

# Tualatin Industrial Park Tualatin, Oregon

22 October 2019

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A-3 BUILDING B - FLOOR PLAN  
A-4 BUILDING A - COLOR ELEVATIONS  
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----- PROPERTY LINE  
----- LINE OF SOFFIT OR ELEMENT ABOVE  
----- CENTER LINE  
----- COLUMN GRID LINE

ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL STATE AND FEDERAL CODES REGULATION AND LAWS, INCLUDING, BUT NOT LIMITED TO:

**BUILDING** 2014 OREGON STRUCTURAL SPECIALTY CODE  
**MECHANICAL** 2014 OREGON MECHANICAL SPECIALTY CODE  
**PLUMBING** 2014 OREGON PLUMBING SPECIALTY CODE  
**ELECTRICAL** 2014 OREGON ELECTRICAL SPECIALTY CODE  
**FIRE** 2014 OREGON FIRE CODE  
**ACCESSIBILITY** 2009 ICC / ANSI A117.1 ACCESSIBILITY CODE  
**ENERGY** 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE

**CURRENT ZONING USE:** MG - GENERAL MANUFACTURING  
**PROPOSED ZONING USE:** MG - GENERAL MANUFACTURING

**OCCUPANCY GROUP:** S-1 / B

**CONSTRUCTION TYPE:** V-B

**LEGAL DESCRIPTION:**

TAX LOT 500 FROM TAX MAP 2S 1 27AA, TAX LOT 600 AND 700 FROM TAX MAP 2S 1 22DD.

**LOT AREA:** 717,165 sf ±  
16.46 acres ±  
LOT A: 297,108 sf ±  
LOT B: 420,057 sf ±

**TOTAL BUILDING AREA:** 317,125 sf  
BUILDING A: 129,975 sf  
MANUFACTURING: 45,491.25 sf (35%)  
WAREHOUSE: 84,484.75 sf (65%)  
BUILDING B: 187,150 sf  
MANUFACTURING: 84,217.5 sf (45%)  
WAREHOUSE: 102,932.5 sf (55%)

**SITE COVERAGE:** 44.22 %  
LOT A: 43.75%  
LOT B: 44.55%

**DOCK DOOR RATIO:** 1 / 5,975 sf  
BUILDING A: 1 / 4,475 sf  
BUILDING B: 1 / 7,800 sf

**PARKING REQUIRED:** 264 spaces  
BUILDING A: 98 spaces  
MANUFACTURING (1.6 / 1,000 sf): 73 spaces  
WAREHOUSE (0.3 / 1,000 sf): 25 spaces  
BUILDING B: 166 spaces  
MANUFACTURING (1.6 / 1,000 sf): 135 spaces  
WAREHOUSE (0.3 / 1,000 sf): 31 spaces

**PARKING PROVIDED:** 274 spaces  
BUILDING A: 102 spaces  
STANDARD: 96 spaces  
HANDICAP ACCESSIBLE: 6 spaces  
BUILDING B: 172 spaces  
STANDARD: 166 spaces  
HANDICAP ACCESSIBLE: 6 spaces

**LANDSCAPE REQUIRED:** 71,717 sf (10%)  
LOT A: 29,711 sf  
LOT B: 42,006 sf

**LANDSCAPE PROVIDED:** 110,526 sf (15.41%)  
29,808 sf (10.03%)  
80,718 sf (19.22%)

**OWNER / DEVELOPER**

PHELAN DEVELOPMENT COMPANY  
450 NEWPORT CENTER DRIVE, SUITE 405  
NEWPORT BEACH, CA 92660  
(949) 720-8050

**APPLICANT**

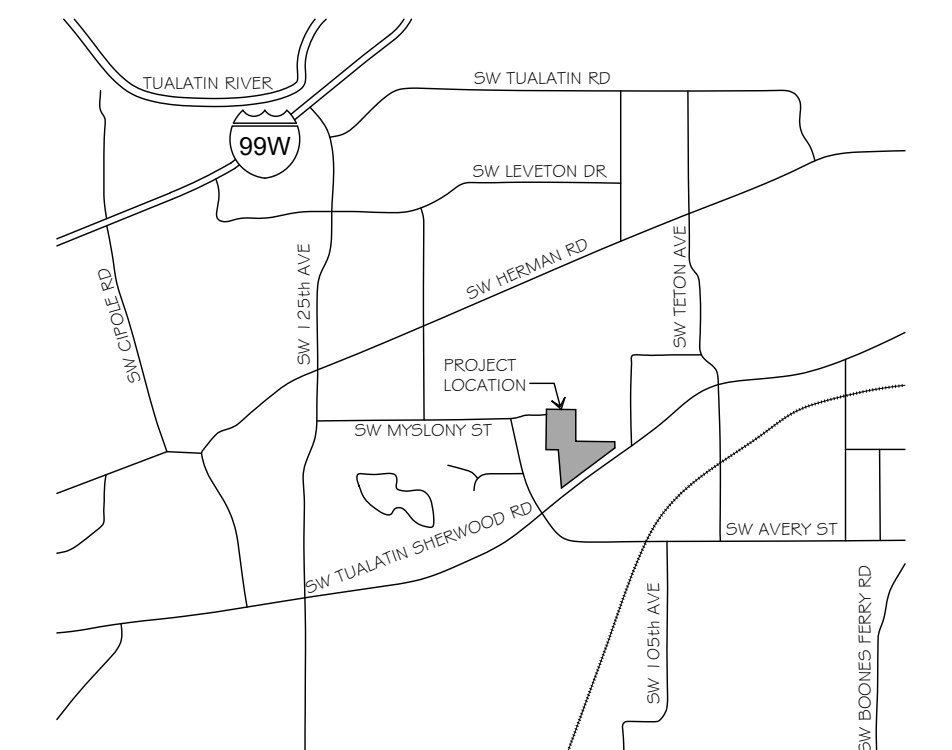
MICHAEL DEARMEY  
PHELAN DEVELOPMENT COMPANY  
450 NEWPORT CENTER DRIVE, SUITE 405  
NEWPORT BEACH, CA 92660  
(949) 720-8050

**ARCHITECT**

CALVIN J. COATSWORTH ARCHITECTS, PC  
1574 GULF ROAD  
PMB 212  
POINT ROBERTS, WA 98281  
PHONE: (949) 833-1930

**CIVIL ENGINEER**

CRAIG HARRIS  
AAI ENGINEERING  
4875 SW GRIFFITH DRIVE, SUITE 300  
BEAVERTON, OR 97005  
PHONE: (503) 352-3030



SHEET INDEX

LEGEND

APPLICABLE CODES

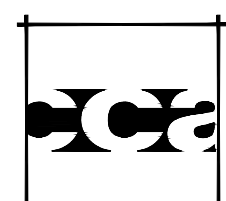
PROJECT SUMMARY

PROJECT TEAM

VICINITY MAP



SCALE: NOT TO SCALE



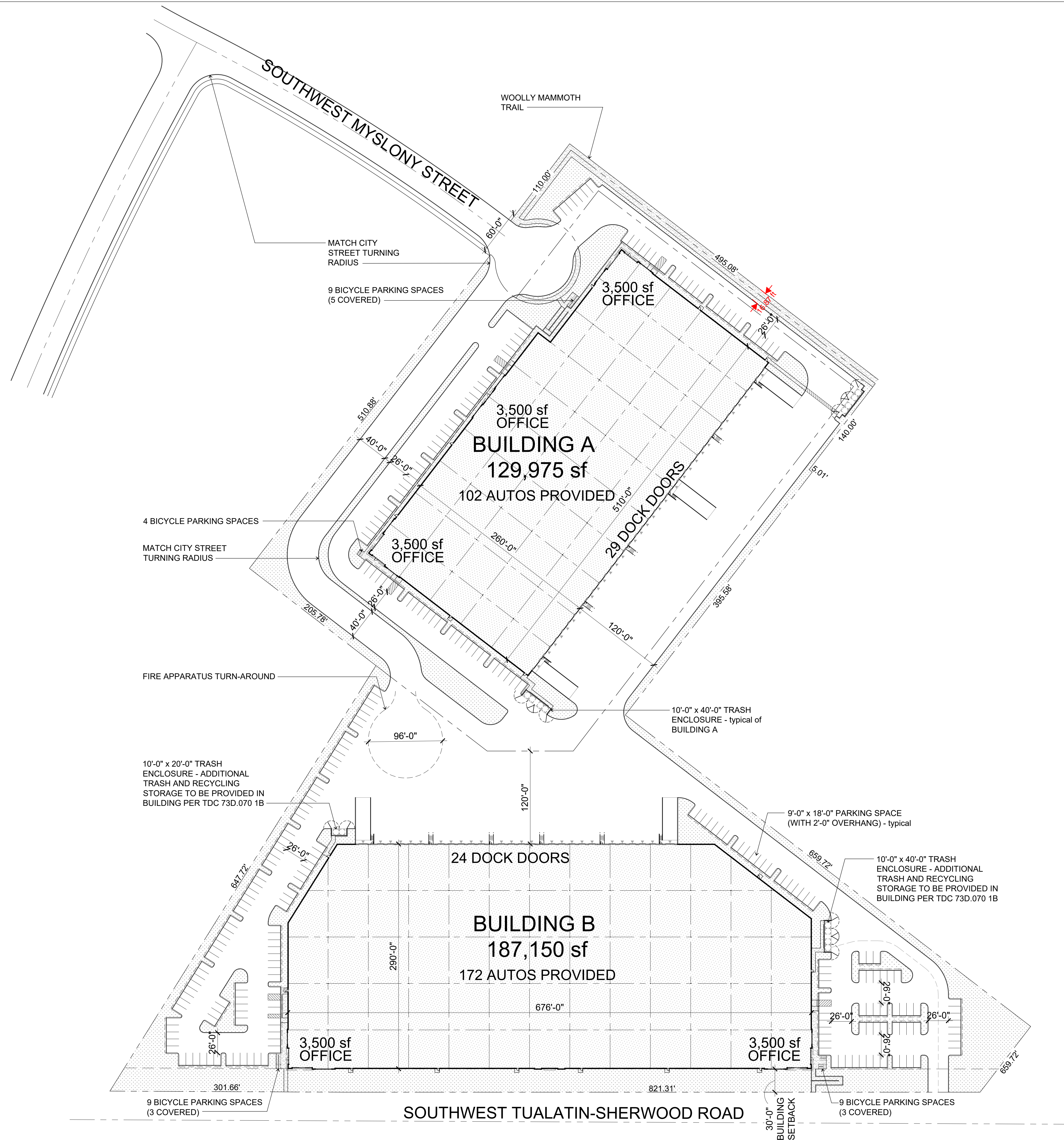
Carlile Coatsworth Architects, Inc.  
18500 MacArthur Boulevard - Suite 300 - Irvine, CA 92612 - Phone: (949) 833-1930

Tualatin Industrial Park  
Tualatin, Oregon

**PHELAN**  
DEVELOPMENT  
450 Newport Center Drive, Suite 405  
Newport Beach, CA 92660

A-0

<b>LOT AREA:</b>	<b>717,165 sf ±</b>
	<b>16.46 acres ±</b>
LOT A:	297,108 sf ±
LOT B:	420,057 sf ±
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<b>DOCK DOOR RATIO:</b>	<b>1 / 5,975 sf</b>
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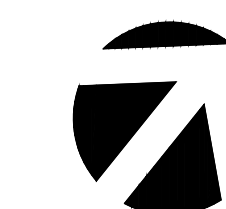
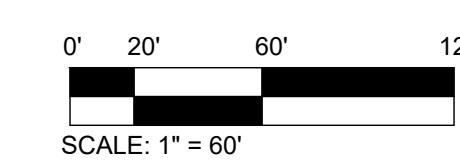


22 October 2019 p:\2019\19500 phelan development\19500 21 tualatin industrial park (pascuzzi property), tualatin, or\19500 21 site plan scheme 13r2.dwg

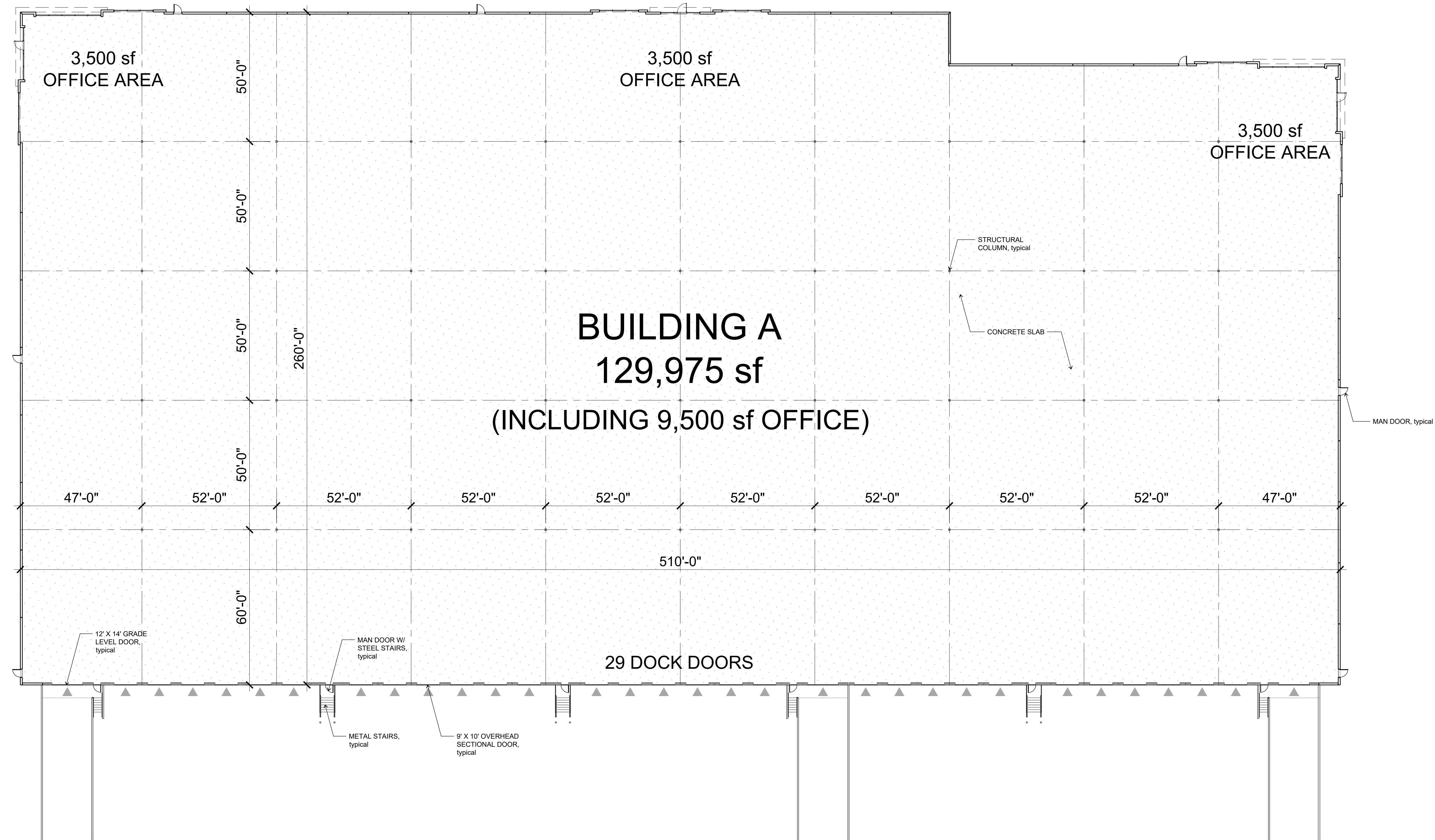
**PRELIMINARY SITE PLAN**  
**SCHEME 13 R2**

23 October 2019

Tualatin Industrial Park  
Tualatin, Oregon

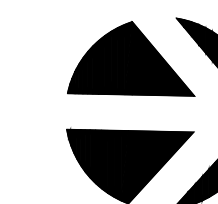
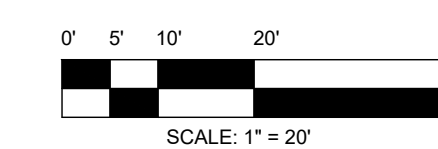


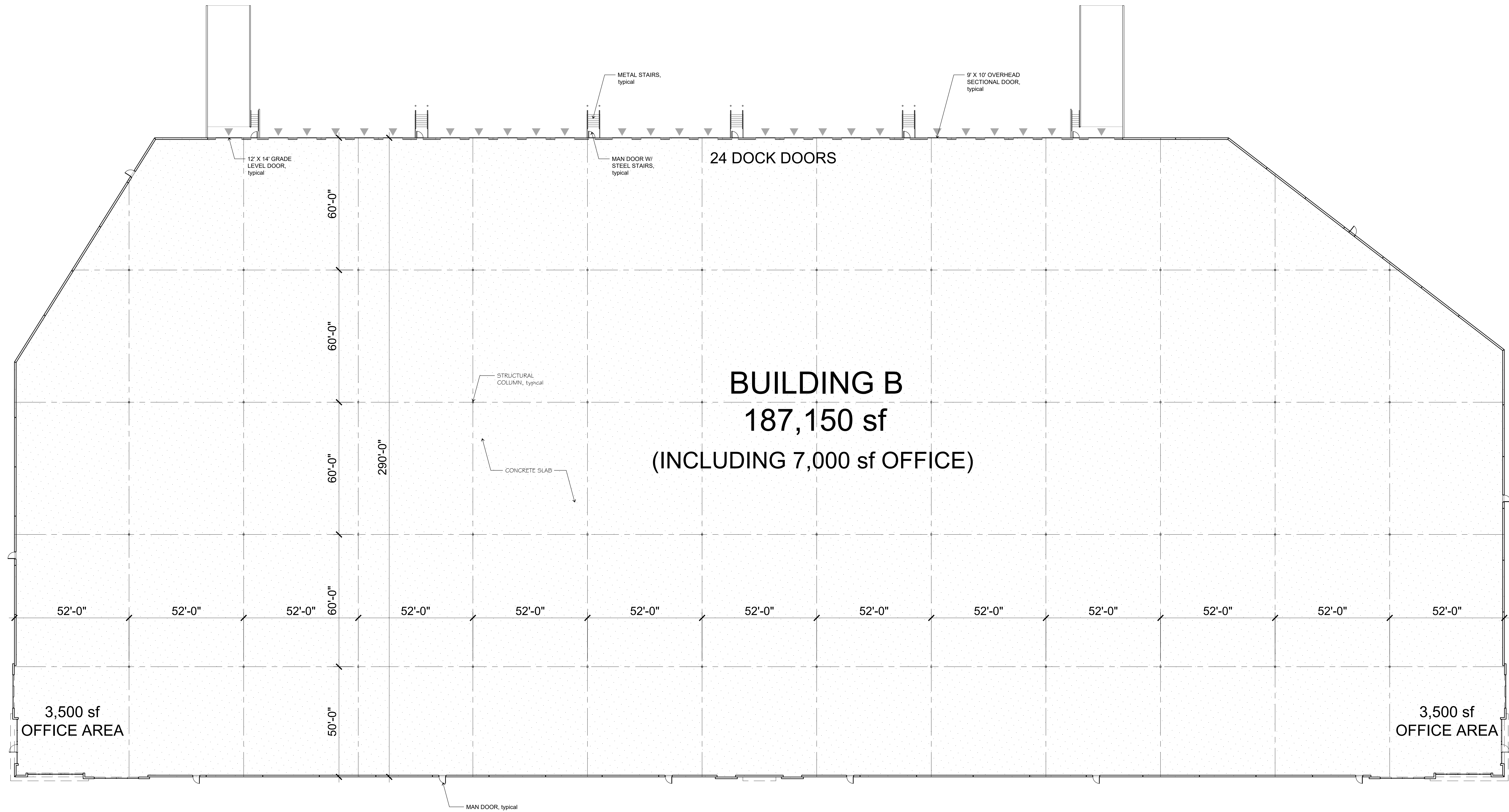
A-1



**BUILDING A - FLOOR PLAN**

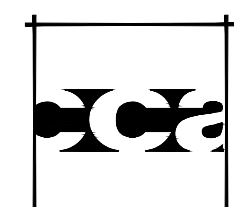
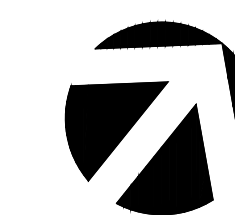
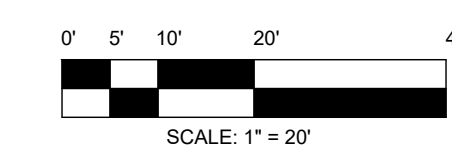
Tualatin Industrial Park  
Tualatin, Oregon

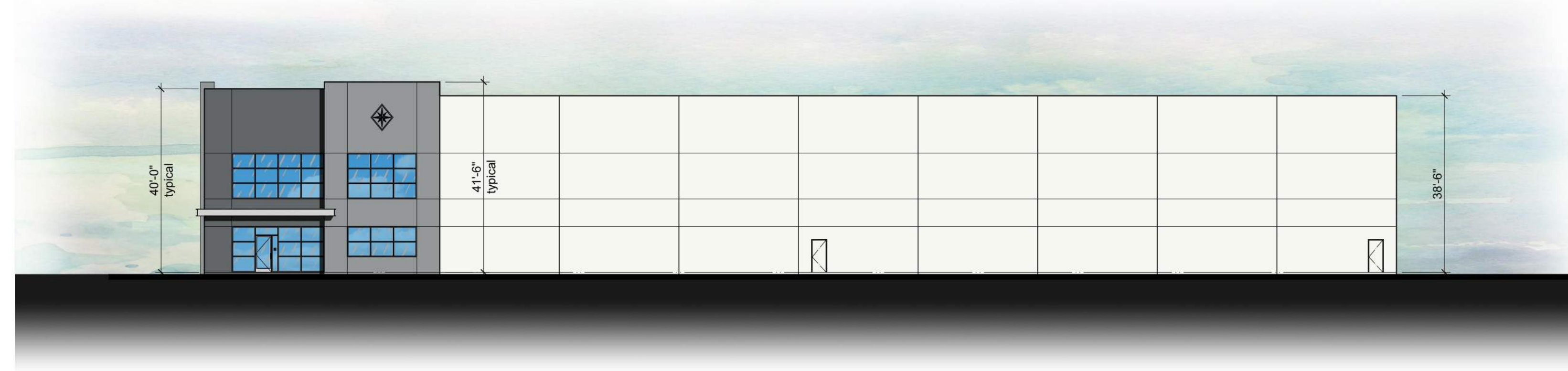




**BUILDING B - FLOOR PLAN**

Tualatin Industrial Park  
Tualatin, Oregon

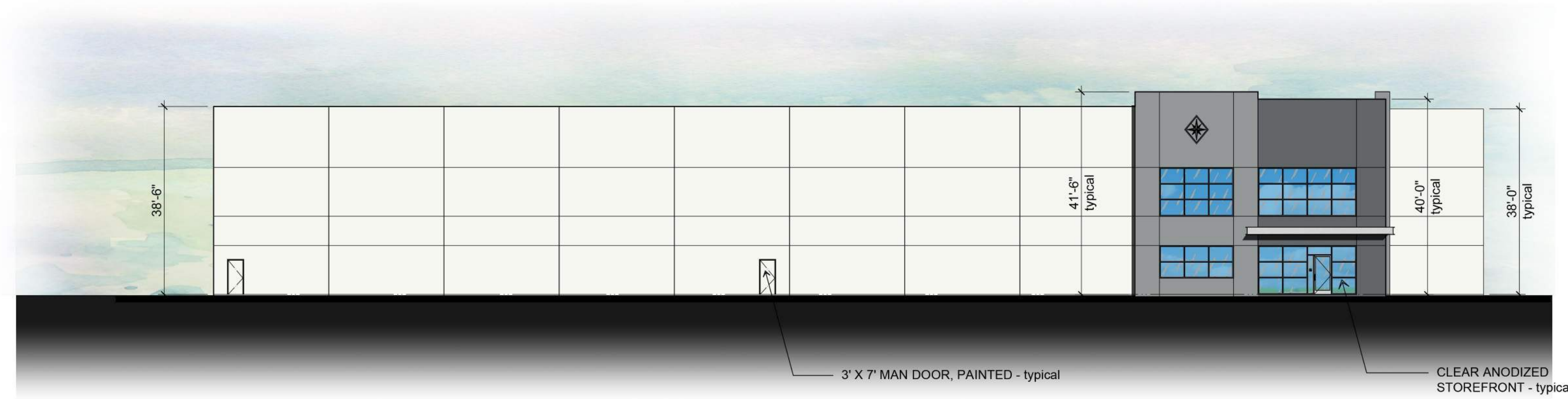




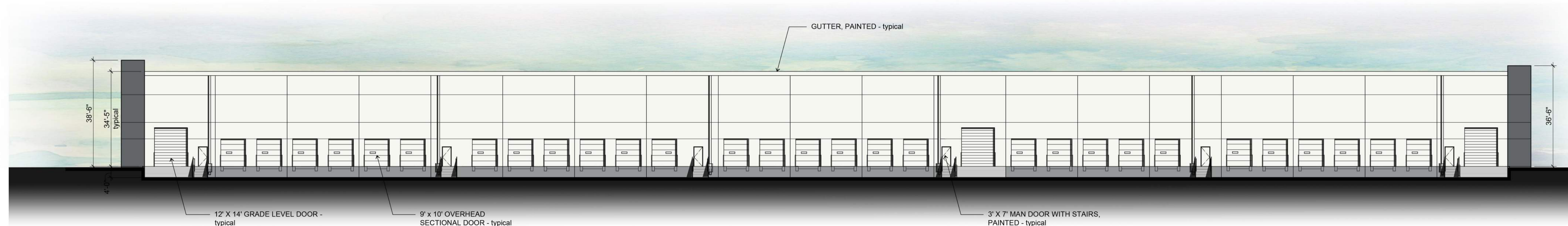
**SOUTH ELEVATION**



**WEST ELEVATION**



**NORTH ELEVATION**

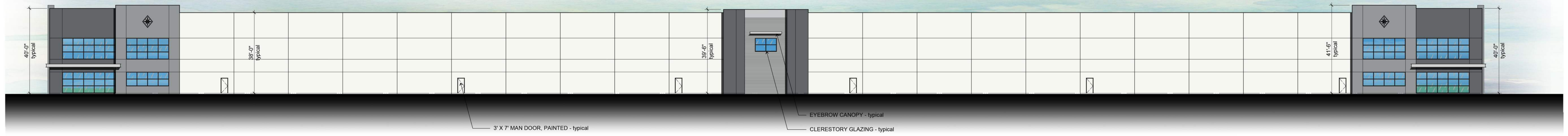


**EAST ELEVATION**

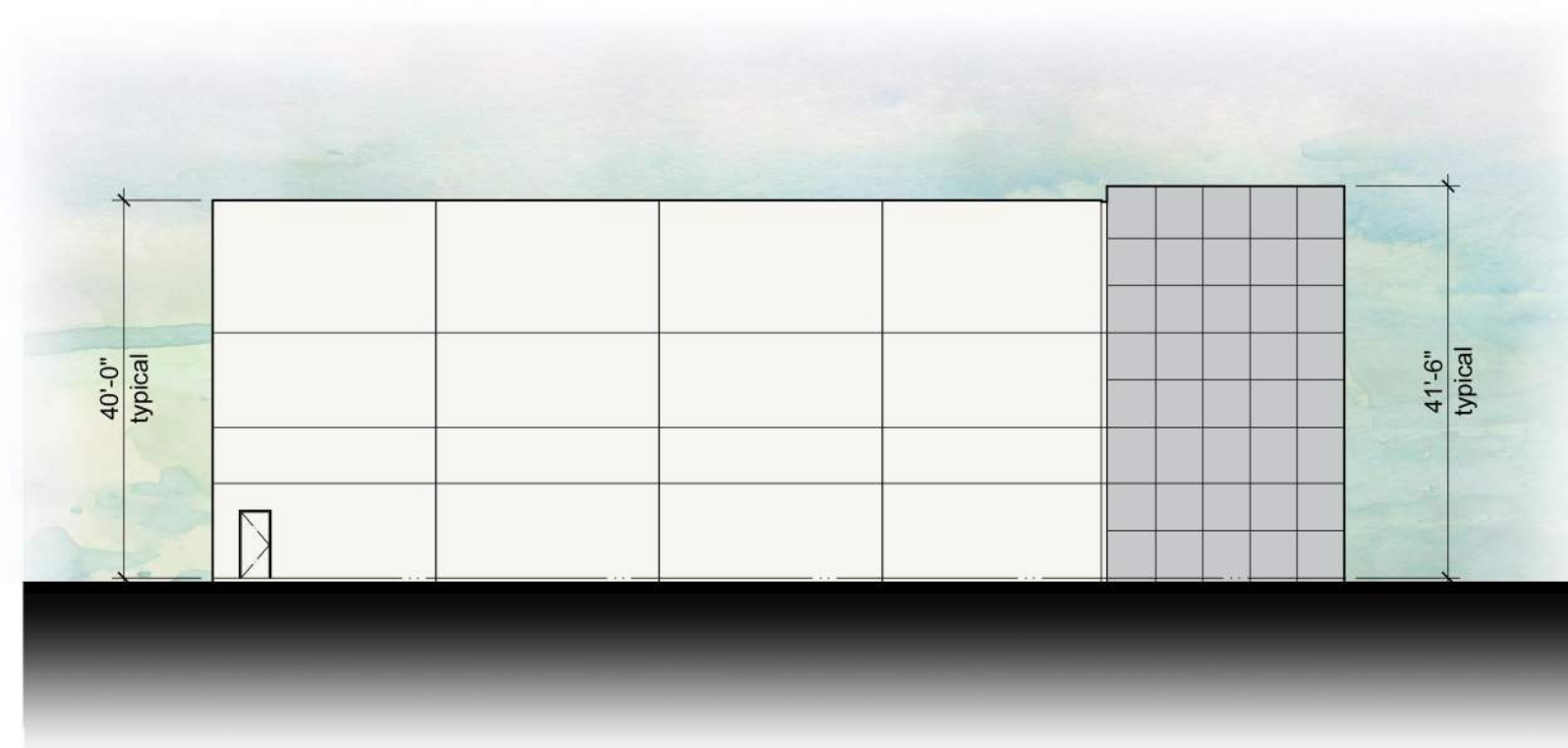
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	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7071 - GRAY SCREEN
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #9162 - AFRICAN GRAY
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY
	1" INSULATED DUAL PANE MEDIUM PERFORMANCE PPG VISTACOOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS

**BUILDING A - EXTERIOR ELEVATIONS**

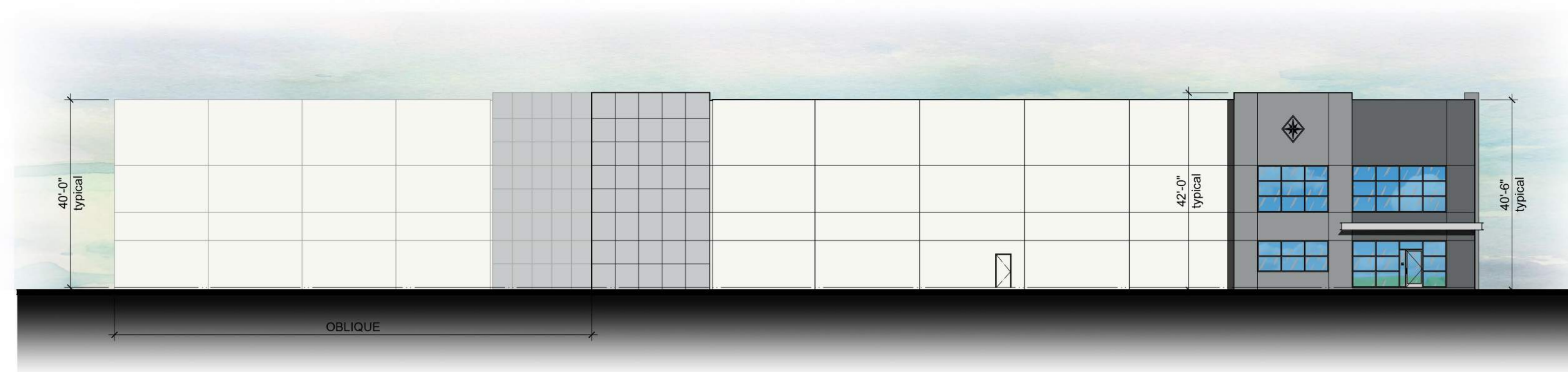
Tualatin Industrial Park  
Tualatin, Oregon



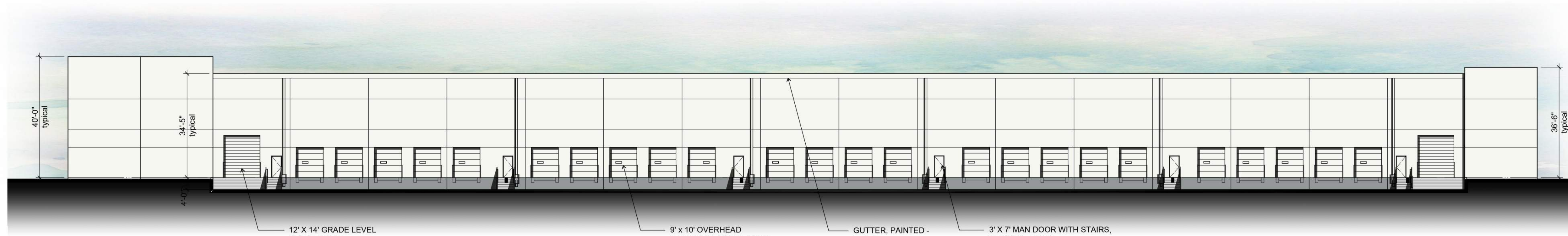
SOUTHEAST ELEVATION



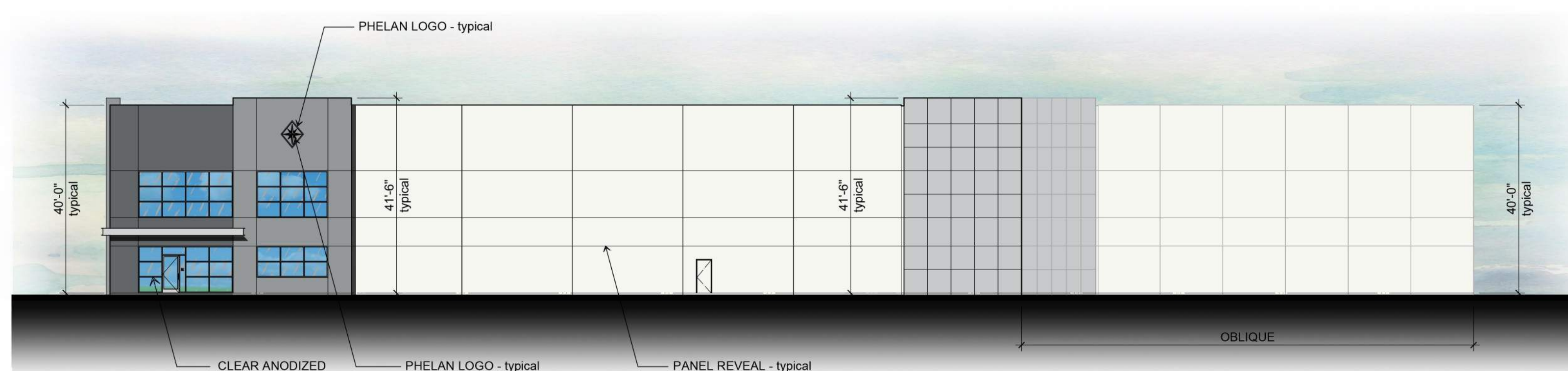
WEST ELEVATION



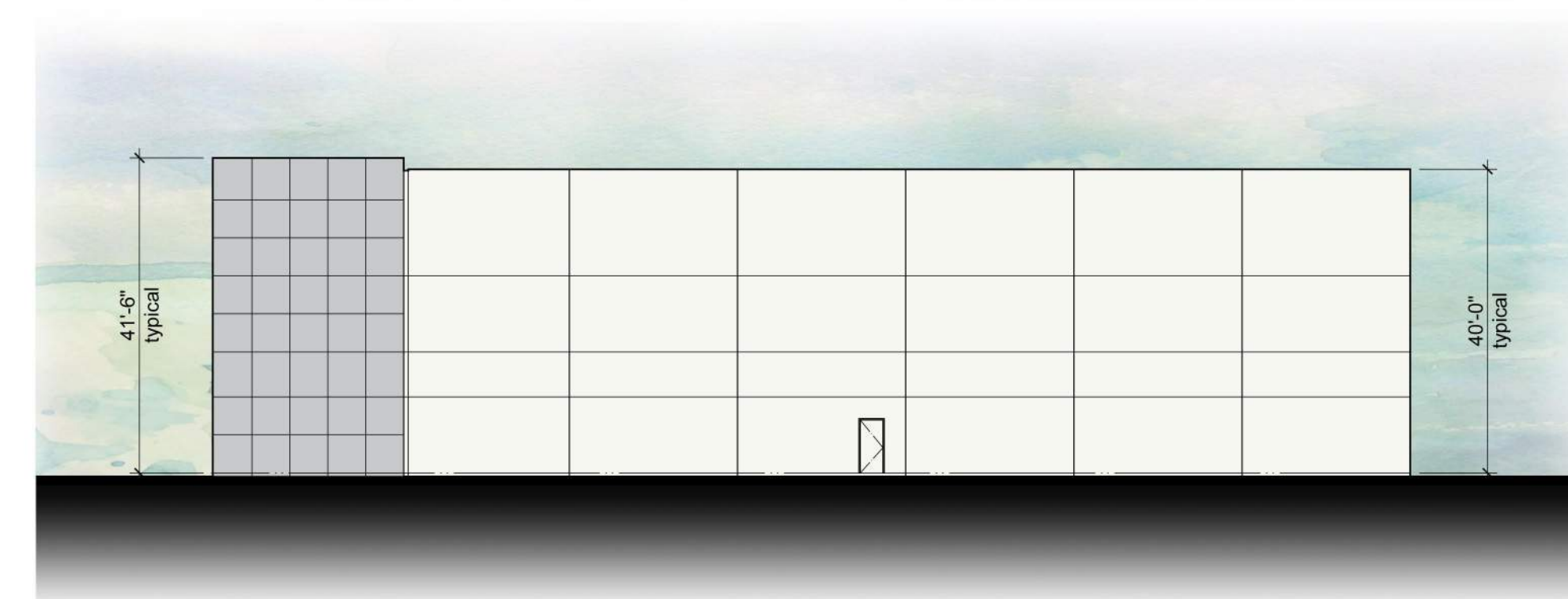
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION

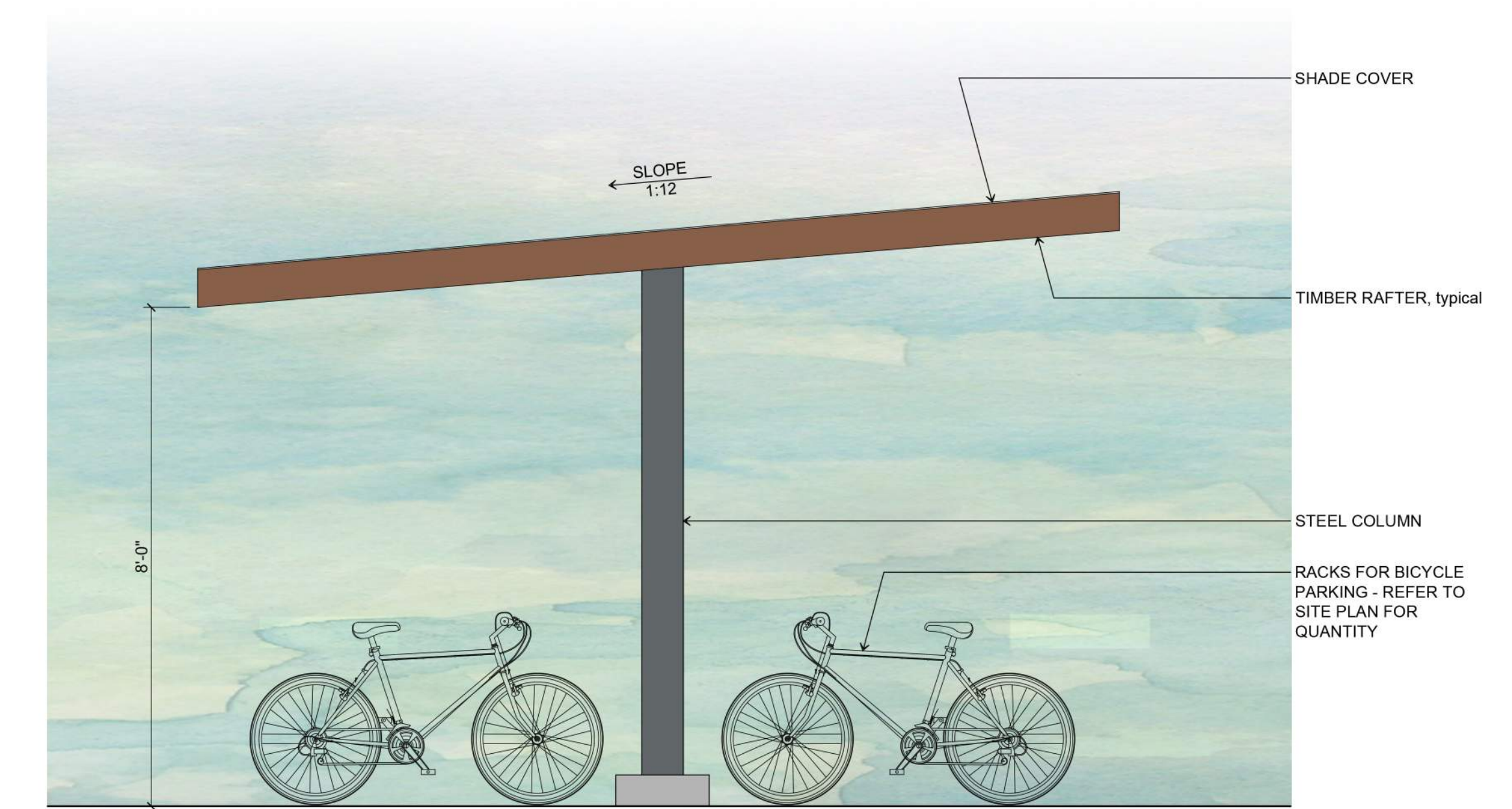
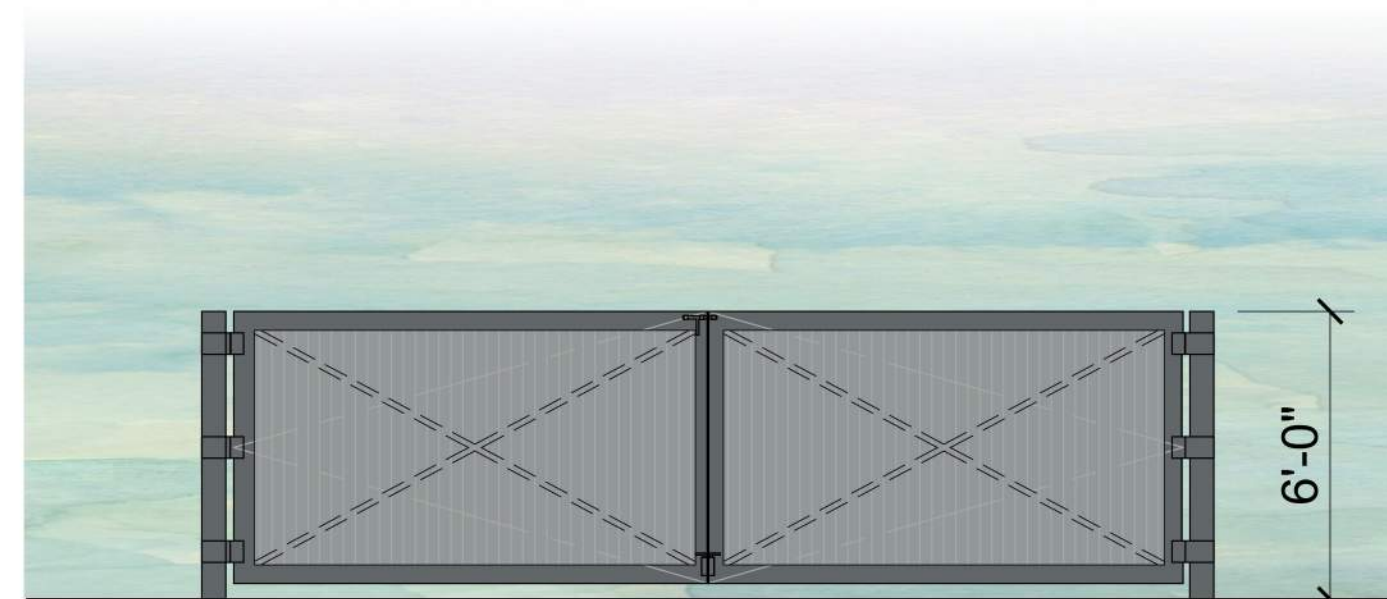
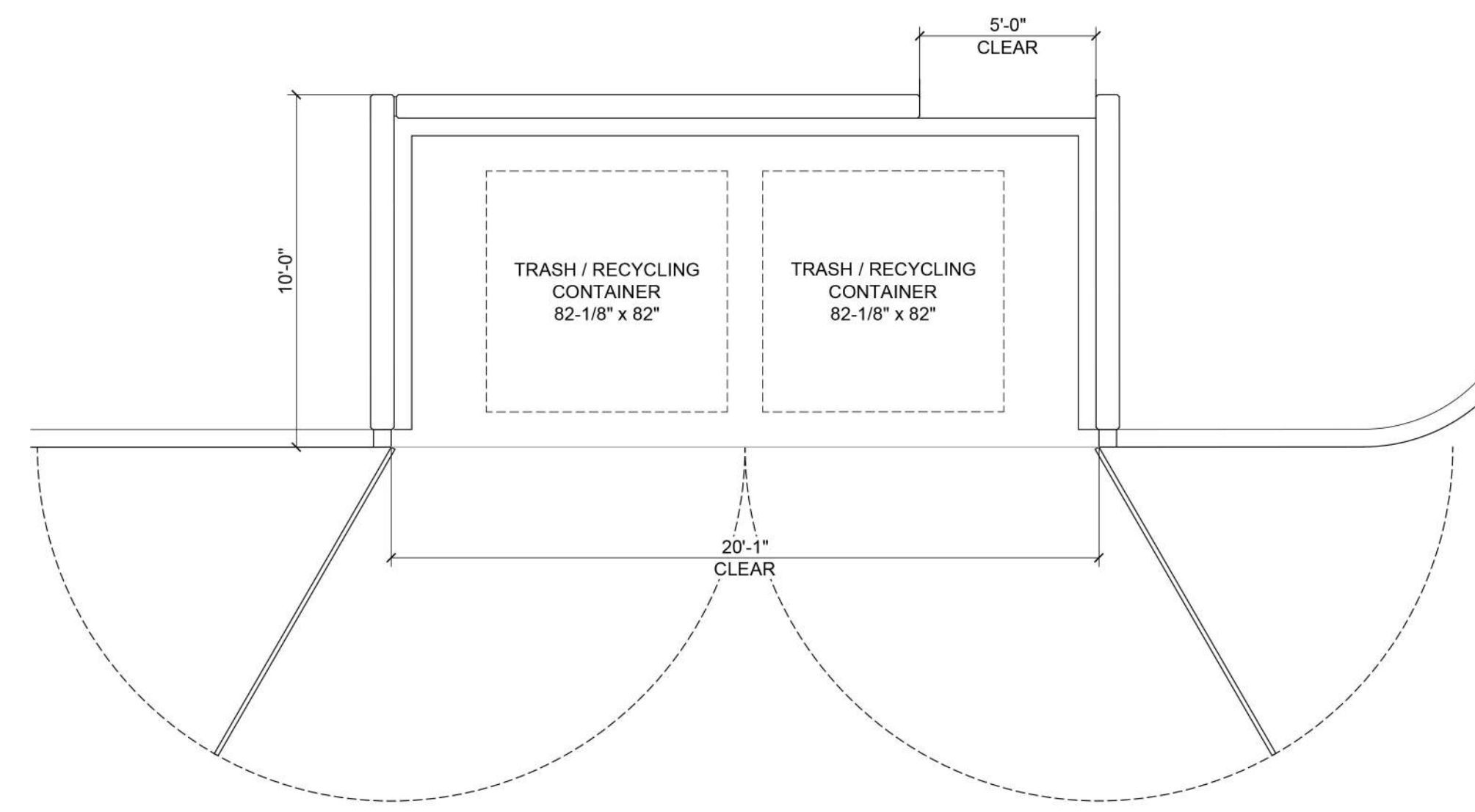


NORTH ELEVATION

	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7757 - HIGH REFLECTIVE WHITE
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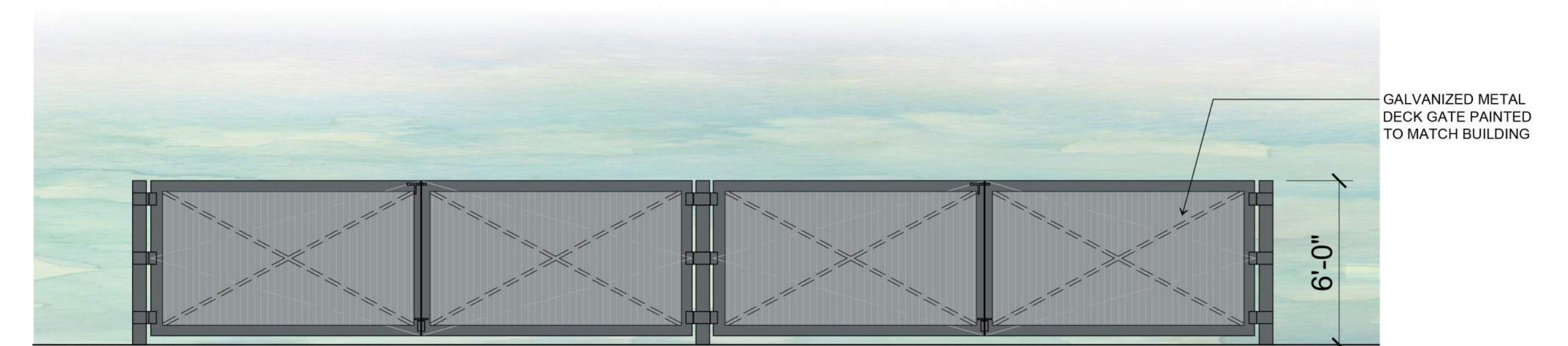
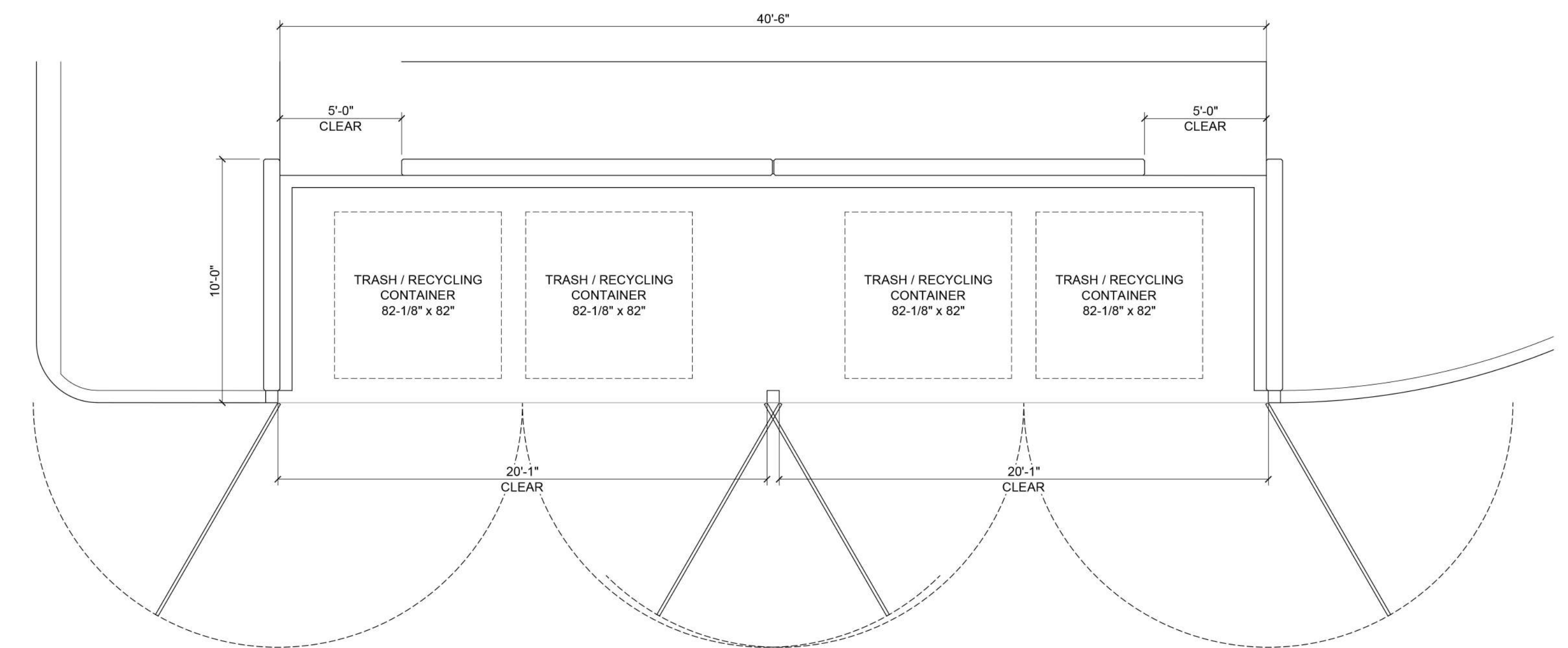
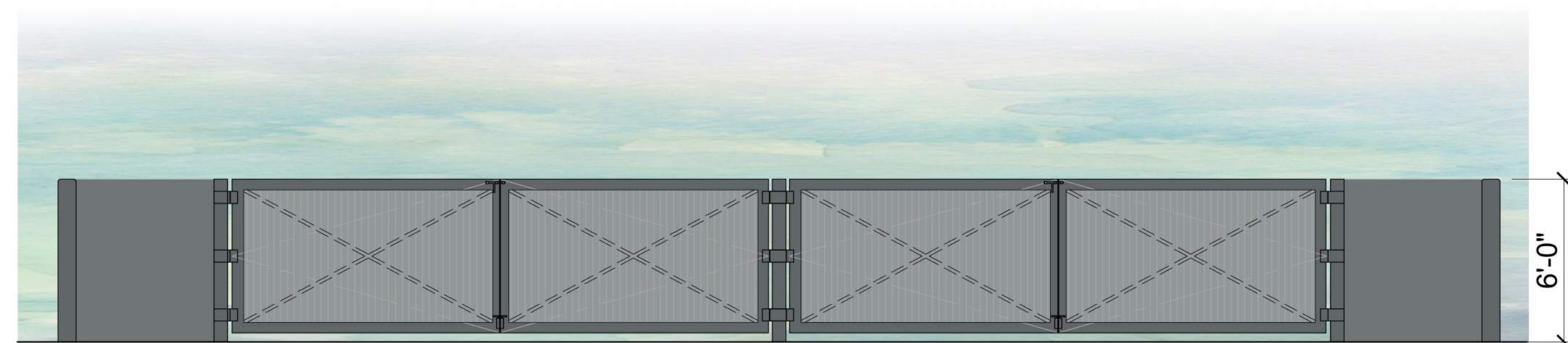
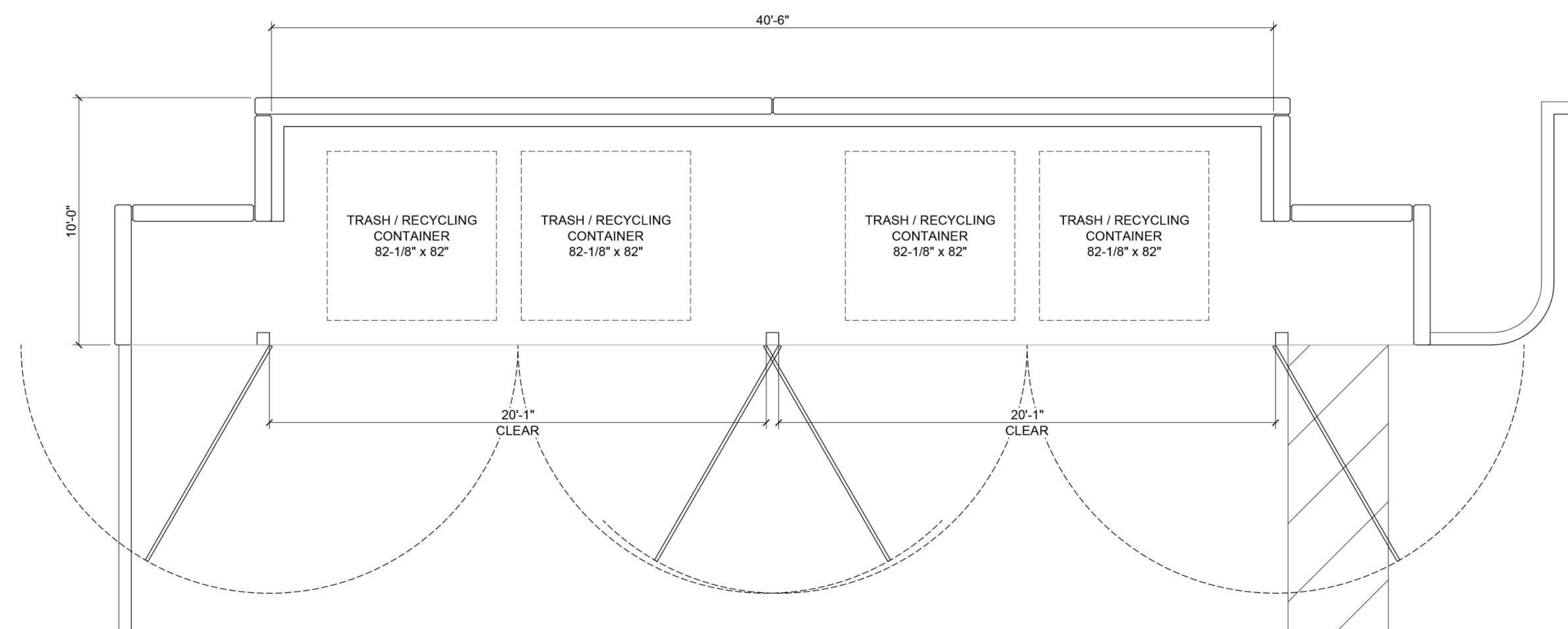
BUILDING B - EXTERIOR ELEVATIONS

