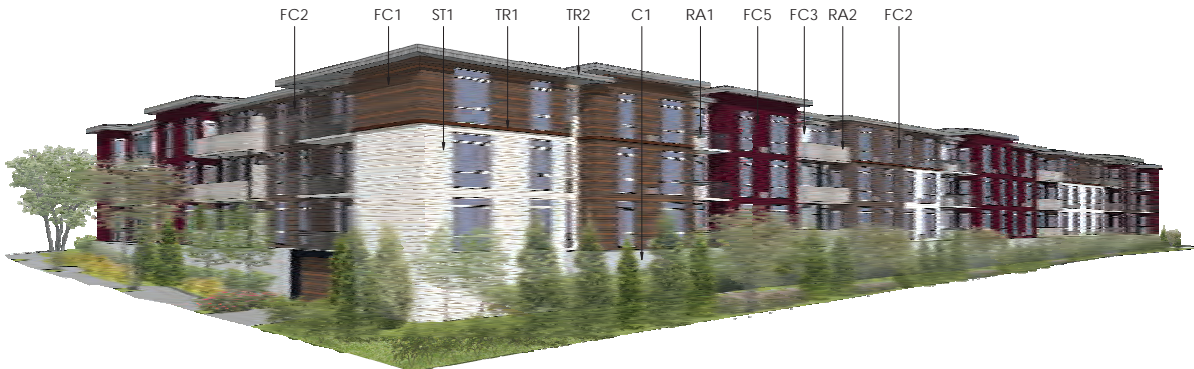


# COMMONS ON THE TUALATIN



BUILDING C PERSPECTIVE



BUILDING A PERSPECTIVE

**FC1**  
 STAINED FIBER CEMENT SIDING  
 WOODSTONE, RUSTIC SERIES  
 ROASTED WALNUT  
 5' EXPOSURE

**FC2**  
 FIBER CEMENT BOARD  
 SHERWIN WILLIAMS PAINT  
 SW 7505 MANOR HOUSE  
 10' EXPOSURE TYP

**FC3**  
 FIBER CEMENT BOARD  
 SHERWIN WILLIAMS PAINT  
 SW 6070 HERON PLUME  
 7' EXPOSURE

**FC4**  
 FIBER CEMENT BOARD  
 SHERWIN WILLIAMS PAINT  
 SW 6244 NAVAL  
 5' EXPOSURE

**FC5**  
 FIBER CEMENT BOARD  
 SHERWIN WILLIAMS PAINT  
 SW 4300 BURGUNDY  
 5' EXPOSURE

**ST1**  
 CULTURED STONE  
 ALPINE LEDGESTONE  
 ECHO RIDGE

**TR1**  
 TRIM  
 SHERWIN WILLIAMS PAINT  
 SW 2725 ROCKWELL

**TR2**  
 EAVES, FASCIA AND GUTTERS  
 SHERWIN WILLIAMS PAINT  
 SW 7075 WEB GRAY

**TR3**  
 EAVES, FASCIA AND GUTTERS  
 SHERWIN WILLIAMS PAINT  
 SW 6070 HERON PLUME

**C1**  
 SMOOTH FINISH  
 EXPOSED CONCRETE

**RA1**  
 RAILING  
 ALUMINUM VERTICAL PICKET  
 BLACK

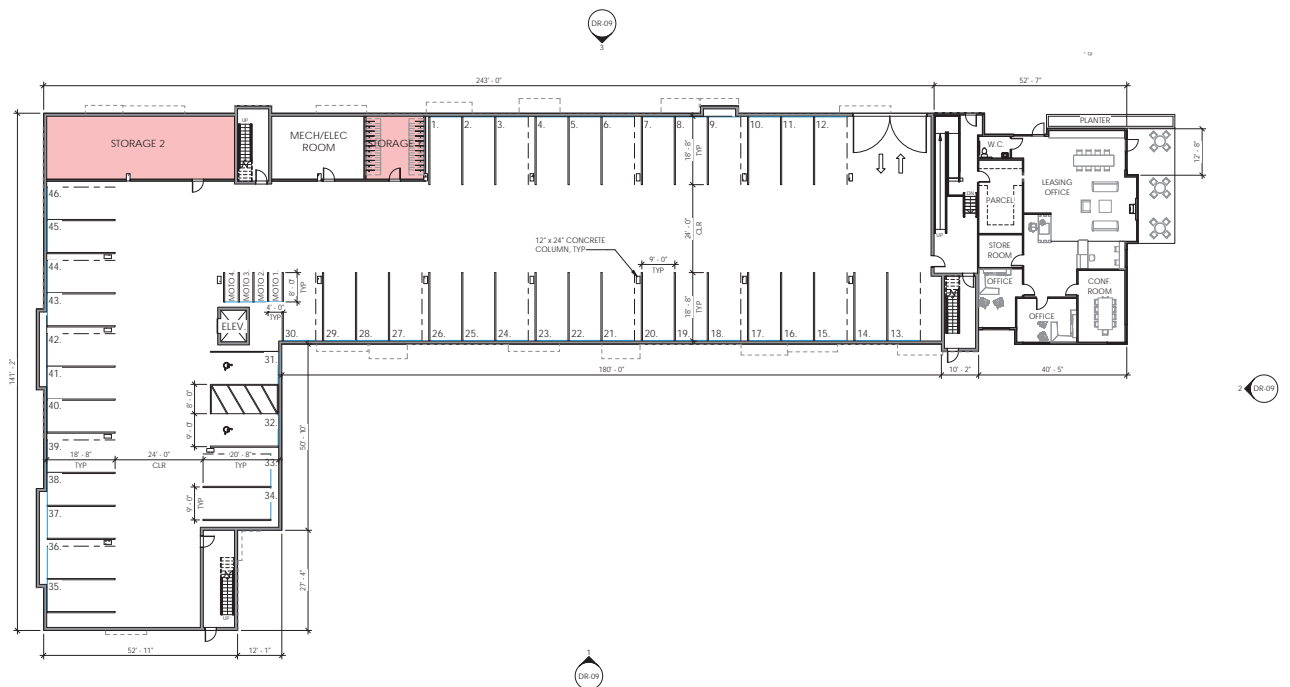
**RA2**  
 RAILING  
 SLATS  
 SHERWIN WILLIAMS  
 PAINT  
 SW 7076 MINDFUL GRAY

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DR.00	COVER SHEET
DR.01	BUILDING A - BASEMENT PLAN
DR.02	BUILDING A - 1ST FLOOR PLAN
DR.03	BUILDING A - 2ND & 3RD FLOOR PLAN
DR.04	BUILDING B/C - BASEMENT PLAN
DR.05	BUILDING B - 1ST FLOOR PLAN
DR.06	BUILDING C - 1ST FLOOR PLAN
DR.07	BUILDING B/C - 2ND & 3RD FLOOR PLAN
DR.08	BUILDINGS D, E, F & STORAGE FLOOR PLANS
DR.09	BUILDING A ELEVATIONS
DR.10	BUILDING B ELEVATIONS
DR.11	BUILDING C ELEVATIONS
DR.12	BUILDINGS D, E, F & STORAGE ELEVATIONS
DR.13	PERSPECTIVE 1
DR.14	PERSPECTIVE 2
DR.15	PERSPECTIVE 3
DR.16	PERSPECTIVE 4

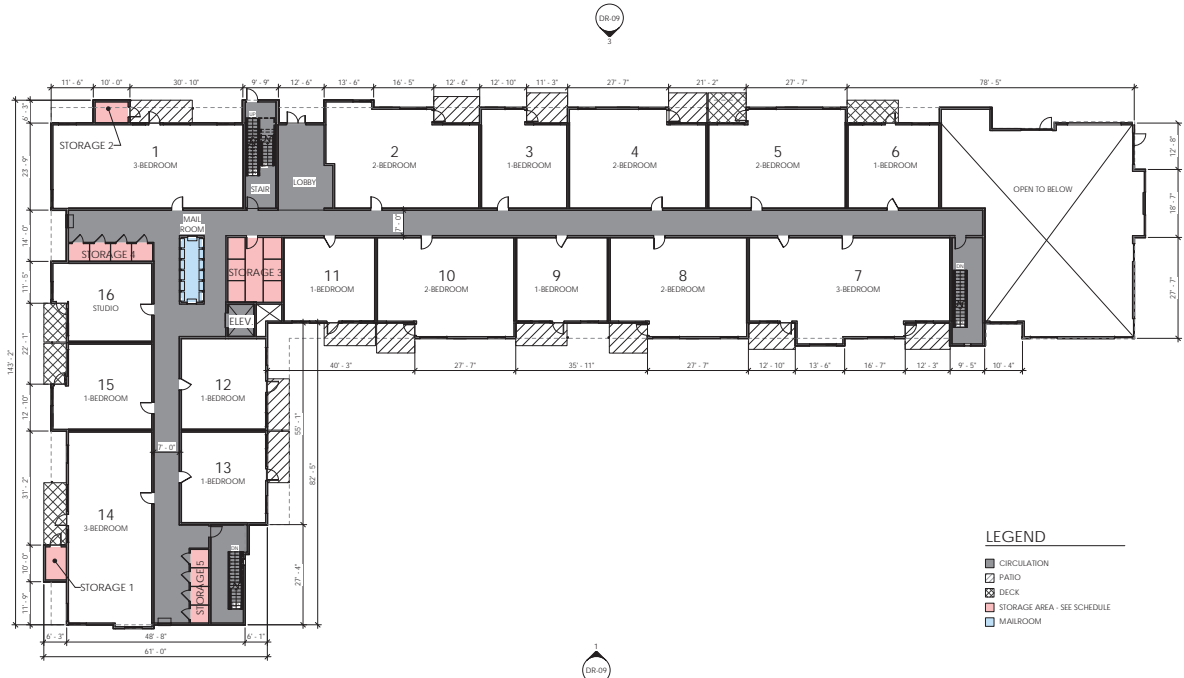
STORAGE CALCULATION

AREA	AREA	AREA
BUILDING A	STORAGE 4	126 SF
1ST FLOOR	STORAGE 5	99 SF
STORAGE 1		
50 SF	PARKING	
STORAGE 2	STORAGE 1	420 SF
50 SF	STORAGE 2	322 SF
STORAGE 3	STORAGE 3	358 SF
207 SF		
STORAGE 4		
109 SF		
STORAGE 5		
99 SF		
2ND FLOOR	BUILDING C	
STORAGE 1	1ST FLOOR	
50 SF	STORAGE 1	50 SF
STORAGE 2	STORAGE 2	50 SF
50 SF	STORAGE 3	50 SF
STORAGE 3	STORAGE 4	367 SF
207 SF		
STORAGE 4		
109 SF		
STORAGE 5		
99 SF		
STORAGE 6		
143 SF		
STORAGE 7		
143 SF	2ND FLOOR	
3RD FLOOR	STORAGE 1	50 SF
STORAGE 1	STORAGE 2	50 SF
50 SF	STORAGE 3	50 SF
STORAGE 2	STORAGE 4	126 SF
50 SF	STORAGE 5	99 SF
STORAGE 3		
207 SF		
STORAGE 4		
109 SF		
STORAGE 5		
99 SF		
STORAGE 6		
143 SF		
STORAGE 7		
143 SF		
PARKING		
STORAGE 1		
270 SF		
STORAGE 2		
878 SF		
BUILDING B		
STORAGE 1		
50 SF		
STORAGE 2		
50 SF		
STORAGE 3		
50 SF		
STORAGE 4		
367 SF		
BUILDING D		
1ST FLOOR		
STORAGE 1		
324 SF		
2ND FLOOR		
STORAGE 1		
50 SF		
STORAGE 2		
50 SF		
STORAGE 3		
50 SF		
STORAGE 4		
126 SF		
STORAGE 5		
99 SF		
BUILDING E		
1ST FLOOR		
STORAGE 1		
326 SF		
BUILDING F		
1ST FLOOR		
STORAGE 1		
326 SF		
<b>TOTAL</b>		<b>8643 SF</b>



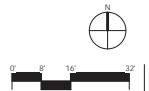
BUILDING A - BASEMENT PLAN

SCALE: 1/16" = 1'-0"



- LEGEND**
- CIRCULATION
  - ▨ PATIO
  - ▩ DECK
  - STORAGE AREA - SEE SCHEDULE
  - MAILROOM

**BUILDING A - 1ST FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

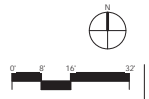


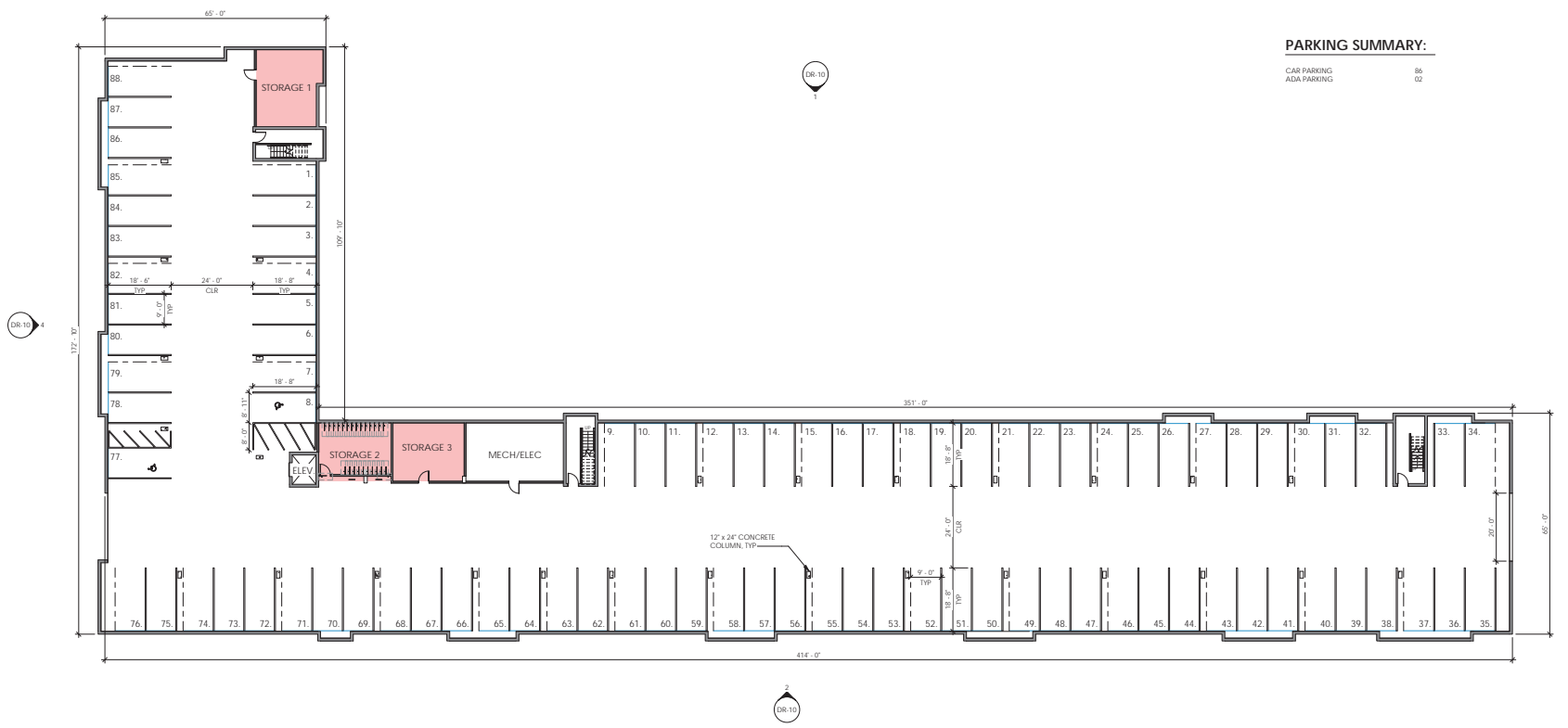
**BUILDING A - 1ST FLOOR PLAN**  
 1711 9.27.18  
**DR-02**



BUILDING A - 2ND & 3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"



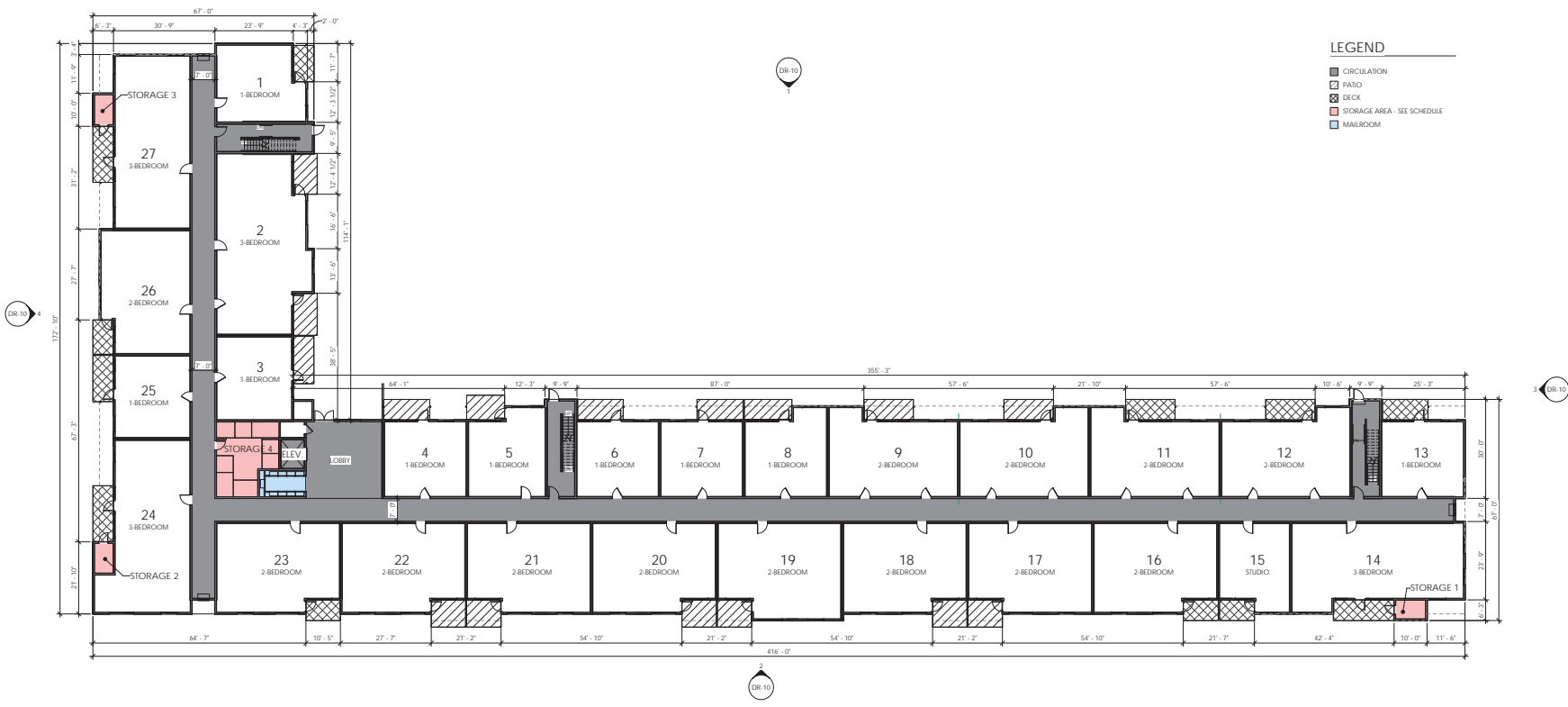


**PARKING SUMMARY:**

CAR PARKING	86
ADA PARKING	02

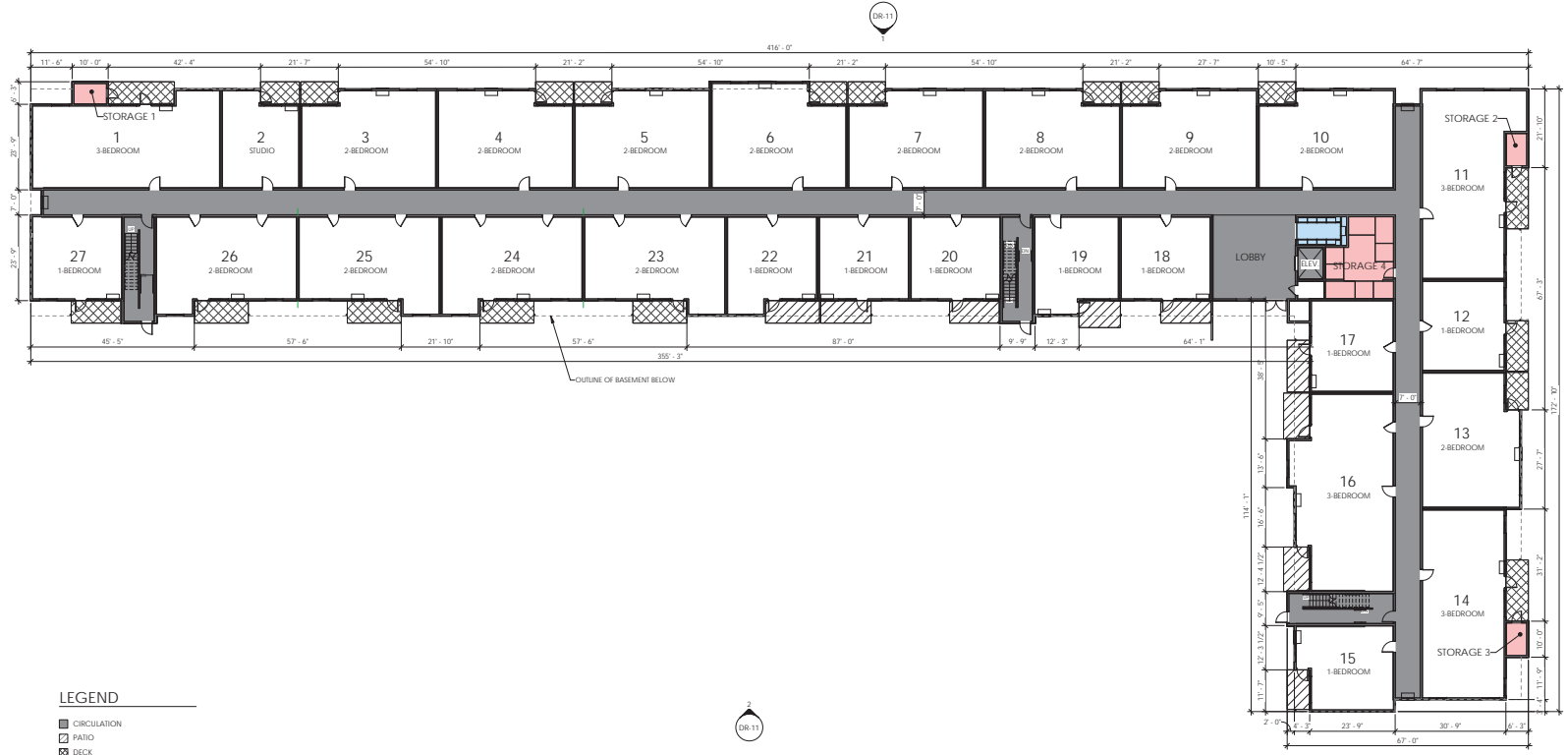
BUILDING B/ C - BASEMENT PLAN

SCALE: 1/16" = 1'-0"



