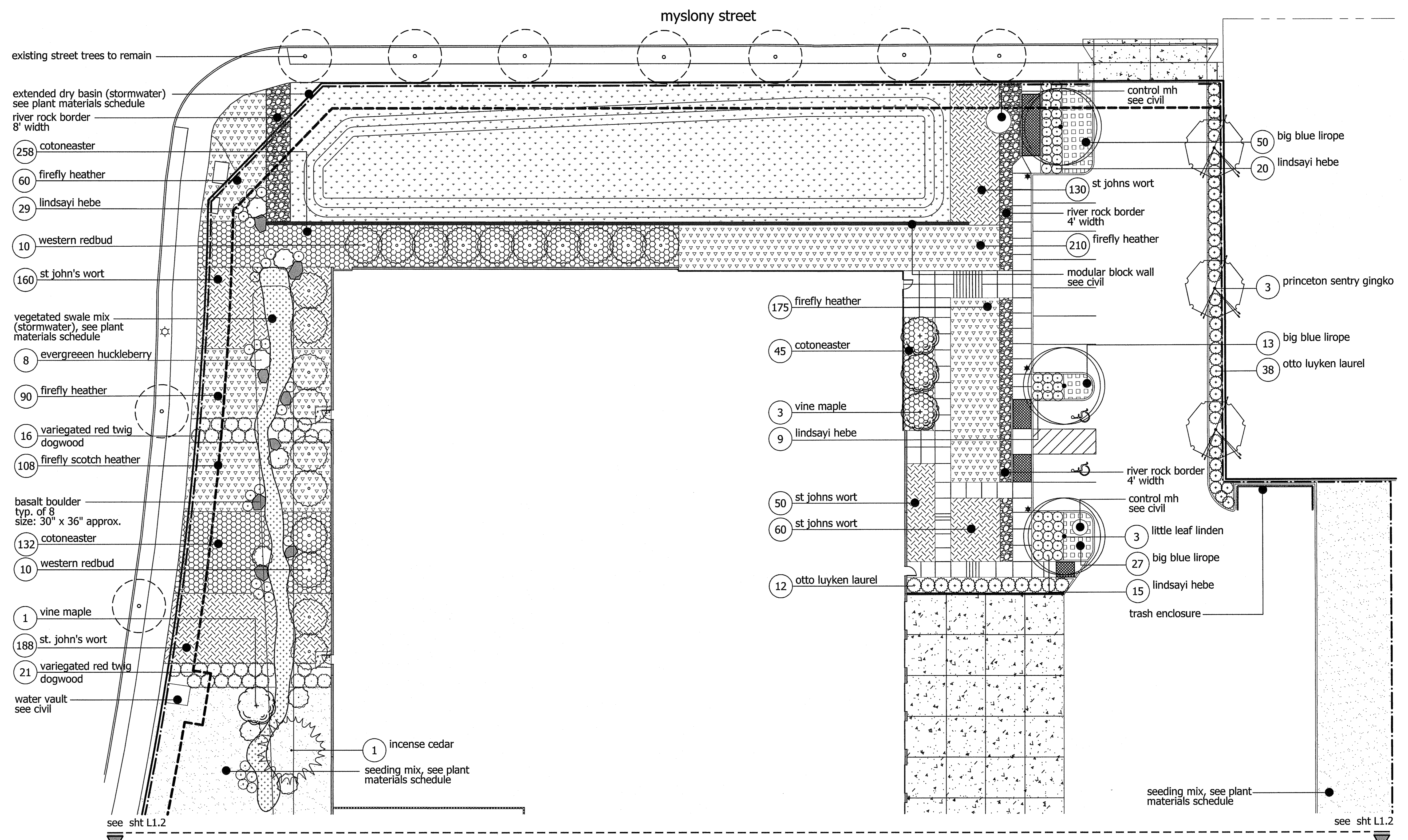


general notes: landscape plan

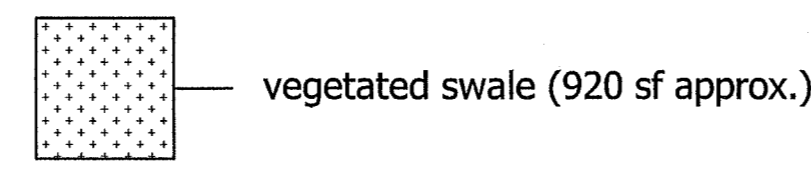
- the contractor shall verify with owner and utility companies the locations of all utilities prior to construction. the contractor shall determine in the field the actual locations and elevations of all existing utilities whether shown on the plans or not. the contractor shall call utility protection service 72 hours prior to construction.
- the contractor shall examine finish surface, grades, topsoil quality and depth. do not start any work until unsatisfactory conditions have been corrected. verify limits of work before starting.
- contractor to report all damages to existing conditions and inconsistencies with plans to designated representative.
- all plant masses to be contained within a bark mulch bed, unless noted otherwise.
- bed edge to be no less than 12" and no more than 18" from outer edge of plant material branching. where ground-cover occurs, plant to limits of area as shown.
- contractor shall maintain positive drainage in all landscape beds and all lawn areas.
- contractor to fine grade and rock-hound all turf areas prior to seeding, to provide a smooth and continual surface, free of irregularities (bumps or depressions) & extraneous material or debris.
- quantities shown are intended to assist contractor in evaluating their own take-offs and are not guaranteed as accurate representations of required materials. the contractor shall be responsible for his bid quantities as required by the plans and specifications. if there is a discrepancy between the number labeled on the plant tag and the quantity of graphic symbols shown, the graphic symbol quantity shall govern
- coordinate landscape installation with installation of underground sprinkler and drainage systems.
- with the exception of those trees indicated on the tree removal plan, contractor shall not remove any trees during construction without the express written consent of the designated representative. existing vegetation to remain shall be protected as directed by the designated representative.
- where proposed tree locations occur under existing overhead utilities or crowd existing trees, notify designated representative to adjust tree locations.
- landscape maintenance period begins immediately after the completion of all planting operations and written notification to the designated representative. maintain trees, shrubs, lawns and other plants until final acceptance or 90 days after notification and acceptance, whichever is longer.
- remove existing weeds from project site prior to the addition of organic amendments and fertilizer. apply amendments and fertilizer per the recommendations of the soil analysis from the site.
- back fill material for tree and shrub planting shall contain: one part fine grade compost to one part topsoil by volume, bone meal per manufacturer's recommendation, and slow release fertilizer per manufacturer's recommendation.
- ground covers and perennials shall be planted with a maximum 2 inch cover of bark mulch with no foliage covered.
- contractor shall obtain written approval for all plant material substitutions from the landscape architect prior to installation. plant substitutions without prior written approval that do not comply with the drawings and specifications may be rejected by the landscape architect at no cost to the owner. these items may be required to be replaced with plant materials that are in compliance with the drawings.
- all plant materials shall be nursery grown with healthy root systems and full branching, disease and insect free and without defects such as sun scald, abrasions, injuries and disfigurement.
- all plant material shall be installed at the size and quantity specified. the landscape architect is not responsible for sub-standard results caused by reduction in size and/or quantity of plant materials.

plant materials schedule

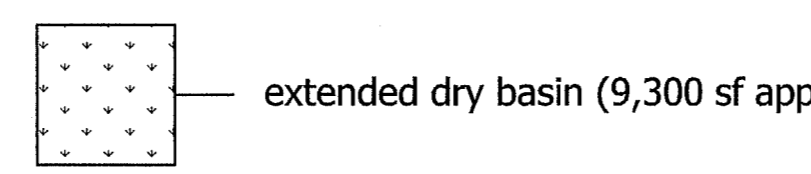
common name	botanical name	size	spacing
trees			
little leaf linden	tilia cordata	1 1/2" cal.	as shown
princeton sentry ginkgo	ginkgo biloba 'princeton sentry'	1 1/2" cal.	as shown
swedish columnar aspen	populus tremula 'erecta'	1 1/2" cal.	9'-0" o.c.
vine maple	acer circinatum	1 1/2" cal. multistem	as shown
austrian pine	pinus nigra	5'-6'	as shown
incense cedar	calocedrus decurrens	5'-6'	as shown
western redbud	cercis occidentalis	1 1/2" cal. multistem	as shown
shrubs			
variegated red twig dogwood	cornus sericea 'hedgerows gold'	5 gal.	as shown
evergreen huckleberry	vaccinium ovatum	5 gal.	as shown
otto luyken laurel	prunus laurocerasus 'otto luyken'	5 gal.	4'-0" o.c.
lindsayi hebe	hebe 'lindsayi'	3 gal.	as shown
groundcover			
cotoneaster	cotoneaster dammeri	1 gal.	2'-6" o.c.
firefly heather	calluna vulgaris 'firefly'	1 gal.	2'-6" o.c.
st. john's wort	hypericum calcinum 'aaron's beard'	1 gal.	2'-0" o.c.
big blue liriop	liriop muscari	1 gal.	2'-0" o.c.



stormwater treatment

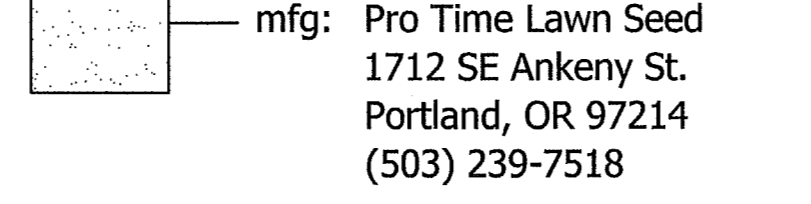


Landscaped per Clean Water Services (CWS)_LIDA Handbook Vegetated Swale Standards, and Chapter 4 of the Runoff Treatment and Control standards Section 4.06.2, with plant materials per Appendix A, Planting Requirements, Storm Water Facilities Plant list.



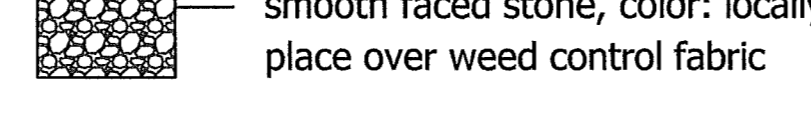
Landscaped per Clean Water Services (CWS)_LIDA Handbook Type B_Extended Dry Basin Standards, and Chapter 4 of the Runoff Treatment and Control standards Section 4.06.3, with plant materials per Appendix A, Planting Requirements, Storm Water Facilities Plant list.

seeding mix



area: 30,100 sf approx. (contractor to perform their own area take offs and verify required square foot area per plans)
type: PT301 water smart mix (or equal)
application rate: 10 lbs. per 1000sf or 300 lbs per acre

river rock border



area: 1,300 sf approx. (contractor to perform their own area take offs and verify required square foot area per plans)

plant spacing requirements; vegetated swale (920 sf approx.)

