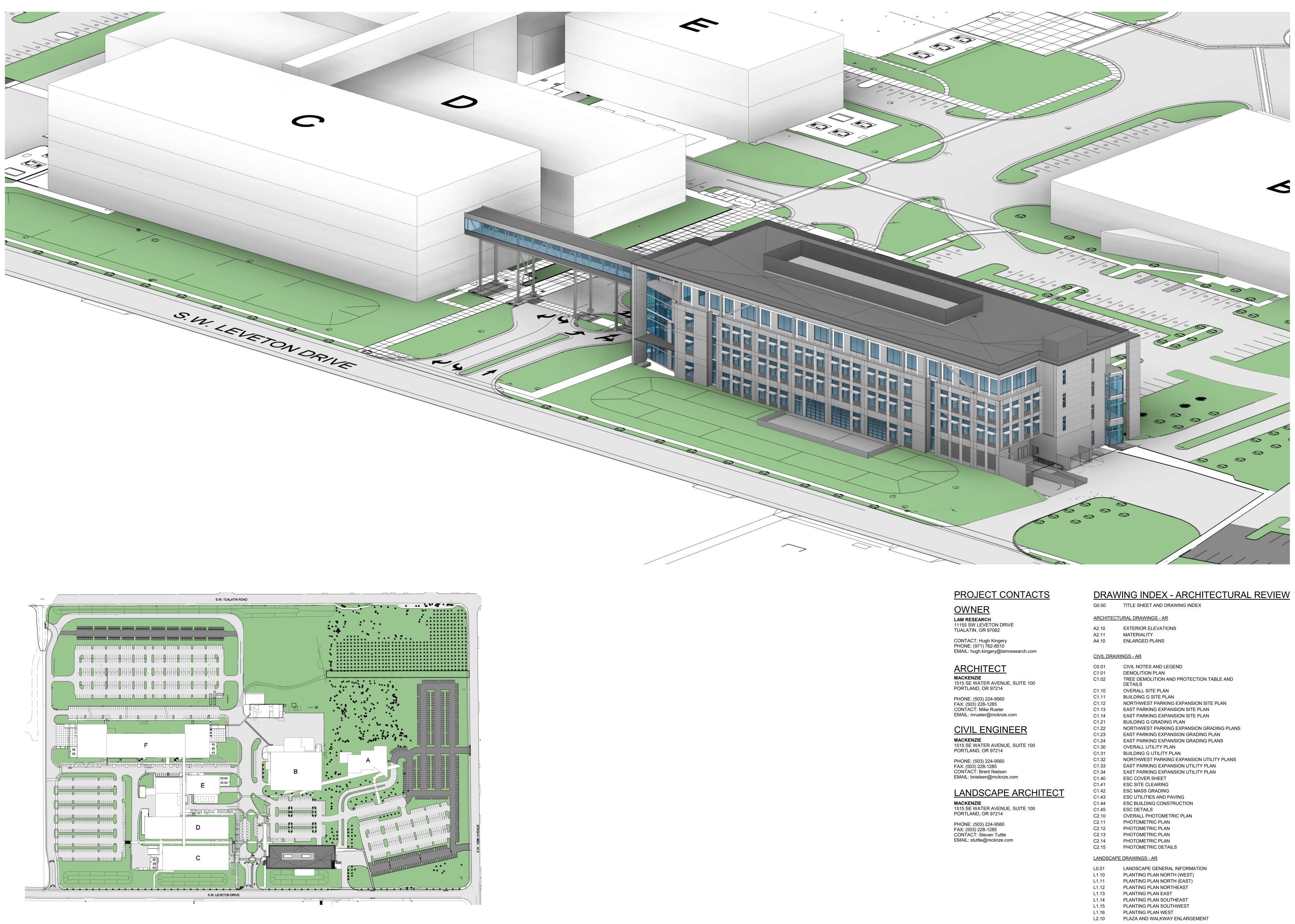
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A2.11	MATERIALITY
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L1.10	PLANTING PLAN NORTH (WEST)
1111	PLANTING PLAN NORTH (FAST)

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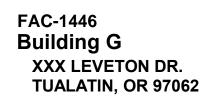
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CONC-1 - GRAY CONCRETE TILT PANEL



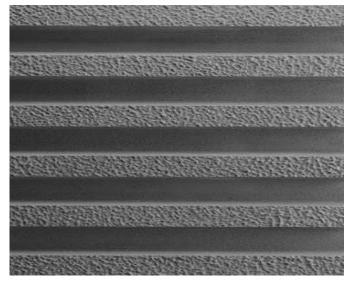


CONC-1 - LIGHT GRAY CONCRETE TILT PANEL





CONC-3 - DARK GRAY CONCRETE WITH FORMLINER





MP-1 - SMOOTH OR RIBBED PANELS - PREFINISHED





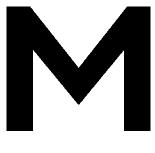
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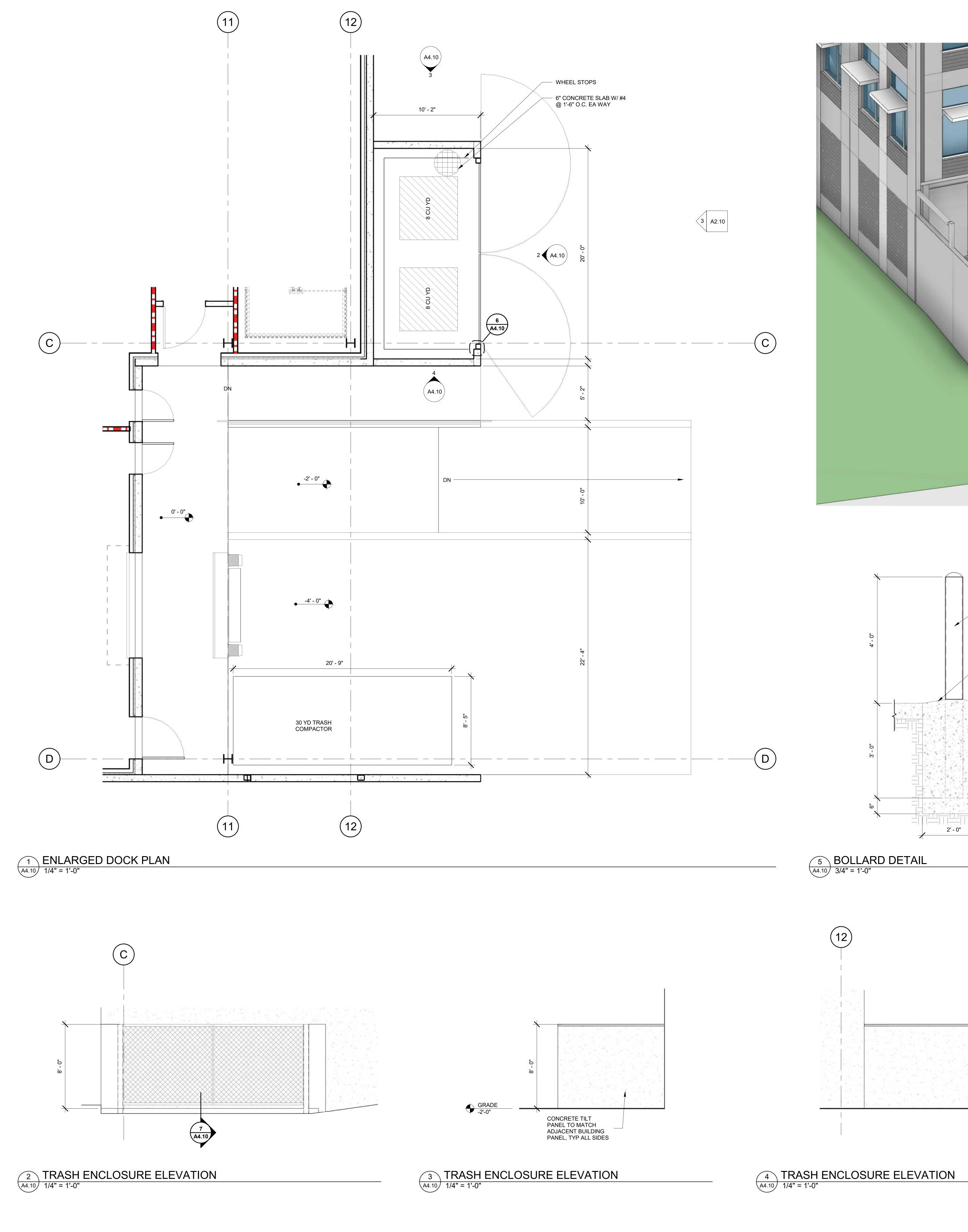
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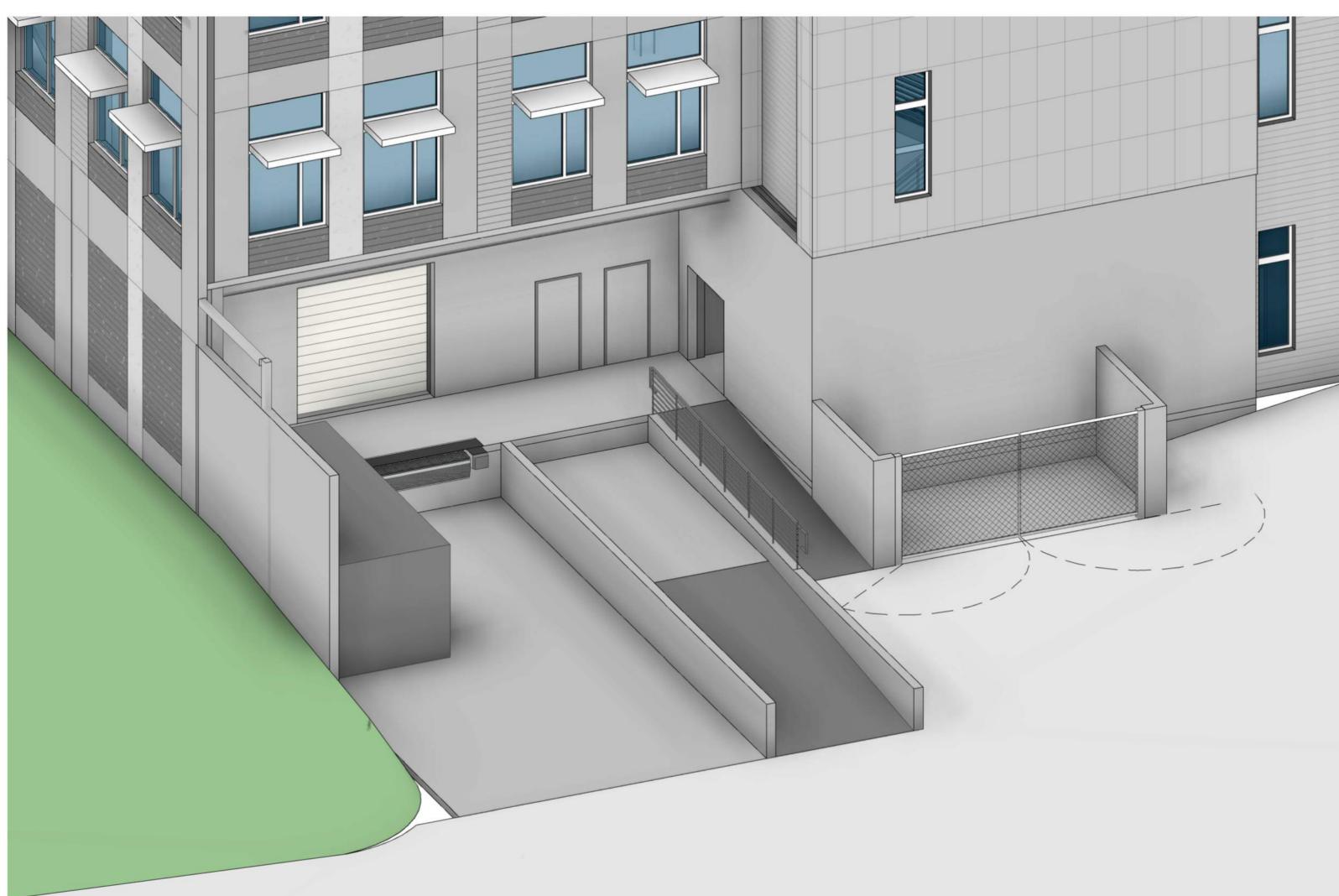
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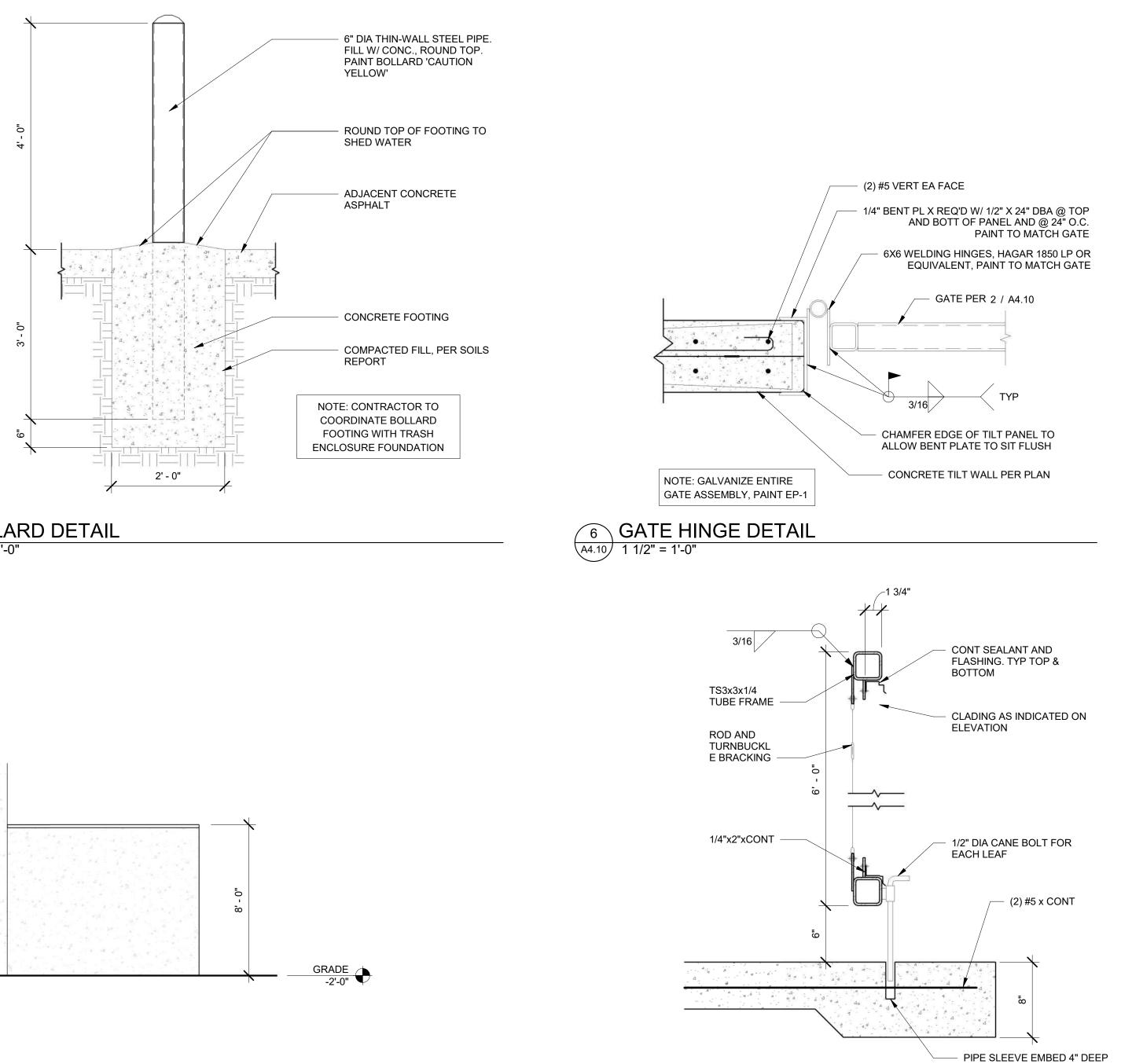