BUILDING B - 1ST FLOOR

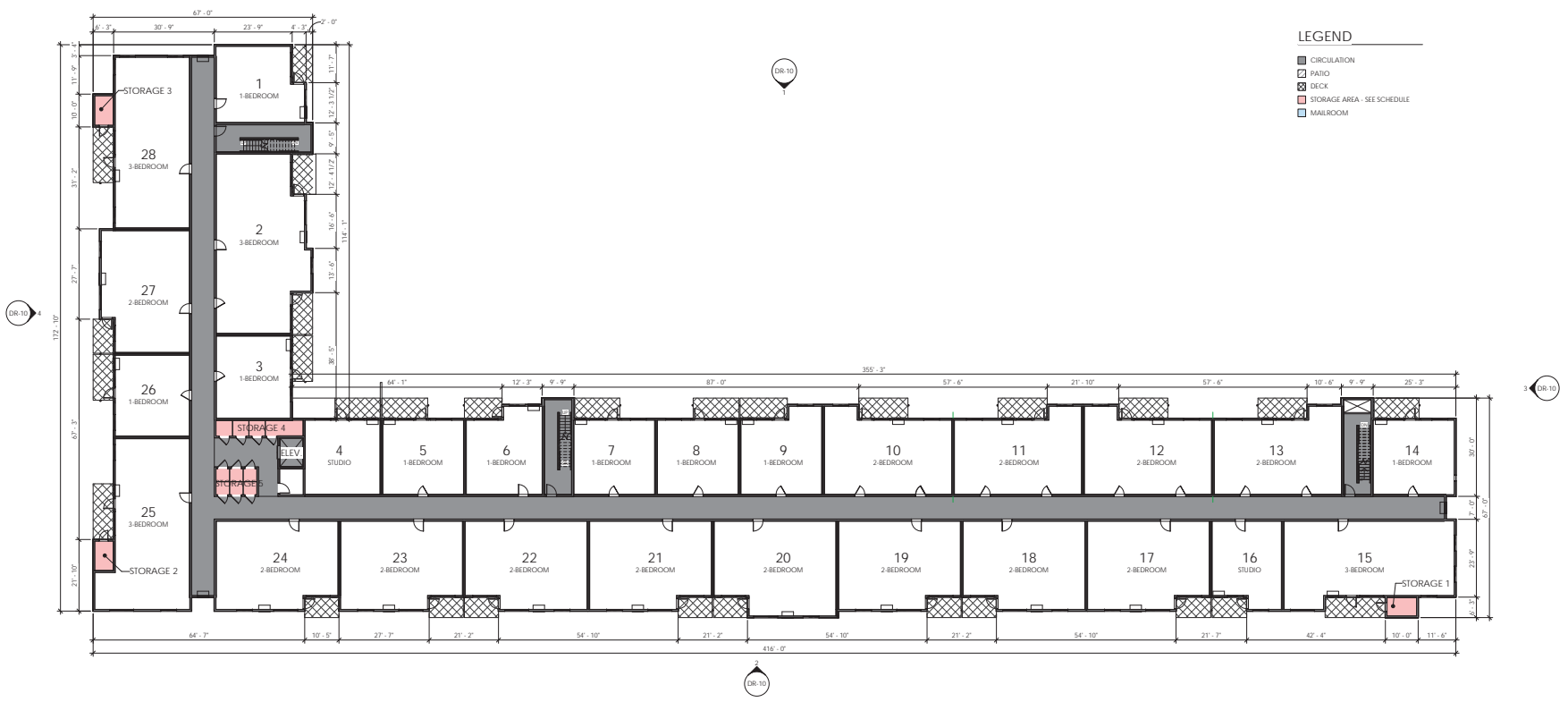
SCALE: 1/16" = 1'-0"



- LEGEND**
- CIRCULATION
  - ▨ PATIO
  - ▩ DECK
  - ▧ STORAGE AREA - SEE SCHEDULE
  - MAILROOM

**BUILDING C - 1ST FLOOR**  
SCALE: 1/16" = 1'-0"

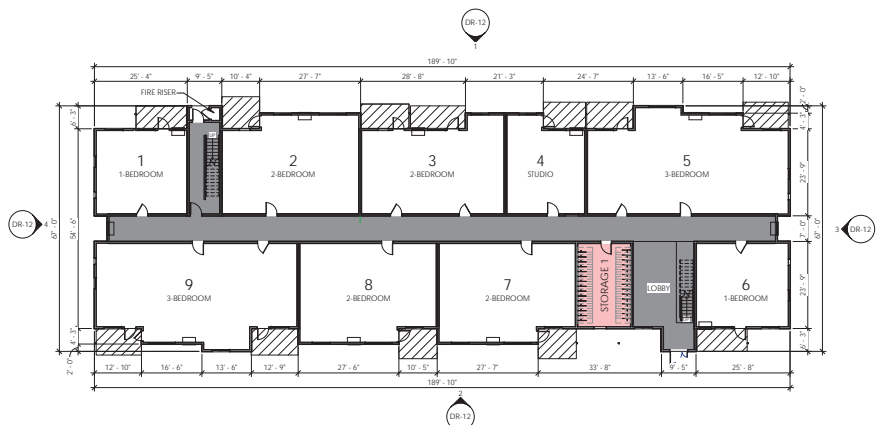




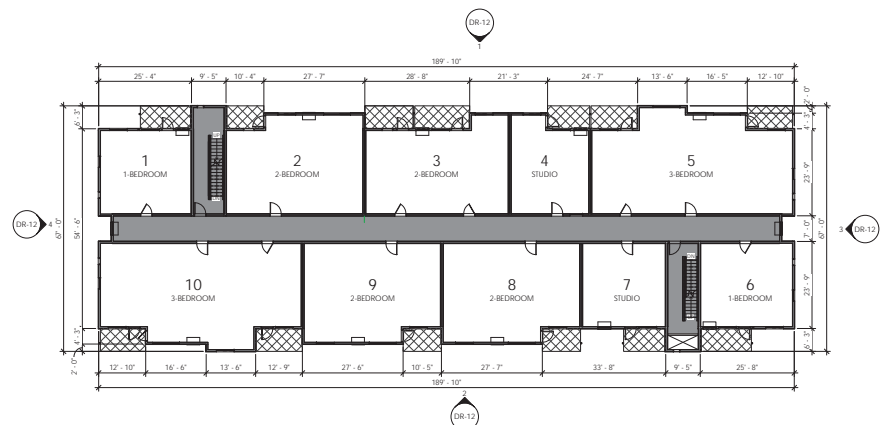
BUILDING B/ C - 2ND & 3RD FLOOR

SCALE: 1/4" = 1'-0"

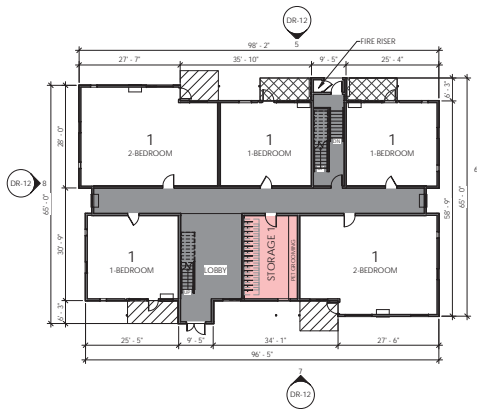




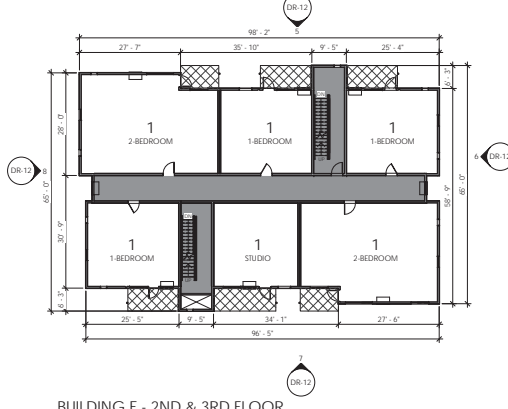
BUILDING D - 1ST FLOOR  
SCALE: 1/16" = 1'-0"



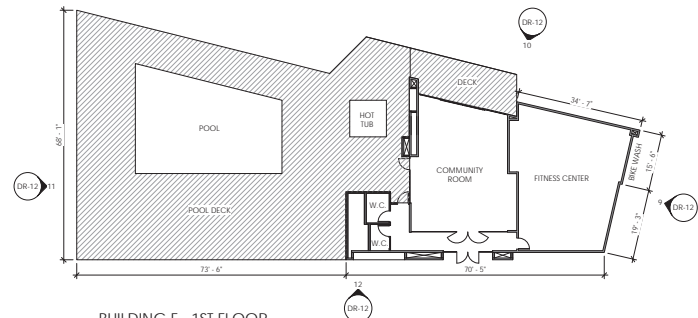
BUILDING D - 2ND & 3RD FLOOR  
SCALE: 1/16" = 1'-0"



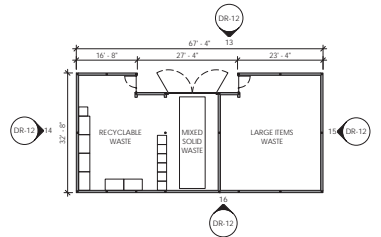
BUILDING E - 1ST FLOOR  
SCALE: 1/16" = 1'-0"



BUILDING E - 2ND & 3RD FLOOR  
SCALE: 1/16" = 1'-0"

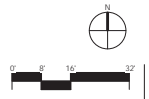


BUILDING F - 1ST FLOOR  
SCALE: 1/16" = 1'-0"



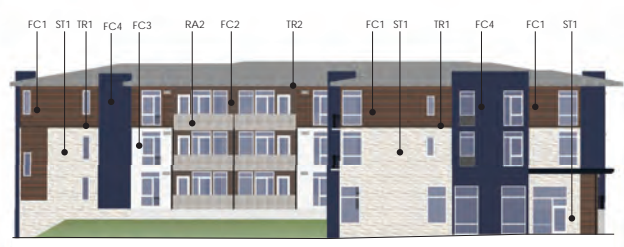
TRASH ENCLOSURE PLAN  
SCALE: 1/16" = 1'-0"

- LEGEND**
- CIRCULATION
  - PATIO
  - DECK
  - STORAGE AREA - SEE SCHEDULE
  - MAILROOM





1 BUILDING A - SOUTH  
SCALE: 1/16" = 1'-0"



2 BUILDING A - EAST  
SCALE: 1/16" = 1'-0"



3 BUILDING A - NORTH  
SCALE: 1/16" = 1'-0"



4 BUILDING A - WEST  
SCALE: 1/16" = 1'-0"



5 SITE MONUMENT SIGN - WEST  
DR-09



6 SITE MONUMENT SIGN - EAST  
DR-09



8 SITE MONUMENT SIGN - 3D VIEW  
DR-09



7 SITE MONUMENT SIGN - PLAN  
DR-09



1 BUILDING B - EAST  
DR-10 SCALE: 1/16" = 1'-0"



2 BUILDING B - WEST  
DR-10 SCALE: 1/16" = 1'-0"



3 BUILDING B - SOUTH  
DR-10 SCALE: 1/16" = 1'-0"



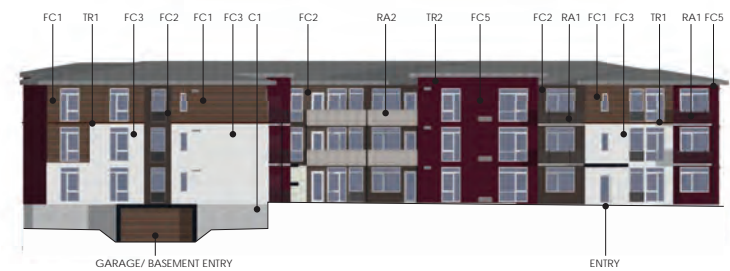
4 BUILDING B - NORTH  
DR-10 SCALE: 1/16" = 1'-0"



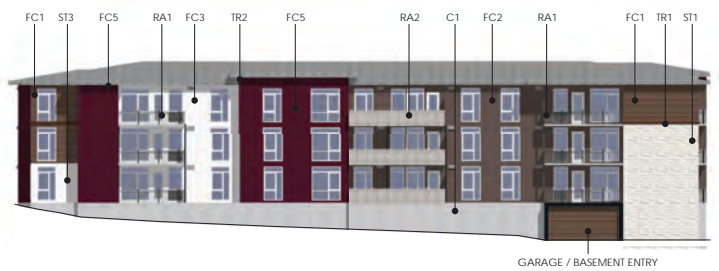
1 BUILDING C - WEST  
DR-10 SCALE: 1/16" = 1'-0"



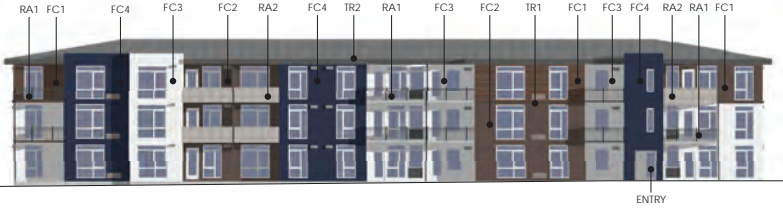
2 BUILDING C - EAST  
DR-10 SCALE: 1/16" = 1'-0"



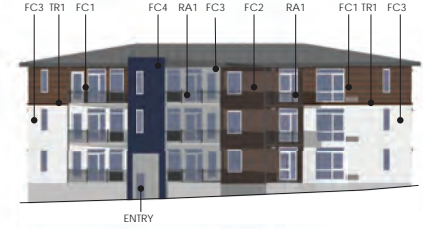
3 BUILDING C - NORTH  
DR-10 SCALE: 1/16" = 1'-0"



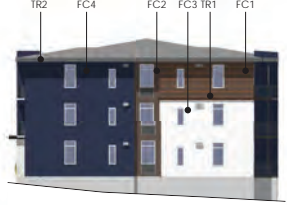
4 BUILDING C - SOUTH  
DR-10 SCALE: 1/16" = 1'-0"



1 BUILDING D - NORTH  
DR-11 SCALE: 1/16" = 1'-0"



5 BUILDING E - NORTH  
DR-11 SCALE: 1/16" = 1'-0"



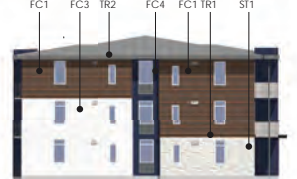
6 BUILDING E - EAST  
DR-11 SCALE: 1/16" = 1'-0"



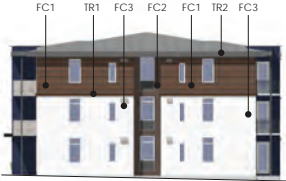
2 BUILDING D - SOUTH  
DR-11 SCALE: 1/16" = 1'-0"



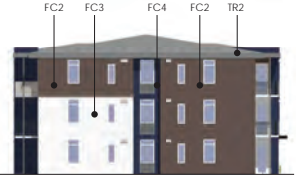
7 BUILDING E - SOUTH  
DR-11 SCALE: 1/16" = 1'-0"



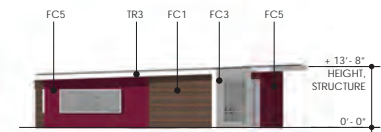
8 BUILDING E - WEST  
DR-11 SCALE: 1/16" = 1'-0"



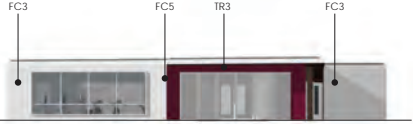
3 BUILDING D - EAST  
DR-11 SCALE: 1/16" = 1'-0"



4 BUILDING D - WEST  
DR-11 SCALE: 1/16" = 1'-0"



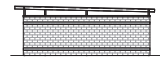
9 BUILDING F - EAST  
DR-11 SCALE: 1/16" = 1'-0"



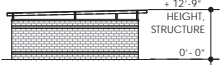
10 BUILDING F - NORTH  
DR-11 SCALE: 1/16" = 1'-0"



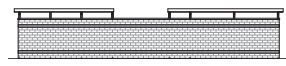
13 TRASH ENCLOSURE - EAST  
DR-12 SCALE: 1/16" = 1'-0"



14 TRASH ENCLOSURE - NORTH  
DR-12 SCALE: 1/16" = 1'-0"



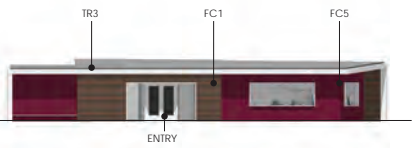
15 TRASH ENCLOSURE - SOUTH  
DR-12 SCALE: 1/16" = 1'-0"



16 TRASH ENCLOSURE - WEST  
DR-12 SCALE: 1/16" = 1'-0"



11 BUILDING F - WEST  
DR-11 SCALE: 1/16" = 1'-0"



12 BUILDING F - SOUTH  
DR-11 SCALE: 1/16" = 1'-0"



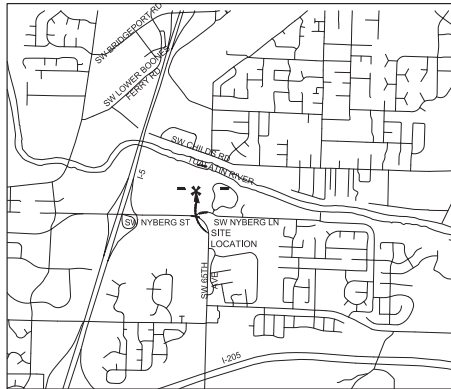




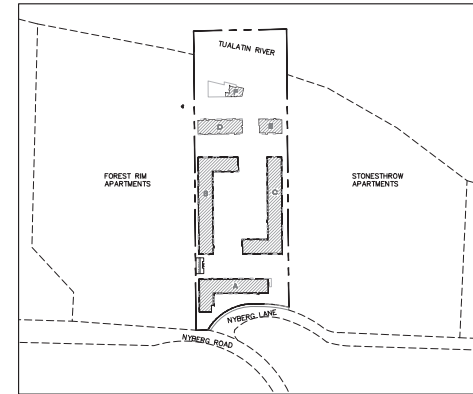




# PRELIMINARY PLANS FOR COMMONS ON THE TUALATIN TUALATIN, OREGON



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
SCALE: 1"=250'



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### PROPOSED LEGEND

- WATER VALVE
- WATER METER
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- RIPRAP
- SIGN
- FIRE HYDRANT
- UTILITY EASEMENT
- STORM LINE
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- 549 PROPOSED CONTOUR - 1' INTERVAL
- 550 PROPOSED CONTOUR - 5' INTERVAL

CONCRETE SIDEWALK

### PROPERTY OWNER

NYBERG ROAD PROPERTY, LLC  
1200 SW 66TH AVE., STE. 300  
PORTLAND, OR 97225

### PROPERTY DESCRIPTION

TAX MAP #: TAX LOT:  
TAX MAP 231244D/2601, TAX LOT 2600 AND 2601

SITE SIZE:  
10.99 ACRES

ZONING DESIGNATION:  
HIGH DENSITY RESIDENTIAL (RH)

PROPOSAL:  
5 BUILDING APARTMENT COMPLEX

### STREET ADDRESS

6645 SW NYBERG LN  
TUALATIN, OR 97062

### APPLICANT

WESTLAKE CONSULTANTS, INC.  
PACIFIC CORPORATE CENTER  
15115 S.W. SEQUOIA PARKWAY,  
SUITE 150 TIGARD, OREGON 97224  
PHONE: (503) 684-0652  
FAX: (503) 624-0157  
CONTACT: KEN SANDBLAST, AICP

### ENGINEER / SURVEYOR / PLANNER

WESTLAKE CONSULTANTS, INC.  
PACIFIC CORPORATE CENTER  
15115 S.W. SEQUOIA PARKWAY,  
SUITE 150 TIGARD, OREGON 97224  
PHONE: (503) 684-0652  
FAX: (503) 624-0157  
CONTACT: GARY ANDERSON, PLS  
KEN SANDBLAST, AICP

### LANDSCAPE

CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECTS  
1000 SW TAYLOR ST #355  
PORTLAND, OREGON 97205  
CONTACT: CHRIS FRESHLEY

### LIGHTING

KEYWAY CORP.  
PHONE: (503) 888-2516  
CONTACT: BRIAN FRANK

### DATUM

- 1) BEARINGS ARE BASED ON SURVEY NUMBER 25,650 WASHINGTON COUNTY SURVEY RECORDS.
- 2) VERTICAL CONTROL BASED ON WASHINGTON COUNTY BENCH MARK #448 MARKED "STATE HIGHWAY DEPARTMENT BM NO. L-632 1971". A 2 3/4" BRASS DISK FOUND IN TOP OF GUARDRAIL, S.W. CORNER OF BRIDGE OVER I-5 ON SAGERT ROAD, 3.3 FEET ABOVE ROAD SURFACE. ELEVATION=231.978 FEET NAVD 29.
- 3) FIELD SURVEY WAS PERFORMED MARCH 2011 AND REVISED FOR ADDITIONAL TOPO DATA IN JUNE 2016.

### EXISTING LEGEND

- FOUND MONUMENT AS NOTED
- 
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- POWER POLE
- LIGHT POLE
- GAS METER
- GAS FINK
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- TELEPHONE VAULT
- CABLE TV RISER
- GUY ANCHOR
- UTILITY BOX
- UTILITY MANHOLE
- UTILITY POLE
- UTILITY RISER
- UTILITY VAULT
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER VAULT
- WELL
- BOLLARD
- MAIL BOX
- SIGN
- CLEANOUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM SEWER MANHOLE
- IRRIGATION CONTROL VALVE
- HOSE BIB
- DECIDUOUS TREE
- EVERGREEN TREE
- UNDERGROUND WATER LINE
- OVERHEAD LINE
- UNDERGROUND TELECOMM
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND POWER
- UNDERGROUND GAS LINE
- FENCE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- 272- EXISTING CONTOUR - 1' INTERVAL
- 270- EXISTING CONTOUR - 5' INTERVAL

**ATTENTION:** OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

**UTILITY STATEMENT:** THE UNDERGROUND UTILITIES SHOWN ARE PER FIELD MARKINGS AND RECORD DRAWINGS PROVIDED BY THE RESPECTIVE UTILITY AGENCIES. LOCATION OF NON-OBSERVABLE AND/OR UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.

