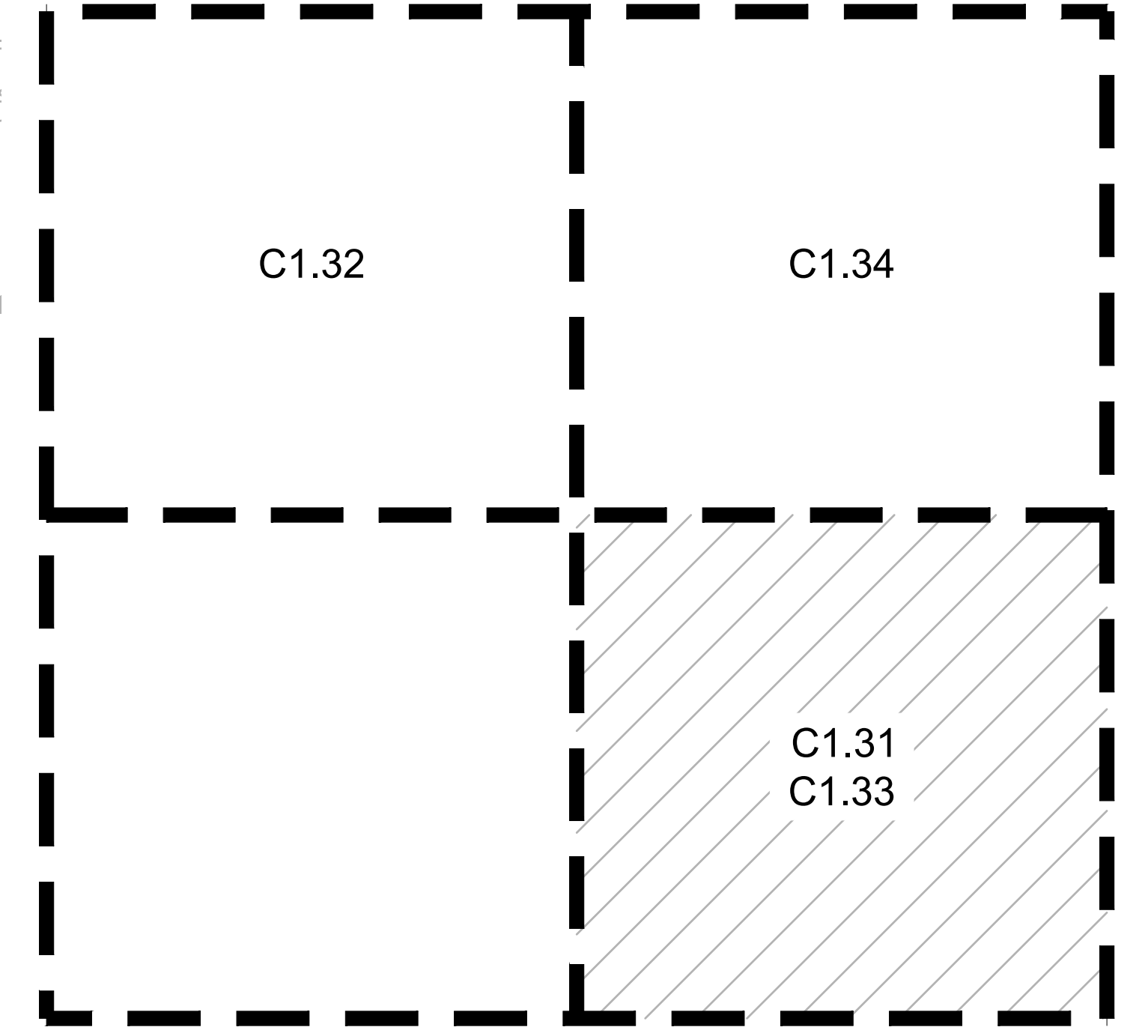
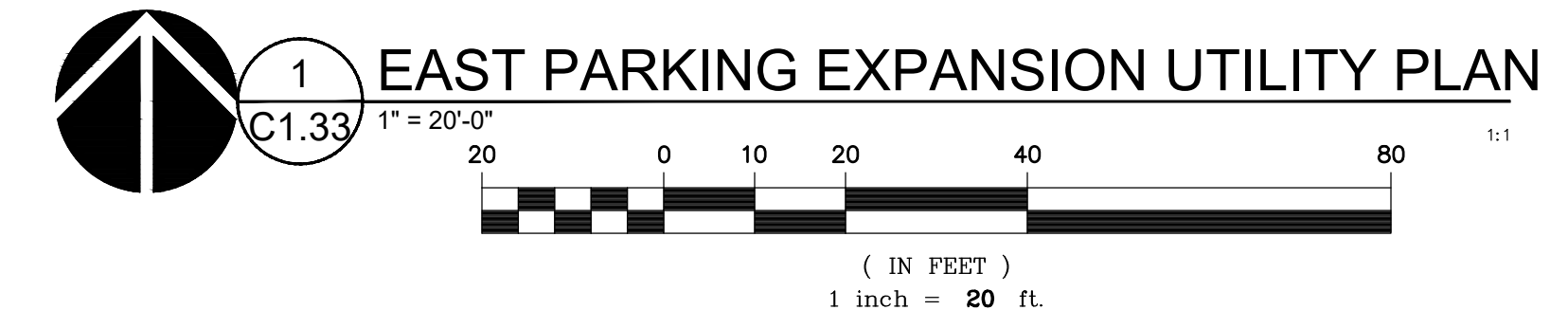
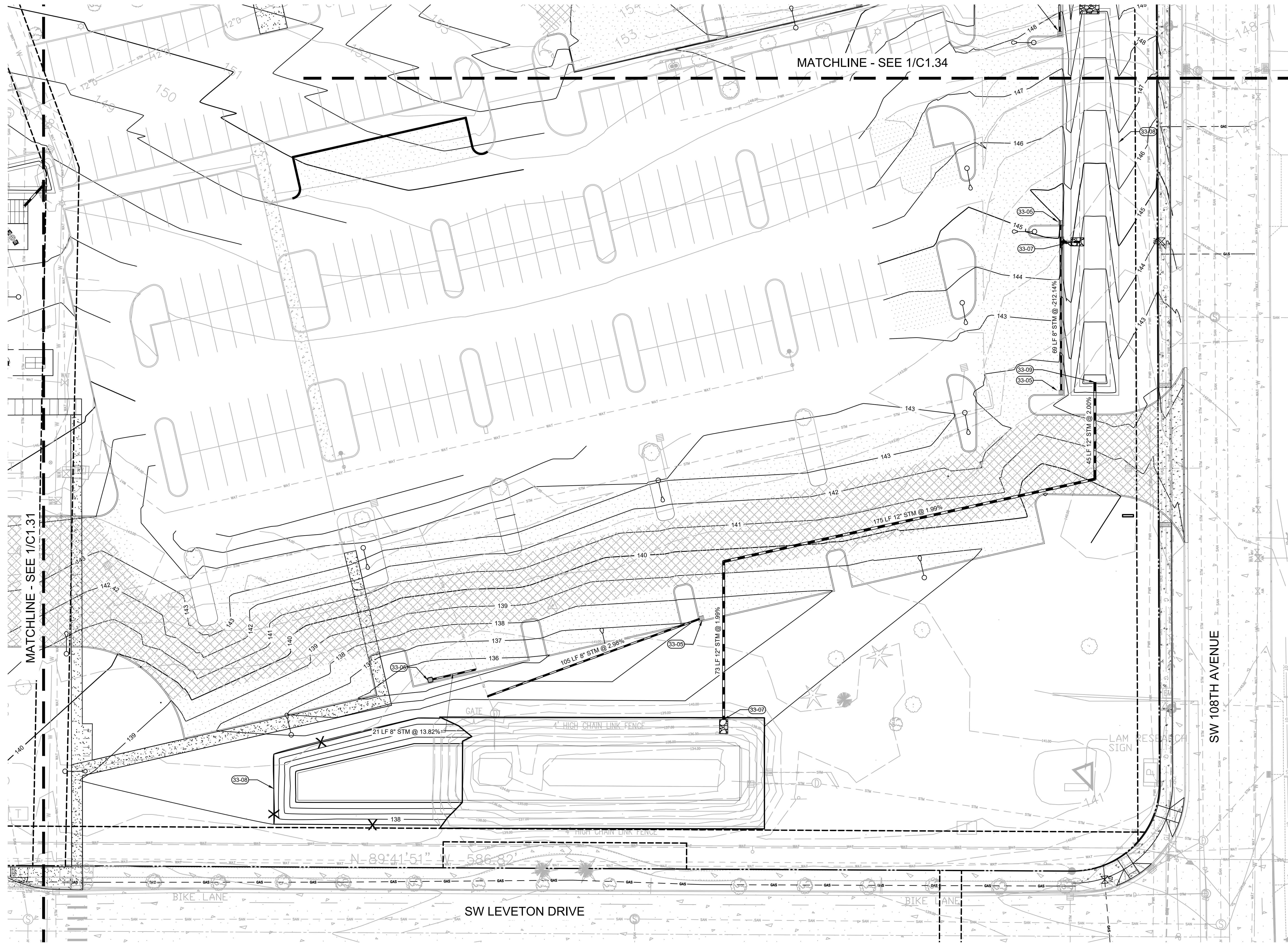


1
C1.31 BUILDING G UTILITY PLAN
 1" = 20'-0"

(IN FEET)
 1 inch = 20 ft.

KEYNOTES

- 33-05 CATCH BASIN
- 33-07 PIPE OUTFALL WITH RIPRAP
- 33-08 STORMWATER BASIN
- 33-09 OVERFLOW OUTLET



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SHEET TITLE:
**EAST PARKING
 EXPANSION
 UTILITY PLAN**

DRAWN BY: SJS

CHECKED BY: BDN

SHEET

C1.33

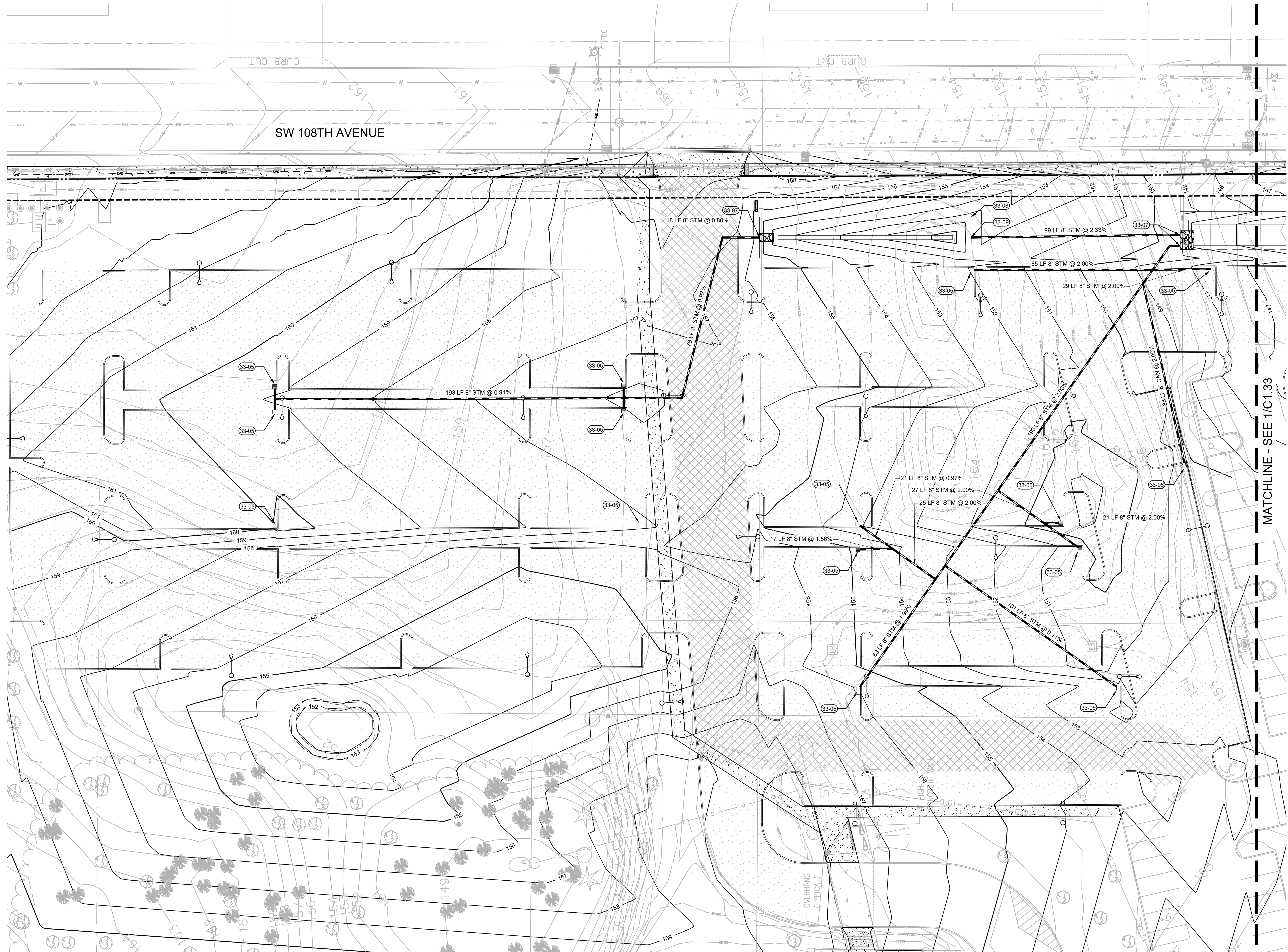


ARCHITECTURAL REVIEW: 8/17/2022

JOB NO. **2220087.00**

KEYNOTES

- 33-05 CATCH BASIN
- 33-07 PIPE OUTFALL WITH RIPRAP
- 33-08 STORMWATER BASIN
- 33-09 OVERFLOW OUTLET



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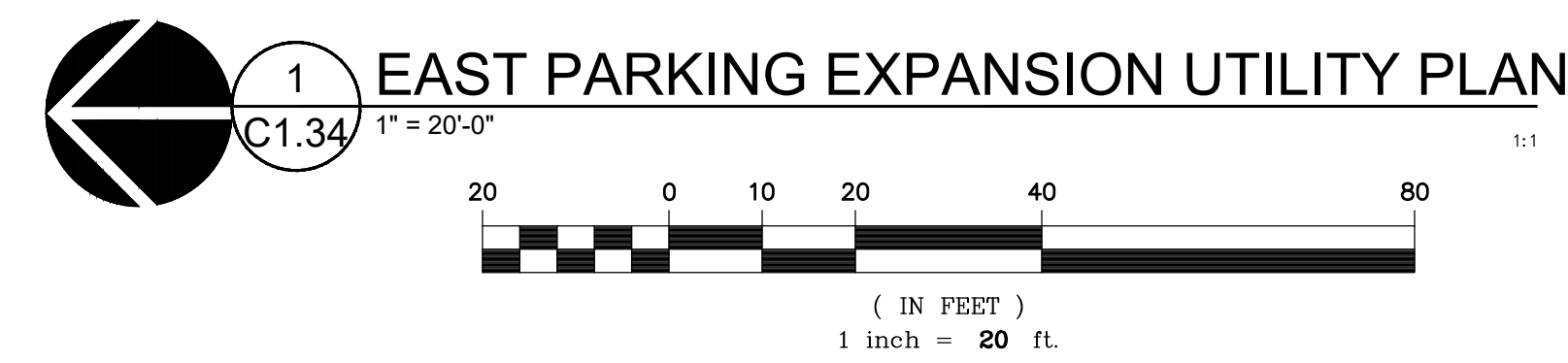
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SHEET TITLE:
EAST PARKING
EXPANSION
UTILITY PLAN

