

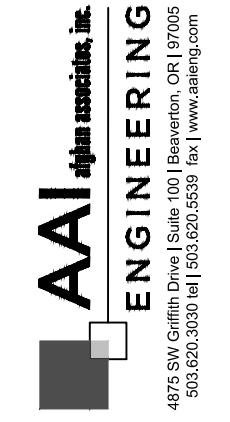
PRELIMINARY BASE SURVEY
WALGRAEVES

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

PREPARED FOR
PHELAN DEVELOPMENT
AUGUST 17, 2020

BASIS OF BEARINGS
STATE PLANE GRID COORDINATES
INTERNATIONAL FEET
3601 OREGON NORTH
NAD83(2011)(EPOCH2010.0000)
POINT SCALE 0.99990106
COMBINED FACTOR 0.99989672

VERTICAL DATUM
WASHINGTON COUNTY (NAVD29)
COMPUTED USING GEOID 18



LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- ⊕ BORE TEST PIT
- GUY WIRE
- ⊕ POWER POLE
- ⊕ ELECTRIC BOX
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ TELEPHONE VAULT
- ↑ SIGN
- ⊕ WATER METER
- ⊕ WATER VAULT
- ⊕ WATER HYDRANT
- ⊕ TEST PIT
- ⊕ DECIDUOUS TREE
- CONIFEROUS UNDERGROUND STORM DRAINAGE LINE
- UNDERGROUND STORM LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- x — EXTERIOR FENCE LINE AS NOTED

NOTE: UNDERGROUND UTILITIES ARE APPROXIMATE,
SHOWN ON THE BASIS OF SURFACE STRUCTURES,
AS-BUILT MAPPING, AND UTILITY LOCATES BY
OTHERS.

SHEET TITLE

EXISTING
CONDITIONS

DATE: 08/02/2021

DRAWN: KPM

CHECKED: CNH

REVISIONS:

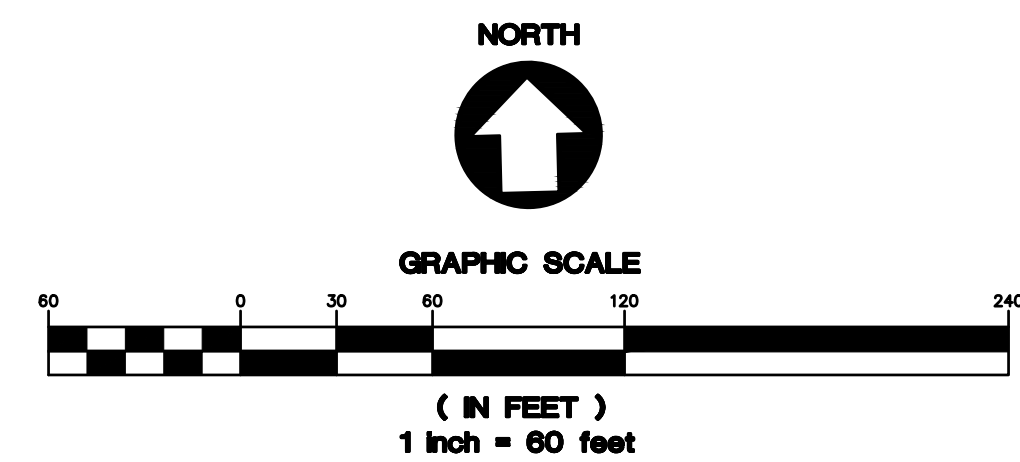
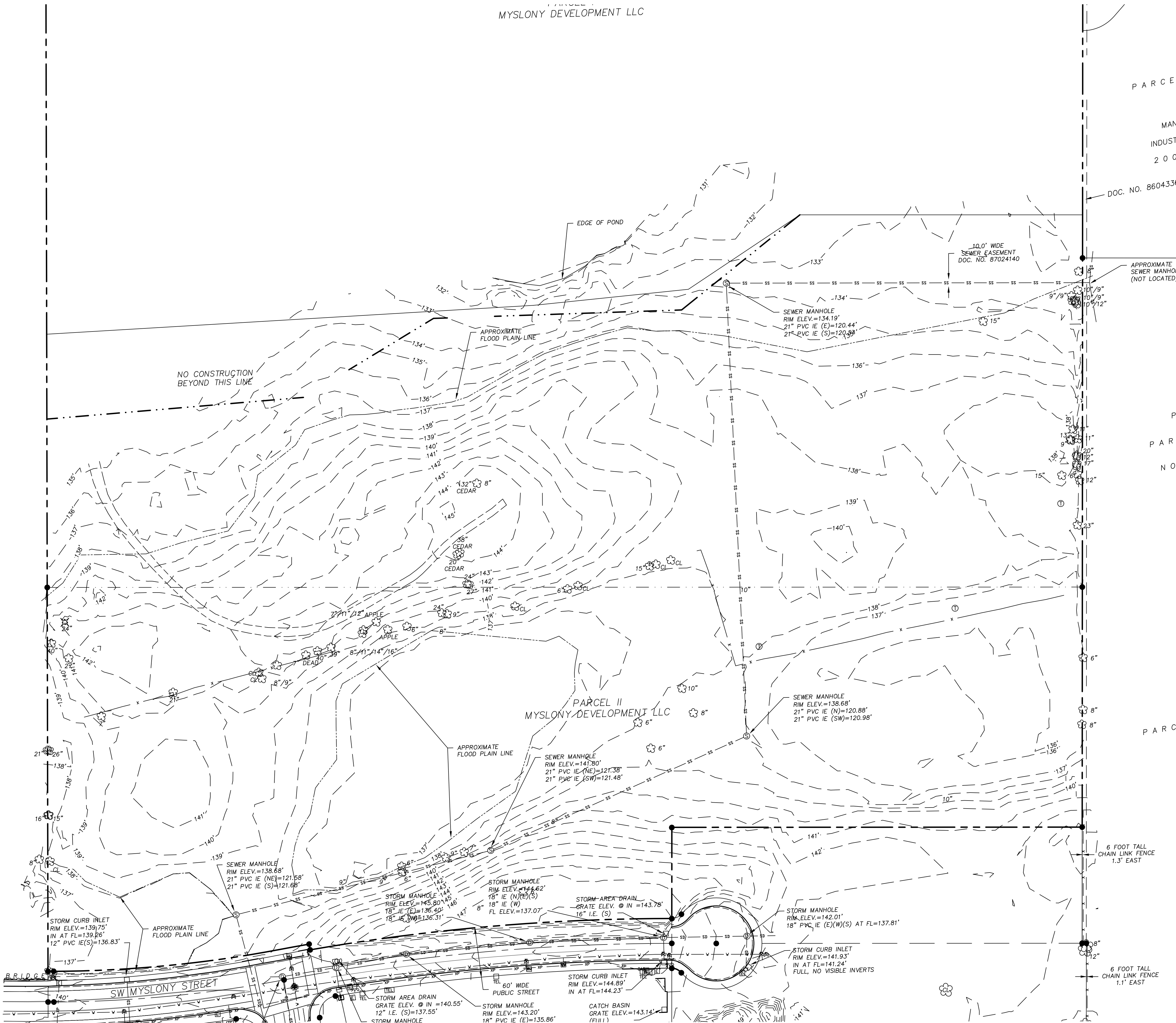
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SHEET NUMBER

C0.2

JOB NUMBER: A20120.10



DESIGN REVIEW - 12/23/2021

PARCEL I
MYSLONY DEVELOPMENT LLC

PARCE

MAN

INDUST

200

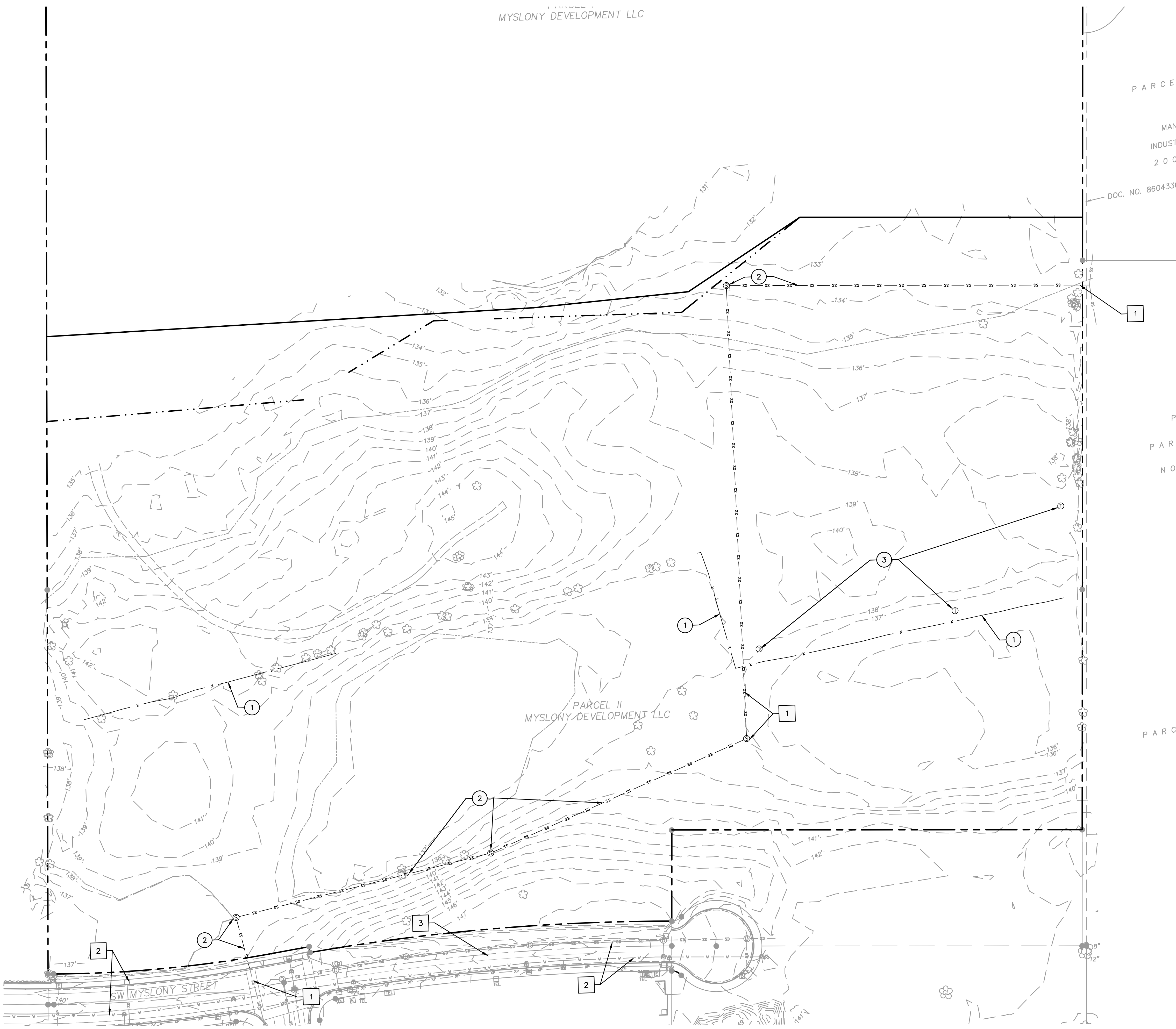
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NO

PARC



SHEET NOTES

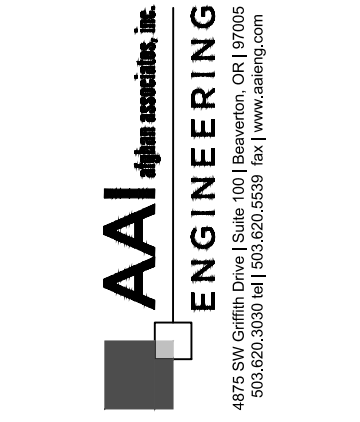
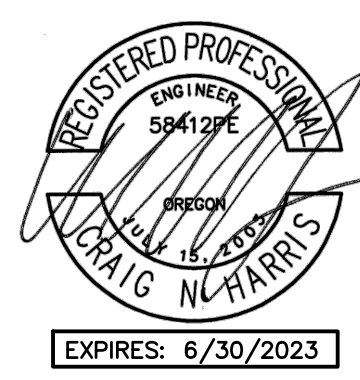
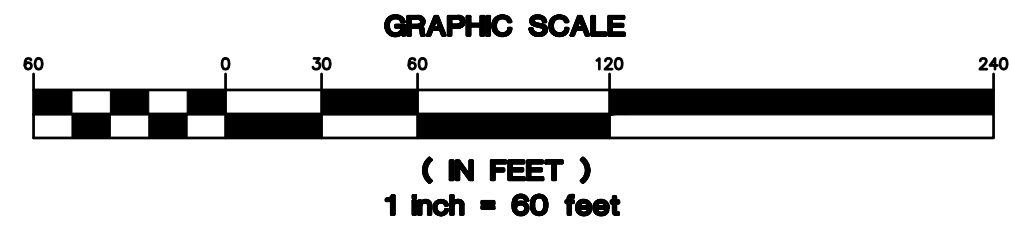
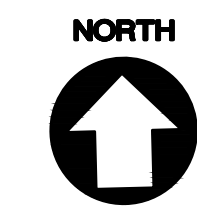
1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
4. 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.
5. 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.
6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
7. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
8. 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.
9. PROTECT ALL EXISTING UTILITY STRUCTURES AND UNDERGROUND MAINS TO REMAIN.
10. PROTECT ALL EXISTING VEGETATION TO REMAIN.

X PROTECTION NOTES

- 1 PROTECT EXISTING SANITARY SEWER, ADJUST MANHOLES TO GRADE.
- 2 PROTECT EXISTING PUBLIC UTILITIES
- 3 PROTECT EXISTING PUBLIC ROADWAY

X DEMOLITION NOTES

- 1 REMOVE EXISTING FENCE
- 2 REMOVE OR ABANDON EXISTING SANITARY SEWER
- 3 REMOVE EXISTING UTILITY



HEDGES CREEK
TUALATIN, OR

SHEET TITLE
DEMOLITION PLAN

DATE: 08/02/2021

DRAWN: KPM

CHECKED: CNH

REVISIONS:

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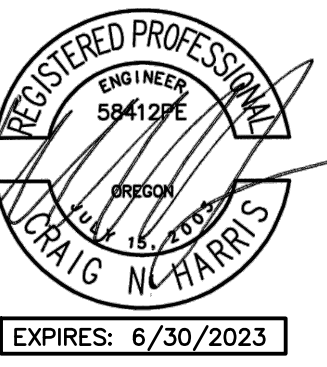
SHEET NUMBER

C0.3

DESIGN REVIEW - 12/23/2021

JOB NUMBER: A20120.10

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AAI ENGINEERING
 4875 SW Center Drive, Suite 100, Beaverton, OR 97005
 503.638.0888 | www.aai-engineering.com

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



HEDGES CREEK
 TUALATIN, OR

SHEET TITLE

SITE PLAN

DATE: 08/02/2021

DRAWN: KPM

CHECKED: CNH

REVISIONS:

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SHEET NUMBER

C1.0

JOB NUMBER: A20120.10

SHEET NOTES

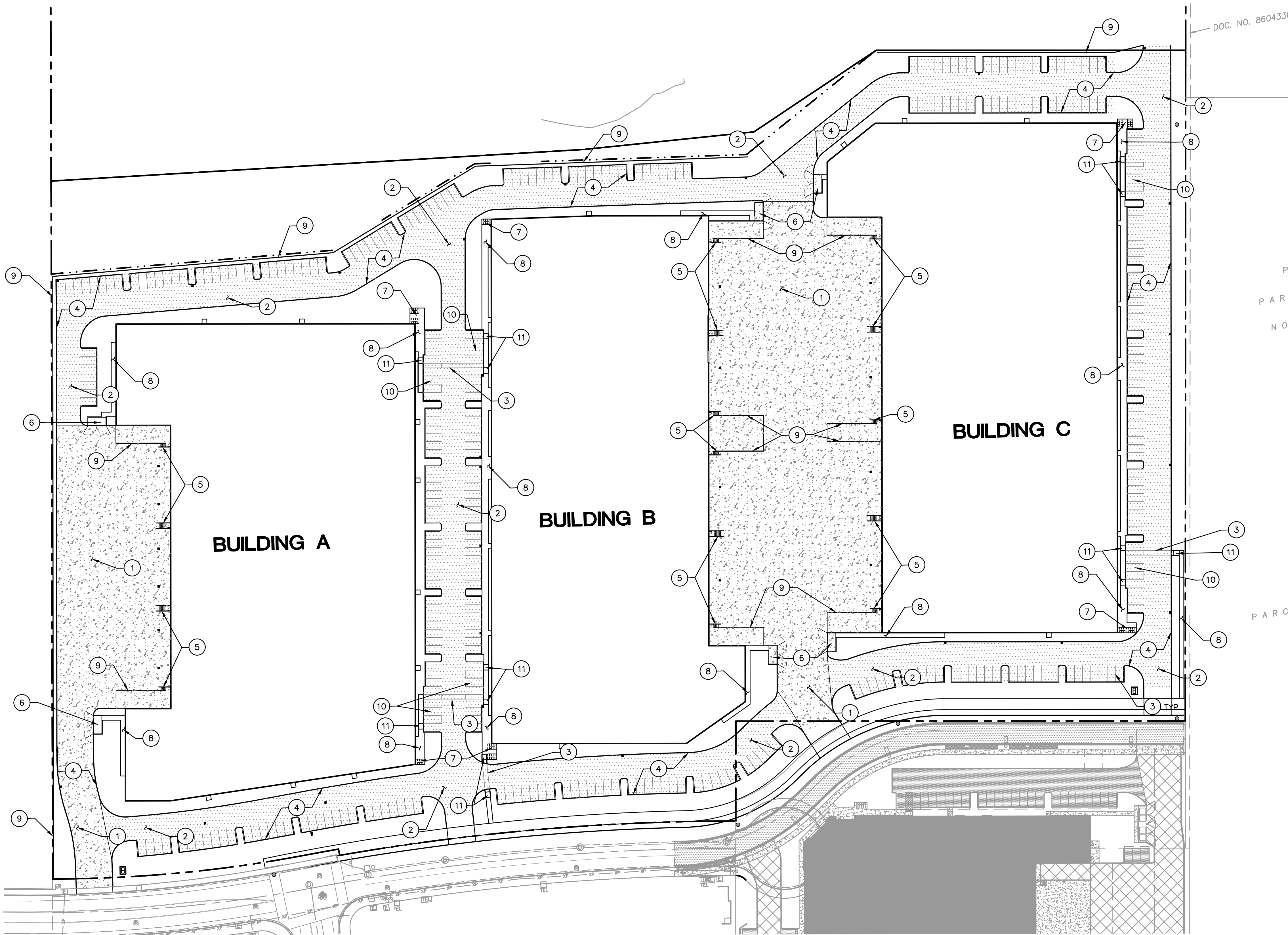
1. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE INFORMATION.
2. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE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

(X) CONSTRUCTION NOTES

1. INSTALL CONCRETE TRUCK DRIVING SURFACE
2. INSTALL ASPHALT SURFACING
3. INSTALL STRIPING. SEE ARCHITECTURAL PLANS.
4. INSTALL CURB
5. INSTALL STAIRS. SEE ARCHITECTURAL PLANS.
6. INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
7. INSTALL BICYCLE PARKING. SEE ARCHITECTURAL PLANS.
8. INSTALL SIDEWALK
9. INSTALL WALL
10. INSTALL ADA PARKING
11. INSTALL ADA CURB RAMP

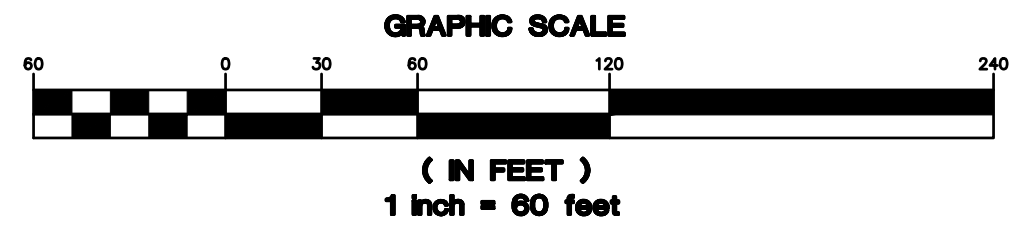
LEGEND

PROPERTY LINE	
CONCRETE SURFACING	
ASPHALT SURFACING	



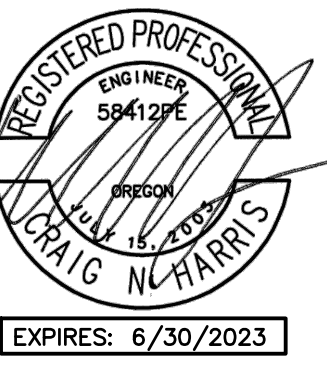
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DOC. NO. 860433f



DESIGN REVIEW - 12/23/2021

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AAI ENGINEERING
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503.638.0800 Fax 503.638.0808

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

HEDGES CREEK
TUALATIN, OR

SHEET NOTES

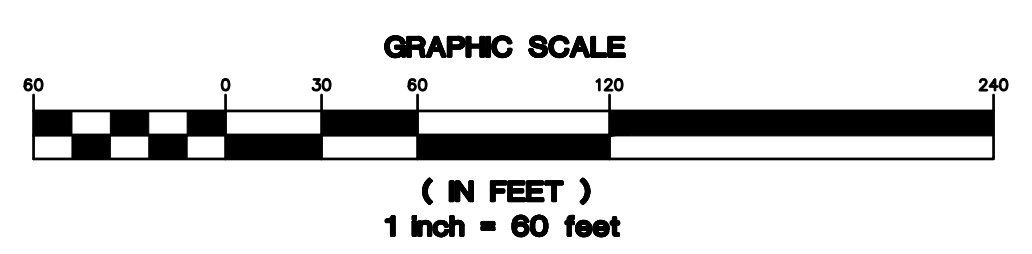
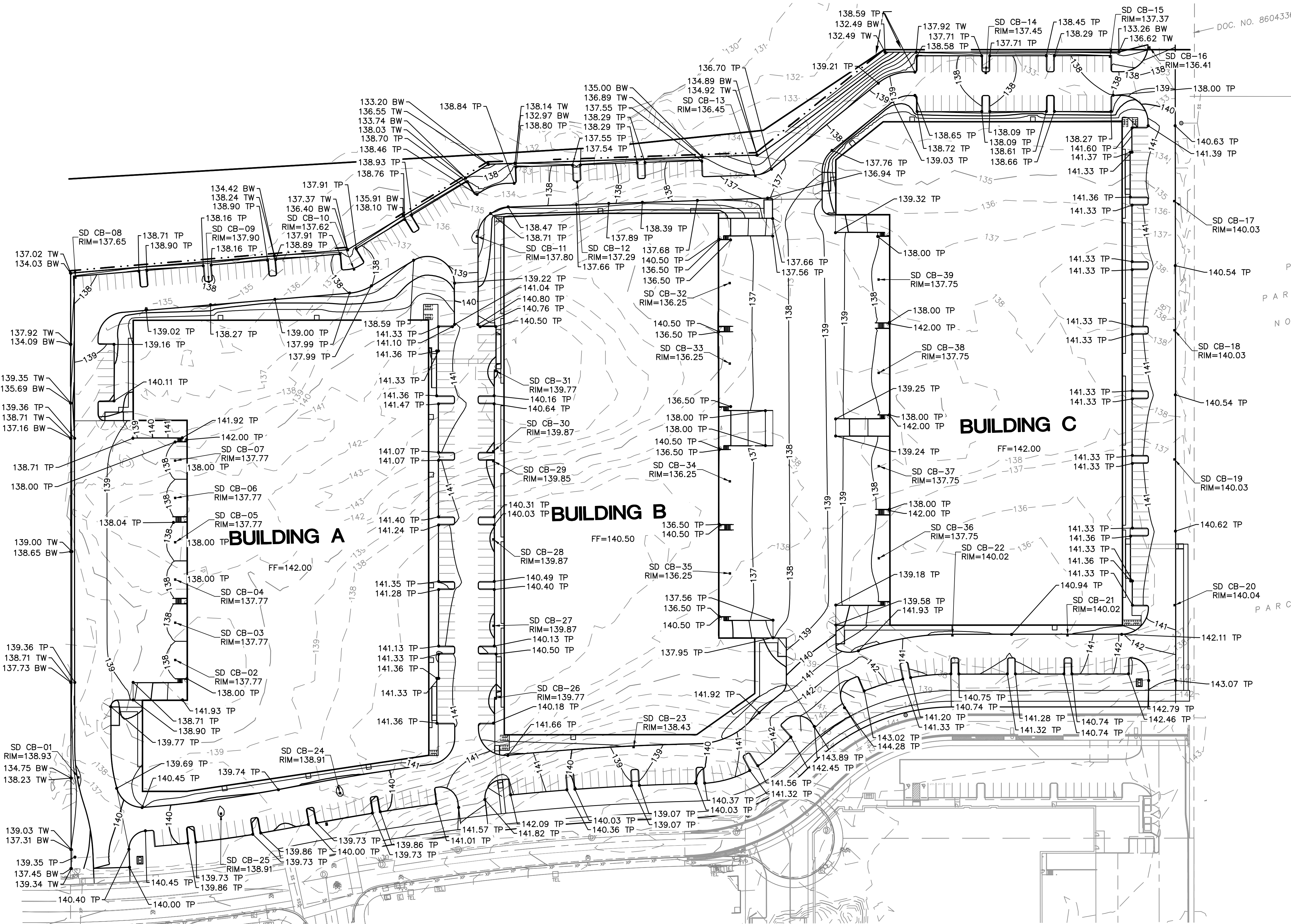
- CURB HEIGHTS ARE 6" UNLESS NOTED OTHERWISE.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- ALL WALKWAYS FROM ACCESSIBLE UNITS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS 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.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
XX.XX XX	DESCRIPTION LISTED BELOW.
BS	BOTTOM OF STAIRS
BW	FINISHED GRADE AT BOTTOM OF WALL
DS	DOOR SILL
FF	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
G	GROUND
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF STAIRS
TW	FINISHED GRADE AT TOP OF WALL

LEGEND

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



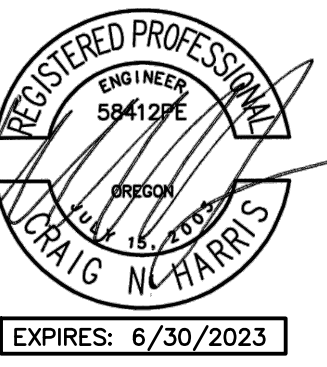
SHEET TITLE
GRADING PLAN

DATE: 08/02/2021
DRAWN: KPM
CHECKED: CNH

REVISIONS:

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SHEET NUMBER
C2.0



AAI ENGINEERING INC.
4875 SW Center Drive, Suite 100, Beaverton, OR 97005
503.638.0500 Fax 503.638.0508

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

HEDGES CREEK
TUALATIN, OR

SHEET NOTES

- 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 AND INVERTS WITH APPROVED PLUMBING PLANS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION OF SAID UTILITIES.
- ALL STORM AND SANITARY FITTINGS TO BE ECCENTRIC FITTINGS UNLESS OTHERWISE NOTED.

LABEL LEGEND

PIPE LABELS

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

STRUCTURE LABELS

UTILITY TYPE (FP=FIRE PROTECTION, S=SANITARY, SD=STORM DRAINAGE, W=WATER)
STRUCTURE TYPE (SEE BELOW)
XX XX-XX - ID NUMBER (WHERE APPLICABLE)
RIM=XX.XX - STRUCTURE INFO (WHERE APPLICABLE)

STRUCTURE TYPES

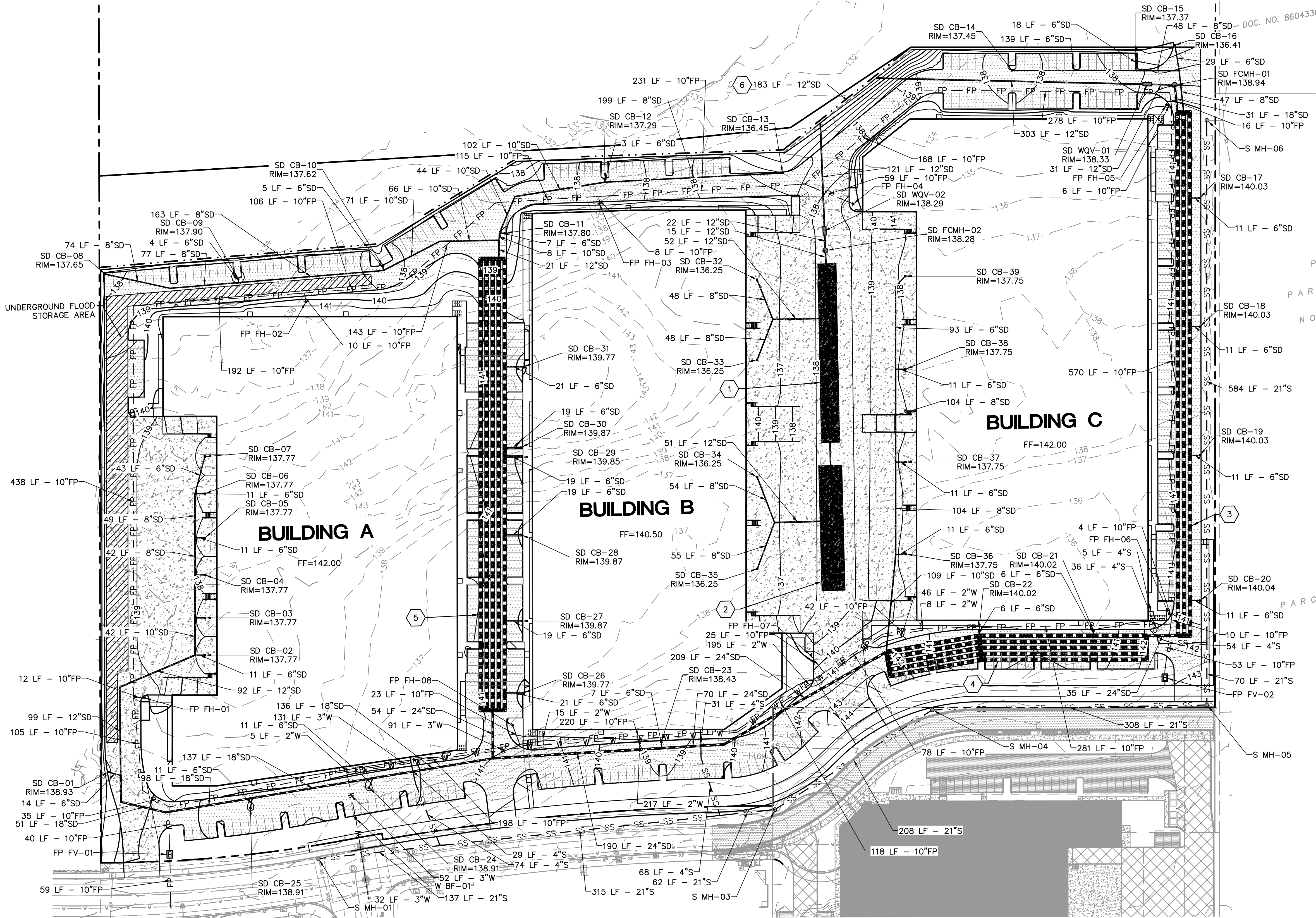
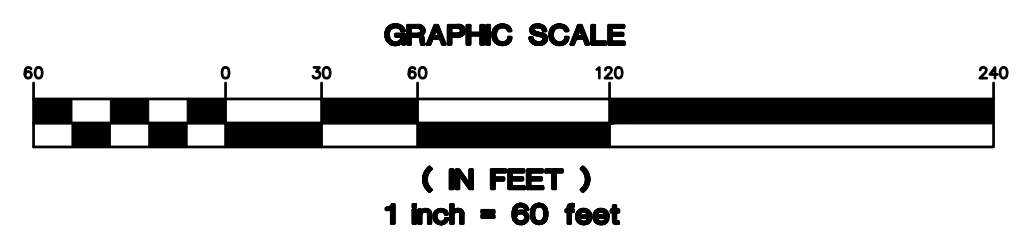
TYPE	DESCRIPTION
BF	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
CB	CATCH BASIN
FCMH	FLOW CONTROL MANHOLE
FV	FIRE VAULT
MH	MANHOLE
WQV	WATER QUALITY VAULT

LEGEND

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

STORM NOTES

- INSTALL 800 LF 49X33 ARCH CMP DETENTION. IE=134.00.
- INSTALL 700 LF 49X33 ARCH CMP DETENTION. IE=134.00.
- INSTALL 1750 LF 52" CMP DETENTION. IE=134.00.
- INSTALL 1500 LF 52" CMP DETENTION. IE=134.00.
- INSTALL 2500 LF 52" CMP DETENTION. IE=134.00.
- INSTALL PERFORATED PIPE IN 2'X2' DRAIN ROCK. BOTTOM OF ROCK=132.50.



