

MOORE BUILDING LAND USE APPLICATION

20865 SW 105TH AVENUE
TUALATIN, OREGON 97062

DIRECTORY

OWNER / DEVELOPER

PIAZZA LIVING TRUST
PO BOX 156
TUALATIN, OREGON 97062
CONTACT: STEVE PIAZZA
T: (503) 692-4994
E: stevepiazza@willamettefemfg.com

ARCHITECT

NOVAK ARCHITECTURE INC
17020 SW BOONES FERRY | SUITE 200
PORTLAND, OREGON 97224
CONTACT: TERRY J NOVAK
T: (503) 352-4987
E: tnovak@novakarchitecture.com

CIVIL/LANDSCAPE

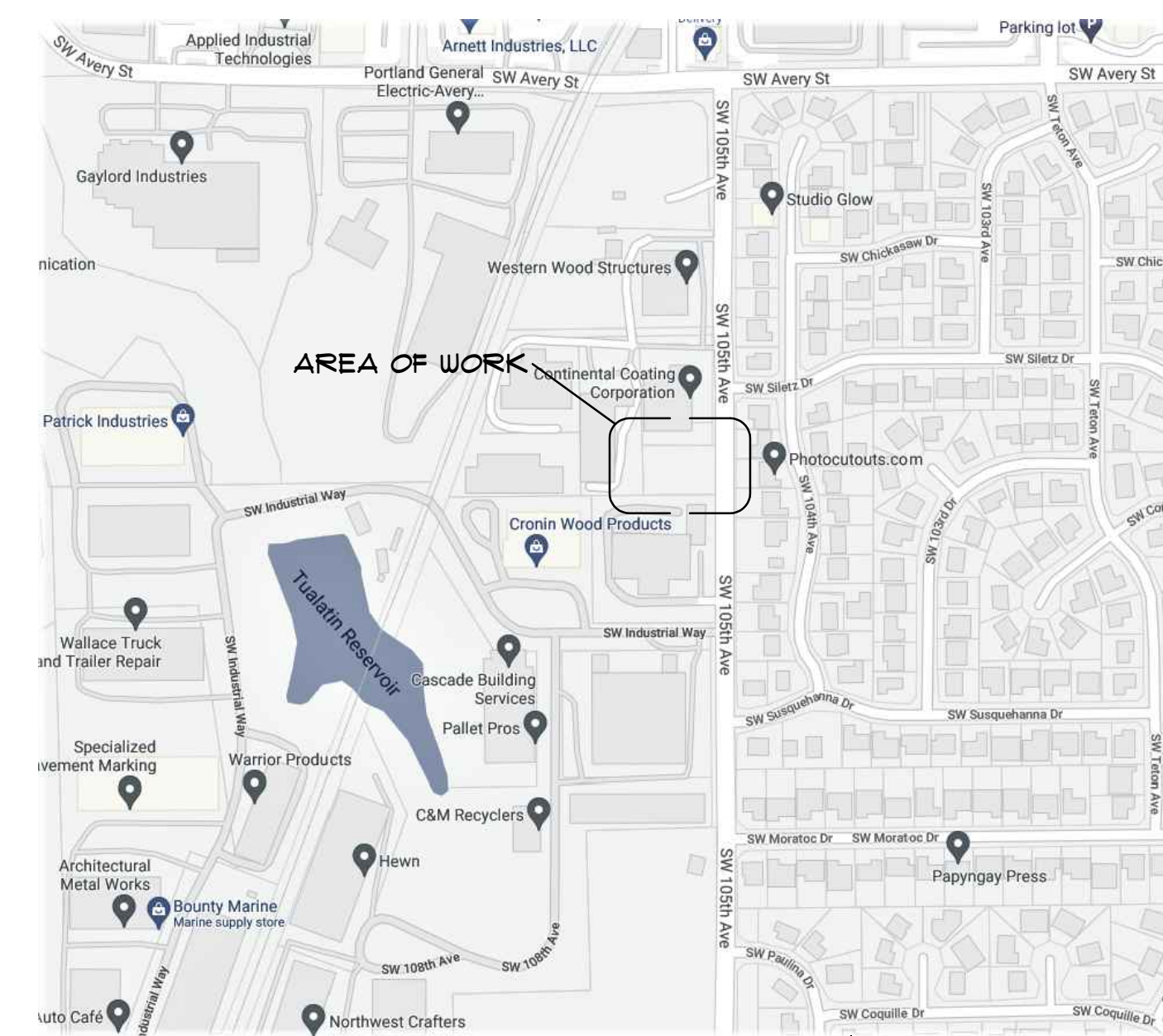
SISUL ENGINEERING
STREET ADDRESS
CITY, STATE, ZIP
CONTACT: NAME
T: (000) 000.0000
E: address

SHEET INDEX

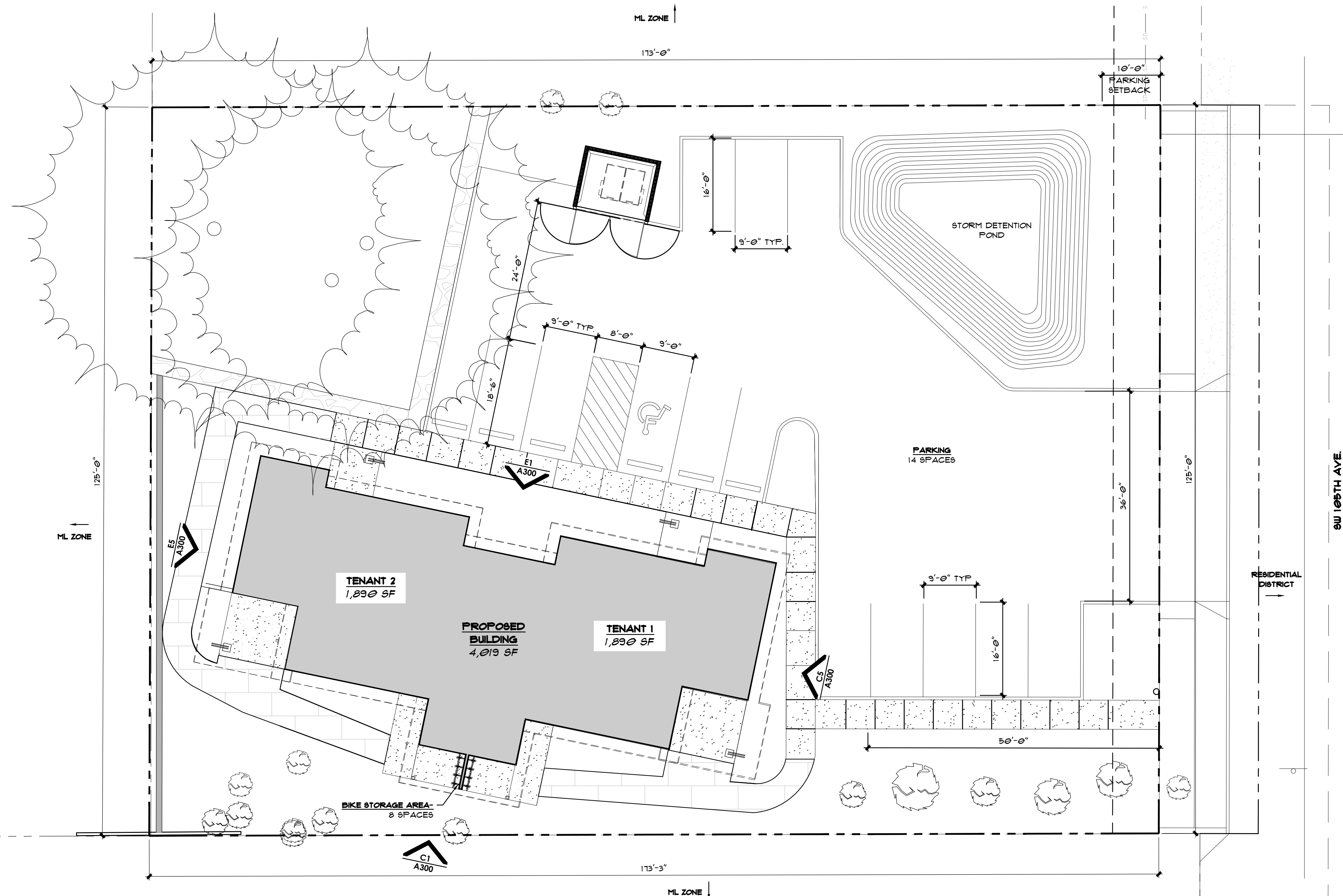
A100	COVER SHEET & SITE PLAN
A300	BUILDING ELEVATIONS
A301	COLORED ELEVATIONS & MATERIALS BOARD
A302	COLORED ELEVATIONS & MATERIALS BOARD

PROJECT SUMMARY

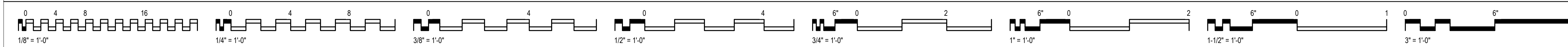
WORK SCOPE:	NEW CONSTRUCTION OF AN OFFICE BUILDING
JURISDICTION:	TUALATIN, OREGON
ZONING:	ML (LIGHT MANUFACTURING)
BUILDING AREA:	3,868 SF
OCCUPANCY GROUP:	B
CONSTRUCTION TYPE:	V-B
SPRINKLER SYSTEM:	N/A - NOT REQUIRED
FIRE ALARM SYSTEM:	YES - BIDDER DESIGNED



VICINITY MAP



E1 SITE PLAN
SCALE: 3/32" = 1'-0"



SHEET NOTES

KEY NOTES 1



MOORE PROJECT - LAND USE APPLICATION
20865 SW 105TH AVENUE
TUALATIN, OREGON 97062

PIAZZA LIVING TRUST
PO BOX 156
TUALATIN, OREGON 97062

project number	20-21
date	08/04/21
revisions	

SITE PLAN

sheet number

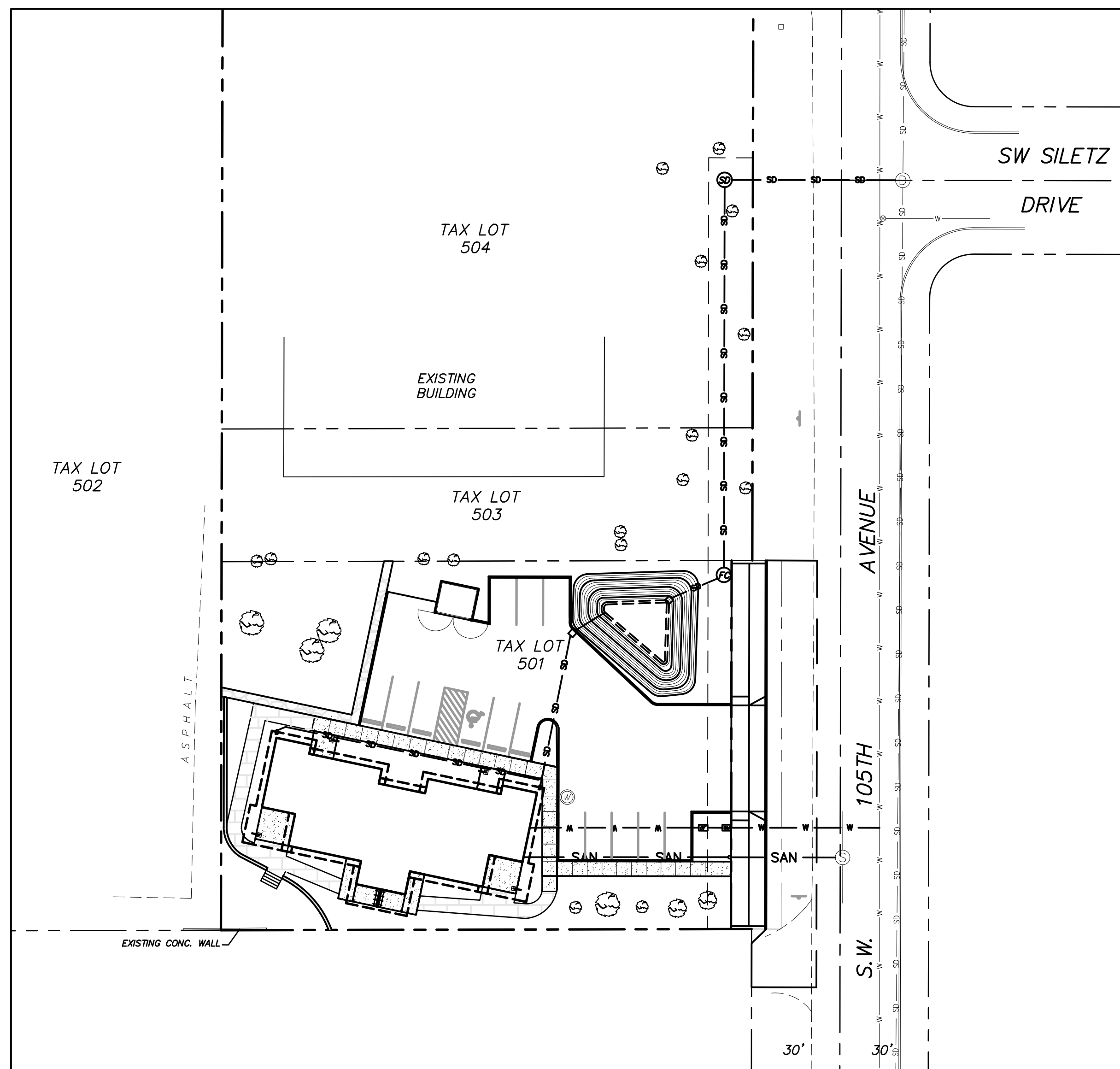
A101

20865 SW 105TH AVE

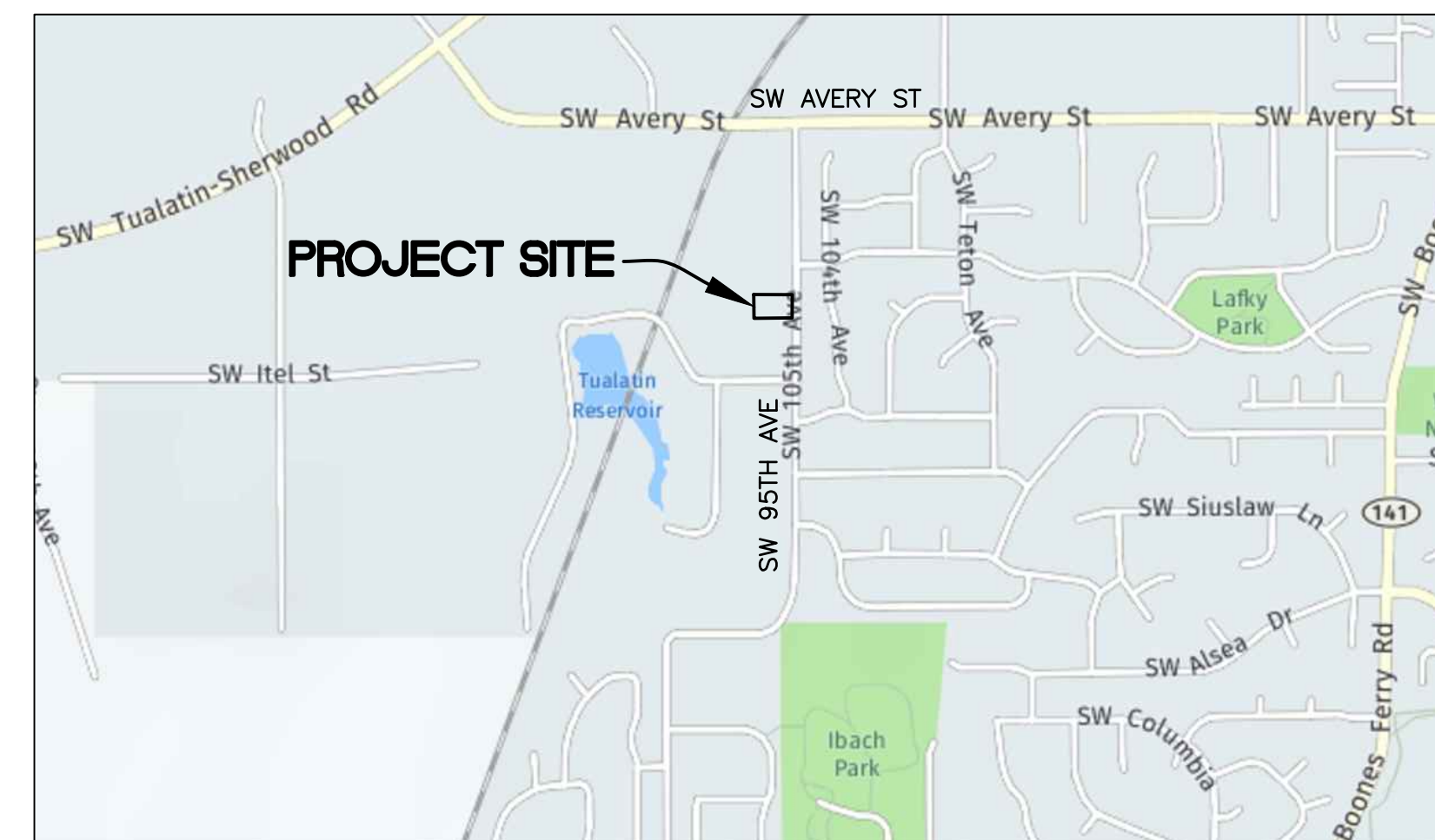
REVIEW NUMBER: AR19-XXXX, 2S127000501

REVISIONS	BY
11/16/19	JMF
AR REVIEW	JMF
12/16/20	JMF
SITE PLAN REV.	JMF
01/14/21	JMF
ARBORIST REV.	JMF
02/04/21	JJM
ARBORIST REV.	JJM
04/01/21	JMF
WALL ADDITION	JMF

NOV. 2019



SITE MAP
1" = 40'



VICINITY MAP
NTS

INDEX

SHEET	DESCRIPTION
C0	COVER
C1	EXISTING CONDITIONS
C2	DEMOLITION PLAN
C3	105TH PUBLIC STREET IMPROVEMENTS
C4	PRELIMINARY UTILITY PLAN
C5	PRIVATE GRADING PLAN AND EROSION CONTROL PLAN
C6	PRELIMINARY STORMWATER FACILITY DETAILS
C7	CITY OF TUALATIN STD CONSTRUCTION DETAILS
C8	CITY OF TUALATIN STD CONSTRUCTION DETAILS

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTION NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.

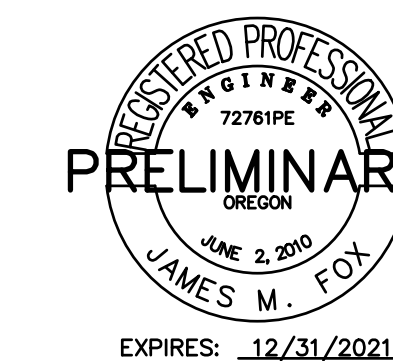
NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY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

PUBLIC CONSTRUCTION NOTE:
ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF TUALATIN "PUBLIC WORKS CONSTRUCTION CODE, STANDARD DETAILS, DEVELOPMENT CODES, AND MUNICIPAL CODE AS APPLICABLE."

MOST RECENT REVISION TO THIS SET OF PLANS:
04-08-21

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DEVELOPER:
PIAZZA LIVING TRUST
CONTACT: TERRY NOVAK
PO BOX 156, TUALATIN, OR 97062
(503) 912-8172



20865 SW 105TH AVE
Moore Project

Cover Sheet

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188
DRAWING: SDC 18-0418-Cover.DWG

DATE	11-19
SCALE	AS NOTED
DRAWN	JMF
JOB	18-033
SHEET	C0
OF	C8 SHEETS

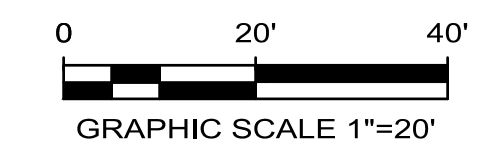
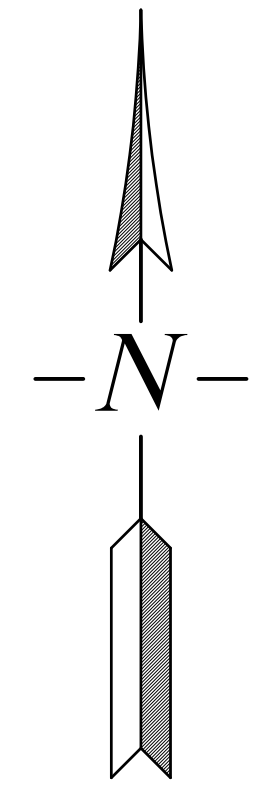
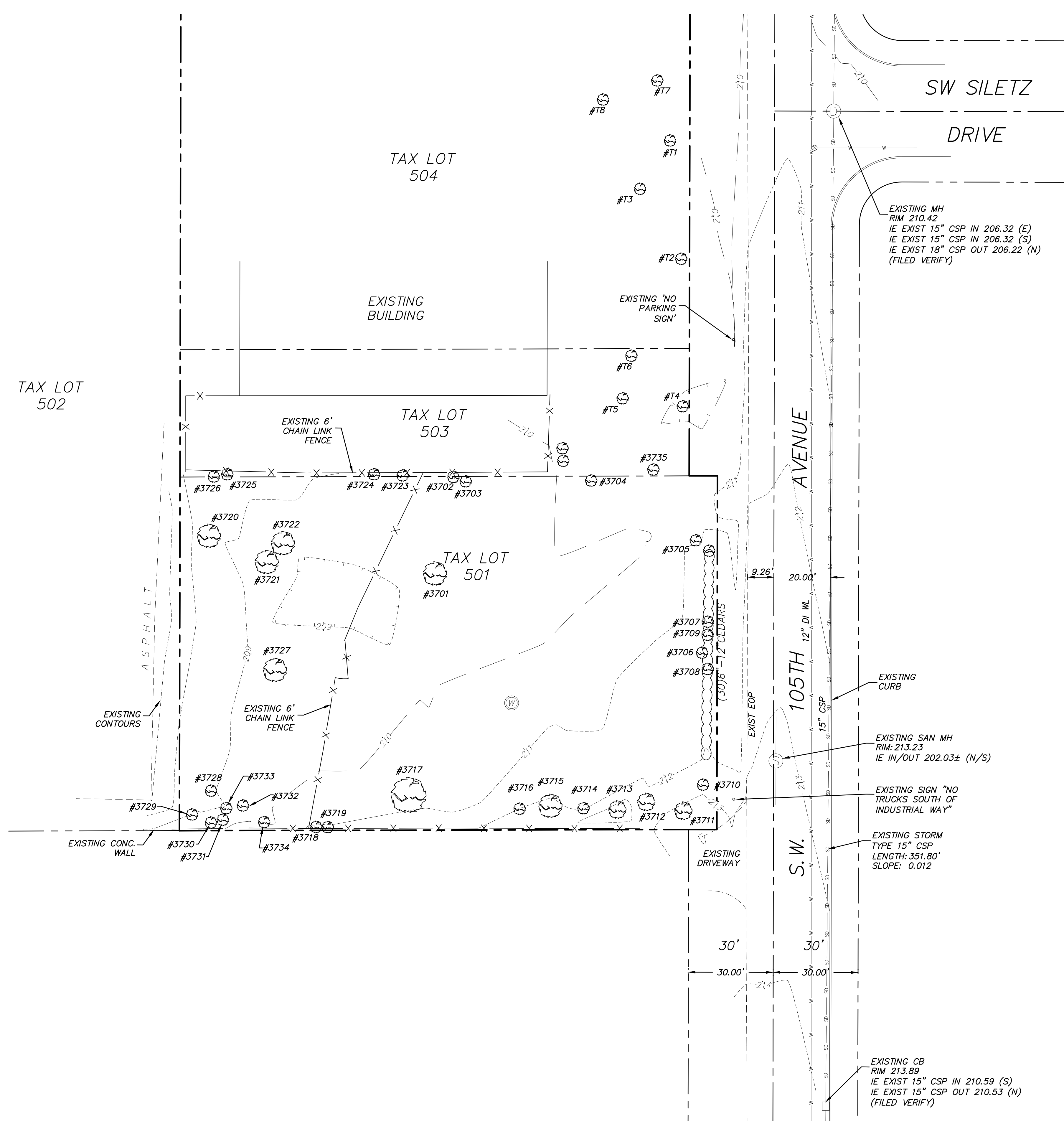
ARBORIST'S TREE LEGEND

- 3701 36" PONDEROSA PINE
- 3702 25" BIG LEAF MAPLE
- 3703 12" PORT ORFORD CEDAR
- 3704 22" SWEET CHERRY
- 3705 20" BLUE SPRUCE
- 3706 9" BIG LEAF MAPLE
- 3707 14" SWEET CHERRY
- 3708 15" SPANISH WALNUT
- 3709 8" EASTERN ARBORVITAE
- 3710 9" BIG LEAF MAPLE
- 3711 56" DEODAR CEDAR
- 3712 29" DEODAR CEDAR
- 3713 36" DEODAR CEDAR
- 3713 36" DEODAR CEDAR
- 3714 29" DEODAR CEDAR
- 3715 43" DEODAR CEDAR
- 3716 28" PORT ORFORD CEDAR
- 3717 60" DOUGLAS FIR
- 3718 13" SWEET CHERRY
- 3719 12" SWEET CHERRY
- 3720 46" PONDEROSA PINE
- 3721 46" DOUGLAS FIR
- 3722 42" DOUGLAS FIR
- 3723 14" BIG LEAF MAPLE
- 3724 18" BIG LEAF MAPLE
- 3725 14" BIG LEAF MAPLE
- 3726 17" BIG LEAF MAPLE
- 3727 36" BIG LEAF MAPLE
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- 3729 14" SWEET CHERRY
- 3730 18" SWEET CHERRY
- 3731 13" SWEET CHERRY
- 3732 12" SWEET CHERRY
- 3733 9" CRABAPPLE
- 3734 12" SWEET CHERRY
- 3735 33" BIG LEAF MAPLE

OFFSITE TREES

- T1 14" WESTERN RED CEDAR
- T2 19" WESTERN RED CEDAR
- T3 18" WESTERN RED CEDAR
- T4 22" WESTERN RED CEDAR
- T5 14" WESTERN RED CEDAR
- T6 20" WESTERN RED CEDAR
- T7 22" WESTERN RED CEDAR
- T8 17" AMERICAN SWEETGUM

NOTE: LOCATION FOR OFFSITE TREES T1-T3 & T6-T8 ARE ESTIMATED. LOCATION FOR TREES T2 AND T3 DETERMINED BY SURVEY. TREE SIZES DETERMINED BY ARBORIST.



