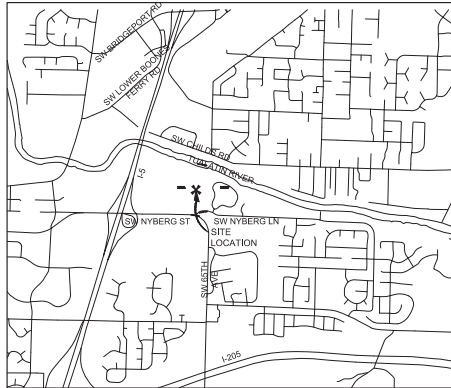
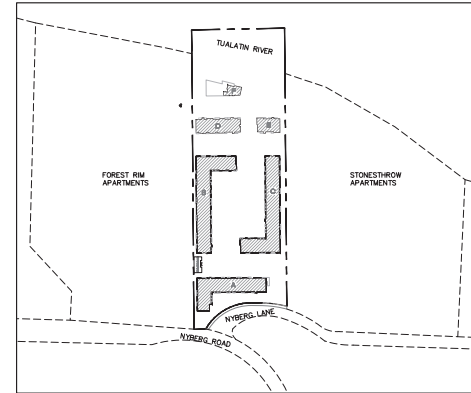


PRELIMINARY PLANS FOR COMMONS ON THE TUALATIN TUALATIN, OREGON



VICINITY MAP
NOT TO SCALE



LOCATION MAP
SCALE: 1"=250'



SHEET INDEX

NAME:	NO.
COVER SHEET	P100
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TREE PROTECTION AND REMOVAL PLAN	P300
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PRELIMINARY SITE PLAN 1	P401
PRELIMINARY SITE PLAN 2	P402
PRELIMINARY SITE PLAN 3	P403
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PRELIMINARY GRADING PLAN OVERALL	P500
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PRELIMINARY GRADING PLAN 2	P502
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PRELIMINARY GRADING PLAN 4	P504
PRELIMINARY COMPOSITE UTILITY PLAN OVERALL	P600
PRELIMINARY COMPOSITE UTILITY PLAN 1	P601
PRELIMINARY COMPOSITE UTILITY PLAN 2	P602
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PRELIMINARY COMPOSITE UTILITY PLAN 4	P604
SURROUNDING DEVELOPMENT PLAN	P700

PROPOSED LEGEND

- WATER VALVE
- WATER METER
- CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- RIPRAP
- SIGN
- FIRE HYDRANT
- UTILITY EASEMENT
- SD SD STORM LINE
- SS SS SANITARY SEWER LINE
- DW DW DOMESTIC WATER LINE
- FW FW 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 NVD+ 29.
- 3) FIELD SURVEY WAS PERFORMED MARCH 2011 AND REVISITED FOR ADDITIONAL TOPO DATA IN JUNE 2016.

EXISTING LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/IPC STAMPED "G&L LAND SURVEYING, INC." PER WORTHRICH FARMS ESTATES
- 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 VAULT
- 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
- EXISTING CONTOUR - 1' INTERVAL
- 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

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NO.	DATE	DESCRIPTION	BY	CHECKED

SHEET
P100
JOB NO. 2752-001

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DRAWING NAME: A:\2752-001\24x36_E_DRAWING03_CADD\PRODUCTION\A3_2752-001_P100.DWG 2016/02/16 08:58AM - JAB

LAND USE SUBMITTAL 2016-10-17



DRAWING NUMBER: A-2752-001.P2, ENGINEER'S CAD INSTRUMENTAL, LUTZ/2/25/00 P252.DWG, 2018/10/18 - 05:10PM - JAB

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WESTLAKE CONSULTANTS INC.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 PRACTICE CORPORATE CENTER
 4010 N. UNIVERSITY AVENUE
 TUALATIN, OREGON 97146

COMMONS ON THE TUALATIN
 TUALATIN, OR
 EXISTING CONDITIONS

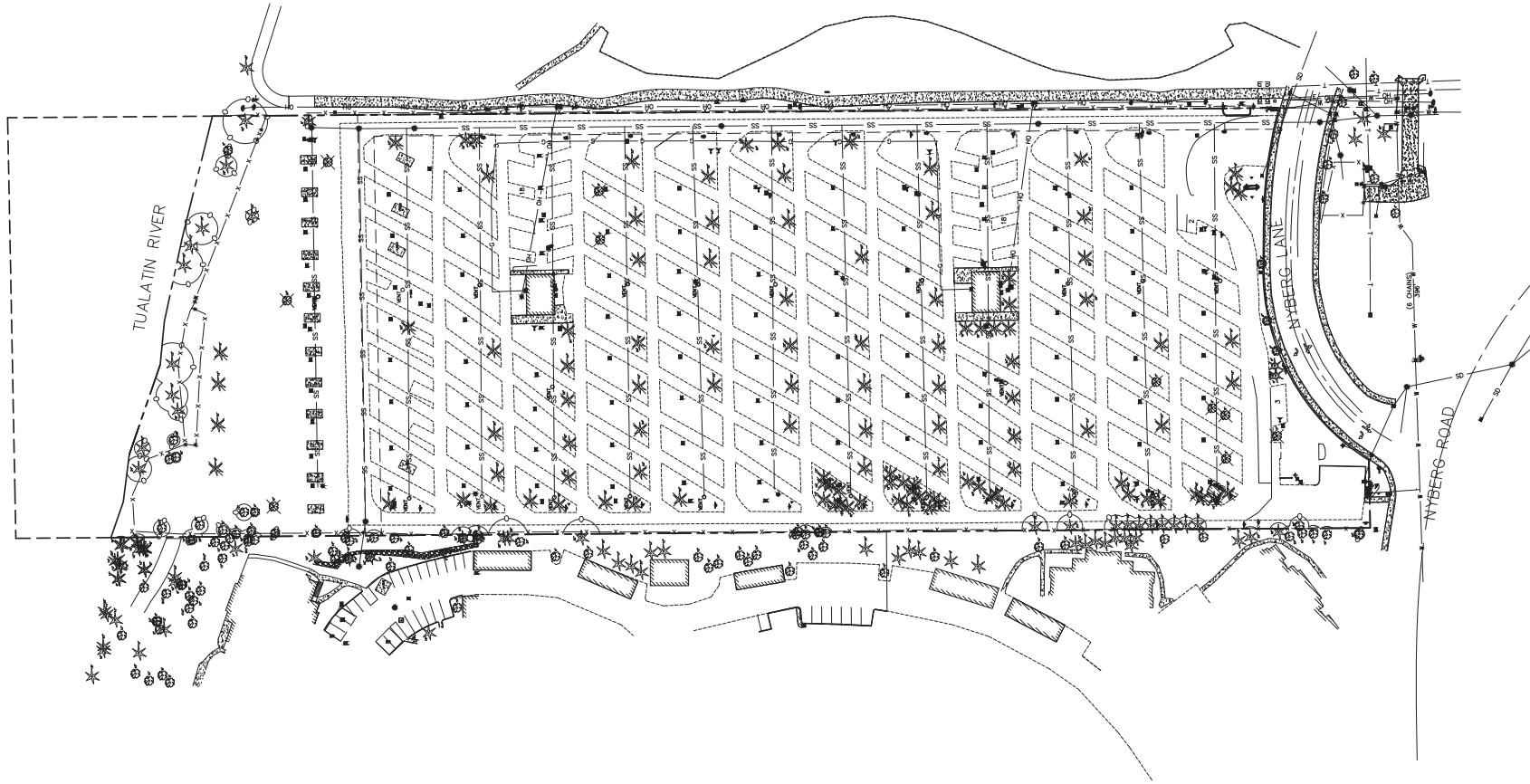
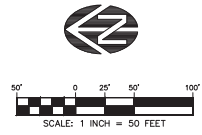
PRELIMINARY

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

SHEET
P200
 JOB NO.
 2752-001

LEGEND
 TREE PROTECTION FENCING



DRAWING NUMBER: A-2752-001.P300, ENGINEER'S CAD INSTRUMENTAL, LUTZ/2018-01, P300.DWG, 2018/02/16 - 05:10PM - JAB

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 ENGINEERING ♦ SURVEYING ♦ PLANNING
 PACIFIC CORPORATE CENTER
 4000 N. RIVERWAY, SUITE 100
 TUALATIN, OREGON 97063

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

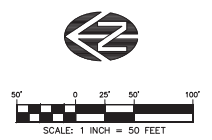
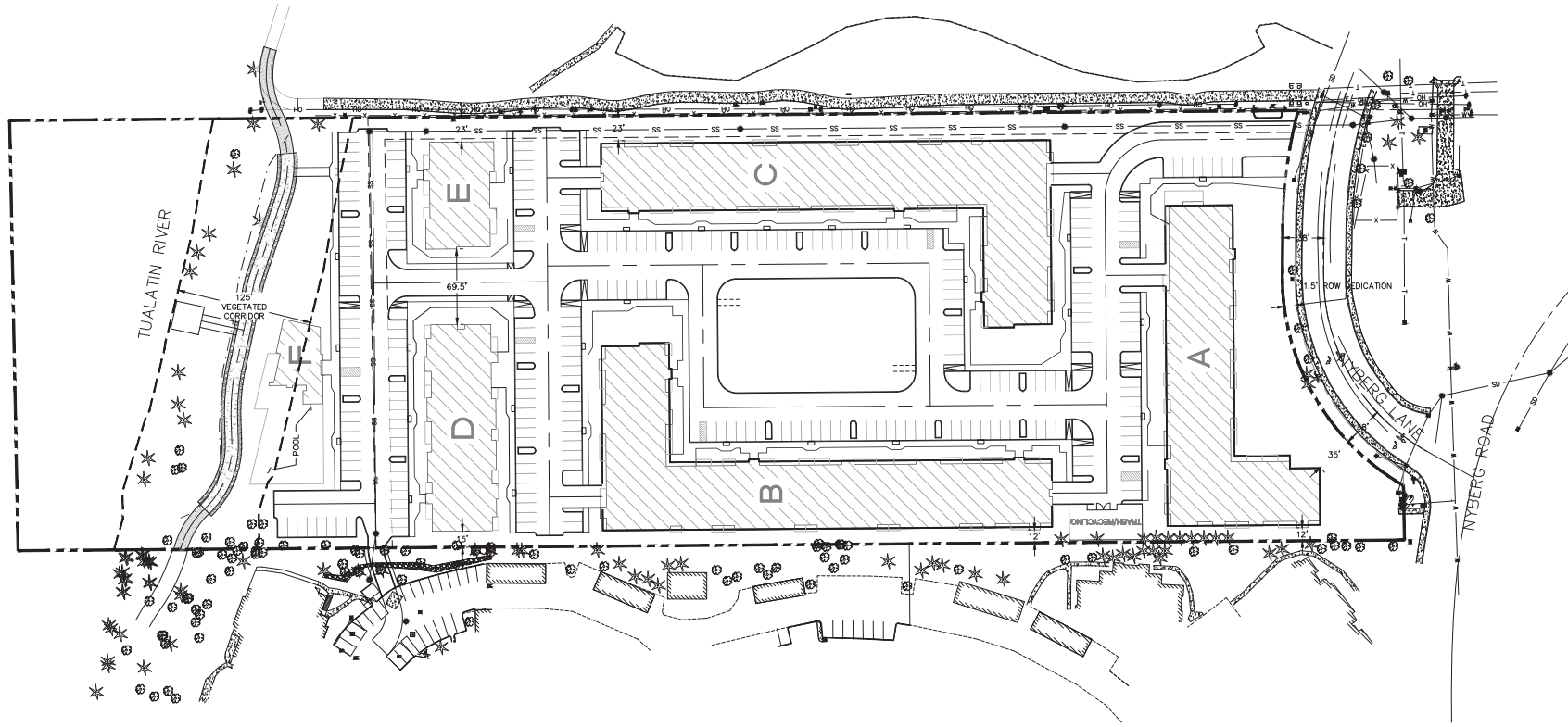
PRELIMINARY

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REVISIONS	NO.	DATE	DESCRIPTION	CHECKED	DRAWN	JAN
	0	2018-02-17	LAND USE SUBMITTAL			

SHEET
P300
 JOB NO.
 2752-001

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



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 4.3.070

WESTLAKE CONSULTANTS INC.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 10000 N. WESTLAKE BLVD., SUITE 100, WESTLAKE, WASHINGTON 98051
 (206) 884-3900
 FAX (206) 884-3157

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY SITE PLAN OVERALL

PRELIMINARY

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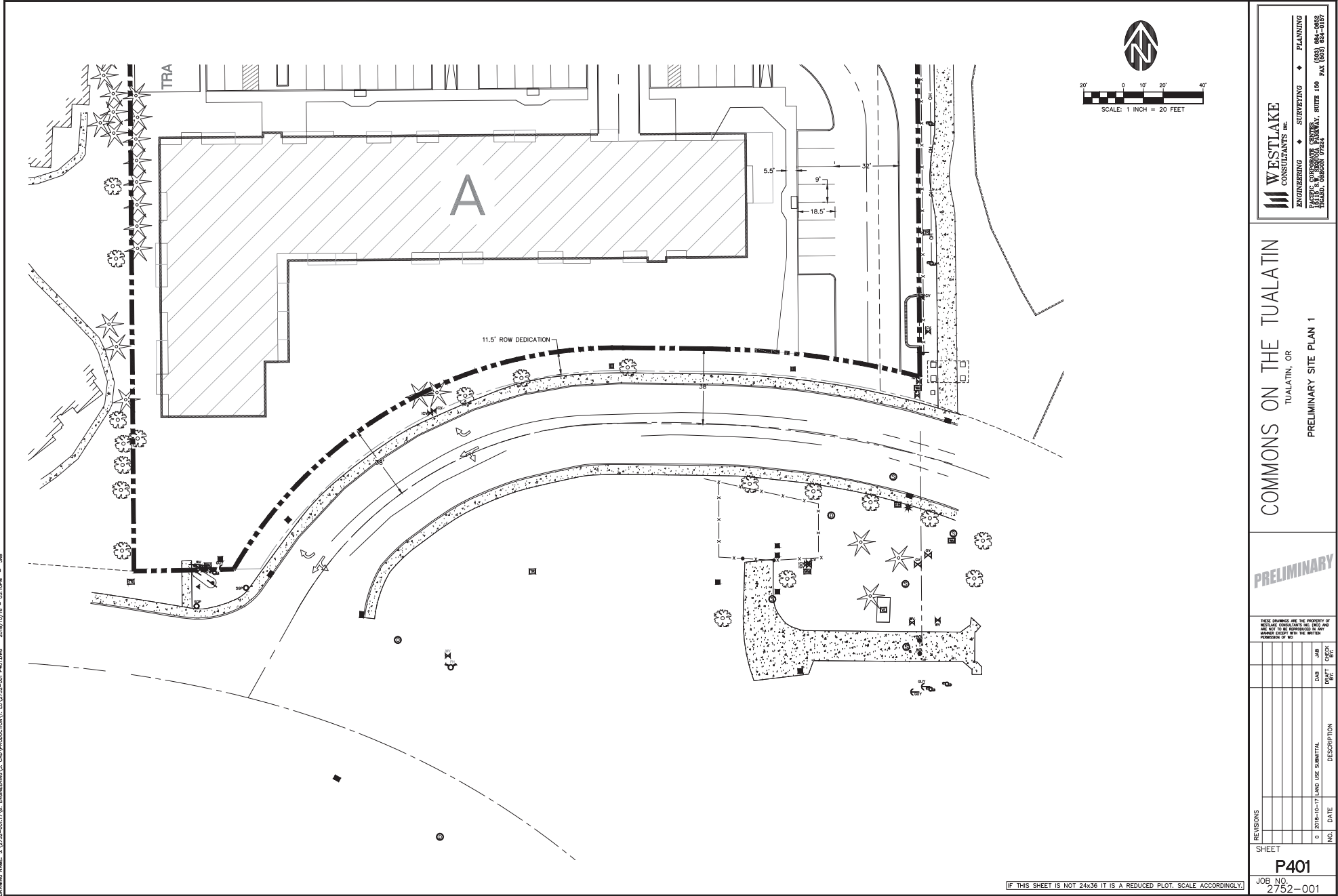
NO.	DATE	DESCRIPTION	DRAWN	CHECKED
0	2018-10-17	LAND USE SUBMITTAL		