SHEET TITLE

UTILITY PLAN

DATE: 08/02/2021

DRAWN: KPM

CHECKED: CNH

REVISIONS:

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SHEET NUMBER

C3.0

JOB NUMBER: A20120.10

DESIGN REVIEW - 12/23/2021

Hedges Creek

11345 SW Herman Road

Tualatin, Oregon

15 February 2022

ARCHITECTURAL

- A-1 COVER SHEET
- A-2 PRELIMINARY SITE PLAN
- A-3 BUILDING A FLOOR PLAN
- A-4 BUILDING B FLOOR PLAN
- A-5 BUILDING C FLOOR PLAN
- A-6 BUILDING A EXTERIOR ELEVATIONS
- A-7 BUILDING B EXTERIOR ELEVATIONS
- A-8 BUILDING C EXTERIOR ELEVATIONS
- A-9 TRASH / RECYCLING ENCLOSURE PLANS AND ELEVATIONS & COVERED BIKE PARKING ELEVATIONS

CIVIL

- C0.2 EXISTING CONDITIONS
- C0.3 DEMOLITION PLAN
- C1.0 SITE PLAN
- C2.0 GRADING PLAN
- C3.0 UTILITY PLAN

ELECTRICAL

- E1.00 SITE LIGHTING PLAN
- E1.01 SITE LIGHTING PHOTOMETRIC

LANDSCAPE

- L1.0 TREE REMOVAL & PROTECTION PLAN
- L1.1 OVERALL LANDSCAPE & TREE PLAN
- L1.2 ENLARGED LANDSCAPE PLAN
- L1.3 ENLARGED LANDSCAPE PLAN
- L1.4 ENLARGED LANDSCAPE PLAN
- L1.5 ENLARGED LANDSCAPE PLAN
- L2.0 LANDSCAPE DETAILS
- L2.1 IRRIGATION DETAILS
- L3.0 LANDSCAPE & IR DETAILS

- PROPERTY LINE
- LINE OF SOFFIT OR ELEMENT ABOVE
- CENTER LINE
- COLUMN GRID LINE

LEGEND

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

- BUILDING 2019 OREGON STRUCTURAL SPECIALTY CODE
- MECHANICAL 2019 OREGON MECHANICAL SPECIALTY CODE
- PLUMBING 2017 OREGON PLUMBING SPECIALTY CODE
- ELECTRICAL 2017 OREGON ELECTRICAL SPECIALTY CODE
- FIRE 2014 OREGON FIRE CODE
- ACCESSIBILITY 2009 ICC / ANSI A117.1 ACCESSIBILITY CODE
- ENERGY 2019 OREGON ZERO ENERGY READY COMMERCIAL 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: ± 914,700
 21.00 acres

TOTAL BUILDING AREA: 442,575 sf

BUILDING A: 148,600 sf
 MANUFACTURING: 52,010 sf (35%)
 WAREHOUSE: 96,590 sf (65%)
 BUILDING B: 142,550 sf
 MANUFACTURING: 49,893 sf (35%)
 WAREHOUSE: 92,657 sf (65%)
 BUILDING C: 151,425 sf
 MANUFACTURING: 52,999 sf (35%)
 WAREHOUSE: 98,426 sf (65%)

SITE COVERAGE: 48.13 %

DOCK DOOR RATIO:
 BUILDING A: 1 / 8,255 sf
 BUILDING B: 1 / 5,483 sf
 BUILDING C: 1 / 5,608 sf

PARKING REQUIRED: 308 spaces

BUILDING A: 104 spaces
 MANUFACTURING (1.6 / 1,000 sf) 72 spaces
 WAREHOUSE (0.3 / 1,000 sf) 32 spaces
 BUILDING B: 99 spaces
 MANUFACTURING (1.6 / 1,000 sf) 69 spaces
 WAREHOUSE (0.3 / 1,000 sf) 30 spaces
 BUILDING C: 105 spaces
 MANUFACTURING (1.6 / 1,000 sf) 73 spaces
 WAREHOUSE (0.3 / 1,000 sf) 32 spaces

PARKING PROVIDED: 335 spaces
 LANDSCAPE REQUIRED: 135,610 sf (15.0%)
 LANDSCAPE PROVIDED: 143,321 sf (15.67%)

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

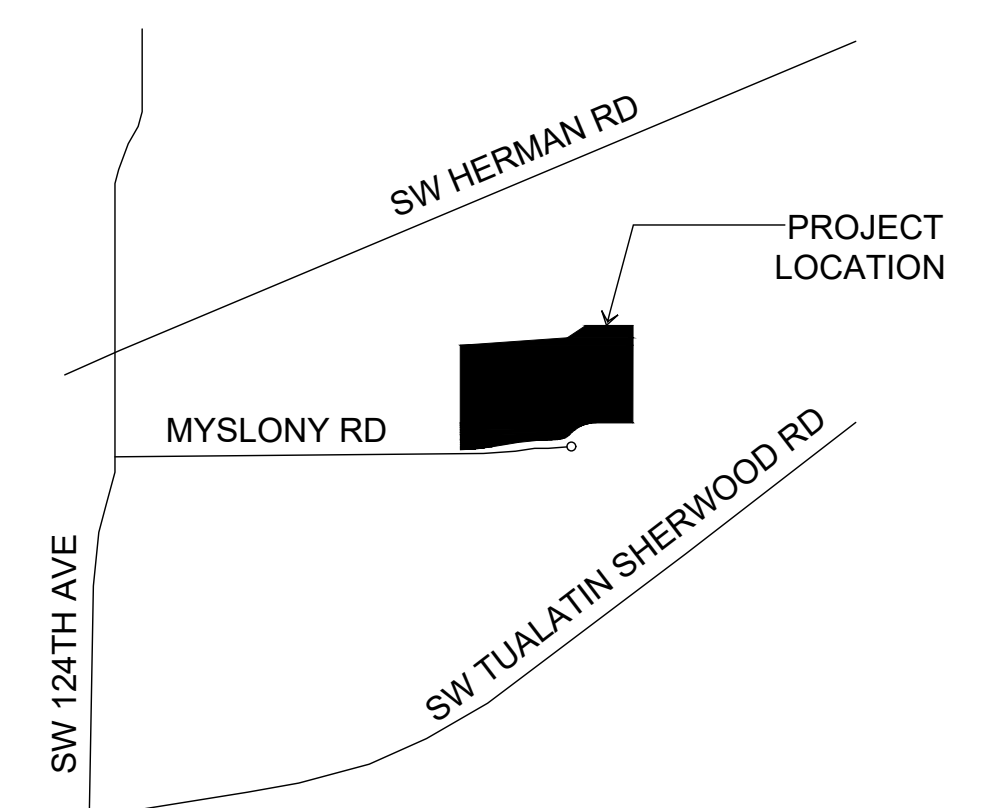
CALVIN J. COATSWORTH ARCHITECTS, PC
 1574 GULF ROAD
 PMB 212
 POINT ROBERTS, WA 98281
 PHONE: (949) 833-1930

CIVIL ENGINEER

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

LANDSCAPE

TERESA LONG, PLA
 AAI ENGINEERING
 4875 SW GRIFFITH DRIVE, SUITE 100
 BEAVERTON, OR 97005
 PHONE: (503) 352-3030



SHEET INDEX

APPLICABLE CODES

PROJECT SUMMARY

PROJECT TEAM

VICINITY MAP

SCALE: NOT TO SCALE



NET LOT AREA:	± 914,700 sf 21.00 acres
TOTAL BUILDING AREA:	442,575 sf
BUILDING A:	148,600 sf
BUILDING B:	142,550 sf
BUILDING C:	151,425 sf

SITE COVERAGE (on NET): 48.13 %

DOCK DOOR RATIO:	
BUILDING A:	1 / 8,255 sf
BUILDING B:	1 / 5,483 sf
BUILDING C:	1 / 5,608 sf

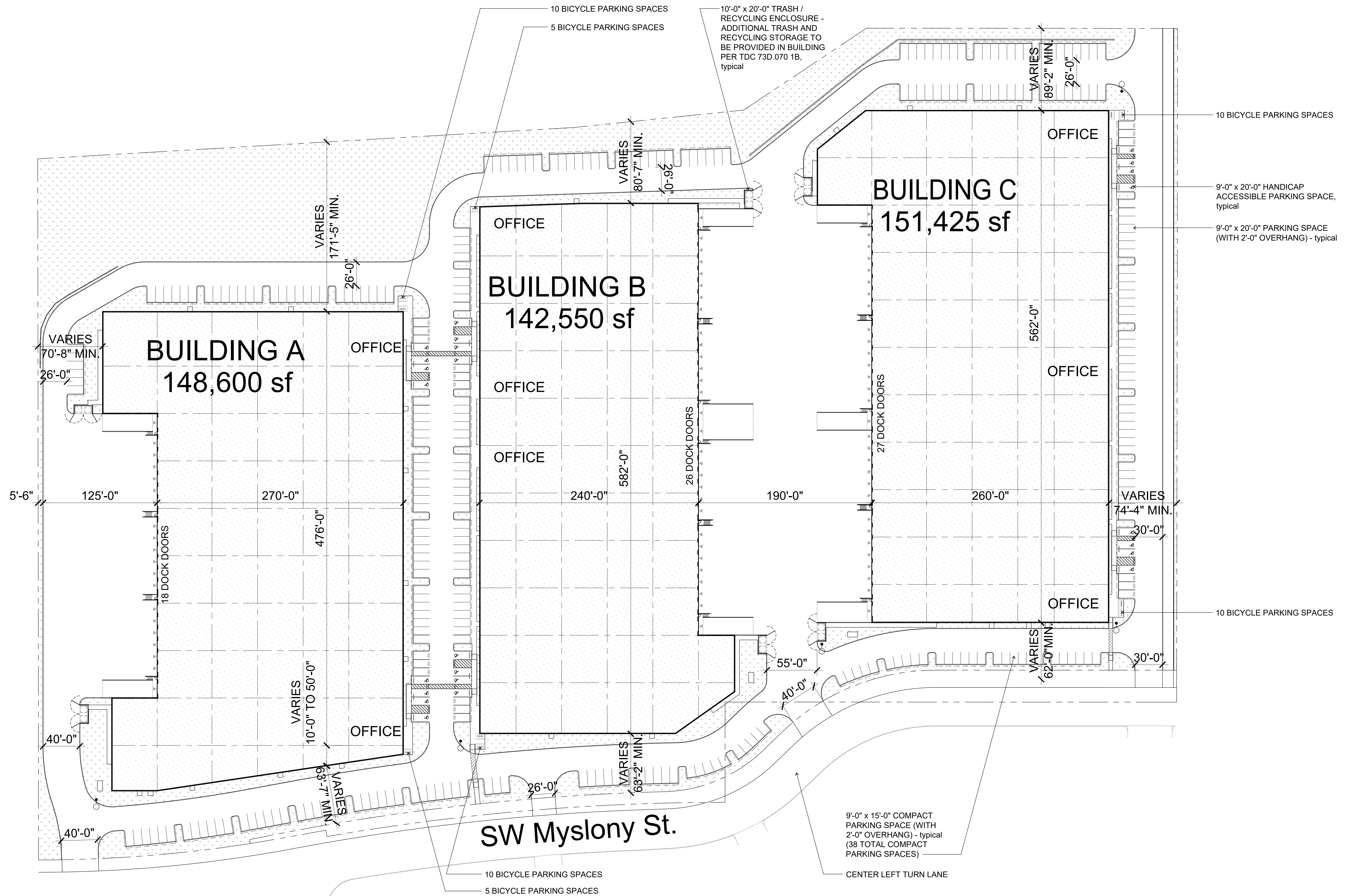
PARKING REQUIRED	308 spaces
BUILDING A:	104 spaces
WAREHOUSE (70%) at .3 per 1,000:	32 spaces
MANUFACTURING (30%) at 1.6 per 1,000:	72 spaces
BUILDING B:	99 spaces
WAREHOUSE (70%) at .3 per 1,000:	30 spaces
MANUFACTURING (30%) at 1.6 per 1,000:	69 spaces
BUILDING C:	105 spaces
WAREHOUSE (70%) at .3 per 1,000:	32 spaces
MANUFACTURING (30%) at 1.6 per 1,000:	73 spaces

PARKING PROVIDED: 335 spaces

LANDSCAPE REQUIRED: 137,205 sf (15%)

LANDSCAPE PROVIDED: 143,321 sf (15.67%)

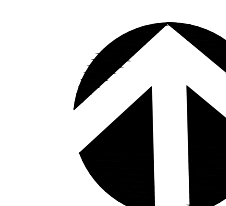
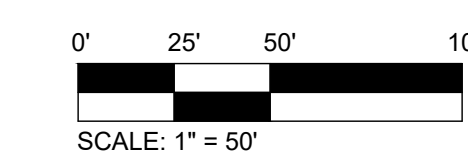
21 April 2022 p:\2019\19500 phelan development\19500.36-walgraave property, or/new road schemes\19500.36 site plan - ar package - 04212022.dwg

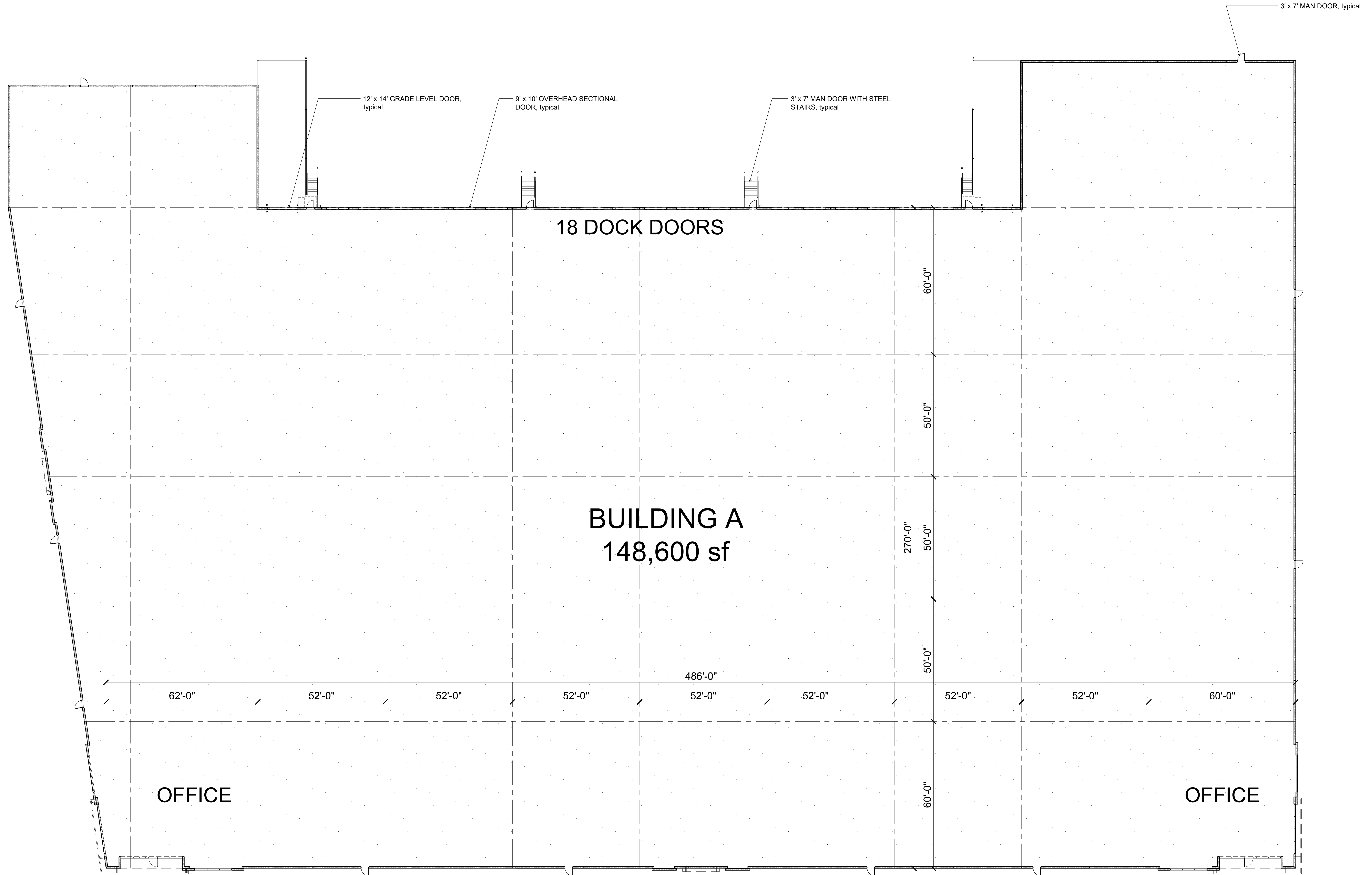


PRELIMINARY SITE PLAN

21 April 2022

Hedges Creek
11345 SW Herman Road
Tualatin, Oregon

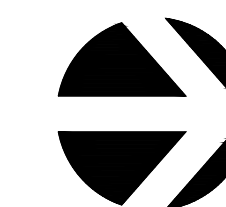


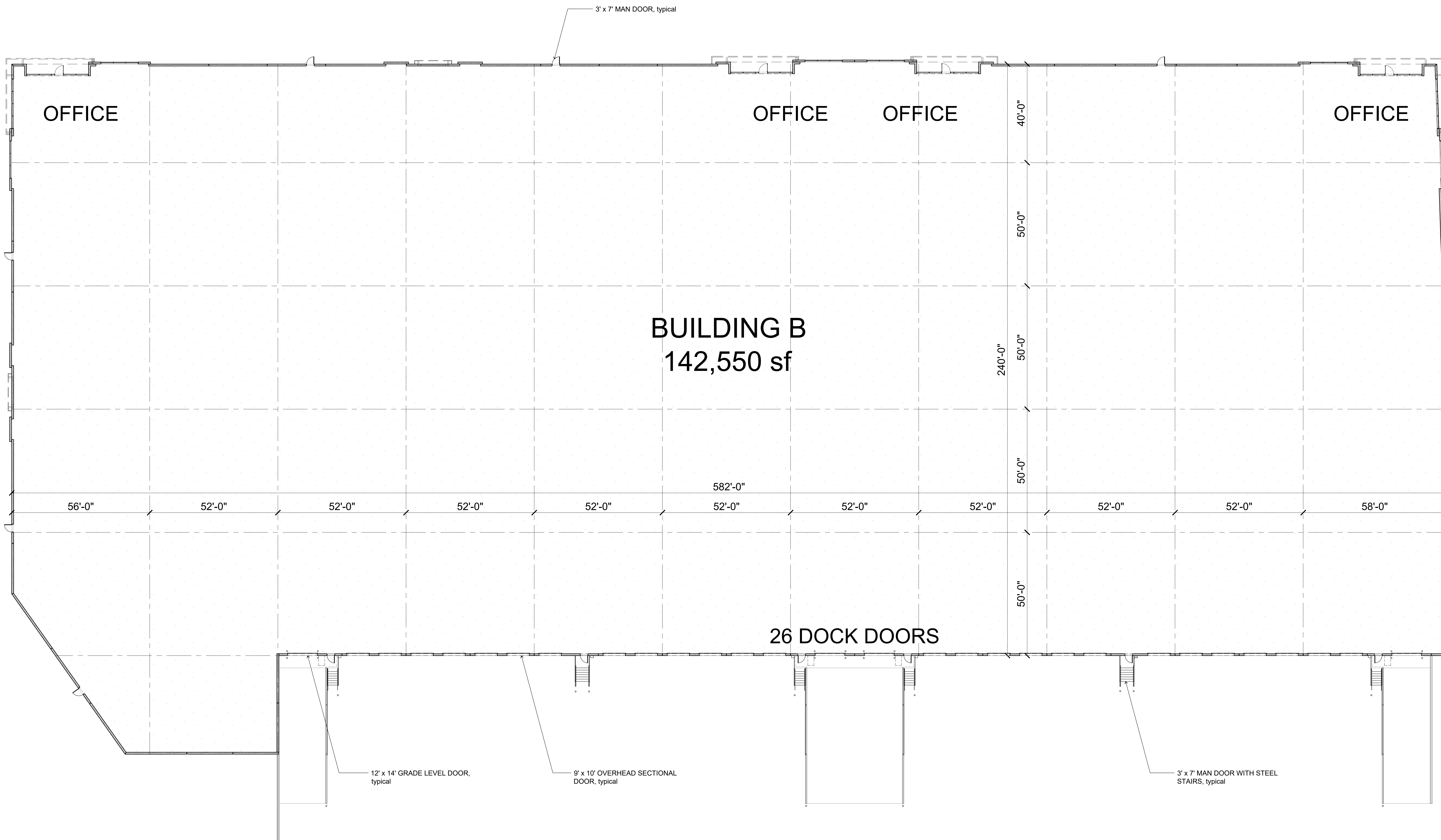


BUILDING A FLOOR PLAN

15 February 2022

Hedges Creek
11345 SW Herman Road
Tualatin, Oregon

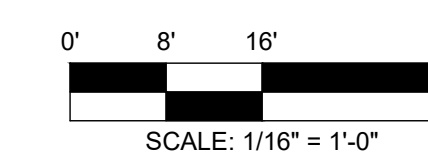
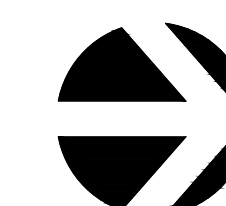