**UTILITY VERIFICATION:** CONTRACTOR SHALL POTHOLE TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION AND SHALL PROVIDE WESTLAKE CONSULTANTS, INC. 72-HOURS NOTICE OF ANY POTENTIAL CONFLICTS.

**WESTLAKE CONSULTANTS INC.**  
ENGINEERING SURVEYING PLANNING  
PACIFIC CORPORATE CENTER  
15115 S.W. SEQUOIA PARKWAY, SUITE 150 TIGARD, OREGON 97224  
PHONE: (503) 684-0652 FAX: (503) 624-0157

COMMONS ON THE TUALATIN  
TUALATIN, OR  
COVER SHEET

PRELIMINARY

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. THEY AND ALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE FIRM.

NO.	DATE	DESCRIPTION	BY	CHKD.
0	2016-10-17	LAND USE SUBMITTAL		

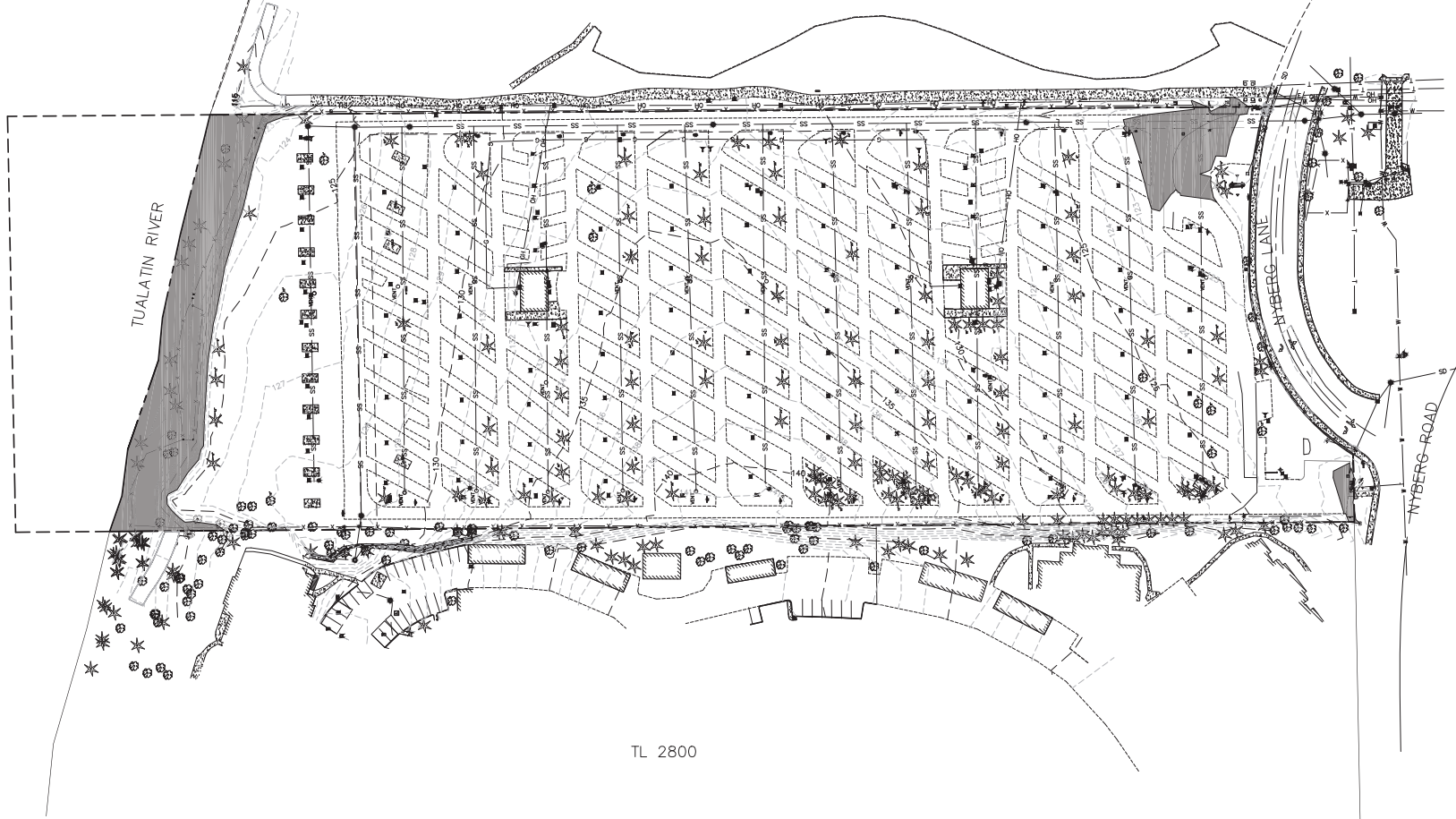
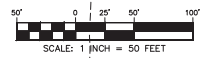
SHEET  
**P100**  
JOB NO. 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NAME: J:\2752-001\24x36\_LAND USE SUBMITTAL\_LU 2752-001 P100.DWG 2016/10/16 08:54 PM - JAB

DRAWING NUMBER: 142712-001.P2 & ENGINEERING: CAD/PRODUCTION: LUT/2725-001 P220.DWG DATE: 2018/10/18 - 05:10PM - JAB

TL 0300



TL 2800

**WESTLAKE CONSULTANTS INC.**  
 ENGINEERING ♦ SURVEYING ♦ PLANNING  
 PACIFIC CORPORATION CENTER  
 4010 N. PACIFIC AVENUE  
 TUALATIN, OREGON 97146

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 EXISTING CONDITIONS

**PRELIMINARY**

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NO.	DATE	DESCRIPTION	PREP.	CHECK.
0	2018-10-17	LAND USE SUBMITTAL	DAB	JAB

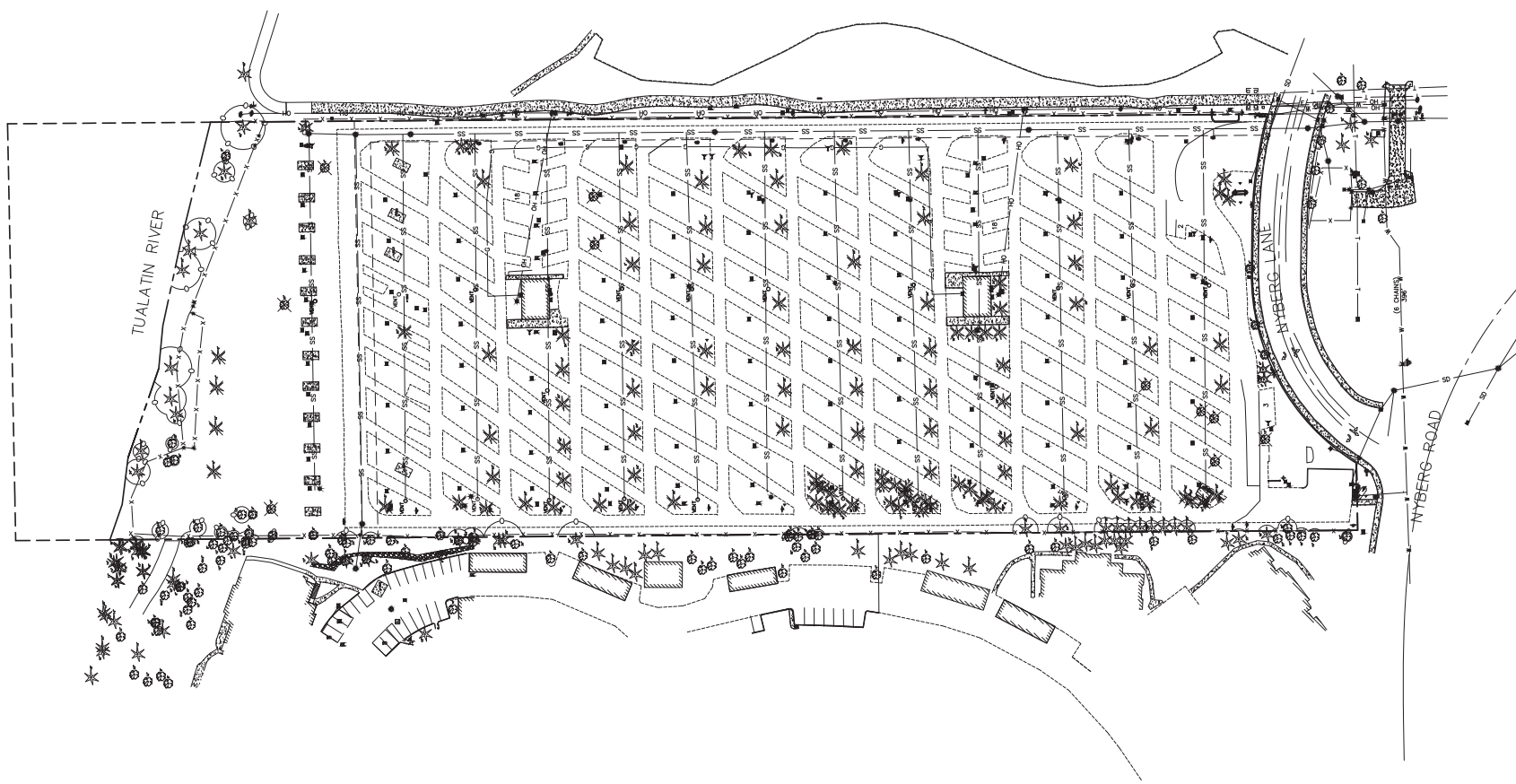
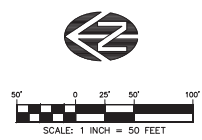
SHEET  
**P200**  
 JOB NO.  
 2752-001

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DRAWING NUMBER: 112712-001.P300, ENGINEER'S CAD INSTRUMENTAL, 11/27/18-05/17/19 - 05/17/19 - JAB

**LEGEND**

—○—○—○— TREE PROTECTION FENCING



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 PACIFIC CORPORATE CENTER  
 4010 N. PACIFIC AVENUE, SUITE 100  
 TUALATIN, OREGON 97063

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 TREE PROTECTION AND REMOVAL PLAN

**PRELIMINARY**

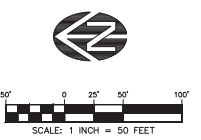
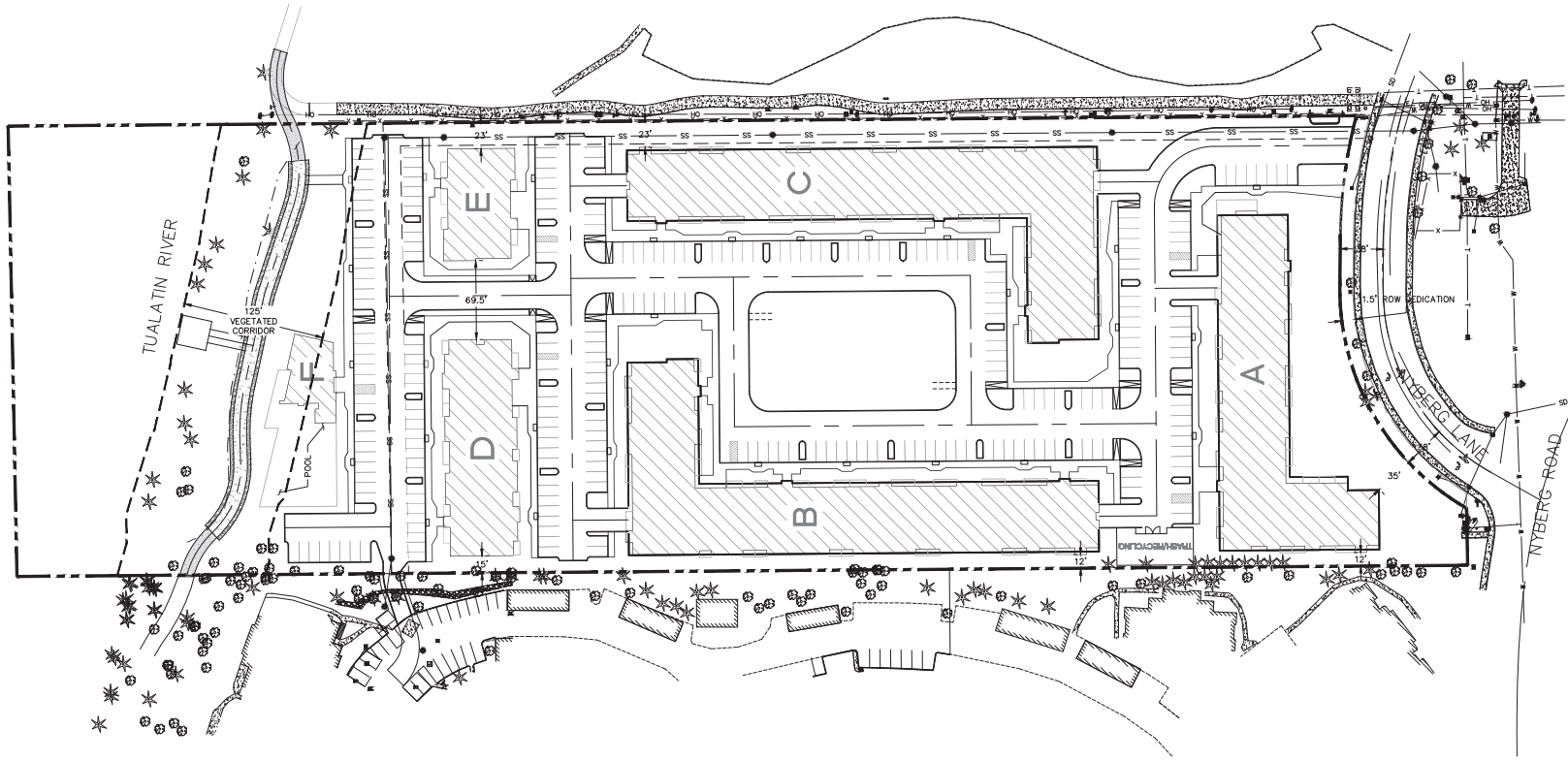
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REVISIONS	NO.	DATE	DESCRIPTION	CHECKED	DRAWN
	0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET  
**P300**  
 JOB NO.  
 2752-001

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DRAWING NUMBER: JLV212-001.PL & ENGINEERING: CAD/PRODUCTION: LJV212-001 #400.DWG DATE: 2018/10/18 - 05:10PM - JAB



**WESTLAKE CONSULTANTS INC.**  
 ENGINEERING ♦ SURVEYING ♦ PLANNING  
 10000 N. W. 25th Ave., Suite 100, Portland, OR 97210  
 (503) 864-0900  
 FAX (503) 864-0905

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY SITE PLAN OVERALL

**PRELIMINARY**

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NO.	DATE	DESCRIPTION	DRAWN	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

**PARKING COUNT**

VEHICLE:  
 TOTAL: 499 STALLS  
 GARAGE: 226 STALLS  
 EXTERIOR: 273 STALLS

BIKE:  
 TOTAL: 280 SPACES  
 INDOOR: 264 SPACES  
 OUTDOOR: 16 SPACES

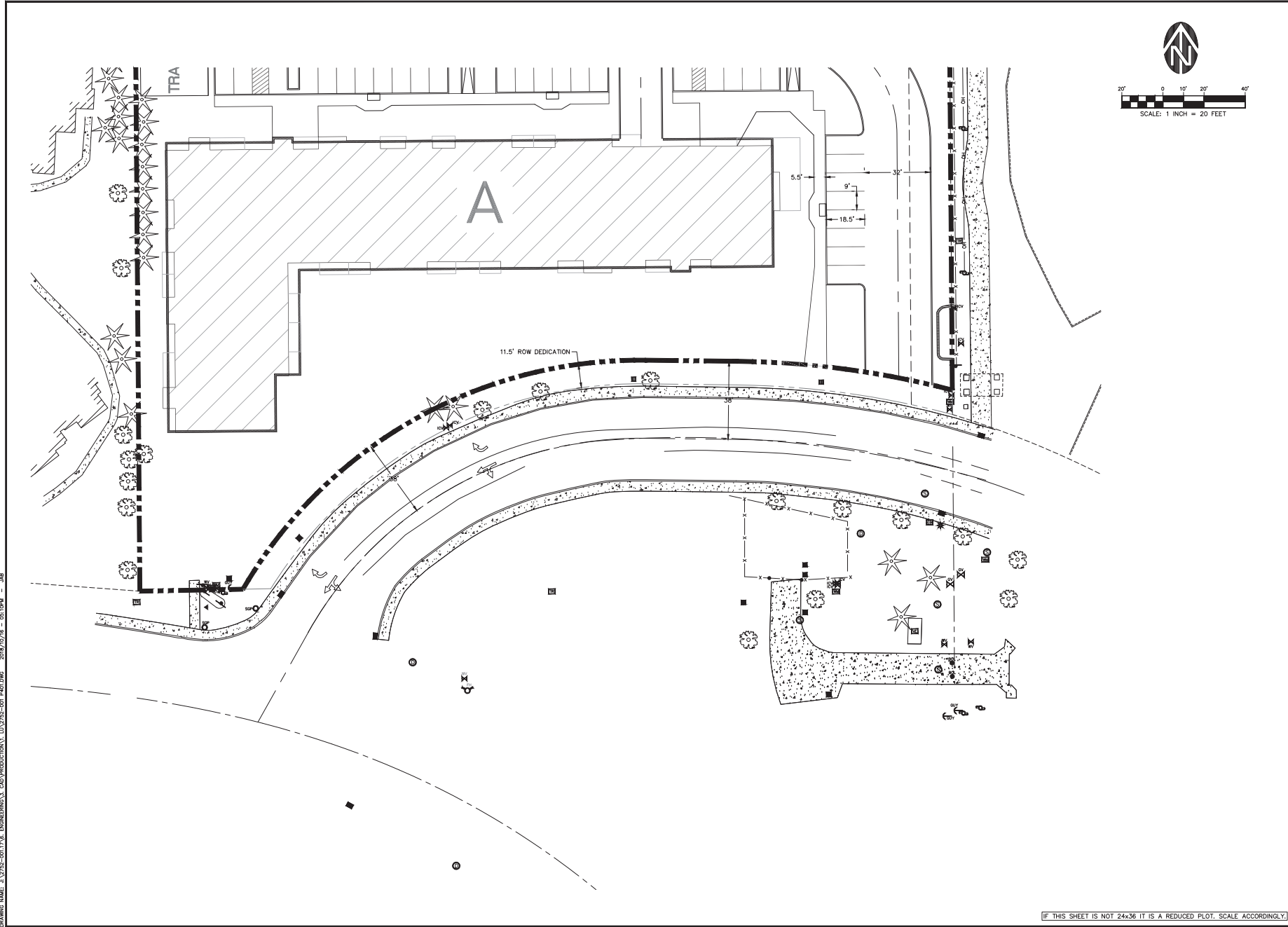
**SETBACKS**

ALL PROPOSED SETBACKS MEET THE MINIMUM REQUIREMENTS AS OUTLINED IN TDC 43.070

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

SHEET  
**P400**  
 JOB NO. 2752-001

LAND USE SUBMITTAL 2018-10-17



DRAWING NUMBER: 112752-001.PLT, ENGINEER'S CAD: 112752-001.P42, PWS: 2018/10/18 - 05:09PM - JAB

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 PACIFIC CORPORATION CENTER  
 10101 N. RAINBOW BLVD.  
 TUALATIN, OREGON 97148

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY SITE PLAN 1

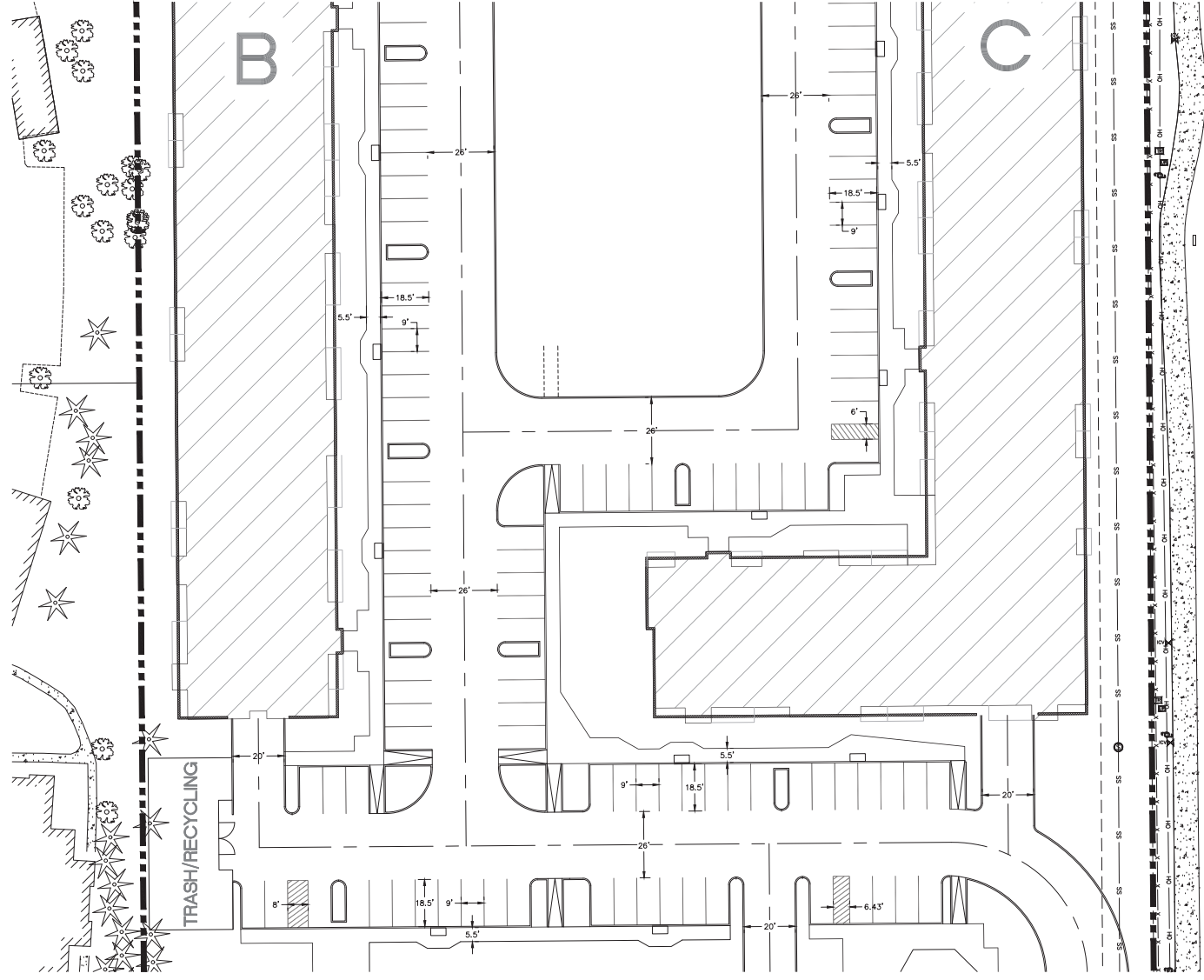
**PRELIMINARY**

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NO.	DATE	DESCRIPTION	PREP.	CHECK.
0	2018-10-17	LAND USE SUBMITTAL	DAB	JAB