SHEET
F400
 JOB NO. 2752-001

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DRAWING NUMBER: 112712-001.PLT & ENGINEERING: CAD/PRODUCTION: LUY2752-001 #400.DWG 2018/10/17 08:10PM - JMB

LAND USE SUBMITTAL 2018-10-17



DRAWING NAME: J:\2752-001\2752-001-001\COMMONS_ON_TUALATIN_CAD\PRODUCTION\1. LAYOUT\2752-001_P401.dwg 2018/10/18 - 08:59AM - JAB

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 PACIFIC CORPORATE CENTER
 10010 N. RIVERVIEW AVE.
 TUALATIN, OREGON 97146

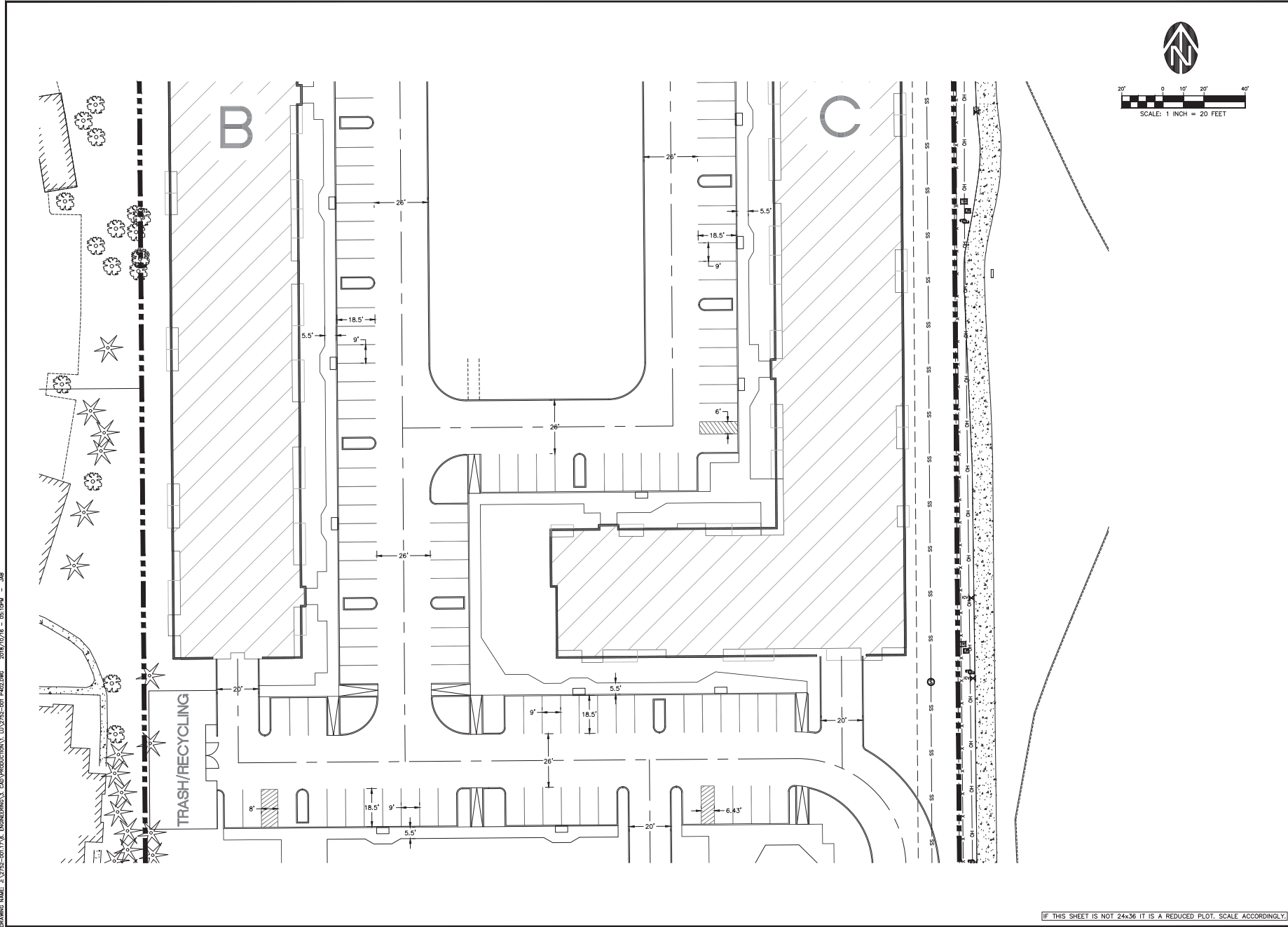
COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY SITE PLAN 1

PRELIMINARY

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

SHEET
P401
 JOB NO.
 2752-001



DRAWING NUMBER: 112752-001.PLT, ENGINEER'S CAD: INDUSTRIAL, L:\32752-001_P402.DWG, 2018/10/16 - 05:10PM - JAB

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 PACIFIC CORPORATE CENTER
 4000 N. RIVERWAY, SUITE 100
 TUALATIN, OREGON 97063

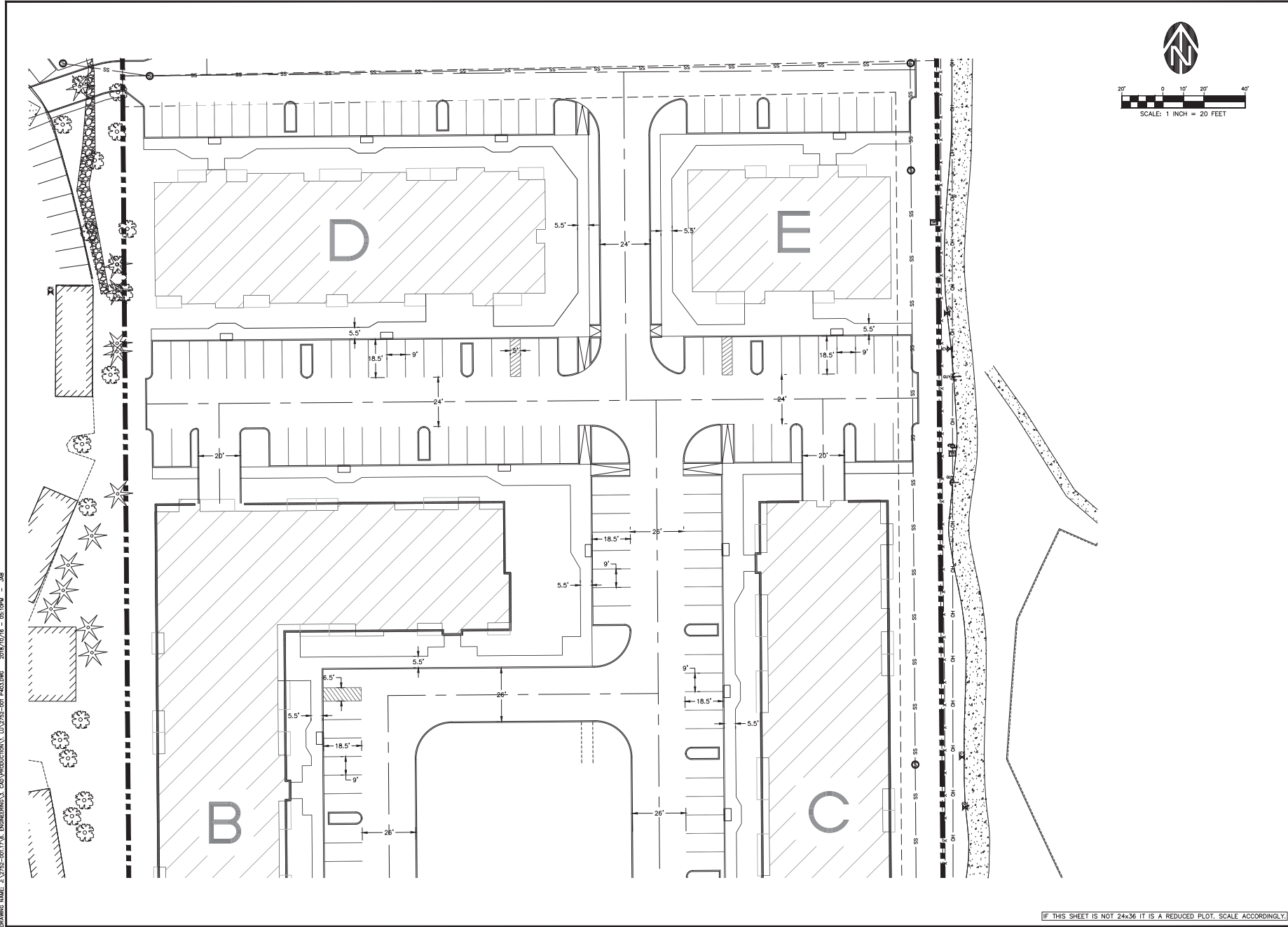
COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY SITE PLAN 2

PRELIMINARY

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

P402
 SHEET
 JOB NO. 2752-001



DRAWING NUMBER: 2752-001.PLT, ENGINEER/SCALE: CAD/INDUSTRIAL, LW/2752-001 #403.DWG, 2018/07/16 - 05:10PM - JAB

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 PACIFIC CORPORATE CENTER
 4000 N. UNIVERSITY AVENUE
 TULALIN, WASHINGTON 98291

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY SITE PLAN 3

PRELIMINARY

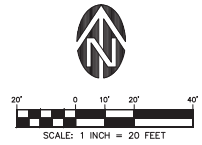
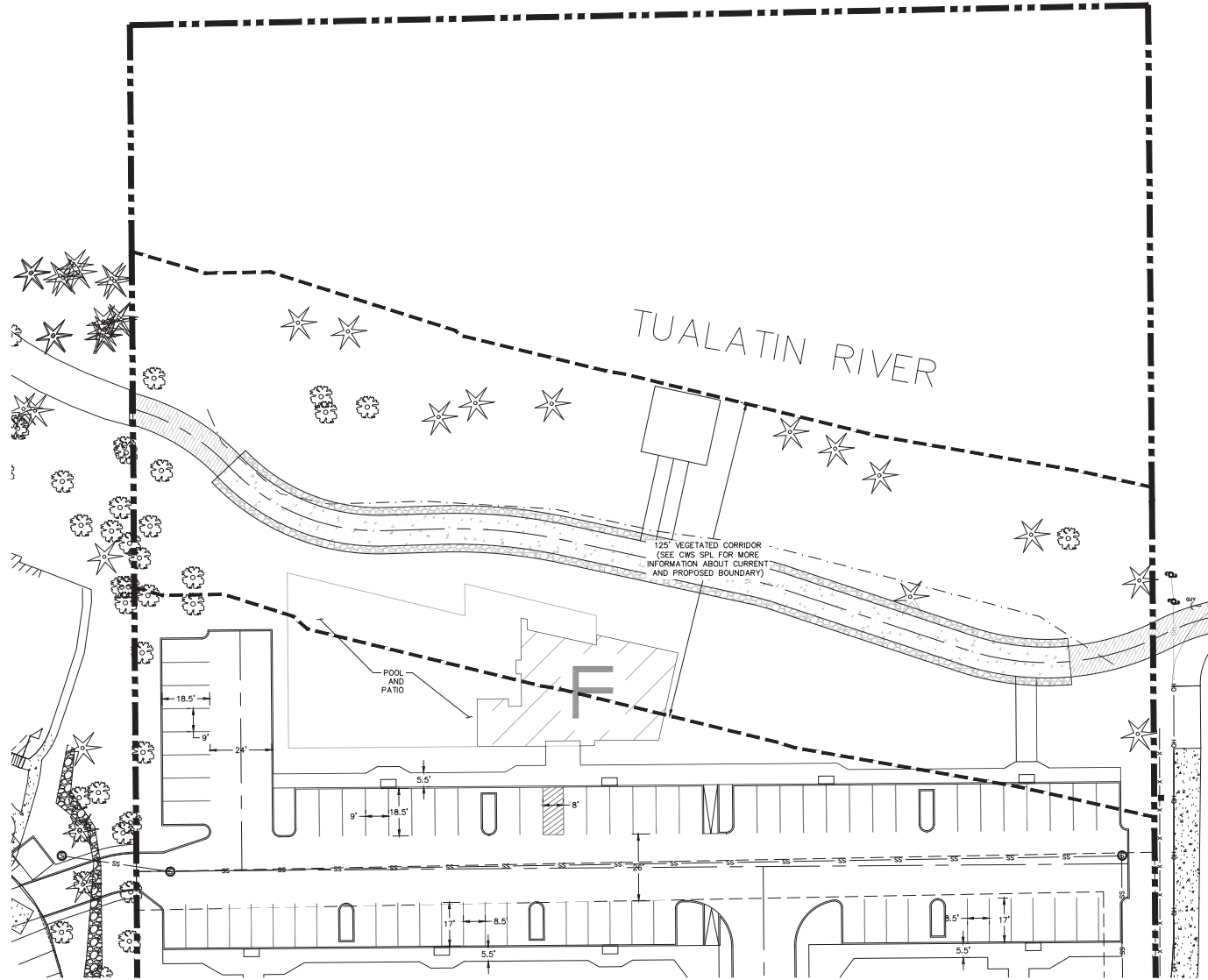
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NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET P403
 JOB NO. 2752-001

LAND USE SUBMITTAL 2018-10-17

DRAWING NUMBER: 112752-001.PLT, ENGINEER/SCALE: CAD/PROFESSIONAL, LU/2752-001 #424/099 2018/10/18 - 05:11PM - JMB



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CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
PACIFIC CORPORATION CENTER
4001 N. FURNACE ROAD
TUALATIN, OREGON 97146