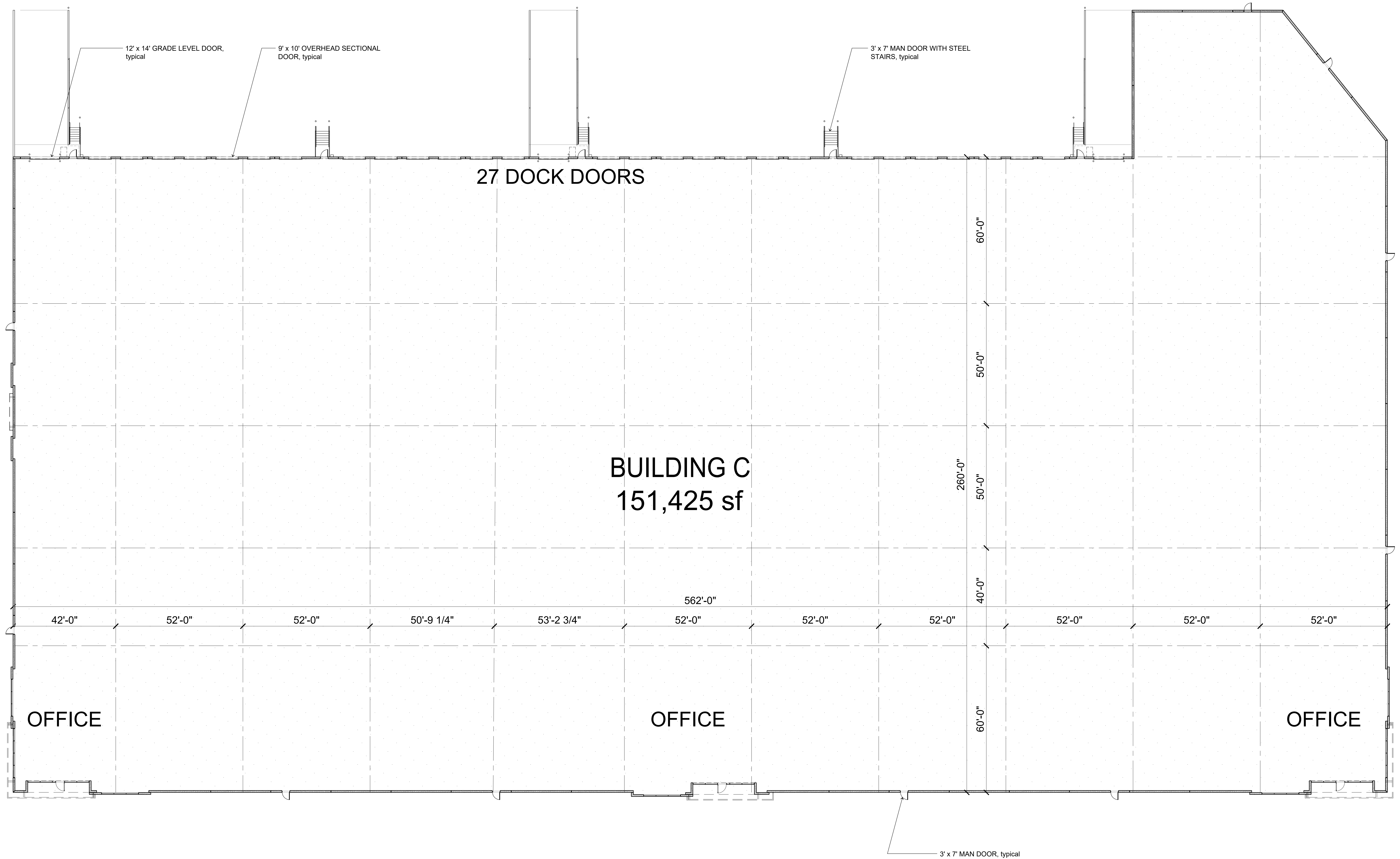


BUILDING B FLOOR PLAN

15 February 2022

Hedges Creek
11345 SW Herman Road
Tualatin, Oregon

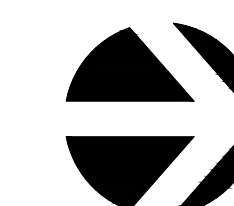


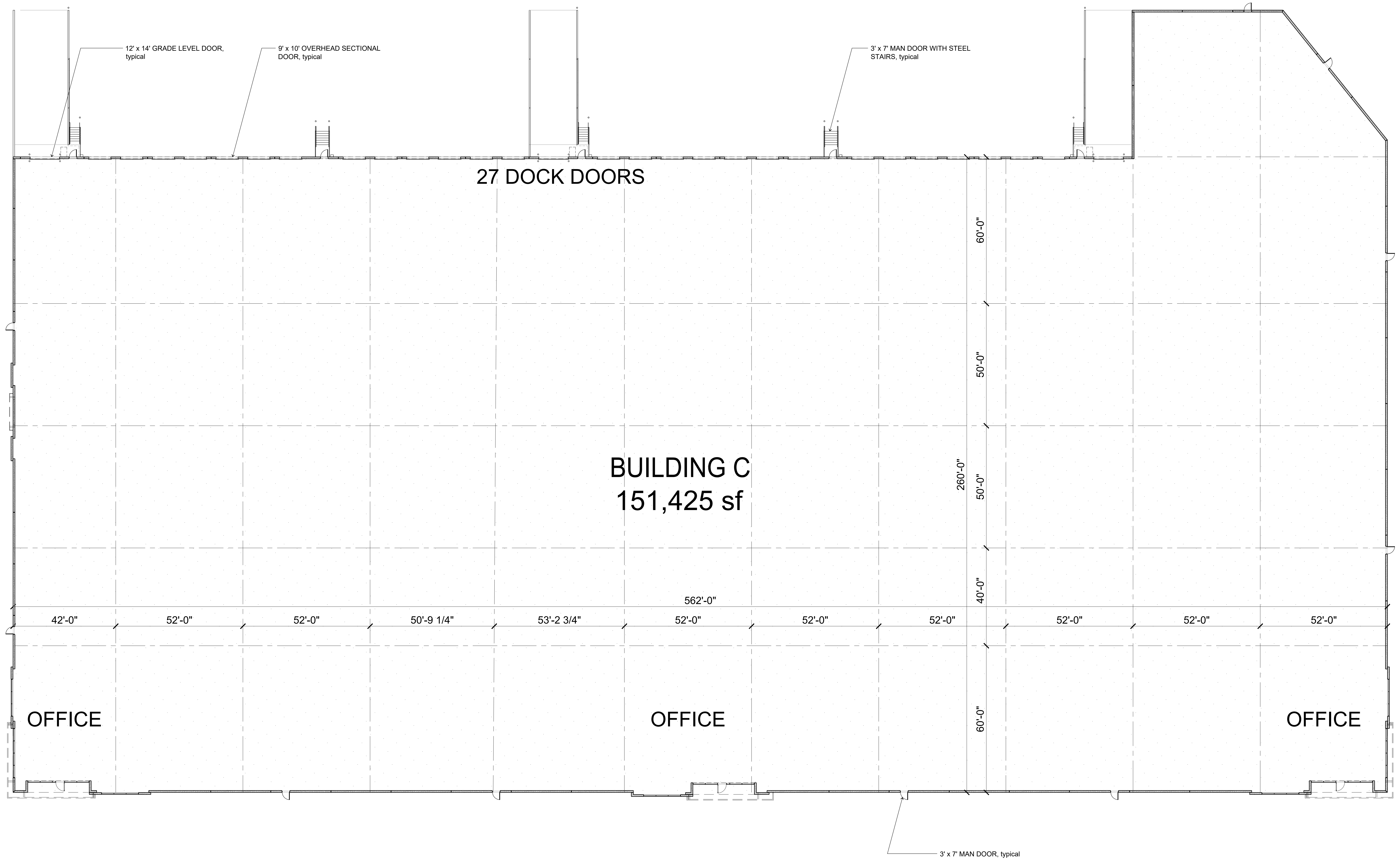


BUILDING C FLOOR PLAN

15 February 2022

Hedges Creek
11345 SW Herman Road
Tualatin, Oregon

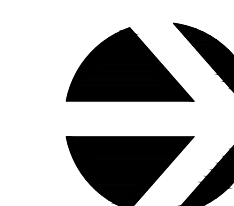


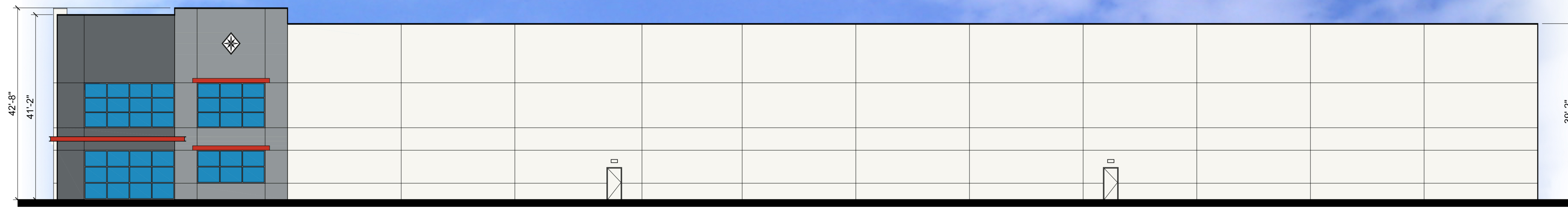


BUILDING C FLOOR PLAN

15 February 2022

Hedges Creek
11345 SW Herman Road
Tualatin, Oregon

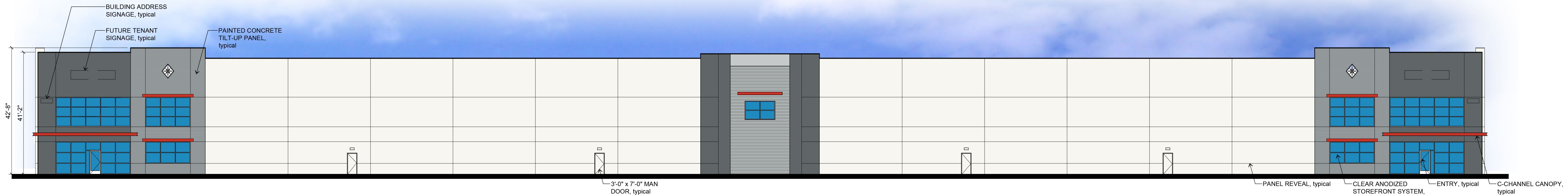




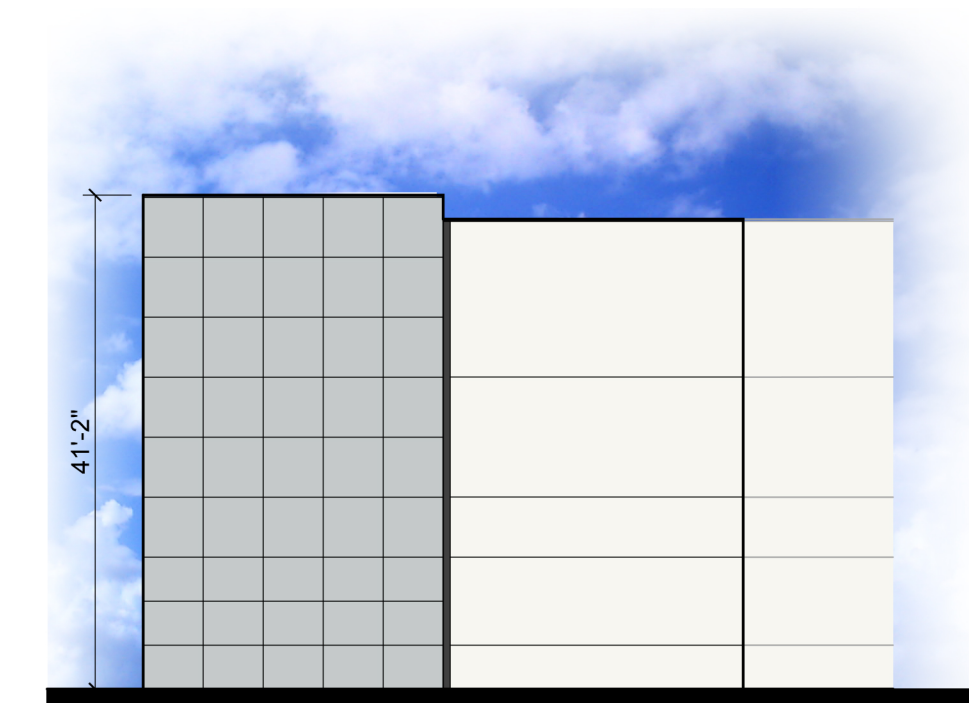
NORTH ELEVATION

	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7005 - PURE WHITE
	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 - #7073 - NETWORK GRAY
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7074 - SOFTWARE
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR CLARION RED - PANTONE 7529C
	1" INSULATED DUAL PANE MEDIUM PERFORMANCE PPG VISTACOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS

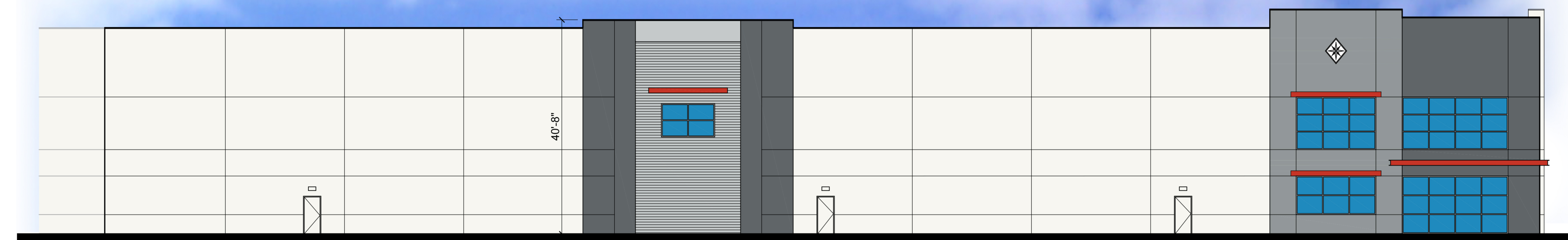
LEGEND



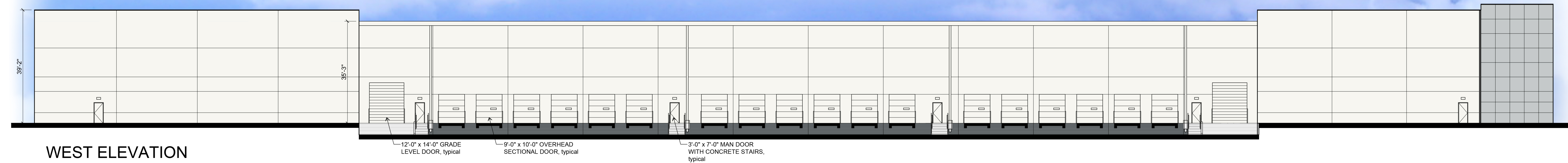
EAST ELEVATION



PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION



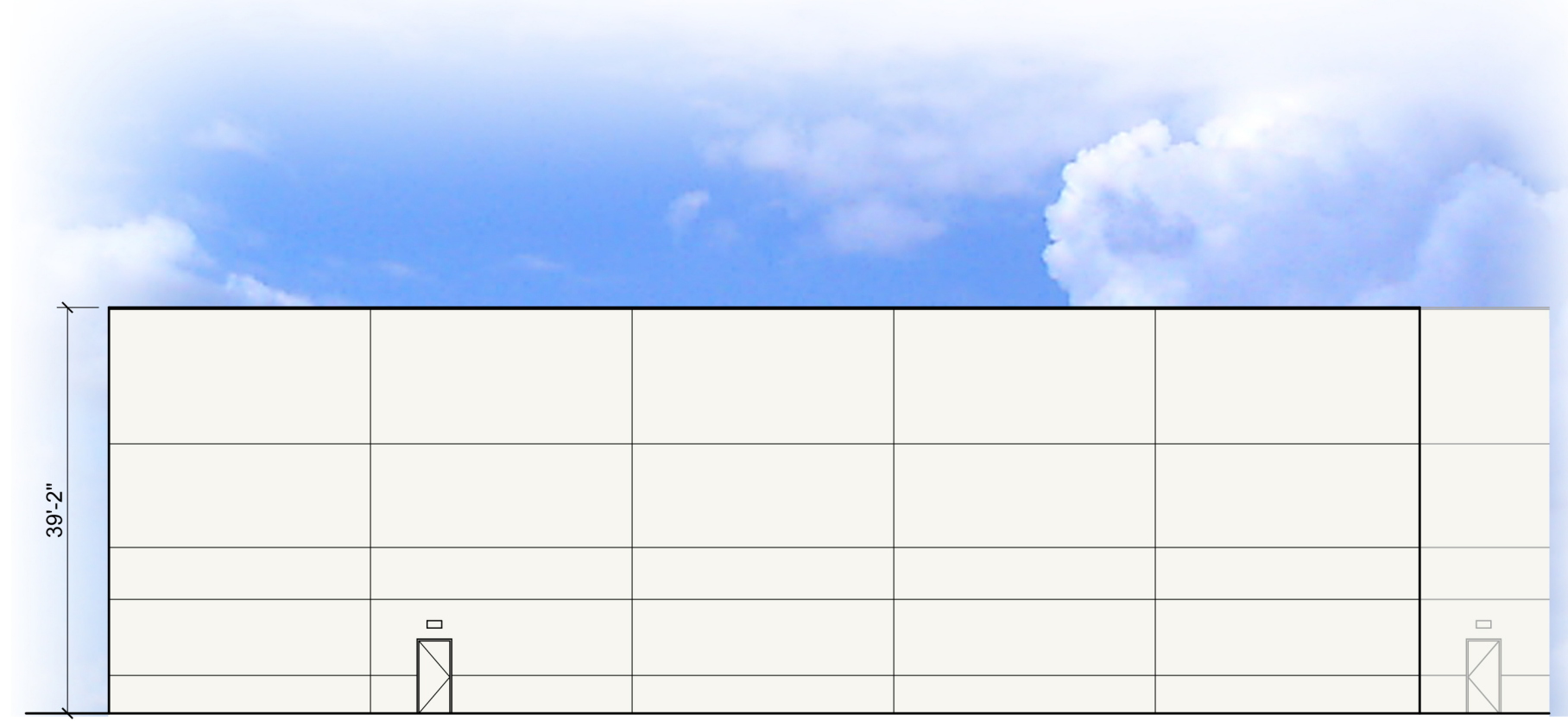
WEST ELEVATION

BUILDING A EXTERIOR ELEVATIONS

15 February 2022

Hedges Creek
11345 SW Herman Road
Tualatin, Oregon





PARTIAL NORTH ELEVATION



PARTIAL NORTH ELEVATION

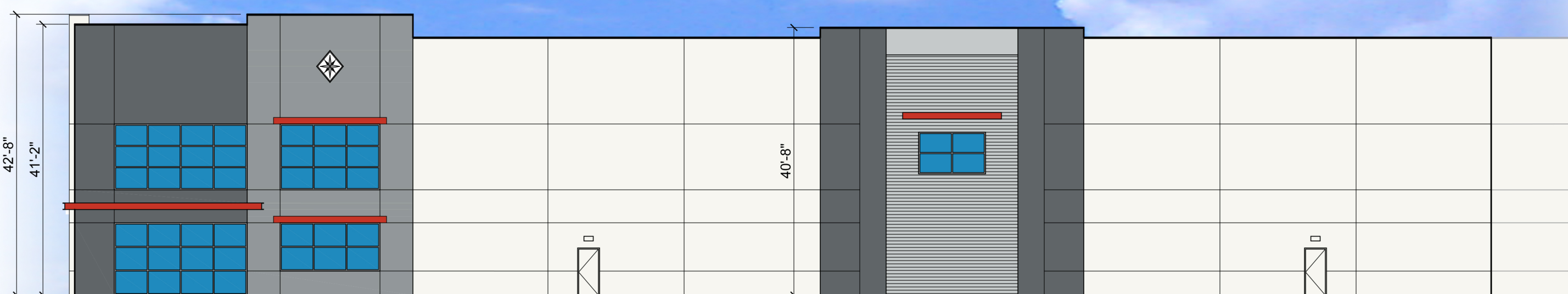
	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7005 - PURE WHITE
	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7071 - GRAY SCREEN
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7073 - NETWORK GRAY
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7074 - SOFTWARE
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR CLARION RED - PANTONE 7526C
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR PPG VISTACOLOR PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS

LEGEND

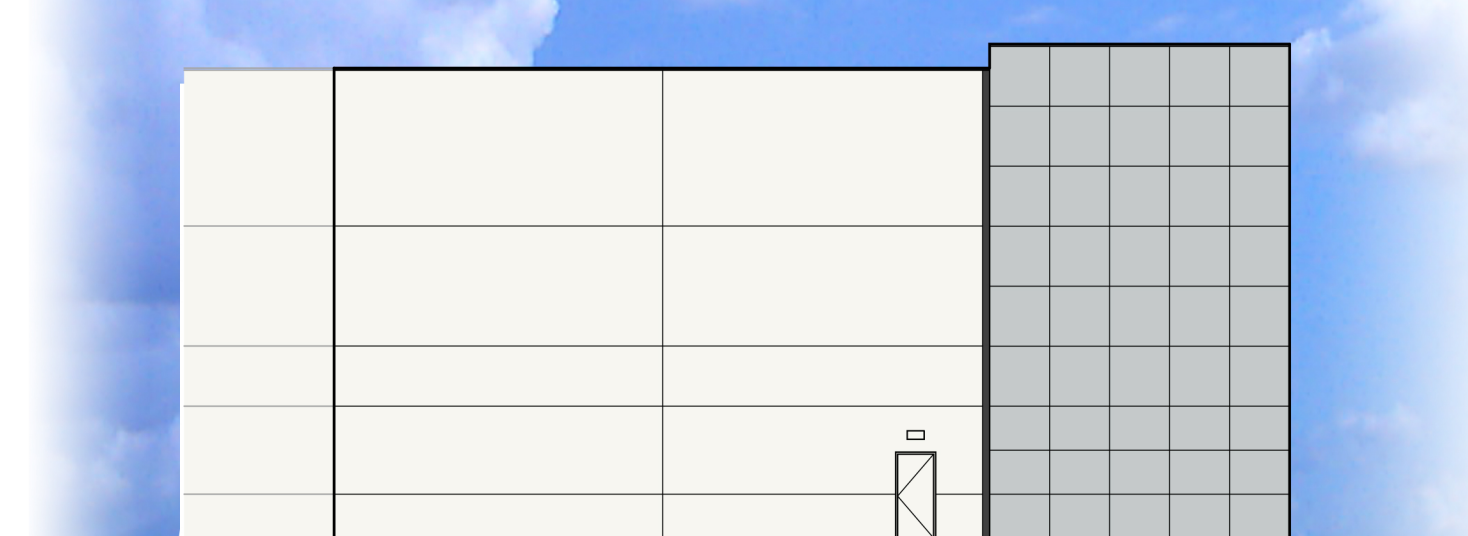


EAST ELEVATION

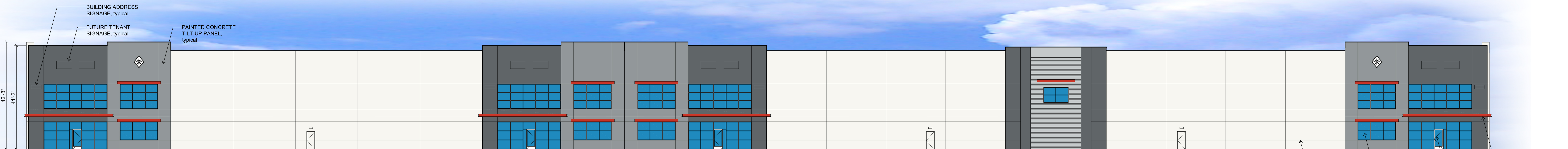
12'-0" x 14'-0" GRADE LEVEL DOOR, typical
9'-0" x 10'-0" OVERHEAD SECTIONAL DOOR, typical
3'-0" x 7'-0" MAN DOOR WITH CONCRETE STAIRS, typical



PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION



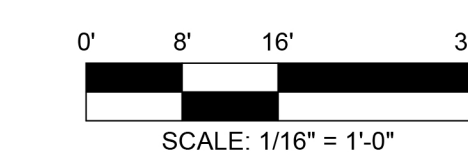
WEST ELEVATION

BUILDING ADDRESS SIGNAGE, typical
FUTURE TENANT SIGNAGE, typical
PAINTED CONCRETE TILT-UP PANEL, typical
PANEL REVEAL, typical
CLEAR ANODIZED STOREFRONT SYSTEM, typical
ENTRY, typical
C-CHANNEL CANOPY, typical

BUILDING B EXTERIOR ELEVATIONS

15 February 2022

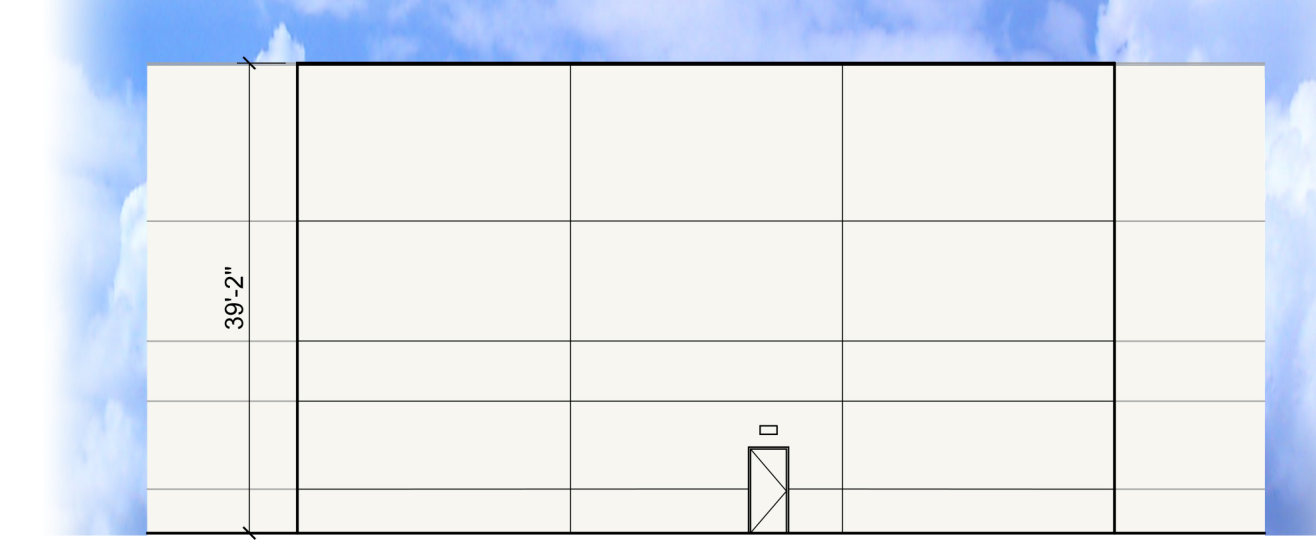
Hedges Creek
11345 SW Herman Road
Tualatin, Oregon



A-7



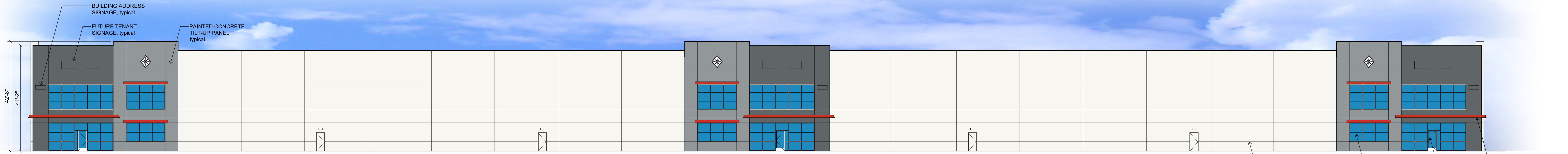
PARTIAL NORTH ELEVATION



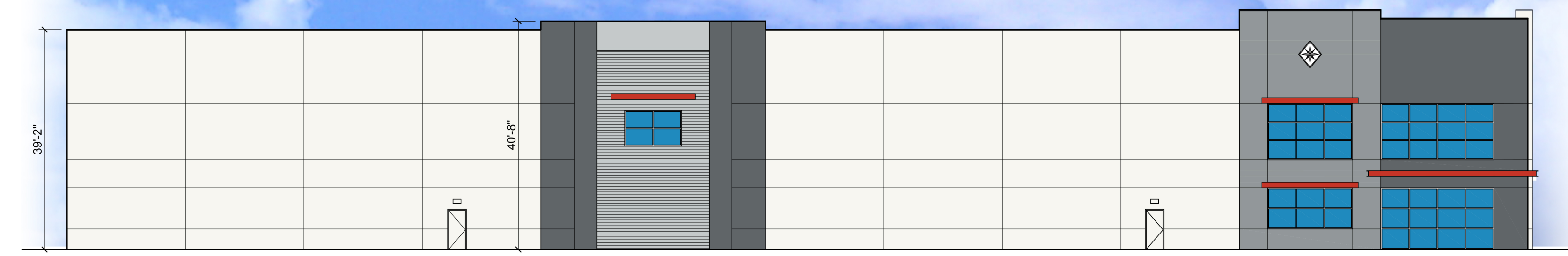
PARTIAL NORTH ELEVATION

	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7005 - PURE WHITE
	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 - #7073 - NETWORK GRAY
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7074 - SOFTWARE
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR CLARION RED - PANTONE 7529C
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR PPG VISTACOLOR PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS

LEGEND



EAST ELEVATION



SOUTH ELEVATION

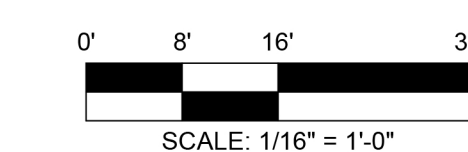


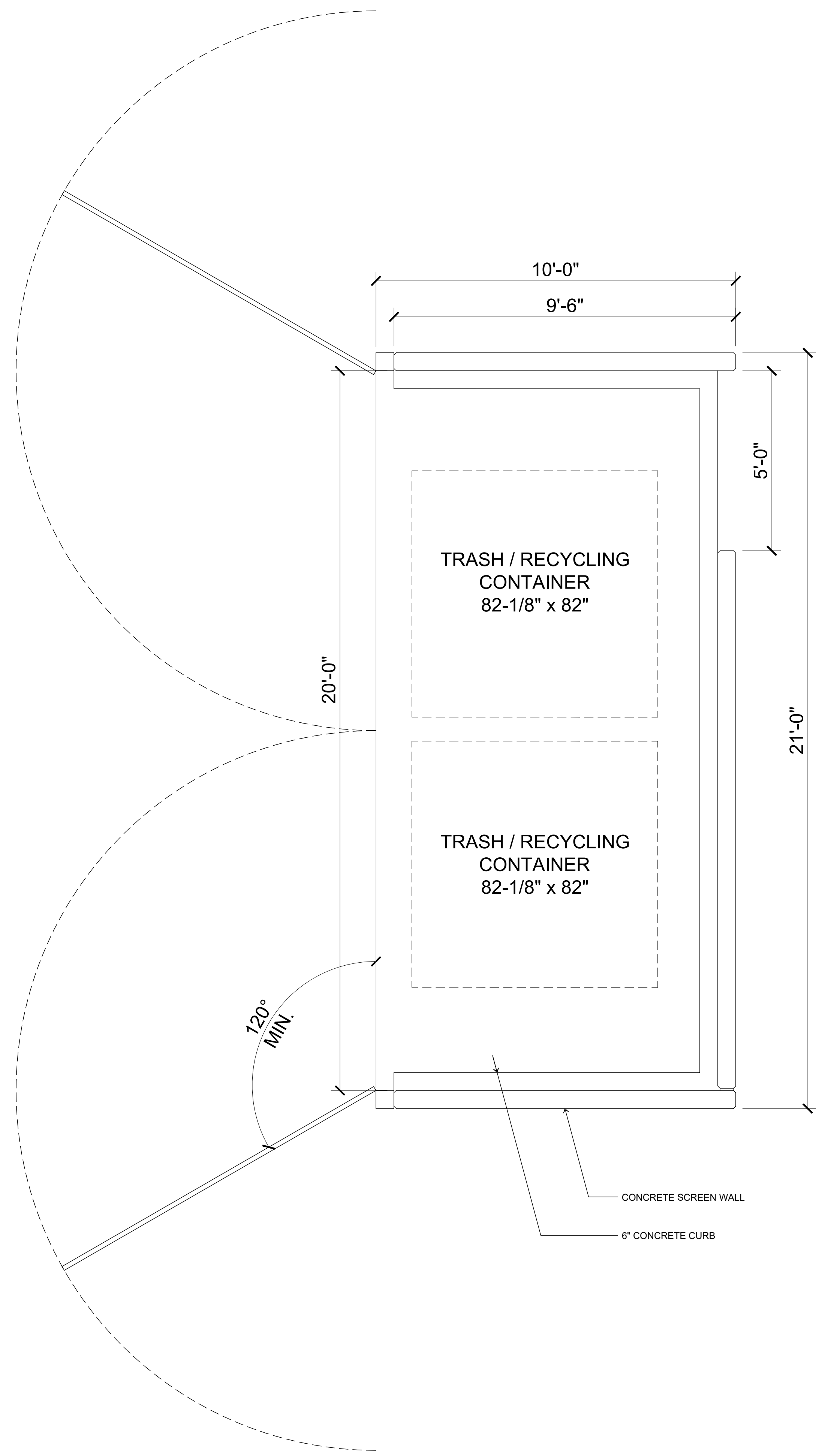
WEST ELEVATION

BUILDING C EXTERIOR ELEVATIONS

15 February 2022

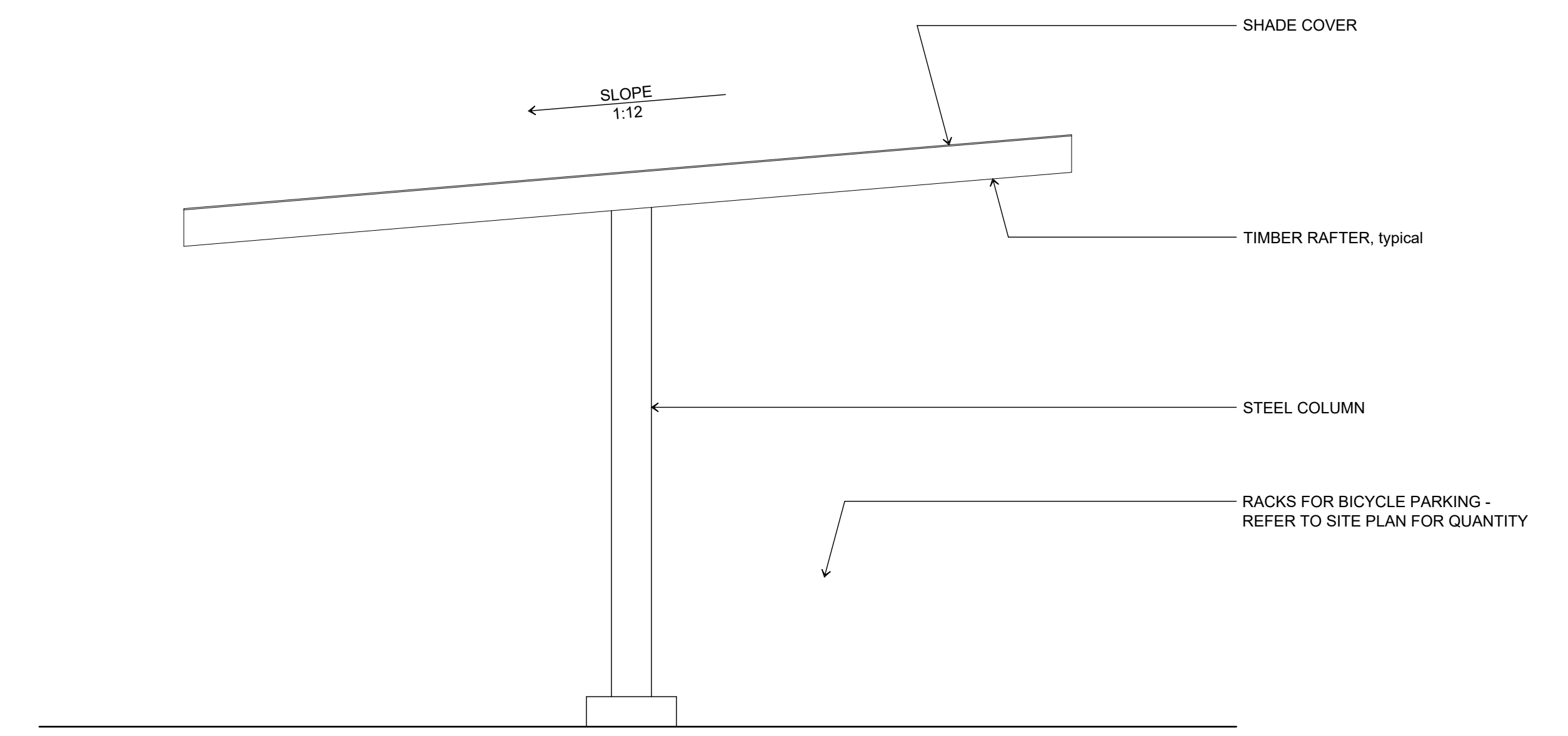
Hedges Creek
11345 SW Herman Road
Tualatin, Oregon





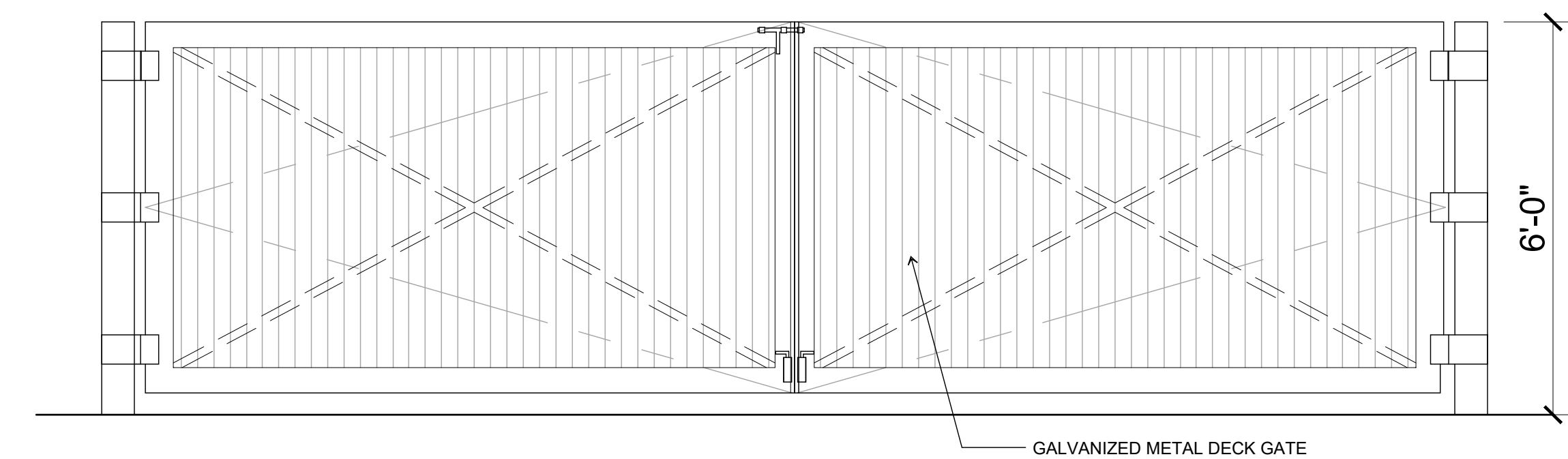
TRASH / RECYCLING ENCLOSURE PLAN

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



COVERED BICYCLE PARKING ELEVATION

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



TRASH / RECYCLING ENCLOSURE ELEVATION

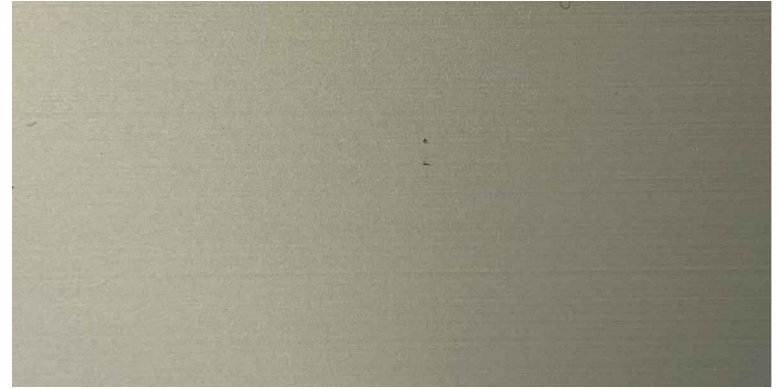
SCALE: 1/2" = 1'-0"

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

Hedges Creek
11345 SW Herman Road
Tualatin, Oregon

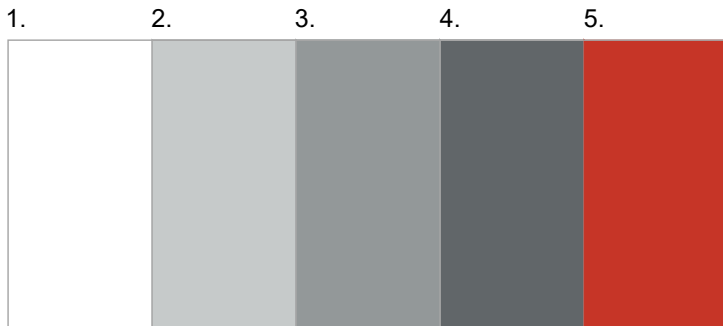


7.