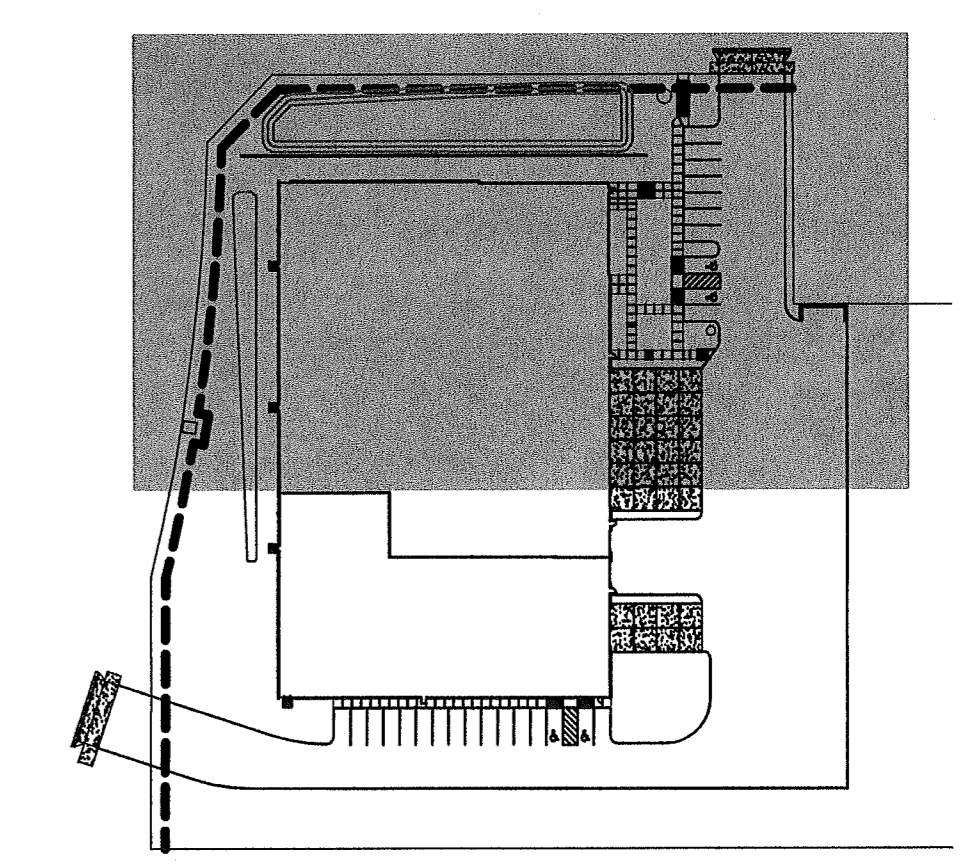
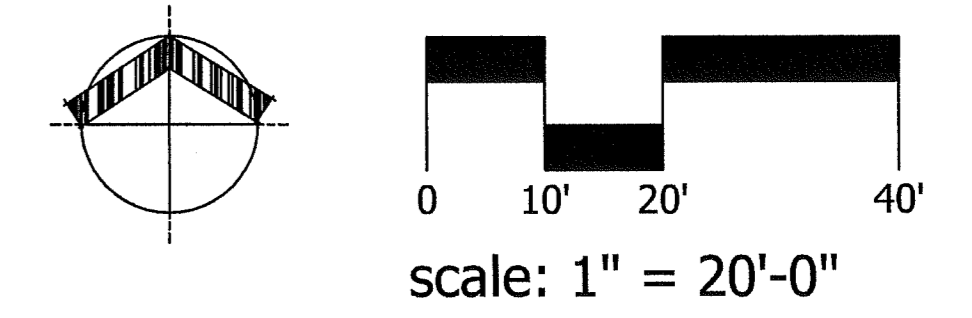
treatment area = 6 plug per sf / 450 sf (6)
shrubs per acre = 920 sf (.05)
groundcover = 100% coverage

quantity
2724 plugs
46 shrubs
184 plants

plant spacing requirements; extended dry basin (B) (9300 sf approx.)

treatment area = 6 plug per sf / 4350 sf (6)
trees per acre = 9300 sf (.01)
shrubs per acre = 9300 sf (.05)
groundcover = 100% coverage

quantity
26,100 plugs
93 trees
465 shrubs
1860 plants



notes:

- all landscape areas to be irrigated with automatic underground irrigation system, per TDC Section 73.280
- grove of trees that border adjacent south property line on neighboring lot shall be protected by chain link or other sturdy fencing placed around the trees at drip lines, per TCD Section 73.250. see civil for more information.
- Per TDC Section 73.360, a minimum of 25sf per parking stall shall be improved with landscape island area. 26 parking stalls provided require minimum of 650sf parking island landscape; 3010sf of parking island area provided. One deciduous shade tree to be provided for every four (4) parking space. 26 parking spaces require six and a half (6.5) trees; seven (7) parking lot shade trees provided.

1017 sw morison st., #508
portland, or 97205
www.gesimpl.com
t: 503-941-6315
c: 503-504-6587

simp.L
a land design workshop

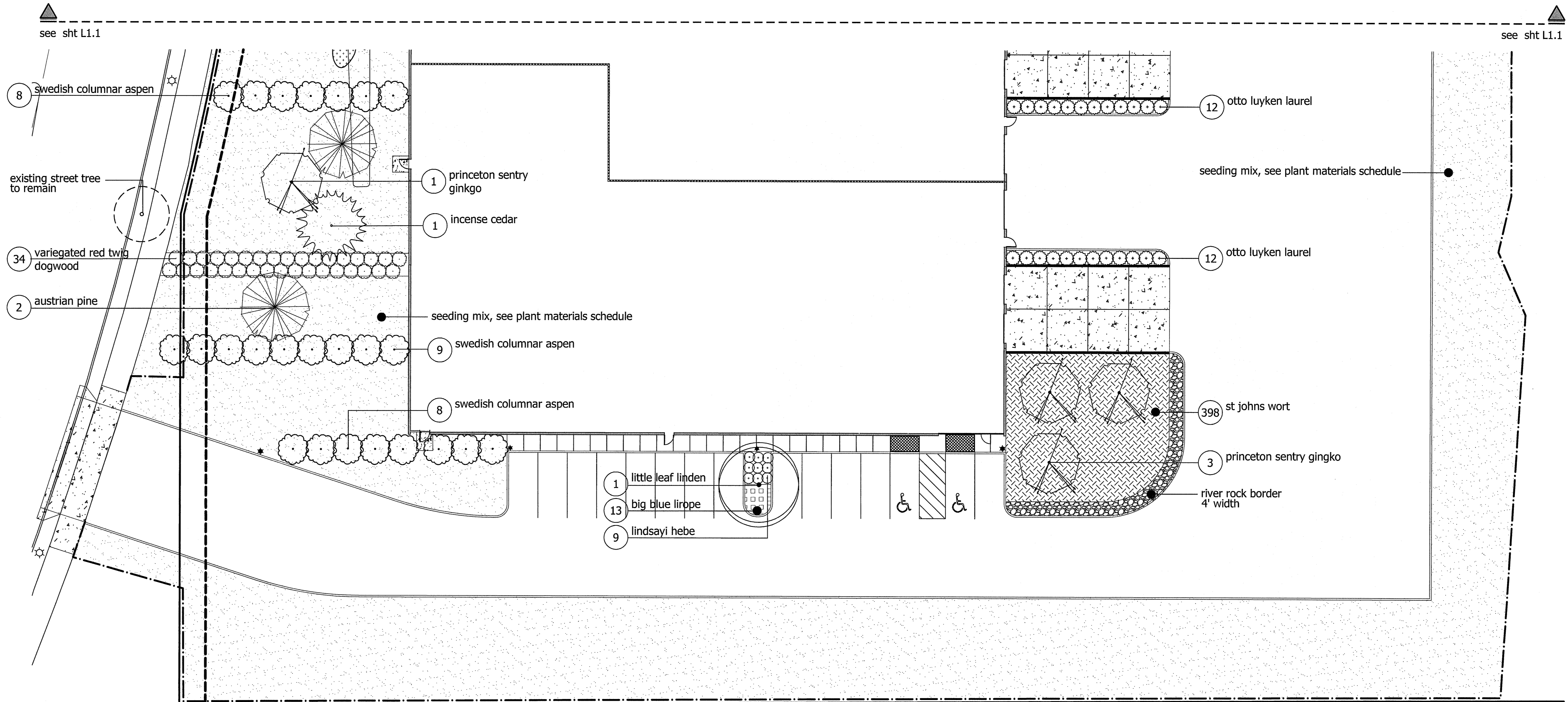
REGISTERED
349
JEFFREY K. SIMPSON
OREGON 03/31/18
LANDSCAPE ARCHITECT