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 SHEET

C1.34

JOB NO. **2220087.00**



KEY MAP
 SCALE: NTS
ARCHITECTURAL REVIEW: 8/17/2022

LEGEND

- SEDIMENT FENCE PER 3/EC6.0
- LIMITS OF GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING DRAINAGE FLOW ARROW
- PROPOSED DRAINAGE FLOW ARROW
- CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
- CONCRETE WASHOUT PER 6/EC6.0
- WHEEL WASH PER 5/EC6.0
- CONSTRUCTION ENTRANCE PER 2/EC6.0
- SOIL STOCKPILE AREA PER 4/EC6.0
- AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

KEYNOTES

- 01-01 CATCH BASIN SEDIMENT FILTER BAG PER DETAIL 1/C1.45
- 01-02 CONSTRUCTION ENTRANCE PER DETAIL 2/C1.45
- 01-04 AREA FOR TEMPORARY SOIL STOCKPILE FROM EARTHWORK CUTTINGS. COVER STOCKPILE PER 4/C1.45
- 01-05 WHEEL WASH PER 5/C1.45
- 01-07 LIMIT OF GRADING
- 01-10 AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER 3/C1.45
- 01-13 STOCKPILE EXCESS ON SITE EXCAVATED SOIL. ROUGHEN SLOPE AND SEED PER 06/C1.45

EROSION CONTROL GENERAL NOTES

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED.
 - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.
 - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
 - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - 2. CREEPING RED FESCUE (20% BY WEIGHT)
 - C. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC.)
 - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
 - 2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
16. AREAS MARKED AS "WO" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**ESC MASS
GRADING**

DRAWN BY: SJS

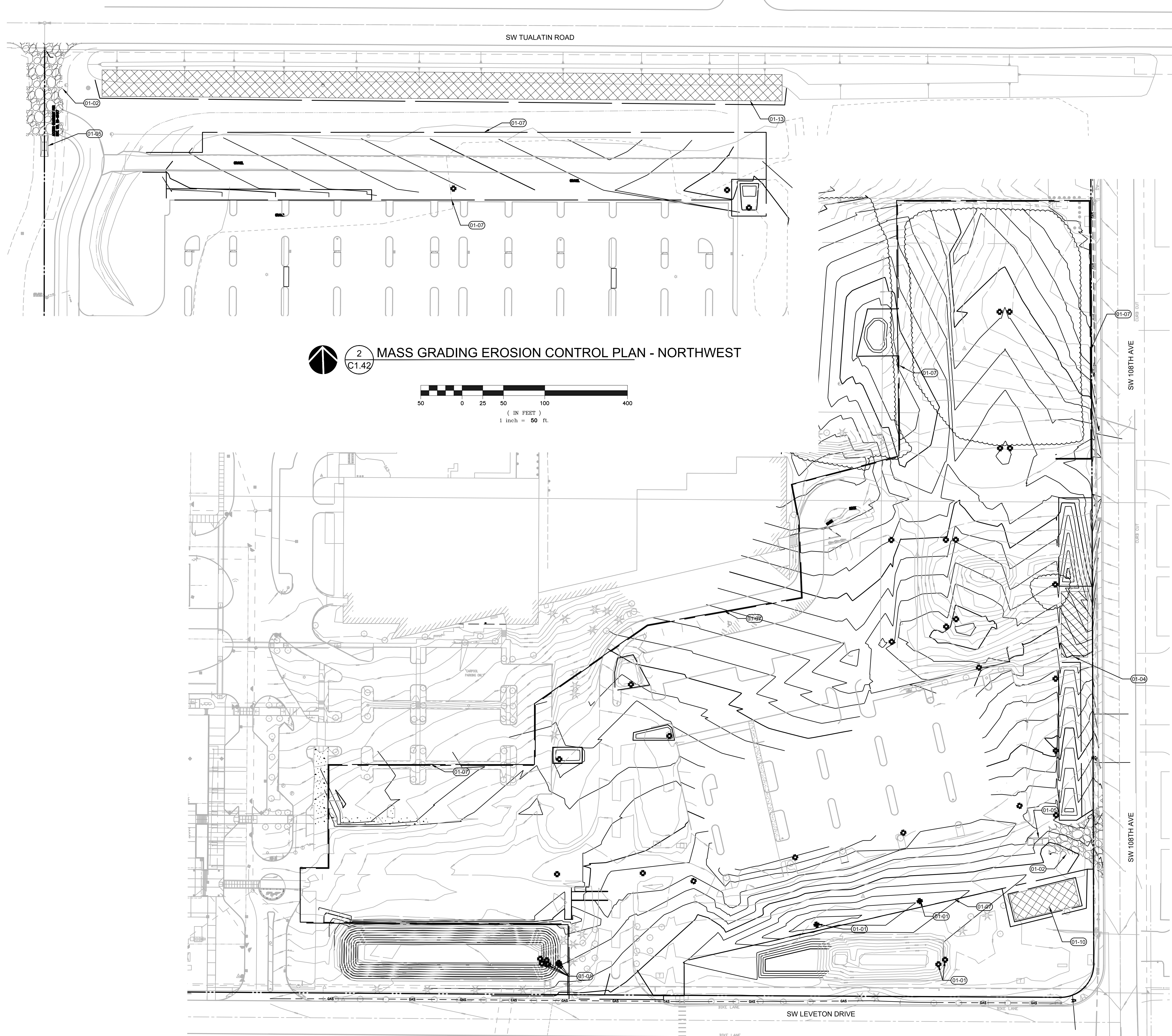
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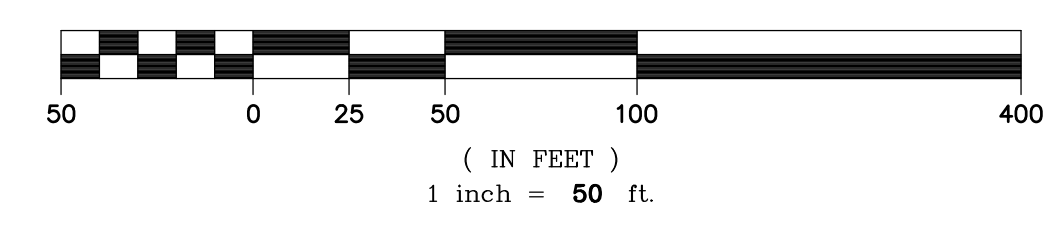
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JOB NO. **2220087.00**

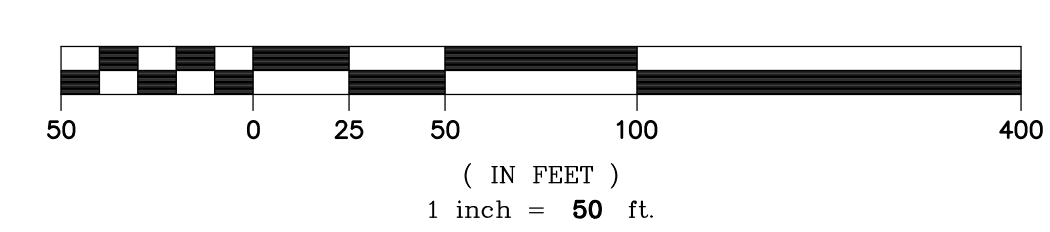
ARCHITECTURAL REVIEW: 8/17/2022



2 MASS GRADING EROSION CONTROL PLAN - NORTHWEST
C1.42



1 MASS GRADING EROSION CONTROL PLAN - SOUTHEAST
C1.42



LEGEND

- SEDIMENT FENCE PER 3/EC6.0
- LIMITS OF GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM LINE
- SANITARY LINE
- FIRE WATER LINE
- DOMESTIC WATER LINE
- CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
- CONCRETE WASHOUT PER 6/EC6.0
- WHEEL WASH PER 5/EC6.0
- CONSTRUCTION ENTRANCE PER 2/EC6.0
- SOIL STOCKPILE AREA PER 4/EC6.0
- AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

UTILITIES PHASE NOTES

1. PROPOSED DETENTION POND TO BE DISCHARGE POINT FOR ALL STORMWATER RUNOFF CONVEYANCE
2. ANY TRENCH DEWATERING SHALL BE DISCHARGE THROUGH A FILTER BAG INTO DETENTION POND WITHIN THE FOREBAY AREAS AS SHOWN
3. STRAW MULCH AND/OR HYDROSEED SHALL BE USED FOR TEMPORARY STABILIZATION OF ANY EXPOSED TRENCH SPOILS (INCLUDING STOCKPOLE IF PLASTIC SHEETING DOESNT WORK)

KEYNOTES

- 01-01 CATCH BASIN SEDIMENT FILTER BAG PER DETAIL 1/C1.45
- 01-06 CONCRETE WASHOUT PER 6/C1.45
- 01-07 LIMIT OF GRADING
- 01-08 PROVIDE AND MAINTAIN 2" THICK COVER LAYER OF COMPOST OVER FINAL GRADING LAYER OF DISTURBED SOIL. AREA OF STORMWATER FACILITY AREA UNTIL PERMANENT GROUND COVER PLANTINGS ARE ESTABLISHED.
- 01-10 AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER 3/C1.45
- 01-11 INLET PROTECTION PER 7/C1.45
- 01-13 STOCKPILE EXCESS ON SITE EXCAVATED SOIL. ROUGHEN SLOPE AND SEED PER 08/C1.45

EROSION CONTROL GENERAL NOTES

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - A. VEGETATED EROSION CONTROL SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
 - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
 - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - 2. CREEPING RED FESCUE (20% BY WEIGHT)
 - C. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC.)
 - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
 - 2. TURF-TYPE FESCUE (60% BY WEIGHT)
2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
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9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT. SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
16. AREAS MARKED AS "WQ" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.

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Delta	Issued As	Issue Date

SHEET TITLE:
**ESC UTILITIES
AND PAVING**

DRAWN BY: SJS

CHECKED BY: BDN

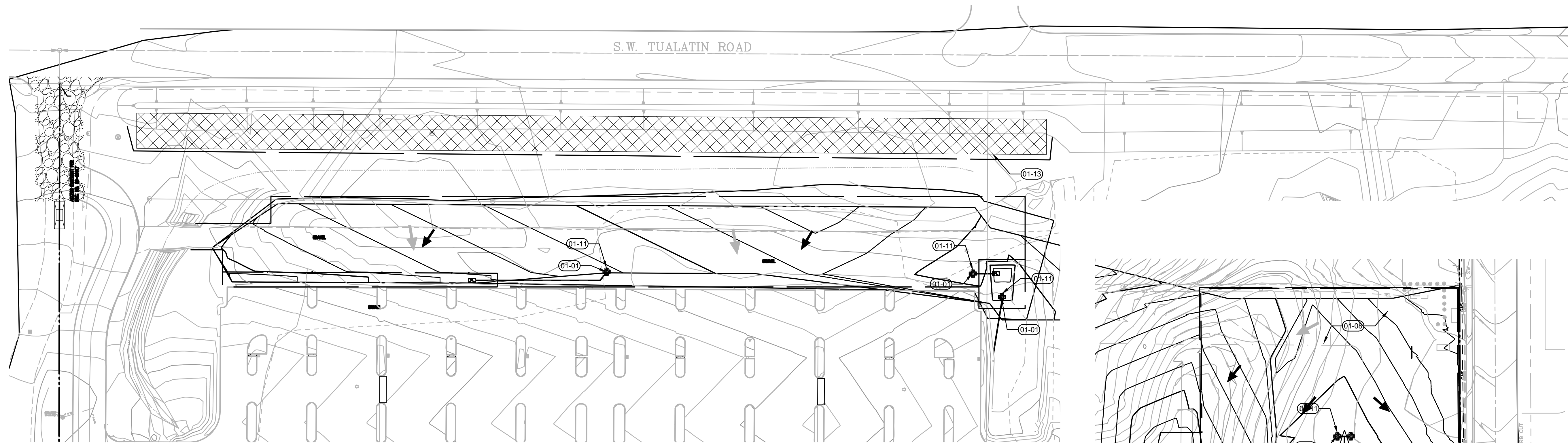
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C1.43