1. SHERWIN WILLIAMS - #7005 - PURE WHITE
2. SHERWIN WILLIAMS - #7071 - GRAY SCREEN
3. SHERWIN WILLIAMS - #7073 - NETWORK GRAY
4. SHERWIN WILLIAMS - #7074 - SOFTWARE
5. SHERWIN WILLIAMS - PANTONE 7626C - CLARION RED
6. PPG VISTACOOOL PACIFICA GLAZING
7. KAWNEER CLEAR ANODIZED ALUMINUM MULLION

6.



Calvin J. Coatsworth Architects, PC
1574 Gulf Road PMB 212 - Point Roberts, WA 98281 - Phone: (949) 833-1930

Hedges Creek
11345 SW Herman Road
Tualatin, Oregon



LUMINAIRE MOUNTING HEIGHTS

EXTERIOR:
 TYPE SB - +31'-0" AFF
 TYPE SC - RECESSED
 TYPE SD - +8'-7" ABOVE DOOR

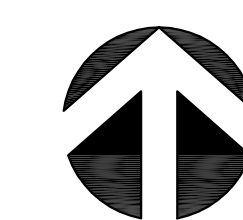
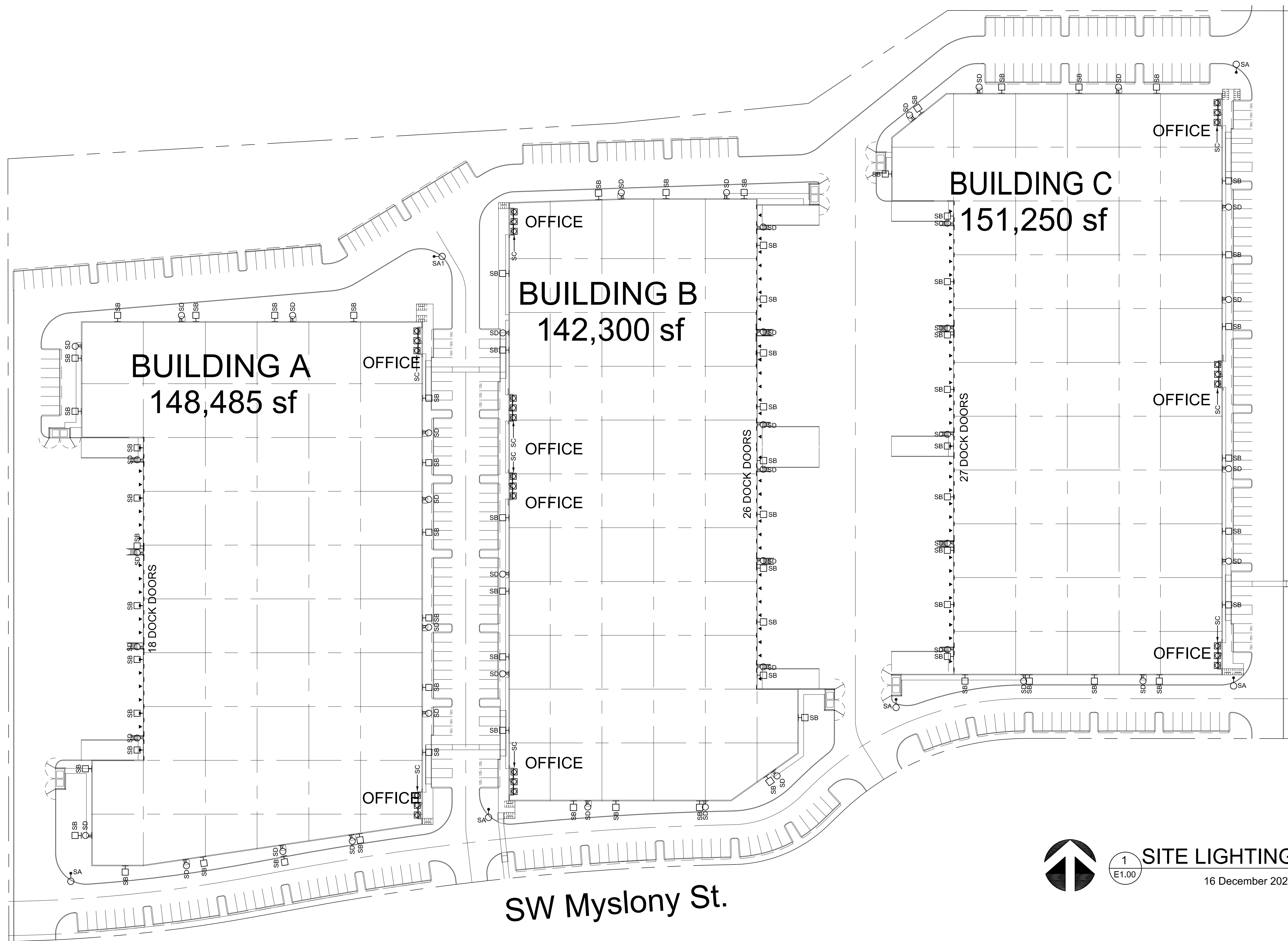
- NOTE:
- HEIGHT IS TO CENTER LINE OF LUMINAIRE UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL ELEVATIONS FOR LUMINAIRE LOCATIONS

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE LIMITING BRANCH CIRCUIT VOLTAGE DROP TO LESS THAN OR EQUAL TO 3% AND TO 2% FOR FEEDERS AT DESIGN LOADS AS REQUIRED BY NEC. THE CONTRACTOR SHALL REVIEW SCHEDULES TO VERIFY LOADS & WIRE/CONDUIT SIZE REQUIRED.

LUMINAIRE SCHEDULE

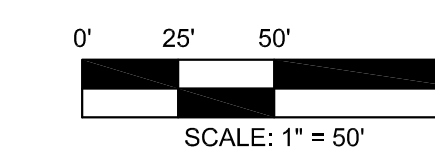
<p>TYPE: SA DESCRIPTION: LED - SINGLE POLE MOUNTED AREA LIGHT BALLAST: ELECTRONIC DRIVER - 0-10v DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 18,000 LUMENS - 1250mA OPTIONS: MOTION SENSOR - DIMS TO 37% MT HEIGHT: PARKING +22'-0" ABOVE FINISH GRADE POLES: SQUARE ALUMINUM, PROVIDE CONCRETE POLE BASE 3' AFG MANUFACTURER: LITHONIA DSK1 LED-P8-30K-TSM-MV-SPA-PRH-FC3V-HS-DBXKD OR APPROVED EQUIVALENT</p>	<p>BUG RATING: 4 / 0 / 2 HOUSING: DIE CAST ALUMINUM LENS / OPTICS: GLASS REFLECTOR: TYPE V DISTRIBUTION: FINISH: BLACK WATTAGE: 163</p>
<p>TYPE: SA1 DESCRIPTION: LED - SINGLE POLE MOUNTED AREA LIGHT BALLAST: ELECTRONIC DRIVER - 0-10v DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 23,000 LUMENS - 1050mA OPTIONS: MOTION SENSOR - DIMS TO 37% MT HEIGHT: PARKING +30'-0" ABOVE FINISH GRADE POLES: SQUARE ALUMINUM, PROVIDE CONCRETE POLE BASE 3' AFG MANUFACTURER: LITHONIA DSK1 LED-P8-30K-TSM-MV-SPA-PRH-FC3V-HS-DBXKD OR APPROVED EQUIVALENT</p>	<p>BUG RATING: 5 / 0 / 3 HOUSING: DIE CAST ALUMINUM LENS / OPTICS: GLASS REFLECTOR: TYPE V DISTRIBUTION: FINISH: BLACK WATTAGE: 207</p>
<p>TYPE: SB DESCRIPTION: LED - WALL MOUNT BALLAST: ELECTRONIC DRIVER - 0-10v DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 10,000 LUMENS, 1000mA OPTIONS: MOTION SENSOR - DIMS TO 37% MANUFACTURER: LITHONIA DSKV2 LED-30C-1000-30K-T4M-PIRH-FC3V-DBXKD OR APPROVED EQUIVALENT</p>	<p>BUG RATING: 2 / 0 / 2 HOUSING: DIE CAST ALUMINUM LENS / OPTICS: GLASS REFLECTOR: TYPE 4M DISTRIBUTION: FINISH: BLACK WATTAGE: 109</p>
<p>TYPE: SC DESCRIPTION: LED - RECESSED DOWNLIGHT 6" ROUND BALLAST: ELECTRONIC DRIVER - 0-10v DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 1000 LUMENS OPTIONS: WET LOCATION MANUFACTURER: LITHONIA EVO-30/10-6AR-MD-LSS-MV-GZ1 SERIES OR APPROVED EQUIVALENT</p>	<p>BUG RATING: 1 / 0 / 0 HOUSING: DIE CAST ALUMINUM LENS / OPTICS: ACRYLIC LENS REFLECTOR: CLEAR DISTRIBUTION: MEDIUM FINISH: SEMI-SPECULAR WATTAGE: 12</p>
<p>TYPE: SD DESCRIPTION: LED - EXTERIOR WALL MOUNT BALLAST: ELECTRONIC DRIVER - 0-10v DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 2000 LUMENS OPTIONS: CR - 80 WET LOCATION MANUFACTURER: LITHONIA WIDGE2 LED-P2-30K-80CRI-VW-MV-SRM-DBXKD SERIES OR APPROVED EQUIVALENT</p>	<p>BUG RATING: 1 / 0 / 0 HOUSING: DIE CAST ALUMINUM LENS / OPTICS: ACRYLIC LENS REFLECTOR: WIDE DISTRIBUTION: FINISH: BLACK WATTAGE: 10</p>



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E1.00

SITE LIGHTING PLAN

16 December 2021



LUMINAIRE MOUNTING HEIGHTS

EXTERIOR:
 TYPE SB - +3'-0" AFF
 TYPE SC - RECESSED
 TYPE SD - +8'-7" ABOVE DOOR

- NOTE:
- HEIGHT IS TO CENTER LINE OF LUMINAIRE UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL ELEVATIONS FOR LUMINAIRE LOCATIONS

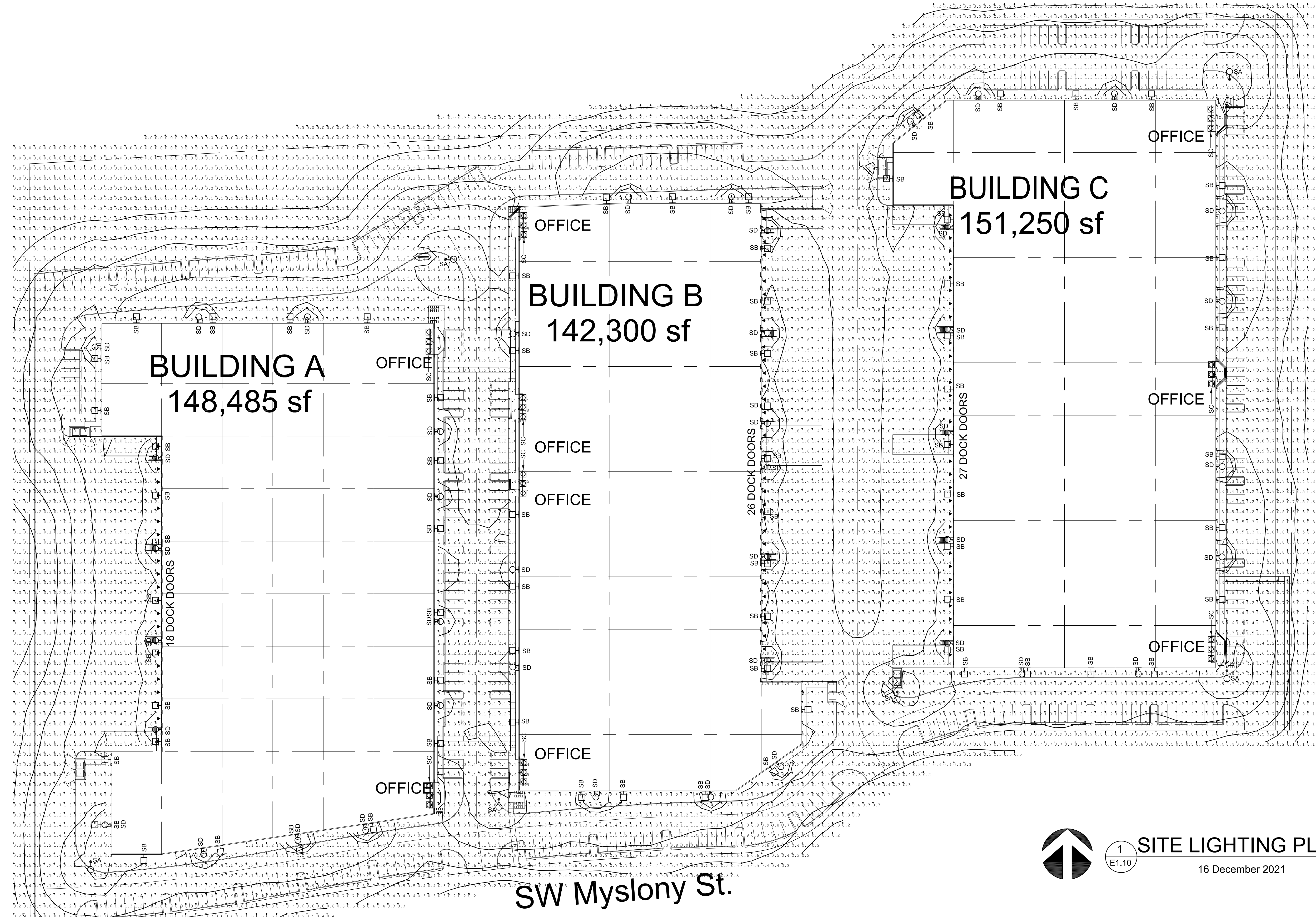
GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE LIMITING BRANCH CIRCUIT VOLTAGE DROP TO LESS THAN OR EQUAL TO 3% AND TO 2% FOR FEEDERS AT DESIGN LOADS AS REQUIRED BY NEC. THE CONTRACTOR SHALL REVIEW SCHEDULES TO VERIFY LOADS & WIRE/CONDUIT SIZE REQUIRED.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Blg A Loading Area	Illuminance	Fc	1.99	6.1	0.9	2.21	9.00
Blg A Parking	Illuminance	Fc	2.15	4.3	1.2	1.79	3.58
Blg B Loading Area	Illuminance	Fc	2.13	10.5	0.9	2.37	11.67
Blg B Parking	Illuminance	Fc	2.08	7.7	1.0	2.08	7.70
Blg C Loading Area	Illuminance	Fc	1.81	7.7	0.7	2.58	11.00
Blg C Parking	Illuminance	Fc	1.41	5.8	0.6	2.35	9.67

LUMINAIRE SCHEDULE

<p>TYPE: SA DESCRIPTION: LED - SINGLE POLE MOUNTED AREA LIGHT BALLAST: ELECTRONIC DRIVER - 0-10V DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 18,000 LUMENS - 1250mA OPTIONS: MOTION SENSOR - DIMS TO 37% MT HEIGHT: PARKING - 22'0" ABOVE FINISH GRADE POLES: SQUARE ALUMINUM, PROVIDE CONCRETE POLE BASE 3" AFG</p>	<p>BUG RATING: 4 / 0 / 2 HOUSING: DIE CAST ALUMINUM LENS / OPTICS: GLASS REFLECTOR: TYPE V DISTRIBUTION: FINISH: BLACK WATTAGE: 183</p>
<p>MANUFACTURER: LITHONIA DSX1 LED-P8-30K-TSM-MV-SPA-PIRH1FC3V-HS-DBXD OR APPROVED EQUIVALENT</p>	
<p>TYPE: SA1 DESCRIPTION: LED - SINGLE POLE MOUNTED AREA LIGHT BALLAST: ELECTRONIC DRIVER - 0-10V DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 23,000 LUMENS - 1050mA OPTIONS: MOTION SENSOR - DIMS TO 37% MT HEIGHT: PARKING - 20'0" ABOVE FINISH GRADE POLES: SQUARE ALUMINUM, PROVIDE CONCRETE POLE BASE 3" AFG</p>	<p>BUG RATING: 5 / 0 / 3 HOUSING: DIE CAST ALUMINUM LENS / OPTICS: GLASS REFLECTOR: TYPE V DISTRIBUTION: FINISH: BLACK WATTAGE: 207</p>
<p>MANUFACTURER: LITHONIA DSX1 LED-P8-30K-TSM-MV-SPA-PIRH1FC3V-HS-DBXD OR APPROVED EQUIVALENT</p>	
<p>TYPE: SB DESCRIPTION: LED - WALL MOUNT BALLAST: ELECTRONIC DRIVER - 0-10V DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 10,000 LUMENS - 1000mA OPTIONS: MOTION SENSOR - DIMS TO 37%</p>	<p>BUG RATING: 2 / 0 / 2 HOUSING: DIE CAST ALUMINUM LENS / OPTICS: GLASS REFLECTOR: TYPE 4M DISTRIBUTION: FINISH: BLACK WATTAGE: 109</p>
<p>MANUFACTURER: LITHONIA DSXW2 LED-30C-1000-30K-14M-MV-PIRH1FC3V-DBXD OR APPROVED EQUIVALENT</p>	
<p>TYPE: SC DESCRIPTION: LED - RECESSED DOWNLIGHT 8" ROUND BALLAST: ELECTRONIC DRIVER - 0-10V DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 1000 LUMENS OPTIONS: WET LOCATION</p>	<p>HOUSING: DIE CAST ALUMINUM LENS / OPTICS: ACRYLIC LENS REFLECTOR: CLEAR DISTRIBUTION: MEDIUM FINISH: SEMI-SPECULAR WATTAGE: 12</p>
<p>MANUFACTURER: LITHONIA EVO-3010-6AR-MD-LSS-MV-G21 SERIES OR APPROVED EQUIVALENT</p>	
<p>TYPE: SD DESCRIPTION: LED - EXTERIOR WALL MOUNT BALLAST: ELECTRONIC DRIVER - 0-10V DIMMING VOLTAGE: 120-277V LAMP TYPE: LED - 3000K LAMP QUANTITY: 1 EFFICIENCY: MIN 2000 LUMENS OPTIONS: CR1 - 80 WET LOCATION</p>	<p>BUG RATING: 1 / 0 / 0 HOUSING: DIE CAST ALUMINUM LENS / OPTICS: ACRYLIC LENS REFLECTOR: WIDE DISTRIBUTION: FINISH: BLACK WATTAGE: 10</p>
<p>MANUFACTURER: LITHONIA WDG2 LED-P8-30K-80CRI-VW-MV-8RM-DBXD SERIES OR APPROVED EQUIVALENT</p>	



1 SITE LIGHTING PLAN
 16 December 2021
 SCALE: 1" = 50'

EXISTING TREE SUMMARY

Prepared by: Peter van Oss PN-8145A NW SavATree 11/18/2021

Tree ID	Common Name	Latin Name	DBH	Health	Proposed Action	Condition	Observation/Comments
1	Douglas fir	Pseudotsuga menziesii	38	Very Poor	Dying	Failed/Falling	
2	Douglas fir	Pseudotsuga menziesii	8	Good	Proposed Tree Removal	Good	
3	English hawthorn	Crataegus monogyna	9.85	Good	Proposed Tree Removal	Good	
4	Douglas fir	Pseudotsuga menziesii	8	Good	Proposed Tree Removal	Good	
5	Oregon ash	Fraxinus latifolia	18.44	Fair	Proposed Tree Removal	Very Poor	Damaged trunk
6	Oregon ash	Fraxinus latifolia	31.11	Fair	Proposed Tree Removal	Very Poor	Damaged trunk
7	Oregon ash	Fraxinus latifolia	30.33	Fair	Proposed Tree Removal	Very Poor	Damaged trunk
8	Sweet cherry	Prunus avium	8	Fair	Proposed Tree Removal	Fair	
9	Oregon white oak	Quercus garryana	18	Fair	Proposed Tree Removal	Fair	
10	English hawthorn	Crataegus monogyna	11.18	Fair	Proposed Tree Removal	Fair	
11	English hawthorn	Crataegus monogyna	7.81	Fair	Proposed Tree Removal	Fair	
12	Oregon white oak	Quercus garryana	12.94	Good	Proposed Tree Removal	Good	
13	BDS OTHER	Broadleaf Deciduous Small	9.85	Good	Proposed Tree Removal	Poor	
14	Oregon white oak	Quercus garryana	8	Good	Proposed Tree Removal	Good	
15	Oregon white oak	Quercus garryana	7	Good	Proposed Tree Removal	Good	
16	English hawthorn	Crataegus monogyna	8.37	Good	Proposed Tree Removal	Poor	
17	English hawthorn	Crataegus monogyna	8	Good	Proposed Tree Removal	Poor	
18	English hawthorn	Crataegus monogyna	8	Good	Proposed Tree Removal	Poor	
19	English hawthorn	Crataegus monogyna	7.21	Good	Proposed Tree Removal	Poor	
20	Apple	Malus spp.	12	Fair	Proposed Tree Removal	Fair	
21	BDS OTHER	Broadleaf Deciduous Small	10.92	Fair	Proposed Tree Removal	Fair	
22	Oregon ash	Fraxinus latifolia	14	Good	Proposed Tree Removal	Good	
23	Oregon ash	Fraxinus latifolia	10	Fair	Proposed Tree Removal	Fair	
24	Pine	Pinus spp.	11	Good	Proposed Tree Removal	Good	
25	Pine	Pinus spp.	9	Good	Proposed Tree Removal	Good	
26	Pine	Pinus spp.	8	Good	Proposed Tree Removal	Good	
27	Pine	Pinus spp.	8	Good	Proposed Tree Removal	Good	

Prepared by: Peter van Oss PN-8145A NW SavATree 11/18/2021

28	Pacific service berry	Amelanchier alnifolia	6.71	Good	Proposed Tree Removal	Good	
29	Scollar willow	Salix scouleriana	9.85	Good	Proposed Tree Removal	Good	
30	Oregon white oak	Quercus garryana	8.25	Good	Proposed Tree Removal	Good	
31	Oregon white oak	Quercus garryana	8.25	Good	Proposed Tree Removal	Good	
32	Oregon white oak	Quercus garryana	6	Good	Proposed Tree Removal	Good	
33	English hawthorn	Crataegus monogyna	8.77	Fair	Proposed Tree Removal	Fair	
34	English hawthorn	Crataegus monogyna	8.77	Fair	Proposed Tree Removal	Fair	
35	Oregon ash	Fraxinus latifolia	7.55	Fair	Proposed Tree Removal	Fair	
36	Sweet cherry	Prunus avium	10	Good	Proposed Tree Removal	Fair	
37	Sweet cherry	Prunus avium	10	Fair	Proposed Tree Removal	Fair	
38	Pine	Pinus spp.	8	Fair	Proposed Tree Removal	Fair	
39	Oregon white oak	Quercus garryana	4	Good	Proposed Tree Removal	Good	
40	Oregon white oak	Quercus garryana	38	Good	Proposed Tree Removal	Good	
41	Oregon white oak	Quercus garryana	31.58	Good	Proposed Tree Removal	Good	
42	Apple	Malus spp.	18.36	Good	Proposed Tree Removal	Good	
43	Apple	Malus spp.	18.36	Good	Proposed Tree Removal	Good	
44	Oregon white oak	Quercus garryana	23	Good	Proposed Tree Removal	Good	
45	Midrone	Adiantum menziesii	35.79	Fair	Proposed Tree Removal	Failed/Falling	
46	Port orford cedar	Chamaecyparis lawsoniana	44.34	Good	Proposed Tree Removal	Good	
47	Port orford cedar	Chamaecyparis lawsoniana	38	Fair	Proposed Tree Removal	Fair	
48	Oregon white oak	Quercus garryana	27.5	Good	Proposed Tree Removal	Good	
49	Oregon white oak	Quercus garryana	41	Good	Proposed Tree Removal	Good	
50	Oregon white oak	Quercus garryana	30	Good	Proposed Tree Removal	Good	
51	Oregon ash	Fraxinus latifolia	10	Good	Proposed Tree Removal	Good	
52	Black locust	Robinia pseudoacacia	19	Fair	Proposed Tree Removal	Fair	
53	Oregon ash	Fraxinus latifolia	8	Fair	Proposed Tree Removal	Fair	
54	English hawthorn	Crataegus monogyna	10	Fair	Proposed Tree Removal	Fair	
55	Oregon white oak	Quercus garryana	14	Fair	Proposed Tree Removal	Fair	
56	Oregon ash	Fraxinus latifolia	17	Fair	Proposed Tree Removal	Fair	
57	Oregon ash	Fraxinus latifolia	12.21	Fair	Proposed Tree Removal	Fair	
58	Oregon ash	Fraxinus latifolia	13.89	Fair	Proposed Tree Removal	Fair	
59	Oregon ash	Fraxinus latifolia	10	Fair	Proposed Tree Removal	Fair	
60	Oregon ash	Fraxinus latifolia	9	Fair	Proposed Tree Removal	Fair	
61	Oregon ash	Fraxinus latifolia	11	Fair	Proposed Tree Removal	Fair	
62	Oregon white oak	Quercus garryana	20	Fair	Proposed Tree Removal	Fair	