four-s corporation
122000 myslony street
tualatin, oregon 97062

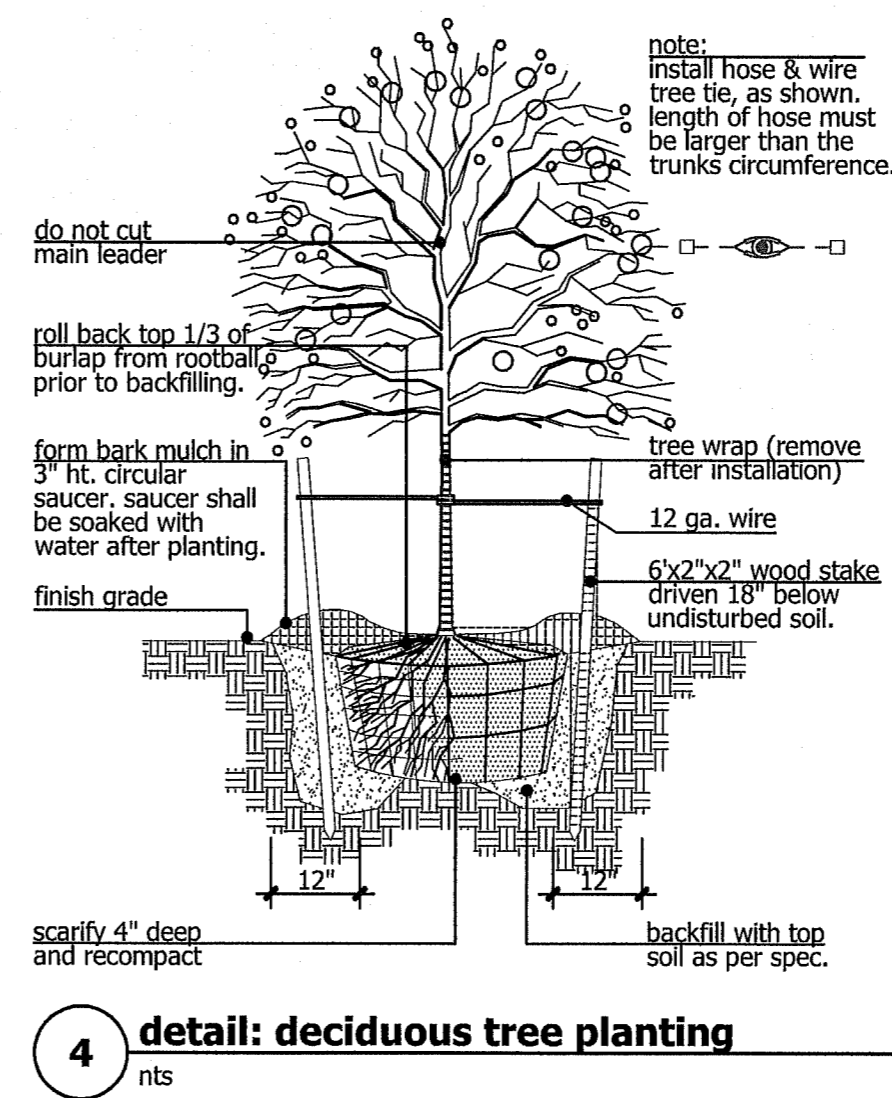
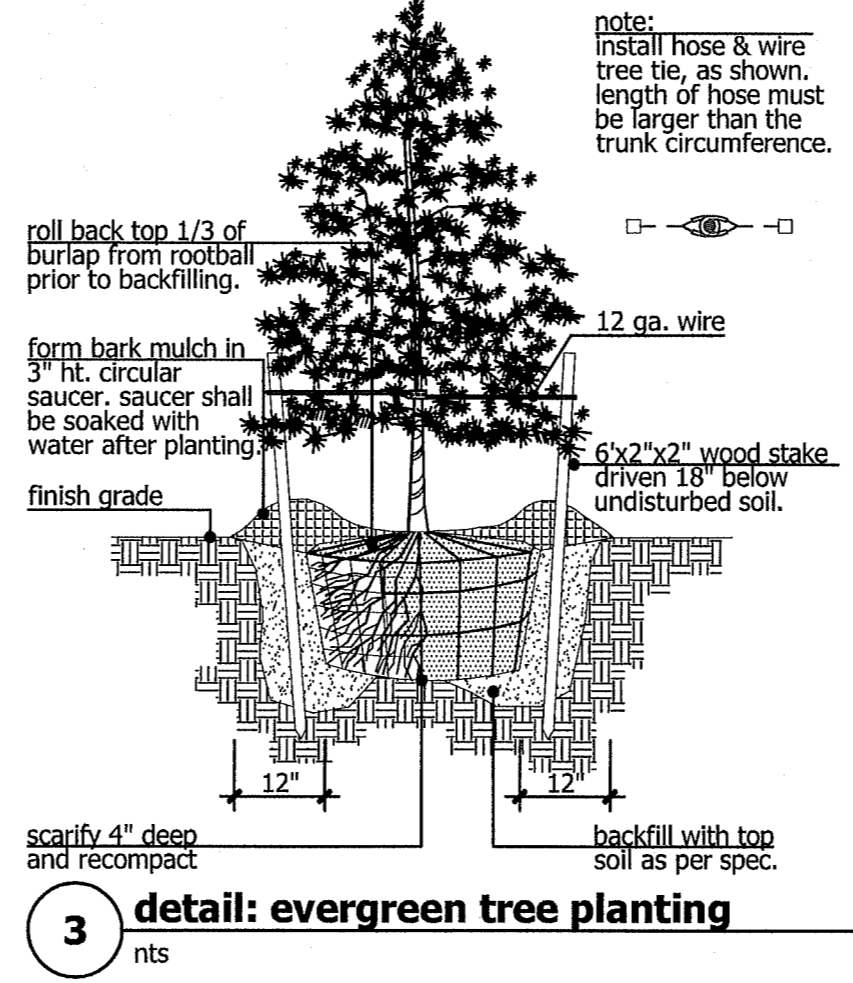
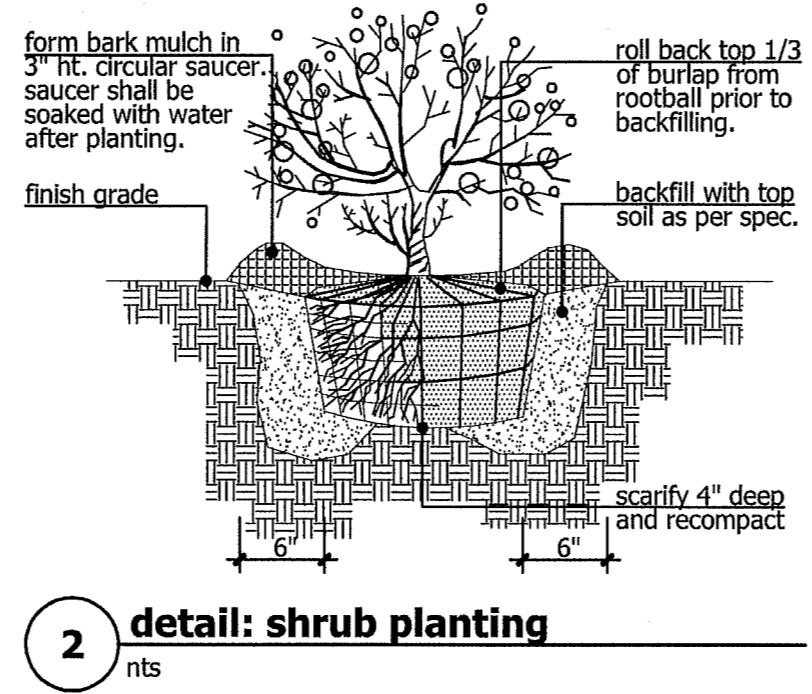
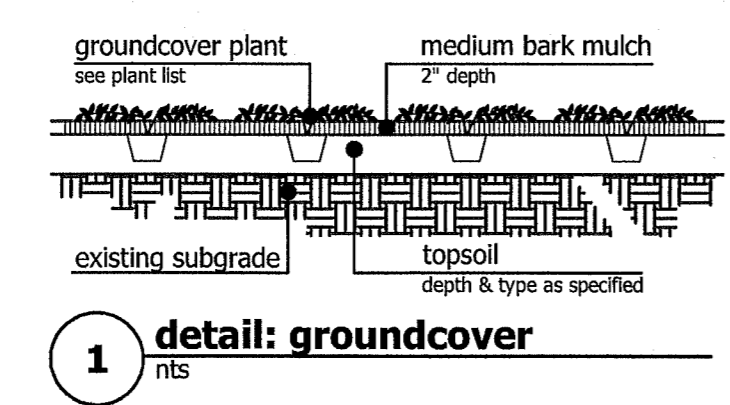
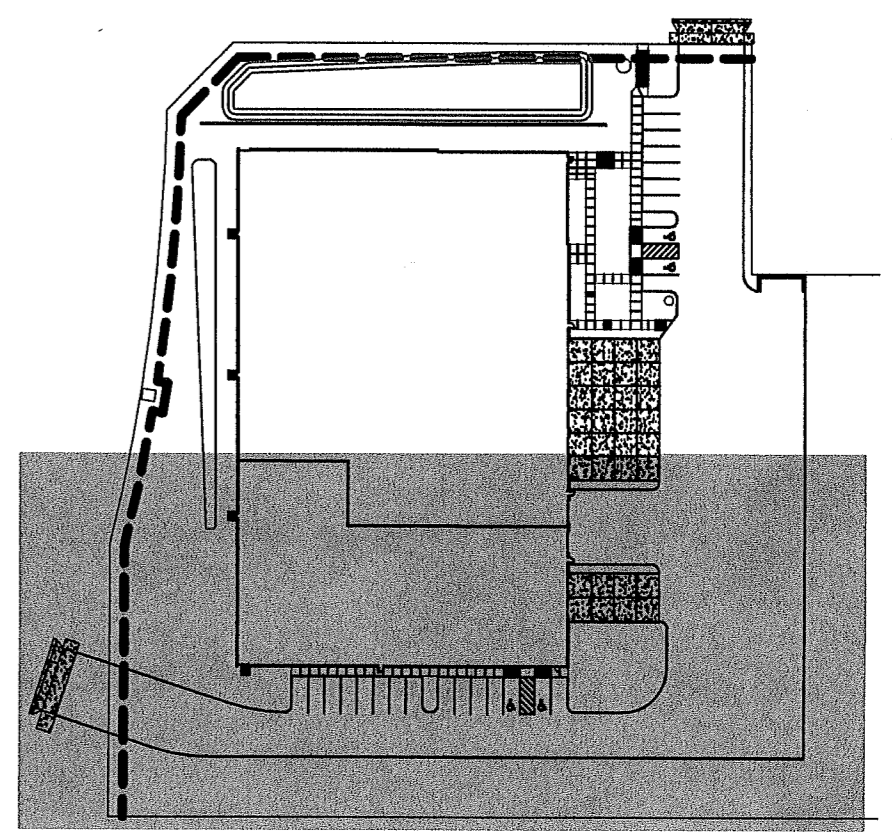
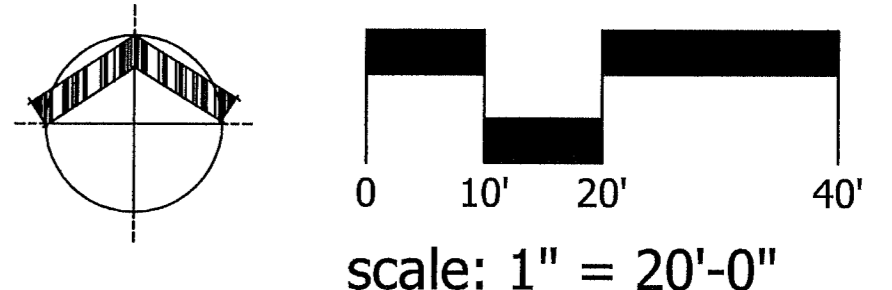
project no.
AID0118
sheet title
planting plan

date 10.11.18
designed jks
drawn trh
checked jks
rev. date by
sheet

L1.1



- notes:**
1. all landscape areas to be irrigated with automatic underground irrigation system, per TDC Section 73.280
 2. grove of trees that border adjacent south property line on neighboring lot shall be protected by chain link or other sturdy fencing placed around the trees at drip lines, per TCD Section 73.250. see civil for more information.
 3. Per TDC Section 73.360, a minimum of 25sf per parking stall shall be improved with landscape island area. 26 parking stalls provided require minimum of 650sf parking island landscape; 3010sf of parking island area provided. One deciduous shade tree to be provided for every four (4) parking space. 26 parking spaces require six and a half (6.5) trees; seven (7) parking lot shade trees provided.



