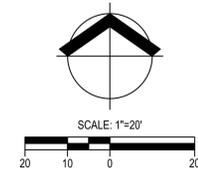
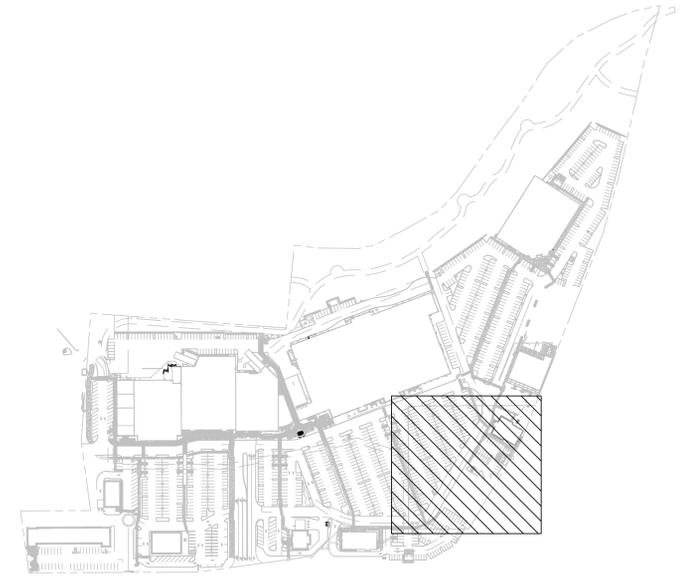


SHEET INDEX

- C0.0 - EXISTING CONDITIONS
- C1.0 - SITE PLAN
- C2.0 - TREE PRESERVATION PLAN
- C2.1 - TREE TABLE
- C2.2 - TREE TABLE
- C3.0 - GRADING PLAN
- C4.0 - PUBLIC FACILITIES PLAN
- L1.0 - PLANTING PLAN

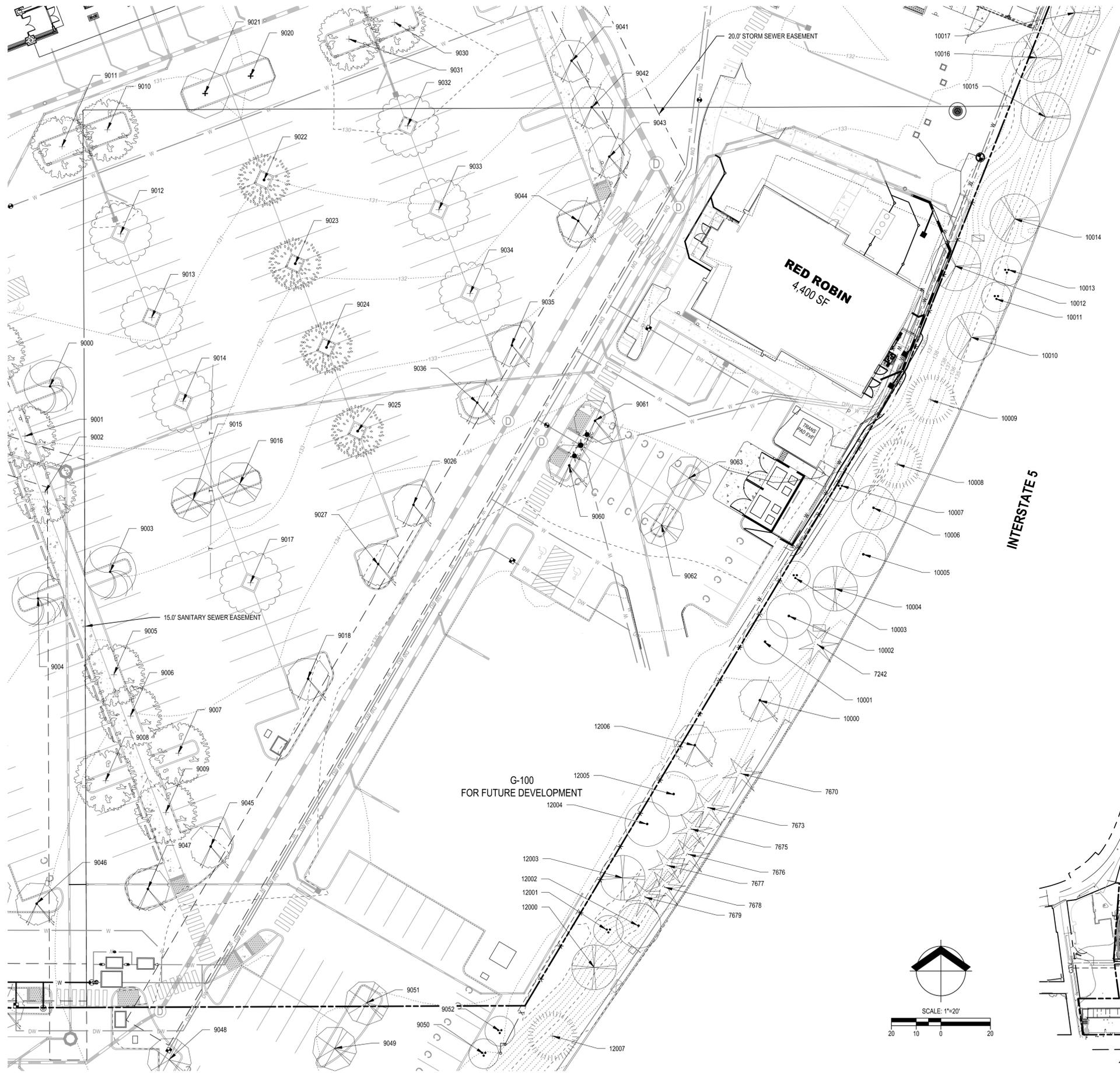
LEGEND

- - - - - PROPERTY LINE
- ==== LOT LINE
- - - - - EXISTING EASEMENT
- SS - - - - - EXISTING SANITARY LINE
- ==== EXISTING STORM LINE
- W - - - - - EXISTING WATER LINE
- DW - - - - - EXISTING DOMESTIC WATER LINE
- G - - - - - EXISTING GAS LINE
- X X - - - - - EXISTING FENCE LINE
- ⊙ - - - - - EXISTING SANITARY MANHOLE
- ⊙ - - - - - EXISTING SANITARY CLEANOUT
- ⊙ - - - - - EXISTING STORM MANHOLE
- ⊙ - - - - - EXISTING STORM CLEANOUT
- ▨ - - - - - EXISTING CONCRETE SURFACE
- ↔ - - - - - PARKING CIRCULATION DIRECTION
- ⊙ - - - - - EXISTING FIRE HYDRANT
- ⊙ - - - - - EXISTING FDC



EXPIRES: 12/31/2016

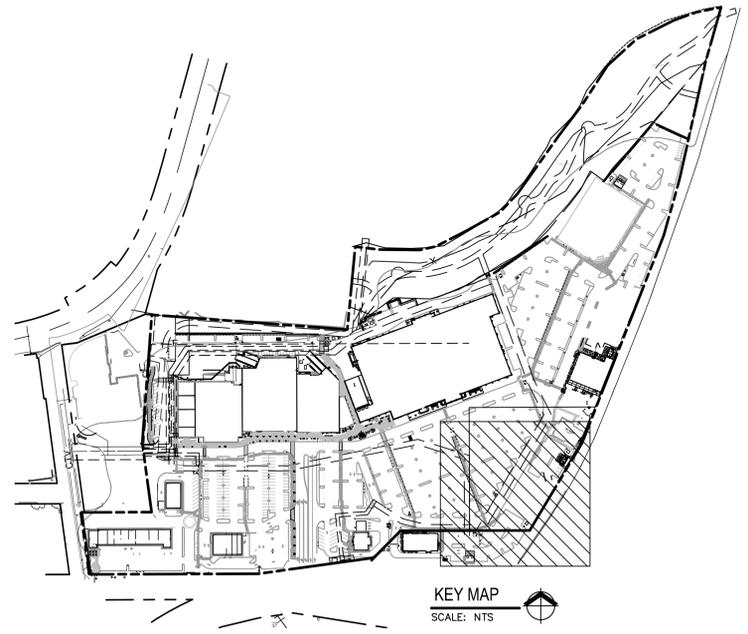
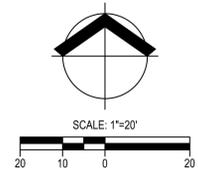
PROJECT NO.: 21510970
DATE: 01/20/2016
DESIGNED BY: DJM
DRAWN BY: CS
CHECKED BY: DJM