Prepared by: Peter van Oss PN-8145A NW SavATree 11/18/2021

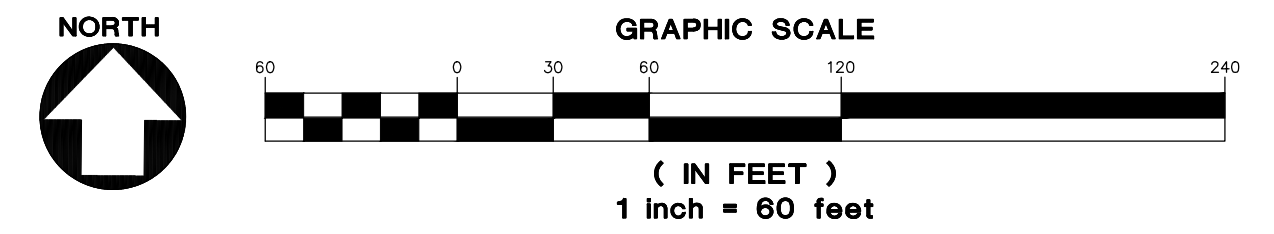
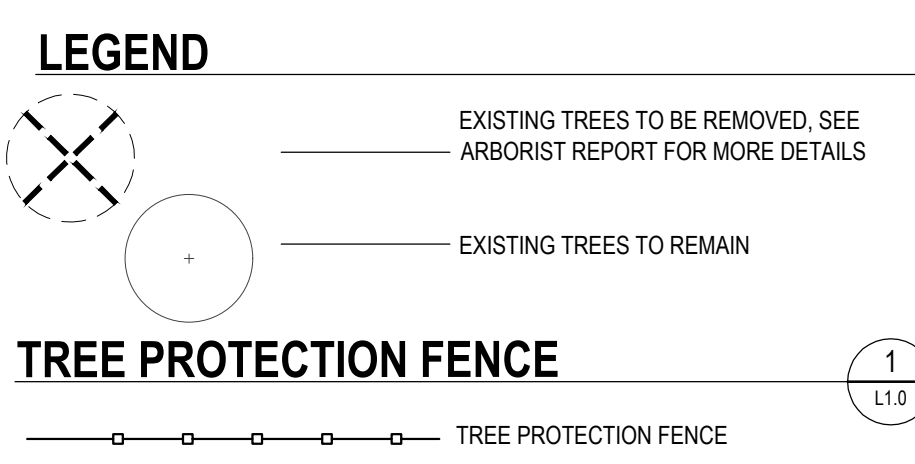
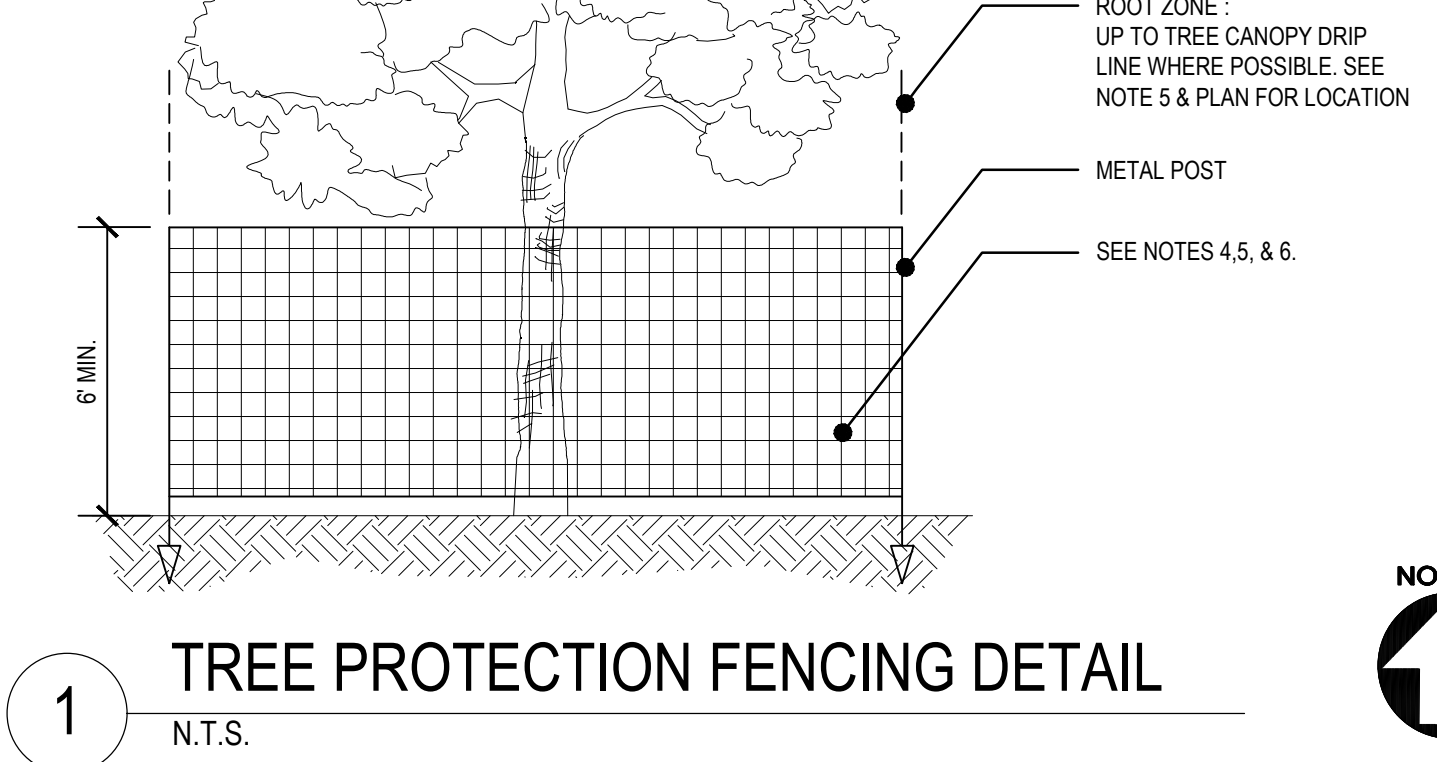
63	Douglas fir	Pseudotsuga menziesii	20	Fair	Proposed Tree Removal	Fair	Neighboring property
64	Oregon ash	Fraxinus latifolia	24	Poor	Proposed Tree Removal	Fair	Neighboring property
65	Oregon ash	Fraxinus latifolia	18	Fair	Proposed Tree Removal	Fair	Neighboring property
66	Oregon ash	Fraxinus latifolia	20	Fair	Proposed Tree Removal	Fair	
67	Oregon ash	Fraxinus latifolia	14	Very Poor	Proposed Tree Removal	Failed/Falling	
68	Oregon ash	Fraxinus latifolia	25	Poor	Proposed Tree Removal	Failed/Falling	
69	Oregon ash	Fraxinus latifolia	19.8	Fair	Proposed Tree Removal	Fair	
70	Oregon ash	Fraxinus latifolia	19.8	Fair	Proposed Tree Removal	Fair	
71	Oregon ash	Fraxinus latifolia	14	Fair	Proposed Tree Removal	Fair	
72	Douglas fir	Pseudotsuga menziesii	24	Very Poor	Proposed Tree Removal	Failed/Falling	Blow down
73	Oregon ash	Fraxinus latifolia	17	Good	Protected Tree	Good	
74	Oregon ash	Fraxinus latifolia	17	Good	Protected Tree	Good	
75	Oregon ash	Fraxinus latifolia	9	Good	Protected Tree	Good	
76	Oregon ash	Fraxinus latifolia	10	Good	Protected Tree	Good	
77	Oregon ash	Fraxinus latifolia	8	Good	Protected Tree	Good	
78	Oregon ash	Fraxinus latifolia	22	Good	Protected Tree	Good	
79	Oregon ash	Fraxinus latifolia	14	Good	Protected Tree	Good	
80	Oregon white oak	Quercus garryana	28	Good	Protected Tree	Good	
81	Oregon white oak	Quercus garryana	28	Good	Protected Tree	Good	
82	Oregon white oak	Quercus garryana	18	Good	Protected Tree	Good	
83	Oregon ash	Fraxinus latifolia	14	Fair	Protected Tree	Good	
84	Oregon ash	Fraxinus latifolia	14	Fair	Protected Tree	Good	
85	Oregon ash	Fraxinus latifolia	16.88	Fair	Protected Tree	Good	
86	Oregon ash	Fraxinus latifolia	18	Fair	Protected Tree	Good	
87	Oregon ash	Fraxinus latifolia	12	Good	Protected Tree	Good	
88	Oregon ash	Fraxinus latifolia	12	Good	Protected Tree	Good	
89	Oregon ash	Fraxinus latifolia	16	Fair	Protected Tree	Good	
90	Oregon ash	Fraxinus latifolia	16	Good	Protected Tree	Good	
91	Oregon ash	Fraxinus latifolia	14	Good	Protected Tree	Good	
92	Oregon ash	Fraxinus latifolia	12	Dead/Dying	Dying	Failed/Falling	
93	Oregon ash	Fraxinus latifolia	15	Poor	Protected Tree	Fair	
94	Oregon ash	Fraxinus latifolia	8	Poor	Proposed Tree Removal	Fair	
95	Oregon ash	Fraxinus latifolia	9	Poor	Proposed Tree Removal	Fair	
96	Pacific service berry	Amelanchier alnifolia	7	Good	Proposed Tree Removal	Good	
97	Oregon ash	Fraxinus latifolia	15	Good	Proposed Tree Removal	Good	

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98	English hawthorn	Crataegus monogyna	7	Fair	Proposed Tree Removal	Poor	
99	English hawthorn	Crataegus monogyna	8	Fair	Proposed Tree Removal	Poor	
100	English hawthorn	Crataegus monogyna	6	Fair	Proposed Tree Removal	Poor	
101	English hawthorn	Crataegus monogyna	7	Fair	Proposed Tree Removal	Poor	
102	Oregon ash	Fraxinus latifolia	8	Fair	Proposed Tree Removal	Fair	
103	Oregon ash	Fraxinus latifolia	7	Good	Proposed Tree Removal	Good	

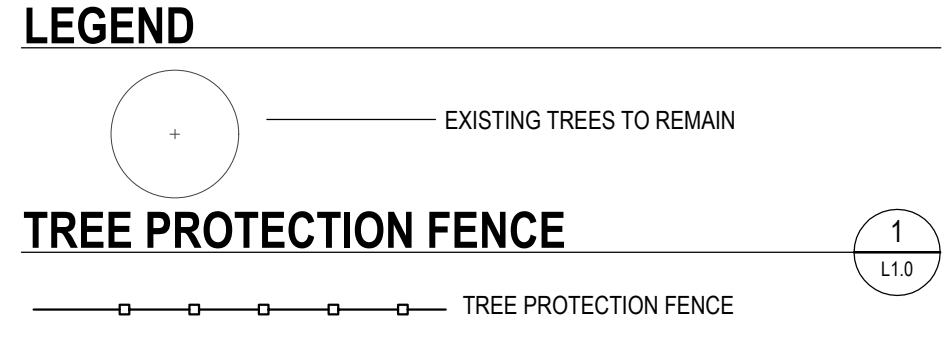


- TREE PROTECTION NOTES:**
- BEFORE WORK IS STARTED, INSTALL TREE PROTECTION FENCING. CONTACT THE PROJECT ARBORIST FOR ASSISTANCE.
 - NO ENCROACHMENT OF ANY KIND IS ALLOWED WITHIN THE TREE PROTECTION FENCE ZONE DURING CONSTRUCTION.
 - INSTALL FENCE ON TREE SIDE OF EXISTING CURB FOR ALL TREES TO BE PRESERVED. 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 6-FOOT HIGH CHAIN LINK FENCE WITH METAL POSTS AND BE SECURED TO THE GROUND WITH 8-FOOT 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 IS COMPLETE.
 - 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 GROUPS OF TREES.
 - DURING WORK, ANY ROOTS GREATER THAN TWO INCHES FOUND DURING EXCAVATION SHALL BE CLEANLY CUT. MULTIPLE ROOT PRUNING EVENTS FOR SINGLE TREES SHALL BE MANAGED & MONITORED BY THE PROJECT ARBORIST.
 - AFTER CONSTRUCTION IS COMPLETE, PROJECT ARBORIST SHALL VERIFY TREE PROTECTION FENCING CAN BE REMOVED.



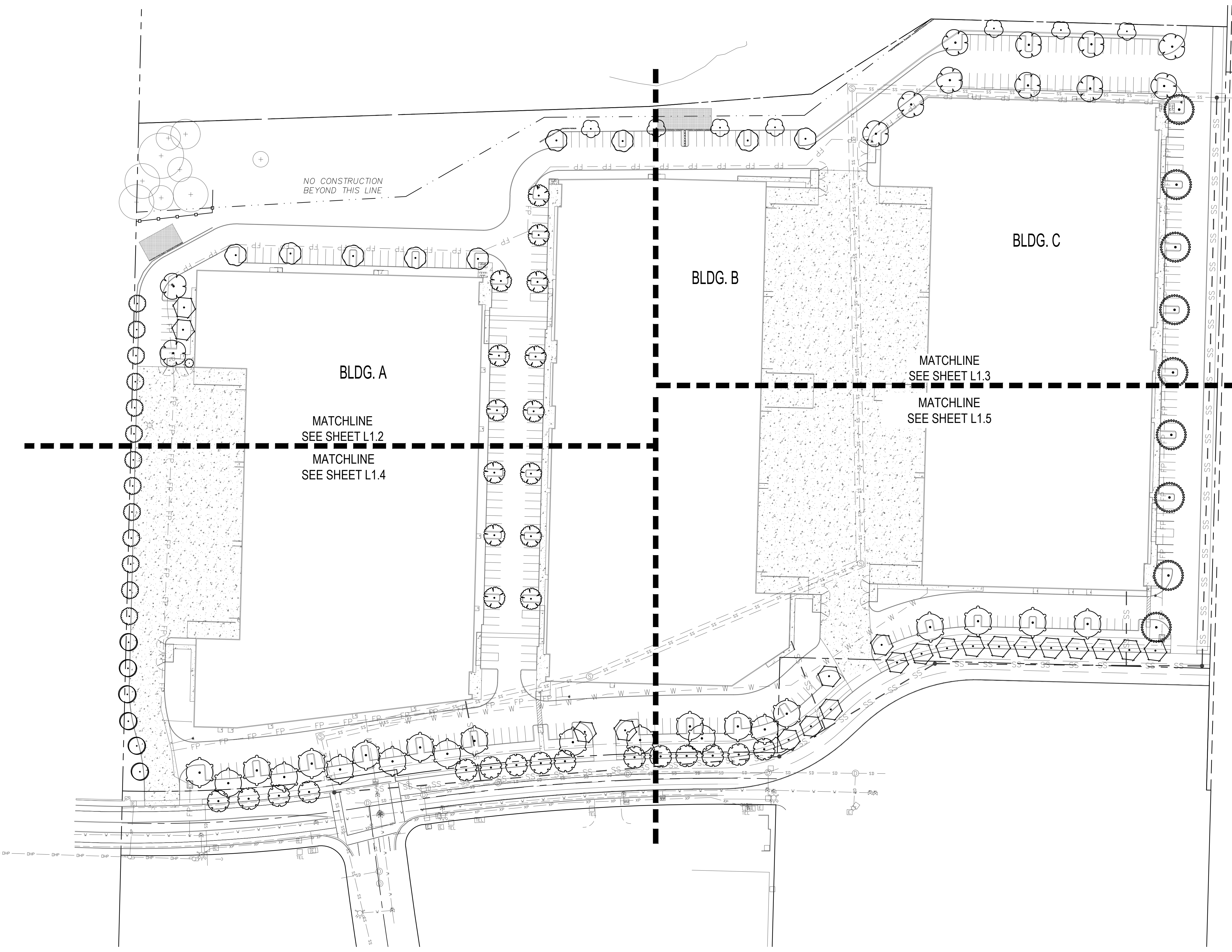
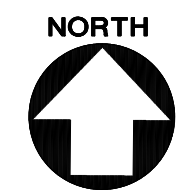
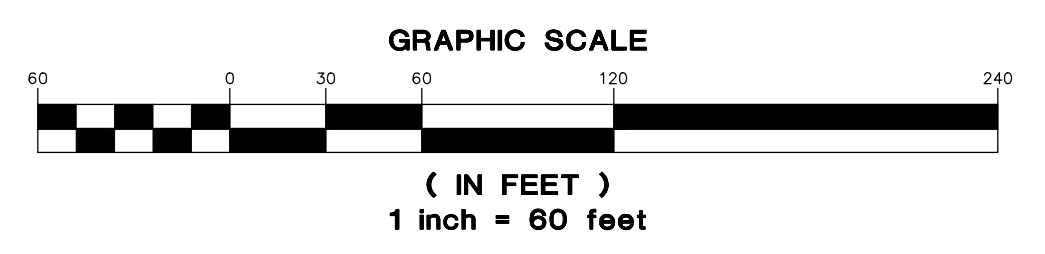
LANDSCAPE REQUIREMENTS

TOTAL SITE AREA	= 914,700 SF
LANDSCAPE AREA REQUIRED 15% OF SITE	= 135,610 SF
LANDSCAPE AREA PROPOSED 16.2% OF SITE	= 147,915 SF
INTERIOR PKG. LOT LANDSCAPING REQ.	= 25 SF PER PKG. SPACE
PKG. LOT TREES REQ.	= 1 TREE PER 4 PKG. SPACE
PKG. SPACES = 335	
PKG. LOT LANDSCAPING REQ.	= 8,375 SF
PKG. LOT LANDSCAPING PROVIDED	= 17,748 SF
PKG. LOT TREES REQ.	= 84
PKG. LOT TREES PROVIDED	= 86



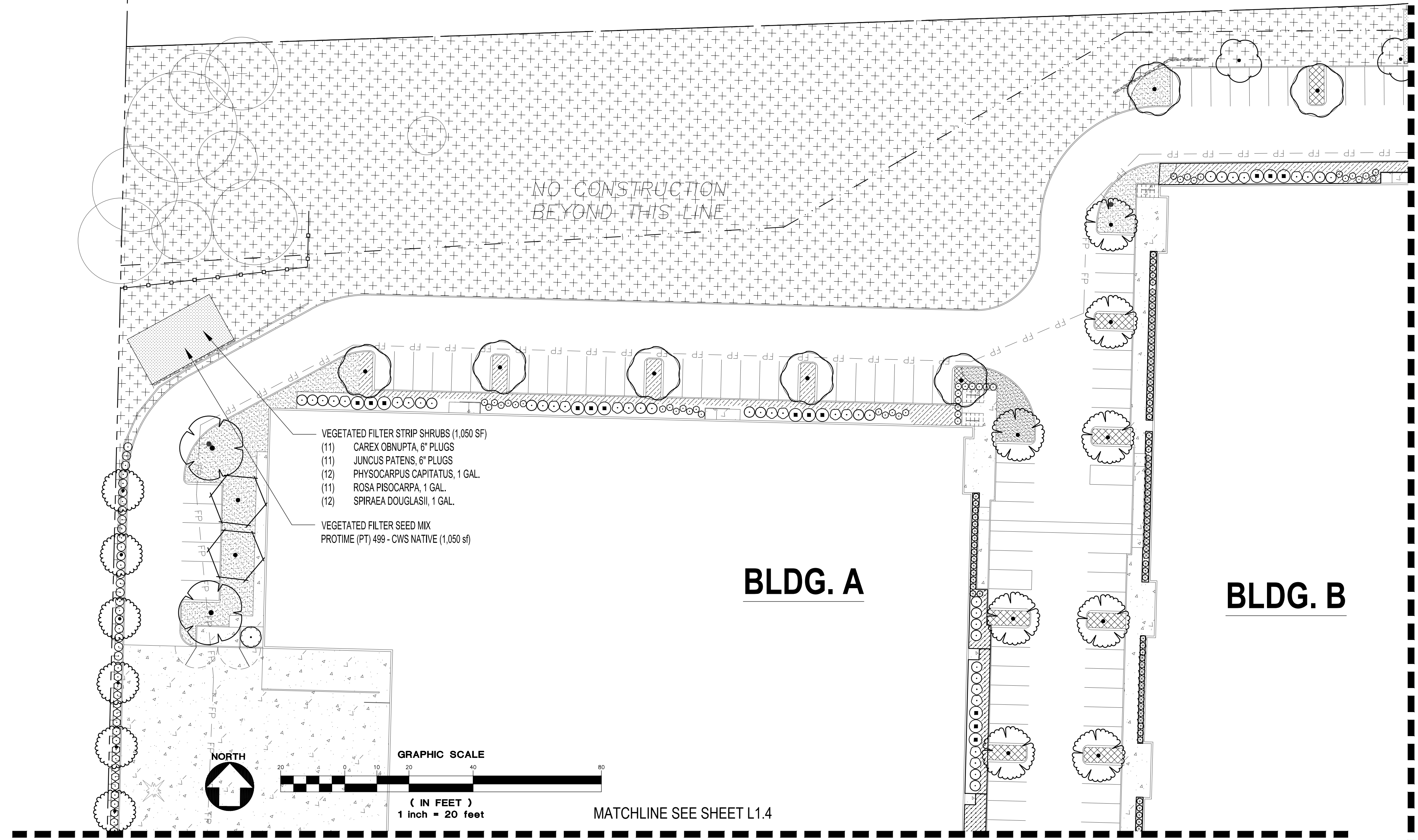
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AF	28	ACER RUBRUM 'FRANKSRED'™ MEDIUM	RED SUNSET MAPLE	1.5' CAL.
	CB	14	CARPINUS BETULUS	EUROPEAN HORNBEECH	1.5' CAL.
	CO	14	CELTIS OCCIDENTALIS LARGE	COMMON HACKBERRY	1.5' CAL.
	GI	12	GLEDITSIA TRIACANTHOS INERMIS 'TRUESHADE' SMALL	THORNLESS HONEY LOCUST	1.5' CAL.
	HM	6	HALESIA MONTRICOLA SMALL	SNOWDROP TREE	1.5' CAL.
	NH	13	NYSSA SYLVATICA 'HAYMAN'S RED' MEDIUM	RED RAGE TUPELO	1.5' CAL.
	PT3	15	POPULUS TREMULOIDES	QUAKING ASPEN	1.5' CAL.
	QR	15	QUERCUS RUBRA LARGE	RED OAK	1.5' CAL.
	RP2	18	RHAMNUS PURSHIANA	CASCARA	1.5' CAL.
	UC	11	ULMUS X 'FRONTIER' MEDIUM	AMERICAN ELM	1.5' CAL.
	ZV	22	ZELKOVA SERRATA 'VILLAGE GREEN' LARGE	SAWLEAF ZELKOVA	1.5' CAL.
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CL	1	X CUPRESSOCYPARIS LEYLANDII LARGE	LEYLANDI CYPRESS	5' HT.



PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AF	28	ACER RUBRUM 'FRANKSRED' TM MEDIUM	RED SUNSET MAPLE	1.5' CAL.
	CB	14	CARPINUS BETULUS	EUROPEAN HORNBEAM	1.5' CAL.
	CO	14	CELTIS OCCIDENTALIS LARGE	COMMON HACKBERRY	1.5' CAL.
	GI	12	GLEDITSIA TRIACANTHOS INERMIS 'TRUESHADE' SMALL	THORNLESS HONEY LOCUST	1.5' CAL.
	HM	6	HALESIA MONTRICOLA SMALL	SNOWDROP TREE	1.5' CAL.
	NH	13	NYSSA SYLVATICA 'HAYMAN'S RED' MEDIUM	RED RAGE TUPELO	1.5' CAL.
	PT3	15	POPULUS TREMULOIDES	QUAKING ASPEN	1.5' CAL.
	QR	15	QUERCUS RUBRA LARGE	RED OAK	1.5' CAL.
	RP2	18	RHAMNUS PURSHIANA	CASCARA	1.5' CAL.
	UC	11	ULMUS X 'FRONTIER' MEDIUM	AMERICAN ELM	1.5' CAL.
	ZV	22	ZELKOVA SERRATA 'VILLAGE GREEN' LARGE	SAWLEAF ZELKOVA	1.5' CAL.
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CL	1	X CUPRESSOCYPARIS LEYLANDII LARGE	LEYLANDII CYPRESS	5' HT.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	AE	79	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	1 GAL. 60" o.c.
	AC2	18	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	1 GAL. 120" o.c.
	CF	61	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL. 60" o.c.
	CT	52	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL. 60" o.c.
	GS	227	GAULTHERIA SHALLON	SALAL	1 GAL. 48" o.c.
	MA	204	MAHONIA AQUIFOLIUM	OREGON GRAPE	1 GAL. 48" o.c.
	NA	66	NANDINA DOMESTICA 'FIRE POWER'	DWARF NANDINA	1 GAL. 36" o.c.
	NS	167	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	1 GAL. 36" o.c.
	PA	112	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL. 36" o.c.
	PV	46	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	1 GAL. 60" o.c.
	PL	136	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	1 GAL. 36" o.c.
	RR	33	RHODODENDRON 'JEAN MARIE DE MONTAGUE'	JEAN MARIE DE MONTAGUE RHODODENDRON	1 GAL. 72" o.c.
	RS	43	RIBES SANGUINEUM	RED FLOWERING CURRANT	1 GAL. 60" o.c.
	RG	65	ROSA GYMNOCARPA	DWARF ROSE	1 GAL. 48" o.c.
	VO	102	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL. 48" o.c.
	VS	62	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	1 GAL. 60" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	CD	1,017	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	4" POT 24" o.c.
	FL	5,763	FRAGARIA CHILDENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL. 18" o.c.
	MR	1,148	MAHONIA REPENS	CREeping MAHONIA	1 GAL. 24" o.c.
	RE2	191	RUBUS CALYCOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL. 24" o.c.
		27,050 SF	LAWN		

MATCHLINE SEE SHEET L1.3



- VEGETATED FILTER STRIP SHRUBS (1,050 SF)
- (11) CAREX OBNUPTA, 6" PLUGS
 - (11) JUNCUS PATENS, 6" PLUGS
 - (12) PHYSCARPUS CAPITATUS, 1 GAL.
 - (11) ROSA PISOCARPA, 1 GAL.
 - (12) SPIRAEA DOUGLASII, 1 GAL.
- VEGETATED FILTER SEED MIX
PROTIME (PT) 499 - CWS NATIVE (1,050 sf)

BLDG. A

BLDG. B

MATCHLINE SEE SHEET L1.4

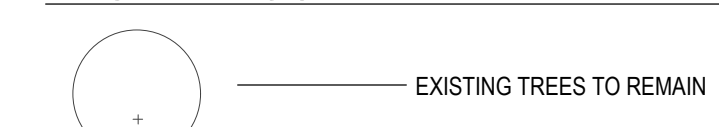
PLANTING NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF TUALATIN STANDARDS AND THE OREGON STRUCTURAL SPECIALTY CODE.
- CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT AT LEAST TWO WEEKS PRIOR TO START OF LANDSCAPE WORK TO REVIEW PLANT SUBSTITUTIONS & JURISDICTIONAL REQUIREMENTS.
- SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS SPECIFICALLY ACCEPTED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 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 OWNERS 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. 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 OWNERS REPRESENTATIVE.
- INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF XXXXXXXX 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 FINAL 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 IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. 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. COORDINATE INSTALLATION PLANTING MATERIALS WITH IRRIGATION. PLANT ONLY IN AREAS WHERE THE IRRIGATION SYSTEM IS COMPLETE AND FULLY OPERATIONAL.
- PLANT HEALTH AND REPLACEMENT**
- PROVIDE PLANT MATERIAL THAT IS HEALTHY NURSERY STOCK, WELL BRANCHED, AND FULL FOLIATED WHEN IN LEAF, AND FREE FROM DISEASE, INJURY, INSECTS, WEEDS AND WEED ROOTS.
 - PLANT MATERIALS NOT MEETING SPECIFICATION REQUIREMENTS WILL BE REJECTED.
- INITIAL INSPECTION OF PLANT MATERIAL**
- ASSEMBLE ALL PLANTS FOR EACH INSPECTION AT ONE LOCATION FOR INSPECTION TO BE COMPLETED IN ONE VISIT. ANY FURTHER INSPECTION REQUIRED DUE TO PLANTS BEING UNAVAILABLE, REJECTED, AND OR NOT MEETING SPECIFICATIONS SHALL BE CHARGED TO THE CONTRACTOR AT THE CURRENT HOURLY RATE FOR THE LANDSCAPE ARCHITECT PERFORMING THE INSPECTION.
 - OWNER RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS FROM PROJECT SITE WITHIN 24 HOURS.
 - REPLACE PLANT MATERIALS REJECTED BY OWNER AT NO ADDITIONAL EXPENSE TO OWNER.
- PLANT LAYOUT AND INSPECTION**
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
 - LAYOUT OF MAJOR PLANTING AREAS AS INDICATED IN THE DRAWINGS

- ARE APPROXIMATE ONLY; OUTLINE IN THE FIELD LOCATIONS AND IDENTITY OF ALL TREES, SHRUBS AND GROUND COVERS, SUBJECT TO REVIEW AND APPROVAL.
 - INSPECTION: NOTIFY THE OWNER 48 HOURS PRIOR TO BEGINNING PLANTING. THE OWNER MAY ADJUST PLANT MATERIAL LOCATION TO MEET FIELD CONDITIONS.
 - DO NOT COMMENCE WITH PLANTING UNTIL OWNER HAS APPROVED THE LOCATION AND LAYOUT OF ALL PLANT BEDS.
 - IF WORK IS NOT PROMPTLY OR PROPERLY PERFORMED BY THE CONTRACTOR, THE OWNER WILL, AT THEIR DISCRETION, HAVE THE WORK PERFORMED BY OTHERS. THE COST OF THE WORK BY OTHERS WILL BE DEDUCTED FROM THE CONTRACT AMOUNT.
 - MULCH ALL SHRUBS AND GROUND COVER PLANTING BEDS WITH A 2 INCH LAYER OF IMPORTED MULCH MATERIAL WITHIN 2 DAYS AFTER PLANTING.
 - COVER ENTIRE BED AREAS; APPLY EVENLY.
- EDGING INSTALLATION**
- SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45 DEGREE, 4 TO 6 INCH DEEP, SHOVEL-CUT EDGE.
- MAINTENANCE**
- MAINTAIN LANDSCAPE PLANTINGS FROM INSTALLATION UNTIL FINAL ACCEPTANCE.
 - KEEP ALL LANDSCAPE AREAS CLEAN AND WEED FREE. KEEP ALL BUILDINGS, PAVEMENTS, AND OTHER EXTERIOR IMPROVEMENTS CLEAN AND FREE OF SOIL AND DEBRIS.
 - WEED ALL BEDS WEEKLY.
 - APPLY A 2 INCH LAYER OF MULCH MATERIAL TO SAUCER AREAS OF TREES AND SHRUBS LOCATED OUTSIDE OF PLANTING BEDS. PLACE MULCH NO CLOSER THAN 4 INCHES FROM TRUNKS OF WOODY PLANT MATERIAL AND AWAY FROM THE CROWNS OF HERBACEOUS PLANTS.

LEGEND - CONT.