SHEET  
**P401**  
 JOB NO.  
 2752-001

DRAWING NAME: 112712-001.PLA - CONCEPTUAL CAD INDUSTRIAL, LUISIANA - 05.10.14 - JAB



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 ENGINEERING ♦ SURVEYING ♦ PLANNING  
 PACIFIC CORPORATE CENTER  
 4000 N. UNIVERSITY BLVD.  
 SUITE 100 P.O. BOX 100  
 TULALIN, WASHINGTON 98281

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY SITE PLAN 2

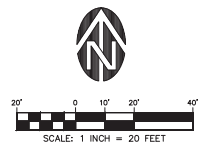
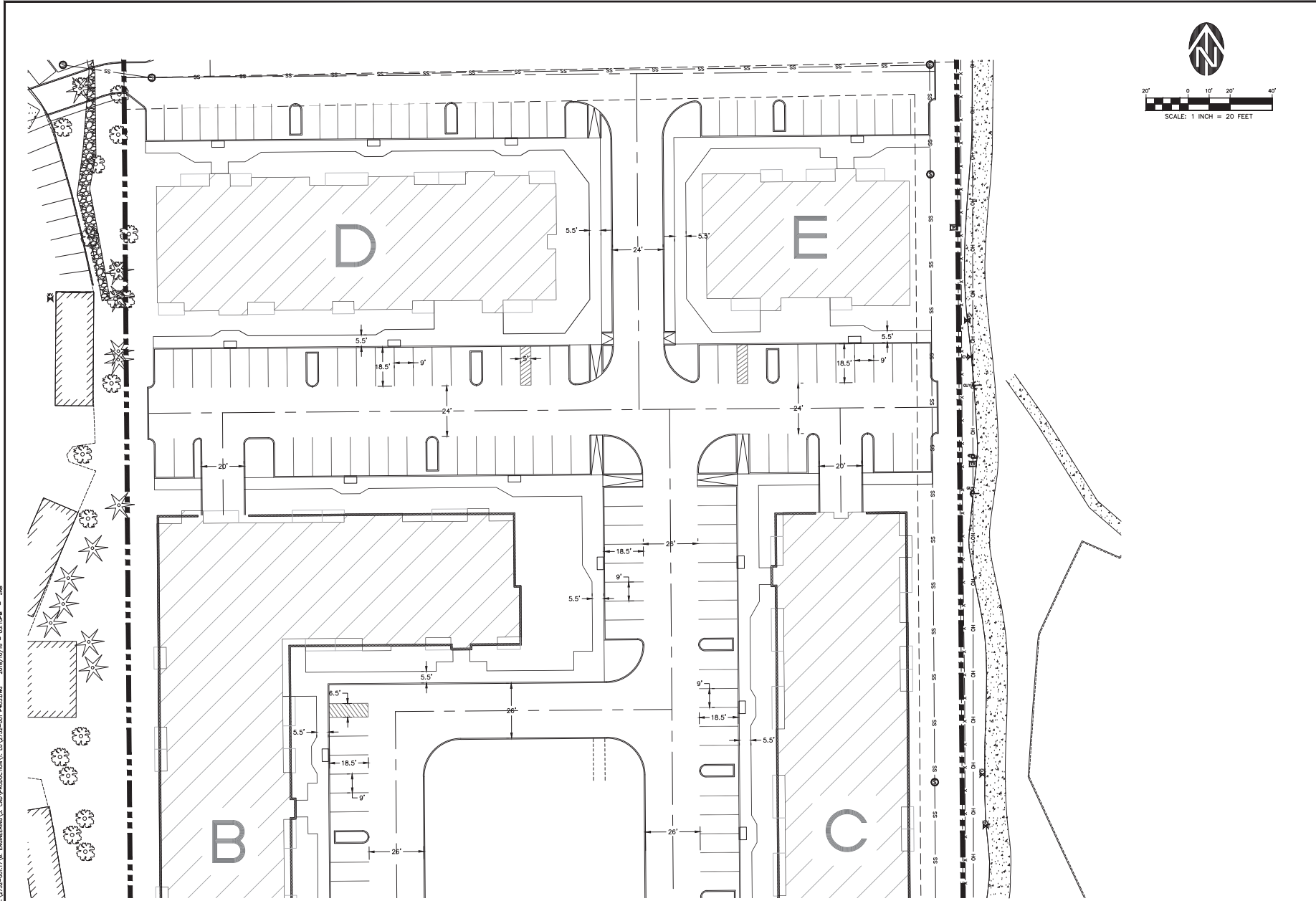
**PRELIMINARY**

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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	DAB	JAB

SHEET  
**P402**  
 JOB NO.  
 2752-001

DRAWING NAME: 112752-001.PLA - CONCEPTUAL CAD INDUSTRIAL LAYOUTS-001 #403.DWG 2018/07/16 - 05:10PM - JAB



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 ENGINEERING ♦ SURVEYING ♦ PLANNING  
 PACIFIC CORPORATE CENTER  
 1010 N. RUSSELL ST.  
 TUALATIN, OREGON 97146

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY SITE PLAN 3

**PRELIMINARY**

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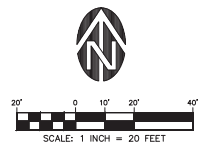
NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET  
**F403**  
 JOB NO. 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)



DRAWING NAME: J:\2752-001\2752\_001\DWG\2752-001\_P404.DWG 2018/10/18 - 05:11PM - JMB



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 ENGINEERING ♦ SURVEYING ♦ PLANNING  
 PACIFIC CORPORATION CENTER  
 4001 N. UNIVERSITY AVENUE  
 TULALIN, WASHINGTON 98254

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY SITE PLAN 4

**PRELIMINARY**

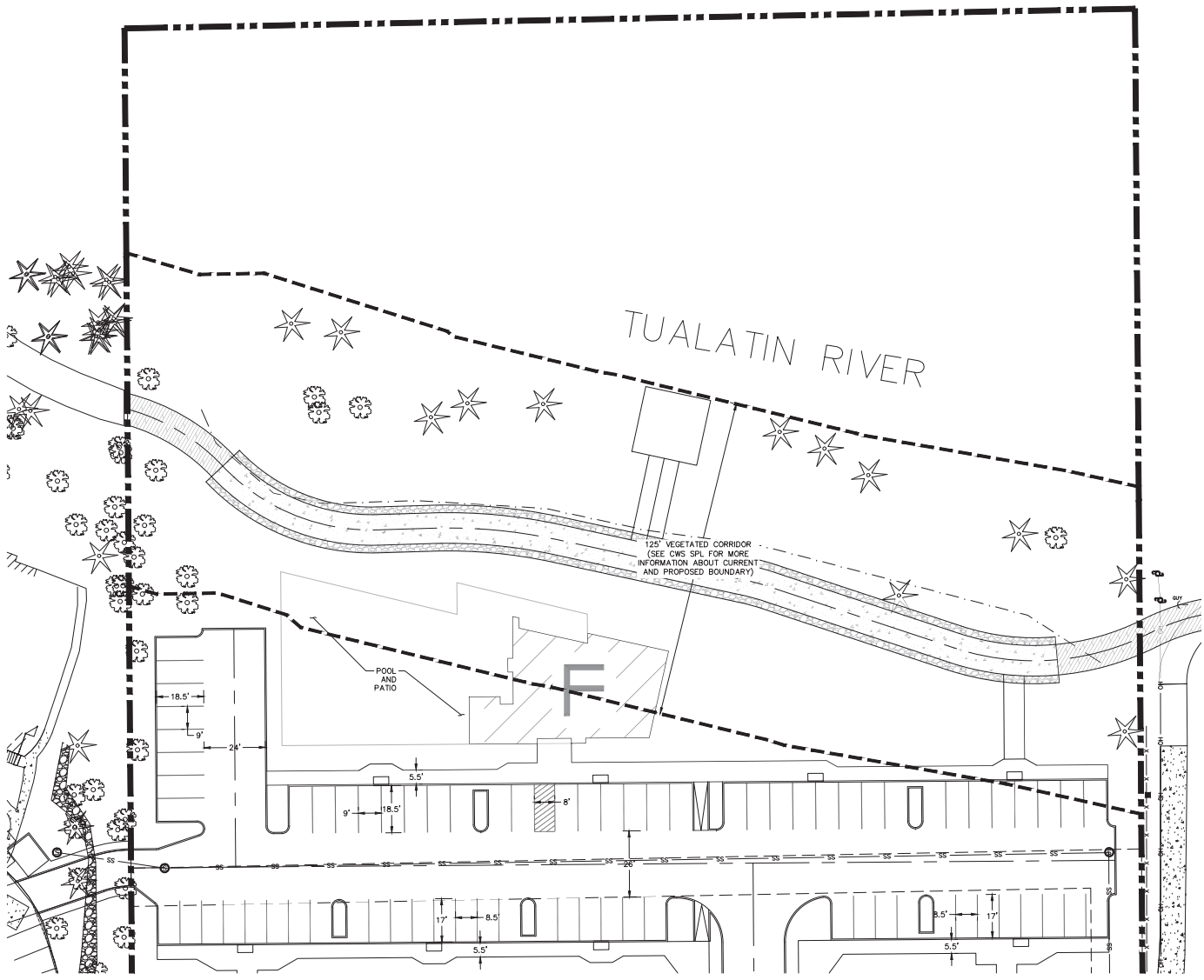
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NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	2018-10-17	LAND USE SUBMITTAL	JMB	JMB

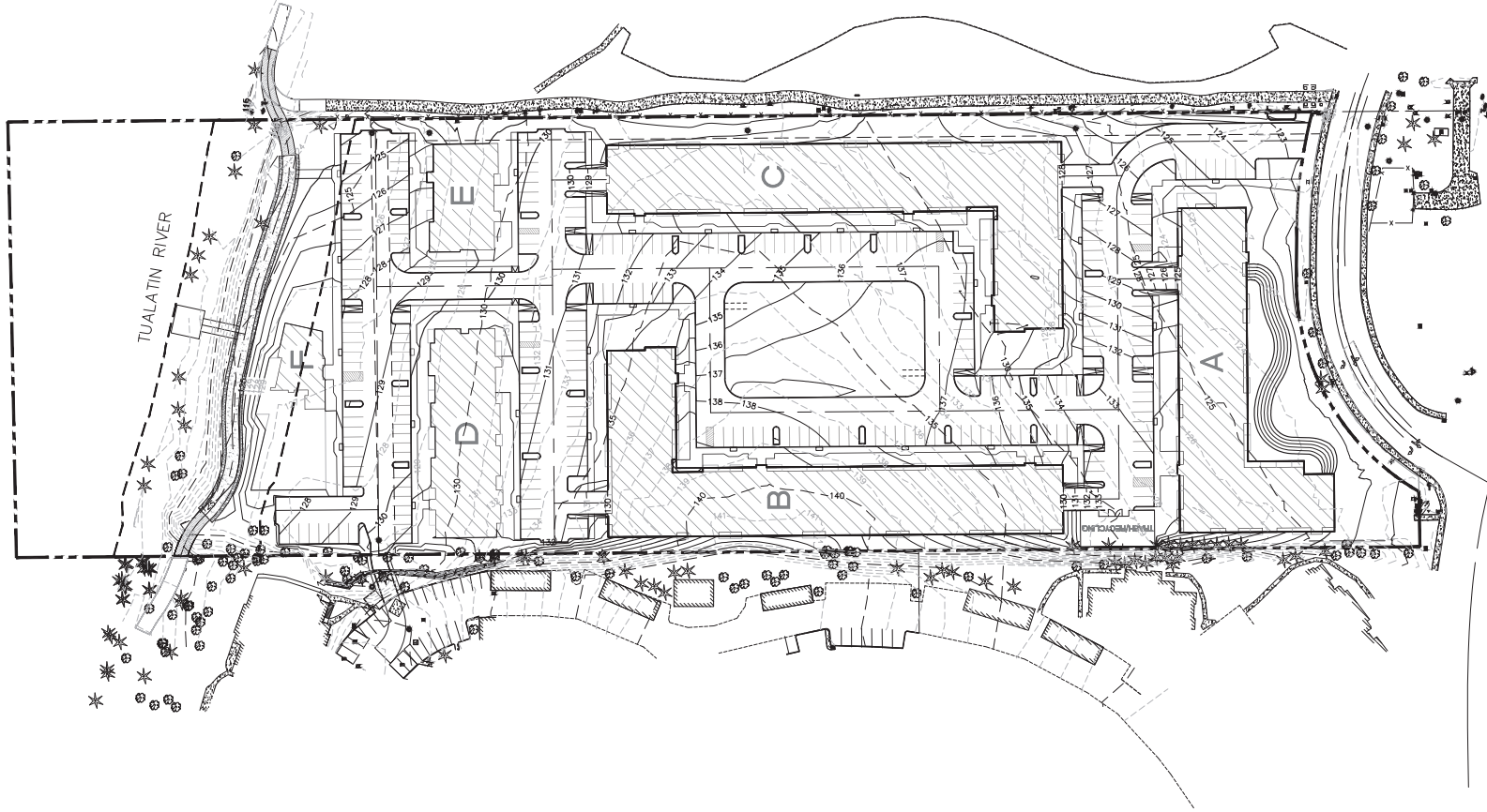
SHEET  
**P404**  
 JOB NO.  
 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

LAND USE SUBMITTAL 2018-10-17



DRAWING NUMBER: 132712-001.PLT & ENGINEER'S SEAL: ENGINEER'S SEAL: 2018/10/18 - 05:11PM - JAB



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 ENGINEERING ♦ SURVEYING ♦ PLANNING  
 PACIFIC CORPORATION CENTER  
 10110 N. PARKWAY  
 TUALATIN, OREGON 97146  
 TEL: (503) 864-3900  
 FAX: (503) 864-3157

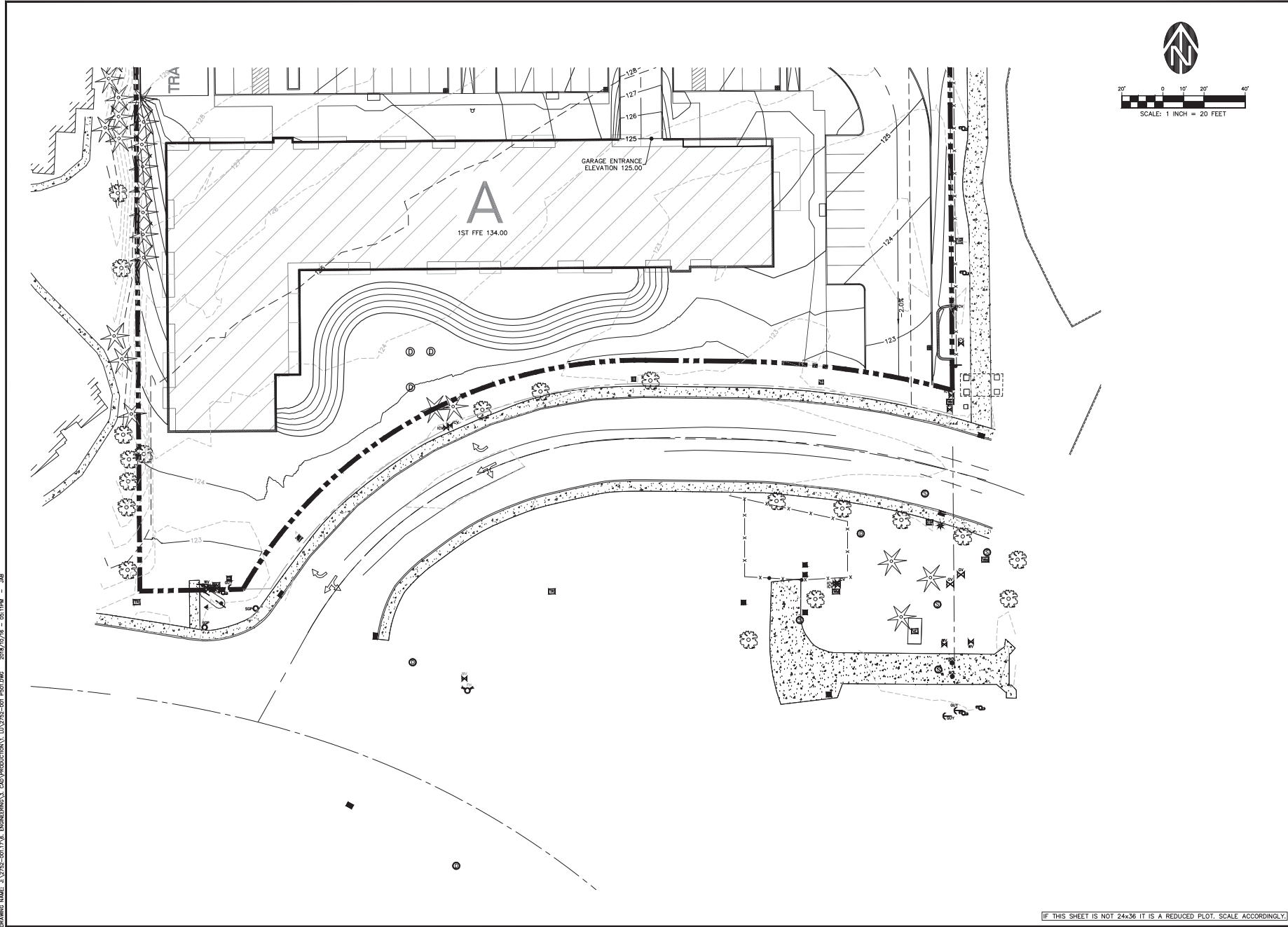
**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY GRADING PLAN OVERALL

**PRELIMINARY**

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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	DAB	JAB

SHEET  
**P500**  
 JOB NO.  
 2752-001



DRAWING NUMBER: 112752-001.P501, ENGINEER'S CAD: 112752-001\_P501.dwg, 2018/10/18 - 08:11PM - JAB

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 ENGINEERING ♦ SURVEYING ♦ PLANNING  
 PACIFIC CORPORATE CENTER  
 4000 N. UNIVERSITY AVENUE  
 TULALIN, WASHINGTON 98256

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY GRADING PLAN 1

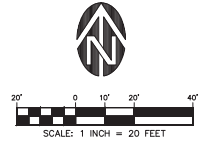
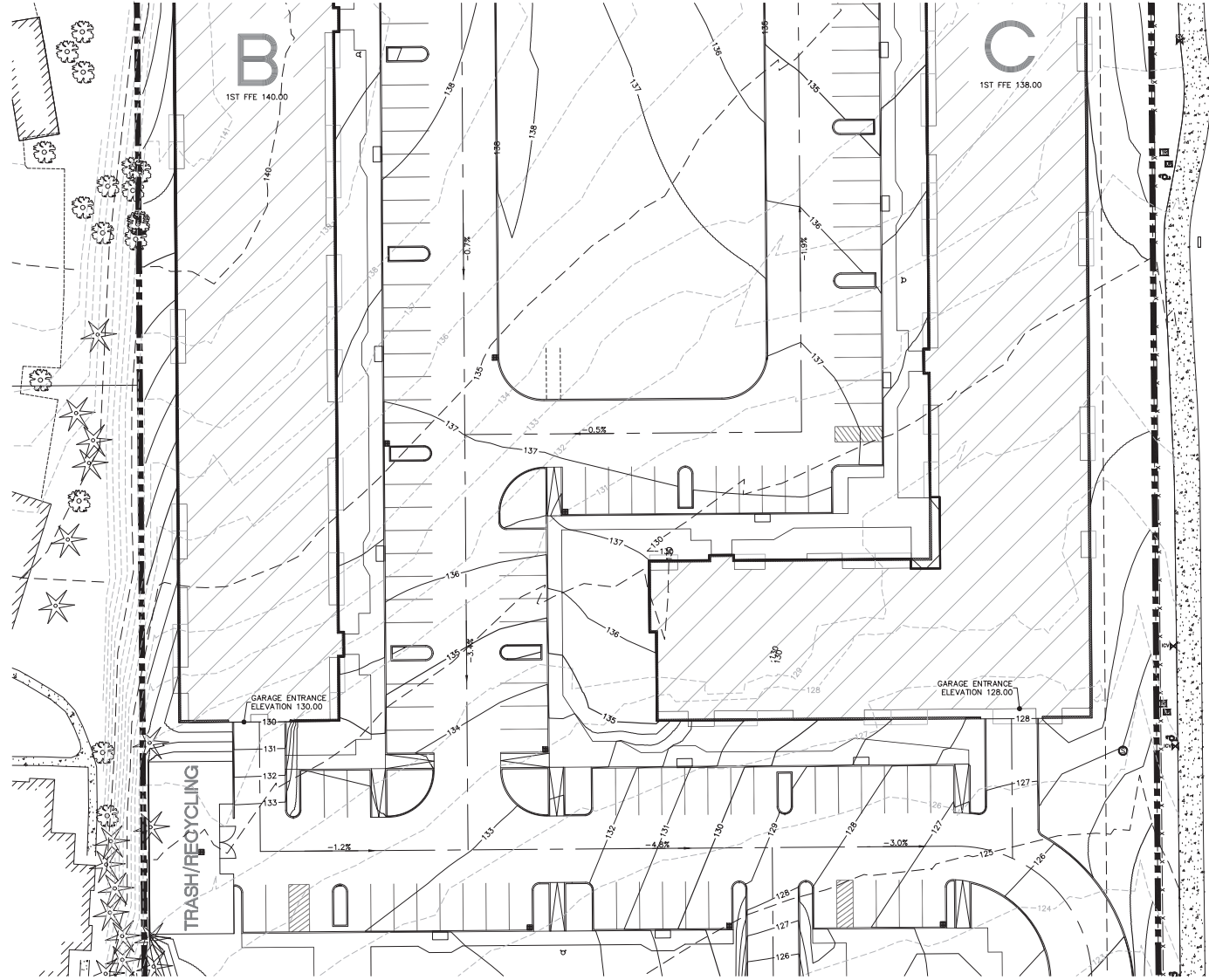
**PRELIMINARY**

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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	DAB	JAB