COMMONS ON THE TUALATIN
TUALATIN, OR
PRELIMINARY SITE PLAN 4

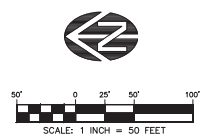
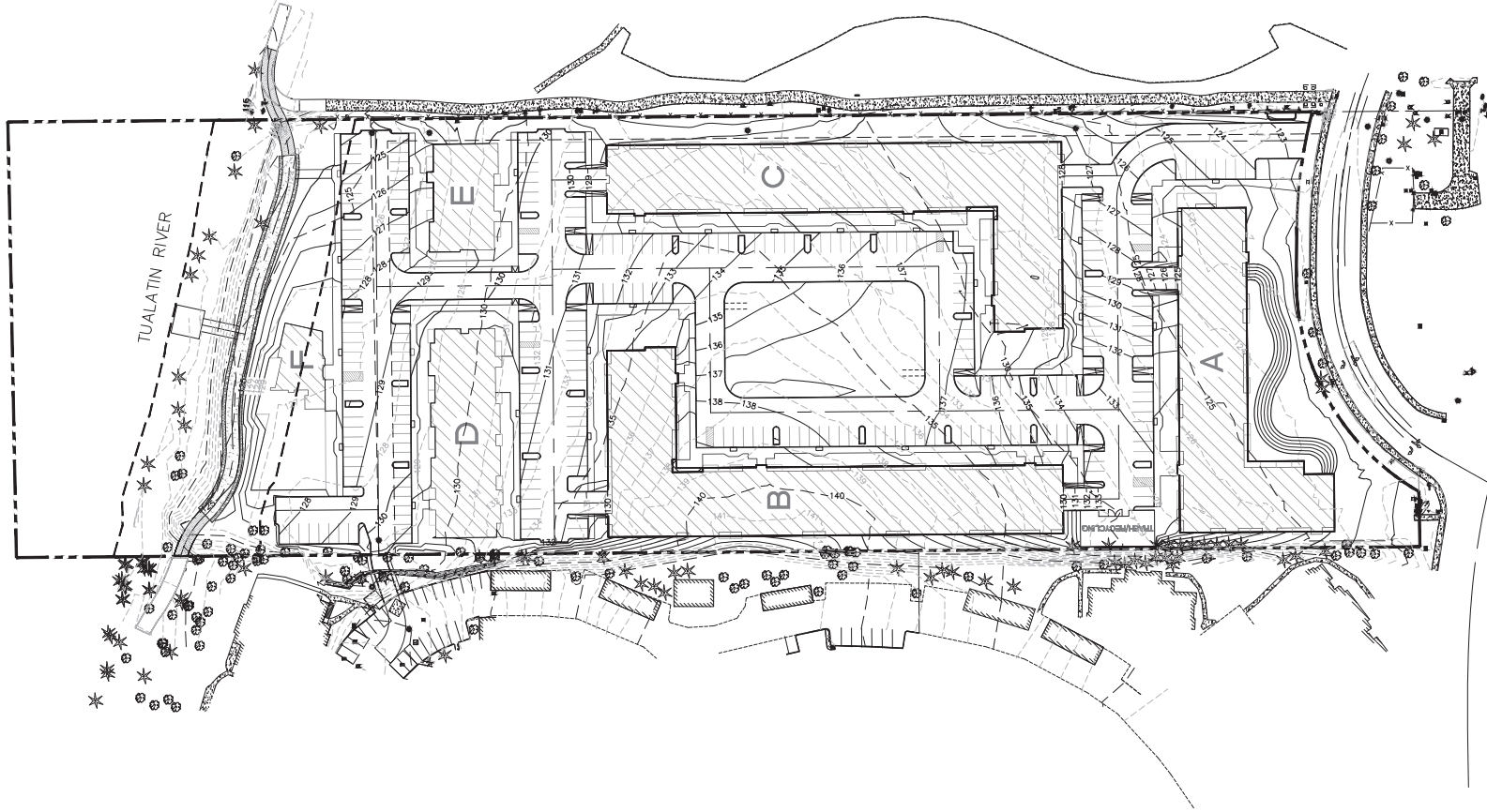
PRELIMINARY

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

SHEET
P404
JOB NO.
2752-001

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WESTLAKE
CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
PACIFIC CORPORATION CENTER
10010 N. RIVERWAY, SUITE 100
TUALATIN, OREGON 97063
TEL: (503) 864-3900
FAX: (503) 864-3157

COMMONS ON THE TUALATIN
TUALATIN, OR
PRELIMINARY GRADING PLAN OVERALL

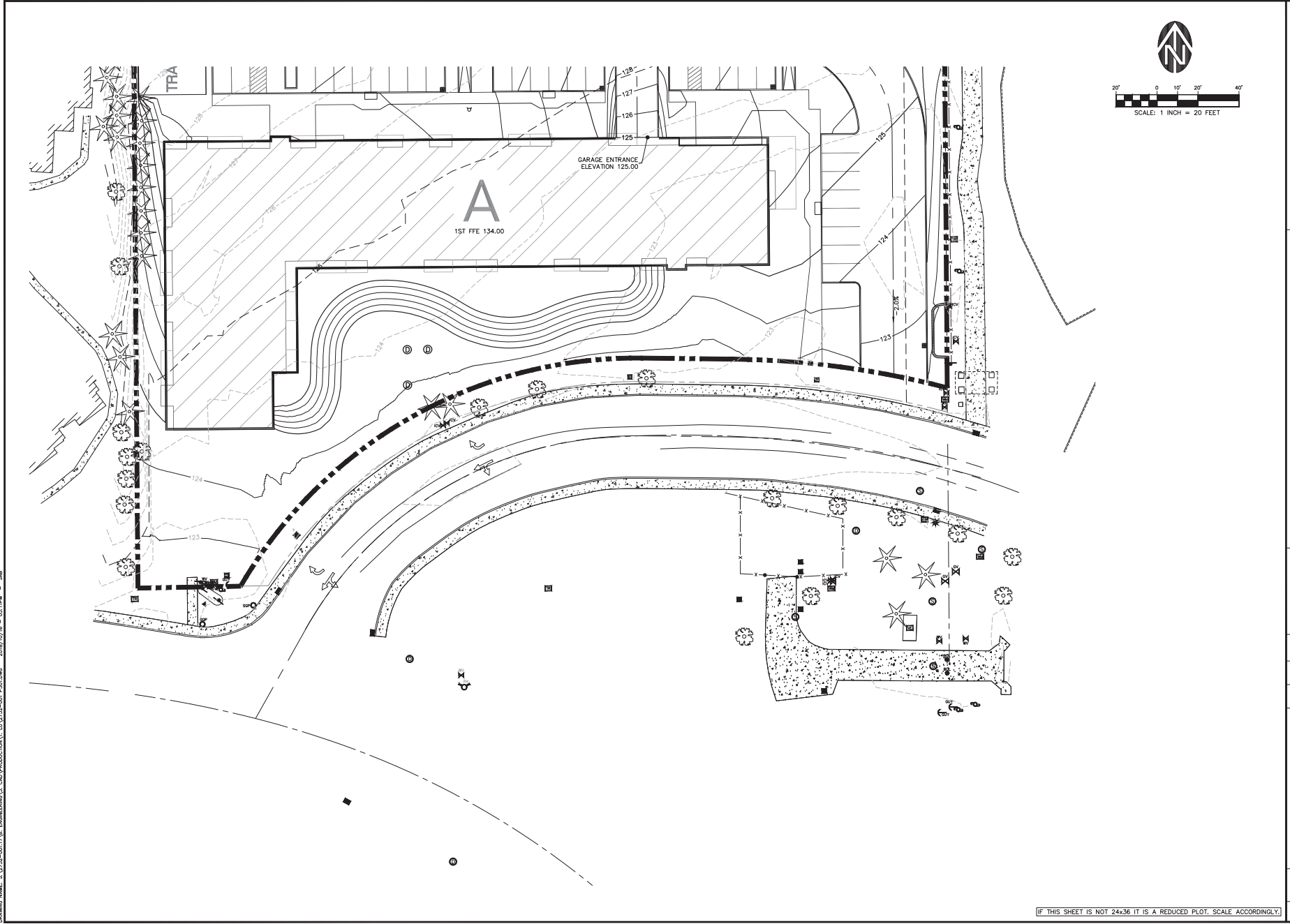
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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	DAB	JAB

SHEET
P500
JOB NO.
2752-001

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DRAWING NUMBER: 132752-001.P501, ENGINEER'S CAD: 132752-001_P501.dwg, 2018/10/18 - 08:11PM - JMS

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 PACIFIC CORPORATE CENTER
 4000 N. RAVENHAWK
 TULALIN, WASHINGTON 98291

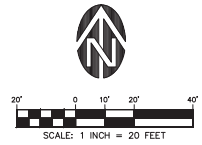
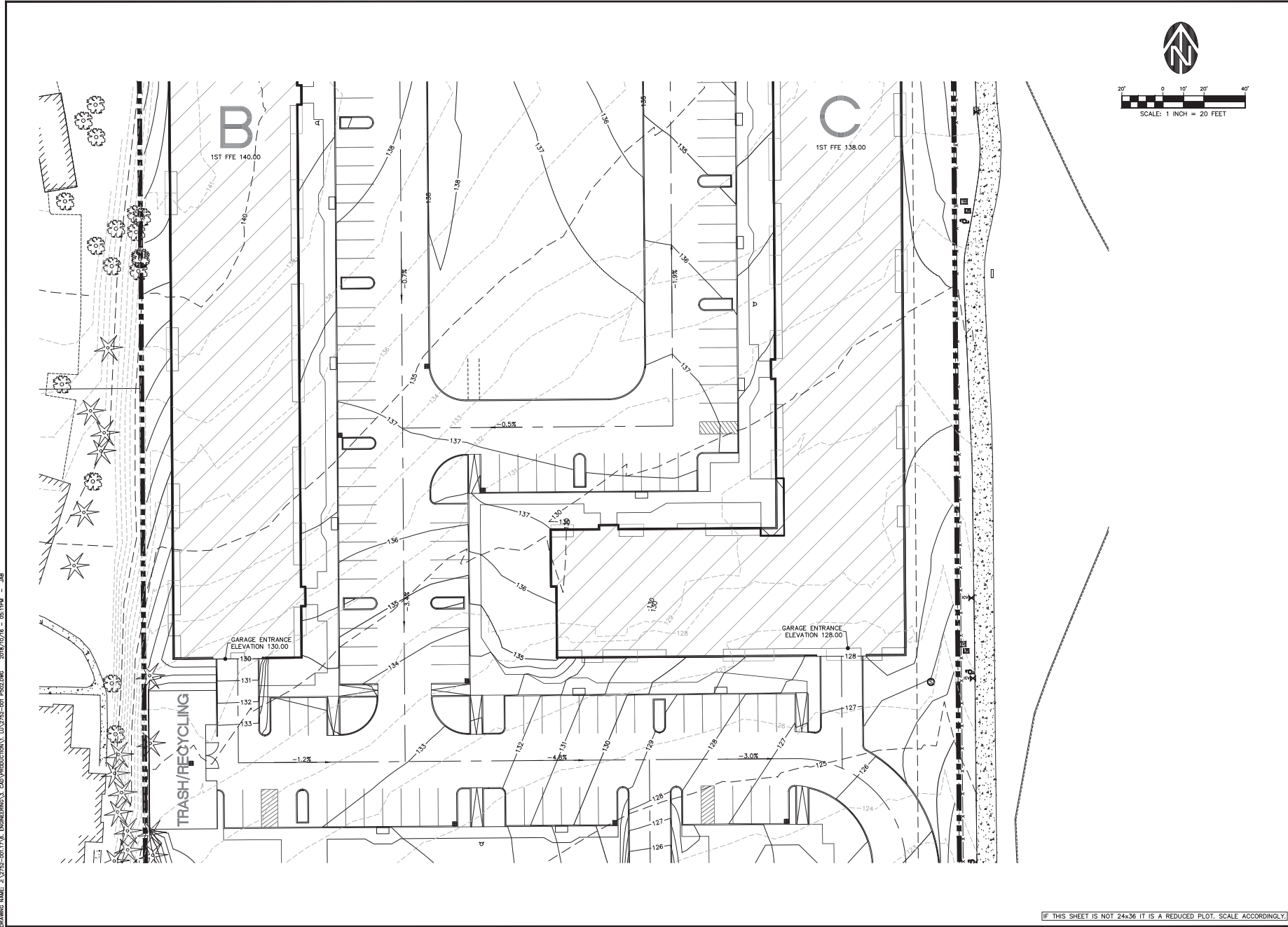
COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY GRADING PLAN 1

PRELIMINARY

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

SHEET
P501
 JOB NO.
 2752-001



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CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
PACIFIC CORPORATE CENTER
400 S. WASHINGTON ST., SUITE 100
TULATIN, OREGON 97156
TEL: (503) 684-3900
FAX: (503) 684-3157

COMMONS ON THE TUALATIN
TUALATIN, OR
PRELIMINARY GRADING PLAN 2

PRELIMINARY

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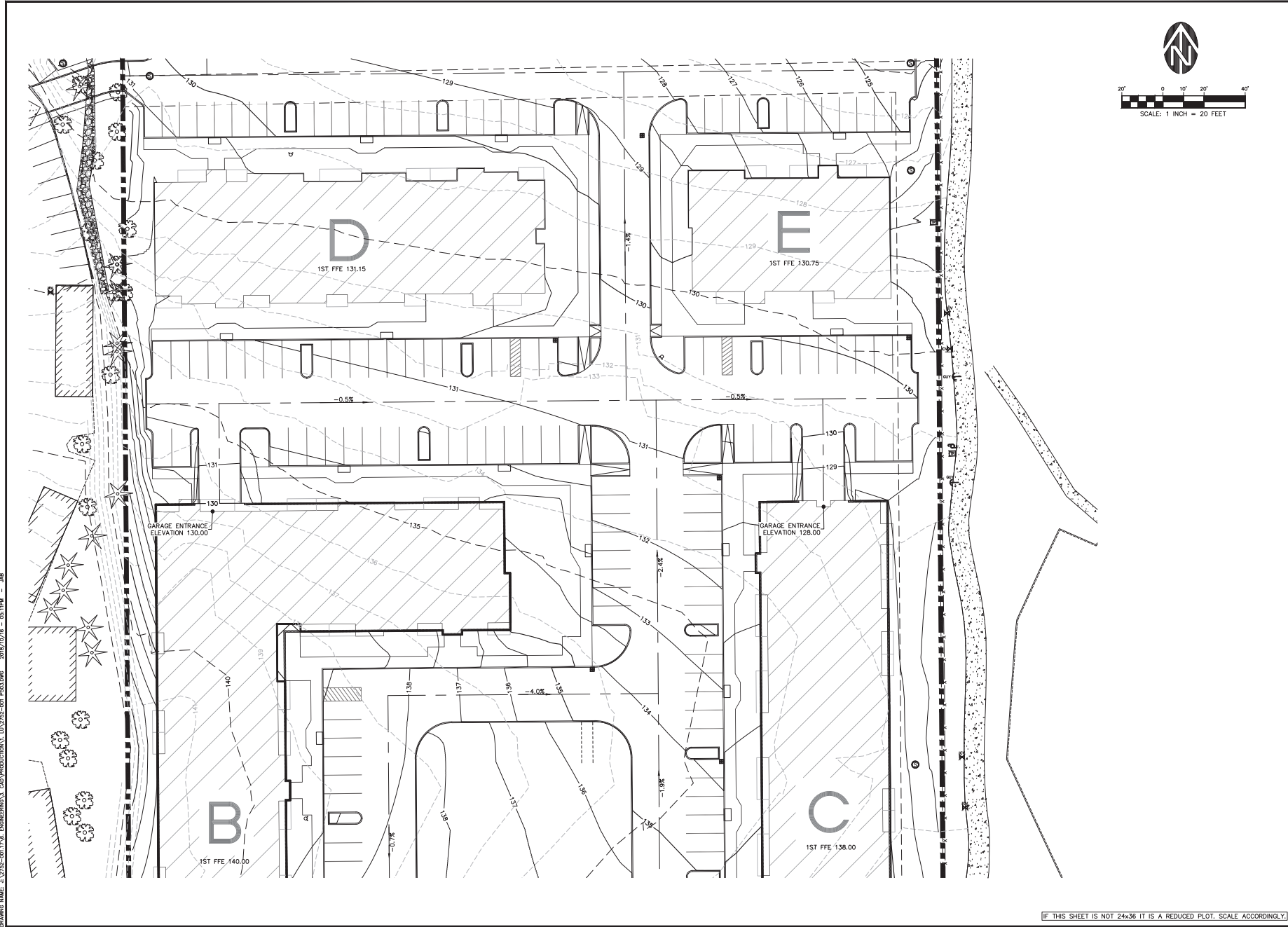
NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	DAB	JAB

SHEET
P502
JOB NO.
2752-001

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DRAWING NAME: J:\2752-001\2752_001_DRAWINGS\3_CAD\INDUSTRIAL\L\2752-001_P502.dwg 2018/10/18 08:11:41 - JAB

LAND USE SUBMITTAL 2018-10-17



DRAWING NUMBER: 2752-001.P503.DWG CAD: INDUSTRIAL, LUISIANA, 2018/10/18 - 05:11PM - JAB



WESTLAKE
CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING
ELECTRIC CORPORATE CENTER
4010 N. UNIVERSITY BLVD.
DALLAS, TEXAS 75249