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REGISTERED
 349
 JEFFREY K. SIMPSON
 OREGON
 03/31/18
 LANDSCAPE ARCHITECT

four-s corporation
12200 myslony street
tualatin, oregon 97062

project no.
AID0118
 sheet title
planting plan

date	10.11.18
designed	jks
drawn	trh
checked	jks
rev.	date by
○	
○	
○	
○	

sheet
L1.2



NORTH ELEVATION

- 1 FORMED STEEL PANELS WITH VERTICAL BOX RIB; DARK GRAY COLOR
- 2 TILT-UP CONCRETE PANELS WITH ELASTOMERIC PAINT COATING; SMOOTH FINISH; NEUTRAL COLOR
- 3 12" WIDE BY 1.5" DEEP REVEALS IN TILT-UP CONCRETE PANEL
- 4 ALUMINUM & GLASS EXTERIOR STOREFRONT; DARK GRAY COLOR TO MATCH FORMED STEEL PANELS
- 5 EXTERIOR HOLLOW METAL ACCESS DOOR & FRAMES; PAINT FINISH TO MATCH ADJACENT TILT-UP CONCRETE PANEL AND/OR DARK GREY METAL PANEL



SOUTH ELEVATION

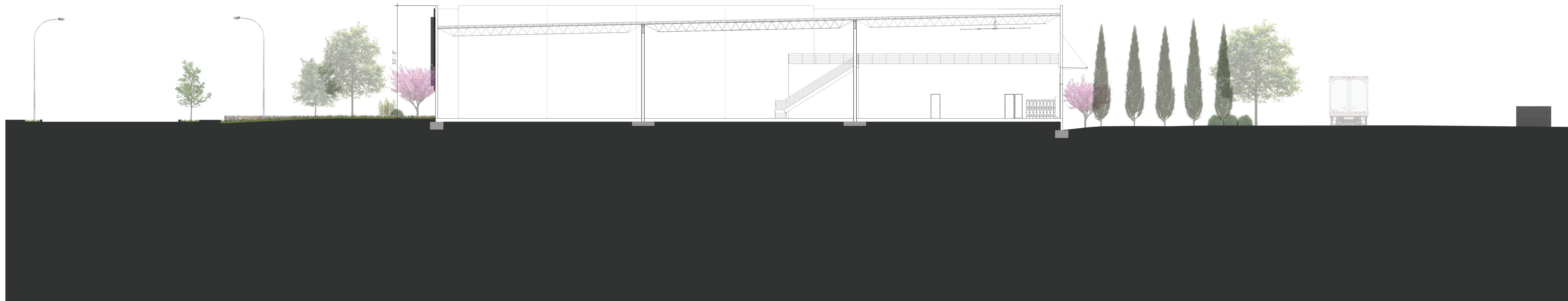


EAST ELEVATION

- 1 FORMED STEEL PANELS WITH VERTICAL BOX RIB; DARK GRAY COLOR; SUPPORTED BY PAINTED STEEL GIRTS FROM TILT-UP CONCRETE PANELS
- 2 TILT-UP CONCRETE PANELS WITH ELASTOMERIC PAINT COATING; SMOOTH FINISH; NEUTRAL COLOR
- 3 12" WIDE BY 1.5" DEEP REVEALS IN TILT-UP CONCRETE PANEL
- 4 ALUMINUM & GLASS EXTERIOR STOREFRONT; DARK GRAY COLOR TO MATCH FORMED STEEL PANELS
- 5 EXTERIOR HOLLOW METAL ACCESS DOOR & FRAMES; PAINT FINISH TO MATCH ADJACENT TILT-UP CONCRETE PANEL
- 6 12" DEEP PAINTED STEEL PLATE FIN AT EDGE OF FORMED STEEL PANELS; LIGHT GRAY COLOR
- 7 FORMED STEEL PANELS WITH VERTICAL BOX RIB; DARK GRAY COLOR
- 8 RAIN WATER SCUPPER AND LEADER; PAINT FINISH
- 9 12'0"W X 13'0"H SECTIONAL LOADING DOOR WITH PAINT FINISH; NEUTRAL GRAY COLOR
- 10 9'0"W X 10'0"H SECTIONAL LOADING DOORS WITH PAINT FINISH; NEUTRAL GRAY COLOR



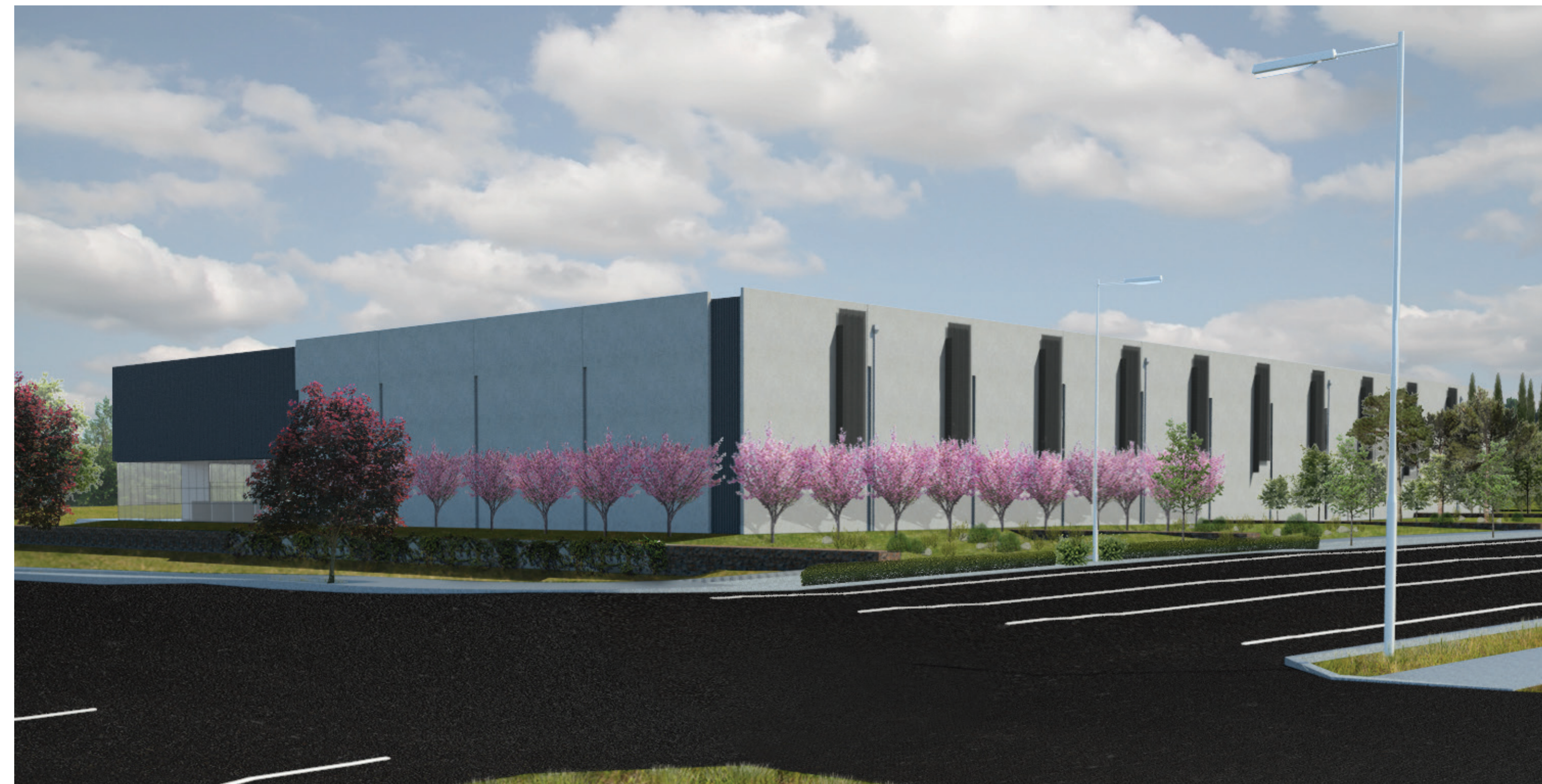
WEST ELEVATION



EAST/WEST BUILDING SECTION | 1/16" = 1' - 0"



NORTHEAST CORNER PERSPECTIVE



NORTHWEST CORNER PERSPECTIVE

FOUR-S WAREHOUSE SKIP STANAWAY

12200 SW WYSLONY ST
Tualatin, OR 97062

Project Status

Drawing Title
Exterior Lighting Photometric Study

Drawing scales indicated
apply to 30" x 42" drawing
sheets. Scale may not be
accurate if drawing plots are
less than this size.