SHEET  
**P501**  
 JOB NO.  
 2752-001

DRAWING NAME: J:\2752-001\2752\_001\COMMONS\_3\_CAD\INDUSTRIAL\LAYOUTS\2752-001\_P502.DWG 2018/10/18 - 05:11PM - JAB



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 ENGINEERING ♦ SURVEYING ♦ PLANNING  
 PACIFIC CORPORATE CENTER  
 40010 N. RAVENHAWK WAY  
 TUALATIN, OREGON 97148  
 TEL: (503) 864-3900  
 FAX: (503) 864-3157

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY GRADING PLAN 2

**PRELIMINARY**

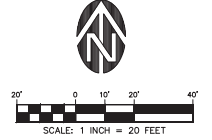
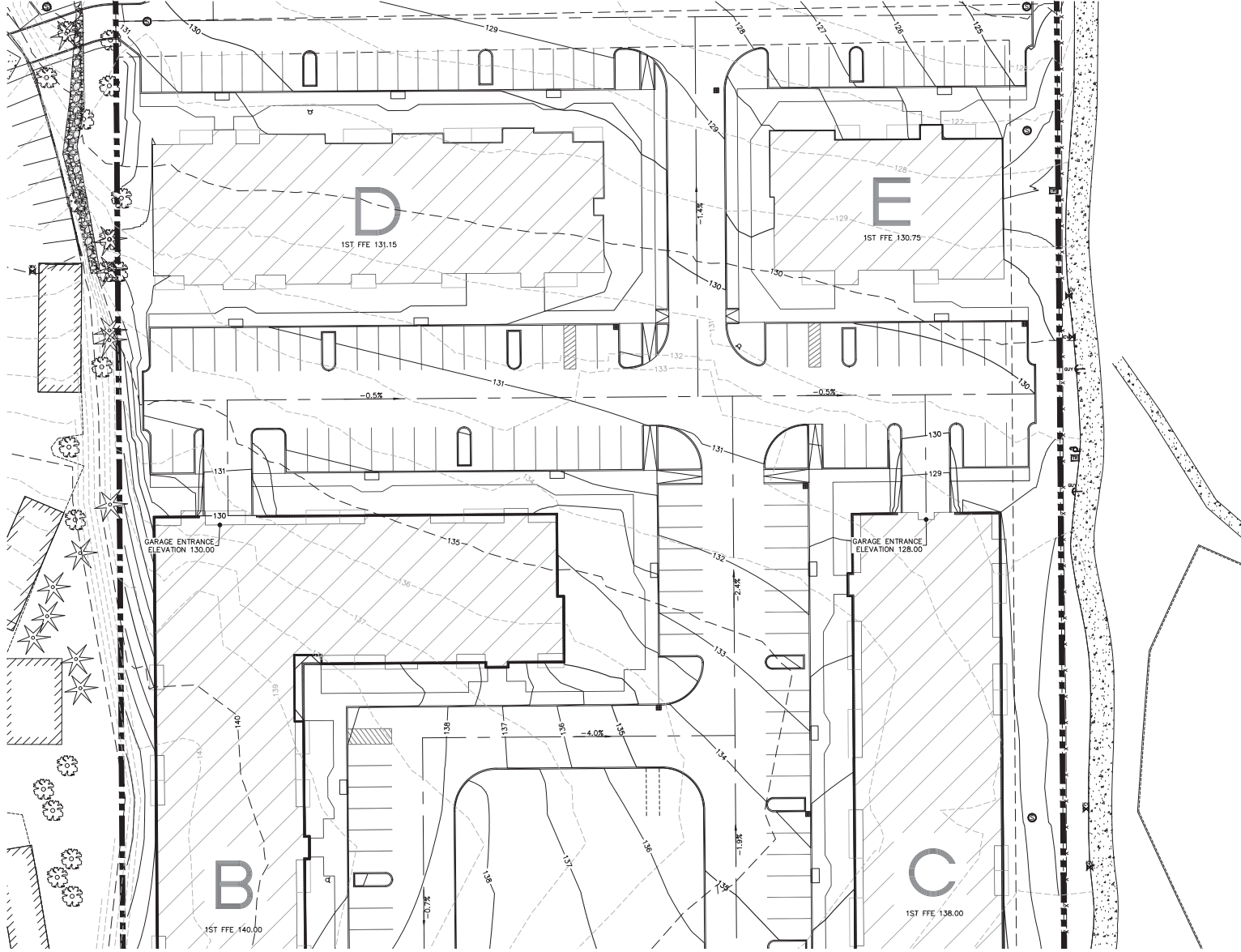
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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET  
**P502**  
 JOB NO.  
 2752-001

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DRAWING NUMBER: 13752-001.P503, ENGINEER'S CAD INDUSTRIAL, LUISIANA, 2018/10/18 - 05/11/19 - JAB



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 PACIFIC CORPORATE CENTER  
 4000 N. RIVERWAY, SUITE 100  
 TULALATIN, WASHINGTON 98281

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY GRADING PLAN 3

**PRELIMINARY**

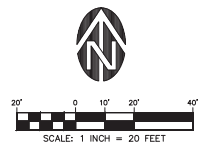
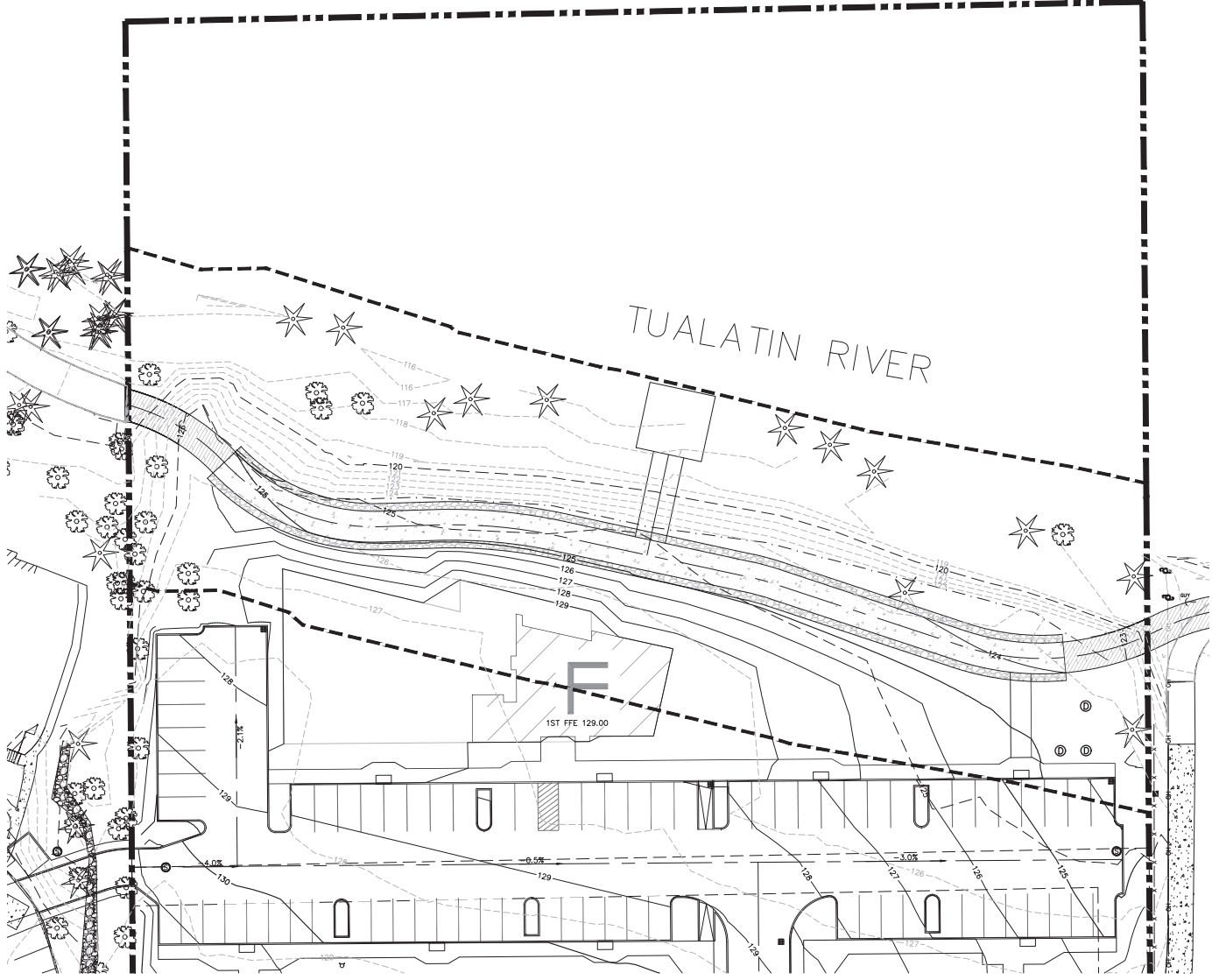
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NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/17/18	LAND USE SUBMITTAL	JAB	JAB

**SHEET P503**  
 JOB NO. 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NAME: J:\2752-001\2752\_001\_P504.dwg DATE: 2018/10/18 - 05:11PM - JAB



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 10000 N. TUALATIN AVENUE, SUITE 100, TUALATIN, OREGON 97063  
 TEL: (503) 261-1100 FAX: (503) 261-1101

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY GRADING PLAN 4

**PRELIMINARY**

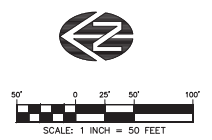
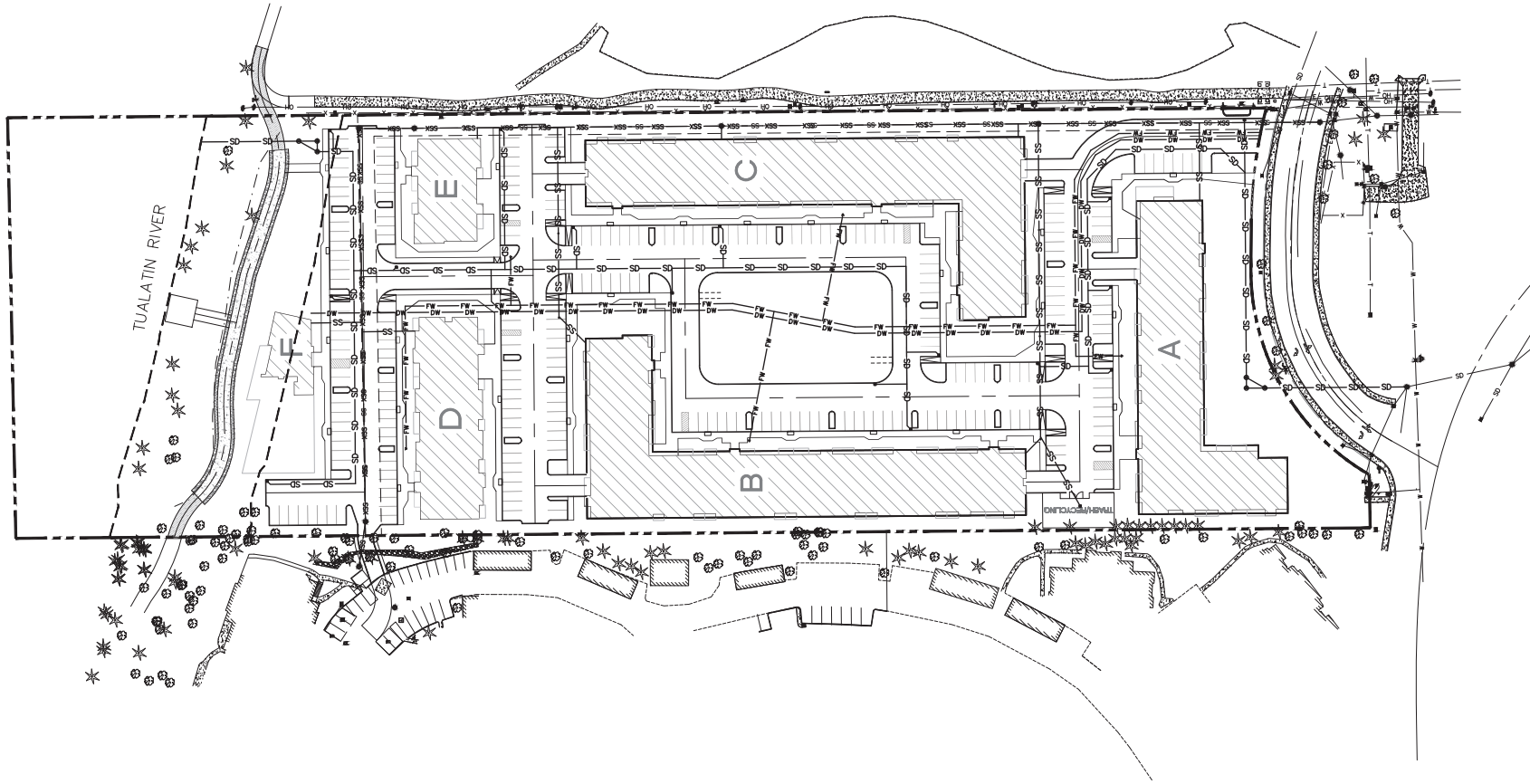
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NO.	DATE	DESCRIPTION	BY	CHK.
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET  
**P504**  
 JOB NO.  
 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NUMBER: 17252-001.PLT & ENGINEER'S SEAL: CAD INDUSTRIAL, LLC 2752-001 #600.DWG 2018/10/18 - 05:11PM - JMB



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 PACIFIC CORPORATION CENTER  
 10101 N. PARKWAY, SUITE 100  
 TUALATIN, OREGON 97063

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY UTILITY PLAN OVERALL

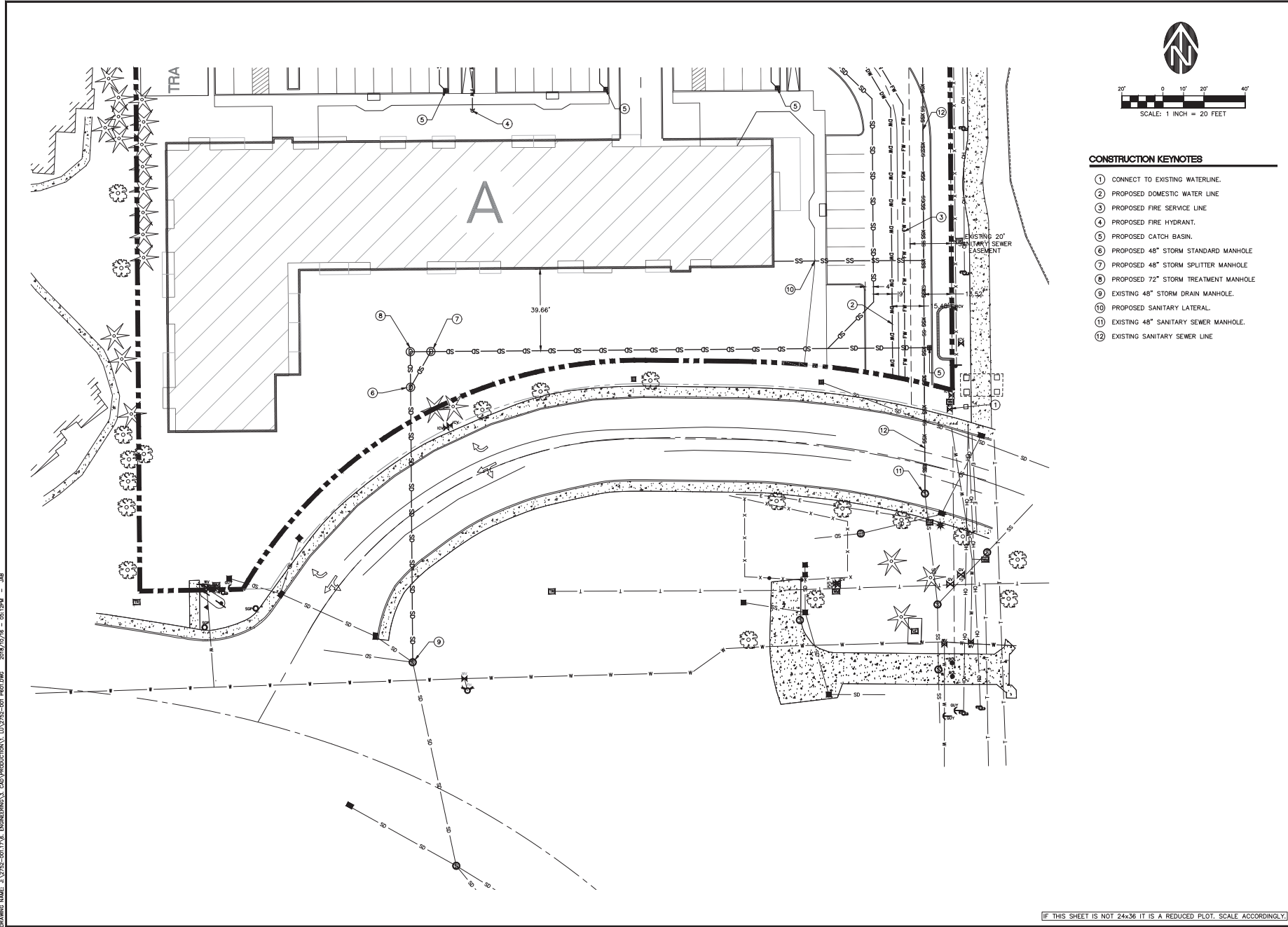
**PRELIMINARY**

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NO.	DATE	DESCRIPTION	DRAWN	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JMB	JMB

SHEET  
**F600**  
 JOB NO.  
 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)



**CONSTRUCTION KEYNOTES**

- ① CONNECT TO EXISTING WATERLINE.
- ② PROPOSED DOMESTIC WATER LINE
- ③ PROPOSED FIRE SERVICE LINE
- ④ PROPOSED FIRE HYDRANT.
- ⑤ PROPOSED CATCH BASIN.
- ⑥ PROPOSED 48" STORM STANDARD MANHOLE
- ⑦ PROPOSED 48" STORM SPLITTER MANHOLE
- ⑧ PROPOSED 72" STORM TREATMENT MANHOLE
- ⑨ EXISTING 48" STORM DRAIN MANHOLE.
- ⑩ PROPOSED SANITARY LATERAL.
- ⑪ EXISTING 48" SANITARY SEWER MANHOLE.
- ⑫ EXISTING SANITARY SEWER LINE

**WESTLAKE CONSULTANTS INC.**  
 ENGINEERING SURVEYING PLANNING  
 10000 SW TUALATIN AVENUE, SUITE 100 TUALATIN, OREGON 97146  
 (503) 884-3900 FAX (503) 884-3157

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY UTILITY PLAN 1

**PRELIMINARY**

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NO.	DATE	DESCRIPTION	BY	CHECKED

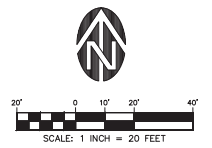
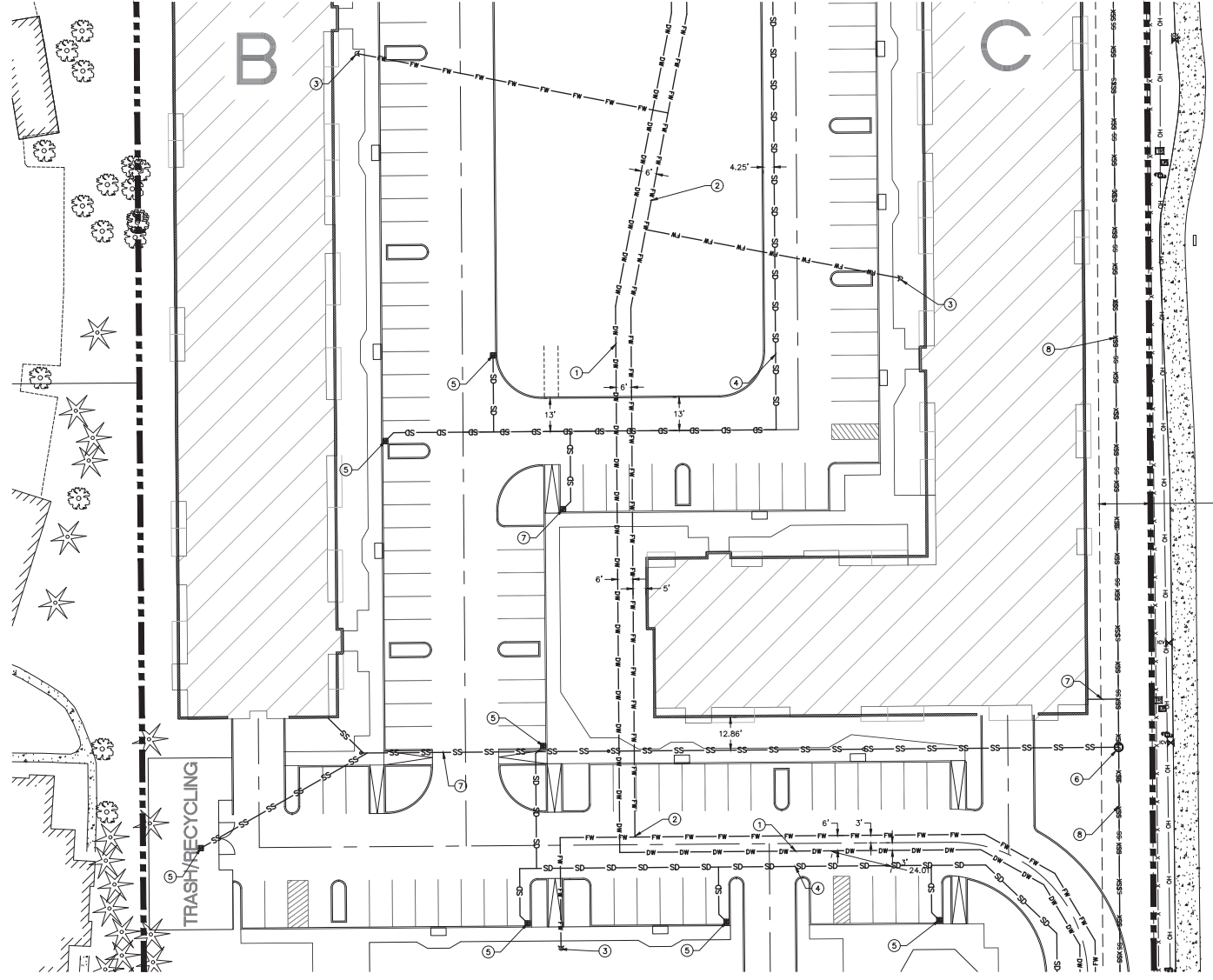
REVISIONS SHEET  
**P601**  
 JOB NO. 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NAME: J:\2752-001\2752\_001\_P601.dwg CAD: MRS. J. L. WILSON DATE: 2018/10/17 08:29:47 AM