Tualatin Industrial Park  
Tualatin, Oregon



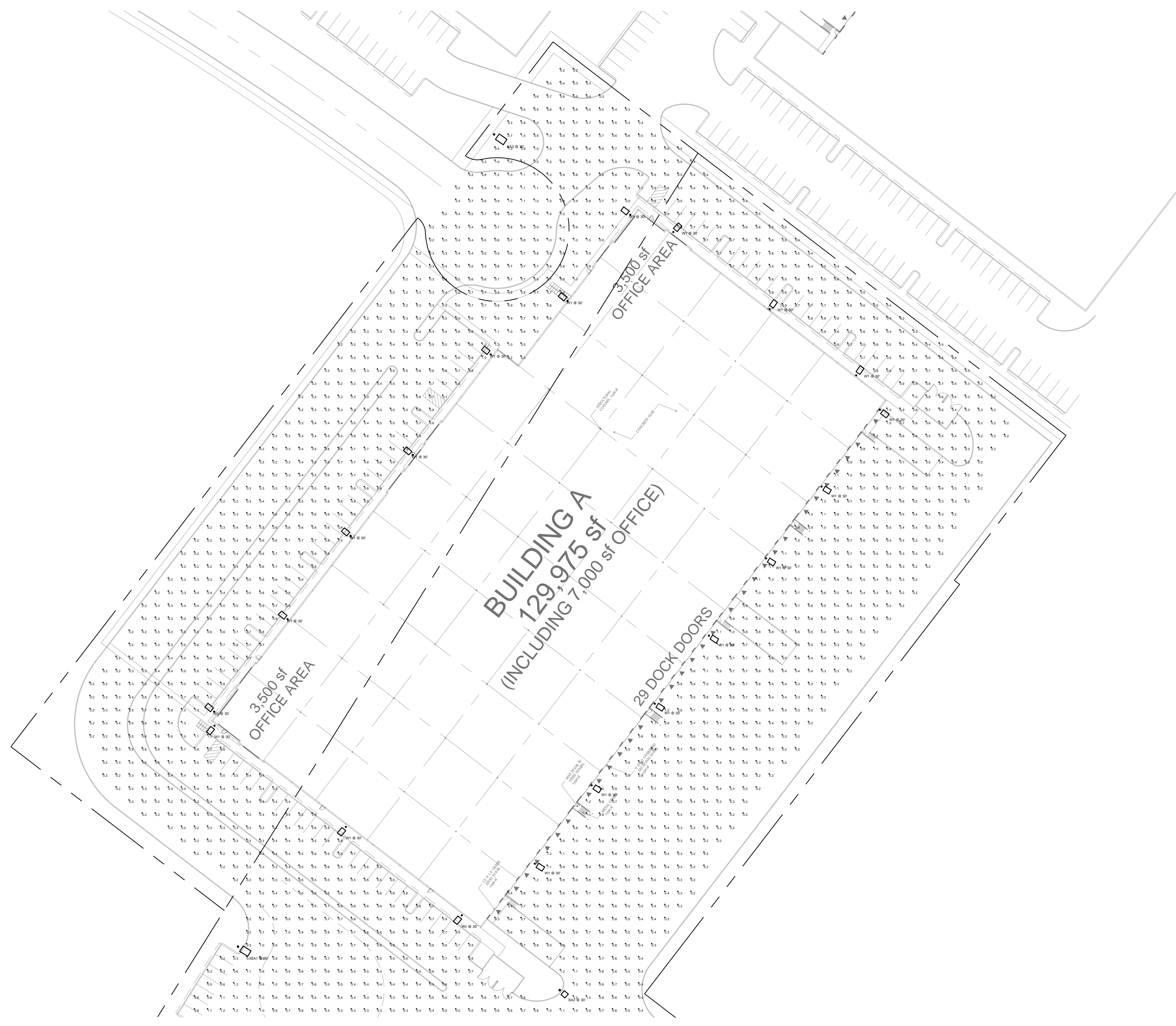
**COVERED BICYCLE PARKING ELEVATION**

SCALE: 1/2" = 1'-0"



**TRASH / RECYCLING ENCLOSURE PLANS AND ELEVATIONS & COVERED BIKE PARKING ELEVATIONS**

Tualatin Industrial Park  
Tualatin, Oregon



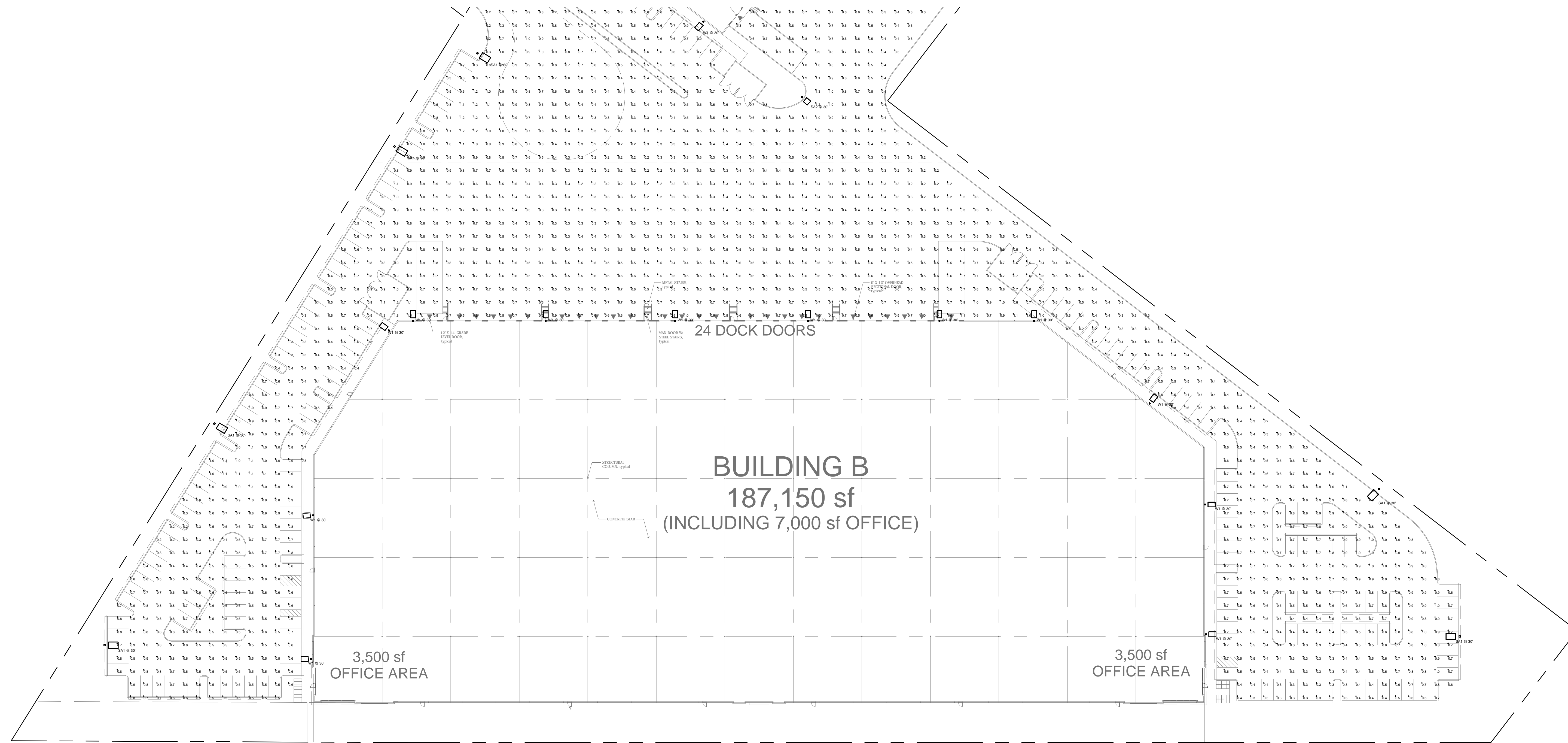
SITE PHOTOMETRIC STUDY - BLDG A

SCALE: 1"=40'-0"

1

SITE PHOTOMETRIC





SITE PHOTOMETRIC STUDY - BLDG B

SCALE: 1"=40'-0"

1

SITE PHOTOMETRIC



Attachment 2

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH <sup>1</sup>	CONDITION <sup>2</sup>	STRUCTURE <sup>3</sup>	COMMENTS	TREATMENT
10056	bigleaf maple	<i>Acer macrophyllum</i>	18, 18	fair	fair	multiple leaders at 3' with decay, history of branch failure	remove
10057	sweet cherry	<i>Prunus avium</i>	8	fair	fair	one sided, overtopped by adjacent tree, large wound with decay at lower trunk	remove
10058	sweet cherry	<i>Prunus avium</i>	11,9	fair	fair	codominant at ground level with included bark, one sided	remove
10059	sweet cherry	<i>Prunus avium</i>	11,9	very poor	very poor	dead	remove
10060	sweet cherry	<i>Prunus avium</i>	16, 15, 10	poor	poor	multiple leaders at ground level with decay, significant branch dieback	remove
10061	sweet cherry	<i>Prunus avium</i>	16	good	fair	one sided	remove
10062	sweet cherry	<i>Prunus avium</i>	16, 16, 15, 13	fair	fair	multiple leaders at 2' with included bark	remove
10063	sweet cherry	<i>Prunus avium</i>	20	good	fair	codominant at 8', one sided	remove
10111	English walnut	<i>Juglans regia</i>	8, 8, 8, 8	good	fair	multiple leaders at 2' with included bark	remove
10112	English hawthorn	<i>Crataegus monogyna</i>	8, 8, 5	good	fair	multiple leaders at ground level	remove
10149	English holly	<i>Ilex aquifolium</i>	7, 6, 5, 5	fair	fair	multiple leaders at ground level, moderately thin crown	remove
10162	incense cedar	<i>Calocedrus decurrens</i>	30	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10163	incense cedar	<i>Calocedrus decurrens</i>	20	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10164	incense cedar	<i>Calocedrus decurrens</i>	22	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10165	incense cedar	<i>Calocedrus decurrens</i>	18	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10166	incense cedar	<i>Calocedrus decurrens</i>	18	fair	fair	excessive competition with adjacent trees due to close spacing	retain

Teragan Associates, Inc.  
3145 Westview Circle • Lake Oswego, OR 97034  
Phone: 971.295.4835 • Fax: 503.697.1976  
Email: todd@teragan.com • Website: teragan.com

The following recommendations will help to ensure that the trees to be retained are adequately protected:

Before Construction Begins

- Notify all contractors of tree protection procedures. For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection.
  - Hold a tree protection meeting with all contractors to explain the goals of tree protection.
  - Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the resulting fines issued by the local jurisdiction plus the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outlined in the current edition of the *Guide for Plant Appraisal* by the Council of Tree & Landscape Appraisers. The penalty should be paid to the owner of the property.
- Fencing
  - Trees to remain on site will be protected by installation of tree protection fencing as shown in Detail 1 this sheet
  - The fencing should be put in place before the ground is cleared in order to protect the trees and the soil around the trees from disturbances.
  - Fencing should be established by the project arborist based on the needs of the trees to be protected and to facilitate construction.
  - Fencing should consist of 6-foot high steel fencing on concrete blocks or 6-foot metal fencing secured to the ground with 8-foot metal posts to prevent it from being moved by contractors, sagging, or falling down.
  - Fencing should remain in the position that is established by the project arborist and not be moved without approval from the project arborist until final project approval.
- Signage
  - All tree protection fencing should have signage as follows so that all contractors understand the purpose of the fencing:

**TREE PROTECTION ZONE**  
**DO NOT REMOVE OR ADJUST THE LOCATION OF THIS TREE PROTECTION FENCING**  
**UNAUTHORIZED ENCROACHMENT MAY RESULT IN FINES**

Please contact the project arborist if alterations to the location of the tree protection fencing are necessary.

Todd Prager, Project Arborist, Teragan & Associates, 971-295-4835

- Signage should be placed every 75-feet or less.

Teragan & Associates, Inc.  
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Attachment 2

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH <sup>1</sup>	CONDITION <sup>2</sup>	STRUCTURE <sup>3</sup>	COMMENTS	TREATMENT
10167	incense cedar	<i>Calocedrus decurrens</i>	26	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10168	incense cedar	<i>Calocedrus decurrens</i>	18	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10169	incense cedar	<i>Calocedrus decurrens</i>	12	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10170	incense cedar	<i>Calocedrus decurrens</i>	24	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10171	incense cedar	<i>Calocedrus decurrens</i>	15	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10172	incense cedar	<i>Calocedrus decurrens</i>	12	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10173	incense cedar	<i>Calocedrus decurrens</i>	11	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10174	incense cedar	<i>Calocedrus decurrens</i>	12	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10175	incense cedar	<i>Calocedrus decurrens</i>	23	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10176	incense cedar	<i>Calocedrus decurrens</i>	16	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10177	incense cedar	<i>Calocedrus decurrens</i>	14	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10178	incense cedar	<i>Calocedrus decurrens</i>	20, 18	fair	fair	excessive competition with adjacent trees due to close spacing	retain

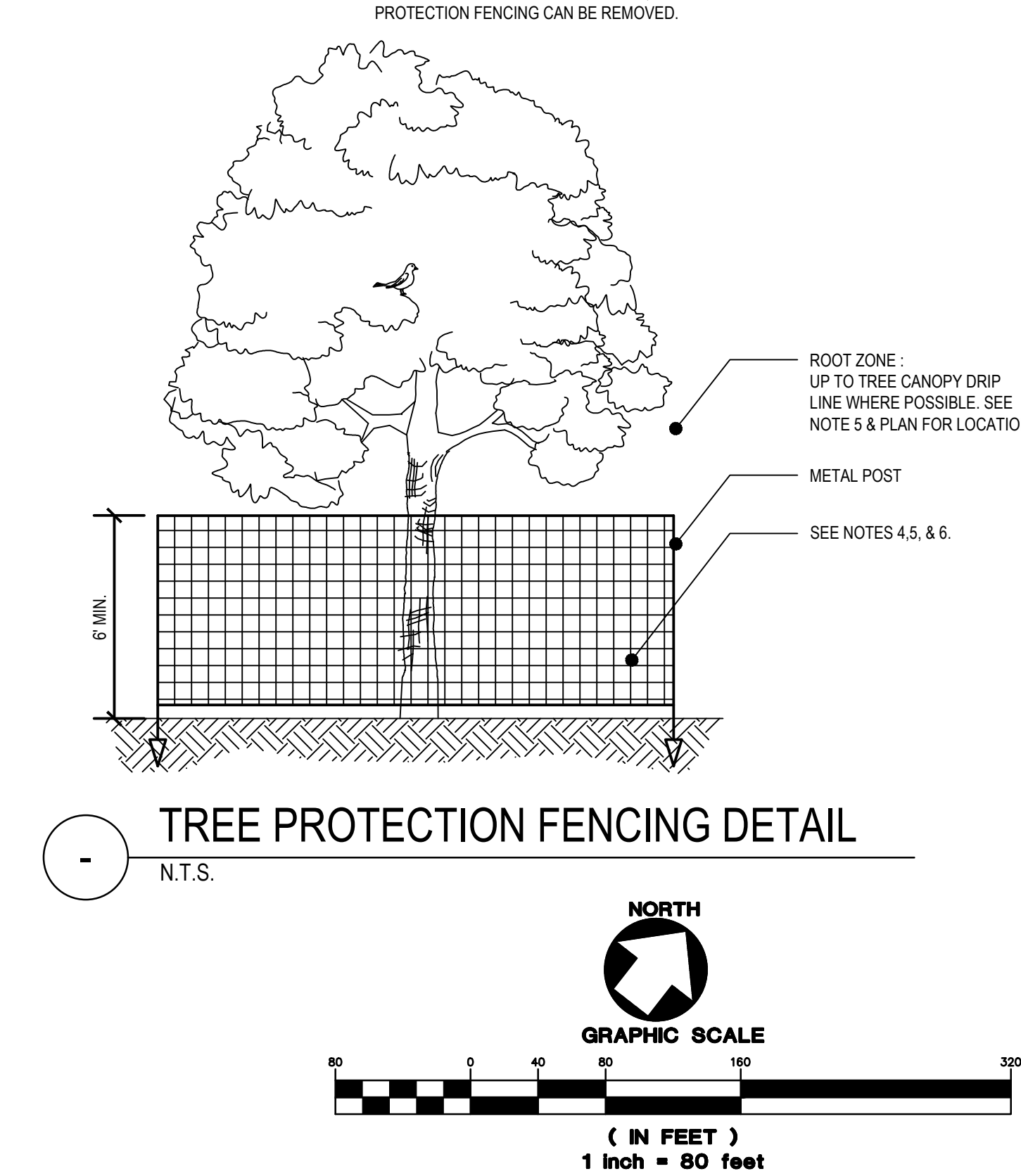
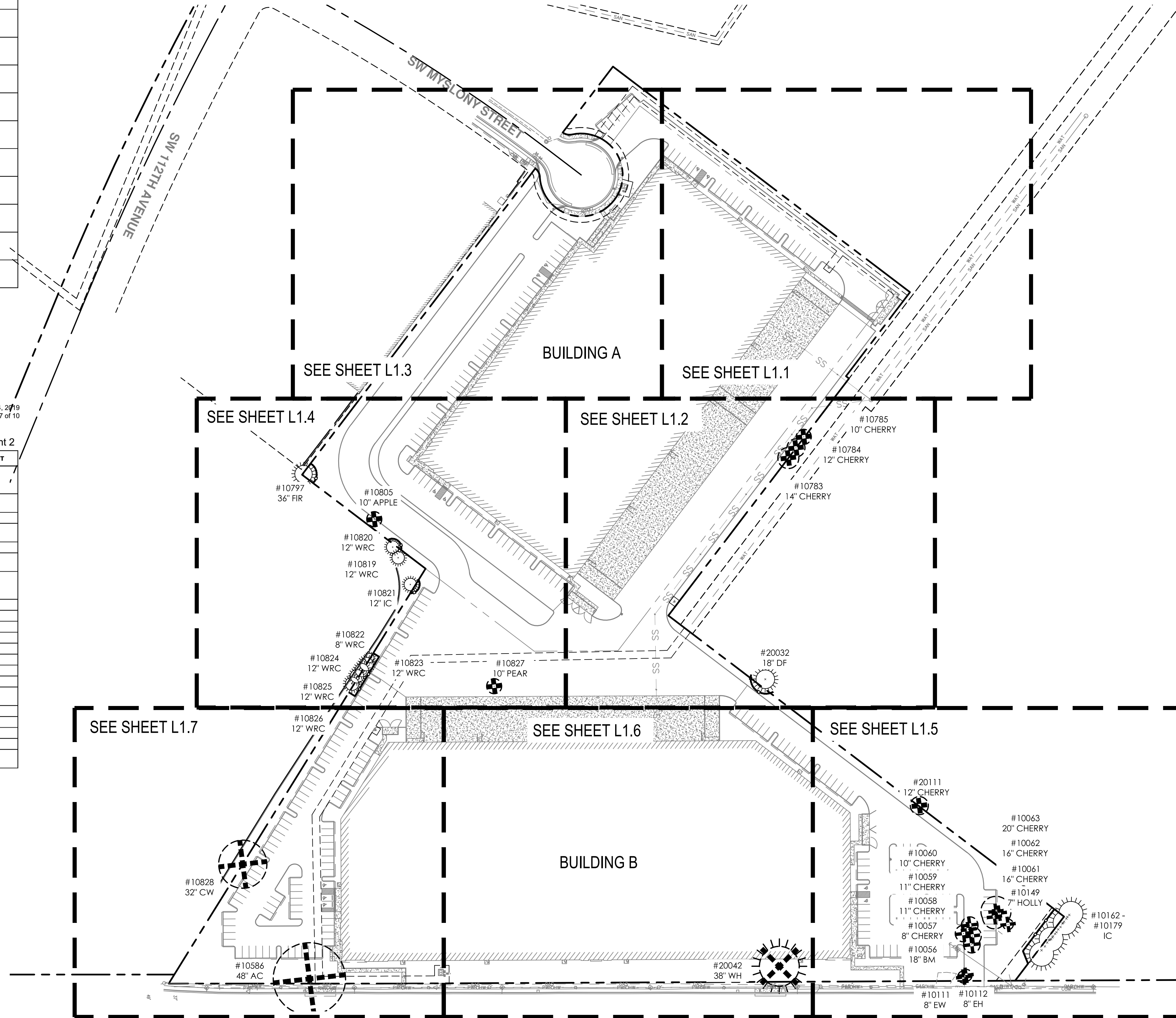
Teragan Associates, Inc.  
3145 Westview Circle • Lake Oswego, OR 97034  
Phone: 971.295.4835 • Fax: 503.697.1976  
Email: todd@teragan.com • Website: teragan.com

Attachment 2

TREE NO.	COMMON NAME	SCIENTIFIC NAME	DBH <sup>1</sup>	CONDITION <sup>2</sup>	STRUCTURE <sup>3</sup>	COMMENTS	TREATMENT
10179	incense cedar	<i>Calocedrus decurrens</i>	24, 16	fair	fair	excessive competition with adjacent trees due to close spacing	retain
10586	American chestnut	<i>Castanea dentata</i>	48, 10, 8	very poor	very poor	extensive top dieback, topped for overhead power clearance	remove
10783	sweet cherry	<i>Prunus avium</i>	14	good	fair	multiple leaders	remove
10784	sweet cherry	<i>Prunus avium</i>	12, 10, 8	good	fair	multiple leaders at 2'	remove
10785	sweet cherry	<i>Prunus avium</i>	10, 10	good	fair	codominant at 1'	remove
10797	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	good	fair	one sided, retaining wall cut at 12 feet from NW side of tree	retain
10805	orchard apple	<i>Malus domestica</i>	10, 10, 10, 10, 7, 7, 3	fair	fair	not maintained for fruit production	remove
10819	western redcedar	<i>Thuja plicata</i>	12	good	good		retain
10820	western redcedar	<i>Thuja plicata</i>	12	good	good		retain
10821	incense cedar	<i>Calocedrus decurrens</i>	12	good	good		retain
10822	western redcedar	<i>Thuja plicata</i>	8, 6	good	fair	codominant at 1'	retain
10823	western redcedar	<i>Thuja plicata</i>	12, 4	good	fair	codominant at 1'	retain
10824	western redcedar	<i>Thuja plicata</i>	12	good	good		retain
10825	western redcedar	<i>Thuja plicata</i>	12	good	good		retain
10826	western redcedar	<i>Thuja plicata</i>	12	good	good		retain
10827	orchard pear	<i>Pyrus sp.</i>	18, 16, 10	fair	fair	not maintained for fruit production	remove
10828	black cottonwood	<i>Populus trichocarpa</i>	32	good	good		retain
20011	sweet cherry	<i>Prunus avium</i>	12	good	fair	one sided, multiple leaders	remove
20023	n/a	n/a	n/a	n/a	n/a	lost location	retain
20032	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	good	fair	one sided	retain
20042	western hemlock	<i>Tsuga heterophylla</i>	38	good	fair	lost top, upright competing leader at 15'	remove

DBH is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards.  
Condition and Structure ratings range from very poor, poor, fair, to good.

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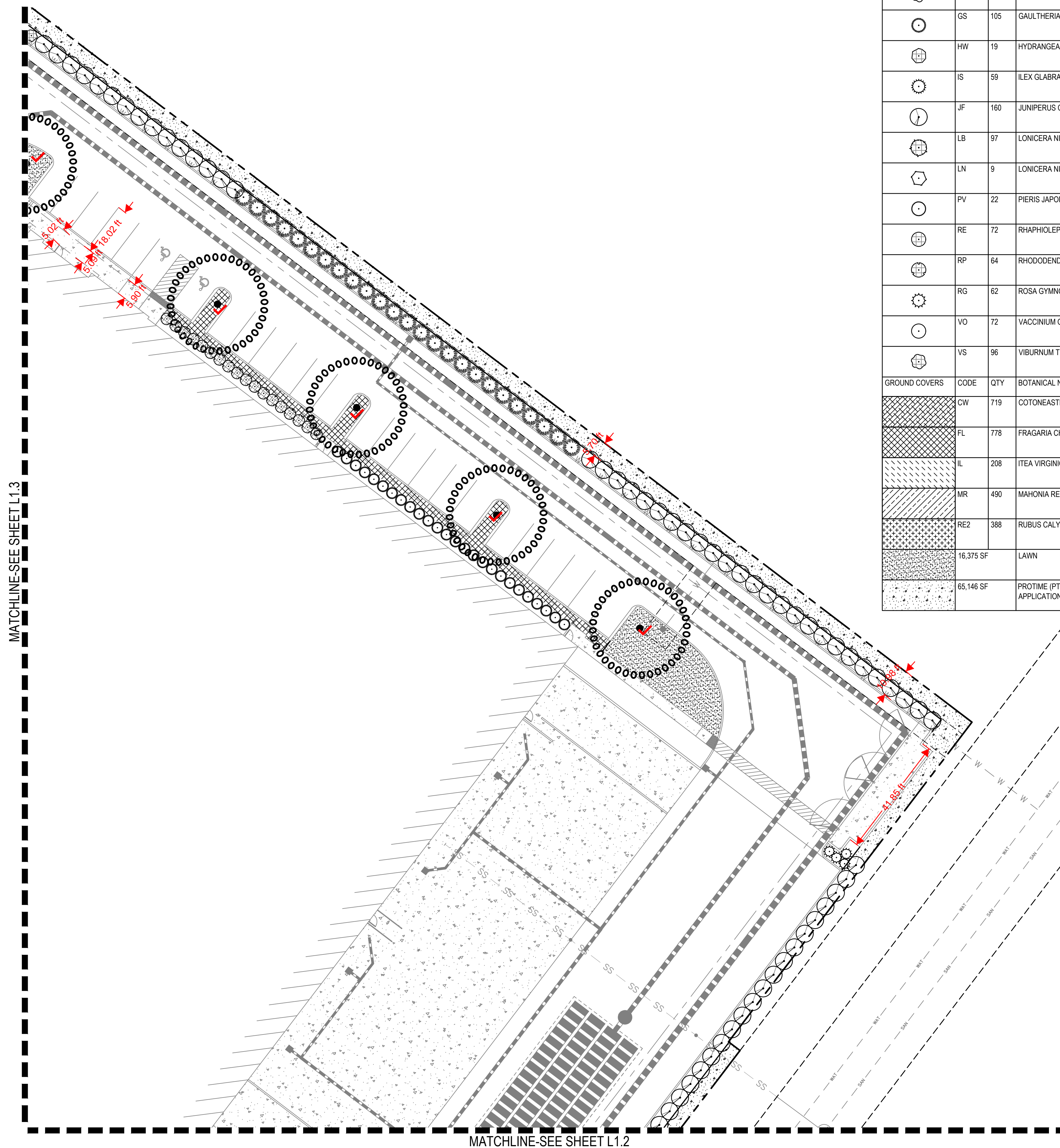
REGISTERED  
552  
LANDSCAPE ARCHITECT  
PHELAN DEVELOPMENT  
450 Newport Center Drive, Suite 405  
Newport Beach, CA 92660

AAI ENGINEERING  
4875 SW Griffin Drive | Suite 500 | Beaverton, OR | 97005  
503.620.3030 | tel | 503.620.5539 | fax | www.aaieng.com

TUALATIN INDUSTRIAL  
LANDSCAPE PLAN

SHEET TITLE  
LANDSCAPE PLAN  
DATE: 10/28/19  
DRAWN: NJD  
CHECKED: DSE  
REVISIONS:  
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SHEET NUMBER

L1.0



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	22	ACER RUBRUM 'FRANKSRED' TM MEDIUM	RED SUNSET MAPLE	1.5" CAL.	
	PC	13	PISTACIA CHINENSIS MEDIUM	CHINESE PISTACHE	1.5" CAL.	
	UC	32	ULMUS X 'FRONTIER'	AMERICAN ELM	1.5" CAL.	
	ZV	11	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	1.5" CAL.	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CB	10	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEEAN	1.5" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AE	56	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	1 GAL.	
	AC2	102	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	1 GAL.	
	AA	18	AZALEA X 'AUTUMN ANGEL'	AUTUMN ANGEL AZALEA	1 GAL.	
	CF	21	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL.	
	CT	33	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL.	
	ES	81	ELIONYMUS JAPONICUS 'SILVER KING'	SILVER KING ELIONYMUS	1 GAL.	
	GS	105	GAULTHERIA SHALLON	SALAL	1 GAL.	
	HW	19	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAKLEAF HYDRANGEA	1 GAL.	
	IS	59	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL.	
	JF	160	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	1 GAL.	
	LB	97	LONICERA NITIDA 'BAGGENSEN'S GOLD'	BOXLEAF HONEYSUCKLE	1 GAL.	
	LN	9	LONICERA NITIDA 'LEMON BEAUTY'	BOXLEAF HONEYSUCKLE	1 GAL.	
	PV	22	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	1 GAL.	
	RE	72	RHAPHIOLEPIS INDICA 'CONOR'	ELEANOR TABOR INDIAN HAWTHORN	1 GAL.	
	RP	64	RHODODENDRON YAKUSIMANUM 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	1 GAL.	
	RG	62	ROSA GYMNOCARPA	DWARF ROSE	1 GAL.	
	VO	72	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	
	VS	96	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CW	719	COTONEASTER SALICIFOLIUS REPENS	WILLOWLEAF COTONEASTER	1 GAL.	24" o.c.
	FL	778	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL.	18" o.c.
	IL	208	ITEA VIRGINICA 'LITTLE HENRY' TM	VIRGINIA SWEETSPIRE	1 GAL.	24" o.c.
	MR	490	MAHONIA REPENS	CREeping MAHONIA	1 GAL.	24" o.c.
	RE2	388	RUBUS CALYCINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
		16,375 SF	LAWN			
		65,146 SF	PROTIME (PT) 454 NATIVE URBAN MEADOW MIX 1 APPLICATION RATE: 3 OZ PER 1,000 SF			

**LANDSCAPE REQUIREMENTS BLDG A**

TOTAL SITE AREA	= 297,108 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 29,711 SF
LANDSCAPE ARE PROPOSED 10% OF SITE	= 29,808 SF
INTERIOR PKG. LOT LANDSCAPING REQ.	= 25 SF PER PKG. SPACE
TOTAL PKG SPACES	= 102
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 26

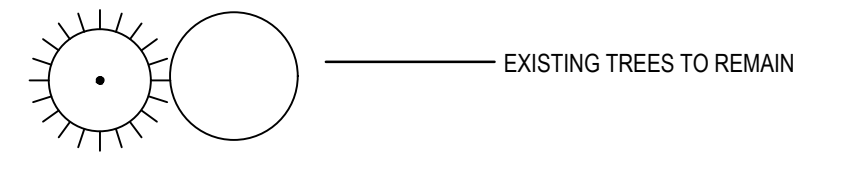
**LANDSCAPE REQUIREMENTS BLDG B**

TOTAL SITE AREA	= 420,057 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 42,006 SF
LANDSCAPE ARE PROPOSED 19.2% OF SITE	= 80,718 SF
INTERIOR PKG. LOT LANDSCAPING REQ.	= 25 SF PER PKG. SPACE
TOTAL PKG SPACES	= 172
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 43

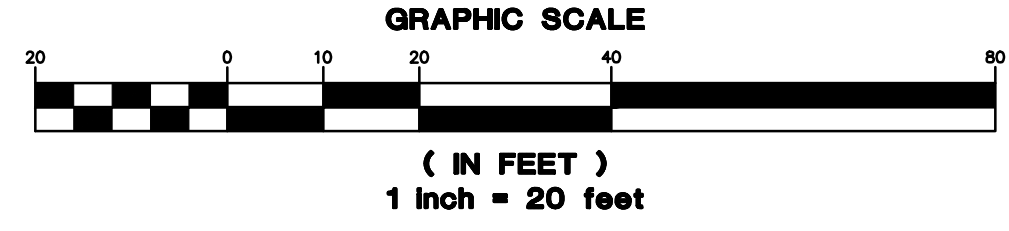
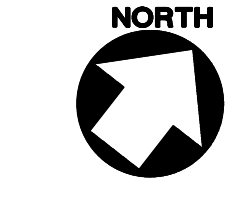
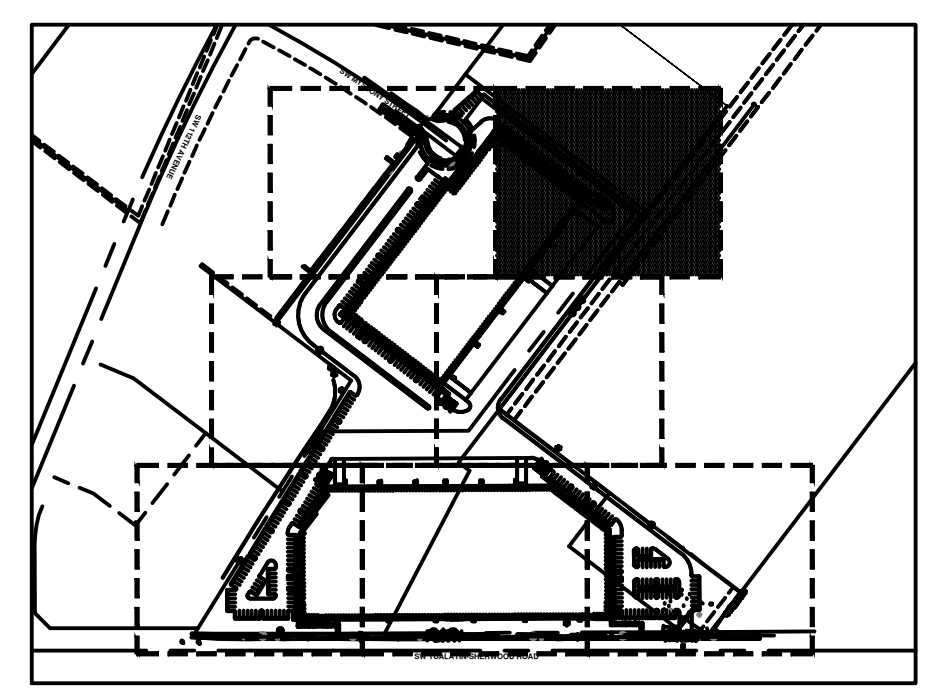
**TREE SUMMARY**

TREES EXISTING = 48  
 TREES TO BE REMOVED = 20  
 TREES TO REMAIN = 28  
 TREES PROPOSED = 78

**LEGEND**



**TREE PROTECTION FENCE**



**PHELAN**  
 DEVELOPMENT  
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 Newport Beach, CA 92660

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 503.620.3030 | tel | 503.620.5539 | fax | www.aaieng.com

**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
 HARDSCAPE  
 DATE: 10/28/19  
 DRAWN: NJD  
 CHECKED: DSE  
 REVISIONS:

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 SHEET NUMBER

**L1.1**

**LANDSCAPE REQUIREMENTS BLDG A**

TOTAL SITE AREA	= 297,108 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 29,711 SF
LANDSCAPE ARE PROPOSED 10% OF SITE	= 29,808 SF
INTERIOR PKG. LOT LANDSCAPING REQ. TOTAL PKG SPACES	= 25 SF PER PKG. SPACE = 102
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 26

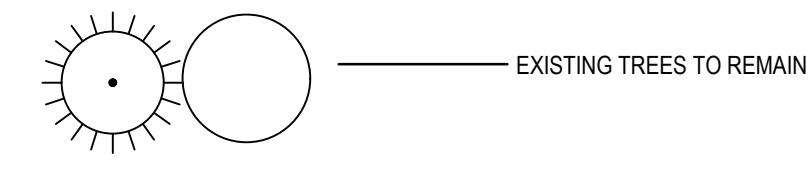
**LANDSCAPE REQUIREMENTS BLDG B**

TOTAL SITE AREA	= 420,057 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 42,006 SF
LANDSCAPE ARE PROPOSED 19.2% OF SITE	= 80,718 SF
INTERIOR PKG. LOT LANDSCAPING REQ. TOTAL PKG SPACES	= 25 SF PER PKG. SPACE = 172
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 43

**TREE SUMMARY**

TREES EXISTING = 48  
 TREES TO BE REMOVED = 20  
 TREES TO REMAIN = 28  
 TREES PROPOSED = 78

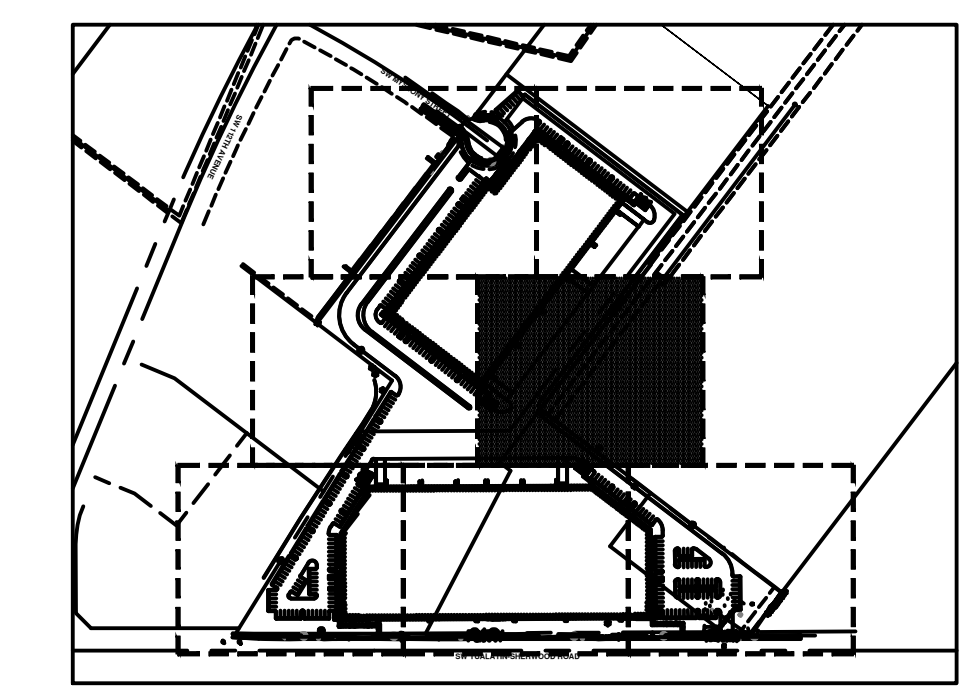
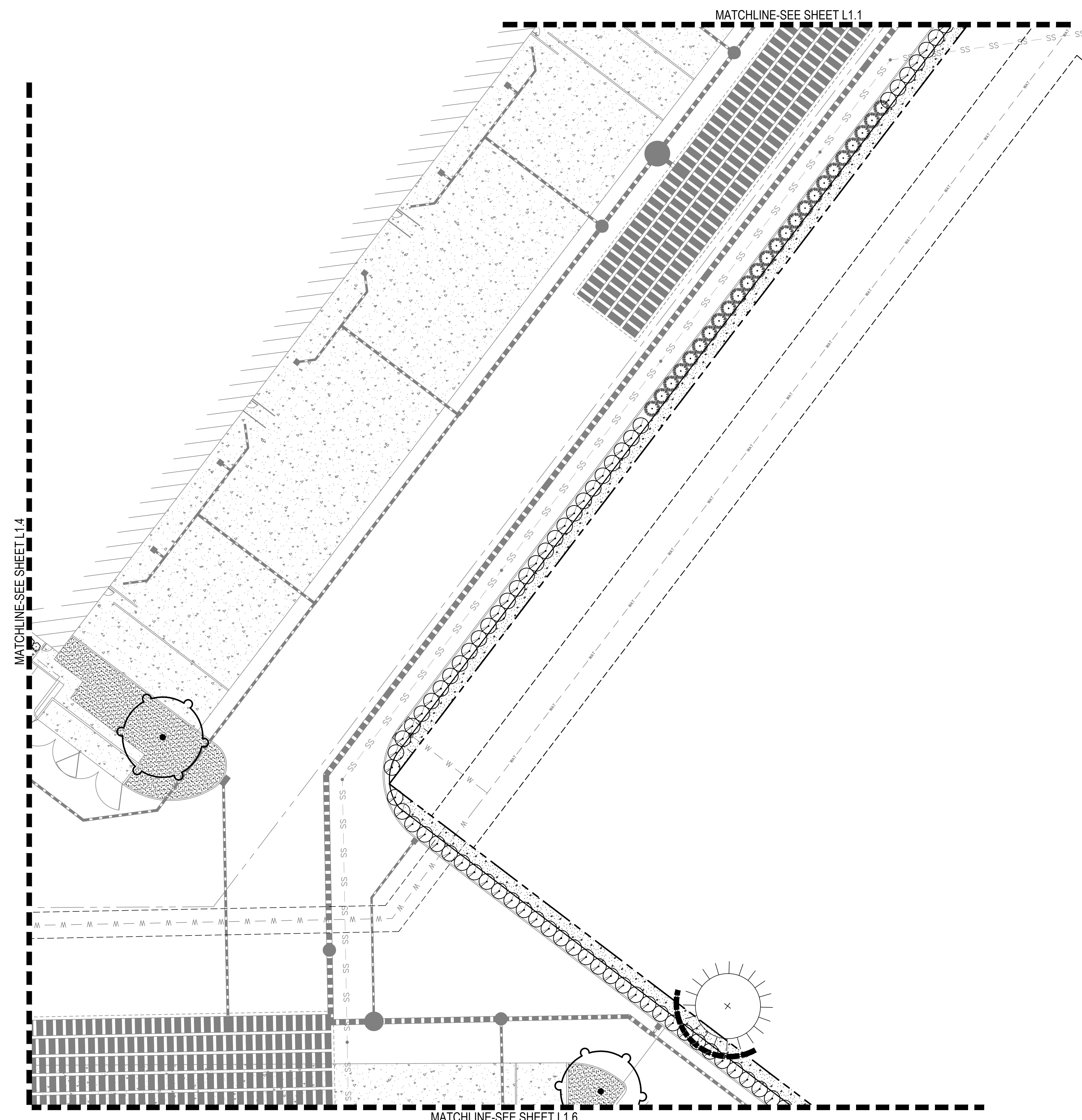
**LEGEND**



**TREE PROTECTION FENCE**



TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	22	ACER RUBRUM 'FRANKSRED'™ MEDIUM	RED SUNSET MAPLE	1.5" CAL.	
	PC	13	PISTACIA CHINENSIS MEDIUM	CHINESE PISTACHE	1.5" CAL.	
	UC	32	ULMUS X 'FRONTIER'	AMERICAN ELM	1.5" CAL.	
	ZV	11	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	1.5" CAL.	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CB	10	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	1.5" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AE	56	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	1 GAL.	
	AC2	102	ARBUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	1 GAL.	
	AA	18	AZALEA X 'AUTUMN ANGEL'	AUTUMN ANGEL AZALEA	1 GAL.	
	CF	21	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL.	
	CT	33	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL.	
	ES	81	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	1 GAL.	
	GS	105	GAULTHERIA SHALLON	SALAL	1 GAL.	
	HW	19	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAKLEAF HYDRANGEA	1 GAL.	
	IS	59	ILEX GLABRA 'SHAMROCK'	INBERRY	3 GAL.	
	JF	160	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	1 GAL.	
	LB	97	LONICERA NITIDA 'BAGGESSEN'S GOLD'	BOXLEAF HONEYSUCKLE	1 GAL.	
	LN	9	LONICERA NITIDA 'LEMON BEAUTY'	BOXLEAF HONEYSUCKLE	1 GAL.	
	PV	22	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	1 GAL.	
	RE	72	RHAPHIOLEPIS INDICA 'CONOR'	ELEANOR TABOR INDIAN HAWTHORN	1 GAL.	
	RP	64	RHODODENDRON YAKUSIMANUM 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	1 GAL.	
	RG	82	ROSA GYMNOCARPA	DWARF ROSE	1 GAL.	
	VO	72	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	
	VS	96	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CW	719	COTONEASTER SALICIFOLIUS REPENS	WILLOWLEAF COTONEASTER	1 GAL.	24" o.c.
	FL	778	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL.	18" o.c.
	IL	208	ITEA VIRGINICA 'LITTLE HENRY'™	VIRGINIA SWEETSPIRE	1 GAL.	24" o.c.
	MR	490	MAHONIA REPENS	CREeping MAHONIA	1 GAL.	24" o.c.
	RE2	388	RUBUS CALYCINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
		16,375 SF	LAWN			
		65,146 SF	PROTIME (PT) 454 NATIVE URBAN MEADOW MIX 1			
			APPLICATION RATE: 3 OZ PER 1,000 SF			



**PHELAN**  
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 Newport Beach, CA 92660



**AAI** *ajman associates, inc.*  
**ENGINEERING**  
 4875 SW Griffin Drive | Suite 300 | Beaverton, OR | 97005  
 503.620.3030 | tel | 503.620.5539 | fax | www.aaieng.com

**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE

DATE: 10/28/19  
 DRAWN: NJD  
 CHECKED: DSE  
 REVISIONS:

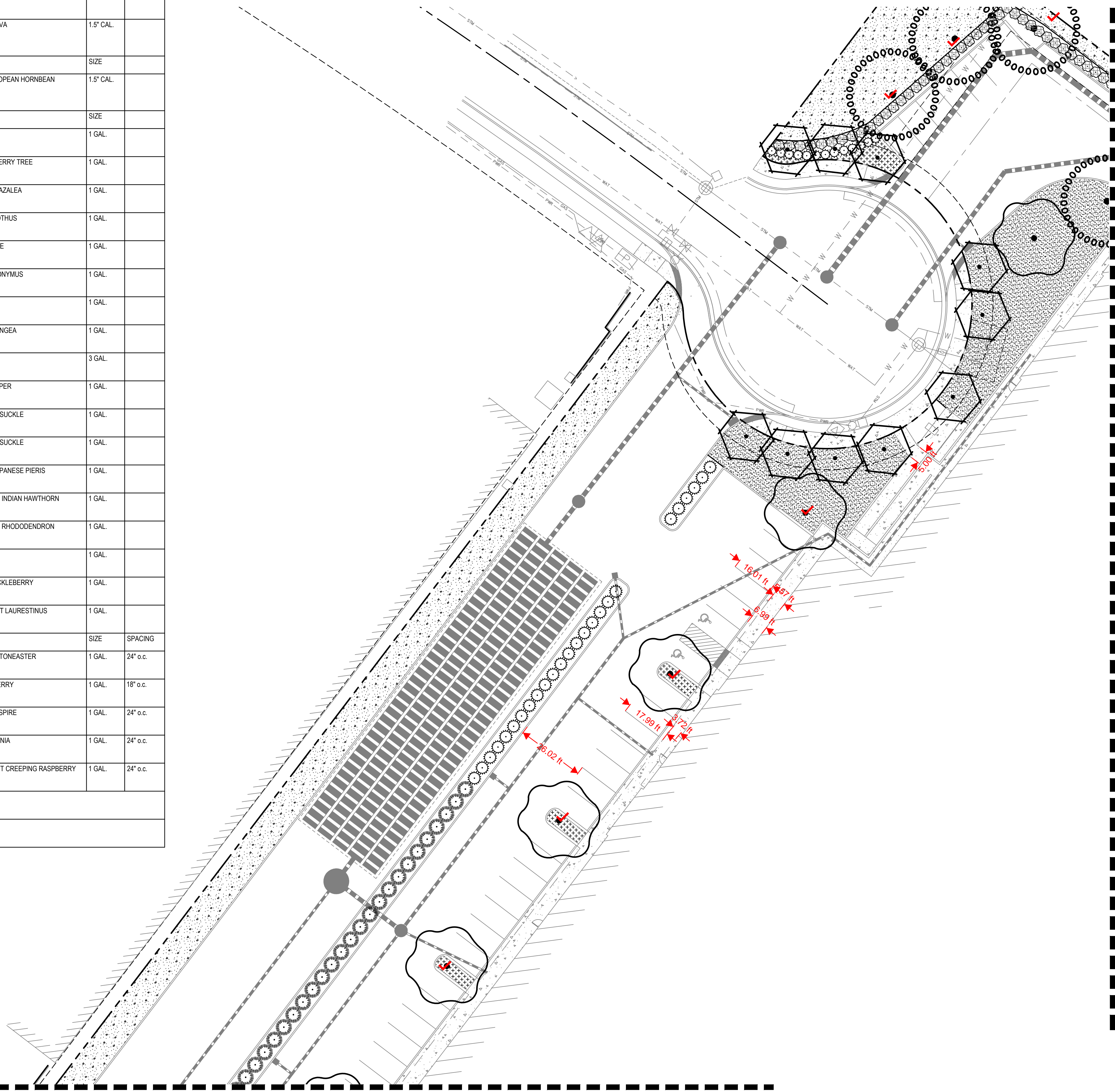
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 SHEET NUMBER

**L1.2**

JOB NUMBER: A19173.10

10/28/2019 - LAND USE SUBMITTAL

PLANT SCHEDULE					
<b>TREES</b>					
AF	22	ACER RUBRUM 'FRANKSRED'™ MEDIUM	RED SUNSET MAPLE	1.5" CAL.	
PC	13	PISTACIA CHINENSIS MEDIUM	CHINESE PISTACHE	1.5" CAL.	
UC	32	ULMUS X 'FRONTIER'	AMERICAN ELM	1.5" CAL.	
ZV	11	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	1.5" CAL.	
<b>STREET TREES</b>					
CB	10	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	1.5" CAL.	
<b>SHRUBS</b>					
AE	56	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	1 GAL.	
AC2	102	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	1 GAL.	
AA	18	AZALEA X 'AUTUMN ANGEL'	AUTUMN ANGEL AZALEA	1 GAL.	
CF	21	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL.	
CT	33	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL.	
ES	81	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	1 GAL.	
GS	105	GAULTHERIA SHALLON	SALAL	1 GAL.	
HW	19	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAKLEAF HYDRANGEA	1 GAL.	
IS	59	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL.	
JF	160	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	1 GAL.	
LB	97	LONICERA NITIDA 'BAGGENSEN'S GOLD'	BOXLEAF HONEYSUCKLE	1 GAL.	
LN	9	LONICERA NITIDA 'LEMON BEAUTY'	BOXLEAF HONEYSUCKLE	1 GAL.	
PV	22	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	1 GAL.	
RE	72	RHAPHIOLEPIS INDICA 'CONOR'	ELEANOR TABOR INDIAN HAWTHORN	1 GAL.	
RP	64	RHODODENDRON YAKUSIMANUM 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	1 GAL.	
RG	62	ROSA GYMNOCARPA	DWARF ROSE	1 GAL.	
VO	72	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	
VS	96	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	1 GAL.	
<b>GROUND COVERS</b>					
CW	719	COTONEASTER SALICIFOLIUS REPENS	WILLOWLEAF COTONEASTER	1 GAL.	24" o.c.
FL	778	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL.	18" o.c.
L	208	ITEA VIRGINICA 'LITTLE HENRY'™	VIRGINIA SWEETSPIRE	1 GAL.	24" o.c.
MR	490	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	24" o.c.
RE2	388	RUBUS CALYCINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
		16,375 SF	LAWN		
		65,146 SF	PROTIME (PT) 454 NATIVE URBAN MEADOW MIX 1		
			APPLICATION RATE: 3 OZ PER 1,000 SF		