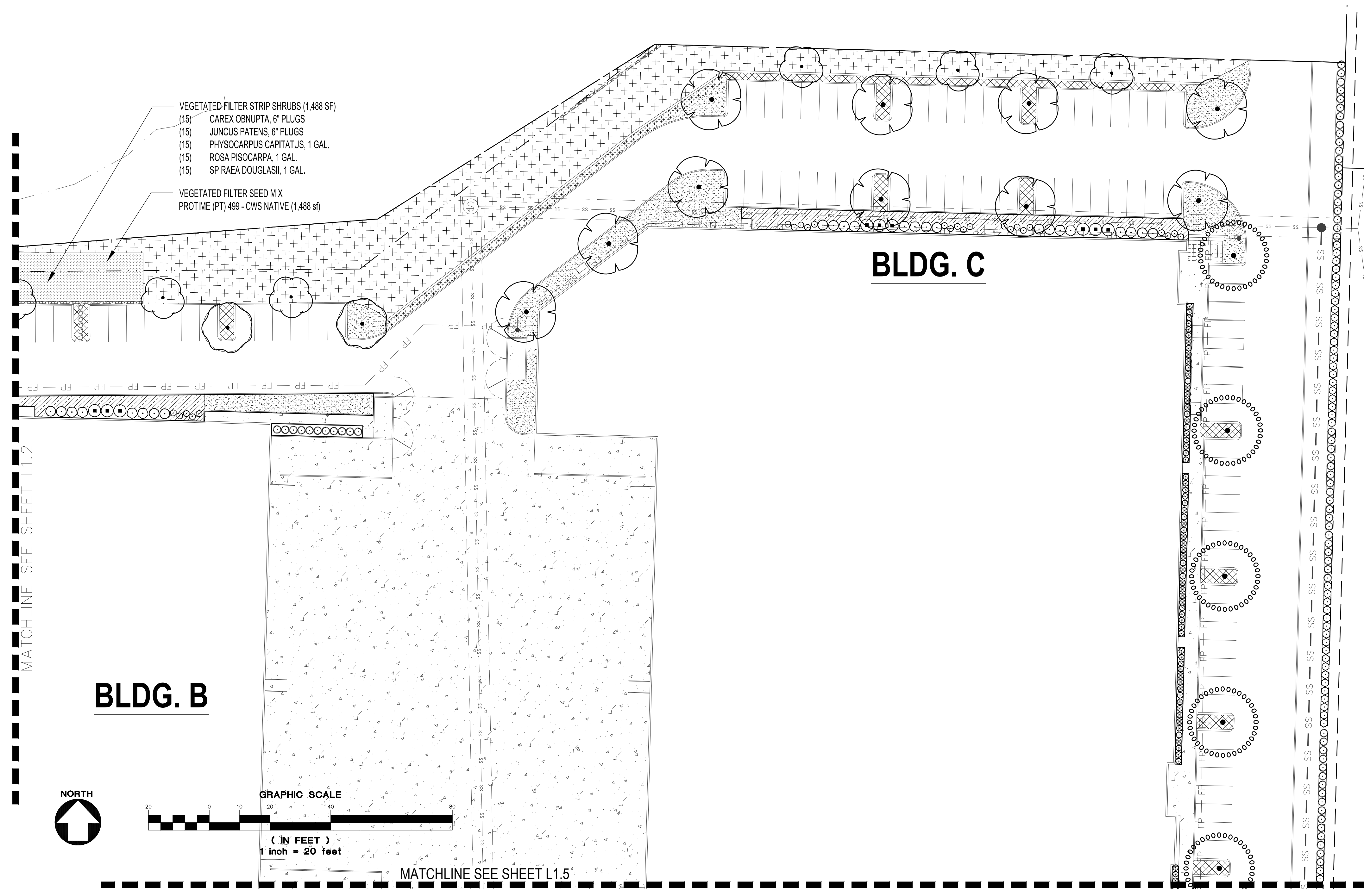


Walgreave

Botanical Name	Common Name	Minimum plant size	List by Planting Zone	
			Zone A (VC)	Zone B (wetland)
TREES				
<i>Acer circinatum</i>	Vine maple	2'	X	
<i>Acer macrophyllum</i>	Big leaf maple	3'	X	
<i>Crataegus douglasii</i>	Douglas hawthorn	2'	X	X
<i>Fragaria purshiana</i>	Cascara	2'	X	
<i>Fraxinus latifolia</i>	Oregon ash	3'		X
<i>Malus fusca</i>	Pacific crabapple	2'		X
<i>Pseudotsuga menziesii</i>	Douglas fir	3'	X	
<i>Thuja plicata</i>	Western red cedar	2'	X	
SHRUBS				
<i>Amelanchier alnifolia</i>	Serviceberry	2'	X	
<i>Cornus sericea</i>	Red-osier dogwood	2'		X
<i>Mahonia aquifolium</i>	Tall Oregon grape	6'	X	
<i>Oemleria cerasiformis</i>	Indian plum	2'	X	
<i>Physocarpus capitatus</i>	Pacific ninebark	2'		X
<i>Polystichum munitum</i>	Sword fern	2 gallon	X	
<i>Rosa nutkana</i>	Nootka rose	1.5'	X	X
<i>Salix sitchensis</i>	Sitka willow	3'		X
<i>Spiraea douglasii</i>	Douglas' spirea	1.5'		X
<i>Symphoricarpos albus</i>	Snowberry	1.5'	X	
HERBACEOUS				
<i>Agrostis exarata</i>	Spike bentgrass	Broadcast seed in all areas of disturbed soil or bare areas greater than 25 sq ft in size following invasive species removal		
<i>Elymus glaucus</i>	Blue wild-rye			
<i>Bromus carinatus</i>	California brome			

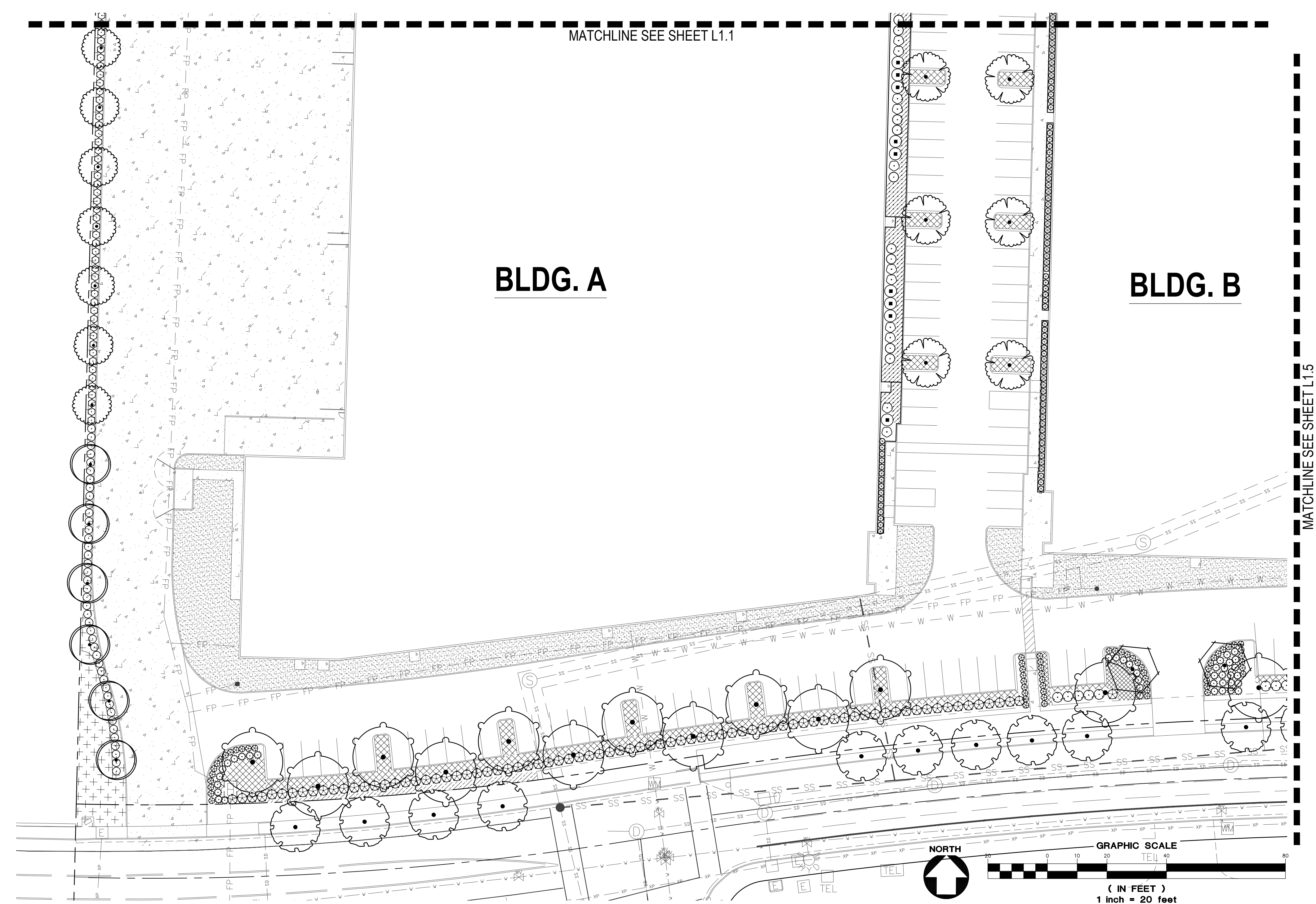
Plant both zones at 100% CWS standard densities: Trees = sq ft X 0.01; Shrubs = sq ft X 0.05

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	26	ACER RUBRUM 'FRANKSRED' TM MEDIUM	RED SUNSET MAPLE	1.5' CAL.	
	CB	14	CARPINUS BETULUS	EUROPEAN HORNBEAM	1.5' CAL.	
	CO	14	CELTIS OCCIDENTALIS LARGE	COMMON HACKBERRY	1.5' CAL.	
	GI	12	GLEDITSIA TRIACANTHOS INERMIS 'TRUESHADE' SMALL	THORNLESS HONEY LOCUST	1.5' CAL.	
	HM	6	HALESIA-MONTRICOLA SMALL	SNOWDROP TREE	1.5' CAL.	
	NH	13	NYSSA SYLVATICA 'HAYMAN'S RED' MEDIUM	RED RAGE TUPELO	1.5' CAL.	
	PT3	15	POPULUS TREMULOIDES	QUAKING ASPEN	1.5' CAL.	
	QR	15	QUERCUS RUBRA LARGE	RED OAK	1.5' CAL.	
	RP2	18	RHAMNUS PURSHIANA	CASCARA	1.5' CAL.	
	UC	11	ULMUS X 'FRONTIER' MEDIUM	AMERICAN ELM	1.5' CAL.	
	ZV	22	ZELKOVA SERRATA 'VILLAGE GREEN' LARGE	SAWLEAF ZELKOVA	1.5' CAL.	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CL	1	X CUPRESSOCYPARIS LEYLANDII LARGE	LEYLANDII CYPRESS	5' HT.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	AE	79	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	1 GAL.	60" o.c.
	AC2	18	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	1 GAL.	120" o.c.
	CF	61	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL.	60" o.c.
	CT	52	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL.	60" o.c.
	GS	227	GAULTHERIA SHALLON	SALAL	1 GAL.	48" o.c.
	MA	204	MAHONIA AQUIFOLIUM	OREGON GRAPE	1 GAL.	48" o.c.
	NA	66	NANDINA DOMESTICA 'FIRE POWER'	DWARF NANDINA	1 GAL.	36" o.c.
	NS	167	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	1 GAL.	36" o.c.
	PA	112	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	36" o.c.
	PV	46	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	1 GAL.	60" o.c.
	PL	136	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	1 GAL.	36" o.c.
	RR	33	RHODODENDRON X 'JEAN MARIE DE MONTAGUE'	JEAN MARIE DE MONTAGUE RHODODENDRON	1 GAL.	72" o.c.
	RS	43	RIBES SANGUINEUM	RED FLOWERING CURRANT	1 GAL.	60" o.c.
	RG	65	ROSA GYMNOCARPA	DWARF ROSE	1 GAL.	48" o.c.
	VO	102	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	48" o.c.
	VS	62	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	1 GAL.	60" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CD	1,017	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	4" POT	24" o.c.
	FL	5,763	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL.	18" o.c.
	MR	1,148	MAHONIA REPENS	CREeping MAHONIA	1 GAL.	24" o.c.
	RE2	191	RUBUS CALYCOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
		27,050 SF	LAWN			



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 - SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS SPECIFICALLY ACCEPTED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - 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 FULLY 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. 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.
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 - INSTALL EROSION CONTROL SYSTEMS IN ACCORDANCE WITH CITY OF XXXXXXXX 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.
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- PROVIDE PLANT MATERIAL THAT IS HEALTHY NURSERY STOCK, WELL BRANCHED, AND FULL FOLIATED WHEN IN LEAF, AND FREE FROM DISEASE, INJURY, INSECTS, WEEDS AND WEED ROOTS.
 - PLANT MATERIALS NOT MEETING SPECIFICATION REQUIREMENTS WILL BE REJECTED.
- INITIAL INSPECTION OF PLANT MATERIAL**
- ASSEMBLE ALL PLANTS FOR EACH INSPECTION AT ONE LOCATION FOR INSPECTION TO BE COMPLETED IN ONE VISIT. ANY FURTHER INSPECTION REQUIRED DUE TO PLANTS BEING UNAVAILABLE, REJECTED, AND OR NOT MEETING SPECIFICATIONS SHALL BE CHARGED TO THE CONTRACTOR AT THE CURRENT HOURLY RATE FOR THE LANDSCAPE ARCHITECT PERFORMING THE INSPECTION.
 - OWNER RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK.
 - REMOVE REJECTED TREES OR SHRUBS FROM PROJECT SITE WITHIN 24 HOURS.
 - REPLACE PLANT MATERIALS REJECTED BY OWNER AT NO ADDITIONAL EXPENSE TO OWNER.
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- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
 - LAYOUT OF MAJOR PLANTING AREAS AS INDICATED IN THE DRAWINGS ARE APPROXIMATE ONLY; OUTLINE IN THE FIELD LOCATIONS AND IDENTITY OF ALL TREES, SHRUBS AND GROUND COVERS, SUBJECT TO REVIEW AND APPROVAL.
- EDGING INSTALLATION**
- SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45 DEGREE, 4 TO 6 INCH DEEP, SHOVEL-CUT EDGE.
- MAINTENANCE**
- MAINTAIN LANDSCAPE PLANTINGS FROM INSTALLATION UNTIL FINAL ACCEPTANCE.
 - MAINTAIN TREES, SHRUBS, AND GROUND COVER BY TRIMMING, PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
 - WATER TREES BY DEEP ROOT WATERING METHOD.
- WEEDING AND CLEANUP**
- KEEP ALL LANDSCAPE AREAS CLEAN AND WEED FREE. KEEP ALL BUILDINGS, PAVEMENTS, AND OTHER EXTERIOR IMPROVEMENTS CLEAN AND FREE OF SOIL AND DEBRIS.
 - WEED ALL BEDS WEEKLY.
 - APPLY A 2 INCH LAYER OF MULCH MATERIAL TO SAUCER AREAS OF TREES AND SHRUBS LOCATED OUTSIDE OF PLANTING BEDS. PLACE MULCH NO CLOSER THAN 4 INCHES FROM TRUNKS OF WOODY PLANT MATERIAL AND AWAY FROM THE CROWNS OF HERBACEOUS PLANTS.



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- LAYOUT OF MAJOR PLANTING AREAS AS INDICATED IN THE DRAWINGS ARE APPROXIMATE ONLY; OUTLINE IN THE FIELD LOCATIONS AND IDENTITY OF ALL TREES, SHRUBS AND GROUND COVERS, SUBJECT TO

- REVIEW AND APPROVAL.
- INSPECTION:** NOTIFY THE OWNER 48 HOURS PRIOR TO BEGINNING PLANTING. THE OWNER MAY ADJUST PLANT MATERIAL LOCATION TO MEET FIELD CONDITIONS.
- DO NOT COMMENCE WITH PLANTING UNTIL OWNER HAS APPROVED THE LOCATION AND LAYOUT OF ALL PLANT BEDS.
- IF WORK IS NOT PROMPTLY OR PROPERLY PERFORMED BY THE CONTRACTOR, THE OWNER WILL, AT THEIR DISCRETION, HAVE THE WORK PERFORMED BY OTHERS. THE COST OF THE WORK BY OTHERS WILL BE DEDUCTED FROM THE CONTRACT AMOUNT.
- MULCH ALL SHRUBS AND GROUND COVER PLANTING BEDS WITH A 2 INCH LAYER OF IMPORTED MULCH MATERIAL WITHIN 2 DAYS AFTER PLANTING.
- COVER ENTIRE BED AREAS; APPLY EVENLY.

EDGING INSTALLATION

- SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45 DEGREE, 4 TO 6 INCH DEEP, SHOVEL-CUT EDGE.

MAINTENANCE

1. MAINTAIN LANDSCAPE PLANTINGS FROM INSTALLATION UNTIL FINAL ACCEPTANCE.
- MAINTAIN TREES, SHRUBS, AND GROUND COVER BY TRIMMING, PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
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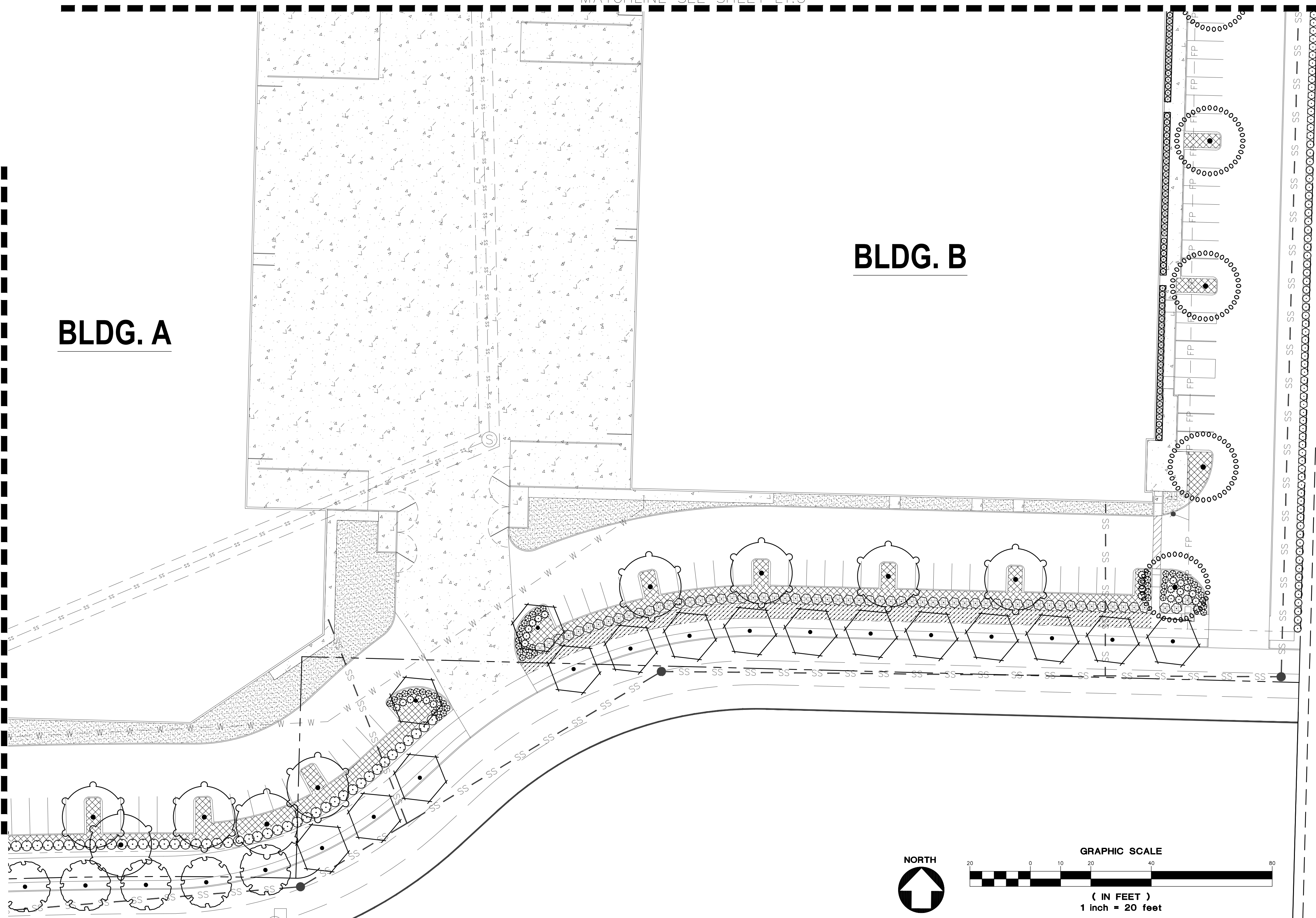
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PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	28	ACER RUBRUM 'FRANKSRED'™ MEDIUM	RED SUNSET MAPLE	1.5' CAL.	
	CB	14	CARPINUS BETULUS	EUROPEAN HORNBEEAM	1.5' CAL.	
	CO	14	CELTIS OCCIDENTALIS LARGE	COMMON HACKBERRY	1.5' CAL.	
	GI	12	GLEDITSIA TRIACANTHOS INERMIS TRUESHADE SMALL	THORNLESS HONEY LOCUST	1.5' CAL.	
	HM	6	HALESIA MONTRICOLA SMALL	SNOWDROP TREE	1.5' CAL.	
	NH	13	NYSSA SYLVATICA 'HAYMAN'S RED' MEDIUM	RED RAGE TUPELO	1.5' CAL.	
	PT3	15	POPULUS TREMULOIDES	QUAKING ASPEN	1.5' CAL.	
	QR	15	QUERCUS RUBRA LARGE	RED OAK	1.5' CAL.	
	RP2	18	RHAMNUS PURSHIANA	CASCARA	1.5' CAL.	
	UC	11	ULMUS X 'FRONTIER' MEDIUM	AMERICAN ELM	1.5' CAL.	
	ZV	22	ZELKOVA SERRATA 'VILLAGE GREEN' LARGE	SAWLEAF ZELKOVA	1.5' CAL.	
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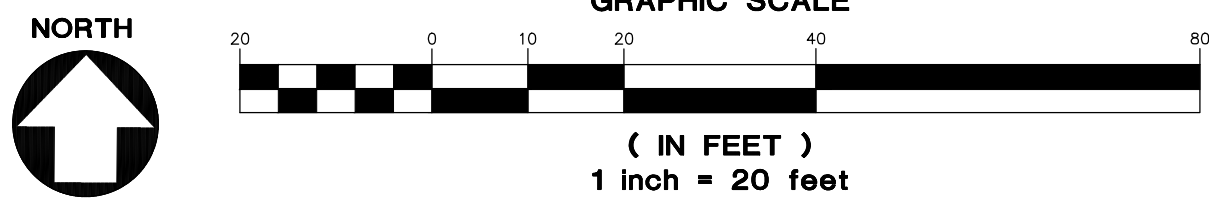
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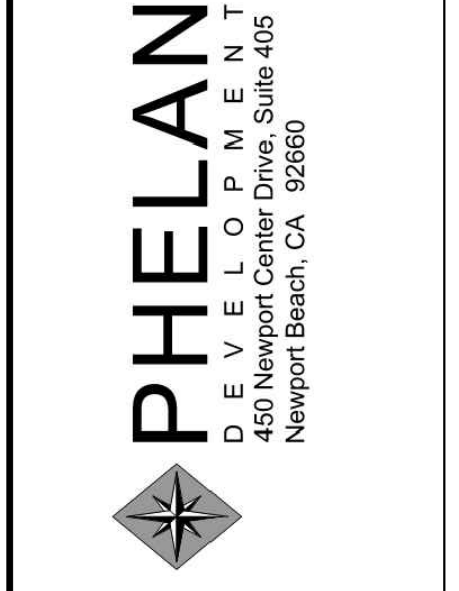
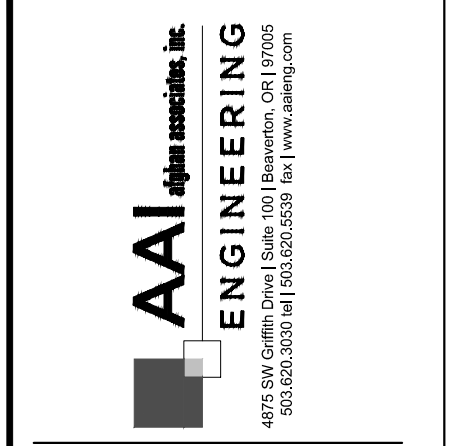
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- PLANT LAYOUT AND INSPECTION**
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
- LAYOUT OF MAJOR PLANTING AREAS AS INDICATED IN THE DRAWINGS ARE APPROXIMATE ONLY; OUTLINE IN THE FIELD LOCATIONS AND IDENTITY OF ALL TREES, SHRUBS AND GROUND COVERS, SUBJECT TO REVIEW AND APPROVAL.
- INSPECTION:** NOTIFY THE OWNER 48 HOURS PRIOR TO BEGINNING PLANTING. THE OWNER MAY ADJUST PLANT MATERIAL LOCATION TO MEET FIELD CONDITIONS.
- DO NOT COMMENCE WITH PLANTING UNTIL OWNER HAS APPROVED THE LOCATION AND LAYOUT OF ALL PLANT BEDS.
- IF WORK IS NOT PROMPTLY OR PROPERLY PERFORMED BY THE CONTRACTOR, THE OWNER WILL, AT THEIR DISCRETION, HAVE THE WORK PERFORMED BY OTHERS. THE COST OF THE WORK BY OTHERS WILL BE DEDUCTED FROM THE CONTRACT AMOUNT.
- MULCH ALL SHRUBS AND GROUND COVER PLANTING BEDS WITH A 2 INCH LAYER OF IMPORTED MULCH MATERIAL WITHIN 2 DAYS AFTER PLANTING.
- COVER ENTIRE BED AREAS; APPLY EVENLY.
- EDGING INSTALLATION**
- SHOVEL-CUT EDGING: SEPARATE MULCHED AREAS FROM TURF AREAS, CURBS, AND PAVING WITH A 45 DEGREE, 4 TO 6 INCH DEEP, SHOVEL-CUT EDGE.
- MAINTENANCE**
1. MAINTAIN LANDSCAPE PLANTINGS FROM INSTALLATION UNTIL FINAL ACCEPTANCE.
2. MAINTAIN TREES, SHRUBS, AND GROUND COVER BY TRIMMING, PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTling TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
3. WATER TREES BY DEEP ROOT WATERING METHOD.
- WEEDING AND CLEANUP**
- KEEP ALL LANDSCAPE AREAS CLEAN AND WEED FREE. KEEP ALL BUILDINGS, PAVEMENTS, AND OTHER EXTERIOR IMPROVEMENTS CLEAN AND FREE OF SOIL AND DEBRIS.
- WEED ALL BEDS WEEKLY.
- APPLY A 2 INCH LAYER OF MULCH MATERIAL TO SAUCER AREAS OF TREES AND SHRUBS LOCATED OUTSIDE OF PLANTING BEDS. PLACE MULCH NO CLOSER THAN 4 INCHES FROM TRUNKS OF WOODY PLANT MATERIAL AND AWAY FROM THE CROWNS OF HERBACEOUS PLANTS.

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	AF	28	ACER RUBRUM 'FRANKSRED' TM MEDIUM	RED SUNSET MAPLE	1.5' CAL.	
	CB	14	CARPINUS BETULUS	EUROPEAN HORNBEEAM	1.5' CAL.	
	CO	14	CELTIS OCCIDENTALIS LARGE	COMMON HACKBERRY	1.5' CAL.	
	GI	12	GLEDITSIA TRIACANTHOS INERMIS 'TRUESHADE' SMALL	THORNLESS HONEY LOCUST	1.5' CAL.	
	HM	6	HALESIA MONTRICOLA SMALL	SNOWDROP TREE	1.5' CAL.	
	NH	13	NYSSA SYLVATICA 'HAYMAN'S RED' MEDIUM	RED RAGE TUPELO	1.5' CAL.	
	PT3	15	POPULUS TREMULOIDES	QUAKING ASPEN	1.5' CAL.	
	QR	15	QUERCUS RUBRA LARGE	RED OAK	1.5' CAL.	
	RP2	18	RHAMNUS PURSHIANA	CASCARA	1.5' CAL.	
	UC	11	ULMUS X 'FRONTIER' MEDIUM	AMERICAN ELM	1.5' CAL.	
	ZV	22	ZELKOVA SERRATA 'VILLAGE GREEN' LARGE	SAWLEAF ZELKOVA	1.5' CAL.	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CL	1	X CUPRESSOCYPARIS LEYLANDII LARGE	LEYLANDI CYPRESS	5' HT.	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	AE	79	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	GLOSSY ABELIA	1 GAL.	60" o.c.
	AC2	18	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	1 GAL.	120" o.c.
	CF	61	CEANOTHUS THYRSIFLORUS 'VICTORIA'	VICTORIA CEANOTHUS	1 GAL.	60" o.c.
	CT	52	CHOISYA TERNATA	MEXICAN ORANGE	1 GAL.	60" o.c.
	GS	227	GAULTHERIA SHALLON	SALAL	1 GAL.	48" o.c.
	MA	204	MAHONIA AQUIFOLIUM	OREGON GRAPE	1 GAL.	48" o.c.
	NA	66	NANDINA DOMESTICA 'FIRE POWER'	DWARF NANDINA	1 GAL.	36" o.c.
	NS	167	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	1 GAL.	36" o.c.
	PA	112	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL.	36" o.c.
	PV	46	PIERIS JAPONICA 'VALLEY ROSE'	VALLEY ROSE JAPANESE PIERIS	1 GAL.	60" o.c.
	PL	136	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON ENGLISH LAUREL	1 GAL.	36" o.c.
	RR	33	RHOODODENDRON X 'JEAN MARIE DE MONTAGUE'	JEAN MARIE DE MONTAGUE RHOODODENDRON	1 GAL.	72" o.c.
	RS	43	RIBES SANGUINEUM	RED FLOWERING CURRANT	1 GAL.	60" o.c.
	RG	65	ROSA GYMNOCARPA	DWARF ROSE	1 GAL.	48" o.c.
	VO	102	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	48" o.c.
	VS	62	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURESTINUS	1 GAL.	60" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	CD	1,017	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	4" POT	24" o.c.
	FL	5,763	FRAGARIA CHILOENSIS 'LIPSTICK'	BEACH STRAWBERRY	1 GAL.	18" o.c.
	MR	1,148	MAHONIA REPENS	CREeping MAHONIA	1 GAL.	24" o.c.
	RE2	191	RUBUS CALYCNOIDES 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY	1 GAL.	24" o.c.
		27,050 SF	LAWN			



HEDGES CREEK
TUALATIN, OR

SHEET TITLE
ENLARGED LANDSCAPE PLAN

DATE: 08/02/2021
DRAWN: KPM
CHECKED: CNH
REVISIONS:

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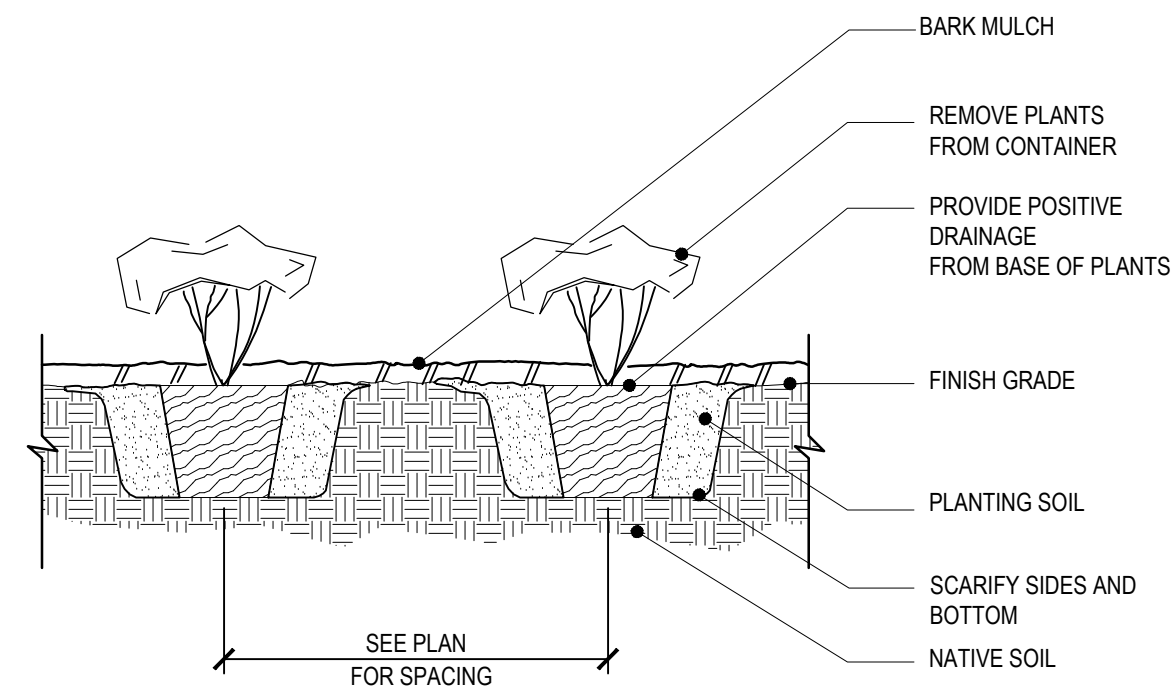
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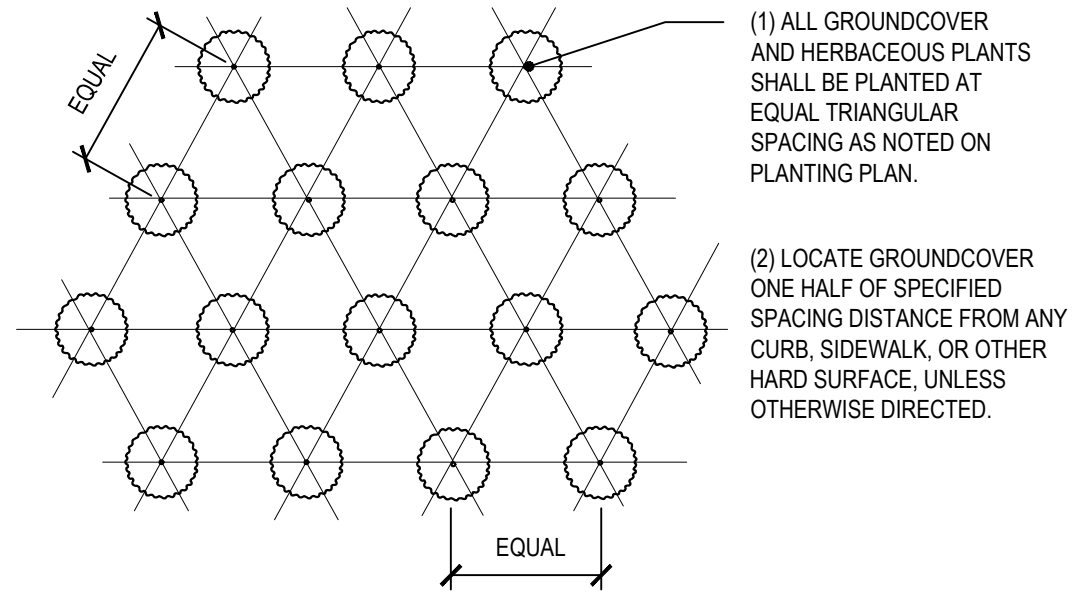
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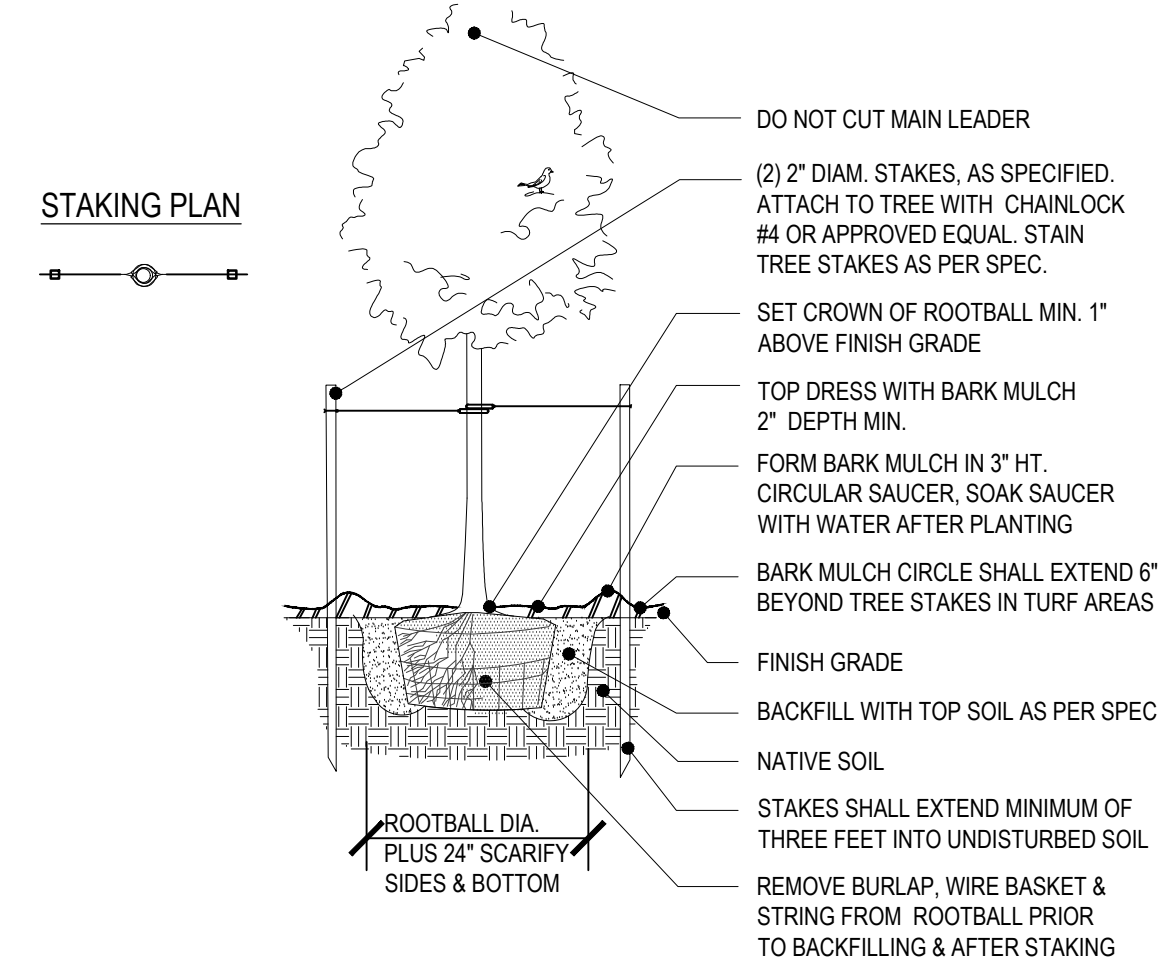
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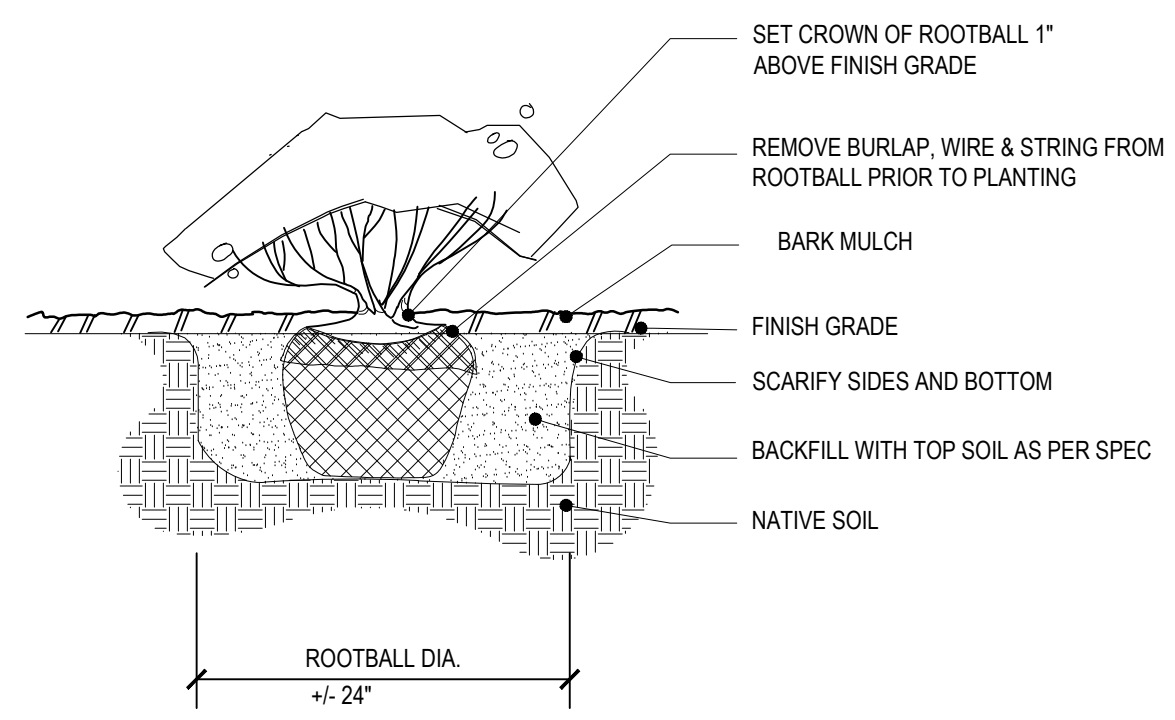
1 GROUNDCOVER & HERBACEOUS PLANT PLANTING DETAIL
L2.0 SCALE: NTS



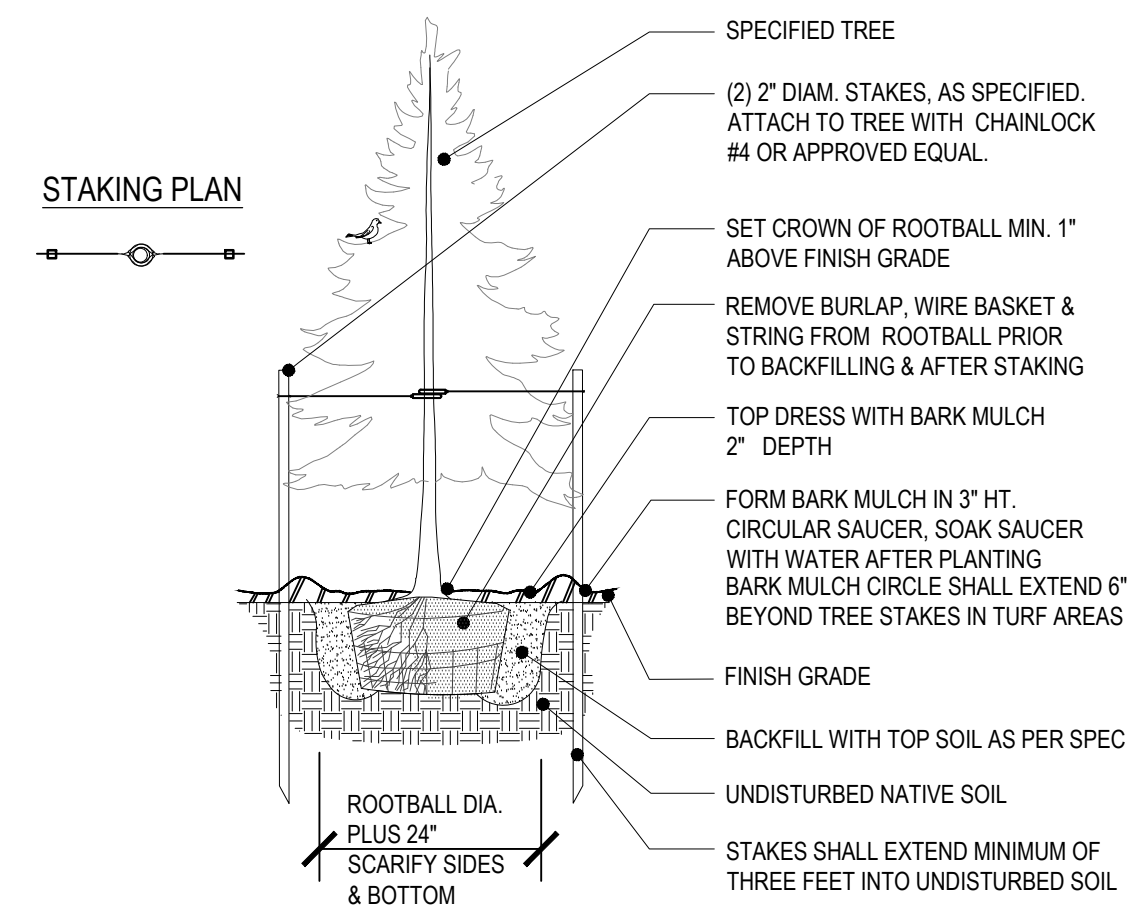
2 GROUNDCOVER & HERBACEOUS PLANT PLANTING PLAN
L2.0 SCALE: NTS



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



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HEDGES CREEK
TUALATIN, OR

SHEET TITLE
LANDSCAPE DETAILS
DATE: 08/02/2021
DRAWN: KPM
CHECKED: CNH
REVISIONS:

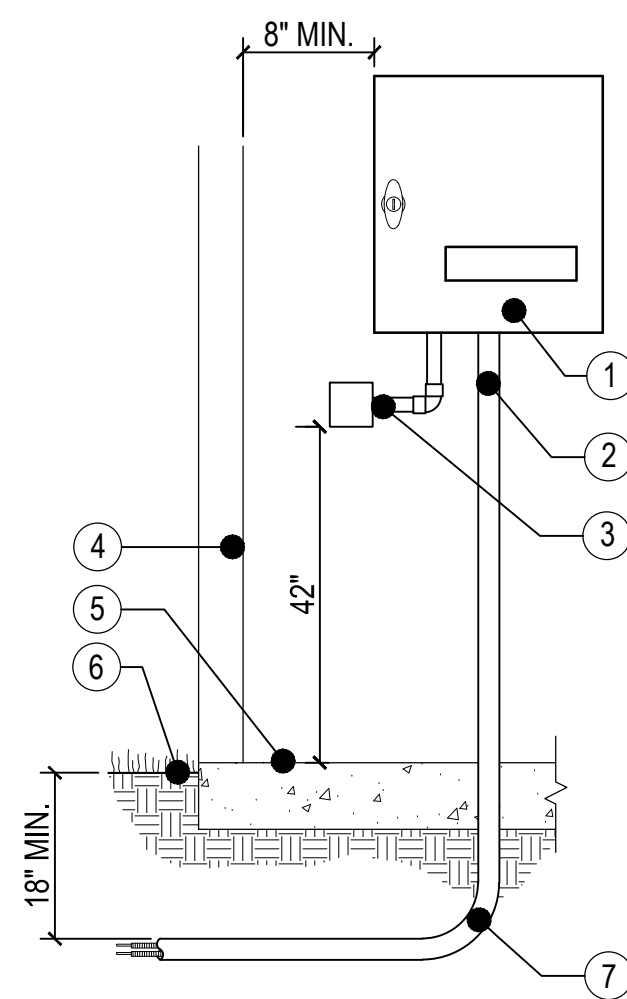
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L2.0

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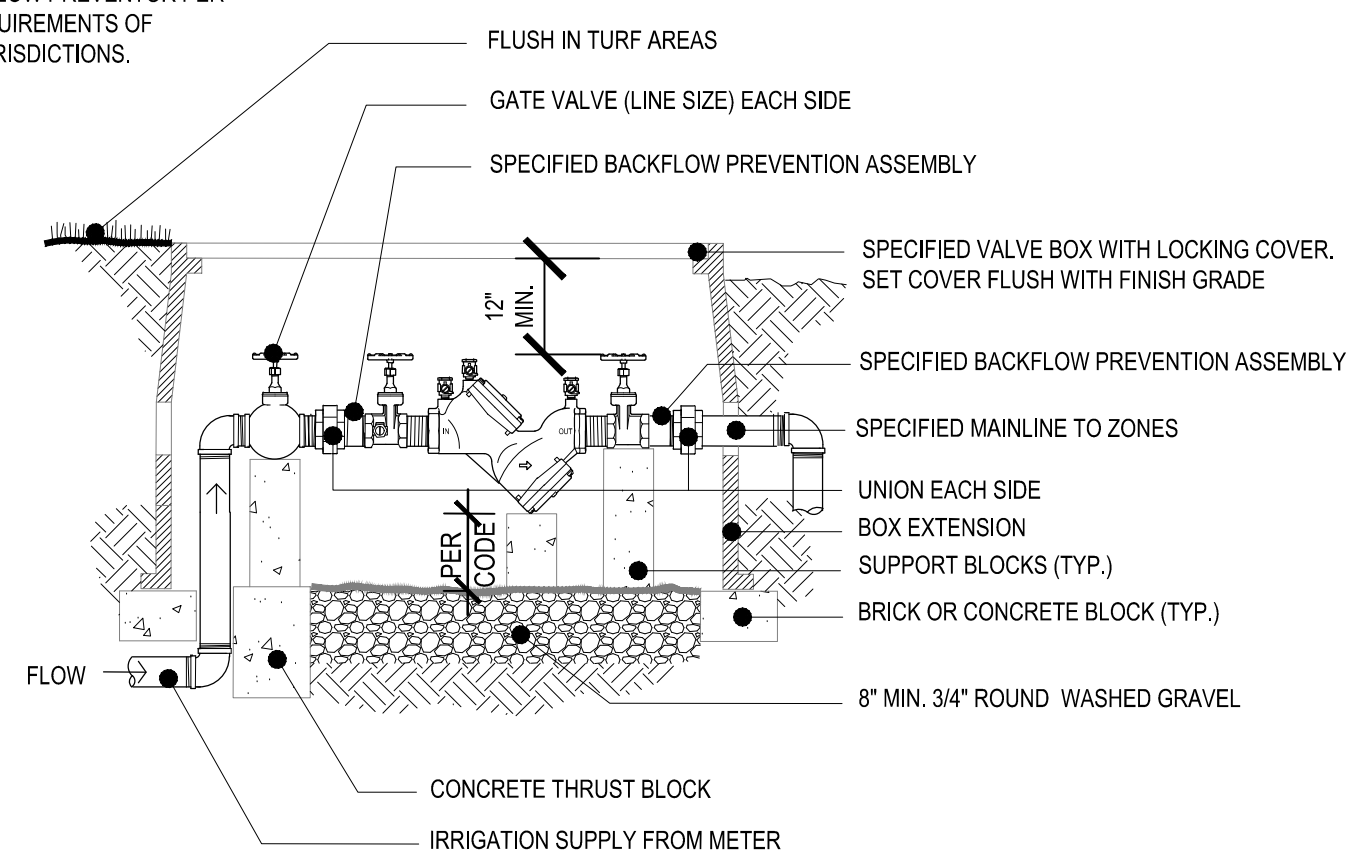
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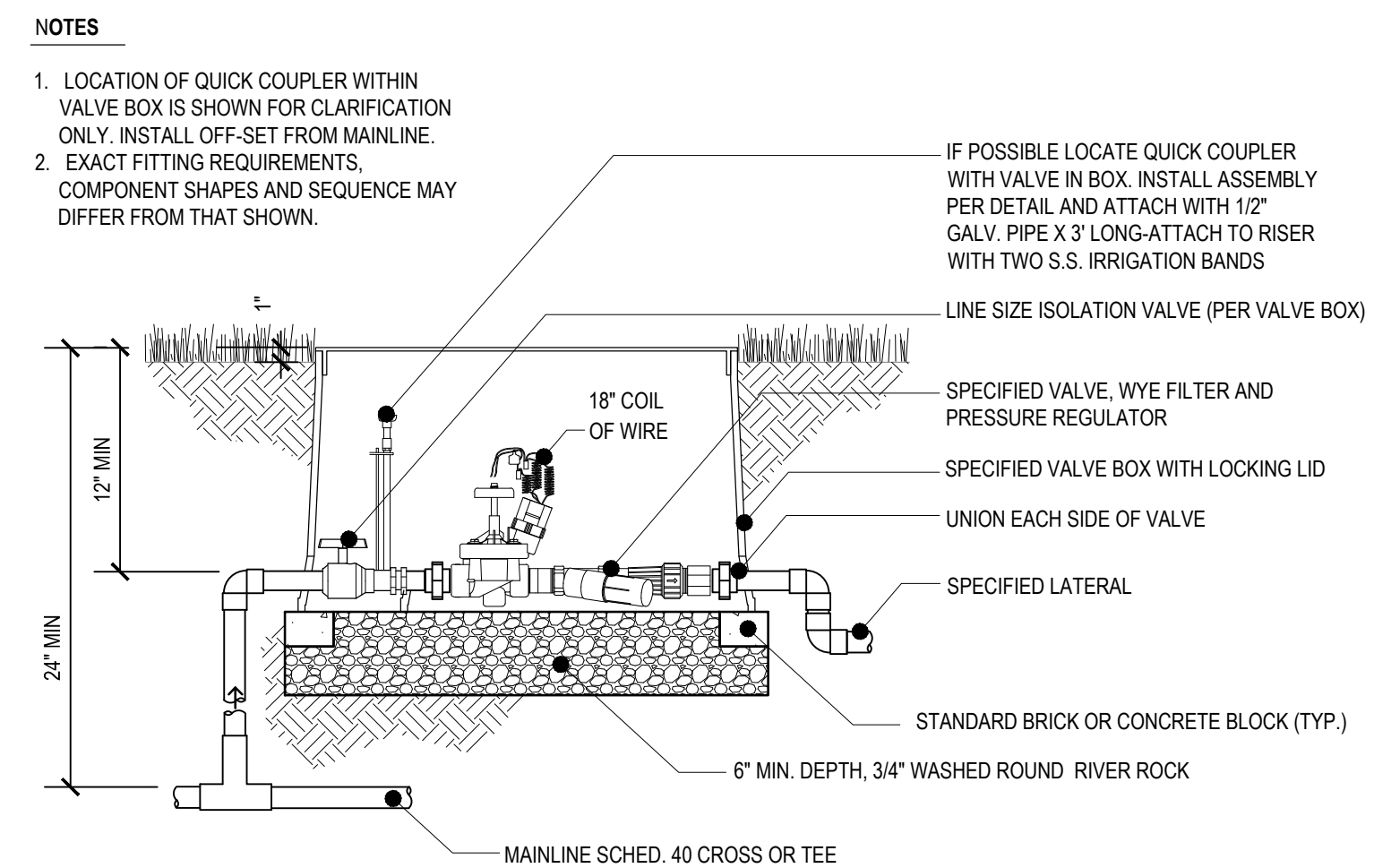
- LEGEND**
- ① AUTOMATIC CONTROLLER WITH LOCKING ACCESS DOOR.
 - ② 2" DIA. P.V.C. CONDUIT FOR COMMON AND CONTROL WIRES TO 5' BEYOND EDGE OF BUILDING.
 - ③ CONDUIT FOR 120 VOLT ELECTRICAL SERVICE WITH JUNCTION BOX.
 - ④ BUILDING WALL.
 - ⑤ BUILDING FLOOR.
 - ⑥ FINISH GRADE.
 - ⑦ SWEEP EL ON ALL ELECTRICAL CONDUIT.
- NOTES**
- 1 ALL WIRES TO BE INSTALLED AS PER LOCAL CODE.
 - 2 VERIFY LOCATION PRIOR TO INSTALLATION.
 - 3 INSTALL CONTROLLER PER MANUFACTURER'S INSTRUCTIONS.

1 WALL MOUNTED CONTROLLER
SCALE: NTS



NOTE:
INSTALL BACKFLOW PREVENTOR PER CODE AND REQUIREMENTS OF PREVAILING JURISDICTIONS.

2 BACKFLOW PREVENTION DEVICE ASSEMBLY
SCALE: NTS

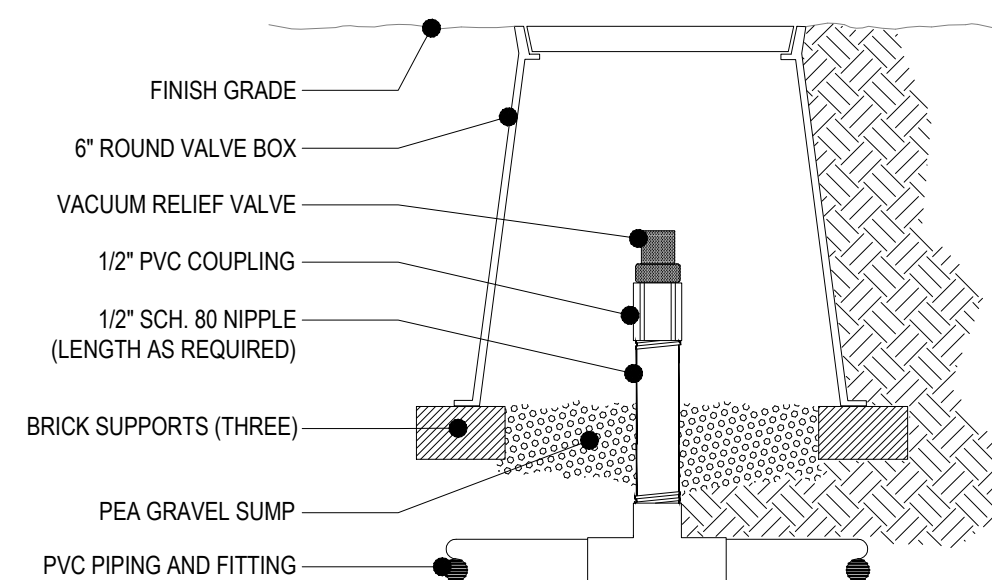


NOTES

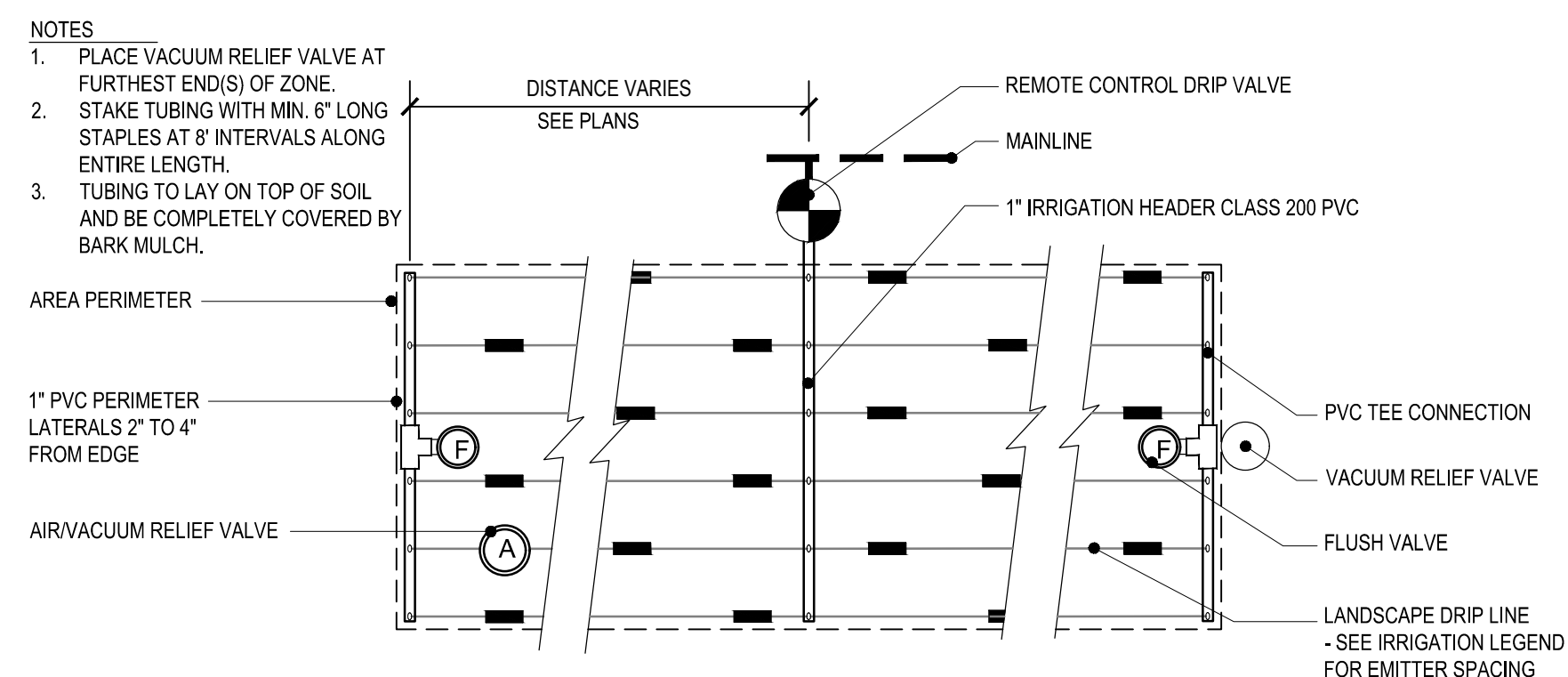
1. LOCATION OF QUICK COUPLER WITHIN VALVE BOX IS SHOWN FOR CLARIFICATION ONLY. INSTALL OFF-SET FROM MAINLINE.
2. EXACT FITTING REQUIREMENTS, COMPONENT SHAPES AND SEQUENCE MAY DIFFER FROM THAT SHOWN.