SURVEY DATUM PROVIDE BY:

GRIFFIN LAND SURVEYING INC.
 6107 SW MURRAY BLVD. #409
 BEAVERTON, OR. 97008
 (503) 201-3116

CONSULTING ARBORIST:

PORTLAND TREE CONSULTANCY
 4541 NE 20TH AVE.
 PORTLAND, OREGON. 97211
 (573) 999-3886

General Notes:

1. UTILITY AND SITE INFORMATION SHOWN ON THIS MAP IS BASED UPON A COMBINATION OF THE SURVEYED INFORMATION FROM GRIFFIN LAND SURVEYING, DERIVED INFORMATION FROM RECORD DRAWINGS, AND FIELD VERIFICATION FROM SISUL ENGINEERING. NO WARRANTIES ARE MADE WITH REGARDS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. ADDITIONAL UTILITIES MAY EXIST. INTERESTED PARTIES ARE HEREBY ADVISED THAT ALL UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION OF ANY CRITICAL ITEMS. CONTACT UTILITY OWNERS AND LOCATORS REGARDING PUBLIC UTILITY LINES ON THIS PROJECT:
 PGE (503-255-4634)
 COMCAST CABLE (801-364-1063)
 FRONTIER COMMUNICATIONS (800-778-9140)
 NW NATURAL GAS (503-220-2415)
 CITY OF TUALATIN (503-691-3091)
 WASHINGTON COUNTY LUT (503-846-7950)
2. VERTICAL DATUM: WASHINGTON COUNTY BENCHMARK 102. ELEVATION = 157.296
3. CONTOUR INTERVALS: ARE SHOWN AT 1' INTERVALS

REVISIONS	BY
11/16/19	JMF
AR REVIEW	JMF
12/16/20	JMF
SITE PLAN REV.	JMF
01/14/21	JMF
ARBORIST REV.	JMF
02/04/21	JJM
ARBORIST REV.	JJM
04/01/21	JMF
WALL ADDITION	JMF

20865 SW 105TH AVE
 Moore Project

Existing Conditions
 Plan

SISUL ENGINEERING
 975 PORTLAND AVENUE
 CLATSOP, OREGON 97027
 (503) 667-0188
DRAWING: SOL. 18-033-EXISTING CONDITION.DWG

DATE	11-19
SCALE	AS NOTED
DRAWN	JMF
JOB	18-033
SHEET	C1
OF	CB SHEETS



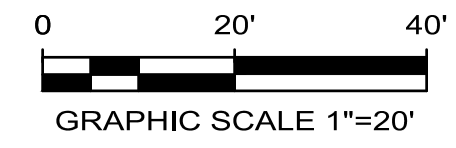
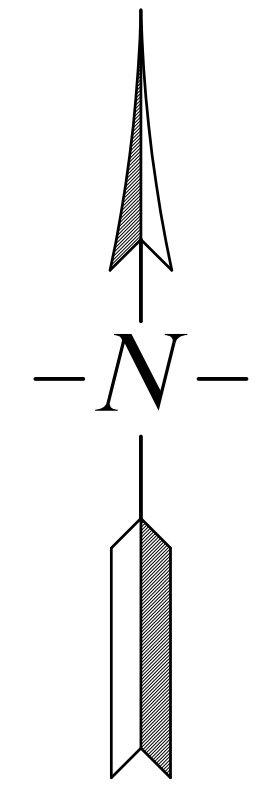
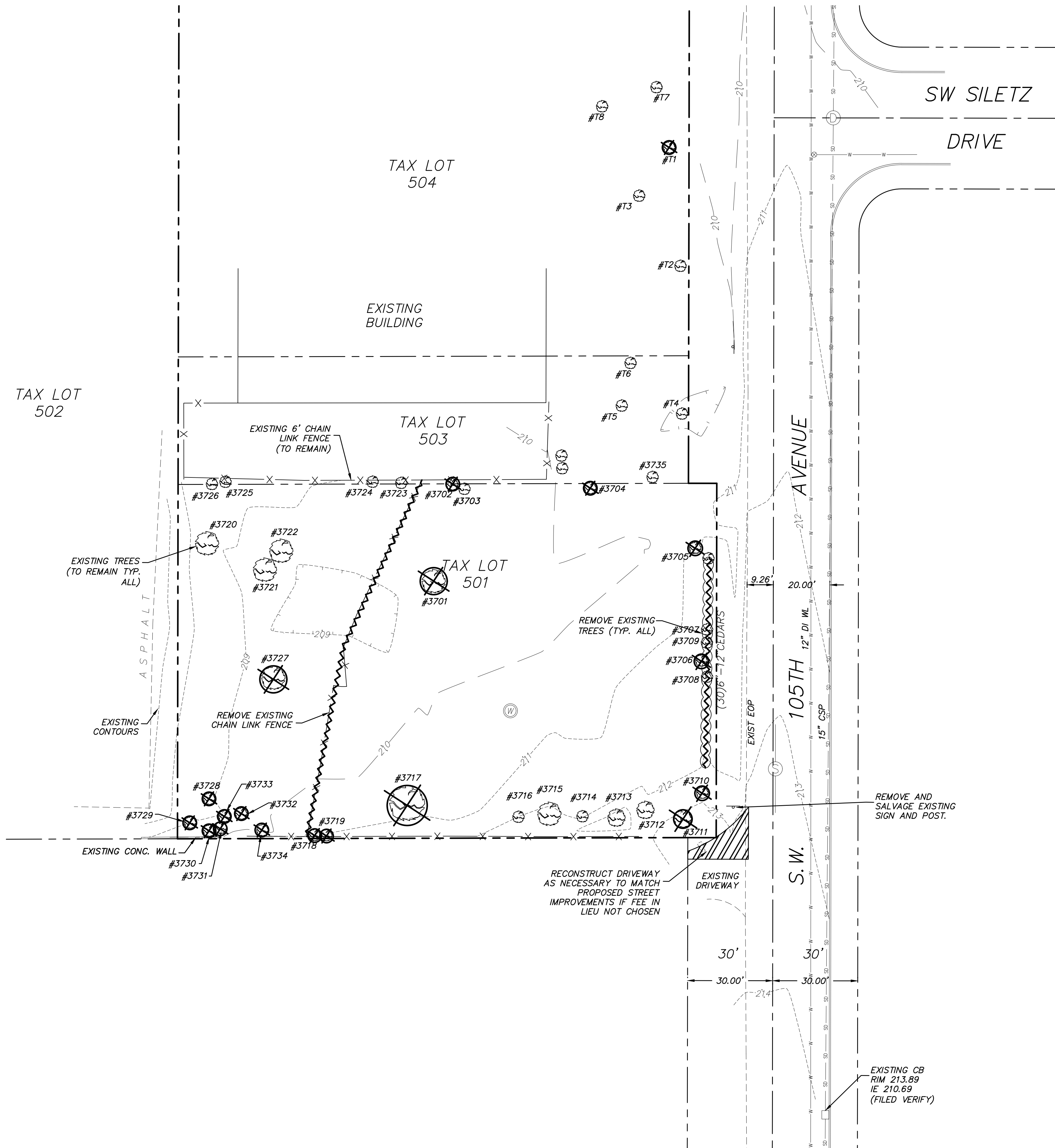
EXPIRES: 12/31/2021

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LEGEND

- EXIST R.O.W. LINE
- EXIST PL LINE
- EXIST CENTER LINE
- EXIST BUILDING EDGE
- EXIST EDGE OF PAVEMENT
- EXIST FENCE
- OS OS OS EXIST STORM LINE
- M M M EXIST WATER LINE
- EXIST GRADE CONTOUR (MINOR)
- EXIST GRADE CONTOUR (MINOR)
- ⊙ EXIST SAN MH
- ⊕ EXIST STM MH
- EXIST CATCH BASIN
- ⊗ EXIST WATER VALVE
- ↑ EXIST STREET SIGNS
- ⊕ OR ⊙ EXIST TREES



SURVEY DATUM PROVIDE BY:

GRIFFIN LAND SURVEYING INC.
 6107 SW MURRAY BLVD. #409
 BEAVERTON, OR. 97008
 (503) 201-3116

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 NW NATURAL GAS (503-220-2415)
 CITY OF TUALATIN (503-691-3091)
 WASHINGTON COUNTY LUT (503-846-7950)
2. VERTICAL DATUM: WASHINGTON COUNTY BENCHMARK 102.
 ELEVATION = 157.296
3. CONTOUR INTERVALS: ARE SHOWN AT 1' INTERVALS

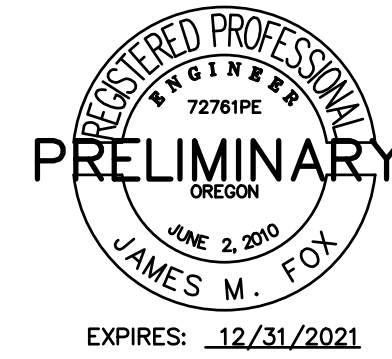
REVISIONS	BY
11/16/19	JMF
AR REVIEW	JMF
12/16/20	JMF
SITE PLAN REV.	JMF
01/14/21	JMF
ARBORIST REV.	JMF
02/04/21	JJM
ARBORIST REV.	JJM
04/01/21	JMF
WALL ADDITION	JMF

20865 SW 105TH AVE
 Moore Project

Demolition Plan

SISUL ENGINEERING
 975 PORTLAND AVENUE
 CLATSOP, OREGON 97027
 (503) 667-0188
DRAWING: SOL. 18-023-Demolition Plan.DWG

DATE	11-19
SCALE	AS NOTED
DRAWN	JMF
JOB	18-033
SHEET	C2
OF	CB SHEETS



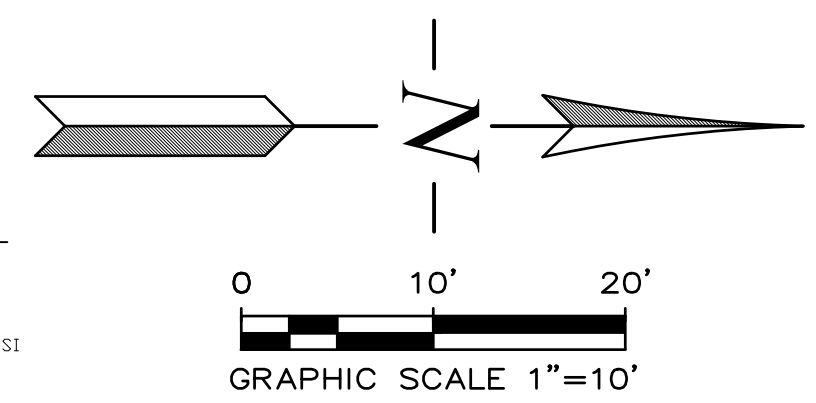
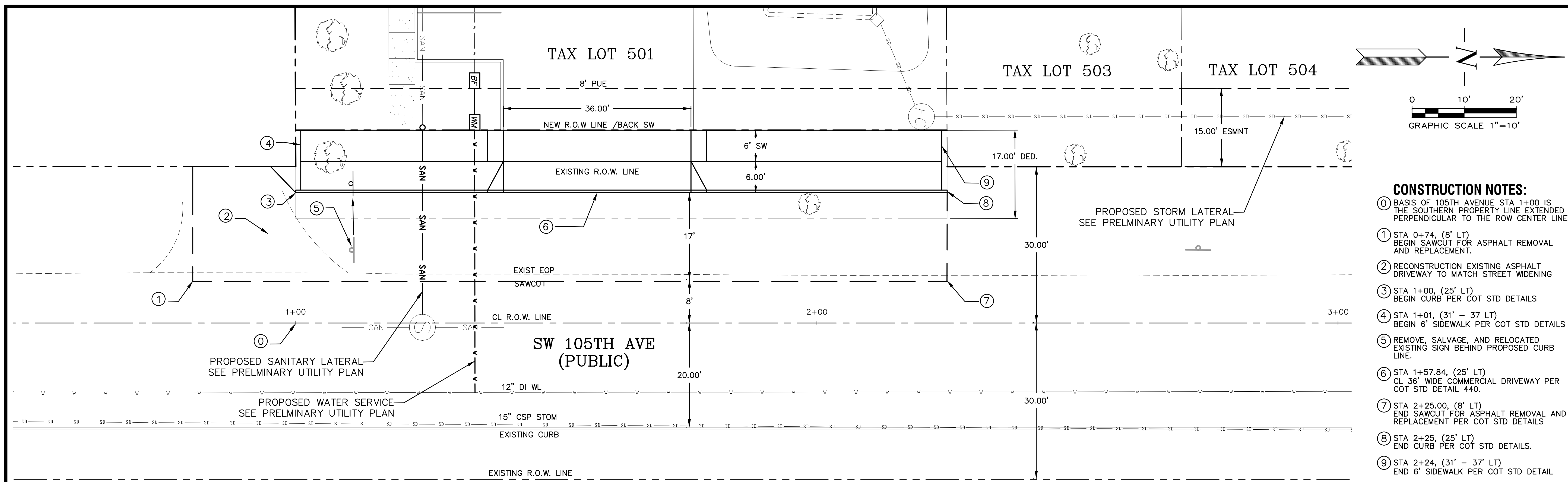
REVISIONS	BY
11/16/19	JMF
AR REVIEW	JMF
12/16/20	JMF
SITE PLAN REV.	JMF
01/14/21	JMF
ARBORIST REV.	JMF
02/04/21	JJM
ARBORIST REV.	JJM
04/01/21	JMF
WALL ADDITION	JMF

20865 SW 105TH AVE
 Moore Project

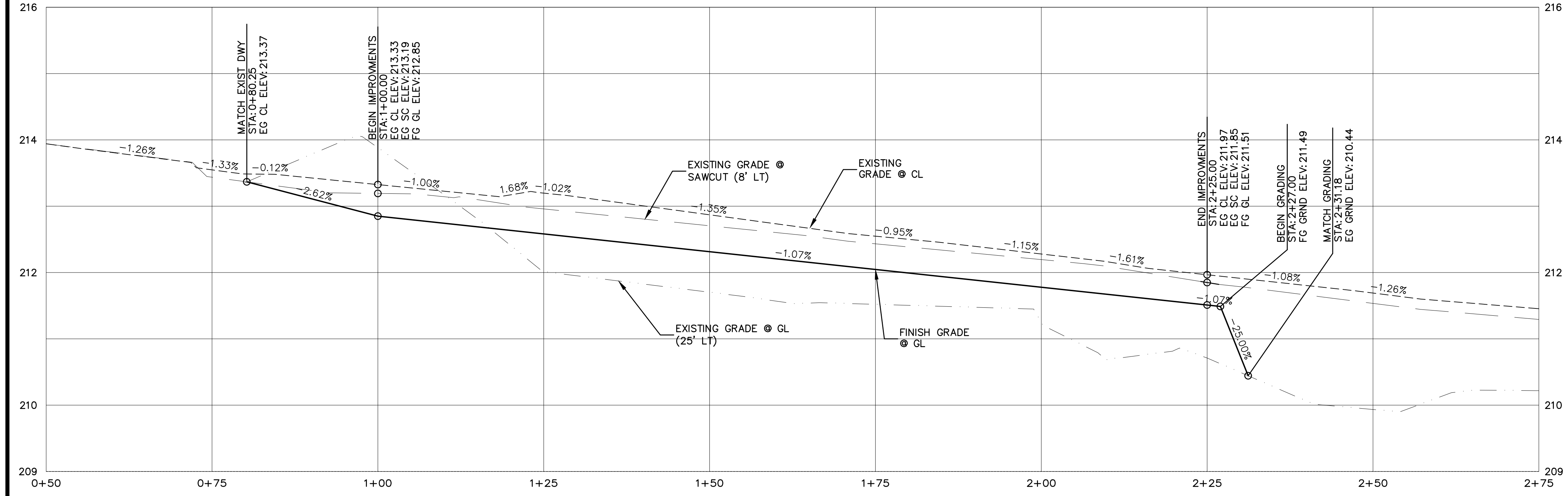
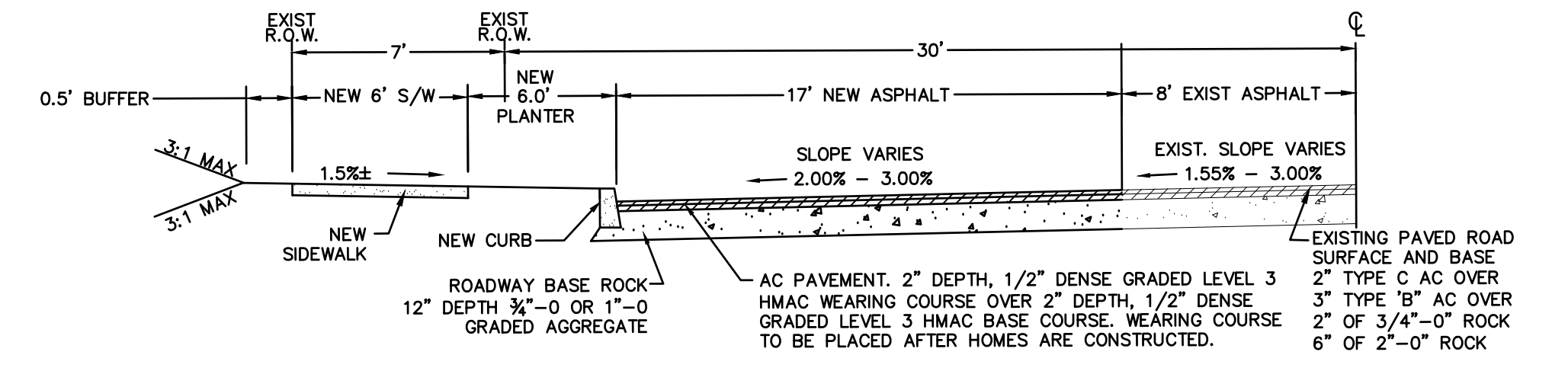
105TH Public Street
 Street Improvement

SISUL ENGINEERING
 375 PORTLAND AVENUE
 CLATSOP, OREGON 97027
 (503) 667-0188
DRAWING: SCL-18-033-105TH.DWG

DATE	11-19
SCALE	AS NOTED
DRAWN	JMF
JOB	18-033
SHEET	03
OF	C8 SHEETS



- CONSTRUCTION NOTES:**
- ① BASIS OF 105TH AVENUE STA 1+00 IS THE SOUTHERN PROPERTY LINE EXTENDED PERPENDICULAR TO THE ROW CENTER LINE
 - ① STA 0+74, (8' LT) BEGIN SAWCUT FOR ASPHALT REMOVAL AND REPLACEMENT.
 - ② RECONSTRUCTION EXISTING ASPHALT DRIVEWAY TO MATCH STREET WIDENING
 - ③ STA 1+00, (25' LT) BEGIN CURB PER COT STD DETAILS
 - ④ STA 1+01, (31' - 37' LT) BEGIN 6" SIDEWALK PER COT STD DETAILS
 - ⑤ REMOVE, SALVAGE, AND RELOCATED EXISTING SIGN BEHIND PROPOSED CURB LINE.
 - ⑥ STA 1+57.84, (25' LT) CL 36" WIDE COMMERCIAL DRIVEWAY PER COT STD DETAIL 440.
 - ⑦ STA 2+25.00, (8' LT) END SAWCUT FOR ASPHALT REMOVAL AND REPLACEMENT PER COT STD DETAILS
 - ⑧ STA 2+25, (25' LT) END CURB PER COT STD DETAILS.
 - ⑨ STA 2+24, (31' - 37' LT) END 6" SIDEWALK PER COT STD DETAIL