LEGEND

..... 132	- EXISTING MINOR CONTOUR
----- 130	- EXISTING MAJOR CONTOUR
----- 131	- PROPOSED MINOR CONTOUR
----- 130	- PROPOSED MAJOR CONTOUR
-----	- PROPERTY LINE
-----	- LOT LINE
-----	- EXISTING STORM PUBLIC LINE
-----	- EXISTING STORM LINE
-----	- PROPOSED STORM PRIVATE LINE
○	- EXISTING STORM MANHOLE
■	- EXISTING STORM CATCH BASIN
⊙	- PROPOSED STORM MANHOLE
■	- PROPOSED STORM CATCH BASIN
○	- PROPOSED STORM CLEAN OUT
---	- EXISTING EASEMENT
SS	- EXISTING SANITARY LINE
SS	- PROPOSED SANITARY PRIVATE LINE
⊙	- EXISTING SANITARY MANHOLE
⊙	- PROPOSED PRIVATE MANHOLE
■	- PROPOSED SANITARY CATCH BASIN
○	- PROPOSED SANITARY CLEAN OUT
⊞	- PROPOSED GREASE INTERCEPTOR
W	- EXISTING FIRE WATER LINE
DW	- EXISTING DOMESTIC WATER LINE
⊙	- EXISTING FIRE HYDRANT
⊞	- EXISTING WATER METER
⊞	- EXISTING WATER VAULT
⊞	- EXISTING WATER VALVE
⊞	- EXISTING FIRE HYDRANT
⊞	- EXISTING FIRE DEPT. CONNECTION
⊞	- PROPOSED WATER/DEDUCT METER
⊞	- PROPOSED DOUBLE CHECK VALVE
⊞	- EXISTING TREE TO BE PROTECTED IN PLACE WITH FENCING AROUND THE DRIP LINE.

REFER TO SHEETS C2.1 & C2.2 FOR TREE TABLE WITH TREE NUMBER, COMMON NAME, SPECIES NAME, DBH, AND CONDITION INFORMATION



PROJECT NO.: 21510970
DATE: 01/20/2016
DESIGNED BY: DJM
DRAWN BY: CS
CHECKED BY: DJM

No.	Common Name	Species Name	DBH1	Condition	Comments	Exempt2	Prune	Remove	Criteria3
7670	Douglas Fir	<i>Pseudotsuga Menziesii</i>	6	fair		no		no	
7673	Douglas Fir	<i>Pseudotsuga Menziesii</i>	6	fair		no		no	
7675	Douglas Fir	<i>Pseudotsuga Menziesii</i>	6	fair		no		no	
7676	Douglas Fir	<i>Pseudotsuga Menziesii</i>	6	fair		no		no	
7677	Douglas Fir	<i>Pseudotsuga Menziesii</i>	5	fair		no		no	
7678	Douglas Fir	<i>Pseudotsuga Menziesii</i>	8	fair		no		no	
7679	Douglas Fir	<i>Pseudotsuga Menziesii</i>	4	fair		no		no	
9000	Royal Red Maple	<i>Acer Platanoides 'Royal Red'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9001	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9002	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9003	Royal Red Maple	<i>Acer Platanoides 'Royal Red'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9004	Royal Red Maple	<i>Acer Platanoides 'Royal Red'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9005	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9006	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9007	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9008	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9009	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9010	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9011	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9012	Patmore Green Ash	<i>Fraxinus Pennsylvanica 'Patmore'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9013	Patmore Green Ash	<i>Fraxinus Pennsylvanica 'Patmore'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9014	Patmore Green Ash	<i>Fraxinus Pennsylvanica 'Patmore'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9015	Columnar Hornbeam	<i>Carpinus Betula 'Fastigiata'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9016	Columnar Hornbeam	<i>Carpinus Betula 'Fastigiata'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9017	Patmore Green Ash	<i>Fraxinus Pennsylvanica 'Patmore'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9018	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9020	Flame Amur Maple	<i>Acer Ginnala 'Flame'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9021	Flame Amur Maple	<i>Acer Ginnala 'Flame'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9022	Urbanite Ash	<i>Fraxinus Pennsylvanica 'Urbanite'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9023	Urbanite Ash	<i>Fraxinus Pennsylvanica 'Urbanite'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9024	Urbanite Ash	<i>Fraxinus Pennsylvanica 'Urbanite'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9025	Urbanite Ash	<i>Fraxinus Pennsylvanica 'Urbanite'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9026	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9027	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9030	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9031	Bowhall Red Maple	<i>Acer Rubrum 'Bowhall'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9032	Patmore Green Ash	<i>Fraxinus Pennsylvanica 'Patmore'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9033	Patmore Green Ash	<i>Fraxinus Pennsylvanica 'Patmore'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9034	Patmore Green Ash	<i>Fraxinus Pennsylvanica 'Patmore'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9035	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9036	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9041	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9042	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9043	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9044	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9045	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9046	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9047	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9048	Columnar Hornbeam	<i>Carpinus Betula 'Fastigiata'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9049	Columnar Hornbeam	<i>Carpinus Betula 'Fastigiata'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9050	Columnar Hornbeam	<i>Carpinus Betula 'Fastigiata'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9051	Vine Maple	<i>Acer Cercinatum</i>		new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9052	Vine Maple	<i>Acer Cercinatum</i>		new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9060	Columnar Hornbeam	<i>Carpinus Betula 'Fastigiata'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9061	Columnar Hornbeam	<i>Carpinus Betula 'Fastigiata'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9062	Columnar Hornbeam	<i>Carpinus Betula 'Fastigiata'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	
9063	Columnar Hornbeam	<i>Carpinus Betula 'Fastigiata'</i>	2	new	Installed as part of Nyber Rivers Onsite Project	yes		no	

1DBH is tree diameter measured at 4.5-feet above the ground level, in inches.

2Exempt identifies trees measuring less than eight inches in diameter.

3Criteria provides justification for the proposed tree removal (per TDC 34.230):

D1: Diseased and the disease threatens the structural integrity of the tree;

D2: Diseased and the disease permanently and severely diminishes the aesthetic value of the tree; or

D3: Diseased and the continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or aesthetic value.

H: Hazardous.

C: Construction necessitates tree removal.



PROJECT NO.: 21510970
DATE: 01/20/2016
DESIGNED BY: DJM
DRAWN BY: CS
CHECKED BY: DJM

No.	Common Name	Species Name	DBH1	Condition	Comments	Exempt2	Prune	Remove	Criteria3
10000	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10001	Red Alder	<i>Alnus Rubra</i>	2	new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10002	Red Alder	<i>Alnus Rubra</i>	2	new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10003	Vine Maple	<i>Acer Cercinatum</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10004	Western Red Cedar	<i>Thuja Plicata</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10005	Red Alder	<i>Alnus Rubra</i>	2	new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10006	Red Alder	<i>Alnus Rubra</i>	2	new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10007	Vine Maple	<i>Acer Cercinatum</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10008	Western Hemlock	<i>Tsuga Heterophyllis</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10009	Western Hemlock	<i>Tsuga Heterophyllis</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10010	Douglas Fir	<i>Psedotsuga Menziesii</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10011	Vine Maple	<i>Acer Cercinatum</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10012	Douglas Fir	<i>Psedotsuga Menziesii</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10013	Vine Maple	<i>Acer Cercinatum</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10014	Douglas Fir	<i>Psedotsuga Menziesii</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10015	Douglas Fir	<i>Psedotsuga Menziesii</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10016	Douglas Fir	<i>Psedotsuga Menziesii</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
10017	Douglas Fir	<i>Psedotsuga Menziesii</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
12000	Western Red Cedar	<i>Thuja Plicata</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
12001	Vine Maple	<i>Acer Cercinatum</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
12002	Red Alder	<i>Alnus Rubra</i>	2	new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
12003	Western Red Cedar	<i>Thuja Plicata</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
12004	Red Alder	<i>Alnus Rubra</i>	2	new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
12005	Red Alder	<i>Alnus Rubra</i>	2	new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
12006	Jaquemontii Birch	<i>Betula Jaquemontii</i>	2	new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	
12007	Western Hemlock	<i>Tsuga Heterophyllis</i>		new	Installed as part of I-5 Southbound Off-Ramp @ Nyberg St.	yes		no	

1DBH is tree diameter measured at 4.5-feet above the ground level, in inches.