Revisions
Number Description Date

Drawn by
Earl F. Levin

Checked by
Checker

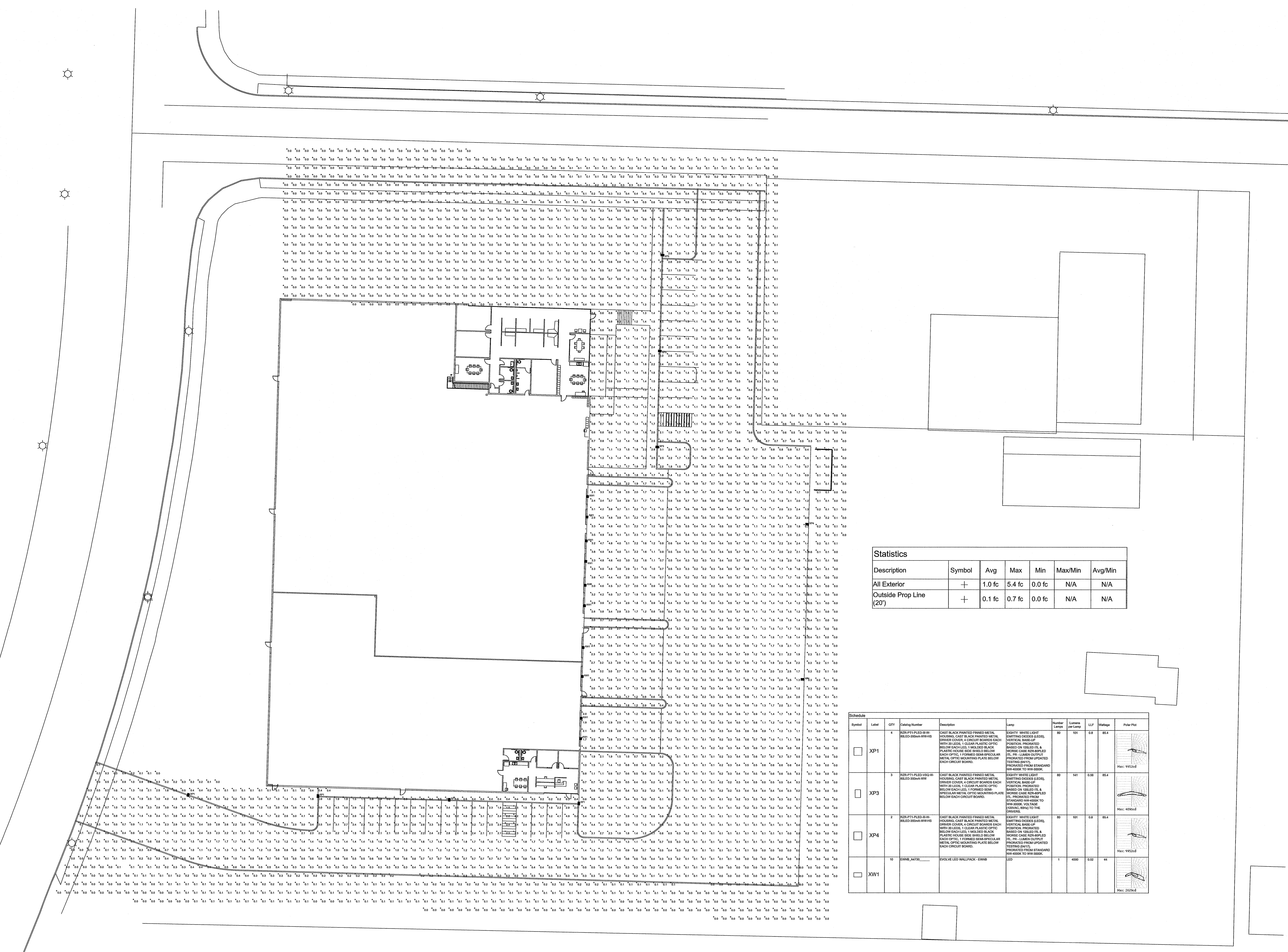
Date
Issue Date
Project No
218021

Consultant Project No
Owner Project No
Drawing No

SL-01

E
D
C
B
A

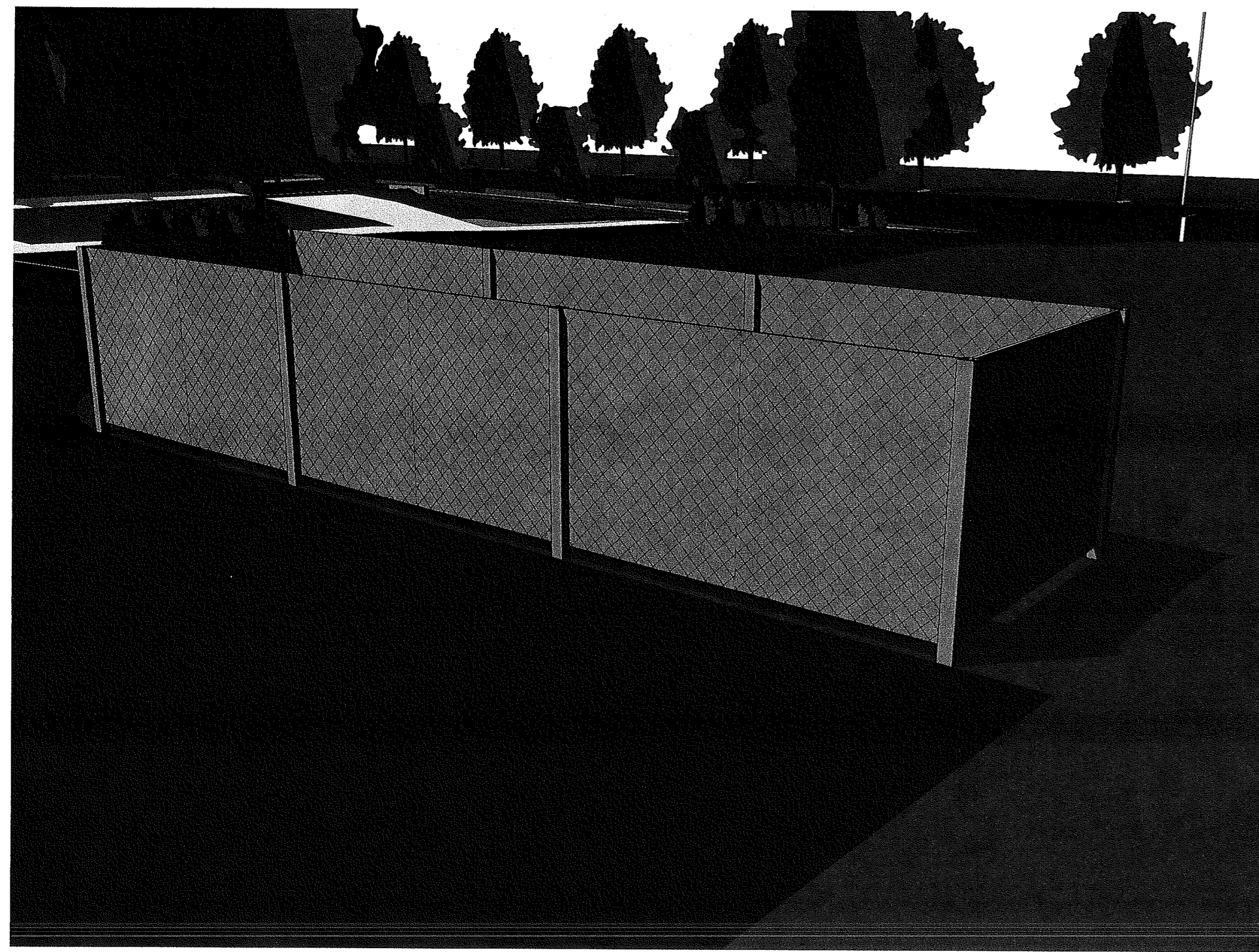
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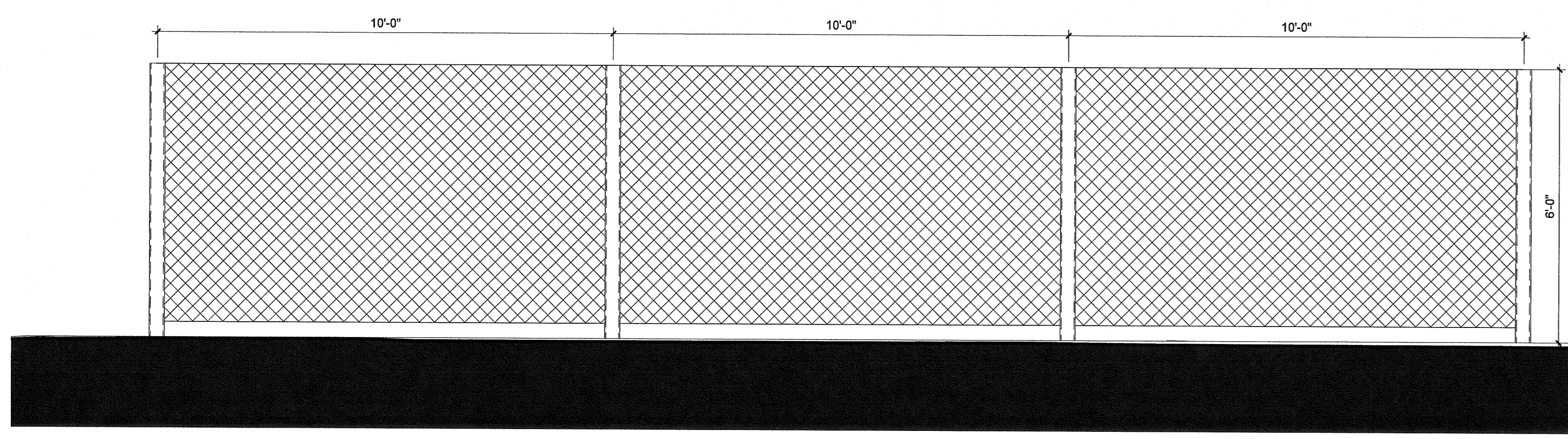
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
All Exterior	+	1.0 fc	5.4 fc	0.0 fc	N/A	N/A
Outside Prop Line (20')	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A

Symbol	Label	QTY	Cutting Number	Description	Lamp	Number Lamps	Lumens per lamp	LF	Wallage	Power Plot
+	XP1	4	RS2PFL5LED-BW-WLED-300x300x100	CAST BLACK PAINTED FINISHED METAL HOOKING, CAST BLACK PAINTED METAL UPPER COVER, 4 CIRCUIT BOARD EACH WITH 20 LED, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 WALDED BLACK PLASTIC HOUSE SIZE SHIELD BELOW EACH OPTIC, 1 FINISHED BRASS METAL OPTIC MOUNTING PLATE BELOW EACH OPTIC BOARD.	80W WHITE LED (SHITTING COOL LED), VERTICAL BRASS POSITION, PROXIMATED FROM UPDATED PHOTOGRAPHY.	80	101	0.8	98.4	See: 1920d
+	XP3	3	RS2PFL5LED-BW-WLED-300x300x100	CAST BLACK PAINTED FINISHED METAL HOOKING, CAST BLACK PAINTED METAL UPPER COVER, 4 CIRCUIT BOARD EACH WITH 20 LED, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 WALDED BLACK PLASTIC HOUSE SIZE SHIELD BELOW EACH OPTIC, 1 FINISHED BRASS METAL OPTIC MOUNTING PLATE BELOW EACH OPTIC BOARD.	80W WHITE LED (SHITTING COOL LED), VERTICAL BRASS POSITION, PROXIMATED FROM UPDATED PHOTOGRAPHY.	80	141	0.8	98.4	See: 4890d
+	XP4	2	RS2PFL5LED-BW-WLED-300x300x100	CAST BLACK PAINTED FINISHED METAL HOOKING, CAST BLACK PAINTED METAL UPPER COVER, 4 CIRCUIT BOARD EACH WITH 20 LED, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 WALDED BLACK PLASTIC HOUSE SIZE SHIELD BELOW EACH OPTIC, 1 FINISHED BRASS METAL OPTIC MOUNTING PLATE BELOW EACH OPTIC BOARD.	80W WHITE LED (SHITTING COOL LED), VERTICAL BRASS POSITION, PROXIMATED FROM UPDATED PHOTOGRAPHY.	80	99	0.8	98.4	See: 1920d
+	XW1	10	EW8B-WFLX	EVOLVE LED WALLPACK - EW8B	LED	1	4000	0.82	44	See: 2020d