DRAWING NAME: J:\2752-001\2752-001-001\2752-001-001-001.dwg 2018/10/18 - 05:12PM - JAB



- CONSTRUCTION KEYNOTES**
- ① PROPOSED DOMESTIC WATER LINE
  - ② PROPOSED FIRE SERVICE LINE
  - ③ PROPOSED FIRE HYDRANT
  - ④ PROPOSED STORM DRAIN MAINLINE
  - ⑤ PROPOSED CATCH BASIN
  - ⑥ EXISTING STANDARD 48" SANITARY MANHOLE
  - ⑦ PROPOSED SANITARY LATERAL
  - ⑧ EXISTING SANITARY SEWER MAINLINE

**WESTLAKE CONSULTANTS INC.**  
 ENGINEERING SURVEYING PLANNING  
 PACIFIC CORPORATION CENTER  
 4010 N. PACIFIC AVENUE  
 TUALATIN, OREGON 97146

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY UTILITY PLAN 2

**PRELIMINARY**

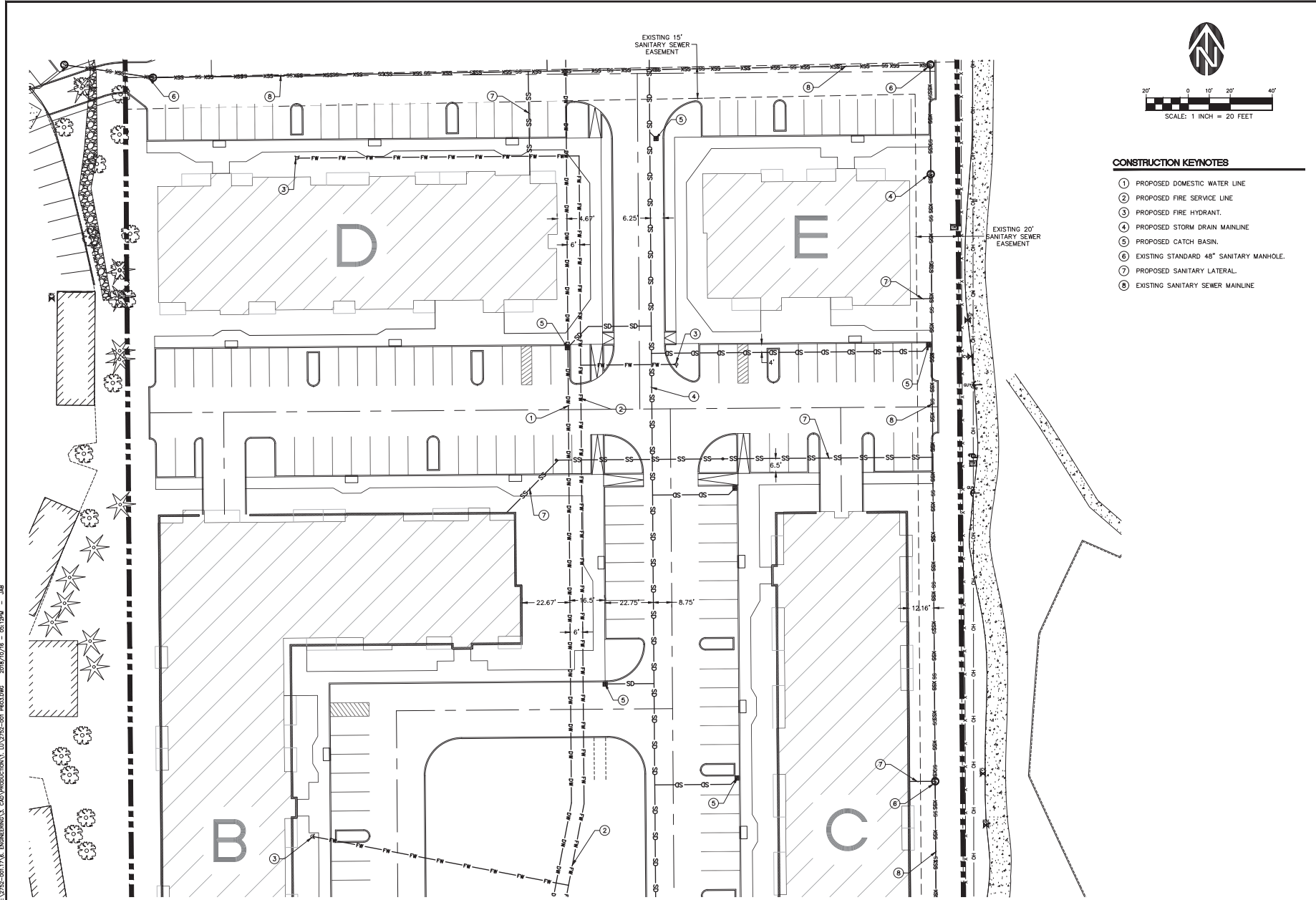
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NO.	DATE	DESCRIPTION	CHECKED	DRAWN	JAB
0	2018-10-17	LAND USE SUBMITTAL			

REVISIONS SHEET  
**P602**  
 JOB NO. 2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NUMBER: 1-2752-001.PLT, ENGINEER'S SEAL: 2019/07/18 - 05/17/24 - JAB



- CONSTRUCTION KEYNOTES**
- ① PROPOSED DOMESTIC WATER LINE
  - ② PROPOSED FIRE SERVICE LINE
  - ③ PROPOSED FIRE HYDRANT
  - ④ PROPOSED STORM DRAIN MAINLINE
  - ⑤ PROPOSED CATCH BASIN
  - ⑥ EXISTING STANDARD 48" SANITARY MANHOLE
  - ⑦ PROPOSED SANITARY LATERAL
  - ⑧ EXISTING SANITARY SEWER MAINLINE

**WESTLAKE CONSULTANTS INC.**  
 ENGINEERING SURVEYING PLANNING  
 10000 N. W. 22ND AVENUE, SUITE 100 P.O. BOX 10000  
 MIAMI, FLORIDA 33199-1000

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 PRELIMINARY UTILITY PLAN 3

**PRELIMINARY**

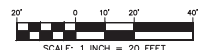
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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET  
**F603**  
 JOB NO. 2752-001

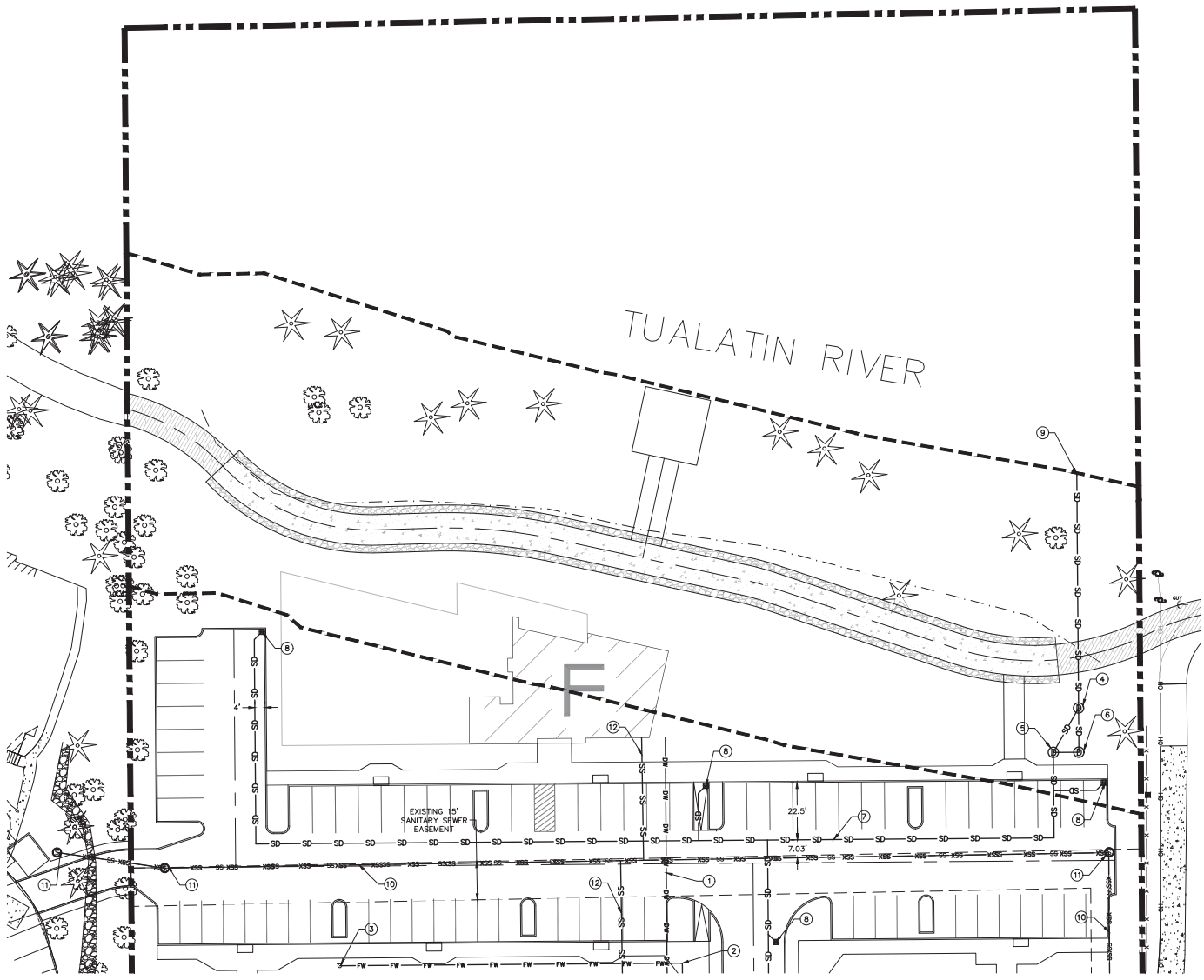
(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)

DRAWING NUMBER: 142752-001.PLT, ENGINEER'S SEAL AND PROFESSIONAL LICENSE INFORMATION: LUJ 2752-001 P604/099 2018/10/18 - 05/19/19 - JAB



**CONSTRUCTION KEYNOTES**

- ① PROPOSED DOMESTIC WATER SERVICE LINE
- ② PROPOSED FIRE SERVICE LINE
- ③ PROPOSED FIRE HYDRANT
- ④ PROPOSED 48" STORM DRAIN MANHOLE
- ⑤ PROPOSED 48" STORM SPLITTER MANHOLE
- ⑥ PROPOSED 96" STORM TREATMENT MANHOLE
- ⑦ PROPOSED STORM DRAIN MAINLINE
- ⑧ PROPOSED CATCH BASIN
- ⑨ PROPOSED STORM OUTFALL WITH BACK FLOW PREVENTER
- ⑩ EXISTING SANITARY MAINLINE
- ⑪ EXISTING STANDARD 48" SANITARY MANHOLE
- ⑫ PROPOSED SANITARY LATERAL



**WESTLAKE**  
CONSULTANTS INC.

ENGINEERING   ♦   SURVEYING   ♦   PLANNING

PACIFIC CORPORATE CENTER  
400 N. BURNING WOOD  
TUALATIN, OREGON 97146

**COMMONS ON THE TUALATIN**  
TUALATIN, OR  
PRELIMINARY UTILITY PLAN 4

**PRELIMINARY**

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REVISIONS	NO.	DATE	DESCRIPTION	DRAWN	CHECKED

SHEET  
**P604**  
JOB NO.  
2752-001

(IF THIS SHEET IS NOT 24x36 IT IS A REDUCED PLOT. SCALE ACCORDINGLY.)



**WESTLAKE CONSULTANTS INC.**  
 ENGINEERING ♦ SURVEYING ♦ PLANNING  
 10000 N.W. 22ND AVENUE, SUITE 100  
 BEESLEY, OREGON 97007  
 TEL: (503) 866-3900  
 FAX: (503) 866-3157

**COMMONS ON THE TUALATIN**  
 TUALATIN, OR  
 SURROUNDING DEVELOPMENT PLAN

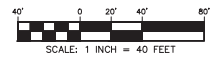
**PRELIMINARY**

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NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	2018-10-17	LAND USE SUBMITTAL		

SHEET  
**P700**  
 JOB NO. 2752-001

DRAWING NUMBER: 112712-001.P700, ENGINEER: CAD, PROJECT: COMMONS ON THE TUALATIN, 2018/10/17 - 05:17PM - JMB

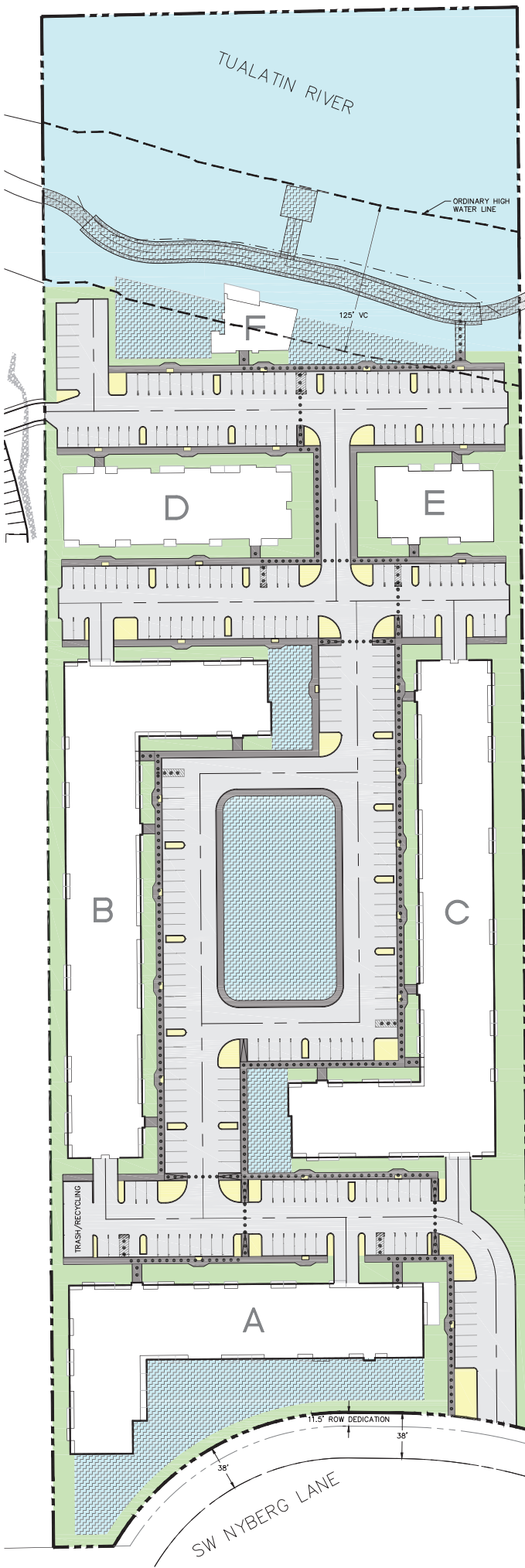


**PROJECT AREA**

GROSS AREA:	478754 SF	=	10.99 AC
NYBERG LANE DEDICATION (11.5'):	4339 SF	=	0.10 AC
NET AREA:	474415 SF	=	10.89 AC

**SITE SUBTOTALS**

RIVER AREA (BELOW OHW):	55244 SF	=	1.27 AC
VC AREA (OUTSIDE DEVELOPMENT):	44031 SF	=	1.01 AC
DEVELOPED AREA:	375140 SF	=	8.61 AC



	<b>TOTAL LANDSCAPING AREA</b> REQUIRED: 118,604 (25% OF NET AREA) ACTUAL: 220,200 (46.4%)
	<b>DEVELOPED LANDSCAPING AREA</b> REQUIRED: 93,785 (25% OF DEVELOPED AREA) ACTUAL: 127,100 (33.9%)
	<b>LANDSCAPING AREA</b> ACTUAL: 66,900
	<b>PARKING LANDSCAPE AREA</b> REQUIRED: 6,550 ACTUAL: 8,600
	<b>SHARED OUTDOOR AREA</b> REQUIRED: 118,800 (450SF/UNIT) ACTUAL: 144,700
	<b>CHILDREN PLAY AREA</b> REQUIRED: 39,600 (150SF OF 450SF/UNIT) ACTUAL: 51,600
	<b>ASPHALT PARKING</b> TOTAL OUTSIDE PARKING STALLS: 273 ADA STALLS: 14 (4 VAN ACCESSIBLE)
	<b>PEDESTRIAN PATH</b>
	<b>ADA ACCESSIBLE PATH</b>

**NOTES:**

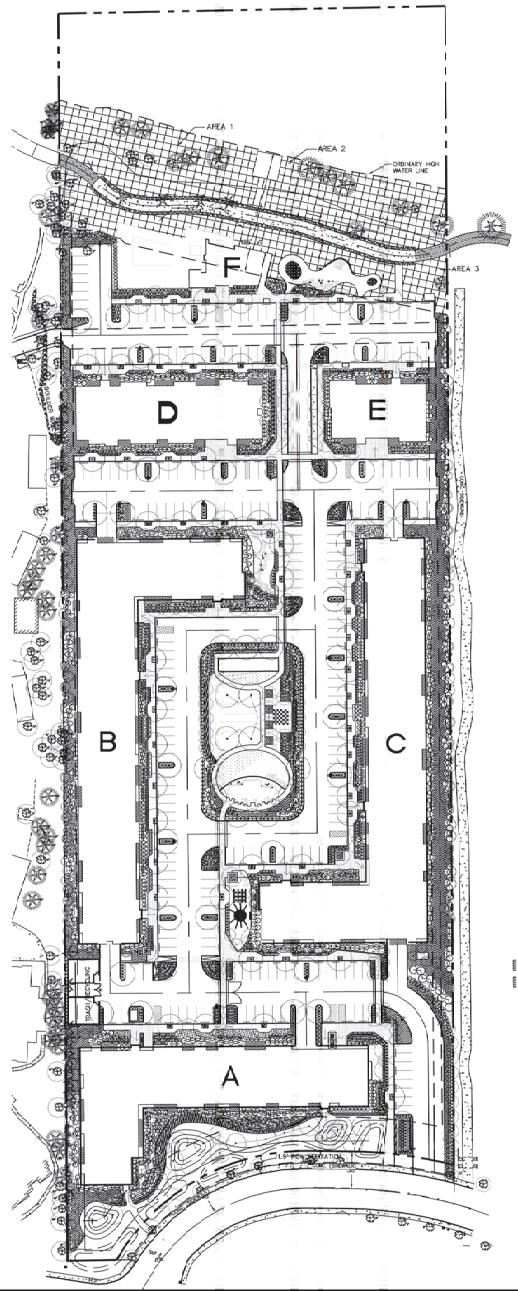
**CODE REQUIRES:**

1. "PRIVATE OUTDOOR AREA" FOR EACH UNIT (DECK/PATIOS)
  - 1.1. TO BE DETERMINED BY WWA
2. "ENTRY AREA"
  - 2.1. TO BE CONFIRMED BY PROJECT TEAM

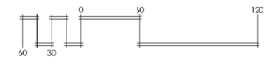
**TUALATIN WATERFRONT APARTMENTS**

CIVIL SITE ANALYSIS EXHIBIT  
2018-06-22

DRAWING NAME: 6. LUSSETO CONDO CONDENSED - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECTURE PROJECTS CURRENT TUALATIN APARTMENTS THE BUSHY WOODS TO OUT OF OFFICE PLAN - 2018.05.02.22 - 08.30PM - (02/24/21)



OVERALL LANDSCAPE PLAN



REVISIONS	NO.	DATE	DESCRIPTION	BY	CHECK

SHEET  
**1**  
 JOB NO.  
 ###-###-###

REGISTERED  
 74  
 CHRISTOPHER FRESHLEY  
 OREGON  
 LANDSCAPE ARCHITECT

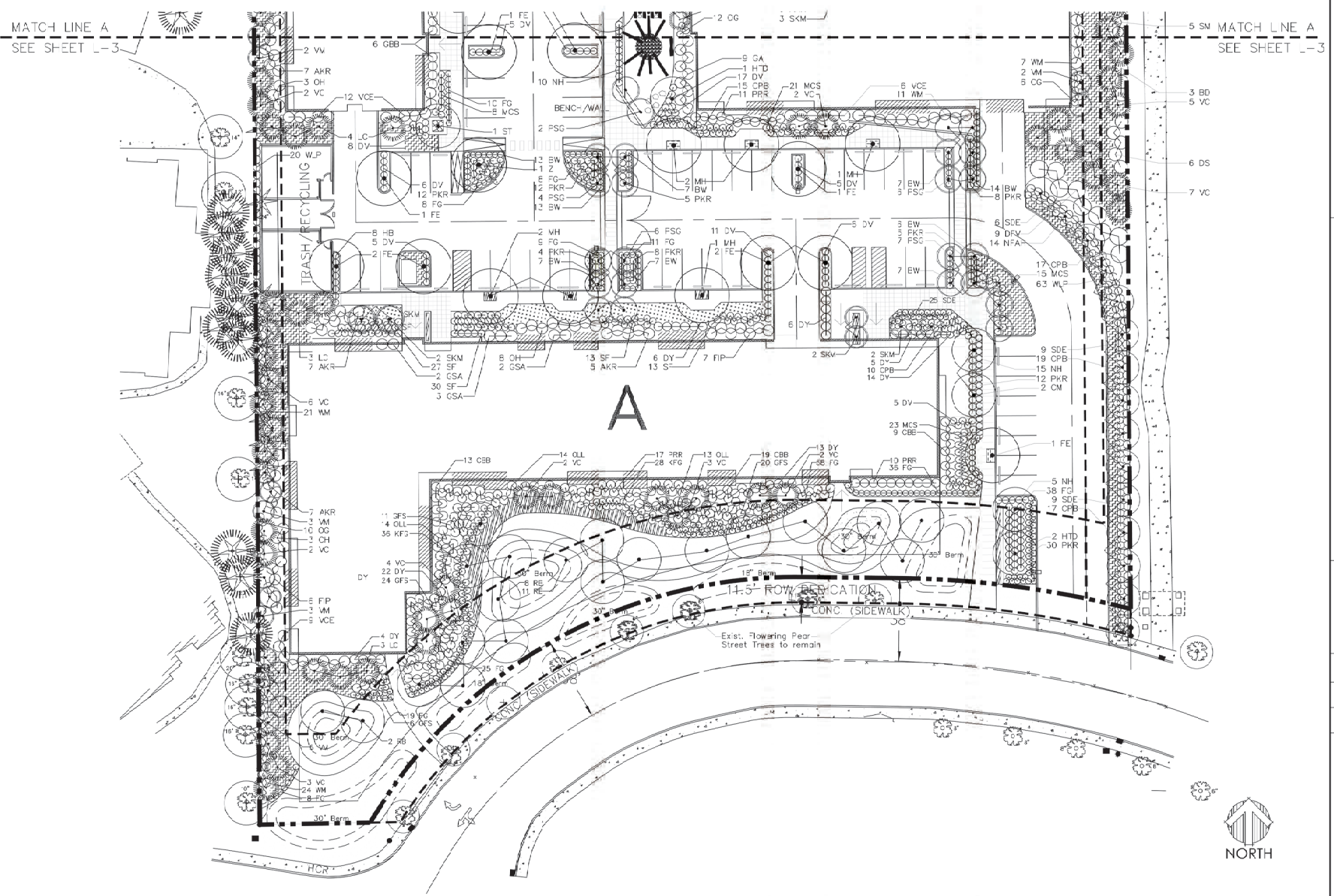
COMMONS ON THE TUALATIN  
 6645 S.W. NYBERG LN.  
 TUALATIN, OREGON 97062

CHRISTOPHER FRESHLEY  
 LANDSCAPE ARCHITECT  
 904 N. 3RD STREET, SUITE 100, ASTORIA, OREGON 97103-3601  
 (503) 325-1111 | WWW.CHRISTOPHERFRESHLEYARCHITECTURE.COM

CURRENT SUBMITTAL

NO.	DATE	DESCRIPTION	BY	CHECKED

DRAWING NAME: COMMONS ON THE TUALATIN LANDSCAPE ARCHITECT PROJECTS COMMONS ON THE TUALATIN PARTNERSHIP THE BUSHY WOODS TO THE EAST OF OFFICE PARK 6/18/2016 02:22 - 6/18/2016 - 8/22/2016



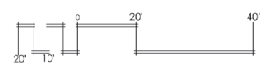
MATCH LINE A  
SEE SHEET L-3

MATCH LINE A  
SEE SHEET L-3

A



PARTIAL LANDSCAPE PLAN



NO.	DATE	DESCRIPTION	BY	CHECKED

SHEET  
L-3  
JOB NO.  
###-###

CURRENT SUBMITTAL

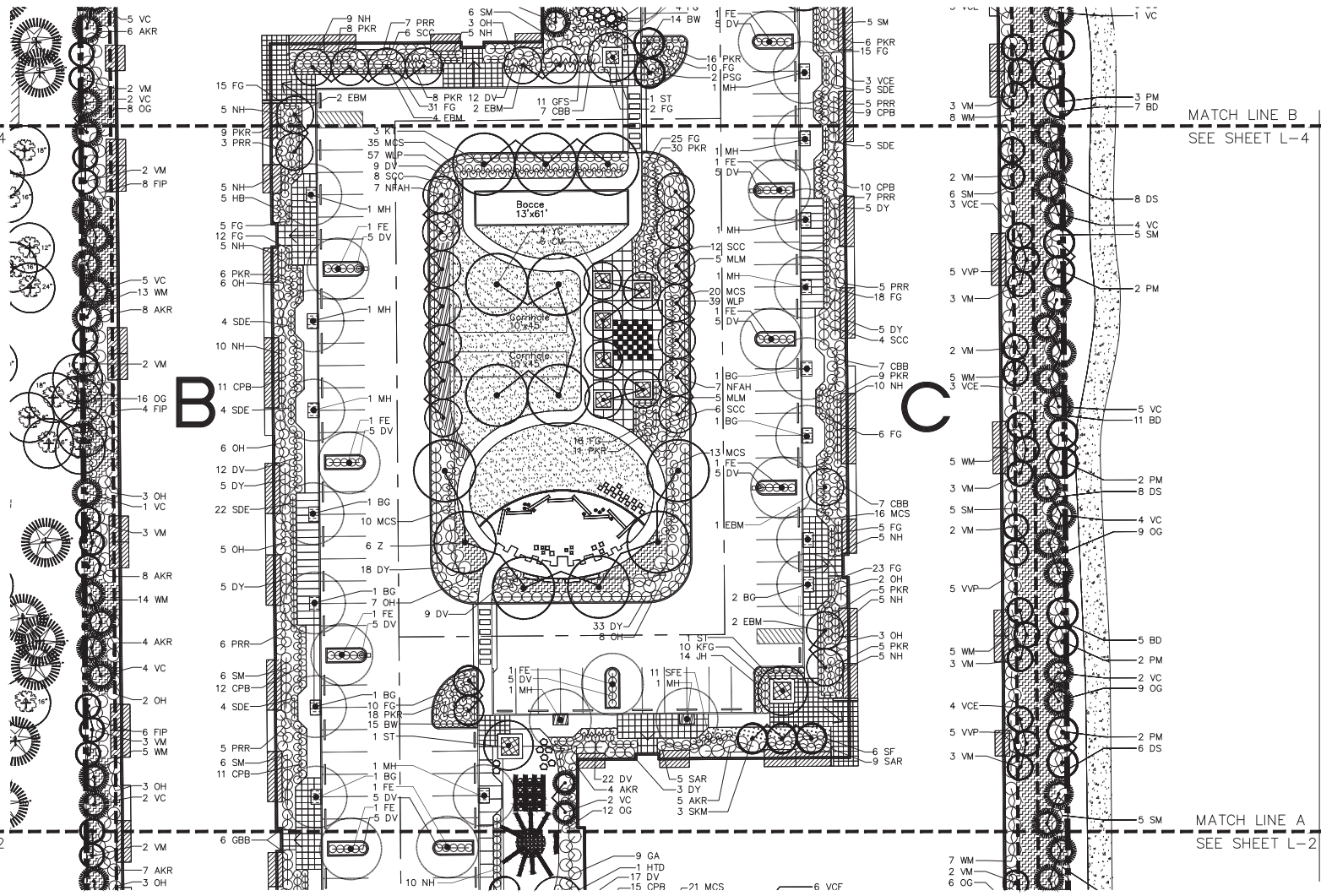
DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT - PROJECTS/CURRENT/TUALATIN APARTMENTS/TITLE BLOCK/DATE: 2018/09/27 - 01/2019 - 8/27/2019

MATCH LINE B  
SEE SHEET L-4

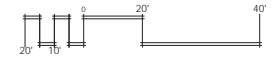
MATCH LINE B  
SEE SHEET L-4

MATCH LINE A  
SEE SHEET L-2

MATCH LINE A  
SEE SHEET L-2



PARTIAL LANDSCAPE PLAN







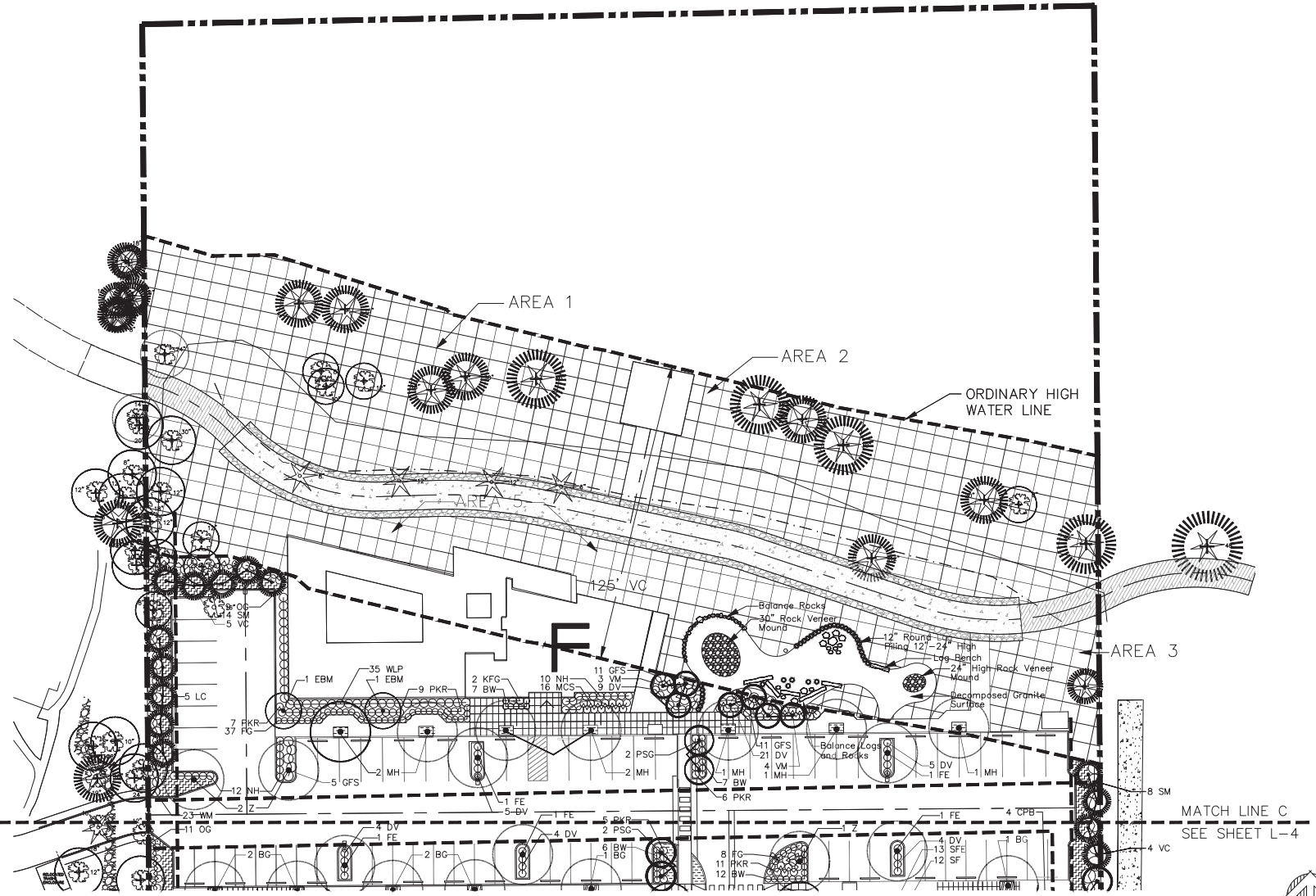
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NO.	DATE	DESCRIPTION	BY	CHK.

SHEET  
L-5  
JOB NO.  
###-###

CURRENT SUBMITTAL

DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT - PROJECTS COMMONS ON THE TUALATIN APARTMENTS TITLE BLOCK/SCALE: 10' = 1" DATE: 02/20/2018 - 01/20/2018 - 8/21/2018



PARTIAL LANDSCAPE PLAN

MATCH LINE C  
SEE SHEET L-4

MATCH LINE C  
SEE SHEET L-4

Table with columns: NO., DATE, DESCRIPTION, REVISIONS

LANDSCAPE LEGEND

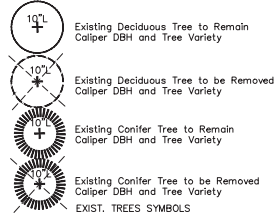
Table with columns: SYMBOL, COMMON NAME, BOTANICAL NAME, SIZE/COND., SPACING, COMMENTS. Lists various trees and shrubs like Black Gum, Nyssa sylvatica, etc.

Table listing Ornamental Grasses: FG Fountain Grass, KFG Karl Foerster Feather Reed Grass, MLM Morning Light Miscanthus.

GROUND COVER

Table listing Groundcover plants with symbols: Star Jasmine, Big Blue Lily Turf, Bearberry Cotoneaster, etc.

LANDSCAPE SYMBOLS LEGEND



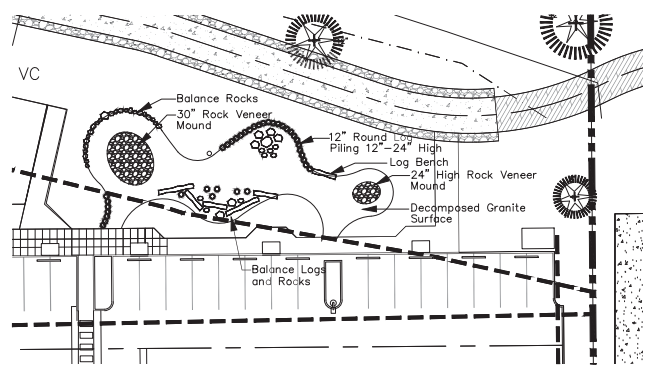
NOTES

- 1. Plant Material may not be available locally, Contractor may may to source plant material from outside of area such as Calif. Price must be included in Bid.
2. Installation must fully comply with all City of Tualatin landscape code requirements.
3. Provide specified root barriers whenever edge of root ball is within 5' of sidewalk, curb, and retaining walls. Install as specified and detailed. Do not undermine sidewalk, curb or utilities.
4. Submit representative sample of all proposed plant material for use on project for review/approval by landscape architect prior to installation. Provide samples at project site.
5. Layout and stake all landscape tree and shrub plantings for review/approval by landscape architect prior to planting.
6. IMPORTED TOPSOIL REQUIRED WHERE NOTED - REFER TO LANDSCAPE SPECIFICATIONS. Topsoil testing required as specified.
7. Receive approval of sub grade by landscape architect prior to topsoil placement. Deposit IMPORTED TOPSOIL, where indicated on drawings as follows: 18" in all landscape planting beds or more as required to meet finish civil grades, 6" in all lawn areas or as required to meet finish civil grades. Berm all planting islands a minimum of 6" as measured from top of adjacent curb or sidewalk.
8. Receive approval of final finish landscape grade prior to any planting.
9. Receive approval of installed irrigation system by landscape architect prior to any planting.
10. Plant material sizes for shrubs do not necessarily correlate with container sizes, plant material must meet specified sizes.
11. Provide jute erosion control netting on all slopes 3:1 and greater. See civil grading plans.
12. When shrubs/trees are planted as a group, shrubs/trees in group must be consistent in size and form.

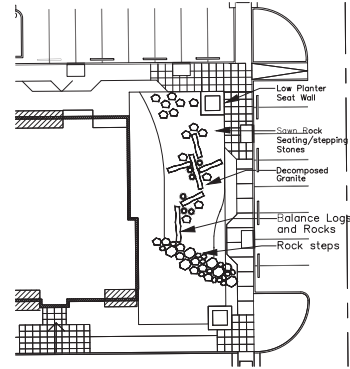
LANDSCAPE PLAN LEGEND

DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT - PROJECTS/CURRENT/TUALATIN - APARTMENTS/CURRENT/TUALATIN - APARTMENTS/LANDSCAPE PLAN L-6 (1.18.2020) - 2020/09/29/20 - 02:50PM - (4x4)

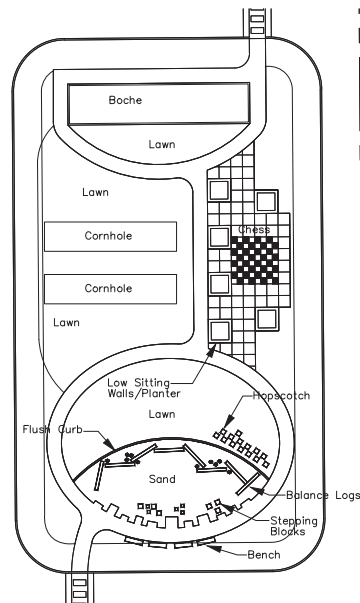
NO.	DATE	DESCRIPTION	BY	CHECKED



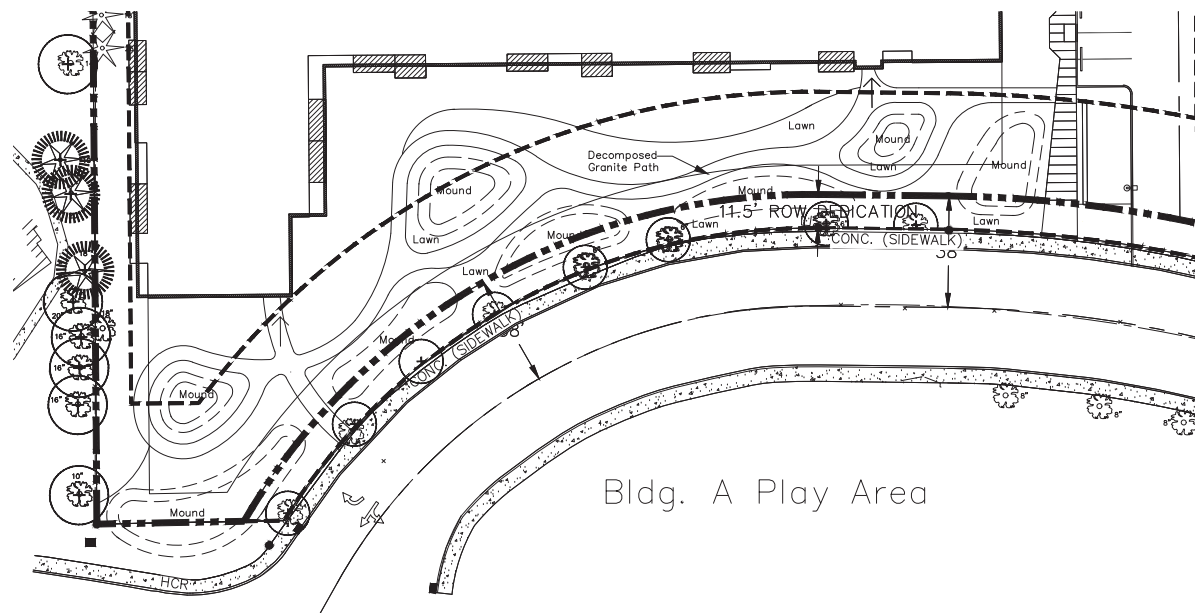
Bldg. F Play Area



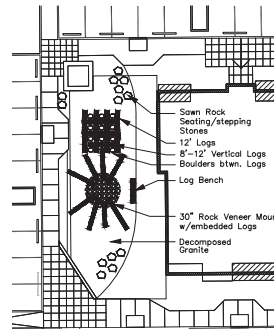
Bldg. B Play Area



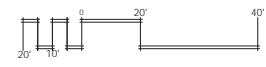
Center Coutyard Play Area



Bldg. A Play Area



Bldg. C Play Area

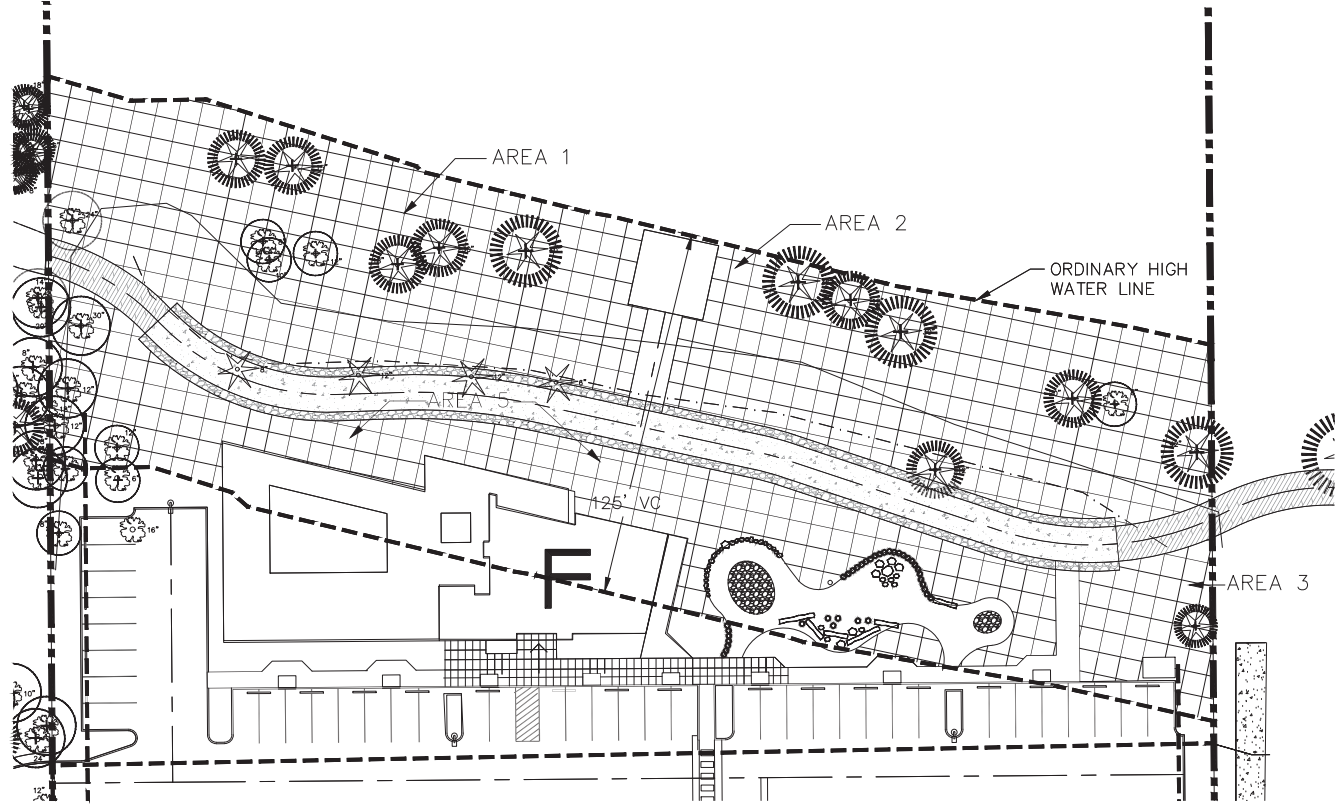


DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT - PROJECTS COMMONS ON THE TUALATIN APARTMENTS VILLAGE BLDGS 3A-DH - IN OUT OF OFFICE HWS - 2018/08/27 - 01/2024 - 8/27/2024

NO.	DATE	DESCRIPTION	BY	CHK.