2Exempt identifies trees measuring less than eight inches in diameter.

3Criteria provides justification for the proposed tree removal (per TDC 34.230):

D1: Diseased and the disease threatens the structural integrity of the tree;

D2: Diseased and the disease permanently and severely diminishes the aesthetic value of the tree; or

D3: Diseased and the continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or aesthetic value.

H: Hazardous.

C: Construction necessitates tree removal.

TREE TABLE
SHOP/JPAD J
NYBERG RIVERS - ARCHITECTURAL REVIEW BOARD
TUALATIN, OREGON



PROJECT NO.: 21510970
DATE: 01/20/2016
DESIGNED BY: DJM
DRAWN BY: CS
CHECKED BY: DJM

TREE TABLE

CABELA'S

PARKING IMPROVEMENTS UNDER NYBERG RIVERS PROJECT

20.0' STORM SEWER EASEMENT

374.82'
S89°46'15"W

EXISTING RED ROBIN
4,400 SF
FFE=134.00

(135.28)
(135.36)
(135.16)

(134.88)

(135.58)

(135.37)

(135.15)

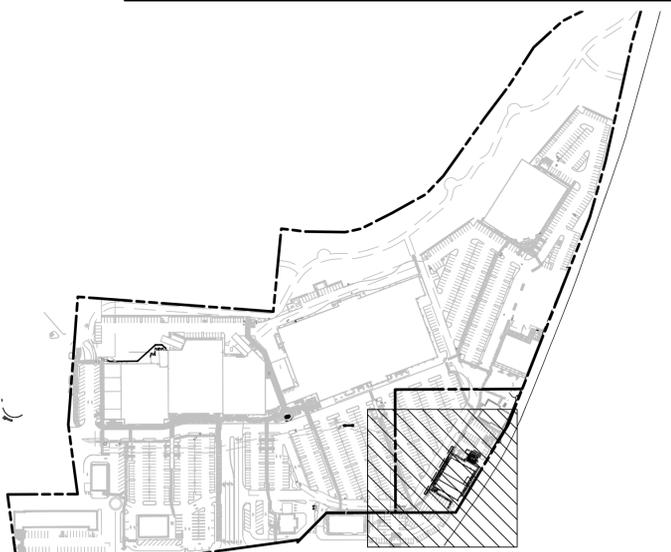
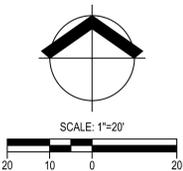
PROPOSED BUILDING
8,038 SF
FFE=136.30

INTERSTATE 5

LEGEND

- - - 132 - - - - - EXISTING MINOR CONTOUR
- - - 130 - - - - - EXISTING MAJOR CONTOUR
- - - 131 - - - - - PROPOSED MINOR CONTOUR
- - - 130 - - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPERTY LINE
- - - - - LOT LINE
- ⊙ - - - - - EXISTING STORM MANHOLE
- - - - - - EXISTING STORM CATCH BASIN
- - - - - - PROPOSED STORM CATCH BASIN
- - - - - - PROPOSED STORM CLEAN OUT
- - - - - EXISTING EASEMENT
- ⊙ - - - - - EXISTING SANITARY MANHOLE
- - - - - - PROPOSED SANITARY CLEAN OUT
- ☐ - - - - - PROPOSED GREASE INTERCEPTOR
- ⊙ - - - - - EXISTING FIRE HYDRANT
- ⊙ - - - - - EXISTING FIRE DEPT. CONNECTION
- ⊙ - - - - - EXISTING WATER VALVE IN METER BOX
- ⊙ - - - - - EXISTING TREE TO BE PROTECTED IN PLACE WITH FENCING AROUND THE DRIP LINE.
- (133.03) - - - - - EXISTING SPOT ELEVATION
- S133.05 - - - - - PROPOSED SPOT ELEVATION
- R134.00 - - - - - PROPOSED RIM ELEVATION
- (2.5%) - - - - - EXISTING SLOPE ARROW
- 2.2% - - - - - PROPOSED SLOPE ARROW

ALL TREES SHOWN SHALL REMAIN UNLESS OTHERWISE NOTED. EXISTING TREES TO BE RETAINED SHALL BE FENCED AROUND THE DRIP LINE WITH CHAIN LINK OR OTHER STURDY FENCING DURING CONSTRUCTION REFER TO SHEET C2.0, C2.1, AND C2.2 FOR TREE PLAN AND TABLE WITH TREE NUMBER, COMMON NAME, SPECIES NAME, DBH, AND CONDITION INFORMATION



PROJECT NO.: 21510970
DATE: 01/20/2016
DESIGNED BY: DJM
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CHECKED BY: DJM



LEGEND

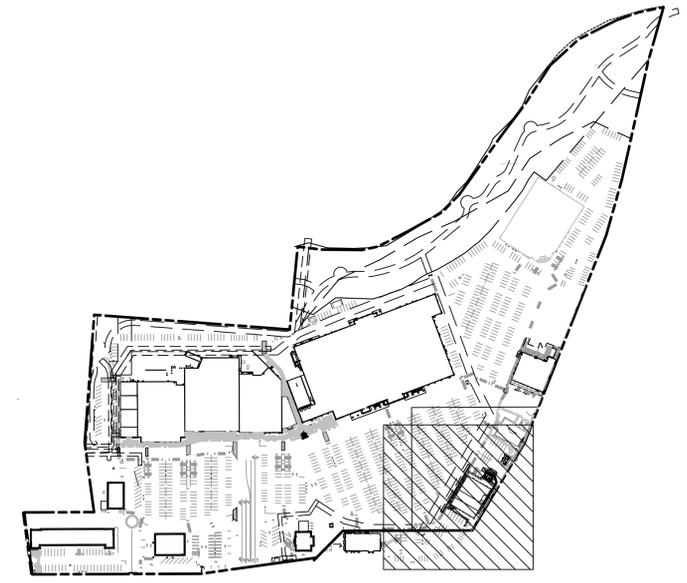
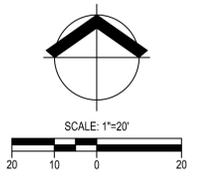
	- PROPERTY LINE
	- LOT LINE
	- EXISTING STORM PUBLIC LINE
	- EXISTING STORM LINE
	- PROPOSED STORM PRIVATE LINE
	- EXISTING STORM MANHOLE
	- EXISTING STORM CATCH BASIN
	- PROPOSED STORM CATCH BASIN
	- PROPOSED STORM CLEAN OUT
	- EXISTING EASEMENT
	- EXISTING SANITARY LINE
	- PROPOSED SANITARY PRIVATE LINE
	- EXISTING SANITARY MANHOLE
	- PROPOSED SANITARY CLEAN OUT
	- PROPOSED GREASE INTERCEPTOR
	- EXISTING FIRE WATER LINE
	- EXISTING DOMESTIC WATER LINE
	- EXISTING FIRE HYDRANT
	- EXISTING FIRE DEPT. CONNECTION
	- PROPOSED FIRE WATER LINE
	- PROPOSED DOMESTIC WATER LINE

WATER NOTES

1. SITE DOMESTIC WATER LOOP METERED.
2. DOMESTIC WATER BACKFLOW TO BE PROVIDED INSIDE THE BUILDING.
3. FIRELINE BACKFLOW TO BE PROVIDED INSIDE THE BUILDING.