JOB NO. 2220087.00

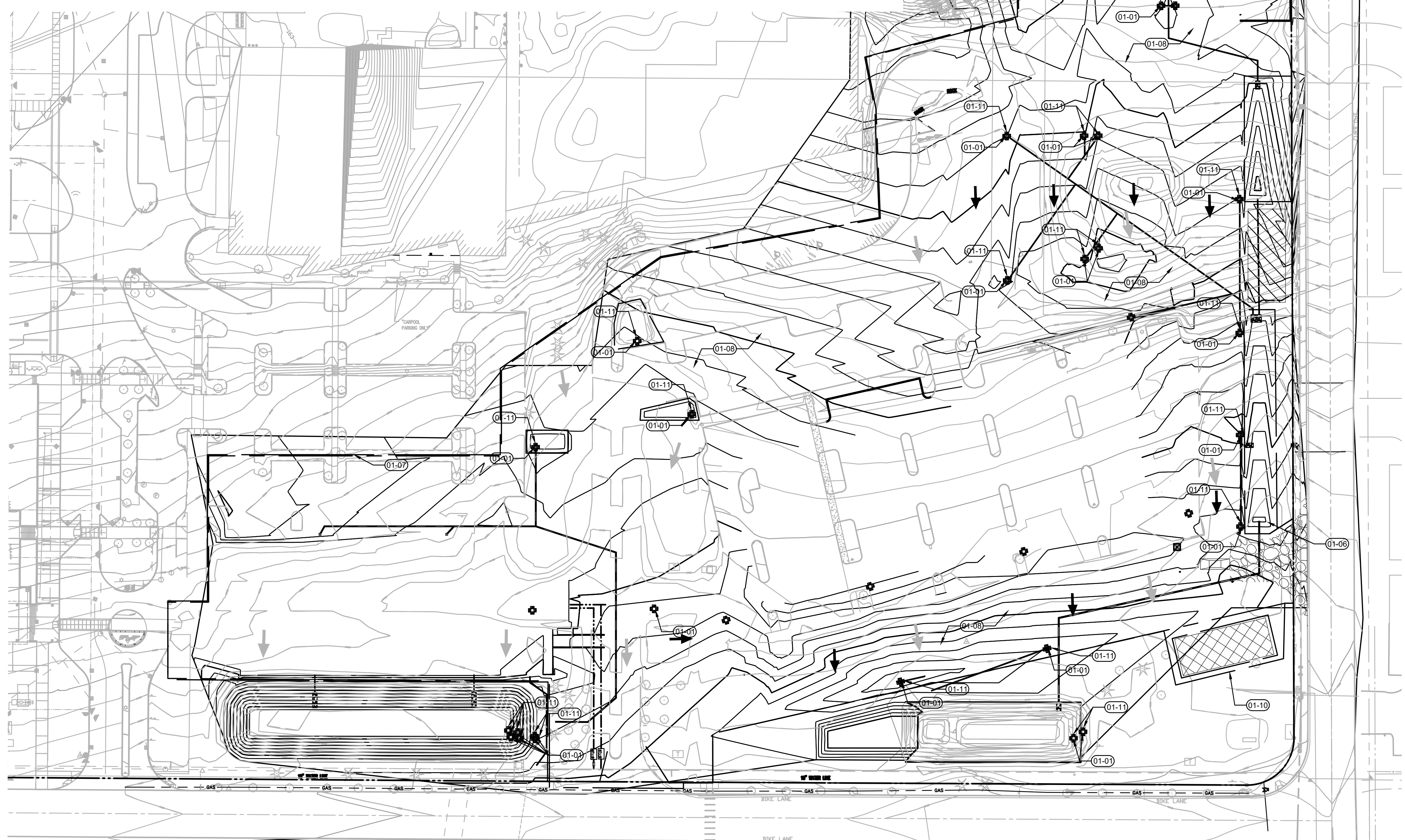
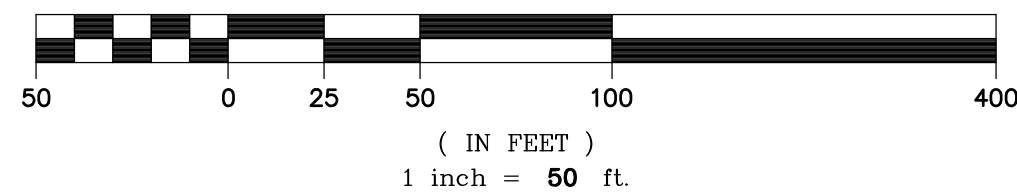
ARCHITECTURAL REVIEW: 8/17/2022

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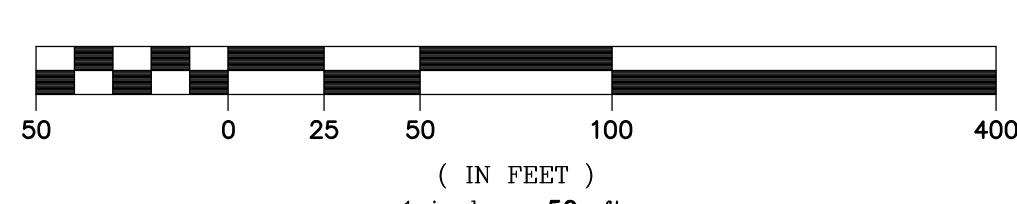
2 NORTHWEST PARKING UTILITIES AND PAVING

C1.43











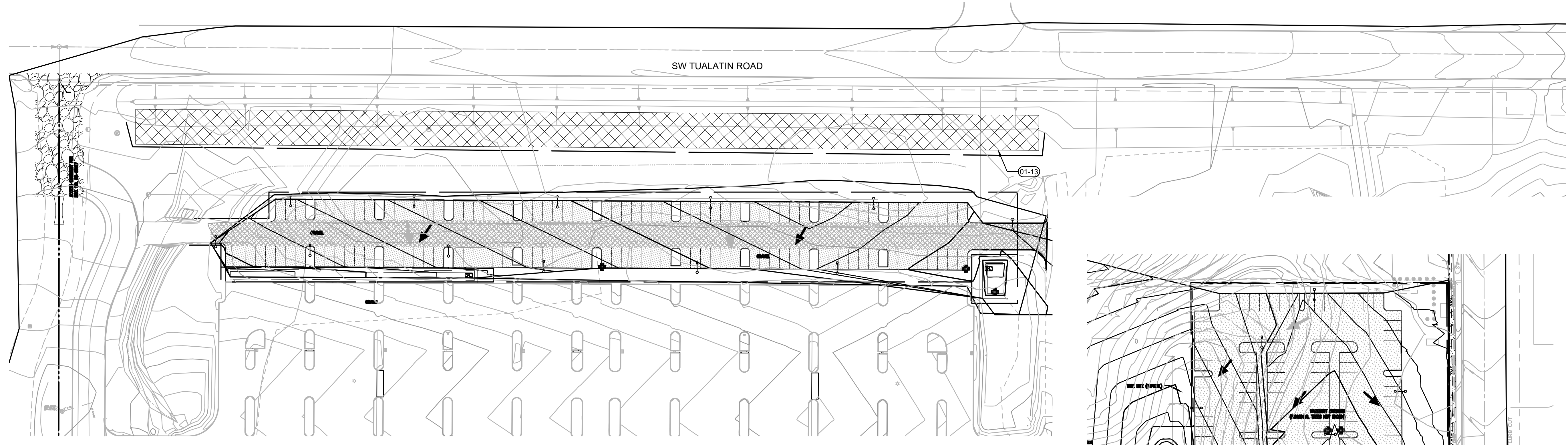
1 SOUTH EAST PARKING UTILITIES AND PAVING

C1.43

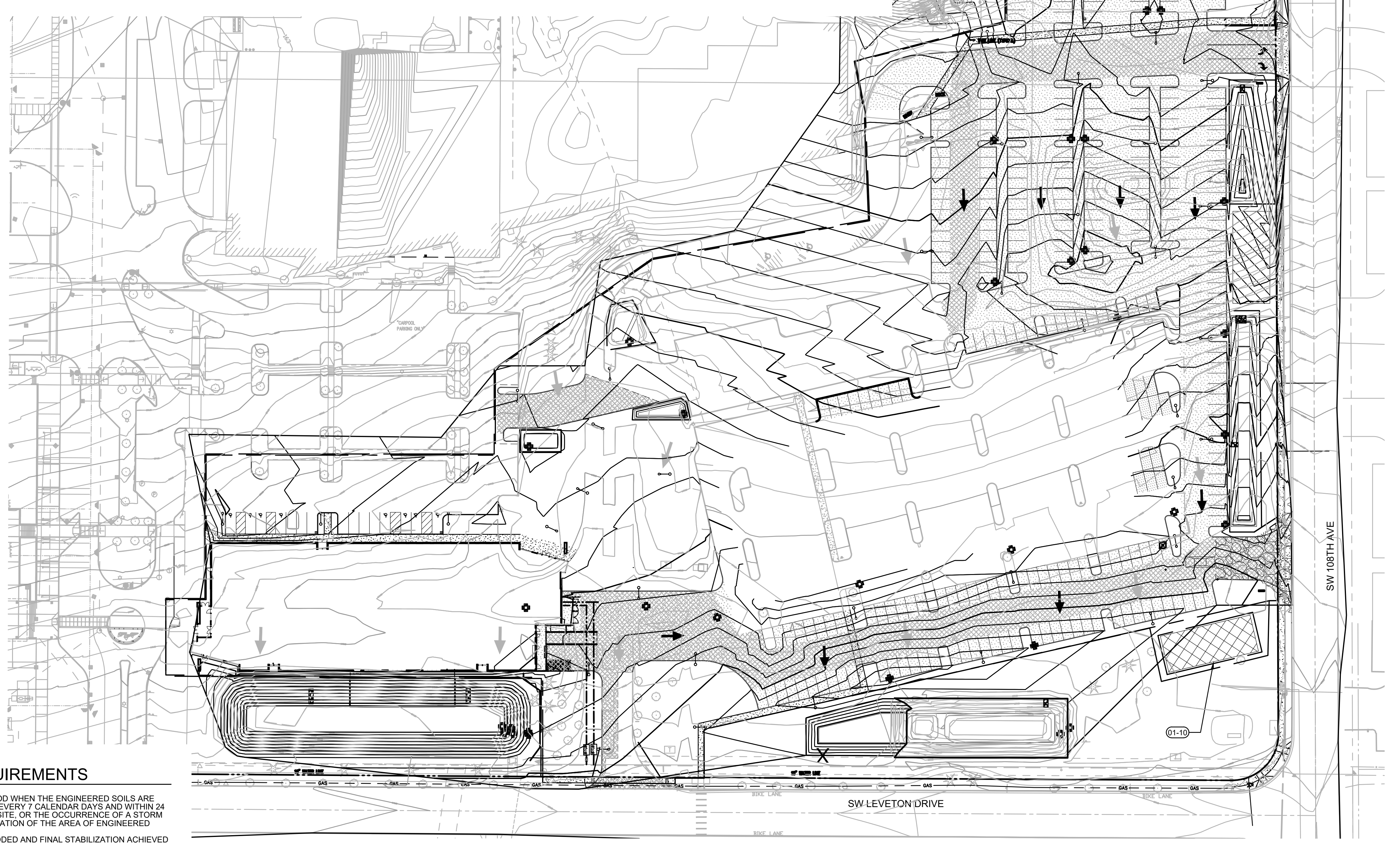
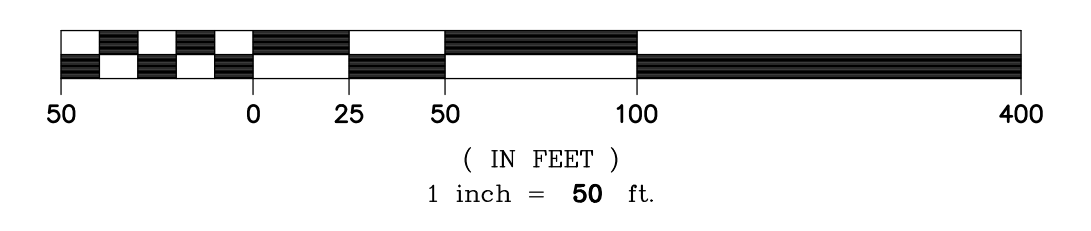


LEGEND

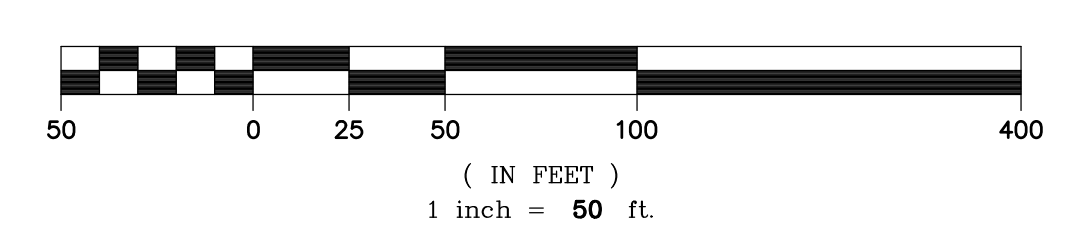
-  SEDIMENT FENCE PER 3/EC6.0
-  LIMITS OF GRADING
-  CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
-  CONCRETE WASHOUT PER 6/EC6.0
-  WHEEL WASH PER 5/EC6.0
-  CONSTRUCTION ENTRANCE PER 2/EC6.0
-  SOIL STOCKPILE AREA PER 4/EC6.0
-  AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE



2 NORTHWEST PARKING BUILDING CONSTRUCTION
C1.44



1 BUILDING G CONSTRUCTION
C1.44



DISCHARGE MONITORING REQUIREMENTS

- THE REGISTRANT MUST BEGIN THE PH MONITORING PERIOD WHEN THE ENGINEERED SOILS ARE FIRST EXPOSED TO PRECIPITATION AND MUST CONTINUE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF DISCHARGE FROM THE SITE, OR THE OCCURRENCE OF A STORM EVENT OF 0.10 INCHES OR GREATER UNTIL FINAL STABILIZATION OF THE AREA OF ENGINEERED SOILS IS ESTABLISHED (SEE SECTION 2.2.2).
- DOCUMENT THE DATE WHEN SOIL AMENDMENTS WERE ADDED AND FINAL STABILIZATION ACHIEVED IN THE INSPECTION REPORT PER SECTION 6.9.
- THE REGISTRANT MUST MONITOR THE PH OF STORMWATER IN THE SEDIMENT BASINS/IMPONDEMENTS AND AT DISCHARGE LOCATIONS THAT RECEIVE STORMWATER RUNOFF FROM THE AREA WHERE ENGINEERED SOILS WERE USED BEFORE THE STORMWATER DISCHARGES TO SURFACE WATERS.
- THE BENCHMARK VALUE FOR PH IS DEFINED IN STANDARD UNITS (SU), AND DETERMINED BY THE RIVER BASIN CONTAINING THE RECEIVING WATERBODY ACCORDING TO OAR 340-041-0021. ANYTIME MONITORING INDICATES THAT THE PH OF THE SITE'S STORMWATER IS THE MAXIMUM ALLOWED SU OR GREATER, THE REGISTRANT MUST EITHER:
 - PREVENT THE HIGH PH WATER FROM ENTERING STORM SEWER SYSTEMS OR SURFACE WATERS; OR
 - ADJUST OR NEUTRALIZE THE HIGH PH WATER UNTIL IT IS IN THE RANGE OF PH SU ACCEPTABLE FOR DISCHARGE TO THE RIVER BASIN CONTAINING THE RECEIVING WATERBODY BY USING AN APPROPRIATE TREATMENT BMP SUCH AS CARBON DIOXIDE (CO2) SPARGING OR DRY ICE. THE REGISTRANT MUST OBTAIN WRITTEN PERMISSION FROM DEQ OR AGENT BEFORE USING ANY FORM OF CHEMICAL TREATMENT OTHER THAN CO2 SPARGING OR DRY ICE PER SECTION 1.2.9.
- THE REGISTRANT MUST PERFORM PH MONITORING ON SITE WITHIN 15 MINUTES OF SAMPLE COLLECTION WITH AN ACCURATELY CALIBRATED PH METER. THE REGISTRANT MUST RECORD THE PH MONITORING RESULTS AND ANY PH ADJUSTMENT TREATMENTS IN THE INSPECTION REPORT.