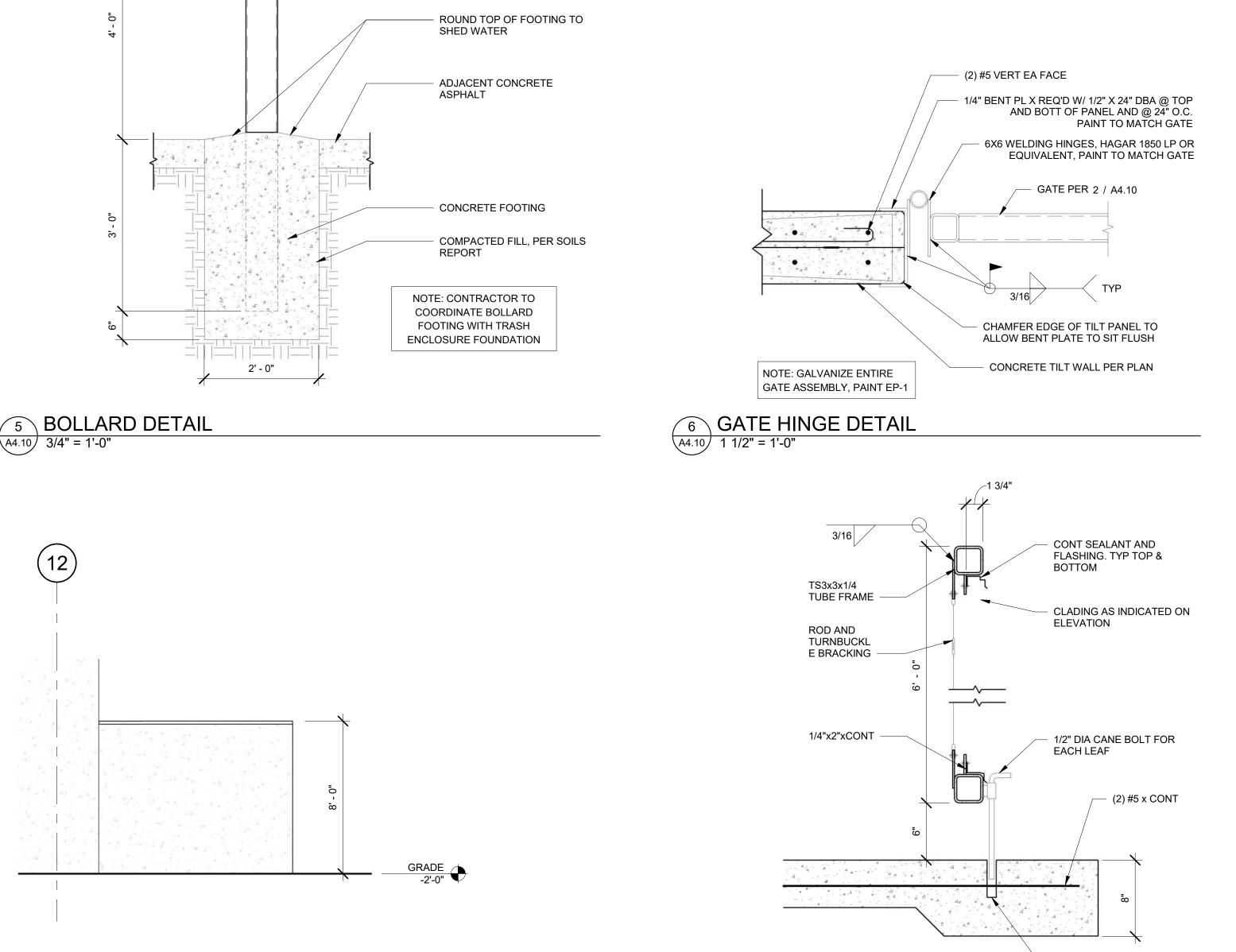
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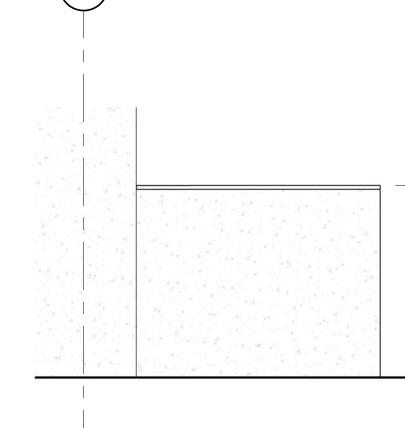
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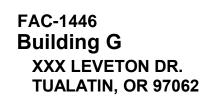
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ENLARGED PLANS

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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 CONDITIONS WITH ITS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION
- 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 EXPENSE
- 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 EXPENSE
- 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 6. 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
- 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
- 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

AND/OR THE PRODUCT LISTING CERTIFICATE FROM THE IAPMO DIRECTORY WEBSITE

15. MANHOLE RIM ELEVATIONS SHOWN ON PLANS REFERENCE THE CENTER OF THE

SITE WORK NOTES

- 1. 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 1015)
- 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.

LEGEND	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
CENTERLINE		
PROPERTY LINE		
CURB		
WETLAND BOUNDARY	WTB	
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE	PWR	
OVERHEAD WIRE	OHW	
TRAFFIC SIGNAL WIRE	TS	
TELEPHONE LINE	TEL	
TELEVISION LINE	TV	
GAS LINE	GAS	
STORM SEWER LINE	STM	
SANITARY SEWER LINE	SAN	
WATER LINE	WAT	
WATER LINE		
TREE		
CONTROL MANHOLE		
DRYWELL		Θ
FIRE DEPARTMENT CONNECTION	FDC	凶
FIRE HYDRANT	Q	*
WATER BLOWOFF/AIR RELEASE	Q WBO	O
WATER METER	WAT	
WATER VALVE	\bowtie	
BACKFLOW PREVENTOR		
WATER VAULT	WV	
MONITORING WELL	\otimes	-
STORM/SANITARY MANHOLE	S D	\bigcirc
STORM SEWER CATCH BASIN		
SANITARY CLEAN OUT	o ^{sc}	•
GAS VALVE	GV	
GAS METER	GM	
SIGN	<u>_</u>	
MAIL BOX	MB	
FOUND SURVEY MONUMENT		
GUY WIRE ANCHOR	<u> </u>	
UTILITY POLE		
HVAC UNIT	AC	
POWER VAULT	P	
ELECTRICAL METER	EM	
POWER JUNCTION BOX	EB	
POWER TRANSFORMER	TFR	
LIGHT POLE	¢	¢
TELEPHONE/TELEVISION VAULT	∇	~
TELEPHONE/TELEVISION VAULT		
TELEPHONE/TELEVISION RISER		
SIGNAL JUNCTION BOX	SGB	
BOLLARD	<u>SGB</u>	
ADA COMPLIANT CURB RAMP SLOPE ARROW		
SLOPE ARROW		
JLUPE ARRUW		

ABBREV/IATIONS

ABBR	EVIATIONS		
Ç	CENTER LINE	IE	INVERT ELEVATION
ፍ ዊ	PROPERTY LINE	LT	LEFT
AC	ASPHALT CONCRETE	ME	MATCH EXISTING ELEVATION
BC	BOTTOM OF CURB ELEVATION	MH	MANHOLE
BCR	BEGIN CURB RETURN	MJ	MECHANICAL JOINT
BMP	BEST MANAGEMENT PRACTICE	OC	ON CENTER
BS	BOTTOM OF STEP ELEVATION	ODOT	OREGON DEPARTMENT OF
BW	BACK OF WALK ELEVATION		TRANSPORTATION
CB	CATCH BASIN	OSHA	OREGON STATE HEALTH AUTHORITY
CI	CAST IRON	PC	POINT OF CURVATURE
CO	CLEANOUT	PCC	POINT OF COMPOUND CURVATURE
CLR	CLEAR	PR	PROPOSED
CVR	COVER	PRC	POINT OF REVERSE CURVATURE
DI	DUCTILE IRON	PT	POINT OF TANGENCY
DW	DOMESTIC WATER	RD	ROOF DRAIN
ECR	END CURB RETURN	RIM	RIM ELEVATION
ELEV	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RSGV	RESILIENT SEAT GATE VALVE
ESC	EROSION/SEDIMENT CONTROL	RT	RIGHT
EW	EACH WAY	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
FDC	FIRE DEPARTMENT CONNECTION	SW	SIDEWALK
FF	FINISH FLOOR	TC	TOP OF CURB ELEVATION
FG	FINISHED GRADE ELEVATION	TH	THRESHOLD ELEVATION
FH	FIRE HYDRANT	TS	TOP OF STEP ELEVATION
FI	FIELD INLET	TW	TOP OF WALL ELEVATION
FL	FLOWLINE ELEVATION	TYP	TYPICAL
FS	FINISHED SURFACE ELEVATION		

FIRE WATER/FACE OF WALL FW **GUTTER LINE**

GRADE BREAK GB





Architecture - Interiors **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 FOCUSE LAM RESEARCH



Project LAM RESEARCH TUALATIN FAC-1446

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Issued As Issue Date

SHEET TITLE: **CIVIL NOTES**

AND LEGEND

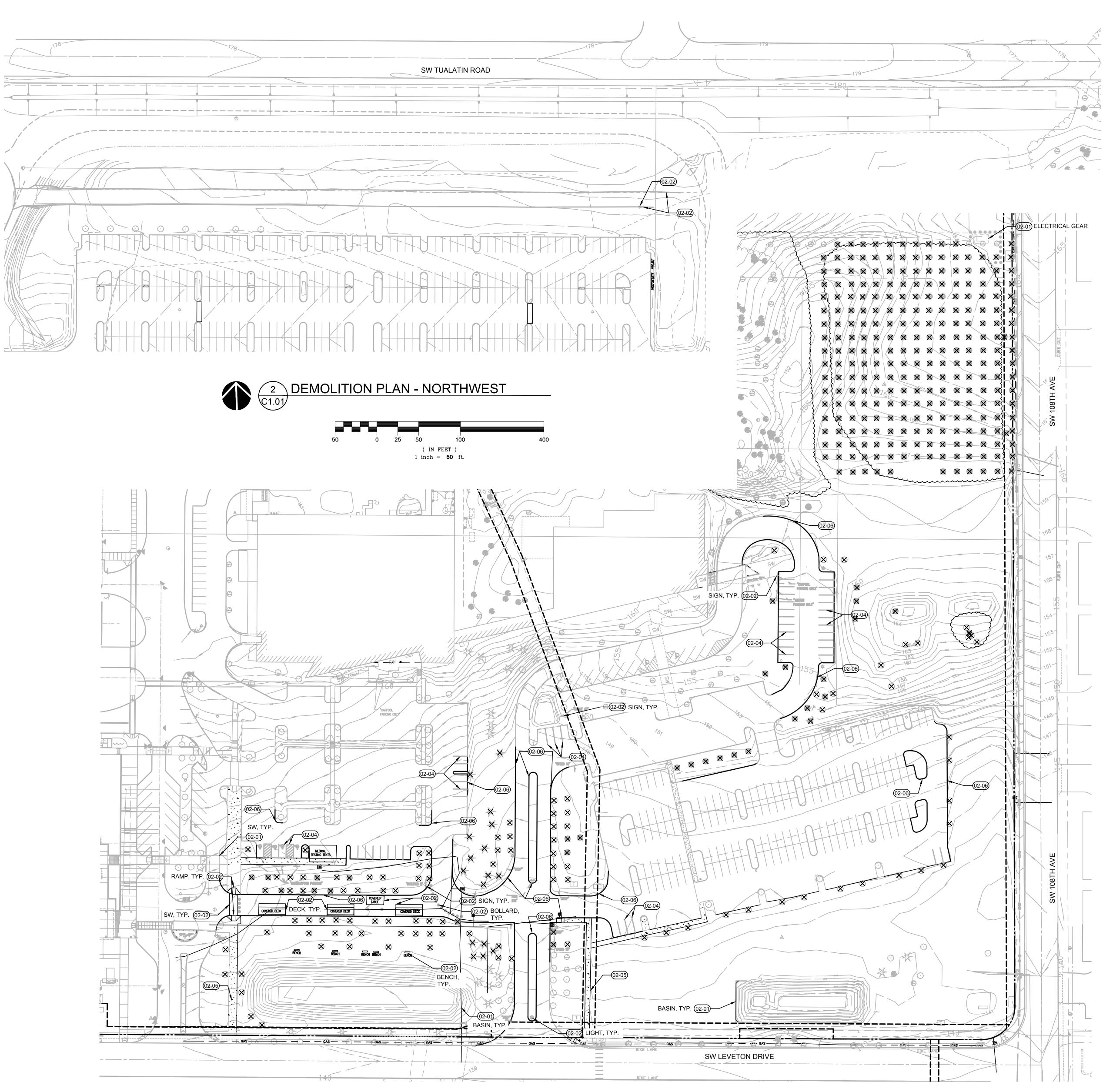
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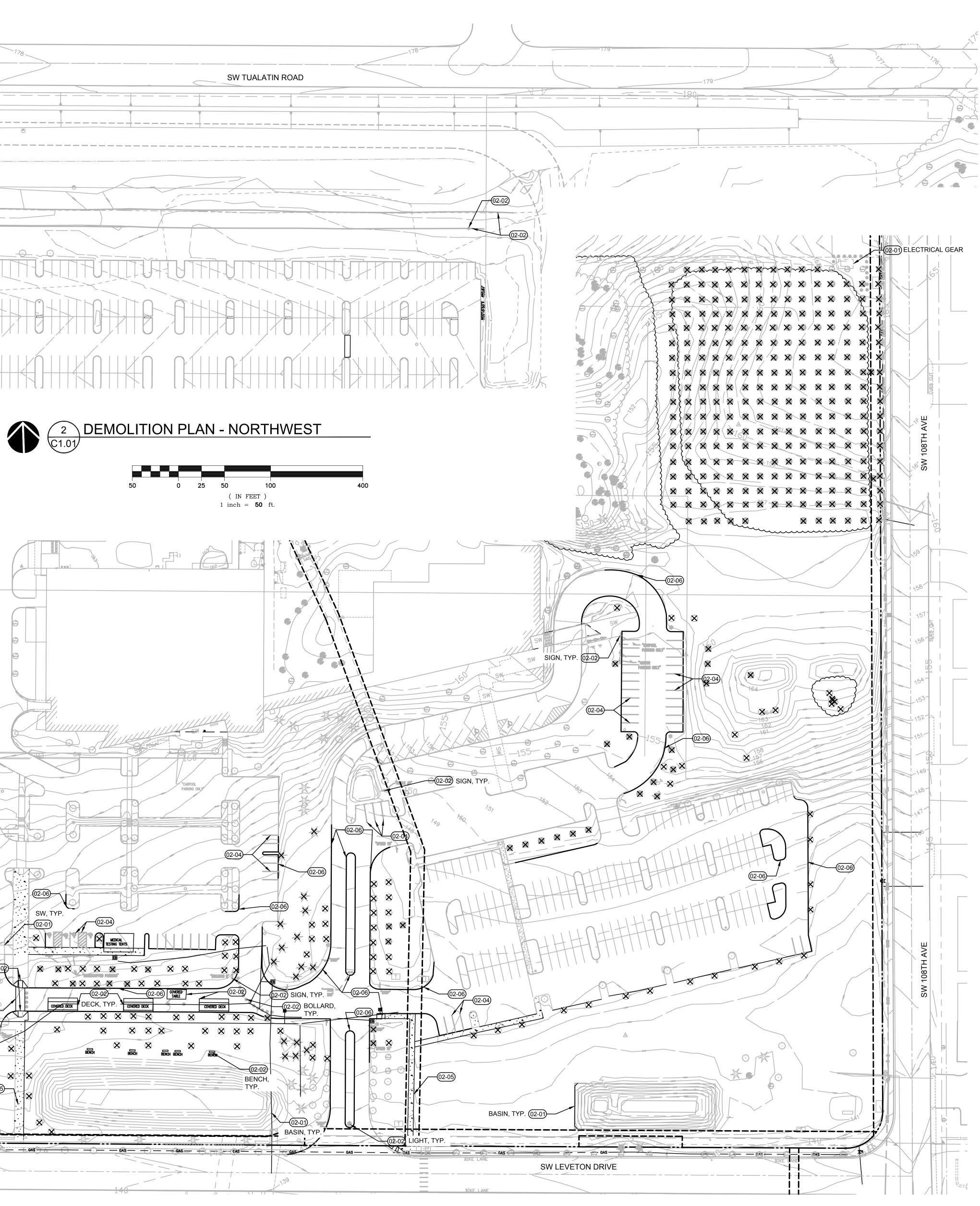
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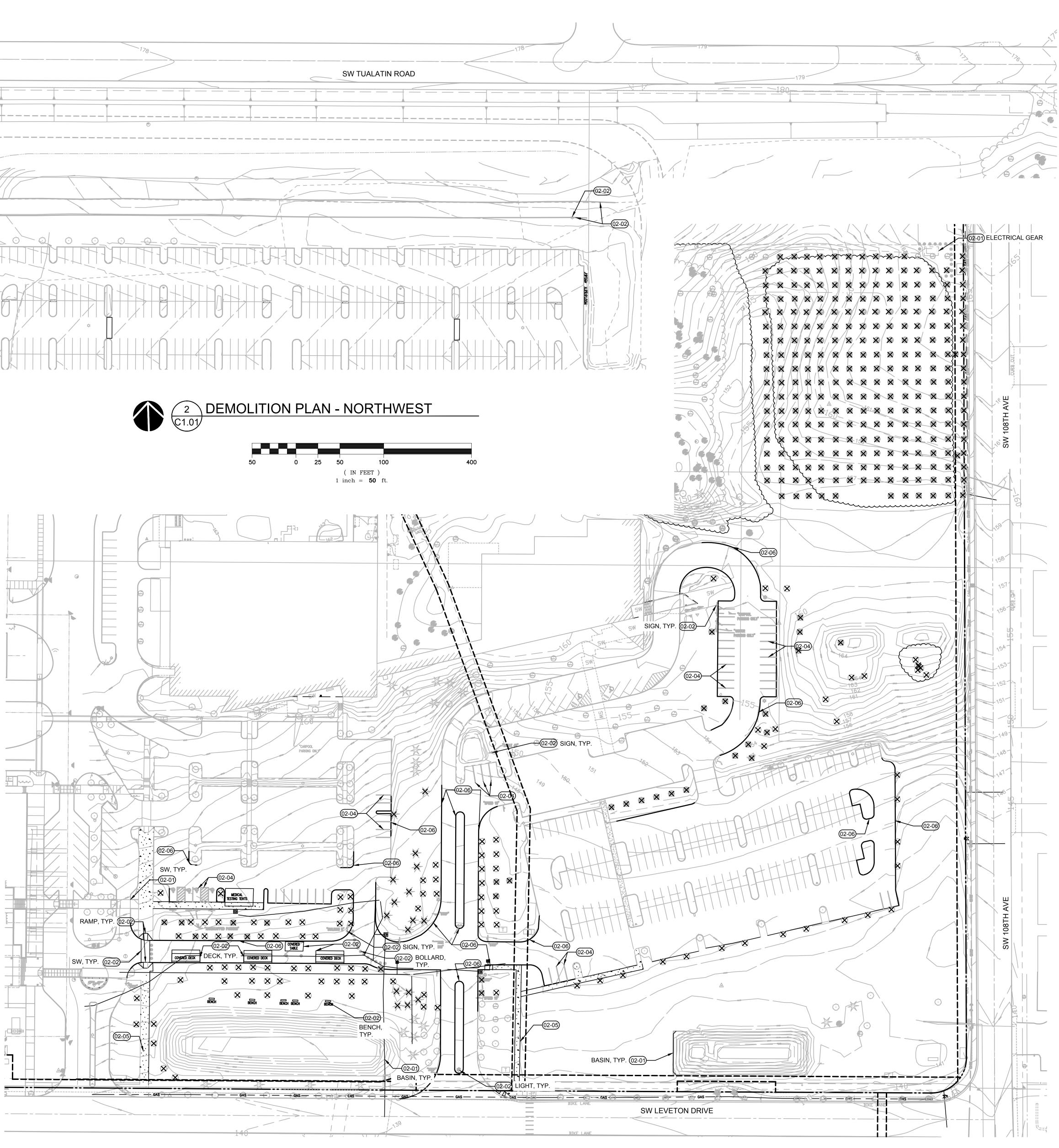
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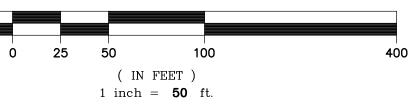