SW 105TH AVE
 NTS

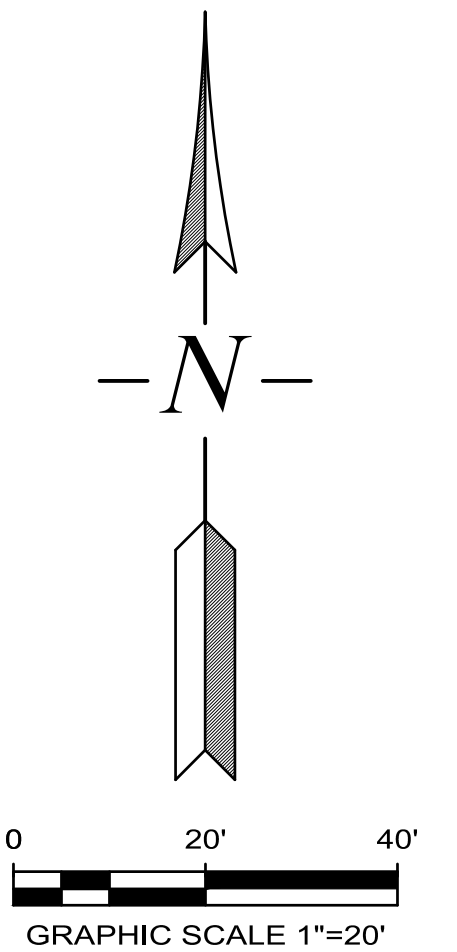
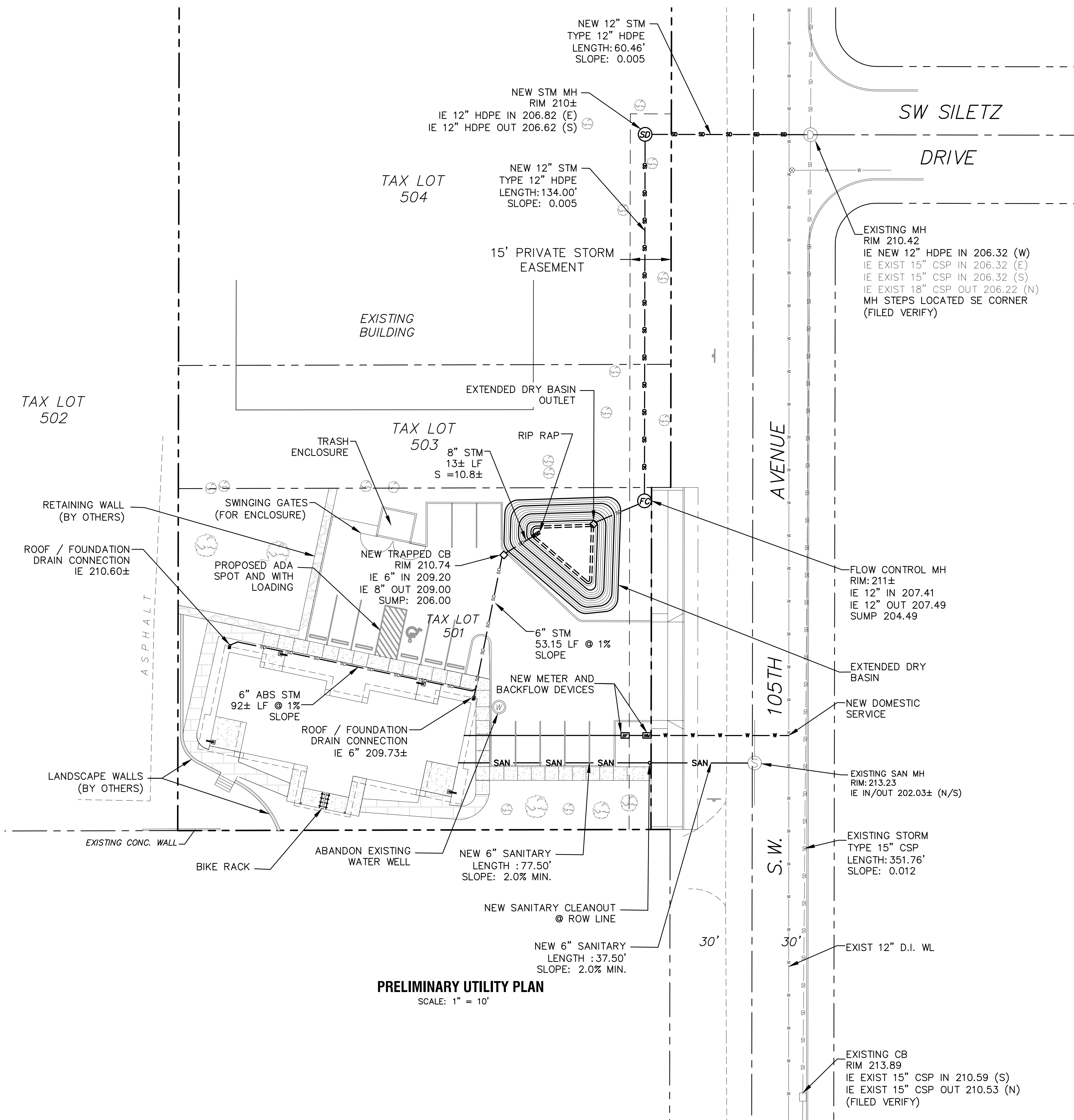
FEE IN LIEU NOTE:
 ITS OUR UNDERSTANDING THE DEVELOPER WILL ELECT TO PAY A FEE IN LIEU INSTEAD OF CONSTRUCTING THE PUBLIC STREET IMPROVEMENTS. THE PUBLIC IMPROVEMENTS PLAN SHOWN IS TO SUPPORT THE FEE IN LIEU COST ESTIMATE AND NOT INTENDED FOR CONSTRUCTION.



NOTE: THE EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE FROM UTILITY LOCATE PAINT MARKS AND AS BUILT PLANS. ACTUAL LOCATION AND DEPTH SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND CONNECTION TO THE EXISTING UTILITIES. CONTACT CIVIL ENGINEER IF PLAN MODIFICATION ARE REQUIRED.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW THE 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 NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).

PUBLIC TRENCHES NOTE: ALL TRENCH BACKFILL IN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STD DETAIL 241, FOUND ON SHEET C7



REVISIONS	BY
11/16/19	JMF
AR REVIEW	JMF
12/16/20	JMF
SITE PLAN REV.	JMF
01/14/21	JMF
ARBORIST REV.	JMF
02/04/21	JJM
ARBORIST REV.	JJM
04/01/21	JMF
WALL ADDITION	JMF

Preliminary Utility Plan
 20865 SW 105TH AVE
 Moore Project
 Private Option

SISUL ENGINEERING
 375 PORTLAND AVENUE
 CLATSOP, OREGON 97027
 (503) 667-0188
DRAWING: SCL-18-033-Utility.DWG

DATE	11-19
SCALE	AS NOTED
DRAWN	JMF
JOB	18-033
SHEET	C4



PRELIMINARY UTILITY PLAN
SCALE: 1" = 10'

LEGEND

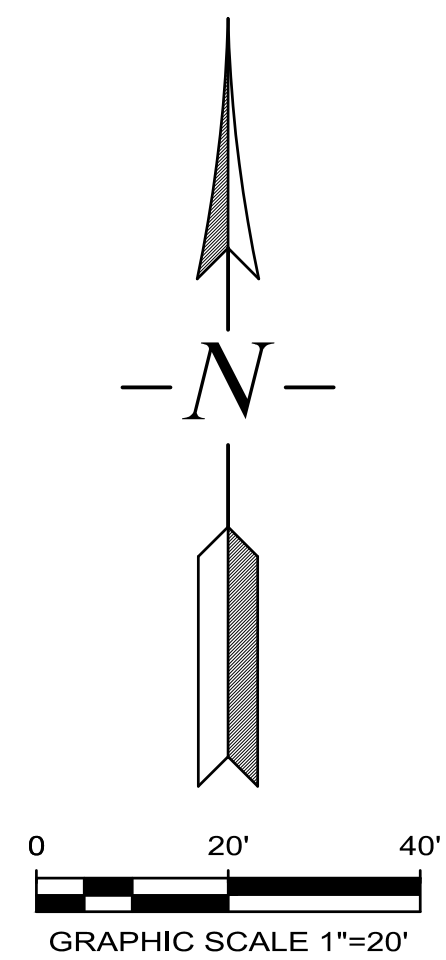
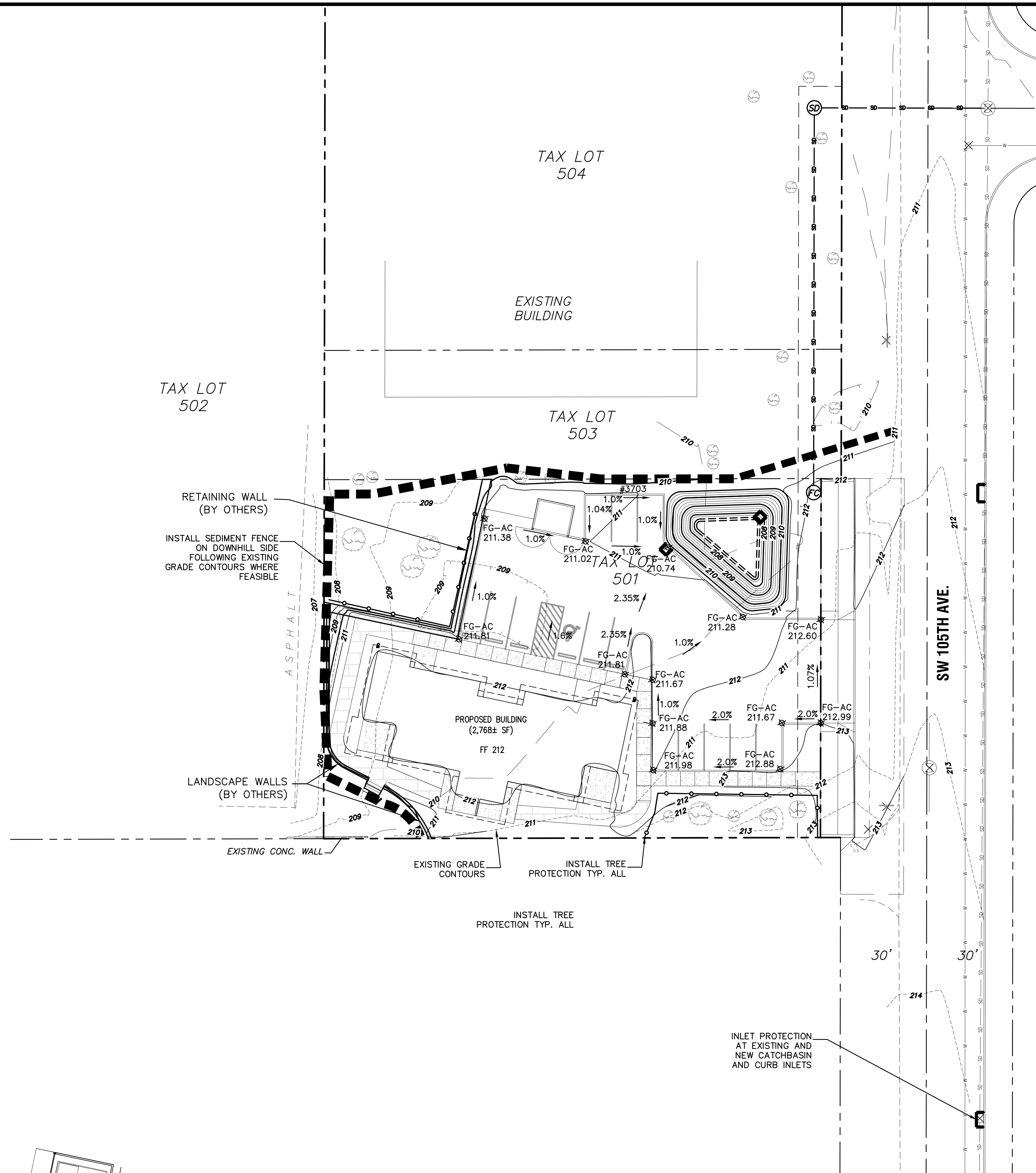
- EXISTING GRADE CONTOUR — 199 —
- FINISHED GRADE CONTOUR — 200 —
- SEDIMENT FENCE (PERIMETER) █
- CONSTRUCTION ENTRANCE ▨
- INLET PROTECTION
(SEE CWS DWGS 915 AND 920, SHEET ESC4) - O
- TEMPORARY STORAGE AREA ▨
- TEMPORARY STOCKPILE AREA ▨
- TREE PROTECTION FENCE —○—
- DRAINAGE FLOW DIRECTION ⇒

EROSION CONTROL NOTE:
 EROSION CONTROL SHOWN IS BASED UPON 1200C PERMIT.
 CONTRACTOR IS RESPONSIBLE FOR MEETING REQUIREMENTS OF
 LEVETON COMMONS 1200C PLAN SET. ADDITIONAL NOTES AND
 REQUIREMENTS MAY EXIST ON THE 1200C PLAN SET.

WET WEATHER NOTE:
 THE BMP'S SHOWN ARE A MINIMUM REQUIREMENT BASED UPON DRY
 WEATHER CONDITIONS. ADDITIONAL BMP'S MAY BE REQUIRED FOR WET
 WEATHER CONDITIONS. THE ADDITIONAL WET WEATHER BMP'S MAY
 INCLUDE ITEMS SUCH STRAW COVER, COMPOST BERMS, COMPOST
 SOCKS, FIBER ROLLS, ETC. ALL PLAN MODIFICATIONS REQUIRE DEQ
 APPROVAL AND AN UPDATE EROSION CONTROL PLAN. "WET
 WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN
 OCTOBER 1ST AND MAY 31ST.

AREA BREAKDOWN:

EXISTING CONDITIONS (PRIOR TO INITIAL BUILDING)	
PERVIOUS AREA:	22,500 SF, 0.52 ACRES
IMPERVIOUS AREA:	0 SF, 0 ACERS
POST DEVELOPED CONDITIONS	
PERVIOUS PAVER	0.822 SF, 0.02 ACRES
PERVIOUS LANDSCAPE	9,873 SF, 0.23 ACRES
IMPERVIOUS AREA:	11,805 SF, 0.27 ACRES
TOTAL AREA:	22,500 SF, 0.52 ACRES



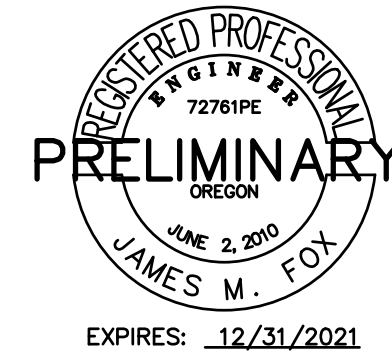
REVISIONS	BY
11/16/19	JMF
AR REVIEW	JMF
12/16/20	JMF
SITE PLAN REV.	JMF
01/14/21	JMF
ARBORIST REV.	JMF
02/04/21	JJM
ARBORIST REV.	JJM
04/01/21	JMF
WALL ADDITION	JMF

20865 SW 105TH AVE
 Moore Project

Private Grading and
 Erosion Control Plan

SISUL ENGINEERING
 375 PORTLAND AVENUE
 CLATSOP, OREGON 97027
 (503) 667-0188
DRAWING: SSG, TB-033-Grading.DWG

DATE	11-19
SCALE	AS NOTED
DRAWN	JMF
JOB	18-033
SHEET	C5
OF	C8 SHEETS



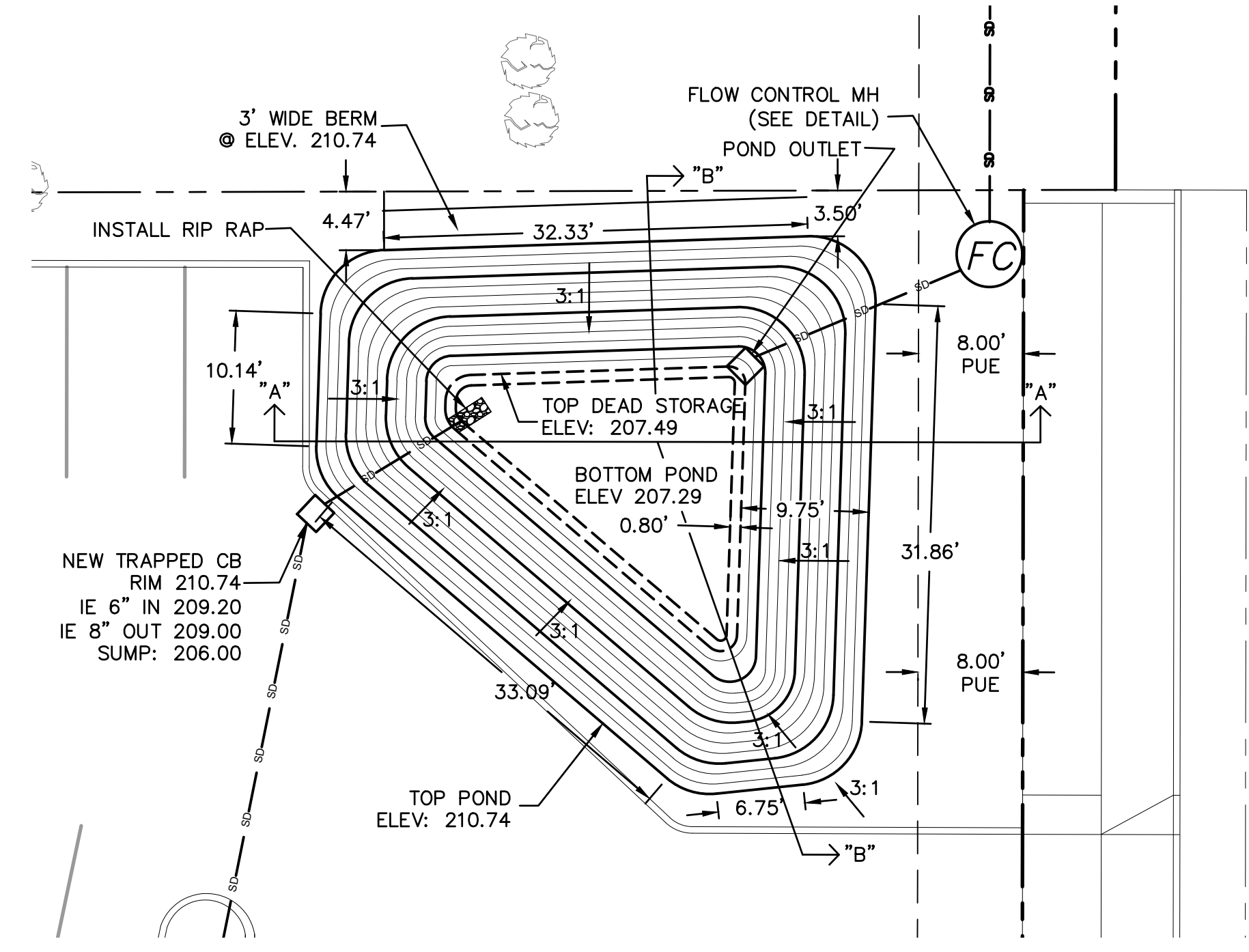
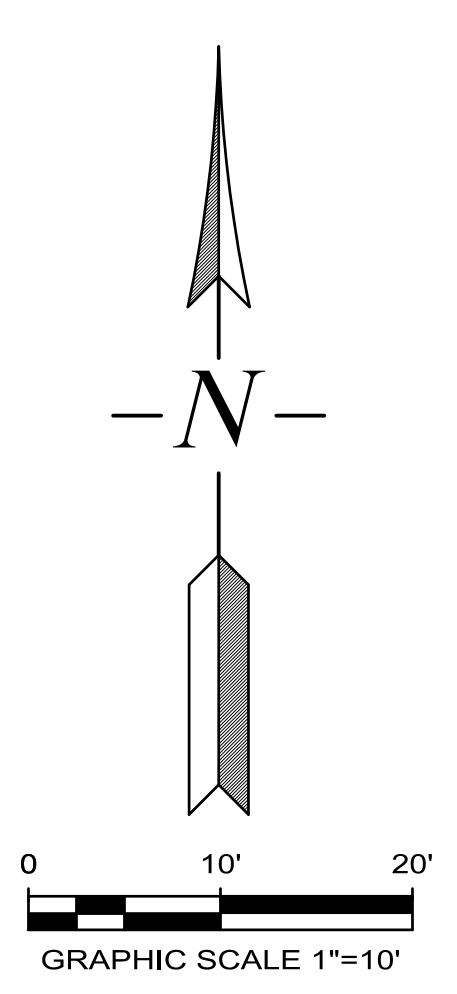
REVISIONS	BY
11/16/19	JMF
AR REVIEW	JMF
12/16/20	JMF
SITE PLAN REV.	JMF

20865 SW 105TH AVE
Moore Project

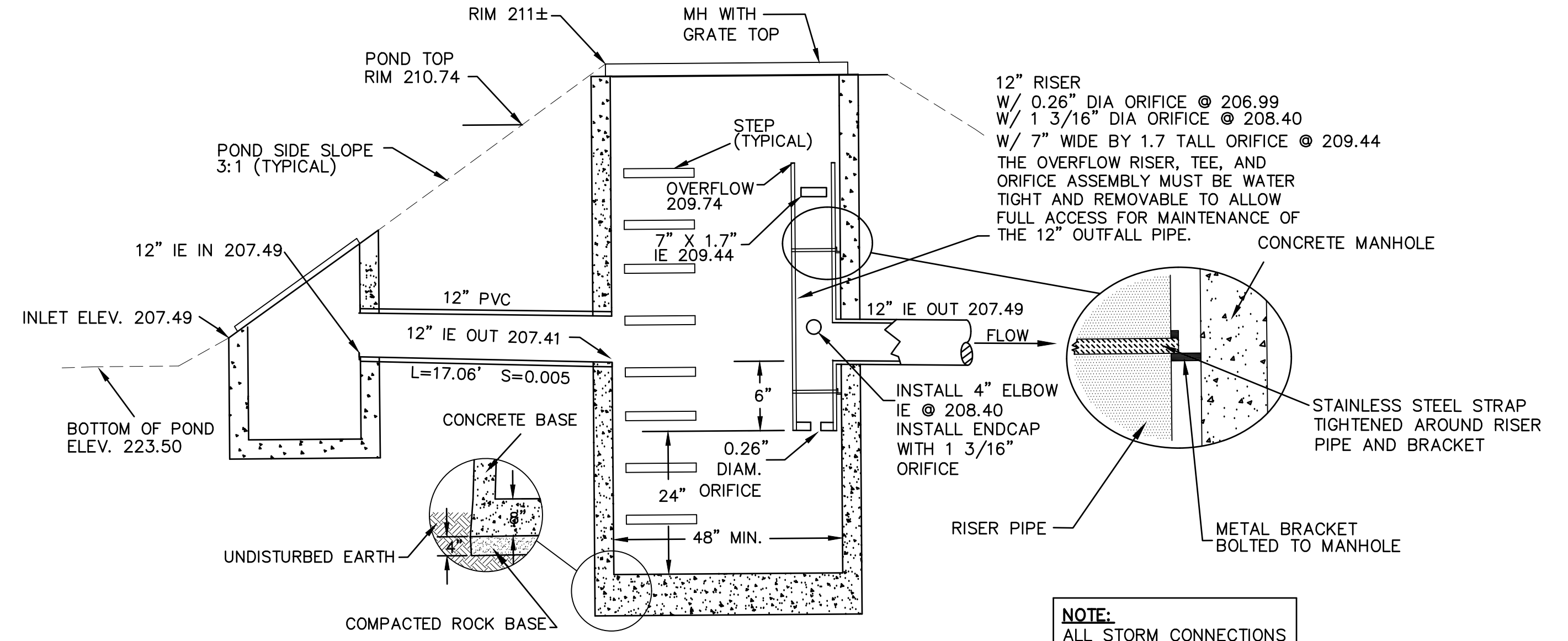
Preliminary STORMWATER
Facility Details

SISUL ENGINEERING
3175 PORTLAND AVENUE
CLATSOP, OREGON 97027
(503) 667-0188
DRAWING: SGE_18-033-Utility.DWG

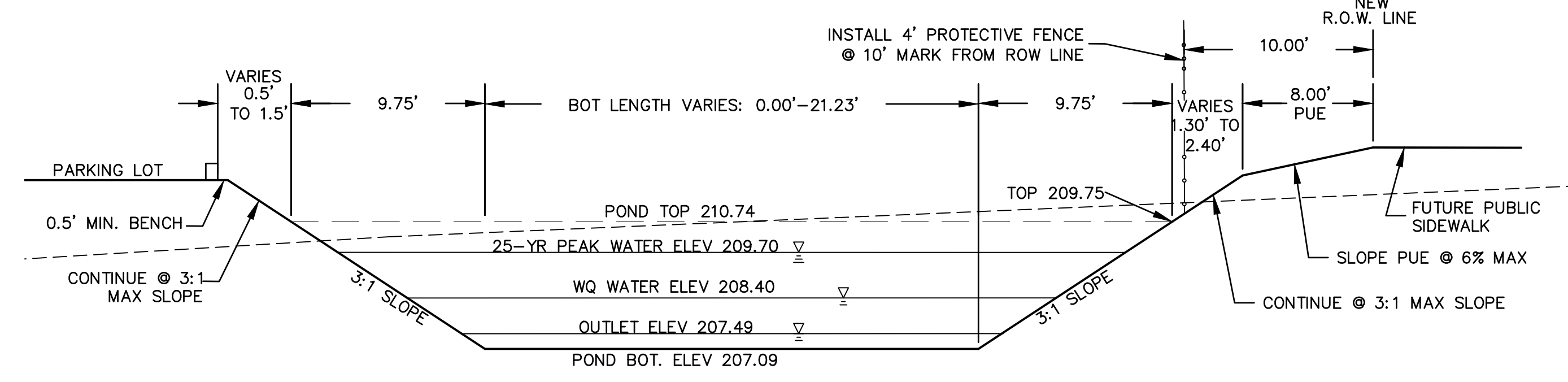
DATE	11-19
SCALE	AS NOTED
DRAWN	JMF
JOB	18-033
SHEET	C6
OF	C8 SHEETS