STORM STRUCTURE DATA

SDAD-1	RIM: 136.15
	IE OUT (6"W) = 132.15
SDAD-2	RIM: 135.02
	IE OUT (6"N) = 131.00
SSAD-1	RIM: 135.22
	IE OUT (8"N) = 131.22



PROJECT NO.:	21510970
DATE:	01/20/2016
DESIGNED BY:	DJM
DRAWN BY:	CS
CHECKED BY:	DJM

EXISTING NYBERG RIVERS PLANTINGS
SHOWN FOR REFERENCE ONLY

PAD J

INTERSTATE-5 OFF-RAMP

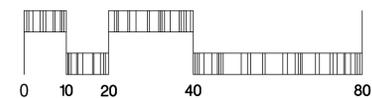
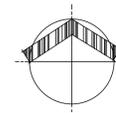
EXISTING NYBERG RIVERS PLANTINGS
SHOWN FOR REFERENCE ONLY

GENERAL NOTES: LANDSCAPE PLAN

- LANDSCAPE PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED UNDER CITY OF TUALATIN PLANNING DEPT.
- ALL PLANT BEDS SHALL HAVE A 3" DEPTH OF BARK MULCH.
- LANDSCAPE AREAS SHALL HAVE A COMPLETE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FULL HEAD TO HEAD COVERAGE.
- ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
- CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.

LANDSCAPE PLANT MATERIALS - PAD J

SYMBOL	TREES ITEM	SIZE	QTY.
	ACER FREEMANII 'ARMSTRONG' ARMSTRONG MAPLE	3" CAL. / B&B AS SHOWN	6
	BETULA JAQUEMONTII JAQUEMONTII BIRCH	3" CAL. / B&B AS SHOWN	9
	EXISTING DECIDUOUS TREE TO REMAIN		
	EXISTING EVERGREEN TREE TO REMAIN		
SHRUBS & ACCENTS			
ITEM	SIZE	QTY.	
	MAHONIA AQUIFOLIUM TALL OREGON GRAPE HOLLY	3 GAL.	63
	SYMPHORICARPOS ALBA COMMON SNOWBERRY	3 GAL.	15
	ROSA WOODSII WOOD'S ROSE	1 GAL.	29
	COTONEASTER LACTEUS PARNEY COTONEASTER	3 GAL.	15
	PHYSOCARPUS PACIFIC NINEBARK	2 GAL.	12
	PENNISSETUM ALOPECURIODES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	57
	CALAMAGROSIS ACUTIFLORA 'OVERDAM' OVERDAM FEATHER REED GRASS	1 GAL.	6
GROUNDCOVERS			
ITEM	SIZE	QTY.	
	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	1 GAL. @ 3'-0" O.C.	3,962 SF 507 PLANTS



LANDSCAPE PLANTING PLAN
NYBERG RIVERS - PAD J

TUALATIN, OREGON

#	DATE	DESCRIPTION



DATE	12/08/2015
DRAWN	BFS
DESIGNED	BFS
CHECKED	MCL
PROJECT #	121510970

SHEET TITLE
PLANTING PLAN
SHEET NUMBER

L1.0

NOT FOR CONSTRUCTION

SYMBOLS LIST	
	DUPLEX RECEPTACLE [+ 18"]
	DOUBLE DUPLEX RECEPTACLE
	JUNCTION BOX
	ELECTRICAL EQUIPMENT CONNECTION
	SURFACE ELECTRICAL PANEL [MAX 6'-6" TO TOP]
	SURFACE CONTROL PANEL
	RECESSED DOWNLIGHT
	RECESSED EMERGENCY DOWNLIGHT
	SURFACE MOUNTED LIGHT FIXTURE
	SURFACE MOUNTED EMERGENCY LIGHT FIXTURE
	STRIP LIGHT FIXTURE
	EMERGENCY STRIP LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	WALL MOUNTED EMERGENCY LIGHT FIXTURE
	SINGLE-POLE SWITCH [+ 45"]
	CONDUIT WITH GROUND CONDUCTOR
	NEUTRAL CONDUCTOR
	PHASE CONDUCTOR
	HOMERUN ARROW
	PLAN NOTE MARK
	SHEET REFERENCE MARK
	[+ xx"] STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON DRAWINGS

NOTE: NOT ALL SYMBOLS MAY APPLY

ABBREVIATIONS	
A	AMPERES
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHJ	AUTHORITY HAVING JURISDICTION
AIC	EQUIPMENT SHORT CIRCUIT INTERRUPT RATING
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
CU	COPPER
DISC	DISCONNECT
DIA	DIAMETER
DIV	DIVISION
DWG	DRAWING
EF	EXHAUST FAN
FA	FIRE ALARM
FC	FOOT CANDLES
FLA	FULL LOAD AMPERES
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HP	HORSEPOWER
KCMIL	THOUSAND CIRCULAR MILS
KW	KILOWATTS
KVA	KILOVOLT-AMPERES
LTO	LIGHTING
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPERES
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MFGR'S ASSOCIATION
NL	NIGHT LIGHT
NTS	NOT TO SCALE
PH	PHASE
PNL	PANEL
TYP	TYPICAL
V	VOLTS
VA	VOLT-AMPERES
W	WATT
WG	WIRE GUARD
WP	WEATHERPROOF
XFMR	TRANSFORMER

LIGHTING SCHEDULE	
TYPE	DESCRIPTION
A	8' TANDEM STRIP LIGHT WITH (2)-32W T8 FLUORESCENT LAMPS PER CROSS-SECTION, 120V ELECTRONIC BALLAST, AND WIREGUARD. (58 VA) LITHONIA Z-2-32-NVOLT-WG248 WILLIAMS, DAYBRITE, METALUX, OR APPROVED EQUAL
AE	SAME AS TYPE 'A' EXCEPT FIXTURE SHALL CONTAIN AN INTEGRAL BATTERY BALLAST WHICH IS CAPABLE OF PRODUCING A MINIMUM 1350 LUMENS DURING EMERGENCY MODE. (58 VA)
SA	WALL MOUNTED UP/DN. PAINTED ALUMINUM HOUSING, 10W LED LAMP SOURCE, 3000K COLOR, 21 DEGREE NARROW DISTRIBUTION. 277V, BLACK FINISH. (20 VA) LUMIERE 904-UD-10LED3021-BK
SB	TRAPEZOIDAL WALL MOUNTED FIXTURE WITH DIE CAST ALUMINUM HOUSING, TYPE III DISTRIBUTION, (1) 10 LED 3000K LIGHT ENGINE, 277V, INTEGRAL EMERGENCY BATTERY BACKUP, BLACK FINISH. (24 VA) LITHONIA WST LED-1-10A700/30K-SR3-120-ELCW-DBLXD OR APPROVED EQUAL
SC	13" DIA. SURFACE DRUM WITH FLAT UV-STABILIZED HIGH IMPACT RESISTANT POLYCARBONATE PEARLESCENT LENS, 20W 3500K LED LAMPING, STANDARD CONSTANT CURRENT DRIVER, 277V, INTEGRAL EMERGENCY BATTERY BACKUP WITH SURFACE ADAPTER, BLACK FINISH. (14 VA) KENALL MR13FFL-PP-MB-20L35K-SCC-277-LEL(SA) OR APPROVED EQUAL
SD	4' WALL MOUNTED LIGHT FIXTURE WITH EXTRUDED ALUMINUM HOUSING, SATIN LENS SHIELDING, 3500K LED MODULE WITH NOMINAL 750 LUMENS PER FOOT, UNIVERSAL VOLTAGE ELECTRONIC DRIVER, INTEGRAL BATTERY PACK, WET LOCATION LISTED, BLACK FINISH. (33.2 VA) AXIS WBWLED-B3-MF-750-80-35-S-4-C-UNV-D-1-B277 OR APPROVED EQUAL