KEYNOTES

02-01	PROTECT ITEM TO REMAIN (AS NOTED)
02-02	REMOVE ITEM (AS NOTED)
02-04	REMOVE EXISTING STRIPING
02-05	REMOVE EXISTING SIDEWALK
02-06	REMOVE EXISTING CURB



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Delta Issued As Issue Date

DEMOLITION PLAN

SHEET TITLE:

DRAWN BY: SJS CHECKED BY: BDN



^{JOB NO.} **2220087.00**

SHEET

TREE ID	SIZE AND TYPE	TREATMENT
20226	13" DECIDUOUS	PROTECTION
20287	10" DECIDUOUS	PROTECTION
20288	10" DECIDUOUS	PROTECTION
20294	13" DECIDUOUS	PROTECTION
20295	6" DECIDUOUS	PROTECTION
20335	14" DECIDUOUS	PROTECTION
20336	3" DECIDUOUS	PROTECTION
		FROTECTION
20339	8" DECIDUOUS	PROTECTION
20340	11" DECIDUOUS	PROTECTION
20344	9" DECIDUOUS	PROTECTION
		FROTECTION
20359	13" DECIDUOUS	PROTECTION
20361	38" FIR	PROTECTION
20362	56" FIR	PROTECTION
20371	49" CONIFER	PROTECTION
20372	35" DECIDUOUS	PROTECTION
20373	26" PINE	PROTECTION
20374	25" MAPLE	PROTECTION
20375	27" DECIDUOUS	PROTECTION
20378	SPLIT 16", (2) 19", 21" MAPLE	PROTECTION
20622	8" DECIDUOUS	PROTECTION
20626	9" DECIDUOUS	PROTECTION
20629	1" DECIDUOUS	PROTECTION
20630	1" DECIDUOUS	PROTECTION
20631	7" DECIDUOUS	PROTECTION
20632	9" DECIDUOUS	PROTECTION
20633	4" DECIDUOUS	PROTECTION
20634	7" DECIDUOUS	PROTECTION
20635	27" DECIDUOUS	PROTECTION
20636	16" DECIDUOUS	PROTECTION
20654	30" CHERRY	PROTECTION
20655	13" CHERRY	PROTECTION
20656	14" CHERRY	PROTECTION
20657	24" CHERRY	REMOVAL
20658	23" CHERRY	REMOVAL
20659	22" CHERRY	PROTECTION
20660	20" CHERRY	PROTECTION
		PROTECTION
20661	1 24" CHERRY	
20661	24" CHERRY	
20661 20662	24" CHERRY 30" CHERRY	PROTECTION
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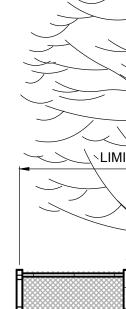
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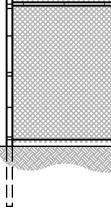
TREE PROTECTION MEASURES:

- 1. UNLESS OTHERWISE INDICATED FOR REMOVAL ALL TREES SHALL RECEIVE PROTECTIVE MEASURES FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH LOCAL AGENCY REQUIREMENTS.
- 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: 1. 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 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
- PRIOR TO DEMOLITION OR CONSTRUCTION ACTIVITIES. 4. FENCE MATERIALS SHALL CONSIST OF METAL CHAIN
- LINK SECURED WITH 8' METAL POSTS. 5. MOVEMENT OR REMOVAL 0F FENCING REQUIRES APPROVAL BY THE AUTHORITY HAVING JURISDICTION.



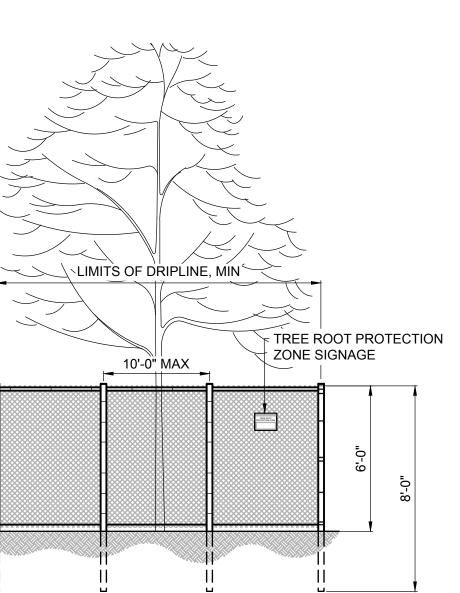




NTS

1" DECIDUOUS	PROTECTION
2" DECIDUOUS	PROTECTION
SPLIT 6", 7", 14" CEDAR	PROTECTION
9" CEDAR	PROTECTION
7" CEDAR	PROTECTION
14" CEDAR 5" CHERRY	REMOVAL
5" CHERRY	REMOVAL
7" CHERRY	REMOVAL
7" DECIDUOUS	REMOVAL
15" CHERRY	REMOVAL
15" CHERRY	REMOVAL
10" CHERRY	REMOVAL
12" CHERRY	REMOVAL
14" CHERRY	REMOVAL
 14" CHERRY	REMOVAL
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 14" CHERRY	REMOVAL
 16" CHERRY	REMOVAL
12" CHERRY 14" CHERRY	REMOVAL REMOVAL
16" CHERRY	REMOVAL
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3" CHERRY	REMOVAL
15" CHERRY	REMOVAL
10" CHERRY	REMOVAL
20" CHERRY	REMOVAL
20" CHERRY	REMOVAL
3" CHERRY	REMOVAL
20" CHERRY	REMOVAL
3" CHERRY	REMOVAL
 26" CHERRY	REMOVAL
 24" CHERRY	PROTECTION
 20" CHERRY	PROTECTION
 19" CHERRY	PROTECTION
14" CHERRY 15" CHERRY	PROTECTION
23" FIR	PROTECTION
15" CHERRY	PROTECTION
21" FIR	PROTECTION
24" FIR	PROTECTION
20" FIR	PROTECTION
18" FIR	PROTECTION
16" CHERRY	PROTECTION
14" CHERRY	REMOVAL
17" CHERRY	REMOVAL
25" CHERRY	REMOVAL
17" FIR	REMOVAL
 17" FIR	REMOVAL
 19" FIR	REMOVAL
 21" CHERRY	REMOVAL
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 3" CHERRY	REMOVAL
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13" CHERRY	REMOVAL
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1" CHERRY	REMOVAL
1" CHERRY	REMOVAL
 14" CHERRY	REMOVAL
 12" CHERRY	REMOVAL
 12" CHERRY	REMOVAL
 21" CHERRY	PROTECTION
	PROTECTION
 23" DECIDUOUS	REMOVAL
20" DECIDUOUS 5" DECIDUOUS	REMOVAL
	PROTECTION
	PROTECTION
 4" DECIDUOUS 4" DECIDUOUS	PROTECTION

21941	4" DECIDUOUS
21942	5" DECIDUOUS
22042	4" DECIDUOUS
22043	5" DECIDUOUS
22044	5" DECIDUOUS
22045	3" DECIDUOUS
22074	11" DECIDUOUS
22075	11" DECIDUOUS
22076	8" DECIDUOUS
22077	12" DECIDUOUS
22131	4" DECIDUOUS
22132	4" DECIDUOUS
22133	6" DECIDUOUS
22233	14" DECIDUOUS
22291	16" DECIDUOUS
22390	10" DECIDUOUS
22395	12" DECIDUOUS
22564	14" CHERRY
22565	22" CHERRY
22566	23" CHERRY
22567	16" CHERRY
22568	21" CHERRY
22569	21" CHERRY
22575	17" DECIDUOUS
22581	19" CHERRY
22582	23" CHERRY
22583	3" CHERRY
22584	3" CHERRY
22585	3" CHERRY
22586	15" CHERRY
22610	14" DECIDUOUS
22633	13" DECIDUOUS
22688	14" MAPLE
22701	23" OAK
22702	25" OAK
22774	10" DECIDUOUS
22791	22" OAK
22792	14" DECIDUOUS
22819	23" OAK
22830	14" OAK
22833	13" OAK
22837	26" OAK
22870	12" DECIDUOUS
22871	13" DECIDUOUS
22898	14" DECIDUOUS
	10" DECIDUOUS
22940	
22959	11" DECIDUOUS
22976	14" DECIDUOUS
22980	15" DECIDUOUS
22985	13" DECIDUOUS
22987	14" DECIDUOUS
23097	14" DECIDUOUS
23098	13" DECIDUOUS
23117	13" DECIDUOUS
23120	13" DECIDUOUS
23199	10" DECIDUOUS
23276	15" DECIDUOUS
23283	13" DECIDUOUS
23284	14" DECIDUOUS
23285	14" DECIDUOUS
23286	13" DECIDUOUS
23307	14" DECIDUOUS
23308	12" DECIDUOUS
23326	14" DECIDUOUS
23339	10" DECIDUOUS
23389	15" DECIDUOUS
23390	13" DECIDUOUS
23391	14" DECIDUOUS
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23392 23393	12" DECIDUOUS
23393	12" DECIDUOUS
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23393 23394	12" DECIDUOUS 14" DECIDUOUS



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23410	29" FIR	REMOVAL
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



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Delta Issued As Issue Date

SHEET TITLE: TREE

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DEMOLITION

PROTECTION

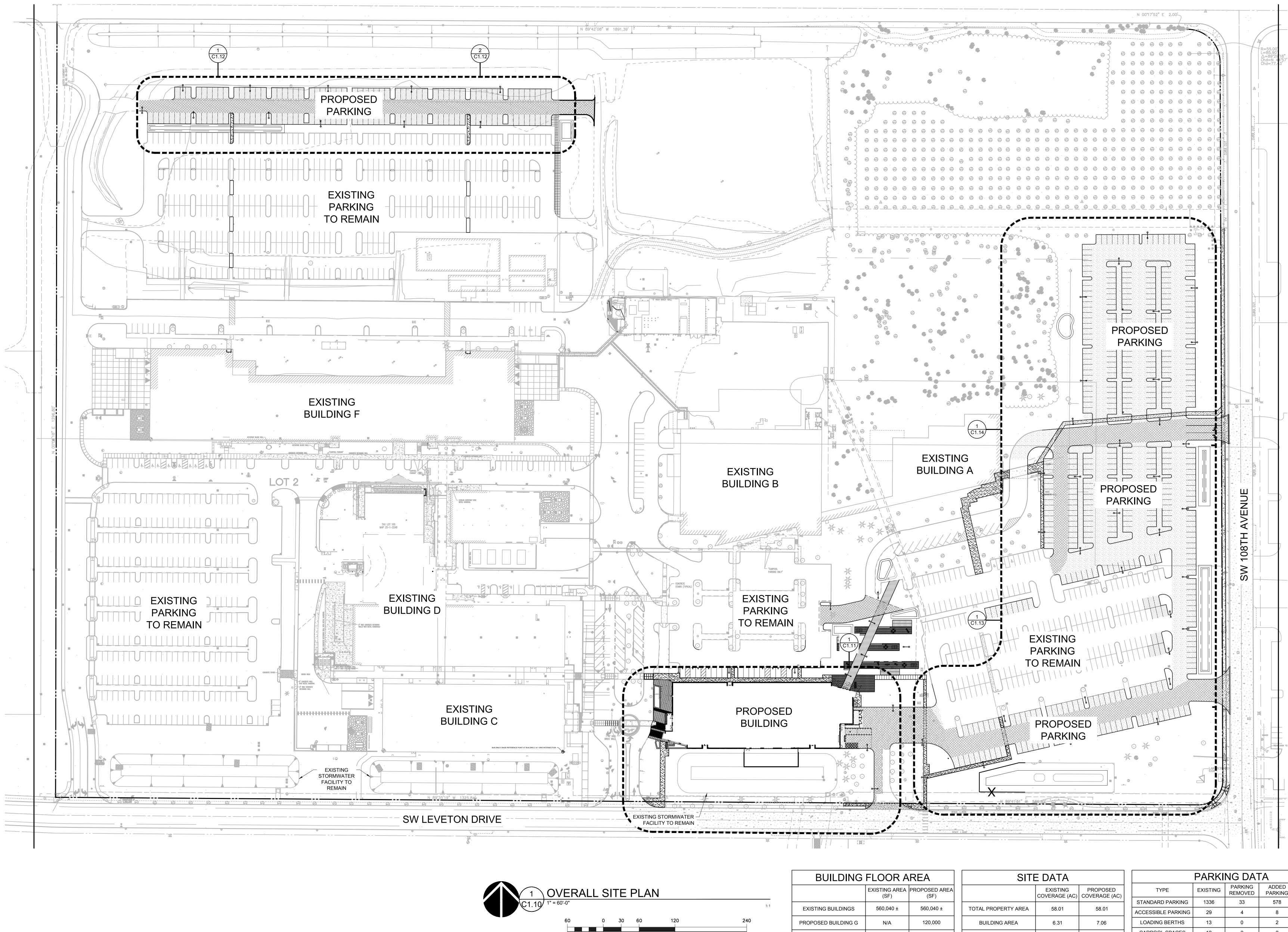
TABLE AND

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^{JOB NO.} **2220087.00**



(IN FEET) 1 inch = **60** ft.