VERTICAL CONSTRUCTION PHASE NOTES

- ALL CONSTRUCTION MATERIALS THAT COULD LEAD TO POLLUTION IF SPILLED NOT IN IMMEDIATE USE SHALL BE STORED IN A STORAGE BOX TO PREVENT SPILLS AND EXPOSURE TO WET WEATHER
- FOR SPILL PREVENTION SPILL KITS AND OTHER SPILL CONTAINMENT DEVICES (I.E. WATTLES, ABSORBENT SOCKS/BOOMS, ORGANIC OIL ABSORBENTS AGENT, ETC.) SHALL BE KEPT ONSITE THROUGH THE COMPLETION OF THE PROJECT

KEYNOTES

- 01-10 AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER 3/1.45
- 01-13 STOCKPILE EXCESS ON SITE EXCAVATED SOIL. ROUGHEN SLOPE AND SEED PER 08/C1.45

EROSION CONTROL GENERAL NOTES

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX
 - B. DWARF GRASS MIX (MIN. 100 LB./AC.)
 - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - 2. CREEPING RED FESCUE (20% BY WEIGHT)
 - C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
 - 2. TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING. EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
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- SATURATED MATERIALS THAT ARE HAILED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
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- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
- AREAS MARKED AS "STORM FACILITY" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.

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Delta	Issued As	Issue Date

SHEET TITLE:
ESC BUILDING CONSTRUCTION

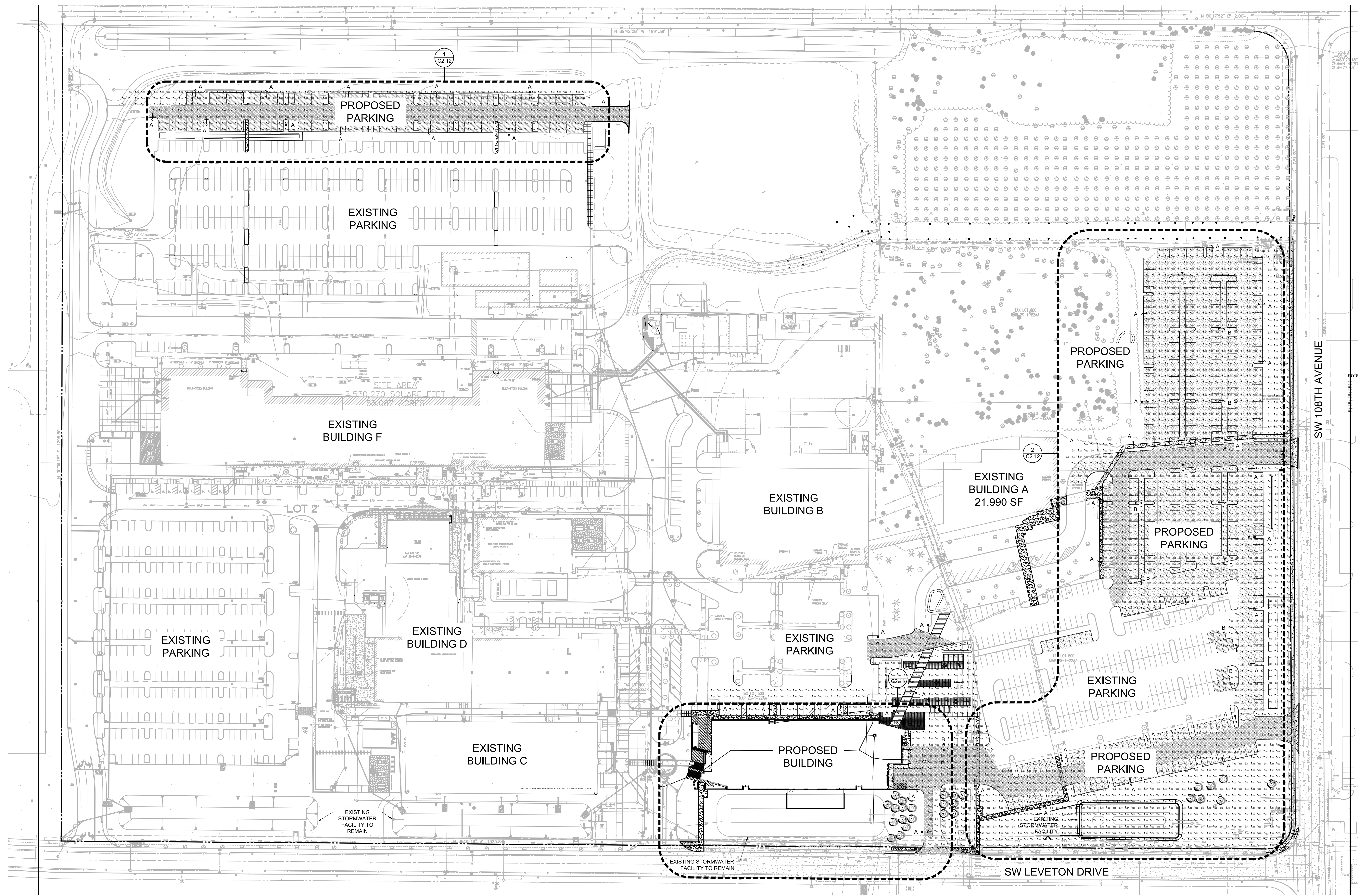
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SHEET

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**OVERALL
PHOTOMETRIC
PLAN**

DRAWN BY: AOC

CHECKED BY: BDN

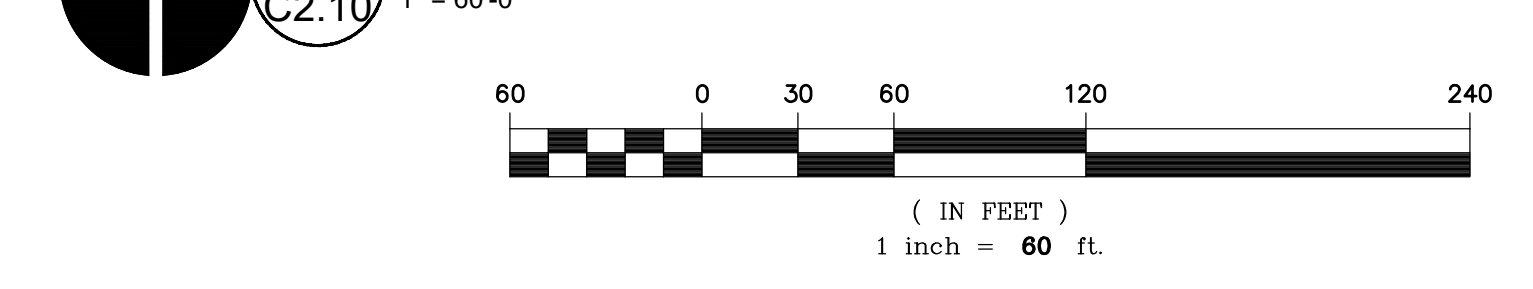
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C2.10

JOB NO. **2220087.00**

ARCHITECTURAL REVIEW: 8/17/2022

1 OVERALL PHOTOMETRIC PLAN



LUMINAIRE SCHEDULE	SYM	QTY	MANUFACTURER	CATALOG #	DISTRIBUTION	WATTS	VOLTAGE	HEIGHT	MA LENGTH	CONFIGURATION
A	44	LITHONIA LIGHTING	KAD LED 20C 530 30K R2 MVOLT	LITHONIA LIGHTING KAD-LED LED CONTOUR SOFT SQUARE FULL CUTOFF	35	UNIVERSAL (126-277 V)	30 FT	N/A	SINGLE	
B	14	LITHONIA LIGHTING	KAD LED 20C 530 30K R2 MVOLT	LITHONIA LIGHTING KAD-LED LED CONTOUR SOFT SQUARE FULL CUTOFF	35	UNIVERSAL (126-277 V)	30 FT	N/A	TWIN	

PHOTOMETRIC CALCULATIONS:

AREA	AVERAGE FOOT CANDLE (FC)
NORTHWEST PARKING LOT	AVERAGE = 0.54 FC
NORTHEAST PARKING LOT	AVERAGE = 0.59 FC
EAST PARKING LOT	AVERAGE = 0.62 FC
SOUTHWEST PARKING LOT	AVERAGE = 0.55 FC
SOUTH ENTRANCE	AVERAGE = 0.28 FC
SOUTHEAST ENTRANCE	AVERAGE = 0.28 FC
EAST ENTRANCE	AVERAGE = 0.28 FC
SOUTHWEST PROPERTY LINE	AVERAGE = 0.13 FC
EAST PROPERTY LINE	AVERAGE = 0.20 FC
NORTHEAST PROPERTY LINE	AVERAGE = 0.15 FC
CENTER DRIVE CONNECTION	AVERAGE = 0.78 FC
NORTH PRCP. BLDG PARKING SIDEWALK	AVERAGE = 0.50 FC
OUTDOOR PLAZA	AVERAGE = 0.70 FC
EAST PARKING SIDEWALK	AVERAGE = 0.12 FC
NORTHWEST LANDSCAPE	AVERAGE = 0.51 FC