SCALE: 1 INCH = 20 FEET

COMMONS ON THE TUALATIN
TUALATIN, OR

PRELIMINARY GRADING PLAN 3

PRELIMINARY

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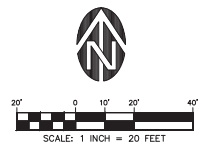
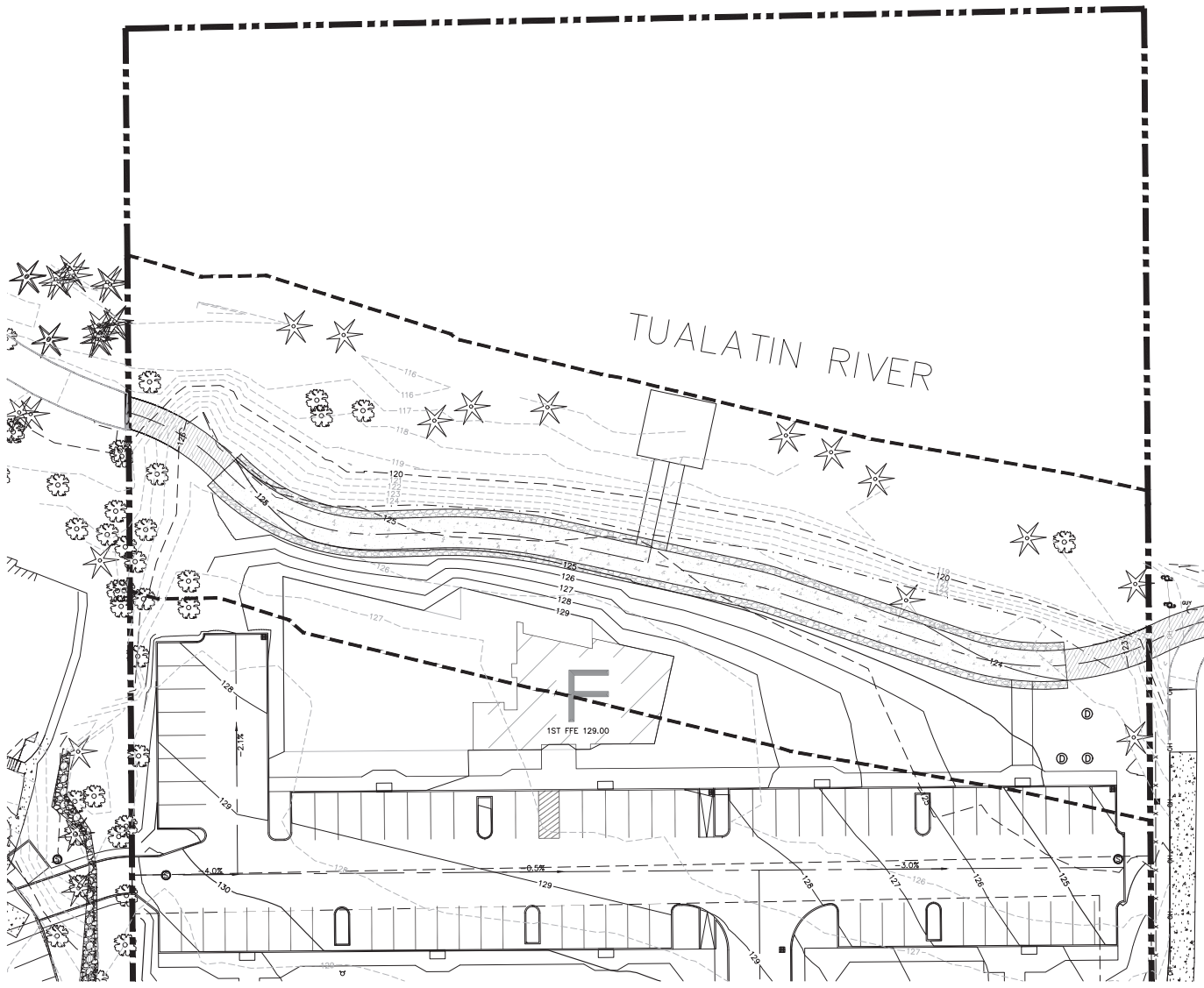
NO.	DATE	DESCRIPTION	BY	CHECK

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



WESTLAKE
CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
PACIFIC CORPORATE CENTER
14150 N. RAYBURN ROAD
TUALATIN, OREGON 97146

COMMONS ON THE TUALATIN
TUALATIN, OR
PRELIMINARY GRADING PLAN 4

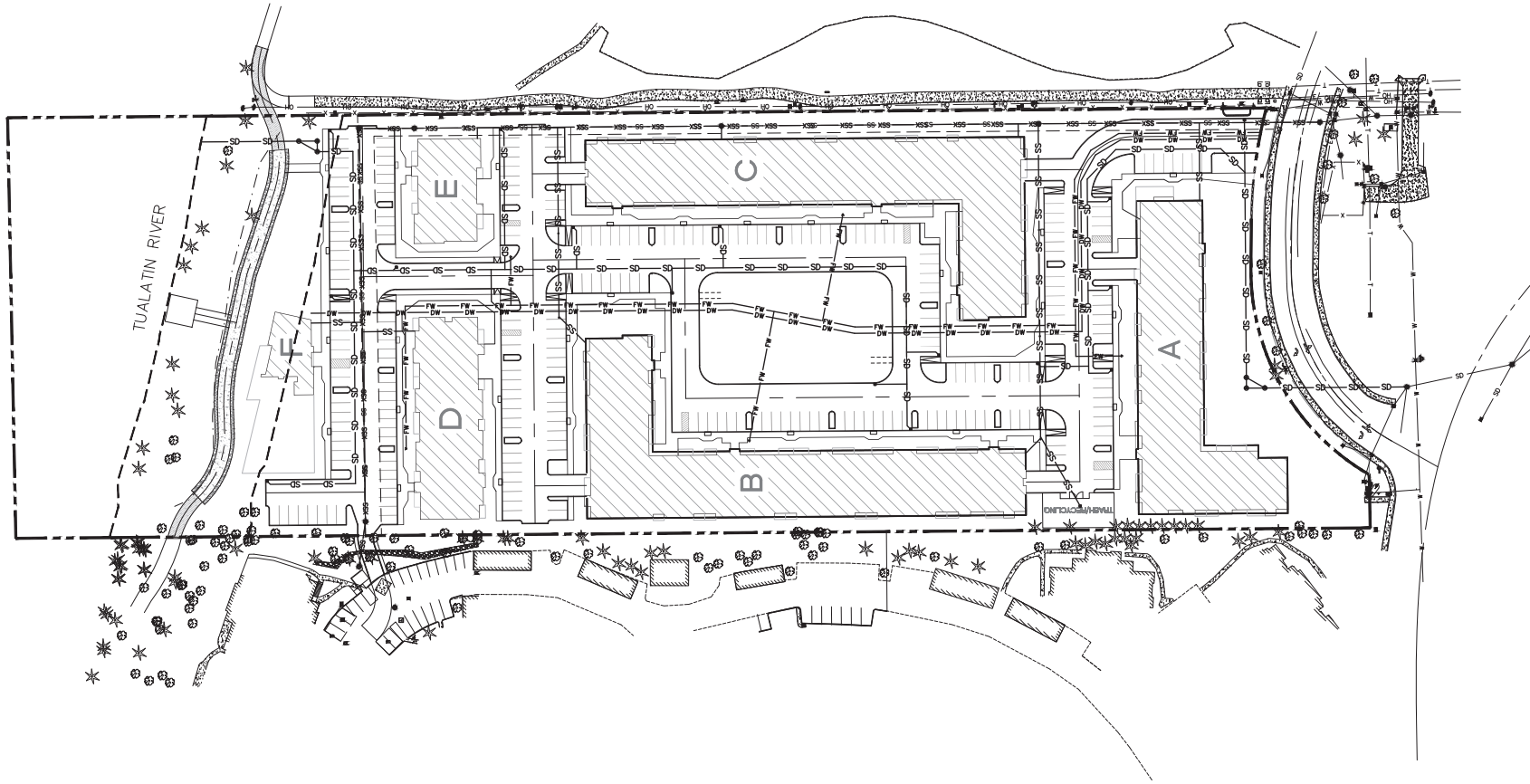
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NO.	DATE	DESCRIPTION	BY	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET
P504
JOB NO.
2752-001

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



SCALE: 1 INCH = 50 FEET

DRAWING NUMBER: 17252-001.PLT, ENGINEER'S CAD: INDUSTRIAL, LW: 2752-001, PLOT: 2018/10/17 - 05:11PM - JMB

WESTLAKE
CONSULTANTS INC.
ENGINEERING ♦ SURVEYING ♦ PLANNING
PACIFIC CORPORATION CENTER
14101 N. RIVERVIEW AVENUE
TUALATIN, OREGON 97148

COMMONS ON THE TUALATIN
TUALATIN, OR
PRELIMINARY UTILITY PLAN OVERALL

PRELIMINARY

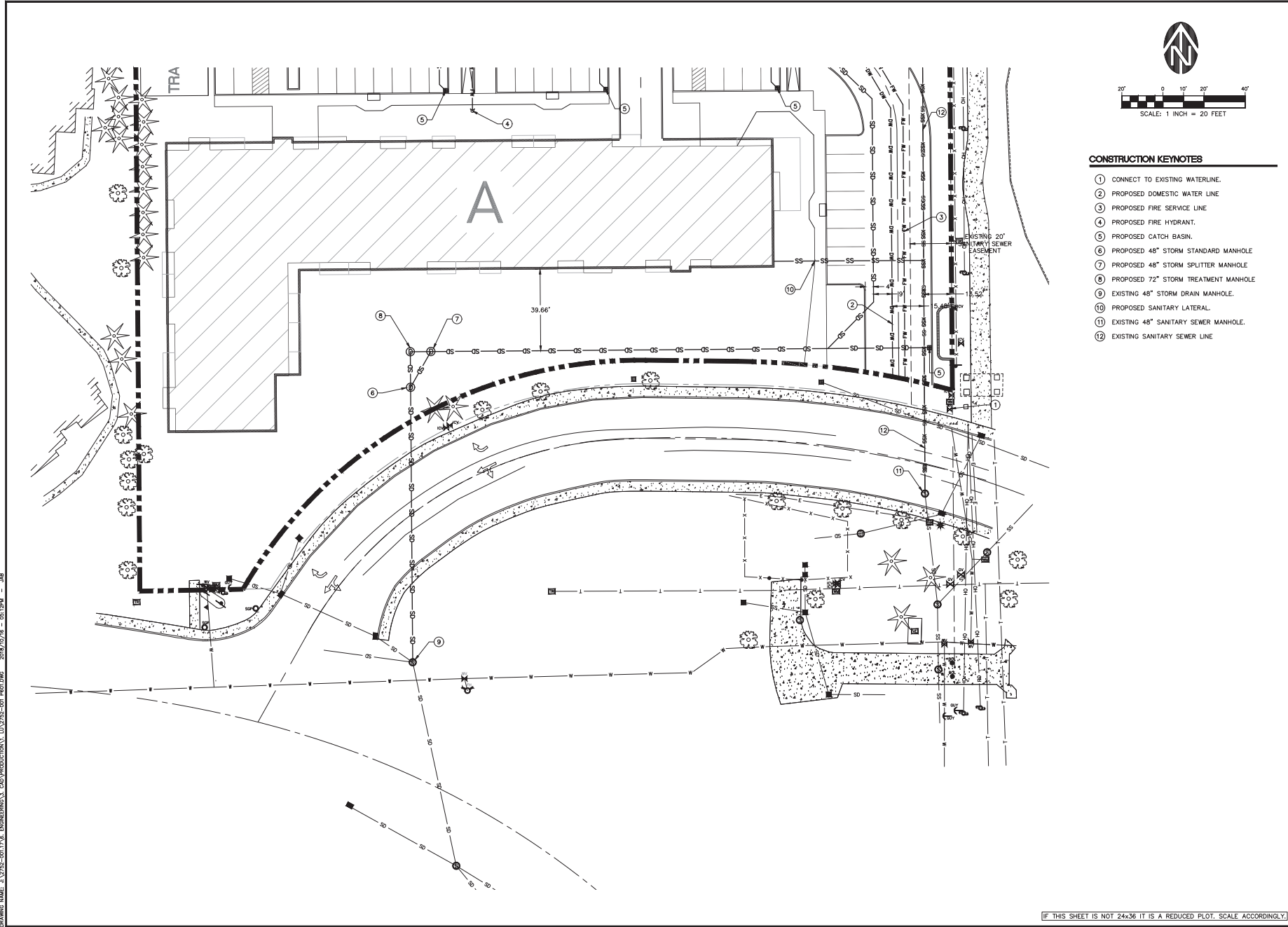
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NO.	DATE	DESCRIPTION	DRAWN	CHECKED
0	2018-10-17	LAND USE SUBMITTAL	JMB	JMB

SHEET
F600
JOB NO.
2752-001

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

LAND USE SUBMITTAL - 2018-10-17



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
 PACIFIC CORPORATION CENTER
 4000 N. UNIVERSITY AVENUE
 TUALATIN, OREGON 97146
 (503) 864-3900
 FAX (503) 864-3157

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY UTILITY PLAN 1

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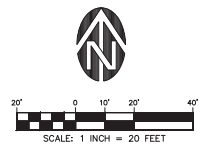
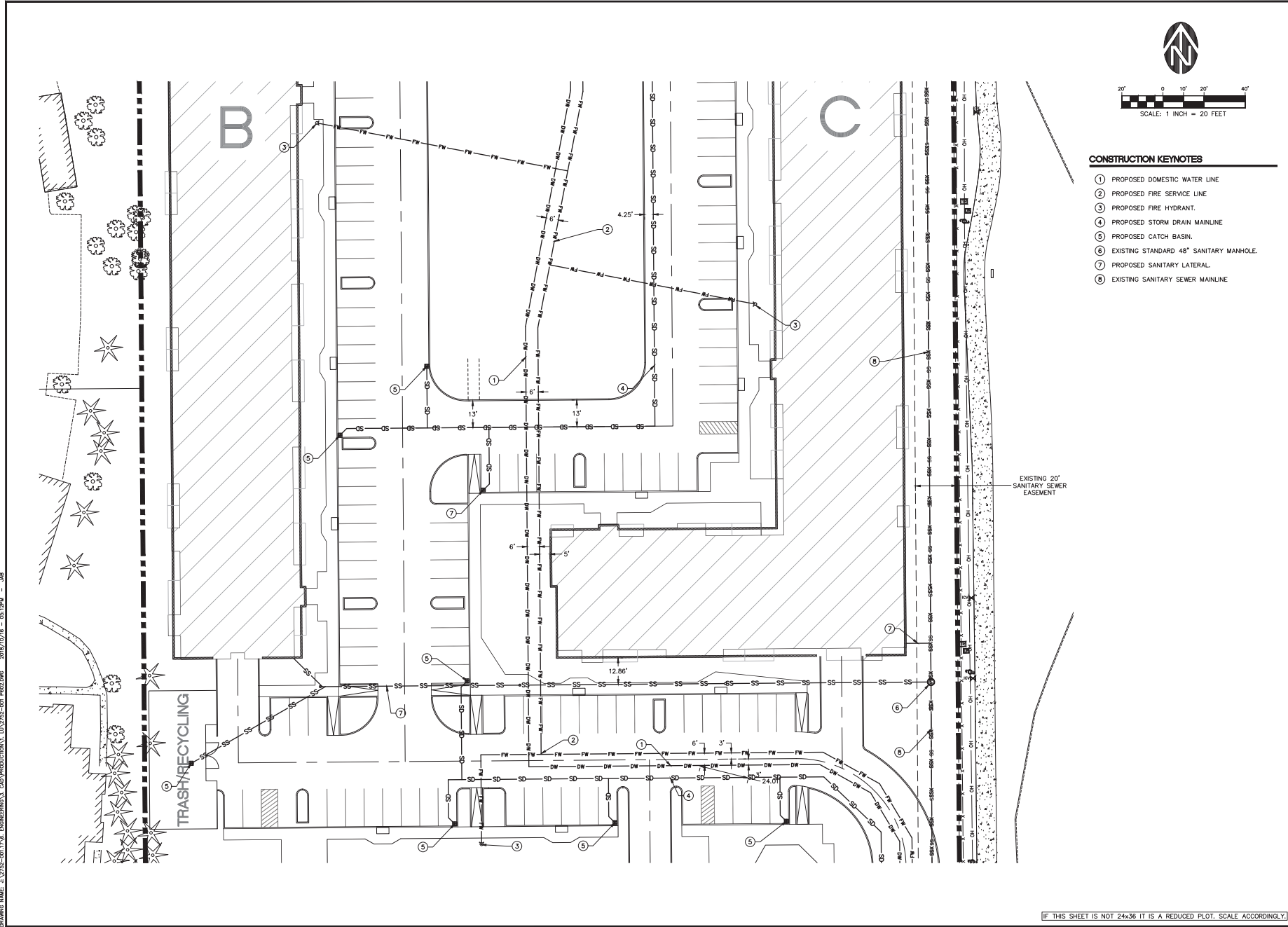
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P601
 JOB NO. 2752-001