IF POSSIBLE LOCATE QUICK COUPLER WITH VALVE IN BOX. INSTALL ASSEMBLY PER DETAIL AND ATTACH WITH 1/2" GALV. PIPE X 3' LONG-ATTACH TO RISER WITH TWO S.S. IRRIGATION BANDS

3 DRIP IR CONTROL VALVE ASSEMBLY
SCALE: NTS



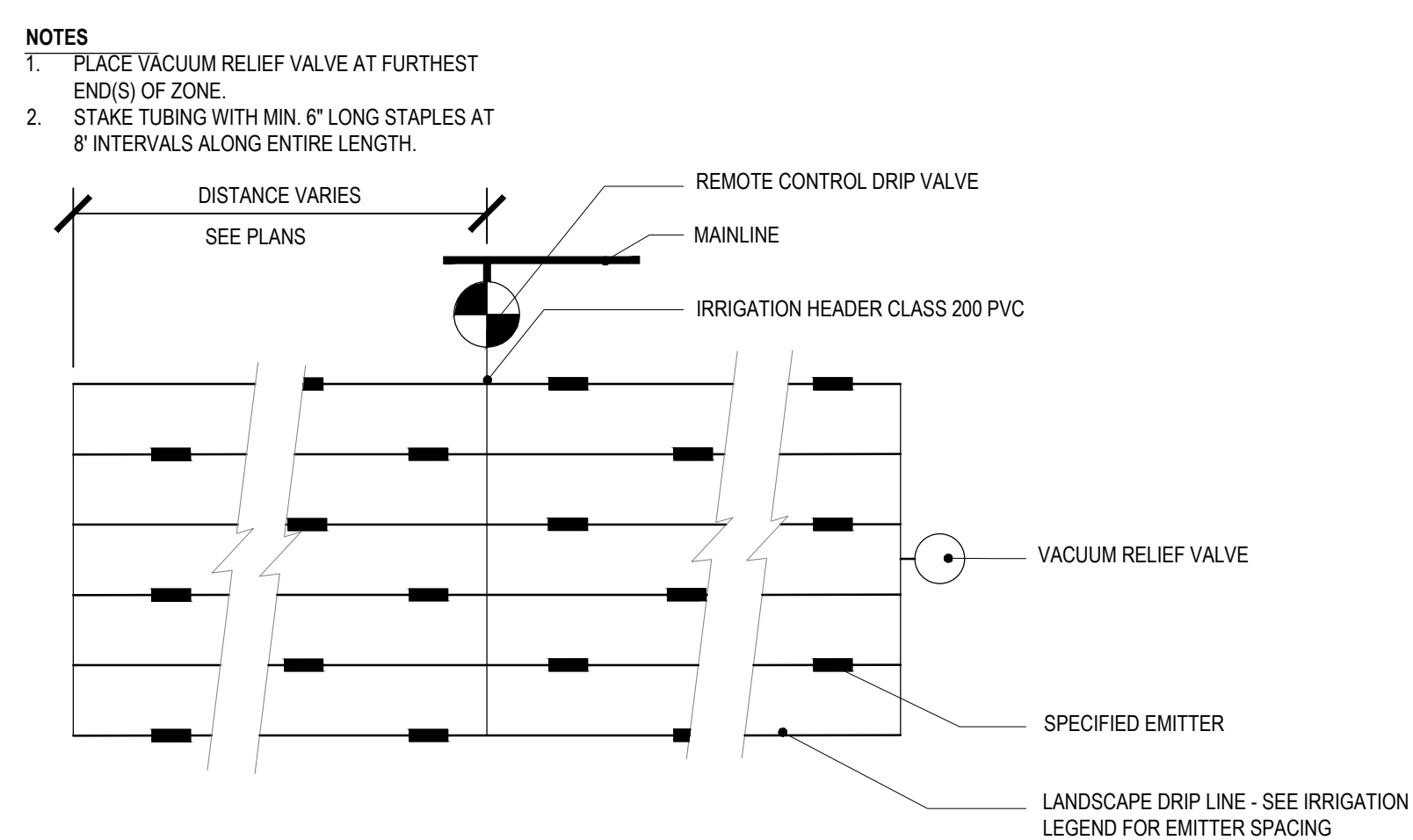
4 VACUUM RELIEF VALVE
SCALE: NTS



NOTES

1. PLACE VACUUM RELIEF VALVE AT FURTHEST END(S) OF ZONE.
2. STAKE TUBING WITH MIN. 6" LONG STAPLES AT 8' INTERVALS ALONG ENTIRE LENGTH.
3. TUBING TO LAY ON TOP OF SOIL AND BE COMPLETELY COVERED BY BARK MULCH.

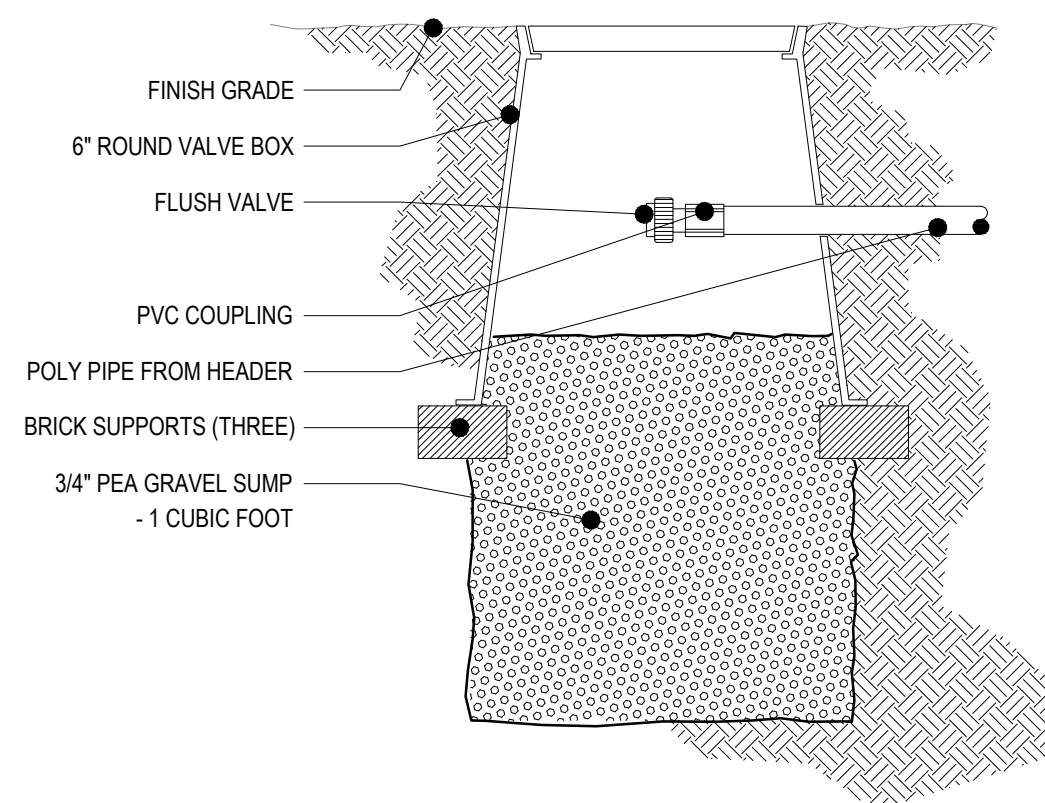
5 DRIPLINE LAYOUT DIAGRAM
SCALE: NTS



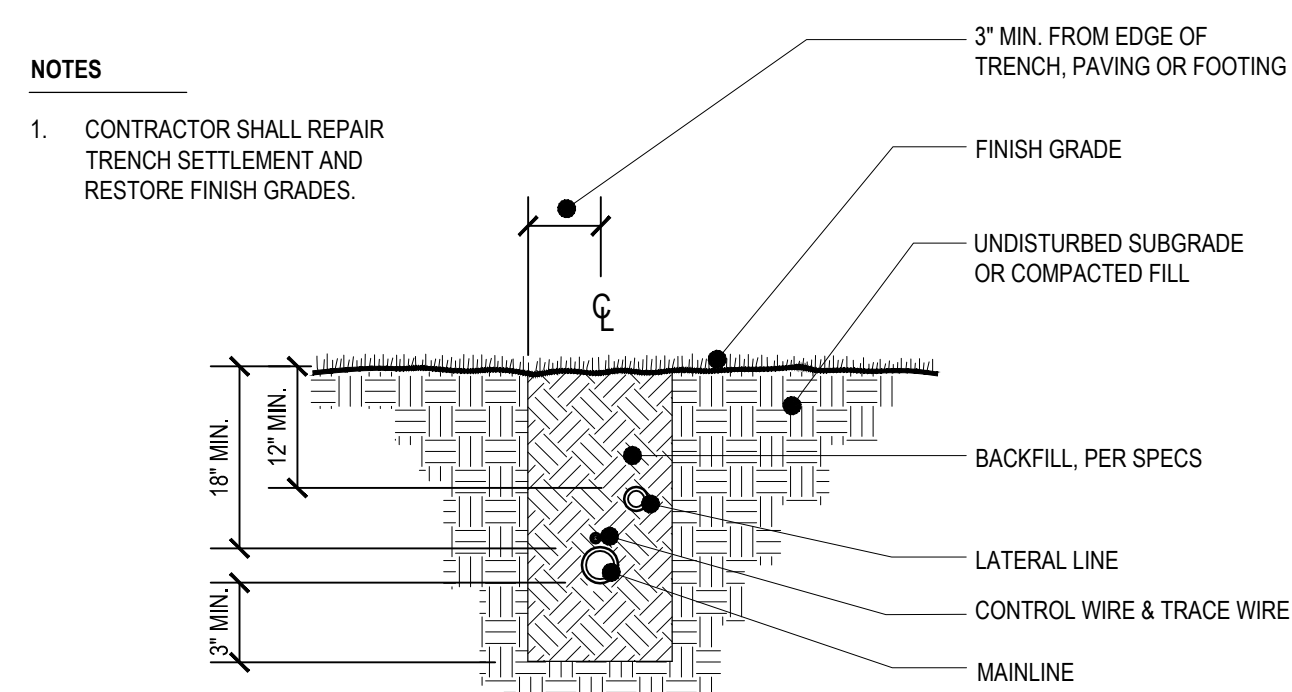
NOTES

1. PLACE VACUUM RELIEF VALVE AT FURTHEST END(S) OF ZONE.
2. STAKE TUBING WITH MIN. 6" LONG STAPLES AT 8' INTERVALS ALONG ENTIRE LENGTH.

6 INLINE EMITTER TUBING INSTALLATION
SCALE: NTS



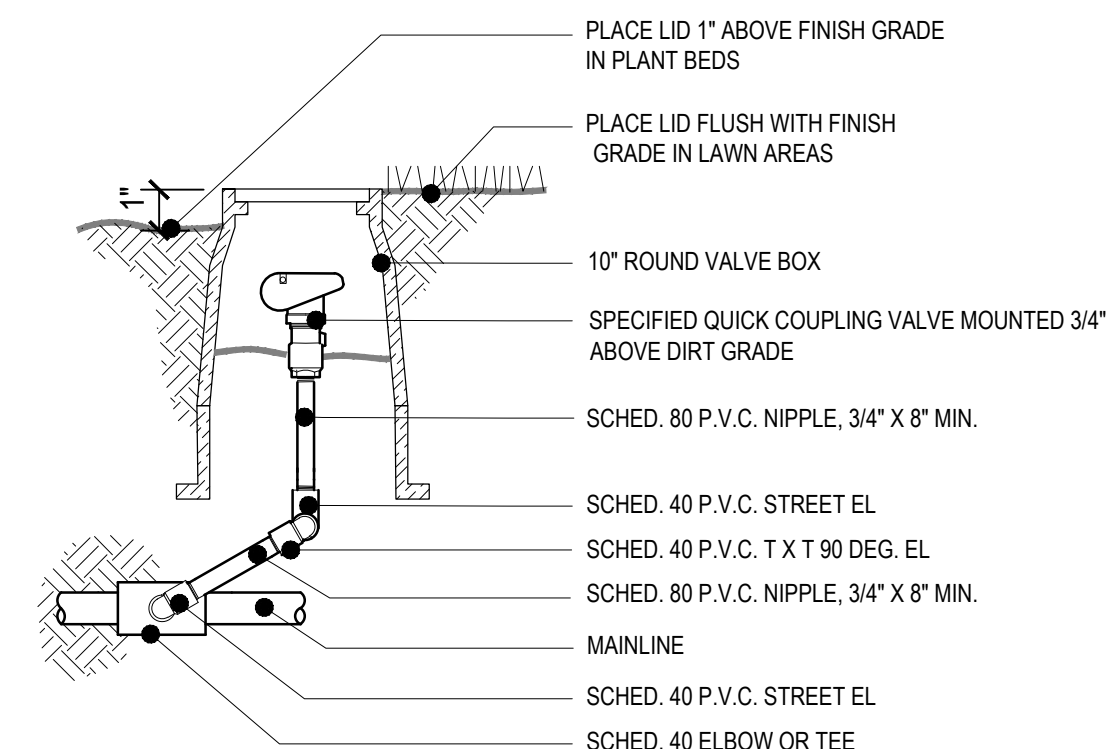
7 FLUSH VALVE
SCALE: NTS



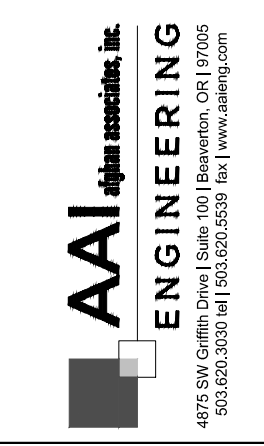
NOTES

1. CONTRACTOR SHALL REPAIR TRENCH SETTLEMENT AND RESTORE FINISH GRADES.

8 IR TRENCHING DETAIL
SCALE: NTS



9 QUICK COUPLER VALVE DETAIL
SCALE: NTS



HEDGES CREEK
TUALATIN, OR

SHEET TITLE

IRRIGATION DETAILS

DATE: 08/02/2021

DRAWN: KPM

CHECKED: CNH

REVISIONS:

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SHEET NUMBER

L2.1

JOB NUMBER: A20120.10

5/18/2022

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General

- Municipal, County, State and Federal laws, regarding uses and regulations governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications, and their provisions shall be carried out by the contractor.
- The Contractor shall verify the locations of all existing utilities, structures, and services before commencing work. The location of utilities, structures, services shown on these plans are approximate only. Any discrepancies between these plans and the actual field conditions shall be reported to the Owner's representative.
- The Contractor shall locate and protect all existing utilities, features and plants on and adjacent to the project site during construction. Contractor shall repair, at his own expense, all damage resulting from his operations or negligence.
- The Contractor shall obtain all necessary valid licenses, permits, and insurance required to perform the work indicated herein before commencing work, and shall be responsible for coordinating work with all parties involved, including jurisdictional agencies.
- The Contractor shall use all means necessary to protect the public at all times during the construction process.
- In the event of conflict between pertinent codes, regulations, structural notes, and/or requirements, or the referenced standards of these Specifications, the provisions of the more stringent shall govern.
- Weather Limitations: Soil work shall be performed only when the weather conditions do not detrimentally affect the quality of work.

Mandatory Site Inspection Schedule

- Schedule for Mandatory site inspection procedures. The mandatory site inspections include but are not limited to the following:

Pre-Construction Site Meeting

Contractor shall be notified a minimum of 48 hours prior to meeting to review site conditions, proposed construction and construction schedule, and review construction specifications prior to commencement of construction operations.

Rough Grading Inspection

Contractor shall notify Owner's Representative a minimum 48 hours prior to request for inspection of rough soil grades. All rough grading operations shall be completed per specifications and prepared for inspection. No topsoil placement or backfilling in areas to be landscaped should occur until written approval by Owner's Representative has been issued.

Open Trench Irrigation Inspection

Contractor shall notify Owner's Representative 24 hours prior to inspection for written approval of irrigation trench depths, piping conditions, and pressure testing. (Refer to Irrigation Specification for inspection procedures)

Plant Material Inspection

Plant material quality and layout inspection and written approval shall occur with 24 hours notice to Owner's Representative prior to installation of any plant material. (Refer to Planting Specification for inspection procedures)

Final Landscape Areas and Irrigation Performance Inspection

Contractor shall notify Owner's Representative 48 hours prior to inspection for approval of landscape and irrigation work. Irrigation operations and coverage shall be inspected. Plant quality and layout shall be inspected. Written approval shall be issued upon inspection approval of specified construction. (Refer to relative specification sections)

Erosion Control

- Provide and maintain positive drainage patterns throughout the construction process, and as directed by the Owner's Representative if weather or construction activity creates drainage conflicts detrimental to construction process or environmental conditions. Comply with jurisdictional requirements.
- Maintain erosion measures throughout the landscaping process. Restore erosion control measures disturbed by landscaping operations. Remove only upon approval of Owner's Representative.

Invasive Weed Control Prior to Construction

- Verify and identify conditions requiring eradication of invasive weeds and grasses prior to existing soil surface disturbance as directed by Owner's Representative. Stockpiled topsoil shall be treated to eradicate weeds prior to soil ripping and stockpiling. Weed eradication shall include herbicide and non-herbicide methods only administered by a currently licensed applicator. Eradication shall include and is not limited to elimination of the following invasive species from areas to be landscaped:

Cirsium arvense (Canadian Thistle) Lotus corniculatus (Bird's foot Trefoil)
 Convolvulus spp. (Morning Glory) Lythrium salicaria (Purple Loosestrife)
 Cytisus scoparius (Scotch Broom) Melilotus spp. (Sweet Clover)
 Dipsacus sylvestris (Common Teasel) Myriophyllum spicatum (Eurasian Milfoil)
 Equisetum spp. (Horsetail) Phalaris arundinaceae (Reed Canary Grass)
 Festuca arundinaceae (Tall Fescue) Rubus discolor (Himalayan Blackberry)
 Hedera helix (English Ivy) Solanum spp. (Nightshade)
 Holcus canatus (Velvet Grass) Trifolium spp. (Clovers)
 Lolium spp. (Rye Grasses)

Rough Grade Inspection

- Conditions and quality of rough grade shall be inspected and approved by Owner's Representative prior to the commencement of specified work in areas to be landscaped. The contractor shall then be responsible for completion of activities specified herein, and defined on the plan.
- In all plant bed areas the sub-grade shall be free of unsuitable material such as stumps, roots, rocks, concrete, asphalt, or metals, for a minimum depth of 24 inches, and in all lawn or seeded areas the sub-grade shall be free of unsuitable material for a minimum depth of 12 inches
- The Owner's Representative, at their discretion, shall direct further rough grading or soil preparation if specified activities have not created a surface satisfactory for further work to commence. Compensation for additional surface work created by conditions unknown at the outset and as directed in writing by the Owner's Representative shall be negotiated at the time of the directive, and prior to the commencement of particular construction activities.

Finish Grading

- Verify that rough grade in landscape areas is sufficiently below proposed final grade for planting beds and lawn areas to allow for placement of topsoil mix. Refer to grading plans for finish grade references. Verify that grades provide positive drainage at all landscape areas, and slope away from structures at a minimum of 2% slope. Final grades in all landscape areas shall be crowned at center to facilitate proposed drainage.

Installation Of Irrigation Sleeving

- Sleeving conduit shall be installed at existing and proposed paved areas as per specifications, as directed by the Owner's Representative, or as irrigation installation requirements, prior to preparation for paving construction. Set piping to provide minimum covers of:

18-inch for sleeving beneath walkways;
 24-inch for sleeving beneath vehicular traffic or structures.

Mark each end of sleeving with a 2 x 4 stake with 24" exposed, clearly marked 'SLEEVE LOCATION'. Contractor shall maintain staking identification and location throughout construction process. Protect all existing paving when installing sleeving. Restore all paving damaged by sleeve installation.

- Size of sleeving conduit pipe shall be a minimum of two times the diameter of the bell end of the pipe that is to be fed into the sleeve.
- Set sleeving in a compacted bed of material that will not damage the pipe during compaction of surface backfill material.

Design / Build Irrigation Specification

1.1 DESIGN BUILD SUBMITTALS AND REQUIREMENTS

- Design Criteria: Submitted plan shall meet the following criteria and shall be approved for construction only upon verification that all required criteria have been met.

- Drawings submitted for design approval:
 - Must clearly illustrate irrigation heads, dripline, valve, controller and point of connection locations. Individual valves and controllers shall be numbered sequentially. The size and maximum flow through each valve and capacity of each controller shall be clearly noted.
 - Must clearly illustrate pipe sizes from all laterals and mainline pipe.
 - Drawings must be to a standard measurable engineering scale that is at a minimum of 1"=30'-0".
 - Drawings must be CAD generated.
 - Drawings must include a legend that describes all symbols and materials represented on the plan.
 - Drawings must clearly illustrate that the proposed irrigation system meets all performance criteria described by these specifications.
 - Must utilize graphics that clearly distinguish between lateral and mainline pipe and sleeves under pavement; dripline; manual or automatic control valves, isolation valves and drain valves; irrigation controllers and all other equipment located on the plan.
- Irrigation system as designed and installed shall perform within the tolerances and specification of the specified manufacturers.
- The system shall be fully adjustable to fine-tune the system performance for specific zones. Indicate water pressure and gallonage parameters at available water source on the required submittal.
- Irrigation system shall be designed so that planting beds, sloped banks and lawn zones are on separate control valves to facilitate the different water requirements of each area.
- System shall be designed to supply manufacturer's specified minimum operating pressure to furthest emitter from water meter. Water flow through piping shall not exceed a velocity of 5 feet per second.
- System shall furnish components to allow operation within manufacturer's specified tolerances for optimum performance. Undersized components shall not be approved for installation.

- Upon completion of the irrigation system installation and as a condition of its acceptance, deliver to the Owner's representative the following 'As- built' drawings: Three prints and one reproducible sepia of all changes to the irrigation system including a Controller Zone Reference chart. Instruct owner of system components operation, system winterization, and controller adjustment processes. Instruct owner of precipitation requirements and schedule of anticipated controller adjustments as landscape matures.

- Protect existing buildings, walls, pavements, reference points, monuments, and markers on this site. Verify location of and protect all utilities. Protect adjacent property. Protect work and materials of other trades. Protect irrigation system materials before, during, and after installation. In the event of damage, repair or replace items as necessary to the approval of the Owner's representative and at no additional cost to the Owner. Use all means necessary to protect the public from injury at all times.

- Provide warranty for all installed materials and work for one year beyond the date of final acceptance of the irrigation system installation.

- Verify gallonage, pressure, size, and location of service water line. The Contractor shall guarantee an irrigation system that functions to manufacturer's specifications with the source volume and pressure afforded to site. Make arrangements for water shut-off during construction if necessary, notify owner 24 hours prior to suspension of water service.

- Irrigation trenches shall be a depth to provide a minimum cover of 18 inches for sleeving beneath walkways; 18 inches for all pressurized main lines; 36 inches for sleeving beneath asphalt paving, and 12 inches for all lateral lines. Backfill with clean fill void of material injurious to system components. All sleeving under vehicular traffic to be Class 200 PVC, all other sleeving shall be class 200 PVC. Locate top of zone valves a minimum of 6" below finish grade.

- Combine wire and piping where possible.

- Contractor shall follow manufacturer's instructions for solvent welding of PVC pipe and fittings to achieve tight and inseparable joints. Utilize single wrap Teflon tape at all threaded joints.

- Install all valves with fittings that facilitate maintenance removal and place valve boxes at location that are easily serviced but not in conspicuous locations. Locate in planting beds wherever possible, away from mower, edger, or de-thatcher operations.

- Contractor shall install one manual drain valve at discharge side of each remote control valve and at all low points in mainline pipe so as to allow for complete drainage of all main lines. Mark with a painted sleeve cover and indicate locations on As-Built drawings.

- Contractor shall provide backflow prevention as required per local and state codes, installed as per manufacturer's specifications.

- Contractor shall install irrigation controller in accordance with manufacturer's specifications. Verify a 120 V.A.C. electrical source and a min. 1 1/2" conduit from controller location open to all electrical zone valves in field. Weatherproof any exterior wall penetrations.

- Automatic Controller: Rainbird or Hunter capable of meeting Water Sense EPA Criteria or approved equal. Controller shall have ability for all zones to fully operate and meet both normal and specified low volume system requirements as specified herein, and as required by site conditions. Coordinate location in field with owner's representative.

- Install all wire in accordance with manufacturer's specifications with a minimum of 18 inch looped inside valve box at each remote control valve and at the controller. All splices shall occur within valve boxes with water-proof connectors.

- Contractor shall install all sprinkler heads with flexible risers, using flexible polyethylene pipe not to exceed 18 inches in length or PVC swing joints. Tee fittings shall extend horizontally from pipe.

- Contractor shall thoroughly flush irrigation system after piping, risers, and valves are installed but prior to installing sprinkler heads. Thoroughly clean, adjust and balance the installed irrigation system. Adjust spray pattern of nozzles to minimize throw of water onto buildings, walls, roads and parking lots. Adjust controller for optimum performance and precipitation rates utilizing proper water conservation measures.

Topsoil Placement and Soil Preparation

- Contractor shall submit certified topsoil analysis report for owner's approval prior to plant installation.
- Contractor is responsible for any amendments to soil PH, fertility and/or drainage conditions necessary to ensure proper growing conditions for proposed planting.

- Topsoil shall be friable soil from existing stockpiled material or imported, with added soil amendments as specified. It shall not be delivered while in a frozen or muddy condition. Protect from erosion at all times. Utilize existing stockpiled topsoil only under the direction of the Owner's Representative. Do not place topsoil in areas that have not been cleared of weeds listed herein. Topsoil shall meet the following requirements:

- Free of roots and rocks larger than 1/2 inch,
- Free of subsoil, debris, large weeds, foreign matter and any other material deleterious to plant material health.
- Acidity range (pH) of 5.5 to 7.5.
- Containing a minimum of 4 percent and a maximum of 25 percent inorganic matter with decaying matter of 25 percent content by volume or less.
- Textural gradations shall be sand: 45-75%, silt: 15-35%, clay: 05-20%.

- Commercial fertilizer shall be an organic base, complete fertilizer containing in available form by within a minimum of 10N 10P 5K - with 50 percent of the available nitrogen in slow-release formula, Webfoot Organic Delux, or approved equal.a

- Compost shall be yard debris compost meeting industry and jurisdictional standards.

- Contractor shall remove all debris, rocks one inch in diameter or larger, sticks, mortar, concrete, asphalt, paper, contaminated soil and any material harmful to plant life, in all planting areas.

- Contractor shall rototill subgrade six (6) inches deep before placing topsoil. Specified imported topsoil shall be placed at a minimum depth of 12" in all planting areas. Do not place material during wet conditions. Do not work saturated soils in any manner. floated to a level, sloped or mounded grade between any existing or constructed point on the site, such as curbs, walls, walks, paving and the like. Final soil grades in planting beds shall be 2" below adjacent paving and curbs for mulch application.

- Distribute following soil amendments to all landscape areas in even layers and power rototill or spade to a minimum depth of six (6) inches into topsoil, as follows;

- Planting Beds:
- Compost: Apply nine cubic yards per 1000 sq. ft.
 - Commercial Fertilizer: Apply 50 pounds per 1000 sq. ft.

- Preparation of backfill planting soil mix shall be as follows:

- Thoroughly blend and mix the following proportion of materials while in a moist condition:
- Three cubic yards topsoil
 - 1 1/2 cubic yards compost
 - 1 1/2 cubic yards medium bark,
 - 10 pounds commercial fertilizer
 - Five pounds bonemeal

- Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus materials. Any paved area or surfaces stained or soiled from landscaping materials shall be cleaned with a power sweeper using water under pressure. Building surfaces shall be washed with proper equipment and materials as approved by the Owner's representative.

Seed Installation

- Seeding operations shall occur only between March 15 and October 15.
- Seeding is not permitted during cold weather (less than 32 degrees F), hot weather (greater than 80 degrees F), when soil temperature is less than 55 degrees F, when ground is saturated, or when wind velocity is greater than 10 mph.
- Contractor shall float rough graded seedbed. Do not disturb natural drainage patterns. Remove rocks, clumps, or debris at surface. Lightly scarify surface.
- Contractor shall apply 10 pounds commercial fertilizer per 1,000 square feet of surface area before spreading seed.
- Lawn Seed: Contractor shall manually broadcast or hydro-seed eight pounds of Sunmark "Northwest Supreme Lawn Mix" grass seed per 1,000 square feet.
- The Contractor shall protect and maintain the seeded area by fencing, watering, feeding, reseeding, mowing and repairing as necessary to establish a thick, uniform stand of grass acceptable to the Owner's representative. Contractor to maintain lawn for a minimum of 3 mowings.

Trees, Shrubs, & Groundcover Installation

- Contractor shall guarantee materials and workmanship in general landscape areas for one year from date of conditional acceptance. Plant material shall be in accordance with American Standard for Nursery Stock (ANSI Z60.1), shall comply with State and Federal laws with respect to inspection for insect infestation and plant diseases and shall be free of insect pests and plant diseases.

- Plant materials shall have a minimum of 6 inches of prepared soil under the root ball, and a minimum of 6 inches on each side of the root ball. Tree roots or root ball shall have a minimum of 12 inches of plant soil under the root ball and a minimum of 12 inches on each side of the root ball, or roots. Final grade should maintain root ball slightly above surrounding grade (not to exceed one inch) for bark mulch installation.

- Root control barrier shall be installed in trenches, alongside hardscape structures and utility lines such as sidewalks, curbs, pavement, walls, and concrete located within 5 feet of new trees measured from the trunk. Root barrier is to be 40 - 60 mil HDPE, minimum 18" deep and extend 10' in either direction measured from the center of the trunk.

- Mulch all planting beds after planting, final raking, grading and leveling of the planting beds with a layer of Hem/Fir medium screened bark mulch as specified on the plans.

- Balled and burlapped trees, boxed trees or bare root trees shall be either guyed or staked as detailed on the plans.

- Remove all dead or dying branches and criss-crossing branches from trees. Do not cut leader.

- Keep project free from accumulation of debris, topsoil and other material. At completion of each area of work, remove debris, equipment and surplus material. All paved areas or surfaces stained or soiled from landscape material shall be cleaned with a water-pressure power sweeper. Building surfaces shall be washed with proper equipment and materials as approved by the Owner.

- River Rock Mulch: River rock mulch shall be minimum 3/4" to maximum 1-1/2" diameter washed round river rock, uniform in size. All fines shall be screened from the aggregate within a one-quarter inch (1/4") tolerance. Color shall be white to light brown. Contractor shall provide the owner with samples of river rocks for approval prior to installation.

Maintenance

- Contractor shall maintain general landscape areas for one year after accepted completion of project.

- Maintenance shall include; all grade resettlement, weeding, policing and removal of plant material debris during maintenance period. Remove and replace dead plant material as needed at no cost to owner for maintenance period. Seasonal leaf fall removal is outside the scope of this maintenance specification.

- Any unsatisfactory condition arising during this maintenance period shall be brought to the attention of the Owner's Representative immediately.



SHEET TITLE

LANDSCAPE & IR SPECS

DATE: 08/02/2021

DRAWN: KPM

CHECKED: CNH

REVISIONS:

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SHEET NUMBER

L3.0

JOB NUMBER: A20120.10

5/18/2022