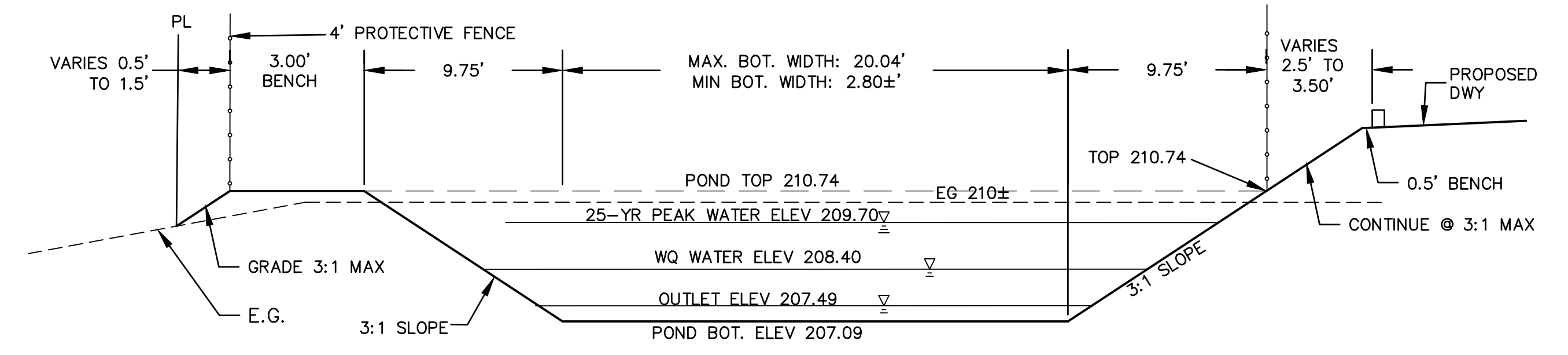
PRELIMINARY POND ENLARGEMENT
SCALE: 1" = 10'



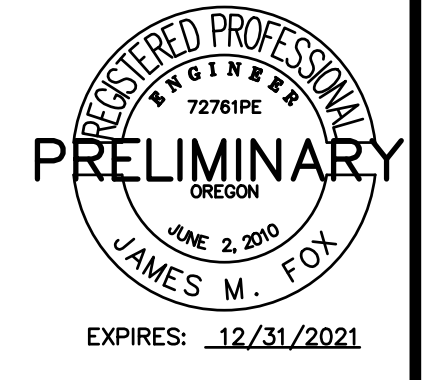
FLOW CONTROL MH
(NTS)



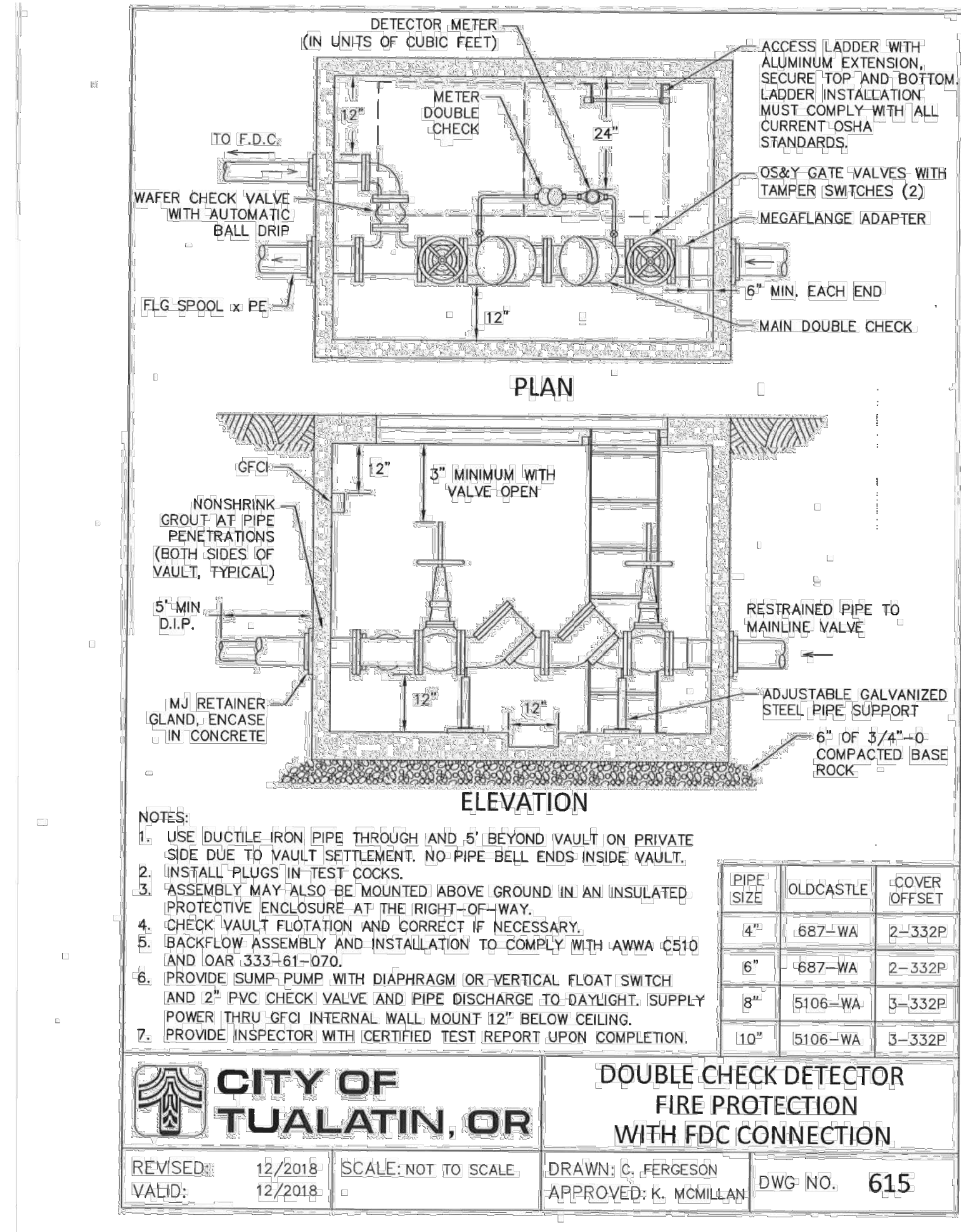
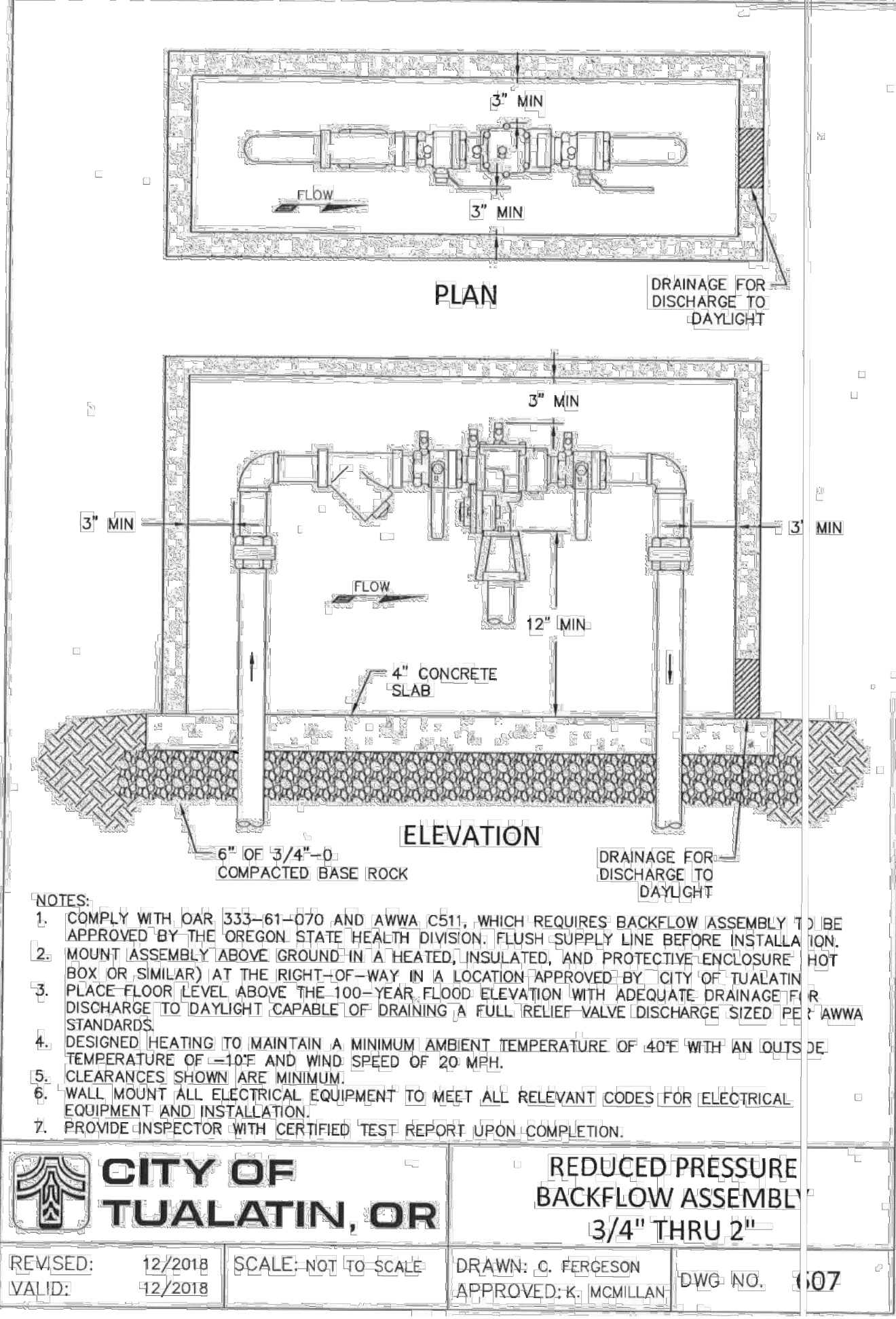
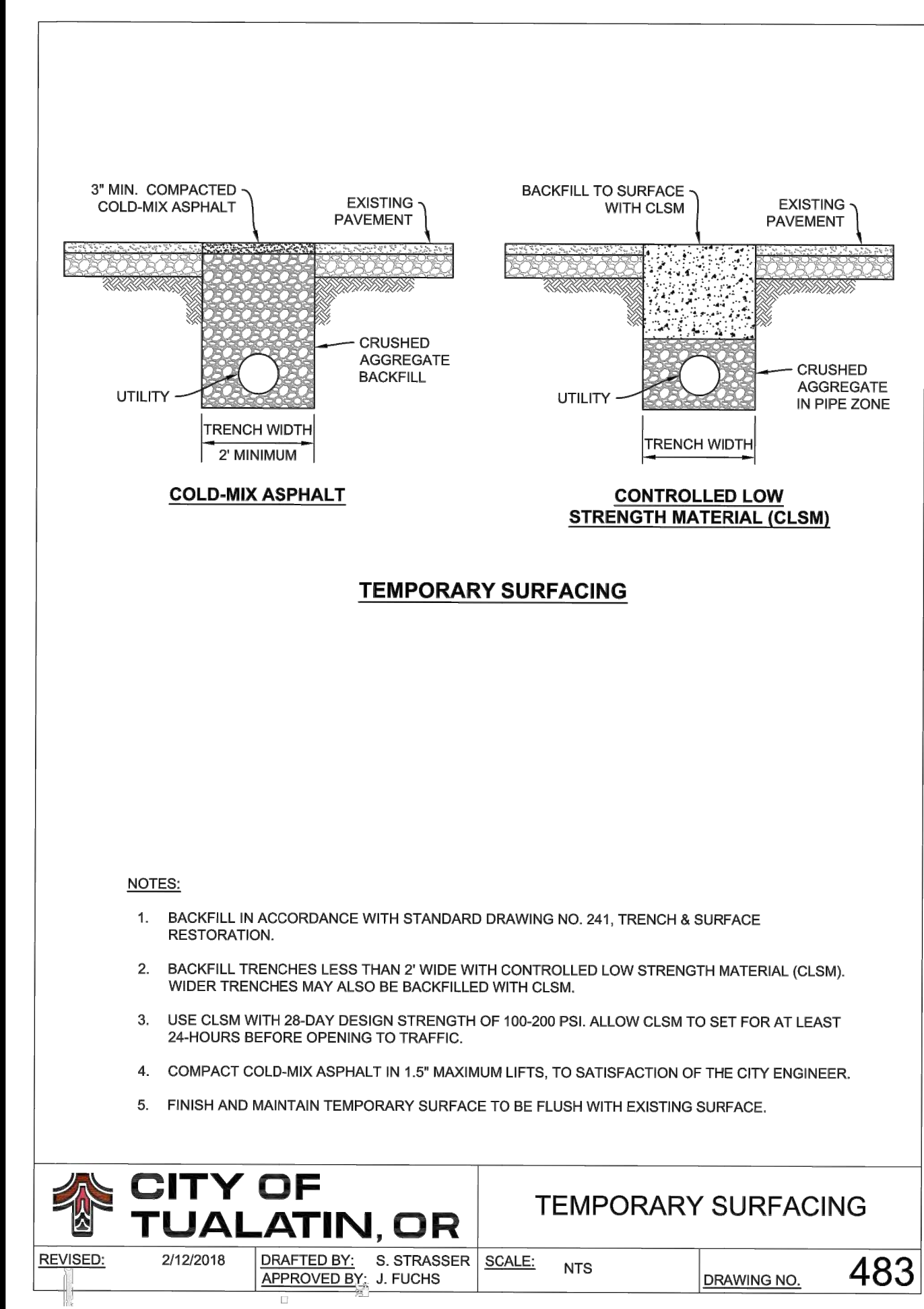
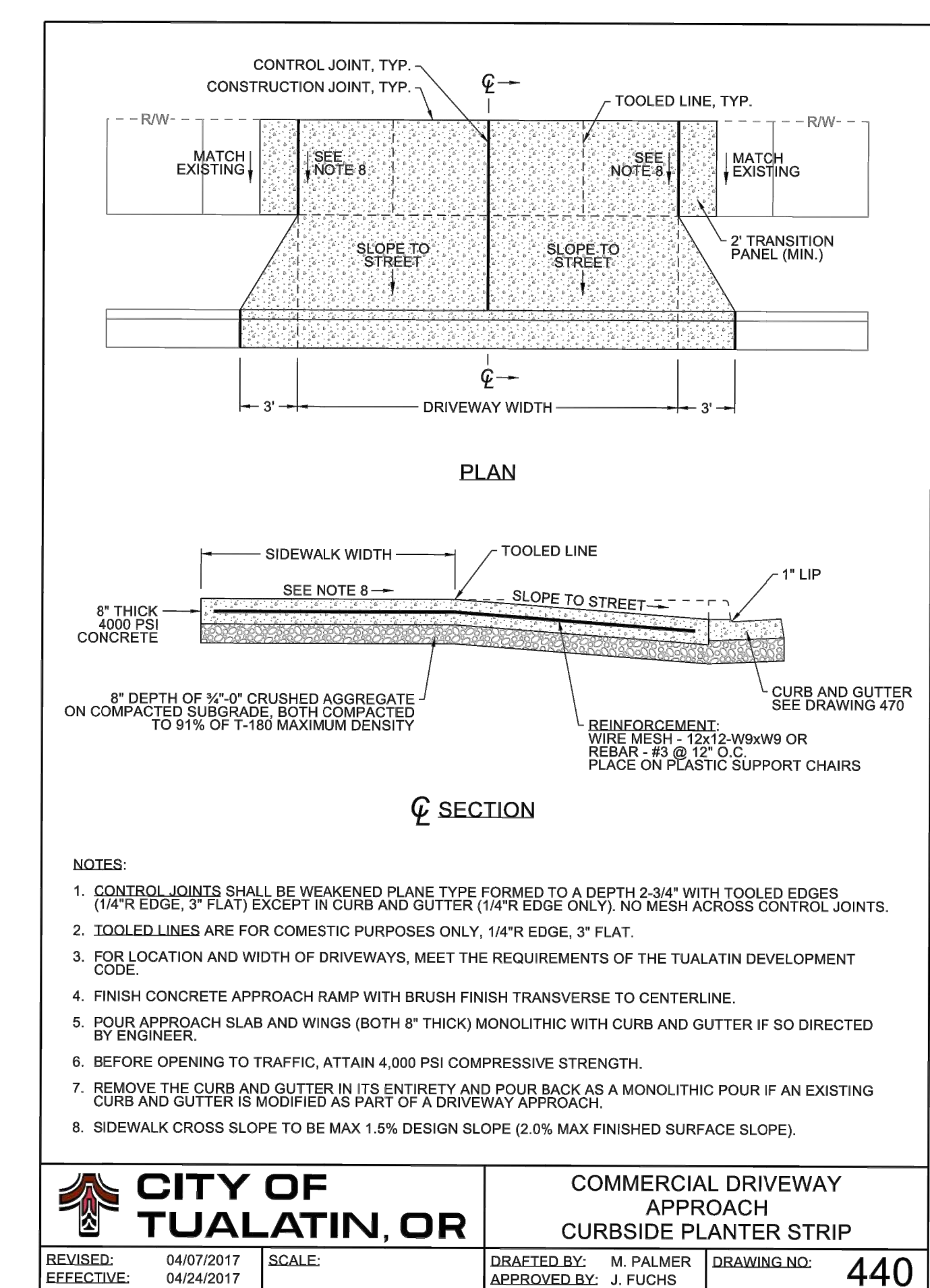
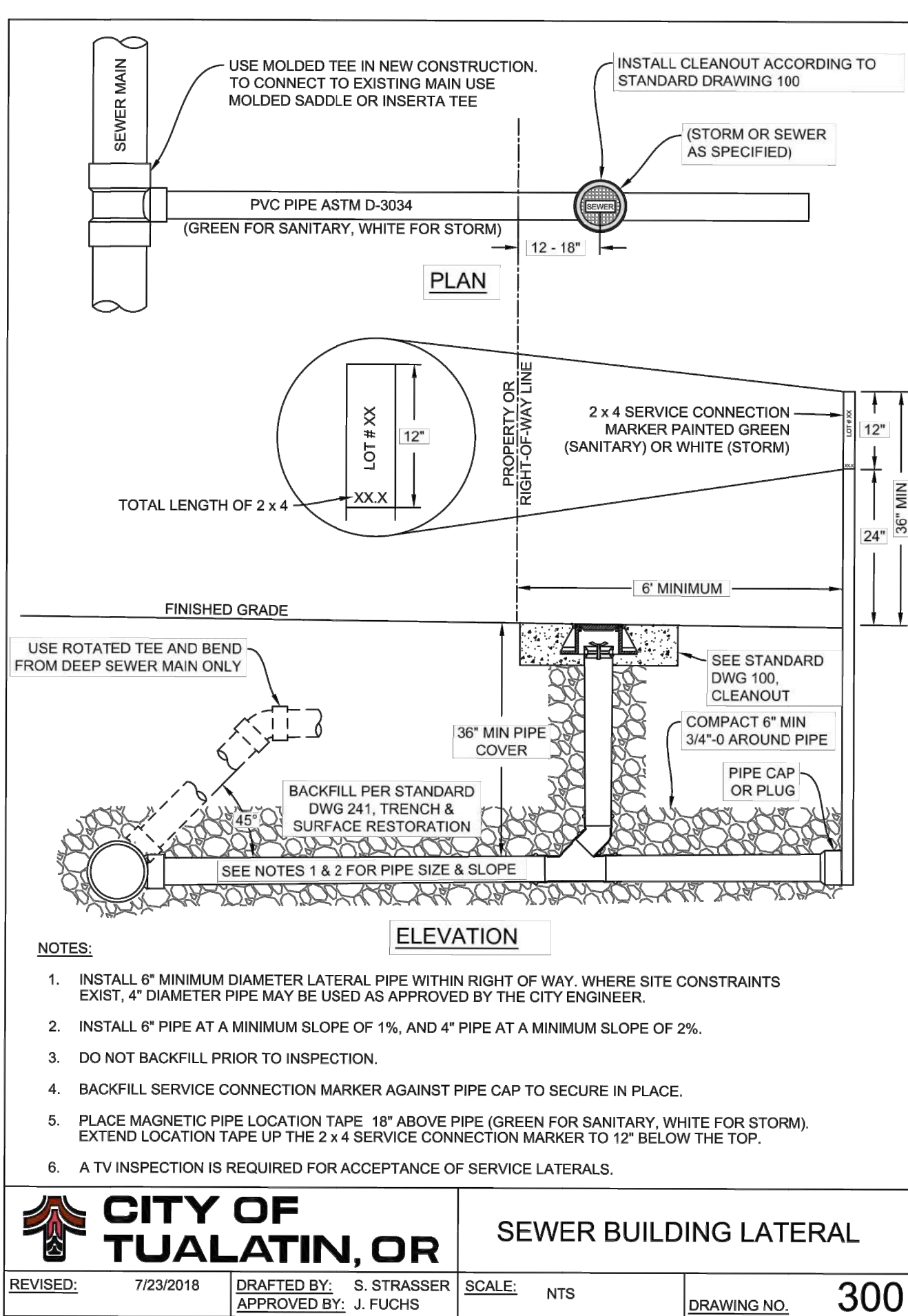
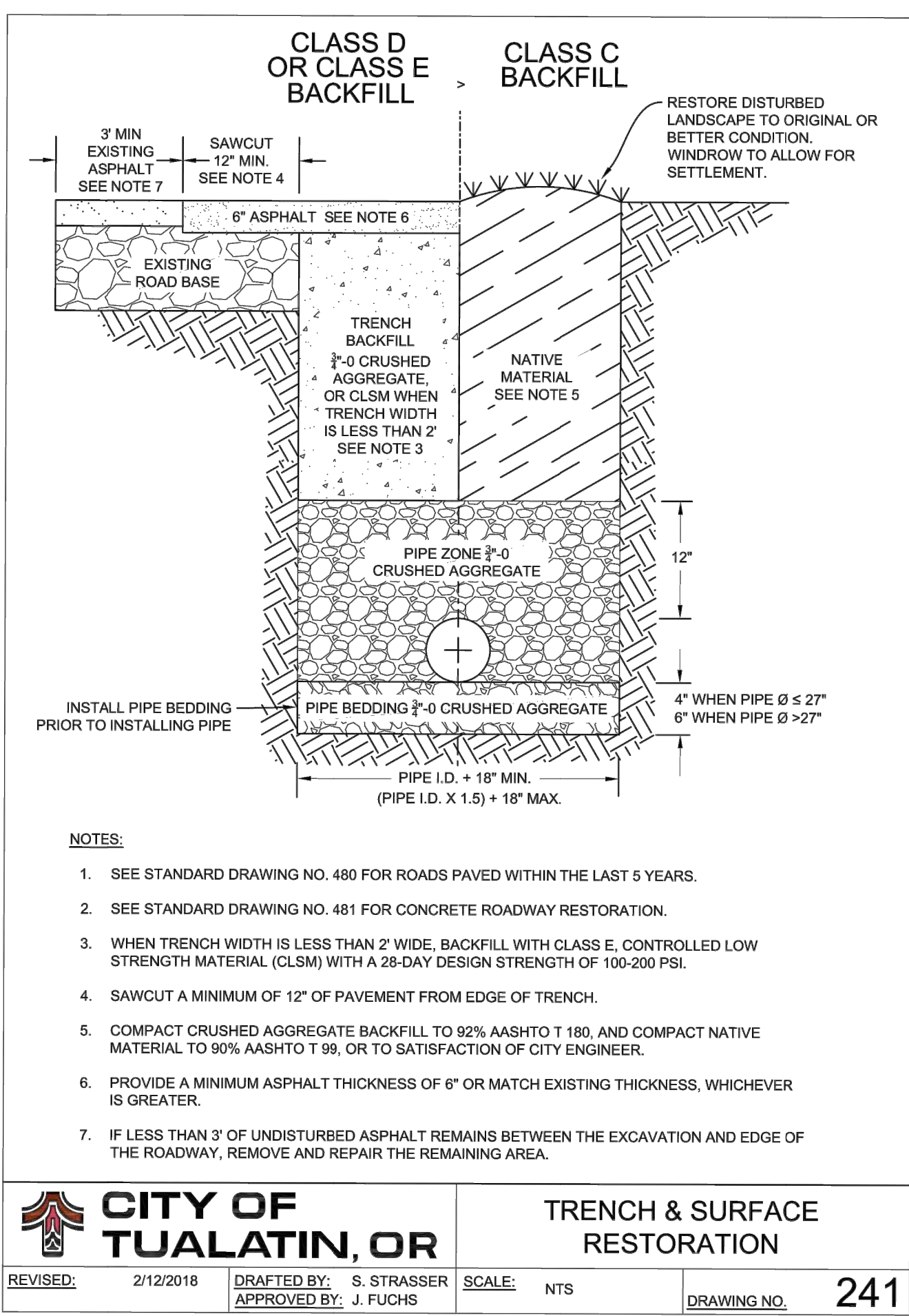
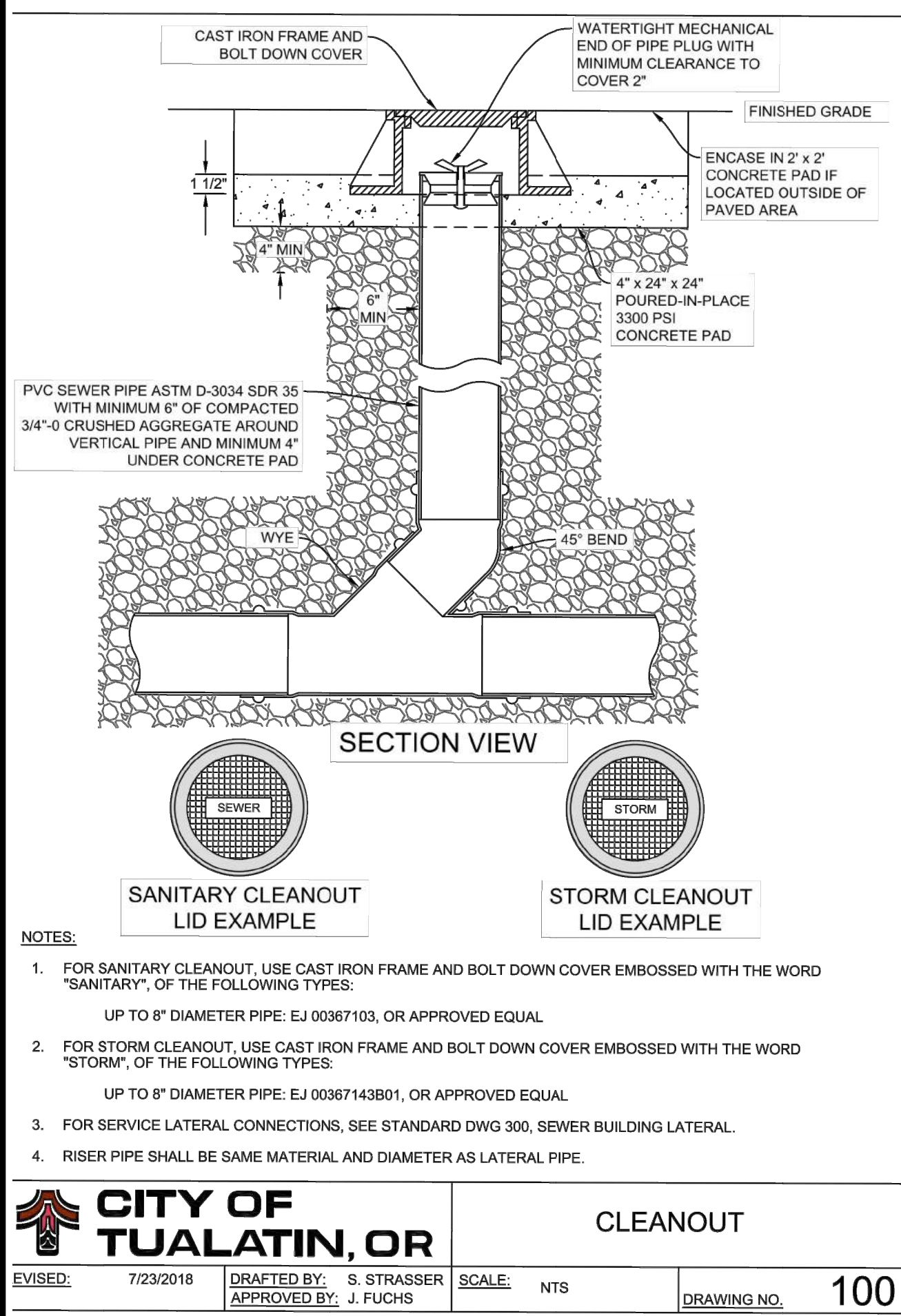
SECTION A-A
NTS