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DRAWING NAME: J:\2752-001\2752-001-001-001.dwg DATE: 2018/10/17 08:24:44

LAND USE SUBMITTAL 2018-10-17



- 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

EXISTING 20' SANITARY SEWER EASEMENT

DRAWING NAME: 112712-001.PLA; ENGINEER'S: CAD INDUSTRIAL, LLC 3725-001 #602.DWG; 2018/10/18 - 05:17PM - JAB

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 PACIFIC CORPORATE CENTER
 1010 N. RIVERWAY, SUITE 100
 TUALATIN, OREGON 97146

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY UTILITY PLAN 2

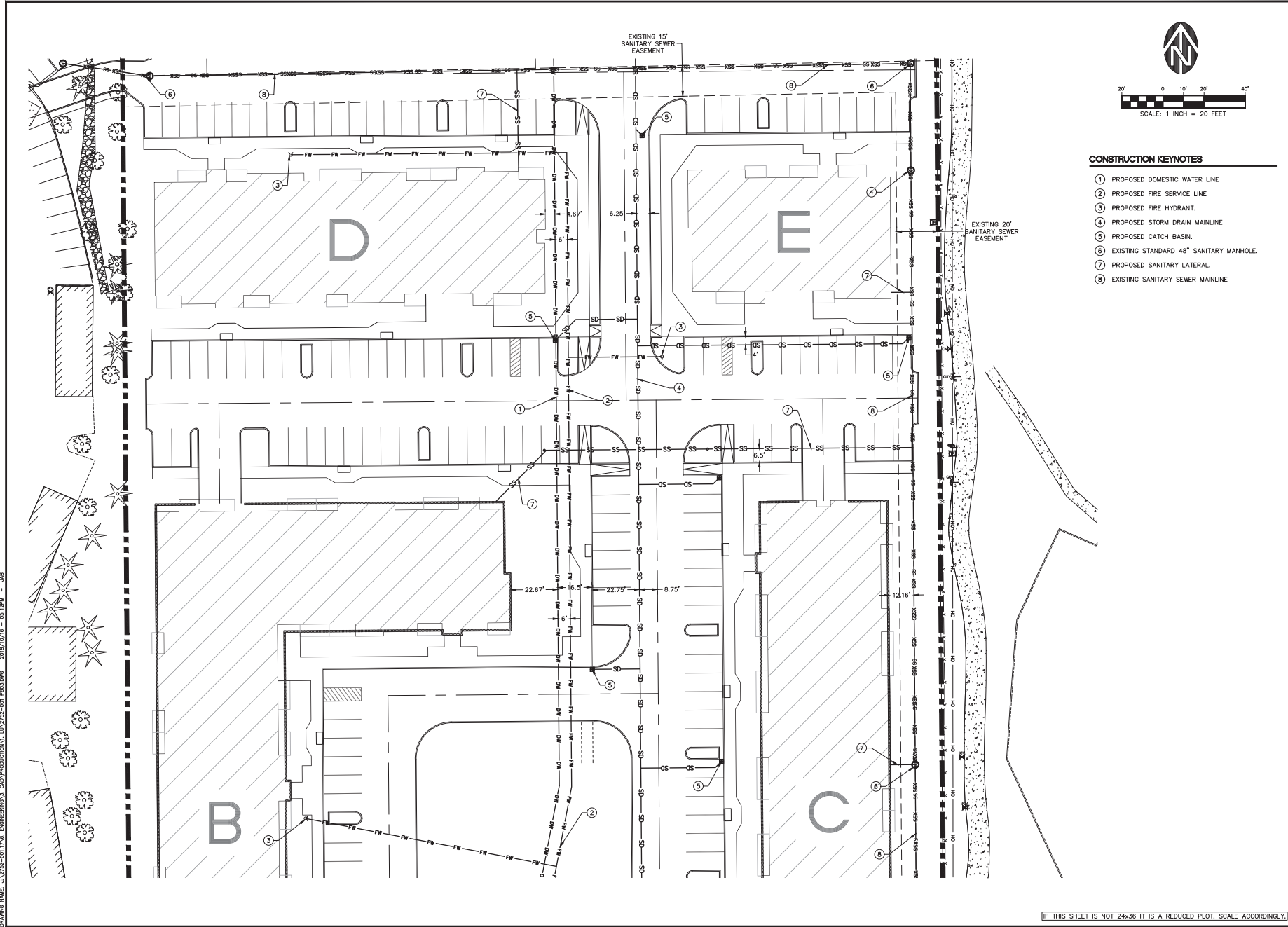
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NO.	DATE	DESCRIPTION	CHECKED	DATE

REVISIONS SHEET
P602
 JOB NO. 2752-001

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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

DRAWING NAME: 1.1712-001.PLA - CONDOMINIUMS, CAD INDUSTRIAL, LU 2752-001 P603.DWG 2018/10/16 - 05:17PM - JAB

WESTLAKE CONSULTANTS INC.
 ENGINEERING ♦ SURVEYING ♦ PLANNING
 10000 WESTLAKE AVENUE, SUITE 100, WESTLAKE, WASHINGTON 98092
 (206) 884-0900
 FAX (206) 884-0925

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY UTILITY PLAN 3

PRELIMINARY

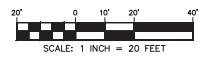
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1	2018-10-17	LAND USE SUBMITTAL	JAB	JAB

SHEET
P603
 JOB NO. 2752-001

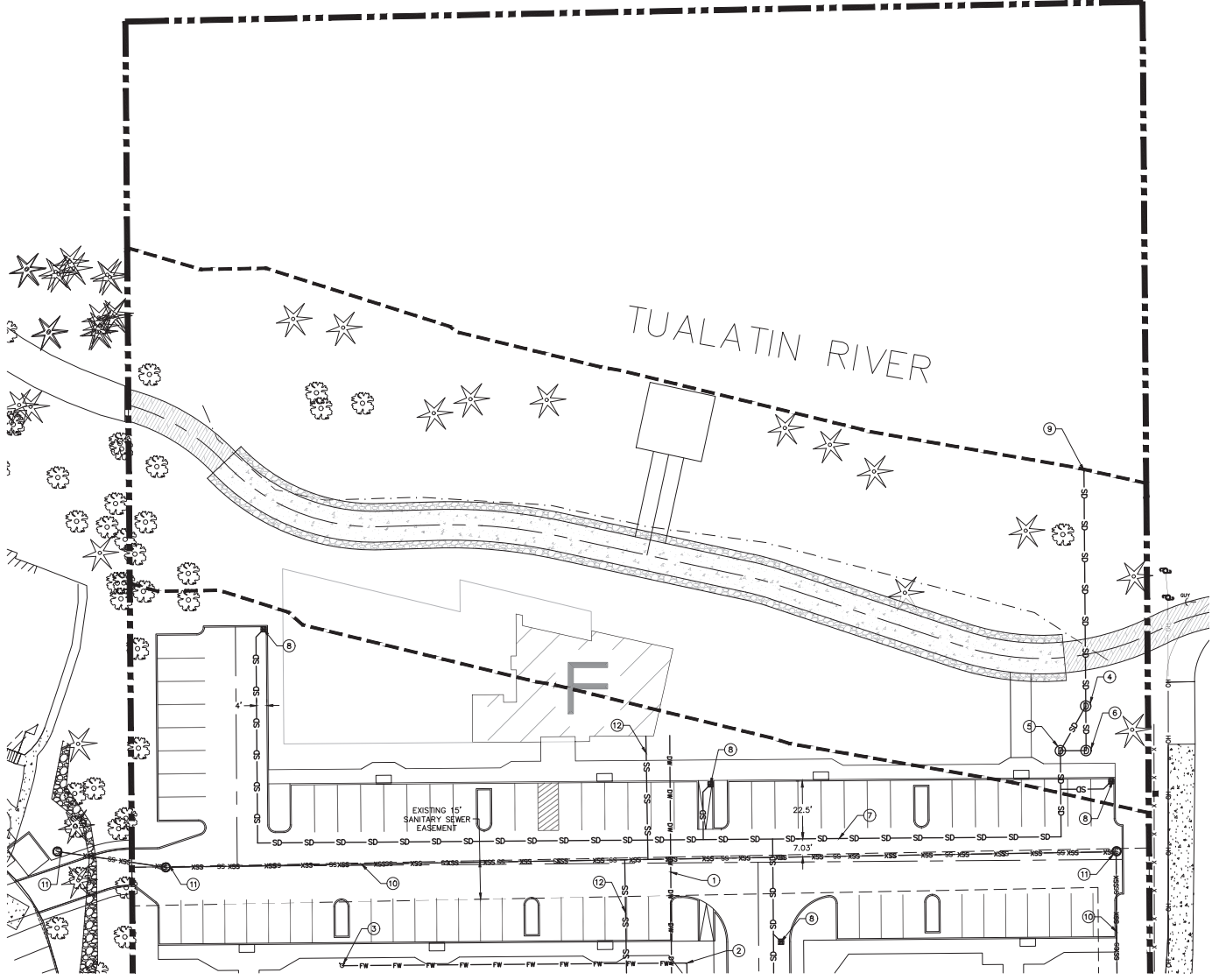
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DRAWING NUMBER: 142752-001.PLT, ENGINEER/SCALE: CAD/PRODUCTION, 142752-001.P604.DWG, 2018/02/16 - 05:12PM - JAB



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
 10000 PACIFIC CORPORATE CENTER
 SUITE 1000, PORTLAND, OREGON 97208
 TEL: (503) 884-3900 FAX: (503) 884-3157

COMMONS ON THE TUALATIN
 TUALATIN, OR
 PRELIMINARY UTILITY PLAN 4

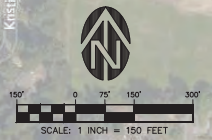
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P604
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 2752-001

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 10000 SW WACHRA ST. SUITE 100 TUALATIN, OREGON 97063
 TEL: (503) 866-3900 FAX: (503) 866-3157

COMMONS ON THE TUALATIN
 TUALATIN, OR
 SURROUNDING DEVELOPMENT PLAN

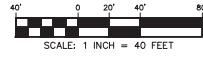
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0	2018-10-17	LAND USE SUBMITTAL		

SHEET
P700
 JOB NO. 2752-001

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

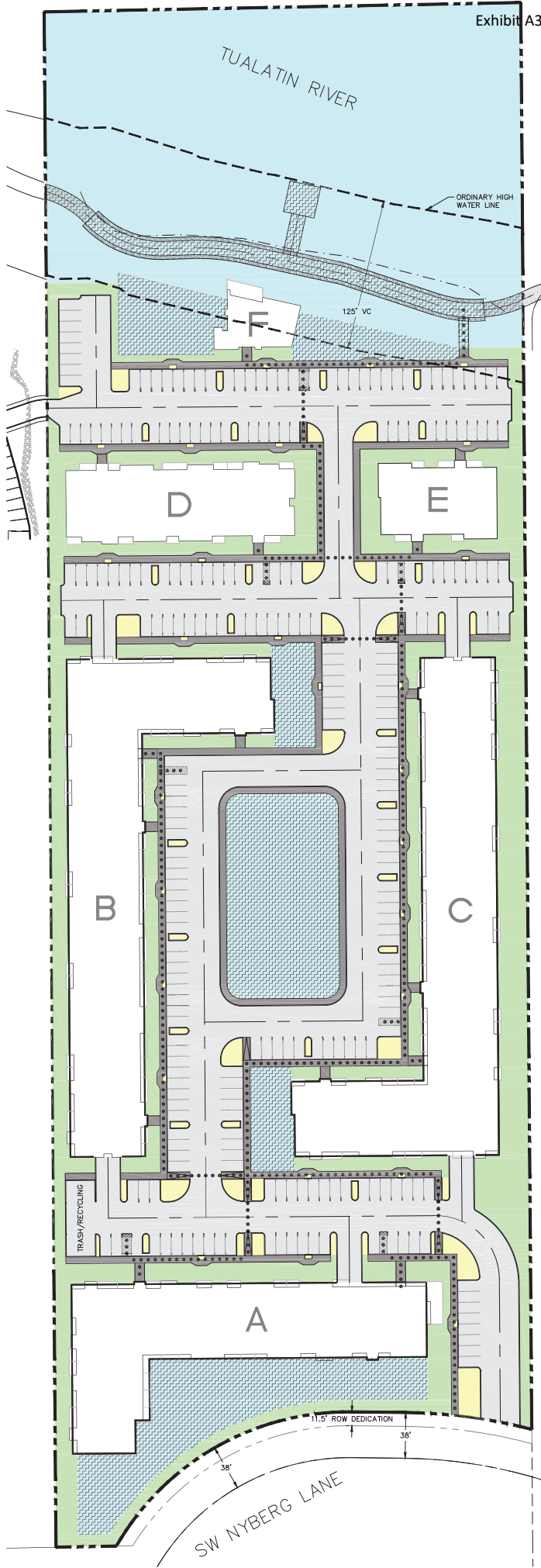


PROJECT AREA

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



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

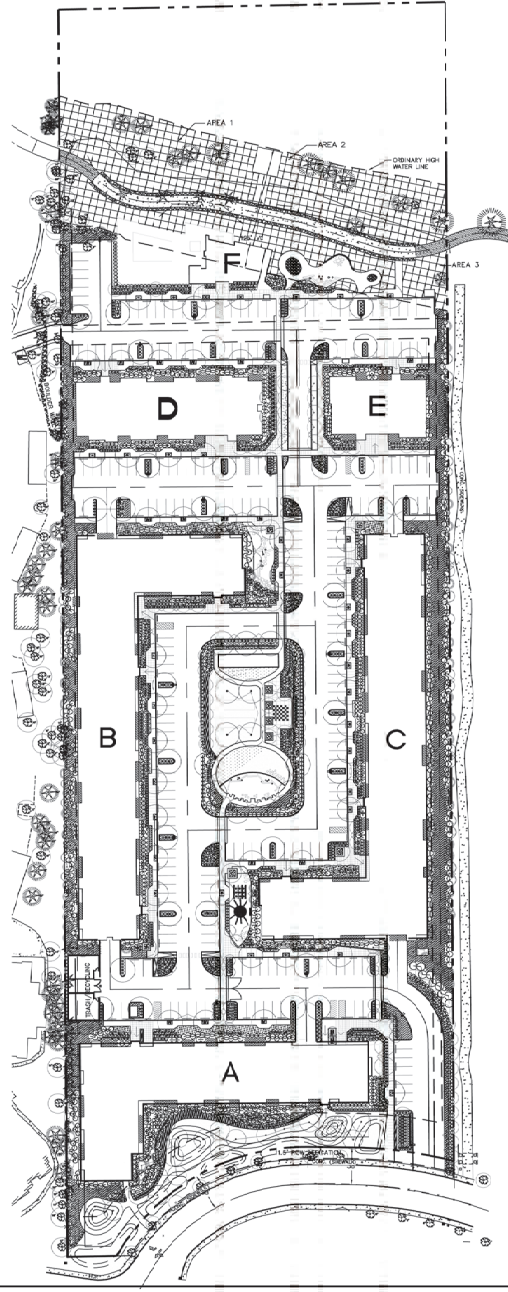
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CODE REQUIRES:

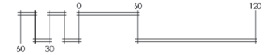
1. "PRIVATE OUTDOOR AREA" FOR EACH UNIT (DECK/PATIOS)
 - 1.1. TO BE DETERMINED BY WWA
2. "ENTRY AREA"
 - 2.1. TO BE CONFIRMED BY PROJECT TEAM

TUALATIN WATERFRONT APARTMENTS

DRAWING NAME: 6. USFSD'S OREGON SAGECREAK - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECTURE PROJECTS CURRENT TUALATIN APARTMENTS THE BUDEN WARD TO ONE OF OFFICE 608.05/02/22 - 08.30PM - (02/24/23)



OVERALL LANDSCAPE PLAN



REVISIONS	NO.	DATE	DESCRIPTION	DRAWN	CHECKED

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L-1					

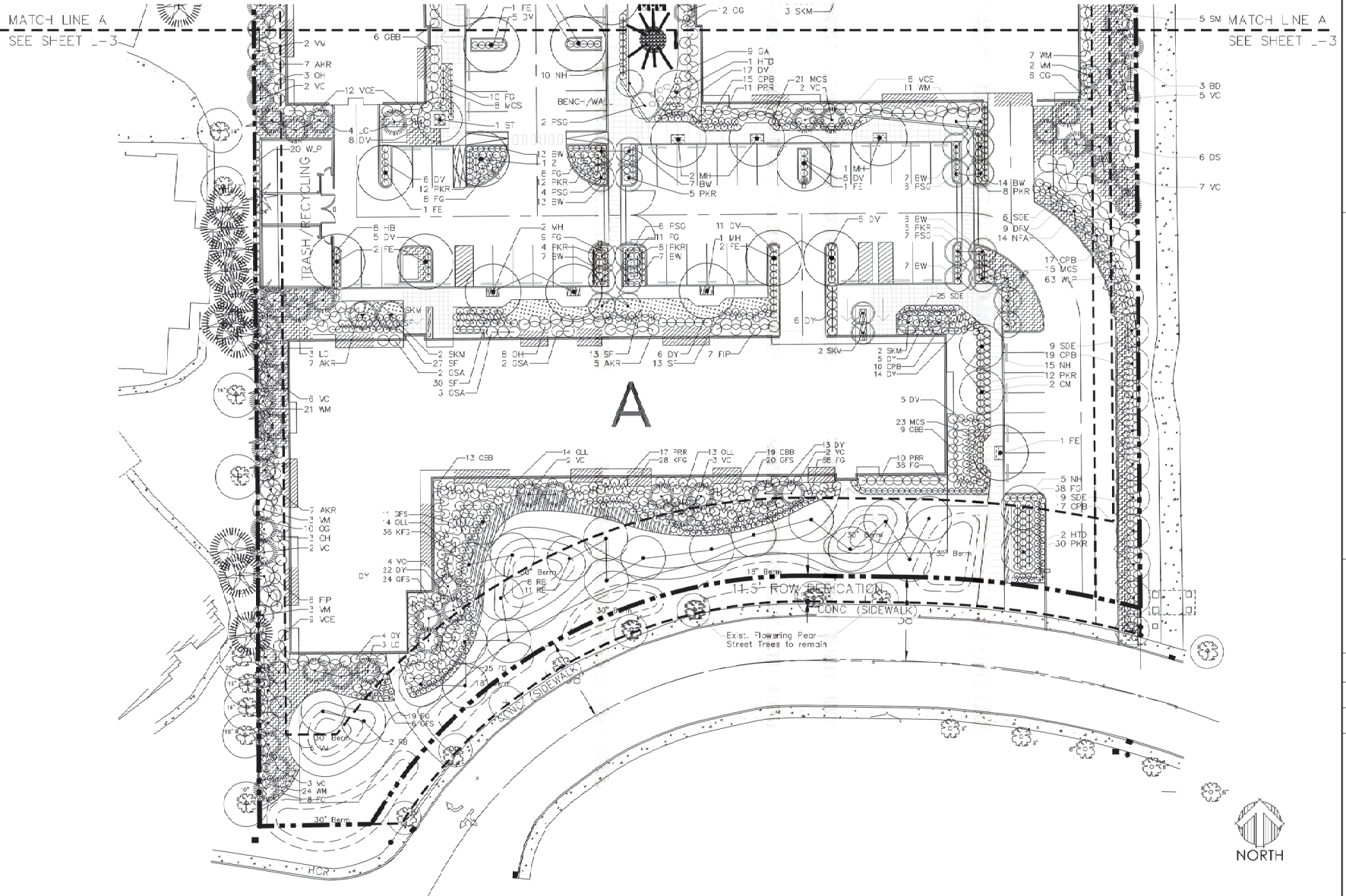
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COMMONS ON THE TUALATIN
 6645 S.W. NYBERG LN.
 TUALATIN, OREGON 97062

CHRISTOPHER FRESHLEY
 LANDSCAPE ARCHITECT
 300 N. 2ND STREET, SUITE 200
 TUALATIN, OREGON 97062
 (503) 261-1111

CURRENT SUBMITTAL



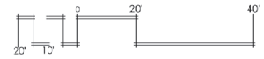
MATCH LINE A
SEE SHEET L-3

MATCH LINE A
SEE SHEET L-3

A



PARTIAL LANDSCAPE PLAN



DRAWING NAME: COMMONS ON THE TUALATIN LANDSCAPE ARCHITECTURE PROJECTS CURRENT TUALATIN PARTNERSHIP WITH BUDGET TO BE OF OFFICE 01/18/2017 - 01/20/2017 (02/18/2017)

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
1000 N. W. 10TH AVE. SUITE 1000, PORTLAND, OREGON 97227-3000
PH: 503.255.1111 FAX: 503.255.1112 WWW.CFRESHLEY.COM

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

REGISTERED
74
CHRISTOPHER FRESHLEY
OREGON
LANDSCAPE ARCHITECT

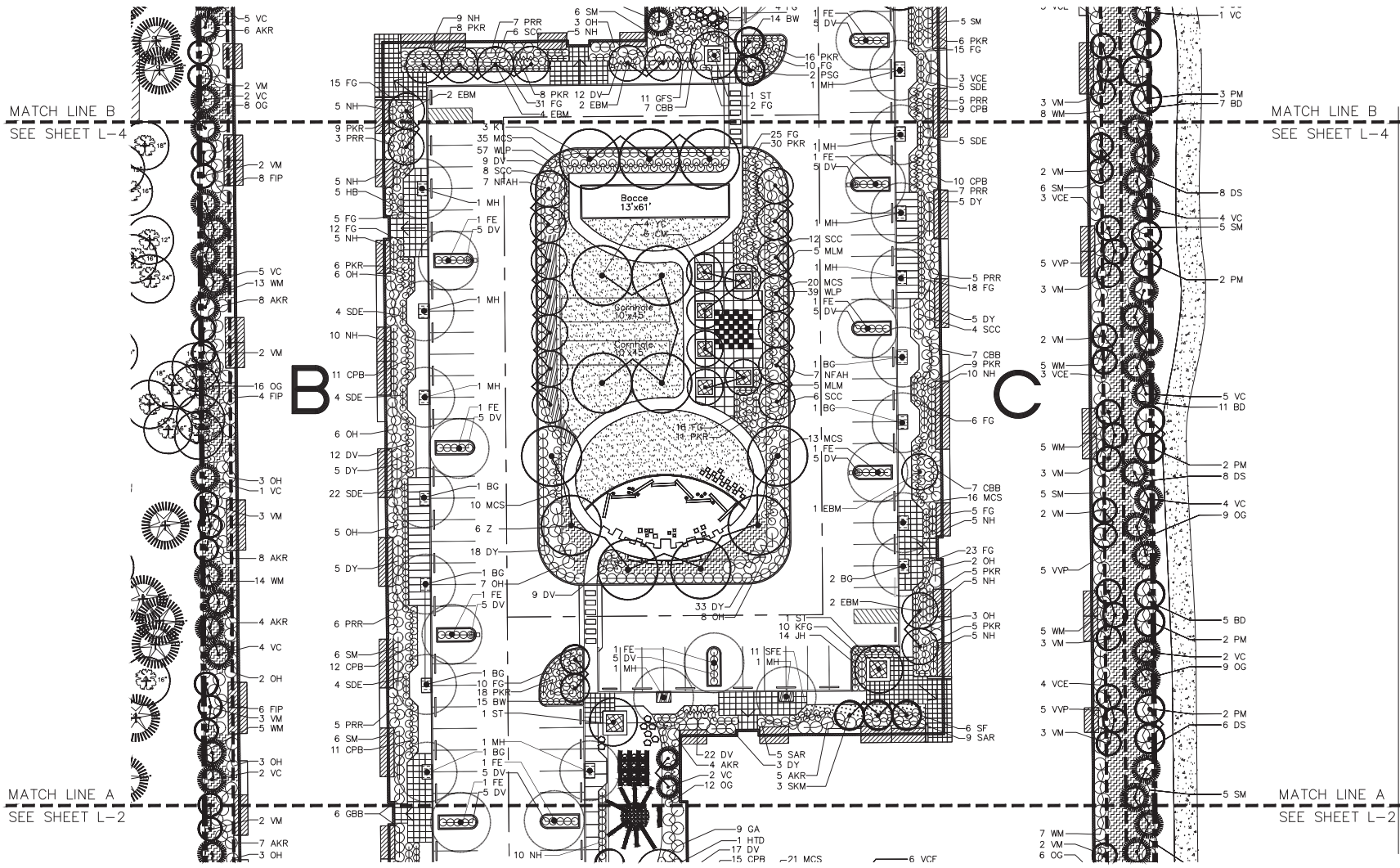
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SHEET
L-2
JOB NO.
###-###-###

CURRENT SUBMITTAL

DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY ARCHITECTURE PROJECTS CURRENT TUALATIN APARTMENTS VILE BLOODS MARK TR. OUT OF OFFICE DWG. 2018/09/27 - 01/2024 - 8/21/2024



PARTIAL LANDSCAPE PLAN

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

COMMONS ON THE TUALATIN

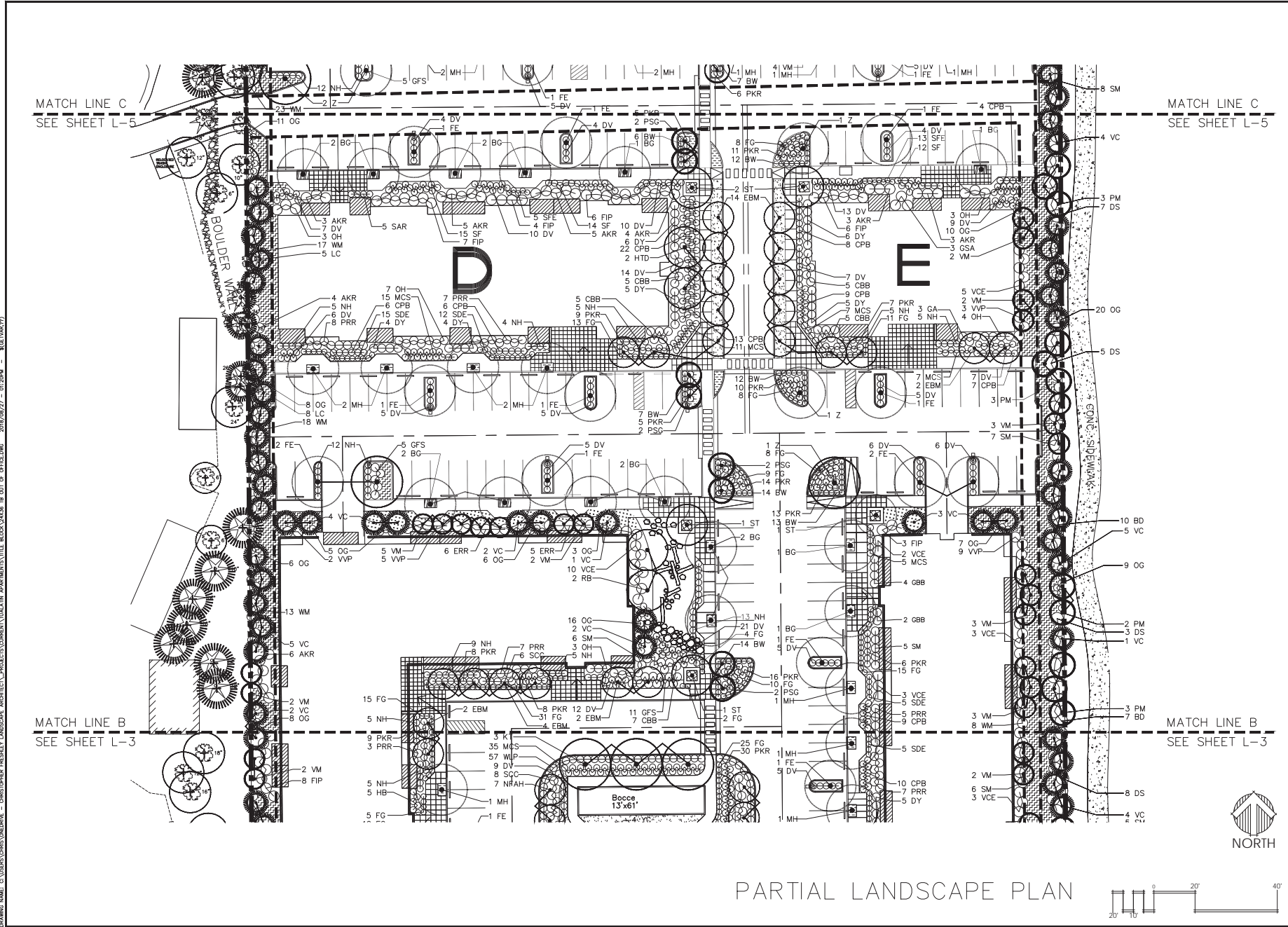
REGISTERED
74
CHRISTOPHER & FRESHLEY
OREGON
LANDSCAPE ARCHITECT

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NO.	DATE	DESCRIPTION	BY	CHECKED

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

CURRENT SUBMITTAL



DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY ARCHITECT, PROJECT: COMMONS ON THE TUALATIN APARTMENTS, TITLE: BLOSSOMING TO, DATE: 01-2024 - REGISTRATION NO. 201802027

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
NO. 201802027 - 01-2024 - REGISTRATION NO.