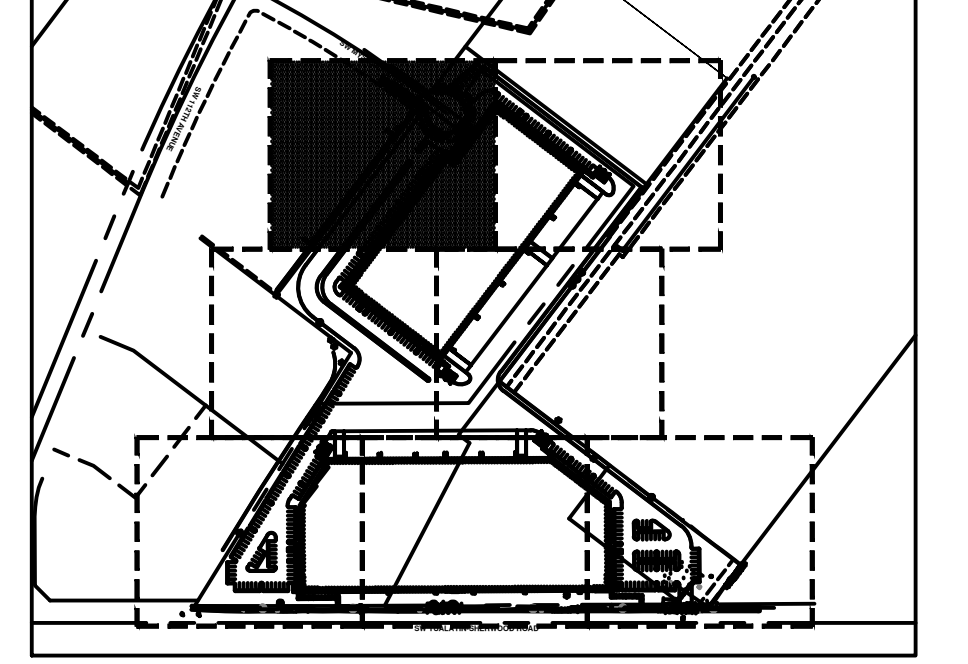
LANDSCAPE REQUIREMENTS BLDG A	
TOTAL SITE AREA	= 297,108 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 29,711 SF
LANDSCAPE AREA PROPOSED 10% OF SITE	= 29,808 SF
INTERIOR PKG. LOT LANDSCAPING REQ.	= 25 SF PER PKG. SPACE
TOTAL PKG SPACES	= 102
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 26

LANDSCAPE REQUIREMENTS BLDG B	
TOTAL SITE AREA	= 420,057 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 42,006 SF
LANDSCAPE AREA PROPOSED 19.2% OF SITE	= 80,718 SF
INTERIOR PKG. LOT LANDSCAPING REQ.	= 25 SF PER PKG. SPACE
TOTAL PKG SPACES	= 172
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 43

TREE SUMMARY	
TREES EXISTING	= 46
TREES TO BE REMOVED	= 20
TREES TO REMAIN	= 28
TREES PROPOSED	= 78

LEGEND	
	EXISTING TREES TO REMAIN
	TREE PROTECTION FENCE

TREE PROTECTION FENCE	
	TREE PROTECTION FENCE



10/28/2019 - LAND USE SUBMITTAL



**PHELAN**  
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Newport Beach, CA 92660



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**TUALATIN INDUSTRIAL**  
TUALATIN, OR

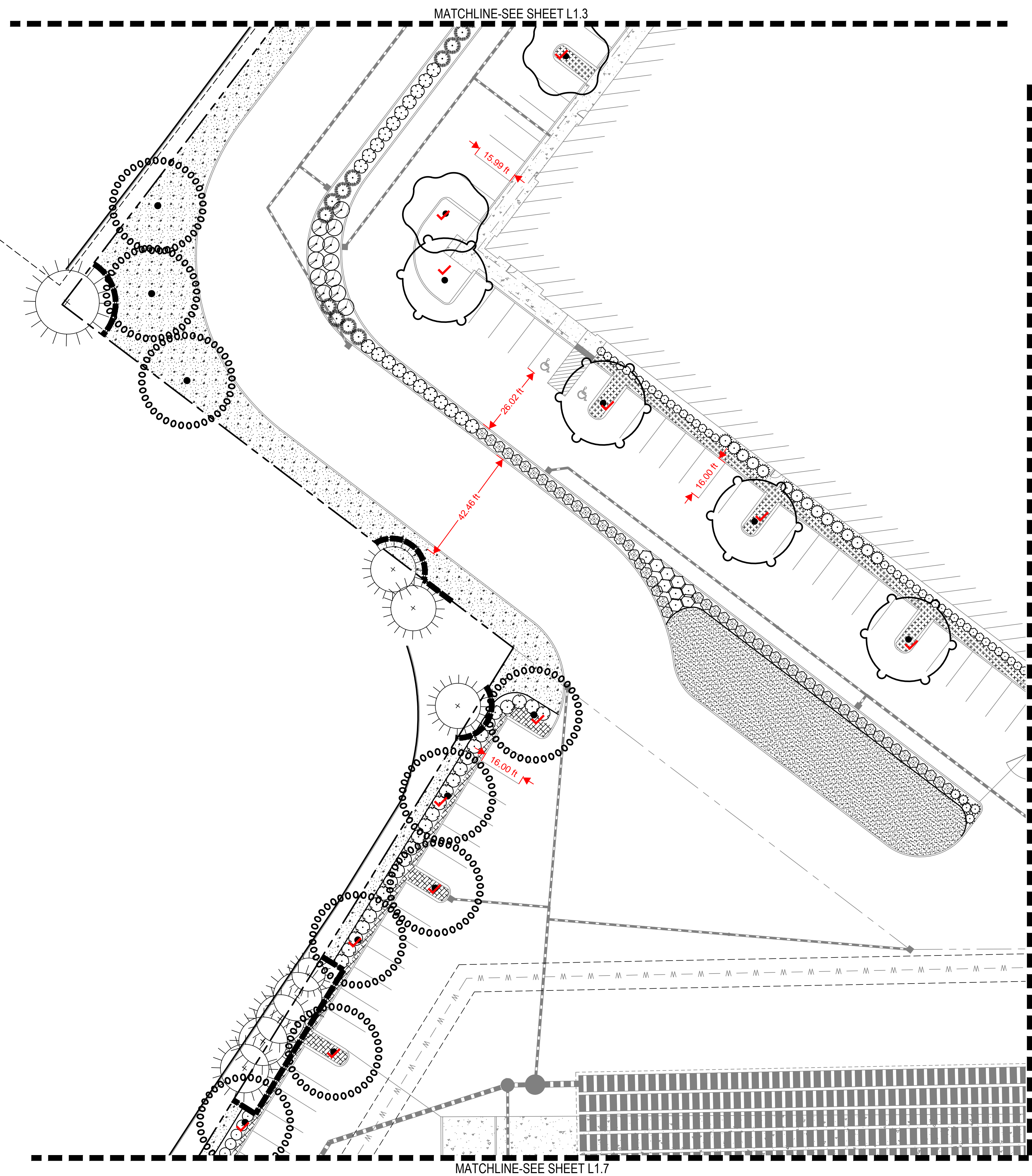
SHEET TITLE	
DATE:	10/28/19
DRAWN:	NJD
CHECKED:	DSE
REVISIONS:	

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SHEET NUMBER  
**L1.3**

JOB NUMBER: A19173.10

PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AF	22	ACER RUBRUM 'FRANKSRED' TM MEDIUM	RED SUNSET MAPLE	7.5" CAL.
	PC	13	PISTACIA CHINENSIS MEDIUM	CHINESE PISTACHE	1.5" CAL.
	UC	32	ULMUS X 'FRONTIER'	AMERICAN ELM	1.5" CAL.
	ZV	11	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	1.5" CAL.
STREET TREES					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
CB	10	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEEAN	1.5" CAL.	
SHRUBS					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
AE	56	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	1 GAL.	
AC2	102	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	1 GAL.	
AA	18	AZALEA X 'AUTUMN ANGEL'	AUTUMN ANGEL AZALEA	1 GAL.	
CF	21	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL.	
CT	33	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL.	
ES	81	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	1 GAL.	
GS	106	GAULTHERIA SHALLON	SALAL	1 GAL.	
HW	19	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAKLEAF HYDRANGEA	1 GAL.	
IS	59	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL.	
JF	160	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	1 GAL.	
LB	97	LONICERA NITIDA 'BAGGENSEN'S GOLD'	BOXLEAF HONEYSUCKLE	1 GAL.	
LN	9	LONICERA NITIDA 'LEMON BEAUTY'	BOXLEAF HONEYSUCKLE	1 GAL.	
PV	22	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	1 GAL.	
RE	72	RHAPHIOLEPIS INDICA 'CONOR'	ELEANOR TABOR INDIAN HAWTHORN	1 GAL.	
RP	64	RHODODENDRON YAKUSIMANUM 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	1 GAL.	
RG	62	ROSA GYMNOCARPA	DWARF ROSE	1 GAL.	
VO	72	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	
VS	96	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	1 GAL.	
GROUND COVERS					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CW	719	COTONEASTER SALICIFOLIUS REPENS	WILLOWLEAF COTONEASTER	1 GAL.	24" o.c.
FL	778	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL.	18" o.c.
IL	208	ITEA VIRGINICA 'LITTLE HENRY' TM	VIRGINIA SWEETSPIRE	1 GAL.	24" o.c.
MR	490	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	24" o.c.
RE2	388	RUBUS CALYCOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
	16,375 SF	LAWN			
	65,146 SF	PROTIME (PT) 454 NATIVE URBAN MEADOW MIX 1			APPLICATION RATE: 3 OZ PER 1,000 SF



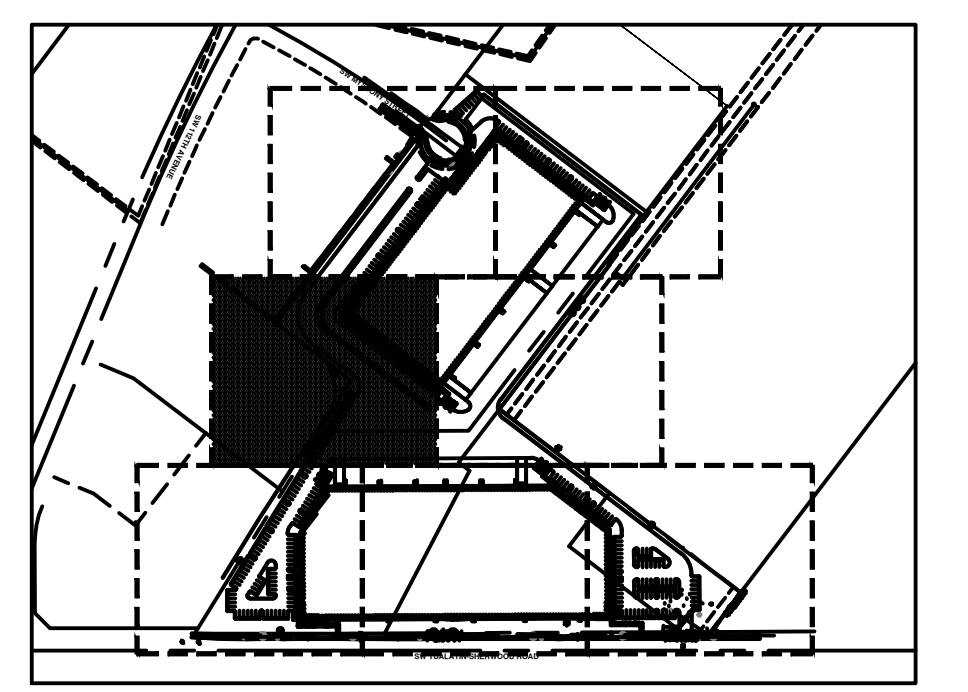
LANDSCAPE REQUIREMENTS BLDG A	
TOTAL SITE AREA	= 297,108 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 29,711 SF
LANDSCAPE AREA PROPOSED 10% OF SITE	= 29,808 SF
INTERIOR PKG. LOT LANDSCAPING REQ.	= 25 SF PER PKG. SPACE
TOTAL PKG SPACES	= 102
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 26

LANDSCAPE REQUIREMENTS BLDG B	
TOTAL SITE AREA	= 420,057 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 42,006 SF
LANDSCAPE AREA PROPOSED 10% OF SITE	= 80,718 SF
INTERIOR PKG. LOT LANDSCAPING REQ.	= 25 SF PER PKG. SPACE
TOTAL PKG SPACES	= 172
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 43

TREE SUMMARY	
TREES EXISTING	= 48
TREES TO BE REMOVED	= 20
TREES TO REMAIN	= 28
TREES PROPOSED	= 78

LEGEND	
	EXISTING TREES TO REMAIN
	TREE PROTECTION FENCE

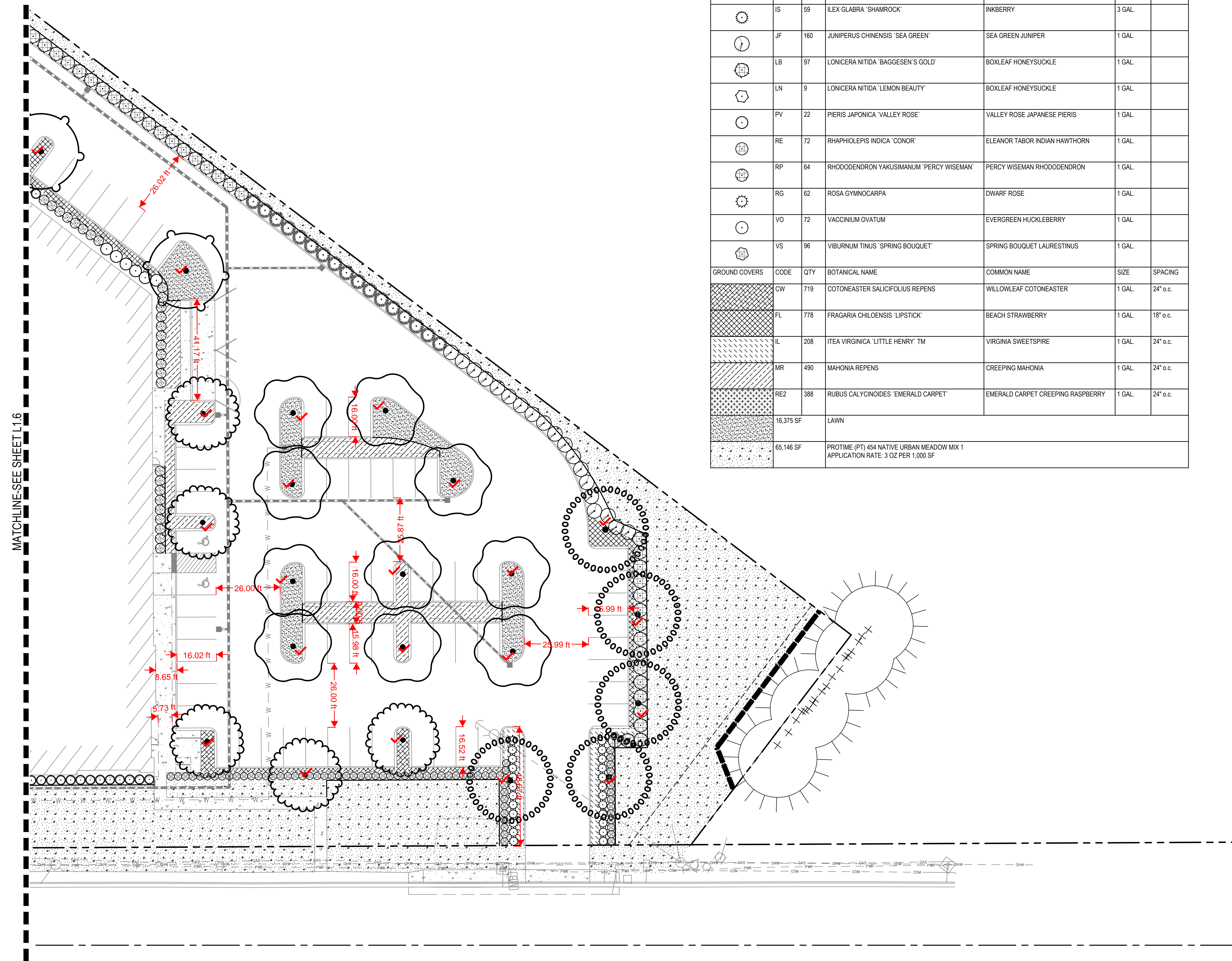
TREE PROTECTION FENCE	
	TREE PROTECTION FENCE



10/28/2019 - LAND USE SUBMITTAL



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	22	ACER RUBRUM 'FRANKSRED'™ MEDIUM	RED SUNSET MAPLE	1.5' CAL.	
	PC	13	PISTACIA CHINENSIS MEDIUM	CHINESE PISTACHE	1.5' CAL.	
	UC	32	ULMUS X 'FRONTIER'	AMERICAN ELM	1.5' CAL.	
	ZV	11	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	1.5' CAL.	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CB	10	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	1.5' CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AE	56	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	1 GAL.	
	AC2	102	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	1 GAL.	
	AA	18	AZALEA X 'AUTUMN ANGEL'	AUTUMN ANGEL AZALEA	1 GAL.	
	CF	21	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL.	
	CT	33	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL.	
	ES	81	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	1 GAL.	
	GS	105	GAULTHERIA SHALLON	SALAL	1 GAL.	
	HW	19	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAKLEAF HYDRANGEA	1 GAL.	
	IS	59	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL.	
	JF	160	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	1 GAL.	
	LB	97	LONICERA NITIDA 'BAGGENSEN'S GOLD'	BOXLEAF HONEYSUCKLE	1 GAL.	
	LN	9	LONICERA NITIDA 'LEMON BEAUTY'	BOXLEAF HONEYSUCKLE	1 GAL.	
	PV	22	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	1 GAL.	
	RE	72	RHAPHIOLEPIS INDICA 'CONOR'	ELEANOR TABOR INDIAN HAWTHORN	1 GAL.	
	RP	64	RHODODENDRON YAKUSIMANUM 'PERCY WISEMAN'	PERCY WISEMAN RHODODENDRON	1 GAL.	
	RG	62	ROSA GYMNOCARPA	DWARF ROSE	1 GAL.	
	VO	72	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	
	VS	96	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CW	719	COTONEASTER SALICIFOLIUS REPENS	WILLOWLEAF COTONEASTER	1 GAL.	24" o.c.
	FL	778	FRAGARIA CHILDOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL.	18" o.c.
	IL	208	ITEA VIRGINICA 'LITTLE HENRY'™	VIRGINIA SWEETSPIRE	1 GAL.	24" o.c.
	MR	490	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	24" o.c.
	RE2	388	RUBUS CALYCIINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
		16,375 SF	LAWN			
		65,146 SF	PROTOME (PT) 454 NATIVE URBAN MEADOW MIX 1 APPLICATION RATE: 3 OZ PER 1,000 SF			



**LANDSCAPE REQUIREMENTS BLDG A**

TOTAL SITE AREA	= 297,108 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 29,711 SF
LANDSCAPE ARE PROPOSED 10% OF SITE	= 29,808 SF
INTERIOR PKG. LOT LANDSCAPING REQ.	= 25 SF PER PKG. SPACE
TOTAL PKG SPACES	= 102
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 26

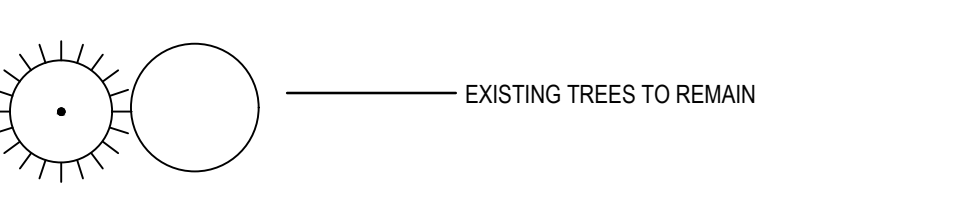
**LANDSCAPE REQUIREMENTS BLDG B**

TOTAL SITE AREA	= 420,057 SF
LANDSCAPE AREA REQUIRED 10% OF SITE	= 42,006 SF
LANDSCAPE ARE PROPOSED 19.2% OF SITE	= 80,718 SF
INTERIOR PKG. LOT LANDSCAPING REQ.	= 25 SF PER PKG. SPACE
TOTAL PKG SPACES	= 172
PARKING LOT TREES	= 1 PER 4 SPACES
TOTAL PKG LOT TREES	= 43

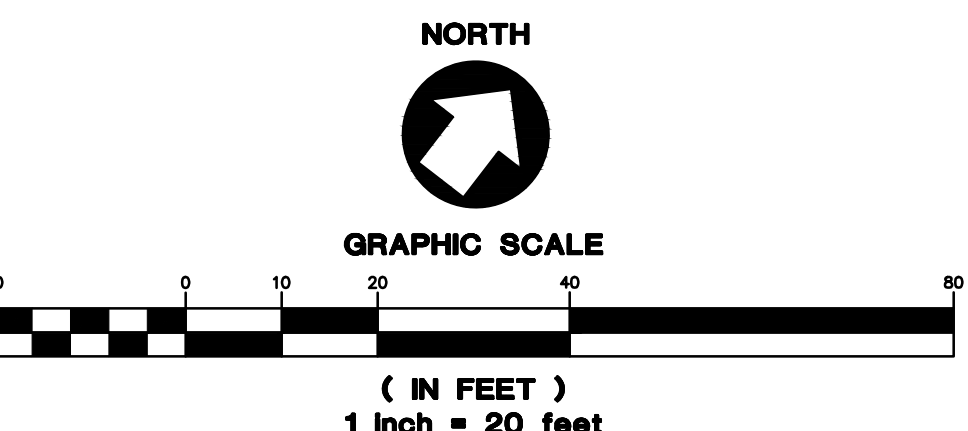
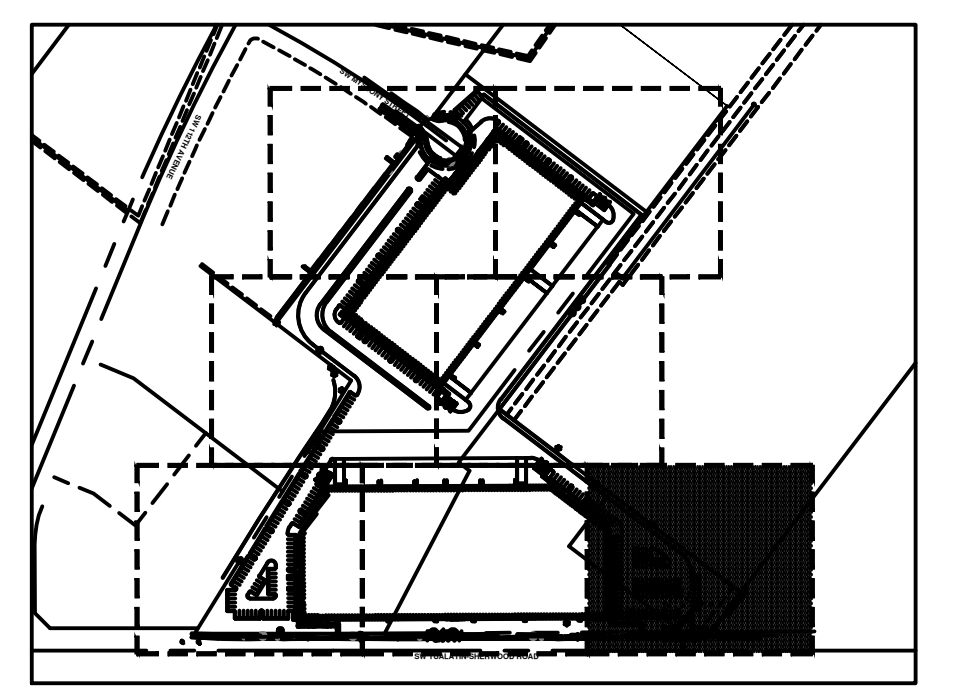
**TREE SUMMARY**

TREES EXISTING = 48
TREES TO BE REMOVED = 20
TREES TO REMAIN = 28
TREES PROPOSED = 78

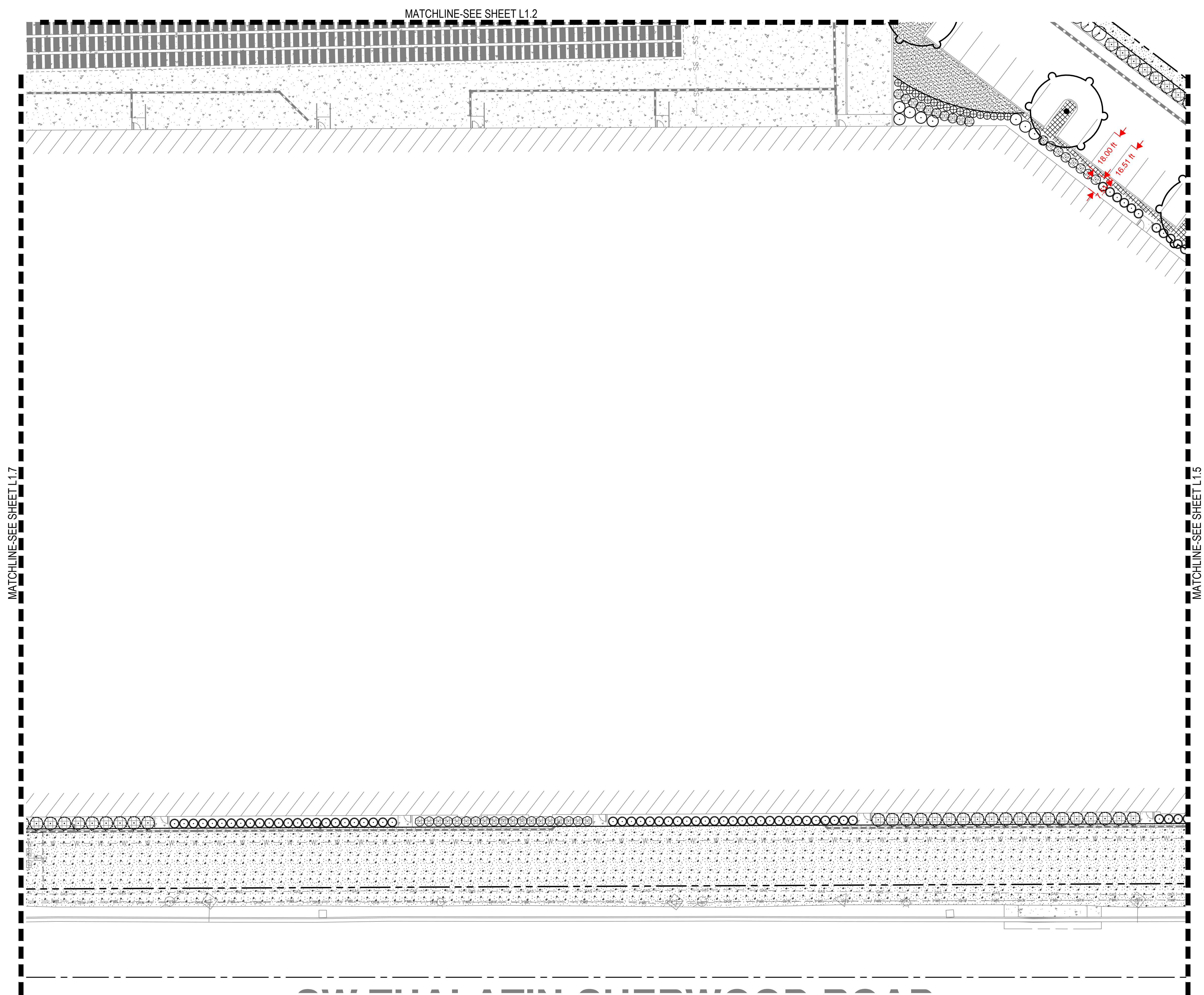
**LEGEND**



**TREE PROTECTION FENCE**







PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	22	ACER RUBRUM 'FRANKSRED'™ MEDIUM	RED SUNSET MAPLE	1.5" CAL.	
	PC	13	PISTACIA CHINENSIS MEDIUM	CHINESE PISTACHE	1.5" CAL.	
	UC	32	ULMUS X 'FRONTIER'	AMERICAN ELM	1.5" CAL.	
	ZY	11	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	1.5" CAL.	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CB	10	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	1.5" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AE	56	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	1 GAL.	
	AC2	102	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	1 GAL.	
	AA	18	AZALEA X 'AUTUMN ANGEL'	AUTUMN ANGEL AZALEA	1 GAL.	
	CF	21	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL.	
	CT	33	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL.	
	ES	81	EUONYMUS JAPONICUS 'SILVER KING'	SILVER KING EUONYMUS	1 GAL.	
	GS	105	GAULTHERIA SHALLON	SALAL	1 GAL.	
	HW	19	HYDRANGEA QUERCIFOLIA 'PEE WEE'	OAKLEAF HYDRANGEA	1 GAL.	
	IS	59	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL.	
	JF	160	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	1 GAL.	
	LB	97	LONICERA NITIDA 'BAGGESEN'S GOLD'	BOXLEAF HONEYSUCKLE	1 GAL.	
	LN	9	LONICERA NITIDA 'LEMON BEAUTY'	BOXLEAF HONEYSUCKLE	1 GAL.	
	PV	22	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	1 GAL.	
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	VO	72	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	
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GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
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	IL	208	ITEA VIRGINICA 'LITTLE HENRY'™	VIRGINIA SWEETSPIRE	1 GAL.	24" o.c.
	MR	490	MAHONIA REPENS	CREeping MAHONIA	1 GAL.	24" o.c.
	RE2	388	RUBUS CALYCINOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
		16,375 SF	LAWN			
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			APPLICATION RATE: 3 OZ PER 1,000 SF			

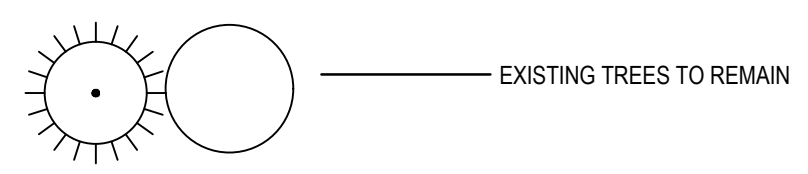
LANDSCAPE REQUIREMENTS BLDG A	
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LANDSCAPE REQUIREMENTS BLDG B	
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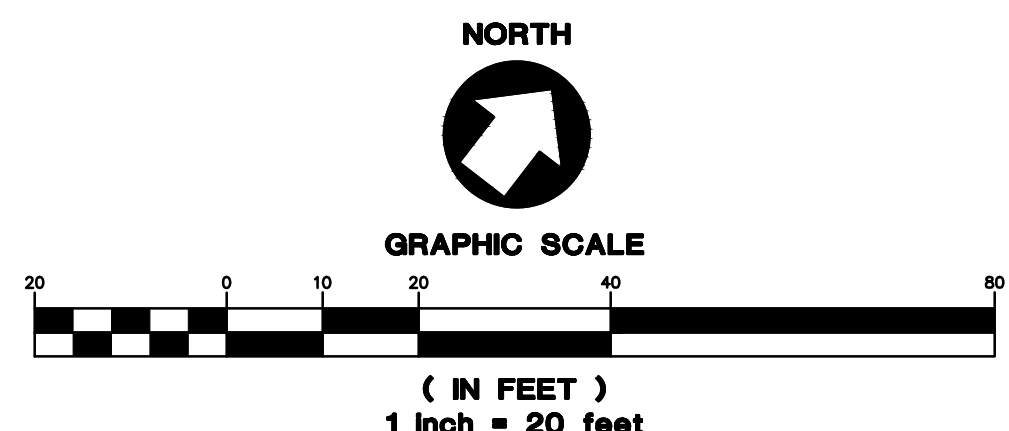
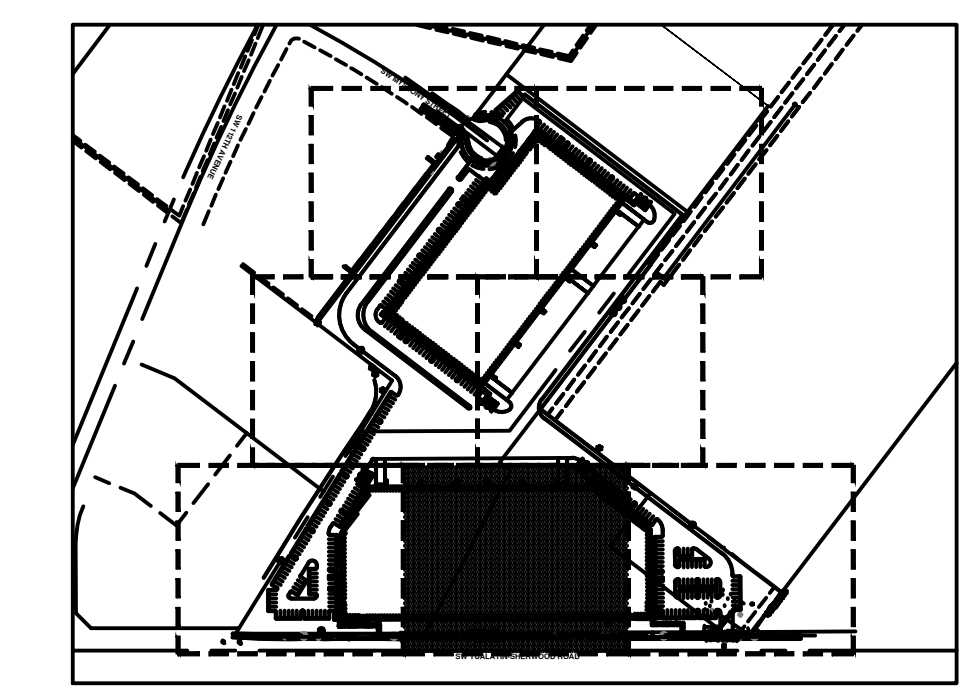
**TREE SUMMARY**

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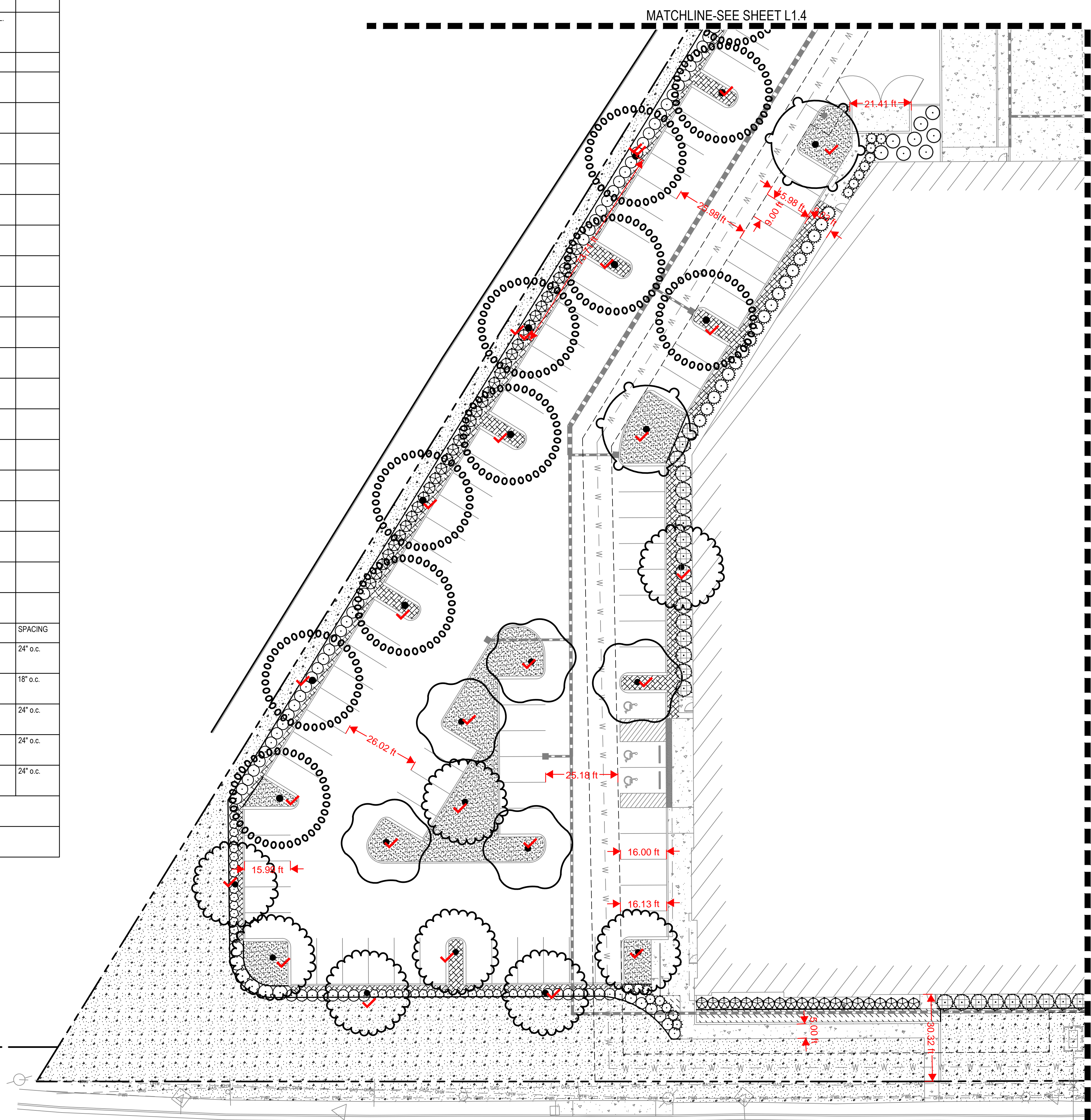
**LEGEND**



**TREE PROTECTION FENCE**



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
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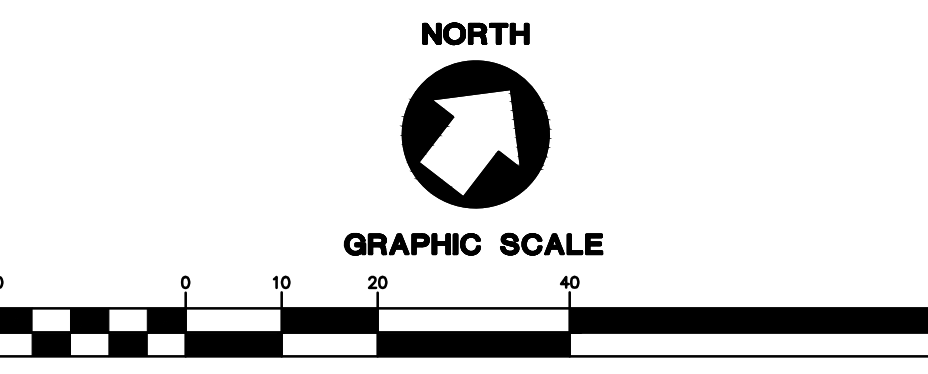
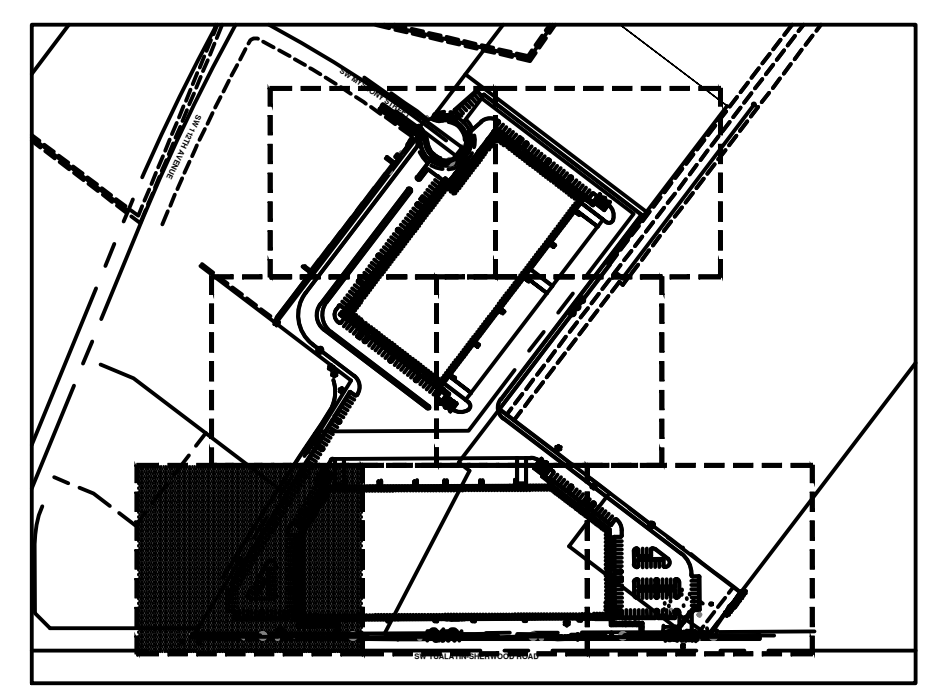
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LEGEND	
	EXISTING TREES TO REMAIN
	TREE PROTECTION FENCE

TREE PROTECTION FENCE	
	TREE PROTECTION FENCE



10/28/2019 - LAND USE SUBMITTAL



**PHELAN**  
 DEVELOPMENT  
 450 Newport Center Drive, Suite 405  
 Newport Beach, CA 92660

**AAI** *aihan associates, inc.*  
**ENGINEERING**  
 4875 SW Griffin Drive | Suite 500 | Beaverton, OR | 97005  
 503.620.3030 | tel | 503.620.5539 | fax | www.aaieng.com

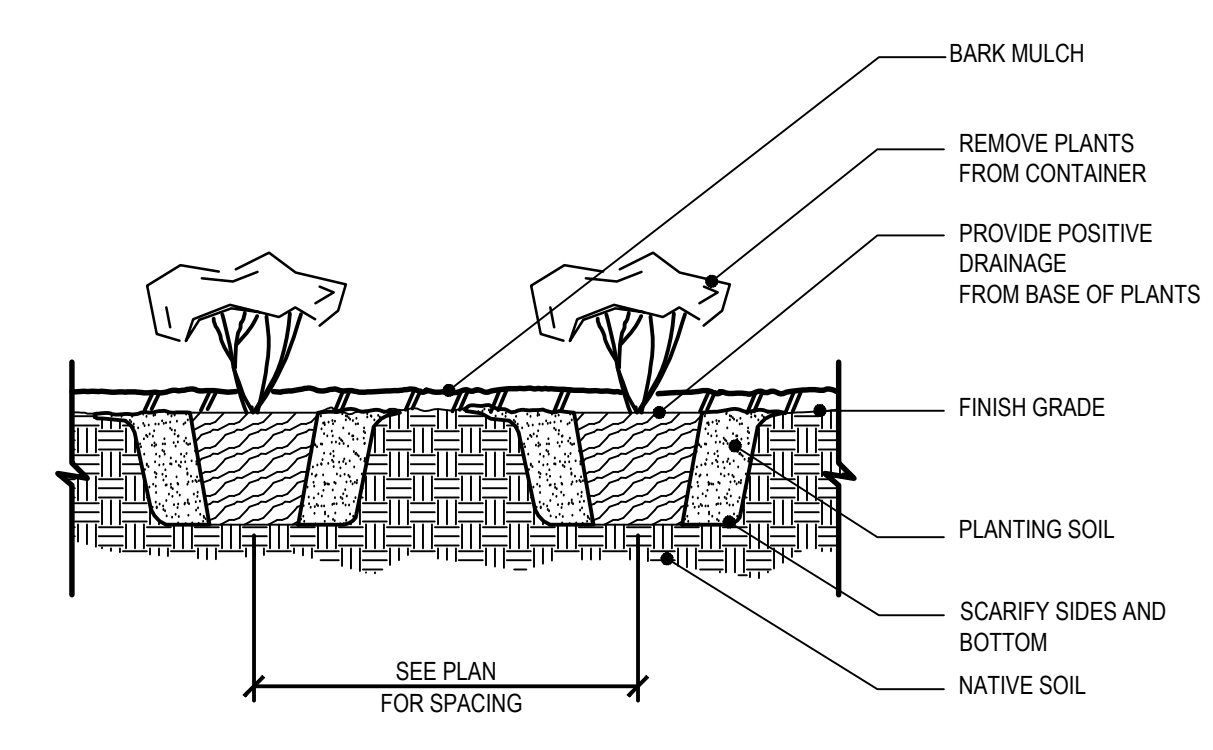
**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
 HARDSCAPE  
 DATE: 10/28/19  
 DRAWN: NJD  
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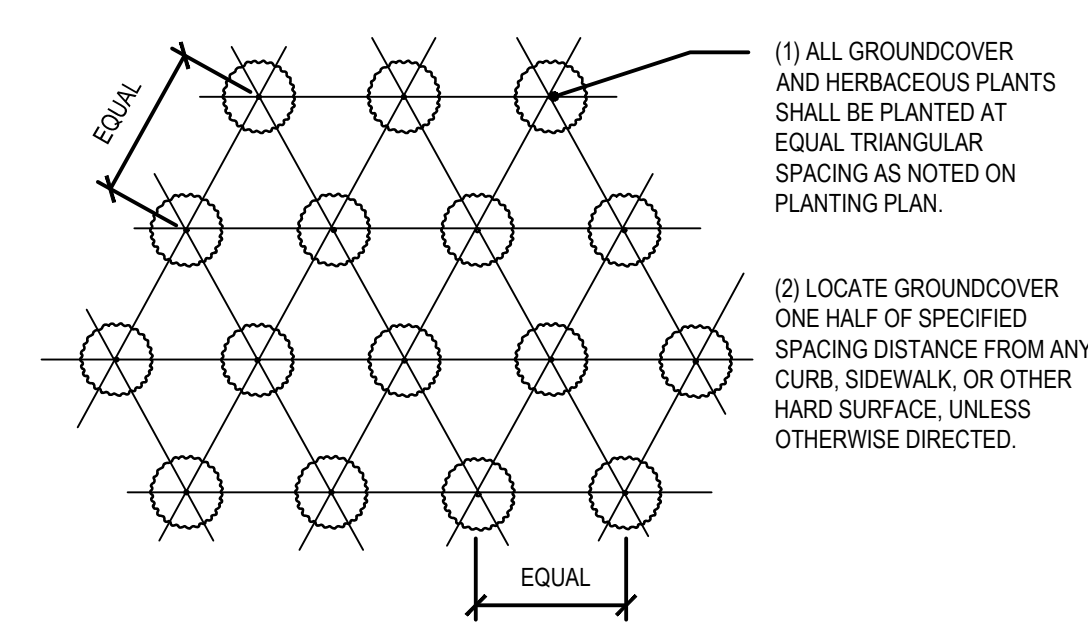
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SHEET NUMBER  
**L1.7**

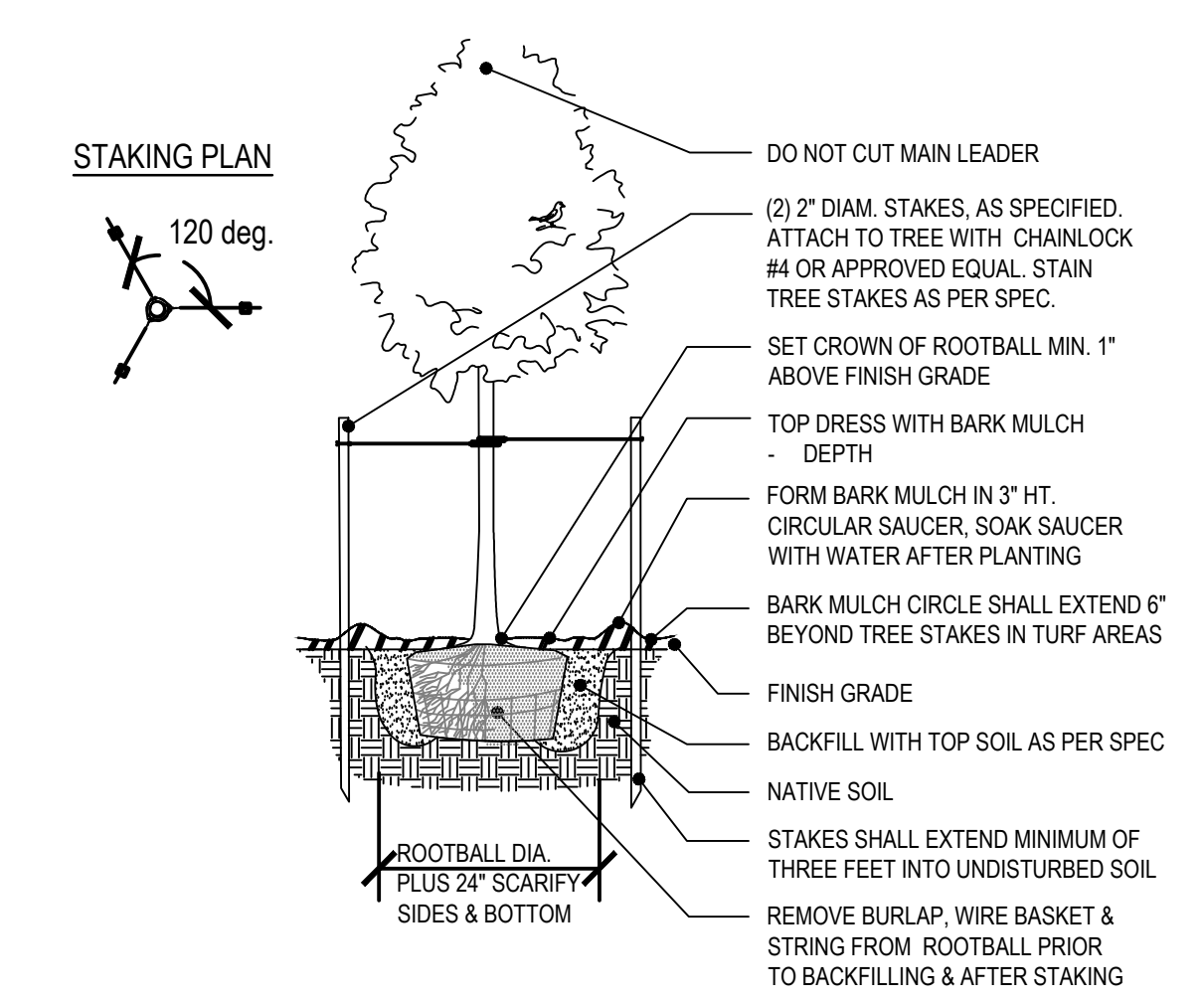
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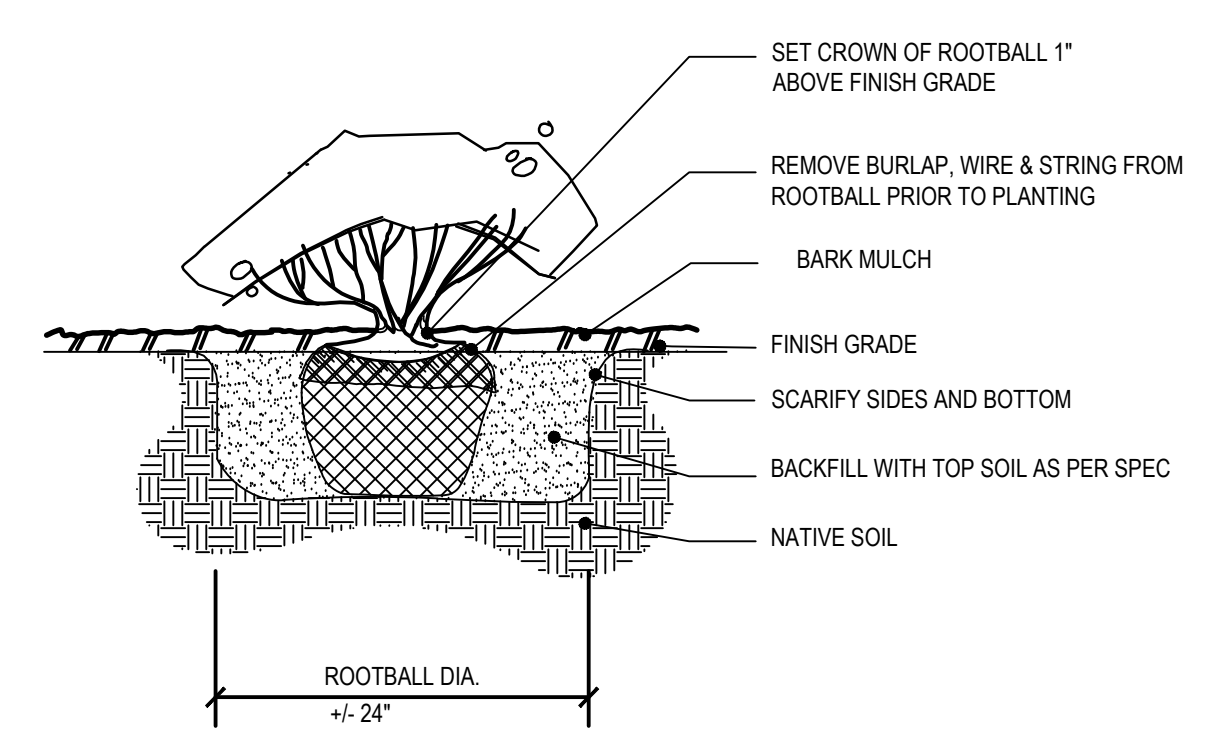
**1** GROUNDCOVER & HERBACEOUS PLANT PLANTING DETAIL  
L2.0 SCALE: NTS



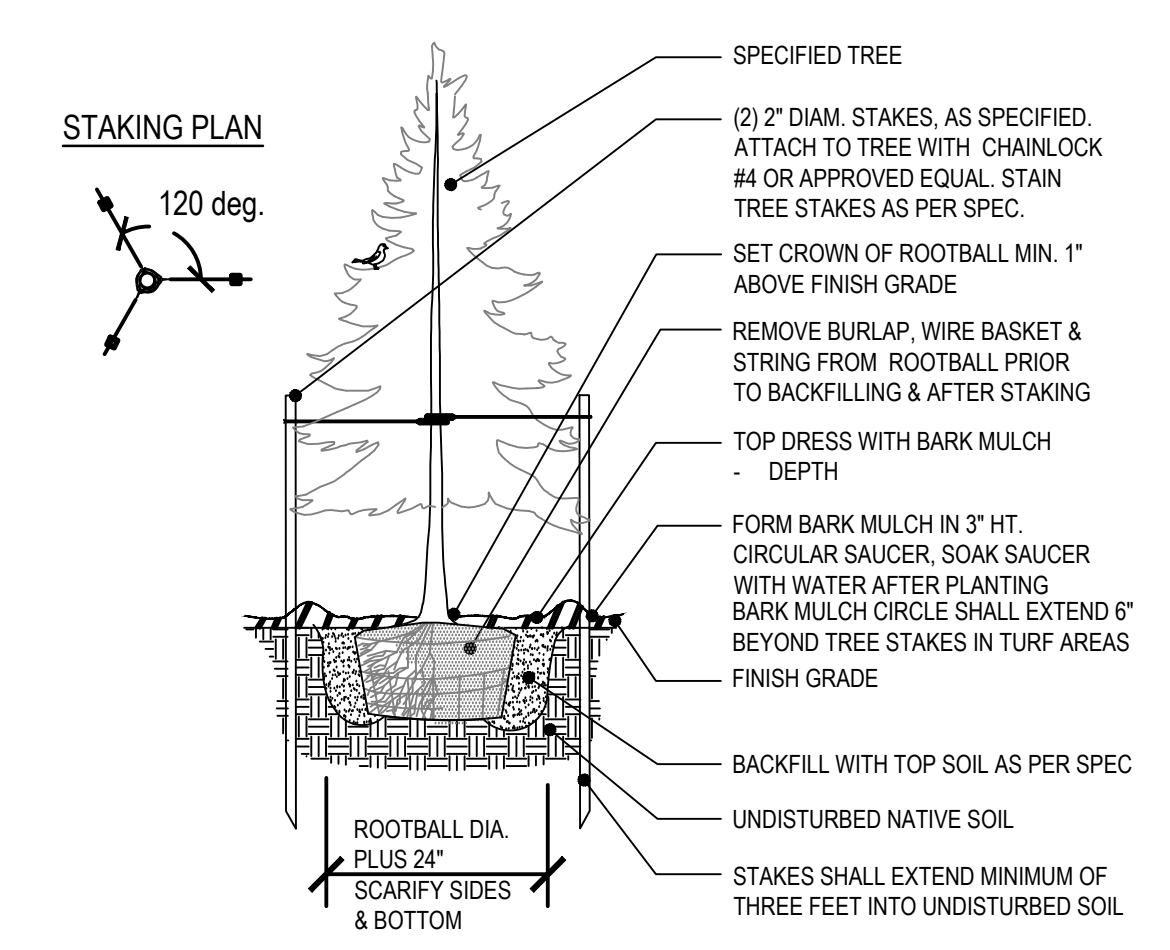
**2** GROUNDCOVER & HERBACEOUS PLANT PLANTING PLAN  
L2.0 SCALE: NTS