SECTION B-B
NTS



EXPIRES: 12/31/2021



REVISIONS BY

11/16/19 AR REVIEW JMF

12/16/20 SITE PLAN REV. JMF

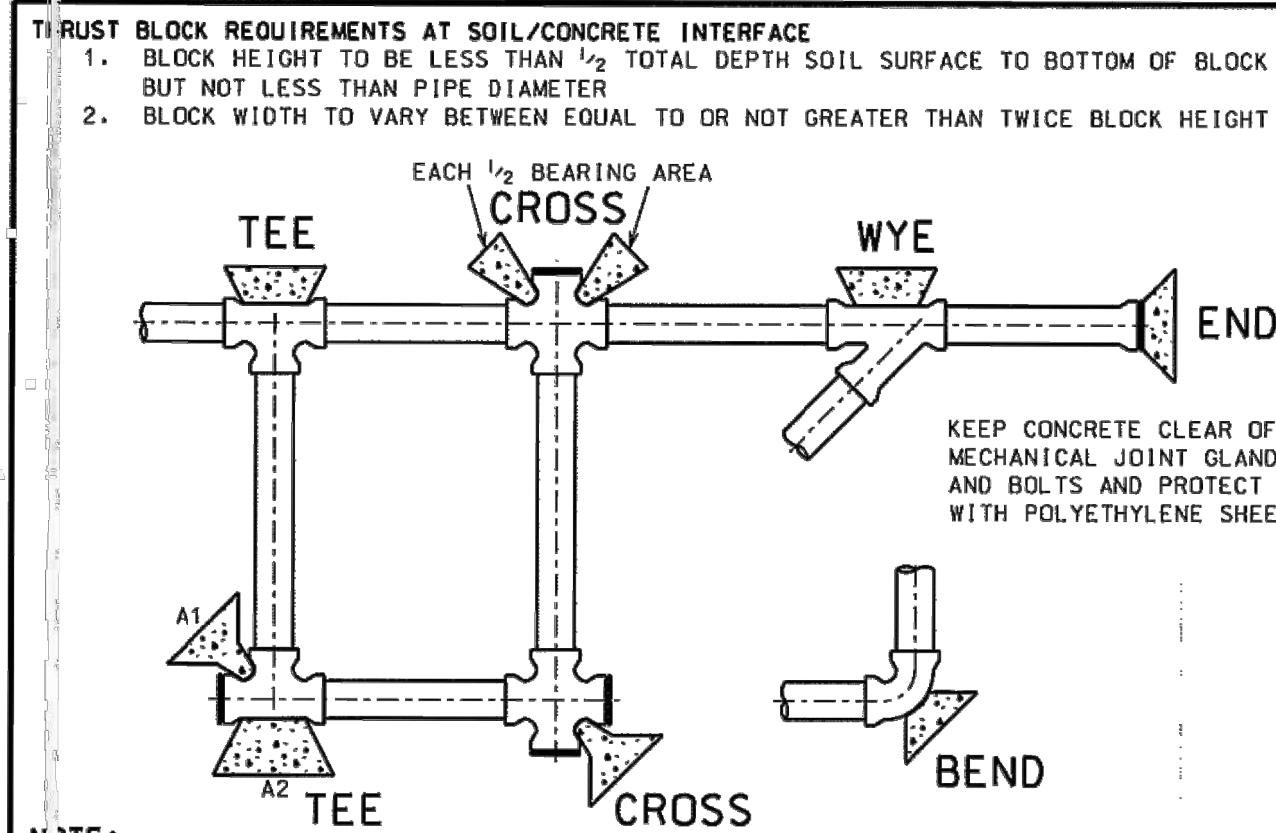
20865 SW 105TH AVE Moore Project

CITY OF TUALATIN STD CONSTRUCTION DETAILS

SISUL ENGINEERING 375 PORTLAND AVENUE CLATSOP, OREGON 97027 (503) 667-0188

REGISTERED PROFESSIONAL ENGINEER 72781PE JAMES M. FOX JUNE 2, 2010 PRELIMINARY EXPIRES: 12/31/2021

DATE 11-19 SCALE AS NOTED DRAWN JMF JOB 18-033 SHEET C7 OF C8 SHEETS

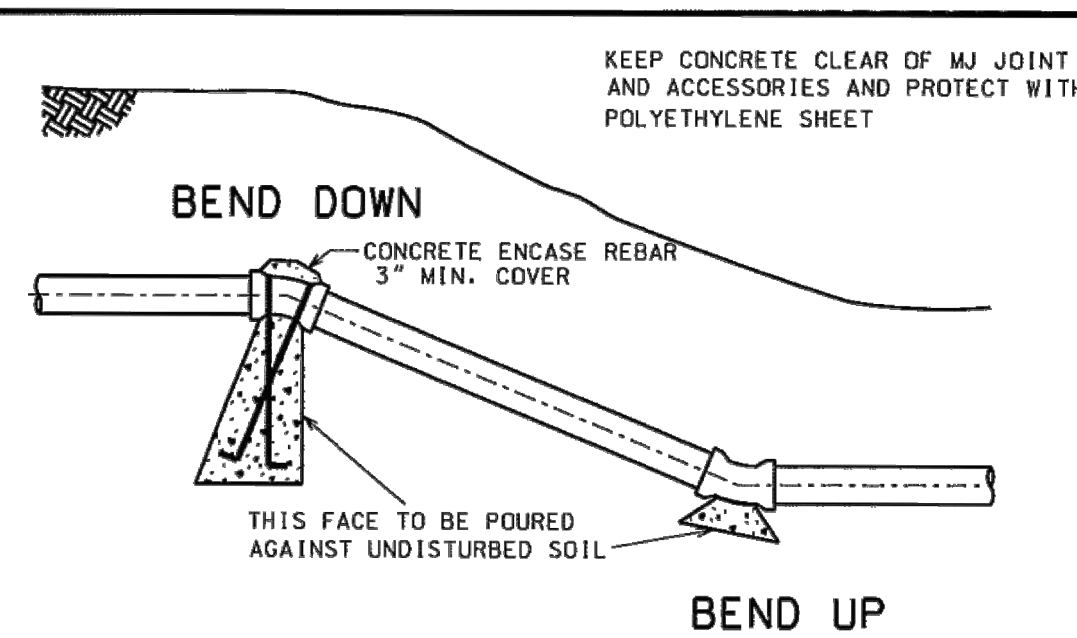


NOTE: THRUST BLOCKS TO BE USED ONLY WHEN CONNECTING TO AN UNKNOWN LENGTH OF PIPE OTHERWISE USE APPROVED MJ RETAINER GLANDS AND RESTRAINED PIPE

FITTING SIZE INCHES	BEARING AREA SQ. FT.					
	BEND 90° CROSS TEE A1	TEE A2	TEE WYE END	BEND 45°	BEND 22.5°	BEND 11.25°
3	1.31	1.85	0.92	0.71	0.36	0.18
4	1.92	2.71	1.36	1.04	0.53	0.27
6	3.97	5.61	2.80	2.15	1.09	0.55
8	6.82	9.65	4.82	3.69	1.88	0.95
10	10.26	14.52	7.26	5.55	2.83	1.42
12	14.51	20.53	10.26	7.86	4.00	2.01
14	19.50	27.58	13.79	10.55	5.38	2.70
16	25.22	35.67	17.83	13.65	6.96	3.50
18	31.68	44.80	22.40	17.14	8.74	4.39
20	38.87	54.97	27.48	21.03	10.72	5.39
24	55.45	78.42	39.21	30.01	15.30	7.69

- DESIGN CRITERIA:**
- TEST PRESSURE 150 LB/SO. IN. CONCRETE 3300-1 1/2". AFTER POURING BLOCK DO NOT APPLY TEST PRESSURE FOR AT LEAST FIVE DAYS.
 - SAFETY FACTOR 1.5. SOIL SANDY SILTY WITH BEARING STRENGTH 3,000 LB/SO. FT.
 - CONCRETE POURED AGAINST UNDISTURBED SOIL OR SOIL COMPACTED TO AT LEAST 91% MODIFIED PROCTOR DENSITY, T-180
 - SUBMIT BEARING AREA CALCULATIONS WITH CHANGE IN SOIL OR TEST PRESSURE

		PIPE JOINT RESTRAINT BEARING THRUST BLOCKS	
REVISED: 2/2002	SCALE: NOT TO SCALE	DRAWN: D.L.	DWG NO. 620
VALID: 7/2003		APPROVED: K.L.H.	

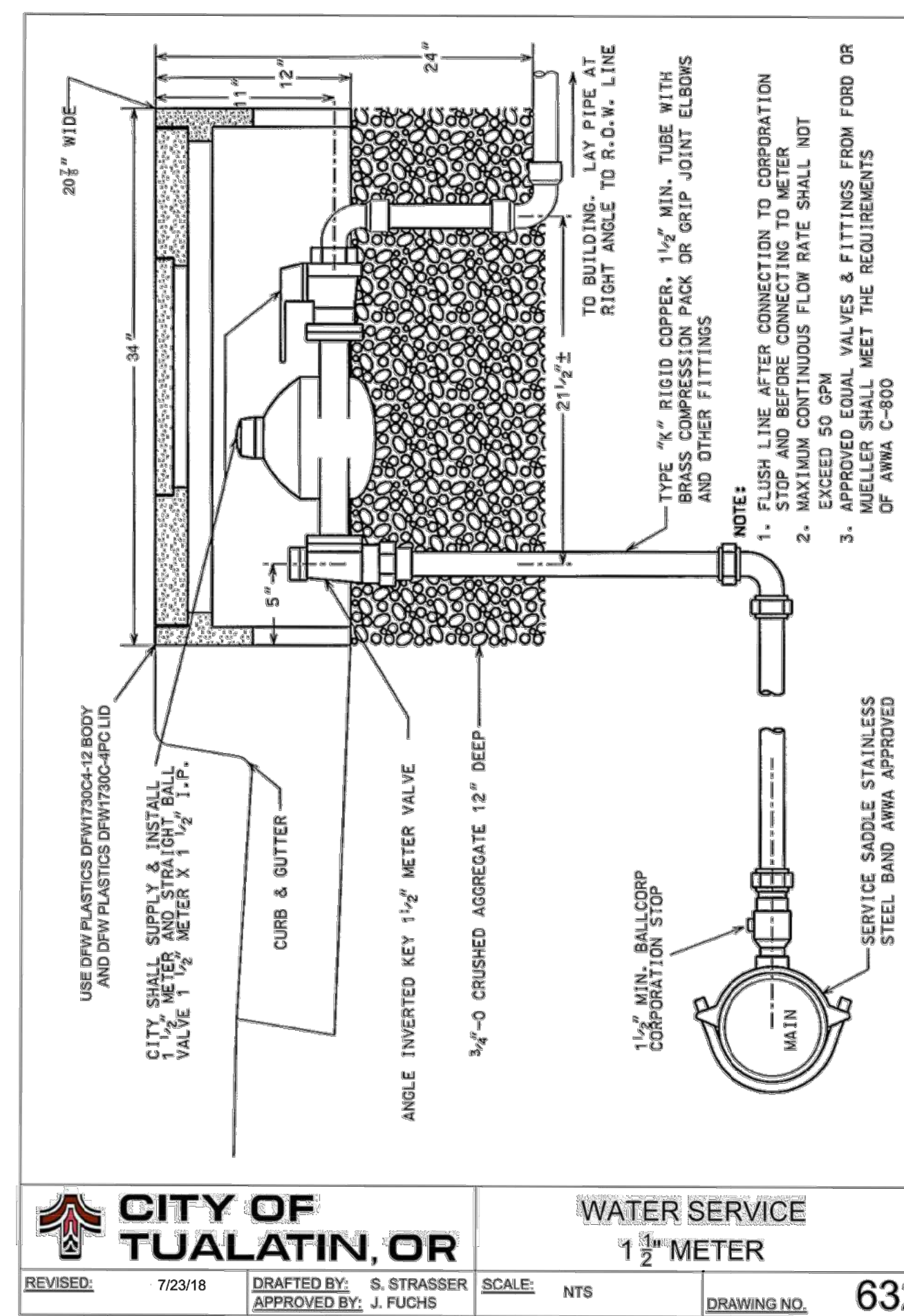


NOTE: ALWAYS USE APPROVED RETAINER GLANDS AND RESTRAINED PIPE INSTEAD OF GRAVITY AND BEARING THRUST BLOCKS WHENEVER POSSIBLE

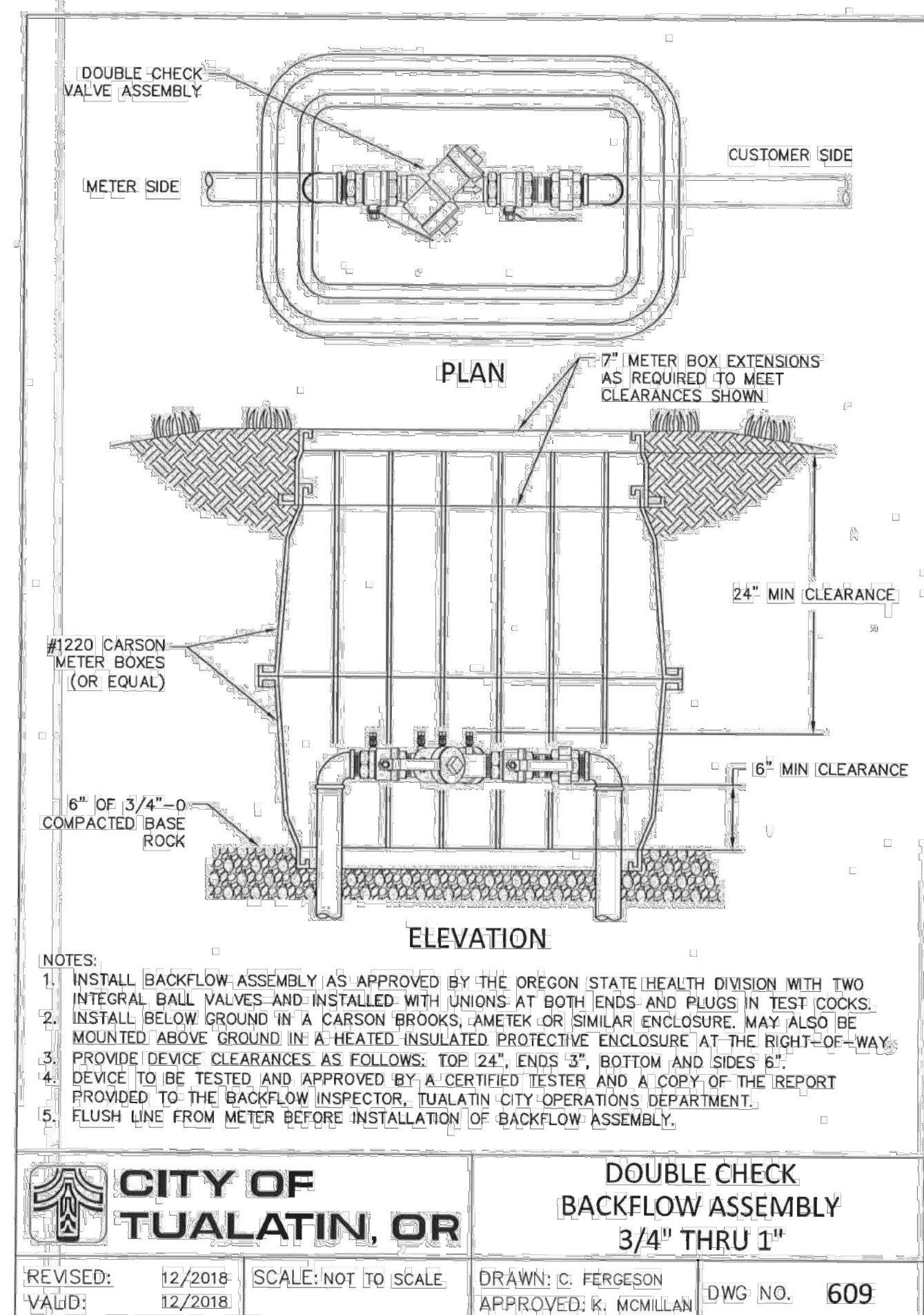
- DESIGN CRITERIA:**
- TEST PRESSURE 150 LB/SO. IN. CONCRETE 3300-1 1/2". DO NOT APPLY TEST PRESSURE BEFORE FIVE DAYS AFTER POURING THRUST BLOCK
 - SAFETY FACTOR 1.5
 - WEIGHT CONCRETE 140 LB/CU. FT.
 - SOIL SANDY SILT BEARING STRENGTH 3000 LB/SO. FT.
 - SUBMIT REDESIGN WITH CHANGE IN SOIL OR TEST PRESSURE

FITTING SIZE INCHES	REBAR SIZE	CUBIC YARDS CONCRETE			BEARING AREA SQ. FT.		
		VERTICAL BEND DOWN			VERTICAL BEND UP		
		45°	22.5°	11.25°	45°	22.5°	11.25°
3		0.52	0.28	0.14	0.71	0.36	0.18
4		0.76	0.41	0.21	1.04	0.53	0.27
6	# 4	1.57	0.85	0.43	2.15	1.09	0.55
8		2.71	1.47	0.75	3.69	1.88	0.95
10		4.20	2.20	1.12	5.55	2.83	1.42
12		5.76	3.13	1.59	7.86	4.00	2.01
14	# 8	7.74	4.18	2.14	10.55	5.38	2.70
16		10.04	5.42	2.76	13.65	6.96	3.50
18		12.51	6.80	3.41	17.14	8.74	4.39
20		15.42	8.35	4.26	21.03	10.72	5.39
24	# 14	22.00	12.87	6.07	30.01	15.30	7.69

		PIPE JOINT RESTRAINT GRAVITY THRUST BLOCKS	
REVISED: 10/2001	SCALE: NOT TO SCALE	DRAWN: D.L.	DWG NO. 621
VALID: 7/2003		APPROVED: K.L.H.	