TOTAL SITE

	PARKING DATA				
D (AC)	TYPE	EXISTING	PARKING REMOVED	ADDED PARKING	TOTAL SPACES
,,	STANDARD PARKING	1336	33	578	1881
	ACCESSIBLE PARKING	29	4	8	33
	LOADING BERTHS	13	0	2	15
	CARPOOL SPACES	12	2	2	12
	COMPACT SPACES	0	0	0	0
	TOTAL PARKING	1377	37	586	1926

SITE DATA			
	EXISTING COVERAGE (AC)	PROPOSED COVERAGE (AC)	
TOTAL PROPERTY AREA	58.01	58.01	
BUILDING AREA	6.31	7.06	
PAVED IMPERVIOUS AREA	22.91	24.55	
TOTAL IMPERVIOUS AREA	29.22	31.61	
LANDSCAPE AREA	28.79	26.40	

DING FLOOR AREA				
	EXISTING AREA (SF)	PROPOSED ARE (SF)		
	560 040 +	560.040 ±		



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Delta	Issued As	Issue Date	

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SHEET TITLE: OVERALL SITE

PLAN

 TOTAL

 SPACES

 1881

 33

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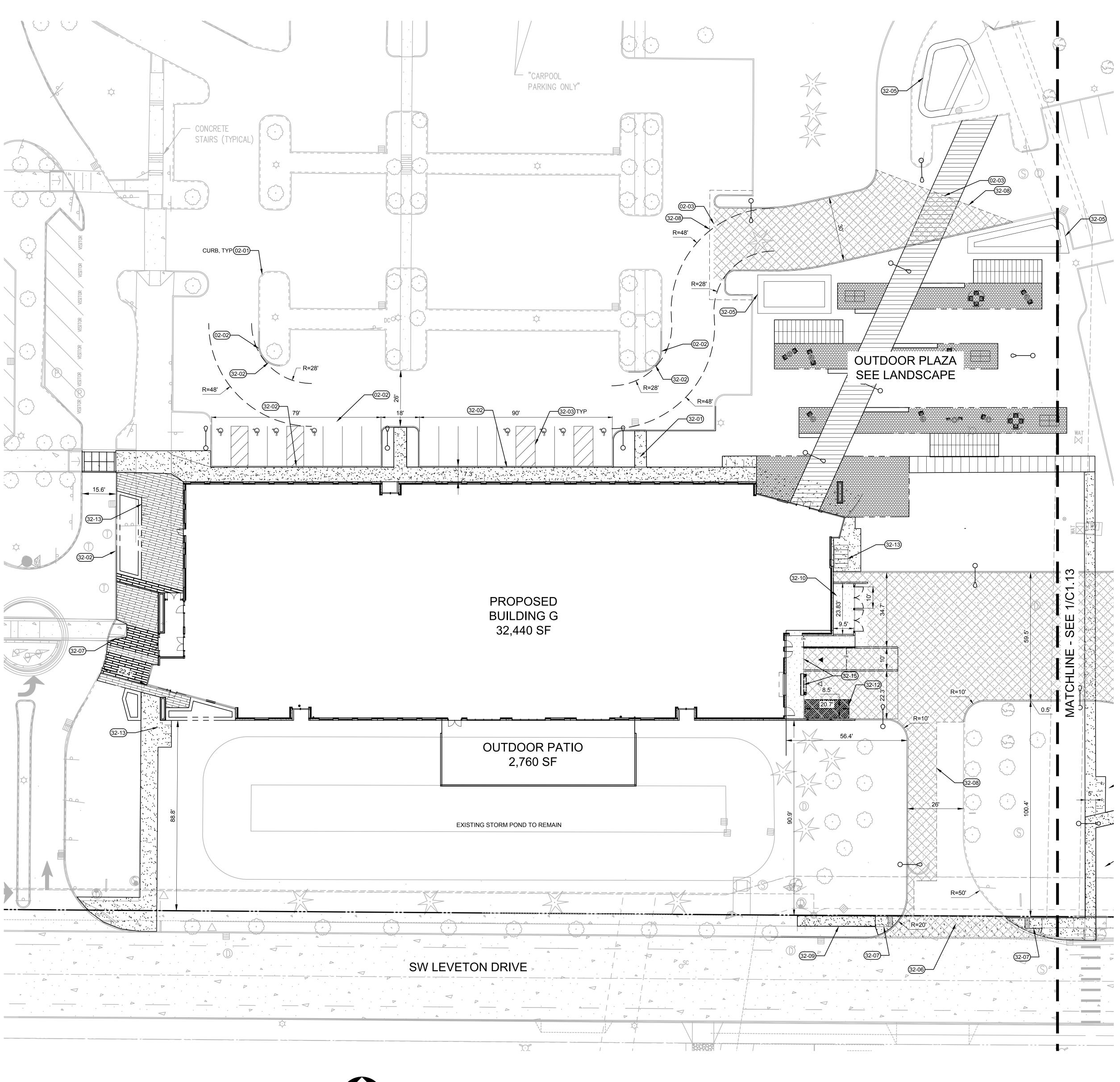
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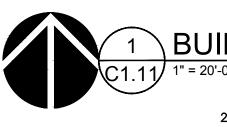
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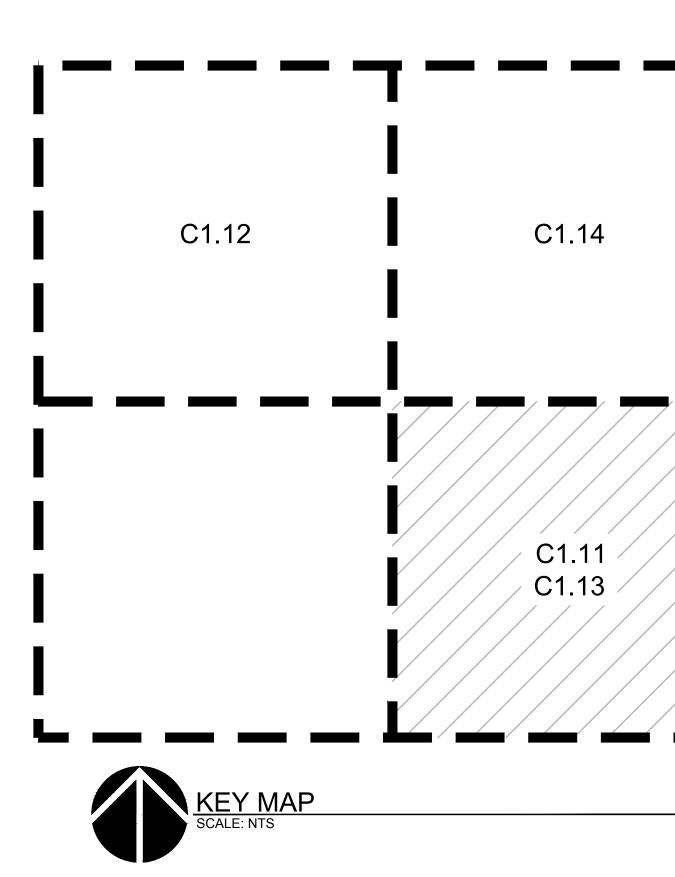




BUILDING G SITE PLAN (IN FEET) 1 inch = **20** ft.

KEYNOTES

02-01	PROTECT ITEM TO REMAIN (AS NOTED)
02-02	REMOVE ITEM (AS NOTED)
02-03	MATCH EXISTING PAVING
32-01	LANDSCAPE AREA PER LANDSCAPE PLANS
32-02	VERTICAL CURB
32-03	PARKING STALL STRIPING
32-04	NEW STORMWATER SWALE
32-05	NEW STORMWATER BASIN
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





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SHEET TITLE: BUILDING G SITE PLAN

DRAWN BY: SJS CHECKED BY: BDN

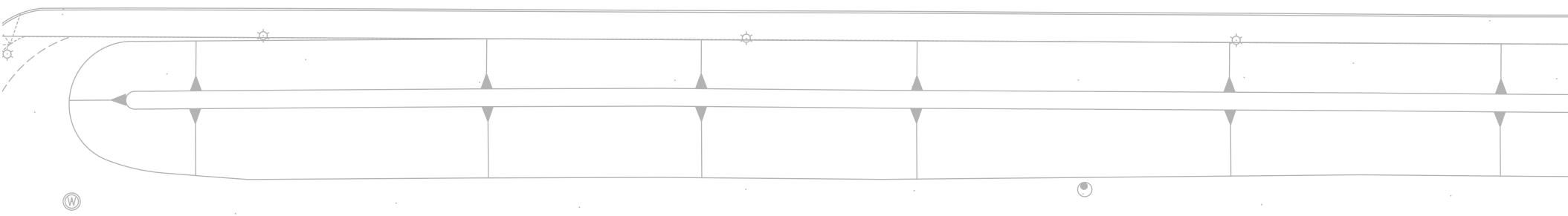


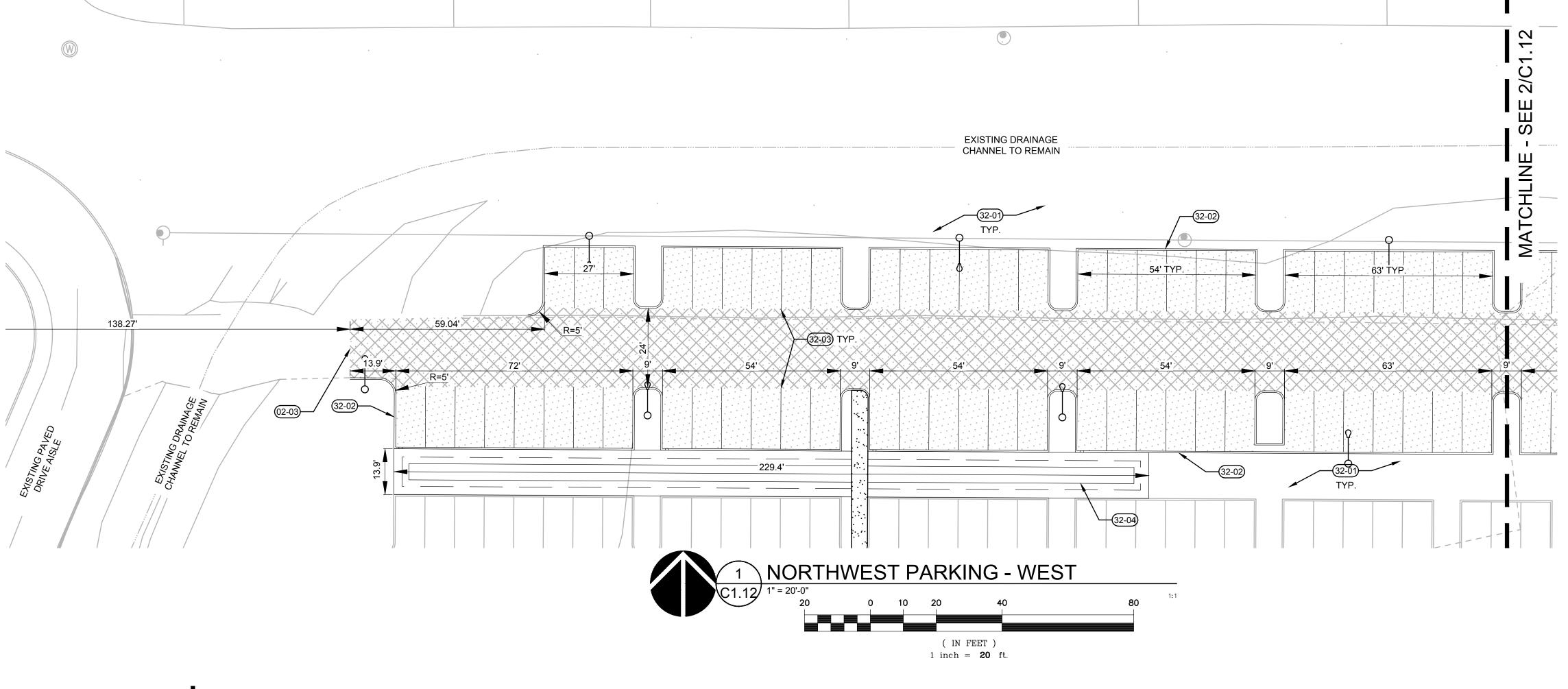
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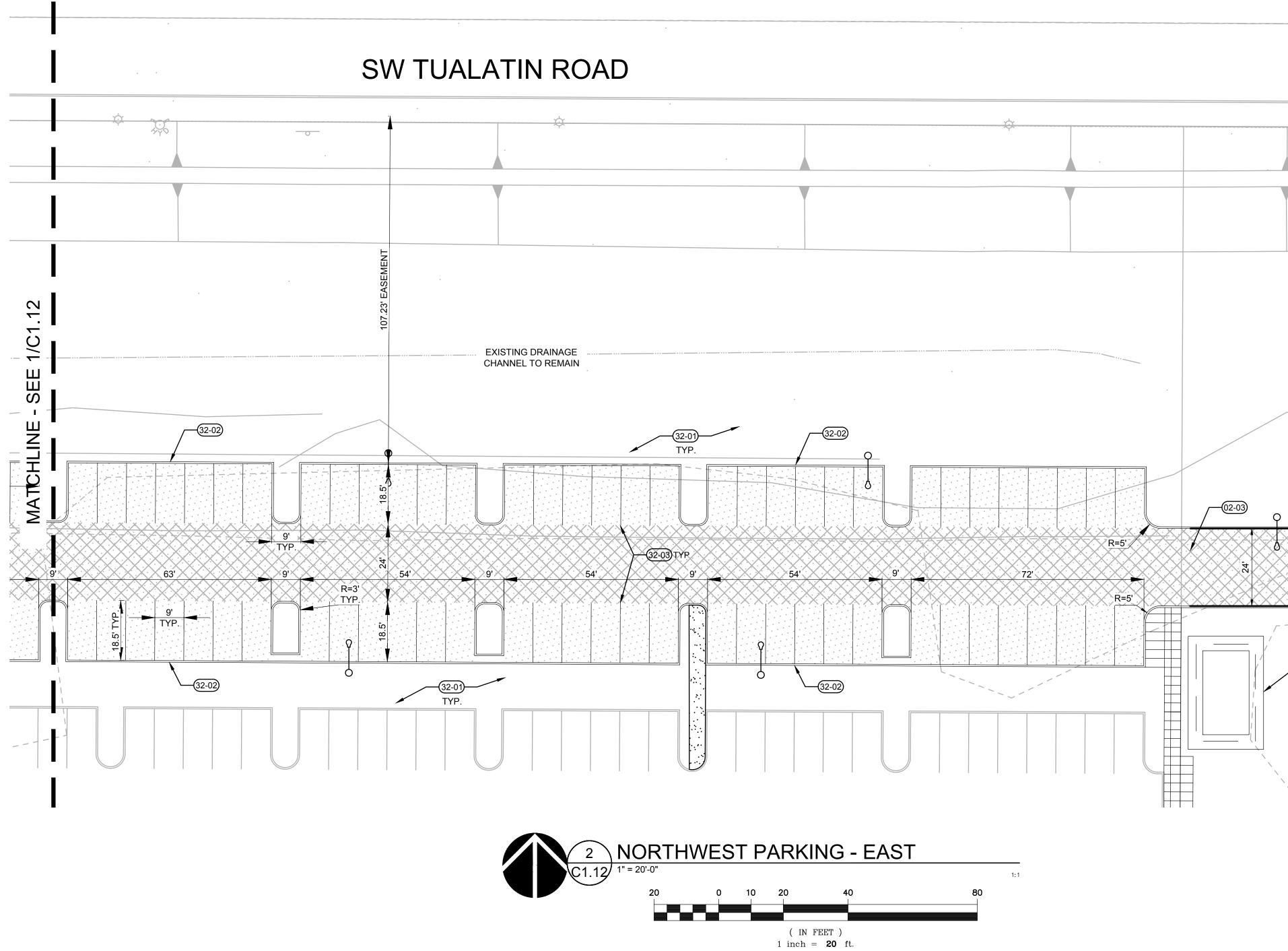




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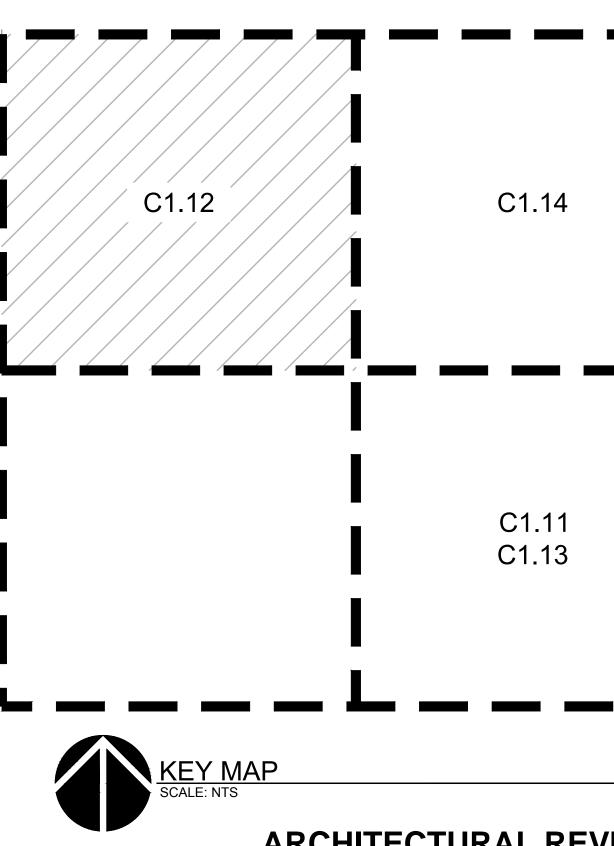
SW TUALATIN ROAD

KEYNOTES

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32-05	NEW STORMWATER BASIN
32-06	NEW INDUSTRIAL DRIVEWAY
32-07	SIDEWALK CURB RAMP
32-08	SAWCUT AC PAVING
32-09	CONCRETE SIDEWALK

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

N 89°42'08" W 1891.39' _ _ _ _



ARCHITECTURAL REVIEW: 8/17/2022 222008700\DRAWINGS\CIVIL\087-C1.10-C1.12 SITE PLANS.DWG:C1.12 SJS 07/15/22 11:56 1:20



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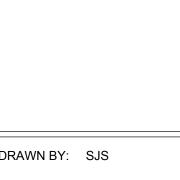
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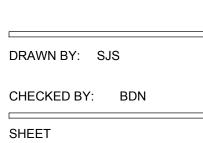
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REVISION SCHEDULE			
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Delta	Issued As Issue Date		