DRAWING INDEX	
DWG	DESCRIPTION
E201	ELECTRICAL FLOOR PLAN
E202	ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES

FIRE ALARM DESIGN BUILD NOTE

DESIGN, FURNISH, AND INSTALL MONITORING SYSTEM FOR FIRE SPRINKLER SYSTEM. INCLUDE FIRE ALARM PANEL, INITIATION DEVICES, FLOW/TAMPER SWITCHES, MONITORING DEVICES, ANNUNCIATION DEVICES, AND OTHER EQUIPMENT AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION (AHJ). REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

UTILITY COORDINATION DESIGN BUILD NOTE

UTILITY INFORMATION INDICATED ON THIS DRAWING HAS BEEN BASED ON INITIAL DISCUSSIONS WITH EACH SERVING UTILITY. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT EACH SERVING UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR FINALIZING THE DESIGN, FURNISHING, AND INSTALLATION OF ALL REQUIRED UTILITY SERVICES (CABLE TV, PHONE AND POWER). THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCHING, CONDUITS, CONDUCTORS, TRANSFORMERS, PEDESTALS, PADS/VAULTS, ETC.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AVAILABLE FAULT CURRENT WITH THE UTILITY COMPANY AND PROVIDING REVISED CALCULATIONS AS REQUIRED AT THE METER CENTERS AND FOR EVERY PANEL BOARD. METER CENTERS AND PANEL BOARDS SHALL BE FULLY RATED. SERIES RATINGS ARE NOT ACCEPTABLE.

UTILITY CONTACTS	
ESE:	BRIAN BUSWELL (503.672.5482)
FRONTIER:	JOHN COUSINEAU (503.643.0371)
COMCAST:	KEN PARIS (503.596.3811)

ARCHITECTURE inc
1645 HOYT STREET
PORTLAND OREGON 97212
503 444 2200

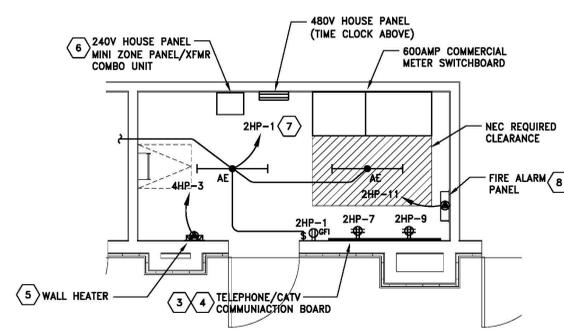
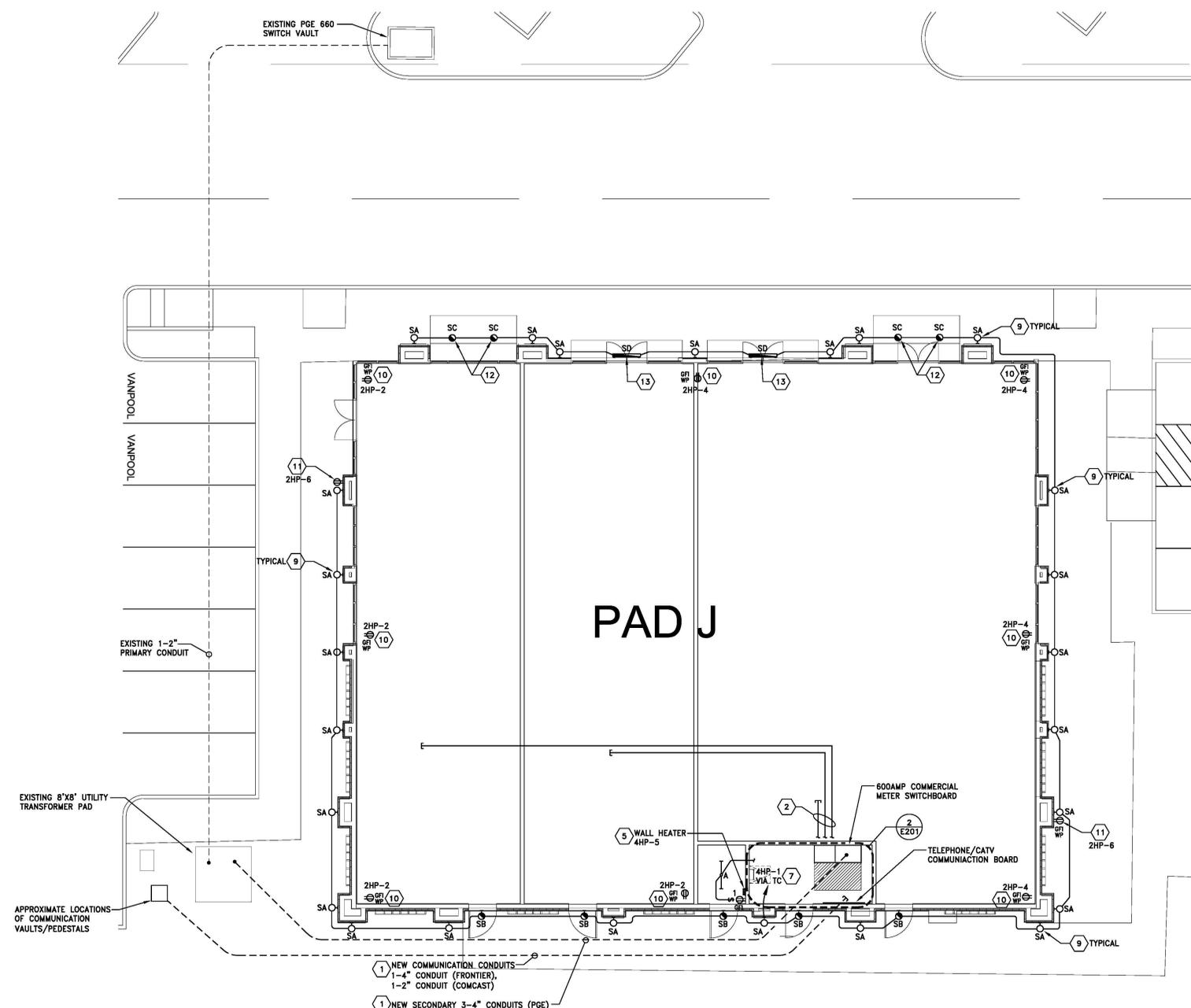
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EXPIRES 12-31-16

MKE ENGINEERING AND CONSULTING
MECHANICAL AND ELECTRICAL SYSTEMS
6915 SW MACADAM AVE. SUITE 200
PORTLAND, OREGON 97219
PHONE: 503.892.1188
FAX: 503.892.1190
CONTACT: TOBIN BATEEN
engineer@mke-inc.com

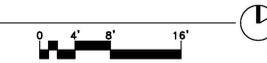
- GENERAL NOTES:**
- CONTRACTOR SHALL BECOME FAMILIAR WITH EACH UTILITIES CONSTRUCTION STANDARDS PRIOR TO BEGINNING CONSTRUCTION. ALL WORK SHALL BE PERFORMED TO MEET THESE STANDARDS.
 - ALL EXPOSED OVERHEAD RUNS SHALL BE CONDUIT ONLY.
 - FOR REASONS OF CLARITY, TICK MARKS (CONDUCTOR DESIGNATIONS) MAY NOT APPEAR ON THIS DRAWING. CONTRACTOR TO PROVIDE CONDUCTORS AS REQUIRED TO ACCOMPLISH THE INTENT OF THE DRAWINGS.