		WATER SERVICE 1 1/2" METER	
REVISED: 7/23/18	DRAFTED BY: S. STRASSER	SCALE: NTS	DWG NO. 632
	APPROVED BY: J. FUCHS		



		DOUBLE CHECK BACKFLOW ASSEMBLY 3/4" THRU 1"	
REVISED: 12/2018	SCALE: NOT TO SCALE	DRAWN: C. FERGESON	DWG NO. 609
VALID: 12/2018		APPROVED: K. McMILLAN	

REVISIONS	BY
11/16/19	JMF
AR REVIEW	JMF
12/16/20	JMF
SITE PLAN REV.	JMF

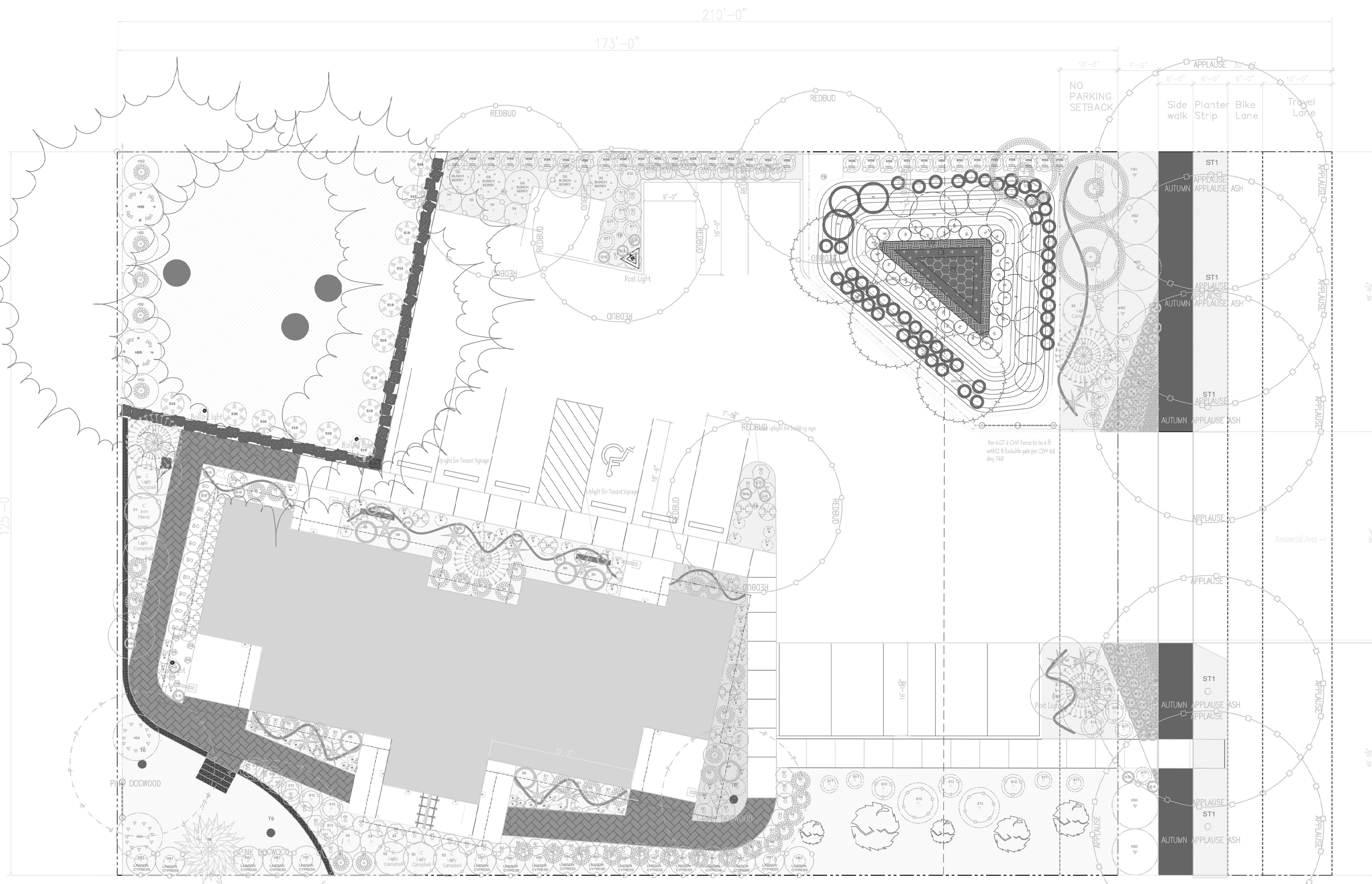
20865 SW 105TH AVE
 Moore Project

CITY OF TUALATIN
 STD CONSTRUCTION DETAILS

SISUL ENGINEERING
 375 PORTLAND AVENUE
 CLATSOP, OREGON 97027
 (503) 667-0188
DRAWING: SCL 16-07-03-0001.dwg



DATE	11-19
SCALE	AS NOTED
DRAWN	JMF
JOB	18-033
SHEET	C8
OF C8	SHEETS



- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF TUALATIN STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
 - PER TDC 73B.00(5) LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND OR DRIP IRRIGATION SYSTEM.
- PLANTING NOTES**
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF TUALATIN STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
 - VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
 - DO NOT WILLFULLY PROCEED WITH CONSTRUCTION WHEN UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF UNKNOWN OBSTRUCTIONS AND/OR DIFFERENCES. PRIOR TO REMOVING ANY EXISTING FEATURES, REVIEW AND CONFIRM EXTENT OF DEMOLITION WITH OWNER'S REPRESENTATIVE.
 - PROTECT EXISTING ITEMS TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING ITEMS DESIGNATED TO REMAIN I.E. CURBS, WALKS, PLANT MATERIAL, LAWN OR FENCES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS OR BOXES PRIOR TO EXCAVATION. 2. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY.
 - REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
 - MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
 - COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
 - INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF TUALATIN STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
 - CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
 - CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
 - CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. SEE SPECS.
 - CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
 - ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z66.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
 - ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.
 - CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL. SEE SPECS.
 - PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
 - ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
 - RETAINING WALL BY OTHERS

No.	Date	Revision
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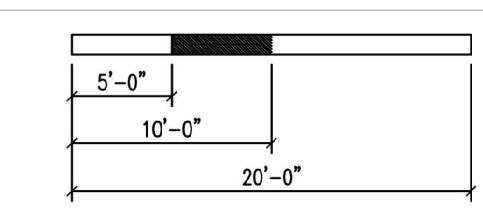
Project Information:

MOORE PROJECT
 20865 SW 105th Ave
 Tualatin, OR 97062

Drawing Title:

LANDSCAPE PLAN

1 LANDSCAPE PLAN
 1" = 20'-0"



LANDSCAPED AREA CALCULATION

Does not include City planter strip

Item	Lot sq ft	Landscape sq ft	Percent Landscaped
Lot size	125 x 80	22500	
Area under large trees		2556	
Landscape at building		1230	
Parking berm		104	
Perimeter landscaping		4476	
Detention pond landscaping		1744	
Total	22500	10110	45

Plant Materials Schedule

Common Name	Botanical Name	Spread	Height	Spacing	Quantity	
HEDGE SHRUBS						
H51	Lawson Cypress	Chamaecyparis Elwoodii	5 to 8 ft	13 to 20 ft	95"	17
H52	Sarah Mountain Laurel	Kalmia latifolia Sarah	6 ft	6 ft	as shown	5
SH3	Oak Leaf Holly	Ilex x 'canef'	8 ft	14 ft	as shown	6
SH4	Virburnum - Shasta (D)	Virburnum plicatum f. tomentosum 'Shasta'	9 to 12 ft	4 to 6 ft	108"	2
H55	m	Virburnum tinus compactum	6 ft	8 ft	72"	2
H56	Emerald Fountain Canadian Hemlock	Tsuga canadensis Monier	2 to 3 ft	6 to 10 ft		33

Plant Materials Schedule

Common Name	Botanical Name	Spread	Height	Spacing	Quantity
DETENTION POND PLANTS					
P1	ARNE-JANCHIER ALNEFOLIA	SERVICEBERRY		AS SHOWN	3
P2	CORNUS ALBA SIBIRICA	RED TWIG DOGWOOD		AS SHOWN	9
P3	CAREX OBLINATA	SLOUGH SEDGE		PLANT AT 12" C/C	24
P4	CAMASSIA LEICHTLINI	GAMAS LILY		PLANT STAGGERED @ 6" C/C	120
P5	GAULTHERIA SHALLON	SALAL		PLANT AT 24" C/C	52
P6	JUNCUS ENSIFOLIUS	DAGGER LEAF RUSH		PLANT IN GROUPS OF 3	9
P7	JUNCUS EFFUSUS VAR. PACIFICUS	SOFT RUSH		PLANT IN GROUPS OF 5	20
P8	PHILADELPHUS LEWISII	MOCK ORANGE		AS SHOWN	3
P9	PHYSCARPUS CAPITATUS	PACIFIC NINEBARK		AS SHOWN	3

Plant Materials Schedule

Common Name	Botanical Name	Spread	Height	Spacing	Quantity
STREET TREE					
ST1	Autumn Applause Ash	Fraxinus americana "Autumn Purple"	35 to 50 ft	45 to 60 ft	as shown 5
TREES					
T1	Feelin Sunny Deodar	cedrus deodar monikim	6 to 8 ft	5 to 12 ft	as shown none
T2	Eastern Redbud	cercis canadensis	25 to 35 ft	20 to 30 ft	as shown 4
T3	Arizona Cypress	cupressus arizona globra suprema	6 to 8 ft	12 ft	as shown None
T4	Weeping White Spruce	Picea glauca pendula	6 to 10 ft	10 ft	as shown 4
T5	Golden Duke Eastern Hemlock	Tsuga canadensis	2 to 3 ft	6 to 10 ft	as shown 12
T6	Stellar Pink Dogwood	Cornus x "Rutgan"	20 ft	20 to 25 ft	as shown 3
T7	Teddy Bear Southern Magnolia	Magnolia grandiflora Southern Charm	10 to 12 ft	15 to 29 ft	as shown 3
T8	Nookta Cypress 'Pendula'	Chamaecyparis nookatanensis 'Pendula'	8 to 12 ft	20 to 35 ft	as shown 1

Plant Materials Schedule

Common Name	Botanical Name	Spread	Height	Spacing	Quantity
SHRUBS					
S1	Camellia	Camellia japonica 'Ave Maria'	6 to 7 ft	6 to 7 ft	as shown 1
S2	Camellia	Camellia japonica 'Lady Campbell'	2 to 3 ft	2 to 3 ft	as shown 6
S3	Camellia	Camellia 'Winter's Rose'	6 to 10 ft	6 to 10 ft	as shown none
S4	Hummingbird Summersweet	Clethra alnifolia	4 ft	3 ft	as shown 4
S5	Dwarf Red Osier Dogwood	Cornus sericea "Kelsey"	2 to 3 ft	2 to 3 ft	as shown 34
S6	Arctic Fire Red Twig Dogwood	Cornus Sotolonifera	3 to 4 ft	3 to 4 ft	as shown 7
S7	Japanese Holly - Soft Touch	Ilex crenata	2 ft	3 ft	as shown 42
S8	EIF Dwarf Mountain Laurel	Kalmia latifolia 'EIF'	3 to 4 ft	3 to 4 ft	as shown 3
S9	Salal	Gaultheria shallon	5 to 6 ft	2 to 4 ft	as shown none
S10	Hosford Dwarf White Pine	Pinus strobus 'Hosford Dwarf'	3 ft	3 ft	as shown 20
S11	Rhododendron 'Everred'	Rhododendron Hybrid '55C'	3 ft	3 ft	as shown 17
S12	Rhododendron 'Cherry Cheesecake'	Rhododendron x 'cherry cheesecake'	4 to 5 ft	4 to 5 ft	as shown 13
S13	Rhododendron 'Jean Marie De Montague'	Rhododendron 'Jean Marie Montague'	5 to 7 ft	5 to 7 ft	as shown 2
S14	David Virburnum	Virburnum davidii	2 to 3 ft	3 to 4 ft	as shown 28
S15	Leucothoe Leavescape 'Little Flames'	Leucothoe axillaris 'Little Flames'	12 inches	20 inches	as shown 60
S16	Polystichum Plumium	Western Sword Fern	3 to 6 ft	3 to 6 ft	as shown 14
GROUND COVERS					
G1	Kinnikinnick Wicods Compacta	Arctostaphylos uva-ursi 'woods compacta'	3 to 4 ft	2 to 3 inches	as shown 76
G2	Canadian Creeper cotoneaster	Cotoneaster dammeri 'monei'	8 ft	6 inches	as shown 7
G3	Creeping Raspberry-Emerald Carpet	Rubus callycinoides	12 inches	1 to 2 inches	as shown 6
G4	Himalayan Sweet Box	Sarcococca hookeriana var. 'humilis'	8 ft	18 to 24 inches	as shown none
G5	Bunchberry	Cornus canadensis	spread = by rhizomes	6 to 12 inches	as shown 5
G6	Dwarf Mondo Grass	Ophiopogon japonicus 'Nanus'	4 to 6 inches	4 to 6 inches	as shown 99
G7	Mondo Grass	Ophiopogon japonicus	12 to 15 inches	12 to 15 inches	as shown 48

Project Number: _____ **Date:** April 6, 2021

Drawn by: A WANTZ **Designed by:** WIMSCO

Project Manager: _____ **Professional of Record:** _____

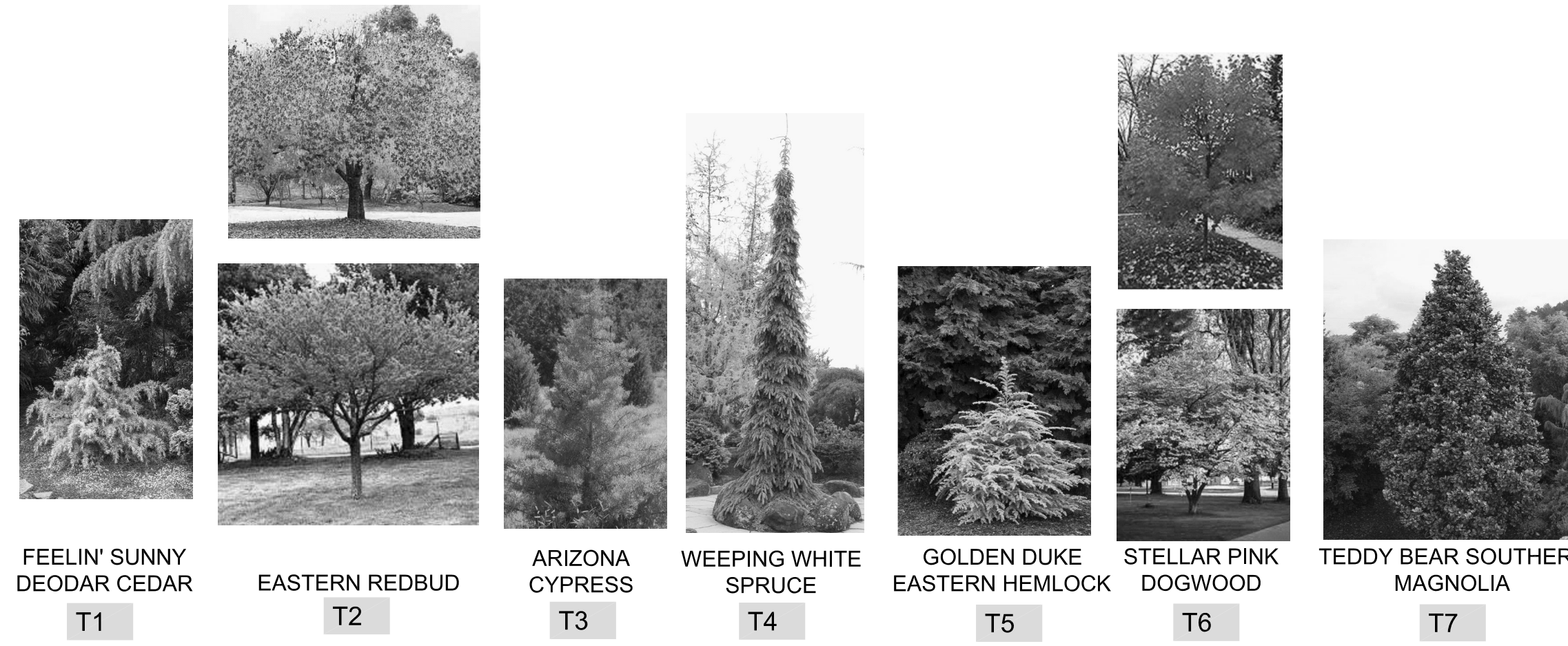
Revision No: 0 **Sheet No:** L1.0

TREE SPECIES

STREET TREE



ST1 AUTUMN APPLAUSE
ASH



T1 FEELIN' SUNNY DEODAR CEDAR
T2 EASTERN REDBUD
T3 ARIZONA CYPRESS
T4 WEEPING WHITE SPRUCE
T5 GOLDEN DUKE EASTERN HEMLOCK
T6 STELLAR PINK DOGWOOD
T7 TEDDY BEAR SOUTHERN MAGNOLIA

PROPOSED HEDGE SHRUBS



HS1 LAWSON CYPRESS
HS2 SARAH MOUNTAIN LAUREL
HS3 OAK LEAF RED HOLLY
HS4 VIBURNUM 'SHASTA' (D)
HS5 SPRING BOUQUET LAURUSTINUS
HS6 EMERALD FOUNTAIN CANADIAN HEMLOCK

PROPOSED SHRUBS



S1 CAMELLIA 'LADY CAMPBELL'
S2 CAMELLIA 'WINTER'S ROSE'
S3 CAMELLIA JAPONICA 'AVE MARIA'
S4 HUMMINGBIRD SUMMERSWEET
S5 DWARF RED OSIER DOGWOOD
S6 ARTIC FIRE RED TWIG DOGWOOD
S7 JAPANESE SOFT TOUCH HOLLY
S8 ELF DWARF MOUNTAIN LAUREL



S9 GAULTHERIA SHALLON - SALAL
S10 HOSFORD DWARF WHITE PINE
S11 RHODY - EVERRED
S12 RHODY - CHERRY CHEESECAKE
S13 RHODODENDRON 'JEAN MARIE DE MONTAGUE'
S14 DAVID VIBURNUM
S15 LEUCOTHOE LEAFSCAPE 'LITTLE FLAMES'
WESTERN SWORD FERN

GROUND COVERS



G1 KINNIKINNIK WOODS COMPACTA
G2 CANADIAN CREEPER COTTONEASTER
G3 CREEPING RASPBERRY - EMERALD CARPET
G4 HIMALAYAN SWEET BOX
G5 BUNCH BERRY
G6 DWARF MONDO GRASS
G7 MONDO GRASS

No.	Date	Revision
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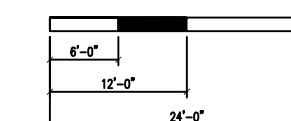
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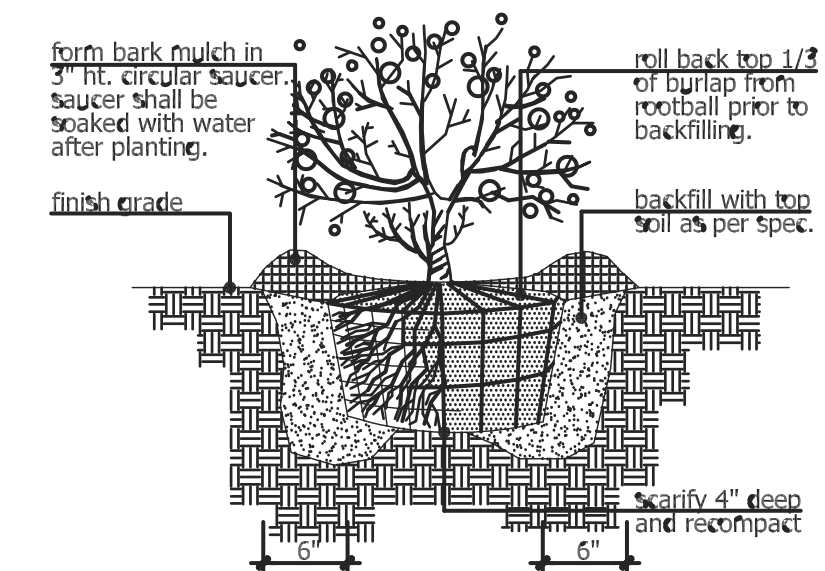
MOORE PROJECT
20865 SW 105th Ave
Tualatin, OR 97062

Drawing Title:

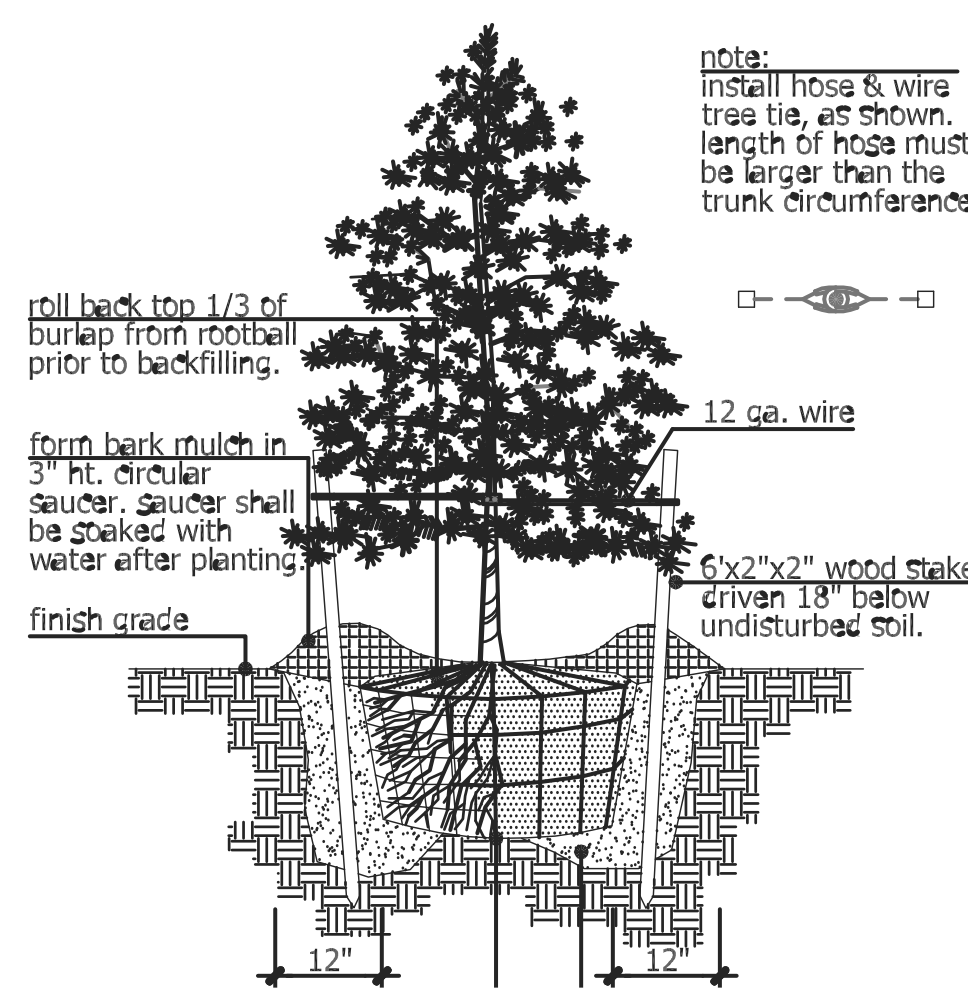
**LANDSCAPE
DETAILS**

Project Number:	Date: APRIL 7, 2021
Drawn by: MWANTZ	Designed by: WIMSCO
Project Manager:	Professional of Record:
Revision No: 0	Sheet No: L2.0