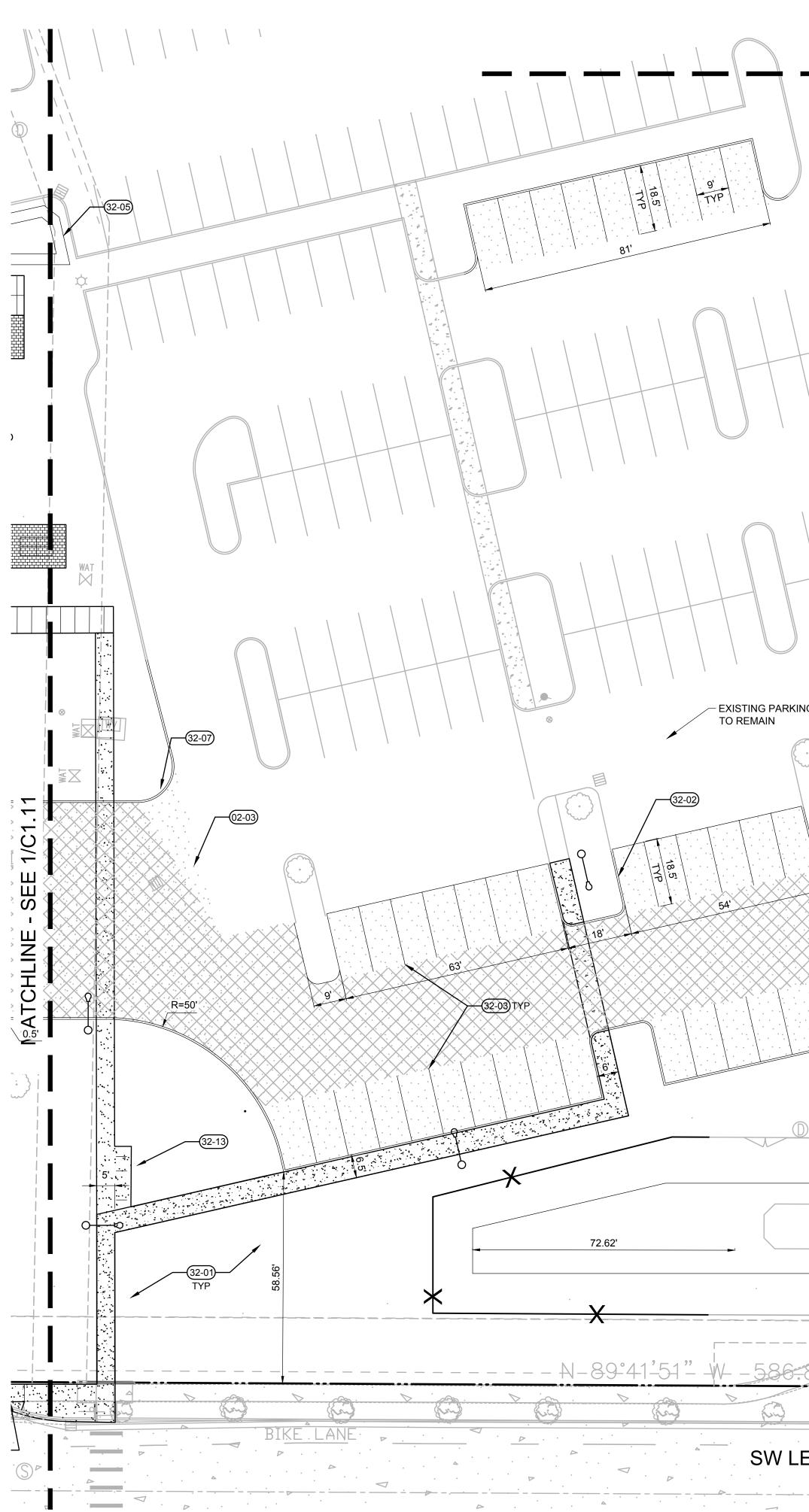






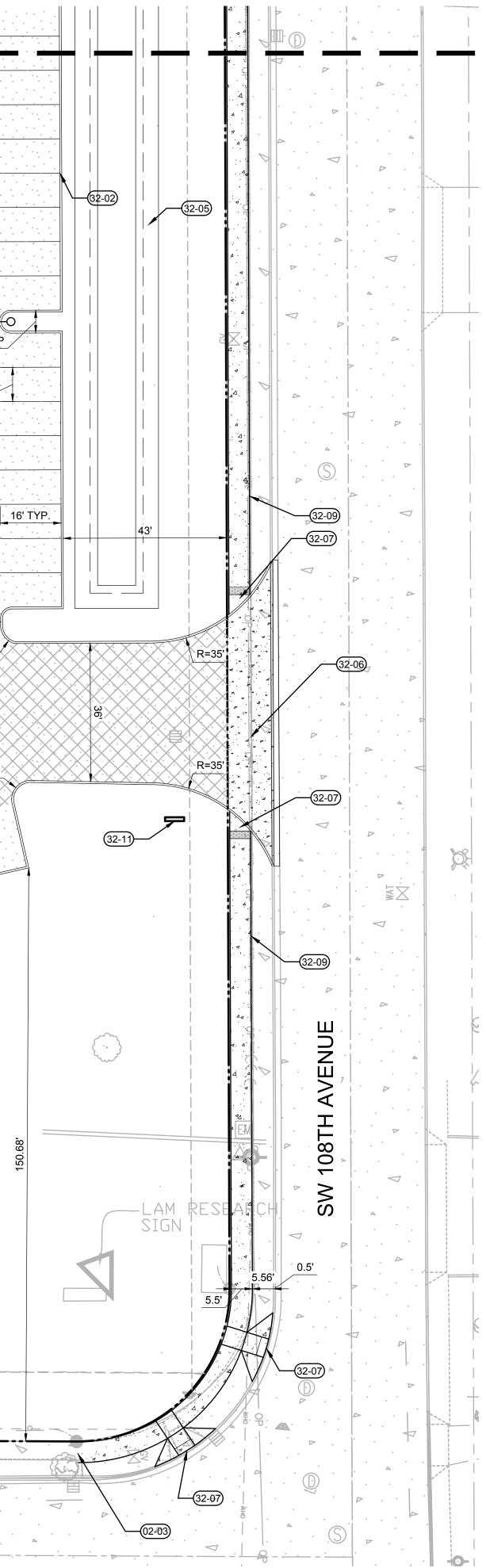
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JOB NO. **2220087.00**



		MATCHLINE - S	EE 1/C1.14	(32-02) R=15'
	EXISTING PARKING TO REMAIN	(02-03)-	9° TYP TYP TYP TYP TYP (8) 50	24
		02-03	32-02	R=10' 6' TYP 9' TYP R=10'
		∞		R=10' 24' TYP
NG -	32-02	99	63	32-02 R=5'
63 TYP 7 TYP		32-02		32-01 TYP
	02-01)BASIN		32-01) TYP	
EVETON DRIVE				
1 EAST PARKIN C1.13 1" = 20'-0" 20 0 10	G EXPANSION	1:1 80		

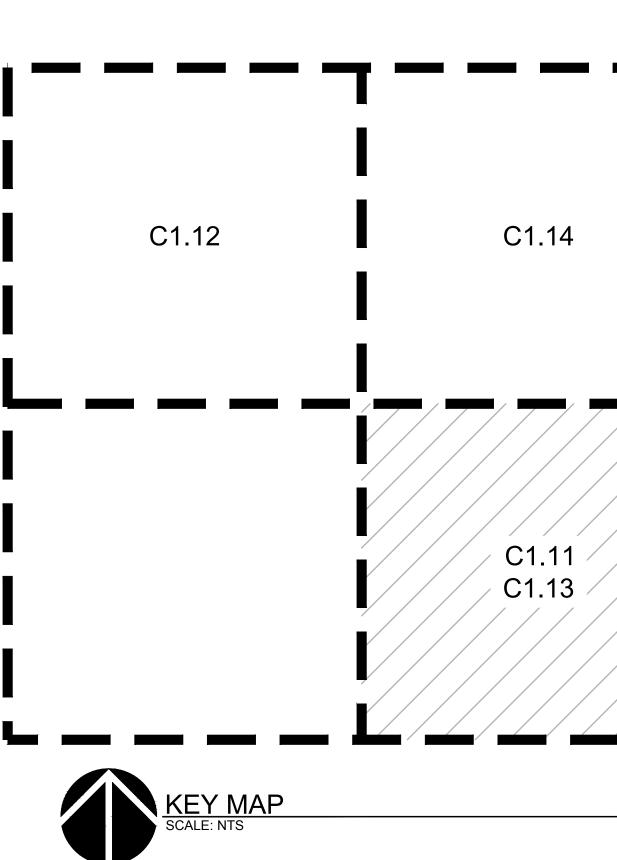
(IN FEET) 1 inch = **20** ft.



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32-08	SAWCUT AC PAVING
32-09	CONCRETE SIDEWALK
32-11	WAYFINDING MONUMENT SIGN
32-13	LOCATION FOR BIKE PARKING

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







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JOB NO. **2220087.00**

SHEET



02-01	PROTECT ITEM TO REMAIN (AS NOTED)
02-02	REMOVE ITEM (AS NOTED)
02-03	MATCH EXISTING PAVING
32-01	LANDSCAPE AREA PER LANDSCAPE PLANS
32-02	VERTICAL CURB
32-03	PARKING STALL STRIPING
32-04	NEW STORMWATER SWALE
32-05	NEW STORMWATER BASIN
32-06	NEW INDUSTRIAL DRIVEWAY
32-07	SIDEWALK CURB RAMP
32-08	SAWCUT AC PAVING
32-09	CONCRETE SIDEWALK
32-11	WAYFINDING MONUMENT SIGN
32-14	CARPOOL PARKING

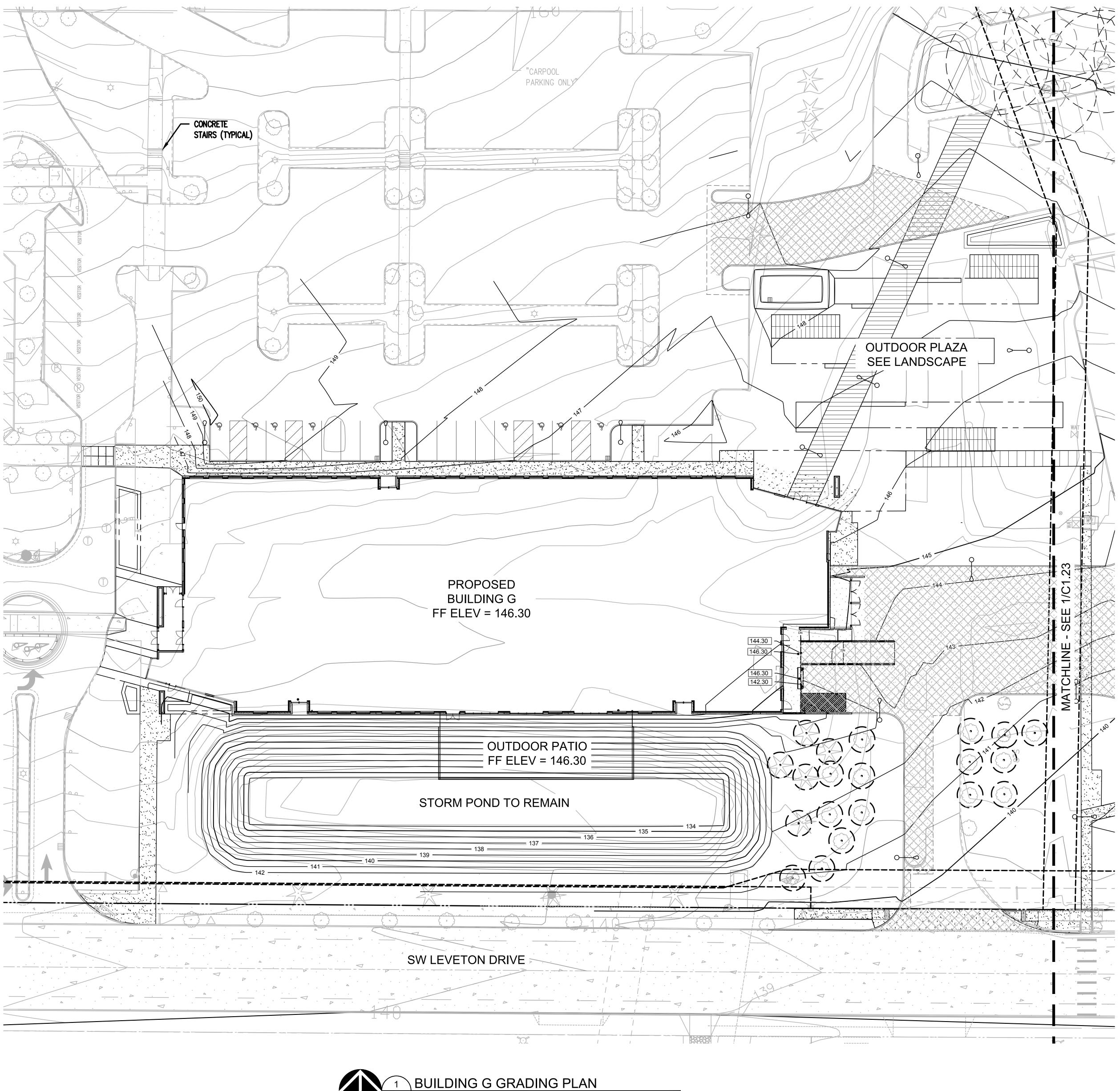


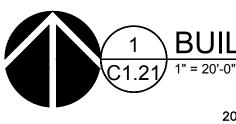
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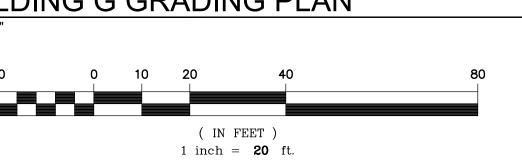
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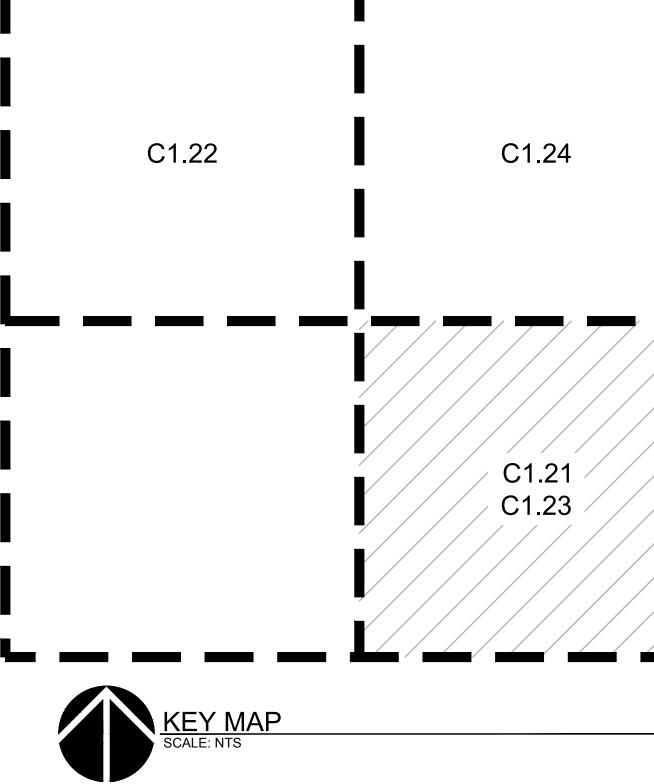


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ARCHITECTURAL REVIEW: 8/17/2022