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
PHOTOMETRIC PLAN

DRAWN BY: AOC

CHECKED BY: BDN

SHEET

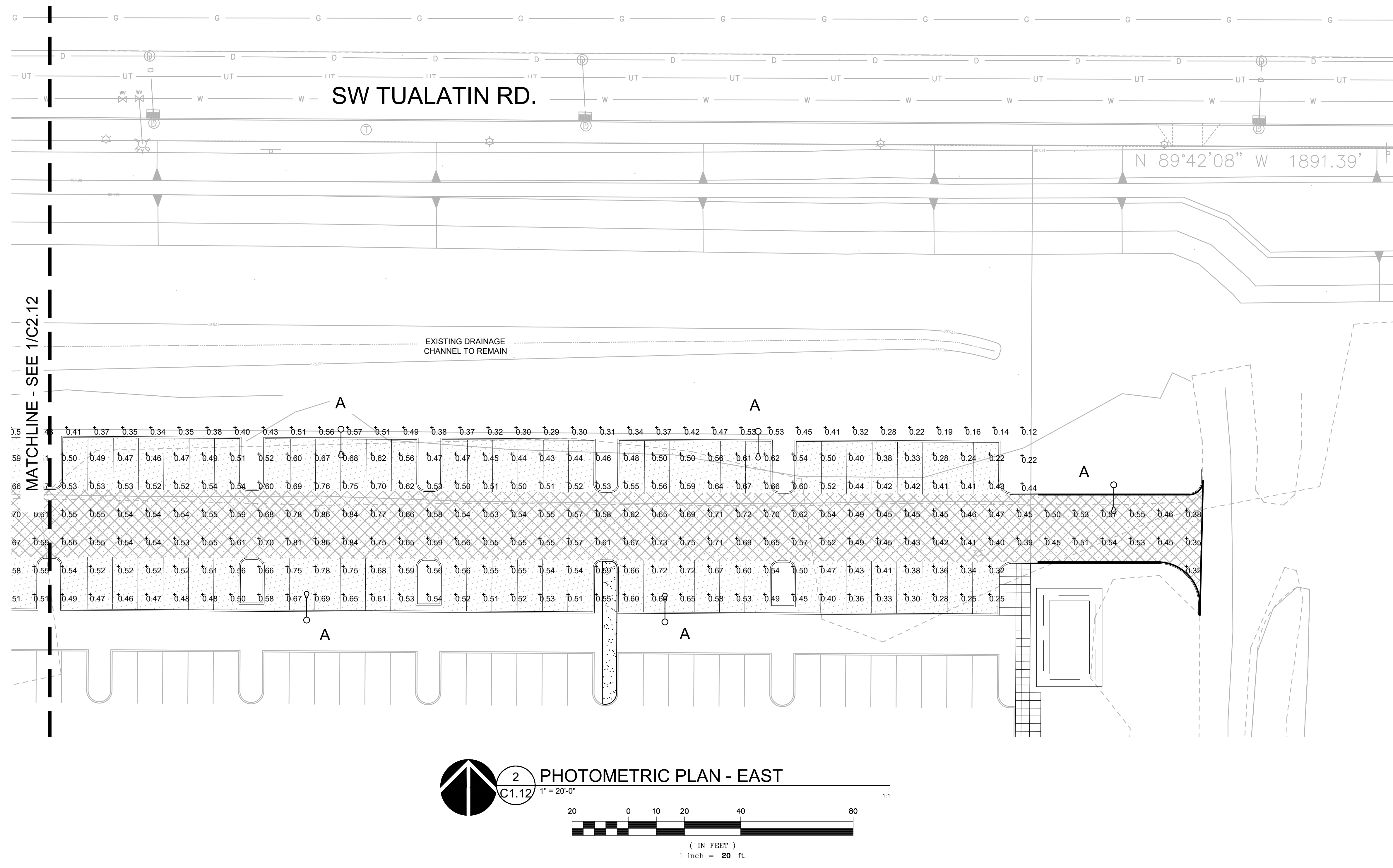
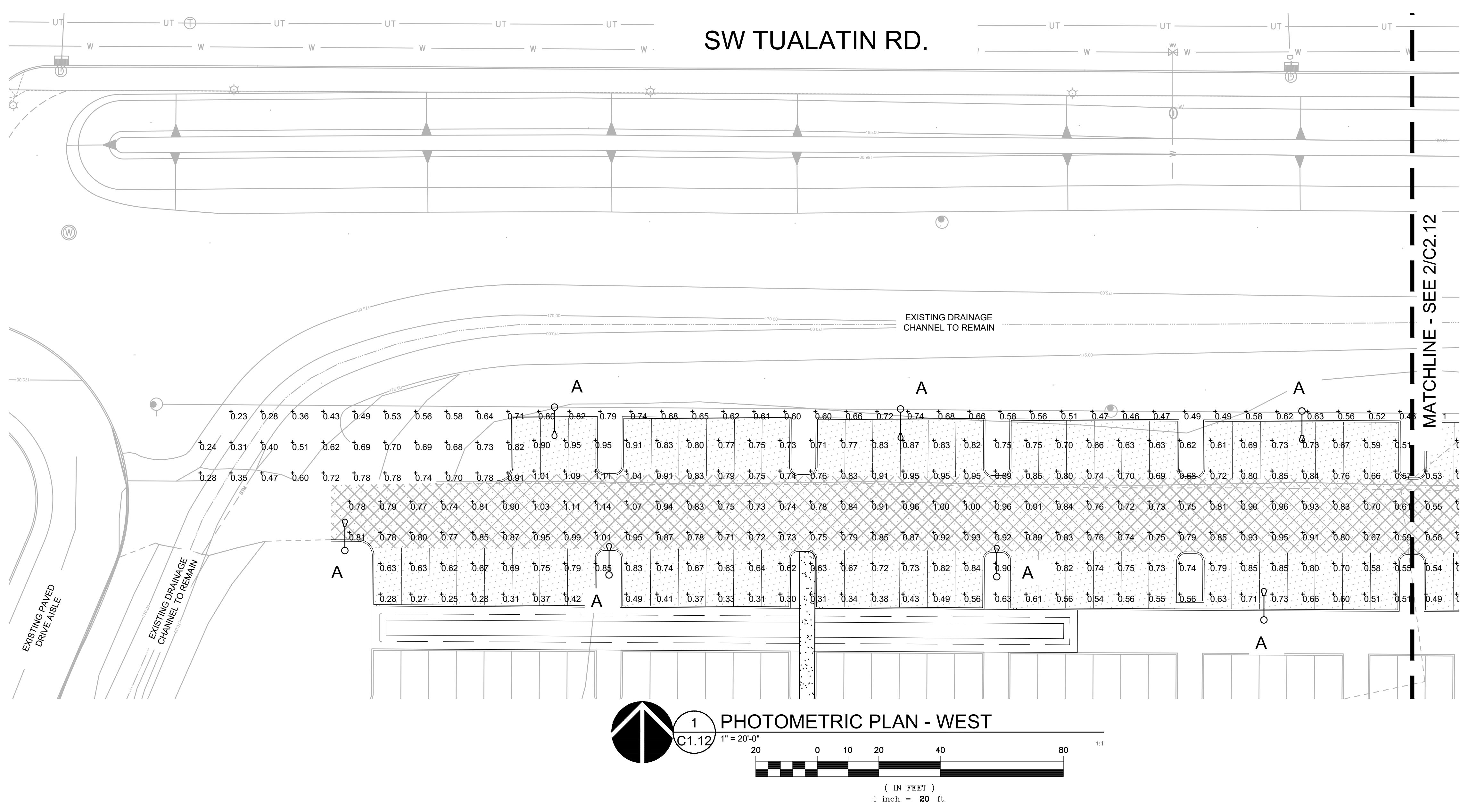
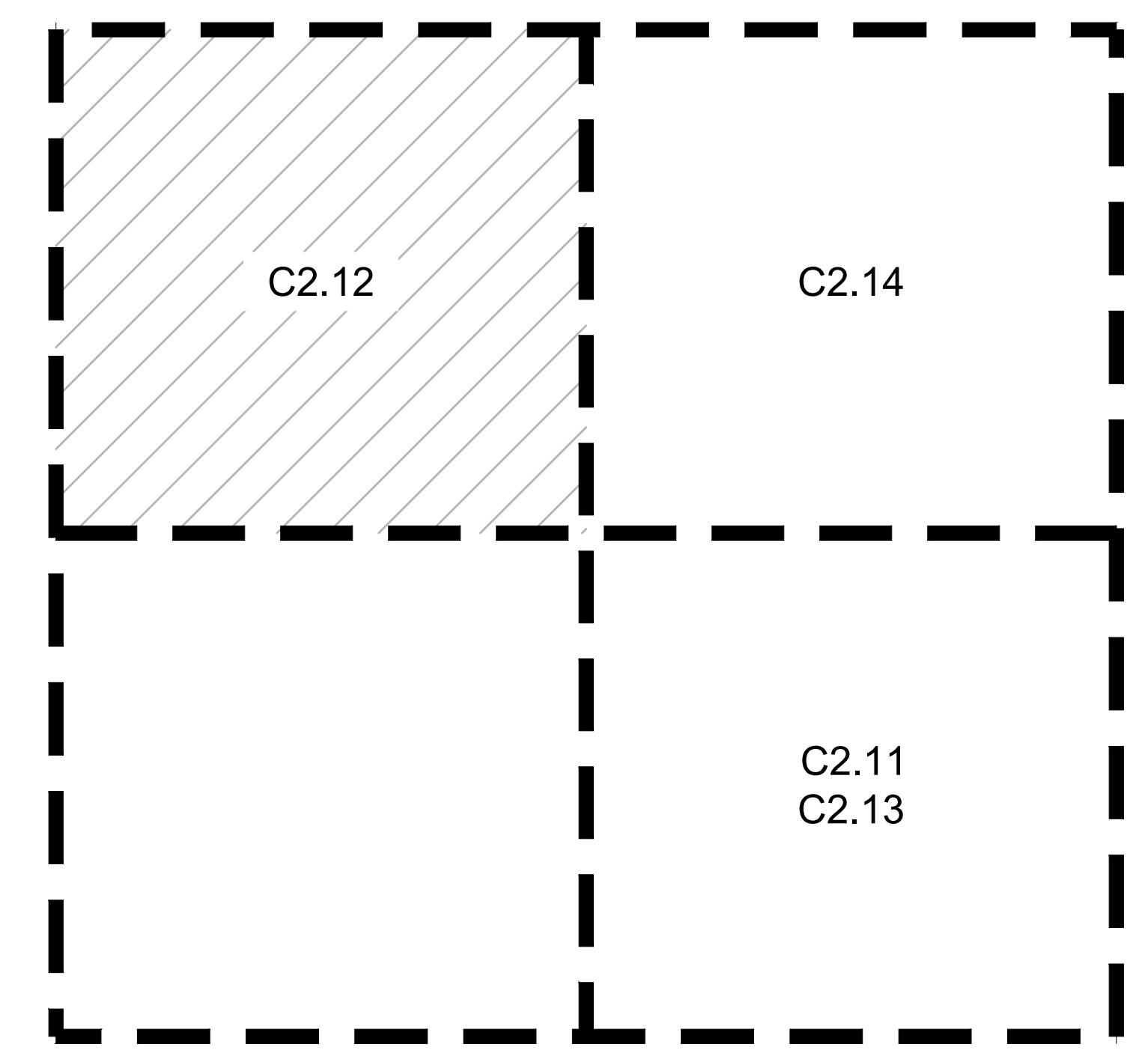
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JOB NO. **2220087.00**

ARCHITECTURAL REVIEW: 8/17/2022



KEY MAP
 SCALE: NTS



SW TUALATIN RD.

EXISTING DRAINAGE CHANNEL TO REMAIN

EXISTING PAVED DRIVE AISLE

EXISTING DRAINAGE CHANNEL TO REMAIN

MATCHLINE - SEE 2/C2.12

UT, W, A grid lines

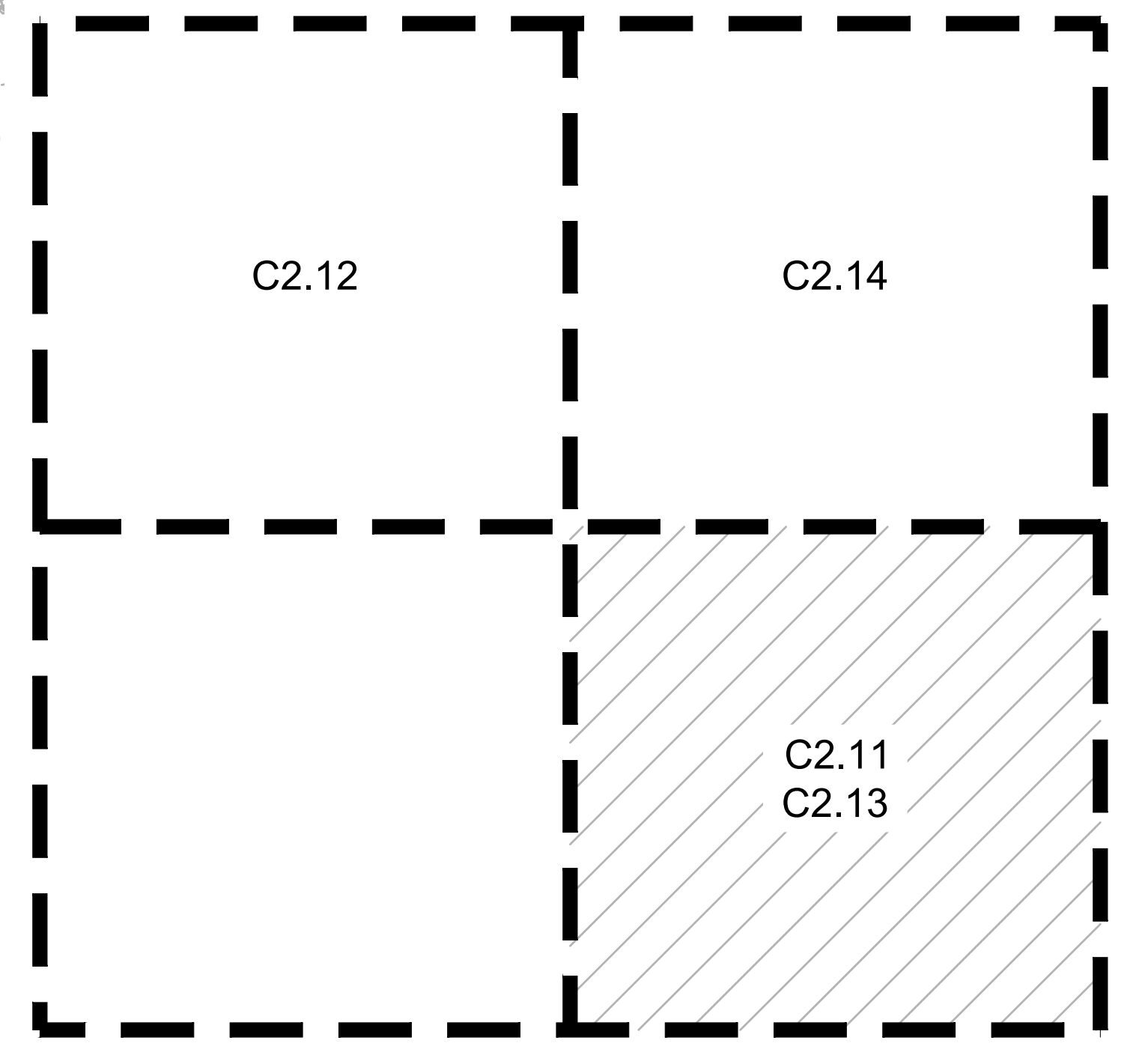
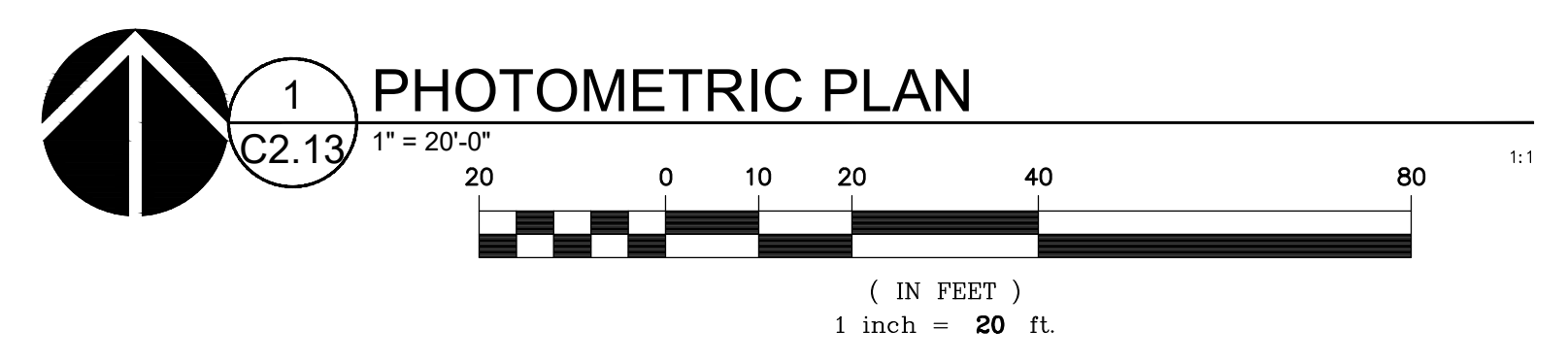
SW TUALATIN RD.

EXISTING DRAINAGE CHANNEL TO REMAIN

MATCHLINE - SEE 1/C2.12

UT, W, A grid lines

N 89°42'08" W 1891.39'



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SHEET TITLE:
PHOTOMETRIC PLAN

DRAWN BY: AOC
 CHECKED BY: BDN
 SHEET

C2.13



REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
PHOTOMETRIC PLAN

DRAWN BY: AOC

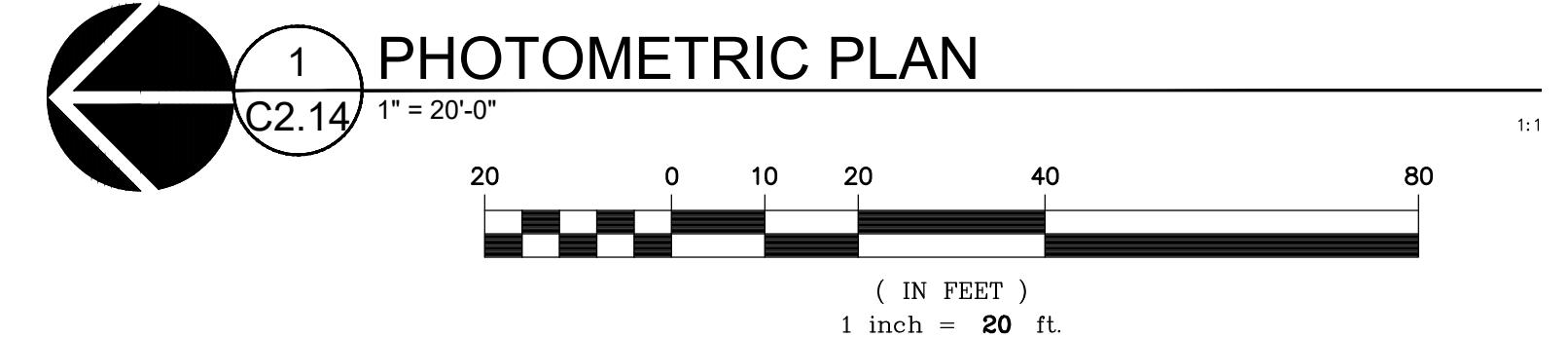
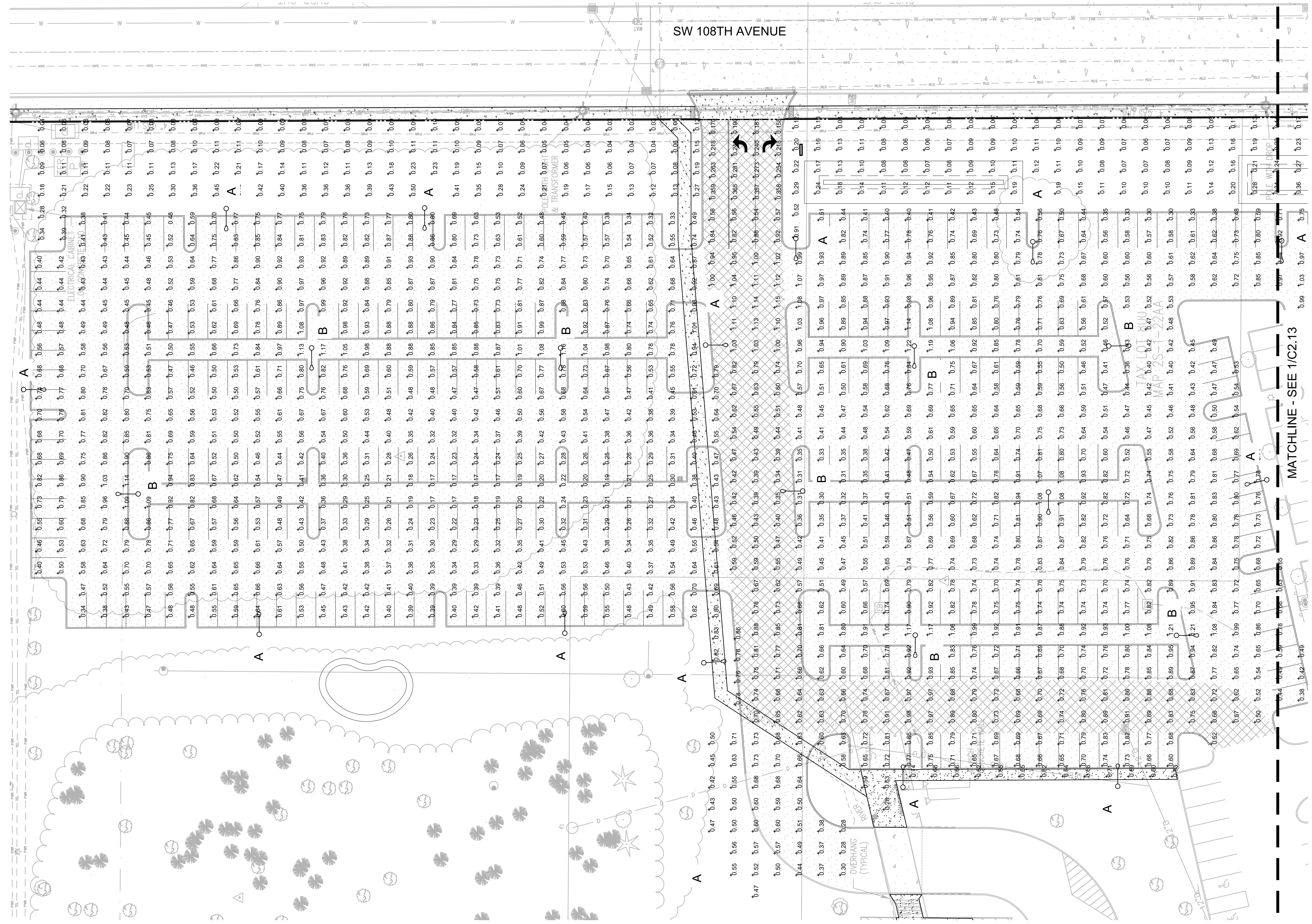
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SHEET

C2.14

JOB NO. **2220087.00**

ARCHITECTURAL REVIEW: 8/17/2022



1 PHOTOMETRIC PLAN
C2.14



KEY MAP
SCALE: NTS

ZONING COMPLIANCE

SITE INFORMATION

JURISDICTION	TJUALATIN, OR
STORMWATER	AGENCY
SITE AREA	435,600 SF
	10.0 AC
BUILDING AREA	87,120 SF
BUILDING COVERAGE	20%
LANDSCAPE AREA	87,120 SF

SHEET INDEX

L0.01	LANDSCAPE GENERAL INFORMATION AND KEY PLAN
L1.10	PLANTING PLAN NORTH (WEST)
L1.11	PLANTING PLAN NORTH (EAST)
L1.12	PLANTING PLAN NORTHEAST
L1.13	PLANTING PLAN EAST
L1.14	PLANTING PLAN SOUTHEAST
L1.15	PLANTING PLAN SOUTHWEST
L1.16	PLANTING PLAN WEST
L2.10	PLAN ENLARGEMENT
L2.11	PLAN ENLARGEMENT



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TJUALATIN
FAC-1446

NEW OFFICE BUILDING

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	
•	ACER RUBRUM 'BONHALL' BONHALL MAPLE	1.5" CAL.	
•	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	1.5" CAL. BAB	
•	QLETTISIA TRIACANTHOS INERMIS 'MORANE' MORANE HONEY LOCUST	2" CAL. BAB	
•	LIRIODENDRON TULIPIFERA TULIP POPLAR	2" CAL. BAB	
•	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. BAB	
•	NYSSA SYLVATICA 'DAVID ODUM' AFTERBURNER TUPERO	2" CAL. BAB	
•	PARROTTIA PERSICA PERSIAN PARROTTIA	2" CAL. BAB	
•	PRUNUS X YEDOENSIS 'AKEBONO' AKEBONO YOSHINO CHERRY	1.5" CAL. BAB MATCHING	
•	ULMUS 'PATRIOT' PATRIOT ELM	1.5" CAL. BAB	
•	ZELKOVA SERRATA 'HALKA' HALKA ZELKOVA	1.5" CAL. BAB	
EXISTING	BOTANICAL / COMMON NAME	SIZE	
•	EXISTING TREE TO REMAIN	---	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING
•	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA	5 GAL.	48" o.c.
•	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	2 GAL.	24" o.c.
•	CISTUS X PLAVIRENATUS 'SUNSET' SUNSET ROCKROSE	5 GAL.	48" o.c.
•	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	2 GAL.	36" o.c.
•	PHILADELPHUS LEWISII WILD MOCKORANGE	5 GAL.	5' o.c.
•	FINUS MUDD VAR. MUDD DWARF MUDD PINE	5 GAL.	36" o.c.
•	PRUNUS LAUROCARPUS 'ZABELIANA' ZABEL LAUREL	5 GAL.	48" o.c.
•	RHAPHANALIS INDICA 'MONTI' INDIAN PRINCESS INDIAN HAWTHORN	5 GAL.	48" o.c.
•	SPIRAEA DOUGLASSII WESTERN SPIREA	5 GAL.	36" o.c.
•	SYMPHORICARPOS ALBUS 'MAGIC BERRY' COMPACT SNOWBERRY	5 GAL.	48" o.c.
•	THALIA OCCIDENTALIS 'BRANDON' BRANDON ARBORVITAE	5 GAL.	6' o.c.
•	THALIA OCCIDENTALIS 'CONCARE' FIRE CHIEF GLOBE ARBORVITAE	5 GAL.	36" o.c.
•	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5 GAL.	36" o.c.
•	VERBURNUM DAVIDII DAVID VERBURNUM	5 GAL.	36" o.c.
•	VERBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	5 GAL.	10' o.c.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING
•	ARCTOSTAPHYLOS UVA-URSI KINNICKINICK	1 GAL.	24" o.c.
•	LAWN	1 LB / 1000 SF	
•	MAHONIA REPENS 'MONARK' MONARK CREEPING OREGON GRAPE	1 GAL.	24" o.c.
•	RUBUS CALYCIDOIDES GREEN CARPET RASPBERRY	1 GAL.	24" o.c.
•	SEED MIX MEADOW ROUGH SEED MIX	1 LB / 1000 SF	
STORMWATER	BOTANICAL / COMMON NAME	SIZE	SPACING
•	STORMWATER ZONE A HERBACEOUS PLANTS	1 GAL.	15" o.c.
•	STORMWATER ZONE B GROUNDCOVER MIX	1 GAL.	12" o.c.

LANDSCAPE CODE AREAS

[Pattern]	GENERAL LANDSCAPING
[Pattern]	108TH ST RIGHT OF WAY IMPROVEMENTS
[Pattern]	PARKING ISLAND LANDSCAPING
[Pattern]	PARKING PERIMETER LANDSCAPING
[Pattern]	STORMWATER

LANDSCAPE NOTES

- GENERAL**
- CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
 - CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON / 1-800-424-5555 (OR 811) IN WASHINGTON. [SELECT ONE STATE AND DELETE THE OTHER AND THIS NOTE.]
 - NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
 - LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
 - DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
 - CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.
- PLANTING**
- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
 - SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUNDCOVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
 - ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z66.1-2004.
 - TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
 - DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
 - IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
 - REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL, APPROVED BY THE OWNER AND OWNERS REPRESENTATIVE.
 - EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
 - A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
 - TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
 - ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.
- IRRIGATION**
- UNLESS OTHERWISE INDICATED, ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDE LOOP SYSTEM FOR OPTIMUM EFFICIENCY.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (IRRIGATION PLANS) TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE OF 1"=20'
 - CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS
 - CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
 - IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
 - SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
 - SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
 - ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
 - PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
 - VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
 - REFER TO CIVIL DETAILS AND DETAILS ON L5.10 FOR POINT OF CONNECTION AND BACKFLOW PREVENTION INFORMATION.
 - MAINLINE LAYOUT IS DIAGRAMMATIC ONLY.
 - CONTROLLER TO BE MOUNTED ON BUILDING EXTERIOR. GENERAL CONTRACTOR TO COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
 - ZONE THE FOLLOWING AREAS SEPARATELY: TEMPORARY AREAS, PERMANENT LANDSCAPE AREAS, AND TREES.
 - QUICK COUPLERS TO BE PLACED EVERY 300 LINEAR FEET MAX.
 - IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
 - THE SYSTEM SHALL BE GRAVITY DRAINED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MANUAL DRAINS AT LOW POINTS.

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SHEET TITLE:
**LANDSCAPE
GENERAL
INFORMATION**

DRAWN BY: AB

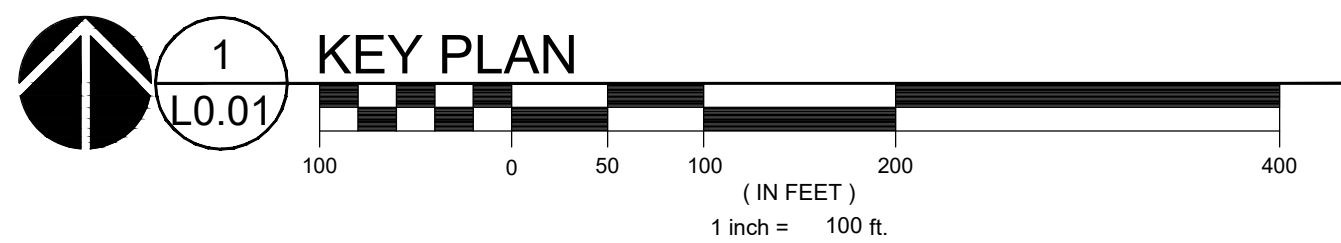
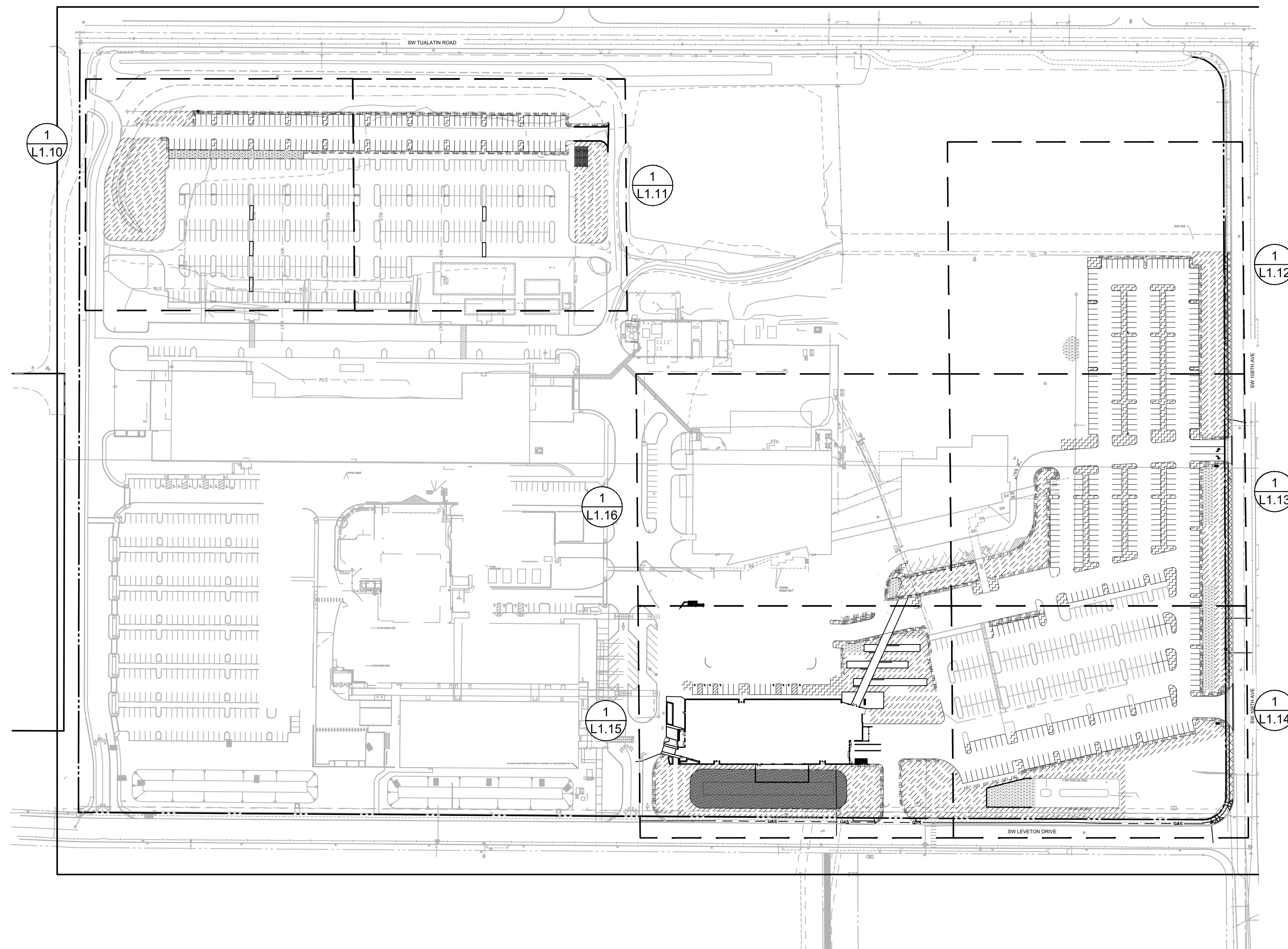
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SHEET

L0.01

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NEW OFFICE BUILDING

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SHEET TITLE:
**PLANTING PLAN
NORTHEAST**

DRAWN BY: AB

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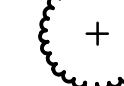


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


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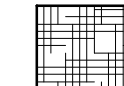
TREES

-  *CERCIDIPHYLLUM JAPONICUM*
KATSURA TREE
-  *MALUS X 'PRAIRIFIRE'*
PRAIRIFIRE CRAB APPLE
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AKEBONO YOSHINO CHERRY
-  *ULMUS 'PATRIOT'*
PATRIOT ELM

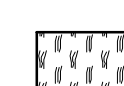

SHRUBS

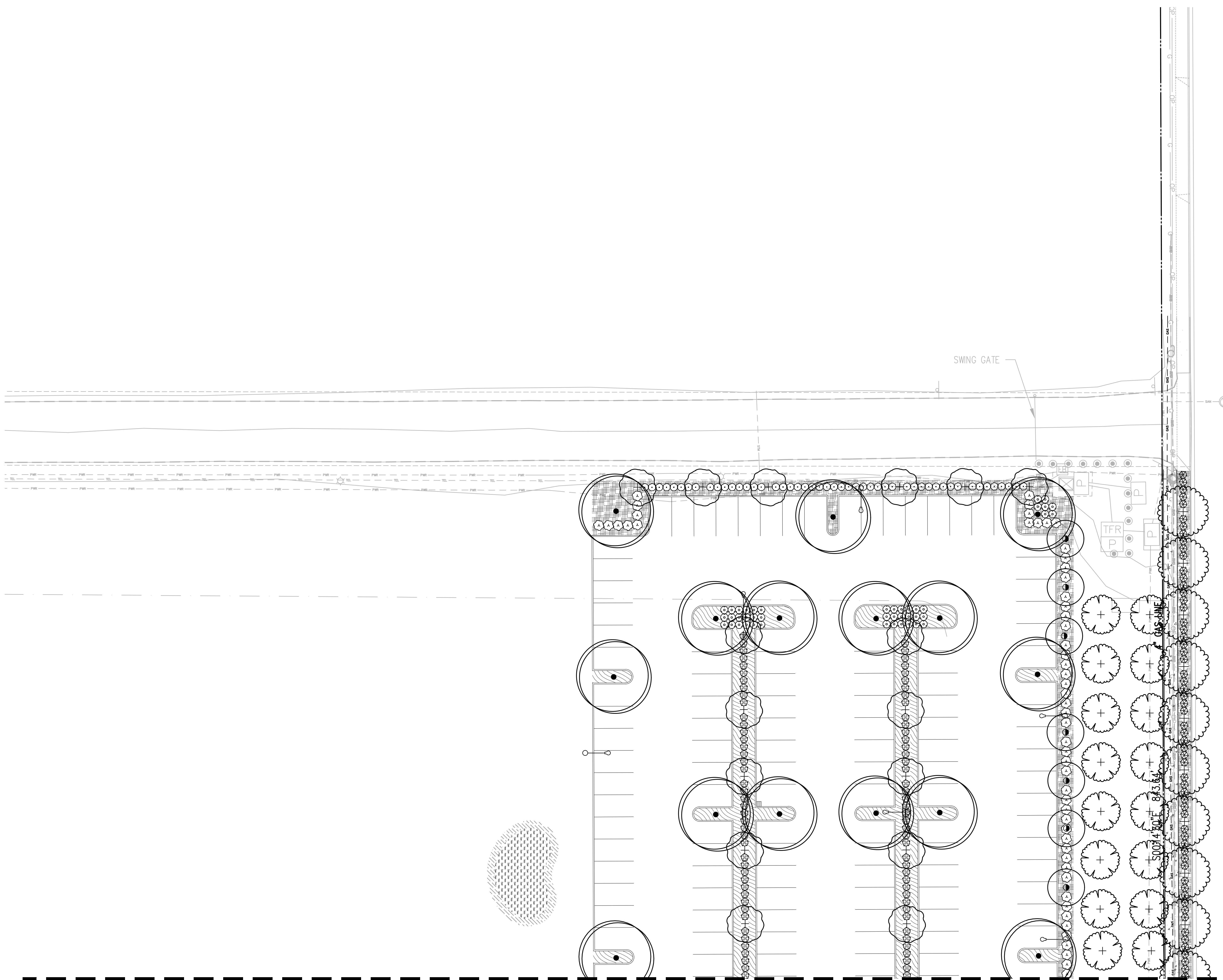
-  *PRUNUS LAUROCERASUS 'ZABELIANA'*
ZABEL LAUREL
-  *SPIRAEA DOUGLASII*
WESTERN SPIREA
-  *THUJA OCCIDENTALIS 'CONGARE'*
FIRE CHIEF GLOBE ARBORVITAE
-  *VACCINIUM OVATUM*
EVERGREEN HUCKLEBERRY
-  *VIBURNUM DAVIDII*
DAVID VIBURNUM

GROUND COVERS

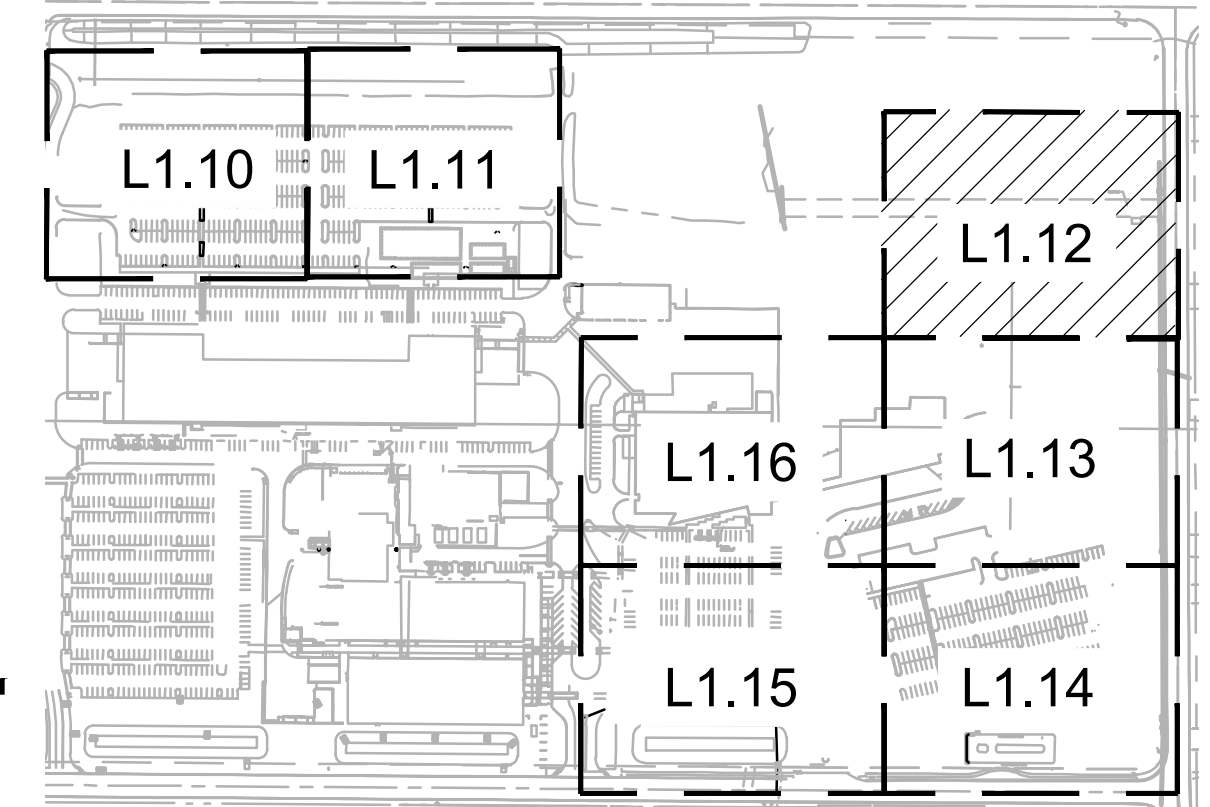
-  *ARCTOSTAPHYLOS UVA-URSI*
KINNIKINICK
-  *MAHONIA REPENS 'MONRWS'*
DARKSTAR CREEPING OREGON GRAPE

STORMWATER

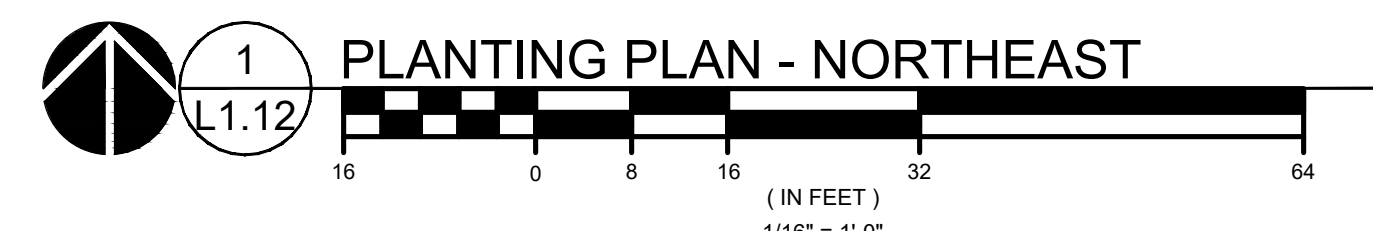
-  **STORMWATER ZONE A**
HERBACEOUS PLANTS
-  **STORMWATER ZONE B**
GROUNDCOVER MIX