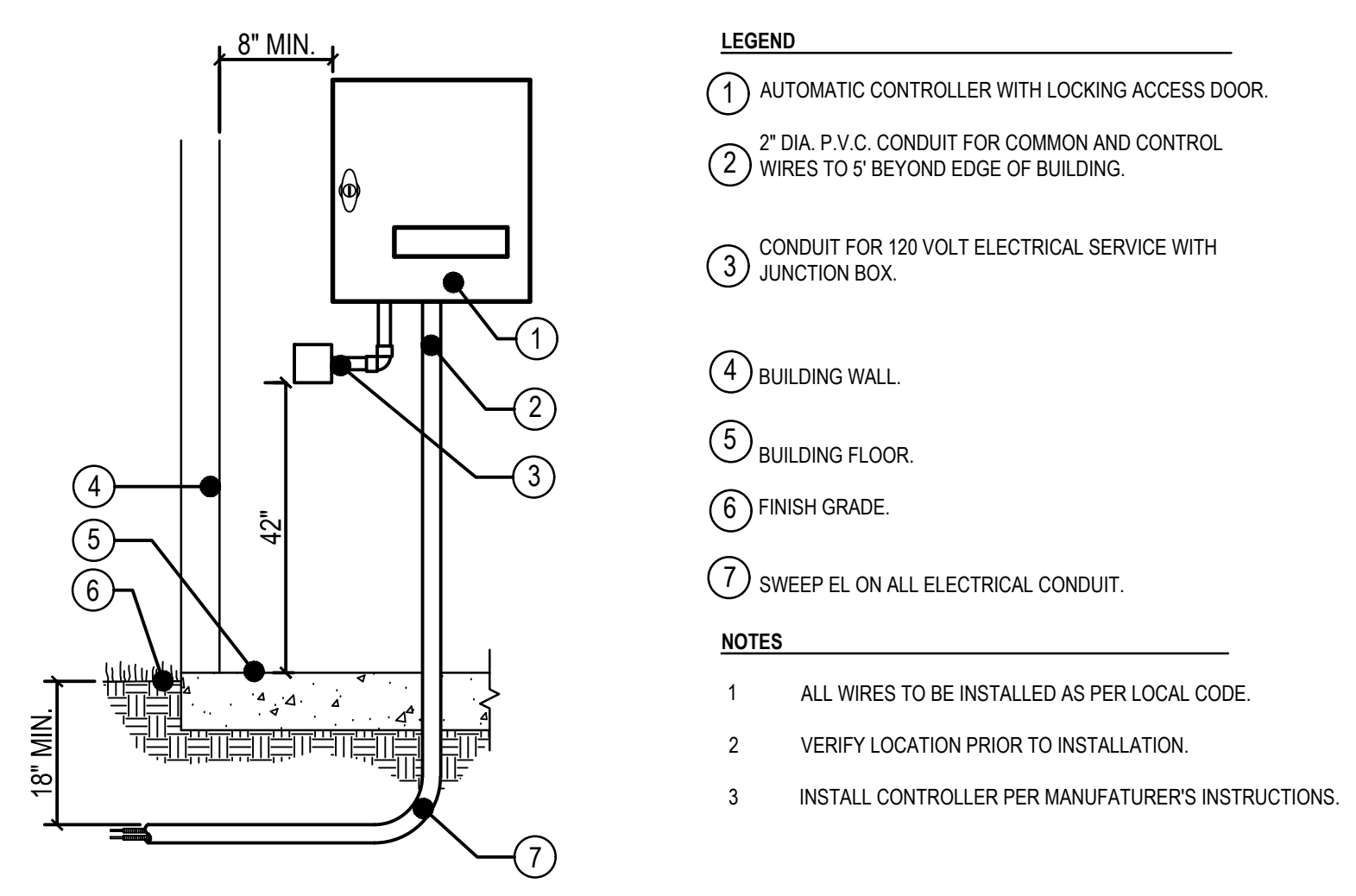
**3** DECIDUOUS TREE PLANTING DETAIL  
L2.0 SCALE: NTS



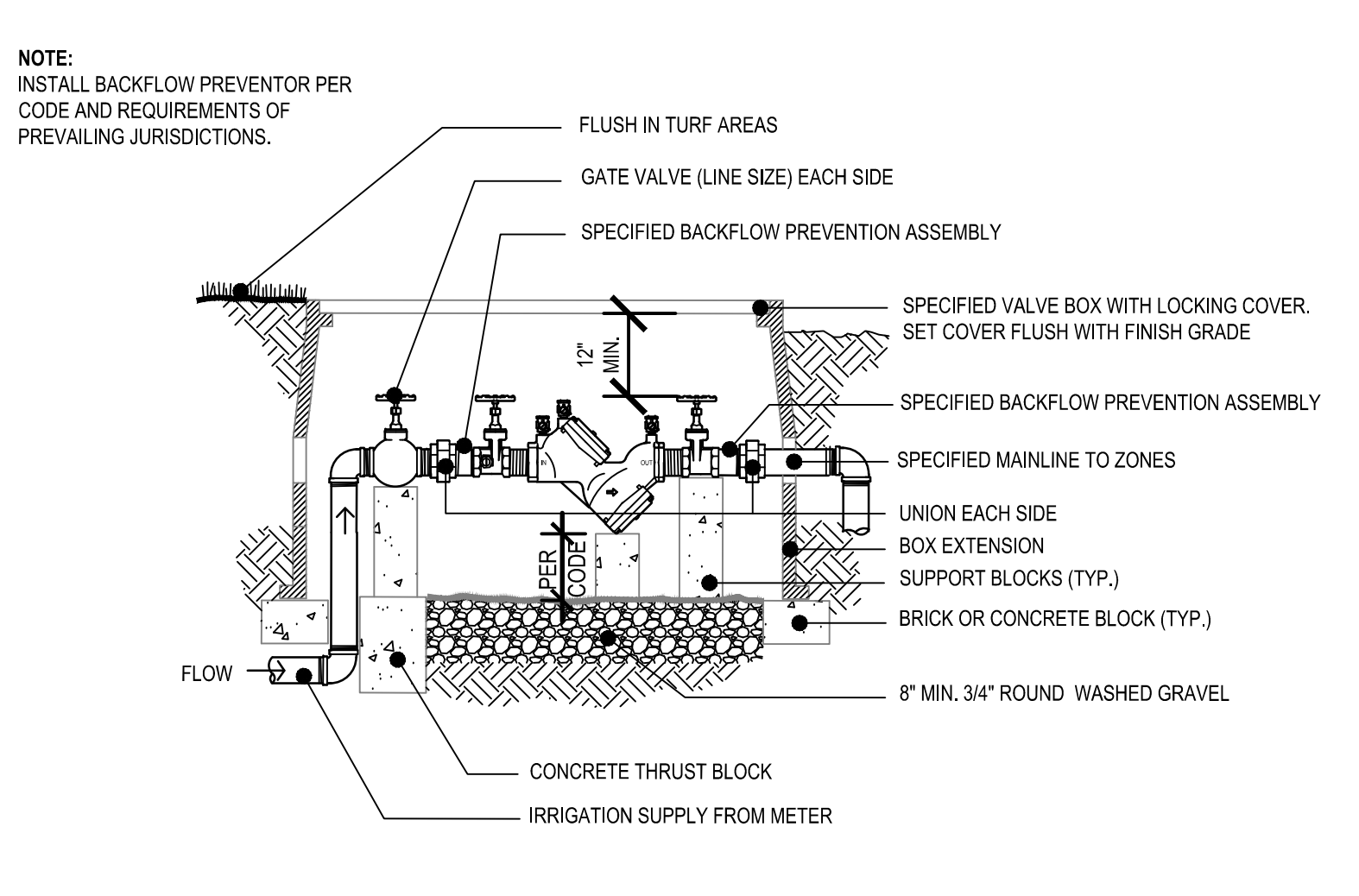
**4** SHRUB PLANTING  
L2.0 SCALE: NTS



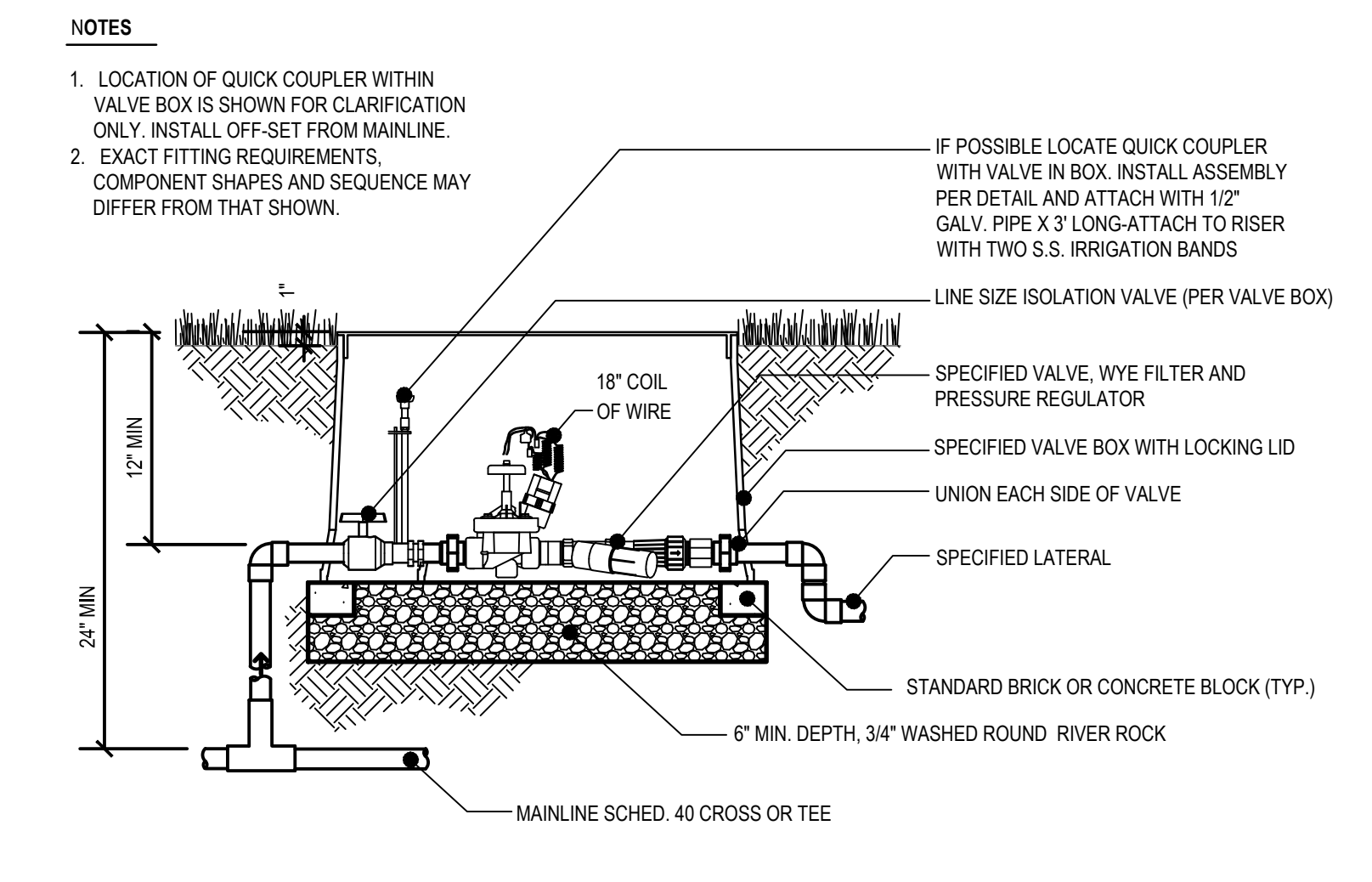
**5** CONIFER TREE PLANTING DETAIL  
L2.0 SCALE: NTS



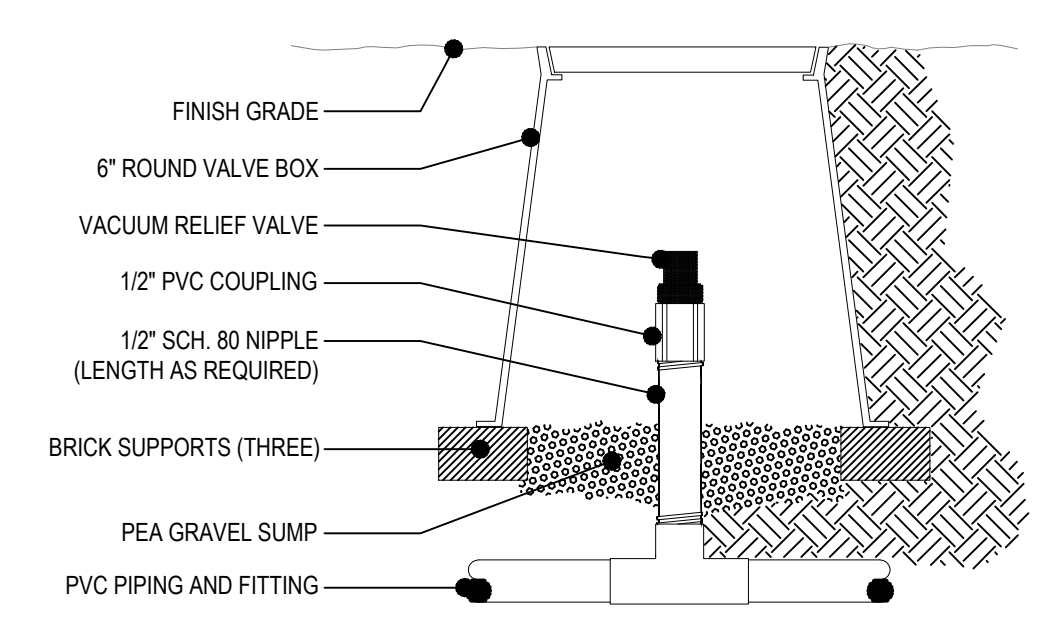
**1** WALL MOUNTED CONTROLLER  
## SCALE: NTS



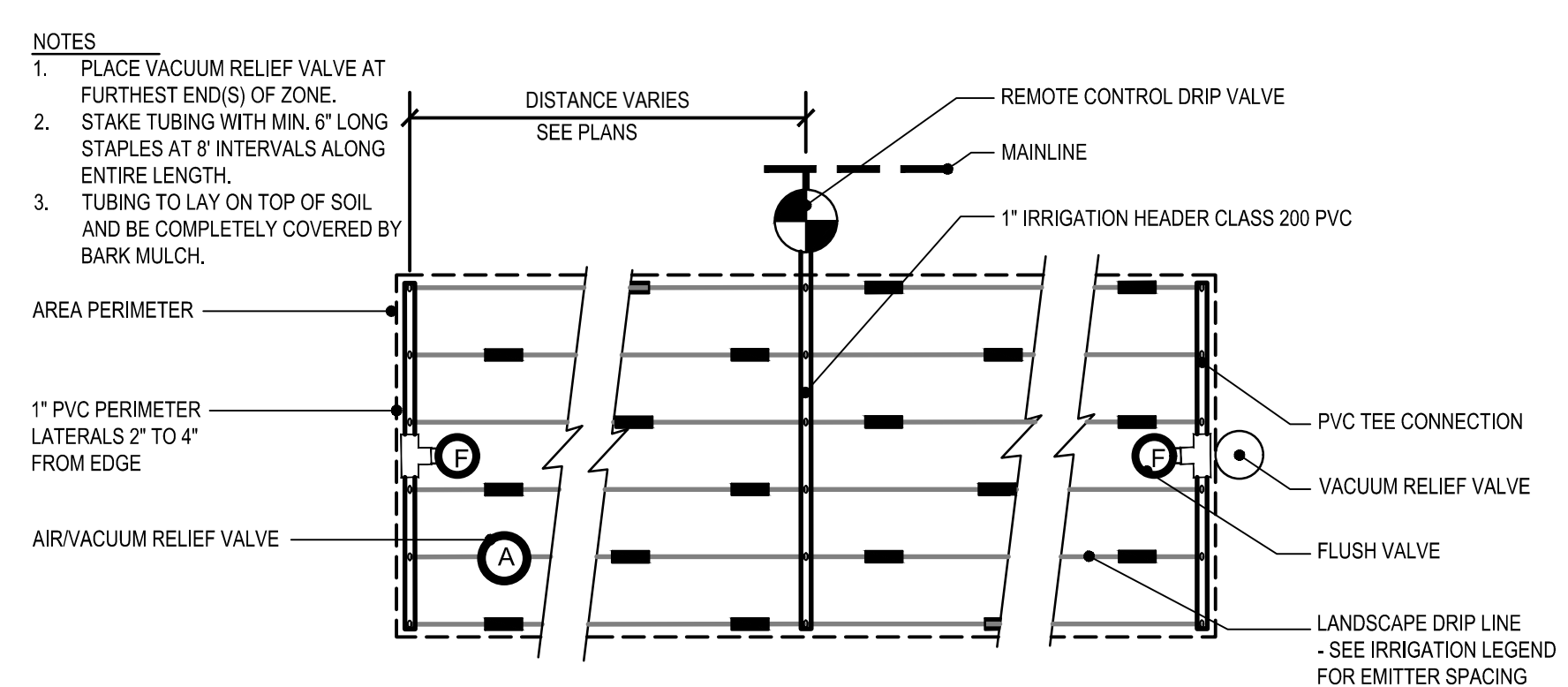
**2** BACKFLOW PREVENTION DEVICE ASSEMBLY  
## SCALE: NTS



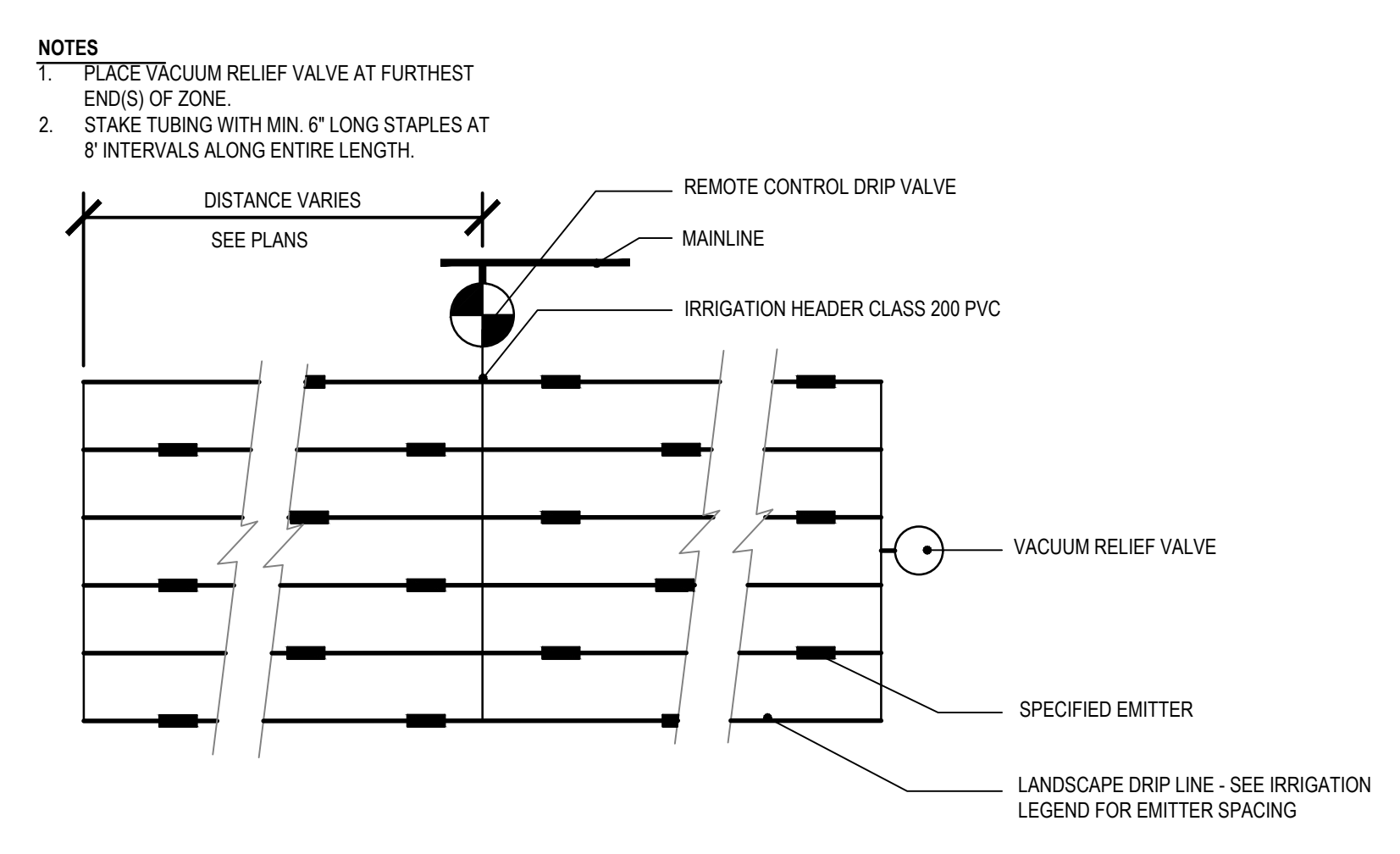
**3** DRIP IR CONTROL VALVE ASSEMBLY  
## SCALE: NTS



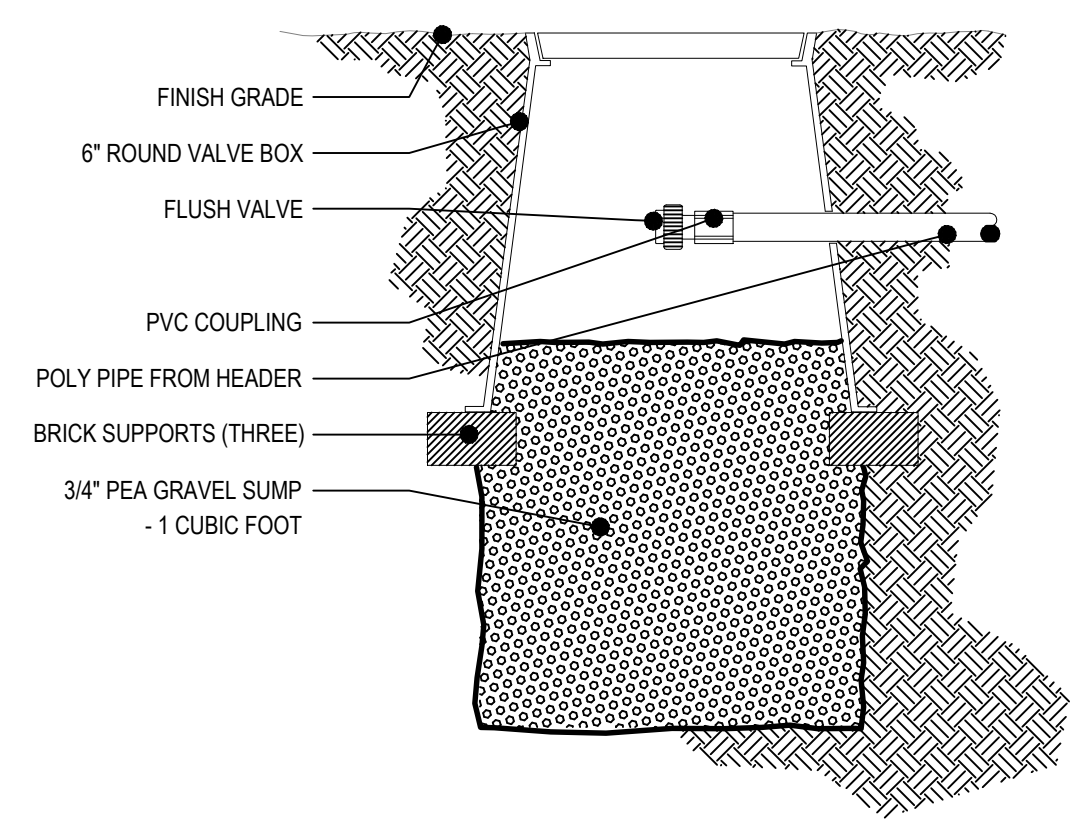
**4** VACUUM RELIEF VALVE  
## SCALE: NTS



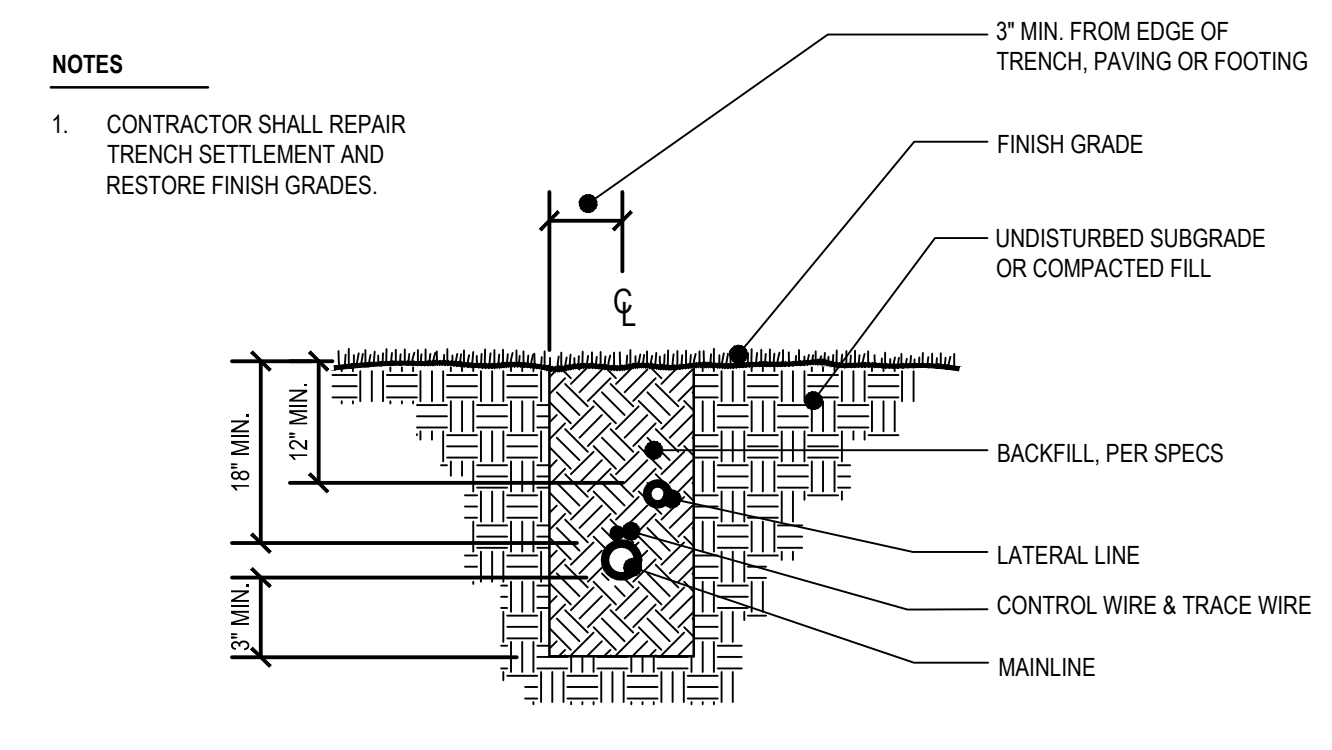
**5** DRIPLINE LAYOUT DIAGRAM  
## SCALE: NTS



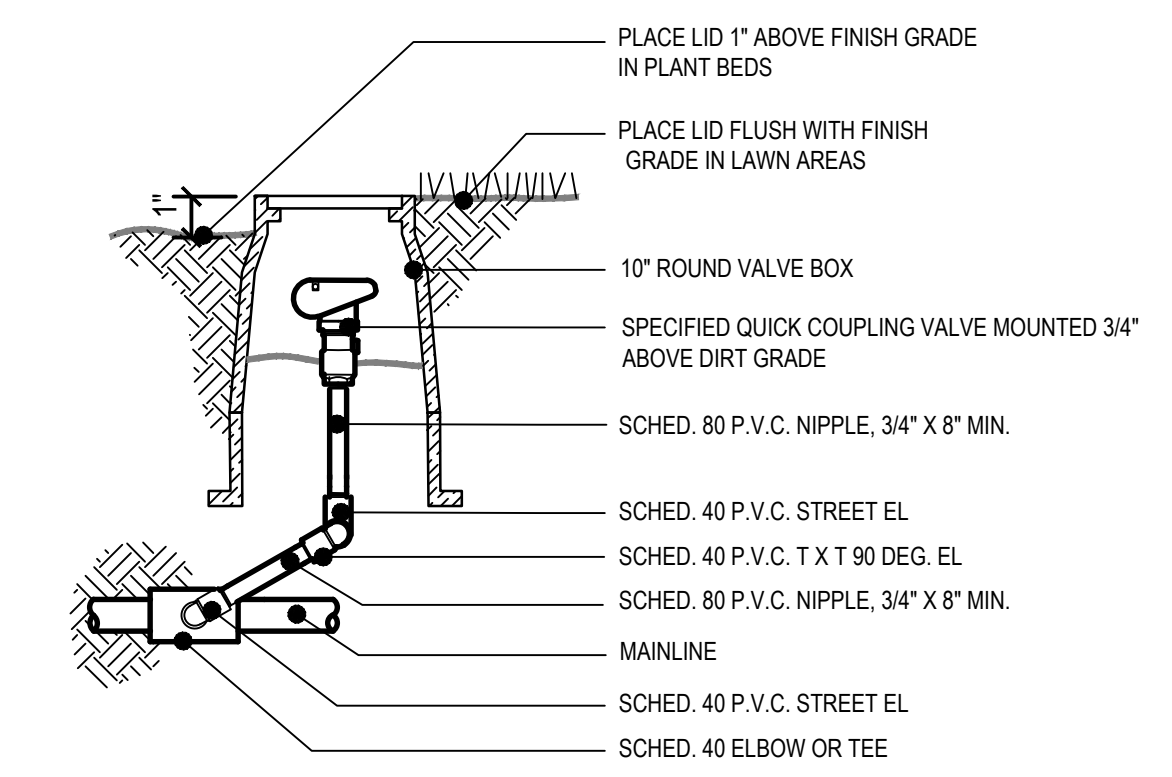
**6** INLINE EMITTER TUBING INSTALLATION  
## SCALE: NTS



**7** FLUSH VALVE  
## SCALE: NTS

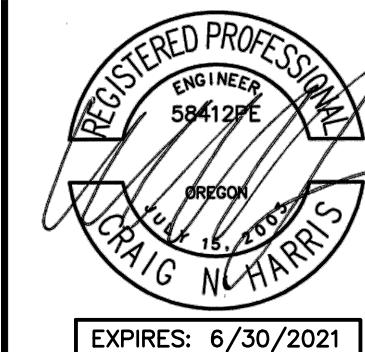


**8** IR TRENCHING DETAIL  
## SCALE: NTS



**9** QUICK COUPLER VALVE DETAIL  
## SCALE: NTS





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**TUALATIN INDUSTRIAL**  
TUALATIN, OR

**GENERAL NOTES**

- CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION, NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
- BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS, PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
- CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION, NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2017 OREGON PLUMBING SPECIALTY CODE AND REQUIREMENTS OF THE CITY OF TUALATIN.
- THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- 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 THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF AAI ENGINEERING, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF TUALATIN FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO CITY OF TUALATIN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- NOTIFY CITY INSPECTOR 72 HOURS BEFORE STARTING WORK. A PRECONSTRUCTION MEETING WITH THE OWNER, THE OWNER'S ENGINEER, CONTRACTOR AND THE CITY REPRESENTATIVE SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
- EXISTING SURVEY MONUMENTS ARE TO BE PROTECTED DURING CONSTRUCTION OR REPLACED IN ACCORDANCE WITH OREGON REVISED STATUTES 209.140 - 209.155.

**CONSTRUCTION NOTES**

- DEMOLITION**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
  - EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
  - ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
  - ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
  - CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
  - SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

**UTILITIES**

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

**STORM AND SANITARY**

- CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2018 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
- ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.

**WATER**

- ALL WATER AND FIRE PROTECTION PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
- ALL WATER AND FIRE PRESSURE FITTINGS SHALL BE PROPERLY RESTRAINED WITH THRUST BLOCKS PER DETAIL.
- ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.

**EARTHWORKS**

- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
- SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.

**PAVING**

- SEE ARCHITECTURAL PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

**MATERIAL NOTES**

- GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.
- STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE AS INDICATED IN THE PLANS. PIPES WITH LESS THAN 2' OF COVER SHALL BE C900/C905 PVC, HDPE OR DUCTILE IRON PIPE.
- PRIVATE WATER MAINS 4-INCH DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE SCH 80; AS INDICATED IN THE PLANS.
- PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE TYPE K COPPER OR PVC; AS INDICATED IN THE PLANS.
- CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.

**SEPARATION STATEMENT**

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10' MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.

SHEET TITLE

GENERAL NOTES

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SHEET NUMBER

**C0.2**

JOB NUMBER: A19173.10



**SHEET NOTES**

1. SURVEY COMPLETED BY AKS ENGINEERING AND FORESTRY, LLC.

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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE

EXISTING  
 CONDITIONS

DATE: 10/28/19

DRAWN: NJD

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REVISIONS:

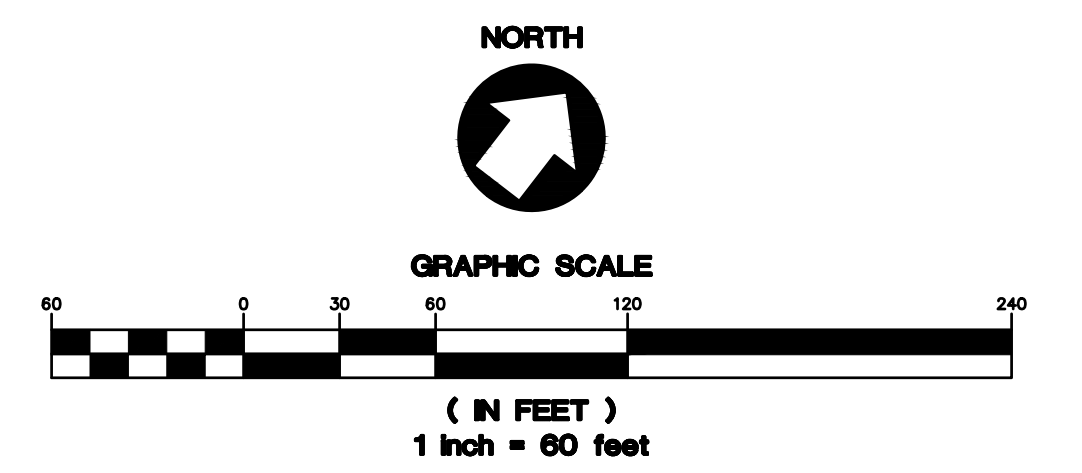
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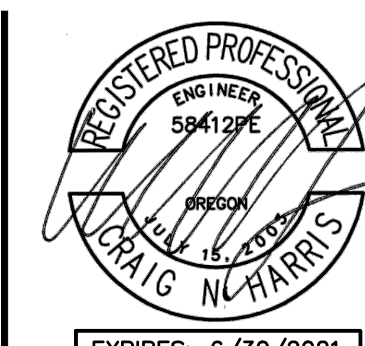
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JOB NUMBER: A19173.10



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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE

DEMOLITION PLAN

DATE: 10/28/19

DRAWN: NJD

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REVISIONS:

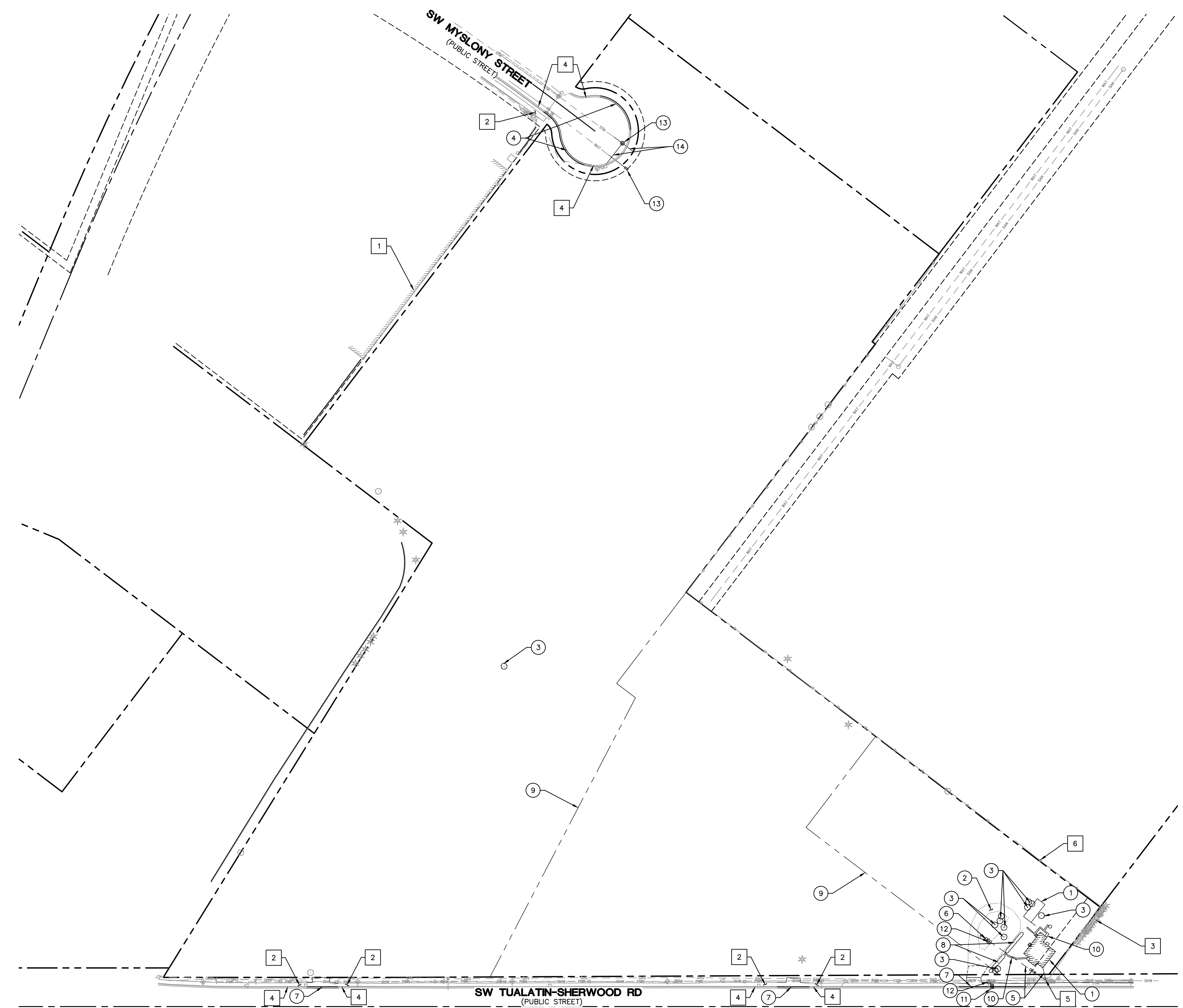
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SHEET NUMBER

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JOB NUMBER: A19173.10



**SHEET NOTES**

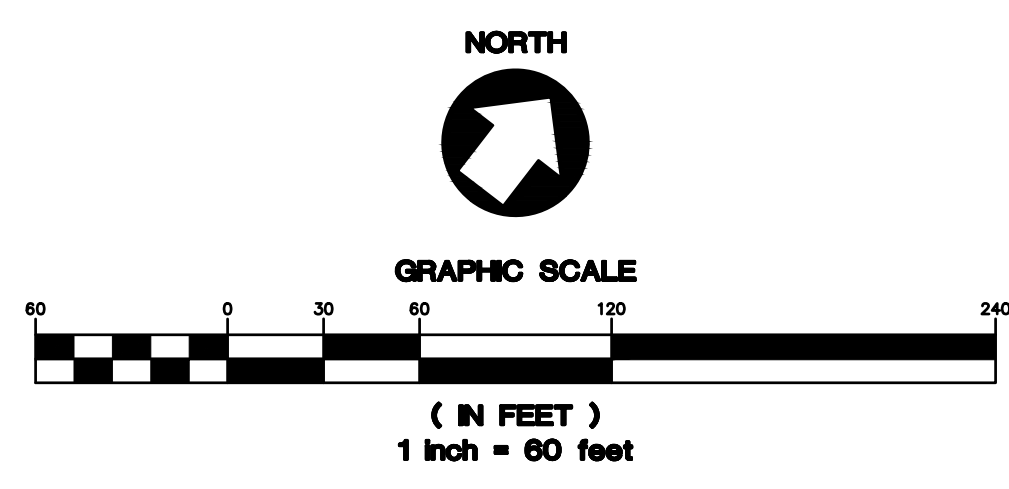
1. SEE SHEET C0.2 FOR GENERAL SHEET NOTES.
2. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
3. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
11. PROTECT ALL EXISTING VEGETATION TO REMAIN.

**X PROTECTION NOTES**

- 1 PROTECT EXISTING BUILDING
- 2 PROTECT EXISTING SIDEWALK
- 3 PROTECT EXISTING TREE
- 4 PROTECT EXISTING CURB
- 5 PROTECT EXISTING POWER POLE
- 6 PROTECT EXISTING FENCE

**X DEMOLITION NOTES**

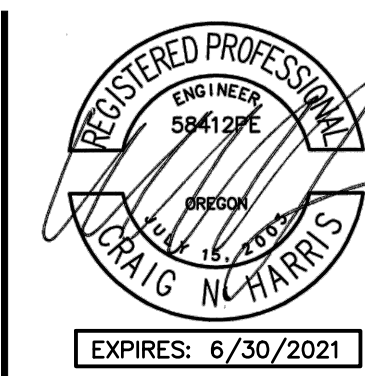
- 1 REMOVE EXISTING BUILDING
- 2 REMOVE EXISTING GRAVEL ROAD
- 3 REMOVE EXISTING TREE
- 4 REMOVE EXISTING CURB
- 5 REMOVE EXISTING POWER LINE
- 6 REMOVE EXISTING POWER POLE
- 7 REMOVE EXISTING DRIVEWAY
- 8 REMOVE EXISTING BRUSH
- 9 ABANDON EXISTING TAX LOT
- 10 REMOVE EXISTING CONCRETE WALKWAY
- 11 REMOVE EXISTING MAILBOX
- 12 REMOVE EXISTING JUNCTION BOX
- 13 REMOVE EXISTING MANHOLE
- 14 REMOVE EXISTING STORM PIPE
- 15 REMOVE EXISTING WATER METER



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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
**HARDSCAPE PLAN**  
 DATE: 10/28/19  
 DRAWN: NJD  
 CHECKED: DSE  
 REVISIONS:

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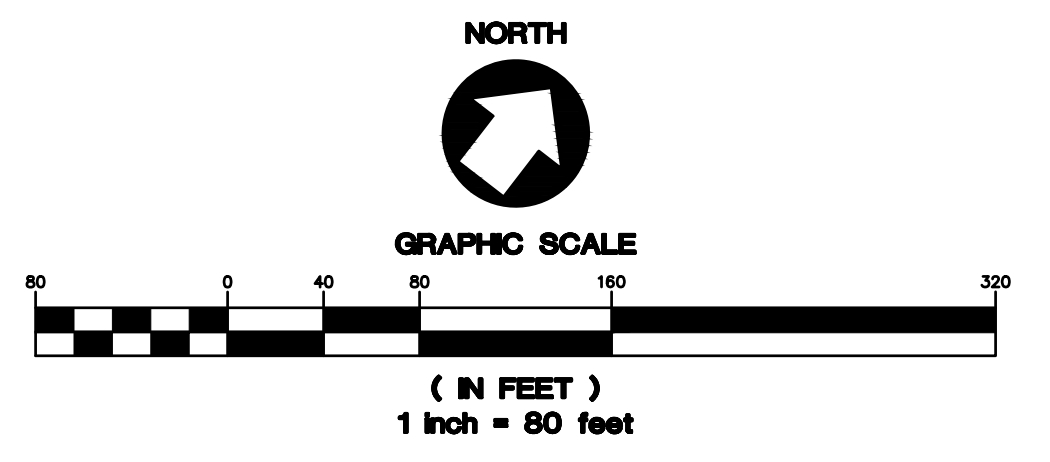
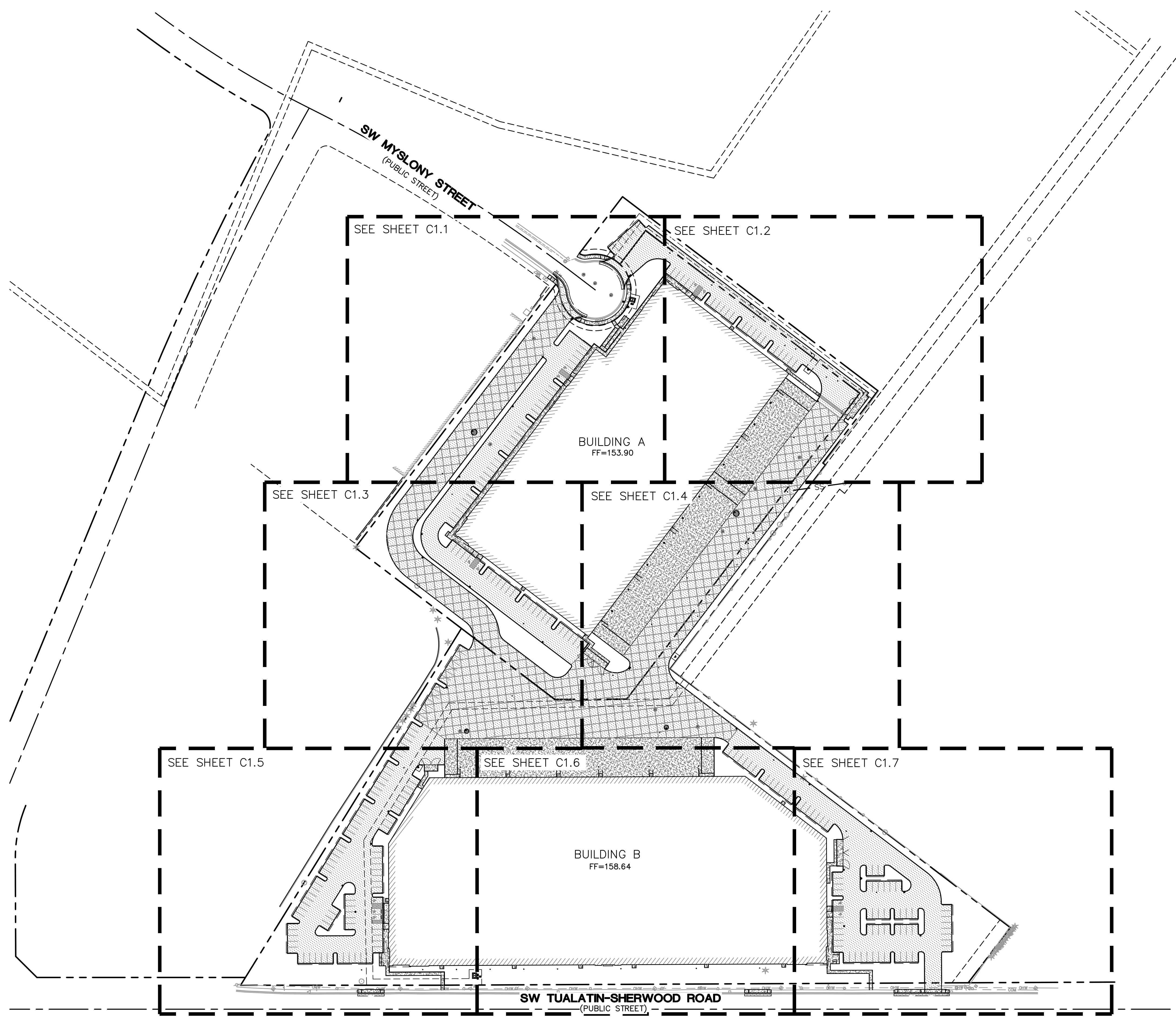
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**SHEET NOTES**

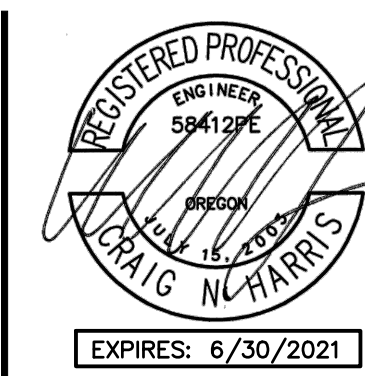
1. SEE SHEET C0.2 FOR GENERAL SHEET NOTES.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
3. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.