REVISIONS  
SHEET  
JOB NO.  
#####

CURRENT SUBMITTAL



VEGETATED CORRIDOR PLAN

DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT - PROJECTS COMMONS ON THE TUALATIN APARTMENTS VILLE BLISS/3/2018 - 01/2019 - (EXHIBIT J)

LANDSCAPE LEGEND – Vegetated Corridor Area 1

13,542 S.F. (.31 ac.)		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
TREES (.01x13,542 s.f. = 135 Trees)								
Western Red Cedar ( <i>Thuja plicata</i> )	27	Tree	Moist	Shade	2 gal.	2'	Single	
Red Alder ( <i>Alnus rubra</i> )	27	Tree	Moist	Sun	1 gal.	3'	Single	
Bigleaf Maple ( <i>Acer macrophyllum</i> )	27	Tree	Dry	Sun	2 gal.	3'	Single	
Douglas Fir ( <i>Pseudotsuga menziesii</i> )	27	Tree	Dry	Sun	2 gal.	3'	Single	
Oregon Ash ( <i>Fraxinus latifolia</i> )	27	Tree	Moist	Part	2 gal.	3'	Single	
TREES SUBTOTAL	135							
SHRUBS (.05x13,542 s.f. = 677 Shrubs)								
Red-osier Dogwood ( <i>Cornus sericea</i> )	112	Shrub	Dry	Part	2 gal.	2'	Single	
Pacific Ninebark ( <i>Psychocarpus capitatus</i> )	112	Shrub	Moist	Shade	1 gal.	2'	Single	
Indian Plum ( <i>Oemleria cerasiformis</i> )	112	Shrub	Moist	Shade	2 gal.	2'	Cluster	
Sword Fern ( <i>Polystichum munitum</i> )	112	Shrub	Moist	Shade	2 gal.	na	Cluster	
Swamp Rose ( <i>Rosa pisocarpa</i> )	112	Shrub	Moist	Part	1 gal.	1.5'	Cluster	
Snowberry ( <i>Symphoricarpos albus</i> )	117	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
SHRUBS SUBTOTAL	677							
HERBACEOUS								
California brome ( <i>Bromus carinatus</i> )			Dry	Sun	seed	na	Mass	
Blue Wild Rye ( <i>Elymus glaucus</i> )			Dry	Part	seed	na	Mass	
Spike Bentgrass ( <i>Agrostis exarata</i> )			Moist	Part	seed	na	Mass	
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.								

LANDSCAPE LEGEND – Vegetated Corridor Area 2

11,196 S.F. (.25 ac.)		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
TREES (.01x11,196 s.f. = 112 Trees)								
Western Red Cedar ( <i>Thuja plicata</i> )	22	Tree	Moist	Shade	2 gal.	2'	Single	
Red Alder ( <i>Alnus rubra</i> )	22	Tree	Moist	Sun	1 gal.	3'	Single	
Bigleaf Maple ( <i>Acer macrophyllum</i> )	22	Tree	Dry	Sun	2 gal.	3'	Single	
Douglas Fir ( <i>Pseudotsuga menziesii</i> )	22	Tree	Dry	Sun	2 gal.	3'	Single	
Oregon Ash ( <i>Fraxinus latifolia</i> )	24	Tree	Moist	Part	2 gal.	3'	Single	
TREES SUBTOTAL	112							
SHRUBS (.05x11,196 s.f. = 560 Shrubs)								
Red-osier Dogwood ( <i>Cornus sericea</i> )	93	Shrub	Dry	Part	2 gal.	2'	Single	
Pacific Ninebark ( <i>Psychocarpus capitatus</i> )	93	Shrub	Moist	Shade	1 gal.	2'	Single	
Indian Plum ( <i>Oemleria cerasiformis</i> )	93	Shrub	Moist	Shade	2 gal.	2'	Cluster	
Sword Fern ( <i>Polystichum munitum</i> )	93	Shrub	Moist	Shade	2 gal.	na	Cluster	
Swamp Rose ( <i>Rosa pisocarpa</i> )	93	Shrub	Moist	Part	1 gal.	1.5'	Cluster	
Snowberry ( <i>Symphoricarpos albus</i> )	95	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
SHRUBS SUBTOTAL	560							
HERBACEOUS								
California brome ( <i>Bromus carinatus</i> )			Dry	Sun	seed	na	Mass	
Blue Wild Rye ( <i>Elymus glaucus</i> )			Dry	Part	seed	na	Mass	
Spike Bentgrass ( <i>Agrostis exarata</i> )			Moist	Part	seed	na	Mass	
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.								

LANDSCAPE LEGEND – Vegetated Corridor Area 3

1,857 S.F. (.04 ac.)		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
TREES (.01x1,857 s.f. = 19 Trees)								
Vine Maple ( <i>Acer circinatum</i> )	4	Tree	Moist	Part	2 gal.	2'	Single	
Bitter Cherry ( <i>Prunus emarginata</i> )	4	Tree	Moist	Part	2 gal.	2'	Single	
Bigleaf Maple ( <i>Acer macrophyllum</i> )	4	Tree	Dry	Sun	2 gal.	3'	Single	
Douglas Fir ( <i>Pseudotsuga menziesii</i> )	4	Tree	Dry	Sun	2 gal.	3'	Single	
Oregon Oak ( <i>Quercus garryana</i> )	3	Tree	Dry	Sun	2 gal.	2'	Single	
TREES SUBTOTAL	19							
SHRUBS (.05x1,857 s.f. = 93 Shrubs)								
Oceanspray ( <i>Holodiscus discolor</i> )	13	Shrub	Dry	Sun	1 gal.	1.5'	Single	
Servicberry ( <i>Amelanchier alnifolia</i> )	13	Shrub	Dry	Part	2 gal.	2'	Single	
Red Flowering Current ( <i>Ribes sanguineum</i> )	13	Shrub	Dry	Sun	1 gal.	2'	Cluster	
Sword Fern ( <i>Polystichum munitum</i> )	13	Shrub	Moist	Shade	2 gal.	na	Cluster	
Baldhip Rose ( <i>Rosa gymnocarpa</i> )	13	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
Snowberry ( <i>Symphoricarpos albus</i> )	13	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
Oregon Grape ( <i>Mahonia aquifolium</i> )	117	Shrub	Dry	Sun	1 gal.	6"	Single	
SHRUBS SUBTOTAL	93							
HERBACEOUS								
California brome ( <i>Bromus carinatus</i> )			Dry	Sun	seed	na	Mass	
Blue Wild Rye ( <i>Elymus glaucus</i> )			Dry	Part	seed	na	Mass	
Spike Bentgrass ( <i>Agrostis exarata</i> )			Moist	Part	seed	na	Mass	
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.								

LANDSCAPE LEGEND – Vegetated Corridor Area 4

269 S.F. (.006 ac.)		Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
TREES (.01x269 s.f. = 3 Trees)								
Vine Maple ( <i>Acer circinatum</i> )	1	Tree	Moist	Part	2 gal.	2'	Single	
Bitter Cherry ( <i>Prunus emarginata</i> )	1	Tree	Moist	Part	2 gal.	2'	Single	
Bigleaf Maple ( <i>Acer macrophyllum</i> )	1	Tree	Dry	Sun	2 gal.	3'	Single	
Douglas Fir ( <i>Pseudotsuga menziesii</i> )	1	Tree	Dry	Sun	2 gal.	3'	Single	
Oregon Oak ( <i>Quercus garryana</i> )	1	Tree	Dry	Sun	2 gal.	2'	Single	
TREES SUBTOTAL	5							
SHRUBS (.05x269 s.f. = 13 Shrubs)								
Oceanspray ( <i>Holodiscus discolor</i> )	1	Shrub	Dry	Sun	1 gal.	1.5'	Single	
Servicberry ( <i>Amelanchier alnifolia</i> )	1	Shrub	Dry	Part	2 gal.	2'	Single	
Red Flowering Current ( <i>Ribes sanguineum</i> )	1	Shrub	Dry	Sun	1 gal.	2'	Cluster	
Sword Fern ( <i>Polystichum munitum</i> )	3	Shrub	Moist	Shade	2 gal.	na	Cluster	
Baldhip Rose ( <i>Rosa gymnocarpa</i> )	2	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
Snowberry ( <i>Symphoricarpos albus</i> )	2	Shrub	Dry	Part	1 gal.	1.5'	Cluster	
Oregon Grape ( <i>Mahonia aquifolium</i> )	3	Shrub	Dry	Sun	1 gal.	6"	Single	
SHRUBS SUBTOTAL	13							
HERBACEOUS								
California brome ( <i>Bromus carinatus</i> )			Dry	Sun	seed	na	Mass	
Blue Wild Rye ( <i>Elymus glaucus</i> )			Dry	Part	seed	na	Mass	
Spike Bentgrass ( <i>Agrostis exarata</i> )			Moist	Part	seed	na	Mass	
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.								

VEGETATED CORRIDOR PLANT LEGEND

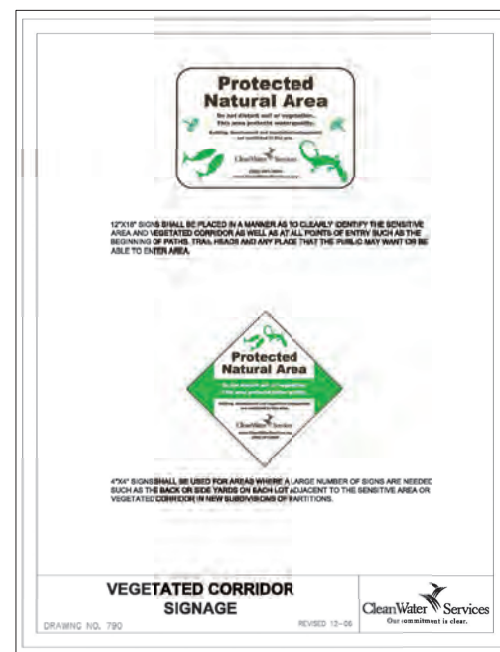
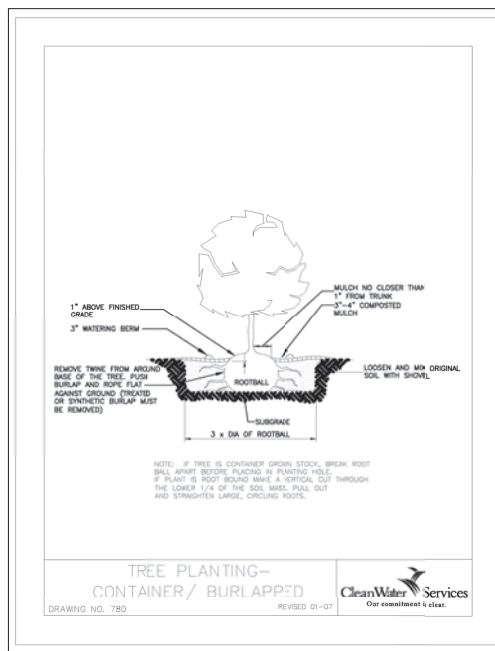
NO.	DATE	DESCRIPTION	BY	CHK.
1	11/17/2016	DESCRIPTION		

LANDSCAPE LEGEND – Vegetated Corridor Area 5

Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format	
8,915 S.F. (.20 ac.)							
<b>TREES (.01x8,915 s.f. = 89 Trees)</b>							
Vine Maple ( <i>Acer circinatum</i> )	17 Tree	Moist	Part	2 gal. 2'	2'	Single	
Bitter Cherry ( <i>Prunus emarginata</i> )	17 Tree	Moist	Part	2 gal. 2'	2'	Single	
Bigleaf Maple ( <i>Acer macrophyllum</i> )	17 Tree	Dry	Sun	2 gal. 3'	3'	Single	
Douglas Fir ( <i>Pseudotsuga menziesii</i> )	17 Tree	Dry	Sun	2 gal. 3'	3'	Single	
Oregon Oak ( <i>Quercus garryana</i> )	21 Tree	Dry	Sun	2 gal. 2'	2'	Single	
<b>TREES SUBTOTAL</b>	<b>89</b>						
<b>SHRUBS (.05x8,915 s.f. = 446 Shrubs)</b>							
Oceanspray ( <i>Holodiscus discolor</i> )	63 Shrub	Dry	Sun	1 gal. 1.5'	1.5'	Single	
Serviceberry ( <i>Amelanchier alnifolia</i> )	63 Shrub	Dry	Part	2 gal. 2'	2'	Single	
Red Flowering Current ( <i>Ribes sanguineum</i> )	63 Shrub	Dry	Sun	1 gal. 2'	2'	Cluster	
Sword Fern ( <i>Polystichum munitum</i> )	63 Shrub	Moist	Shade	2 gal. na	na	Cluster	
Baldhip Rose ( <i>Rosa gymnocarpa</i> )	63 Shrub	Dry	Part	1 gal. 1.5'	1.5'	Cluster	
Snowberry ( <i>Symphoricarpos albus</i> )	63 Shrub	Dry	Part	1 gal. 1.5'	1.5'	Cluster	
Oregon Grape ( <i>Mahonia aquifolium</i> )	68 Shrub	Dry	Sun	1 gal. 6"	6"	Single	
<b>SHRUBS SUBTOTAL</b>	<b>446</b>						
<b>HERBACEOUS</b>							
California brome ( <i>Bromus carinatus</i> )			Dry	Sun	seed na	Mass	
Blue Wild Rye ( <i>Elymus glaucus</i> )				Dry	Part	seed na	Mass
Spike Bentgrass ( <i>Agrostis exarata</i> )				Moist	Part	seed na	Mass
Seed at application rate of 20 lbs. per acre. Achieve 100% areal coverage.							

SITE LANDSCAPE PLANTING REQUIREMENTS

- Remove all invasive, non-native and noxious plant material from the Vegetated Corridor. Methods for removal and control of invasive, non native and noxious plants are to comply with the guidelines for noxious weed removal by CWS – IVAM guidance. Work to remove and control invasive, non-native and noxious plant material is to employ manual/mechanical management methods and pesticide management methods throughout the maintenance period or until there is full healthy coverage of desirable vegetation.
- Protect and preserve all existing native vegetation to the maximum extent practicable. Make every effort to protect all existing native vegetation possible within the vegetated corridor.
- Replant and enhance the Vegetated Corridor as follows:
  - Refer to the Landscape Legends for the Vegetated Corridor for plant species, quantities, location, size, condition and other requirements.
  - Comply with CWS Design and Construction Standards Appendix A for the Vegetated Corridor planting and enhancement. For seeding of these areas, achieve 100% aerial coverage.
  - All plants to be pit planted as detailed with a composted garden debris mulch without fertilizer. Spacing of plantings to be consistent with the character of the naturally occurring plant community. Trees and Shrubs are to be planted as outlined in the Mitigation Area and Vegetated Corridor Legends as either Single or Cluster arrangements to achieve a naturally occurring plant community arrangement.
- Plant Installation Requirements: Contractor is responsible for installation of planting in the Vegetated Corridor as per the Vegetated Corridor Legends. Trees and Shrubs shall be mulched with a 3 inch layer of Garden Debris Compost a minimum of 18 inches in diameter. No fertilizers are to be added. Contractor to provide temporary irrigation through the two year maintenance period. Irrigation system to be automatically controlled to be able to achieve 1 inch per week from June 15 through October 15.
- Contractor is responsible for Monitoring and Maintenance of Mitigation Area and Vegetated Corridor. Provide tags for all new plant material. Remove all non native, invasive and noxious plant material throughout the two year maintenance period or until a full healthy stand of plant material has been established. Monitor the site a minimum of three times yearly by June 1 and September 30. If at any time replanting falls below 80% survival, replace plantings at the next appropriate planting opportunity and the next two year maintenance period shall start from the date of planting.
- Install temporary irrigation in the Mitigation Area and Vegetated Corridor to maintain plantings through the two year plant establishment maintenance and monitoring period. A 1.5 inch service main line and control valve wires will be provided, connect to the site's automatic irrigation system. The Contractor shall prepare a design/build irrigation plan of the proposed system for review and approval by the property owner. At completion and approval of the irrigation system installation, the Contractor shall provide an "As-Built" Irrigation Plan to the Owner.



VEGETATED CORRIDOR  
PLANT LEGEND/NOTES/DETAILS

**CHRISTOPHER FRESHLEY**  
LANDSCAPE ARCHITECT  
6645 S.W. NYBERG LN.  
TUALATIN, OREGON 97062

COMMONS ON THE TUALATIN

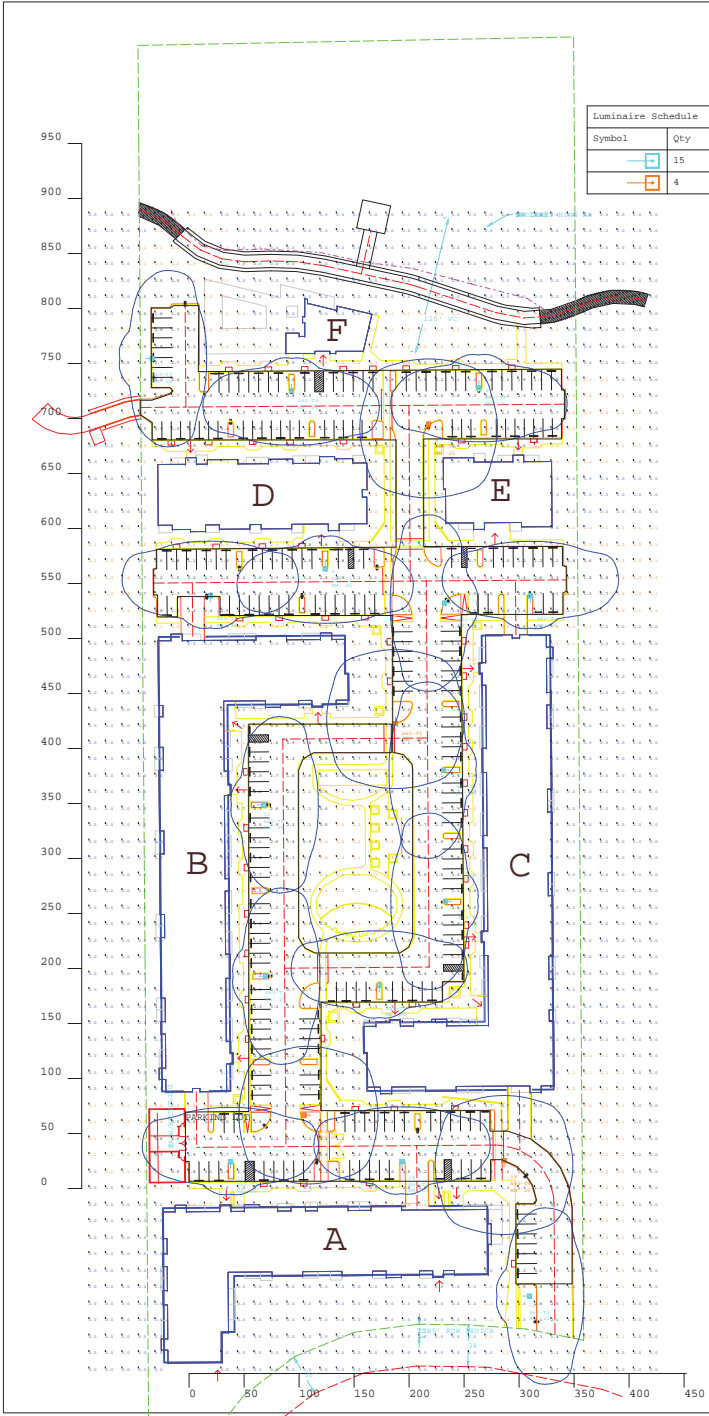
REGISTERED  
74  
CHRISTOPHER FRESHLEY  
OREGON  
LANDSCAPE ARCHITECT



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NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/17/2010	ISSUED FOR PERMIT		

SHEET  
**L-10**  
JOB NO.  
###-###

CURRENT SUBMITTAL



Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
	15	A60-T3	SINGLE	0.864	PRV-A60-D-UNV-T3-BZ	163	2445	18992
	4	A60-T5	SINGLE	0.864	PRV-A60-D-UNV-T5-BZ	163	652	19610


Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPt#GRADE	Illuminance	Fc	0.63	4.1	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.84	4.1	0.5	3.68	8.20

LumNo	Label	X	Y	Z	Orient	Tilt
1	A60-T3	-39.5	754.4	25	0	0
2	A60-T3	263.5	734.3	25	270	0
3	A60-T3	93	731.2	25	269,236	0
4	A60-T5	217.8	689	25	90	0
5	A60-T3	123.7	569.3	25	270	0
6	A60-T3	19.3	533	25	90	0
7	A60-T3	310.3	532.8	25	90	0
8	A60-T3	238.3	532.2	25	180	0
9	A60-T5	187.7	428.7	25	270	0
10	A60-T3	237.2	380.3	25	180	0
11	A60-T3	62	348.8	25	0	0
12	A60-T3	238.9	261.1	25	180	0
13	A60-T3	63.5	193	25	0	0
14	A60-T3	172.9	178.8	25	90	0
15	A60-T5	110.5	66.7	25	180	0
16	A60-T5	286.3	19.4	25	90	0
17	A60-T3	37.6	18.2	25	90	0
18	A60-T3	193.6	18.7	25	90	0
19	A60-T3	303.4	-97.8	25	0	0


**Recommended Maintained Illuminance Values**  
**Parking Lots (basic requirements, not for security lighting)**  
**RP-20-14 Lighting For Parking Facilities**

Application and Task Parking Lots - All Ages	Grid Note	Description	Target Maintained Levels (fc) Vertical Targets @ 8' Hgt		Horizontal Uniformity (avg/min)	Vertical Uniformity (max/min)
			LZ4, LZ3, LZ2, LZ1	LZ4, LZ3, LZ2, LZ1		
R4 Asphalt Drive Aisles Parking Areas	@ Grade	Open Parking Facilities All Activity Levels	0.50 FC MN - Pre-curfew 0.20 FC MN - Post-curfew	0.25 FC MN - Pre-curfew 0.10 FC MN - Post-curfew	4:1	15:1
R1 Concrete Drive Aisles Parking Areas	@ Grade	Open Parking Facilities All Activity Levels	1.00 FC MN - Pre-curfew 0.20 FC MN - Post-curfew	0.50 FC MN - Pre-curfew 0.10 FC MN - Post-curfew	4:1	15:1
Transaction Areas R4 & R1 General Areas	@ Grade	Area extending 10 feet beyond transaction area in all directions or to curb, property line, or structure	1.00 FC MN - Pre-curfew 0.20 FC MN - Post-curfew	0.50 FC MN - Pre-curfew 0.10 FC MN - Post-curfew	4:1	15:1
Transaction Machines R4 & R1 General Areas	@ Vertical	Over entire front face of pay machine		3.00 FC MN - Pre-curfew 1.50 FC MN - Post-curfew	4:1	15:1

LZ1: Low Ambient Lighting - Rural and Low Density Residential Areas  
LZ2: Moderate Ambient Lighting - Light Commercial Business District & Mixed Use Residential  
LZ3: Moderately High Ambient Lighting - Large City Business District, Heavy Industrial & Manufacturing Zone  
LZ4: High Ambient Lighting - High Intensity Business or Industrial Districts



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We warrant no representation as to the completeness, currency or accuracy because of changes in relevant to CAD or other additional digital data used to produce this lighting application.  
The user of this data has full responsibility for the accuracy and correctness of all related elements, views, dimensions or other data used in the project. The user is advised  
to verify all dimensions and locations for the proposed lighting application. Any change in dimensions, locations or other data will affect the lighting application.  
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Project Name:  
**TUALATIN WATERFRONT APARTMENTS**

Client:  
**ERIC NISPURUK  
SOLUS**

Drawn By:  
**EL**

Date:  
**8/29/2018**

Project No:  
**1801338A.AGI**

SCALE: 1" = 40'