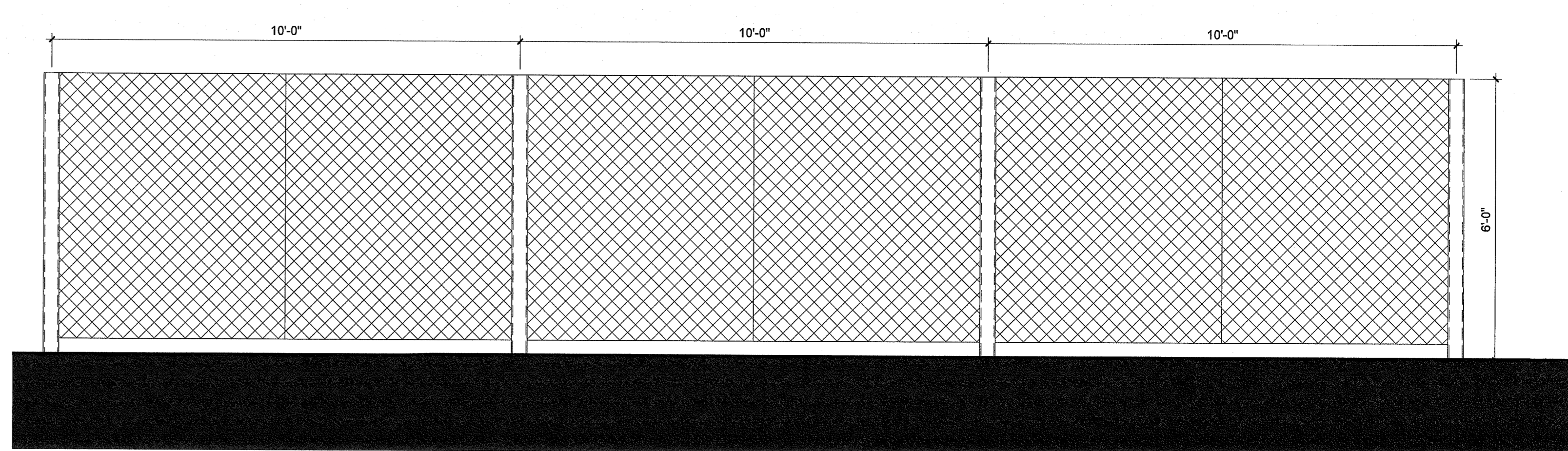
AR18-0004 Exhibit A3



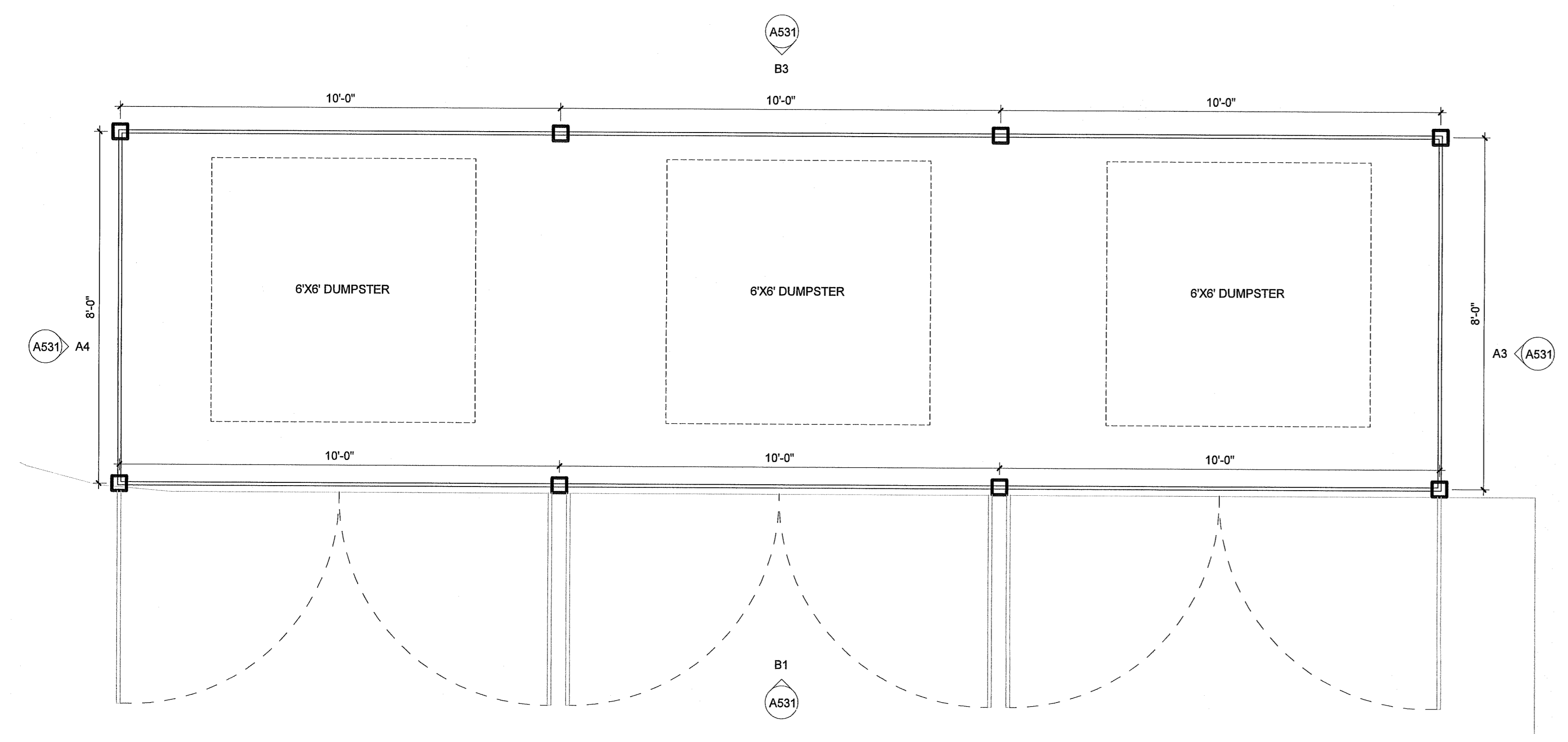
C1 3D View - TRASH ENCLOSURE
A531



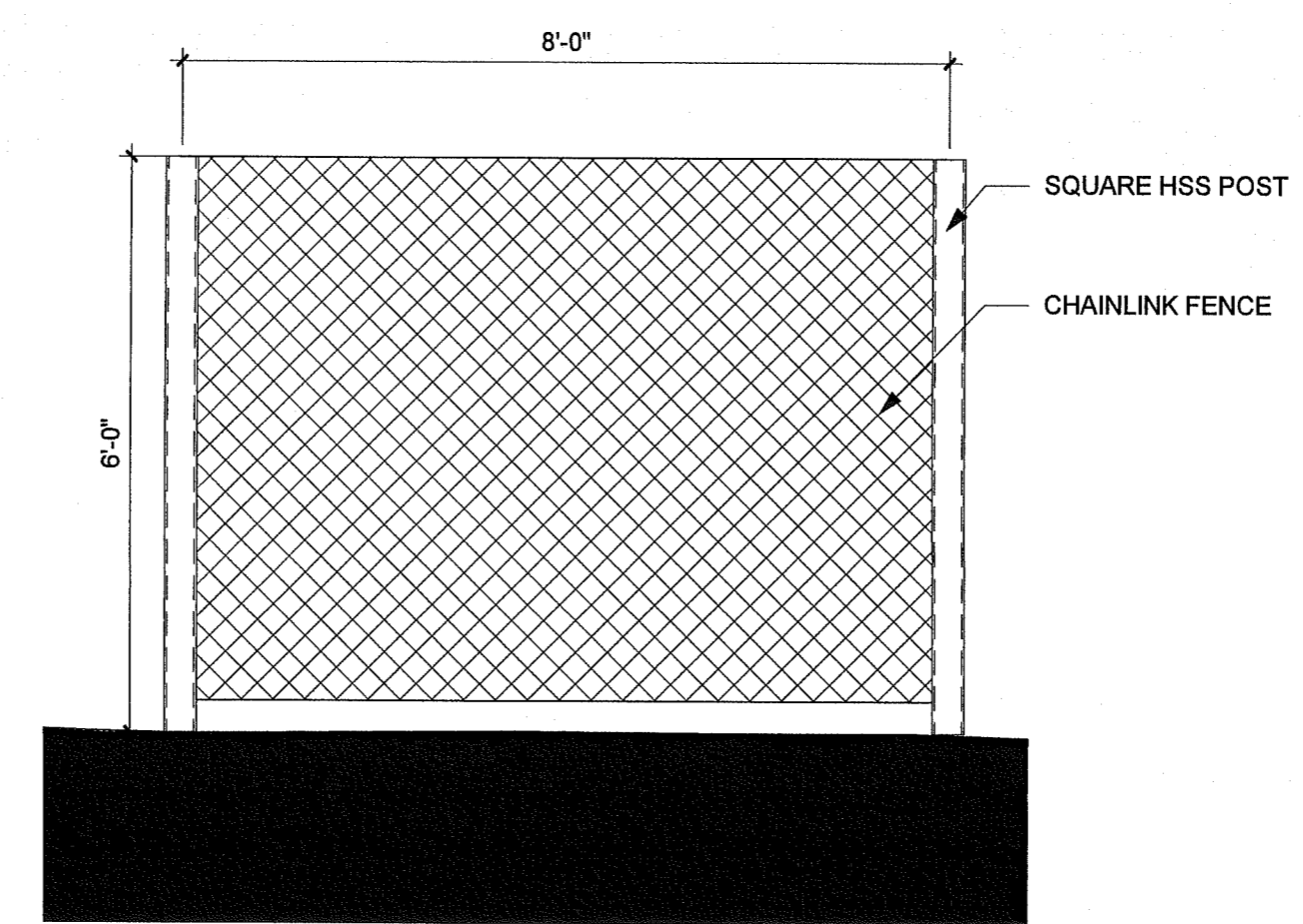
B3 NORTH ELEVATION - TRASH ENCLOSURE
A531 1/2" = 1'-0"



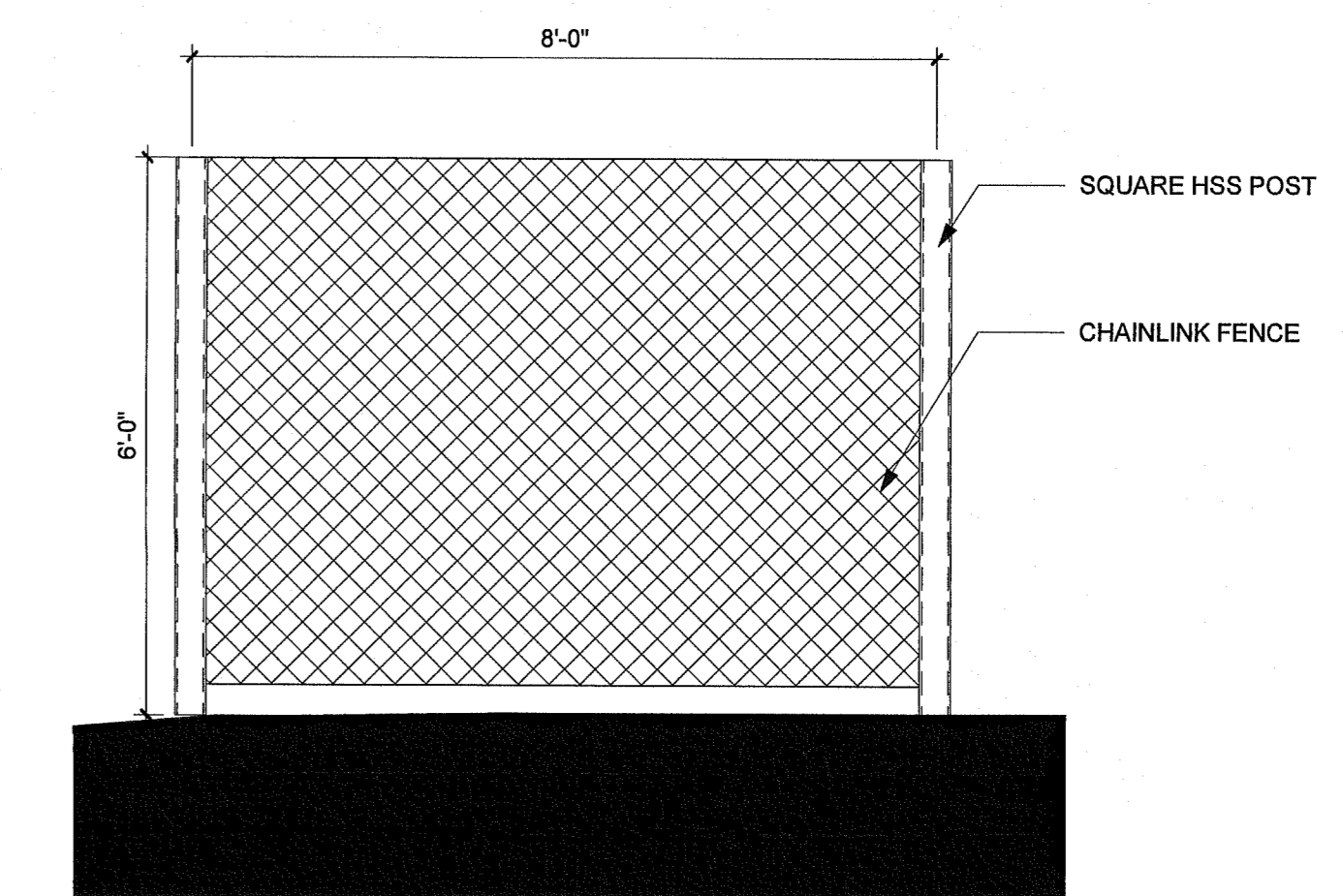
B1 SOUTH ELEVATION - TRASH ENCLOSURE
A531 1/2" = 1'-0"