**LEGEND**

PROPERTY LINE	
CONCRETE SURFACING	
PRIVATE ASPHALT SURFACING	
COMMERCIAL ASPHALT SURFACE	



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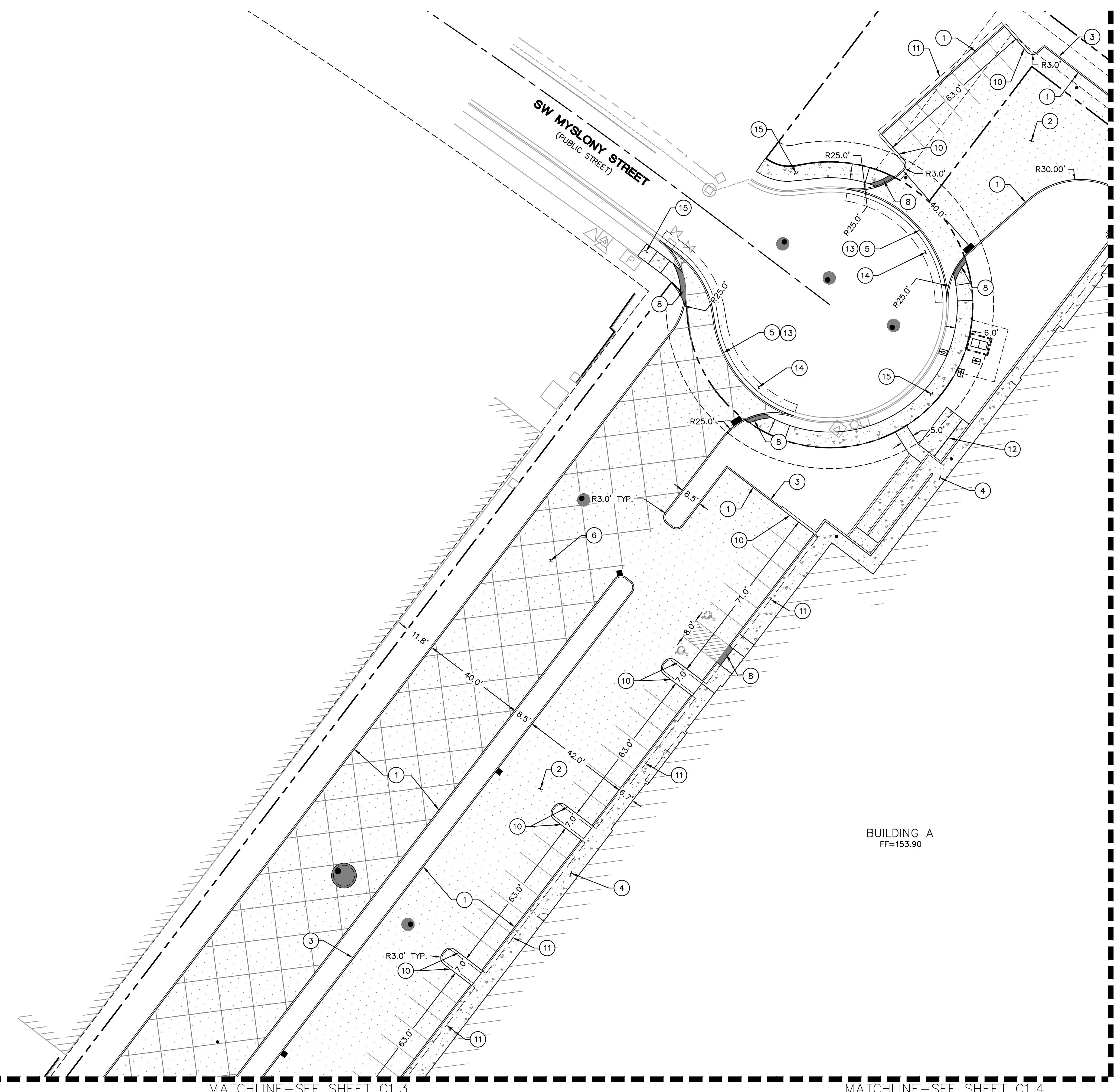
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SHEET TITLE  
**HARDSCAPE PLAN - ENLARGEMENT**  
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 SHEET NUMBER

**C1.1**

JOB NUMBER: A19173.10

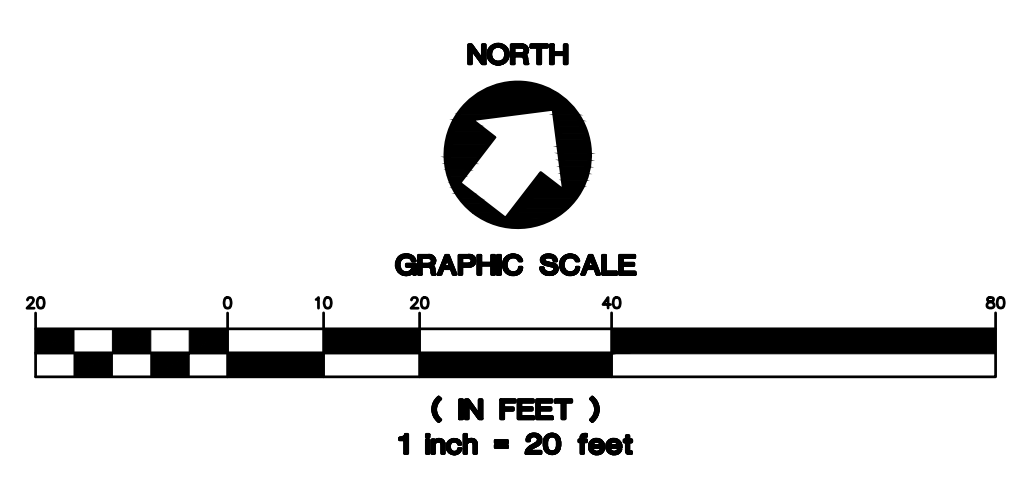
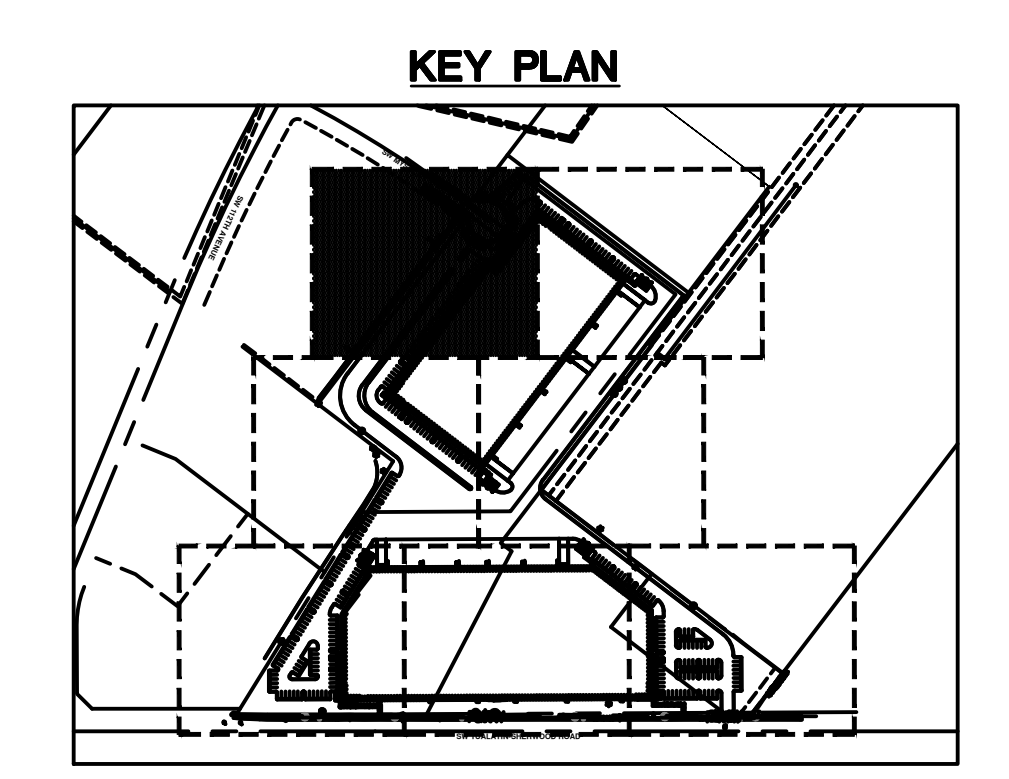


**SHEET NOTES**

- SEE SHEET C1.0 FOR GENERAL SITE PLAN NOTES AND LEGEND.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION

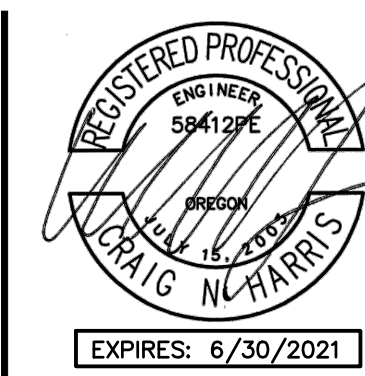
**(X) CONSTRUCTION NOTES**

- INSTALL PRIVATE 6" WIDE CONCRETE CURB
- INSTALL ASPHALT SURFACE
- INSTALL WALL, DESIGN BUILD BY CONTRACTOR
- INSTALL PRIVATE SIDEWALK
- INSTALL 40' WIDE COMMERCIAL DRIVEWAY
- INSTALL HEAVY ASPHALT SURFACE
- INSTALL 6' WIDE PUBLIC SIDEWALK
- INSTALL ADA RAMP
- INSTALL TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- INSTALL PRIVATE 9" WIDE CONCRETE CURB
- 3' WIDE VEHICLE OVERHANG
- INSTALL BICYCLE RACK, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- INSTALL PUBLIC CURB AND GUTTER
- INSTALL PUBLIC ASPHALT
- INSTALL PUBLIC SIDEWALK
- INSTALL PRIVATE CONCRETE SURFACE
- INSTALL WHEELSTOPS
- INSTALL 26' WIDE DRIVEWAY



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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
**HARDSCAPE  
 PLAN -  
 ENLARGEMENT**

DATE: 10/28/19  
 DRAWN: NJD  
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SHEET NUMBER

**C1.2**

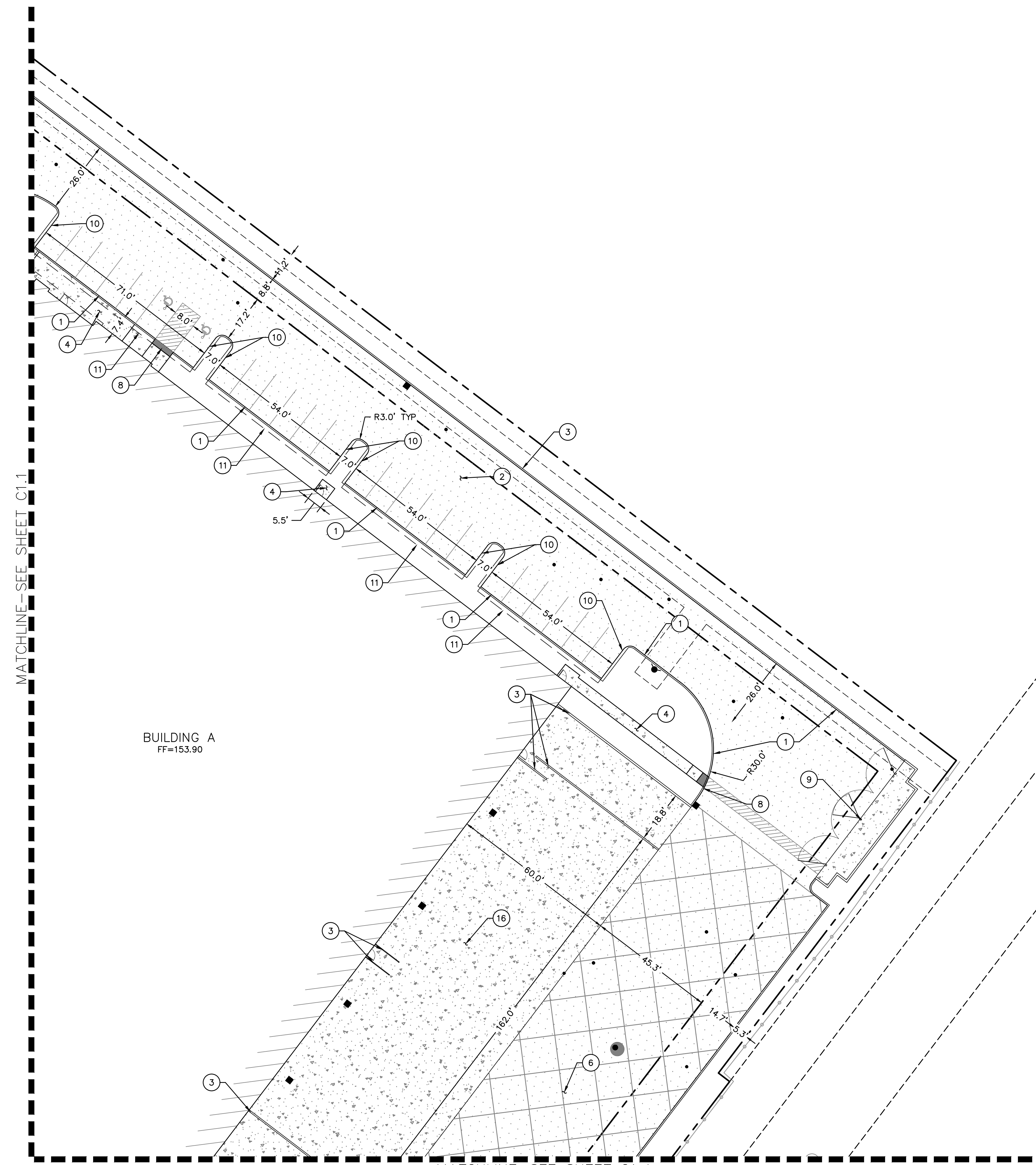
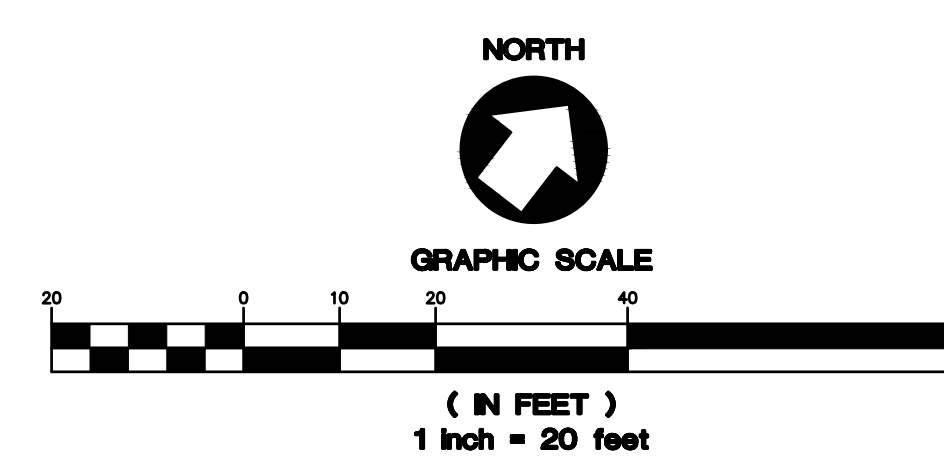
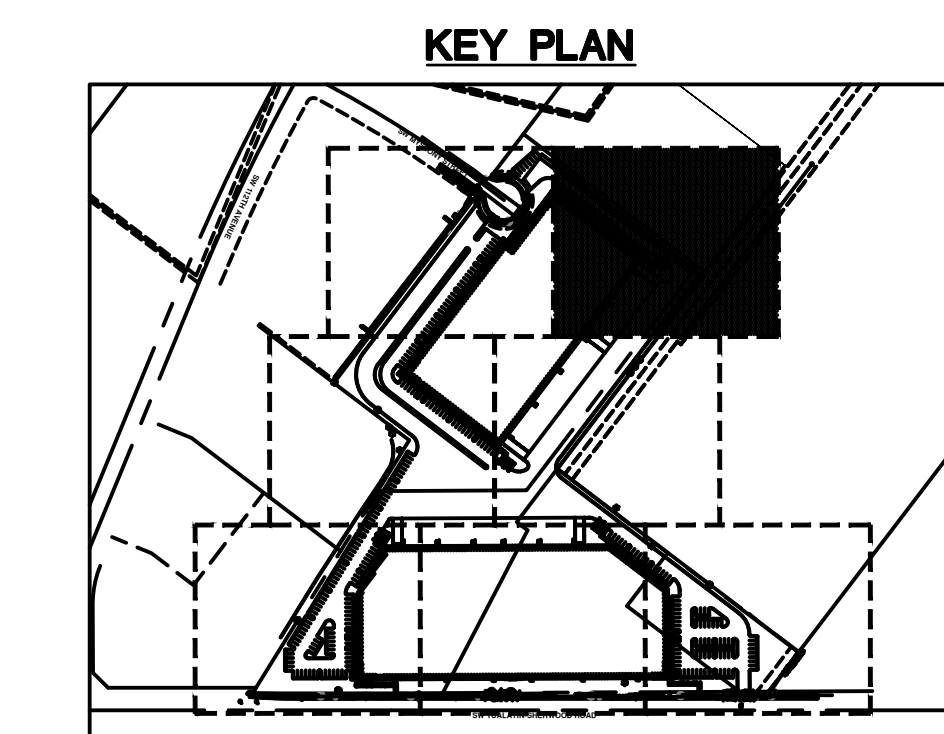
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**SHEET NOTES**

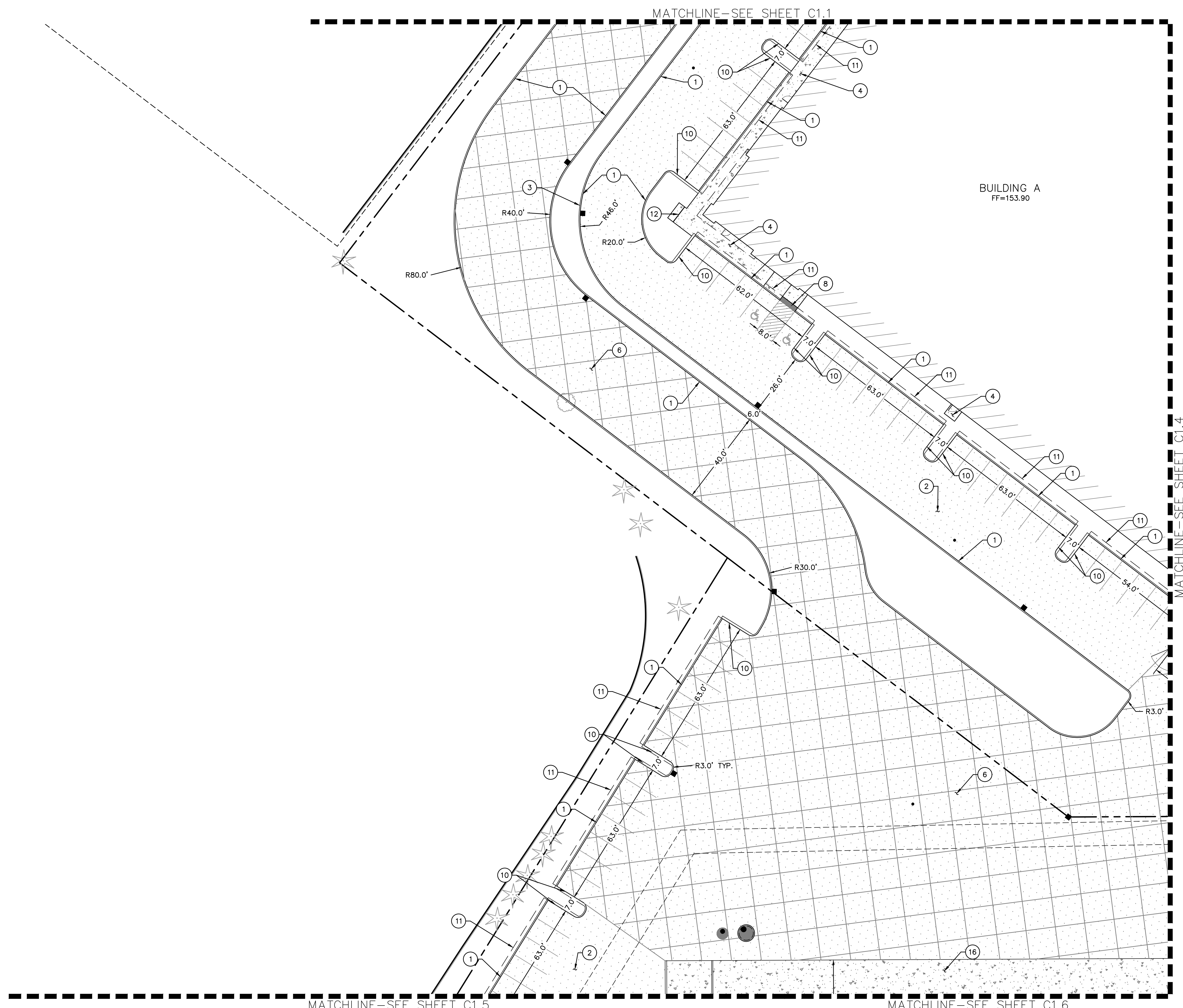
- SEE SHEET C1.0 FOR GENERAL SITE PLAN NOTES AND LEGEND.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION

**(X) CONSTRUCTION NOTES**

- INSTALL PRIVATE 6" WIDE CONCRETE CURB
- INSTALL ASPHALT SURFACE
- INSTALL WALL, DESIGN BUILD BY CONTRACTOR
- INSTALL PRIVATE SIDEWALK
- INSTALL 40' WIDE COMMERCIAL DRIVEWAY
- INSTALL HEAVY ASPHALT SURFACE
- INSTALL 6' WIDE PUBLIC SIDEWALK
- INSTALL ADA RAMP
- INSTALL TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- INSTALL PRIVATE 9" WIDE CONCRETE CURB
- 3' WIDE VEHICLE OVERHANG
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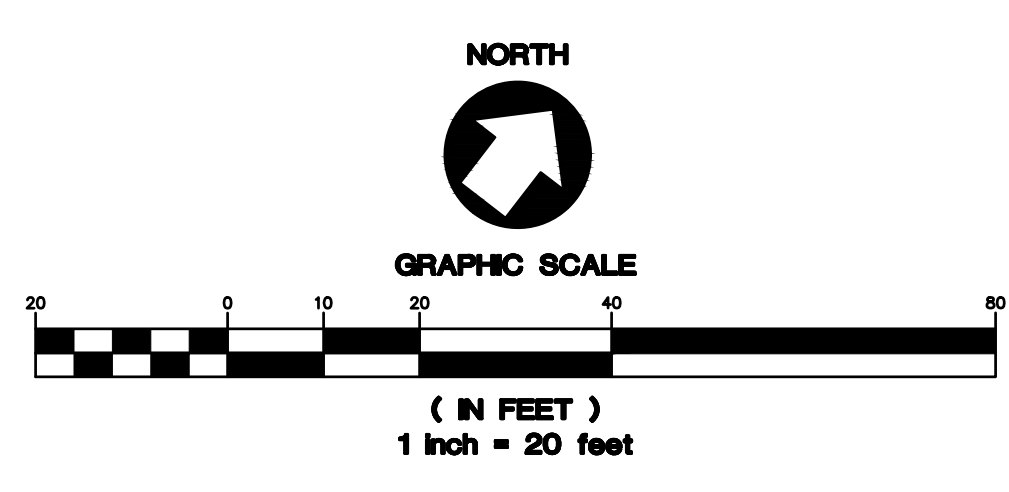
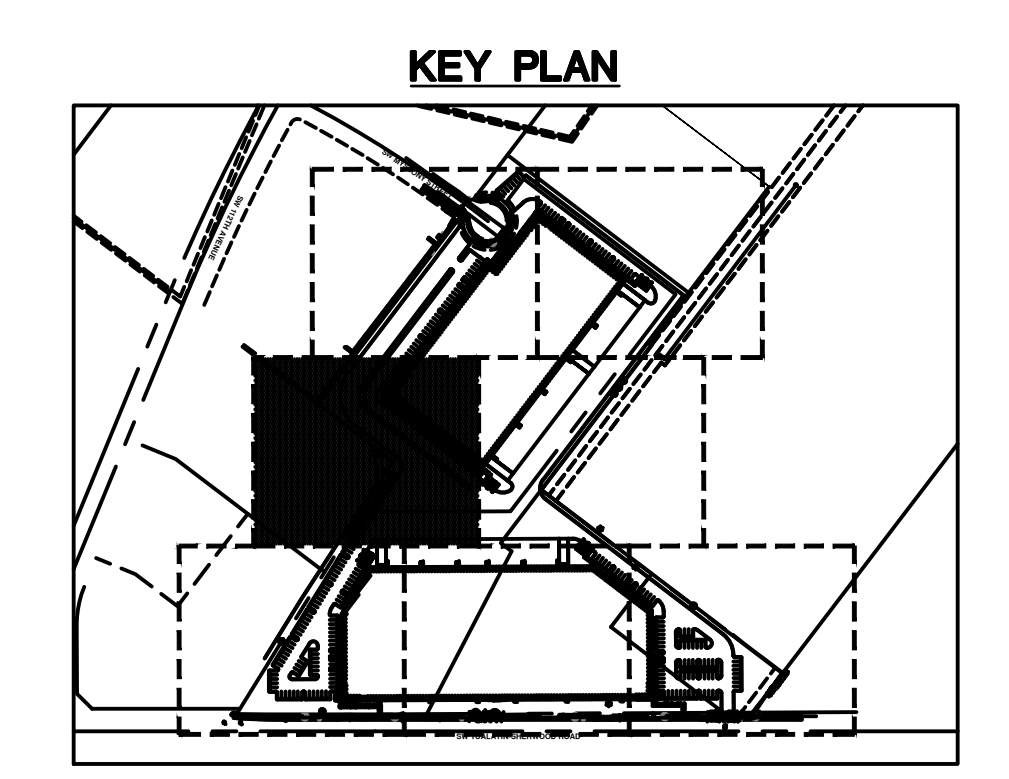


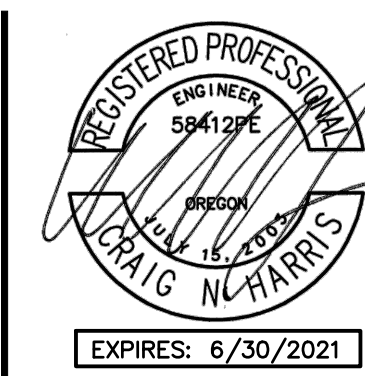
**SHEET NOTES**

1. SEE SHEET C1.0 FOR GENERAL SITE PLAN NOTES AND LEGEND.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION

**(X) CONSTRUCTION NOTES**

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13. INSTALL PUBLIC CURB AND GUTTER
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15. INSTALL PUBLIC SIDEWALK
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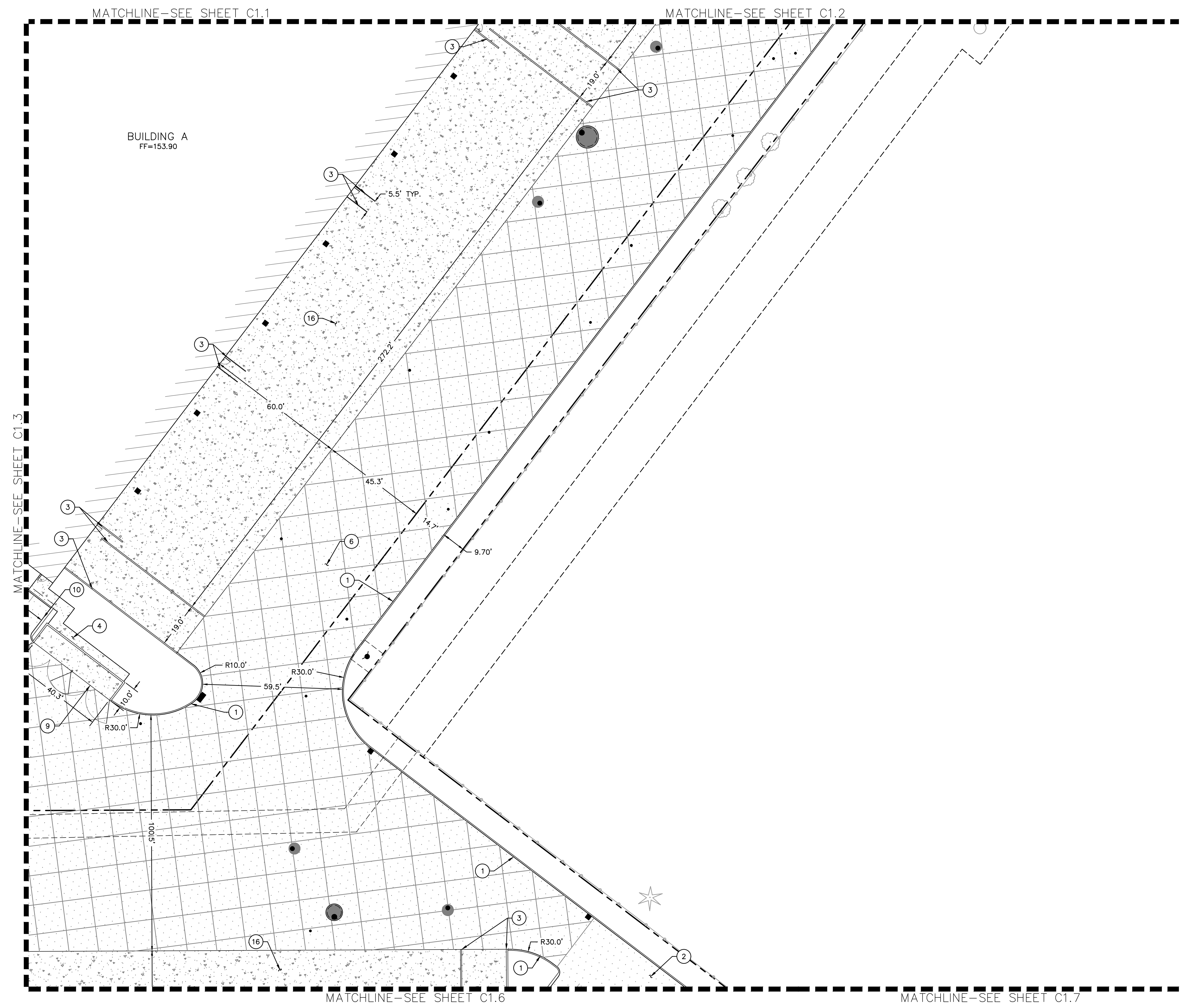
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 PLAN -  
 ENLARGEMENT**

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SHEET NUMBER  
**C1.4**

JOB NUMBER: A19173.10

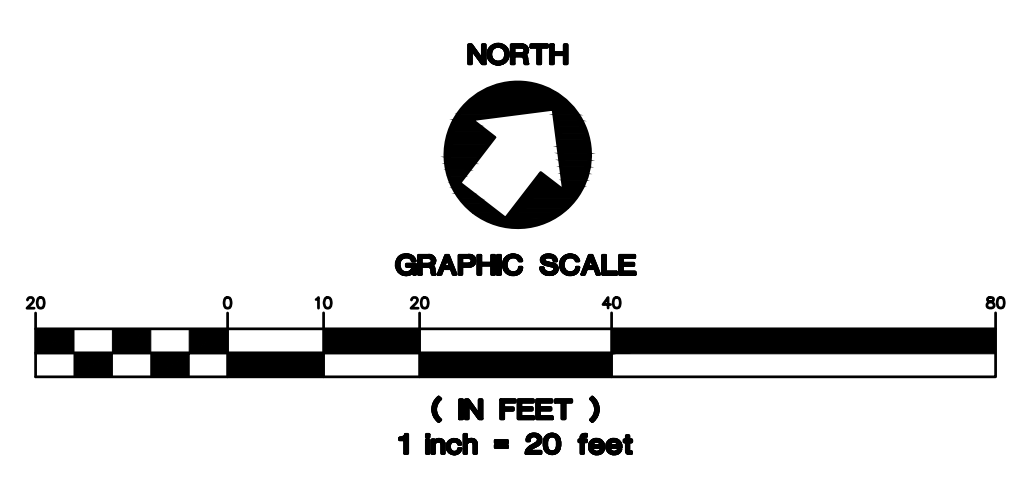
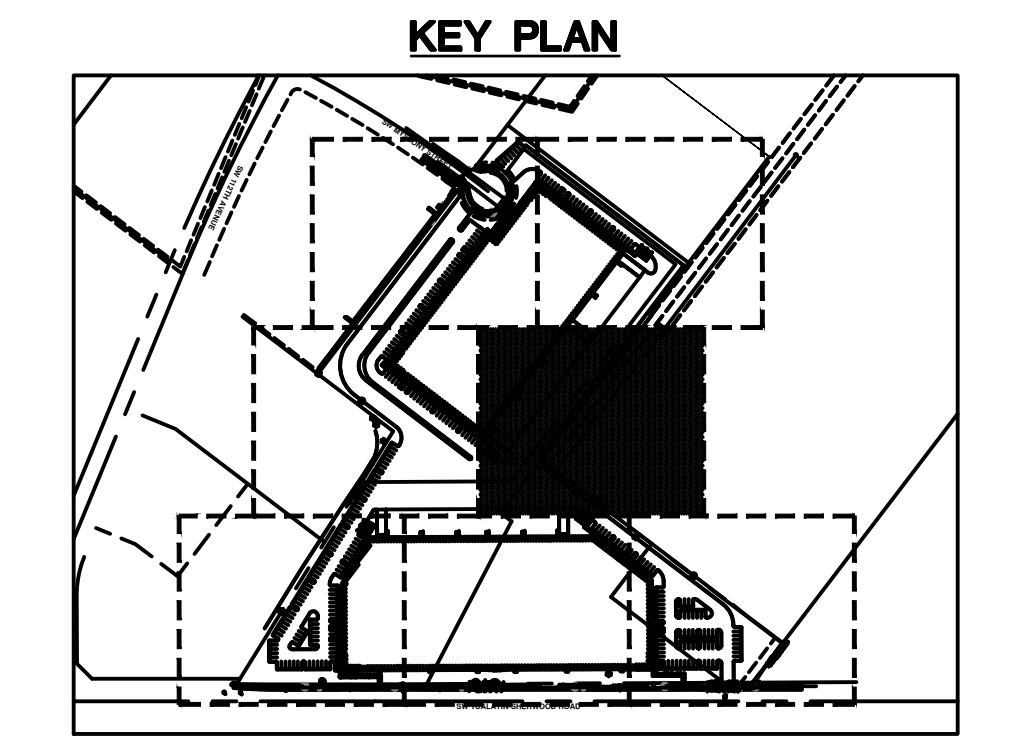


**SHEET NOTES**

- SEE SHEET C1.0 FOR GENERAL SITE PLAN NOTES AND LEGEND.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION

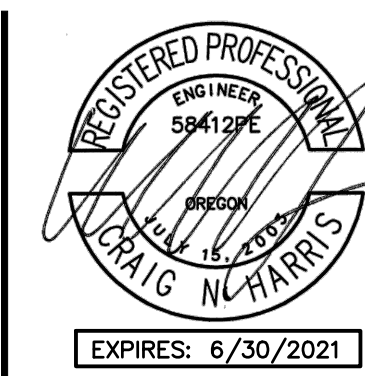
**(X) CONSTRUCTION NOTES**

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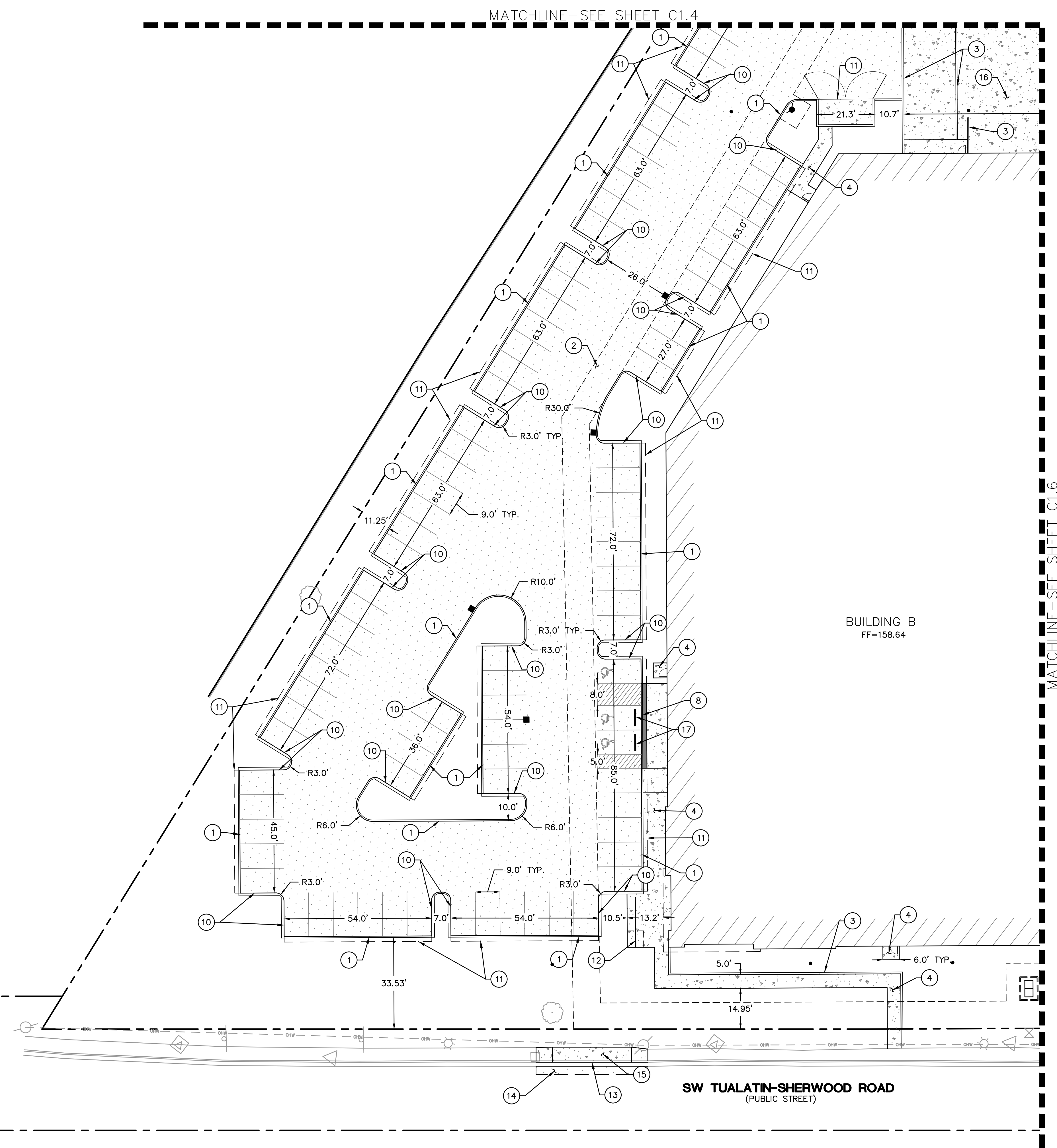
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**C1.5**

JOB NUMBER: A19173.10

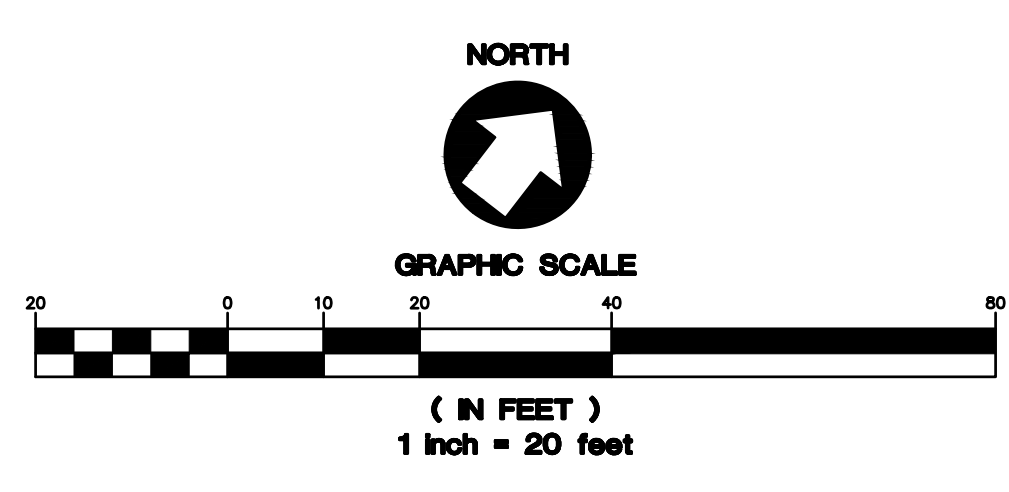
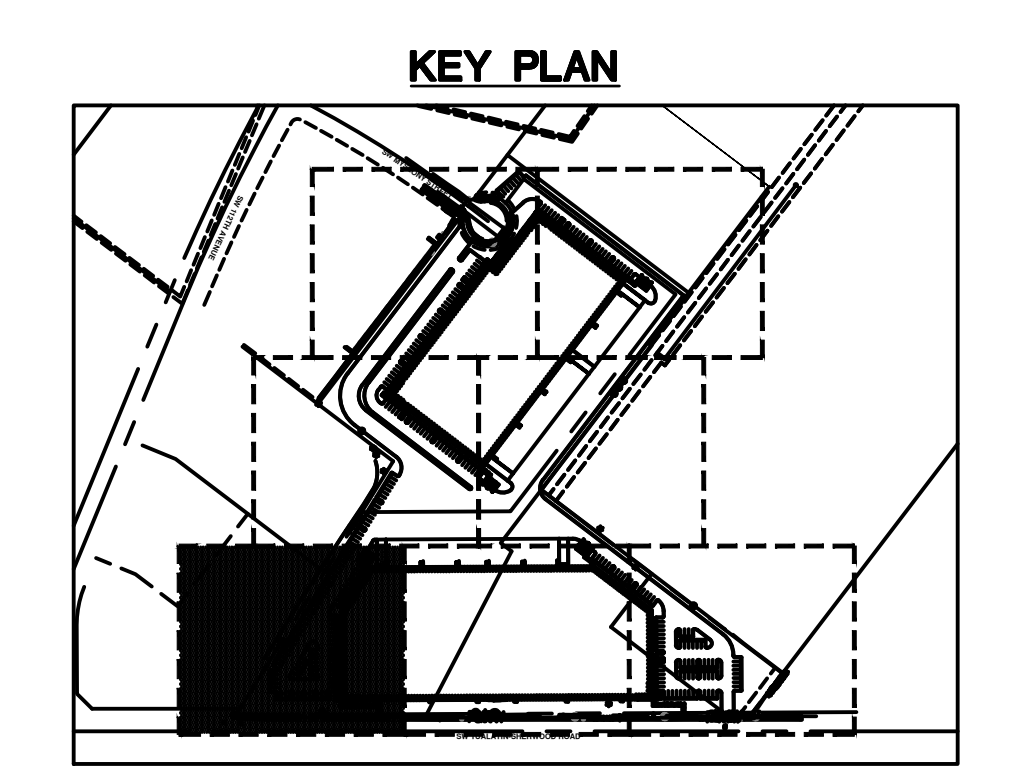


**SHEET NOTES**

- SEE SHEET C1.0 FOR GENERAL SITE PLAN NOTES AND LEGEND.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION

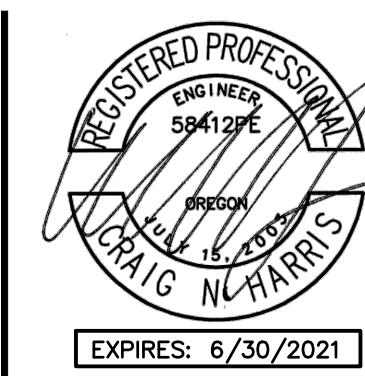
**(X) CONSTRUCTION NOTES**

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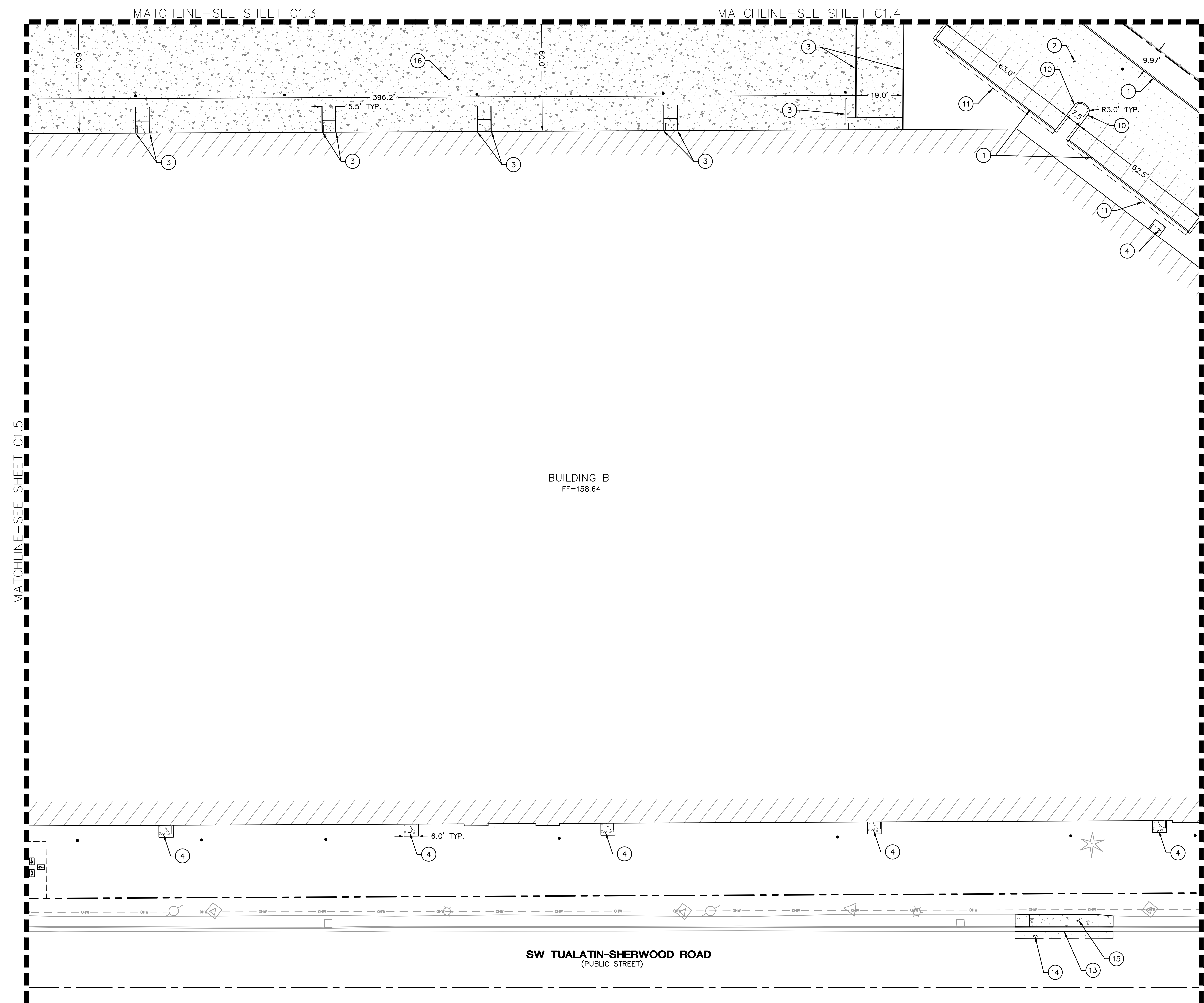
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**HARDSCAPE  
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SHEET NUMBER  
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JOB NUMBER: A19173.10

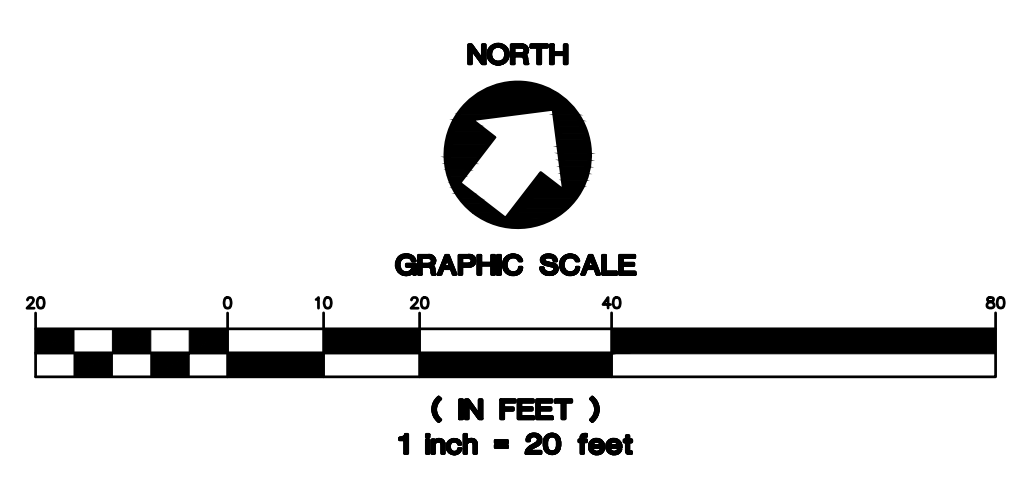
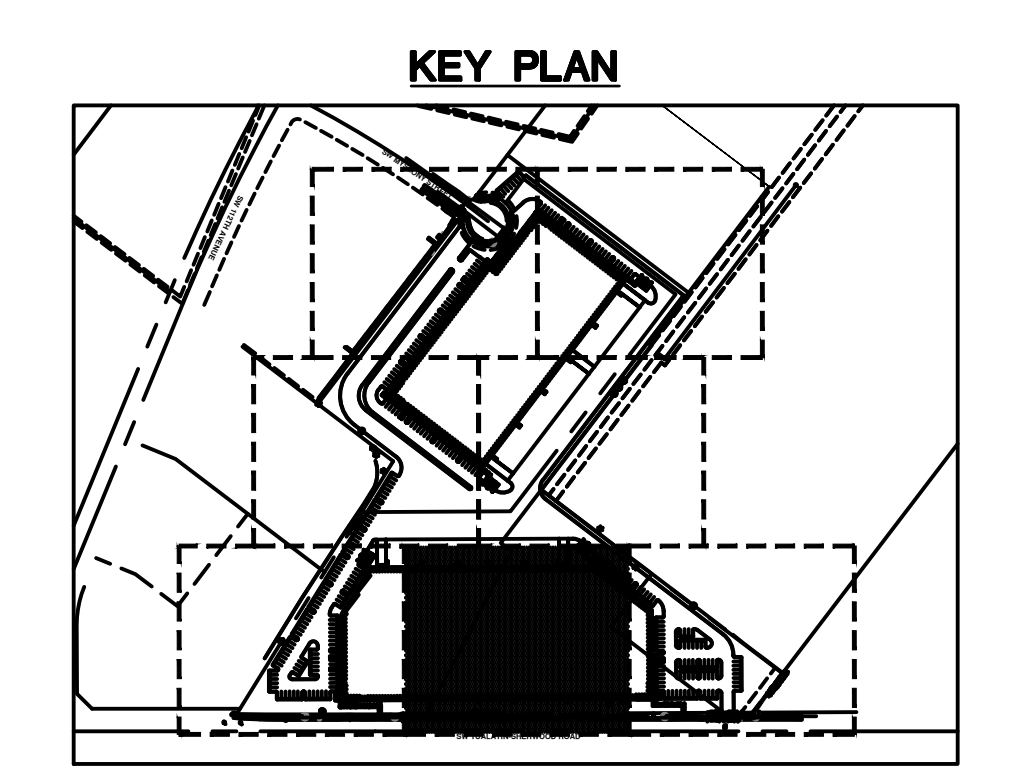


**SHEET NOTES**

1. SEE SHEET C1.0 FOR GENERAL SITE PLAN NOTES AND LEGEND.
2. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION

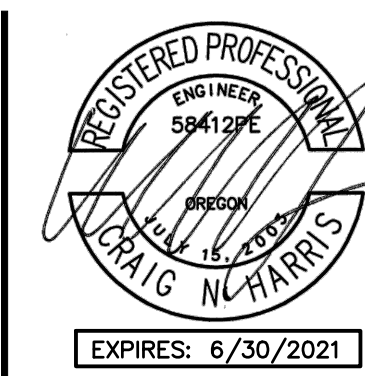
**(X) CONSTRUCTION NOTES**

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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
**HARDSCAPE  
 PLAN -  
 ENLARGEMENT**

DATE: 10/28/19  
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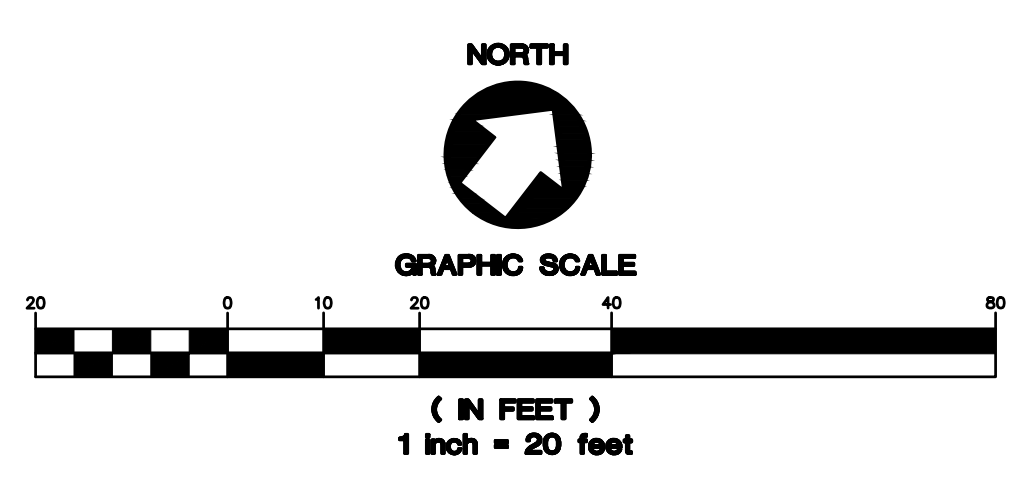
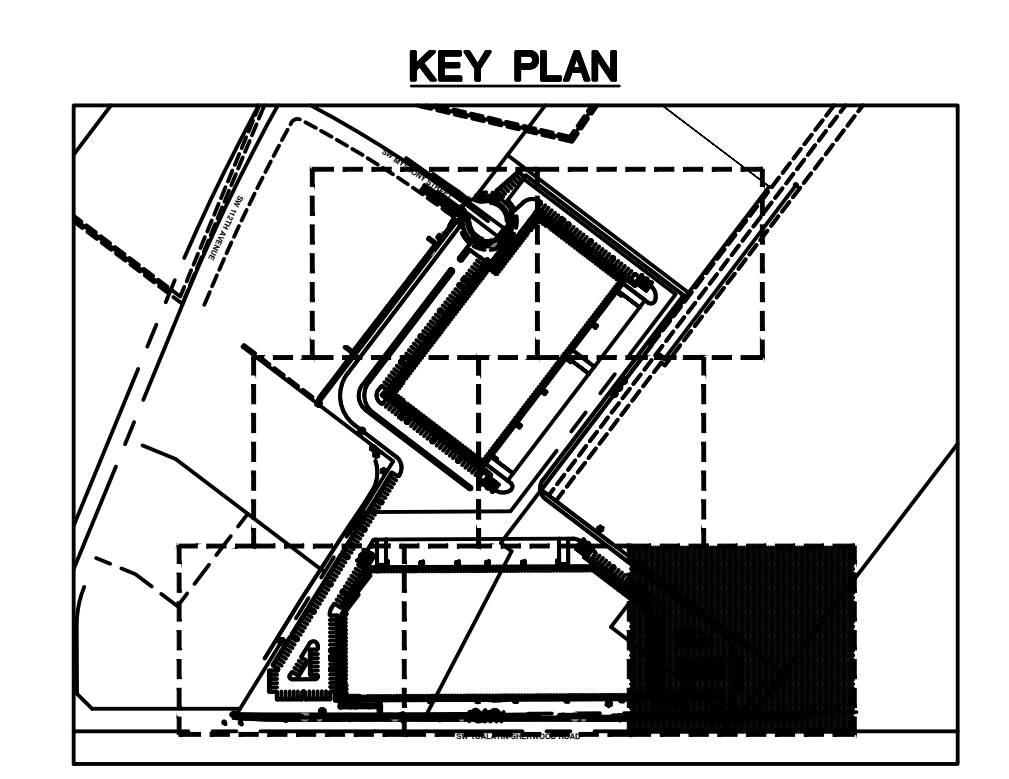
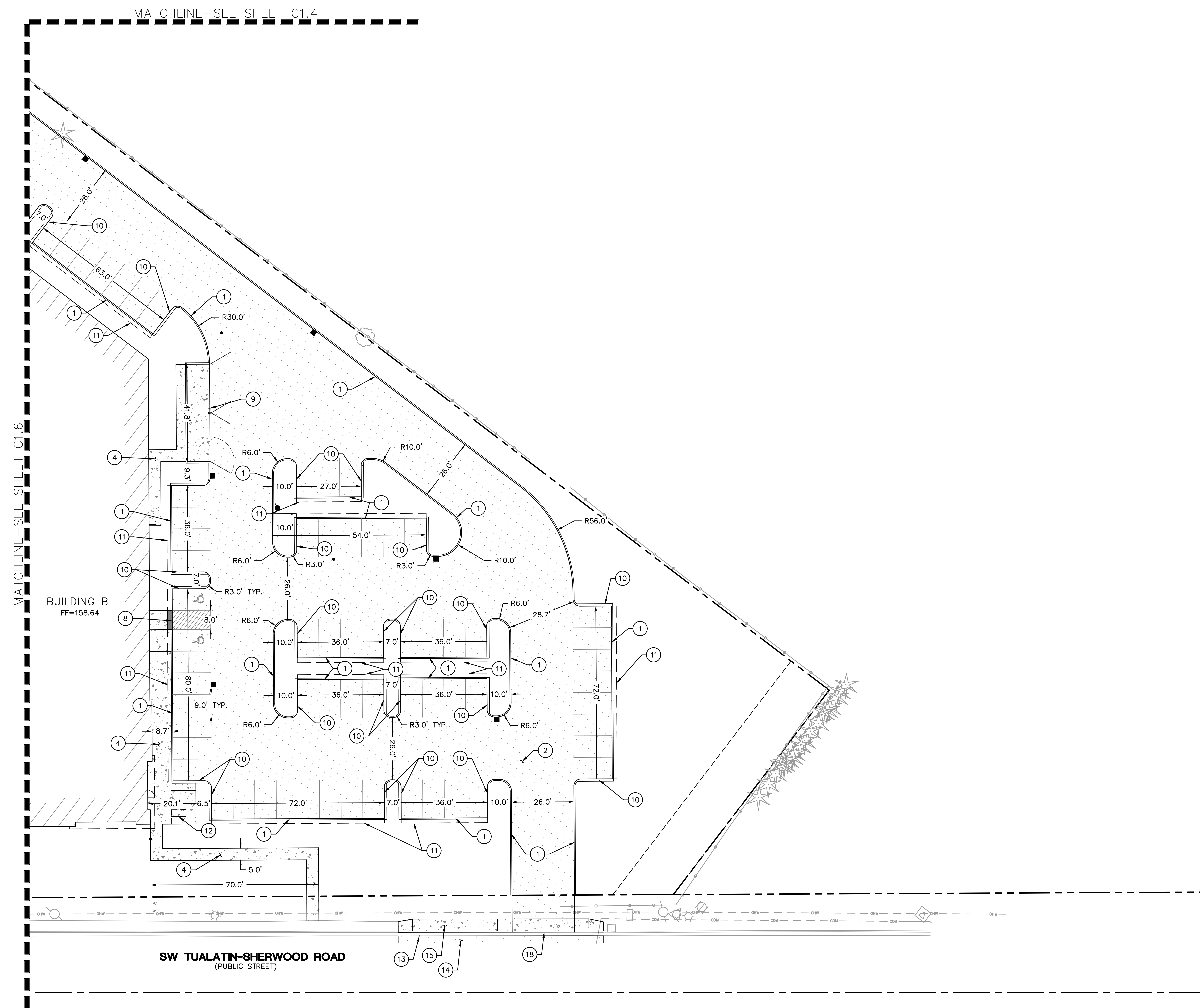
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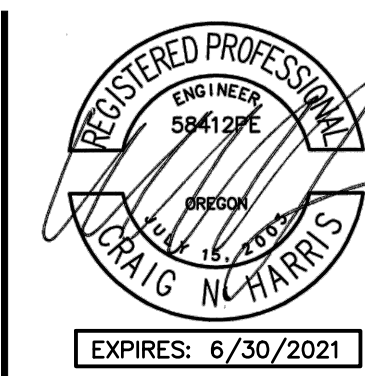
- SHEET NOTES**
- SEE SHEET C1.0 FOR GENERAL SITE PLAN NOTES AND LEGEND.
  - SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION
- CONSTRUCTION NOTES**
- INSTALL PRIVATE 6" WIDE CONCRETE CURB
  - INSTALL ASPHALT SURFACE
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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
 GRADING PLAN  
 DATE: 10/28/19  
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 SHEET NUMBER