222008700\DRAWINGS\CIVIL\087-C1.21-C1.22 GRADING PLANS.DWG:C1.21 SJS 08/16/22 13:48 1:20



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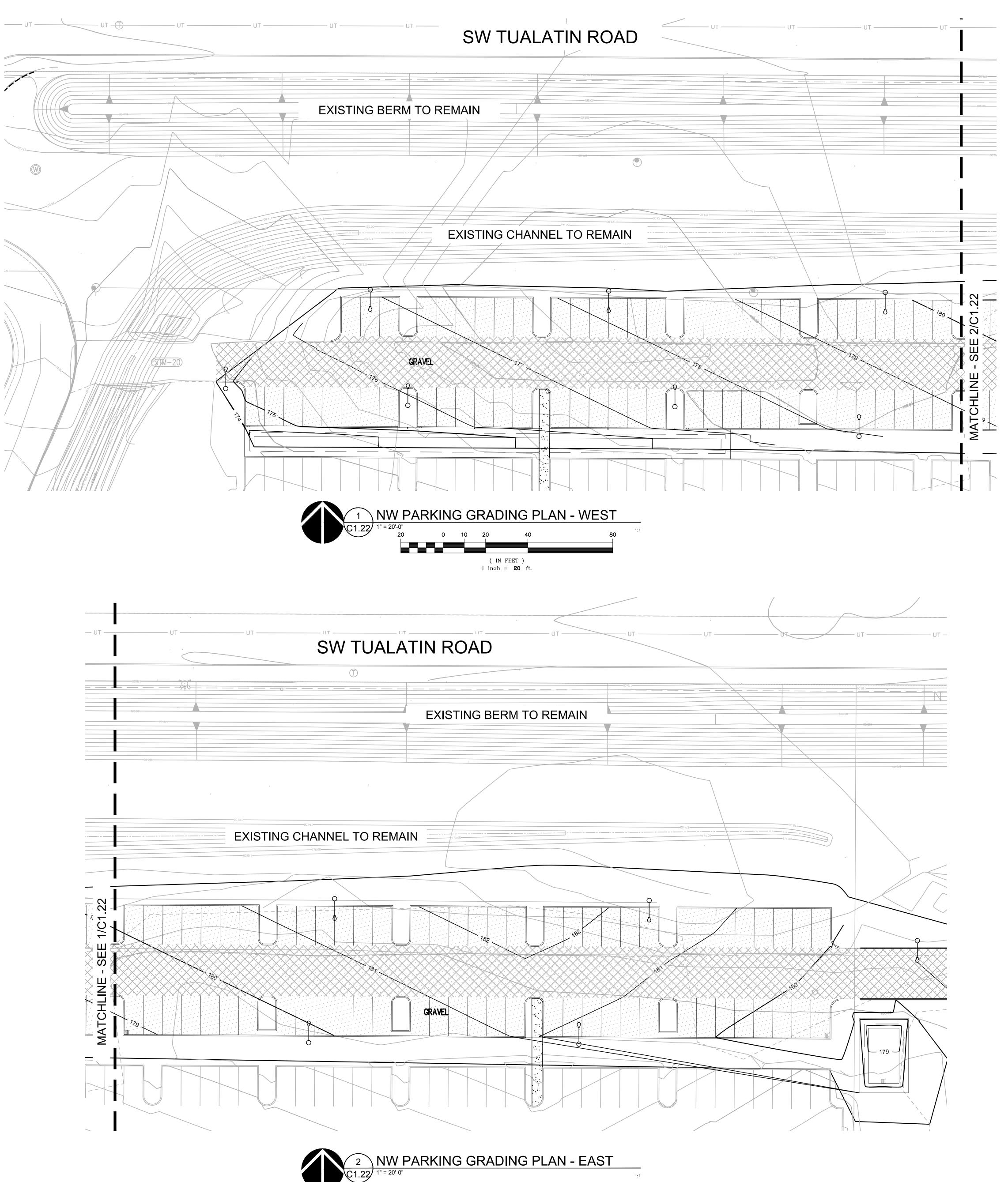
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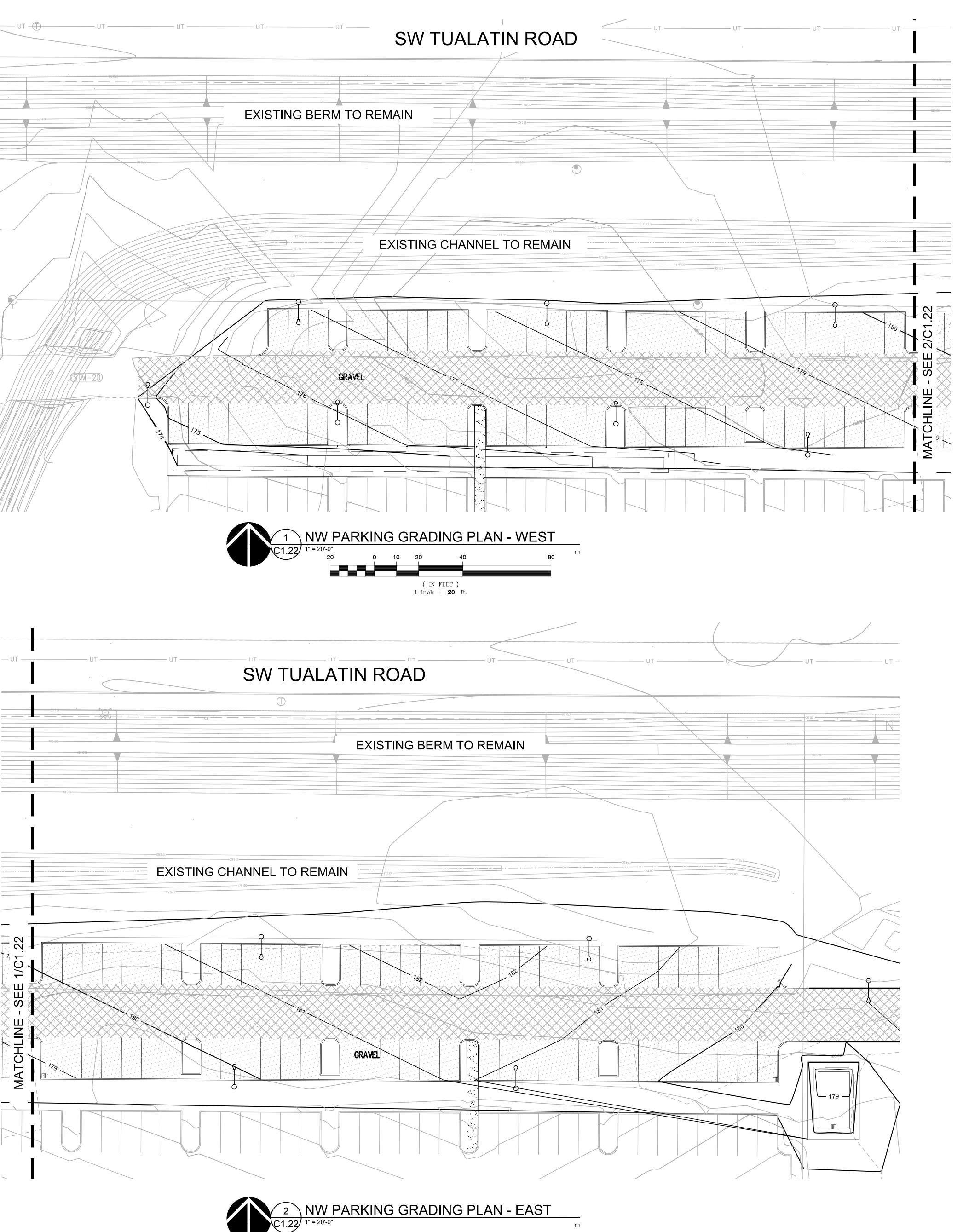


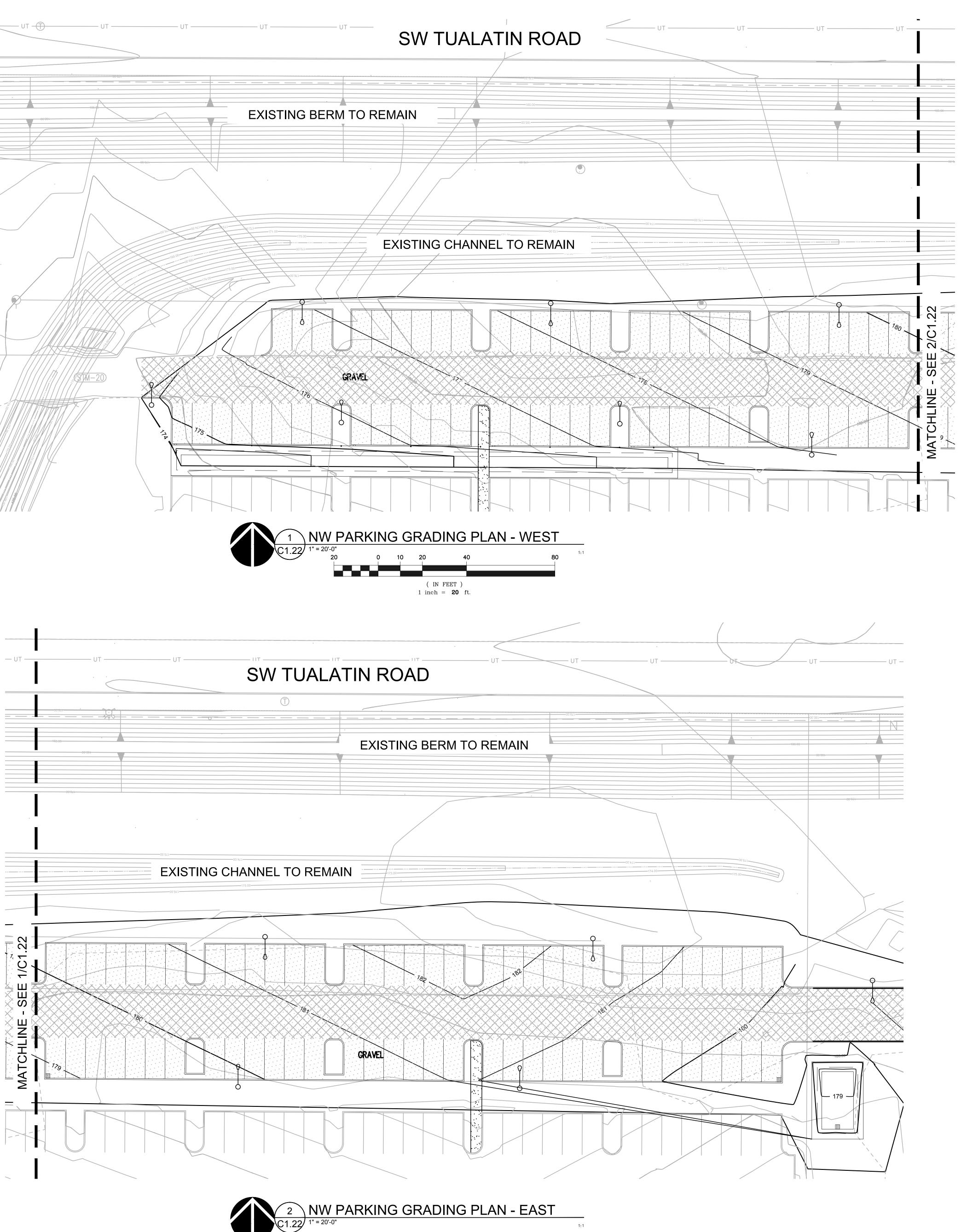
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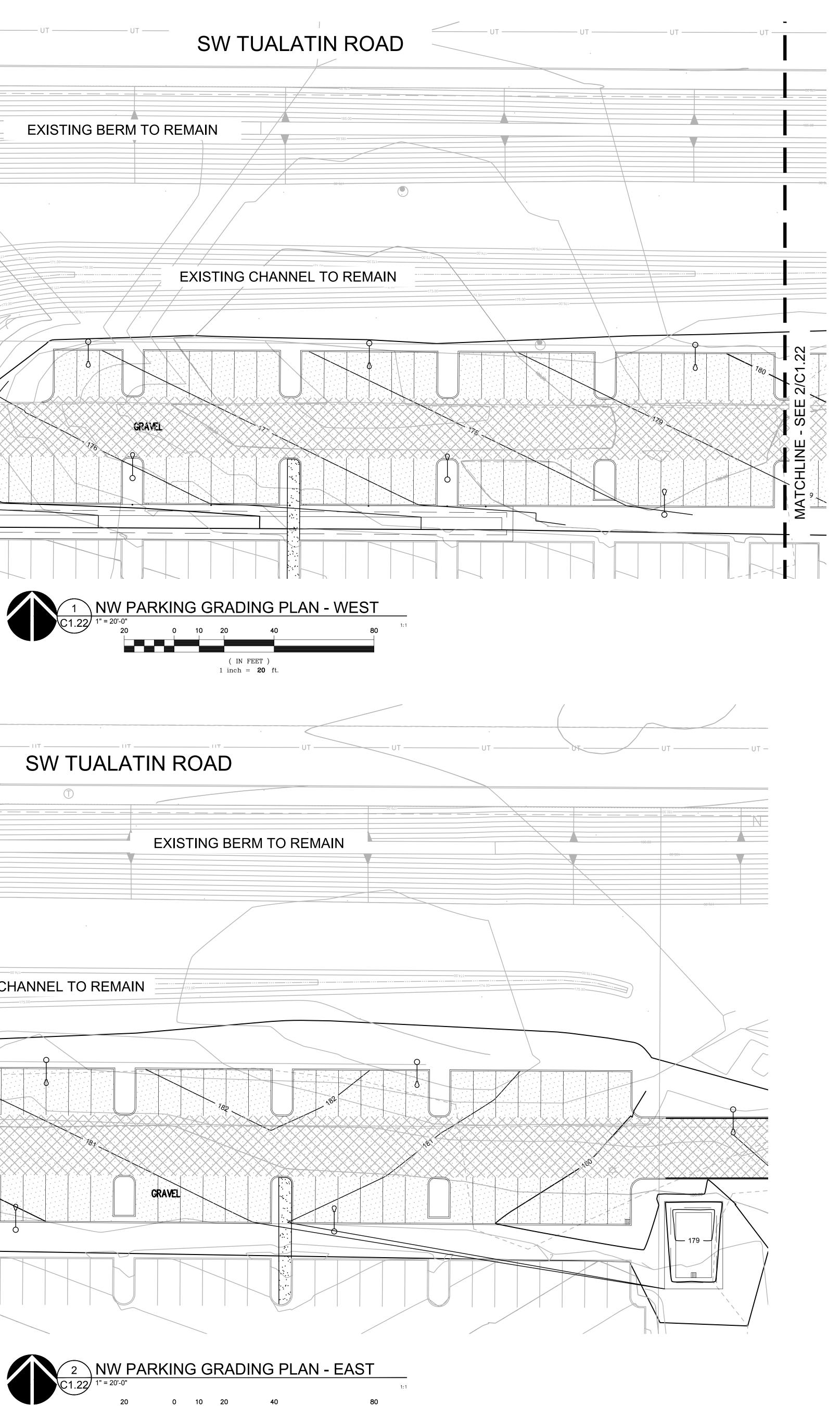
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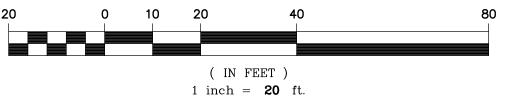


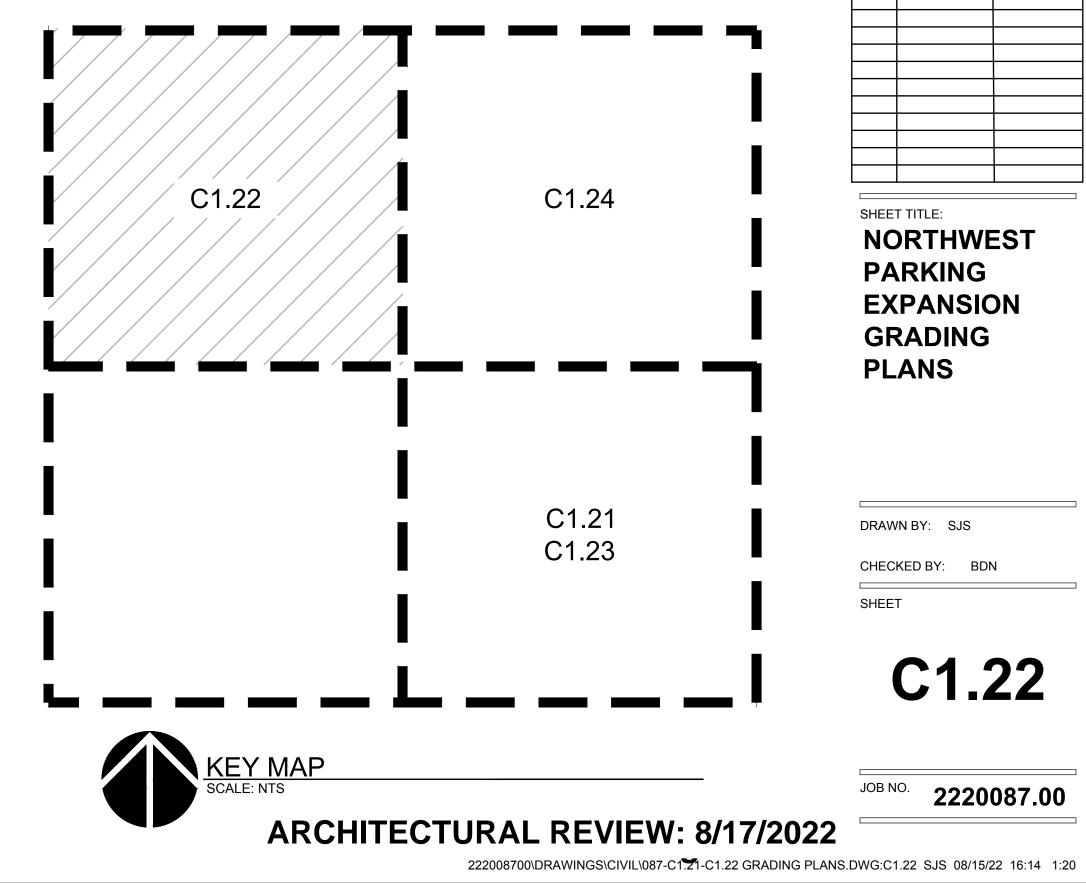














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SHEET TITLE:

NORTHWEST

C1.22

JOB NO. **2220087.00**

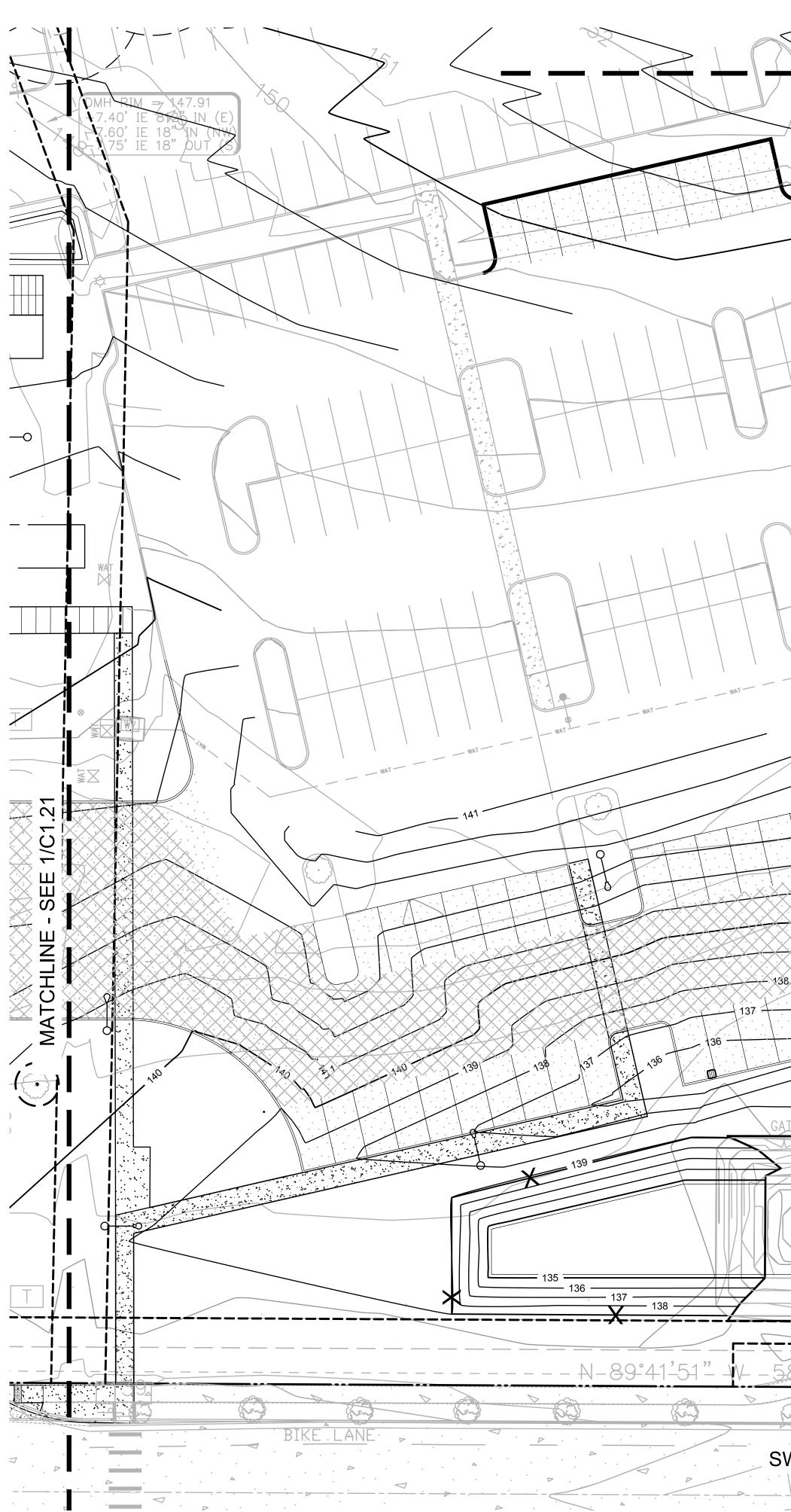
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SHEET

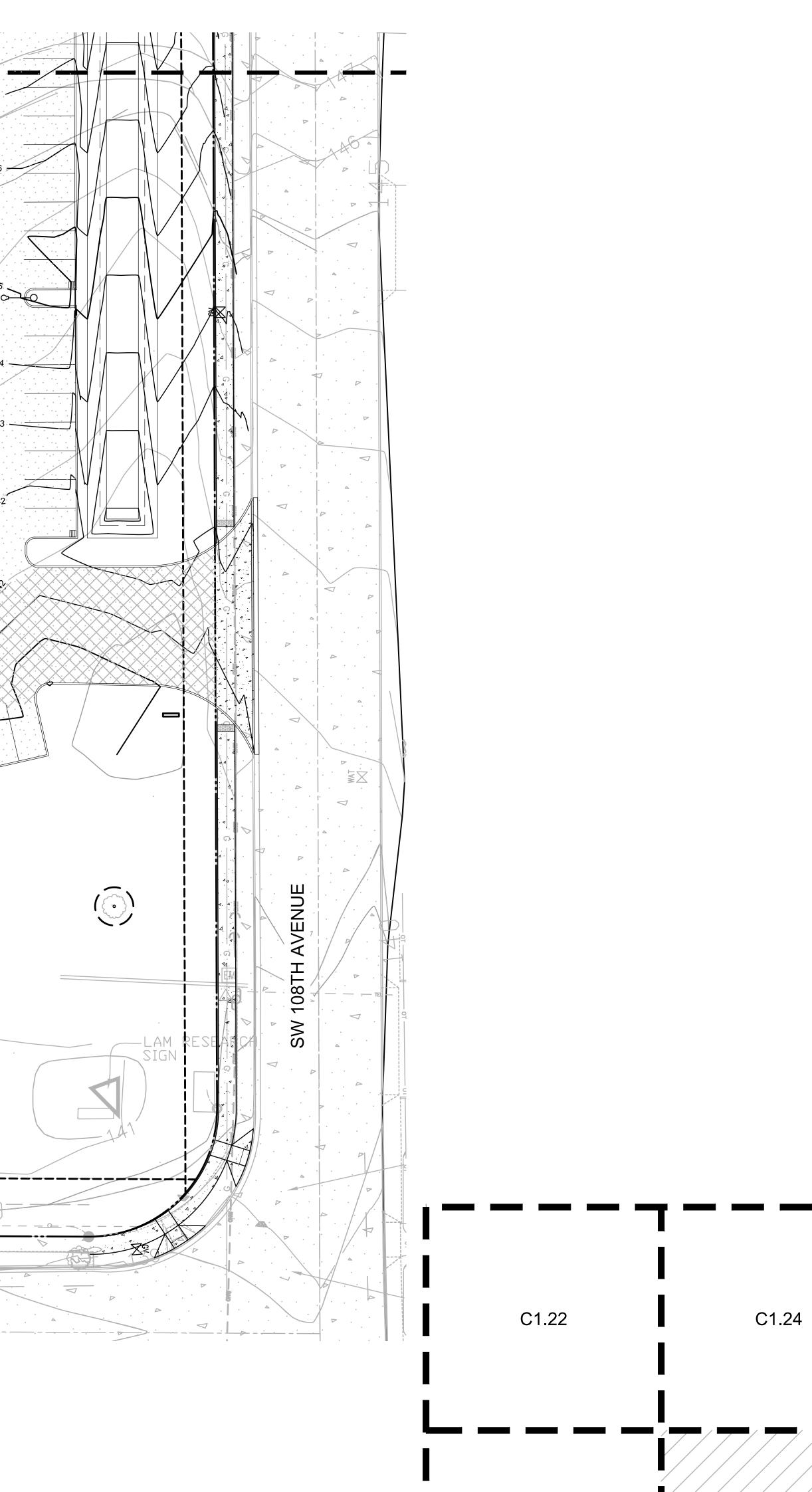
PLANS

PARKING EXPANSION GRADING



	MATCHLINE - SEE 1/C1.24
	147
	146
	745 C
WAT	
138	
TE THIGH CHAIN LINK FENCE	
4 HIGH CHAIN LINK FENCE	
W LEVETON DRIVE	BIKE LANE
$1 EAST PARKING GRADING PLAN - SOU$ $C1.23^{1"=20'-0"}$	<u>TH</u>
	1:1

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



ARCHITECTURAL REVIEW: 8/17/2022

KEY MAP SCALE: NTS



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	SHEET TITLE:
	EAST PARK
	EXPANSION
	GRADING P
_	

SHEET

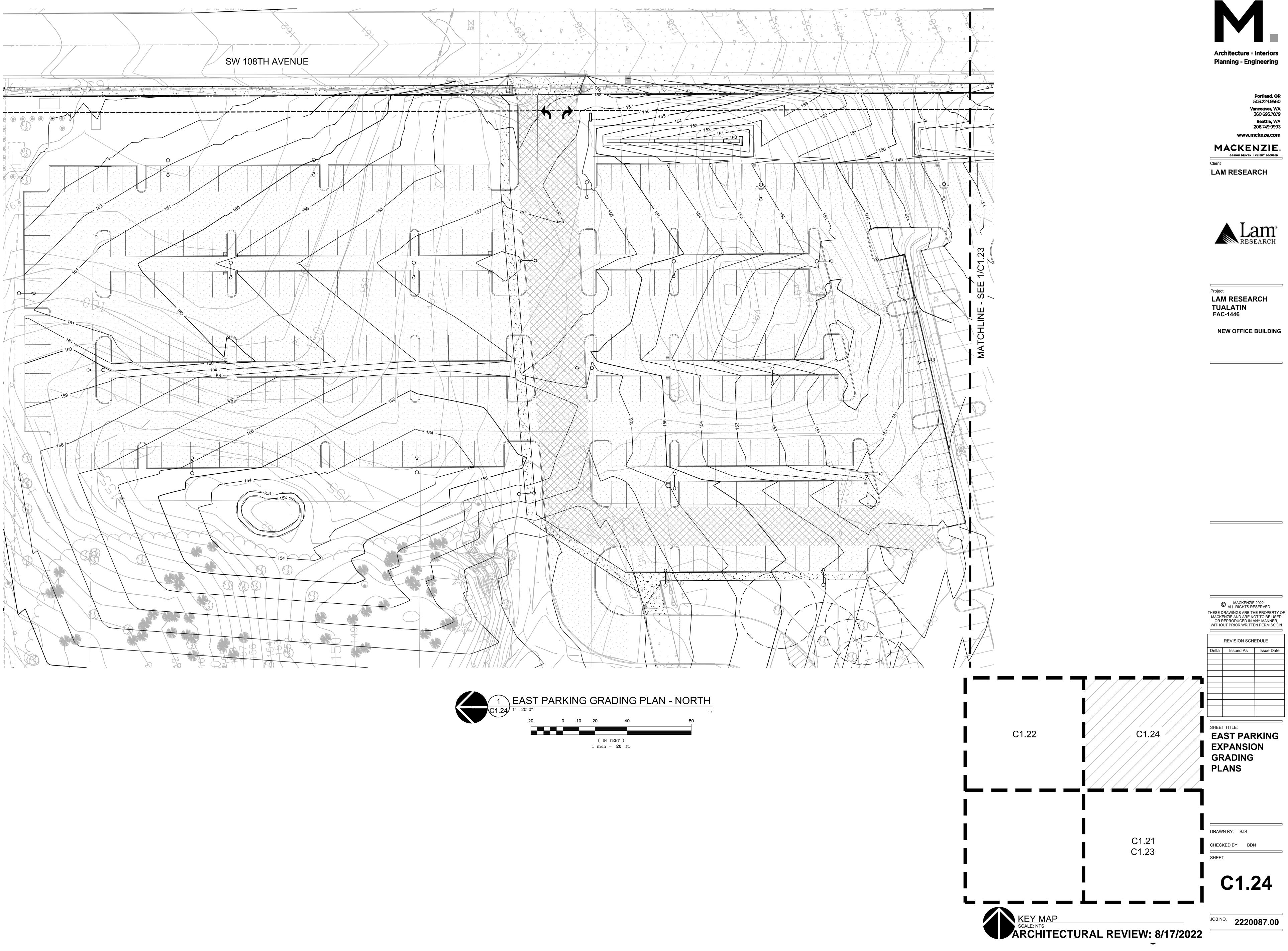
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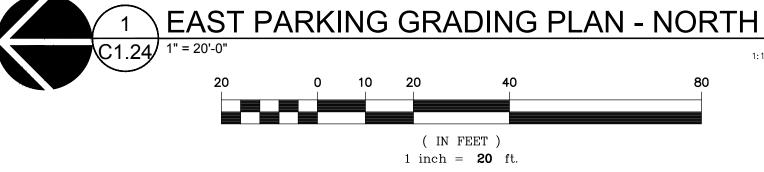
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C1.23

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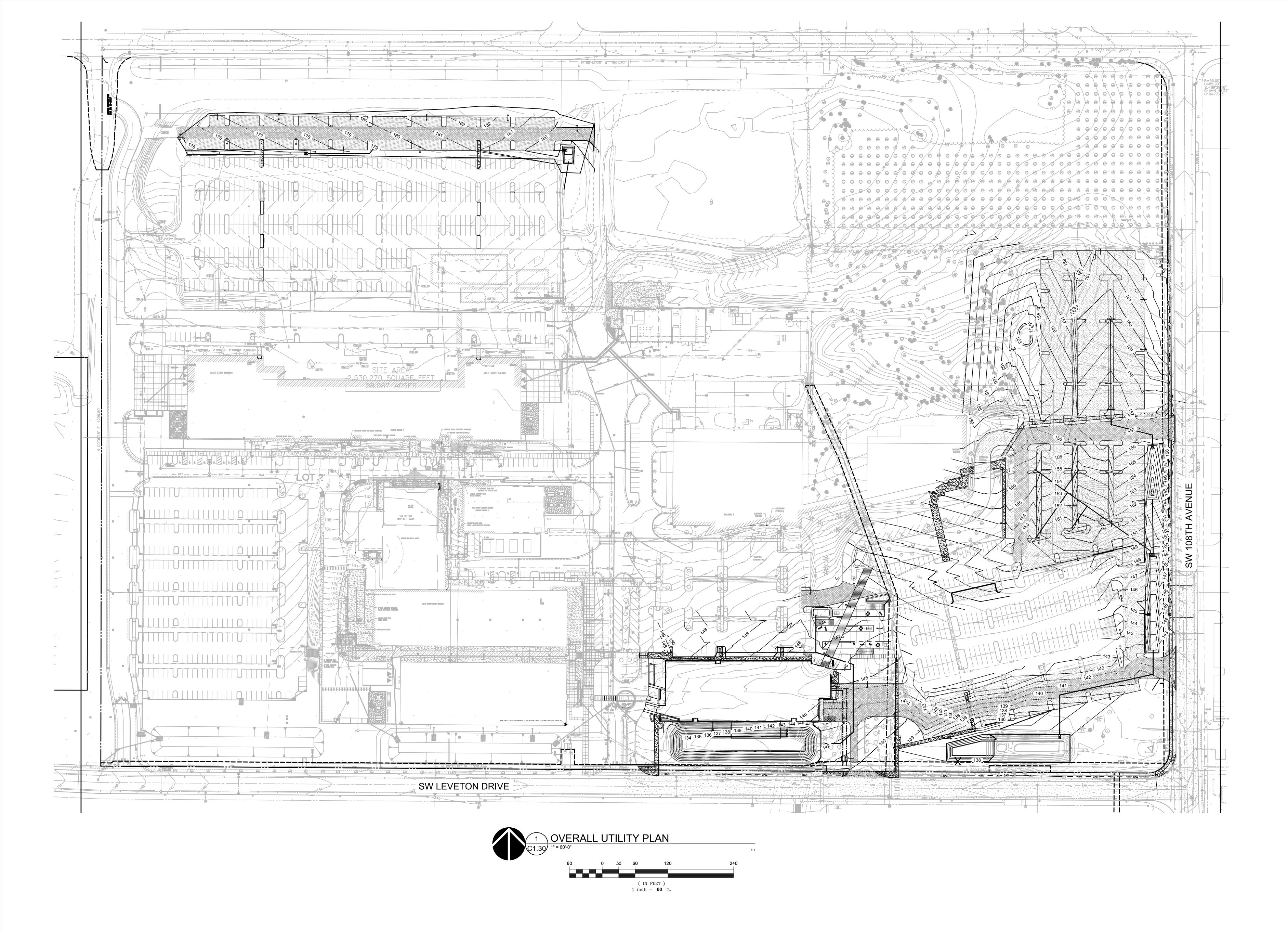
C1.24	
C1.21 C1.23	