A1 LEVEL 1 - TRASH ENCLOSURE
A531 1/2" = 1'-0"

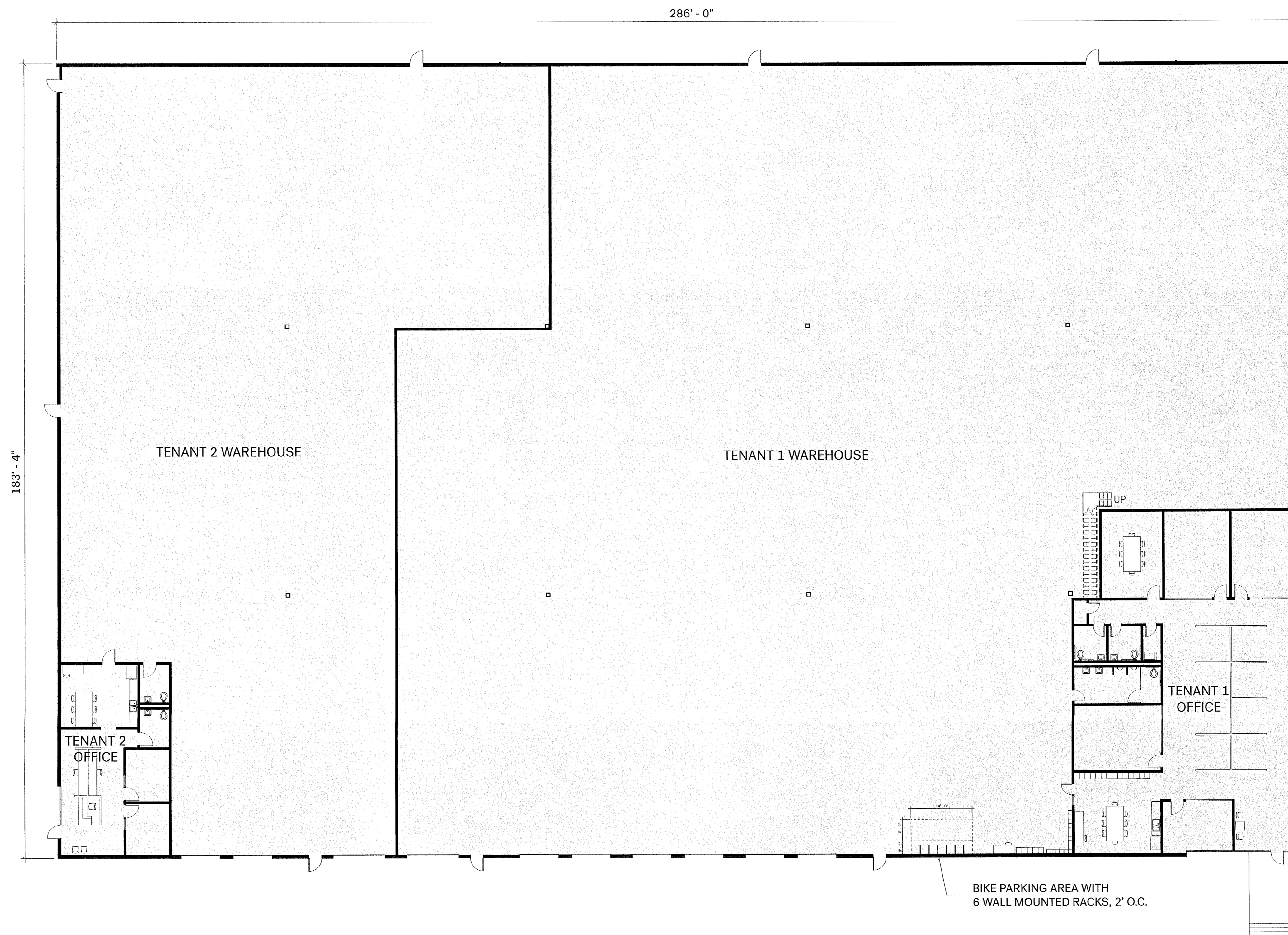


A3 EAST ELEVATION - TRASH ENCLOSURE
A531 1/2" = 1'-0"



A4 WEST ELEVATION - TRASH ENCLOSURE
A531 1/2" = 1'-0"

10/11/2018 9:42:59 AM



BUILDING PLAN | 1/16" = 1' - 0"
SRG PARTNERSHIP INC

FOUR - S CORPORATION WAREHOUSE
 CITY OF TUALATIN - ARCHITECTURAL REVIEW
 OCTOBER 15, 2018



10295 Southwest Ridder Road Wilsonville, OR 97070
o 503.570.0626 f 503.582.9307 republicservices.com

October 26, 2018

Skip D.F. Stanaway AIA
A & I Distributors-Portland

Re: Four S Warehouse Facility
12200 SW Myslony St.
Tualatin, OR 97062

Dear Skip,

Thank you, for sending us the final site plans for this proposed renovation in Tualatin.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location

The design location of the enclosure sent 10/25/2018 repositioned to the East to allow for greater separation between enclosure and any obstacles to the West will allow access for our trucks.

The enclosure design dimensions sent 10/23/2018 which includes 10' wide post to post ID and 10' depth, and gate swing radius are adequate for our trucks to service containers.

As we discussed, a backstop positioned at the rear of each enclosure to protect the back wall should be installed.

Thanks Skip for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Herrod". The signature is stylized and somewhat cursive.

Kelly Herrod
Operations Supervisor
Republic Services Inc.

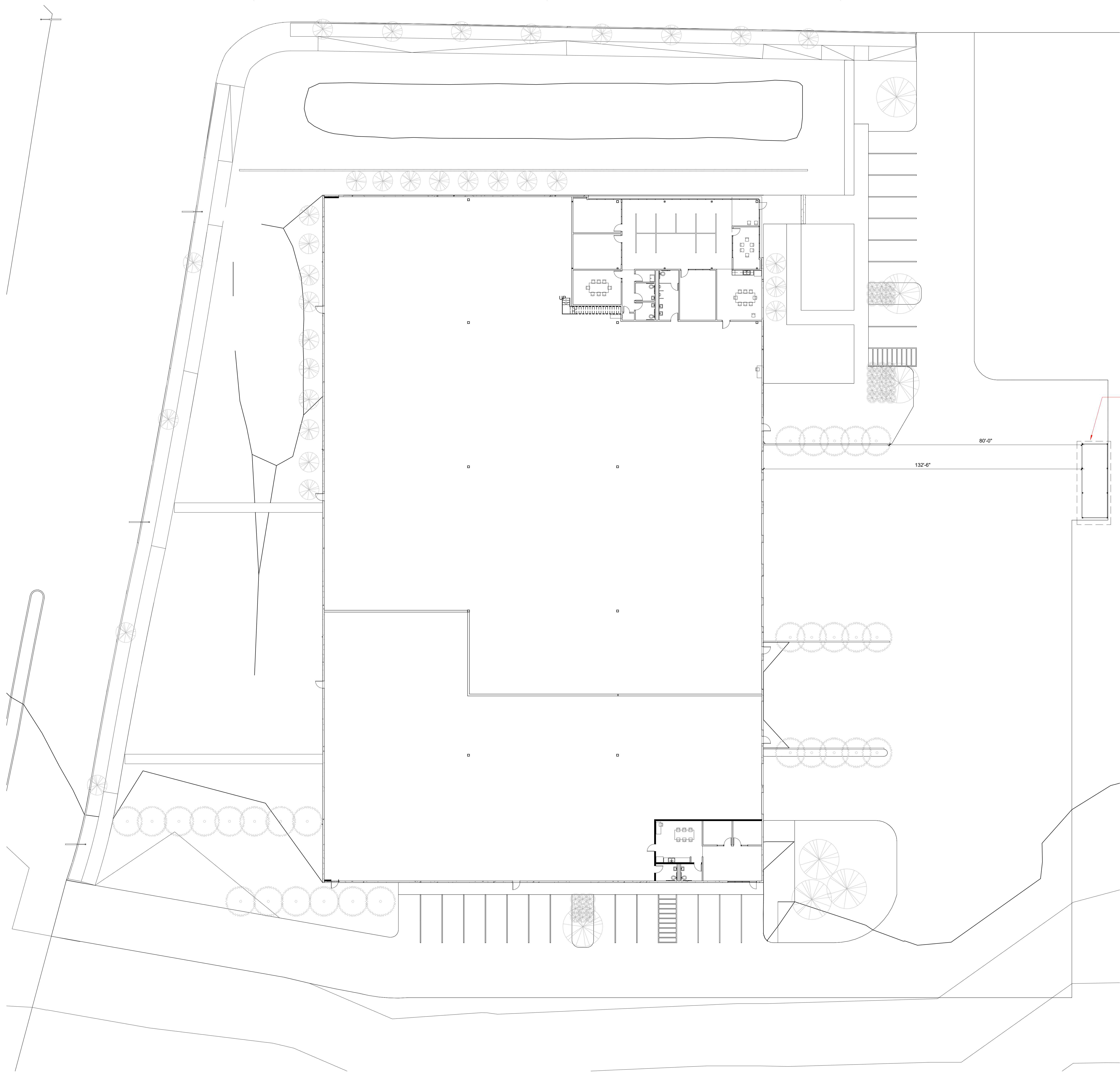
E

D

C

B

A



TRASH
ENCLOSURE

80'-0"

132'-6"

1 LEVEL 1 - Site Copy 1
A1 1/16" = 1'-0"

1

2

3

4

5

AR18-0004 Exhibit A6

SRG

SRG PARTNERSHIP, INC
621 SW COLUMBIA STREET
PORTLAND, OR
97205

SRGPARTNERSHIP.COM

FOUR-S CORP.
WAREHOUSE FACILITY
12200 SW MYSLONY ST

Progress Set

Drawing Title
Unnamed

Drawing scales indicated
apply to 30" x 42" drawing
sheets. Scale may not be
accurate if drawing plots are
less than this size.