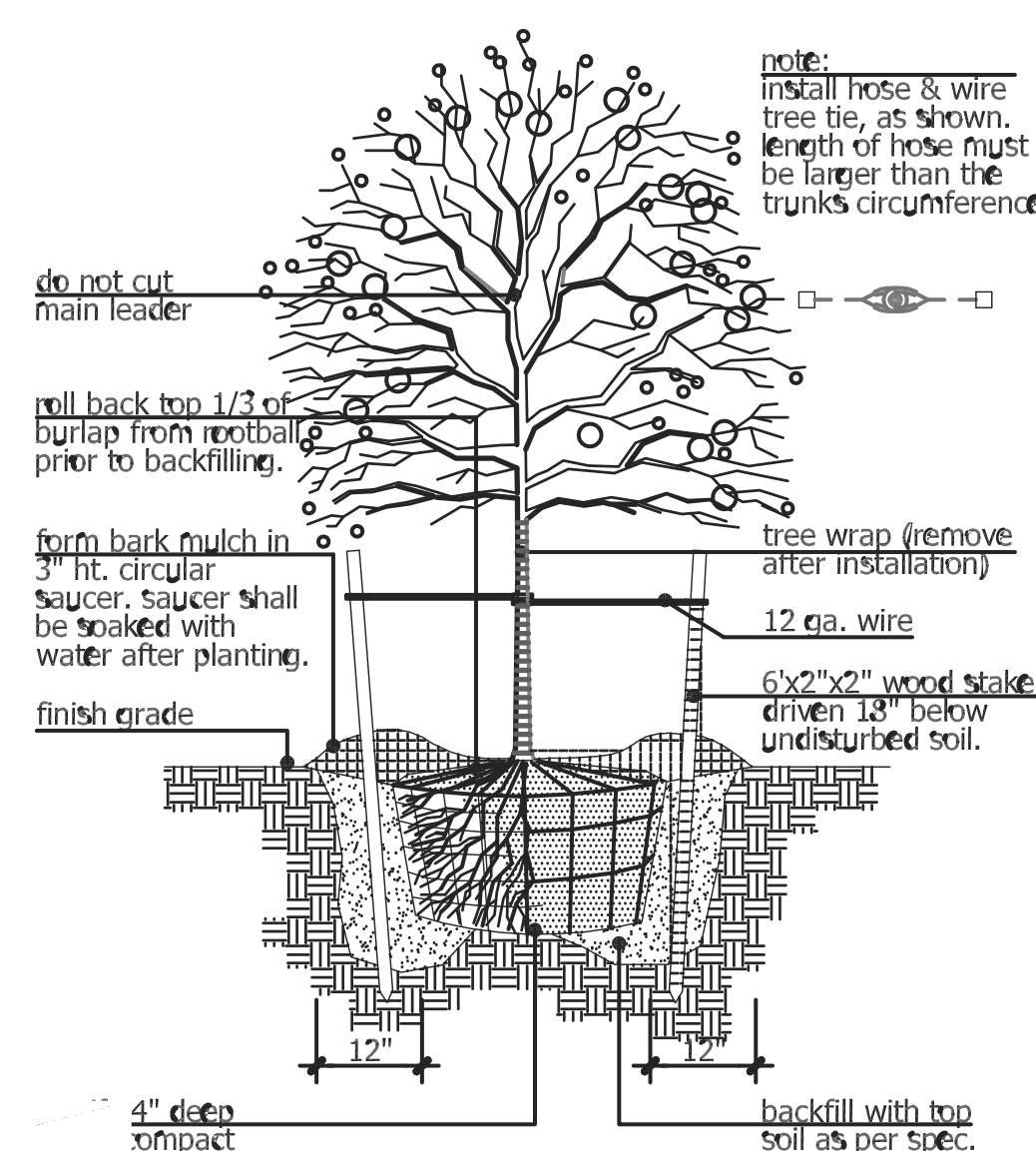




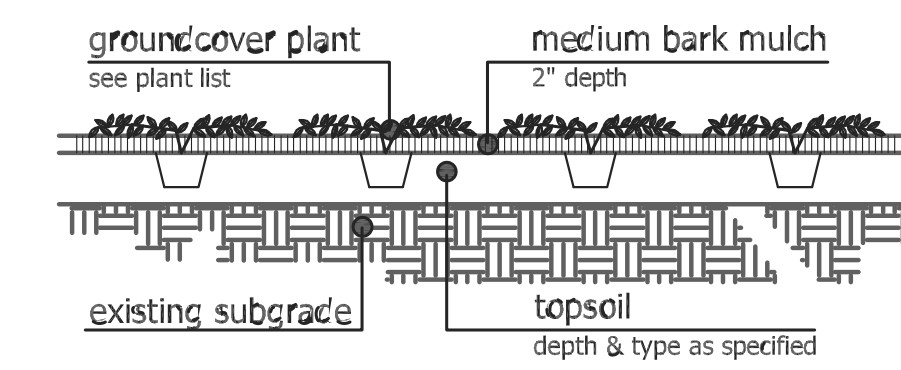
DETAIL: SHRUB PLANTING



DETAIL: EVERGREEN TREE PLANTING



DETAIL: DECIDUOUS TREE PLANTING



DETAIL: GROUNDCOVER PLANTING

- PLANTING NOTES**
- VERIFY ALL EXISTING CONDITIONS, INCLUDING LOCATION OF PROPERTY LINES, PRIOR TO BEGINNING ANY WORK. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
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 - VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, LINES, PIPES, VAULTS, OR BOXES PRIOR TO EXCAVATION. 2. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE. ANY DAMAGE TO ANY KNOWN EXISTING UTILITY ELEMENTS SHALL BE REPAIRED PROPERLY AND IMMEDIATELY.
 - REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEBRIS AND EXCAVATED MATERIAL NOT REQUIRED FOR FILL. NO RUBBISH OR DEBRIS SHALL BE BURIED ON THE SITE.
 - MAINTAIN ALL ROADWAYS AND PAVED PATHWAYS CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, PROVIDING NECESSARY DUST CONTROL WHERE REQUIRED.
 - COORDINATE AND SCHEDULE ALL WORK WITH THE OWNER'S REPRESENTATIVE.
 - INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF TUALATIN STANDARDS PRIOR TO SITE WORK AND LANDSCAPE INSTALLATION.
 - CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
 - CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION. SEE SPECS.
 - CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS. SEE SPECS.
 - CONTRACTOR SHALL FOLLOW PROVIDER'S INSTRUCTIONS AND RECOMMENDATIONS FOR SEEDING.
 - ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
 - ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. SEE SPECS.
 - CONTRACTOR SHALL INSTALL RAIN SENSORS AS PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY THE LOCATION WITH THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL. SEE SPECS.
 - PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
 - ALL NEW PLANTS IN LANDSCAPE AREAS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

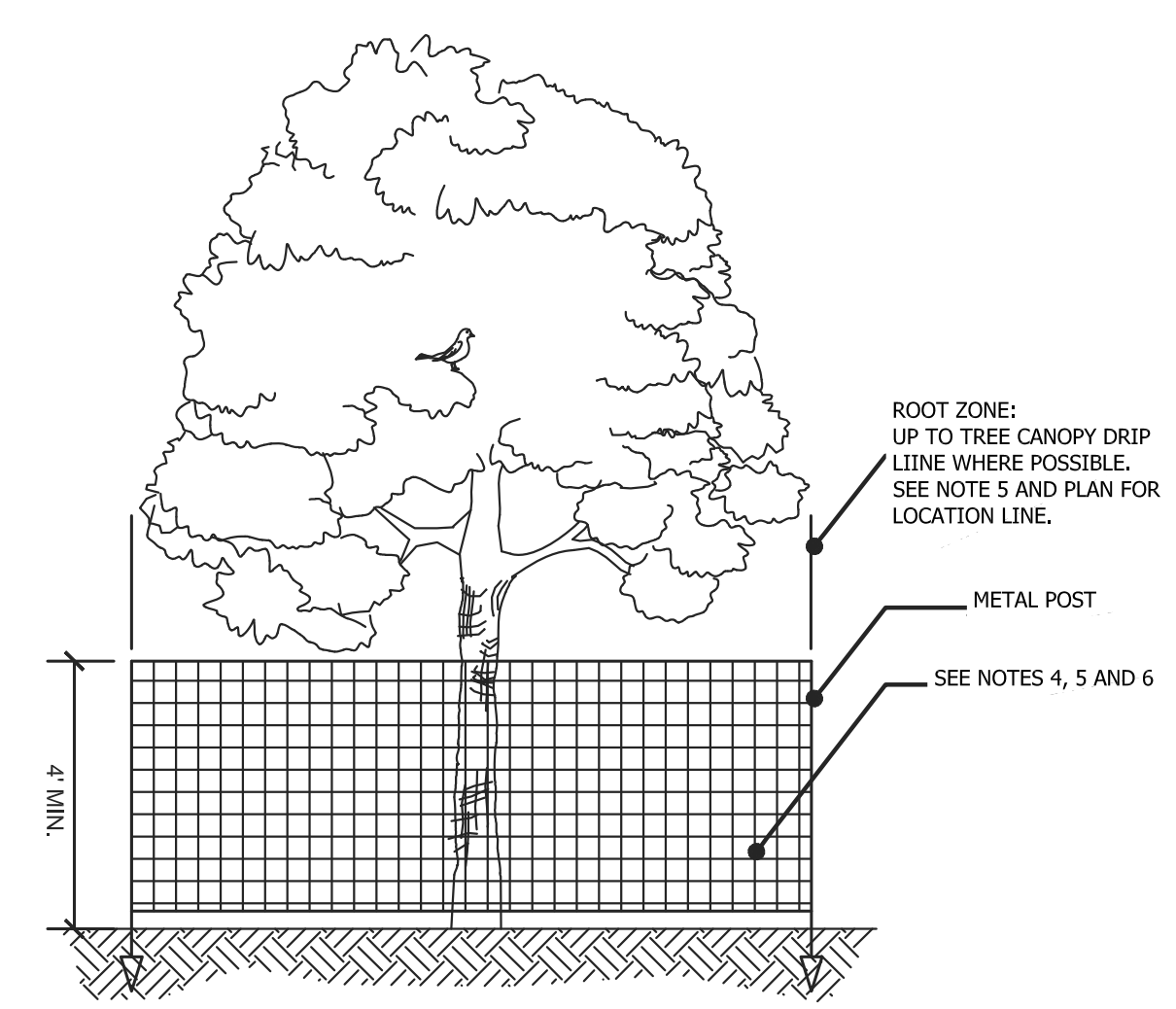
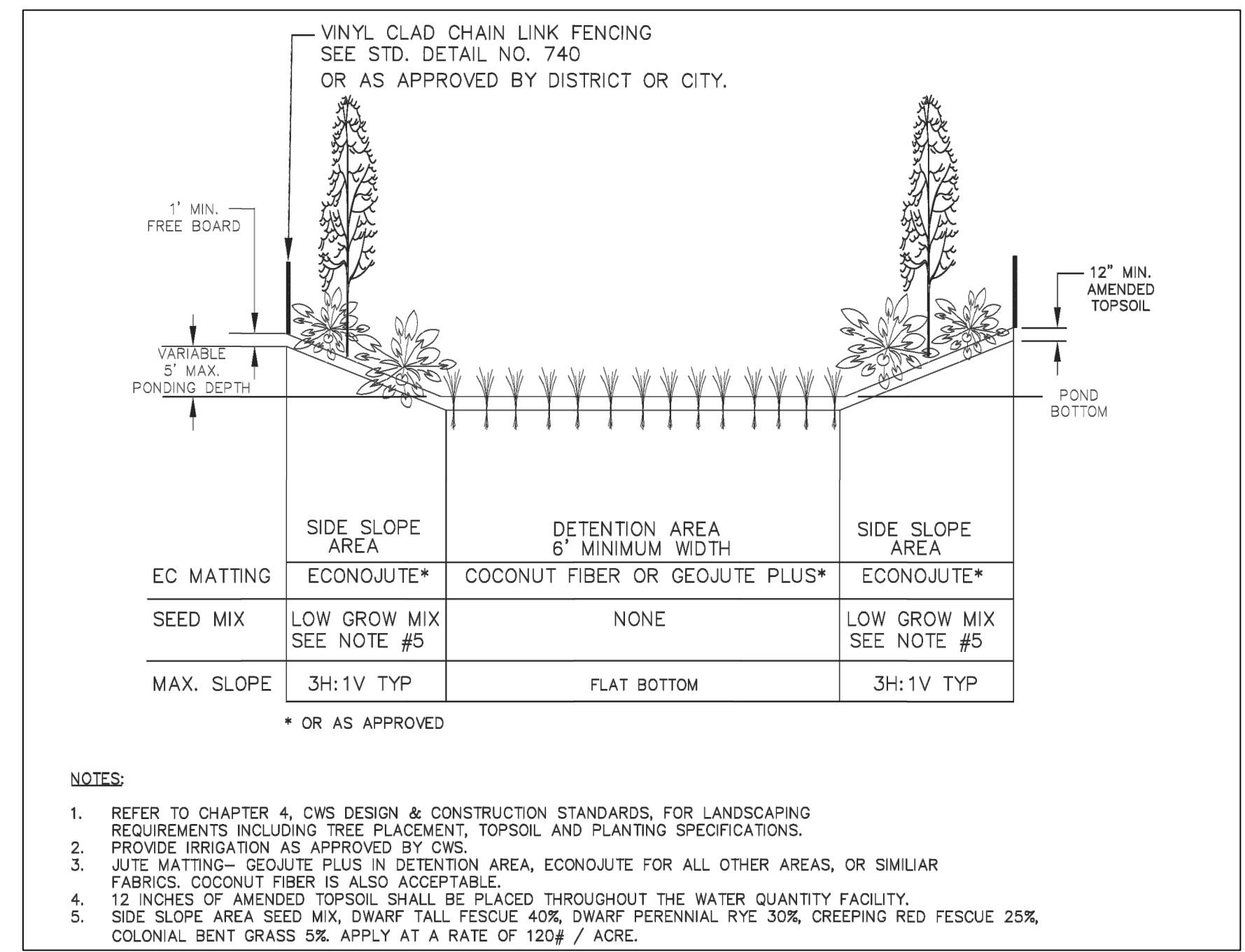
No.	Date	Revision
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Project Information:

MOORE PROJECT
 20865 SW 105th Ave
 Tualatin, OR 97062

Drawing Title:

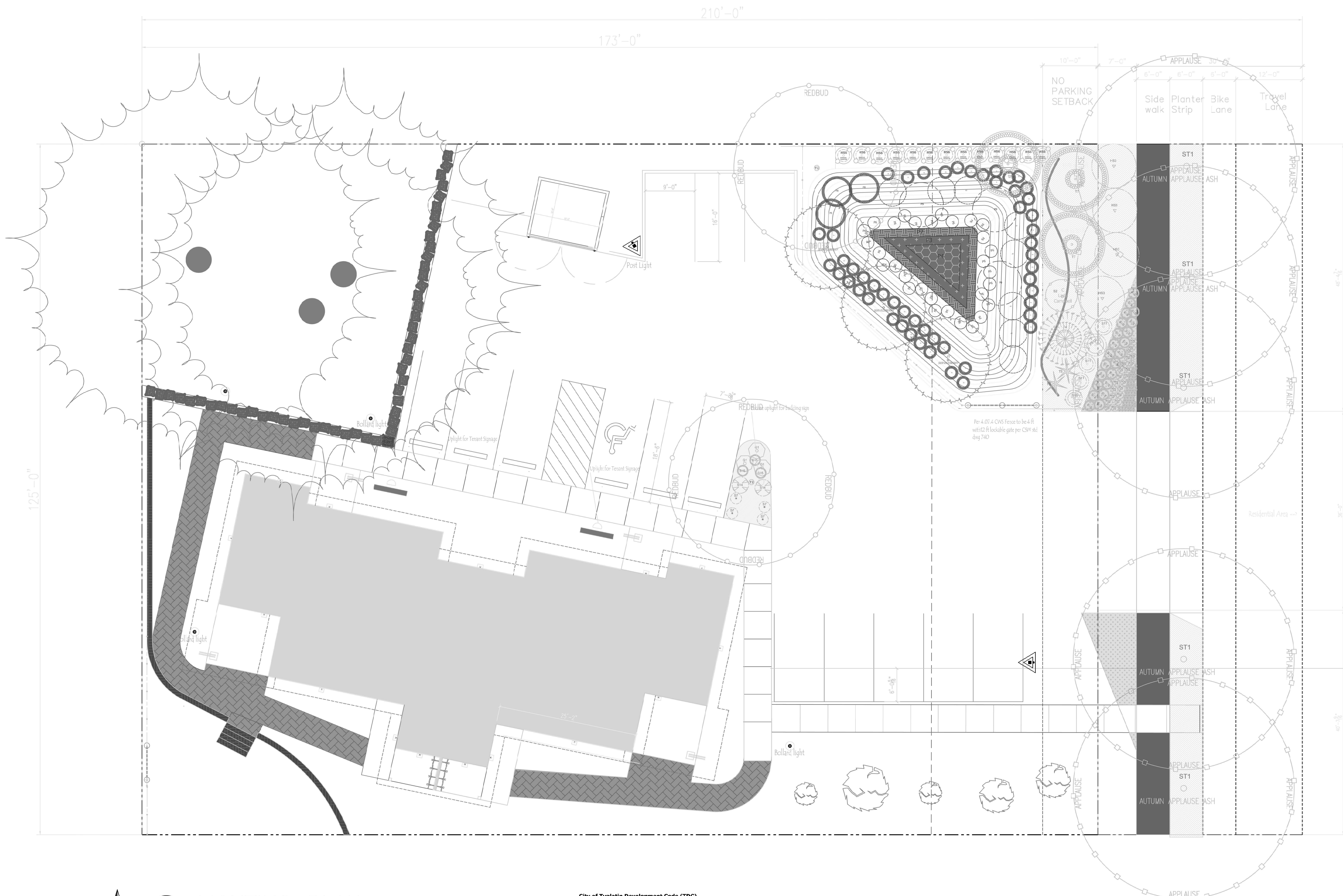
LANDSCAPE SPECIFICATIONS



TREE PROTECTION FENCING DETAIL

- TREE PROTECTION NOTES:**
- BEFORE WORK IS STARTED, INSTALL TREE PROTECTION FENCING. CONTACT THE PROJECT ARBORIST FOR ASSISTANCE.
 - REFER TO SECTION 34.270 OF TREE PROTECTION DURING CONSTRUCTION & 73.250 TREE PRESERVATION OF THE CITY OF TUALATIN CODE.
 - NO ENCROACHMENT OF ANY KIND IS ALLOWED WITHIN THE TREE PROTECTION FENCE ZONE DURING CONSTRUCTION.
 - INSTALL FENCE ON TREE SIDE OF EXISTING CURB FOR ALL TREES TO BE PRESERVED. ROOT PROTECTION ZONE IS AN AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE CANOPY AND BETWEEN EXISTING CURB AND PROPOSED SIDEWALK.
 - FENCING SHALL BE 4 FT HIGH ORANGE CONSTRUCTION FENCE WITH METAL POSTS AND BE SECURED TO THE GROUND WITH 6 FT METAL POSTS. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
 - FENCE SHALL BE INSTALLED PRIOR TO LAND CLEARING, FILLING OR ANY LAND ALTERATION AND SHALL REMAIN IN PLACE UNTIL AFTER CONSTRUCTION.
 - NO EXCAVATION OR COMPACTION OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES ALLOWED WITHIN THE PROTECTION FENCING.
 - WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMITS OF THE FENCING.
 - WITHIN CLEARING/GRADING LIMITS OR AT THE EDGE OF THE CLEARING/GRADING LIMITS, TREE PROTECTION MAY BE INSTALLED AROUND A GROUP OF TREES.
 - DURING WORK, ANY ROOTS GREATER THAN 2 INCHES FOUND DURING EXCAVATION SHALL BE CLEANLY CUT. MULTIPLE ROOT PRUNING EVENTS FOR SINGLE TREES SHALL BE MANAGED AND MONITORED BY THE PROJECT ARBORIST.
 - AFTER CONSTRUCTION IS COMPLETE, PROJECT LANDSCAPE ARCHITECT SHALL VERIFY TREE PROTECTION FENCING CAN BE REMOVED.

Project Number:	Date: April 5, 2021
Drawn by: MWANTZ	Designed by: WIMSCO
Project Manager:	Professional of Record:
Revision No: 0	Sheet No: L3.0



No.	Date	Revision
A		
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Project Information:

MOORE PROJECT
 20865 SW 105th Ave
 Tualatin, OR 97062

Drawing Title:

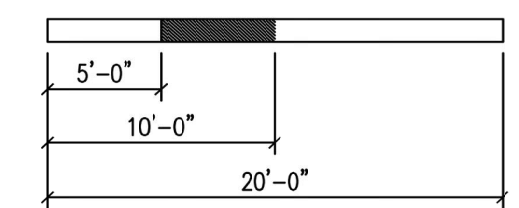
LIGHTING PLAN

Project Number:	Date: 04/07/2021
Drawn by: A WANTZ	Designed by: WIMSCO
Project Manager:	Professional of Record:
Revision No: 0	Sheet No: LP1.0

1 LIGHTING PLAN
 A0.1 1" = 20'-0"

City of Tualatin Development Code (TDC)
 TDC 63.055
 -Exterior lighting must be screened, baffled, and directed away from residential districts.
 TDC Lighting recommendations
 -Fixtures to have sensors, shut off 1 hr after close of business
 -Fixtures may have motion sensors for security
 -Max Lumens = 25,000 per acre
 -Max Lumens at adjacent property line = 0.1 foot candles
 -Lighting at entry - minimum of 2 fc, max of 5 fc
 -Walkway lighting - minimum of 2 fc, max of 5 fc
 -Private parking - min .13 fc, average of .5 fc
 Lighting Table Information to include:
 Fixture, Lamp source, mounting height and distance to adjacent property, timing device and hours of use, lumens per fixture, total lumens, summary of lumens.