**C2.0**

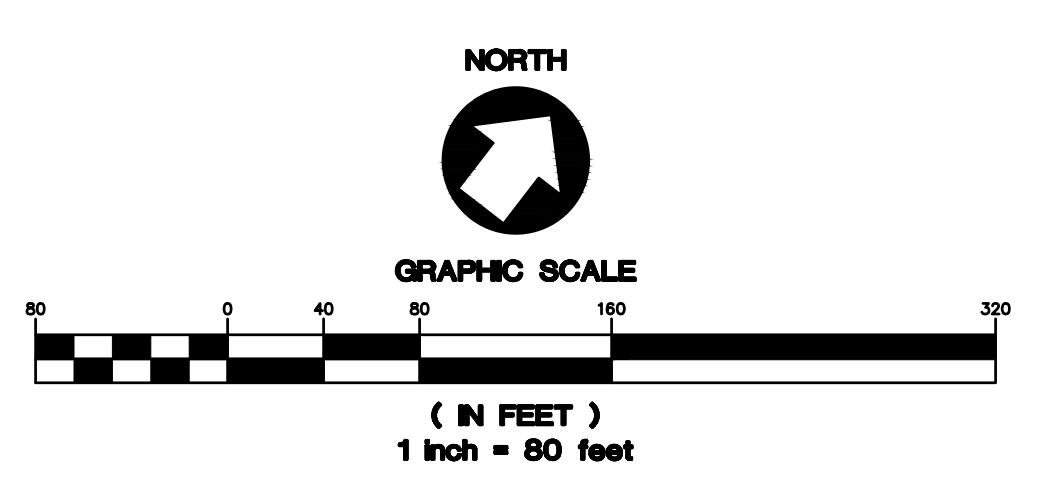
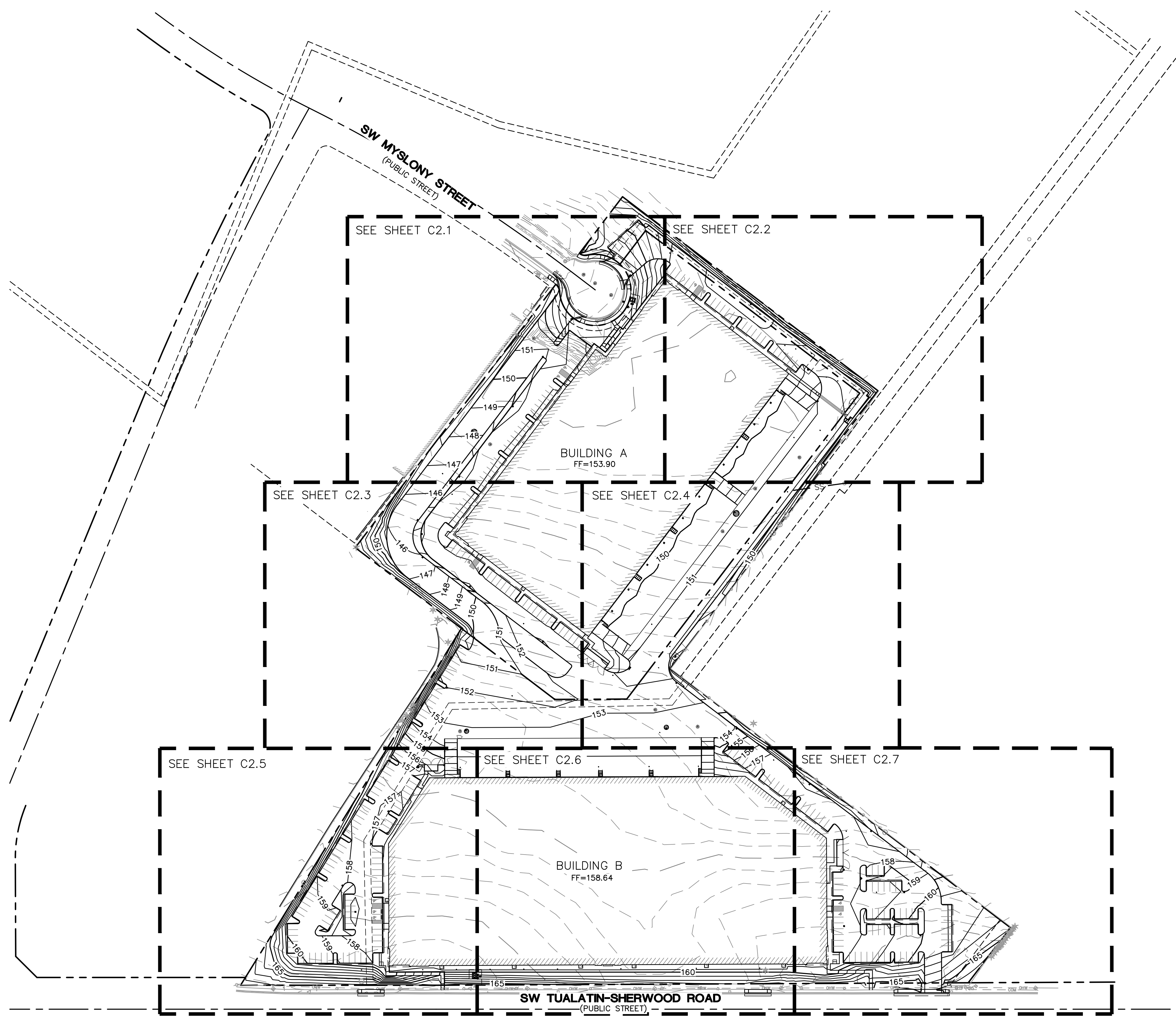
JOB NUMBER: A19173.10

**SHEET NOTES**

- SEE SHEET C0.2 FOR GENERAL SHEET NOTES.
- CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMP WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
- FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
- GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

**LEGEND**

EXISTING CONTOUR MINOR	---	102
EXISTING CONTOUR MAJOR	---	100
PROPOSED CONTOUR MINOR	---	102
PROPOSED CONTOUR MAJOR	---	100



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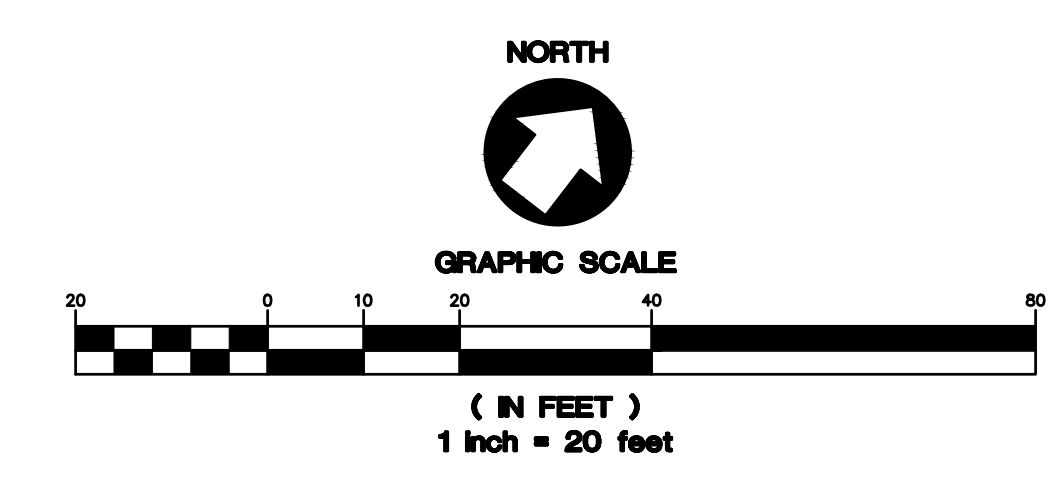
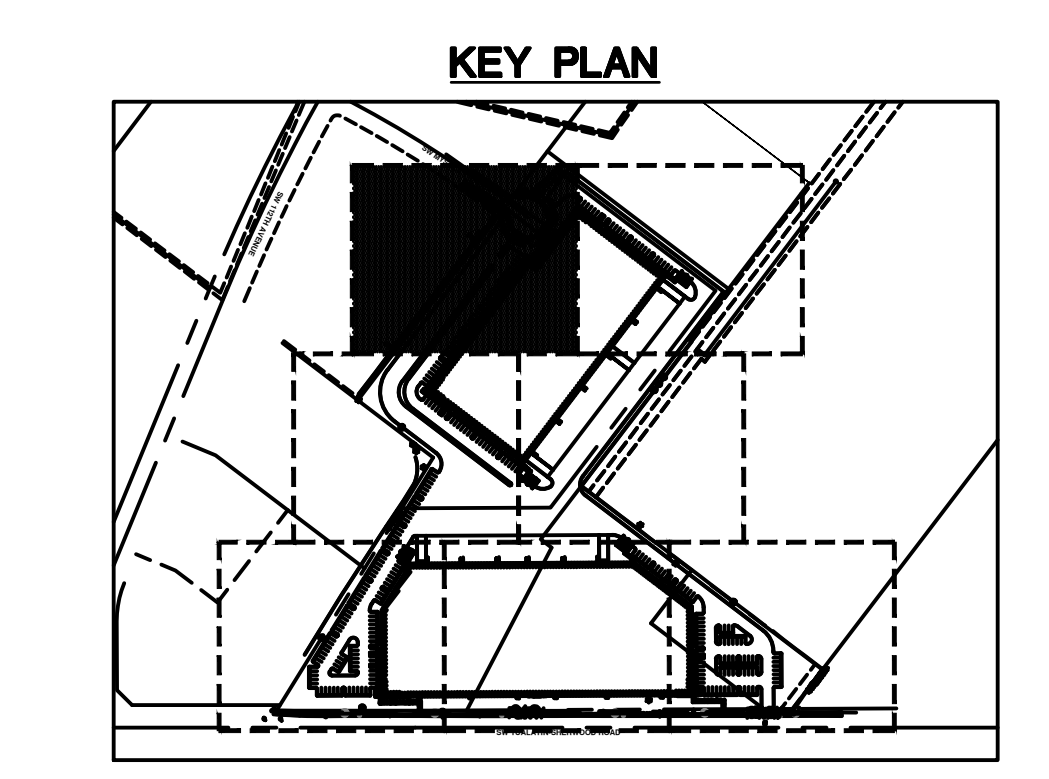
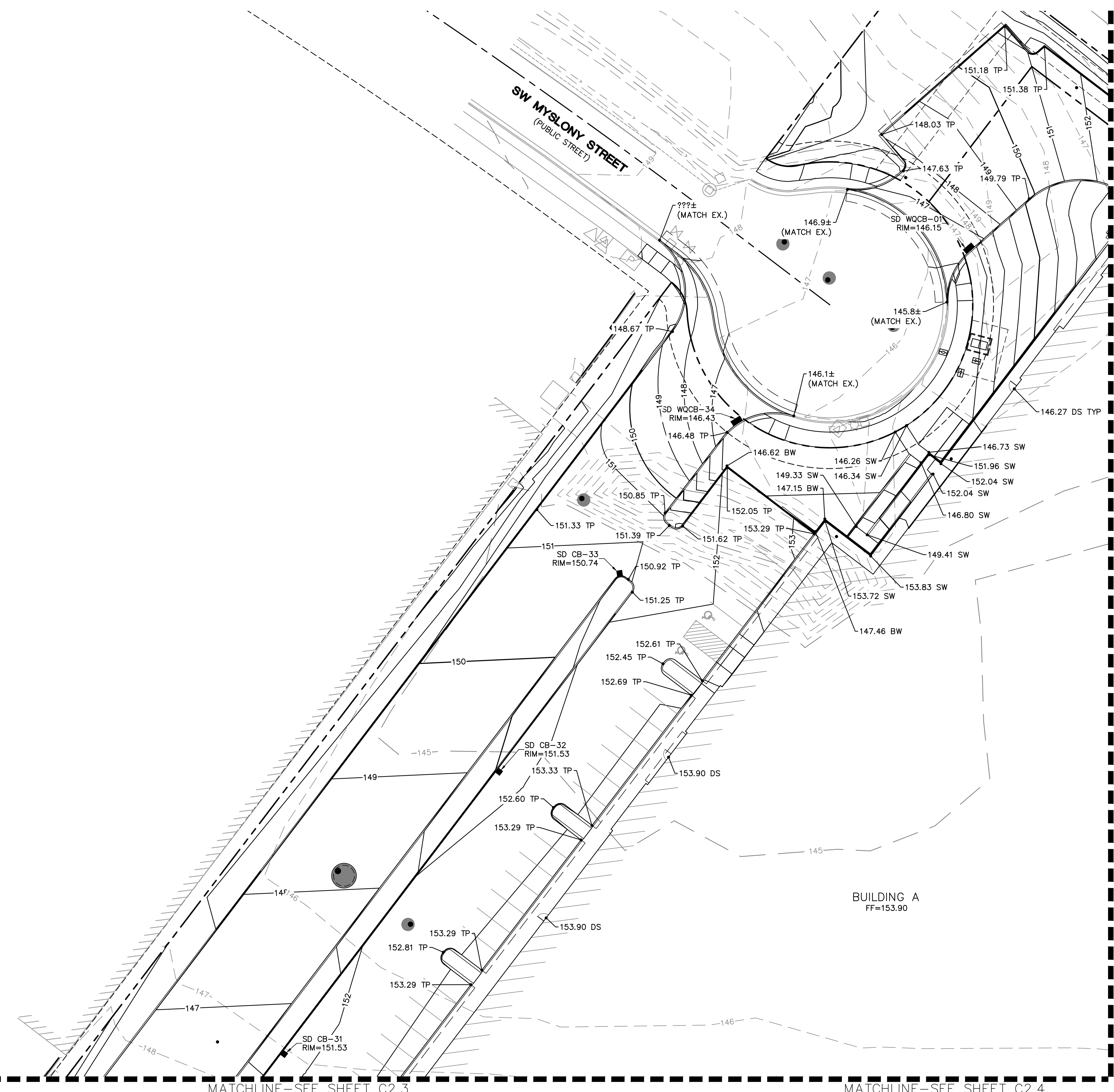


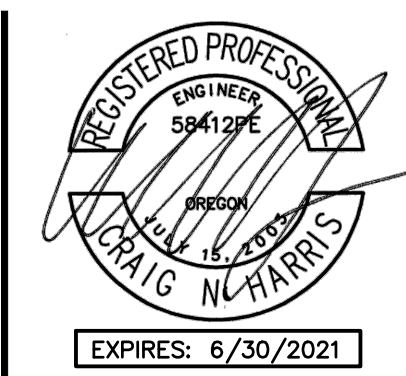
**SHEET NOTES**

- SEE SHEET C2.0 FOR GENERAL GRADING NOTES AND LEGEND.

**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION LISTED BELOW.
DS	DOOR SILL
EX	EXISTING GRADE
FFE	FINISHED FLOOR
SW	SIDEWALK
TC	FINISHED GRADE AT TOP OF CURB
TP	FINISHED GRADE AT TOP OF PAVEMENT





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**TUALATIN INDUSTRIAL**  
TUALATIN, OR

SHEET TITLE  
**GRADING PLAN  
- ENLARGEMENT**  
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DRAWN: NJD  
CHECKED: DSE  
REVISIONS:

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**C2.2**

JOB NUMBER: A19173.10

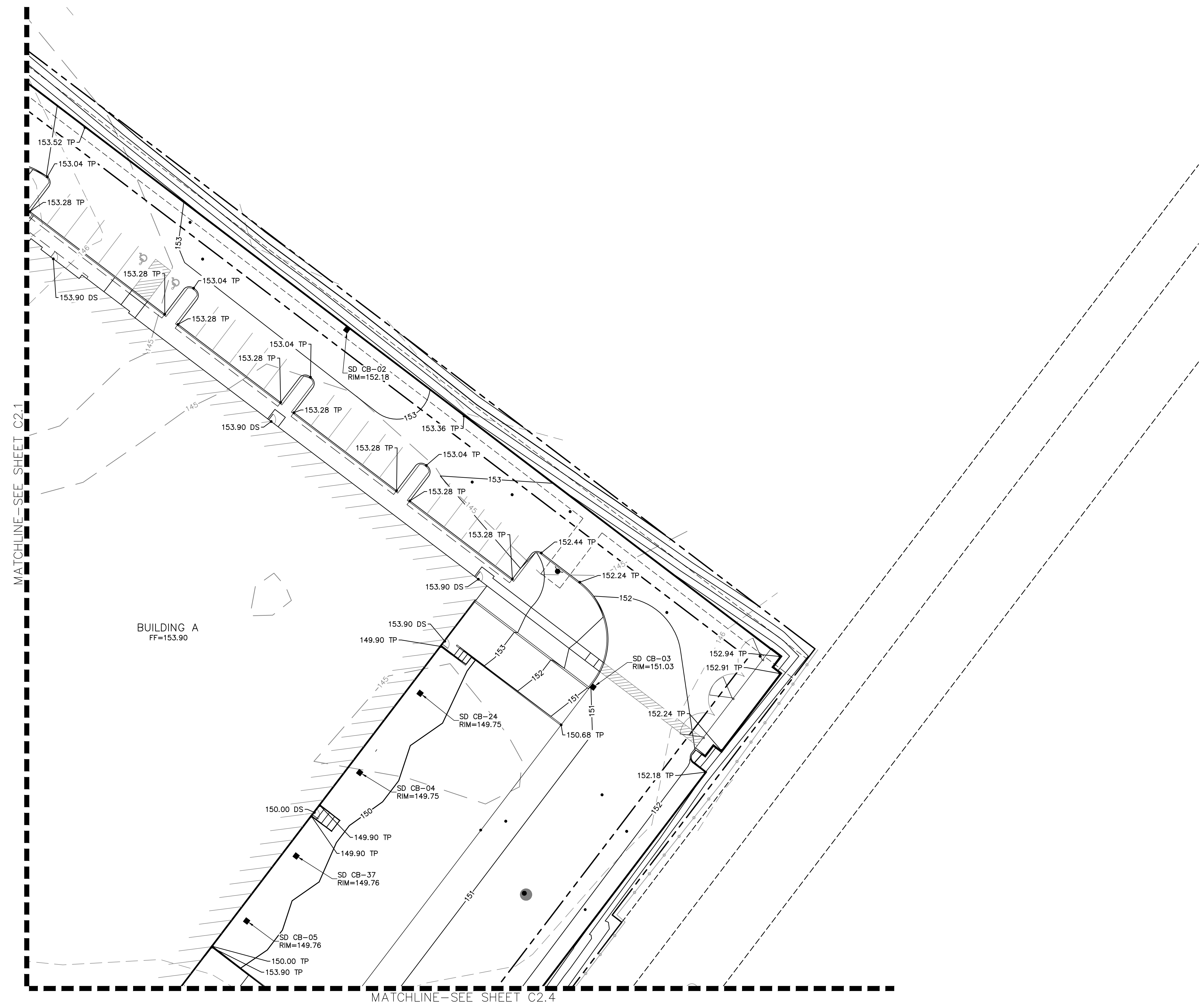
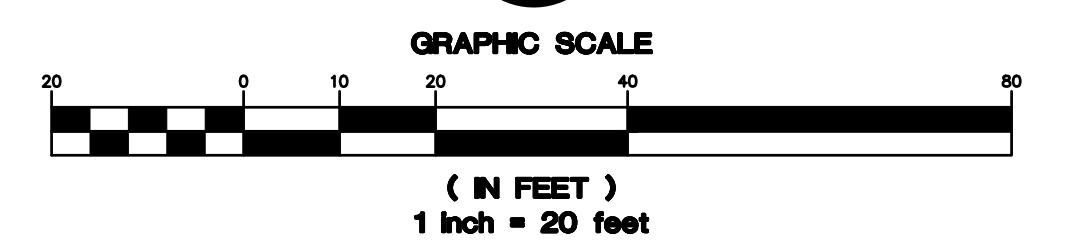
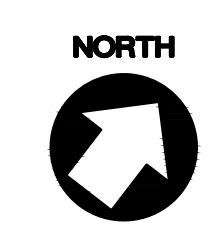
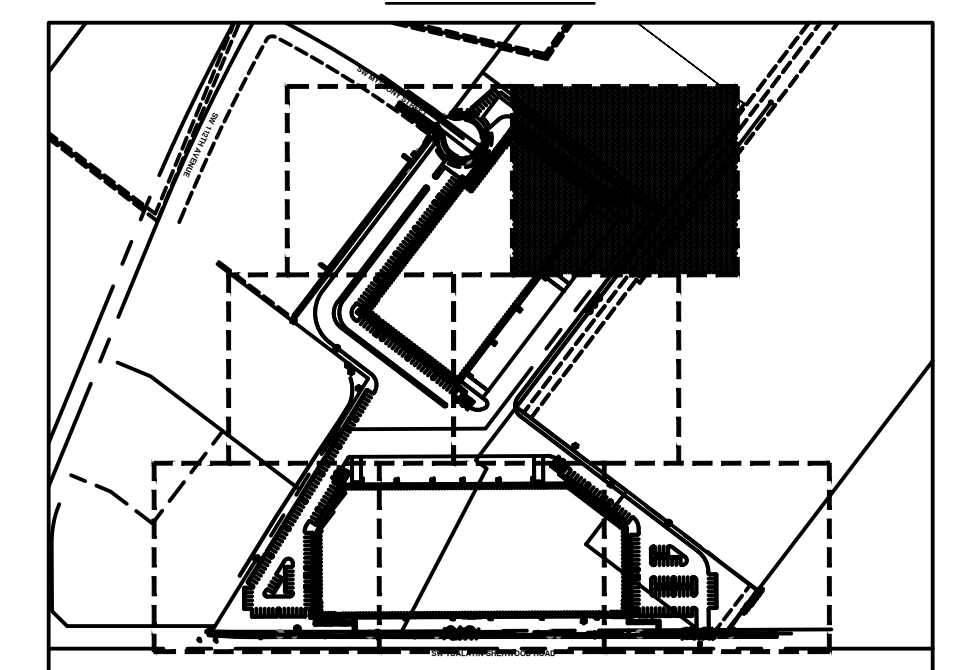
**SHEET NOTES**

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CALLOUT	DESCRIPTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION LISTED BELOW.
DS	DOOR SILL
EX	EXISTING GRADE
FFE	FINISHED FLOOR
SW	SIDEWALK
TC	FINISHED GRADE AT TOP OF CURB
TP	FINISHED GRADE AT TOP OF PAVEMENT

**KEY PLAN**



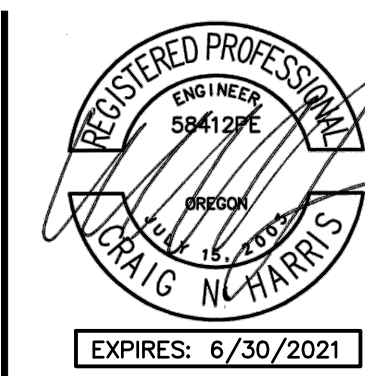
MATCHLINE-SEE SHEET C2.1

MATCHLINE-SEE SHEET C2.4

BUILDING A  
FF=153.90

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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
**GRADING PLAN - ENLARGEMENT**

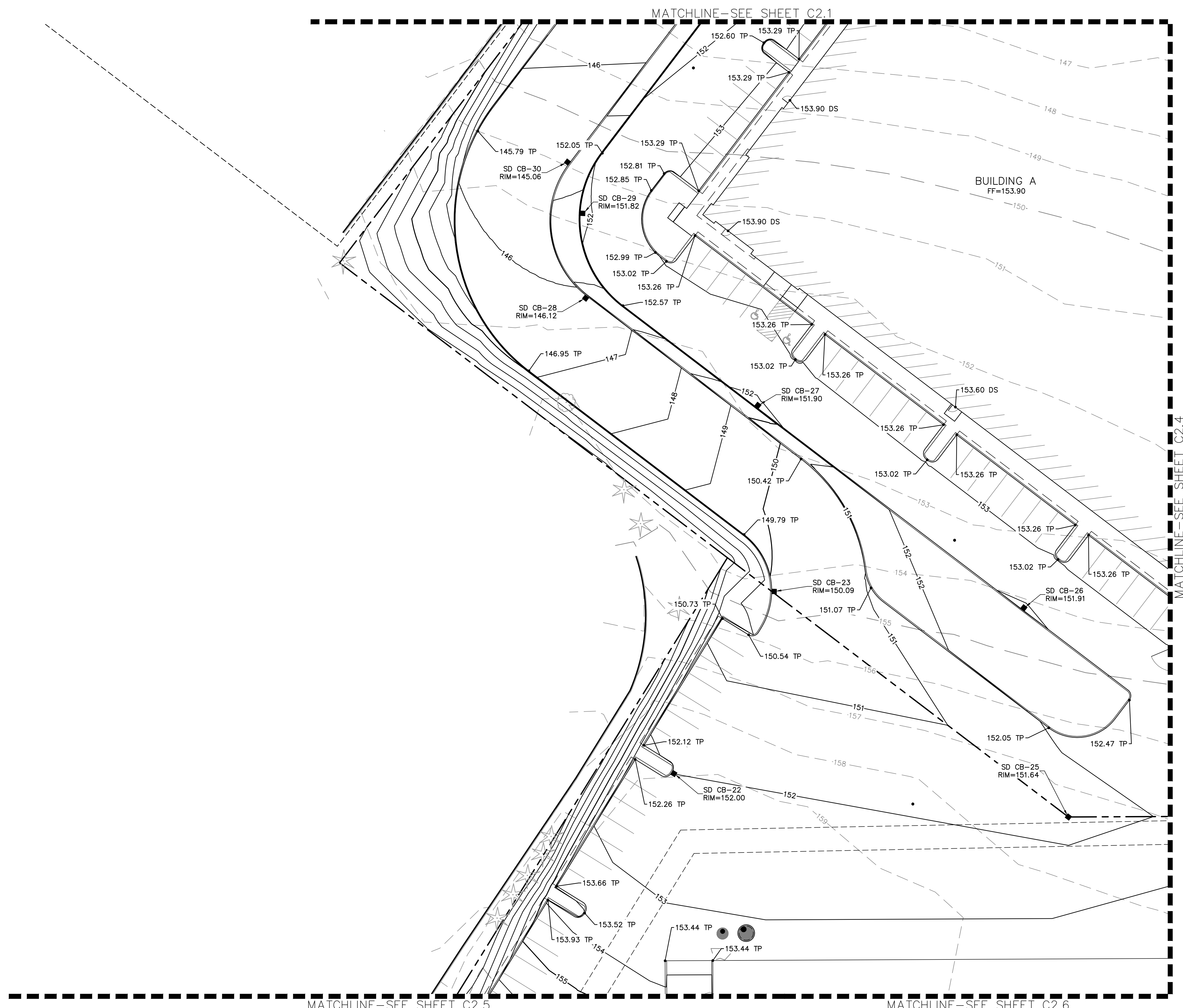
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SHEET NUMBER

**C2.3**

JOB NUMBER: A19173.10

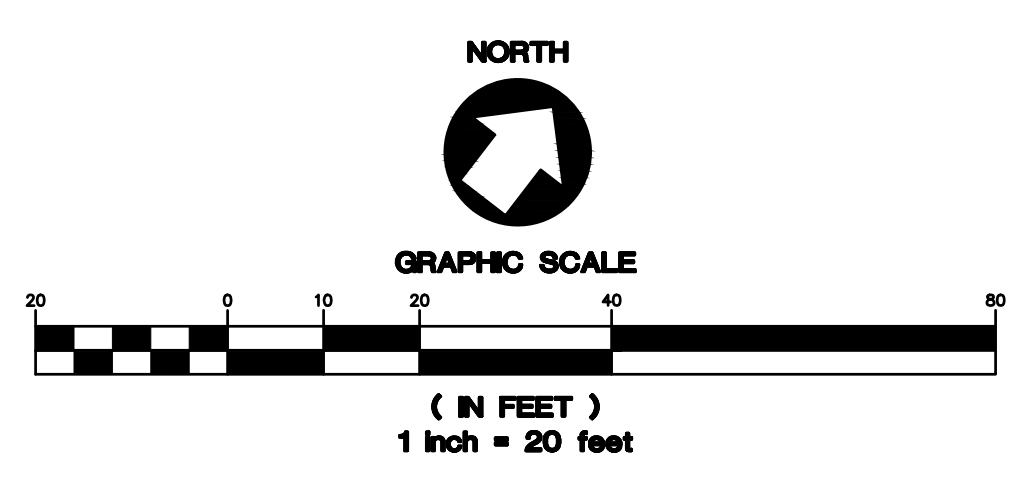
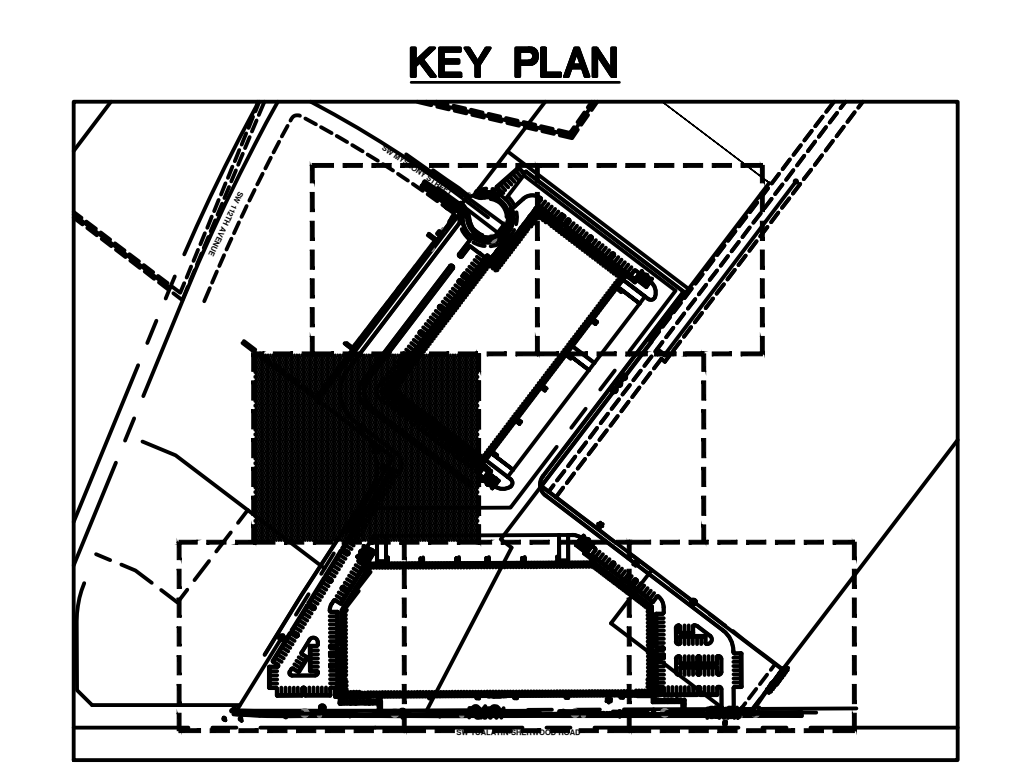


**SHEET NOTES**

1. SEE SHEET C2.0 FOR GENERAL GRADING NOTES AND LEGEND.

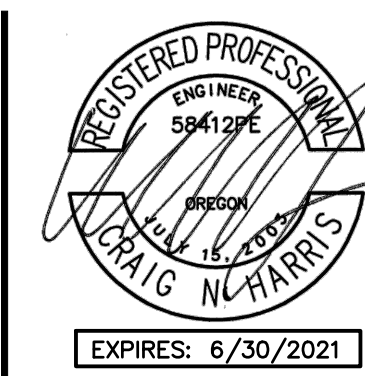
**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION LISTED BELOW.
DS	DOOR SILL
EX	EXISTING GRADE
FFE	FINISHED FLOOR
SW	SIDEWALK
TC	FINISHED GRADE AT TOP OF CURB
TP	FINISHED GRADE AT TOP OF PAVEMENT



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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
**GRADING PLAN  
 - ENLARGEMENT**

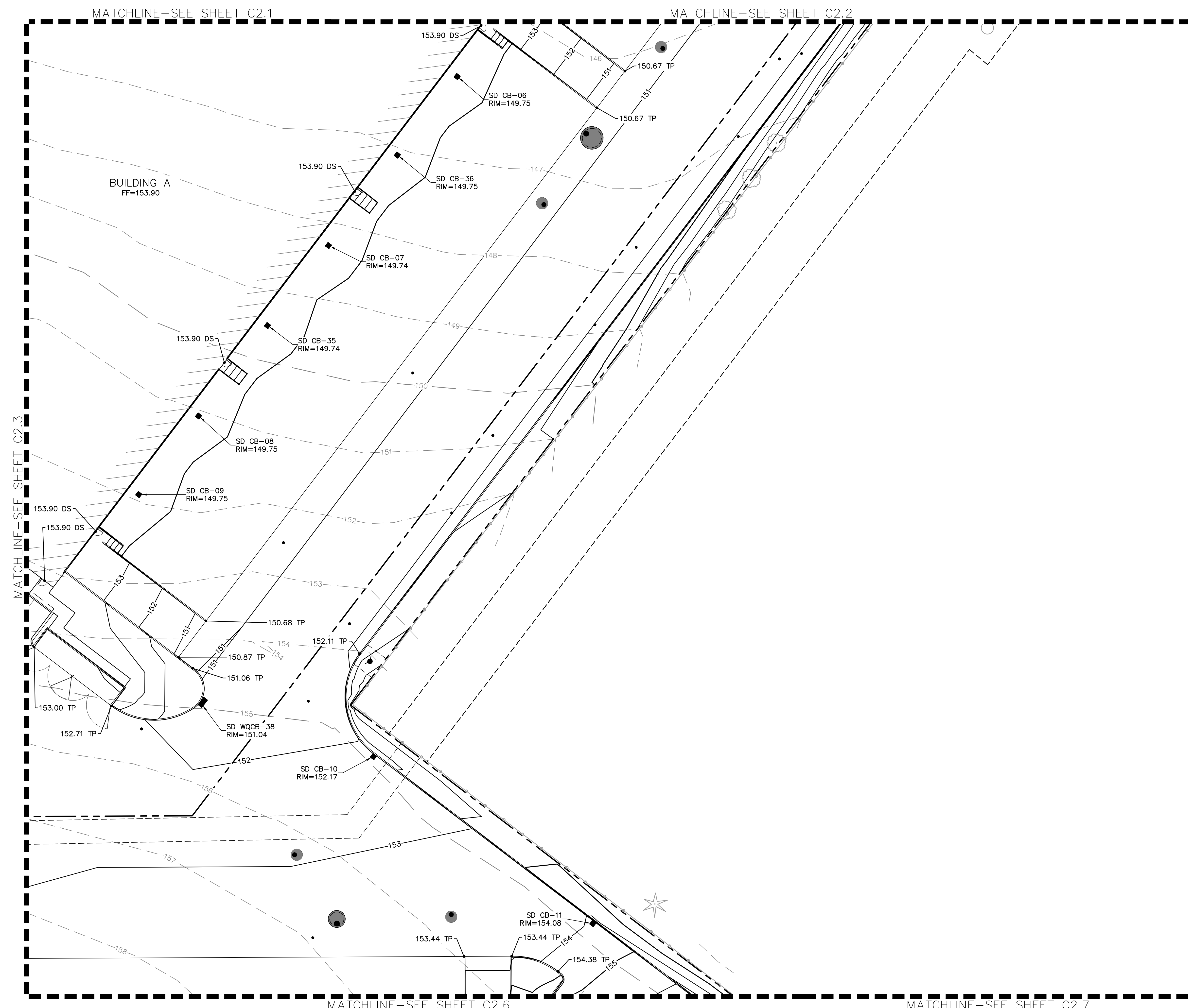
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 DRAWN: NJD  
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 REVISIONS:

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SHEET NUMBER

**C2.4**

JOB NUMBER: A19173.10

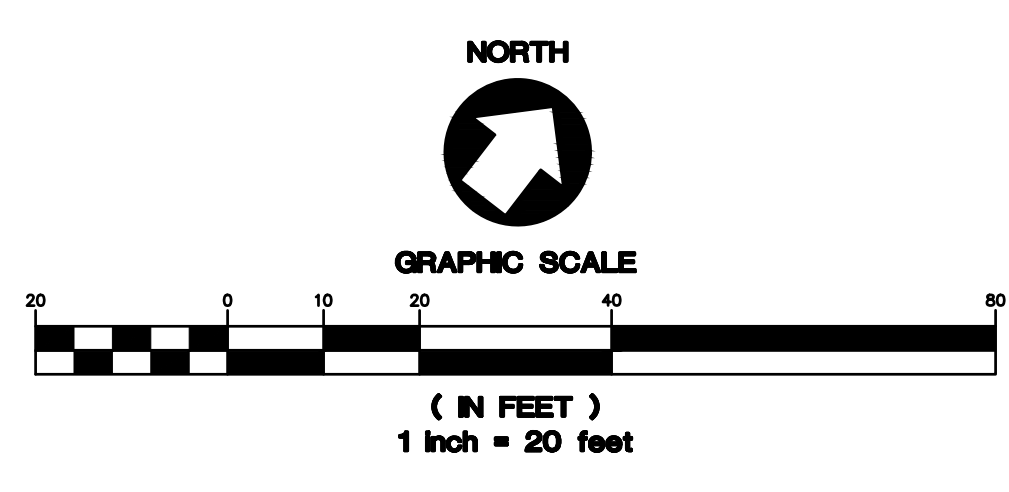
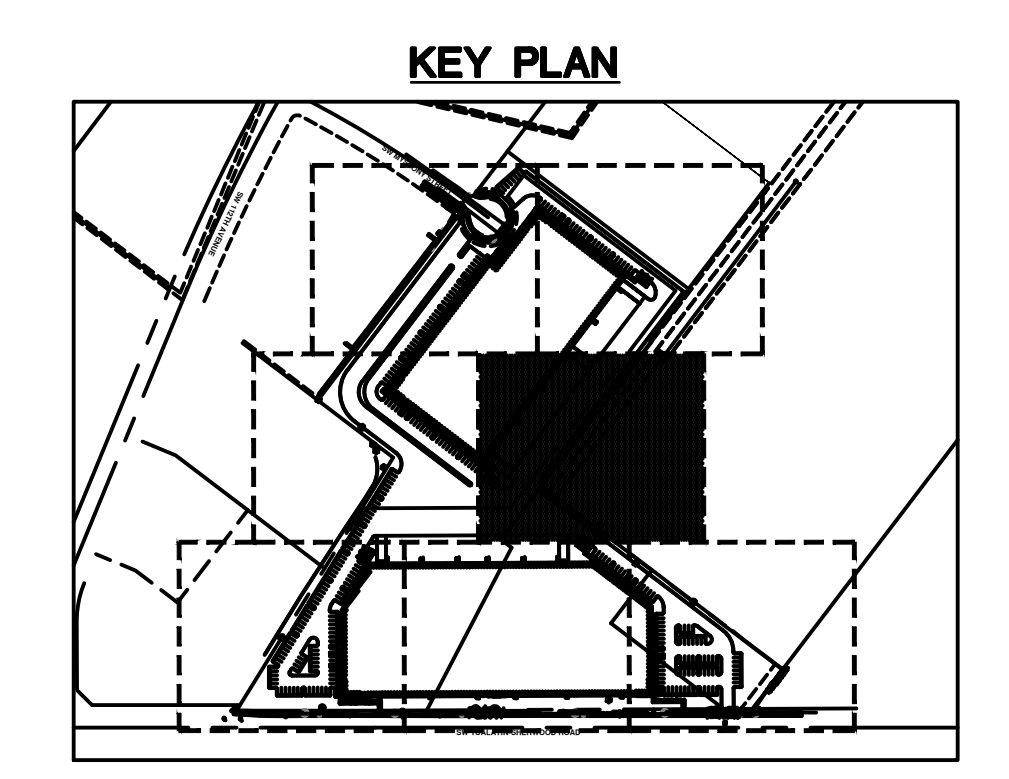


**SHEET NOTES**

- SEE SHEET C2.0 FOR GENERAL GRADING NOTES AND LEGEND.

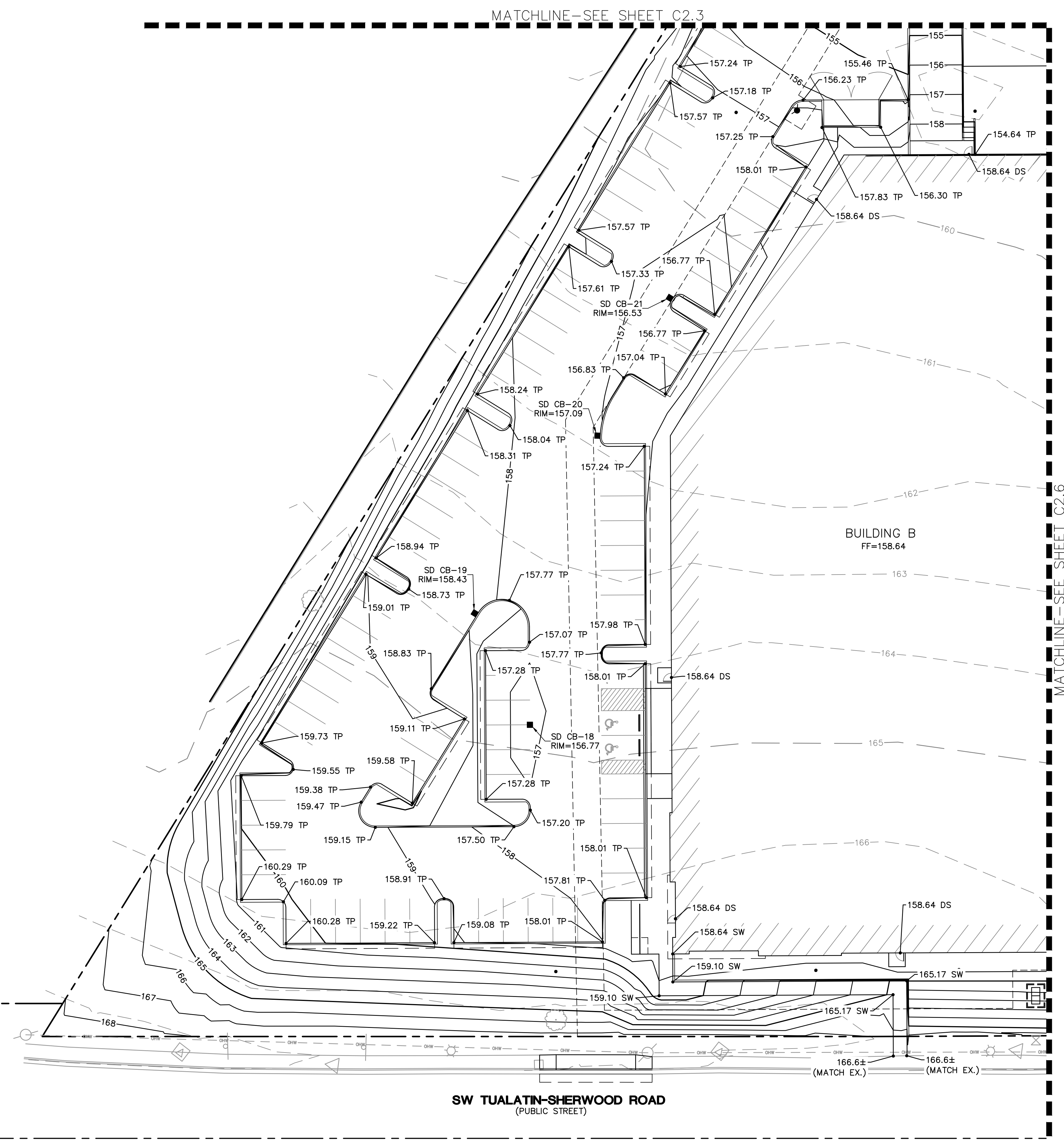
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CALLOUT	DESCRIPTION
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XX	DESCRIPTION LISTED BELOW.
DS	DOOR SILL
EX	EXISTING GRADE
FFE	FINISHED FLOOR
SW	SIDEWALK
TC	FINISHED GRADE AT TOP OF CURB
TP	FINISHED GRADE AT TOP OF PAVEMENT



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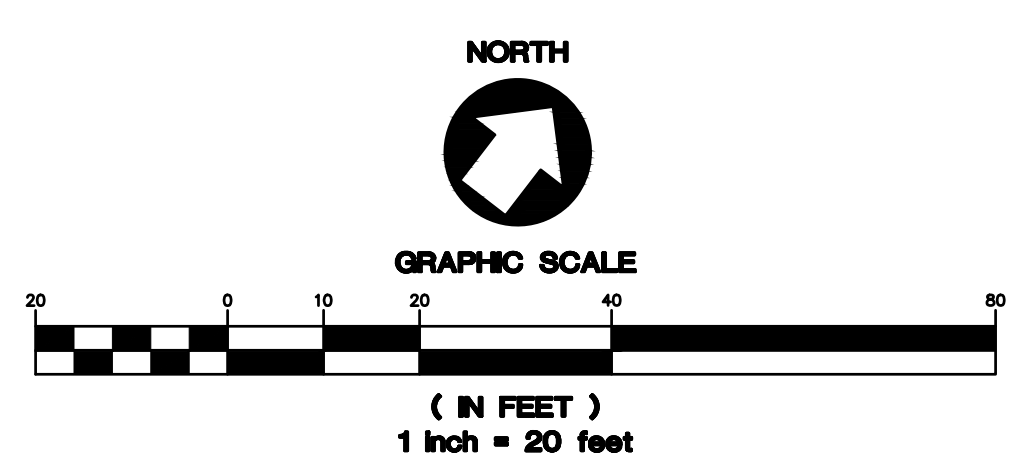
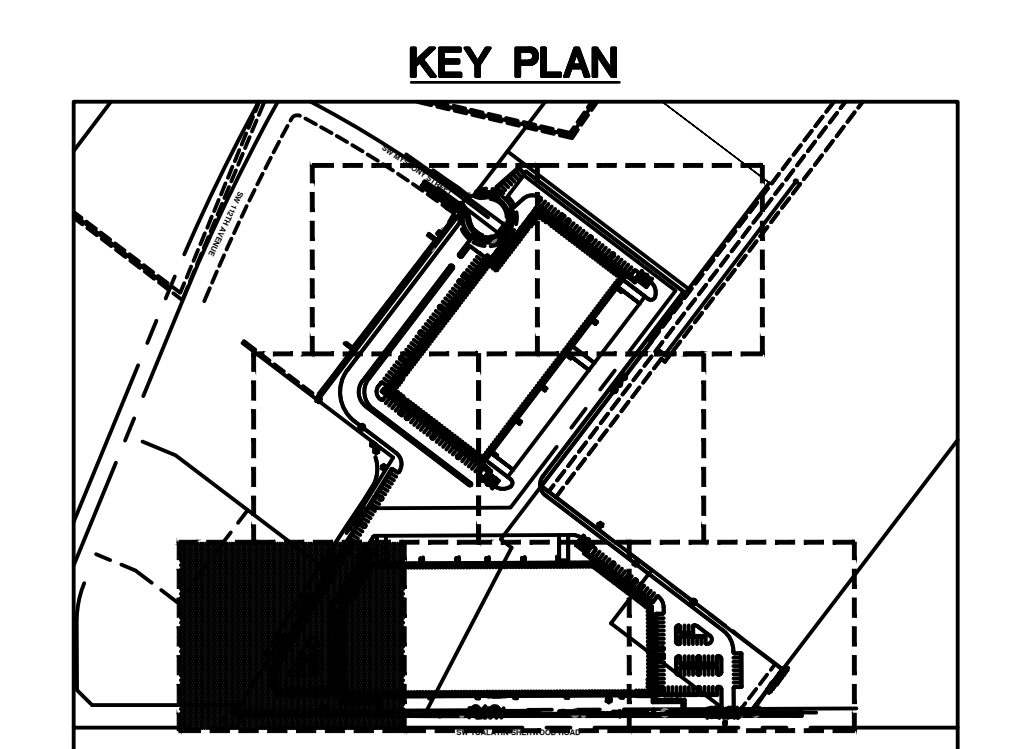


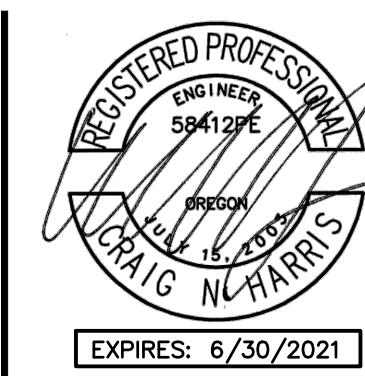
**SHEET NOTES**

1. SEE SHEET C2.0 FOR GENERAL GRADING NOTES AND LEGEND.

**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
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XX	DESCRIPTION LISTED BELOW.
DS	DOOR SILL
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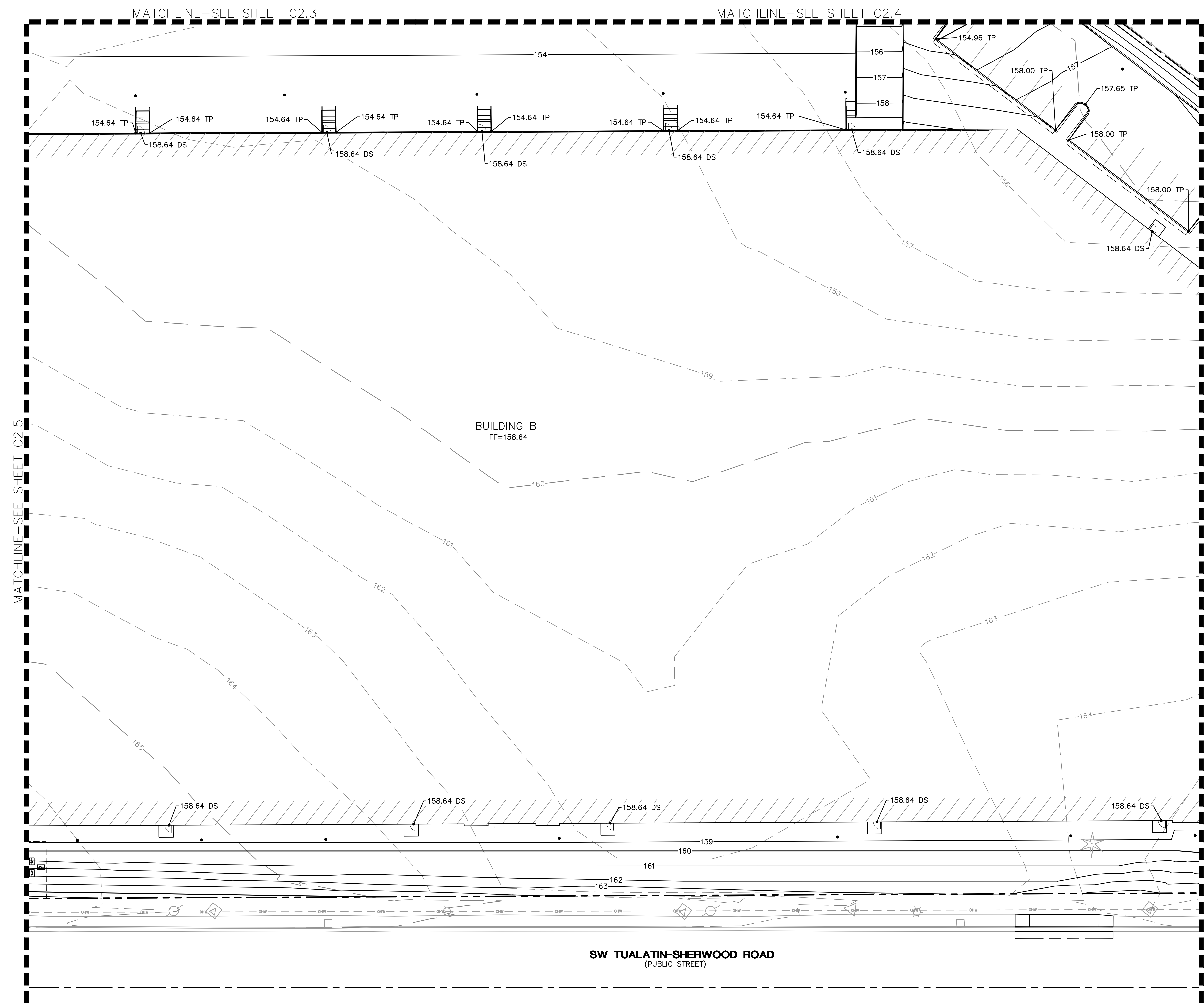
**TUALATIN INDUSTRIAL**  
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 - ENLARGEMENT  
 DATE: 10/28/19  
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**C2.6**

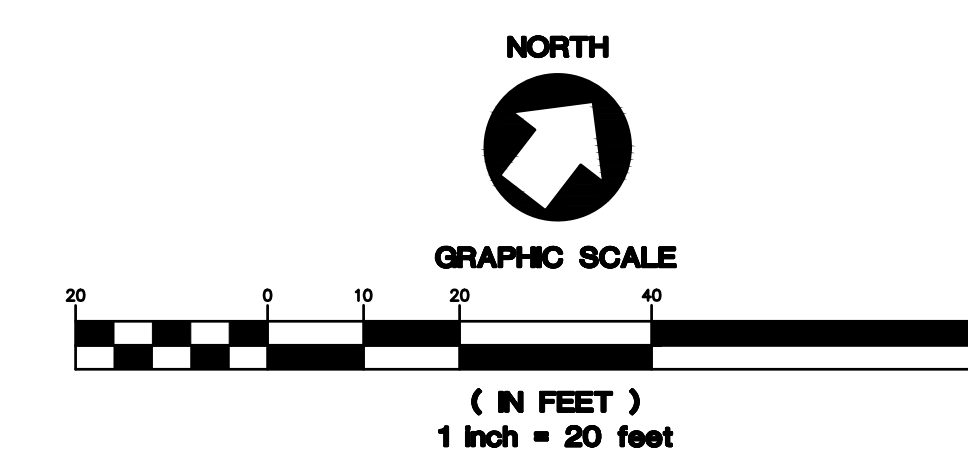
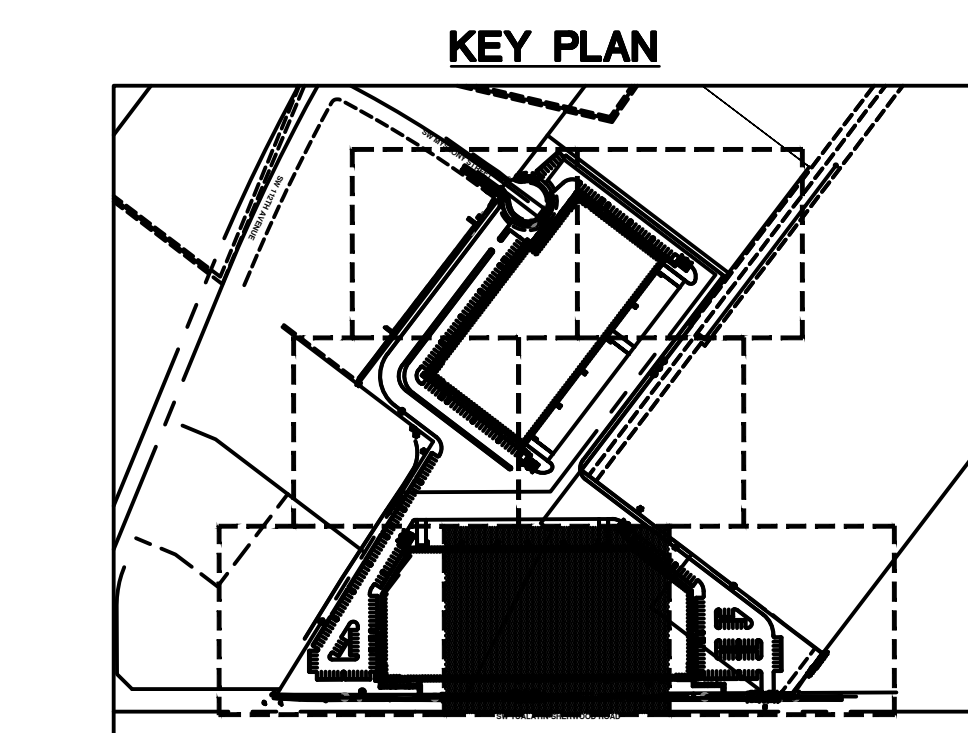
JOB NUMBER: A19173.10