- KEYED NOTES:**
- ROUTE PGE CONDUITS IN COMMON TRENCH OF DEPTH AND WIDTH PER PGE REQUIREMENTS. MAINTAIN 12" MINIMUM DISTANCE BETWEEN PGE CONDUITS AND OTHER COMMUNICATION UTILITIES. JOINT TRENCH ROUTING AND REQUIREMENTS ARE TO BE COORDINATED WITH ALL LOCAL UTILITY COMPANIES PRIOR TO BEGINNING WORK.
 - PROVIDE (2) 2" EMT CONDUITS TO OUTLINED LOCATIONS FOR FUTURE TENANT TELEPHONE/CATV CABLES, (1) 1" EMT CONDUIT FOR FIRE ALARM AND (1) 2-1/2" EMT CONDUIT TO OUTLINE LOCATION FOR FUTURE TENANT POWER. INSTALL TIGHT TO STRUCTURE, RUN PERPENDICULAR AND PARALLEL TO STRUCTURE. TERMINATE TELEPHONE CONDUIT ABOVE TELEPHONE TELEPHONE D'MARK, CATV CONDUIT ABOVE CATV D'MARK AND POWER CONDUIT IN METER CENTER. (FOR CLARITY ONLY ONE CONDUIT RUN TO EACH TENANT SPACE IS SHOWN).
 - FURNISH AND INSTALL 8' HIGH FIRE RETARDANT PLYWOOD BACKBOARD FOR TELEPHONE/CATV. PROVIDE POWER AND GROUNDING PER EACH UTILITIES REQUIREMENTS.
 - FURNISH AND INSTALL GROUND BUS WITH #6 CU GROUND ON BACKBOARD ROUTED BACK TO MAIN SERVICE'S GROUNDING ELECTRODE SYSTEM.
 - FURNISH AND INSTALL 1KW, 277V ELECTRIC WALL HEATER WITH INTEGRAL T-STAT AND BUILT IN DISCONNECT. WHITE COLOR. KING PAW2720 SERIES OR APPROVED EQUAL.
 - PROVIDE 7.5KVA, 480V TO 120/240V, 1PH MINI POWER ZONE PANEL. 12 CIRCUIT, ALL COPPER, BOLT ON BREAKERS. EATON P48011507CUB OR EQUAL.
 - PROVIDE AN UNSWITCHED HOT AND SWITCHED HOT FOR ALL DOWNSTREAM EMERGENCY FIXTURES. WIRE PER MANUFACTURER'S INSTRUCTIONS.
 - DESIGN BUILD FIRE ALARM CONTRACTOR SHALL COORDINATE FINAL LOCATION WITH AHJ.
 - REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHTS.
 - PROVIDE DEDICATED, WEATHERPROOF, GFI RECEPTACLE AT ROOF. RECEPTACLE TO BE MOUNTED TO INSIDE FACE OF ROOF PARAPET. LOCATE 24" ABOVE ROOF DECK. RECEPTACLES TO BE FED FROM DESIGNATED CIRCUIT NUMBER AND CONTROLLED VIA THE BUILDING'S TIMECLOCK. REFER TO DETAIL 3/E202.
 - EXTERIOR RECEPTACLE TO BE LOCATED ADJACENT TO HOSE BIB. COORDINATE FINAL LOCATION WITH PLUMBING PRIOR TO BEGINNING CONSTRUCTION.
 - FIXTURES TO BE SURFACED MOUNTED TO UNDERSIDE OF CANOPY. ROUTE CONDUITS TO FIXTURES ON TOP OF CANOPY (PROVIDING SLEEPERS AS REQUIRED).
 - FIXTURE TO BE LOCATED BELOW PEAK OF AWNING TIGHT TO TOP OF STORE FRONT. COORDINATE FINAL LOCATION WITH AWNING SUPPLIER AS TO AVOID CONFLICT WITH AWNING STRUCTURE.



1 ELECTRICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 ENLARGED ELECTRICAL ROOM PLAN
SCALE: 1/4" = 1'-0"



50% CD SET

SHEET TITLE:
ELECTRICAL FLOOR PLAN

SHEET NO.:
E201

2/8/2016 9:15:12 AM

**CCP
NYBERG
RIVERS
SHOP PAD J**

CENTRAL PROPERTIES
1 Xxx Street
TUALATIN, OR

PROJECT NO.: 15170
DRAWN: Author
DATE: 12 FEBRUARY 2016
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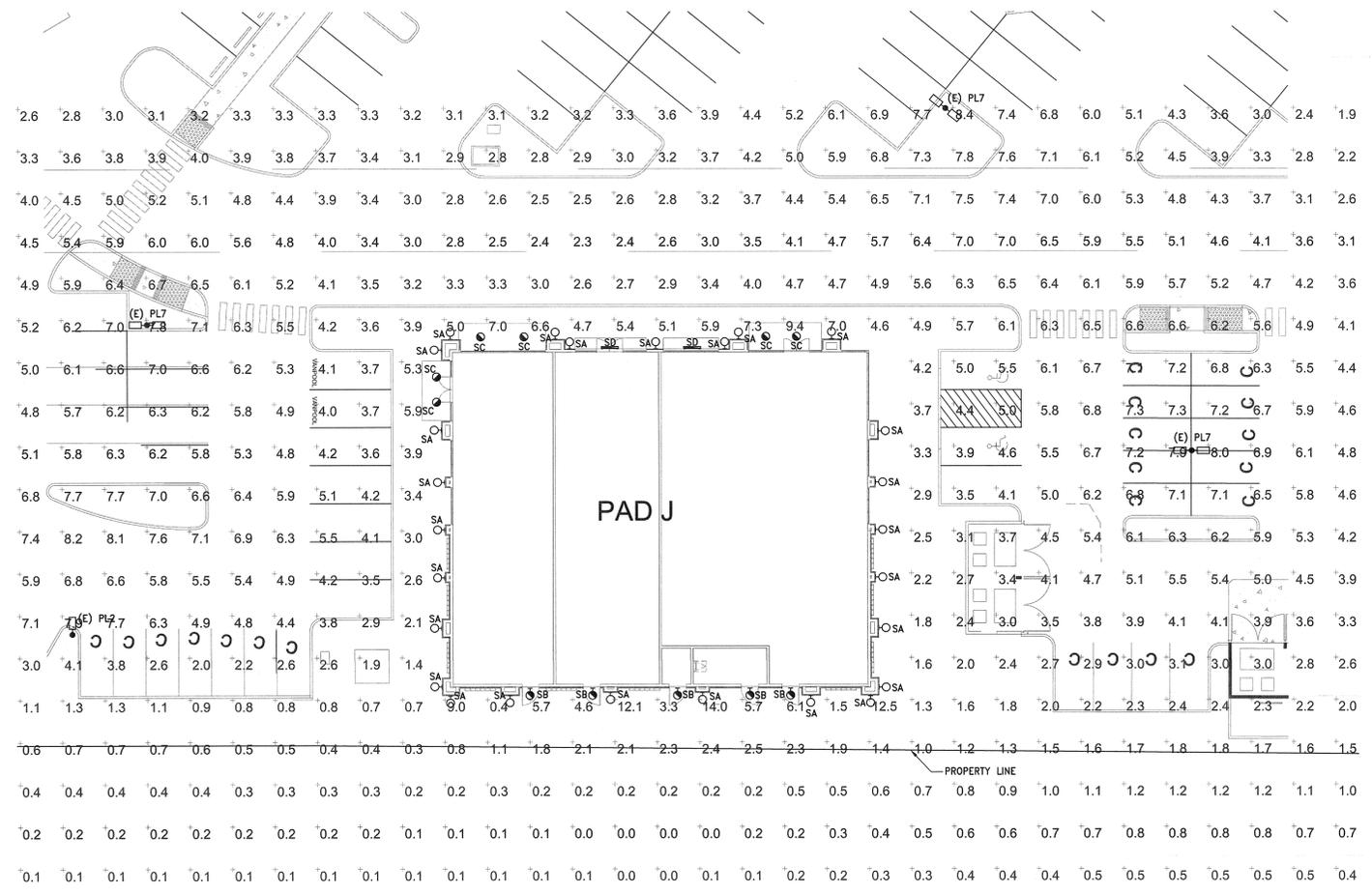
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97062

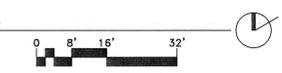
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DRAWN: Author
DATE: MARCH 30 2016
PERMIT SET
REVISION: DESCRIPTION
1 CITY COMMENTS
APRIL 20 2016