MATCHLINE - SEE L1.13



KEY MAP
SCALE: NTS



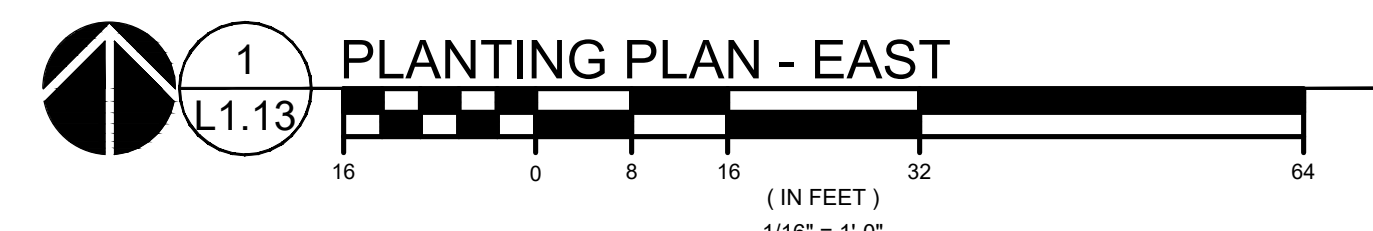
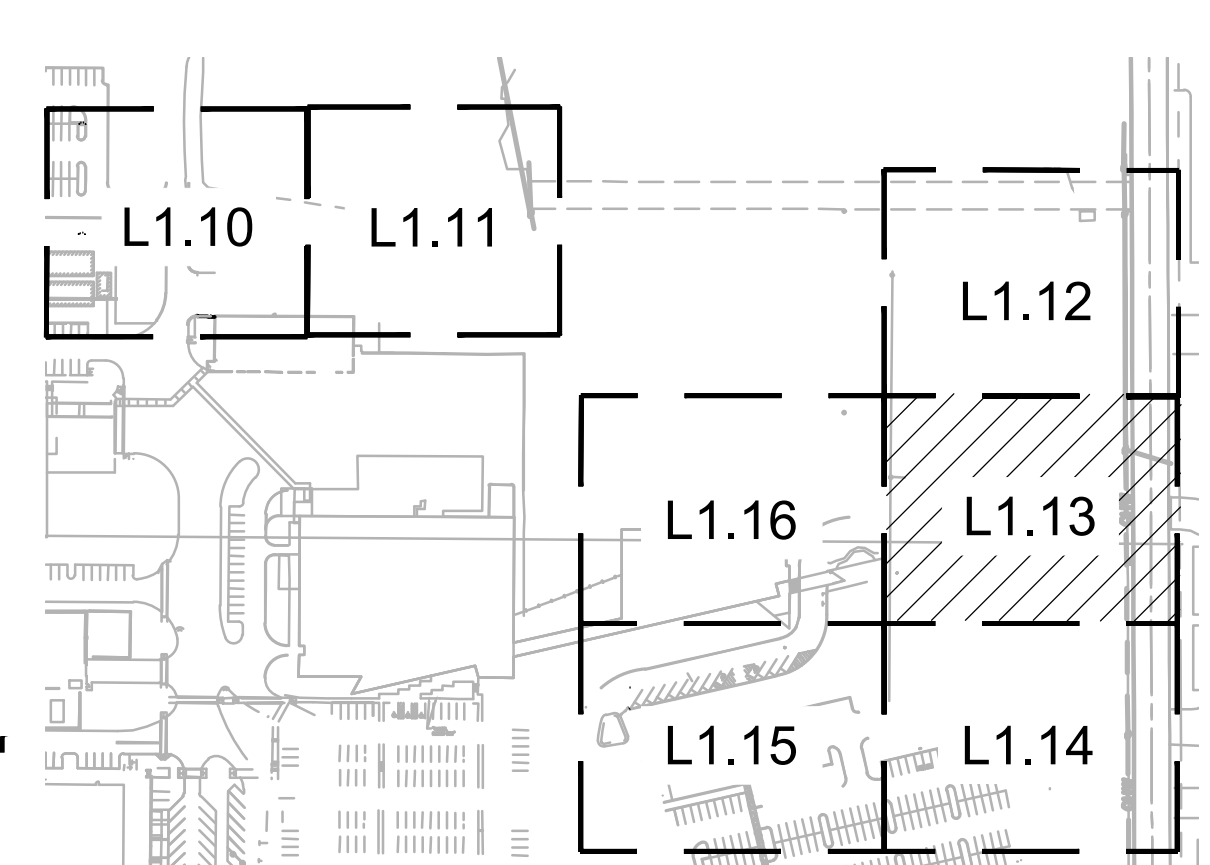
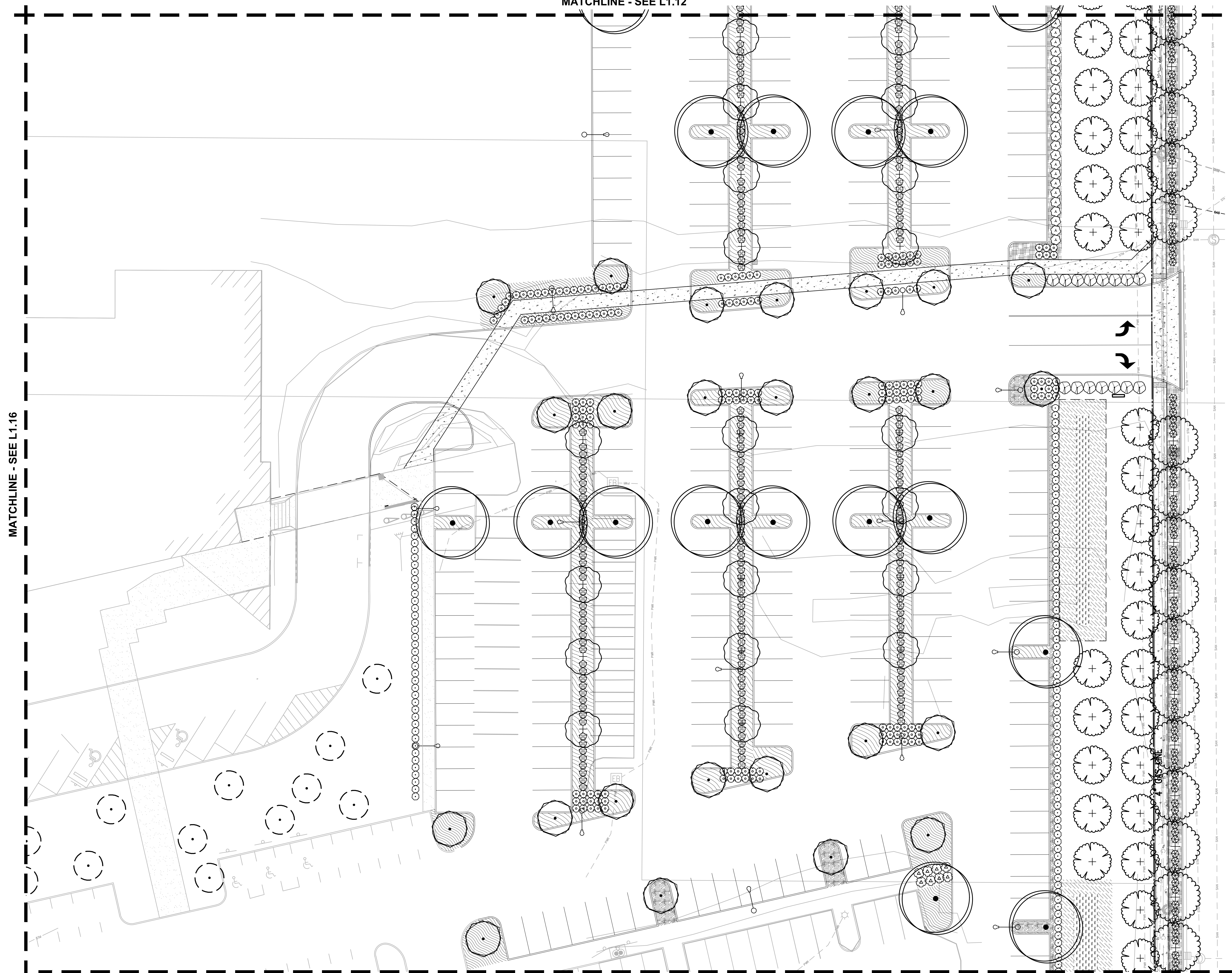
PLANT KEY LEGEND

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DAVID VIBURNUM
- GROUND COVERS**
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KINNIKINNICK
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- STORMWATER**
- STORMWATER ZONE A**
HERBACEOUS PLANTS
 - STORMWATER ZONE B**
GROUNDCOVER MIX

MATCHLINE - SEE L1.16

MATCHLINE - SEE L1.12

MATCHLINE - SEE L1.14



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**PLANTING PLAN
EAST**

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L1.13

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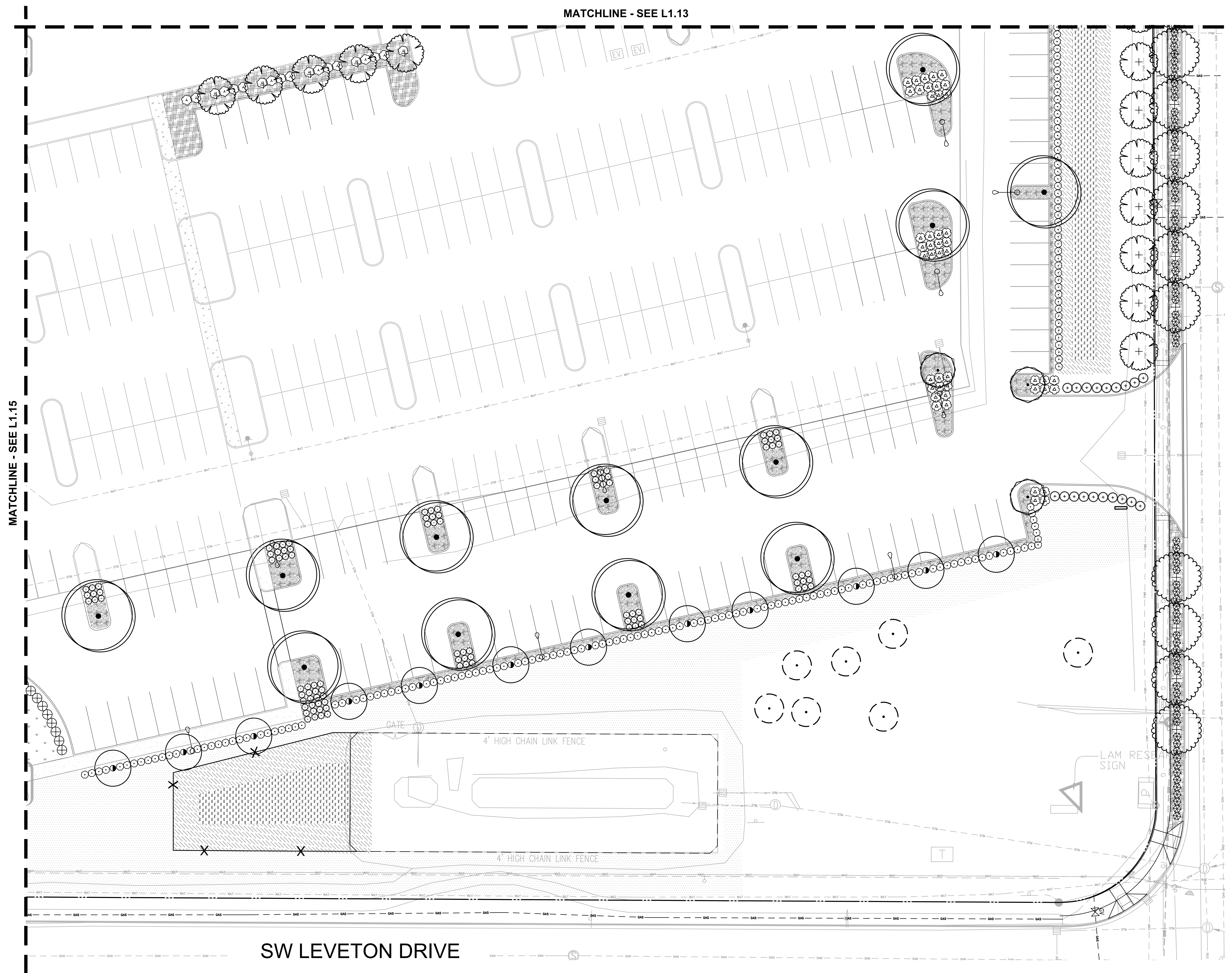


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PLANT KEY LEGEND

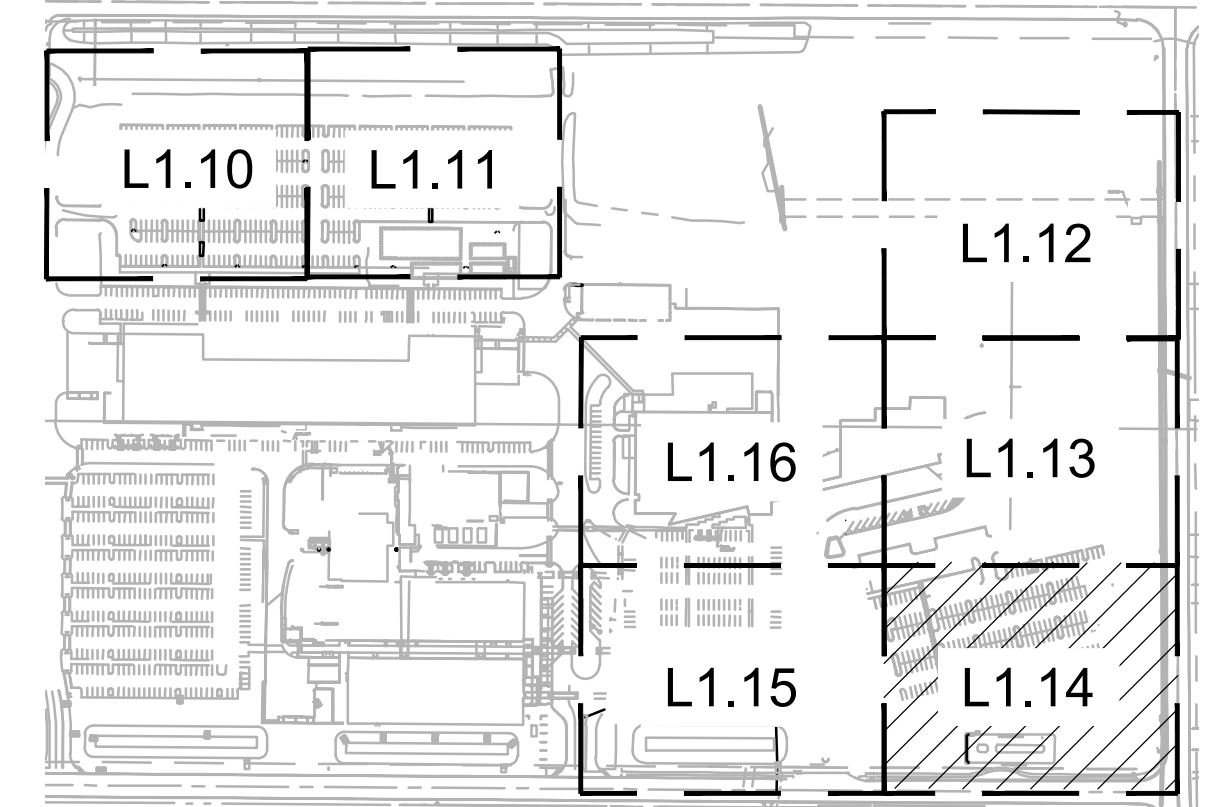
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SHEET TITLE:
**PLANTING PLAN
SOUTHEAST**



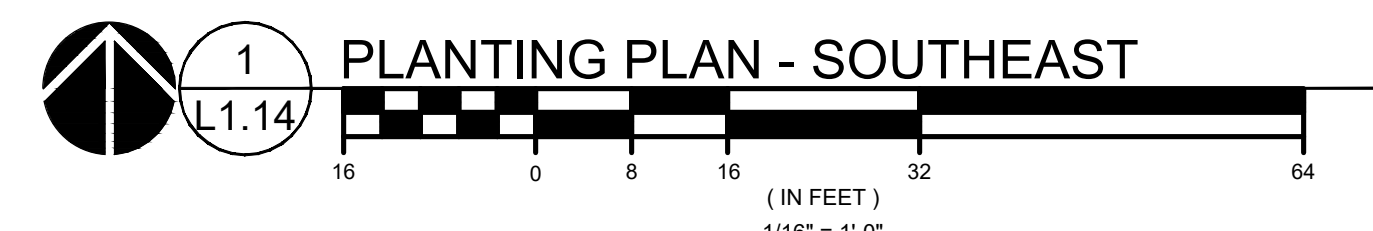
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222008700\DRAWINGS\LANDSCAPE\087-LD.01.DWG-L1.14 AB 08/02/22 00:07 1:0.00



SW LEVETON DRIVE

MATCHLINE - SEE L1.13

MATCHLINE - SEE L1.15

1 PLANTING PLAN - SOUTHEAST
L1.14