**SHEET NOTES**  
 1. SEE SHEET C2.0 FOR GENERAL GRADING NOTES AND LEGEND.

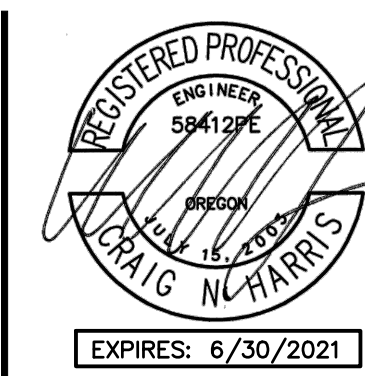
**GRADING LABEL LEGEND**

CALLOUT	DESCRIPTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION LISTED BELOW.
DS	DOOR SILL
EX	EXISTING GRADE
FFE	FINISHED FLOOR
SW	SIDEWALK
TC	FINISHED GRADE AT TOP OF CURB
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**GRADING PLAN  
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**C2.7**

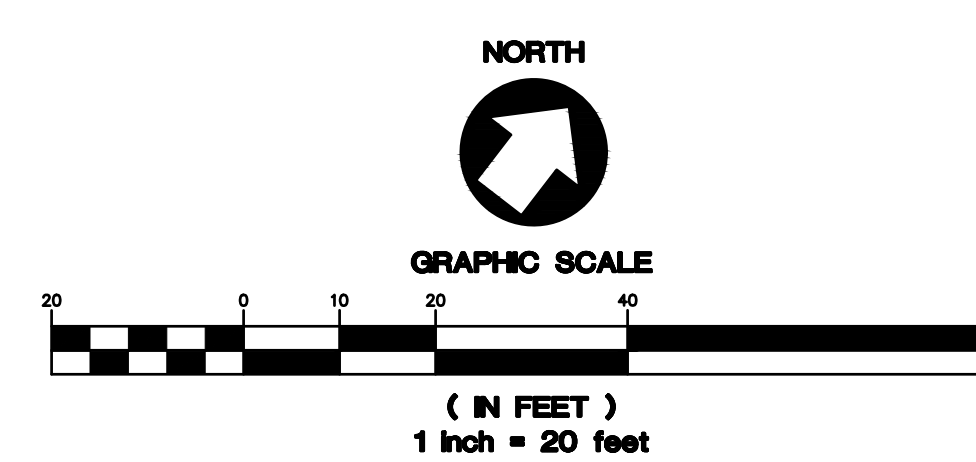
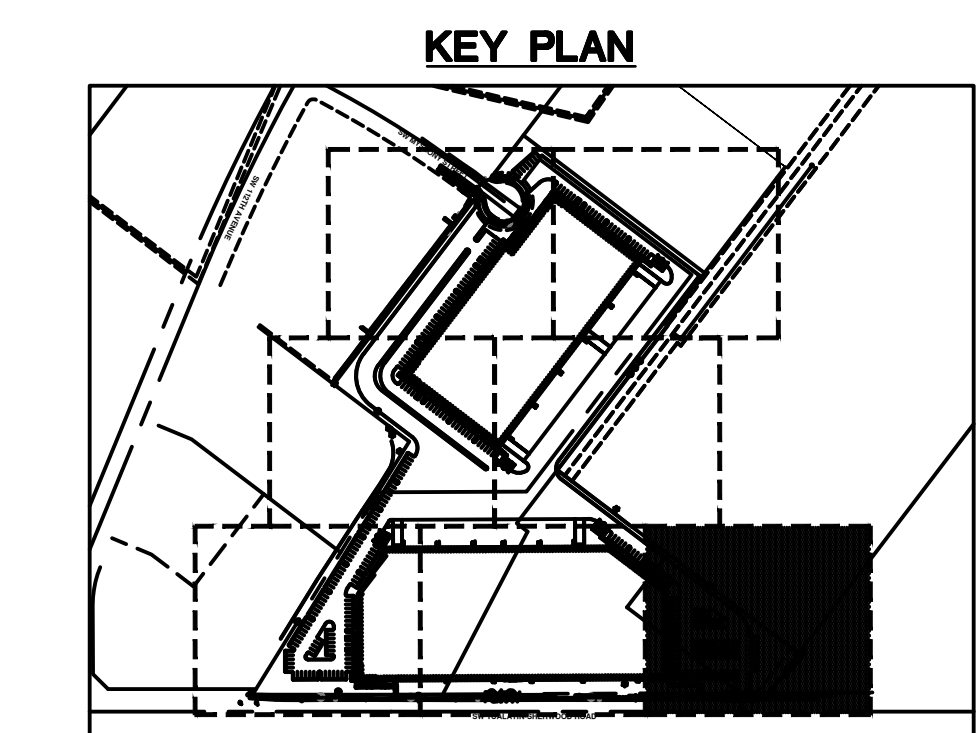
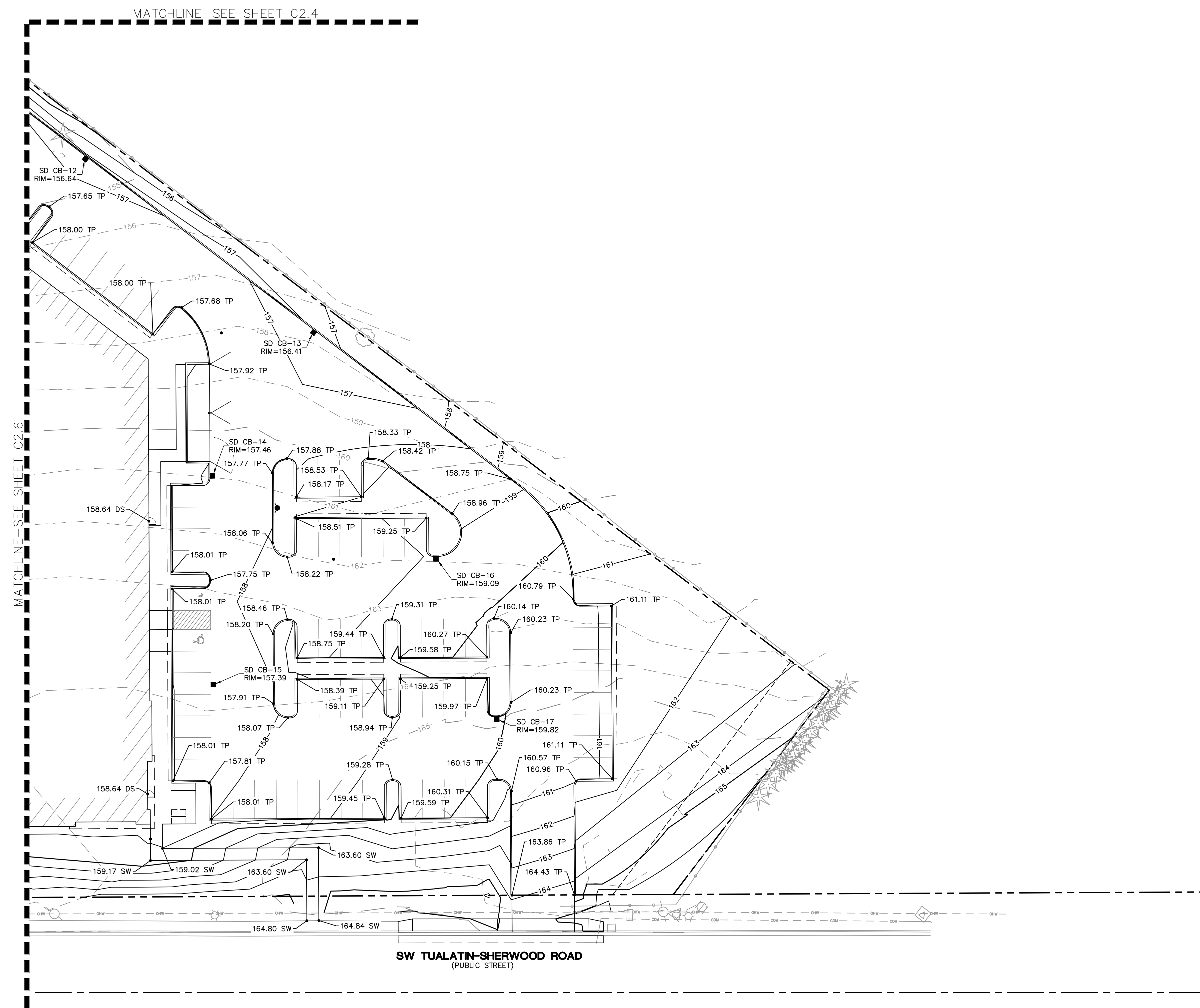
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**SHEET NOTES**

- SEE SHEET C2.0 FOR GENERAL GRADING NOTES AND LEGEND.

**GRADING LABEL LEGEND**

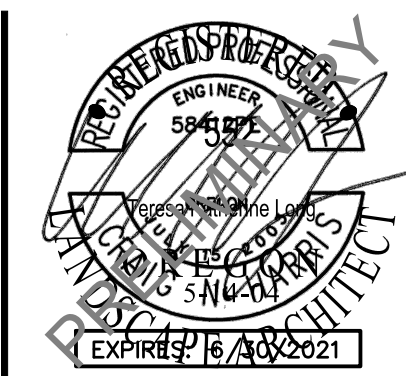
CALLOUT	DESCRIPTION
XX.XX	SPOT ELEVATION
XX	DESCRIPTION LISTED BELOW.
DS	DOOR SILL
EX	EXISTING GRADE
FFE	FINISHED FLOOR
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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE

STORM PLAN

DATE: 10/28/19

DRAWN: NJD

CHECKED: DSE

REVISIONS:

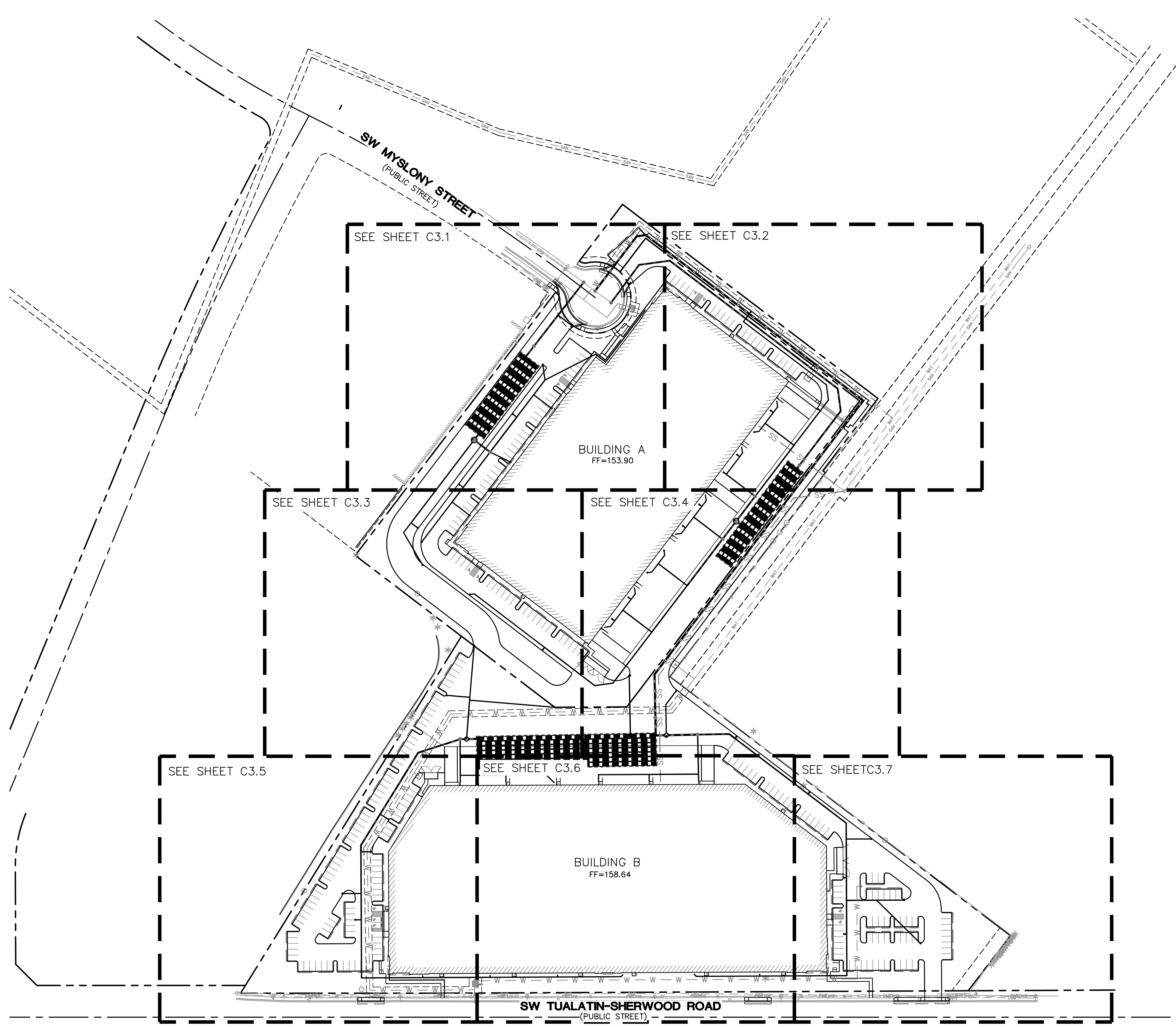
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SHEET NUMBER

**C3.0**

JOB NUMBER: A19173.10

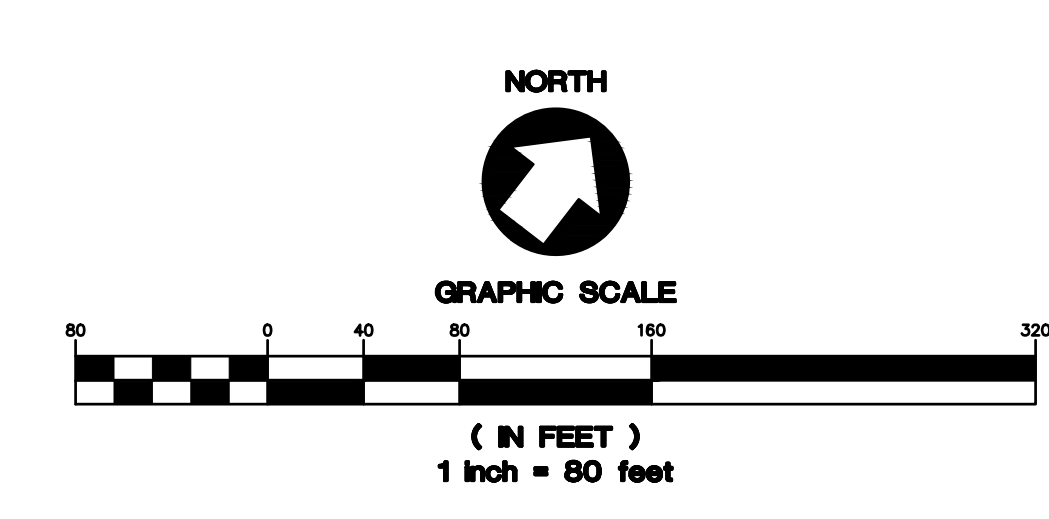


**SHEET NOTES**

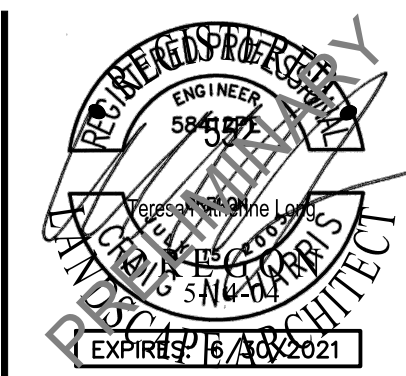
- SEE C0.2 FOR GENERAL SHEET NOTES.
- ALL STORM PIPING SHALL BE PVC 3034 OR APPROVED EQUAL AT 1.0% MIN SLOPE, UNLESS NOTED OTHERWISE.
- THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
- CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. NOT ALL REQUIRED CLEAN OUTS ARE SHOWN.
- UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
- CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS AND SHALL BE OF THE ANGLES PRESENTED BY ONE-SIXTEENTH BEND, ONE-EIGHTH BEND, ONE-SIXTH BEND OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
- INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.

**LEGEND**

SANITARY SEWER LINE	SS	SS
WATER LINE	W	W
FIRE LINE	FP	FP
FDC LINE	FDC	FDC
STORM LINE		



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**TUALATIN INDUSTRIAL**  
TUALATIN, OR

SHEET TITLE

STORM PLAN - ENLARGEMENT

DATE: 10/28/19

DRAWN: NJD

CHECKED: DSE

REVISIONS:

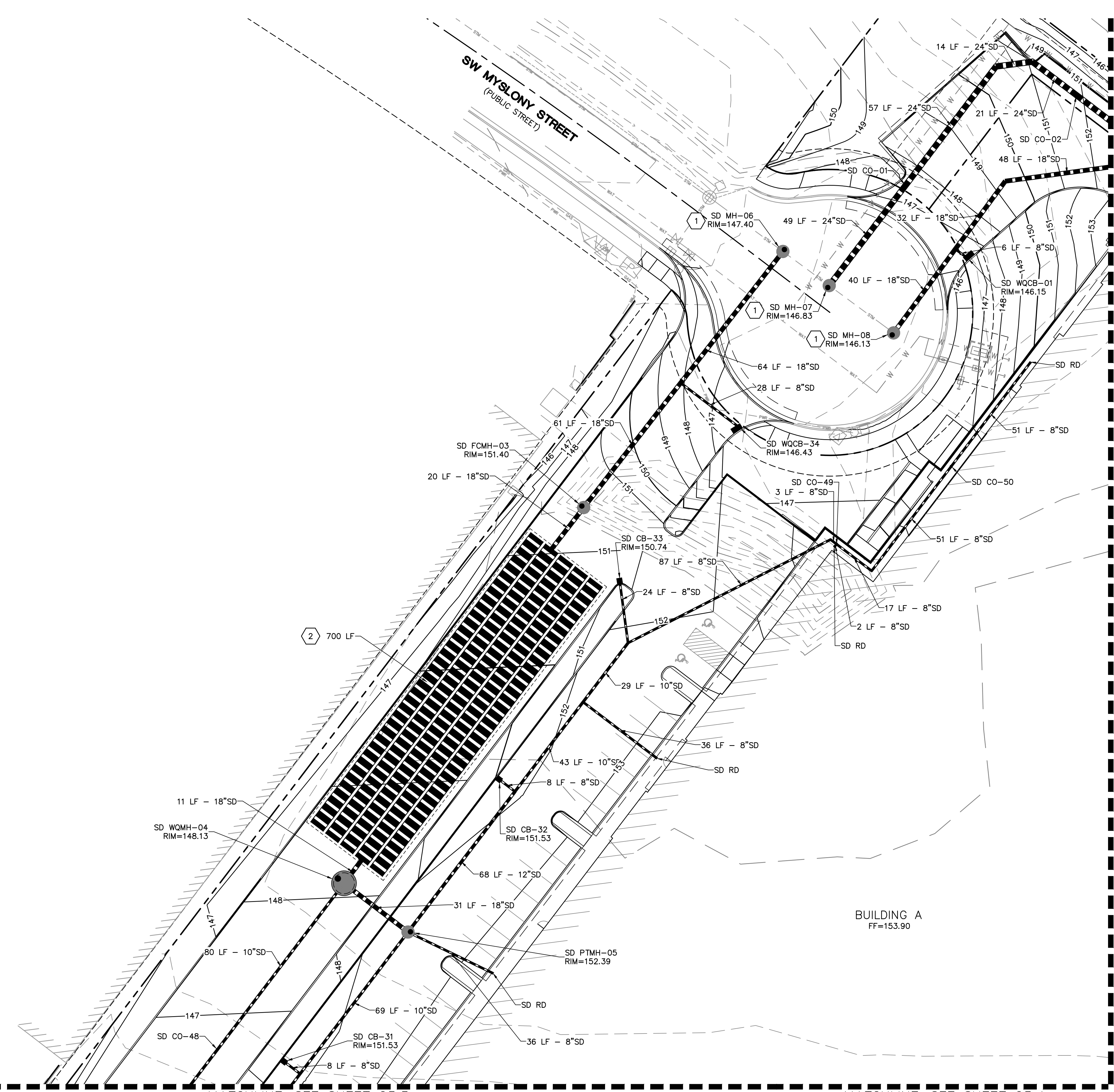
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SHEET NUMBER

**C3.1**

JOB NUMBER: A19173.10

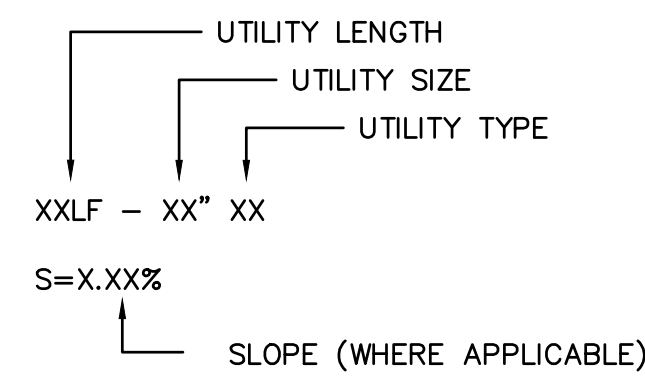


**SHEET NOTES**

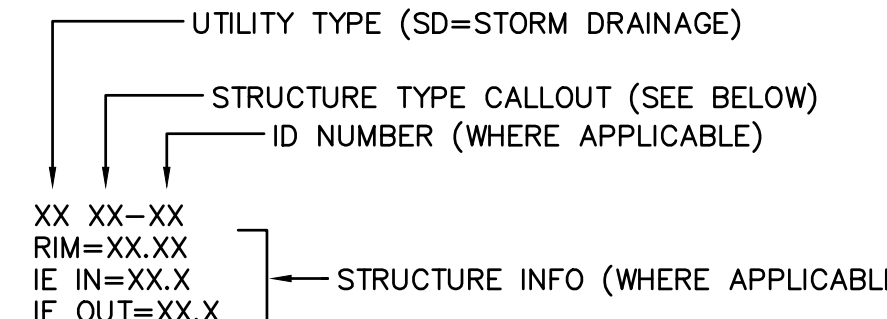
- SEE SHEET C3.0 FOR GENERAL STORM NOTES AND LEGEND.

**LABEL LEGEND**

**PIPE LABELS**



**STRUCTURE LABELS**

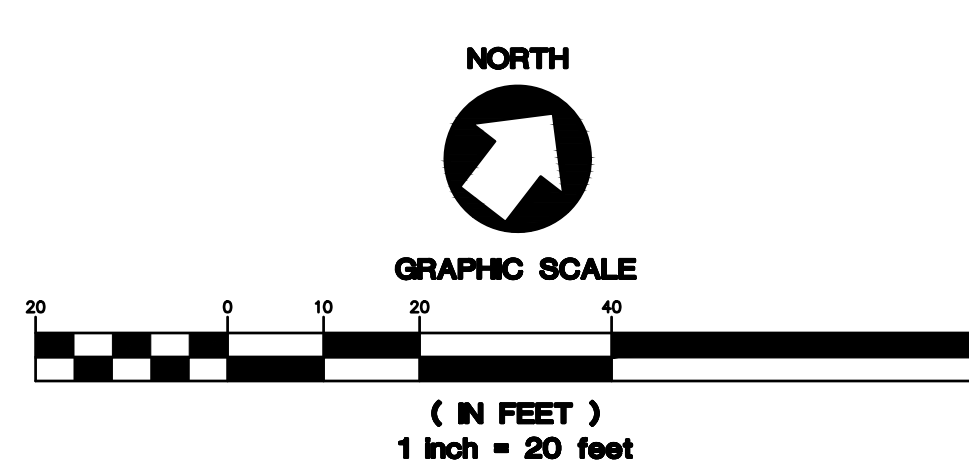
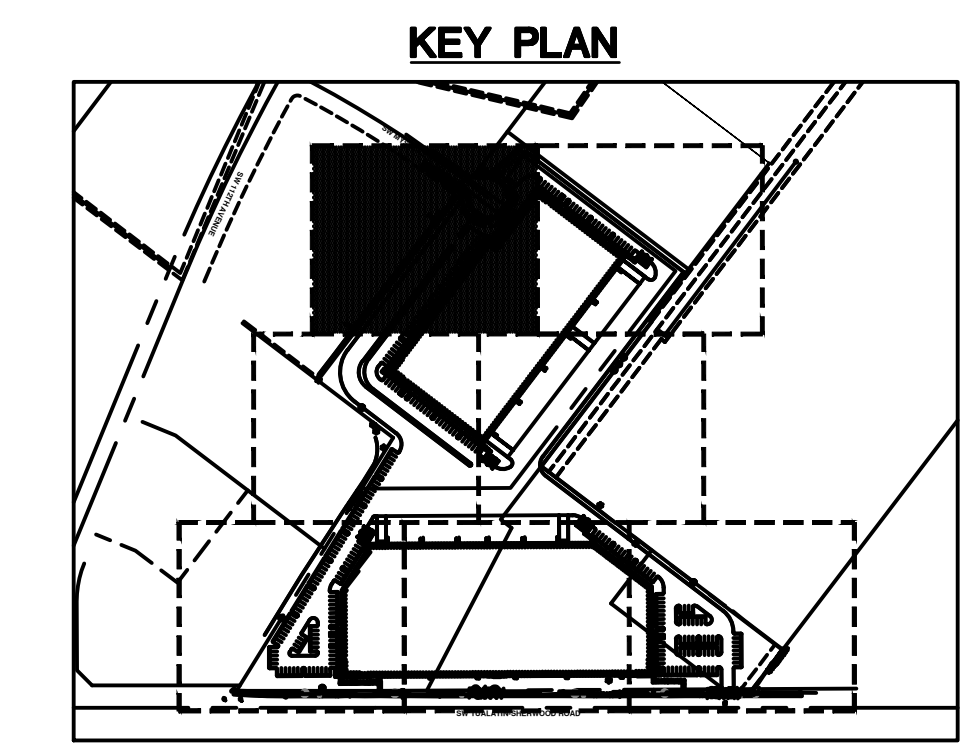


**STRUCTURE TYPES**

CALLOUT	DESCRIPTION
CB	CATCH BASIN
CO	CLEANOUT
FCMH	FLOW CONTROL MANHOLE
PTMH	PRETREATMENT MANHOLE
RD	ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
WQCB	WATER QUALITY CATCHBASIN
WQMH	WATER QUALITY MANHOLE

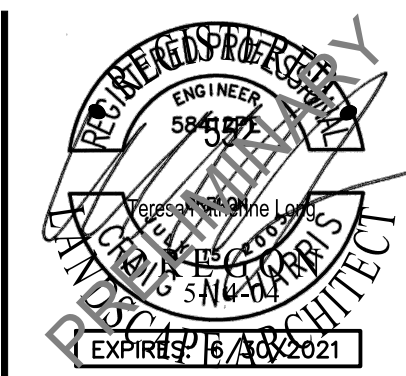
**STORM NOTES**

- CONNECT TO EXISTING STORM MAIN
- INSTALL MC-3500 STORMTECH DETENTION CHAMBERS



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**TUALATIN INDUSTRIAL**  
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SHEET TITLE

STORM PLAN - ENLARGEMENT

DATE: 10/28/19

DRAWN: NJD

CHECKED: DSE

REVISIONS:

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SHEET NUMBER

**C3.2**

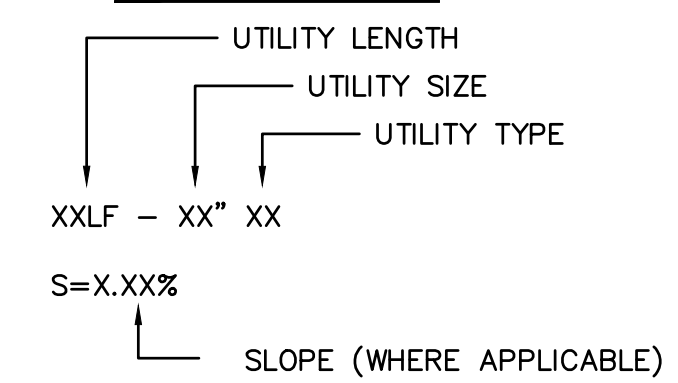
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**SHEET NOTES**

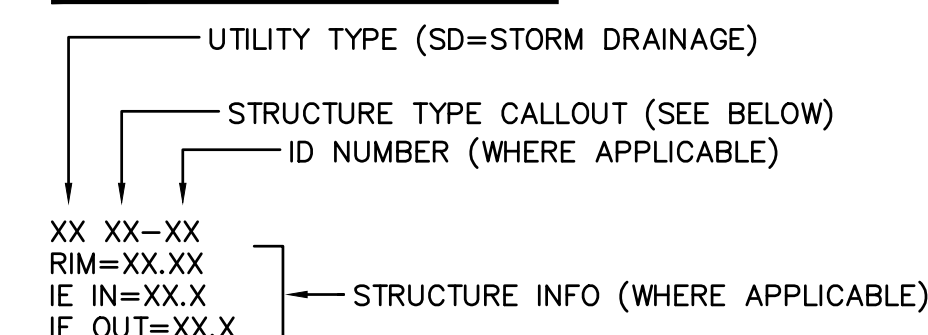
- SEE SHEET C3.0 FOR GENERAL STORM NOTES AND LEGEND.

**LABEL LEGEND**

**PIPE LABELS**



**STRUCTURE LABELS**



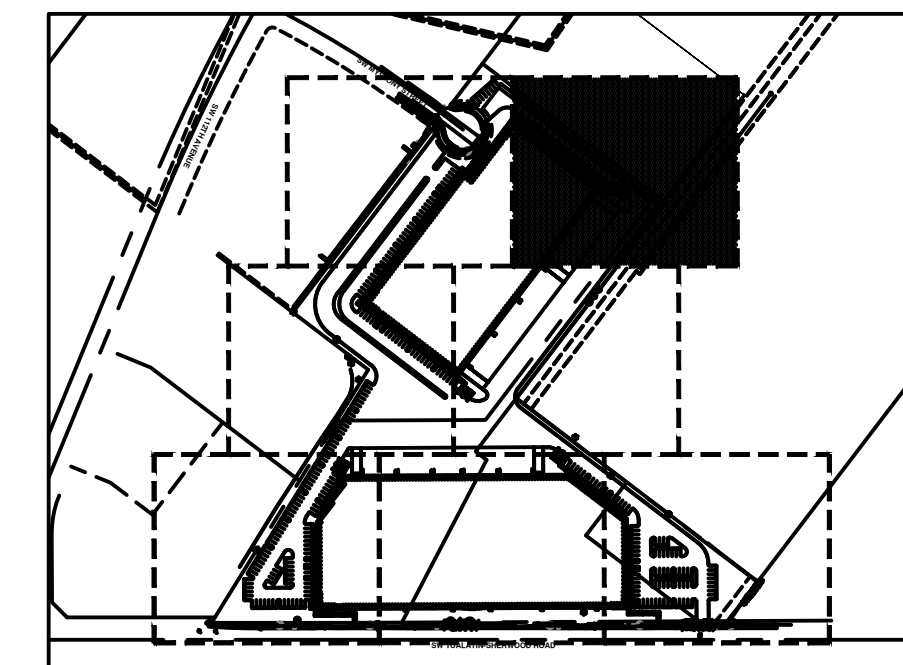
**STRUCTURE TYPES**

CALLOUT	DESCRIPTION
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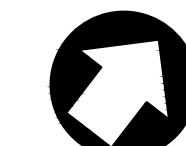
**STORM NOTES**

- CONNECT TO EXISTING STORM MAIN
- INSTALL MC-3500 STORMTECH DETENTION CHAMBERS

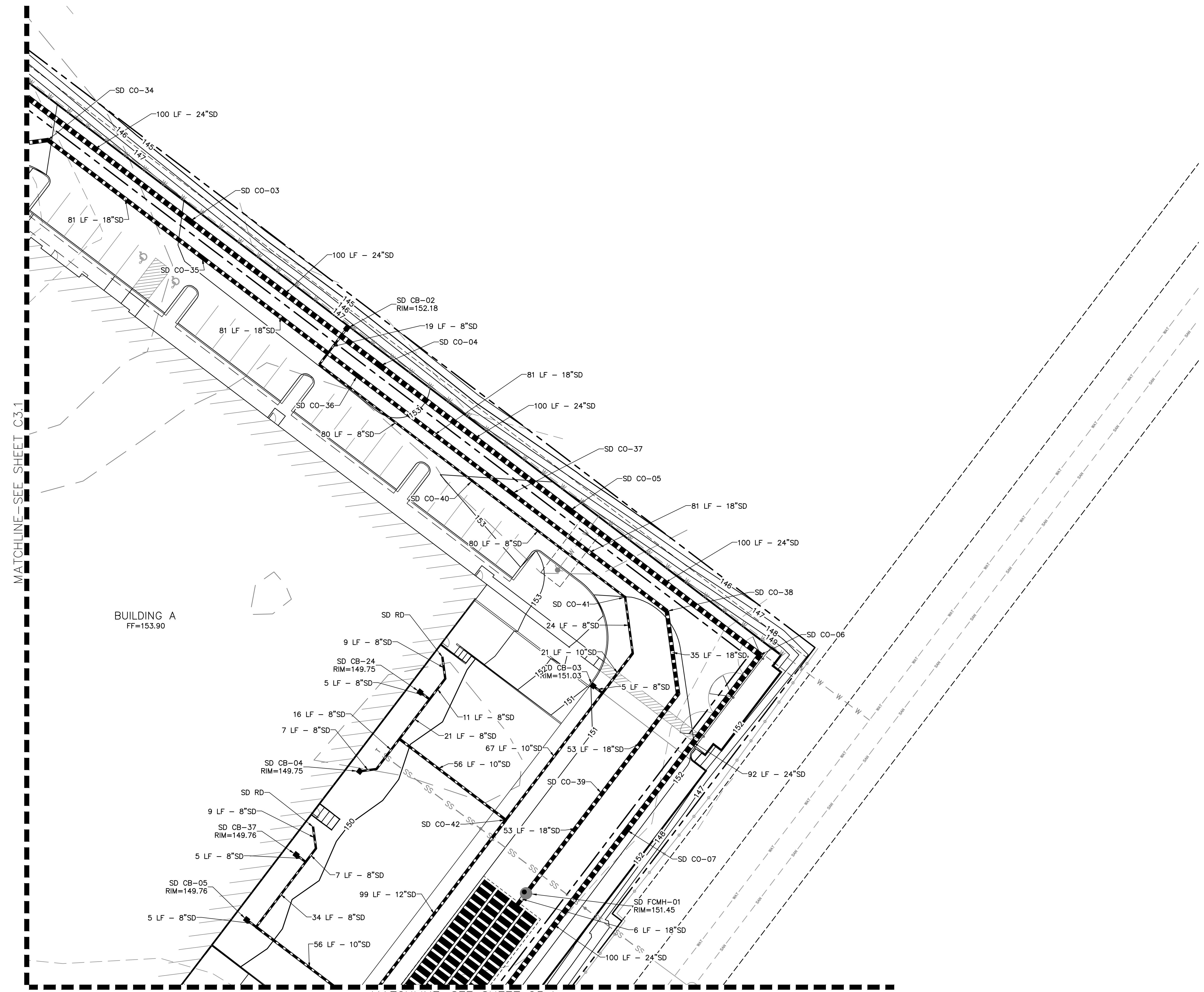
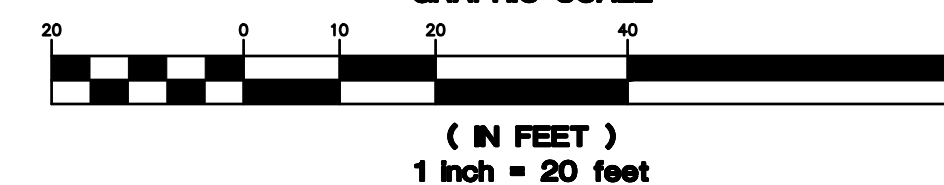
**KEY PLAN**



NORTH

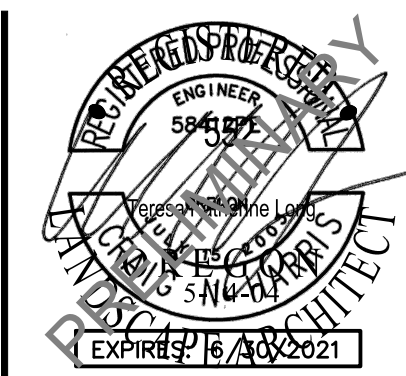


GRAPHIC SCALE



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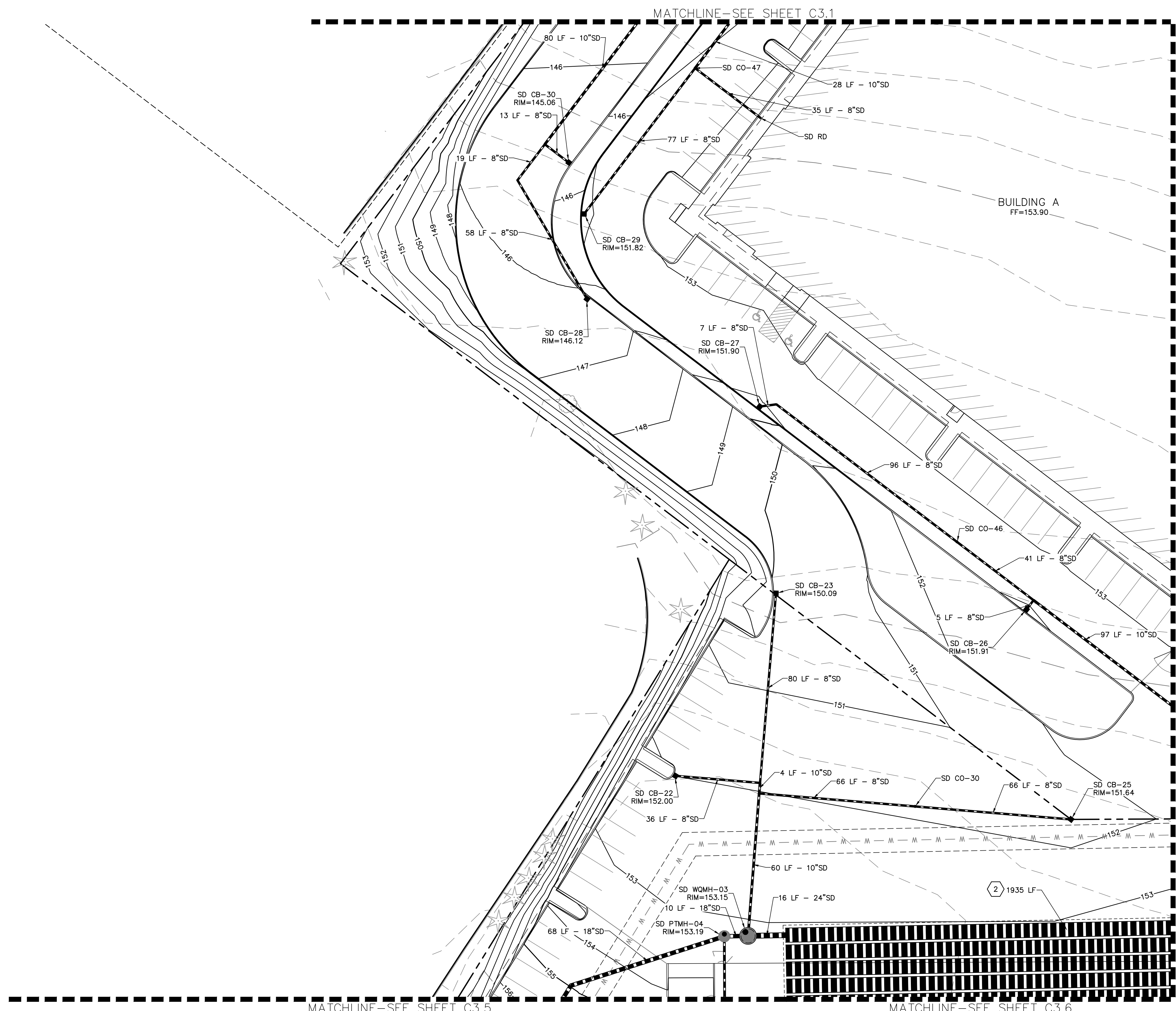
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TUALATIN, OR

SHEET TITLE  
**STORM PLAN - ENLARGEMENT**  
DATE: 10/28/19  
DRAWN: NJD  
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REVISIONS:

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SHEET NUMBER  
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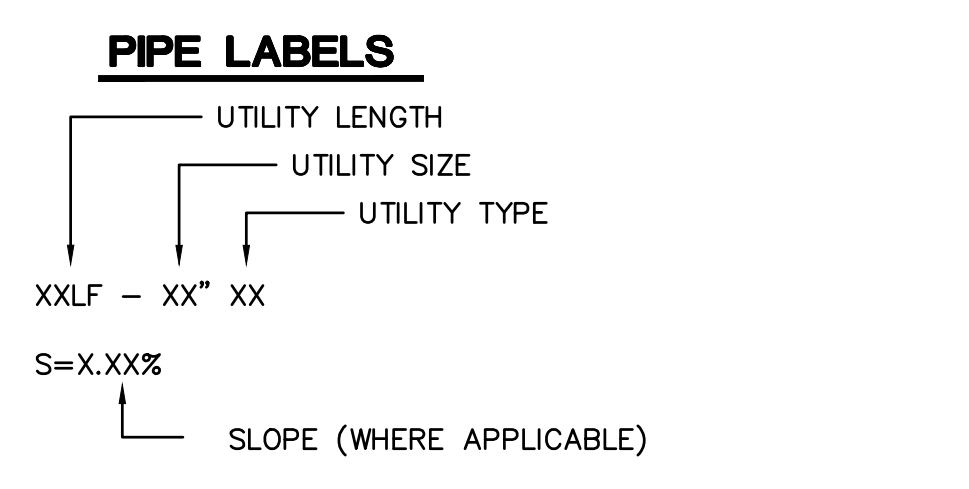
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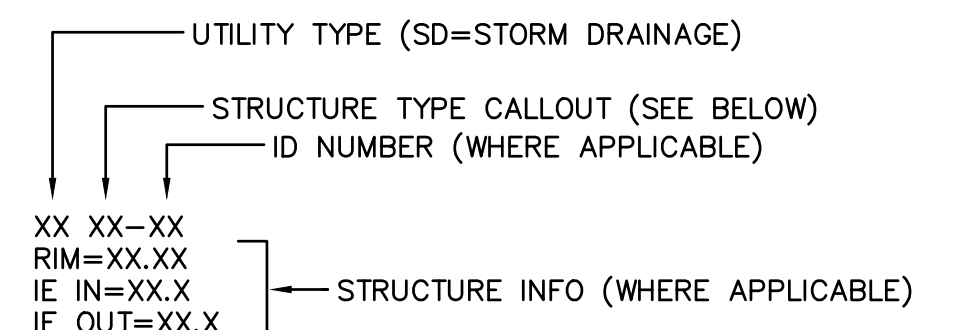
**SHEET NOTES**

- SEE SHEET C3.0 FOR GENERAL STORM NOTES AND LEGEND.

**LABEL LEGEND**



**STRUCTURE LABELS**

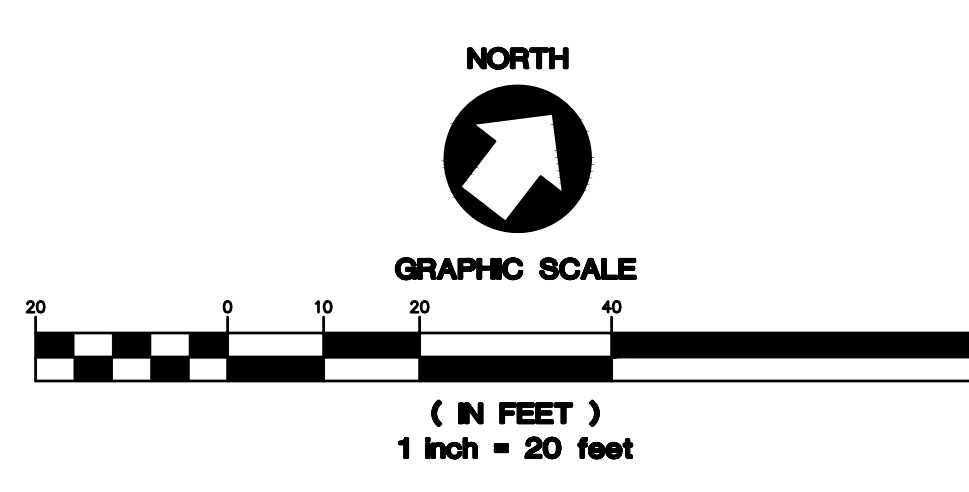
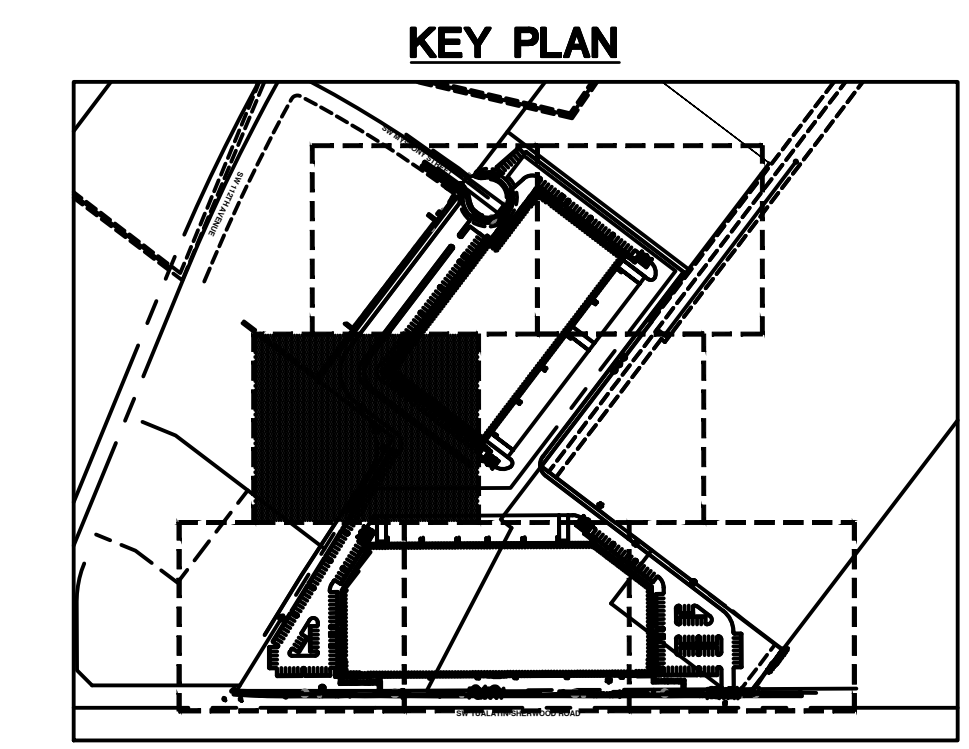


**STRUCTURE TYPES**

CALLOUT	DESCRIPTION
CB	CATCH BASIN
CO	CLEANOUT
FCMH	FLOW CONTROL MANHOLE
PTMH	PRETREATMENT MANHOLE
RD	ROOF DRAIN, SEE PLUMBING PLANS FOR CONTINUATION
WQCB	WATER QUALITY CATCHBASIN
WQMH	WATER QUALITY MANHOLE

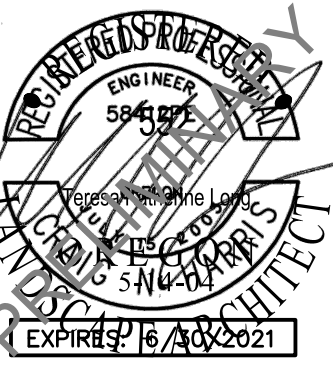
**STORM NOTES**

- CONNECT TO EXISTING STORM MAIN
- INSTALL MC-3500 STORMTECH DETENTION CHAMBERS



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TUALATIN, OR

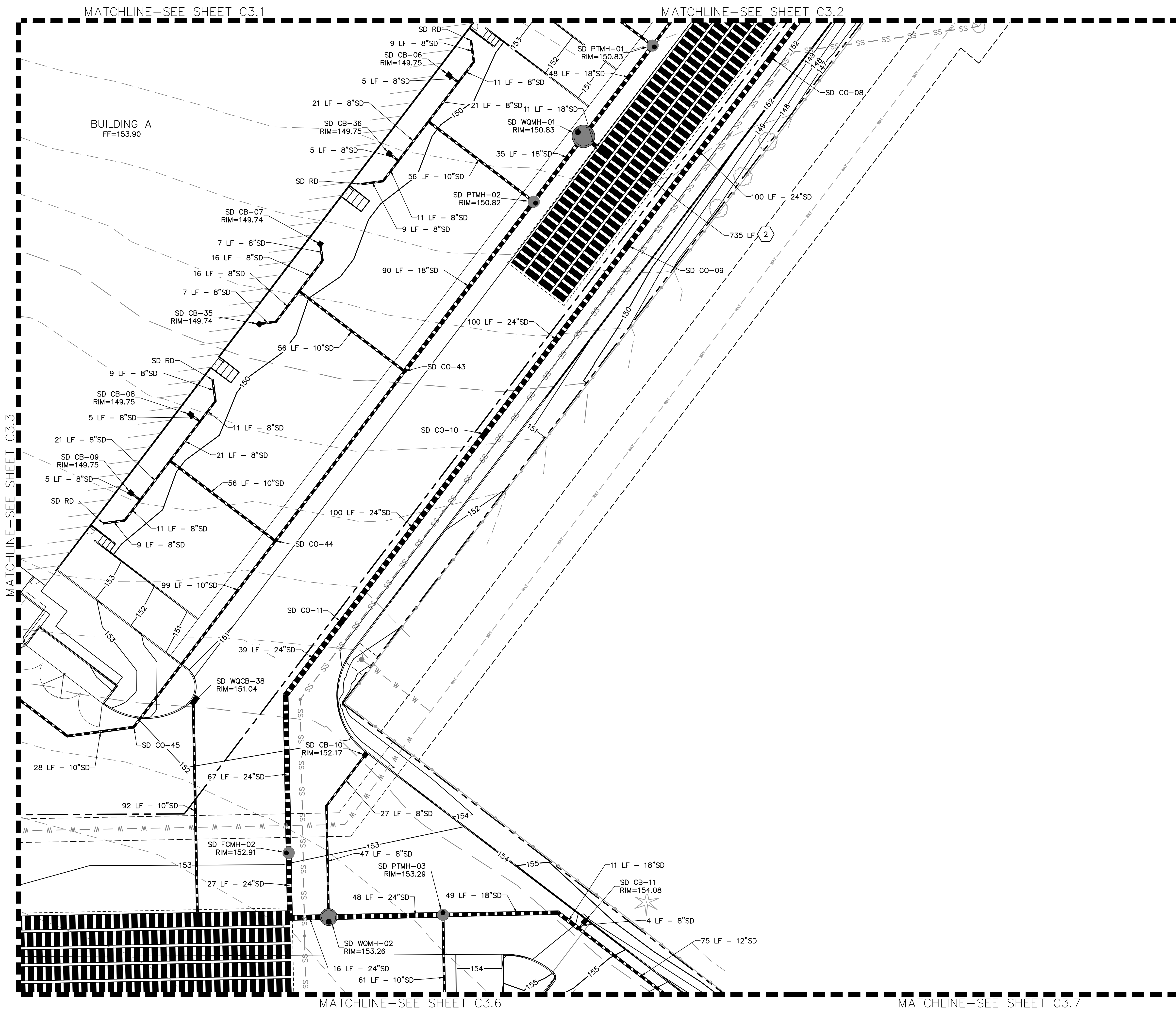
SHEET TITLE  
**STORM PLAN - ENLARGEMENT**

DATE: 10/28/19  
DRAWN: NJD  
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REVISIONS:

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SHEET NUMBER

**C3.4**

JOB NUMBER: A19173.10



**SHEET NOTES**

1. SEE SHEET C3.0 FOR GENERAL STORM NOTES AND LEGEND.

**LABEL LEGEND**

**PIPE LABELS**

UTILITY LENGTH  
UTILITY SIZE  
UTILITY TYPE

XXLF - XX" XX

S=X.XXX%

SLOPE (WHERE APPLICABLE)

**STRUCTURE LABELS**

UTILITY TYPE (SD=STORM DRAINAGE)

STRUCTURE TYPE CALLOUT (SEE BELOW)

ID NUMBER (WHERE APPLICABLE)

XX XX-XX  
RIM=XX.XX  
IE IN=XX.X  
IE OUT=XX.X

STRUCTURE INFO (WHERE APPLICABLE)