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LIGHTING SCHEDULE	
TYPE	DESCRIPTION
PL2	EXISTING POLE MOUNTED AREA LIGHT. TWO HEADS WITH (8) LIGHTSQUARES, TYPE V SQUARE WIDE DISTRIBUTION. +27'-6" MOUNTING HEIGHT.
PL7	EXISTING POLE MOUNTED AREA LIGHT. SINGLE HEADS WITH (6) LIGHTSQUARES, TYPE II DISTRIBUTION WITH SPILL CONTROL OPTICS. +27'-6" MOUNTING HEIGHT.
SA	WALL MOUNTED UP/DN. PAINTED ALUMINUM HOUSING. 10W LED LAMPS SOURCE, 3500K COLOR. 21 DEGREE NARROW DISTRIBUTION. 277V, BLACK FINISH. (20 VA) LUMIERE 904-UD-10LED3021-BK
SB	TRAPEZOIDAL WALL MOUNTED FIXTURE WITH DIE CAST ALUMINUM HOUSING, TYPE III DISTRIBUTION. (1) 10 LED 3000K LIGHT ENGINE, 277V, INTEGRAL EMERGENCY BATTERY BACKUP, BLACK FINISH. (24 VA) LITHONIA WST LED-1-10A700/30K-SR3-120-ELCW-DBLXD OR APPROVED EQUAL
SC	13" DIA. SURFACE DRUM WITH FLAT UV-STABILIZED HIGH IMPACT RESISTANT POLYCARBONATE PEARLESCENT LENS, 20W 3500K LED LAMPING. STANDARD CONSTANT CURRENT DRIVER, 277V, INTEGRAL EMERGENCY BATTERY BACKUP WITH SURFACE ADAPTER, BLACK FINISH. (14 VA) KENALL MRT3PFL-PP-MB-20L35K-SCC-277-LEL(SA) OR APPROVED EQUAL
SD	4" WALL MOUNTED LIGHT FIXTURE WITH EXTRUDED ALUMINUM HOUSING, SATIN LENS SHIELDING, 3500K LED MODULE WITH NOMINAL 750 LUMENS PER FOOT, UNIVERSAL VOLTAGE ELECTRONIC DRIVER, INTEGRAL BATTERY PACK, WET LOCATION LISTED, BLACK FINISH. (33.2 VA) AXIS WBWLED-B3-MF-750-80-35-S-4-C-UNV-D-1-B277 OR APPROVED EQUAL

1 SITE LIGHTING PHOTOMETRIC STUDY
E203 SCALE: 1/16" = 1'-0"



PERMIT SET

SHEET TITLE:
SITE LIGHTING
PHOTOMETRIC STUDY

SHEET NO:
E203
2/5/2016 9:15:12 AM

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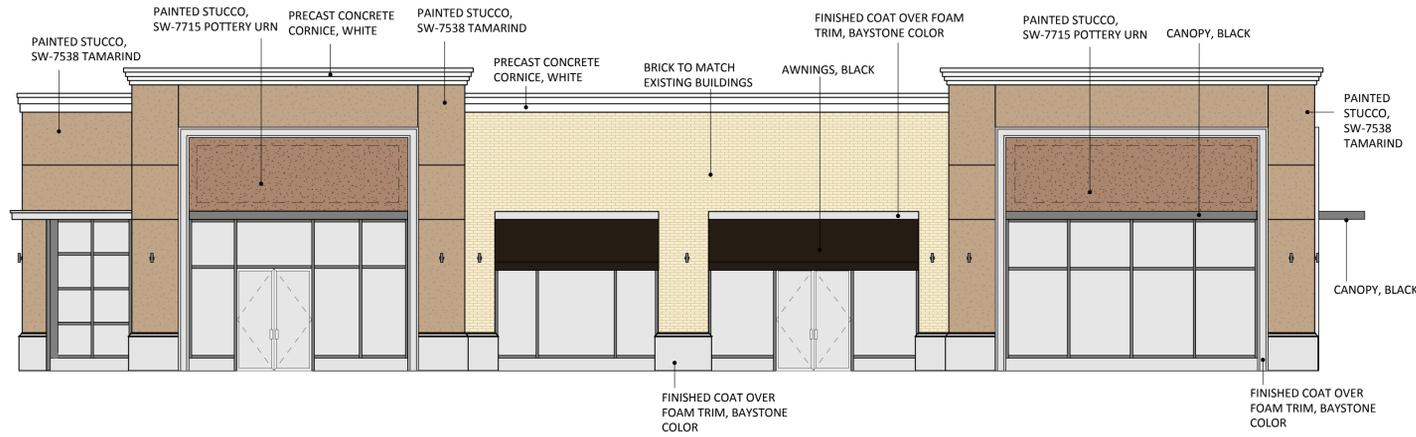
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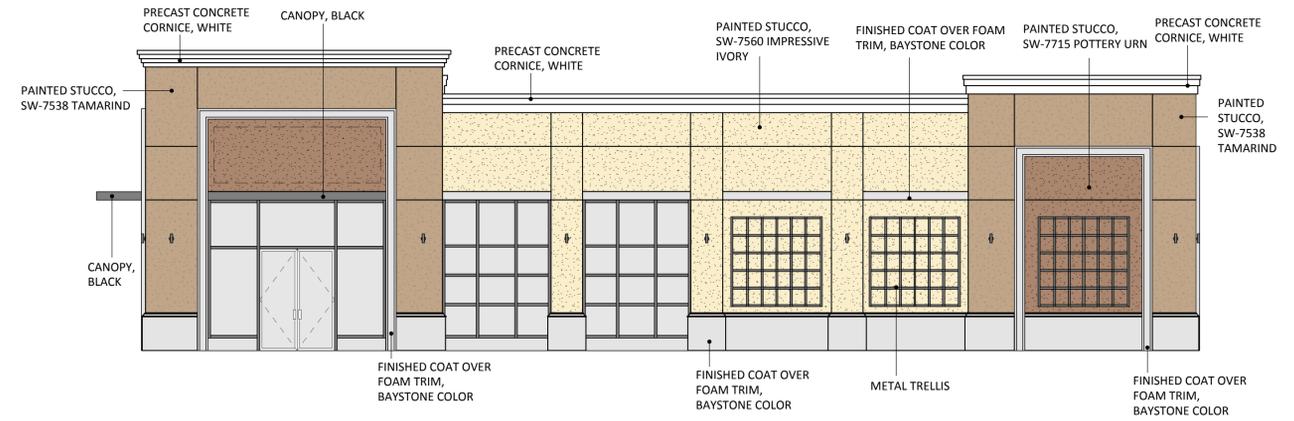
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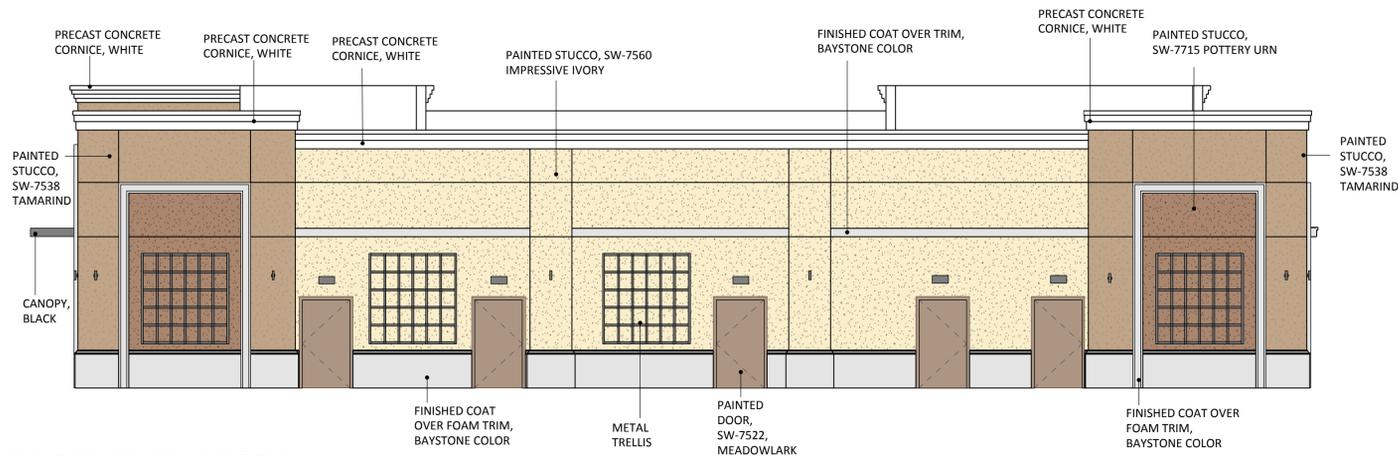
EXTERIOR ELEVATIONS