Name	SYMBOL	DESCRIPTION	MODEL	LAMP	BEAM	LED COLOR	FIXTURE FINISH	MOUNTING HEIGHT/DISTANCE TO ADJACENT PROPERTY	TIMING DEVICE/HOURS OF USE	QUANTITY USED	LUMENS PER UNIT	COMBINED LUMENS
		POST LIGHT	TRIANGLE 5 TR-96141	24 LED	T3 / W	3000K	06-LIGMAN BRONZE		SENSOR/EVENING HOURS	2 EACH	4917 LUMENS EACH	9834
		BOLLARD	BENTON 1 - UBE-10001			30W - 3000	06-LIGMAN BRONZE		SENSOR/EVENING HOURS	4 EACH	1094 LUMENS EACH	4376
		LEEDS 1 - SMALL SURFACE DOWNLIGHT	ULEE-30001	8w LED	WIDE 56 DEGREE	W30-3000K	06-LIGMAN BRONZE		SENSOR/EVENING HOURS AND MOTION DETECTOR	7 EACH	795 LUMENS EACH	5565
		LADDER 9 - SURFACE DOWNLIGHT	ULD-80001	4w LED	VERY WIDE 71 DEGREES	W30 - 3000K	06-LIGMAN BRONZE		SENSOR/EVENING HOURS AND MOTION DETECTOR	6 EACH	190 LUMENS EACH	1140
		Upright for Tenant and building sign	No fixture selected yet									
TOTAL LUMENS:												20,915



WIMSCO LAND USE APPLICATION

20865 SW 105TH AVENUE
TUALATIN, OREGON 97062

SHEET NOTES



DIRECTORY

OWNER / DEVELOPER

PIAZZA LIVING TRUST
PO BOX 156
TUALATIN, OREGON 97062
CONTACT: STEVE PIAZZA
T: (503) 692.4994
E: stevepiazza@wilamettefmfg.com

ARCHITECT

NOVAK ARCHITECTURE INC
17020 SW BOONES FERRY | SUITE 200
PORTLAND, OREGON 97224
CONTACT: TERRY J NOVAK
T: (503) 352-4987
E: tnovak@novakarchitecture.com

CIVIL

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON
CONTACT: TOM SISUL
T: (503) 657-0188
E: tomssul@sisulengineering.com

SHEET INDEX

A100	COVER SHEET & SITE PLAN
A300	BUILDING ELEVATIONS
A301	COLORED ELEVATIONS & MATERIALS BOARD
A302	COLOR ELEVATIONS & MATERIALS BOARD

PROJECT SUMMARY

WORK SCOPE:	NEW CONSTRUCTION OF AN OFFICE BUILDING
JURISDICTION:	TUALATIN / WASHINGTON COUNTY
ZONING:	GC (GENERAL COMMERCIAL)
PARCEL NUMBER:	25127A000501
LOT SIZE:	0.54 ACRES
BUILDING AREA:	3,868 SF
OCCUPANCY GROUP:	E, A-2, B
CONSTRUCTION TYPE:	V-N



KEY NOTES

1

WIMSCO OFFICE BUILDING
20865 SW 105TH AVENUE
TUALATIN, OREGON 97062

PIAZZA LIVING TRUST
PO BOX 156
TUALATIN, OREGON 97062

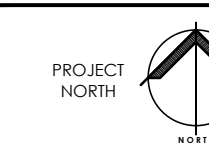
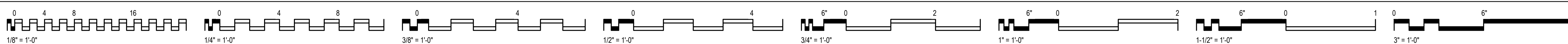
project number	20-21
date	09/16/20
revisions	

SITE PLAN

sheet number

A101

E1 SITE PLAN
SCALE: 3/32" = 1'-0"



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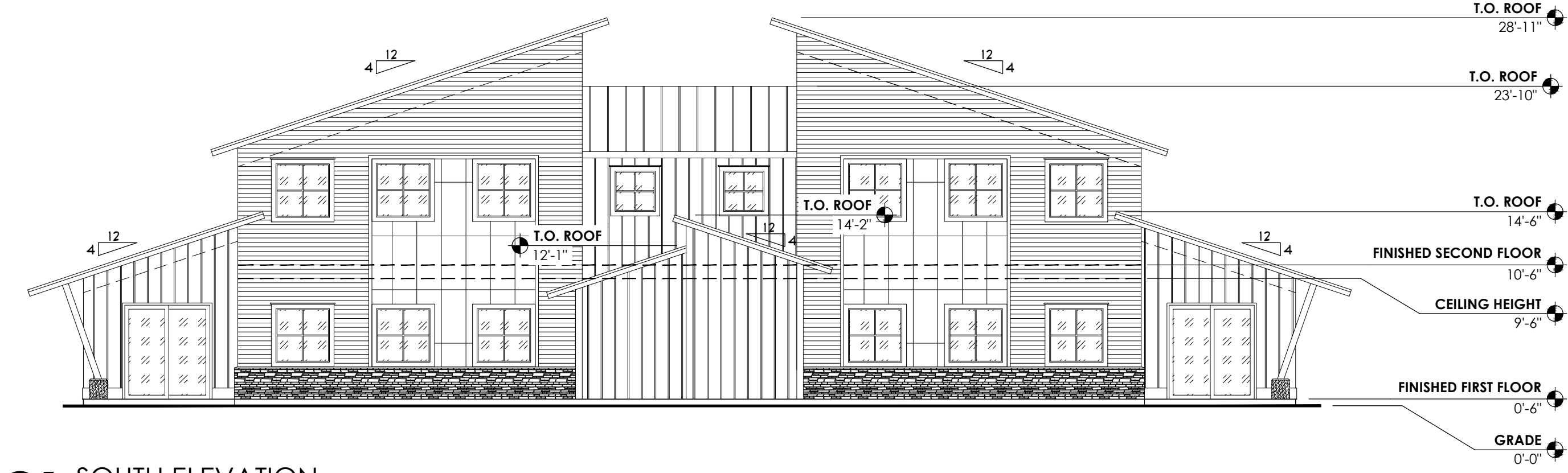
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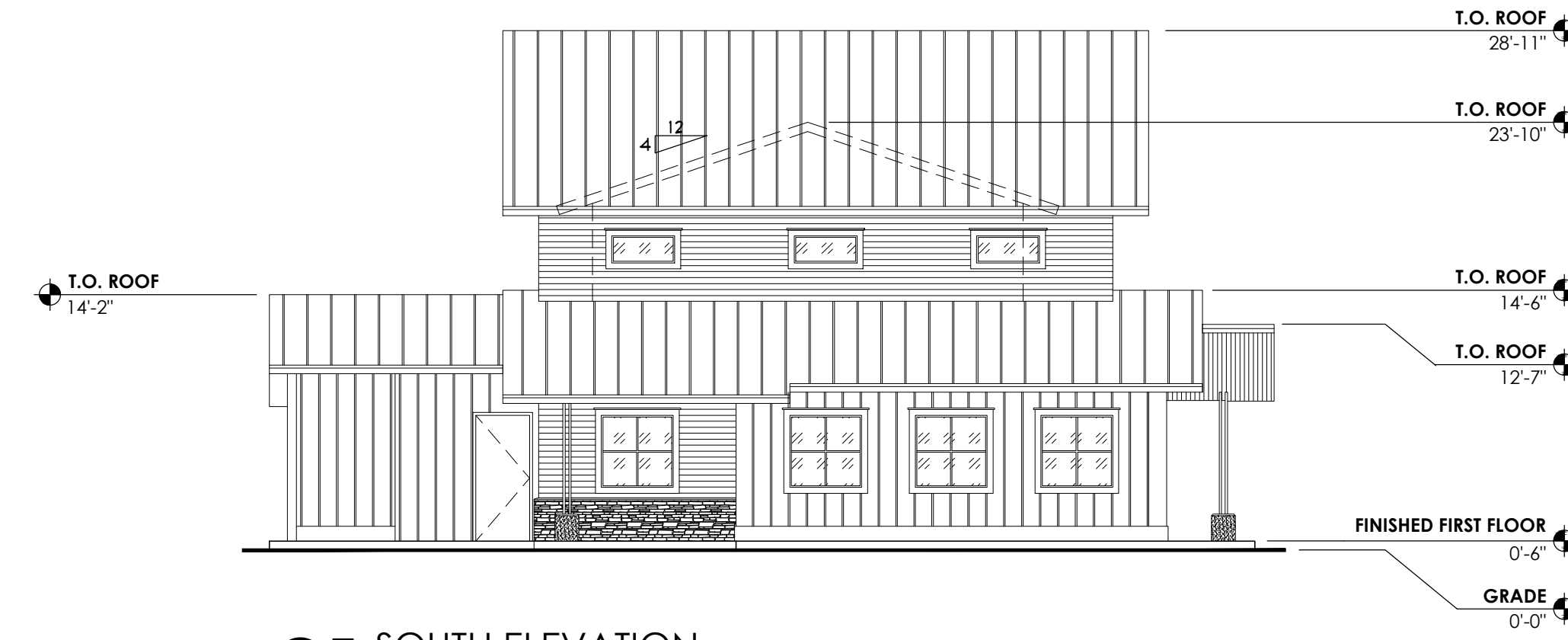
C

D

E



C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



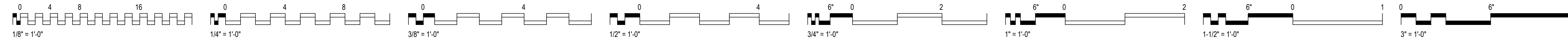
C5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



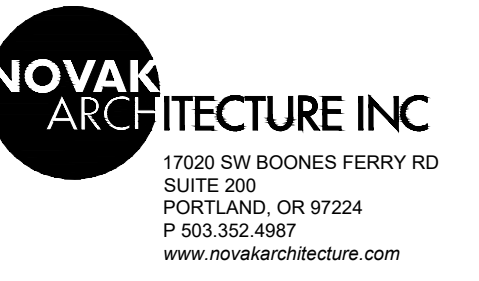
E1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



E5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



FINISH SCHEDULE



WIMSCO LAND USE APPLICATION

20865 SW 105TH AVENUE
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PIAZZA LIVING TRUST

PO BOX 156
TUALATIN, OREGON 97062

project number 20-21

date 09/16/20

revisions

MATERIALS BOARD

BUILDING ELEVATIONS

sheet number

A300



1

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C

D

E

FINISH SCHEDULE

MATERIAL

- A BOARD AND BATTEN VERTICAL SIDING
- B CORTEN STEEL PANELS
- C FIBER CEMENT SIDING JAMES HARDIE
- D STANDING BEAM METAL ROOF CUSTOM-BILT METALS
- E CULTURED STONE 2'-0" BUILDING SKIRT
- F TONGUE AND GROOVE ROOF DECK
- G EXPOSED CONCRETE
- H 10" BELLY BAND
- J ALUMINUM TRIM

COLOR

- 1 CARRIAGE RED CW-250 BENJAMIN MOORE
- 2 SMOKE GRAY 210-40 BENJAMIN MOORE
- 3 CEDAR
- 4 BLACK RUNDLE PRO-FIT ALPINE LEDGESTONE
- 5 SILVER ULTRAHET
- 6 ANCHOR GRAY 216-30 BENJAMIN MOORE



WIMSCO LAND USE APPLICATION
 20845 SW 105TH AVENUE
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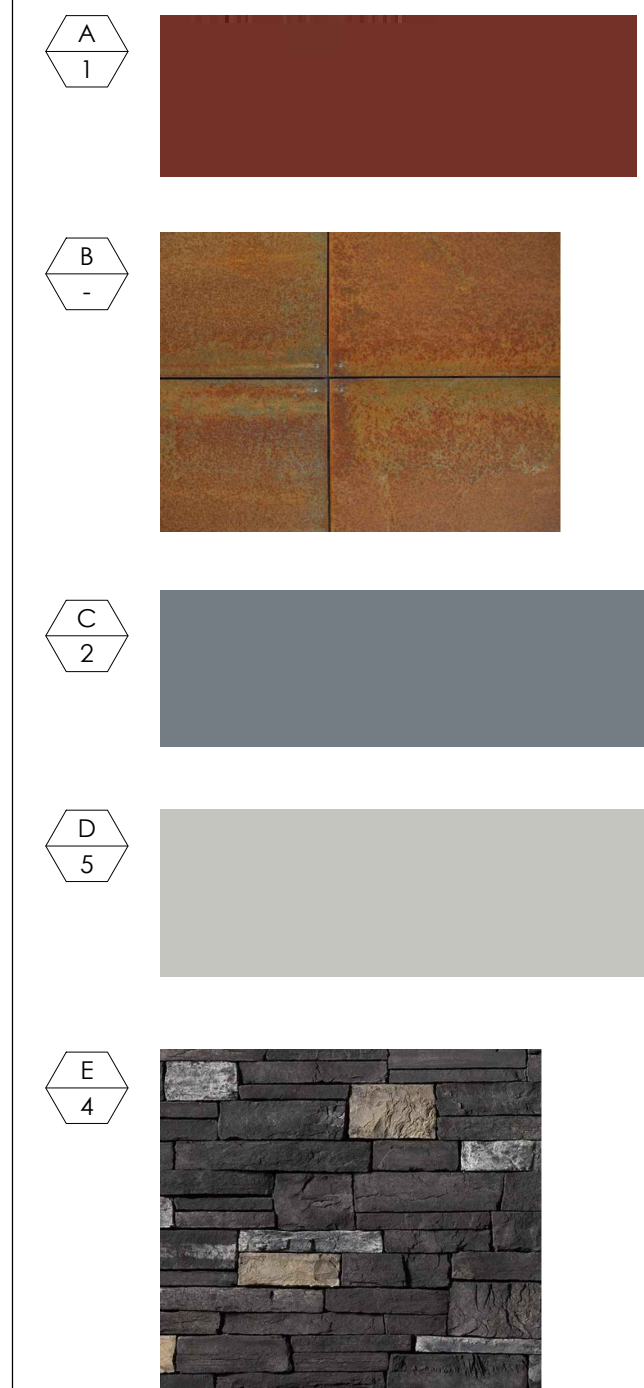
PIAZZA LIVING TRUST
 PO BOX 156
 TUALATIN, OREGON 97062

project number 20-21

date 09/16/20

revisions

MATERIALS BOARD



COLORED ELEVATIONS & MATERIALS BOARD

sheet number

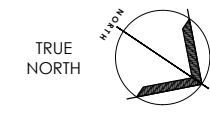
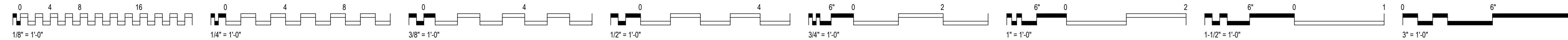
A301



C1 NORTH ELEVATION | COLORED
 SCALE: 3/16" = 1'-0"



E1 EAST ELEVATION | COLORED
 SCALE: 3/16" = 1'-0"



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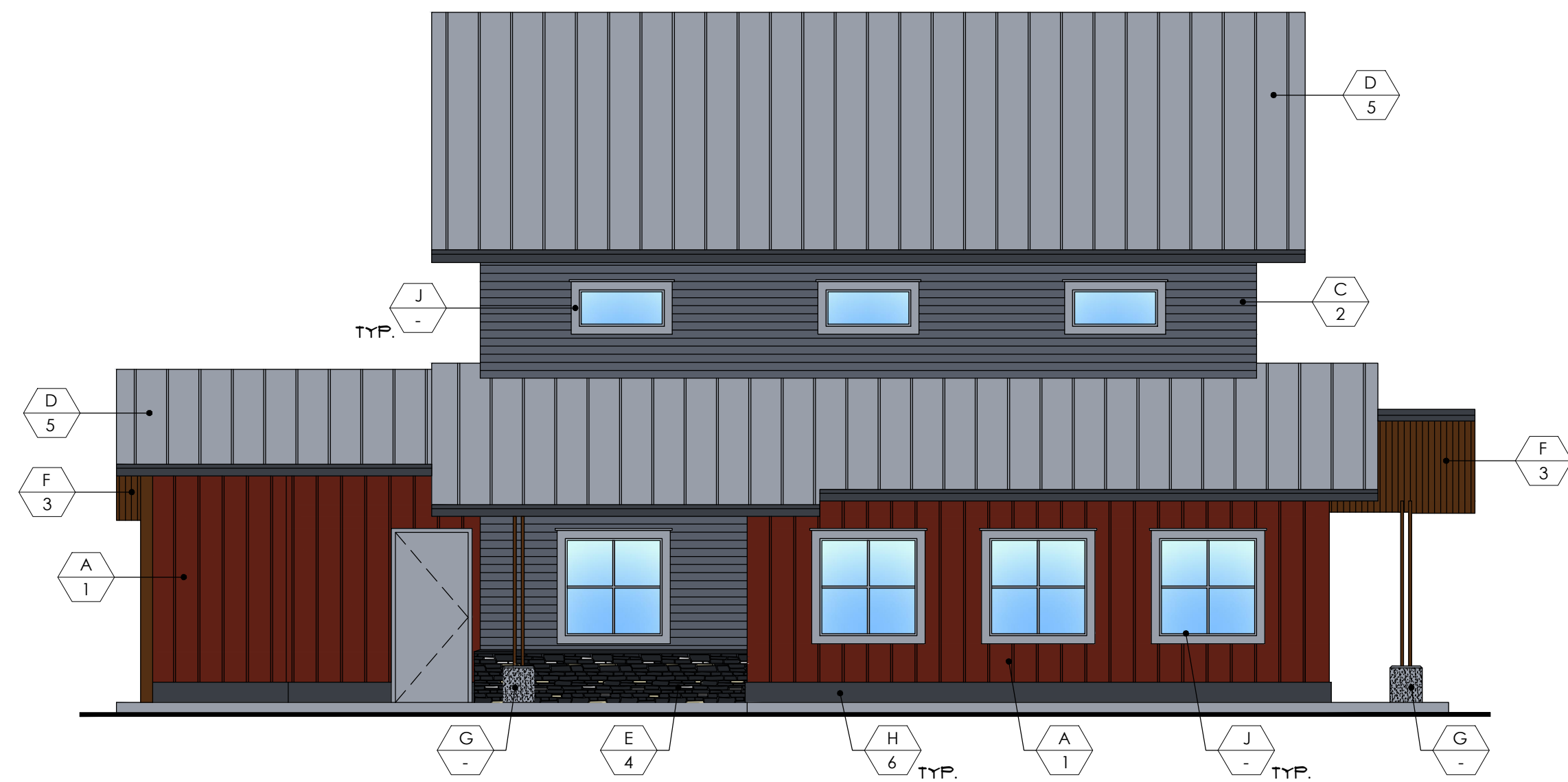
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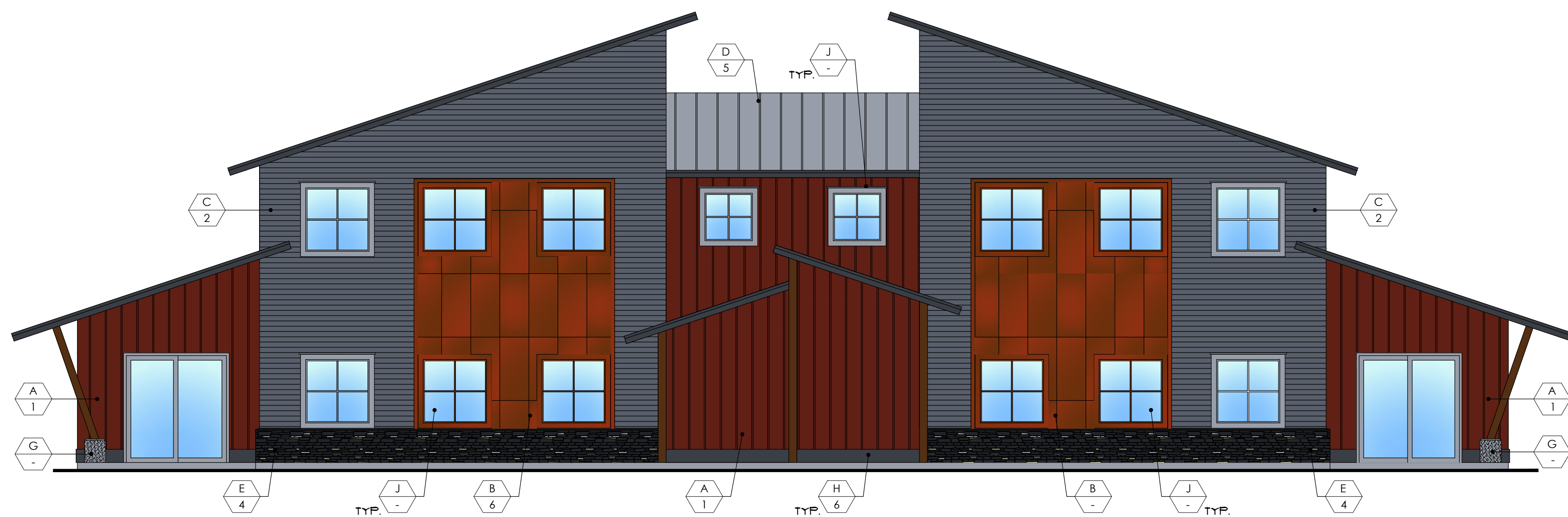
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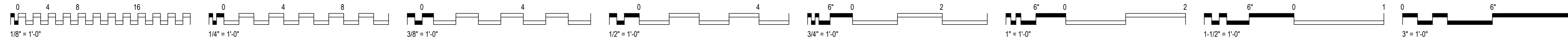
E



C1 SOUTH ELEVATION | COLORED
SCALE: 3/16" = 1'-0"



E1 WEST ELEVATION | COLORED
SCALE: 3/16" = 1'-0"



FINISH SCHEDULE

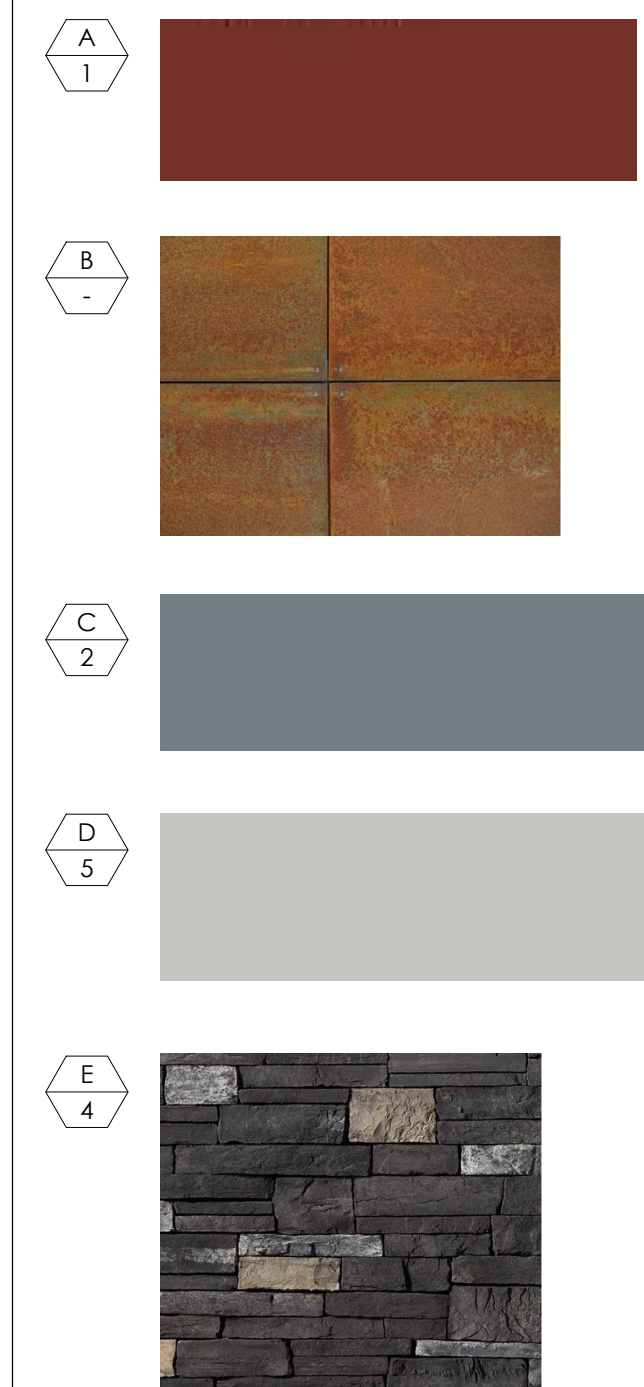
MATERIAL

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- 5 SILVER ULTRAMET
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MATERIALS BOARD



WIMSCO LAND USE APPLICATION
20845 SW 105TH AVENUE
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PIAZZA LIVING TRUST
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project number 20-21

date 09/16/20

revisions

COLORED ELEVATIONS & MATERIALS BOARD

sheet number

A302