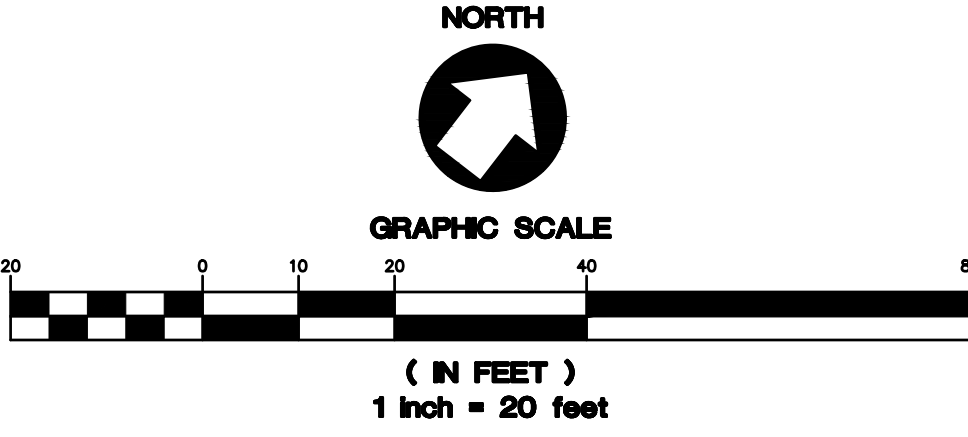
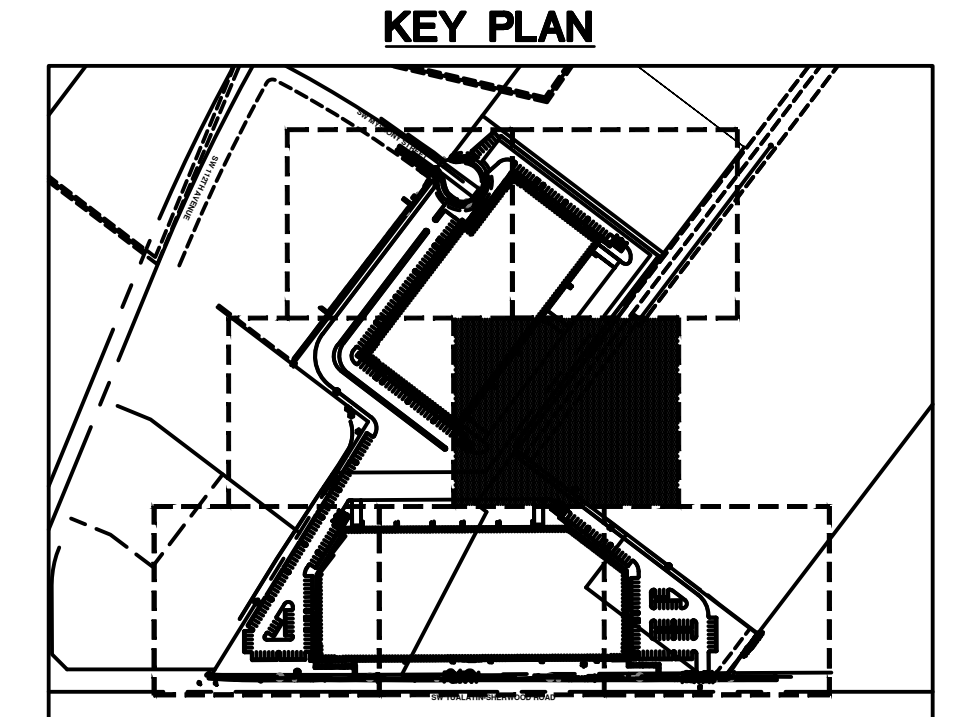
**STRUCTURE TYPES**

CALLOUT	DESCRIPTION
CB	CATCH BASIN
CO	CLEANOUT
FCMH	FLOW CONTROL MANHOLE
PTMH	PRETREATMENT MANHOLE
RD	ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
WQCB	WATER QUALITY CATCHBASIN
WQMH	WATER QUALITY MANHOLE

**STORM NOTES**

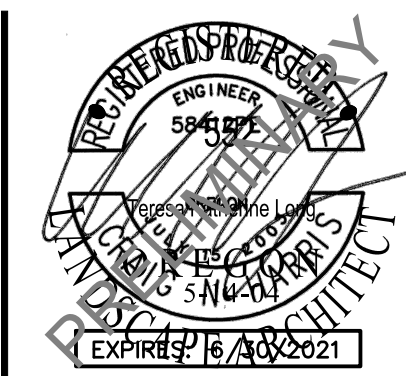
1 CONNECT TO EXISTING STORM MAIN

2 INSTALL MC-3500 STORMTECH DETENTION CHAMBERS



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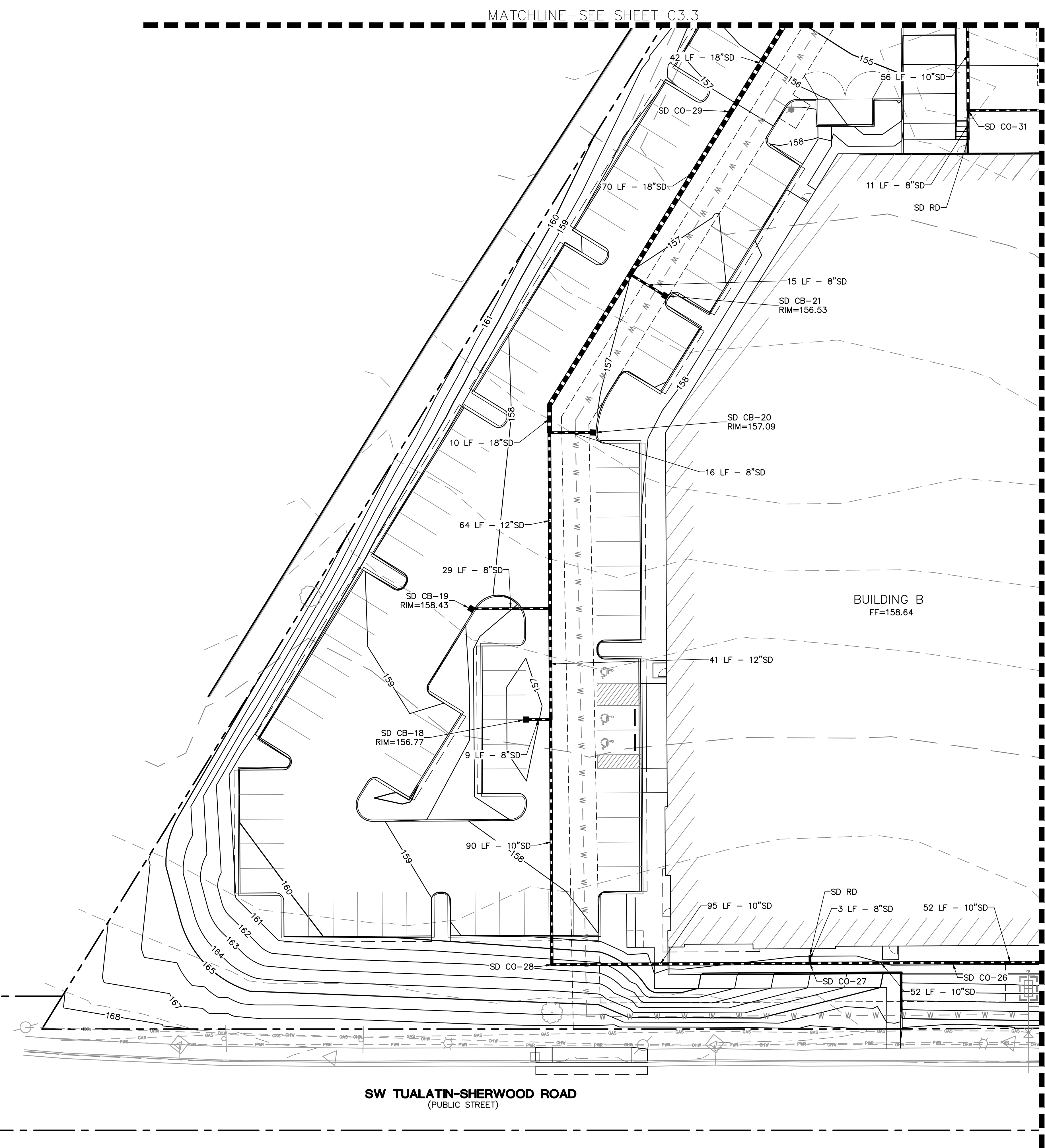
**TUALATIN INDUSTRIAL**  
TUALATIN, OR

SHEET TITLE  
**STORM PLAN - ENLARGEMENT**  
DATE: 10/28/19  
DRAWN: NJD  
CHECKED: DSE  
REVISIONS:

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SHEET NUMBER

**C3.5**

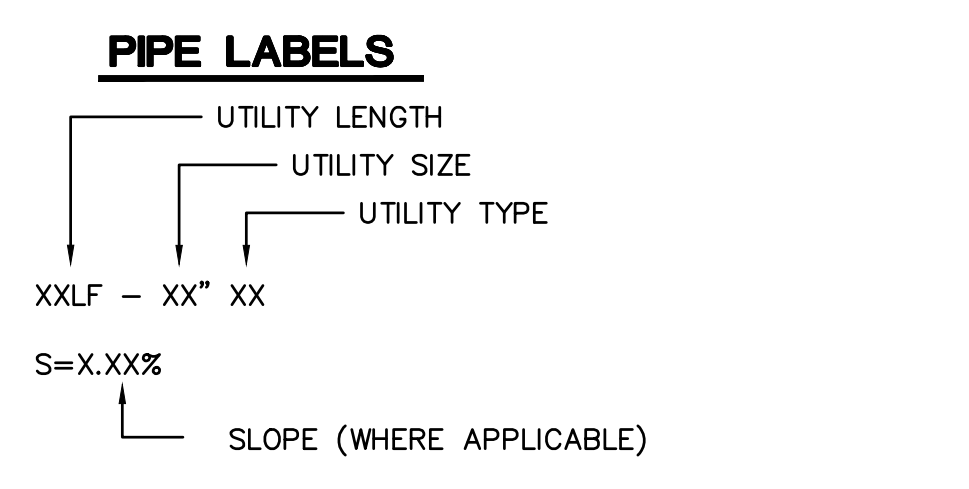
JOB NUMBER: A19173.10



**SHEET NOTES**

- SEE SHEET C3.0 FOR GENERAL STORM NOTES AND LEGEND.

**LABEL LEGEND**

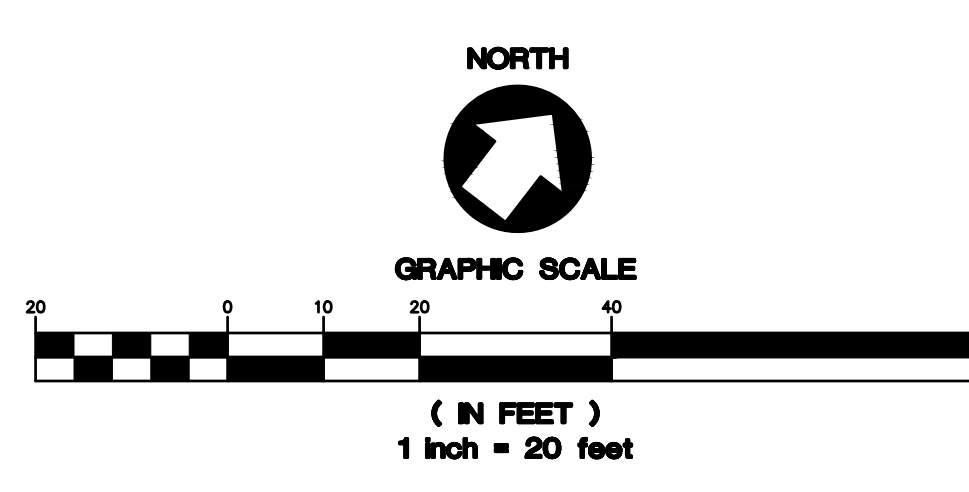
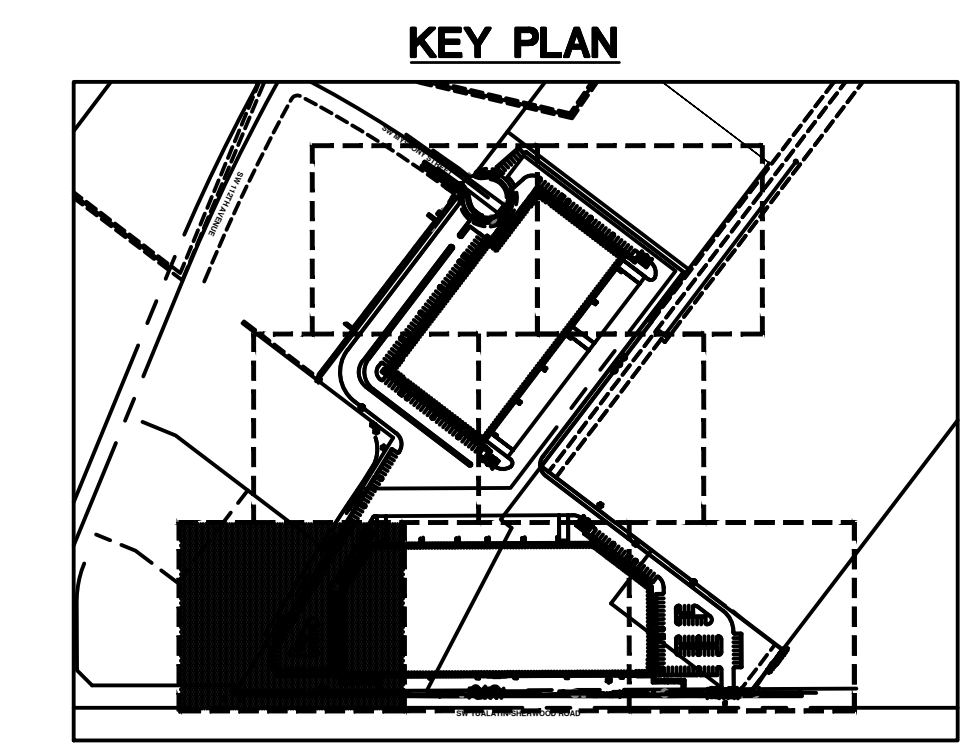


**STRUCTURE TYPES**

CALLOUT	DESCRIPTION
CB	CATCH BASIN
CO	CLEANOUT
FCMH	FLOW CONTROL MANHOLE
PTMH	PRETREATMENT MANHOLE
RD	ROOF DRAIN, SEE PLUMBING PLANS FOR CONTINUATION
WQCB	WATER QUALITY CATCHBASIN
WQMH	WATER QUALITY MANHOLE

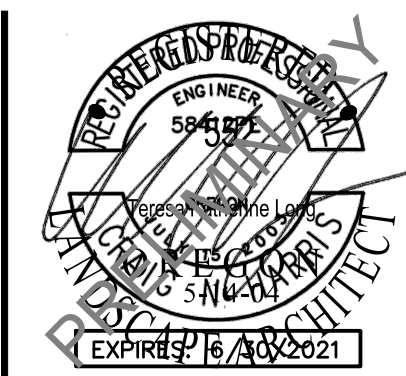
**STORM NOTES**

- CONNECT TO EXISTING STORM MAIN
- INSTALL MC-3500 STORMTECH DETENTION CHAMBERS



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**TUALATIN INDUSTRIAL**  
TUALATIN, OR

SHEET TITLE

STORM PLAN - ENLARGEMENT

DATE: 10/28/19

DRAWN: NJD

CHECKED: DSE

REVISIONS:

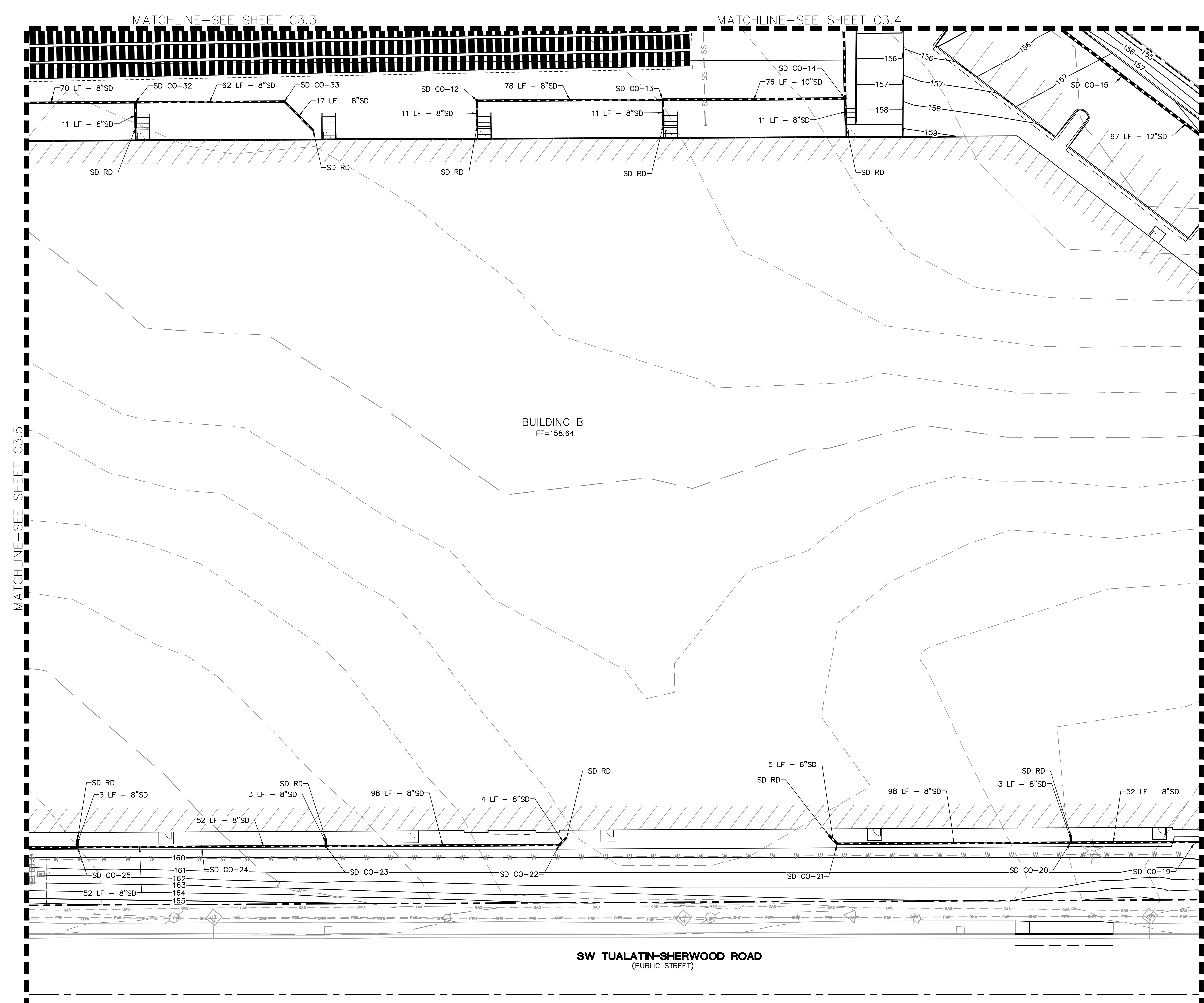
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SHEET NUMBER

**C3.6**

JOB NUMBER: A19173.10

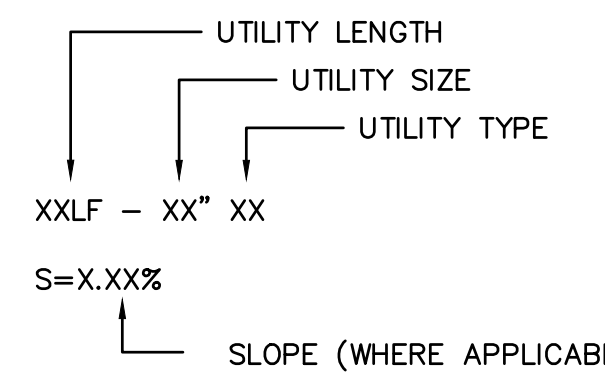


**SHEET NOTES**

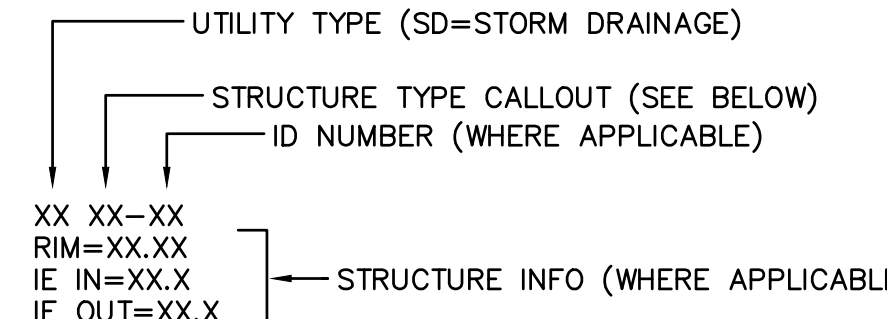
- SEE SHEET C3.0 FOR GENERAL STORM NOTES AND LEGEND.

**LABEL LEGEND**

**PIPE LABELS**



**STRUCTURE LABELS**

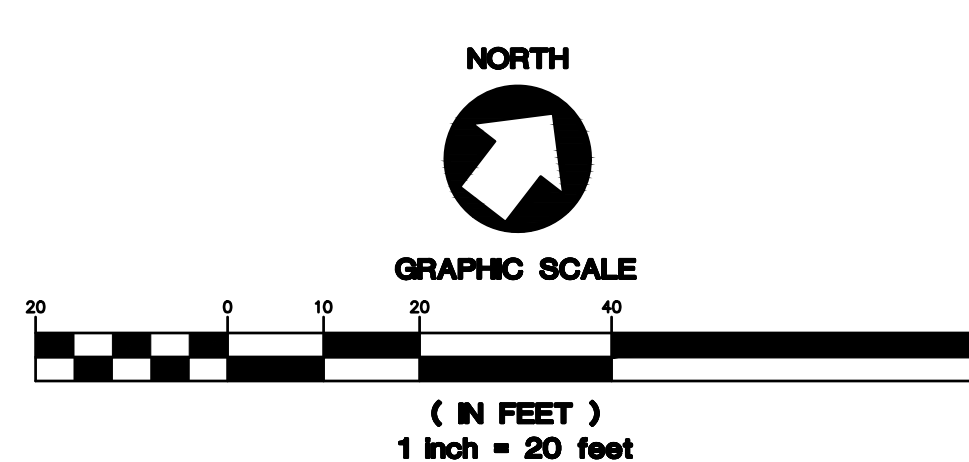
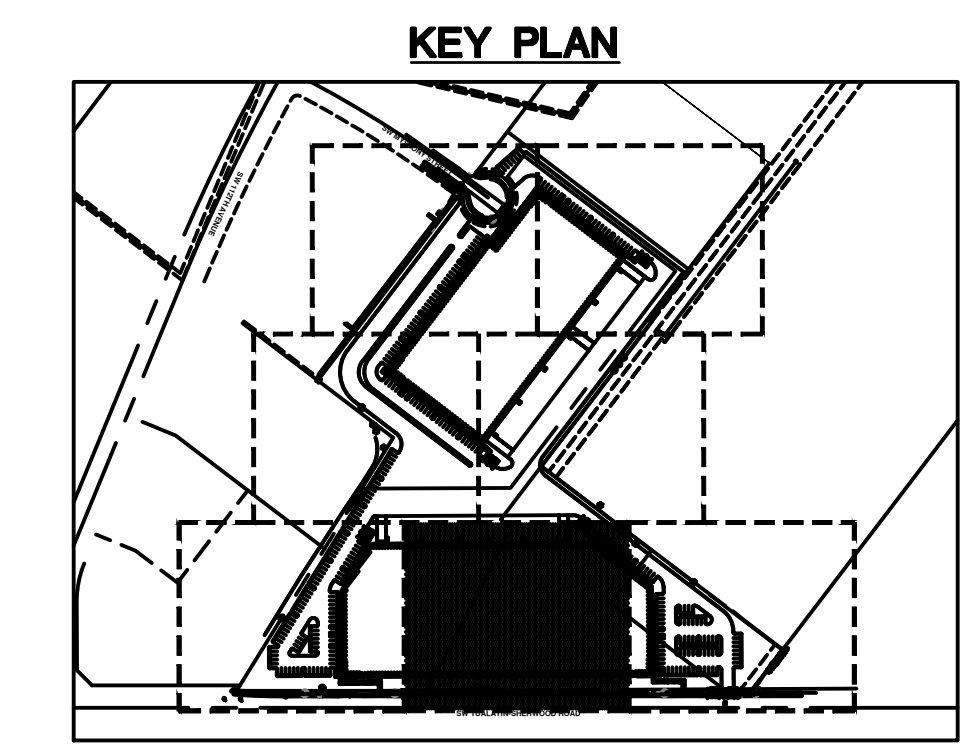


**STRUCTURE TYPES**

CALLOUT	DESCRIPTION
CB	CATCH BASIN
CO	CLEANOUT
FCMH	FLOW CONTROL MANHOLE
PTMH	PRETREATMENT MANHOLE
RD	ROOF DRAIN, SEE PLUMBING PLANS FOR CONTINUATION
WQCB	WATER QUALITY CATCHBASIN
WQMH	WATER QUALITY MANHOLE

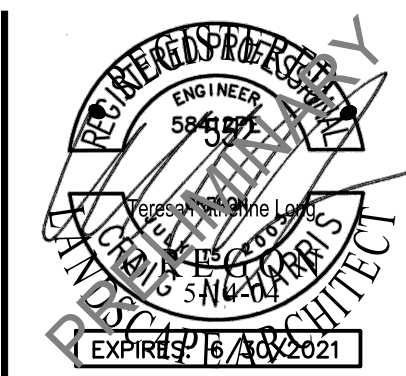
**STORM NOTES**

- CONNECT TO EXISTING STORM MAIN
- INSTALL MC-3500 STORMTECH DETENTION CHAMBERS



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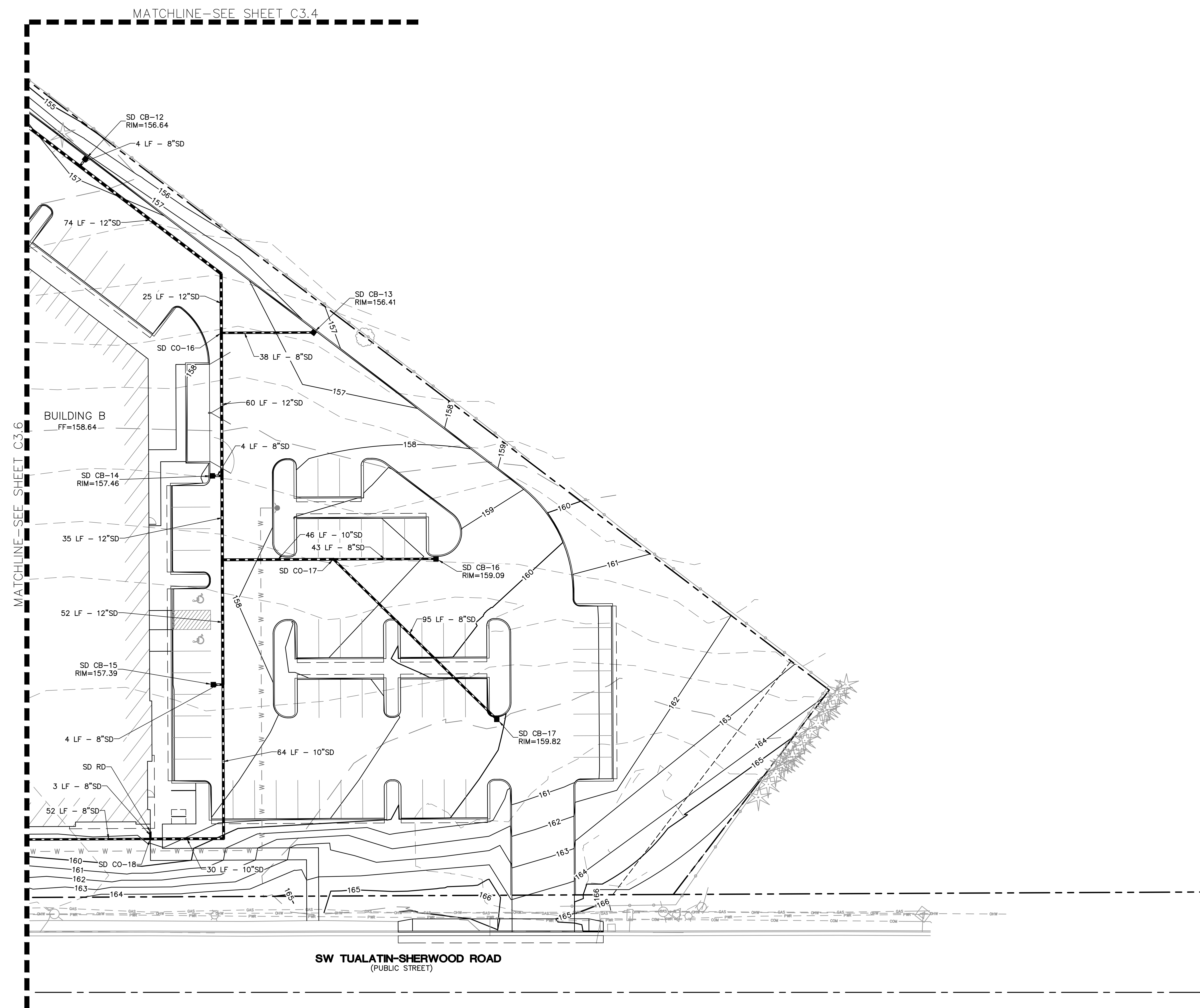


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TUALATIN, OR



**SHEET NOTES**

- SEE SHEET C3.0 FOR GENERAL STORM NOTES AND LEGEND.

**LABEL LEGEND**

**PIPE LABELS**

UTILITY LENGTH  
UTILITY SIZE  
UTILITY TYPE

XXLF - XX" XX

S=X.XXX%

SLOPE (WHERE APPLICABLE)

**STRUCTURE LABELS**

UTILITY TYPE (SD=STORM DRAINAGE)

STRUCTURE TYPE CALLOUT (SEE BELOW)

ID NUMBER (WHERE APPLICABLE)

XX XX-XX  
RIM=XX.XX  
IE IN=XX.X  
IE OUT=XX.X

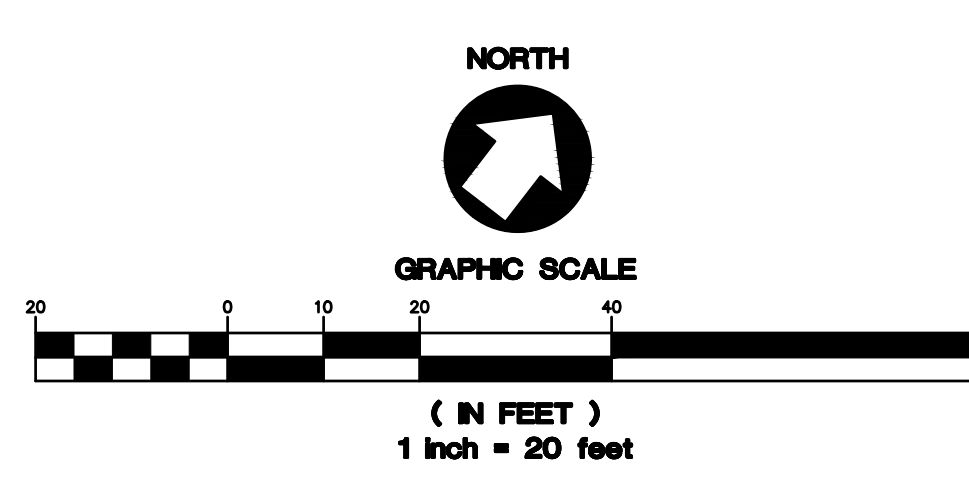
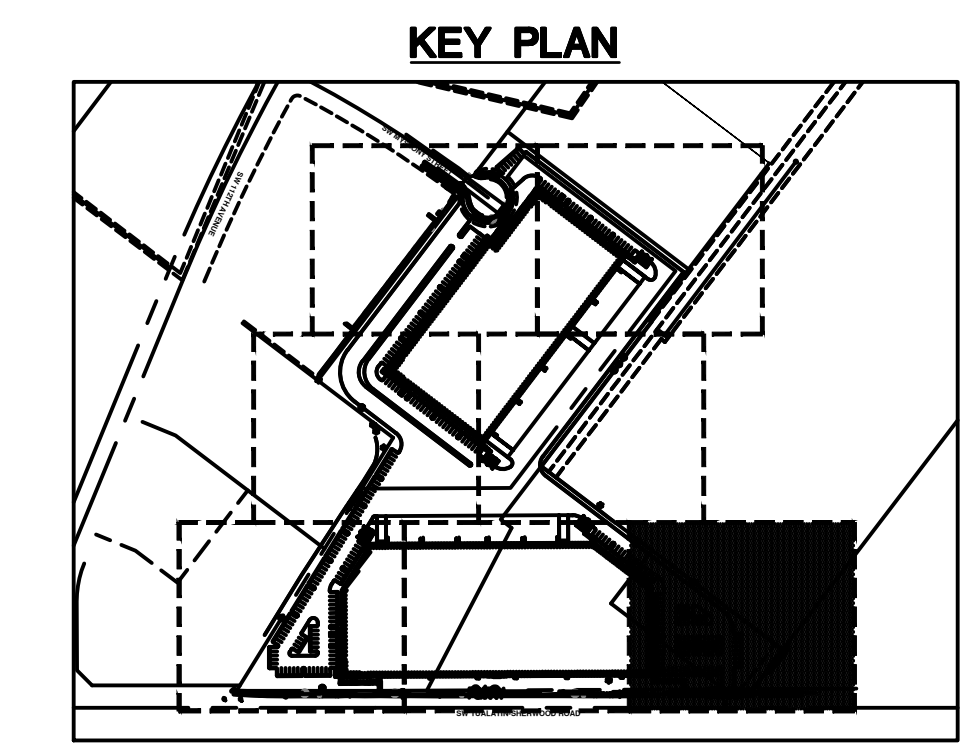
STRUCTURE INFO (WHERE APPLICABLE)

**STRUCTURE TYPES**

CALLOUT	DESCRIPTION
CB	CATCH BASIN
CO	CLEANOUT
FCMH	FLOW CONTROL MANHOLE
PTMH	PRETREATMENT MANHOLE
RD	ROOF DRAIN, SEE PLUMBING PLANS FOR CONTINUATION
WQCB	WATER QUALITY CATCHBASIN
WQMH	WATER QUALITY MANHOLE

**STORM NOTES**

- CONNECT TO EXISTING STORM MAIN
- INSTALL MC-3500 STORMTECH DETENTION CHAMBERS



SHEET TITLE  
**STORM PLAN - ENLARGEMENT**

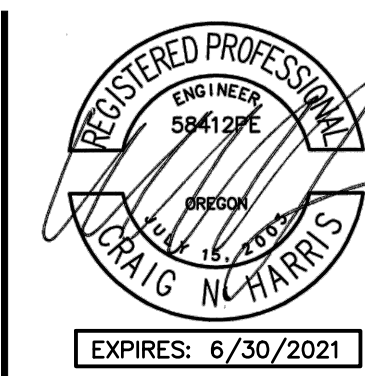
DATE: 10/28/19  
DRAWN: NJD  
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**C3.7**

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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE

UTILITY PLAN

DATE: 10/28/19

DRAWN: NJD

CHECKED: DSE

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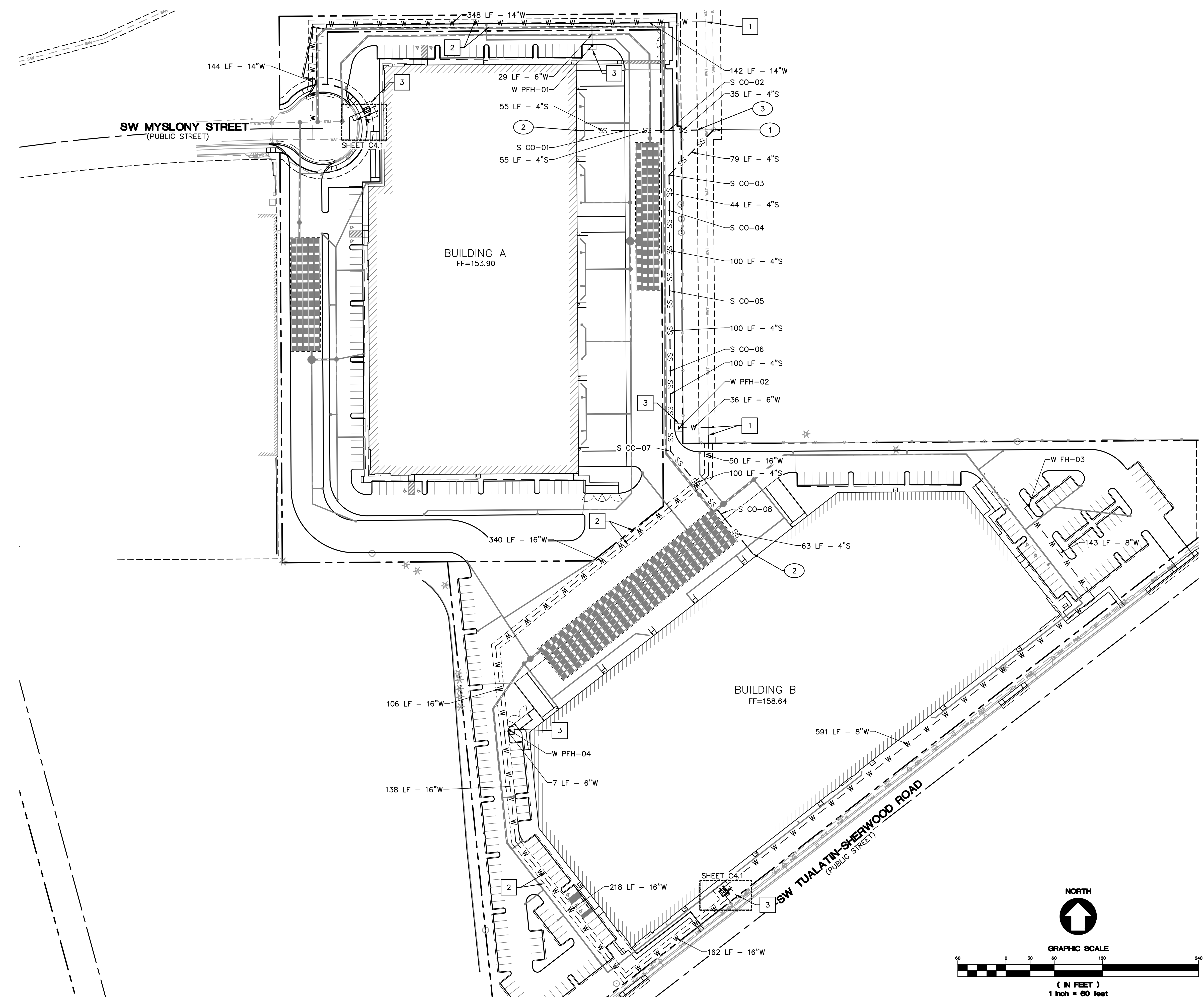
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SHEET NUMBER

**C4.0**

JOB NUMBER: A19173.10



**SHEET NOTES**

- SEE SHEET C0.2 FOR GENERAL SHEET NOTES.
- INSTALL THRUST BLOCKS ON FIRE AND WATER LINES.
- ALL SANITARY PIPING SHALL BE PVC 3034 OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
- THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
- CLEAN OUTS SHALL BE INSTALLED IN CONFORMANCE WITH UPC CHAPTER SEVEN, SECTION 707 AND SECTION 719. THIS PLAN MAY NOT SHOW ALL REQUIRED CLEAN OUTS.
- DOMESTIC WATER AND FIRE LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
- UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
- INLETS AND OUTLETS TO ON-SITE MANHOLES SHALL HAVE FLEXIBLE CONNECTION NO CLOSER THAN 12" AND NO FARTHER THAN 36" FROM THE MANHOLE.
- CONTRACTOR TO VERIFY SANITARY AND WATER SIZING WITH APPROVED PLUMBING PLANS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION OF SAID UTILITIES.

**LABEL LEGEND**

- PIPE LABELS**
- UTILITY LENGTH
  - UTILITY SIZE
  - UTILITY TYPE
- XXLF - XX" XX
- S=X.XXX%
- SLOPE (WHERE APPLICABLE)

**STRUCTURE LABELS**

- UTILITY TYPE (FP=FIRE PROTECTION, S=SANITARY, W=WATER)
  - STRUCTURE TYPE CALLOUT (SEE BELOW)
  - ID NUMBER (WHERE APPLICABLE)
- XX XX-XX  
 RIM=XX.XX  
 IE IN=XX.X  
 IE OUT=XX.X
- STRUCTURE INFO (WHERE APPLICABLE)

**STRUCTURE TYPES**

CALLOUT	DESCRIPTION
CO	CLEANOUT TO GRADE
FH	PRIVATE FIRE HYDRANT
PFH	PUBLIC FIRE HYDRANT

**LEGEND**

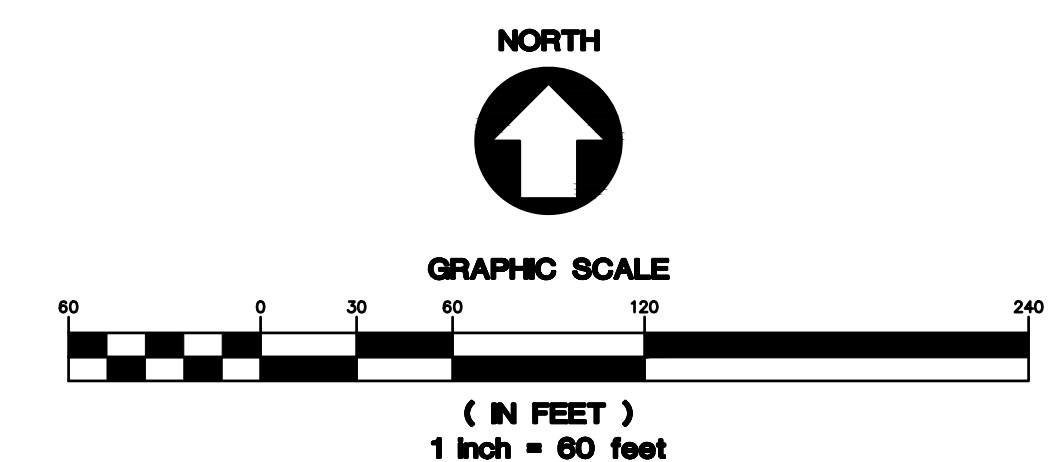
SANITARY SEWER LINE	SS	SS
WATER LINE	W	W W W
FIRE LINE	FP	FP FP FP FP
FDC LINE	FDC	FDC FDC FDC
STORM LINE		

**(X) SANITARY NOTES**

- CONNECT TO EXISTING SANITARY SEWER MAIN
- SANITARY SEWER POINT OF CONNECTION TO BUILDING
- CONNECT TO EXISTING SANITARY SEWER LATERAL

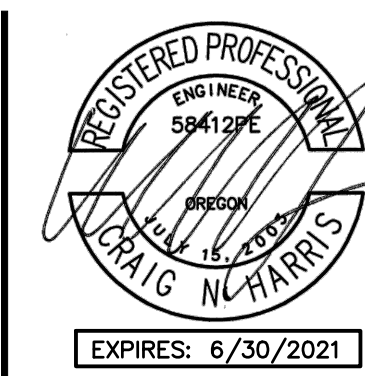
**(X) WATER NOTES**

- CONNECT TO EXISTING WATER MAIN
- PROPOSED 10' WIDE PUBLIC WATER UTILITY AND ACCESS EASEMENT TO THE BENEFIT OF THE CITY OF TUALATIN
- PROPOSED PUBLIC WATER UTILITY AND ACCESS EASEMENT TO THE BENEFIT OF THE CITY OF TUALATIN, LOCATED 5' OFF THE PROPOSED PUBLIC STRUCTURES



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**TUALATIN INDUSTRIAL**  
 TUALATIN, OR

SHEET TITLE  
 UTILITY PLAN - ENLARGEMENT  
 DATE: 10/28/19  
 DRAWN: NJD  
 CHECKED: DSE  
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 SHEET NUMBER

**C4.1**

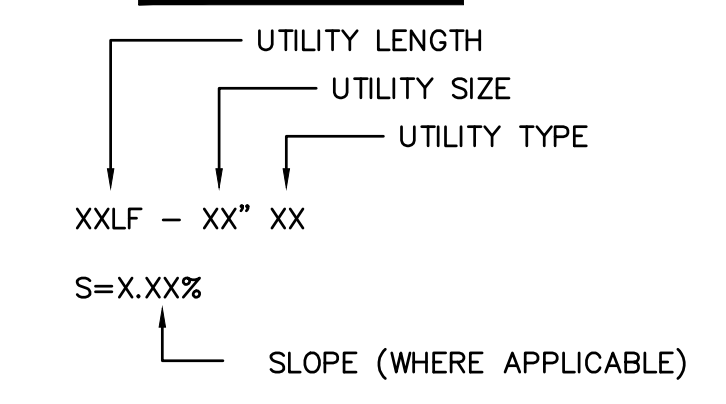
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**SHEET NOTES**

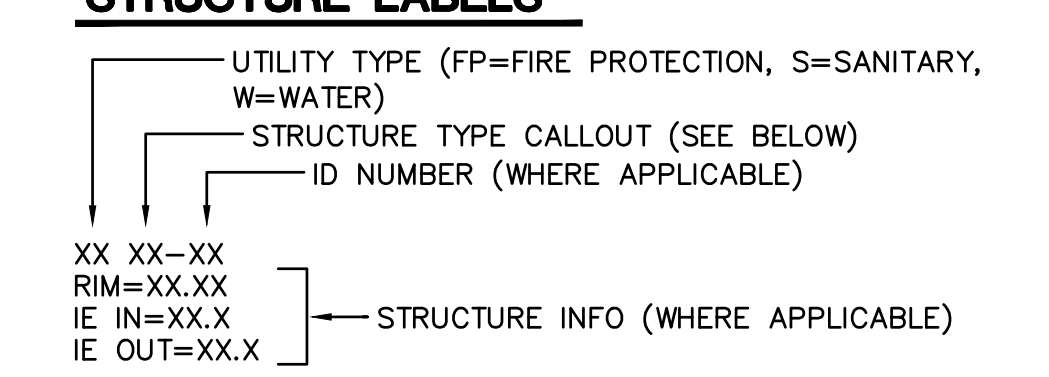
- SEE SHEET C4.0 FOR GENERAL UTILITY NOTES AND LEGEND.

**LABEL LEGEND**

**PIPE LABELS**



**STRUCTURE LABELS**

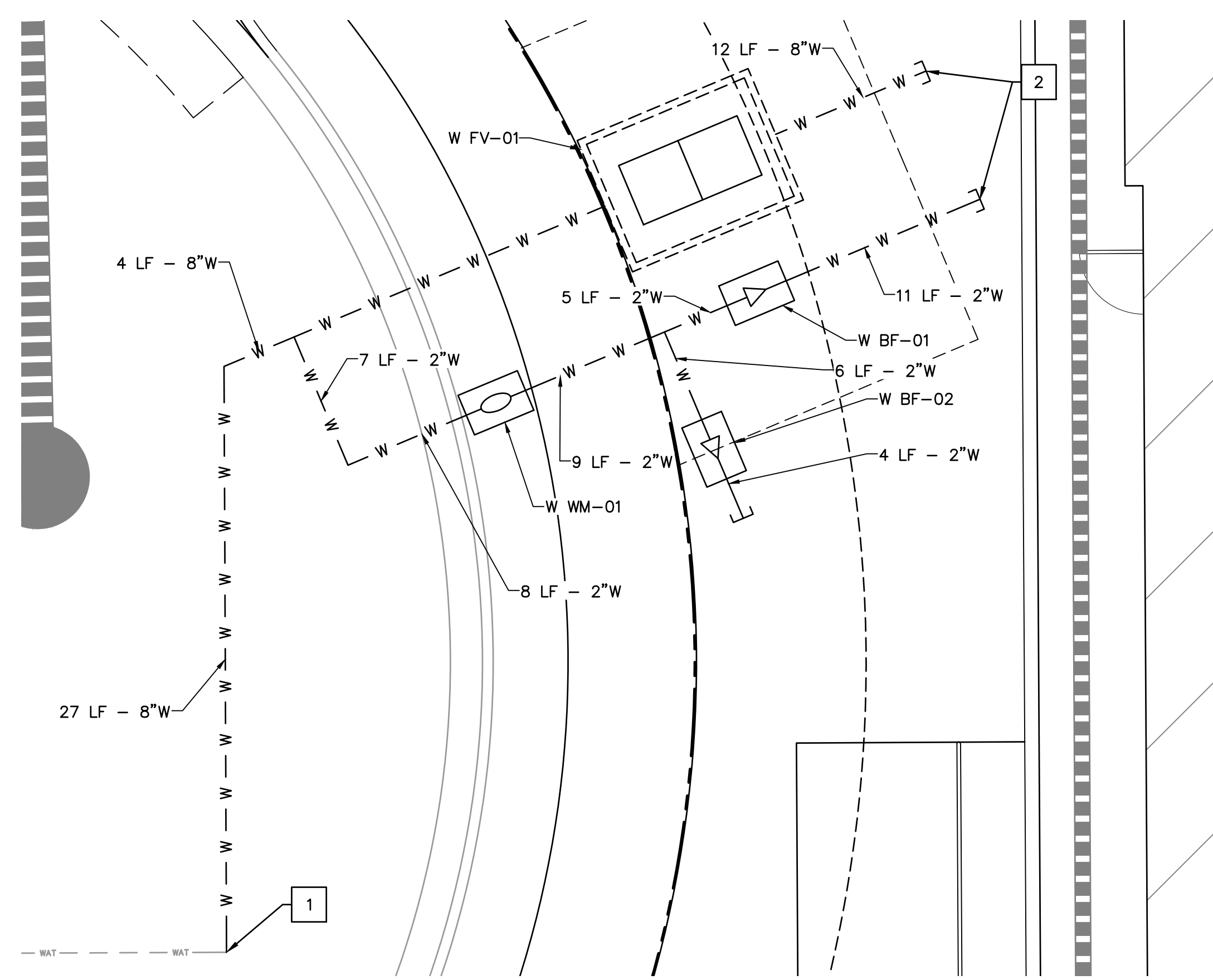


**STRUCTURE TYPES**

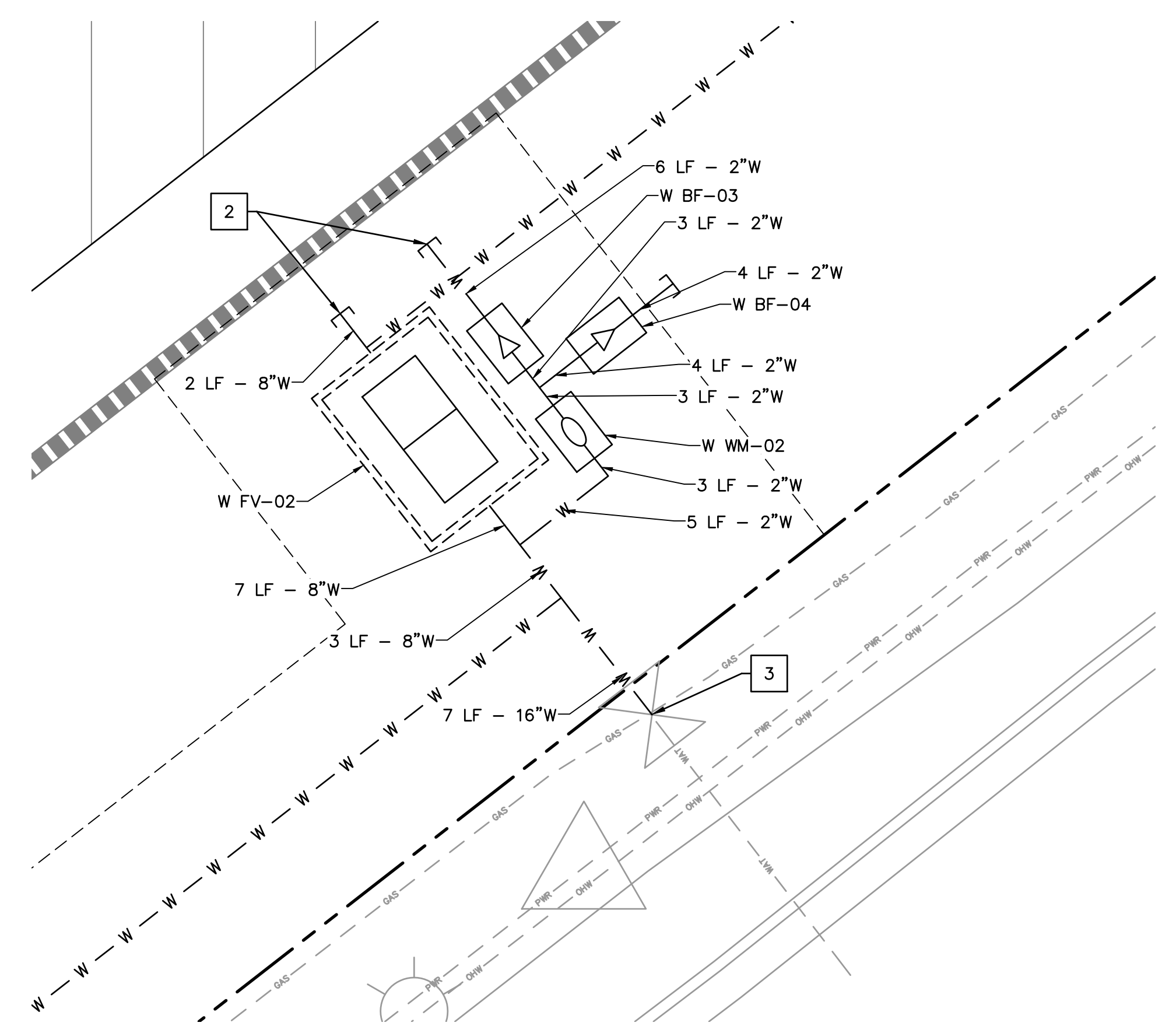
CALLOUT	DESCRIPTION
BF	BACKFLOW ASSEMBLY
FV	FIRE VAULT
WM	WATER METER

**WATER NOTES**

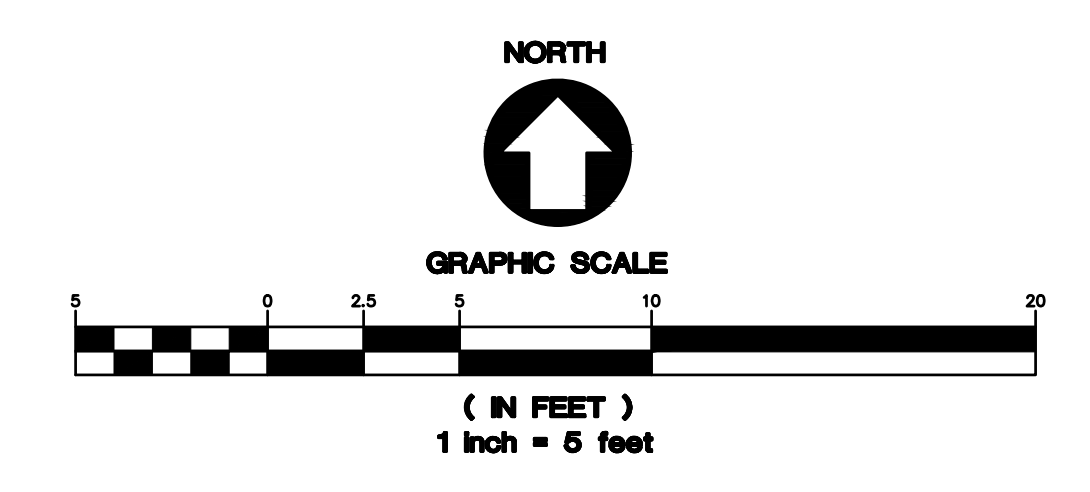
- CONNECT TO EXISTING WATER MAIN
- WATER POINT OF CONNECTION TO BUILDING
- CONNECT TO EXISTING WATER LATERAL



**SW MYSLONY WATER CONNECTION ENLARGEMENT**  
 SCALE: NTS



**SW TUALATIN-SHERWOOD WATER CONNECTION ENLARGEMENT**  
 SCALE: NTS



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