Revisions
Number Description Date

Drawn by
Author

Checked by
Checker

Date
Issue Date

Project No
218021

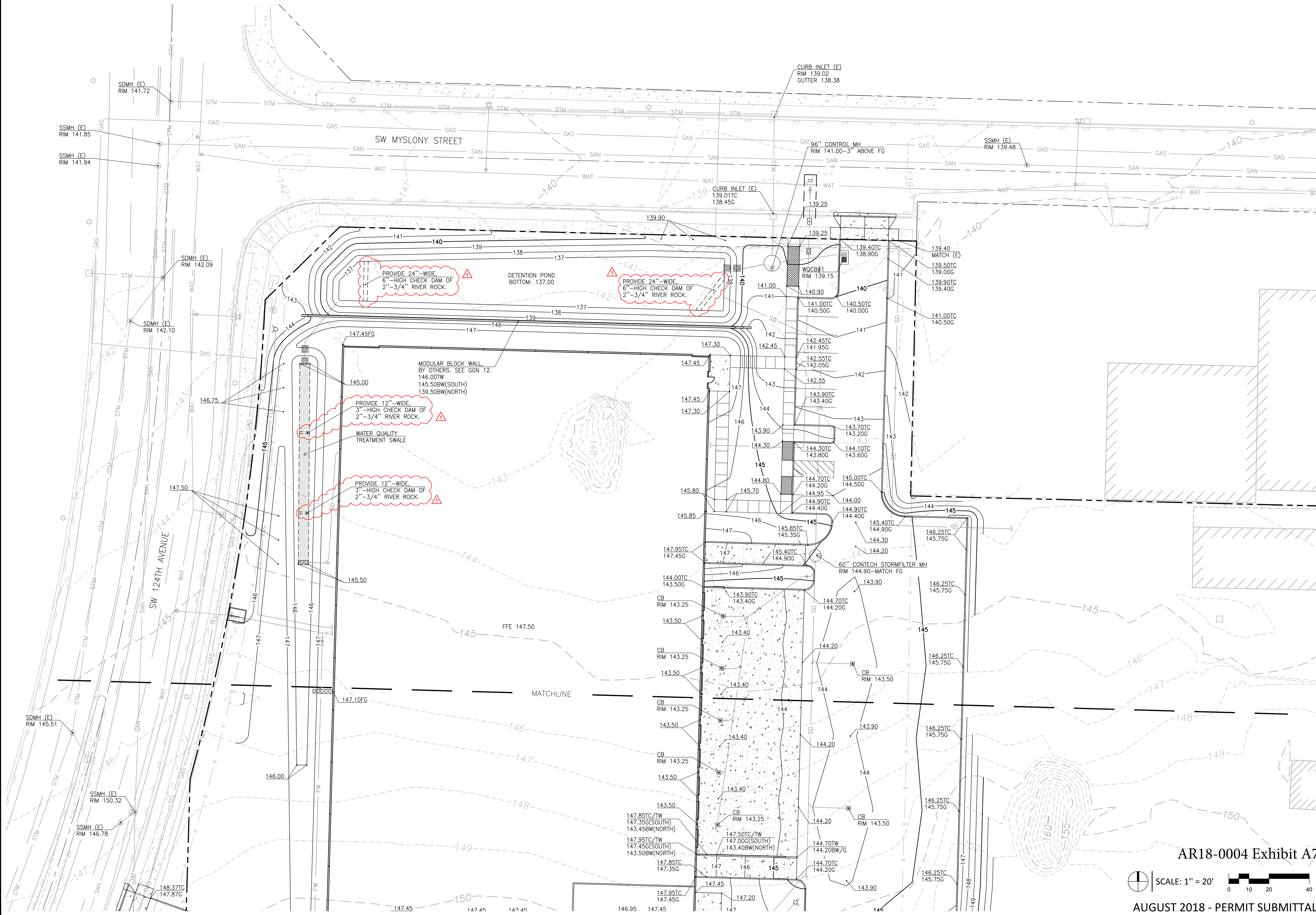
Consultant Project No

Owner Project No

Drawing No

A1

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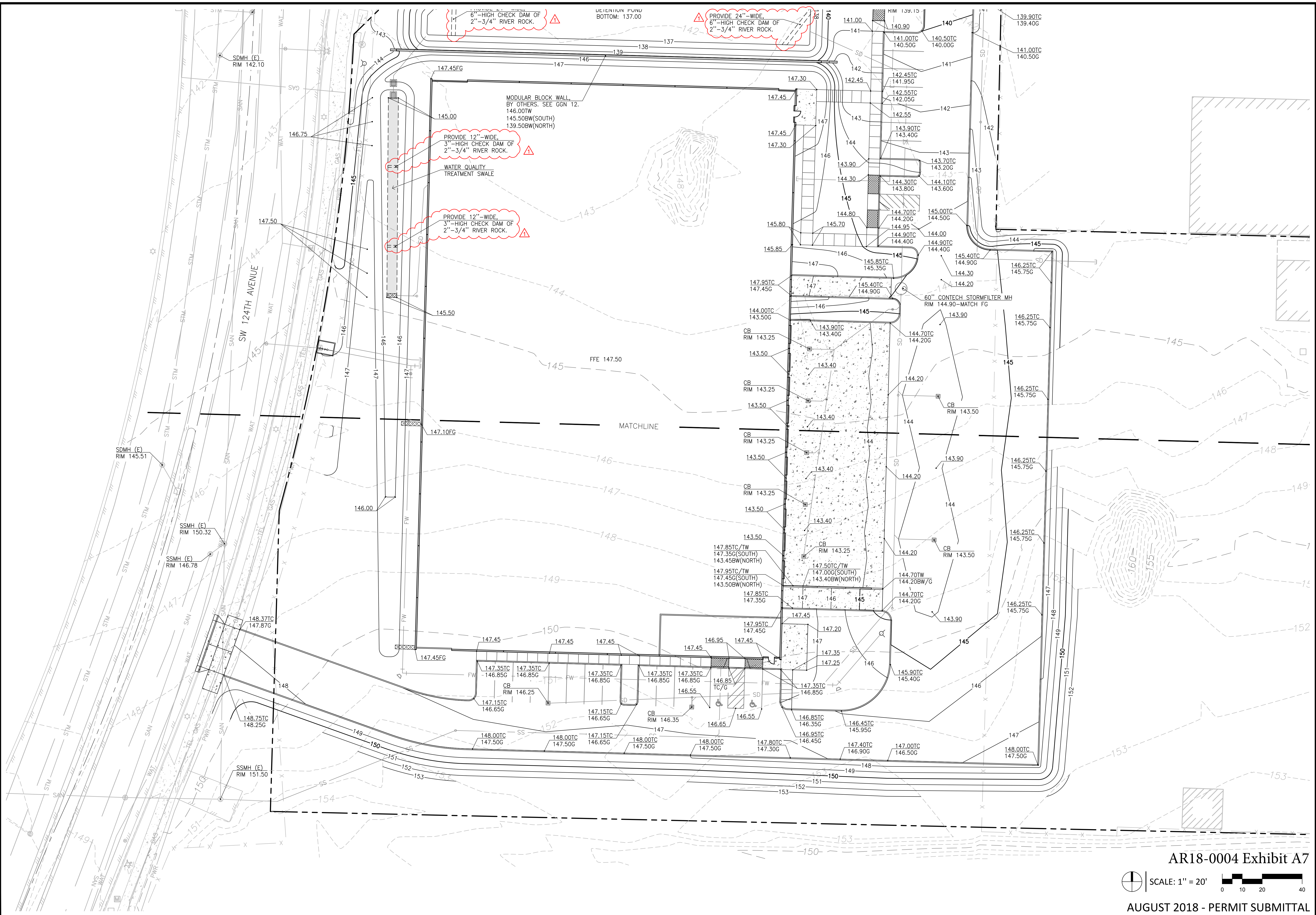


AR18-0004 Exhibit A7

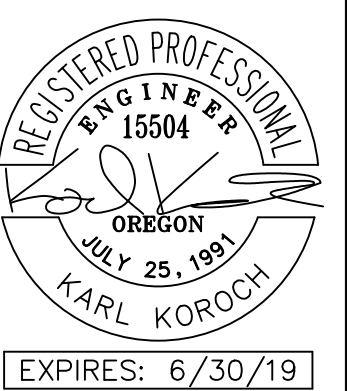
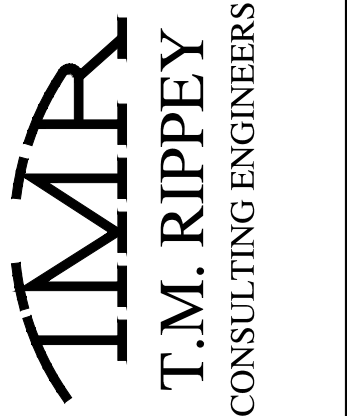
SCALE: 1" = 20'
 0 10 20 40

C2

AUGUST 2018 - PERMIT SUBMITTAL



7650 SW Beveland, Suite 100
 Tigard, Oregon 97223
 Phone: (503) 443-3900
 Fax: (503) 443-3700



FOUR S CORP.
WAREHOUSE BUILDING
 12200 MYSLONY STREET
 TUALATIN, OR 97062

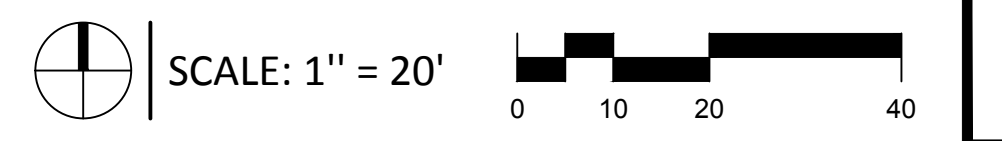
SOUTH GRADING PLAN

REVISIONS:
 1 GRADING REVISIONS
 2018-08-22

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DATE: AUGUST 3, 2018
 FILE NAME: TMR18206 CIVIL
 DRAWN BY: AS
 CHK'D BY: KJK
 SHEET

AR18-0004 Exhibit A7



AUGUST 2018 - PERMIT SUBMITTAL

C2.1

PROJECT No. 18206