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

REGISTERED
 74
 CHRISTOPHER & FRESHLEY
 OREGON
 LANDSCAPE ARCHITECT

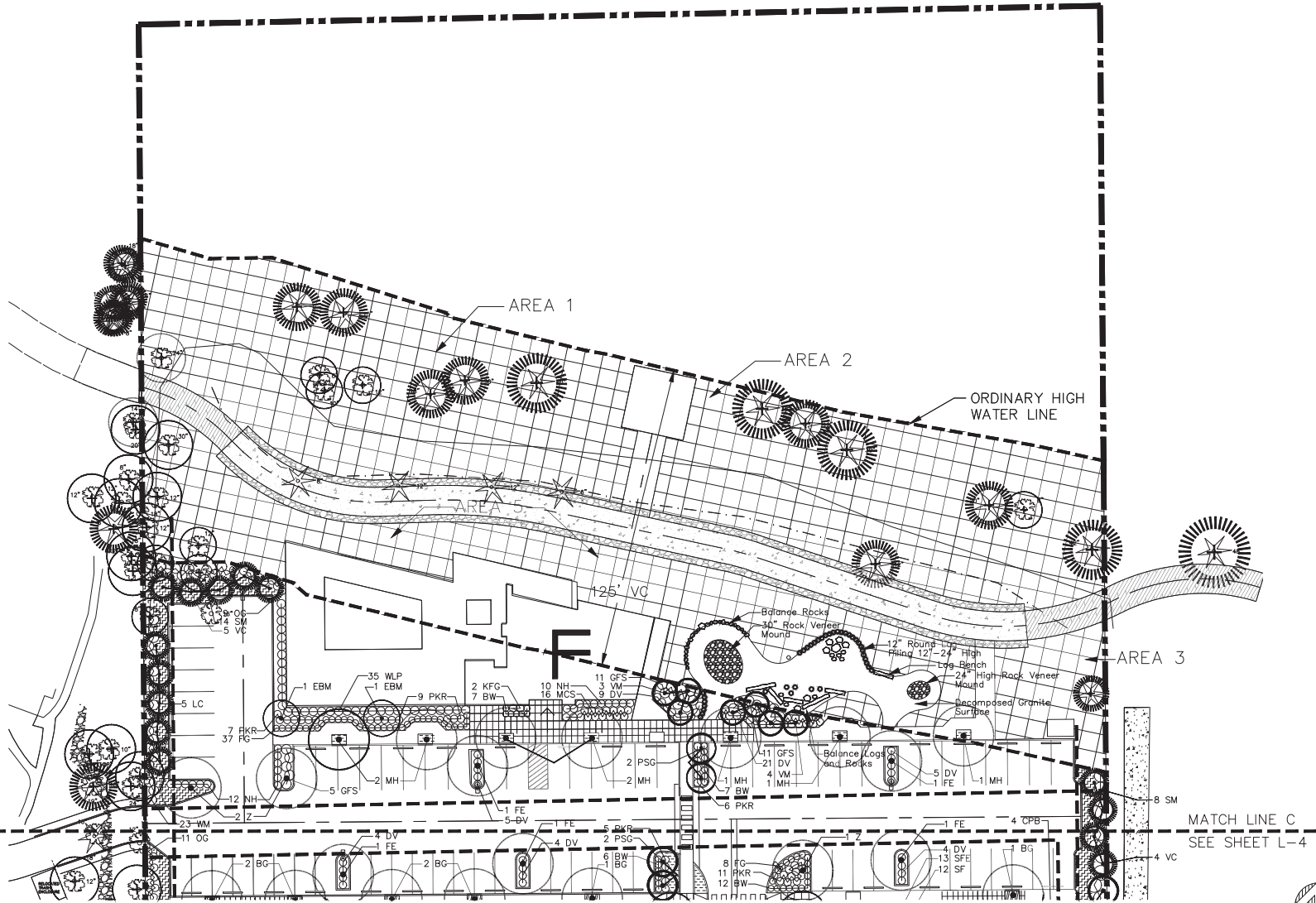
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NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
1	01/2024	ISSUED FOR PERMIT	CF	CF
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10				

SHEET
L-4
 JOB NO.
 ###-###-###

CURRENT SUBMITTAL

DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY ARCHITECT - PROJECTS CURRENTLY TUALATIN APARTMENTS TILE BLDG 3/2008 TO OUT OF OFFICE BNS 2018/09/27 - 01/2024 - 8/27/2024/17



PARTIAL LANDSCAPE PLAN

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT

COMMONS ON THE TUALATIN

6645 S.W. NYBERG LN.
TUALATIN, OREGON 97062

REGISTERED
74
CHRISTOPHER A. FRESHLEY
OREGON
LANDSCAPE ARCHITECT

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NO.	DATE	DESCRIPTION	BY	CHK.

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

CURRENT SUBMITTAL








Exhibit A3

LANDSCAPE LEGEND





SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS
TREES				
BG	Black Gum <i>Nyssa sylvatica</i>	2" Cal.	as shown	
CM	Crape Myrtle <i>Lagerstroemia indica</i> 'Muskogee'	2.5" Cal. specimen	20' o.c.	See Note 1
EBM	Edith Bouge Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal. 6' branching	15' o.c.	
FE	Frontier Elm <i>Ulmus 'Frontier'</i>	2" Cal.	as shown	
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmred'	2.5" Cal.	20' o.c.	
KT	Katsura Tree <i>Cercidiphyllum japonicum</i>	2" Cal.	25' o.c.	
LC	Leyland Cypress <i>Cupressus x leylandii</i>	8"-10"	12' o.c.	
MH	Magnifica Hackberry <i>Celtis 'Magnifica'</i>	2" Cal.	as shown	
NFAM	Native Flame American Hornbeam <i>Carpinus caroliniana</i> 'SFS-KW6'	2" Cal.	15' o.c.	
PM	Paperbark Maple <i>Acer griseum</i>	2" Cal.	12' o.c.	
PSG	Princeton Sentry Ginkgo <i>Ginkgo biloba</i> 'Princeton Sentry'	2" Cal.	12' o.c.	
RB	River Birch <i>Betula nigra</i>	12"-14" clump	20' o.c.	
SKM	Sango Kaku Maple <i>Acer palmatum</i> 'Sango Kaku'	2" Cal.	10' o.c.	
ST	Smoke Tree <i>Cotinus x 'Grace'</i>	2.5" Cal. specimen	as shown	
VC	Virescens Cedar <i>Thuja plicata</i> 'Virescens'	8"-10"	12' o.c.	
VM	Vine Maple <i>Acer circinatum</i>	6"-8" 4 stem nln.	10' o.c.	
Z	Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	30' o.c.	
YC	Yoshino Cherry <i>Prunus x yodensis</i>	2.5" Cal. 6' branching height	25' o.c.	
SHRUBS				
AKR	Anah Kruschke Rhododendron <i>Rhododendron 'Anah Kruschke'</i>	24"-30"	5' o.c.	
BD	Bailey Dogwood <i>Cornus stolonifera</i> 'Bailey'	24"-30"	6' o.c.	
BW	Dwarf Common Boxwood <i>Buxus sempervirens</i> 'Suffruticosa'	24"-30"	2.5' o.c.	
CBB	Cherry Bomb Barberry <i>Berberis thunbergii</i> 'Monomb'	5 Gal.	4' o.c.	
DFV	Doublefile Viburnum <i>Viburnum plicatum tomentosum</i> 'Shasta'	24"-30"	8' o.c.	
DS	Douglas Spirea <i>Spirea douglasii</i>	3 Gal.	3' o.c.	
DV	David Viburnum <i>Viburnum davidii</i>	3 Gal.	3' o.c.	
DY	Dense Yew <i>Taxus densiformis</i>	24"-30"	4' o.c.	
ERR	English Roseum Rhododendron <i>Rhododendron 'English Roseum'</i>	24"-30"	5' o.c.	
FIP	Fire N Ice Pieris <i>Pieris japonica</i> 'Fire N Ice'	5 Gal.	5' o.c.	
GA	Glossy Abelia <i>Abelia grandiflora</i> 'Edward Goucher'	5 Gal.	4' o.c.	
GBB	Graham Blandy Boxwood <i>Buxus sempervirens</i> 'Graham Blandy'	4"-5"	5' o.c.	
GFS	Gold Flame Spirea <i>Spirea bumalda</i> 'Gold Flame'	5 Gal.	4' o.c.	
GSA	Mr. Goldstrike Aucuba <i>Aucuba japonica</i> 'Mr. Goldstrike'	5 Gal.	4' o.c.	
HB	Heavenly Bamboo <i>Nandina domestica</i> 'Sienna Sunrise'	5 Gal.	3' o.c.	
MCS	Magic Carpet Spirea <i>Spirea bumalda</i> 'Magic Carpet'	5 Gal.	3' o.c.	
NH	Nordic Holly <i>Ilex glabra</i> 'Chamzin'	24"-30"	3' o.c.	
OG	Oregon Grape <i>Mahonia aquifolium</i>	5 Gal.	3' o.c.	
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i>	5 Gal.	5' o.c.	
OLL	Otto Luyken Laurel <i>Prunus laurocerasus</i> 'Otto Luyken'	24"-30"	4' o.c.	
PKR	Pink Knockout Rose <i>Rosa Radcon</i> PPAF	2 Gal.	3' o.c.	
PRR	Purple Rockrose <i>Cistus purpureus</i>	5 Gal.	4' o.c.	
SAR	Sarcococca <i>Sarcococca ruscifolia</i>	5 Gal.	2.5' o.c.	
SCC	Sixteen Candles Clethra <i>Clethra alnifolia</i> 'Sixteen Candles'	5 Gal.	3.5' o.c.	

SDE	Sunny Delight Euonymus <i>Euonymus japonicus microphyllus</i> 'Moncliff'	5 Gal.	2.5' o.c.
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebild'	5 Gal.	3' o.c.
SFE	Sword Fern <i>Polystichum munitum</i>	3 Gal.	2.5' o.c.
SM	Strawberry Madrone <i>Arbutus unedo</i> 'Compacta'	5 Gal.	5' o.c.
WLP	Waxleaf Privet <i>Ligustrum texanum</i>	5 Gal.	3.5' o.c.
WM	Pacific Wax Myrtle <i>Myrica californica</i>	24"-30"	4' o.c.
VCE	Victoria Ceanothus <i>Ceanothus thyrsiflorus</i> 'Victoria'	24"-30"	5' o.c.
VVP	Valley Valentine Pieris <i>Pieris japonica</i> 'Valley Valentine'	24"-30"	5' o.c.

ORNAMENTAL GRASSES			
FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	1 Gal.	2.5' o.c.
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	1 Gal.	3' o.c.
MLM	Morning Light Miscanthus <i>Miscanthus sinensis</i> 'Morning Light'	1 Gal.	4' o.c.

GROUND COVER			
	Star Jasmine <i>Trachelospermum jasminoides</i>	1 Gal.	12" o.c.
	Big Blue Lily Turf <i>Liriope muscari</i> 'Big Blue'	4" Pot	12" o.c.
	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1 Gal.	30" o.c.
	Japanese Spurge <i>Pachysandra terminalis</i>	4" Pot	12" o.c.
	Ice Dance Carex <i>Carex morrowii</i> 'Ice Dance'	4" Pot	12" o.c.
	Lawn		
	VEGETATED CORRIDOR PLANTINGS		

LANDSCAPE SYMBOLS LEGEND

	Existing Deciduous Tree to Remain Caliper DBH and Tree Variety
	Existing Deciduous Tree to be Removed Caliper DBH and Tree Variety
	Existing Conifer Tree to Remain Caliper DBH and Tree Variety
	Existing Conifer Tree to be Removed Caliper DBH and Tree Variety
EXIST. TREES SYMBOLS PP=Ponderosa Pine, DF=Douglas Fir, L=Linden, CRM=Columnar Red Maple, LC=Leyland Cypress, FP=Flowering Pear, FC=Flowering Cherry, WRC=Western Red Cedar, B=Beech, PSG=Princeton Sentry Ginkgo, CSP=Cleveland Select Pear	

- NOTES
- Plant Material may not be available locally, Contractor may may to include plant material from outside of area such as Calif. Price must be included in Bid.
 - Installation must fully comply with all City of Tualatin landscape code requirements.
 - 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.
 - 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.
 - Layout and stake all landscape tree and shrub plantings for review/approval by landscape architect prior to planting.
 - IMPORTED TOPSOIL REQUIRED WHERE NOTED - REFER TO LANDSCAPE SPECIFICATIONS. Topsoil testing required as specified.
 - 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.
 - Receive approval of final finish landscape grade prior to any planting.
 - Receive approval of installed irrigation system by landscape architect prior to any planting.
 - Plant material sizes for shrubs do not necessarily correlate with container sizes, plant material must meet specified sizes.
 - Provide jute erosion control netting on all slopes 3:1 and greater. See civil grading plans.
 - When shrubs/trees are planted as a group, shrubs/trees in group must be consistent in size and form.

LANDSCAPE PLAN LEGEND

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

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CHRISTOPHER J. FRESHLEY
OREGON
LANDSCAPE ARCHITECT

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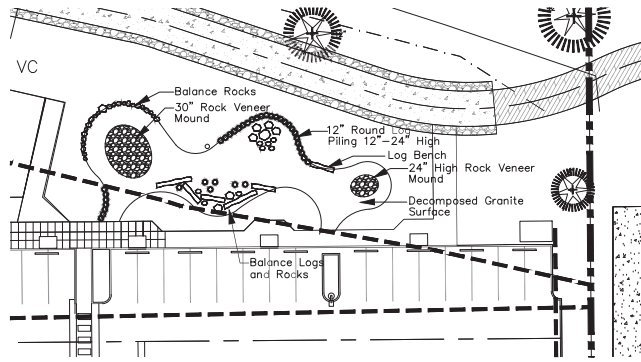
REVISIONS	NO.	DATE	DESCRIPTION

SHEET L-6

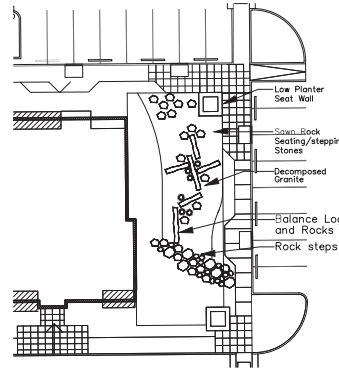
JOB NO. ###-###

DRAWING NAME: COMMONS ON THE TUALATIN - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT - PROJECTS/CURRENT/TUALATIN APARTMENTS/CURRENT/TUALATIN APARTMENTS/LANDSCAPE PLAN 8.14.18.DWG CURRENT DATE: PLAN WAK 08.14.18.LANDSCAPE - STANDARD/LANDSCAPE PLAN 8.14.18.DWG 2018/09/26 - 02:59PM 4(4)

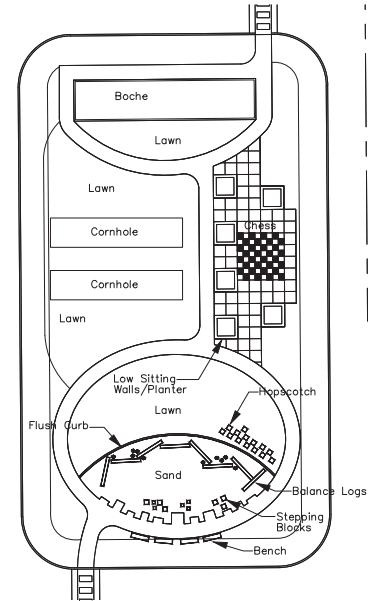
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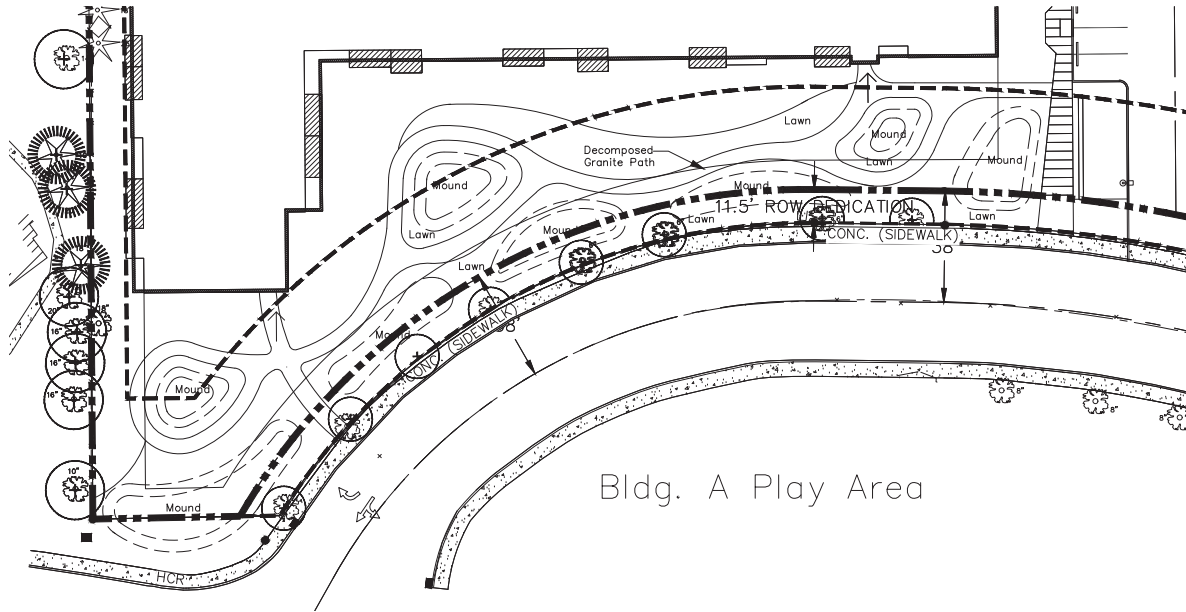
Bldg. F Play Area



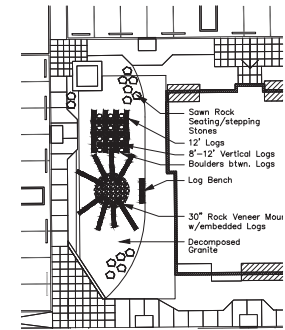
Bldg. B Play Area



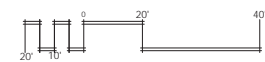
Center Coutyard Play Area



Bldg. A Play Area



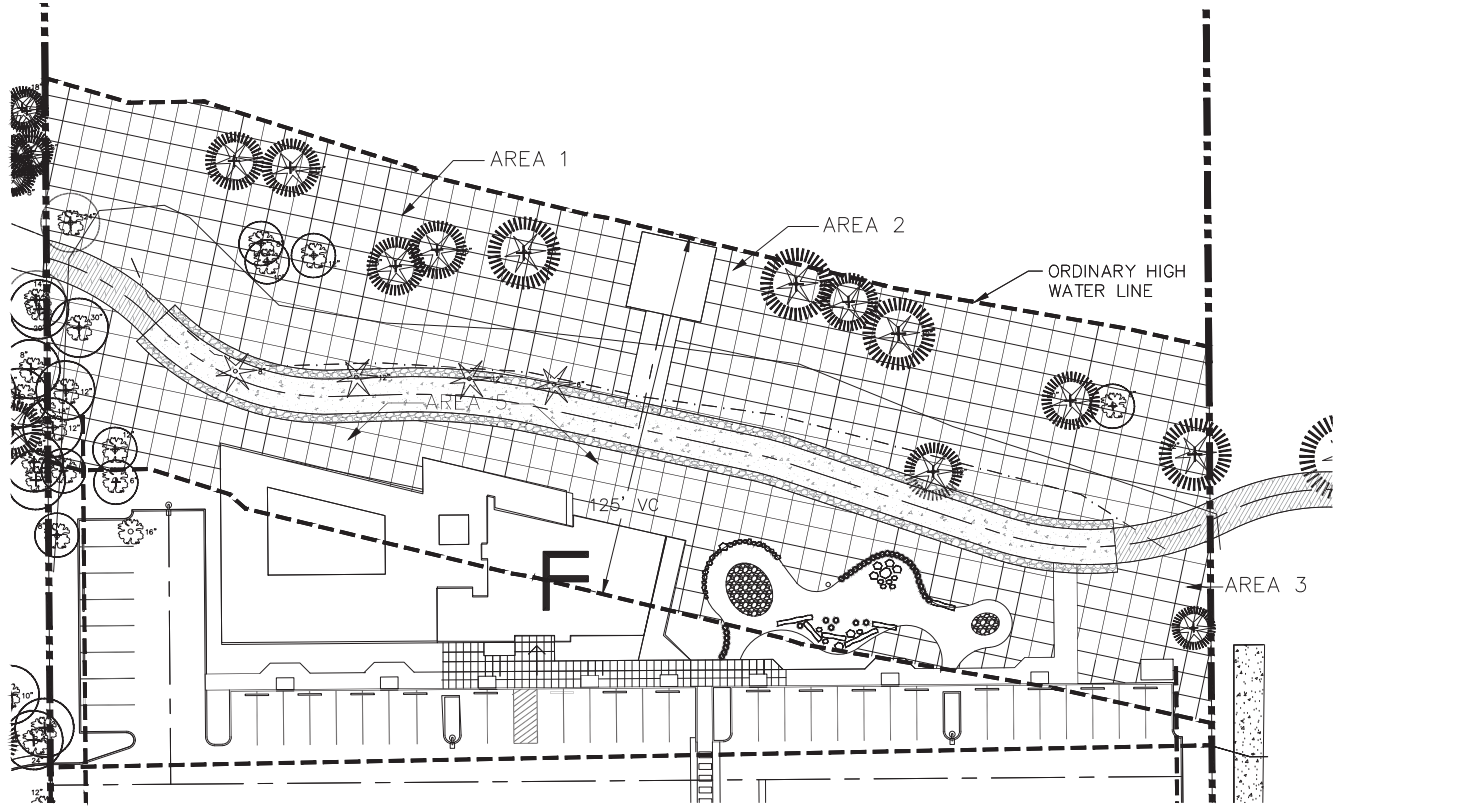
Bldg. C Play Area



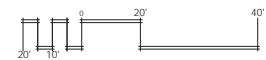
NO.	DATE	DESCRIPTION	BY	CHECKED

DRAWING NAME: COMMONS COURSE COURSE - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT - PROJECTS COMMONS TUALATIN APARTMENTS VILLE BLDGS 3000 - 01.2004 - 01.2004 - 01.2004

DRAWING NAME: COMMONS CORRIDOR - CHRISTOPHER FRESHLEY ARCHITECT, PROJECTS: COMMONS TUALATIN APARTMENTS VILE BLOODS MARK TR. OUT OF OFFICE: 2018/09/27 - 01/2019 - (SCHEDULE 17)



VEGETATED CORRIDOR PLAN



CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT

1964 - 1982 (1982-1984) REGISTERED ARCHITECT

COMMONS ON THE TUALATIN

6645 S.W. NYBERG LN.
TUALATIN, OREGON 97062

REGISTERED
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CHRISTOPHER A. FRESHLEY
OREGON
LANDSCAPE ARCHITECT

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SHEET

JOB NO.

1-8

DATE

DESCRIPTION

DRAWN BY

CHECKED BY

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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>Payocarpus 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>Payocarpus 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	
Serviceberry (<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	
Serviceberry (<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

DRAWING NAME: COMMONS CORRIDOR VEGETATION - CHRISTOPHER FRESHLEY LANDSCAPE ARCHITECT, PROJECTS/CURRENT/TUALATIN APARTMENTS/TITLE BLOCK/SCALE: 1/8" = 1'-0" DATE: 02/20/2024 - 02/20/24 - 8/21/2024

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
1000 N. W. 10TH AVENUE, SUITE 200, PORTLAND, OREGON 97227-3000

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

REGISTERED
74
CHRISTOPHER J. FRESHLEY
OREGON
LANDSCAPE ARCHITECT

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1-9

JOB NO.
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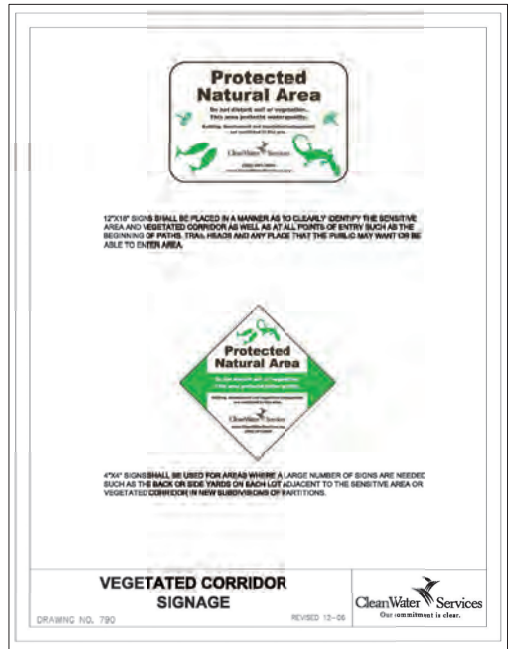
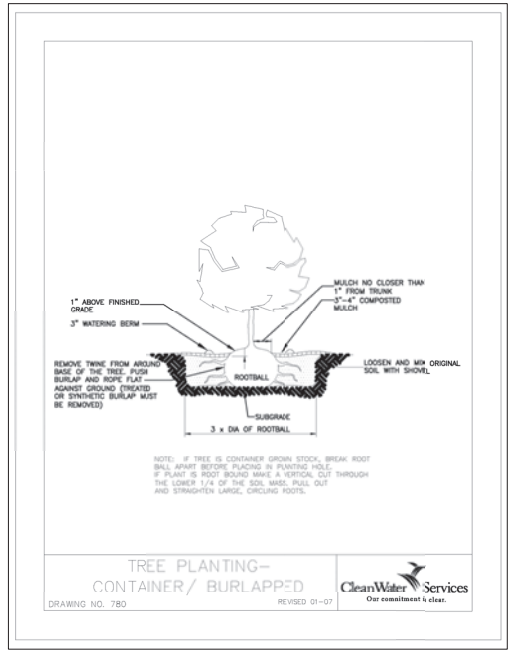
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LANDSCAPE LEGEND – Vegetated Corridor Area 5

Plant Category	Minimum Species Composition	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format	
8,915 S.F. (.20 ac.)							
TREES (.01x8,915 s.f. = 89 Trees)							
Vine Maple (<i>Acer circinatum</i>)	17	Tree	Moist	Part	2 gal. 2'	Single	
Bitter Cherry (<i>Prunus emarginata</i>)	17	Tree	Moist	Part	2 gal. 2'	Single	
Bigleaf Maple (<i>Acer macrophyllum</i>)	17	Tree	Dry	Sun	2 gal. 3'	Single	
Douglas Fir (<i>Pseudotsuga menziesii</i>)	17	Tree	Dry	Sun	2 gal. 3'	Single	
Oregon Oak (<i>Quercus garryana</i>)	21	Tree	Dry	Sun	2 gal. 2'	Single	
TREES SUBTOTAL	89						
SHRUBS (.05x8,915 s.f. = 446 Shrubs)							
Oceanspray (<i>Holodiscus discolor</i>)	63	Shrub	Dry	Sun	1 gal. 1.5'	Single	
Serviceberry (<i>Amelanchier alnifolia</i>)	63	Shrub	Dry	Part	2 gal. 2'	Single	
Red Flowering Current (<i>Ribes sanguineum</i>)	63	Shrub	Dry	Sun	1 gal. 2'	Cluster	
Sword Fern (<i>Polystichum munifolium</i>)	63	Shrub	Moist	Shade	2 gal. na	Cluster	
Baldhip Rose (<i>Rosa gymnocarpa</i>)	63	Shrub	Dry	Part	1 gal. 1.5'	Cluster	
Snowberry (<i>Symphoricarpos albus</i>)	63	Shrub	Dry	Part	1 gal. 1.5'	Cluster	
Oregon Grape (<i>Mahonia aquifolium</i>)	68	Shrub	Dry	Sun	1 gal. 6"	Single	
SHRUBS SUBTOTAL	446						
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.							

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

DRAWING NAME: COMMONS CORRIDOR - CHRISTOPHER FRESHLEY ARCHITECT - PROJECTS/CURRENT/TUALATIN - APARTMENTS/VEGETATED CORRIDOR - 2018/09/27 - 01/2024 - 8/21/2024

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

COMMONS ON THE TUALATIN

REGISTERED
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CHRISTOPHER FRESHLEY
OREGON
LANDSCAPE ARCHITECT

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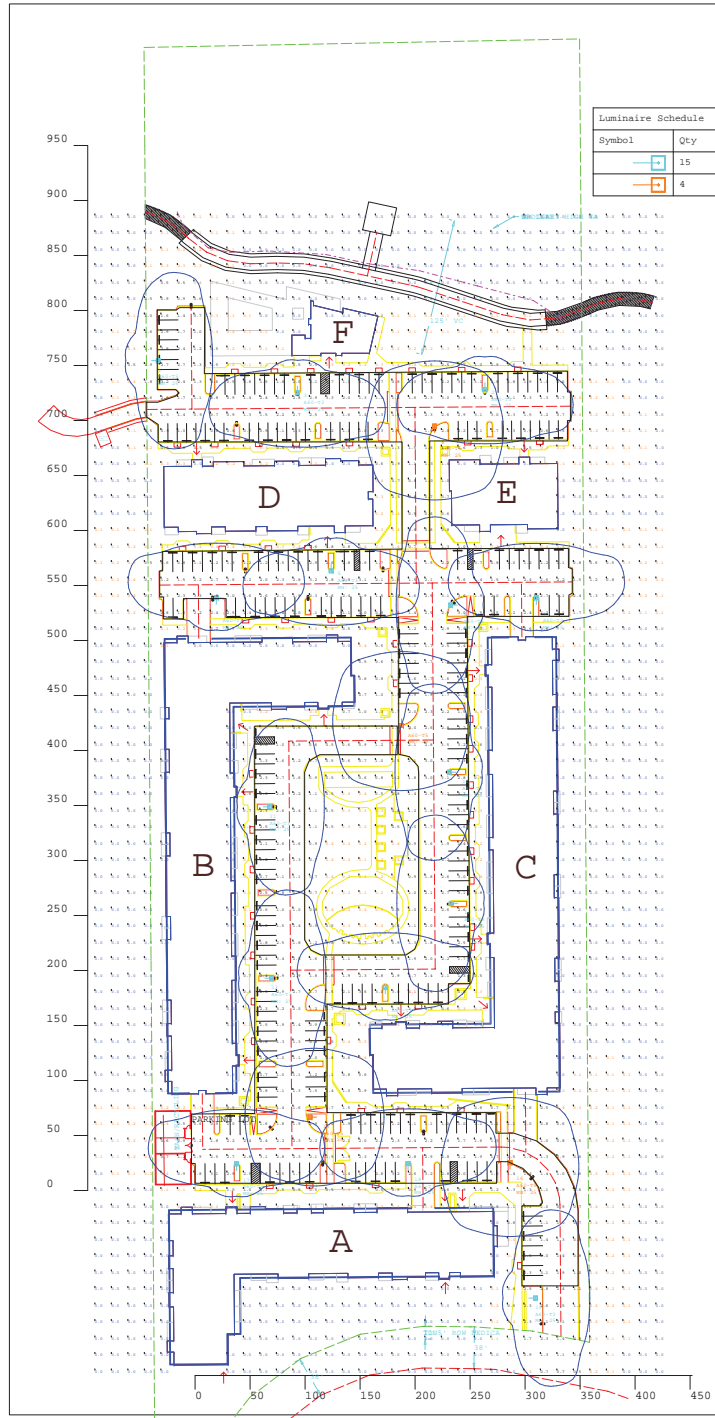
NO.	DATE	DESCRIPTION	BY	CHK.
1	11/11/2024	ISSUED FOR PERMIT		

SHEET
L-10

JOB NO.
###-###

CURRENT SUBMITTAL

Exhibit A3



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
CalcPts@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) Horizontal Targets		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

EAON
Applications Engineering
1127 Highway 74 South
Peachtree City, GA 30089

EAON

Project Name:
TUALATIN WATERFRONT APARTMENTS

Client:
ERIC NISPUK SOLUS

Drawn By:
EL

Date:
8/29/2018

Project No:

1801338A.AGI

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SCALE: 1" = 40'