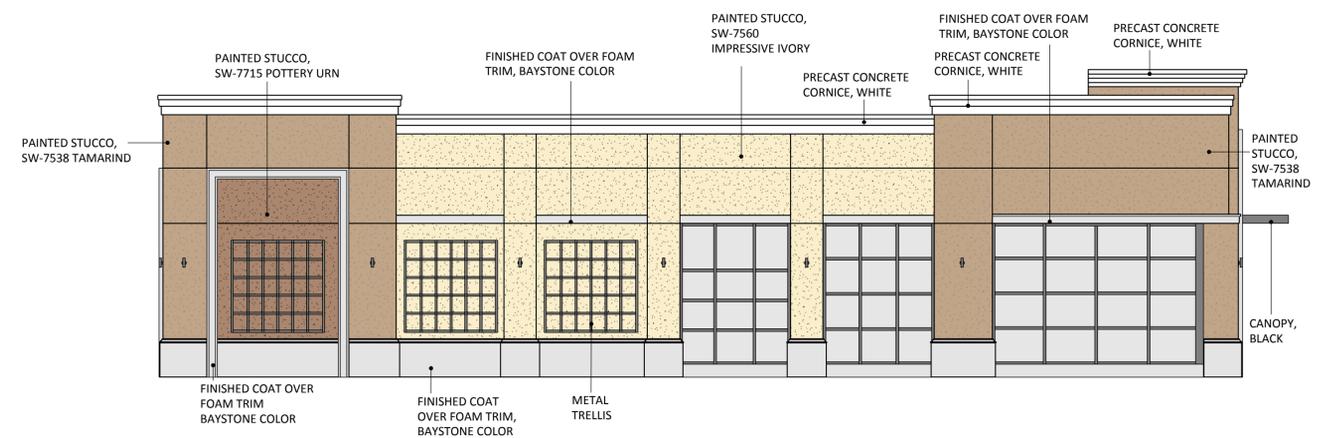
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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PERSPECTIVES



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PERSPECTIVES

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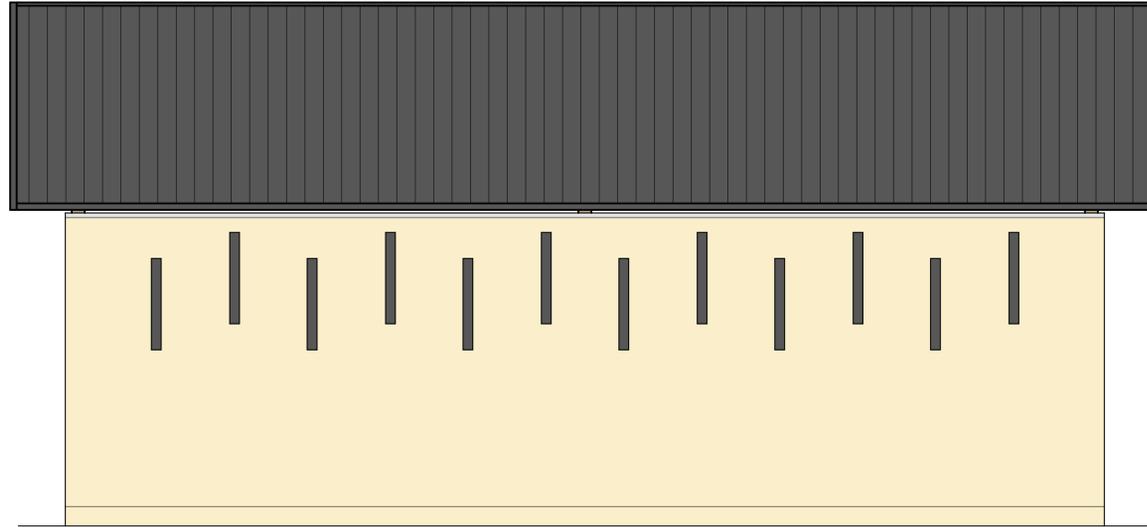


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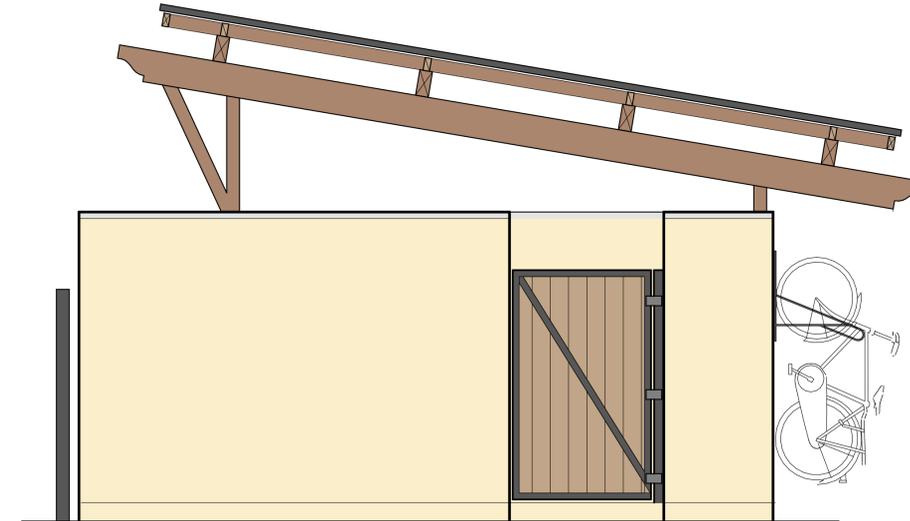
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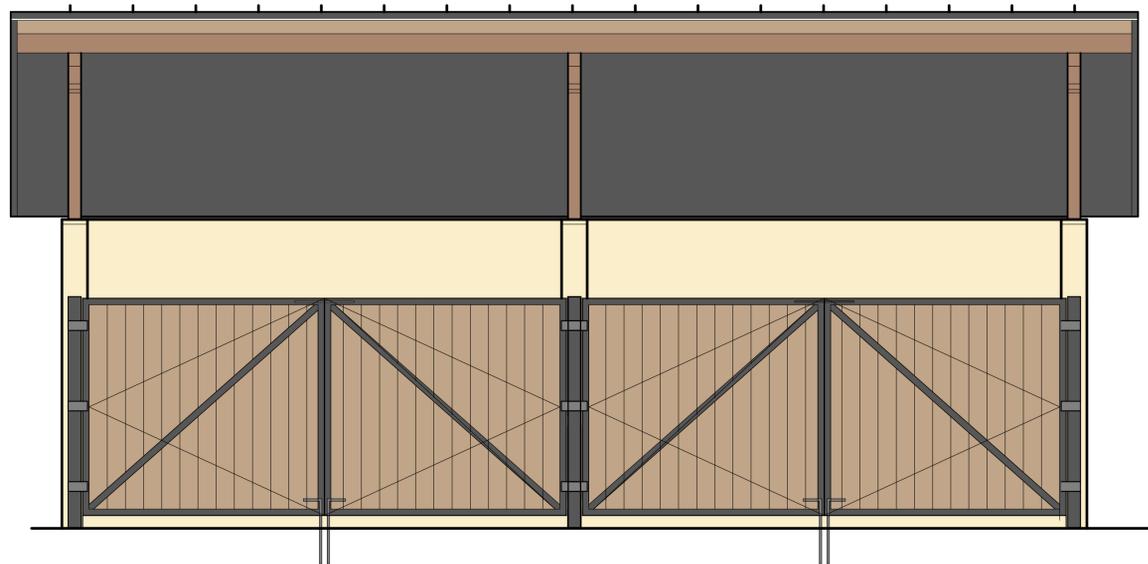
TRASH ENCLOSURE ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION