

1

SITE PLAN
SCALE: 1" = 40'-0"

LEGEND

- 1 EXISTING SHED REMOVED
- 2 35'X32' CONCRETE SLAB ON GRADE
- 3 NEW TAPERED CONCRETE RETAINING CURB +6" ABOVE ASPHALT SURFACE
- 4 TAPERED ASPHALT APRON TO CONCRETE SLAB ON GRADE
- 5 CONCRETE RETAINING WALL TO BE FLUSH WITH TOP OF (E) SIDEWALKS APPROXIMATELY 6" TO 11" TALL
- 6 NEW 36" TALL GUARD RAIL AT AT CONCRETE RETAINING WALL AT HEIGHTS GREATER THAN 6"
- 7 NEW CONCRETE WALK TO MAINTAIN 5' WIDTH FROM (E) SIDEWALK TO TAPERED ASPHALT
- 8 EXISTING PROPERTY LINE AND FENCE
- 9 EXISTING STORM WATER FILTRATION SYSTEM TO BE CLEANED UP AND RE-SEEDED
- 10 EXISTING GRAVEL DRIVE ACCESS TO FILTRATION SYSTEM TO BE RE-ESTABLISHED
- 11 REMOVE EXISTING OVER GROWTH OF EVASIVE SPECIES PLANTS AND MISC SHRUB DEBRIS TO SUPPORT THE PROPER FLOW AND PERFORMANCE OF THE EXISTING STORM WATER FILTRATION SYSTEM

HIGHWAY 99

MARVELOUS MOTORS

C1.0

PROJECT NO. 17835 SW PACIFIC HIGHWAY TUALATIN, OR 97060
 DRAWN: JG
 CHECKED: Jc
 DATE: 08.08.00
 17835 SW PACIFIC HIGHWAY TUALATIN, OR 97060
 THESE DOCUMENTS ARE PREPARED FOR THE OWNER OR OWNER'S REPRESENTATIVE FOR CLARITY PURPOSES. ALL STRUCTURAL AND MECHANICAL WORK IS TO BE CONFORMED TO THE 2006 INTERNATIONAL BUILDING CODES AND ALL ELECTRICAL WORK IS TO BE CONFORMED TO THE 2006 NATIONAL ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

These documents are prepared for the owner or owner's representative for design review. All structural and mechanical details are to be approved by the owner's representative. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations.

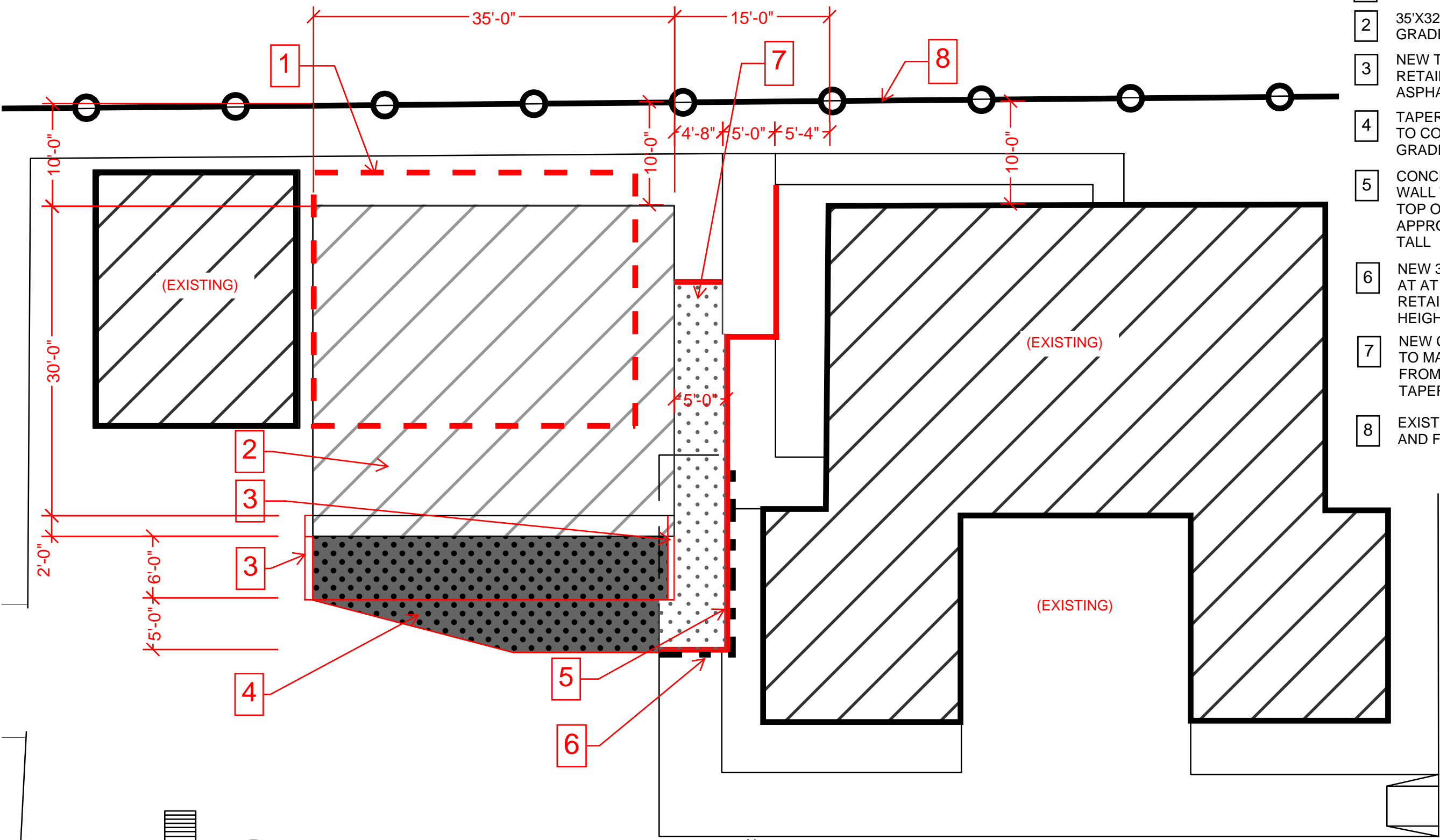
PROJECT NO. MARVELOUS MOTORS
 DRAWN JG
 CHECKED Jc
 DATE 08.08.2020
 17835 SW PACIFIC HIGHWAY TUALATIN, OR 97062

MARVELOUS MOTORS

C1.1

LEGEND

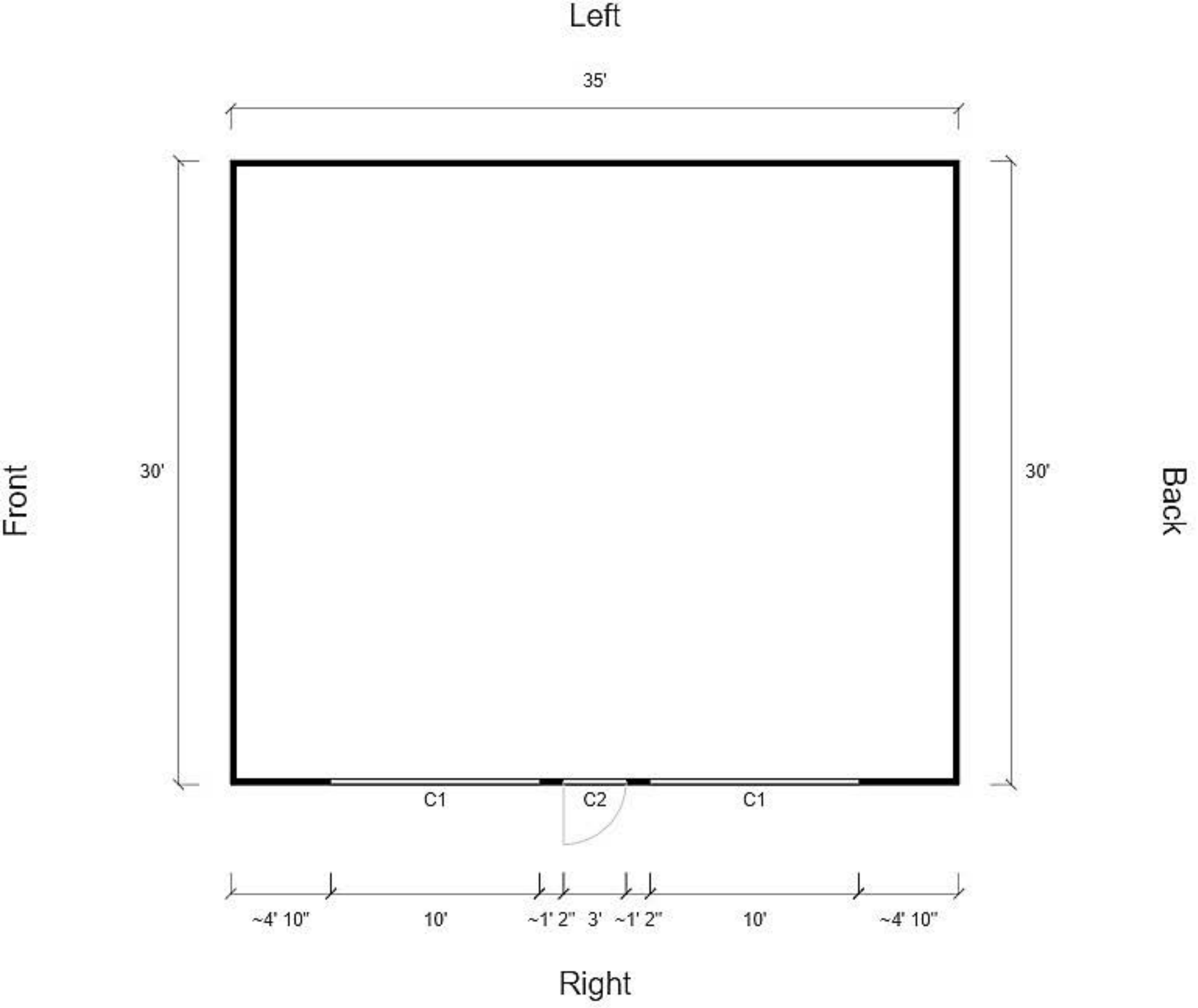
- 1 EXISTING SHED REMOVED
- 2 35'X32' CONCRETE SLAB ON GRADE
- 3 NEW TAPERED CONCRETE RETAINING CURB +6" ABOVE ASPHALT SURFACE
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- 7 NEW CONCRETE WALK TO MAINTAIN 5' WIDTH FROM (E) SIDEWALK TO TAPERED ASPHALT
- 8 EXISTING PROPERTY LINE AND FENCE



1

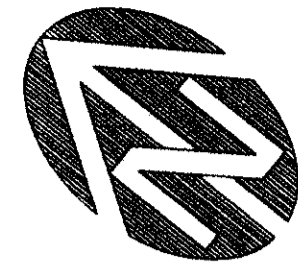
ENLARGED SITE PLAN
 SCALE: 1" = 10'-0"

(EXISTING PARKING LOT)

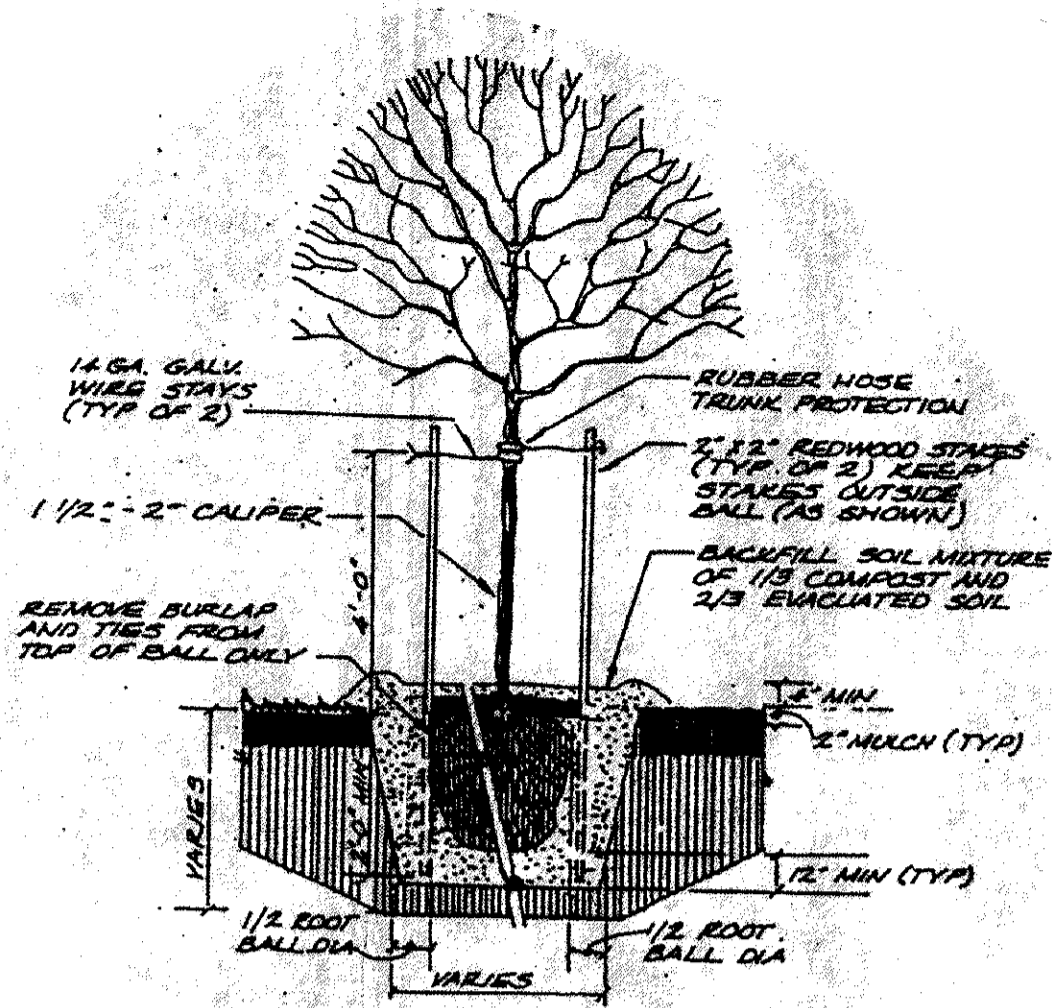


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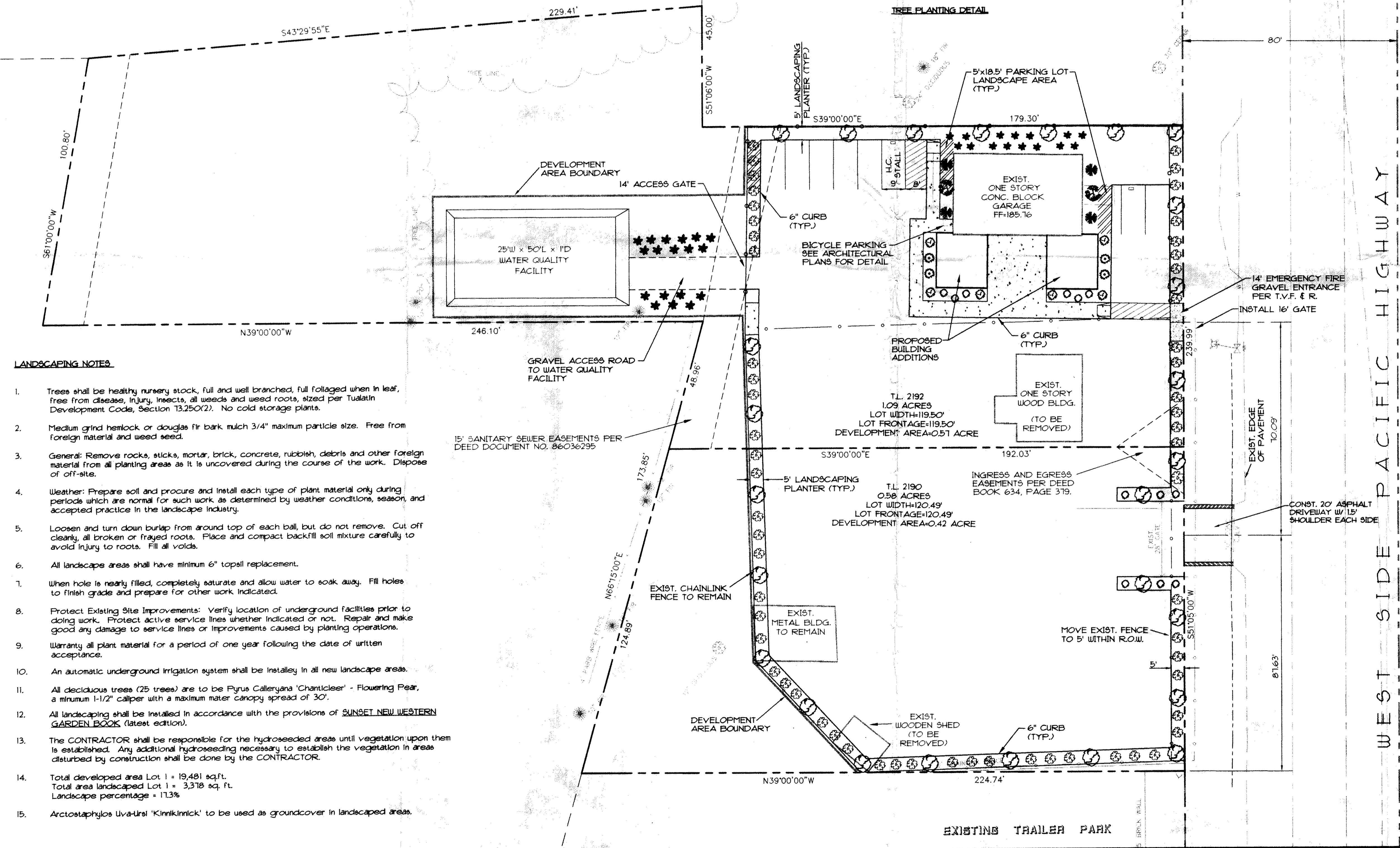
- C1: 10'x10' Garage Door
- C2: Walk-In Door (36x80)



SCALE: 1" = 20'



TREE PLANTING DETAIL



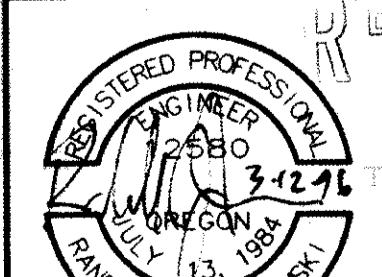
LANDSCAPING NOTES

1. Trees shall be healthy nursery stock, full and well branched, full foliaged when in leaf, free from disease, injury, insects, all weeds and weed roots, sized per Tualatin Development Code, Section 13.250(2). No cold storage plants.
2. Medium grind hemlock or douglas fir bark mulch 3/4" maximum particle size. Free from foreign material and weed seed.
3. General: Remove rocks, sticks, mortar, brick, concrete, rubbish, debris and other foreign material from all planting areas as it is uncovered during the course of the work. Dispose of off-site.
4. Weather: Prepare soil and procure and install each type of plant material only during periods which are normal for such work as determined by weather conditions, season, and accepted practice in the landscape industry.
5. Loosen and turn down burlap from around top of each ball, but do not remove. Cut off cleanly, all broken or frayed roots. Place and compact backfill soil mixture carefully to avoid injury to roots. Fill all voids.
6. All landscape areas shall have minimum 6" topsoil replacement.
7. When hole is nearly filled, completely saturate and allow water to soak away. Fill holes to finish grade and prepare for other work indicated.
8. Protect Existing Site Improvements: Verify location of underground facilities prior to doing work. Protect active service lines whether indicated or not. Repair and make good any damage to service lines or improvements caused by planting operations.
9. Warranty all plant material for a period of one year following the date of written acceptance.
10. An automatic underground irrigation system shall be installed in all new landscape areas.
11. All deciduous trees (25 trees) are to be *Pyrus Calleryana* 'Chanticleer' - Flowering Pear, a minimum 1-1/2" caliper with a maximum water canopy spread of 30'.
12. All landscaping shall be installed in accordance with the provisions of SUNSET NEW WESTERN GARDEN BOOK (latest edition).
13. The CONTRACTOR shall be responsible for the hydroseeded areas until vegetation upon them is established. Any additional hydroseeding necessary to establish the vegetation in areas disturbed by construction shall be done by the CONTRACTOR.
14. Total developed area Lot 1 = 19,481 sq.ft.
Total area landscaped Lot 1 = 3,378 sq. ft.
Landscape percentage = 17.3%
15. *Arctostaphylos Uva-Ursi* 'Kinnikinnick' to be used as groundcover in landscaped areas.

LEGEND

- PROPOSED LANDSCAPING
- 26 *Pyrus Calleryana* 'Chanticleer' Select Ornamental Pear
 - 2 *Acer Circinatum* Vine Maple
 - 6 *Chamaecyparis Obtusa* Hinoki False Cypress
 - 33 *Juniperus Horizontalis* 'Wiltonii' Blue Carpet Juniper
 - 4 *Nandina Domestica* 'Moyers Red' Heavenly Bamboo
 - 12 *Nandina Domestica* 'Nana' Heavenly Bamboo
 - 44 *Photinia Fraseri* Evergreen Shrub
 - 4 *Viburnum Tinus* 'Laurustinus' Evergreen Shrub
- EXISTING TREES WITH DESCRIPTION
- -

CITY OF TUALATIN
PLANNING DEPARTMENT
APPROVED PLANS
AR: 95-53
DATE: 3/3/96
BY: [Signature]



PRINTED BY

MAR 12 1996

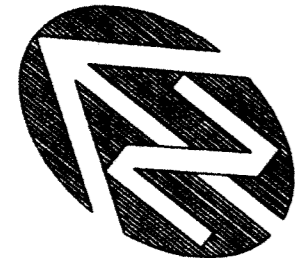
Westlake Consultants, Inc.

NO.	DATE	DESCRIPTION
4	3/12/96	PROF. TUALATIN
4		SHEET
JOB NO.		312-14
RENEWAL DATE		12-31-96

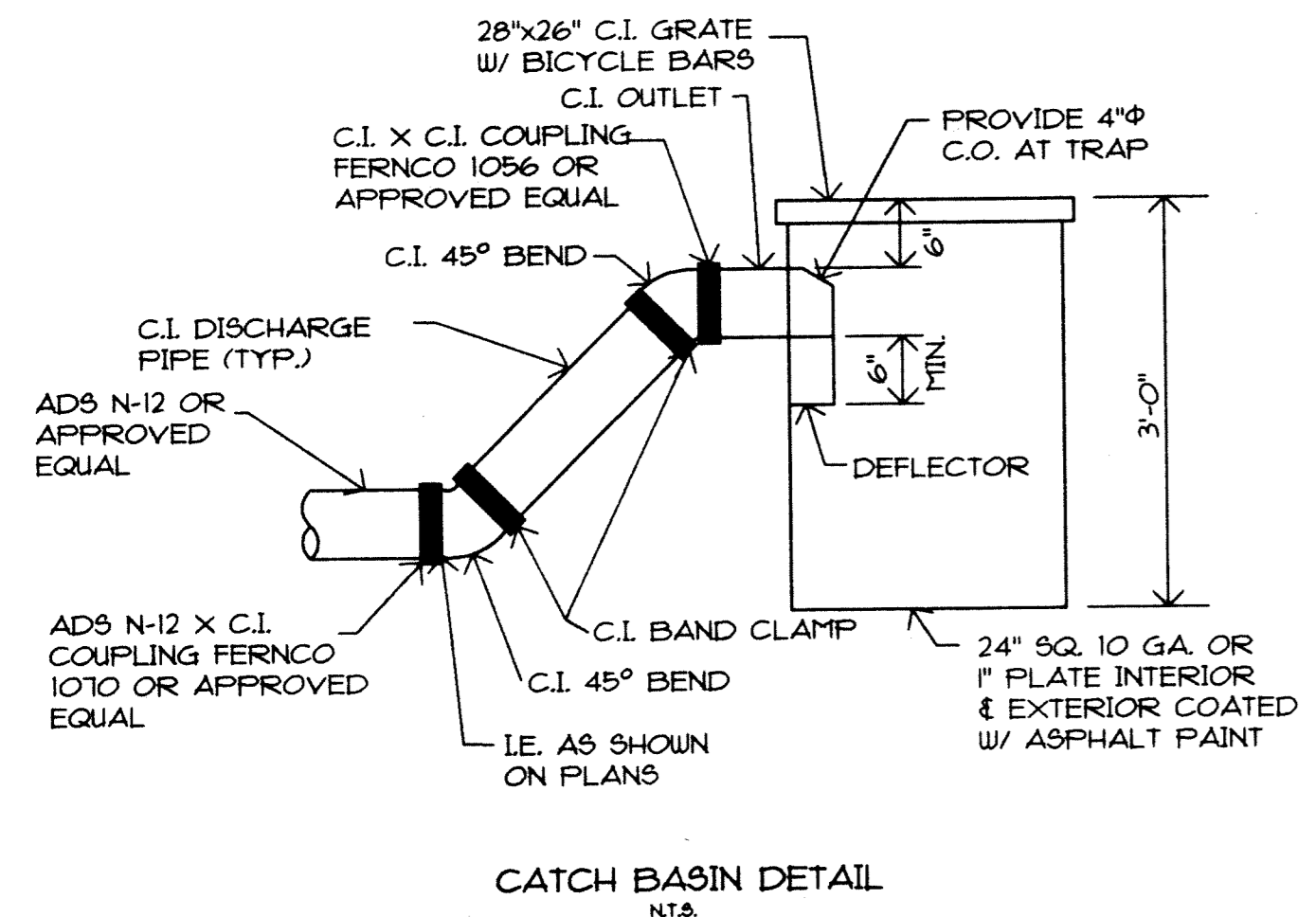
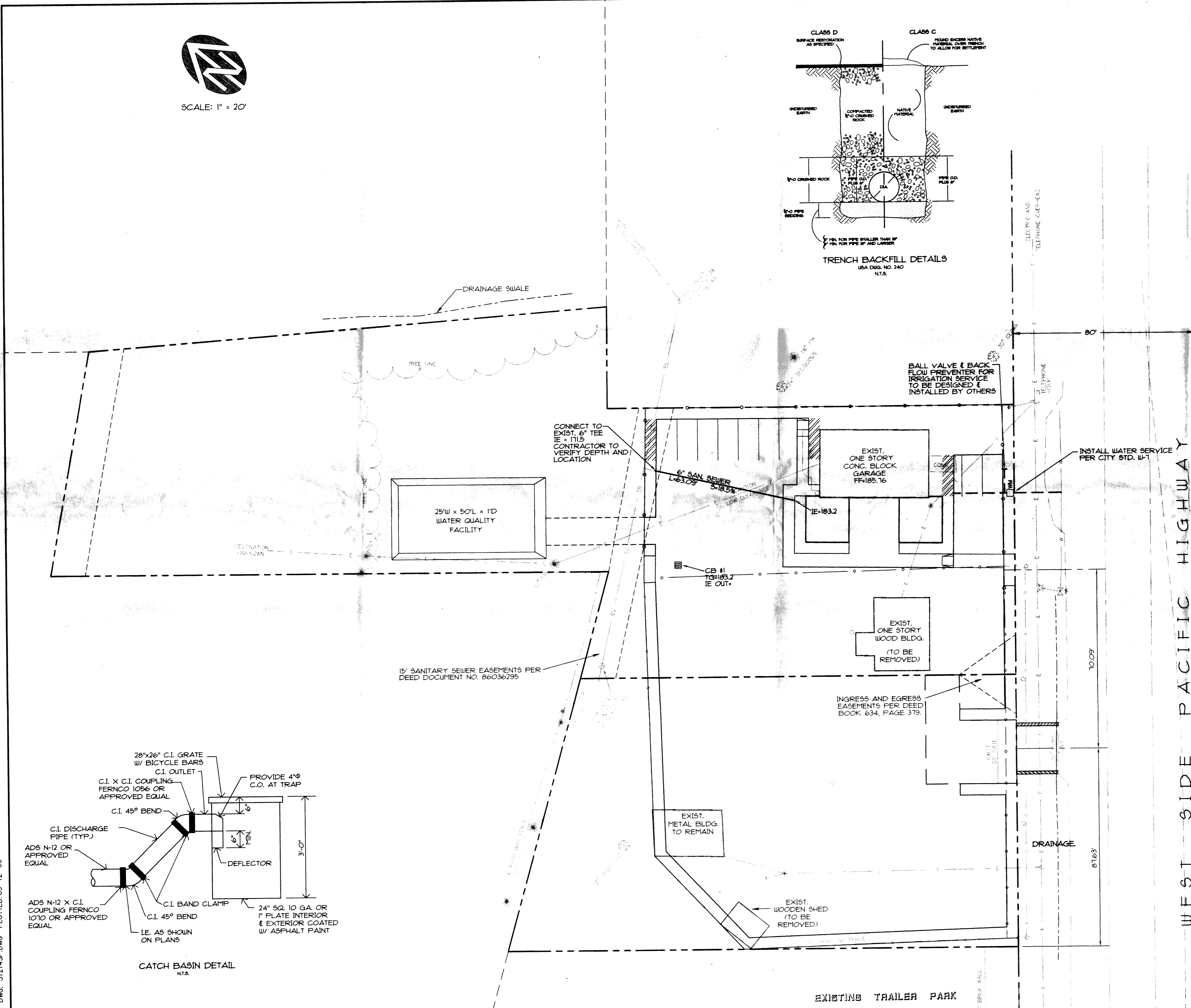
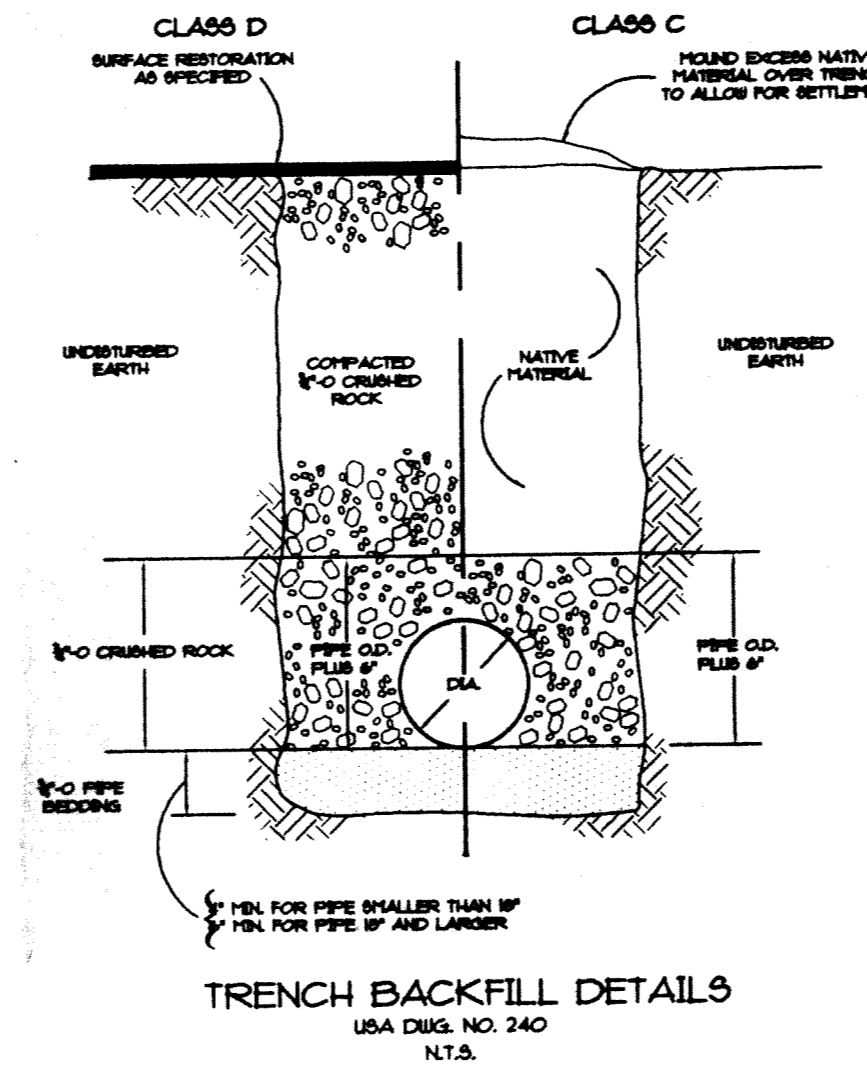
WESTLAKE CONSULTANTS INC.
ENGINEERING SURVEYING PLANNING
PACIFIC CORPORATE CENTER
TIGARD, OREGON 97224
(503) 864-0888
FAX (503) 864-0187

OREGON AUTO CENTER
CITY OF TUALATIN
LANDSCAPE PLAN

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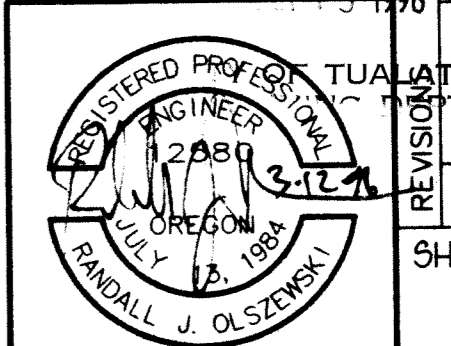


SCALE: 1" = 20'



CITY OF TUALATIN
PLANNING DEPARTMENT
APPROVED PLANS
AR: 95-53
DATE: 3/13/96
BY: [Signature]

- LEGEND**
- PROPOSED STORM LINE
 - PROPOSED SANITARY LINE
 - PROPOSED WATERLINE
 - PROPOSED CATCH BASIN
 - PROPOSED MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING STORM LINE
 - EXISTING SANITARY LINE
 - EXISTING WATER LINE
 - EXISTING CATCH BASIN
 - EXISTING MANHOLE



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TIGARD, OREGON 97224
(503) 894-0652
FAX (503) 894-0107

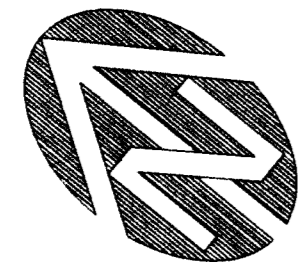
OREGON AUTO CENTER
CITY OF TUALATIN
UTILITY PLAN

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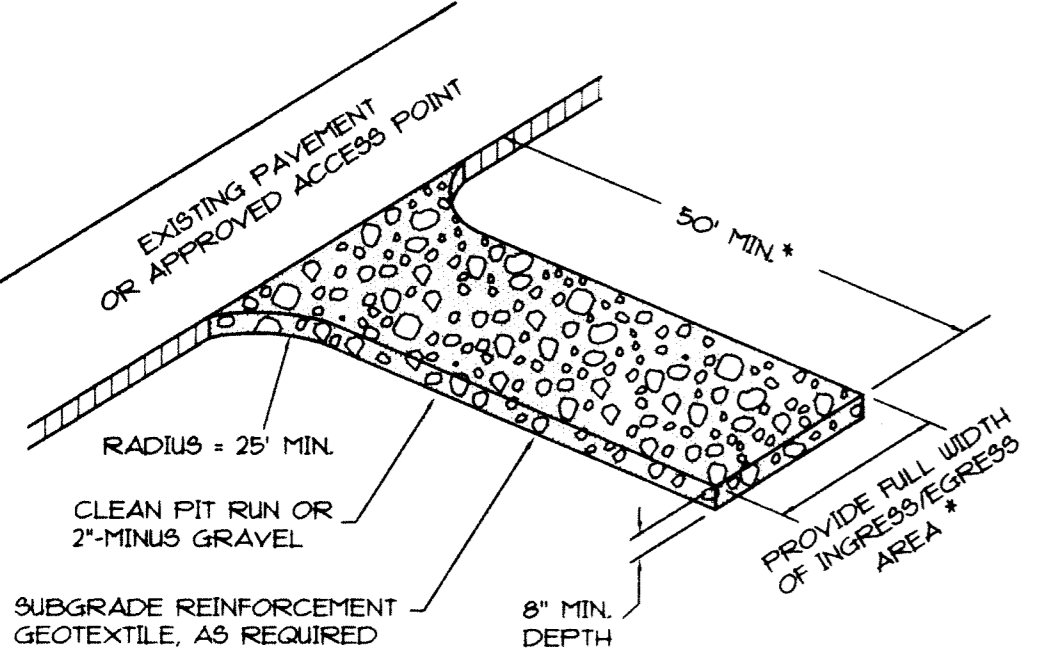
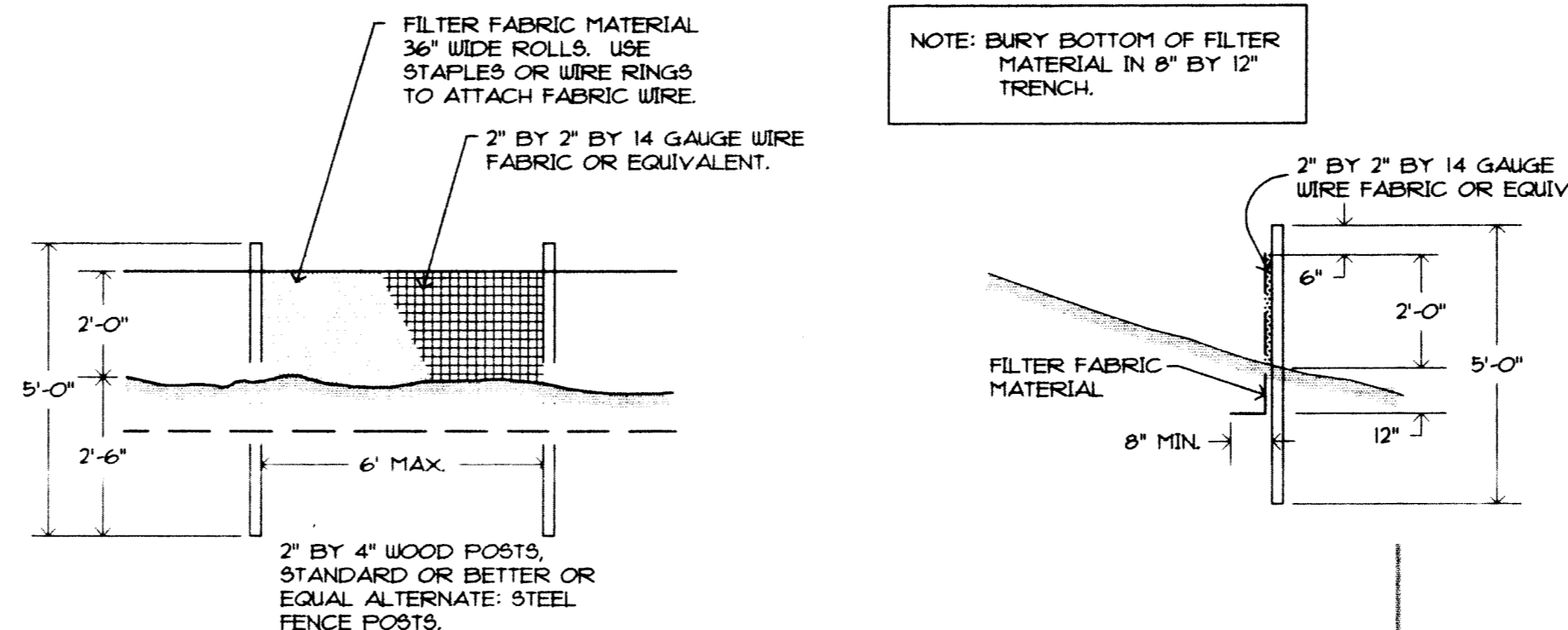
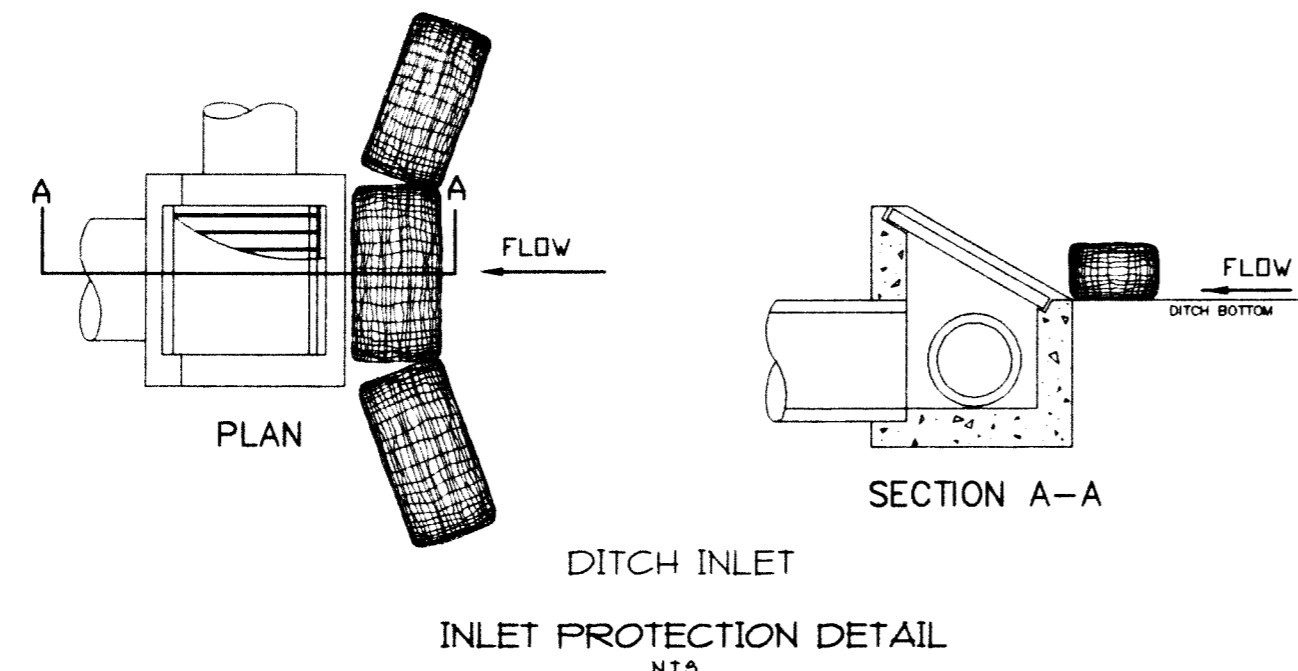
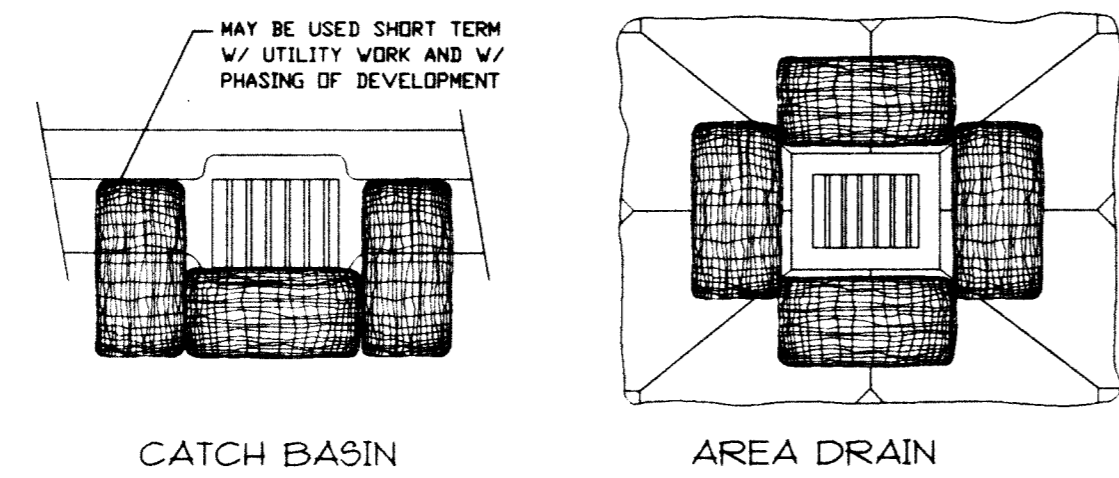
NO.	DATE	DESCRIPTION	DESIGN BY	DRAFT BY	CHECK BY	ENGR. BY	CAD. COMP.

REVISION: 1
SHEET 2 OF 4
JOB NO. 312-14
12-31-96 RENEWAL DATE
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DWG: 31214SP.DWG PLOTTED: 03-12-96



SCALE: 1" = 20'



* 20' MIN. FOR SINGLE FAMILY AND DUPLEX RESIDENTIAL
GRAVEL CONSTRUCTION ENTRANCE
NTS

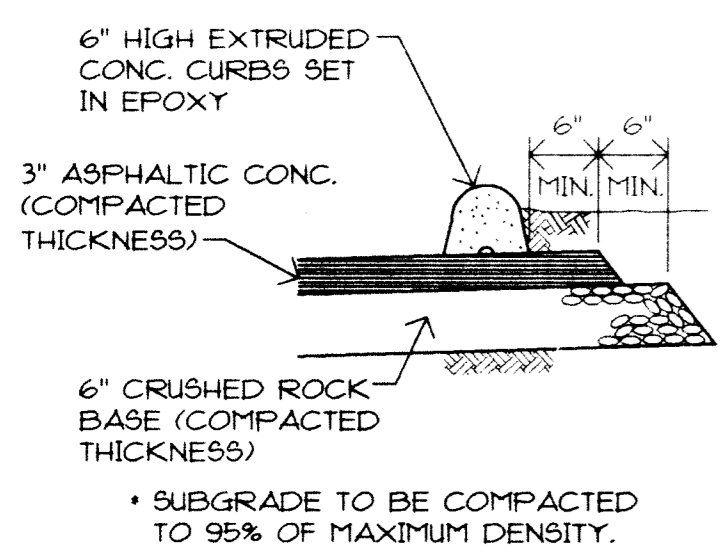
25'W x 50'L x 1'D
WATER QUALITY
FACILITY

EXIST.
ONE STORY
WOOD BLDG.
(TO BE
REMOVED)

EXIST.
METAL BLDG.
TO REMAIN
185.8

EXIST.
WOODEN SHED
(TO BE
REMOVED)
186.3

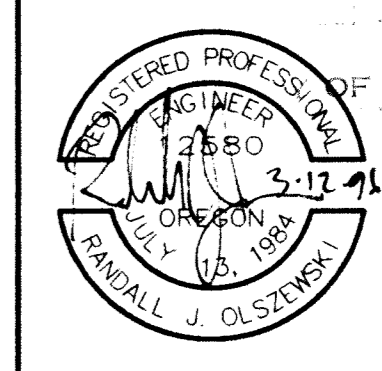
EXISTING TRAILER PARK



TYPICAL PAVEMENT SECTION
NTS

- LEGEND
- PROPOSED EROSION CONTROL FENCE
- PROPOSED INLET BARRIER
- +183.6 PROPOSED SPOT ELEVATIONS
- PROPOSED CATCH BASIN

CITY OF TUALATIN
PLANNING DEPARTMENT
EROSION CONTROL PLANS
AR: 95-53
DATE: 3/13/96
BY: [Signature]



PRINTED BY
MAR 12 1996

Westlake Consultants, Inc.

12-31-96
RENEWAL DATE

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TIGARD, OREGON 97224
(503) 884-0852
FAX (503) 884-0157

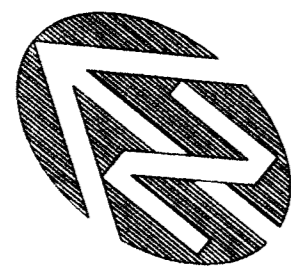
OREGON AUTO CENTER

CITY OF TUALATIN
GRADING AND EROSION CONTROL

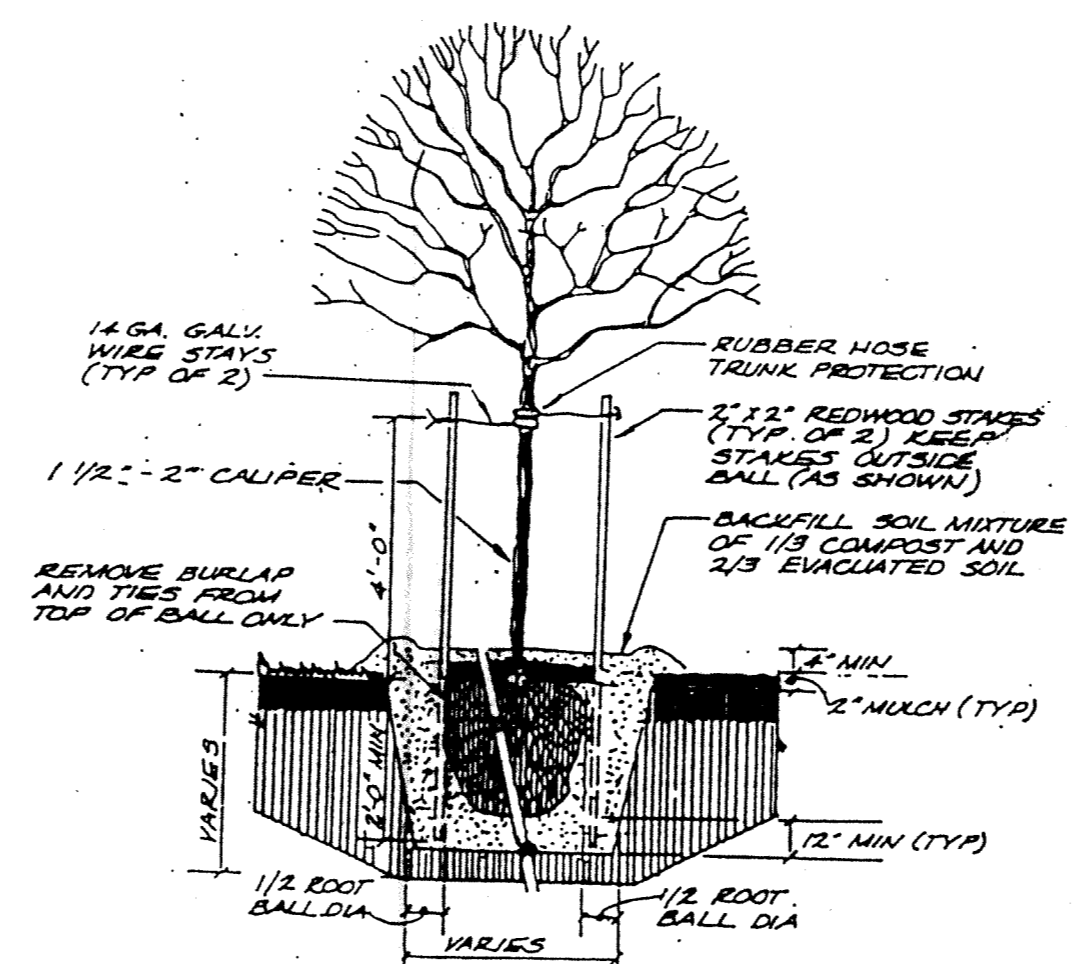
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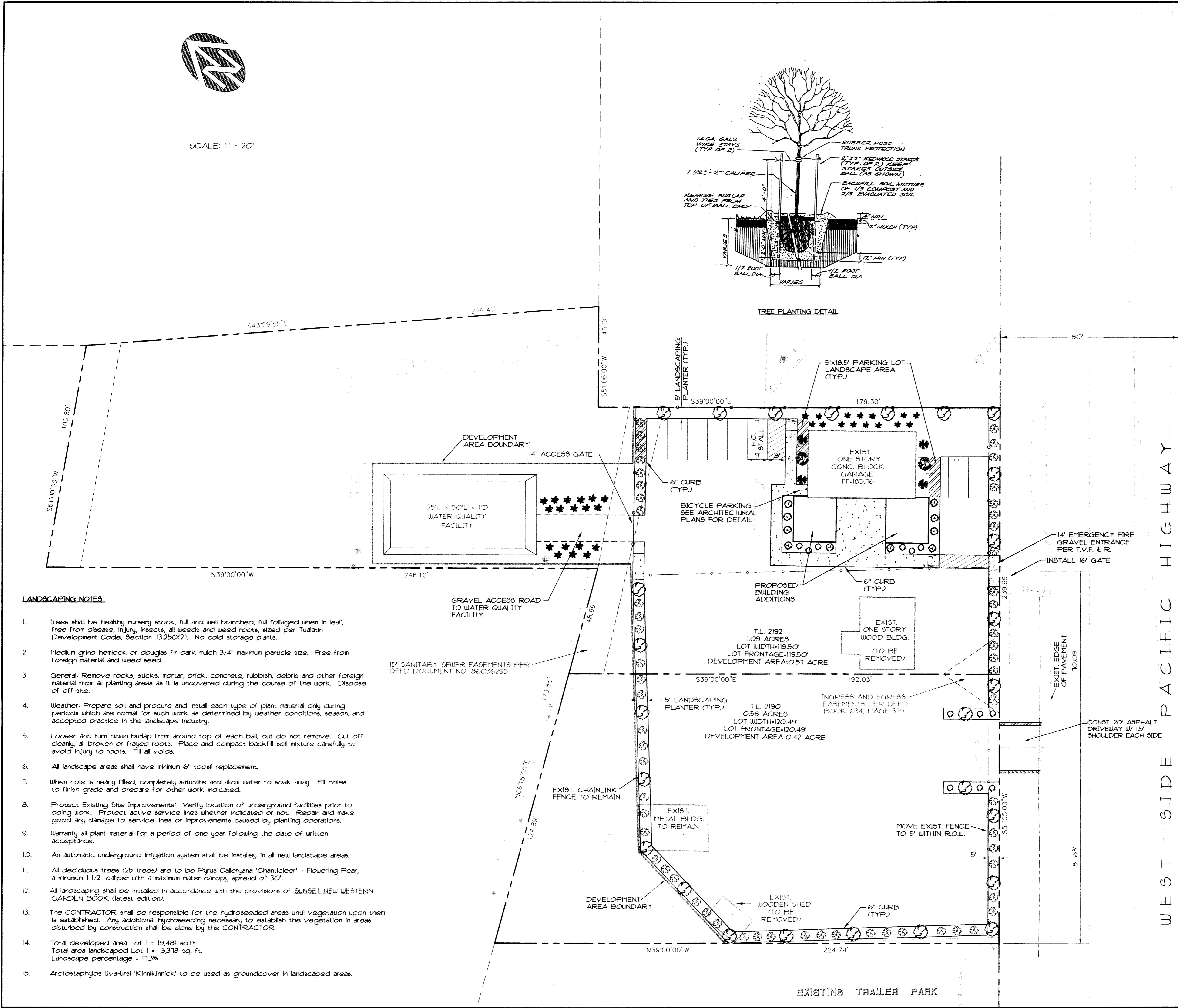
REVISION SHEET
NO. 3 OF 4
JOB NO. 312-14



SCALE: 1" = 20'



TREE PLANTING DETAIL



LANDSCAPING NOTES

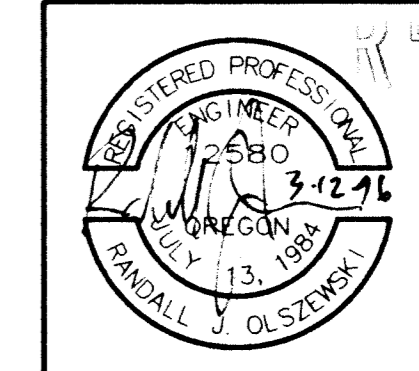
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LEGEND

- PROPOSED LANDSCAPING
26 Pyrus Calleryana 'Cleveland Select' Ornamental Pear
2 Acer Circinatum Vine Maple
6 Chamaecyparis Obtusa Hinkii False Cypress
33 Juniperus Horizontalis 'Wiltonii' Blue Carpet Juniper
4 Nandina Domestica 'Moyers Red' Heavenly Bamboo
12 Nandina Domestica 'Nana' Heavenly Bamboo
44 Photinia Fraseri Evergreen Shrub
4 Viburnum Tinus 'Laurustinus' Evergreen Shrub

EXISTING TREES WITH DESCRIPTION

Table with columns for REVISIONS, NO., DATE, and DESCRIPTION. Includes a stamp for CITY OF TUALATIN PLANNING DEPARTMENT.



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MAR 12 1996

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12-31-96 RENEWAL DATE

OREGON AUTO CENTER CITY OF TUALATIN LANDSCAPE PLAN

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PACIFIC CORPORATE CENTER
16115 S.W. SEASIDE PARKWAY, SUITE 150
TIGARD, OREGON 97224
(503) 884-0652
FAX (503) 824-0167

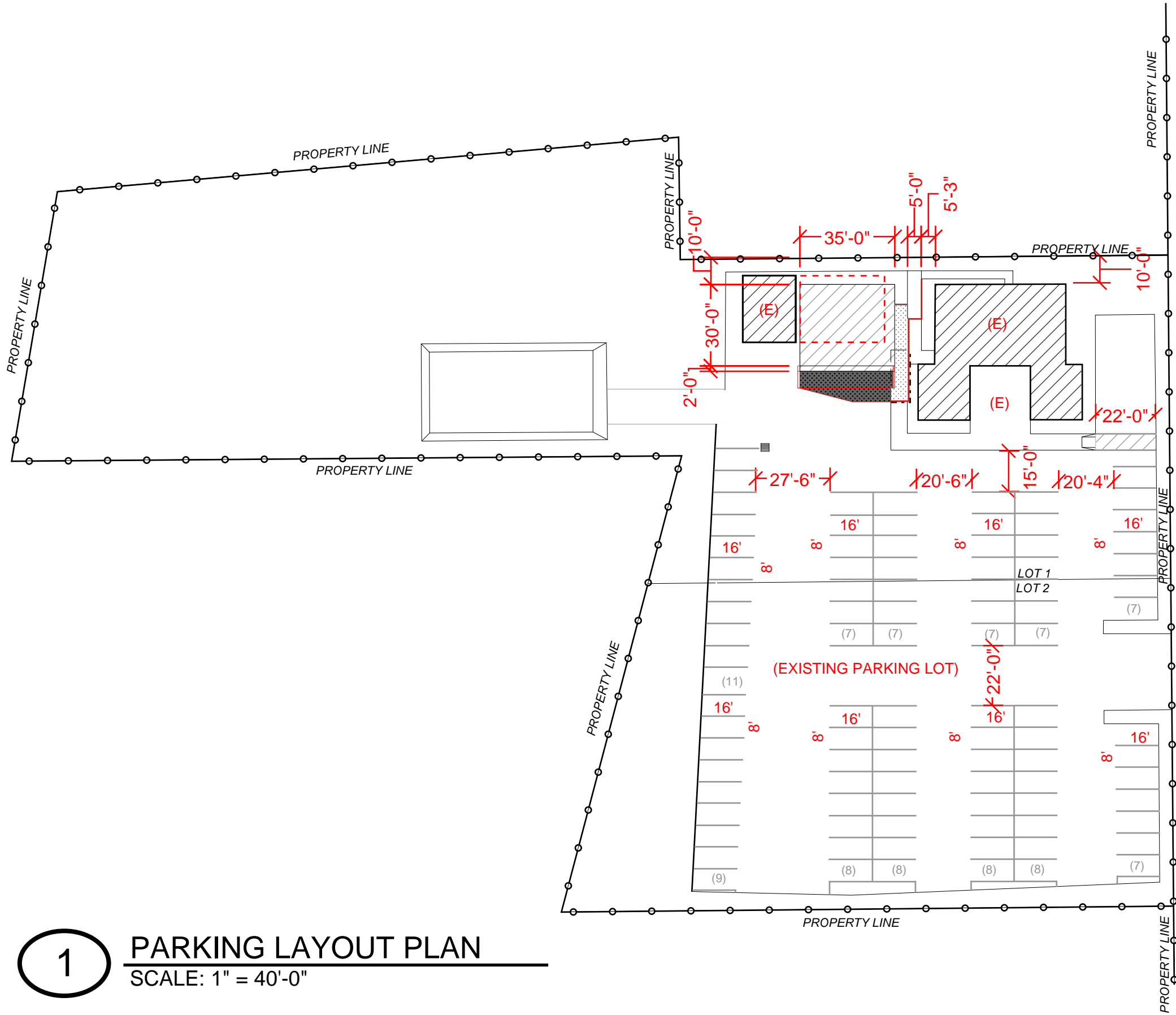
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SHEET 4 OF 4
JOB NO. 312-14

DWG: 31214SP.DWG PLOTTED: 03-12-96

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1

PARKING LAYOUT PLAN

SCALE: 1" = 40'-0"

LEGEND

- 1 .
- 2 .
- 3 .

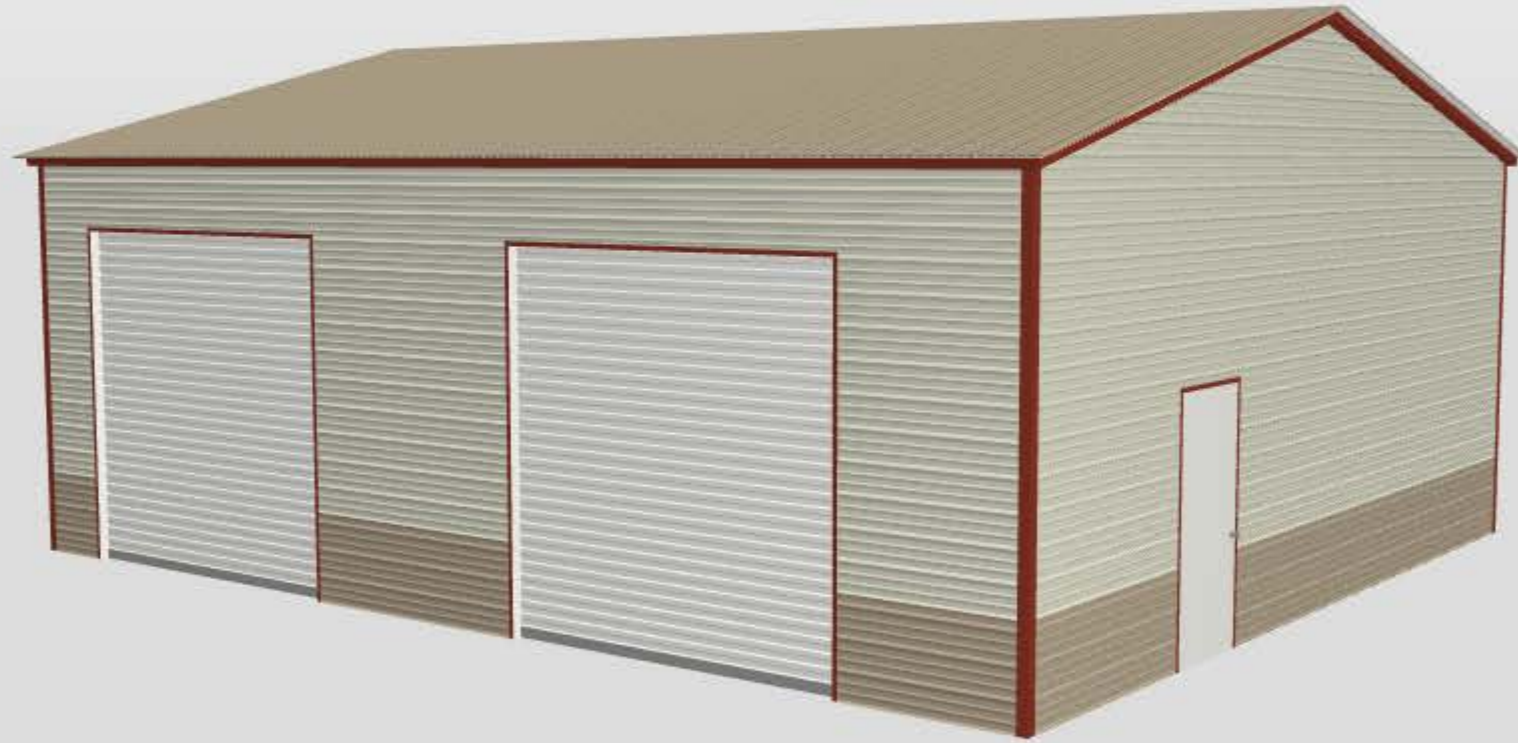
NOTES

- (1) ADA SPACE
- (94) TYPICAL SPACE 8'x16'

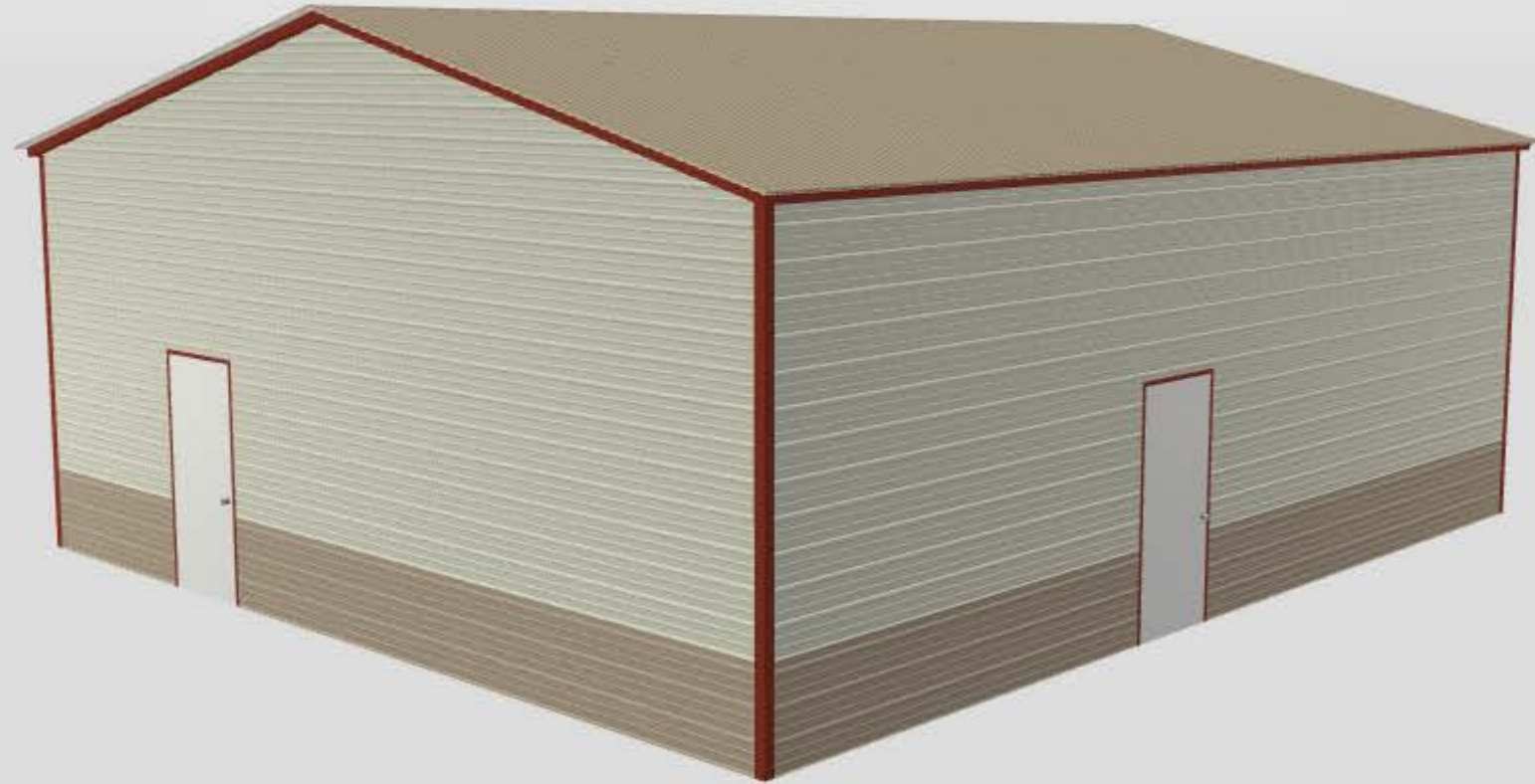
MARVELOUS MOTORS

C1.2

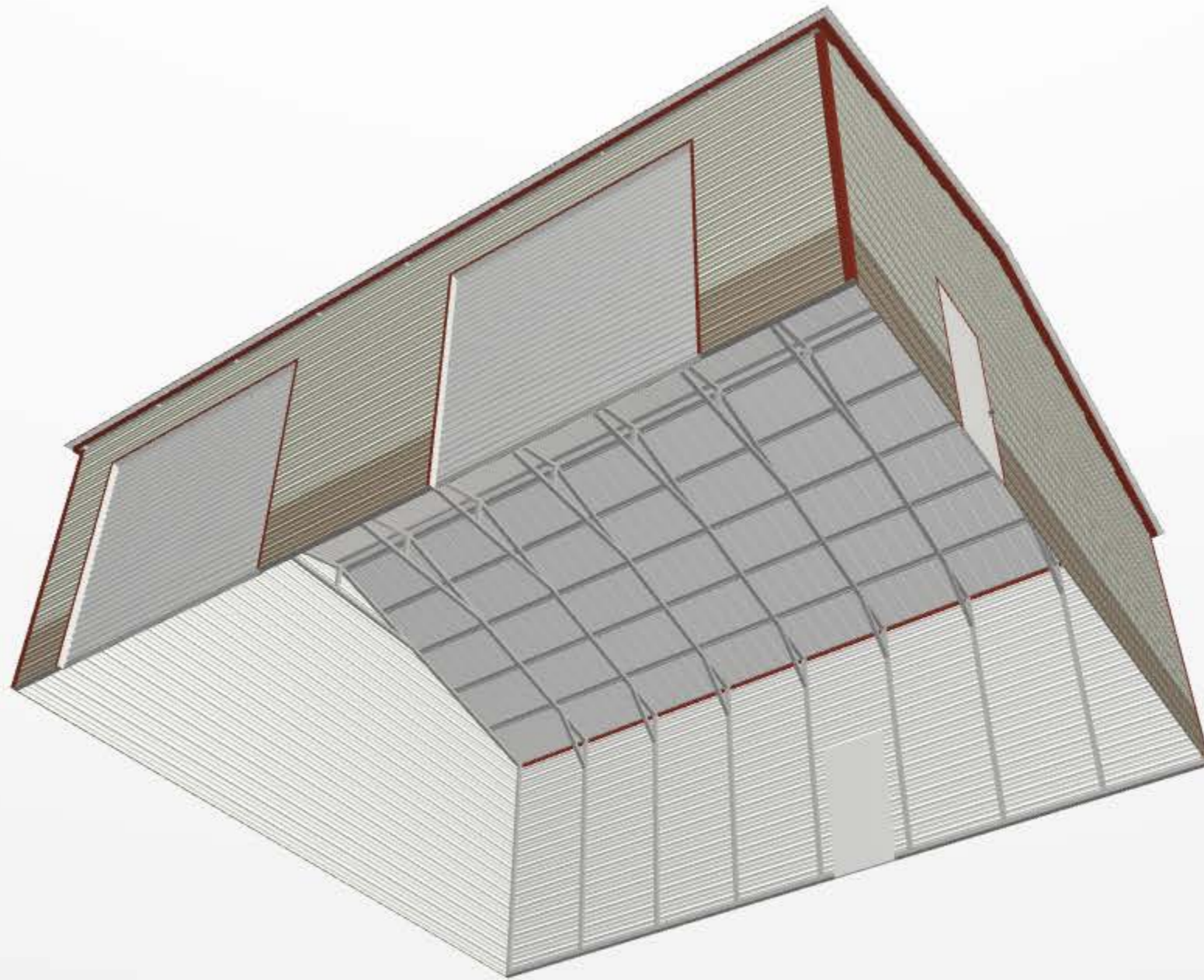
PROJECT NO. DATE . 08 . 2020 17835 SW PACIFIC HIGHWAY TUALATIN . OR 970602
 CHECKED . /s/
 DRAWN . /s/
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Triple Wide (26'-30' Wide)
30' W x 35' L x 12' H



Triple Wide (26'-30' Wide)
30' W x 35' L x 12' H



Triple Wide (26'-30' Wide)
30' W x 35' L x 12' H