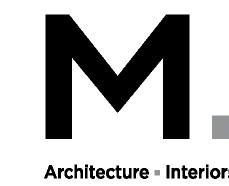
# LAM RESEARCH BUILDING G





FREMONI, CA 94538

Lam Research

Building G XXX LEVETON DR. TUALATIN, OR 97062

Mechanical/Electrical



OWNER

LAM RESEARCH

11155 SW LEVETON DRIVE

TUALATIN, OR 97062

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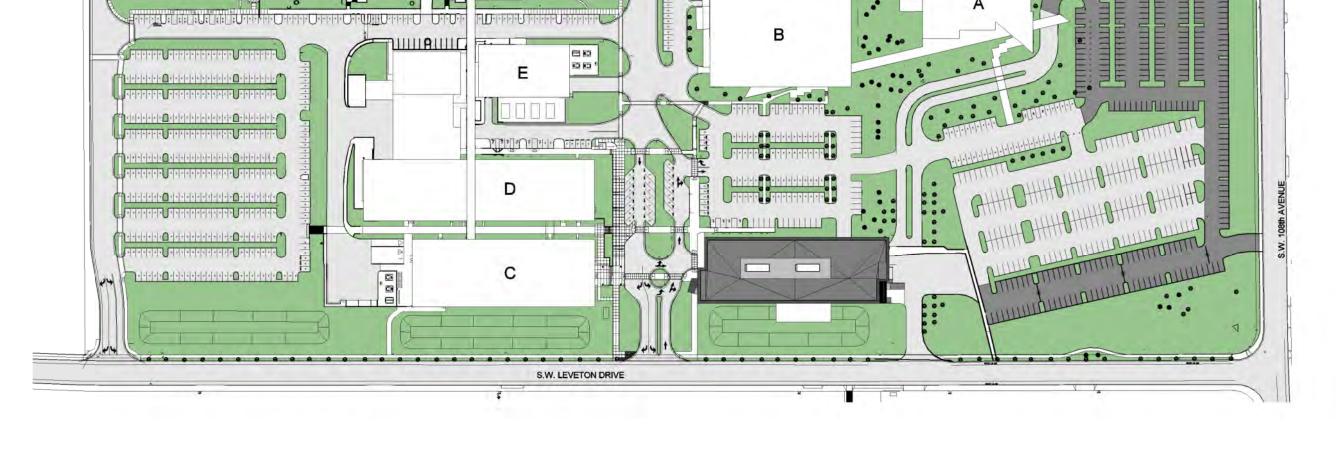
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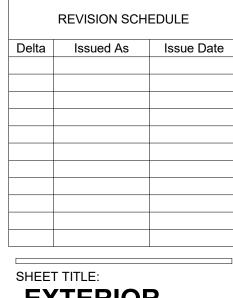
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**Vancouver, WA** 360.695.7879 **Seattle, WA** 206.749.9993

4650 CUSHING PARKWAY

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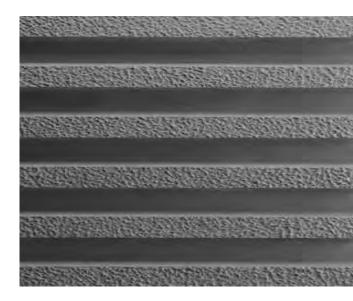
CONC-1 - GRAY CONCRETE TILT PANEL



CONC-1 - LIGHT GRAY CONCRETE TILT PANEL



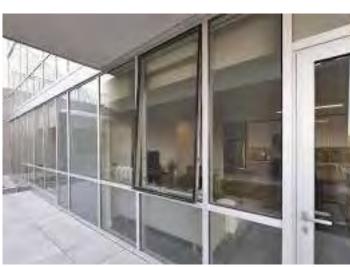
CONC-3 - DARK GRAY CONCRETE WITH FORMLINER



MP-1 - SMOOTH OR RIBBED PANELS - PREFINISHED



STOREFRONT - SILVER MULLIONS



TERRACOTTA ACCENT TILES



Planning - Engineering

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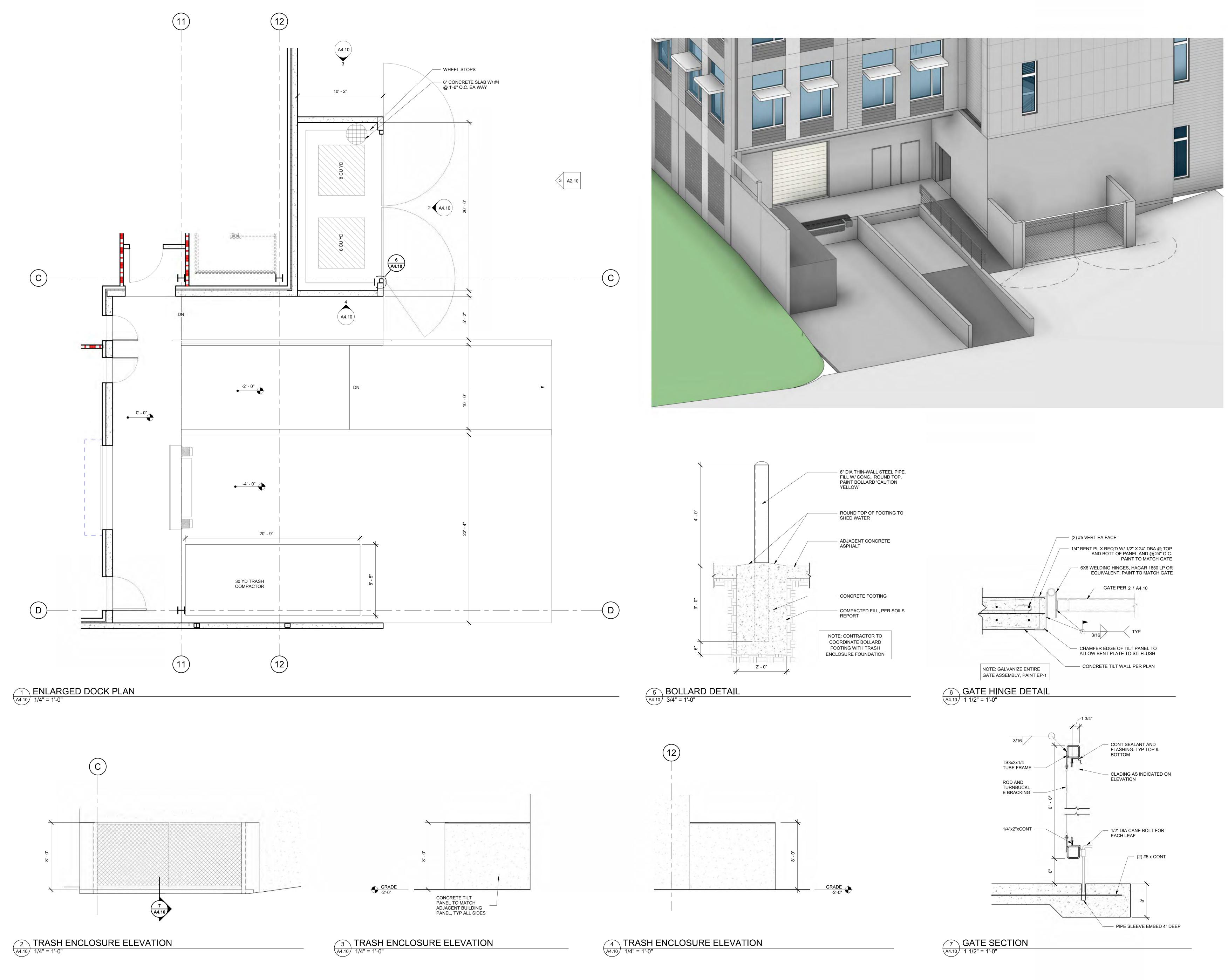
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Architecture - Interiors
Planning - Engineering

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PLANS

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#### **GENERAL NOTES**

- 1. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT AMERICAN PUBLIC WORKS ASSOCIATION STANDARDS FOR PUBLIC WORKS CONSTRUCTION
- 2. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN IS BASED ON A SURVEY BY OTHERS AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING
- 3. CONTRACTOR MUST COMPLY WITH LOCAL AND STATE REQUIREMENTS TO NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS SEVENTY-TWO (72) HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S

CONDITIONS WITH ITS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION

- 4. CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES
- 5. REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.
- 6. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PUBLIC WORKS PERMIT 7. CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH AS-BUILT PLANS AT LEAST

2 WEEKS PRIOR TO REQUESTING AGENCY SIGN OFF ON PERMITS FOR OCCUPANCY

8. CONTRACTOR SHALL PERFORM ALL THE WORK SHOWN ON THE DRAWINGS AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT

#### SITE DEMOLITION NOTES

- 1. COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC
- 2. INSTALL EROSION CONTROL MEASURES AND TEMPORARY FENCING PRIOR TO ANY DEMOLITION ACTIVITIES
- 3. MITIGATE DUST POLLUTION DUE TO DEMOLITION ACTIVITIES
- 4. PROTECT ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPE AND OTHER ELEMENTS THAT ARE NOT DESIGNATED FOR REMOVAL. ANY DAMAGE TO EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S
- 5. DO NOT BEGIN REMOVAL UNTIL ITEMS TO BE SALVAGED OR RELOCATED HAVE BEEN REMOVED AS NOTED. IF REMOVED GRAVEL OR PAVEMENT MATERIALS ARE TO BE RECYCLED OR REUSED, PREVENT CONTAMINATION OF THESE MATERIALS FROM TOPSOIL OR OTHER DELETERIOUS MATERIAL
- 6. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH AFFECTED UTILITY COMPANIES, OBTAIN ALL REQUIRED PERMITS, NOTIFY THEM PRIOR TO STARTING WORK, AND COMPLY WITH THEIR REQUIREMENTS. ADDITIONAL REMOVALS MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CONTRACTOR SHALL CONFIRM ACCORDINGLY PRIOR TO BID. ACCURATELY RECORD ACTUAL LOCATIONS OF CAPPED AND ACTIVE UTILITIES FOR AS-BUILT PURPOSES AND SUPPLY TO OWNER AND ARCHITECT/ENGINEER OF RECORD
- 7. DEMOLISH AND REMOVE ALL NON-BUILDING SITE STRUCTURES AND ASSOCIATED FEATURES (APPURTENANCES) AS SHOWN. WITHIN AREA OF NEW CONSTRUCTION, REMOVE DESIGNATED WALLS AND FOOTINGS TO 2 FEET MINIMUM BELOW FINISHED GRADE. DEMOLISH ALL PAVED AREAS DESIGNATED FOR REMOVAL DOWN TO NATIVE SUBGRADE
- 8. ALL VEGETATION AND DELETERIOUS MATERIALS WITHIN THE LIMITS OF WORK SHALL BE STRIPPED AND REMOVED FROM THE SITE PRIOR TO GRADING WORK UNLESS NOTED OTHERWISE (E.G. PROTECTED TREES)
- 9. IF HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION, STOP WORK AND IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT/ENGINEER OF RECORD

#### **GRADING NOTES**

- 1. ROUGH GRADING: ROUGH GRADE TO ALLOW FOR DEPTH OF BUILDING SLABS, PAVEMENTS, BASE COURSES, AND TOPSOIL PER DETAILS AND SPECIFICATIONS
- FINISH GRADING: BRING ALL FINISH GRADES TO LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, HARDSCAPE FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. SOFTSCAPE GRADES (INCLUDING ADDITIONAL DEPTH OF TOPSOIL) SHALL BE SET 6 INCHES BELOW BUILDING FINISHED FLOORS WHERE ABUTTING BUILDINGS, 1-2 INCHES WHERE ABUTTING WALKWAYS OR CURBS, OR MATCHING OTHER SOFTSCAPE GRADES. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER TRADES HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES
- 3. EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE
- 4. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE LOCAL AGENCY AND STATE AGENCY REQUIREMENTS. THE AUTHORITIES HAVING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE **EROSION CONTROL**
- 5. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE ROUTED SO THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE ENGINEER AND/OR AUTHORITIES HAVING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL
- 6. SITE TOPSOIL STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT
- 7. CONTRACTOR TO REVIEW AND CONFIRM GRADES AT JOIN POINTS, SUCH AS AT DAYLIGHT LIMITS AND BUILDING ENTRANCES, PRIOR TO CONSTRUCTION
- 8. ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL BE CONSTRUCTED AT 2% MAXIMUM SLOPE IN ALL DIRECTIONS
- 9. PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES SHALL BE CONSTRUCTED AT AND 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM LONGITUDINAL SLOPE (8.33% FOR DESIGNATED RAMPS)

#### **UTILITY NOTES**

- 1. ALL WORK SHALL CONFORM TO THE CURRENT EDITIONS OF THE STATE PLUMBING AND BUILDING CODES WITH LOCAL AMENDMENTS AS APPLICABLE ALONG WITH ANY ADDITIONAL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.
- 2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING (POTHOLING), PROVIDING SUCH IS PERMITTED BY THE AUTHORITIES HAVING JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- 3. NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS. PROVIDE CLEANOUTS PER DETAIL XX/CX.XX AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE PLUMBING CODE (E.G. UNIFORM PLUMBING CODE
- CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.13). 4. ALL SANITARY AND STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE
- FITTINGS, UNLESS OTHERWISE NOTED 5. ALL DOWNSPOUT LEADERS TO BE 6 INCHES AT 2.0% MINIMUM UNLESS NOTED OTHERWISE
- IF APPLICABLE, PROVIDE 2 INCH PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2 INCH PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4 INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS
- 7. PREFABRICATED PLUMBING PRODUCTS USED SHALL BE LISTED ON THE IAPMO R&T PRODUCT LISTING DIRECTORY (pld.iapmo.org). ALL SUBMITTALS FOR REVIEW SHALL BE ACCOMPANIED BY MANUFACTURER'S LITERATURE CLEARLY STATING THIS CERTIFICATION AND/OR THE PRODUCT LISTING CERTIFICATE FROM THE IAPMO DIRECTORY WEBSITE
- 8. IF APPLICABLE, CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE LANDSCAPE PLANS AND SPECIFICATIONS
- 9. SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5 FEET OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING
- 10. CONTRACTOR TO MAINTAIN MINIMUM 3 FEET OF COVER OVER ALL UTILITY PIPING AND CONDUITS, UNLESS NOTED OTHERWISE
- 11. WHERE CONNECTING TO AN EXISTING PIPE, AND PRIOR TO ORDERING MATERIALS, THE CONTRACTOR SHALL EXPOSE THE EXISTING PIPE TO VERIFY THE LOCATION, SIZE, AND ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCIES
- 12. CONTRACTOR SHALL SCOPE ALL PRIVATE ONSITE GRAVITY SYSTEM LINES THAT ARE BEING CONNECTED TO FOR PROPOSED SERVICE. SCOPING SHALL OCCUR A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH AS-BUILT RECORDS/SURVEY FINDINGS OR IF THE EXISTING UTILITIES ARE DAMAGED OR SHOW SIGNS OF SIGNIFICANT DETERIORATION. CONTRACTOR SHALL PROVIDE THE ENGINEER WITH VIDEO RECORDS, ALONG WITH A SKETCH IF THE LOCATIONS DIFFER FROM AS-BUILT PLANS OR SURVEY FINDINGS
- 13. PRODUCT MATERIAL SUBMITTALS FOR REVIEW BY THE ENGINEER SHALL BE ACCOMPANIED BY A MANUFACTURER'S CERTIFICATION THAT THE PRODUCT IS CAPABLE OF MEETING PERFORMANCE EXPECTATIONS (I.E. - WATERTIGHT, MINIMUM/MAXIMUM BURIAL, PREVENTION OF GROUNDWATER INTRUSION, ETC.) BASED ON THEIR REVIEW OF THE PROJECT PLANS. IN THE ABSENCE OF A MANUFACTURER'S CERTIFICATION, THE GENERAL CONTRACTOR'S REVIEW STAMP SHALL CONSTITUTE THAT THEY HAVE PERFORMED THE NECESSARY REVIEW TO CERTIFY THE PRODUCT'S CONFORMANCE TO PROJECT SPECIFICATIONS AND GENERAL EXPECTATIONS
- 14. PIPE LENGTHS SHOWN ON PLANS ARE TWO DIMENSIONAL AND MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE
- 15. MANHOLE RIM ELEVATIONS SHOWN ON PLANS REFERENCE THE CENTER OF THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONCILING LIDS/GRATES/ETC TO THE SLOPES OF THE SITE GRADING
- 16. MANHOLE OR VAULT RIM ELEVATIONS SHALL BE SET FLUSH IN PAVEMENT AREAS AND 3-4 INCHES ABOVE GRADE IN LANDSCAPE AREAS. RIMS IN PAVEMENT AREAS SHALL BE H-20 TRAFFIC RATED

#### **EROSION CONTROL NOTES**

- 1. HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE LOCAL AGENCY INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS
- 2. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE ANY LAND IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING APPROPRIATE NON-STORMWATER POLLUTION CONTROLS
- 3. THE EROSION CONTROL DRAWING IS FOR GENERAL GUIDANCE ONLY. THE CONTRACTOR SHALL KEEP THE PLAN CURRENT FOR ALL PHASES OF CONSTRUCTION AND MEET EROSION/SEDIMENT CONTROL REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION (AHJ). ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE REQUIREMENTS OF THE AHJ, THE PLANS, AND THE PROJECT SPECIFICATIONS
- 4. CONSTRUCT EROSION CONTROL IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS
- 5. METHOD OF INSTALLATION FOR SEDIMENT FENCE SHALL NOT CAUSE DAMAGE TO VEGETATED SLOPE EXCEPT AT POINT OF INSTALLATION. SIDECAST MATERIAL SHALL BE KEPT TO A MINIMUM AND SHALL BE TO THE UPHILL SIDE OF THE SEDIMENT FENCE. THE FENCE SHALL BE INSTALLED AT LEAST 4 FEET FROM ADJACENT TREES
- 6. ALL EROSION CONTROL DEVICES SHALL BE EXAMINED AND REPAIRED AFTER EACH STORM OCCURRENCE, AND INLETS SHALL BE CLEANED OF SEDIMENT WHENEVER NECESSARY
- 7. HYDROSEED AND MULCH ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE AUTHORITIES HAVING JURSIDICTION
- 8. THE CONTRACTOR SHALL LIMIT CONSTRUCTION TRAFFIC TO PAVED AREAS TO PREVENT AND MINIMIZE SEDIMENT TRACKING OFF-SITE. CONTRACTOR SHALL SWEEP OR VACUUM PAVED AREAS IF SEDIMENT ACCUMULATION OCCURS. DO NOT TRACK SEDIMENT TO THE PUBLIC STREET OR NEIGHBORING PROPERTIES
- 9. INSTALL TEMPORARY EROSION PREVENTION SUCH AS JUTE NETTING OR GEOTEXTILE ON DISTURBED AREAS STEEPER THAN 4H:1V
- 10. STAGING AND STOCKPILE AREAS TO BE DETERMINED BY CONTRACTOR AND ADJUSTED TO ACCOMMODATE THE PROGRESS OF CONSTRUCTION

#### SITE WORK NOTES

- ALL CURB RADII TO BE 3 FEET UNLESS NOTED OTHERWISE
- 2. STAIR RISERS AND TREADS SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE BUILDING CODE (E.G. INTERNATIONAL BUILDING CODE, CHAPTER 10, SECTION 1011.5)
- WHEREVER A PEDESTRIAN WALKING PATH IS WITHIN 36 INCHES OF A VERTICAL DROP OF 30 INCHES OR GREATER, GUARDRAIL SHALL BE INSTALLED CONFORMANT WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE BUILDING CODE (E.G. INTERNATIONAL BUILDING CODE, CHAPTER 10, SECTION
- 4. PAVEMENTS WITH DEPRESSIONS OR BIRD BATHS, UNCONTROLLED CRACKS WHICH ARE VISIBLE WITHOUT MAGNIFICATION, AND/OR BONY OR OPEN GRADED SURFACES (EXCEPTING POROUS PAVEMENTS) WILL BE CONSIDERED UNACCEPTABLE. CONTRACTOR SHALL REVIEW PAVEMENT REPAIR OR REPLACEMENT ALTERNATIVES WITH THE OWNER AND ENGINEER PRIOR TO CONDUCTING THE REPAIR WORK.

RIGHT-OF-WAY LINE		
BOUNDARY LINE		
CENTERLINE		
PROPERTY LINE		
CURB WETLAND BOUNDARY	WTB	
	WIB	
EDGE OF PAVEMENT		
EASEMENT FENCE LINE		V
GRAVEL EDGE		<b>X</b>
POWER LINE	PWR	
OVERHEAD WIRE	——————————————————————————————————————	
TRAFFIC SIGNAL WIRE	TS	
TELEPHONE LINE		
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WATER VALVE	×	⊗ <b>®</b> ≥ <b>&gt;</b> 387
BACKFLOW PREVENTOR	Wex	<u>⊗</u> → → ⊗ _
WATER VAULT	w	
MONITORING WELL	W	
STORM/SANITARY MANHOLE		
STORM SEWER CATCH BASIN		
SANITARY CLEAN OUT	o <sup>SC</sup>	•
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ELECTRICAL METER	EM	
POWER JUNCTION BOX	EB	
POWER TRANSFORMER	TFR	
LIGHT POLE	<b>\$</b>	<b>\$</b>
TELEPHONE/TELEVISION VAULT	T	
TELEPHONE/TELEVISION JUNCTION BOX	$\triangle$	
TELEPHONE/TELEVISION RISER	TR	
SIGNAL JUNCTION BOX	SGB	
BOLLARD	©	
ADA COMPLIANT CURB RAMP SLOPE ARROW	⊌	<del>\</del>
SLOPE ARROW		
		<del></del>

#### ARREVIATIONS

ADDI	REVIATIONS		
Q-P-AC BCR BSW CB C C C C DI DW CR V ESW FFG FFI FS FW	CENTER LINE PROPERTY LINE ASPHALT CONCRETE BOTTOM OF CURB ELEVATION BEGIN CURB RETURN BEST MANAGEMENT PRACTICE BOTTOM OF STEP ELEVATION BACK OF WALK ELEVATION CATCH BASIN CAST IRON CLEANOUT CLEAR COVER DUCTILE IRON DOMESTIC WATER END CURB RETURN ELEVATION EDGE OF PAVEMENT EROSION/SEDIMENT CONTROL EACH WAY EXISTING FIRE DEPARTMENT CONNECTION FINISH FLOOR FINISHED GRADE ELEVATION FIRE HYDRANT FIELD INLET FLOWLINE ELEVATION FINISHED SURFACE ELEVATION FINISHED SURFACE ELEVATION FIRE WATER/FACE OF WALL	IE LT ME MH MJ OC ODOT OSHA PC PRC PR PRC PT RD RIM ROW RSGV RT SS STA SW TC TH TS TW TYP	INVERT ELEVATION LEFT MATCH EXISTING ELEVATION MANHOLE MECHANICAL JOINT ON CENTER OREGON DEPARTMENT OF TRANSPORTATION OREGON STATE HEALTH AUTHORITY POINT OF CURVATURE POINT OF COMPOUND CURVATURE PROPOSED POINT OF REVERSE CURVATURE POINT OF TANGENCY ROOF DRAIN RIM ELEVATION RIGHT OF WAY RESILIENT SEAT GATE VALVE RIGHT SANITARY SEWER STATION SIDEWALK TOP OF CURB ELEVATION THRESHOLD ELEVATION TOP OF STEP ELEVATION TOP OF WALL ELEVATION TYPICAL
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**NOTICE TO EXCAVATORS:** ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

**GUTTER LINE** 

**GRADE BREAK** 

POTENTIAL UNDERGROUND FACILITY OWNERS

## Dig Safely.

DIAL 811 or 1-800-332-2344

**EMERGENCY TELEPHONE NUMBERS** NW NATURAL GAS 503-226-4211 503-464-7777 QWEST 800-573-1311 CITY BUREAU OF MAINTENANCE 503-823-1700 CITY WATER 503-823-4874 VERIZON

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Delta	Issued As	Issue Da

Planning - Engineering

MACKENZIE

LAM RESEARCH

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**NEW OFFICE BUILDING** 

TUALATIN

FAC-1446

503.224.9560

206.749.9993

SHEET TITLE: **CIVIL NOTES** AND LEGEND

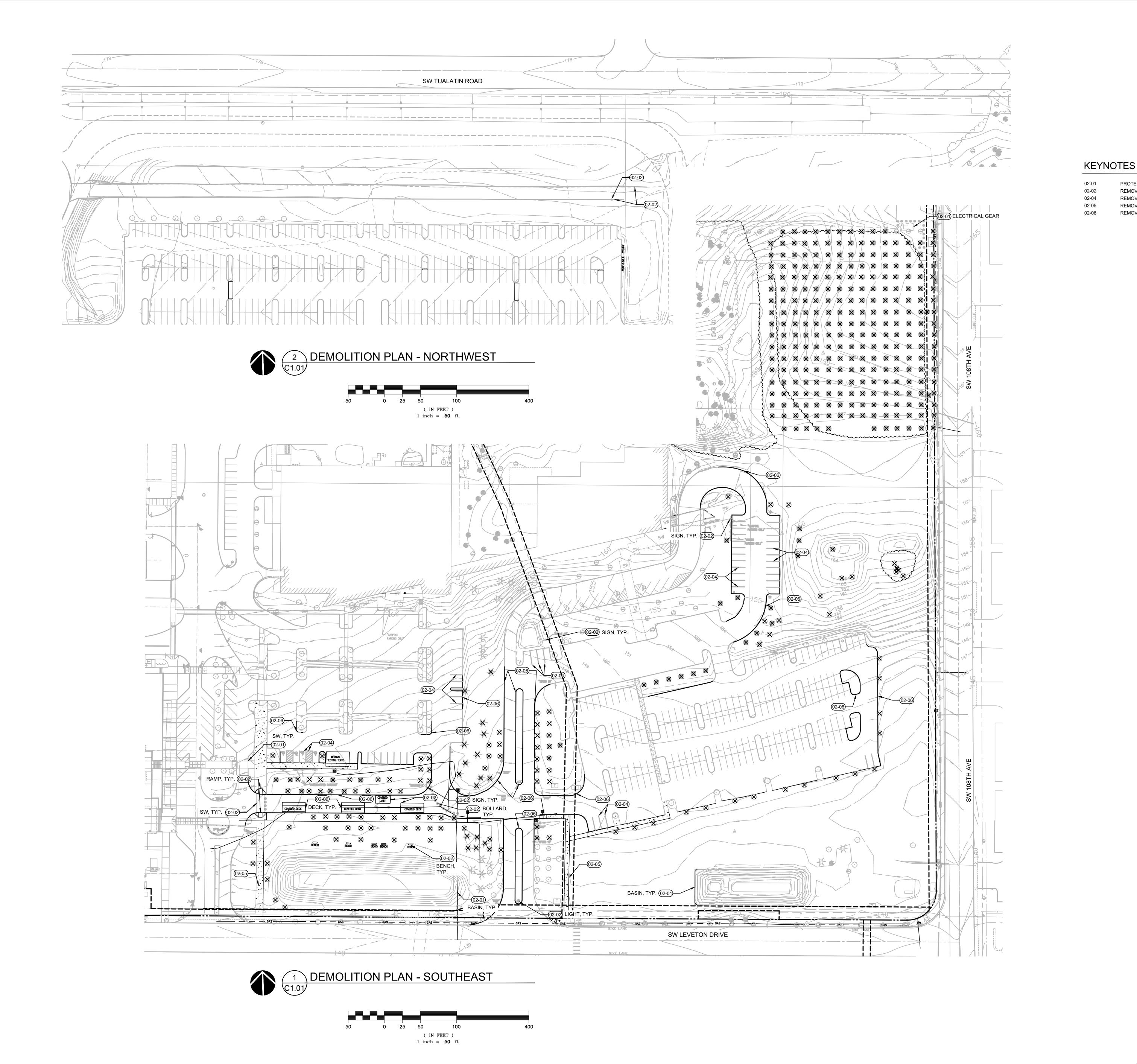
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JOB NO. **2220087.00** 

**ARCHITECTURAL REVIEW: 8/17/2022** 

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PROTECT ITEM TO REMAIN (AS NOTED)
REMOVE ITEM (AS NOTED)
REMOVE EXISTING STRIPING
REMOVE EXISTING SIDEWALK

REMOVE EXISTING CURB

Vancouver 360.695. Seattle 206.749.9 www.mcknze.0

**Portland, OR** 503.224.9560

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Project

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NEW OFFICE BUILDING

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REVISION SCHEDULE

Delta Issued As Issue Date

SHEET TITLE:

DEMOLITION
PLAN

DRAWN BY: SJS

CHECKED BY: E

C1.01

TREE ID	
20287	
20288	
13" DECIDUOUS	
20296	
20335	
20336   3" DECIDUOUS   PROTECTION	
20339   8" DECIDUOUS   PROTECTION	
11 DECIDUOUS	
20344   9° DECIDUOUS   PROTECTION	
13" DECIDUOUS	
20361   38" FIR	
20362	
20371	
20372   35° DECIDUOUS	
20373         26" PINE         PROTECTION           20374         25" MAPLE         PROTECTION           20375         27" DECIDIOUS         PROTECTION           20378         SPLIT 16", (2) 19", 21" MAPLE         PROTECTION           20622         8" DECIDIOUS         PROTECTION           20626         9" DECIDIOUS         PROTECTION           20626         9" DECIDIOUS         PROTECTION           20630         1" DECIDIOUS         PROTECTION           20631         7" DECIDIOUS         PROTECTION           20632         9" DECIDIOUS         PROTECTION           20633         4" DECIDIOUS         PROTECTION           20634         7" DECIDIOUS         PROTECTION           20635         27" DECIDIOUS         PROTECTION           20636         16" DECIDIOUS         PROTECTION           20636         16" DECIDIOUS         PROTECTION           20636         16" DECIDIOUS         PROTECTION           20636         16" DECIDIOUS         PROTECTION           20657         24" CHERRY         PROTECTION           20658         13" CHERRY         PROTECTION           20659         22" CHERRY         PROTECTION           20660	
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20378   SPLIT 16", (2) 19", 21" MAPLE	
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21173 3" DECIDUOUS REMOVAL	
21174 4" DECIDUOUS REMOVAL	
21176 3" DECIDUOUS REMOVAL	
21177 3" DECIDUOUS REMOVAL	
21179 3" DECIDUOUS PROTECTION	
21195 3" DECIDUOUS PROTECTION	
21211 3" DECIDUOUS PROTECTION	
21229 3" DECIDUOUS PROTECTION	
21272 2" DECIDUOUS PROTECTION	
21291 2" DECIDIOUS PROTECTION	

21300	1" DECIDUOUS	PROTECTION
21303	2" DECIDUOUS	PROTECTION
21409	SPLIT 6", 7", 14" CEDAR	PROTECTION
21412 	9" CEDAR 7" CEDAR	PROTECTION PROTECTION
21418	14" CEDAR	PROTECTION
21416	5" CHERRY	REMOVAL
21423	5" CHERRY	REMOVAL
21425	7" CHERRY	REMOVAL
21426	7" DECIDUOUS	REMOVAL
21486	15" CHERRY	REMOVAL
21487	15" CHERRY	REMOVAL
21488	10" CHERRY	REMOVAL
21489	12" CHERRY	REMOVAL
21499	14" CHERRY	REMOVAL
21490	14" CHERRY	REMOVAL
21491	15" CHERRY	REMOVAL
21493	14" CHERRY	REMOVAL
21494	14" CHERRY	REMOVAL
21494	16" CHERRY	REMOVAL
21496 21497	12" CHERRY	REMOVAL
	14" CHERRY	REMOVAL
21498	16" CHERRY 17" CHERRY	REMOVAL
21499 21500	17" CHERRY 3" CHERRY	REMOVAL
21500	15" CHERRY	REMOVAL REMOVAL
21501	15" CHERRY 10" CHERRY	REMOVAL
21502	20" CHERRY	REMOVAL
21503	20" CHERRY 20" CHERRY	REMOVAL
21505		REMOVAL
21505	3" CHERRY	
21507	20" CHERRY 3" CHERRY	REMOVAL REMOVAL
21508	26" CHERRY	REMOVAL
21514	24" CHERRY	PROTECTION
21514	20" CHERRY	PROTECTION
21515	19" CHERRY	PROTECTION
21517	14" CHERRY	PROTECTION
21517	15" CHERRY	PROTECTION
21520	23" FIR	PROTECTION
21521	15" CHERRY	PROTECTION
21522	21" FIR	PROTECTION
21523	24" FIR	PROTECTION
21524	20" FIR	PROTECTION
21525	18" FIR	PROTECTION
21526	16" CHERRY	PROTECTION
21527	14" CHERRY	REMOVAL
21528	17" CHERRY	REMOVAL
21529	25" CHERRY	REMOVAL
21530	17" FIR	REMOVAL
21531	17" FIR	REMOVAL
21532	19" FIR	REMOVAL
21533	21" CHERRY	REMOVAL
21534	20" FIR	REMOVAL
21535	23" FIR	REMOVAL
21641	3" CHERRY	REMOVAL
21642	15" CHERRY	REMOVAL
21643	12" CHERRY	REMOVAL
21644	13" CHERRY	REMOVAL
21645	13" CHERRY	REMOVAL
21646	13" CHERRY	REMOVAL
21647	9" CHERRY	REMOVAL
21660	1" CHERRY	REMOVAL
21661	1" CHERRY	REMOVAL
21663	14" CHERRY	REMOVAL
21664	12" CHERRY	REMOVAL
	12" CHERRY	REMOVAL
21665		PROTECTION
21665 21743	21" CHERRY	· · · · · · · · · · · · · · · · · · ·
	21" CHERRY 24" OAK	PROTECTION
21743		
21743 21744	24" OAK	PROTECTION
21743 21744 21797	24" OAK 23" DECIDUOUS	PROTECTION  REMOVAL  REMOVAL
21743 21744 21797 21800	24" OAK 23" DECIDUOUS 20" DECIDUOUS	PROTECTION REMOVAL
21743 21744 21797 21800 21935	24" OAK 23" DECIDUOUS 20" DECIDUOUS 5" DECIDUOUS	PROTECTION  REMOVAL  REMOVAL  PROTECTION

21941 21942	4" DECIDUOUS 5" DECIDUOUS	PROTECTION
		PROTECTION
22042	4" DECIDUOUS	PROTECTION
22043	5" DECIDUOUS	PROTECTION
22044	5" DECIDUOUS	PROTECTION
22045	3" DECIDUOUS	PROTECTION
22074	11" DECIDUOUS	PROTECTION
22075	11" DECIDUOUS	PROTECTION
22076	8" DECIDUOUS	PROTECTION
22077	12" DECIDUOUS	PROTECTION
22131	4" DECIDUOUS	PROTECTION
22132	4" DECIDUOUS	PROTECTION
22133	6" DECIDUOUS	PROTECTION
22233	14" DECIDUOUS	PROTECTION
22291	16" DECIDUOUS	PROTECTION
22390	10" DECIDUOUS	REMOVAL
22395	12" DECIDUOUS	REMOVAL
22564	14" CHERRY	REMOVAL
22565	22" CHERRY	REMOVAL
22566	23" CHERRY	REMOVAL
22567	16" CHERRY	REMOVAL
22568	21" CHERRY	REMOVAL
22569	21" CHERRY	REMOVAL
22575	17" DECIDUOUS	REMOVAL
22581	19" CHERRY	REMOVAL
22582	23" CHERRY	REMOVAL
22583	3" CHERRY	REMOVAL
22584	3" CHERRY	REMOVAL
22585	3" CHERRY	REMOVAL
22586	15" CHERRY	REMOVAL
22610	14" DECIDUOUS	REMOVAL
22633	13" DECIDUOUS	REMOVAL
22688	14" MAPLE	PROTECTION
22701	23" OAK	PROTECTION
22702	25" OAK	PROTECTION
22774	10" DECIDUOUS	PROTECTION
22791	22" OAK	PROTECTION
22792	14" DECIDUOUS	PROTECTION
22819	23" OAK	PROTECTION
22830	14" OAK	PROTECTION
22833	13" OAK	PROTECTION
22837	26" OAK	PROTECTION
22870	12" DECIDUOUS	PROTECTION
22871	13" DECIDUOUS	PROTECTION
22898	14" DECIDUOUS	PROTECTION
22940	10" DECIDUOUS	PROTECTION
22959	11" DECIDUOUS	PROTECTION
22976	14" DECIDUOUS	PROTECTION
22980	15" DECIDUOUS	PROTECTION
22985	13" DECIDUOUS	PROTECTION
22987	14" DECIDUOUS	PROTECTION
23097	14" DECIDUOUS	PROTECTION
23098	13" DECIDUOUS	PROTECTION
23117	13" DECIDUOUS	PROTECTION
23120	13" DECIDUOUS	PROTECTION
23199	10" DECIDUOUS	PROTECTION
23276	15" DECIDUOUS	PROTECTION
23283	13" DECIDUOUS	PROTECTION
23284	14" DECIDUOUS	PROTECTION
23285	14" DECIDUOUS	PROTECTION
23286	13" DECIDUOUS	PROTECTION
23307	14" DECIDUOUS	PROTECTION
23308	12" DECIDUOUS	PROTECTION
23326	14" DECIDUOUS	PROTECTION
23339	10" DECIDUOUS	PROTECTION
23389	15" DECIDUOUS	REMOVAL
23390	13" DECIDUOUS	REMOVAL
23391	14" DECIDUOUS	REMOVAL
23392	15" DECIDUOUS	REMOVAL
23393	12" DECIDUOUS	REMOVAL
23394	14" DECIDUOUS	REMOVAL
23406	18" FIR	REMOVAL
23407	20" FIR	REMOVAL
4U7U1	ZU 1 IIX	NEIVIOVAL
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25410	29 1 113	NEWOVAL
23411	11" FIR	REMOVAL
23412	27" FIR	REMOVAL
23413	27" OAK	REMOVAL
23415	20" CHERRY	REMOVAL
23416	22" CHERRY	REMOVAL
23417	20" FIR	REMOVAL
23418	CHERRY	REMOVAL
23419	19" CHERRY	REMOVAL
23420	CHERRY	REMOVAL
23421	13" FIR	REMOVAL
23422	19" FIR	REMOVAL
23429	14" FIR	REMOVAL
23432	25" FIR	PROTECTION
23433	44" FIR	PROTECTION
23434	45" FIR	PROTECTION
23435	28" FIR	PROTECTION
23474	18" FIR	PROTECTION
23475	10" FIR	PROTECTION
23476	20" FIR	PROTECTION
23477	19" FIR	PROTECTION
23478	25" FIR	PROTECTION
23479	15" FIR	PROTECTION
23480	24" CHERRY	PROTECTION
23509	11" OAK	REMOVAL
23613	10" OAK	REMOVAL
23614	29" OAK	REMOVAL
23615	25" OAK	REMOVAL
23693	1" DECIDUOUS	REMOVAL
23715	11" OAK	PROTECTION
23800	49" FIR	PROTECTION
23801	7" MAPLE	PROTECTION
23803	40" FIR	PROTECTION
23807	CHERRY	PROTECTION
24041	CHERRY	PROTECTION
24042	10" MAPLE	PROTECTION
24049	30" COTTONWOOD	PROTECTION
24056	20" MAPLE	PROTECTION
24057	SPLIT 7", 8", 9", 10", 22" MAPLE	PROTECTION
24061	30" MAPLE	PROTECTION
24073	18" DECIDUOUS	PROTECTION
24104	SPLIT (2) 14" COTTONWOOD	PROTECTION

REMOVAL

Planning - Engineering

**Portland, OR** 503.224.9560 Vancouver, WA 360.695.7879 **Seattle, WA** 206.749.9993 www.mcknze.com MACKENZIE.

DESIGN DRIVEN I CLIENT FOCUSED LAM RESEARCH



LAM RESEARCH TUALATIN FAC-1446 **NEW OFFICE BUILDING** 

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REVISION SCHEDULE				
Delta	Issued As	Issue Date		
·				

SHEET TITLE: **DEMOLITION PROTECTION TABLE AND DETAILS** 

DRAWN BY: SJS

CHECKED BY: BDN

C1.02

JOB NO. **2220087.00** 

LIMITS OF DRIPLINE, MÍN F TREE ROOT PROTECTION ZONE SIGNAGE

TREE PROTECTION MEASURES: 1. UNLESS OTHERWISE INDICATED FOR REMOVAL ALL TREES SHALL RECEIVE PROTECTIVE MEASURES FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH LOCAL AGENCY

2" DECIDUOUS

1" DECIDUOUS

21291

21297

2. 6' HIGH MINIMUM METAL CHAIN LINK FENCING SHALL BE ERECTED AND MAINTAINED. FENCING SHALL COMPLETELY SURROUND AT MINIMUM THE TREE DRIP LINE FOR EACH TREE OR GROUP OF EXISTING TREES. THE TREE DRIP LINE SHALL BE DEFINED AS A CLEARANCE ZONE OF 1 FOOT PER 1 INCH DBH (DIAMETER AT BREAST HEIGHT = 4.5 FEET ABOVE GRADE) FROM THE TREE BEING PROTECTED.

3. IN AREAS WHERE ROOT ZONE ENCROACHMENT IS UNAVOIDABLE, A CERTIFIED ARBORIST SHALL DESIGNATE THE FENCING LOCATION PRIOR TO START OF WORK. 4. NO ACTIVITY MAY BE CONDUCTED WITHIN ANY DESIGNATED

TREE PROTECTION AREA, INCLUDING BUT NOT LIMITED TO

PARKING EQUIPMENT, PLACING SOLVENTS, STORING MATERIALS AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT OR OTHER DEBRIS, OR ANY EXCAVATION OR COMPACTION WORK. 5. DURING CONSTRUCTION NO OBJECTS SHALL BE ATTACHED TO ANY TREE DESIGNATED TO BE RETAINED AND

PROTECTED. 6. PROVIDE MULCH COVER TO A MINIMUM DEPTH OF 6", PLYWOOD, OR OTHER SIMILAR MATERIAL AT AREAS ADJOINING DESIGNATED TREE PROTECTION AREAS TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT. COORDINATE PLACEMENTS AND LOCATION WITH

THE LANDSCAPE ARCHITECT OR A CERTIFIED ARBORIST. 7. PROTECTION FENCE SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE AUTHORITY HAVING JURISDICTION OR UNTIL A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

EXCAVATION/TRENCHING AROUND TREES: PROPOSED TRENCHING AND EXCAVATION IN CLOSE PROXIMITY TO TREE PROTECTION ZONES MAY REQUIRE COORDINATION WITH A CERTIFIED ARBORIST. IF MAIN LATERAL OR TAP ROOTS OR ARE

PROTECTION

PROTECTION

FOUND, STOP WORK IN THE AREA IMMEDIATELY AND CONSULT A CERTIFIED ARBORIST. WHERE TRENCHING IS REQUIRED WITHIN CRITICAL ROOT ZONE, AND HAS BEEN REVIEWED AND APPROVED BY A CERTIFIED ARBORIST, TUNNEL UNDER OR AROUND ROOTS BY HAND DIGGING OR BORING. DO NOT CUT MAIN LATERAL ROOTS OR TAP ROOTS.

CLEANLY CUT/SEVER SMALLER ROOTS. 3. RELOCATE ROOTS IN BACKFILL AREAS WHEREVER POSSIBLE. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT BEFORE PERMANENT BACKFILL IS PLACED. PROVIDE TEMPORARY EARTH COVER OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP. WATER AND MAINTAIN IN MOIST CONDITION UNTIL RELOCATED AND COVERED WITH BACKFILL.

**FENCING NOTES:** 

1. TEMPORARY FENCE SHALL BE 6' IN HEIGHT AND SET AS SHOWN ON PLANS. 2. SIGNAGE DESIGNATING THE PROTECTION ZONE AND

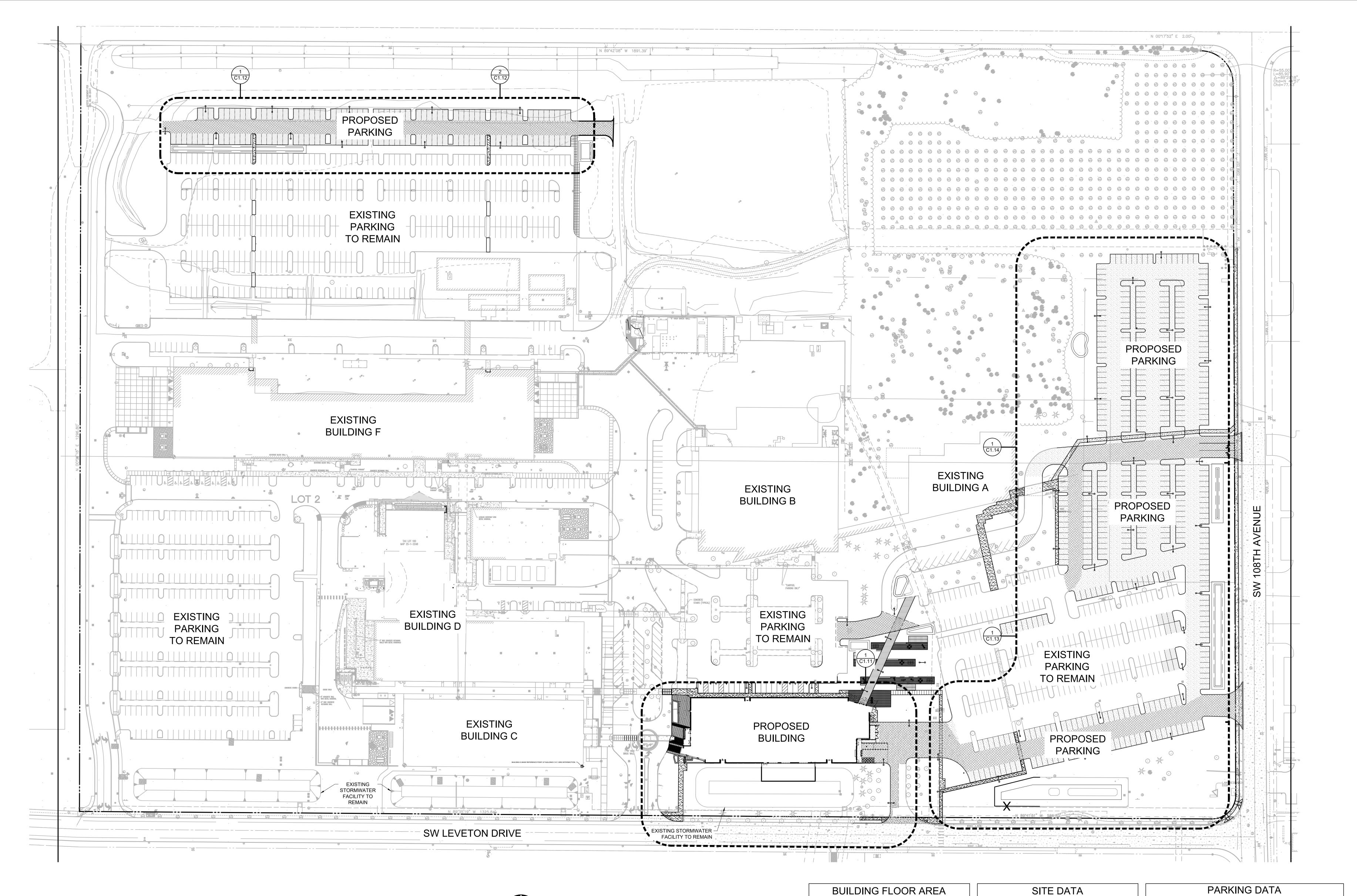
PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE. 3. THE AUTHORITY HAVING JURISDICTION SHALL APPROVE THE INSTALLED TREE PROTECTION FENCING

4. FENCE MATERIALS SHALL CONSIST OF METAL CHAIN LINK SECURED WITH 8' METAL POSTS. 5. MOVEMENT OR REMOVAL OF FENCING REQUIRES

APPROVAL BY THE AUTHORITY HAVING JURISDICTION.

PRIOR TO DEMOLITION OR CONSTRUCTION ACTIVITIES.

1 TREE PROTECTION FENCING



( IN FEET )

1 inch = **60** ft.

Planning - Engineering

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LAM RESEARCH



LAM RESEARCH TUALATIN FAC-1446

**NEW OFFICE BUILDING** 

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REVISION SCHEDULE

SHEET TITLE:

OVERALL SITE PLAN

PARKING DATA PARKING REMOVED ADDED TYPE PARKING STANDARD PARKING 1336 578 1881 ACCESSIBLE PARKING LOADING BERTHS CARPOOL SPACES COMPACT SPACES 1377 37 586 1926 TOTAL PARKING

EXISTING PROPOSED COVERAGE (AC)

6.31

22.91

29.22

28.79

58.01

7.06

24.55

31.61

26.40

EXISTING AREA PROPOSED AREA

560,040 ±

120,000

680,040 ±

TOTAL PROPERTY AREA

**BUILDING AREA** 

PAVED IMPERVIOUS AREA

TOTAL IMPERVIOUS AREA

LANDSCAPE AREA

560,040 ±

560,040 ±

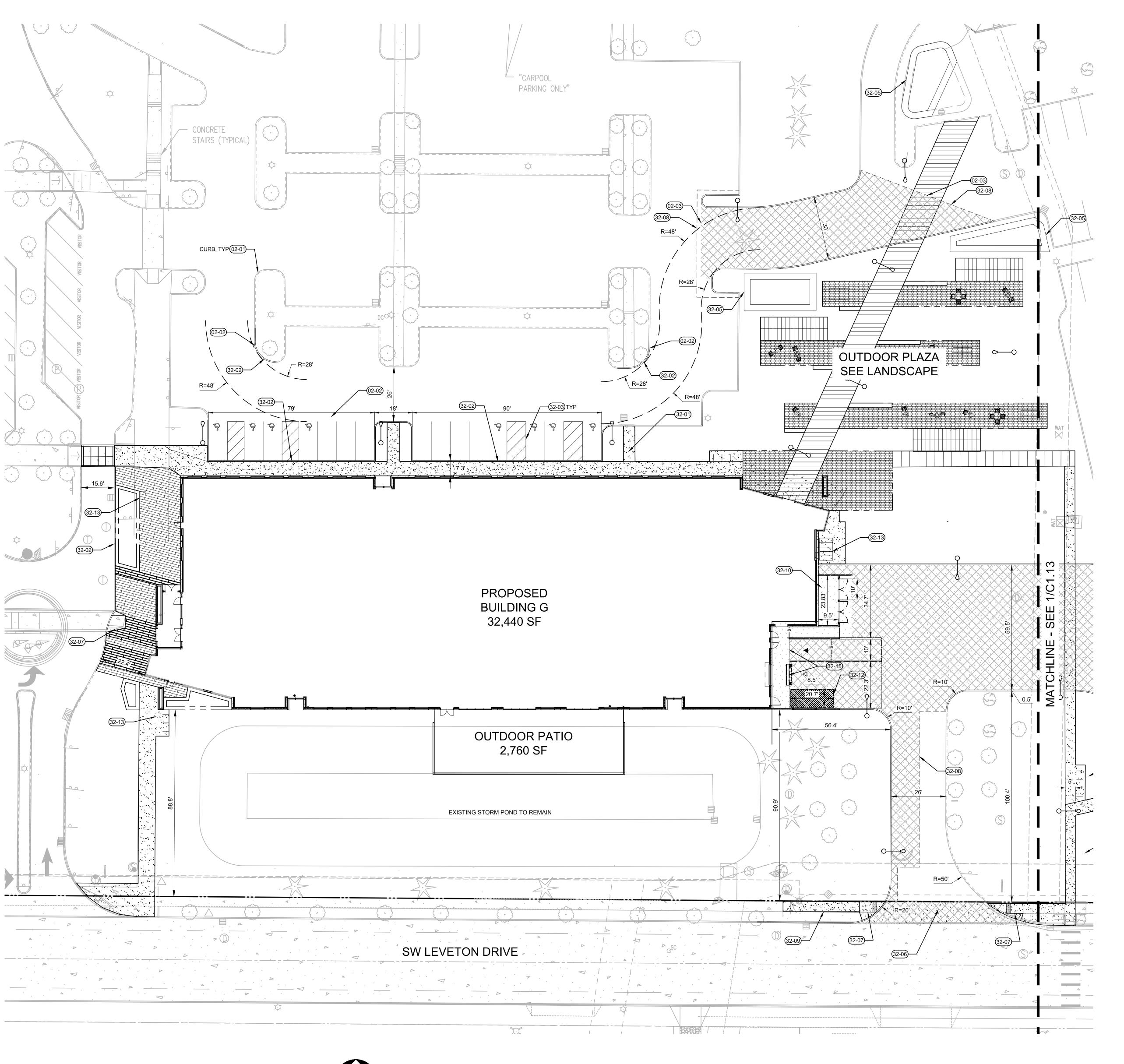
**EXISTING BUILDINGS** 

PROPOSED BUILDING G

TOTAL SITE

DRAWN BY: SJS CHECKED BY: BDN SHEET

C1.10







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PROTECT ITEM TO REMAIN (AS NOTED)

02 REMOVE ITEM (AS NOTED) 03 MATCH EXISTING PAVING

02-03 MATCH EXISTING PAVING32-01 LANDSCAPE AREA PER LANDSCAPE PLANS

32-01 LANDSCAPE AREA PER I 32-02 VERTICAL CURB

32-03 PARKING STALL STRIPING32-04 NEW STORMWATER SWALE

32-04 NEW STORMWATER SASIN
32-06 NEW INDUSTRIAL DRIVEWAY

KEYNOTES

32-06 NEW INDUSTRIAL DRIVEWAY 32-07 SIDEWALK CURB RAMP

32-08 SAWCUT AC PAVING 32-09 CONCRETE SIDEWALK

32-10 TRASH ENCLOSURE
32-11 WAYFINDING MONUMENT SIGN

32-12 TRASH COMPACTOR

32-13 LOCATION FOR BIKE PARKING

32-15 LOADING DOCK

C1.12

KEY MAP
SCALE: NTS

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NEW OFFICE BUILDING

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Delta Issued As Issue Date

SHEET TITLE:

BUILDING G SITE PLAN

DRAWN BY: SJS

CHECKED BY: BDN

C1.11

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JOB NO. **2220087.00** 

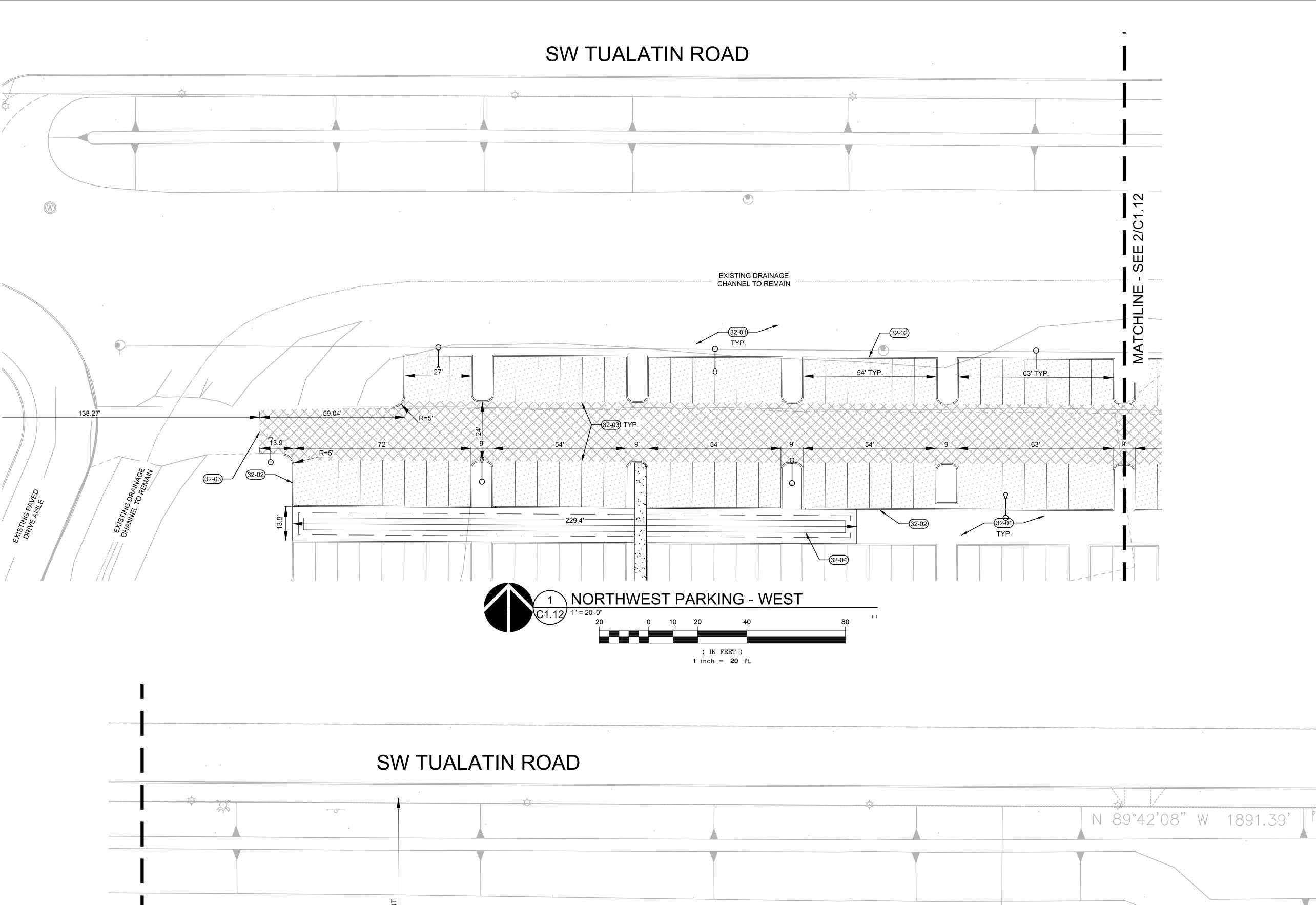
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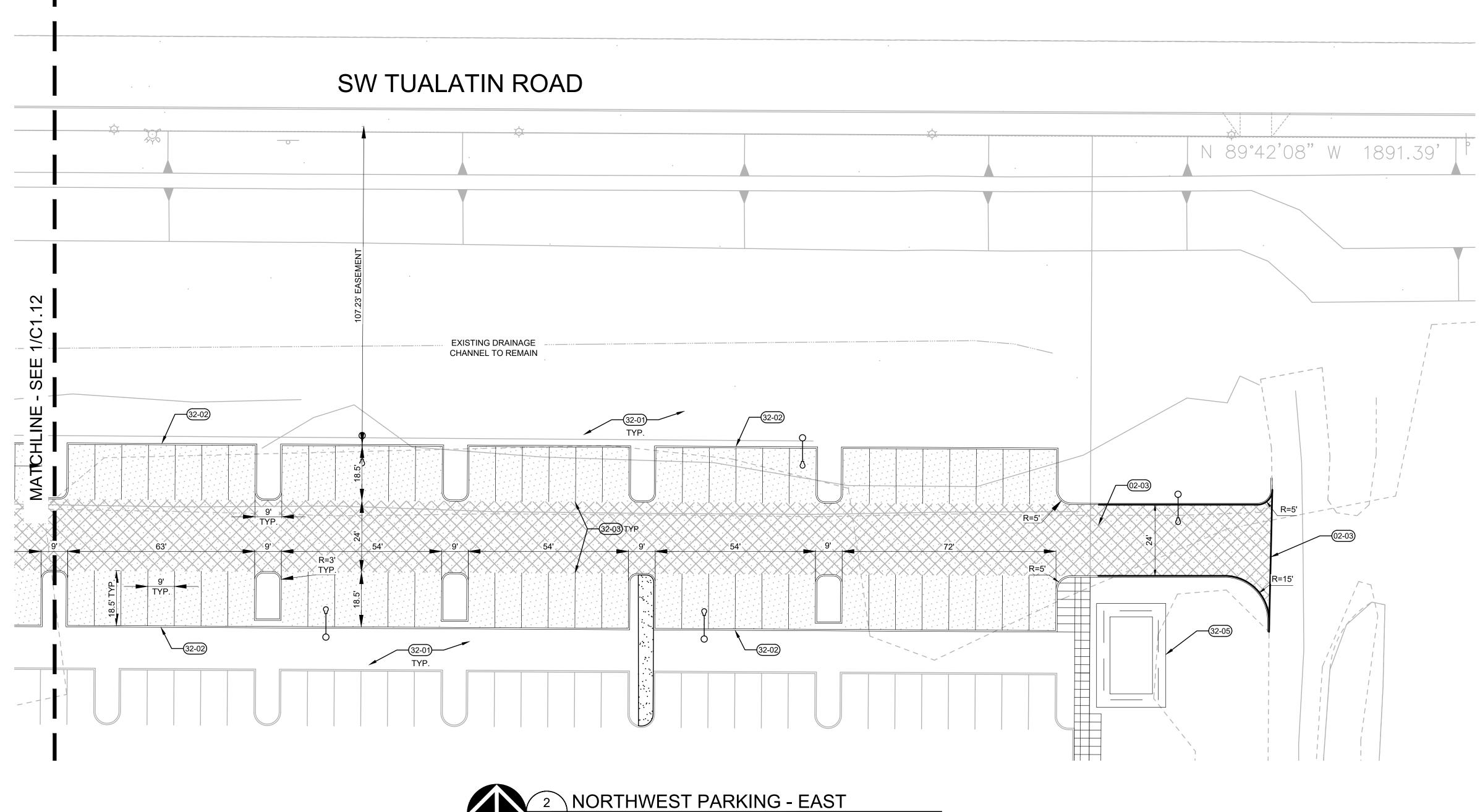
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C1.11

C1.13

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( IN FEET ) 1 inch = **20** ft.

#### **KEYNOTES**

PROTECT ITEM TO REMAIN (AS NOTED)

REMOVE ITEM (AS NOTED)

MATCH EXISTING PAVING LANDSCAPE AREA PER LANDSCAPE PLANS

NOTES

1. SEE C0.01 FOR GENERAL CIVIL NOTES AND LEGEND

VERTICAL CURB

PARKING STALL STRIPING

NEW STORMWATER SWALE

NEW STORMWATER BASIN NEW INDUSTRIAL DRIVEWAY

SIDEWALK CURB RAMP

SAWCUT AC PAVING

CONCRETE SIDEWALK

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**NORTHWEST PARKING** 

**EXPANSION** SITE PLAN

DRAWN BY: SJS

C1.12

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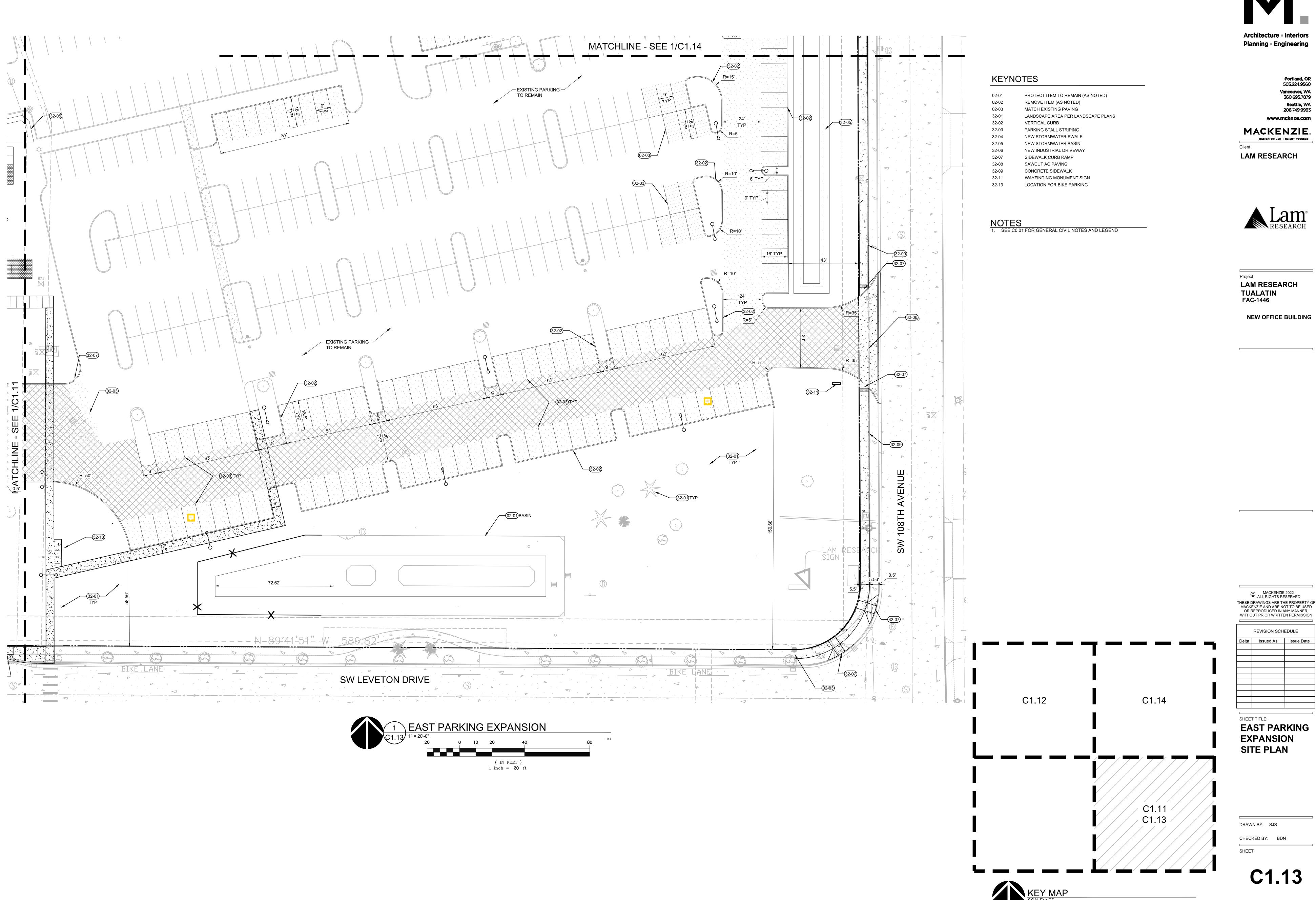
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C1.11 C1.13

C1.12

KEY MAP
SCALE: NTS

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**NEW OFFICE BUILDING** 

NOTES

1. SEE C0.01 FOR GENERAL CIVIL NOTES AND LEGEND

KEYNOTES

02-02

02-03

32-02

32-11

PROTECT ITEM TO REMAIN (AS NOTED)

LANDSCAPE AREA PER LANDSCAPE PLANS

REMOVE ITEM (AS NOTED)

MATCH EXISTING PAVING

PARKING STALL STRIPING NEW STORMWATER SWALE

NEW STORMWATER BASIN NEW INDUSTRIAL DRIVEWAY SIDEWALK CURB RAMP

WAYFINDING MONUMENT SIGN

SAWCUT AC PAVING CONCRETE SIDEWALK

CARPOOL PARKING

VERTICAL CURB

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EAST PARKING **EXPANSION** SITE PLAN DRAWN BY: SJS CHECKED BY: BDN

SHEET

KEY MAP
SCALE: NTS **ARCHITECTURAL REVIEW: 8/17/2022** 

C1.12

JOB NO. **2220087.00** 

C1.11 C1.13

C1.14

SW 108TH AVENUE

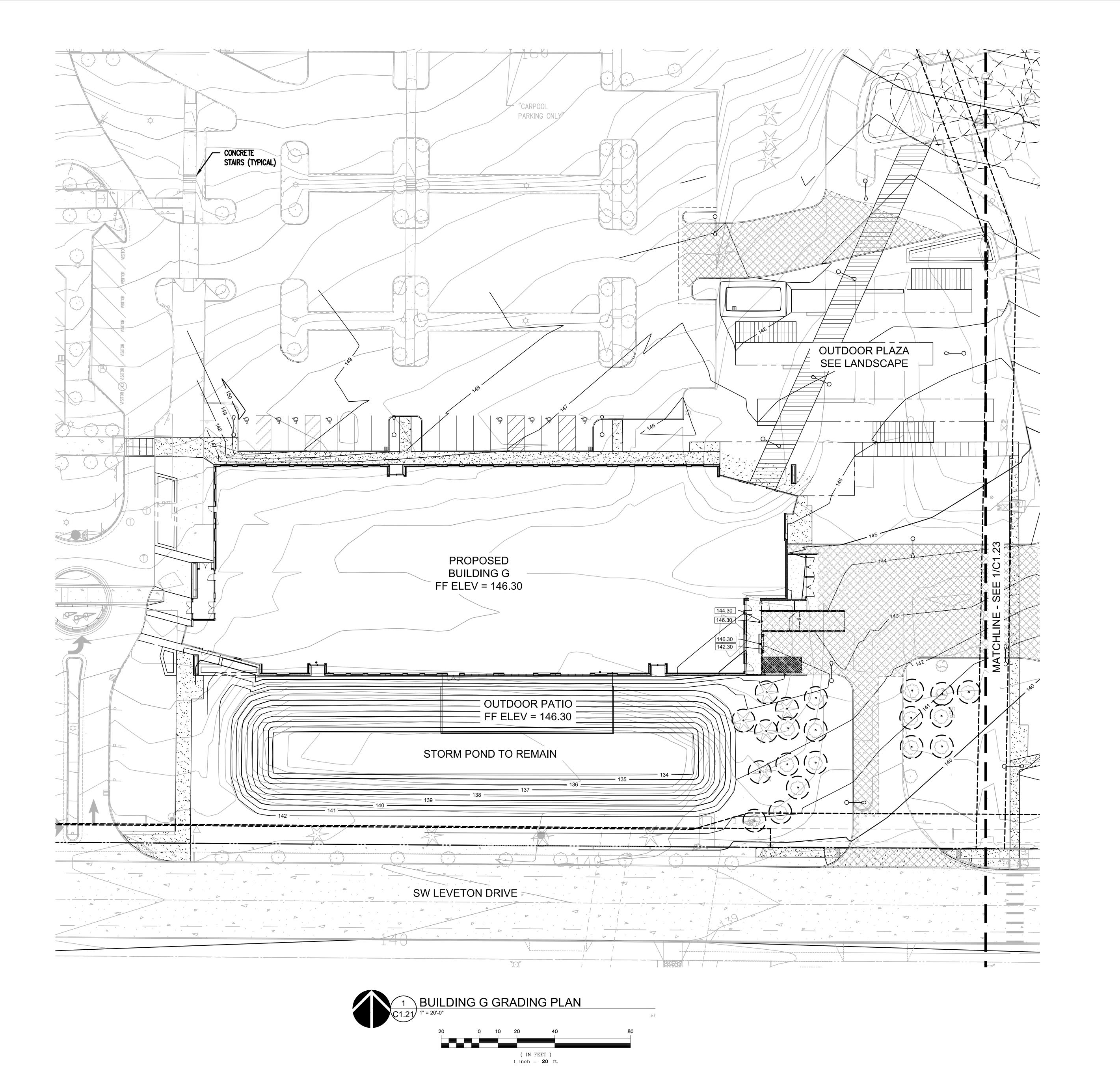
16'

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EAST PARKING EXPANSION

( IN FEET ) 1 inch = **20** ft.

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BUILDING G
GRADING PLAN

DRAWN BY: SJS

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SHEET

C1.21

JOB NO. **2220087.00** 

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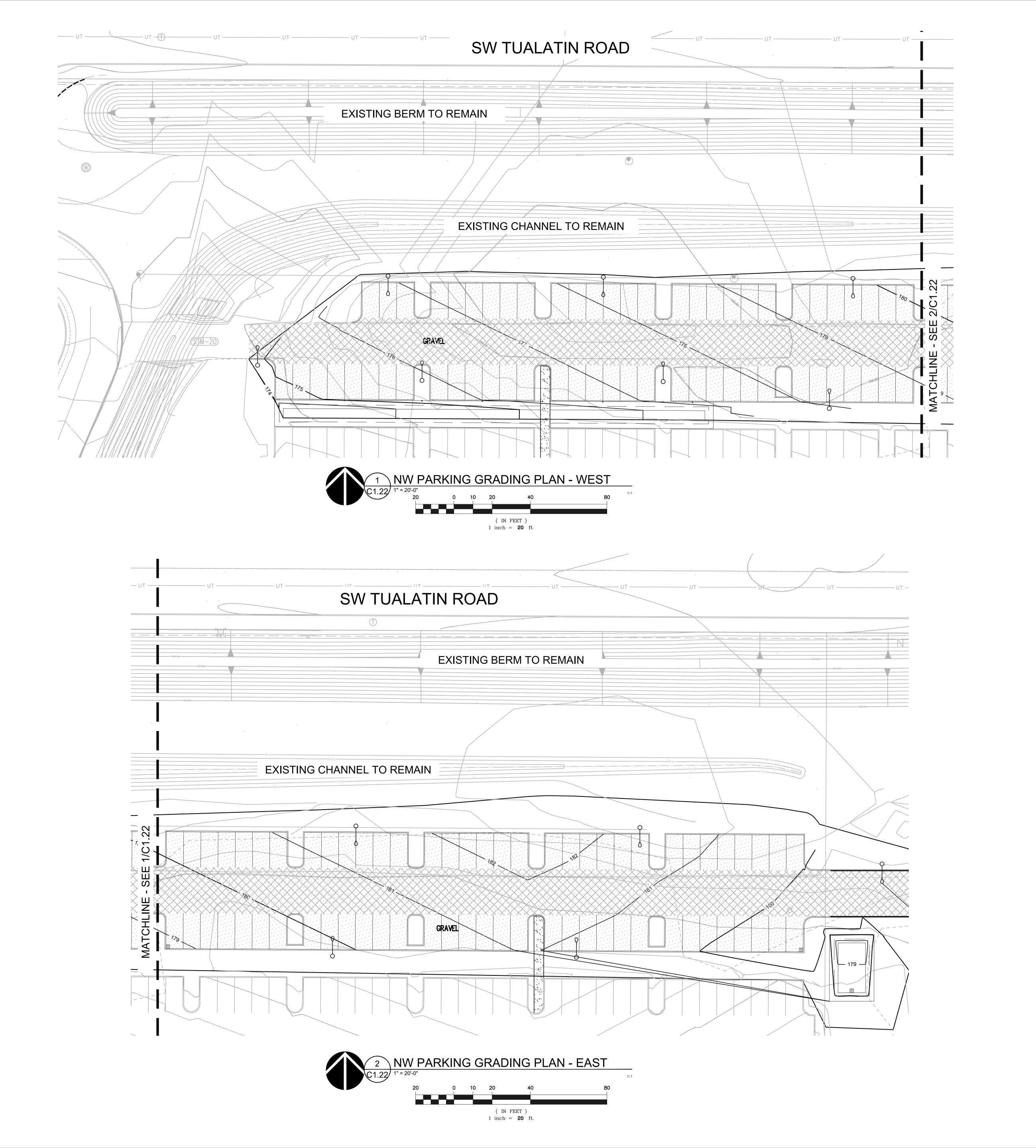
C1.24

C1.21

C1.23

C1.22

KEY MAP
SCALE: NTS





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**NORTHWEST PARKING EXPANSION GRADING PLANS** 

DRAWN BY: SJS CHECKED BY: BDN

C1.22

JOB NO. **2220087.00** 

**ARCHITECTURAL REVIEW: 8/17/2022** 

C1.24

C1.21

C1.23

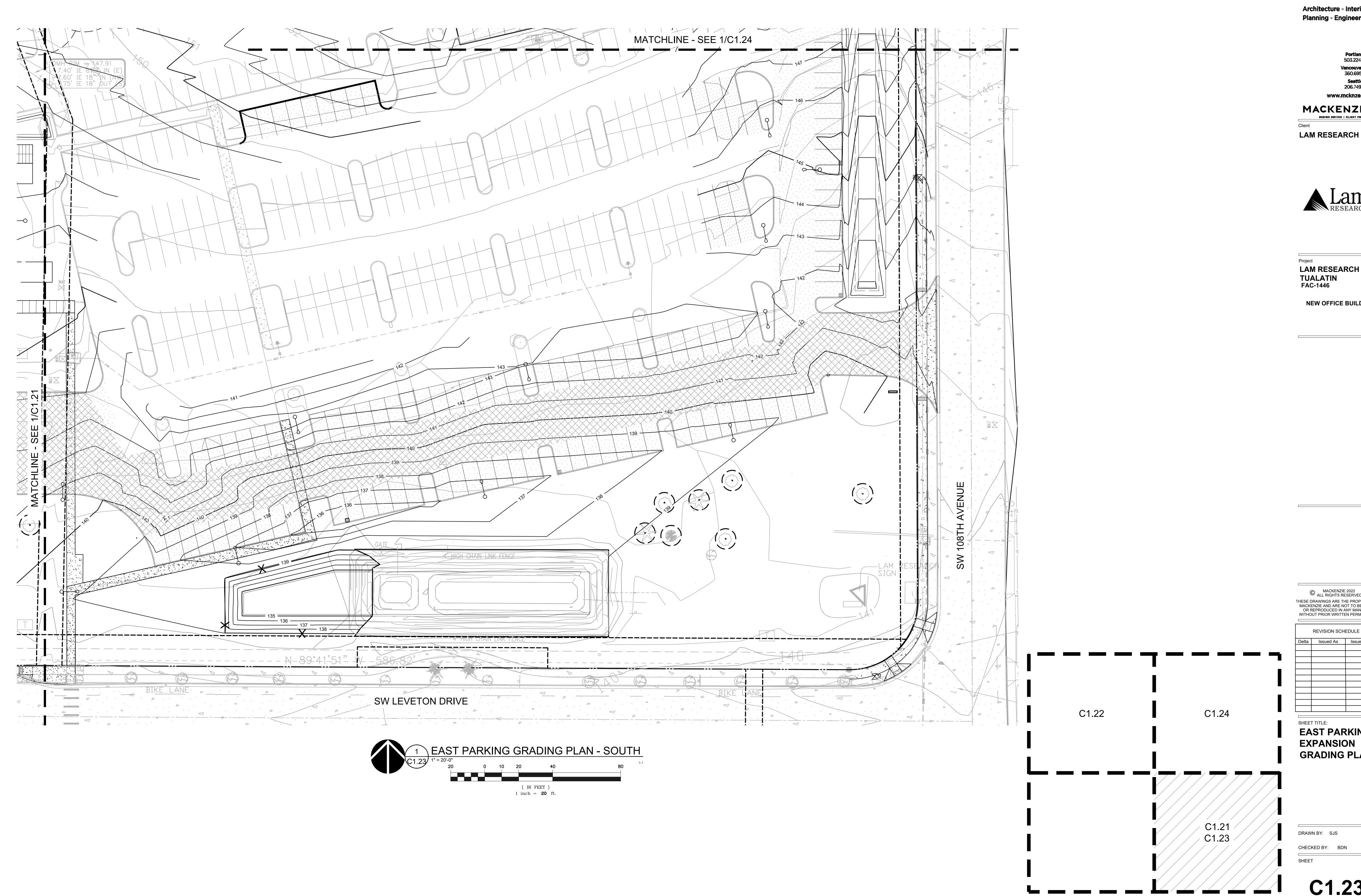
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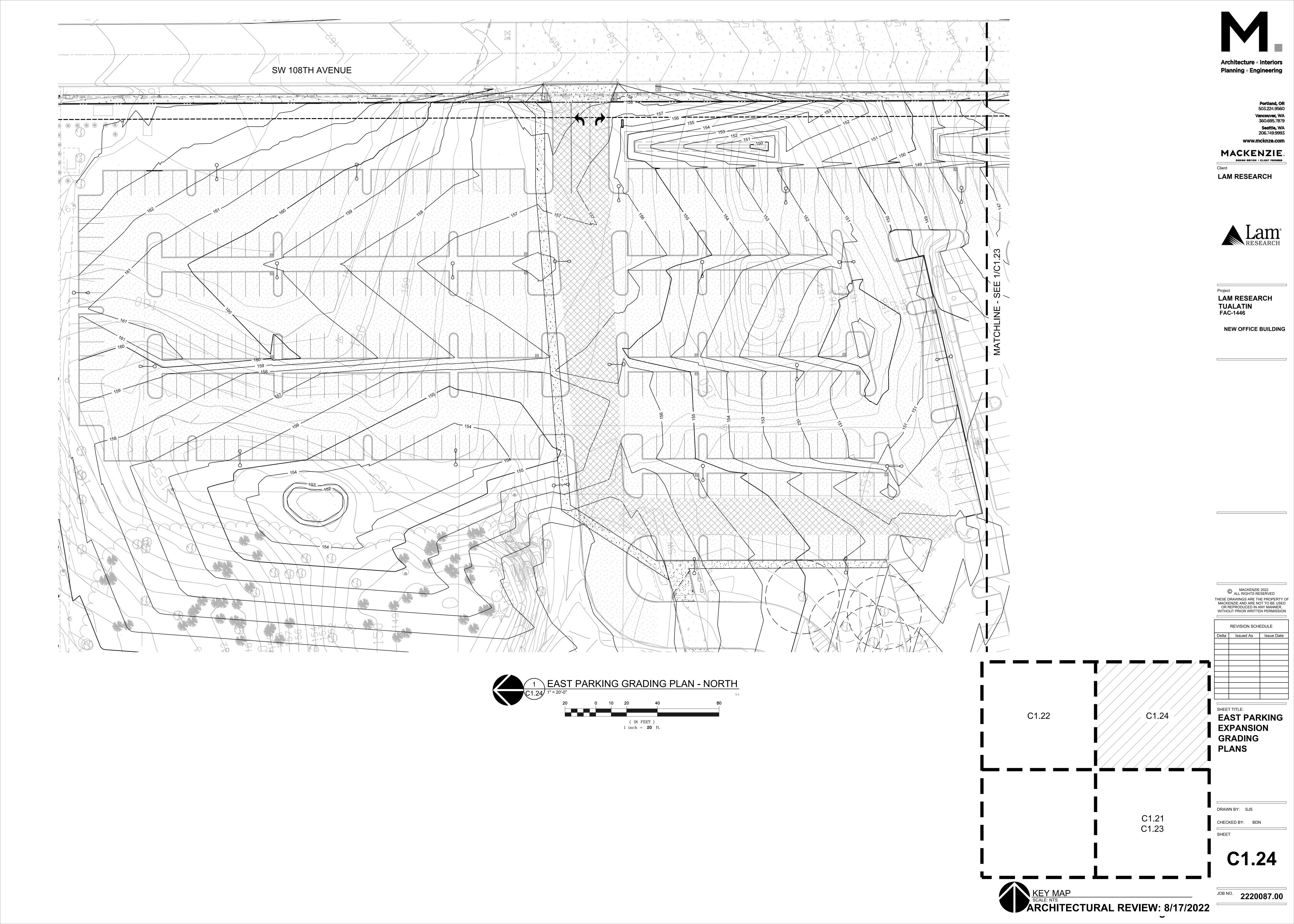
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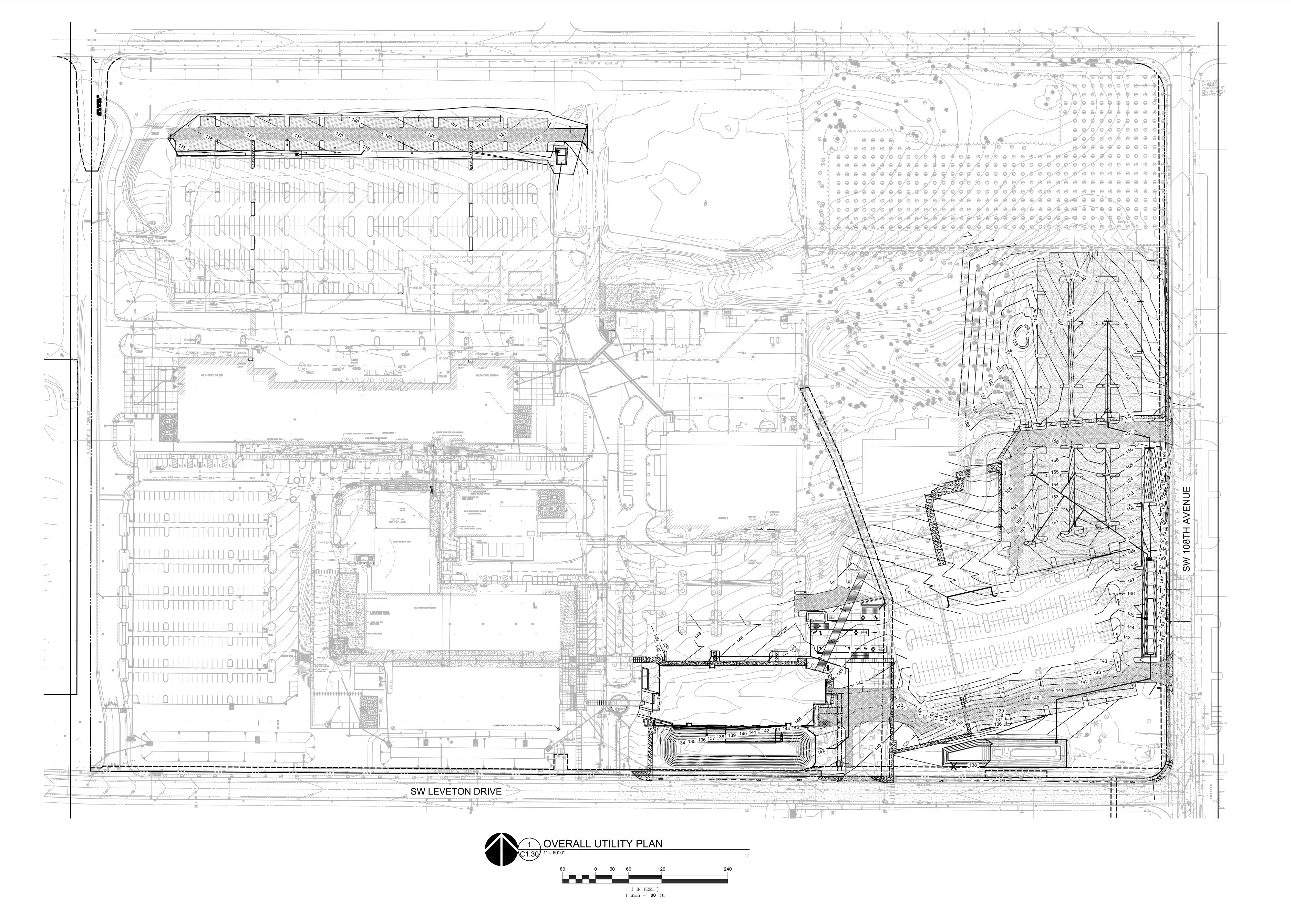
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KEY MAP
SCALE: NTS

ARCHITECTURAL REVIEW: 8/17/2022







Architecture - Interiors
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SHEET TITLE:

OVERALL

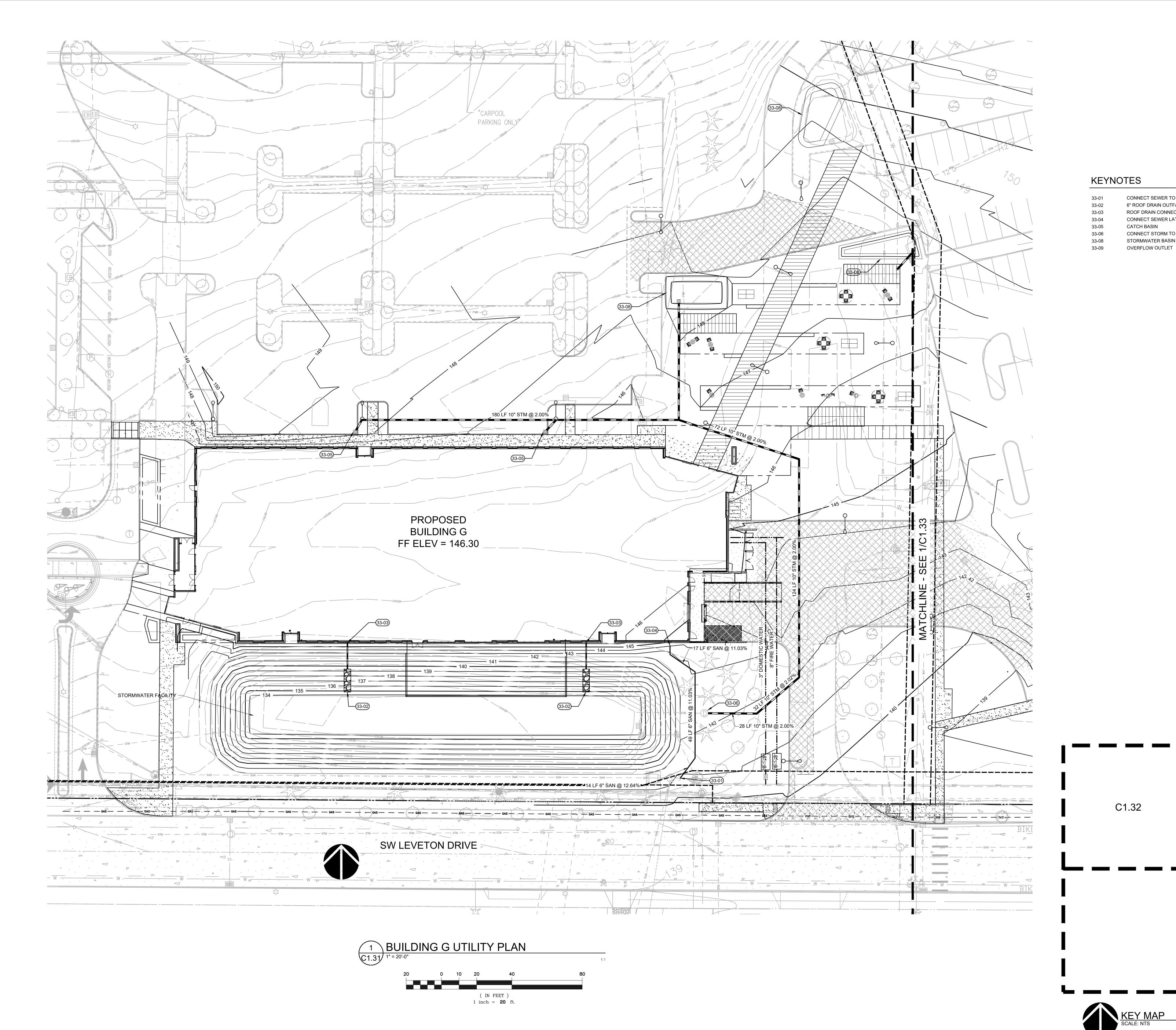
UTILITY PLAN

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SHEET

C1.30





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CONNECT SEWER TO EXISTING MANHOLE STUB

6" ROOF DRAIN OUTFALL WITH RIPRAP ROOF DRAIN CONNECTION TO PLUMBING CONNECT SEWER LATERAL TO PLUMBING

CONNECT STORM TO EXISTING MANHOLE

CATCH BASIN

STORMWATER BASIN OVERFLOW OUTLET



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**BUILDING G UTILITY PLAN** 

DRAWN BY: SJS

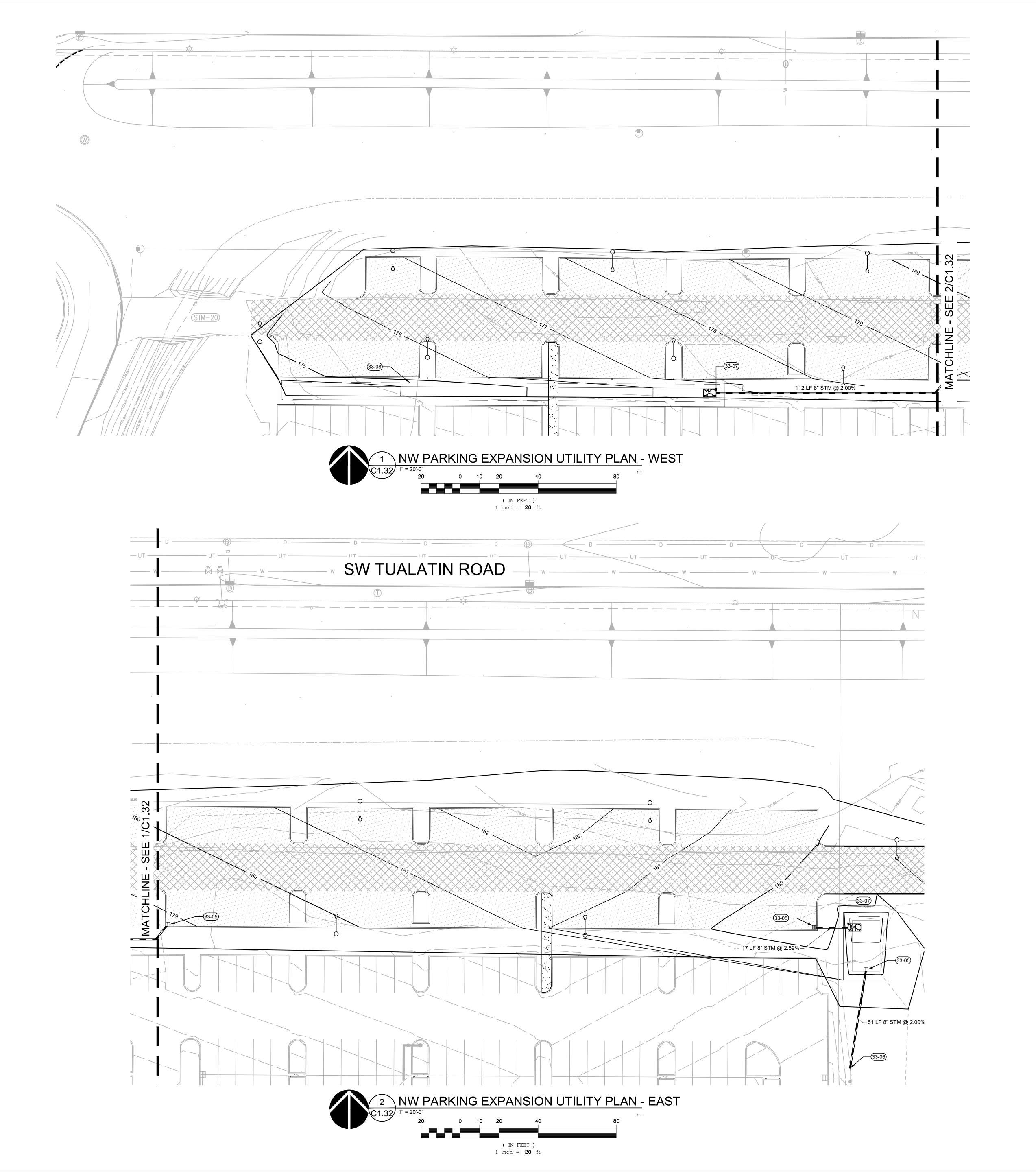
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C1.31



C1.34

C1.31





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#### KEYNOTES

CATCH BASIN
CONNECT STORM TO EXISTING MANHOLE

33-07 PIPE OUTFALL WITH RIPRAP
33-08 STORMWATER BASIN

C1.32

KEY MAP
SCALE: NTS

33-09 OVERFLOW OUTLET

Lam<sup>®</sup>
RESEARCH

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NORTHWEST
PARKING
EXPANSION
UTILITY PLANS

DRAWN BY: SJS

CHECKED BY: BDN

SHEET

C1.32

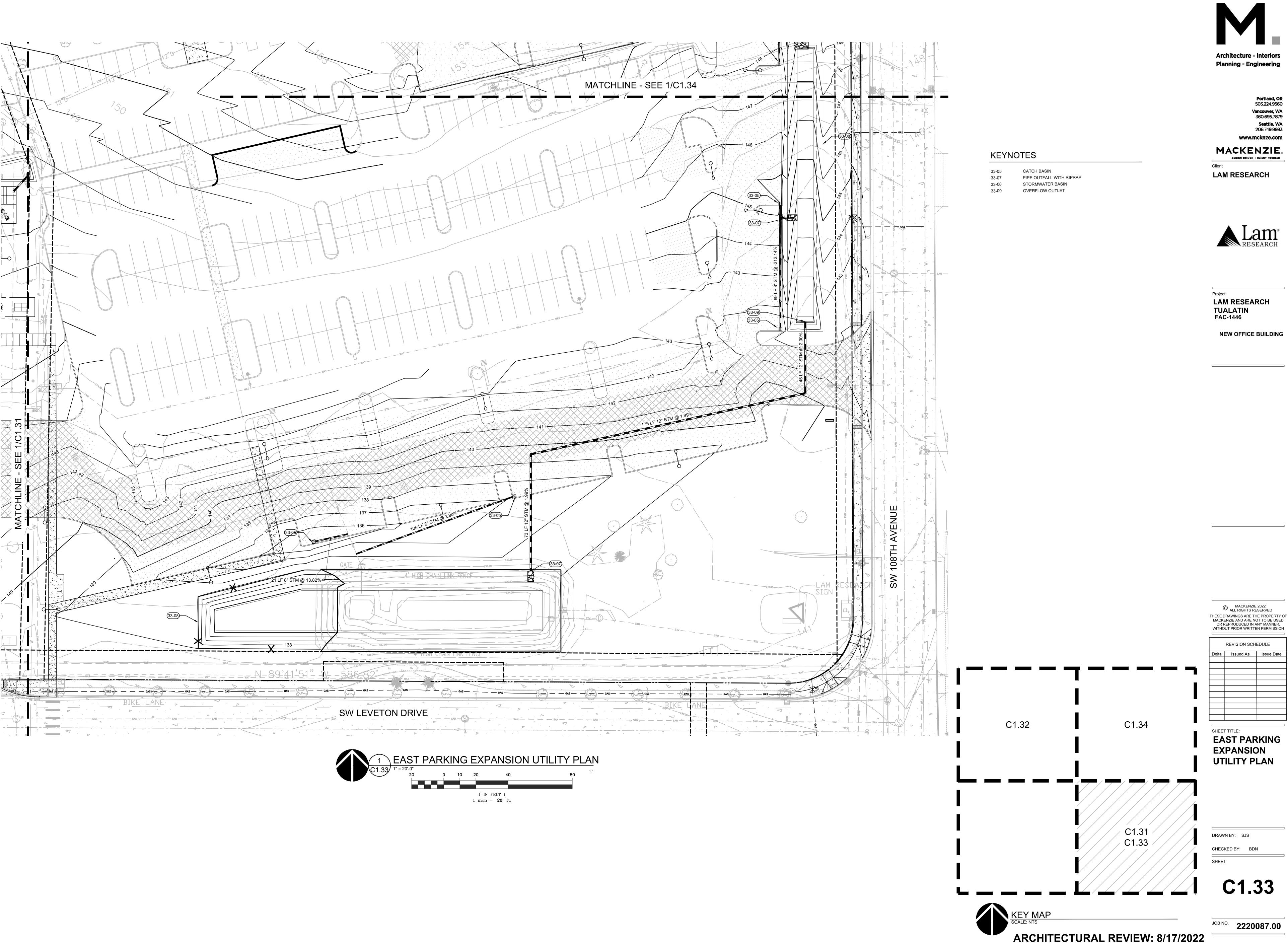
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**ARCHITECTURAL REVIEW: 8/17/2022** 

C1.34

C1.31 C1.33

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KEYNOTES

99 LF 8" STM @ 2.33%

85 LF 8" STM @ 2.00%

7-001

CATCH BASIN

PIPE OUTFALL WITH RIPRAP

STORMWATER BASIN OVERFLOW OUTLET

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**EAST PARKING** 

**EXPANSION UTILITY PLAN** 

DRAWN BY: SJS CHECKED BY: BDN

SHEET

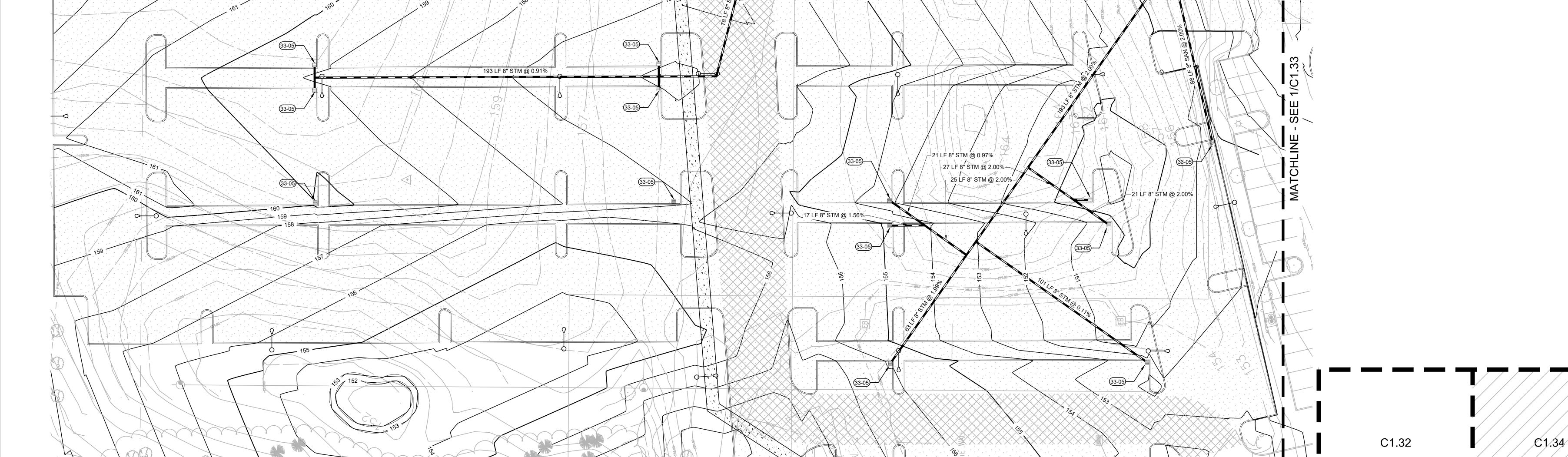
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C1.31

C1.33

222008700\DRAWINGS\CIVIL\087-CT.30-C1.32 UTILITY PLANS.DWG:C1.34 SJS 08/15/22 16:01 1:20



1 EAST PARKING EXPANSION UTILITY PLAN

( IN FEET ) 1 inch = **20** ft.

18 LF 8" STM @ 0.80%

CNBB CNI

SW 108TH AVENUE

## LAM RESEARCH TUALATIN EROSION AND SEDIMENT CONTROL PLAN

## TUALATIN, OREGON

TAX LOTS 2S122AA00500, 2S122AB00100 AND 2S122AA00800 NE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 2S, RANGE 1W WASHINGTON COUNTY, OREGON



**CIVIL ENGINEER MACKENZIE** CONTACT: BRENT NIELSEN 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214

PHONE: 503-224-9560

SURVEYOR NORTHWEST SURVEYING, INC. CONTACT: SCOTT FIELD 1815 NW 169TH PLACE, SUITE 2090 BEAVERTON, OR 97006 PHONE: 503-848-2179

**GEOTECHNICAL** 

CONTACT: NAJIB A. KALAS 9450 SW COMMERCE CIRCLE, SUITE 300 WILSONVILLE, OR 97070 PHONE: 503-968-8787

### NARRATIVE DESCRIPTION **EXISTING SITE CONDITIONS**

PARTIALLY DEVELOPED INDUSTRIAL LAND

#### **DEVELOPED CONDITIONS** • INDUSTRIAL RESEARCH BUILDINGS WITH ASSOCIATED PARKING, LANDSCAPE, DRIVE AISLE AND SIDEWALKS

## NATURE OF CONSTRUCTION

• MASS GRADING (OCTOBER 2022 TO FEBRUARY 2023) • VERTICAL CONSTRUCTION (FEBRUARY 2023 TO

HM - HILSBORO LOAM, 0 TO 3 PERCENT SLOPES, 3 TO 7 PERCENT SLOPES, 7 TO 12 PERCENT SLOPES,

TUALATIN RIVER

**IMPROVEMENTS:** 

PRIVATE DISTURBED AREA: 658,789 SF (15.12 AC) PUBLIC DISTURBED AREA: 4,900 SF (0.112 AC)

# **TABLE**

• CLEARING (OCTOBER 2022) • UTILITY CONSTRUCTION (MARCH 2023 TO AUGUST 2023) DECEMBER 2023)

• FINAL STABILIZATION (DECEMBER 2023)

## SITE SOIL CLASSIFICATION:

12 TO 20 PERCENT SLOPES

#### **RECEIVING WATER BODIES:**

SITE AREA:

PRIVATE SITE: 2,529,532 SF (58.07 AC) PUBLIC IMPROVEMENTS: 4,900 SF (0.112 AC)

SW LEVETON DR.

SITE: EAST OF SW 124TH AVE, SOUTH OF SW TUALATIN RD, NORTH OF SW FRONTAGE: SW LEVETON DR FRONTAGE, SW 108TH AVE FRONTAGE, SW TUALATIN RD FRONTAGE TUALATIN. OR

LATITUDE = 45°23'11.0"N LONGITUDE = 122°47'27.2"W

#### PROPERTY DESCRIPTION LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 22,

TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M., CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

## SITE INSPECTOR

PERMITTEE'S SITE INSPECTOR:\_\_\_ COMPANY/AGENCY:

CERTIFICATION: CERTIFICATION NUMBER:

CERTIFICATION EXPIRATION:

( IN FEET )

1 inch = 200 ft

PROJECT SITE

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT ISSUED FOR THIS PROJECT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

#### ATTENTION EXCAVATORS

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

#### STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES

1. ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.I). IN ADDITION, INCLUDE A LIST OF MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10) AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.II)

INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.Q) 4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ. AGENT. OR 5. THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES

OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11) 6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)

SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9) 8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)

9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT

14. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND

DOWNSTREAM CHANNELS AND STREAMBANKS. (SECTIONS 2.1.1. AND 2.2.16) 15. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN

17. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS

AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS.(SECTIONS 2.2.20 AND 2.2.21) 18. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)

19. KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT), (SECTION 2.3.7)

20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND- DISTURBING ACTIVITIES. (SECTION 2.2.7) ACTIVITY AND ESTIMATED TIME 21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITÉ.

22. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9) 23. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED.

24. PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)

25. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3) 26. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN

OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A) 27. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE

SECTIONS 2.2.17 AND 2.2.18)

28. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)

29. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)

30. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. 31. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING

TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5) 32. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

33. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE

34. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8) 35. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE

HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B) 36. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)

37. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D) 38. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED

INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A) 39. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)

40. DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.) 41. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE

COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20) 42. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED SOILS MUST BE REMOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

#### RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP's WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS. ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL

## INSPECTION FREQUENCY TABLE

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE.  WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT RESULTS IN DISCHARGE FROM THE SITE.  AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING
2. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS	THE INSPECTOR MAY REDUCE THE FREQUENCY OF INSPECTIONS IN ANY AREA OF THE SITE WHERE THE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO TWICE PER MONTH FOR THE FIRST MONTH, NO LESS THAN 14 CALENDAR DAYS APART, THEN ONCE PER MONTH
3. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF SAFE, ACCESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY
4. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED.IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY
5. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS	VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY

\* HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR

TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS \* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS

RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ. AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN

#### BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION
EROSION PREVENTION					I
PRESERVE NATURAL VEGETATION	**X	X	X	Х	Х
GROUND COVER		Х			Х
HYDRAULIC APPLICATIONS					Х
PLASTIC SHEETING		X	X		
MATTING					
DUST CONTROL	X	X	Х	Х	Х
TEMPORARY/PERMANENT SEEDING		X	Х	Х	Х
BUFFER ZONE	**X	Х	Х	Х	Х
OTHER:					
SEDIMENT CONTROL			•		
SEDIMENT FENCE (PERIMETER)	**X	Х	Х	Х	Х
SEDIMENT FENCE (INTERIOR)	Х	Х	Х	Х	Х
STRAW WATTLES			Х		
FILTER BERM		X	X	X	
INLET PROTECTION	**X	X	X	X	
DEWATERING			X		
SEDIMENT TRAP					
NATURAL BUFFER ENCROACHMENT					
SEDIMENT BAG					
OTHER:					
RUNOFF CONTROL					
CONSTRUCTION ENTRANCE	X	Х	X	Х	
PIPE SLOPE DRAIN					
OUTLET PROTECTION	X	X	X	X	
SURFACE ROUGHENING	^	^	^	^	
CHECK DAMS					
OTHER:					
POLLUTION PREVENTION			<u> </u>		
PROPER SIGNAGE	X	Х	X	Х	Х
	X	X	X	X	X
HAZ WASTE MGMT SPILL KIT ON-SITE	X	X	X	X	X
	_ ^	^	X	X	^
CONCRETE WASHOUT AREA			^	^	
OTHER:					
			1		

\*\*SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY

#### SHEET INDEX EROSION AND SEDIMENT CONTROL PLANS

EROSION AND SEDIMENT CONTROL COVER SHEET C1.41 ESCP CLEARING AND DEMOLITION PLAN

ESCP MASS GRADING AND STABILIZATION PLAN

ESCP UTILITY CONSTRUCTION PLAN

ESCP VERTICAL CONSTRUCTION PLAN

**EROSION AND SEDIMENT CONTROL DETAILS** 

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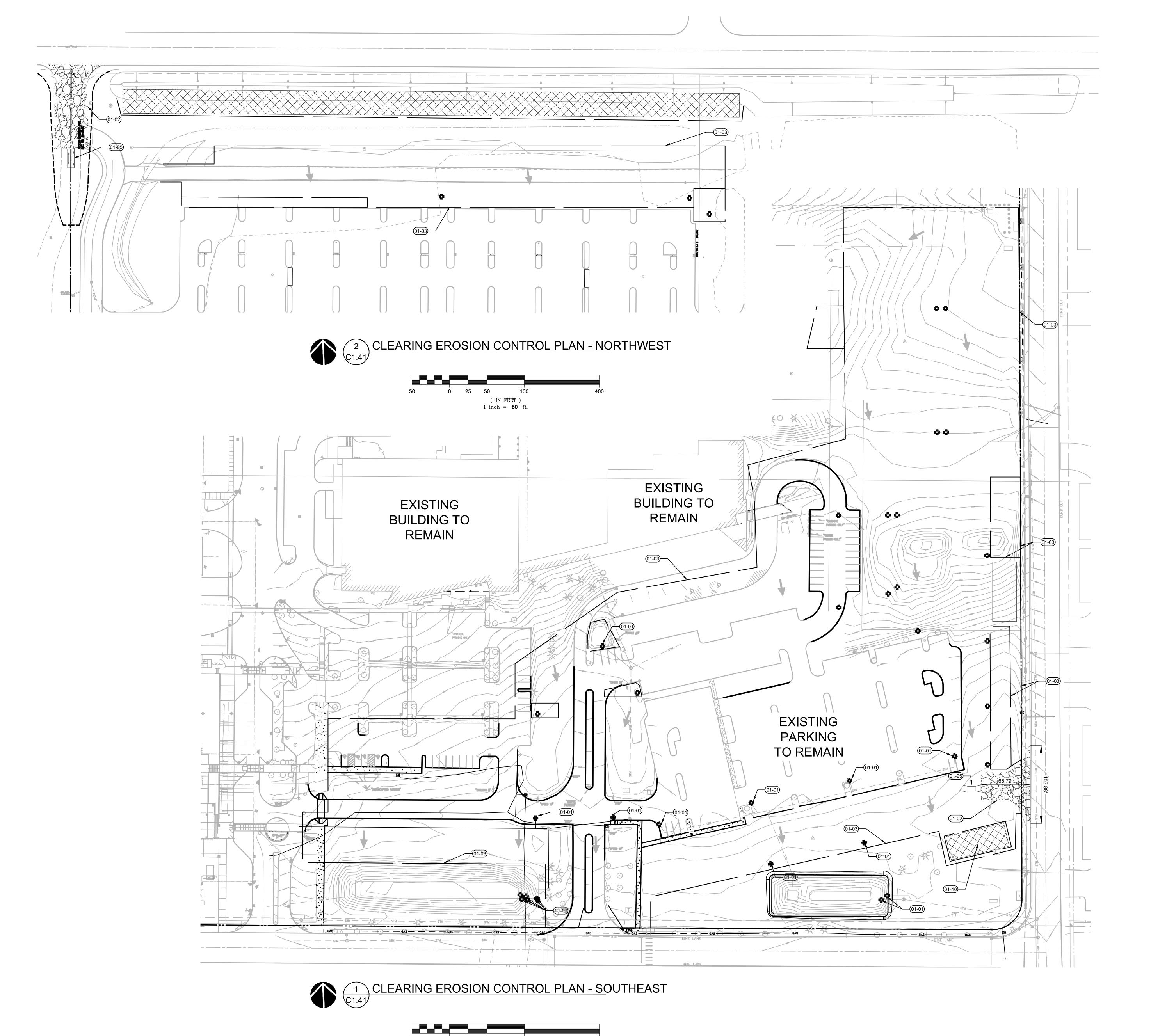
206.749.9993

REVISION SCHEDULE

DRAWN BY: SJS CHECKED BY: BDN

**ARCHITECTURAL REVIEW: 8/17/2022** 

222008700\DRAWINGS\CIVIL\087-C1.40 ESC COVER SHEET.DWG:C1.40 SJS 08/16/22 14:16 1:20



1 inch = 50 ft.

LEGEND

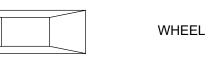
SEDIMENT FENCE PER 3/EC6.0

LIMITS OF GRADING

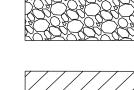
EXISTING DRAINAGE FLOW ARROW

**EXISTING CONTOUR** CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0

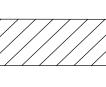
CONCRETE WASHOUT PER 6/EC6.0



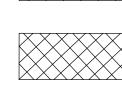
WHEEL WASH PER 5/EC6.0



CONSTRUCTION ENTRANCE PER 2/EC6.0



SOIL STOCKPILE AREA PER 4/EC6.0



AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

### NEAREST OFFICIAL RAIN GAUGE

FANNO CREEK, DURHAM, OREGON

ELEV: 115 FT; LAT/LON: 45.403452/122.754819

TYPICAL WORKING HOURS

7AM-5PM WEEKDAYS

#### KEYNOTES

CATCH BASIN SEDIMENT FILTER BAG PER DETAIL

CONSTRUCTION ENTRANCE PER DETAIL 2/C1.45.

SEDIMENT FENCE PER 3/C1.45. 01-05 WHEEL WASH PER 5/C1.45.

AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER 3/C1.45.

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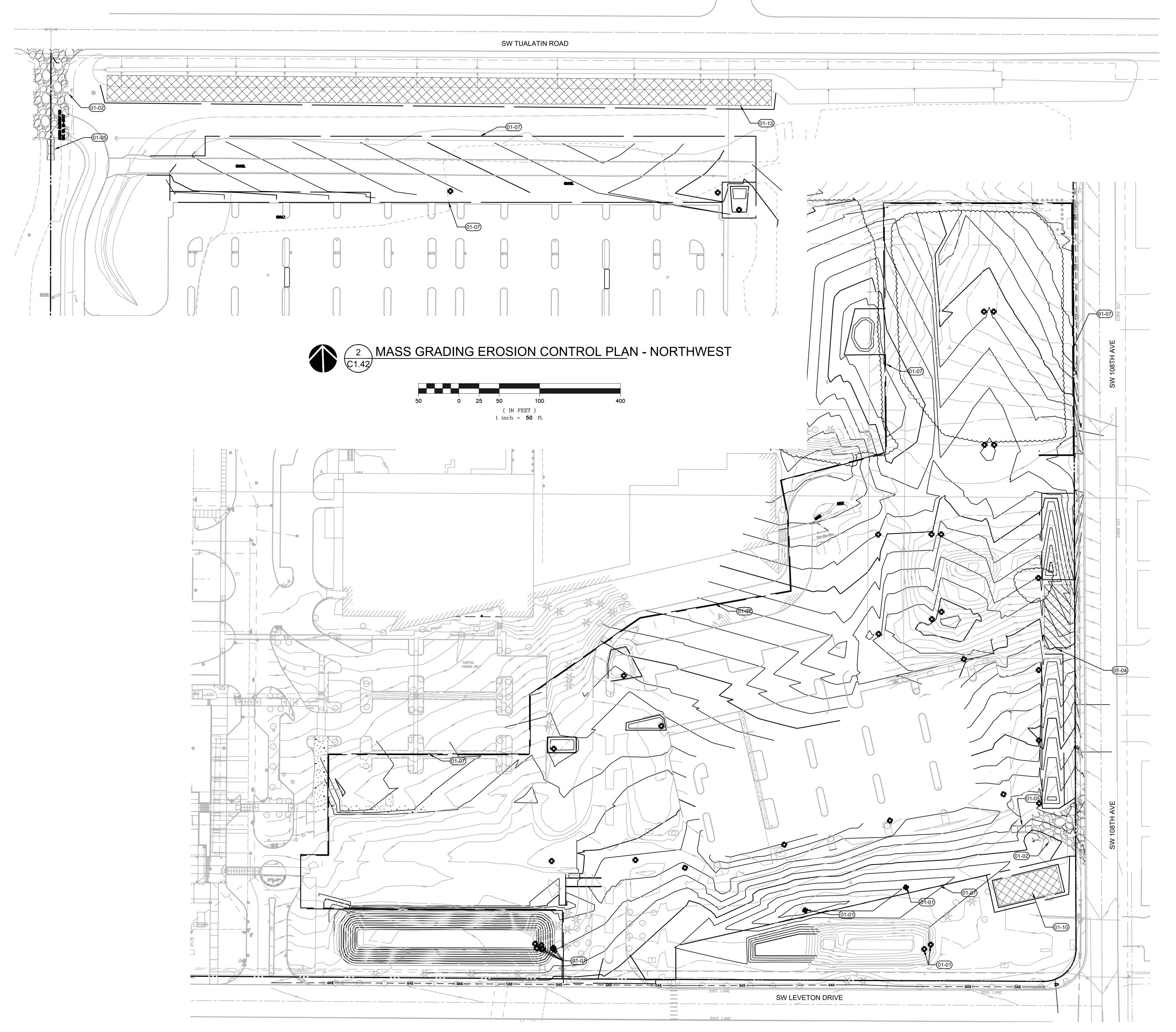
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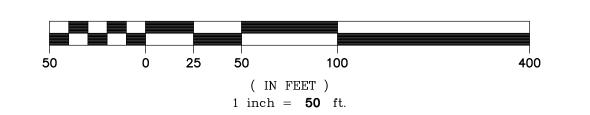
REVISION SCHEDULE

**ESC SITE CLEARING** 

C1.41

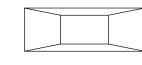


MASS GRADING EROSION CONTROL PLAN - SOUTHEAST

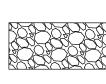


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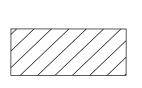
SEDIMENT FENCE PER 3/EC6.0 LIMITS OF GRADING EXISTING CONTOUR PROPOSED CONTOUR EXISTING DRAINAGE FLOW ARROW PROPOSED DRAINAGE FLOW ARROW CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0 CONCRETE WASHOUT PER 6/EC6.0



WHEEL WASH PER 5/EC6.0



CONSTRUCTION ENTRANCE PER 2/EC6.0



KEYNOTES

01-01

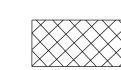
01-02

01-04

01-13

CHARACTERISTICS.

SOIL STOCKPILE AREA PER 4/EC6.0



AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

CATCH BASIN SEDIMENT FILTER BAG PER DETAIL

CONSTRUCTION ENTRANCE PER DETAIL 2/C1.45.

AREA FOR TEMPORARY SOIL STOCKPILE FROM

EARTHWORK CUTTINGS. COVER STOCKPILE PER

AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT FENCE PER 3/C1.45.

STOCKPILE EXCESS ON SITE EXCAVATED SOIL.

ROUGHEN SLOPE AND SEED PER 08/C1.45

WHEEL WASH PER 5/C1.45.

LIMIT OF GRADING



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EROSION CONTROL GENERAL NOTES

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:

A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX.

B. DWARF GRASS MIX (MIN. 100 LB./AC.) 1. DWARF PERENNIAL RYEGRÁSS (80% BY WEIGHT) 2. CREEPING RED FESCUE (20% BY WEIGHT) C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.) 1. ANNUAL RYEGRASS (40% BY WEIGHT)
2. TURF-TYPE FESCUE (60% BY WEIGHT)

2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY. 3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.

4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES. 5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.

6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL

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8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.

10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER. 11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.

12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH. 13. AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM. 14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.

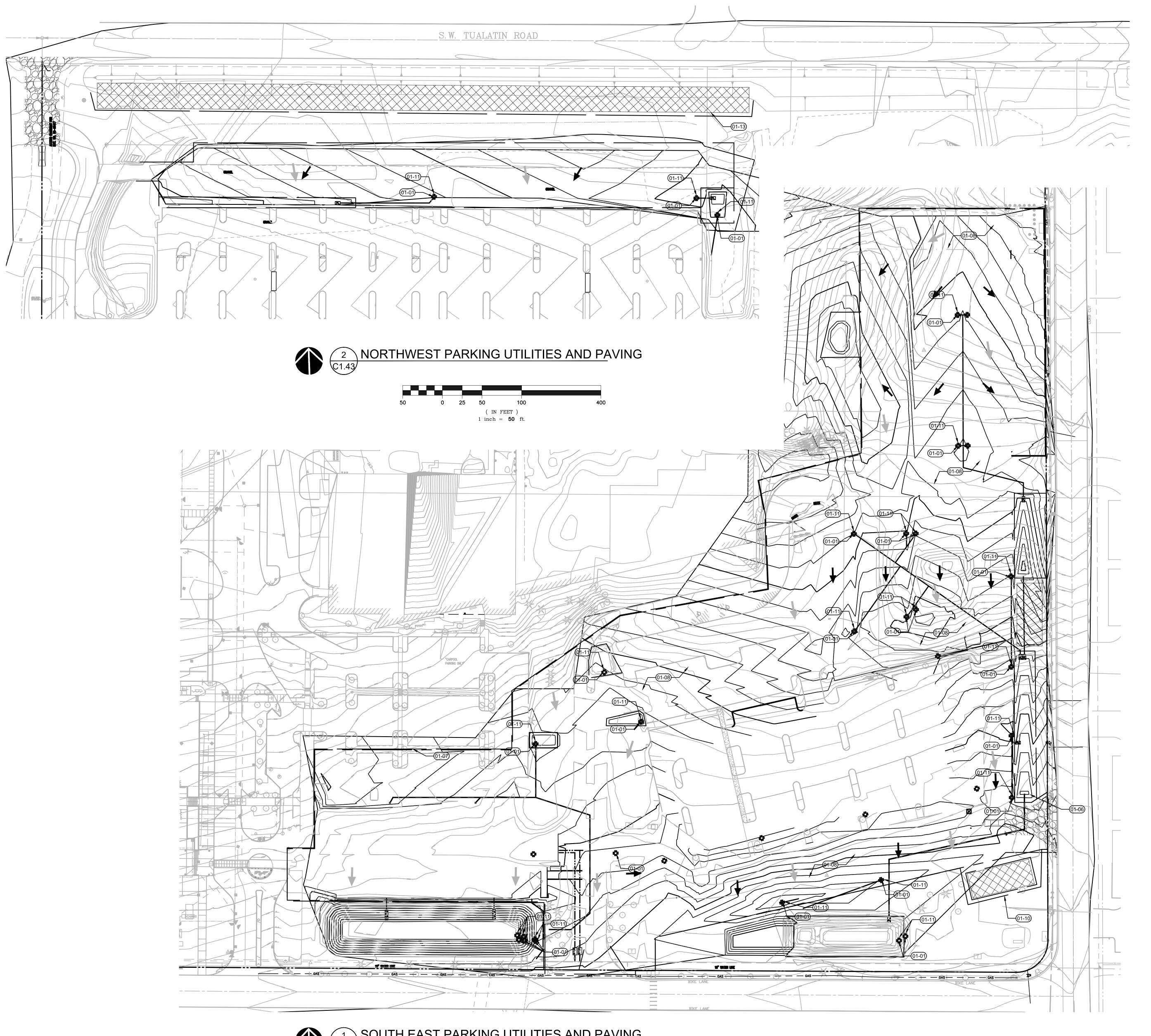
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM. 16. AREAS MARKED AS "WQ" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION

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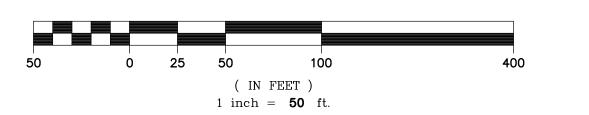
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Delta	Issued As	Issue Date

**ESC MASS GRADING** 

C1.42



## SOUTH EAST PARKING UTILITIES AND PAVING



#### LEGEND

SEDIMENT FENCE PER 3/EC6.0

LIMITS OF GRADING

EXISTING CONTOUR

PROPOSED CONTOUR

STORM LINE

SANITARY LINE

FIRE WATER LINE

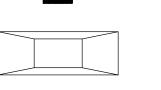
DOMES

CATCH

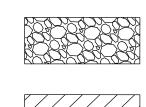
DOMESTIC WATER LINE

CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0

CONCRETE WASHOUT PER 6/EC6.0

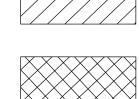


WHEEL WASH PER 5/EC6.0



CONSTRUCTION ENTRANCE PER 2/EC6.0

SOIL STOCKPILE AREA PER 4/EC6.0



AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND

REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

#### **UTILITIES PHASE NOTES**

- 1. PROPOSED DETENTION POND TO BE DISCHARGE POINT FOR ALL STORMWATER RUNOFF CONVEYANCE
- 2. ANY TRENCH DEWATERING SHALL BE DISCHARGE THROUGH A FILTER BAG INTO DETENTION POND WITHIN THE FOREBAY AREAS AS SHOWN
- STRAW MULCH AND/OR HYDROSEED SHALL BE USED FOR TEMPORARY STABILIZATION OF ANY EXPOSED TRENCH SPOILS (INCLUDING STOCKPOLE IF PLASTIC SHEETING DOESN'T WORK)

#### KEYNOTES

01-01 CATCH BASIN SEDIMENT FILTER BAG PER DETAIL

01-06 CONCRETE WASHOUT PER 6/C1.45.

01-07 LIMIT OF GRADING

01-08 PROVIDE AND MAINTAIN 2" THICK COVER LAYER OF COMPOST OVER FINAL GRADING LAYER OF DISTURBED SOIL AREA OF STORMWATER FACILITY AREA UNTIL PERMANENT GROUND COVER PLANTINGS ARE

ESTABLISHED.

01-10 AREA FOR SOLID AND HAZARDOUS WASTE, FUEL
STORAGE AND REFUELING AND EQUIPMENT STORAGE
AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT
FENCE PER 3/C1.45.

01-11 INLET PROTECTION PER 7/C1.45.
01-13 STOCKPILE EXCESS ON SITE EXCAVATED SOIL.
ROUGHEN SLOPE AND SEED PER 08/C1.45

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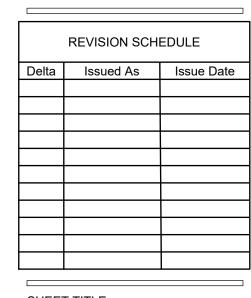
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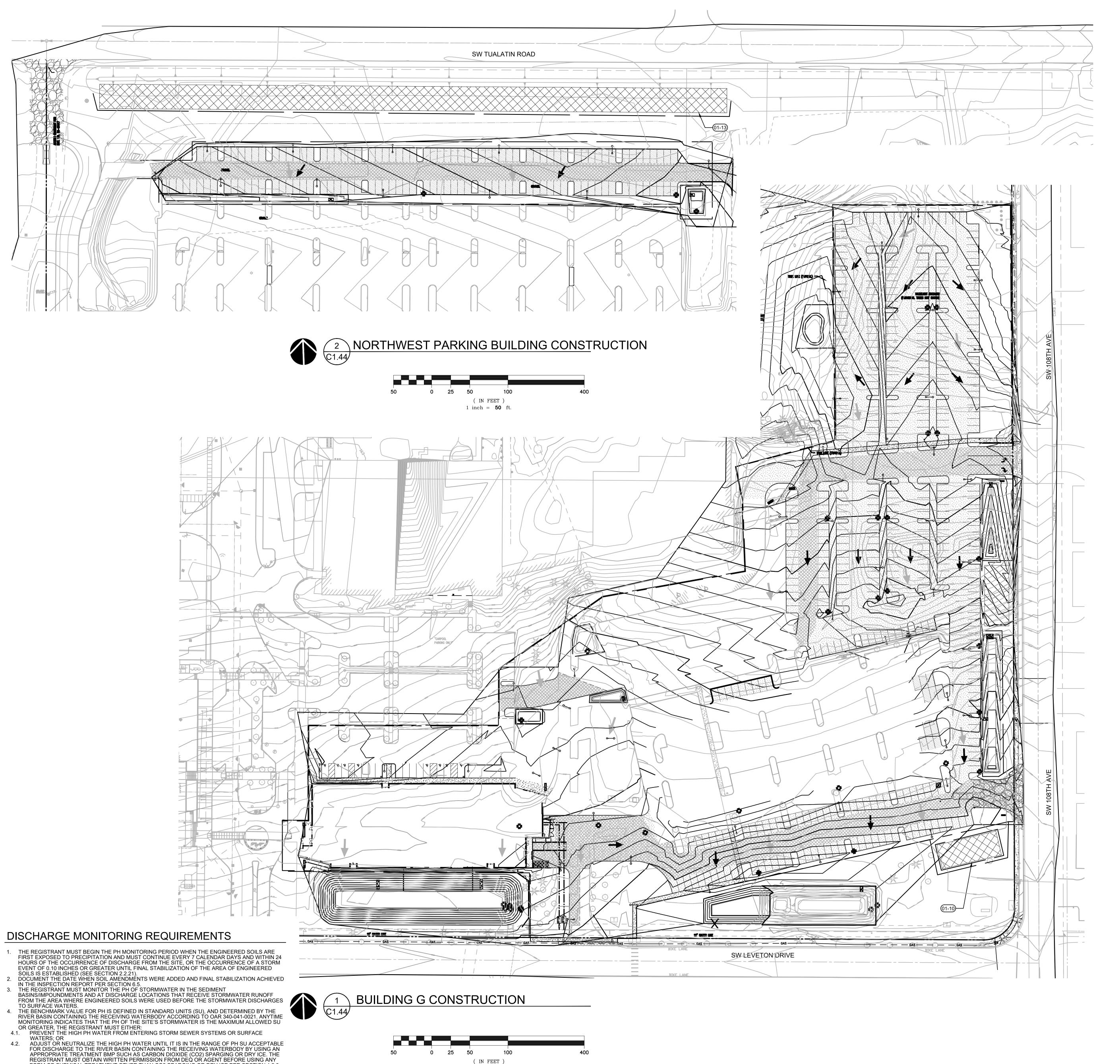


ESC UTILITIES
AND PAVING

DRAWN BY: SJS

CHECKED BY: BDN

C1.43



1 inch = 50 ft.

FORM OF CHEMICAL TREATMENT OTHER THAN CO2 SPARGING OR DRY ICE PER SECTION 1.2.9.

5. THE REGISTRANT MUST PERFORM PH MONITORING ON SITE WITHIN 15 MINUTES OF SAMPLE COLLECTION WITH AN ACCURATELY CALIBRATED PH METER. THE REGISTRANT MUST RECORD THE

PH MONITORING RESULTS AND ANY PH ADJUSTMENT TREATMENTS IN THE INSPECTION REPORT.

LEGEND

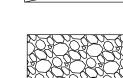
SEDIMENT FENCE PER 3/EC6.0

LIMITS OF GRADING

CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0

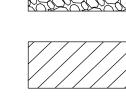


WHEEL WASH PER 5/EC6.0

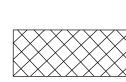


CONSTRUCTION ENTRANCE PER 2/EC6.0

CONCRETE WASHOUT PER 6/EC6.0



SOIL STOCKPILE AREA PER 4/EC6.0



AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE



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CONSTRUCTION

Issued As Issue Date

### VERTICAL CONSTRUCTION PHASE NOTES

- ALL CONSTRUCTION MATERIALS THAT COULD LEAD TO POLLUTION IF SPILLED NOT IN IMMEDIATE USE SHALL BE STORED IN A STORAGE BOX TO PREVENT SPILLS AND EXPOSURE TO WET WEATHER
- 2. FOR SPILL PREVENTION SPILL KITS AND OTHER SPILL CONTAINMENT DEVICES (I.E WATTLES, ABSORBENT SOCKS/BOOMS, ORGANIC OIL ABSORBENTS AGENT, ETC.) SHALL BE KEPT ONSITE THROUGH THE COMPLETION OF THE PROJECT

#### KEYNOTES

01-10 AREA FOR SOLID AND HAZARDOUS WASTE, FUEL
STORAGE AND REFUELING AND EQUIPMENT STORAGE
AND MAINTENANCE. PROVIDE PERIMETER SEDIMENT
FENCE PER 3/C1.45.

STOCKPILE EXCESS ON SITE EXCAVATED SOIL. ROUGHEN SLOPE AND SEED PER 08/C1.45

**EROSION CONTROL GENERAL NOTES** 

1. SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:

A. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES. SEE RESTORATION PLAN FOR APPROPRIES

B. DWARF GRASS MIX (MIN. 100 LB./AC.)

1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)

2. CREEPING RED FESCUE (20% BY WEIGHT)

C. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)

1. ANNUAL RYEGRASS (40% BY WEIGHT)

2. TURF-TYPE FESCUE (60% BY WEIGHT)

SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
 LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.

4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING

AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES,

7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.

OR OTHER APPROPRIATE MEASURES. SLOPES MAY REQUIRE ADDITIONAL EROSION CONTROL

8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

9. ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED

INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.

10. SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.

11. AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.

12. SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
13. AVOID PAVING WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
14. USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.

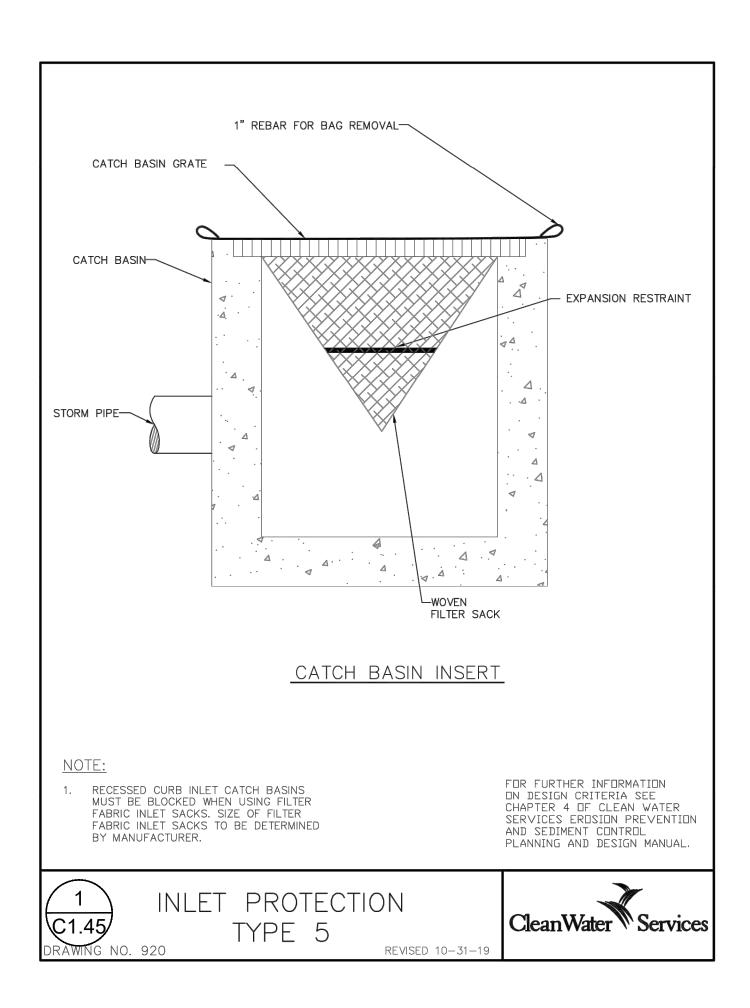
15. COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.
16. AREAS MARKED AS "STORM FACILITY" SHALL NOT HAVE CONSTRUCTION RUNOFF DIRECTED TOWARDS THEM. THESE AREAS SHALL BE PROTECTED SO AS TO NOT IMPACT THEIR NATURAL INFILTRATION CHARACTERISTICS.

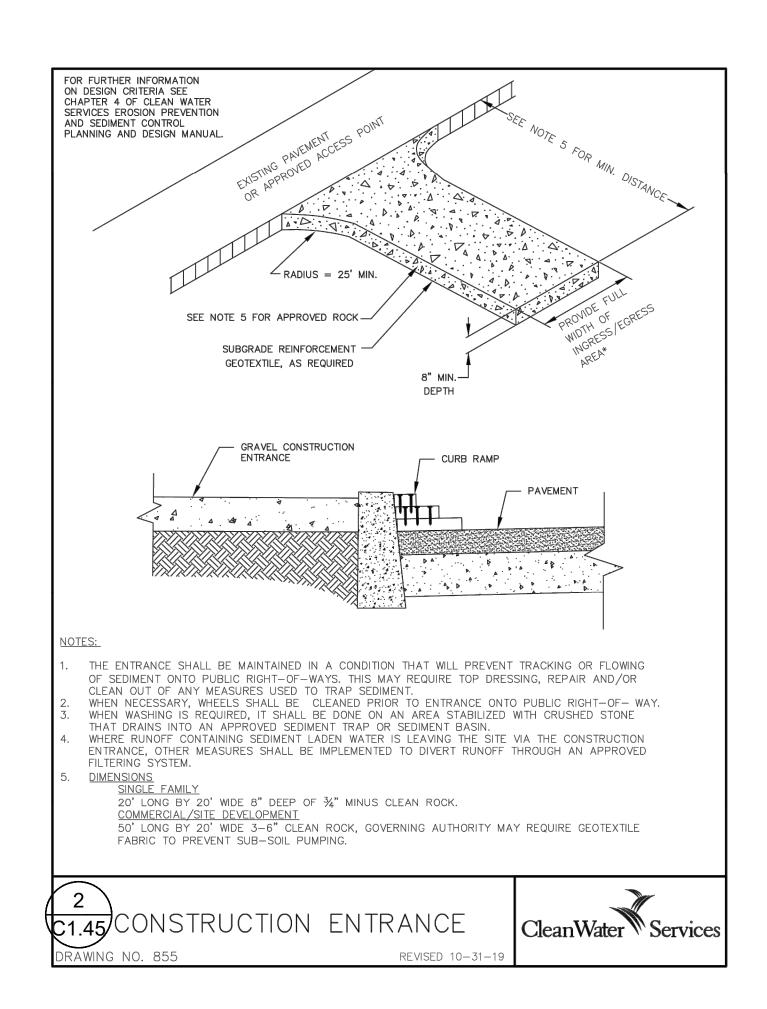
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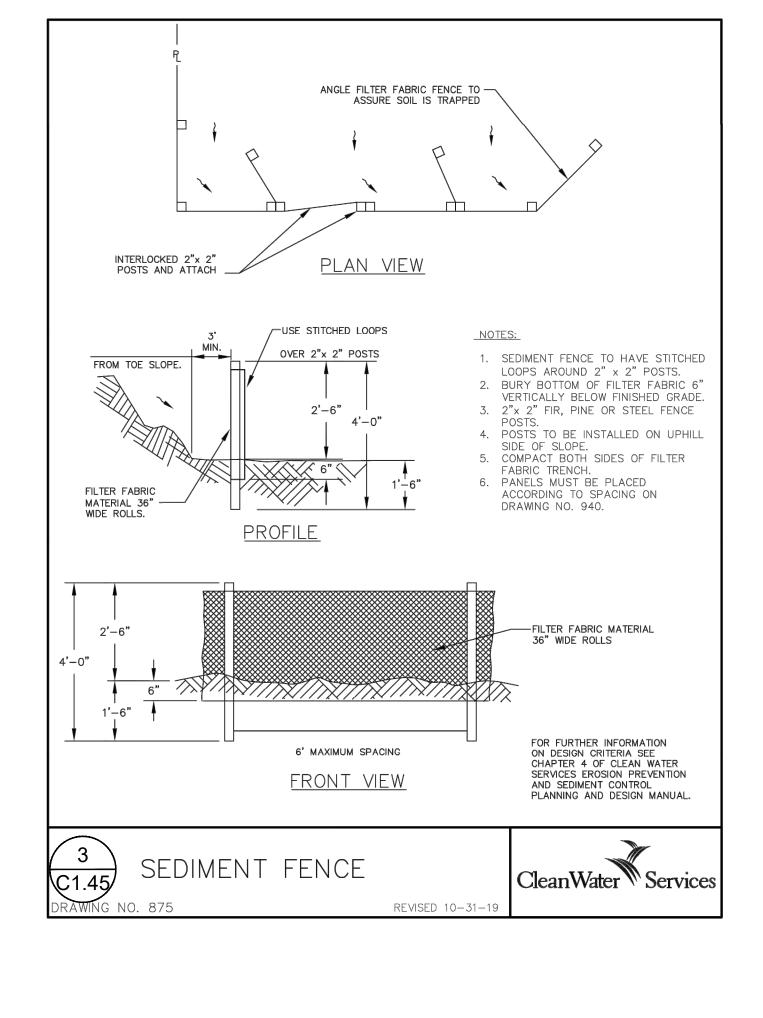
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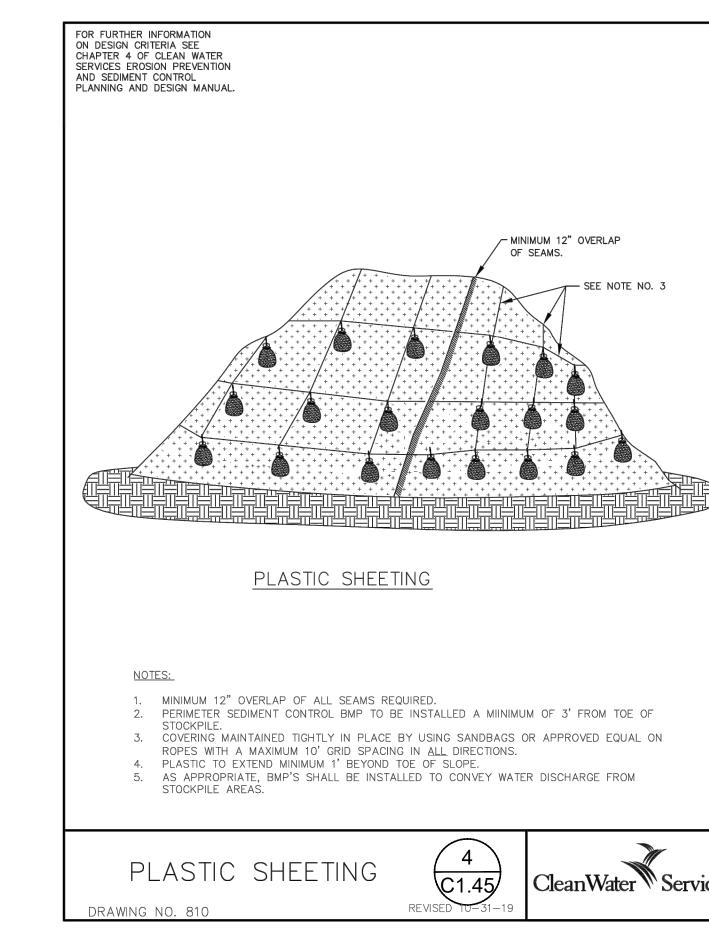
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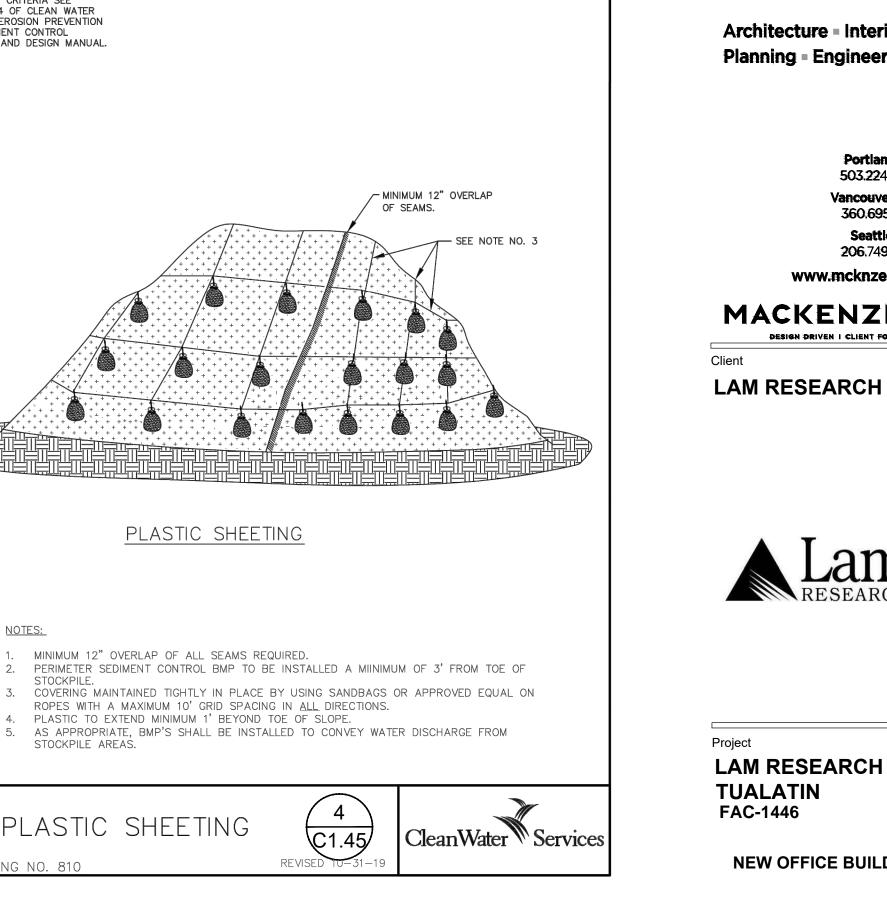
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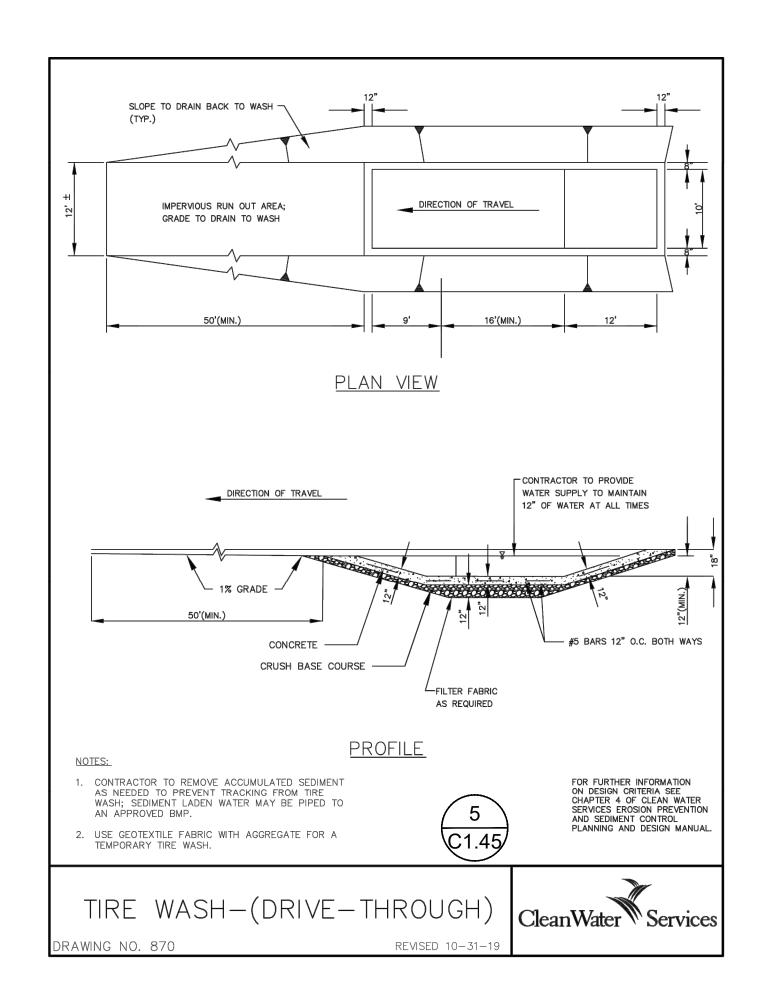


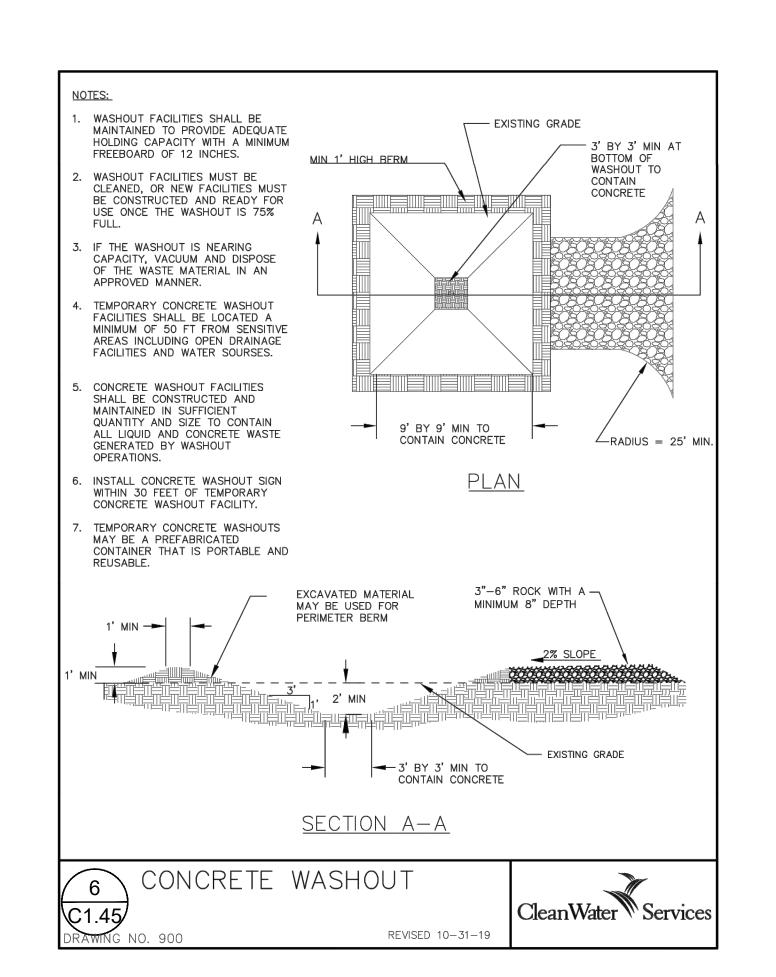


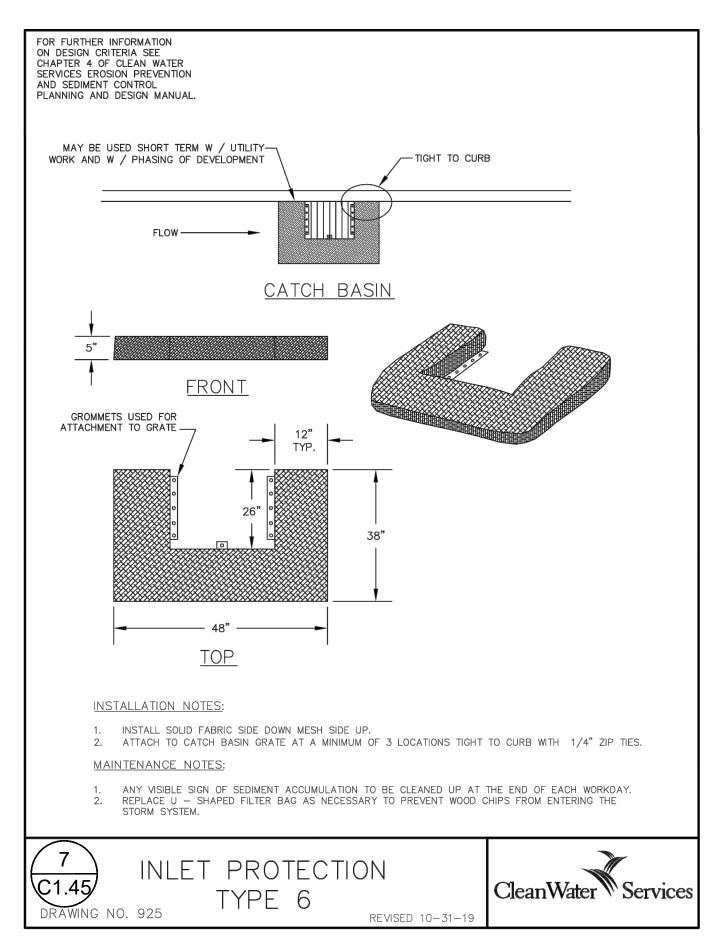


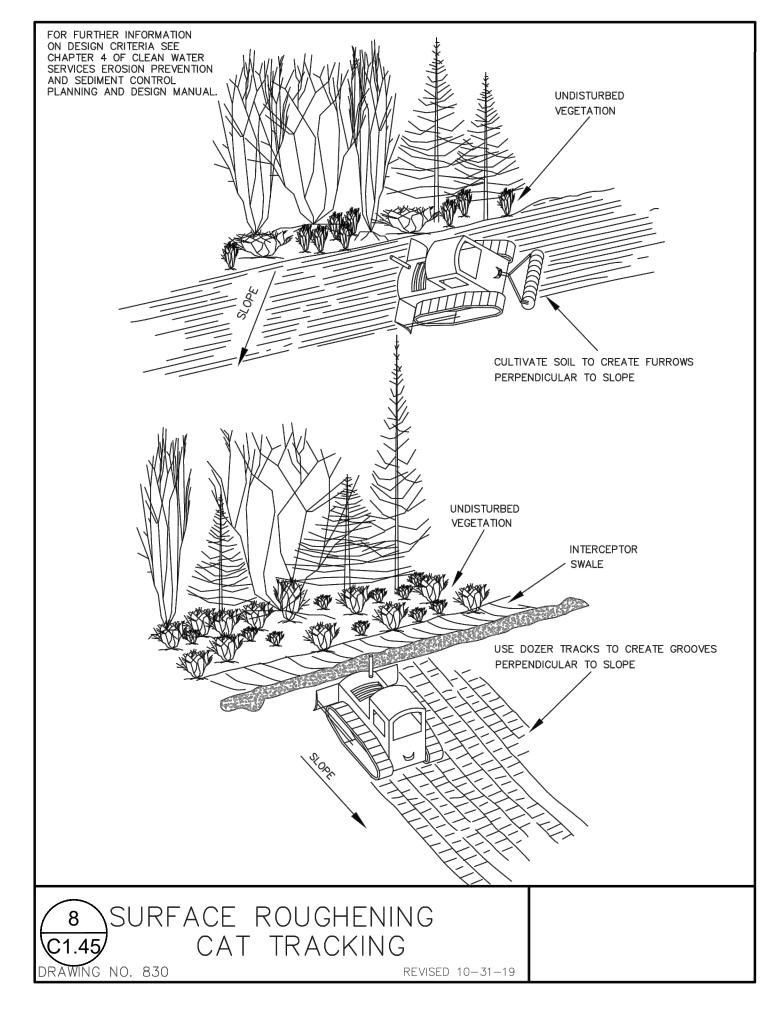


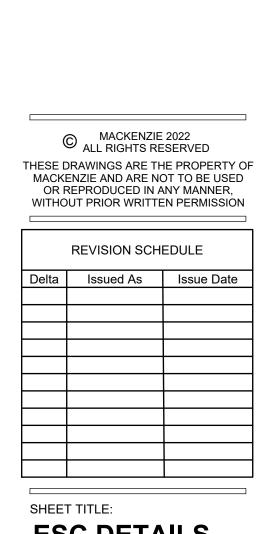












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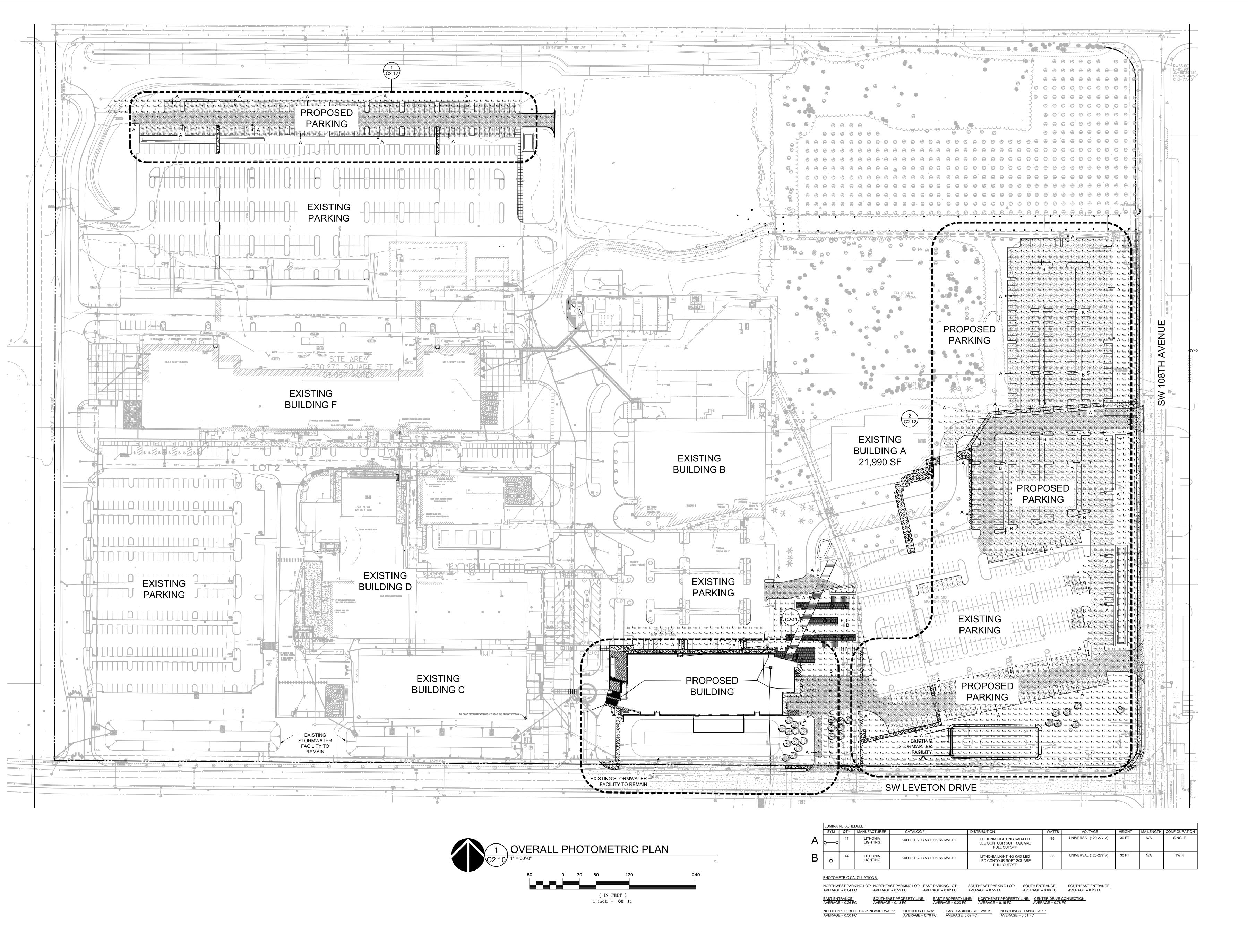
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**ESC DETAILS** 

C1.45



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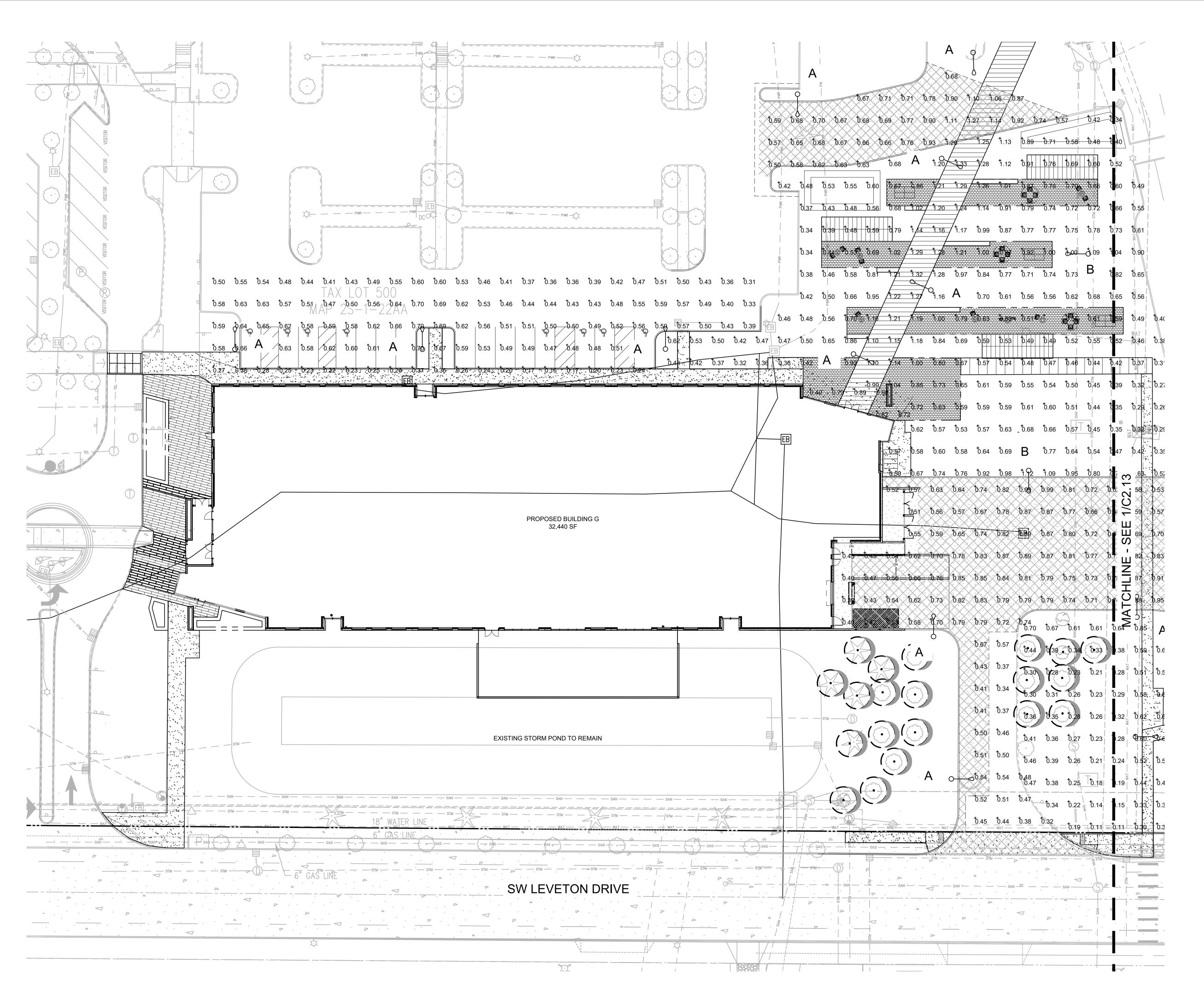
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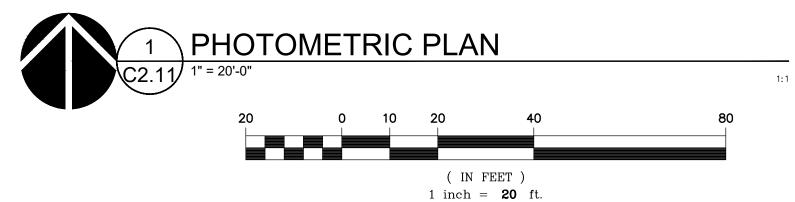
OVERALL
PHOTOMETRIC
PLAN

DRAWN BY: AOC
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C2.10







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JOB NO. **2220087.00** 

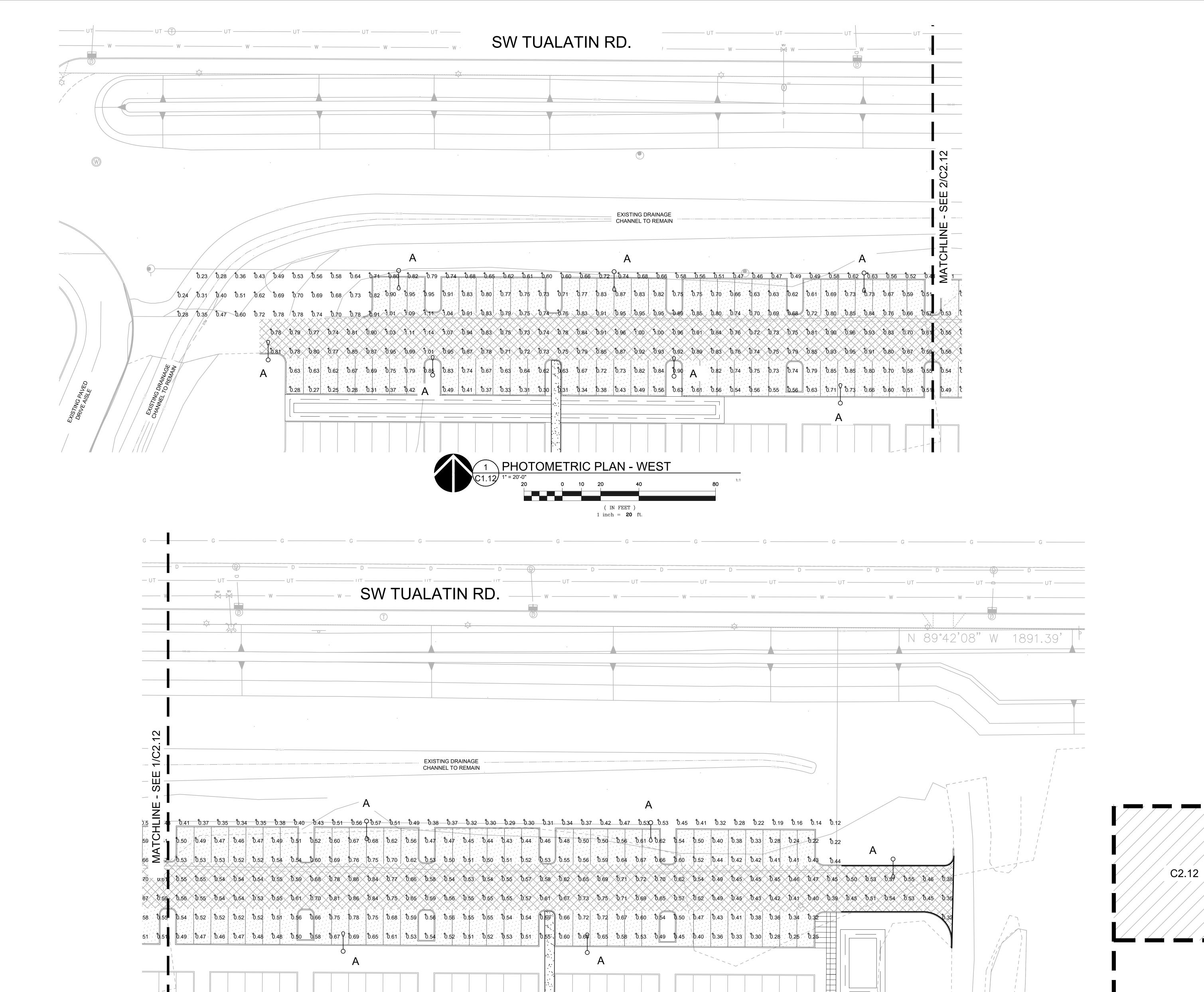
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C2.11

C2.12

KEY MAP
SCALE: NTS

222008700\DRAWINGS\CIVIL\087-C1.10-C1.12 SITE PLANS.DWG:C2.11 SJS 07/19/22 08:11 1:20



2 PHOTOMETRIC PLAN - EAST

1 inch = **20** ft

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PHOTOMETRIC
PLAN

DRAWN BY: AOC

CHECKED BY: BDN

C2.12

JOB NO. **2220087.00** 

KEY MAP
SCALE: NTS

ARCHITECTURAL REVIEW: 8/17/2022

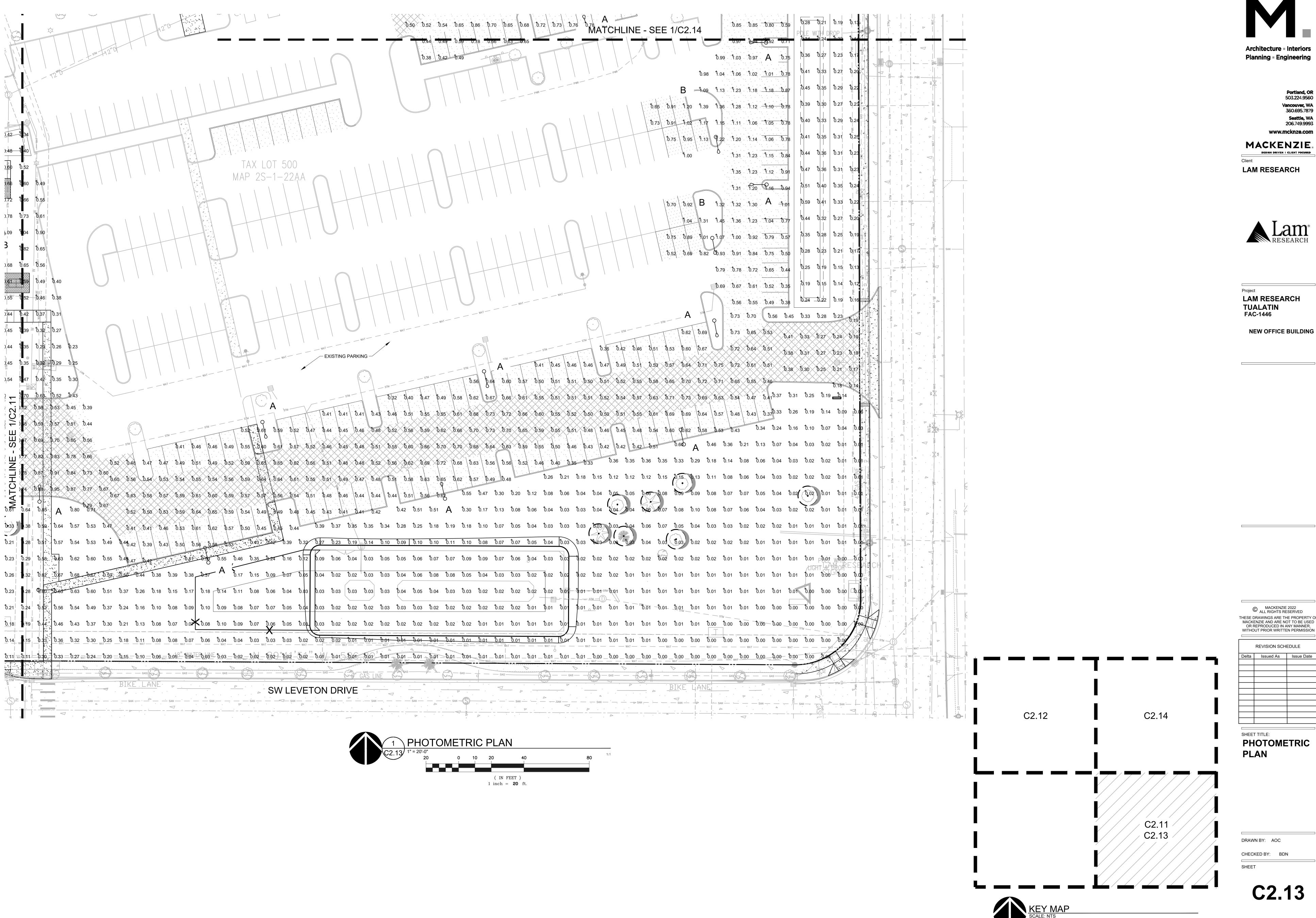
C2.11

C2.13

C2.14

ARCHITECTURAL REVIEW: 8/17/2022

\*222008700\* \\GRP.MCK\\PROJECTS\\PROJECTS\\222008700\\DRAWINGS\\CIVIL\\087-C2.10-C2.72 PHOTOMETRIC PLANS.DWG:C2.12 AOC 08/02/22 08:57 1:20



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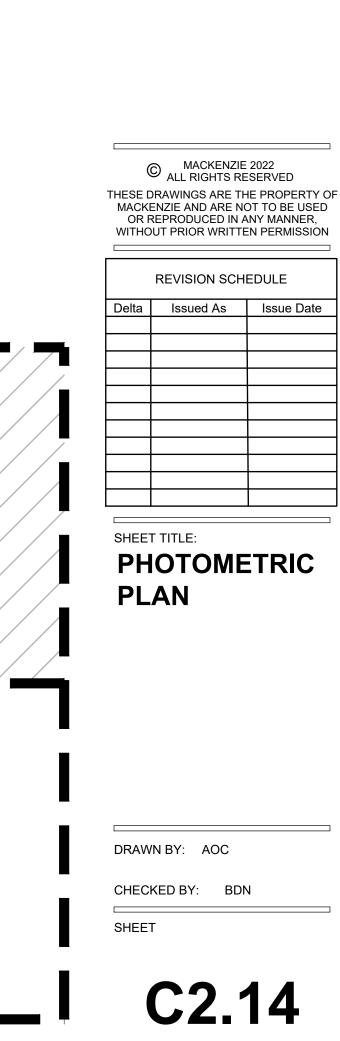
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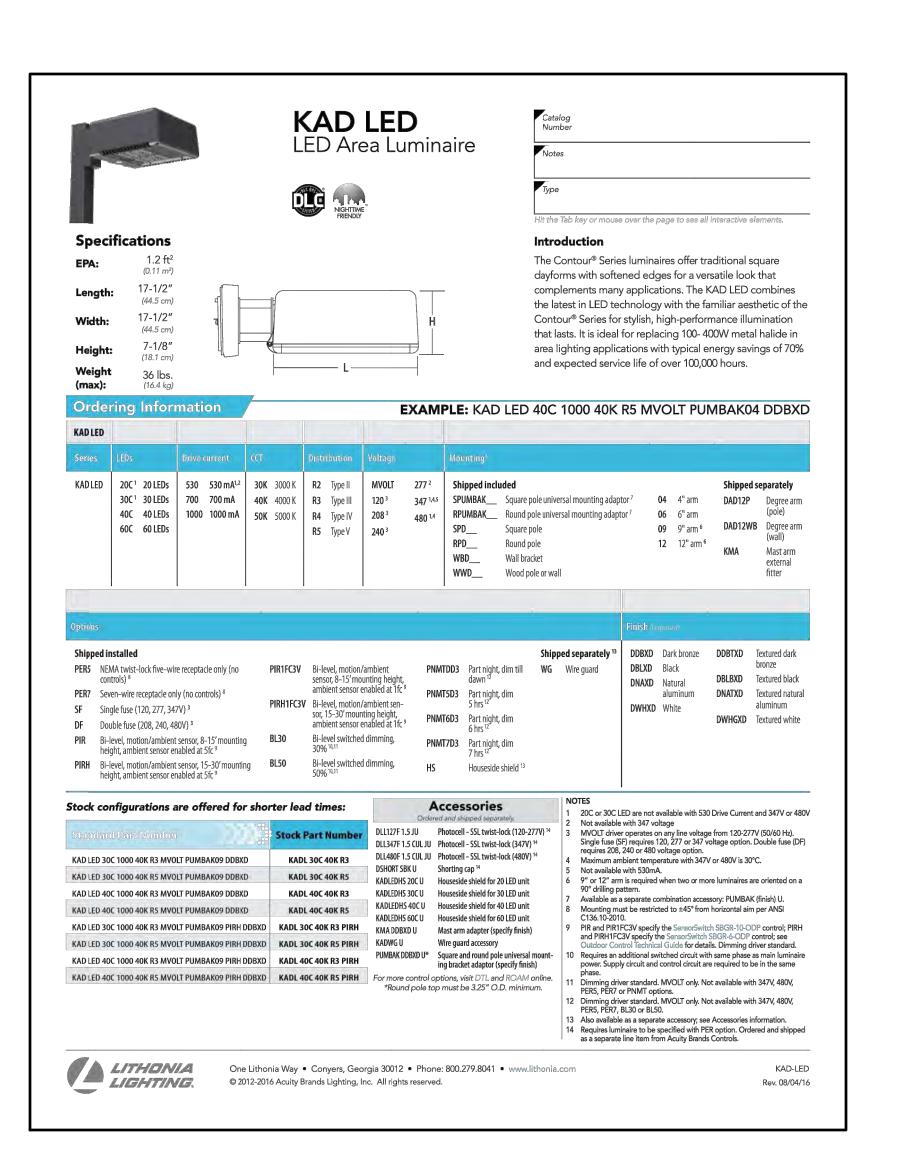


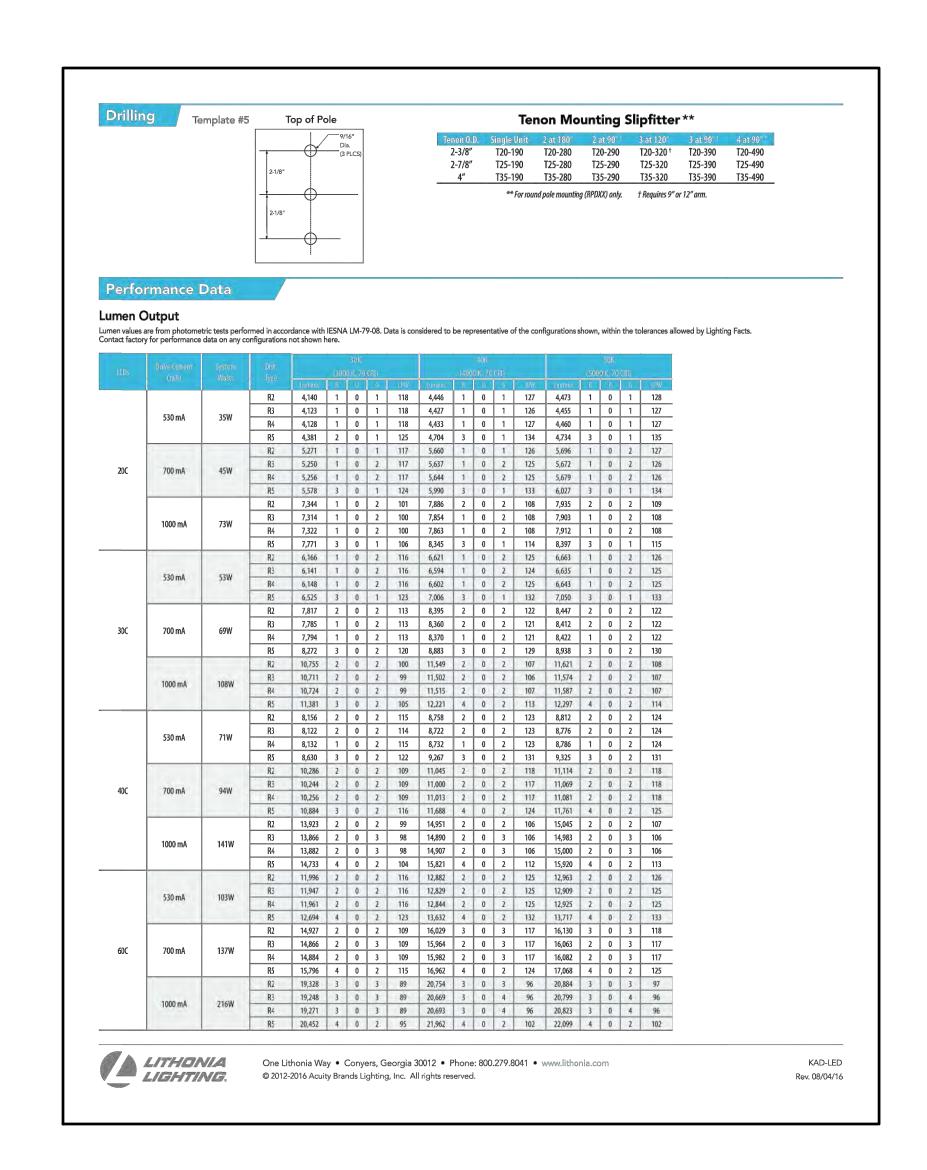
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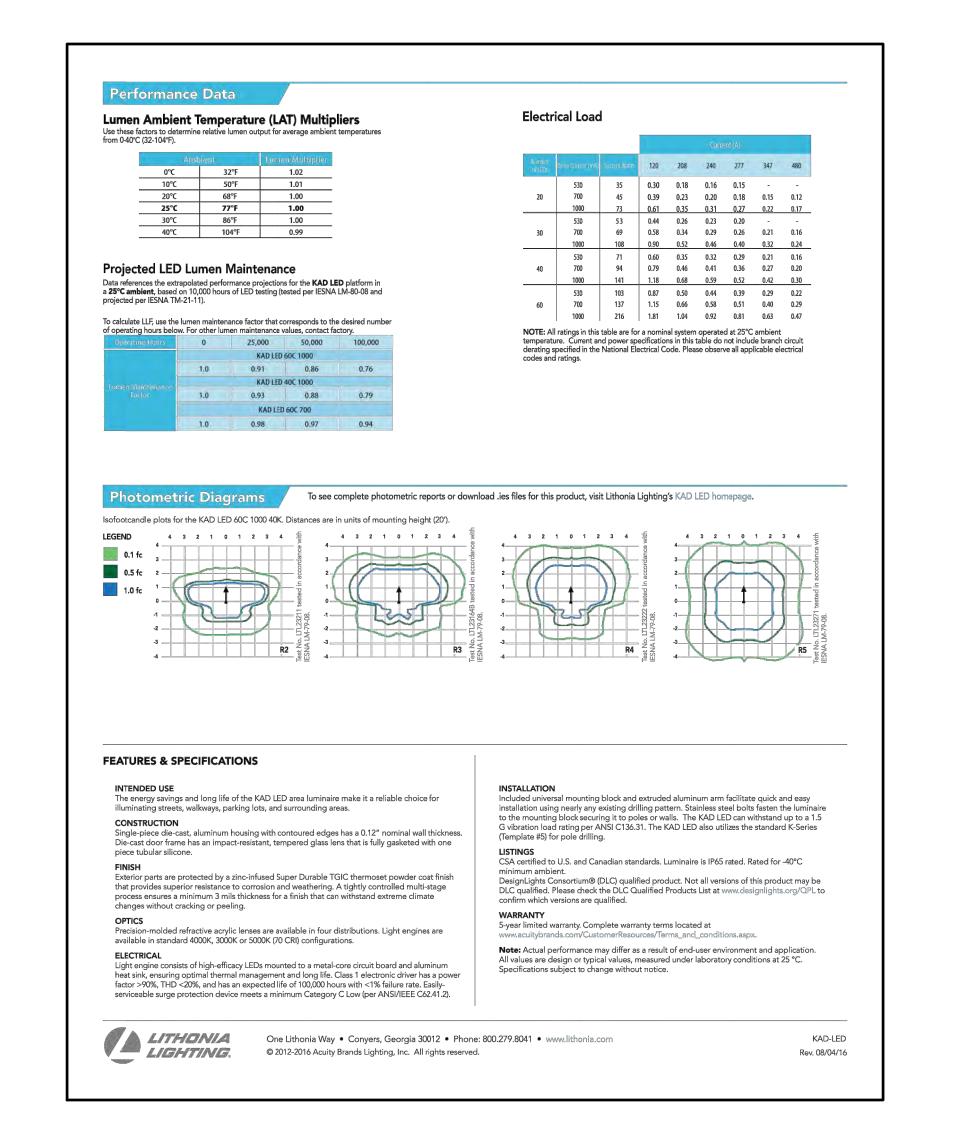


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PHOTOMETRIC DETAILS

DRAWN BY: AOC

CHECKED BY:

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# \L1.10/ TEL TEL

#### SITE INFORMATION

JURISDICTION	TUALATIN, OR
STORMWATER	AGENCY
SITE AREA	435,600 SF 10.0 AC
BUILDING AREA	87.120 SF
BUILDING COVERAGE	20%
LANDSCAPE AREA	87,120 SF

#### PLANT SCHEDULE

PLANT S	SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE	
$\odot$	ACER RUBRUM 'BOWHALL' BOWHALL MAPLE	1.5" CAL.	
$\odot$	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	1.5" CAL. B&B	
+	GLEDITSIA TRIACANTHOS INERMIS 'MORAINE' MORAINE HONEY LOCUST	2" CAL. B&B	
E. J.	LIRIODENDRON TULIPIFERA TULIP POPLAR	2" CAL. B&B	
•	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. B&B	
( + )	NYSSA SYLVATICA 'DAVID ODOM' AFTERBURNER TUPELO	2" CAL. B&B	
+	PARROTIA PERSICA PERSIAN PARROTIA	2" CAL. B&B	
(+)	PRUNUS X YEDOENSIS 'AKEBONO' AKEBONO YOSHINO CHERRY	1.5" CAL. B&B MATCHING	
+	ULMUS 'PATRIOT' PATRIOT ELM	1.5" CAL. B&B	
+	ZELKOVA SERRATA 'HALKA' HALKA ZELKOVA	1.5" CAL. B&B	
EXISTING	BOTANICAL / COMMON NAME	SIZE	
$(\cdot)$	EXISTING TREE TO REMAIN		
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACIN
<b>(</b>	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA	5 GAL.	48" o.c.
٥	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	2 GAL.	24" o.c
$\bigcirc$	CISTUS X PULVERULENTUS 'SUNSET' SUNSET ROCKROSE	5 GAL	48" o.c.
0	PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS	2 GAL	36" o.c.
$\bigcirc$	PHILADELPHUS LEWISII WILD MOCKORANGE	5 GAL.	5' o.c.
<b>O</b>	PINUS MUGO VAR. MUGO DWARF MUGO PINE	5 GAL	36" o.c
<b>(</b>	PRUNUS LAUROCERASUS 'ZABELIANA' ZABEL LAUREL	5 GAL	48" o.c.
$\oplus$	RHAPHIOLEPIS INDICA 'MONTO' INDIAN PRINCESS INDIAN HAWTHORN	5 GAL	48" o.c.
<b>⊕</b>	SPIRAEA DOUGLASII WESTERN SPIREA	5 GAL.	36" o.c.
<b>①</b>	SYMPHORICARPOS ALBUS 'MAGIC BERRY' COMPACT SNOWBERRY	5 GAL.	48" o.c.
**	THUJA OCCIDENTALIS 'BRANDON' BRANDON ARBORVITAE	5 GAL.	6' o.c.
0	THUJA OCCIDENTALIS 'CONGABE' FIRE CHIEF GLOBE ARBORVITAE	5 GAL.	36" o.c
$\bigotimes$	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	5 GAL.	36" o.c
0	VIBURNUM DAVIDII DAVID VIBURNUM	5 GAL.	36" o.c.
$\odot$	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS	5 GAL.	10' o.c.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACIN
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	1 GAL.	24" o.c.
	LAWN	1 LB / 1000 SF	
	MAHONIA REPENS 'MONRWS' DARKSTAR CREEPING OREGON GRAPE	1 GAL.	24" o.c
	RUBUS CALYCINOIDES GREEN CARPET RASPBERRY	1 GAL	24" o.c
	SEED MIX MEADOW ROUGH SEED MIX	1 LB / 1000 SF	
STORMWATER	BOTANICAL / COMMON NAME	SIZE	SPACIN
	STORMWATER ZONE A HERBACEOUS PLANTS	1 GAL.	15" o.c.
	STORMWATER ZONE B	1 GAL.	12" o.c.

## LANDSCAPE CODE AREAS

GENERAL LANDSCAPING

108TH ST RIGHT OF WAY IMPROVEMENTS

PARKING ISLAND LANDSCAPING PARKING/PERIMETER LANDSCAPING

STORMWATER

SHEET INDEX			
	L0.01	LANDSCAPE GENERAL INFORMATION AND KEY PLAN	
	L1.10	PLANTING PLAN NORTH (WEST)	
	L1.11	PLANTING PLAN NORTH (EAST)	
	L1.12	PLANTING PLAN NORTHEAST	
	L1.13	PLANTING PLAN EAST	
	L1.14	PLANTING PLAN SOUTHEAST	
	L1.15	PLANTING PLAN SOUTHWEST	

L2.10 PLAN ENLARGEMENT L2.11 PLAN ENLARGEMENT

L1.16 PLANTING PLAN WEST

## **TABLE OF ABBREVIATIONS**

• • • • •							
NSI	AMERICAN NATIONAL	MAX	MAXIMUM				
	STANDARDS INSTITUTE	MIN	MINIMUM				
&B	BALL AND BURLAP	MIX	MIXTURE				
AL	CALIPER	NTS	NOT TO SCALE				
ONC	CONCRETE	OC	ON CENTER				
EG	DEGREE	POC	POINT OF CONNECTION				
IA/Ø	DIAMETER	PVC	POLY VINYL CHLORIDE				
WGS	DRAWING	SCH	SCHEDULE				
LL	ELBOW	SF	SQUARE FOOT				
EQ.	EQUAL	SPEC	SPECIFICATION				
T	FEET/FOOT	TYP	TYPICAL				
SAL	GALLON	Χ	TIMES				
SALV	GALVANIZED						
I/HT	HEIGHT						

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#### LANDSCAPE NOTES

- 1. CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
- CALL BEFORE YOU DIG. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES WITH PLANTING ROOT ZONES. TO REQUEST LOCATES FOR PROPOSED EXCAVATION CALL 1-800-332-2344 (OR 811) IN OREGON / 1-800-424-5555 (OR 811) IN WASHINGTON. [SELECT ONE STATE AND DELETE THE OTHER AND THIS NOTE.]
- NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY
- 4. LOCATION OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- DAMAGE TO EXISTING CONCRETE CURB, ASPHALT PAVING, OR OTHER STRUCTURE SHALL BE REPAIRED OR REPLACED TO PRE CONSTRUCTION CONDITIONS.
- 6. CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK.

- ALL EXISTING TREES, PLANTS, AND ROOTS SHALL BE PROTECTED FROM DAMAGE FROM ANY CONSTRUCTION PREPARATION, REMOVAL OR INSTALLATION ACTIVITIES WITHIN AND ADJACENT TO PROJECT LIMITS.
- SHRUBS ADJACENT TO PARKING AREAS SHALL BE PLANTED 2 FT MINIMUM AWAY FROM THE BACK OF CURB. SHRUBS AND GROUNDCOVER ALONG OTHER PAVEMENT EDGES SHALL BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGE.
- ALL PLANT MATERIAL SHALL BE HEALTHY NURSERY STOCK, WELL BRANCHED AND ROOTED, FULL FOLIAGE, FREE FROM INSECTS, DISEASES, WEEDS, WEED ROT, INJURIES AND DEFECTS WITH NO LESS THAN MINIMUMS SPECIFIED IN AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1-2004.
- TREES IN THE RIGHT OF WAY SHALL BE TALL ENOUGH TO BE LIMBED UP TO AT LEAST 8 FT ABOVE DRIVE SURFACE GRADE WHILE MAINTAINING ENOUGH BRANCHES TO SUPPORT HEALTHY GROWTH.
- DO NOT PLANT TREES ABOVE WATERLINES, UTILITIES, OR OTHER UNDERGROUND PIPING.
- IF DISTURBANCE IS NECESSARY AROUND EXISTING TREES, CONTRACTOR SHALL PROTECT THE CROWN AND ALL WORK WITHIN THE TREE DRIPZONE SHALL BE LIMITED TO THE USE OF HAND TOOLS AND MANUAL EQUIPMENT ONLY.
- REPLACE, REPAIR AND RESTORE DISTURBED LANDSCAPE AREAS DUE TO GRADING, TRENCHING OR OTHER REASONS TO PRE-CONSTRUCTION CONDITION AND PROVIDE MATERIAL APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
- EXISTING AREAS PROPOSED FOR NEW PLANT MATERIAL SHALL BE CLEARED AND LEGALLY DISPOSED UNLESS SO NOTED.
- A SOILS ANALYSIS, BY AN INDEPENDENT SOILS TESTING LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, SHALL BE USED TO RECOMMEND AN APPROPRIATE PLANTING SOIL AND/OR SPECIFIED SOIL AMENDMENTS.
- 10. TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- 11. ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

- 1. UNLESS OTHERWISE INDICATED, ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDE LOOP SYSTEM FOR OPTIMUM EFFICIENCY.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (IRRIGATION PLANS) TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE
- CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- 7. SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
- 8. ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- 10. VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- 11. REFER TO CIVIL DETAILS AND DETAILS ON L5.10 FOR POINT OF CONNECTION

13. CONTROLLER TO BE MOUNTED ON BUILDING EXTERIOR. GENERAL

- AND BACKFLOW PREVENTION INFORMATION.
- 12. MAINLINE LAYOUT IS DIAGRAMMATIC ONLY.
- CONTRACTOR TO COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE. 14. ZONE THE FOLLOWING AREAS SEPARATELY: TEMPORARY AREAS, PERMANENT LANDSCAPE AREAS, AND TREES.
- 15. QUICK COUPLERS TO BE PLACED EVERY 300 LINEAR FEET MAX.
- 16. IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
- 17. THE SYSTEM SHALL BE GRAVITY DRAINED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MANUAL DRAINS AT LOW POINTS.

SHEET TITLE:

LANDSCAPE

**INFORMATION** 

**GENERAL** 

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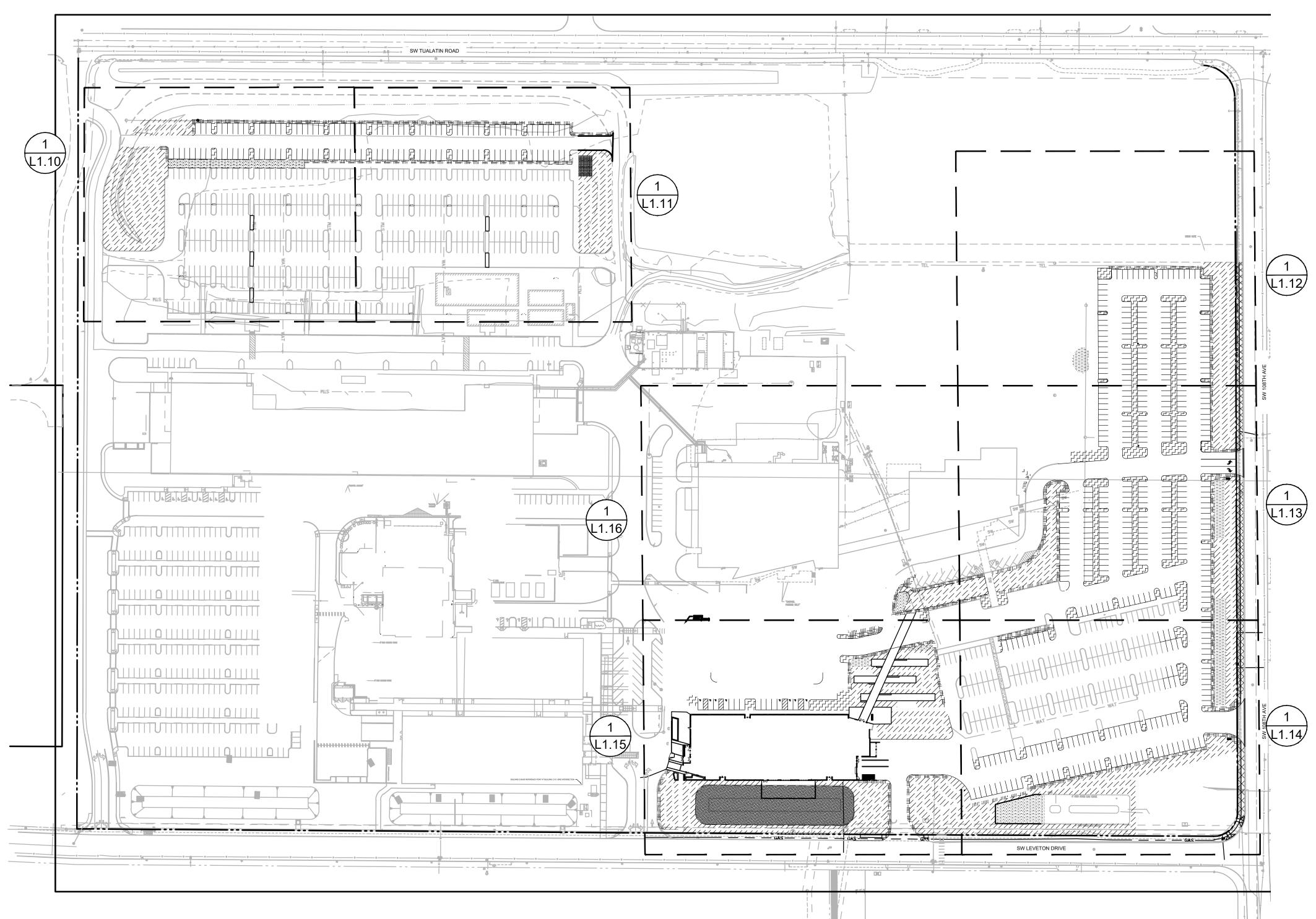
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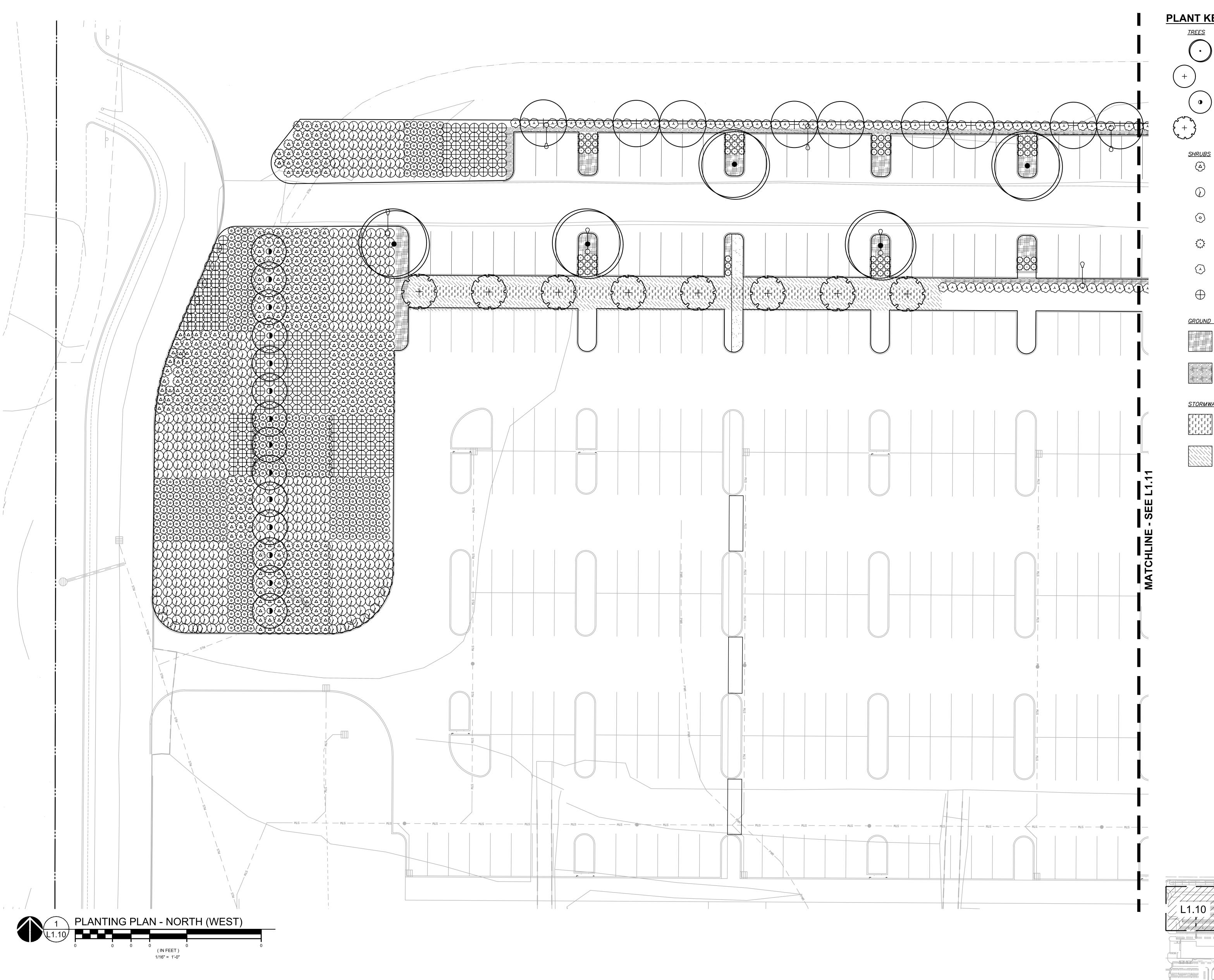
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L0.01







PLANT KEY LEGEND

TREES

BOTANICAL / COMMON NAME

CERCIDIPHYLLUM JAPONICUM
KATSURA TREE

GLEDITSIA TRIACANTHOS INERMIS 'MORAINE'
MORAINE HONEY LOCUST

MALUS X 'PRAIRIFIRE'
PRAIRIFIRE CRAB APPLE

MALUS X PRAIRIFIRE PRAIRIFIRE CRAB APPLE

NYSSA SYLVATICA 'DAVID ODOM' AFTERBURNER TUPELO

NYSSA SYLVATICA DAVID ODOM AFTERBURNER TUPELO RUBS BOTANICAL / COMMON NAME

CISTUS X PULVERULENTUS 'SUNSET'
SUNSET ROCKROSE

ABELIA X GRANDIFLORA 'KALEIDOSCOPE'

PANICUM VIRGATUM 'HEAVY METAL'
BLUE SWITCH GRASS

DWARF MUGO PINE

PRUNUS LAUROCERASUS 'ZABELIANA'
ZABEL LAUREL

PINUS MUGO VAR. MUGO

RHAPHIOLEPIS INDICA 'MONTO'
INDIAN PRINCESS INDIAN HAWTHORN

ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK

RUBUS CALYCINOIDES

GREEN CARPET RASPBERRY

GROUNDCOVER MIX

<u>BOTANICAL / COMMON NAME</u>

STORMWATER

BOTANICAL / COMMON NAME

STORMWATER ZONE A

HERBACEOUS PLANTS

STORMWATER ZONE B

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REVISION SCHEDULE

Delta Issued As Issue Date

PLANTING PLAN
NORTH (WEST)

DRAWN BY: AB

CHECKED BY: ST

SHEET

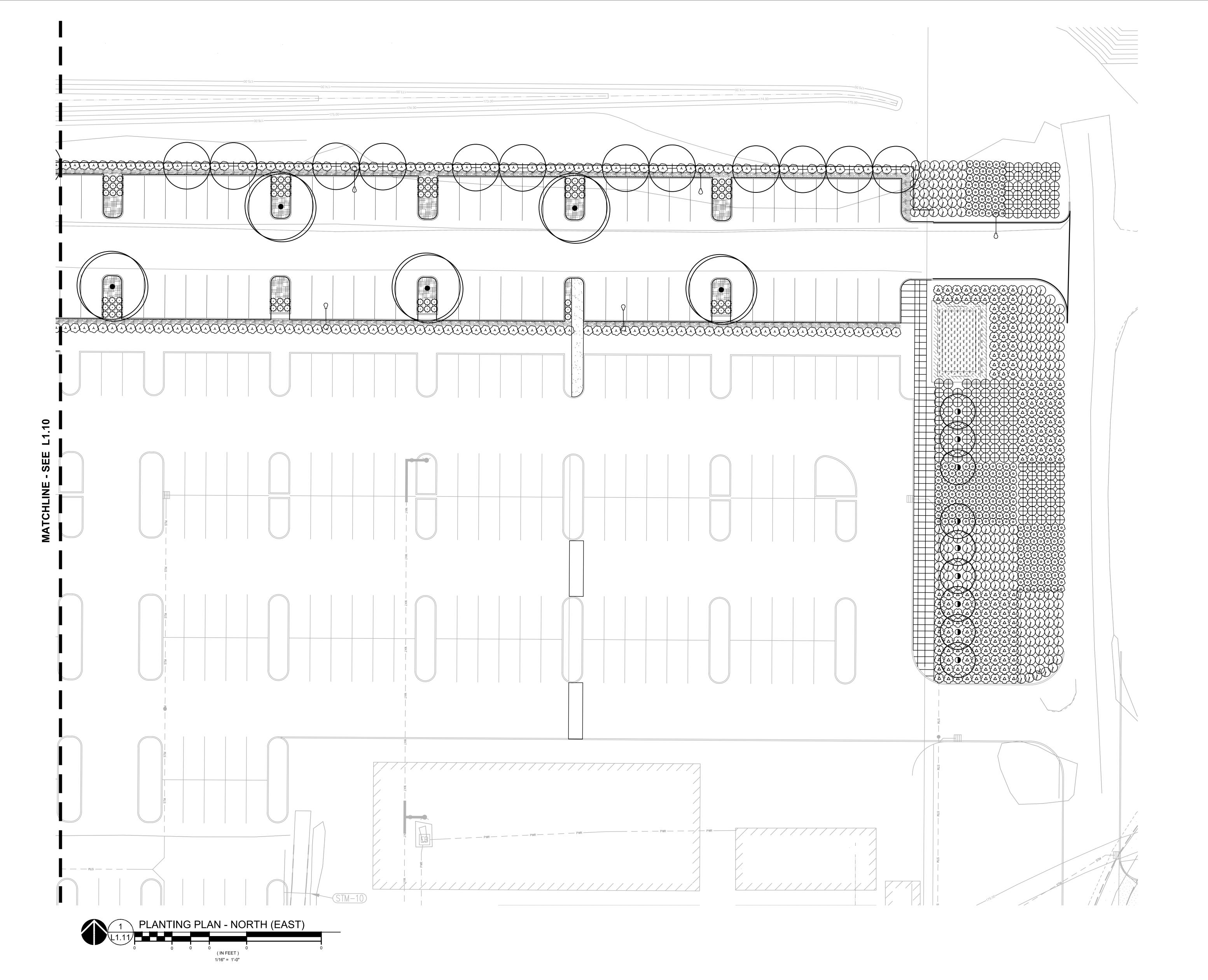
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JOB NO. **2220087.00** 

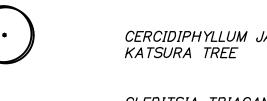
KEY MAP

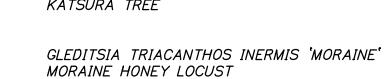
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PLANT KEY LEGEND

BOTANICAL / COMMON NAME CERCIDIPHYLLUM JAPONICUM







<u>SHRUBS</u> BOTANICAL / COMMON NAME ABELIA X GRANDIFLORA 'KALEIDOSCOPE'

KALEIDOSCOPE GLOSSY ABELIA CISTUS X PULVERULENTUS 'SUNSET'

PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS

SUNSET ROCKROSE

PINUS MUGO VAR. MUGO DWARF MUGO PINE

PRUNUS LAUROCERASUS 'ZABELIANA' ZABEL LAUREL

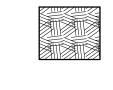
RHAPHIOLEPIS INDICA 'MONTO' INDIAN PRINCESS INDIAN HAWTHORN

KINNIKINNICK

GROUND COVERS BOTANICAL / COMMON NAME

**STORMWATER** 

ARCTOSTAPHYLOS UVA-URSI



RUBUS CALYCINOIDES GREEN CARPET RASPBERRY

<u>BOTANICAL / COMMON NAME</u>

STORMWATER ZONE A HERBACEOUS PLANTS



STORMWATER ZONE B GROUNDCOVER MIX

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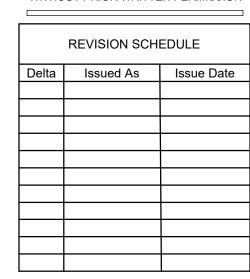
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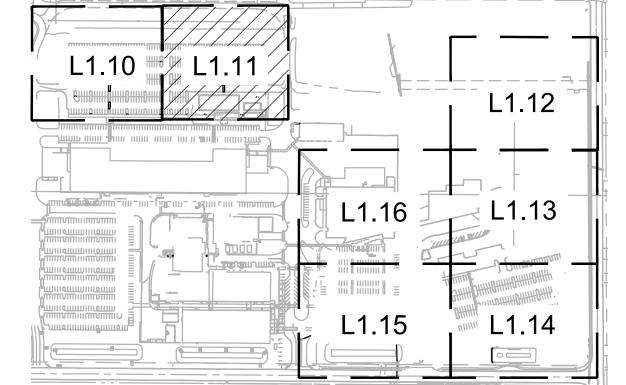
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**PLANTING PLAN** NORTH (EAST)



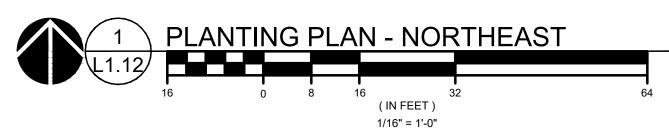
KEY MAP

SCALE: NTS

DRAWN BY: AB SHEET

L1.11

SWING GATE — **MATCHLINE - SEE L1.13** 

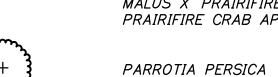


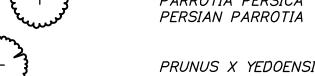
**PLANT KEY LEGEND** 

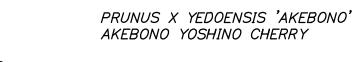
<u>SHRUBS</u>

BOTANICAL / COMMON NAME CERCIDIPHYLLUM JAPONICUM KATSURA TREE









ULMUS 'PATRIOT' PATRIOT ELM

BOTANICAL / COMMON NAME PRUNUS LAUROCERASUS 'ZABELIANA' ZABEL LAUREL

SPIRAEA DOUGLASII WESTERN SPIREA

THUJA OCCIDENTALIS 'CONGABE' FIRE CHIEF GLOBE ARBORVITAE

VACCINIUM OVATUM EVERGREEN HUCKLEBERRY

VIBURNUM DAVIDII DAVID VIBURNUM

GROUND COVERS BOTANICAL / COMMON NAME

ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK

MAHONIA REPENS 'MONRWS' DARKSTAR CREEPING OREGON GRAPE

<u>STORMWATER</u> BOTANICAL / COMMON NAME STORMWATER ZONE A

HERBACEOUS PLANTS

STORMWATER ZONE B

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**PLANTING PLAN NORTHEAST** 

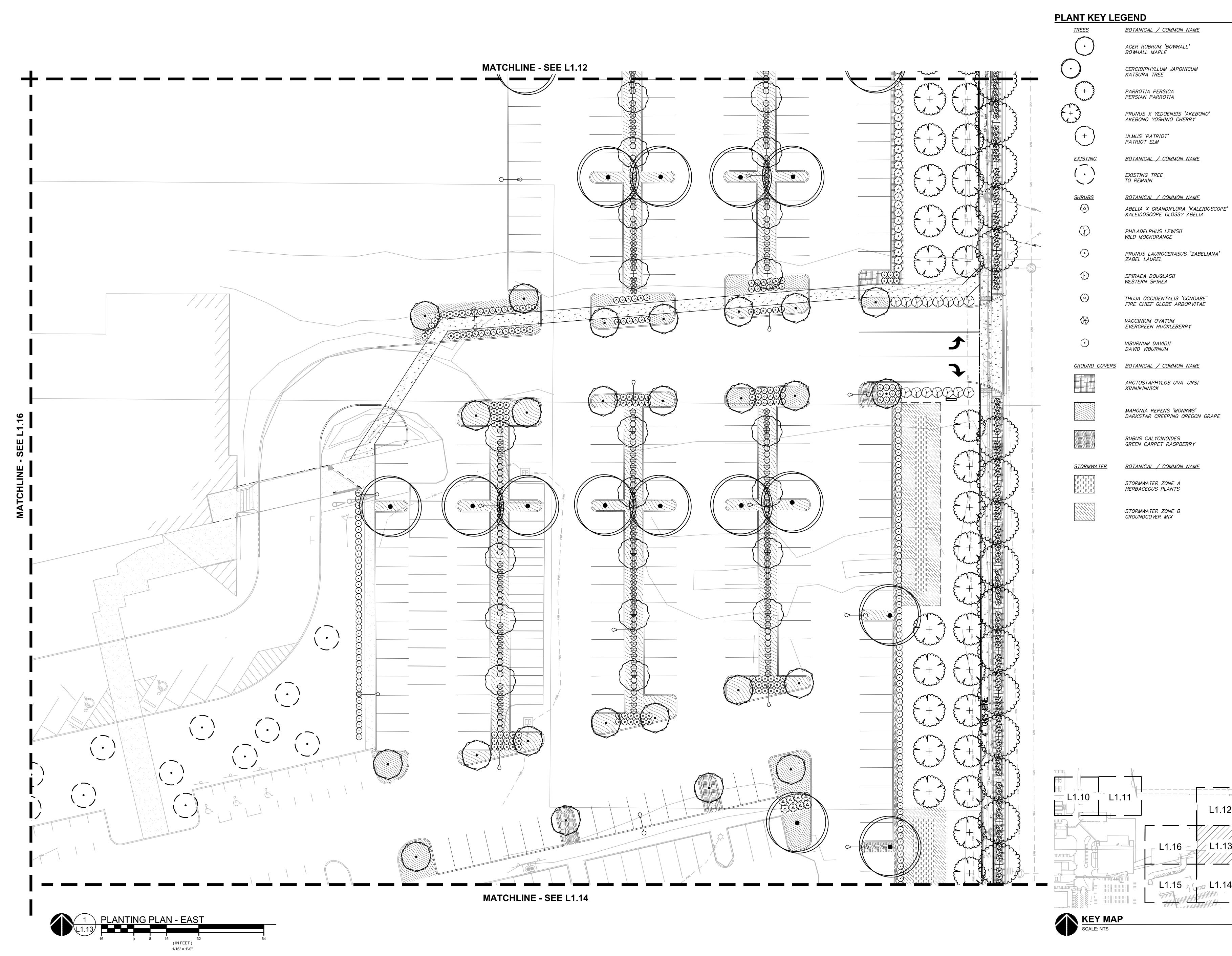
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L1.12

JOB NO. **2220087.00** 

KEY MAP

SCALE: NTS



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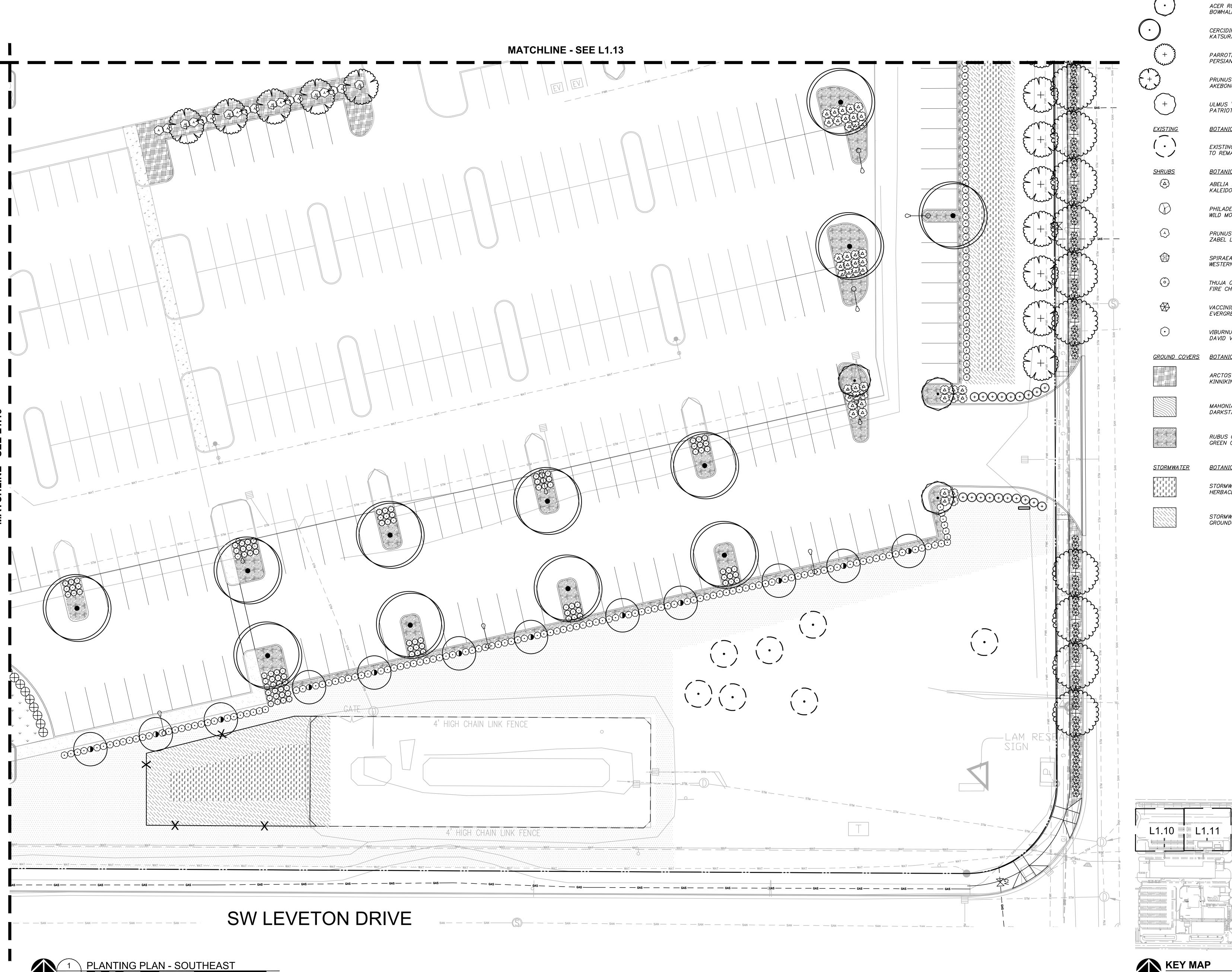
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**PLANTING PLAN EAST** 

L1.13

JOB NO. **2220087.00** 

L1.16



1/16" = 1'-0"

**PLANT KEY LEGEND** BOTANICAL / COMMON NAME ACER RUBRUM 'BOWHALL' BOWHALL MAPLE CERCIDIPHYLLUM JAPONICUM KATSURA TREE PARROTIA PERSICA PERSIAN PARROTIA PRUNUS X YEDOENSIS 'AKEBONO' AKEBONO YOSHINO CHERRY ULMUS 'PATRIOT' PATRIOT ELM BOTANICAL / COMMON NAME (.) EXISTING TREE TO REMAIN <u>SHRUBS</u> BOTANICAL / COMMON NAME ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA PHILADELPHUS LEWISII WILD MOCKORANGE PRUNUS LAUROCERASUS 'ZABELIANA' ZABEL LAUREL SPIRAEA DOUGLASII WESTERN SPIREA THUJA OCCIDENTALIS 'CONGABE' FIRE CHIEF GLOBE ARBORVITAE VACCINIUM OVATUM EVERGREEN HUCKLEBERRY VIBURNUM DAVIDII DAVID VIBURNUM

> BOTANICAL / COMMON NAME ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK

MAHONIA REPENS 'MONRWS' DARKSTAR CREEPING OREGON GRAPE

GREEN CARPET RASPBERRY <u>STORMWATER</u> BOTANICAL / COMMON NAME

STORMWATER ZONE A HERBACEOUS PLANTS

STORMWATER ZONE B GROUNDCOVER MIX

RUBUS CALYCINOIDES

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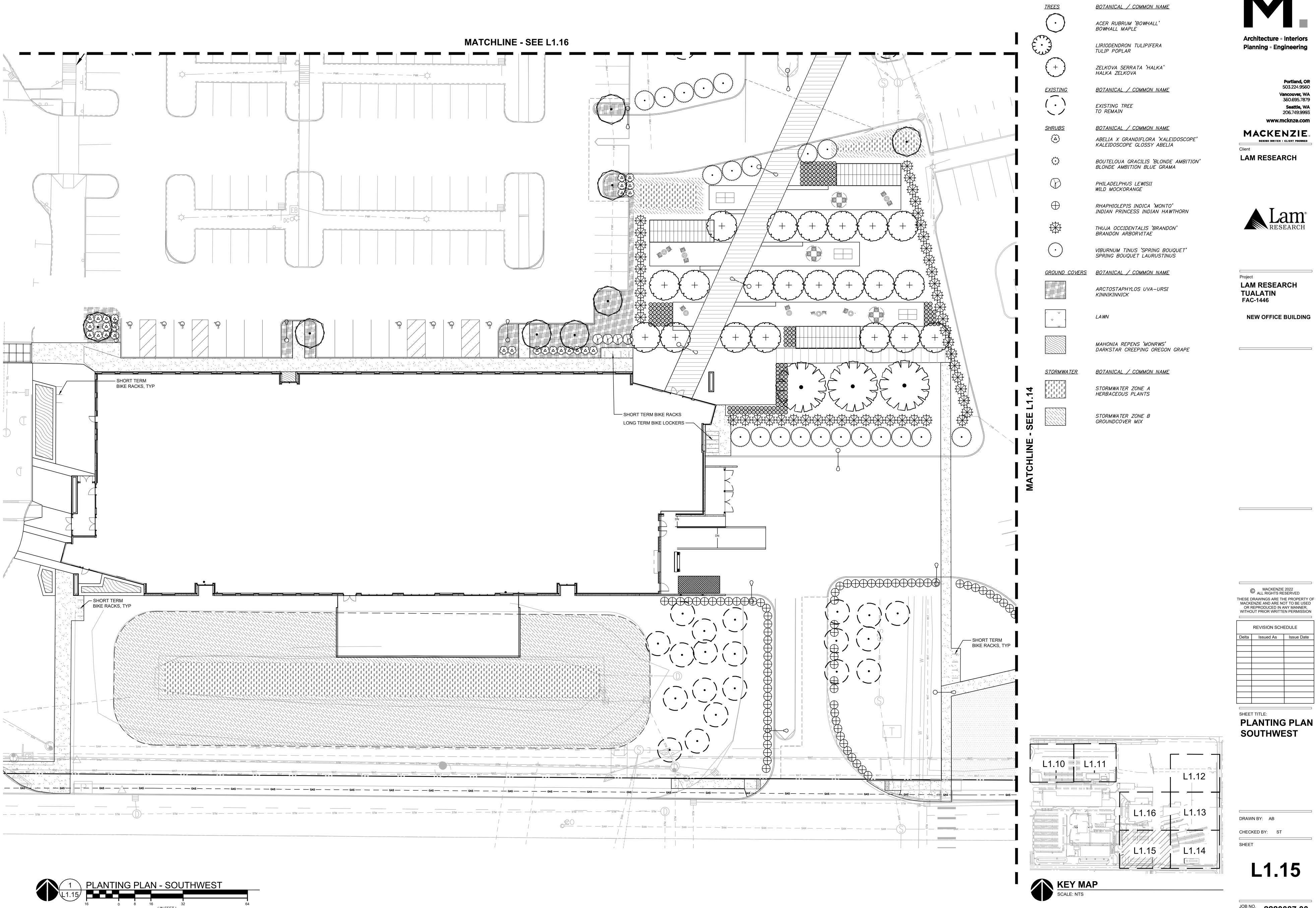
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**PLANTING PLAN** SOUTHEAST



1/16" = 1'-0"

PLANT KEY LEGEND

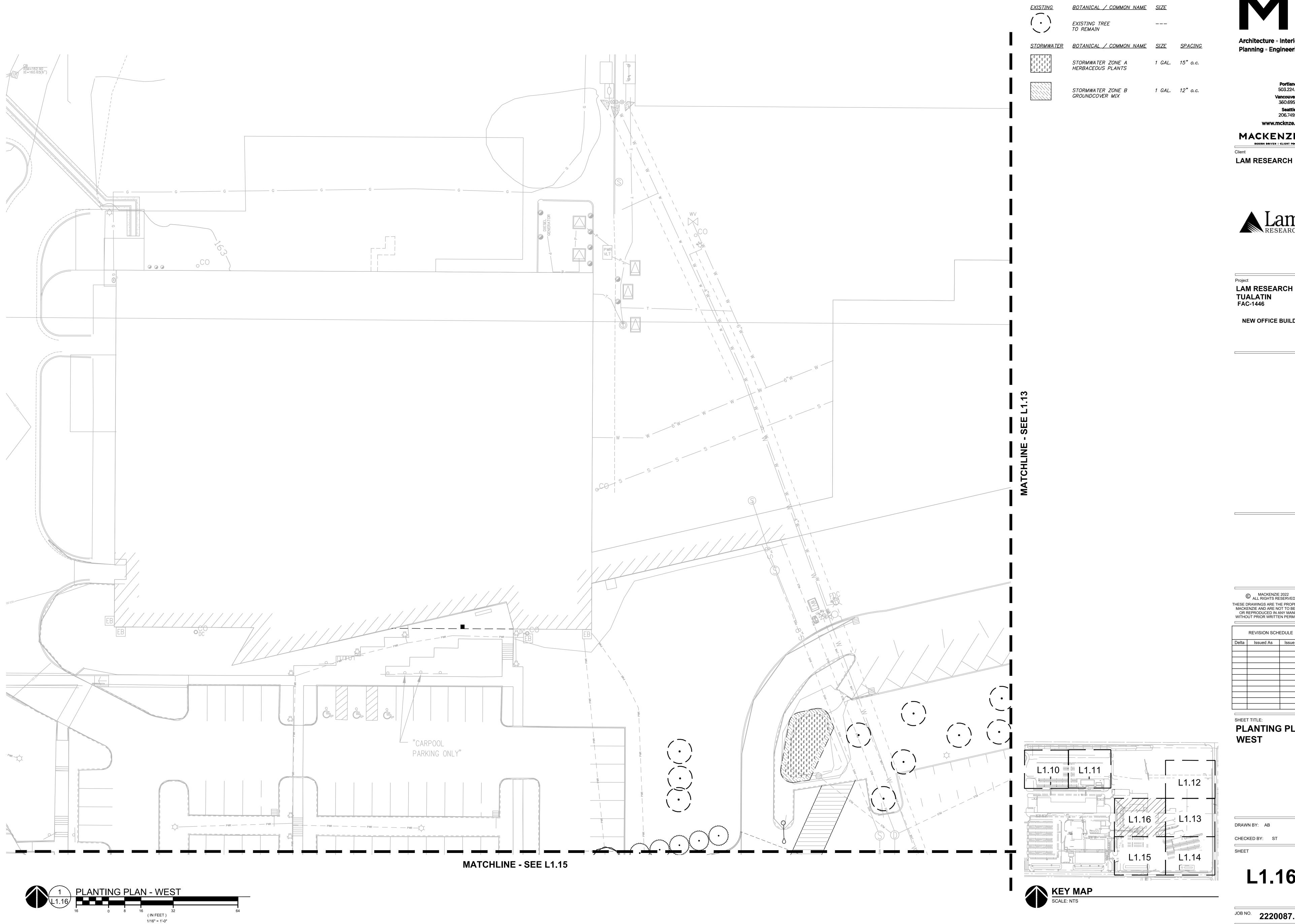
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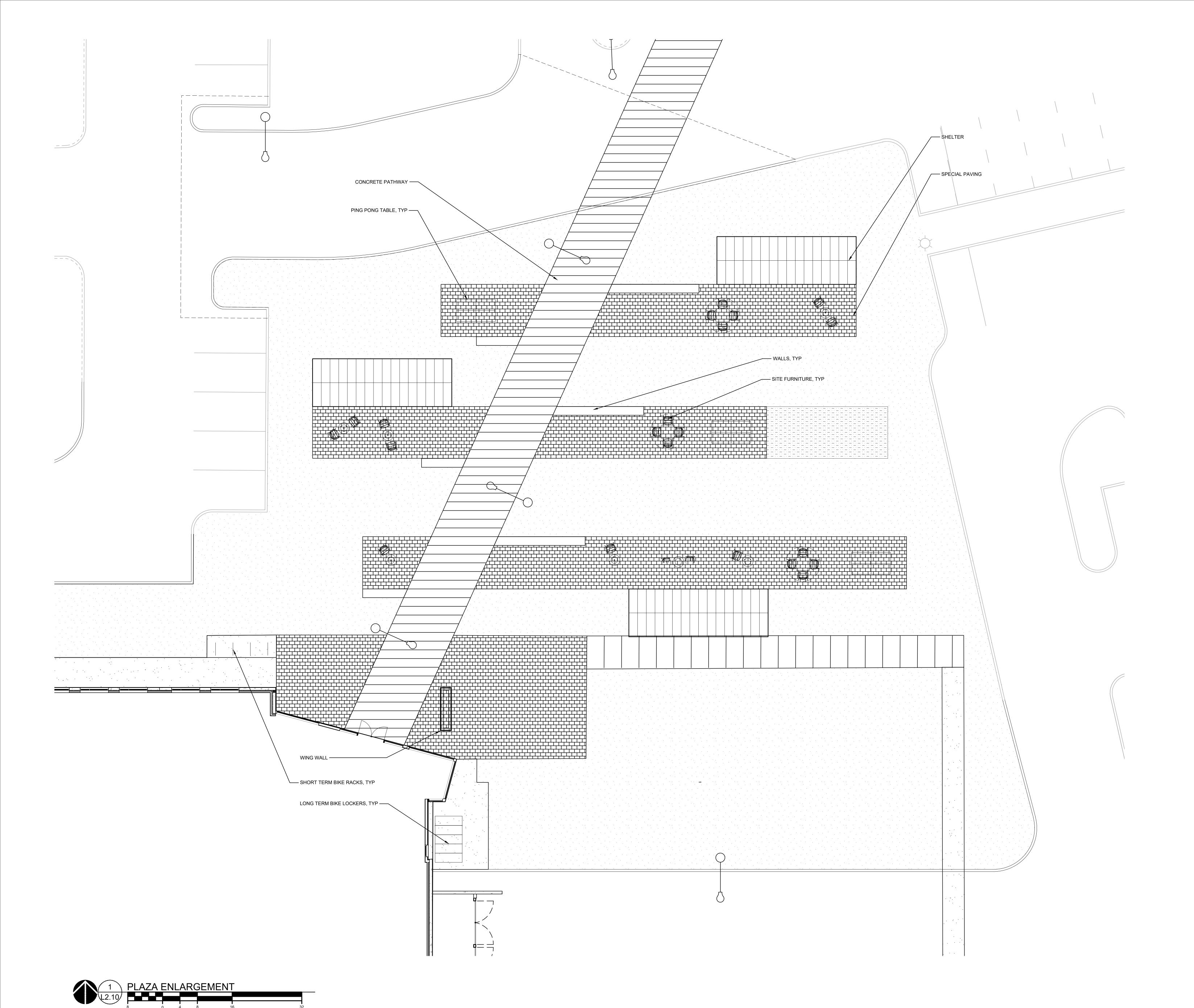
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SHEET TITLE:
PLANTING PLAN
WEST

L1.16





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PLAZA AND
WALKWAY
ENLARGEMENT

DRAWN BY: AB
CHECKED BY: ST

SHEET

L2.10