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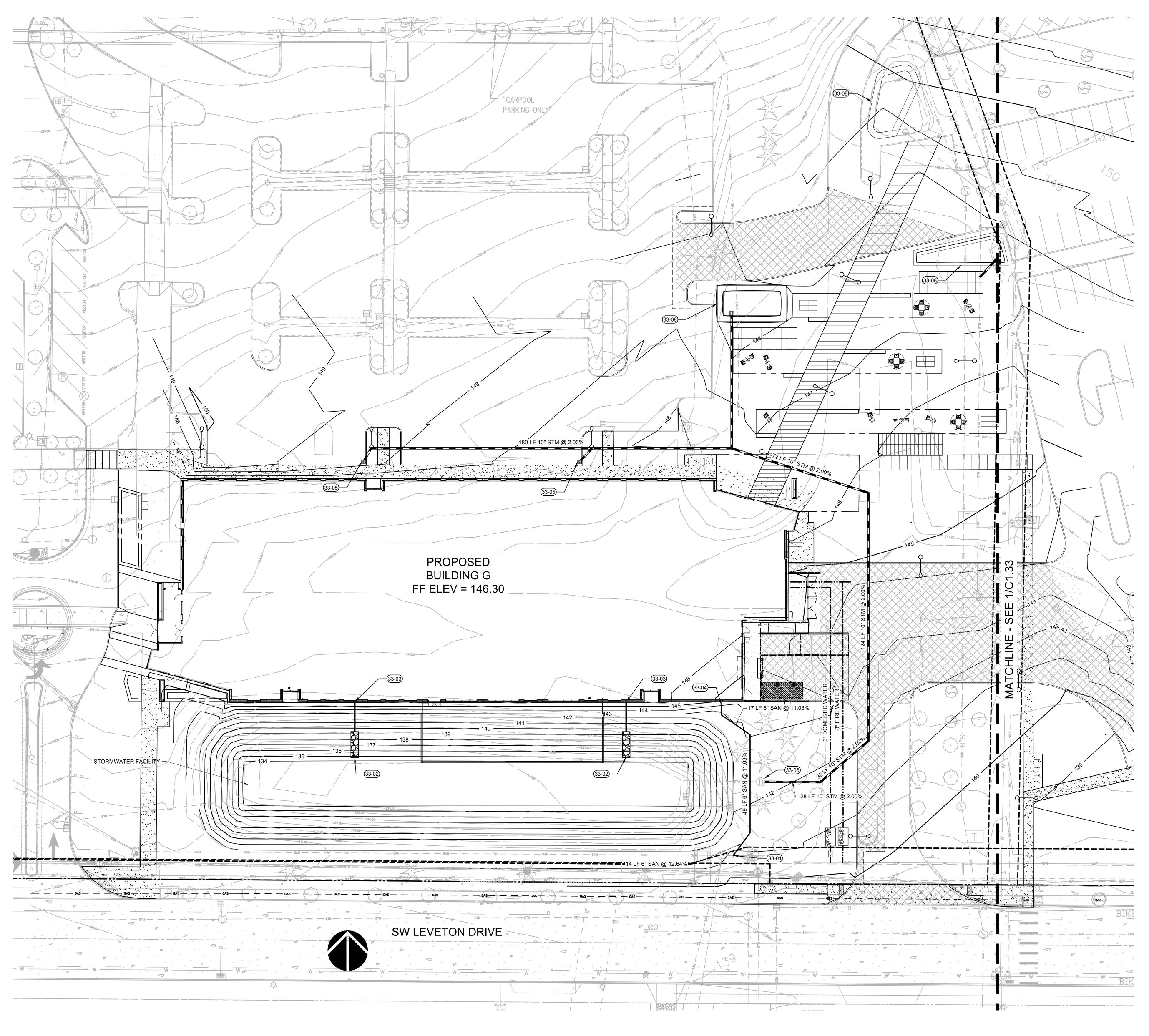
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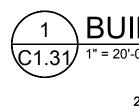
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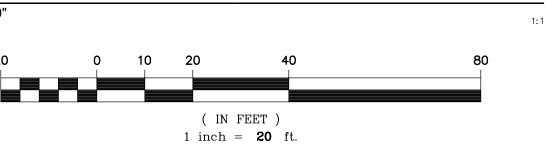
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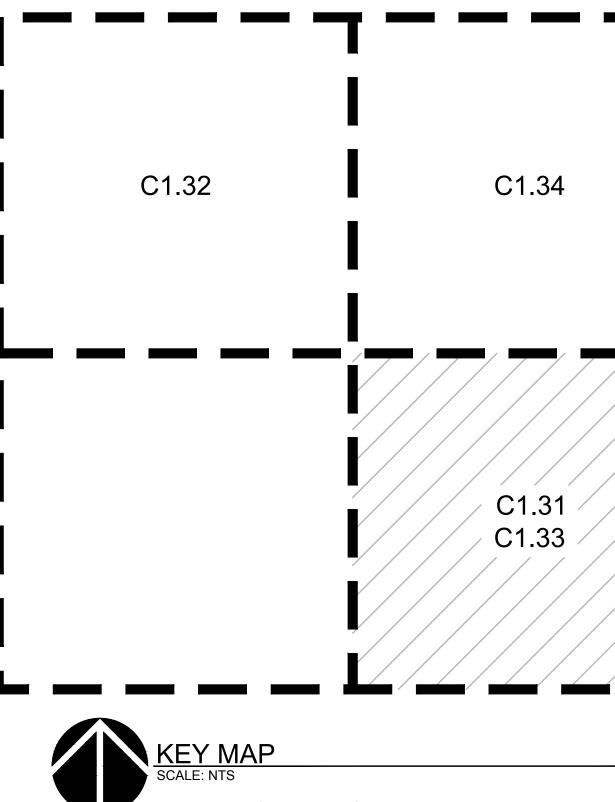


1 BUILDING G UTILITY PLAN C1.31 1" = 20'-0"



KEYNOTES

33-01	CONNECT SEWER TO EXISTING MANHOLE STUB
33-02	6" ROOF DRAIN OUTFALL WITH RIPRAP
33-03	ROOF DRAIN CONNECTION TO PLUMBING
33-04	CONNECT SEWER LATERAL TO PLUMBING
33-05	CATCH BASIN
33-06	CONNECT STORM TO EXISTING MANHOLE
33-08	STORMWATER BASIN
33-09	OVERFLOW OUTLET



ARCHITECTURAL REVIEW: 8/17/2022 222008700\DRAWINGS\CIVIL\087-CT.30-C1.32 UTILITY PLANS.DWG:C1.31 SJS 08/16/22 08:24 1:20



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BUILDING G

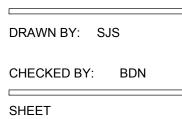
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UTILITY PLAN





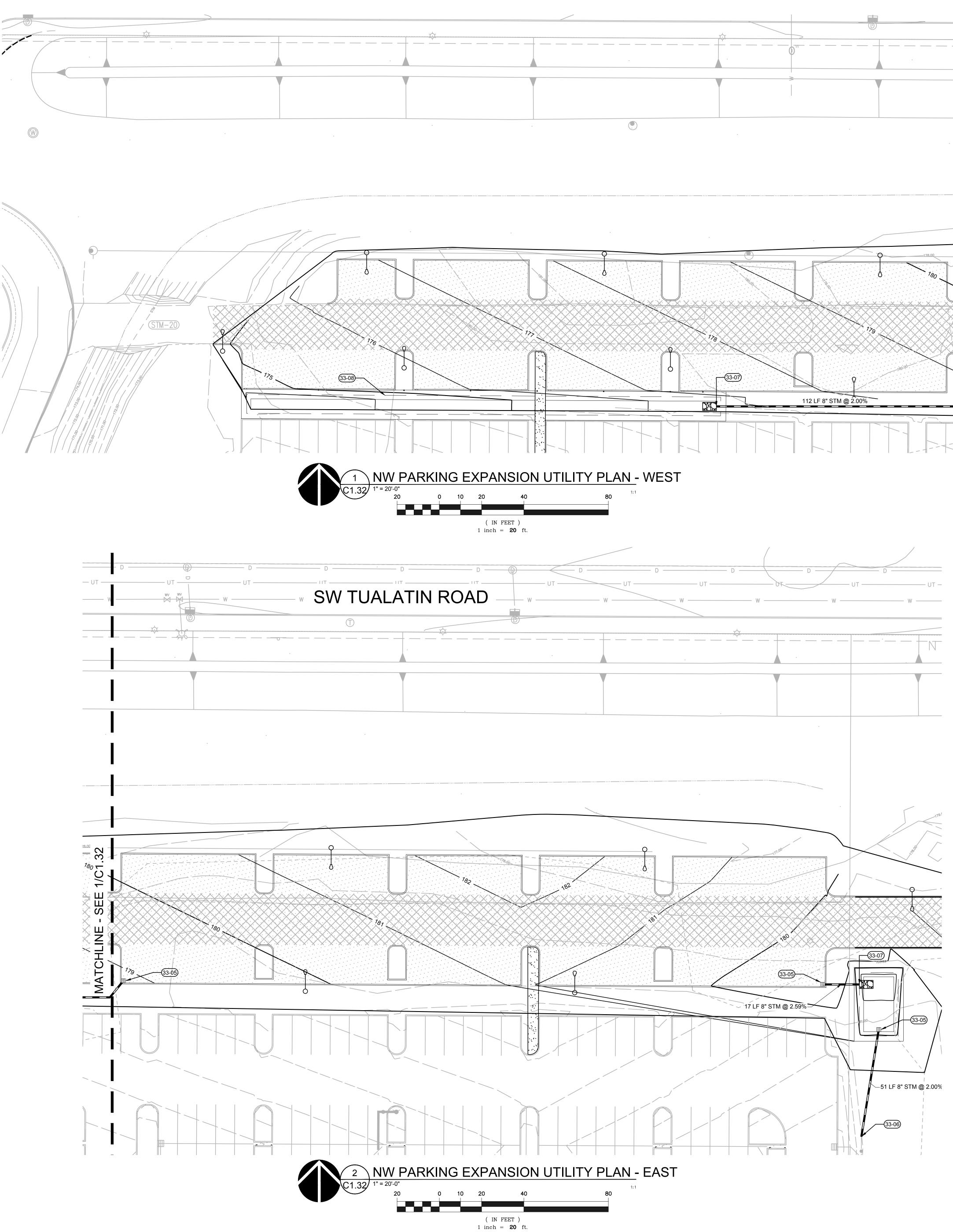


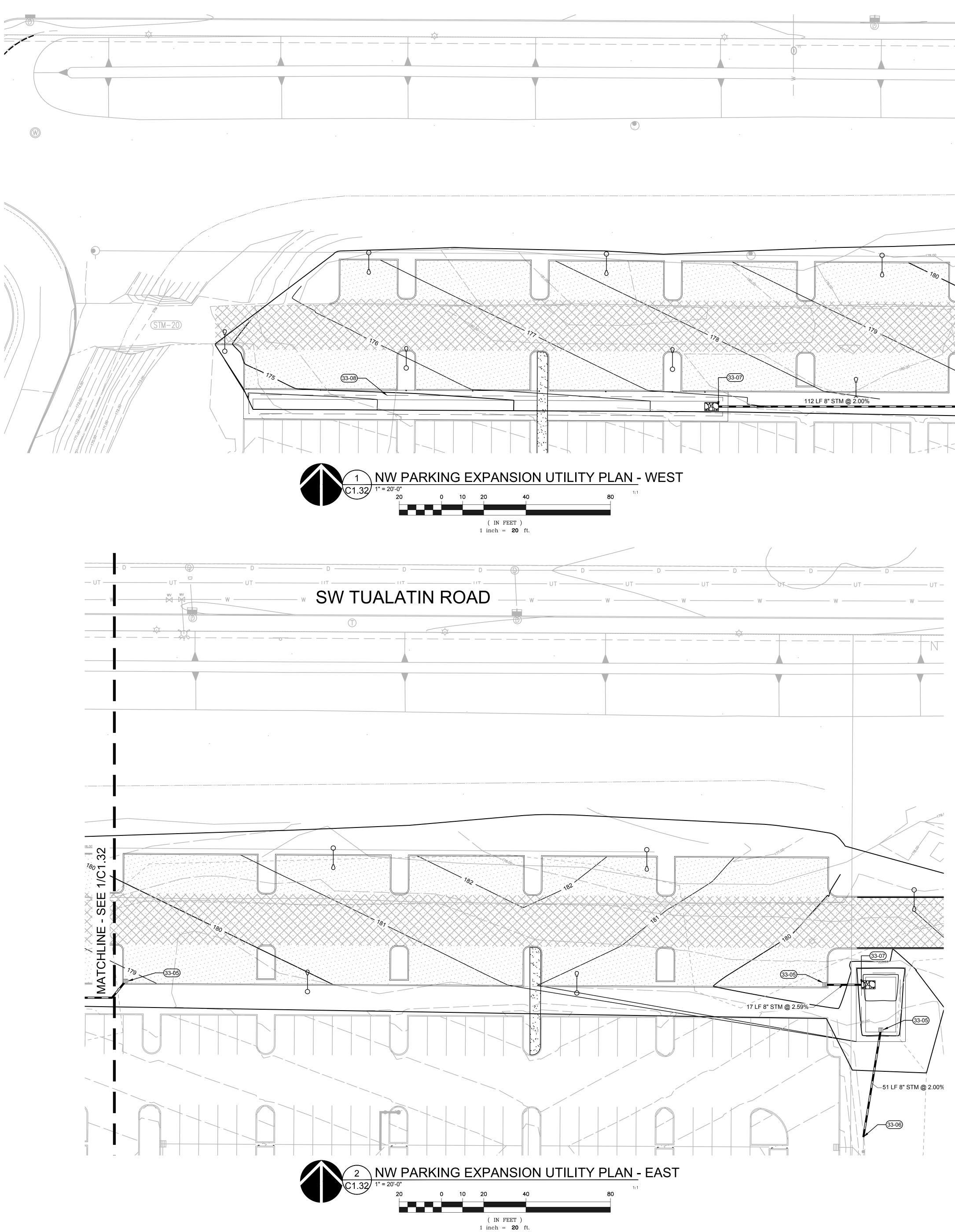


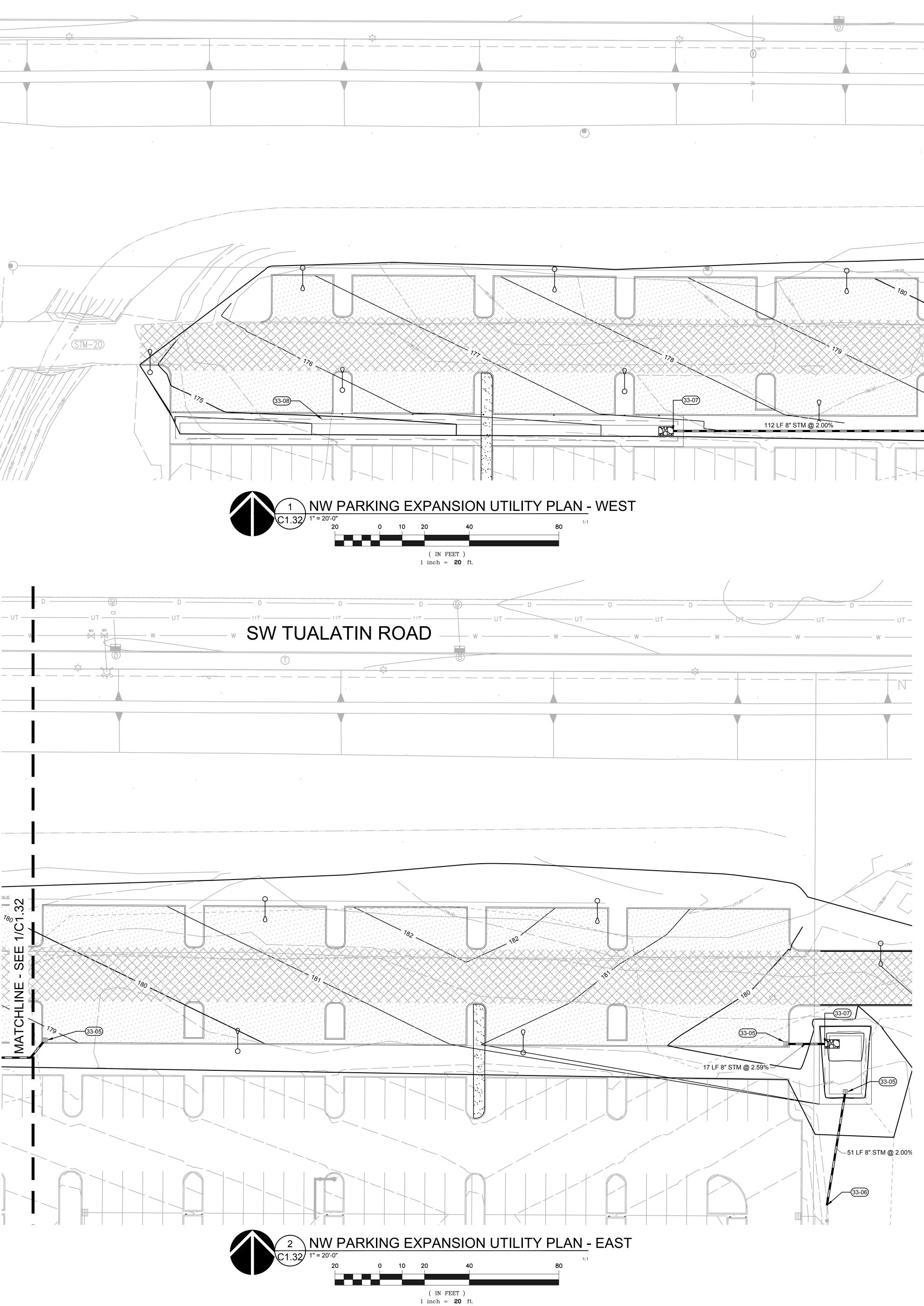


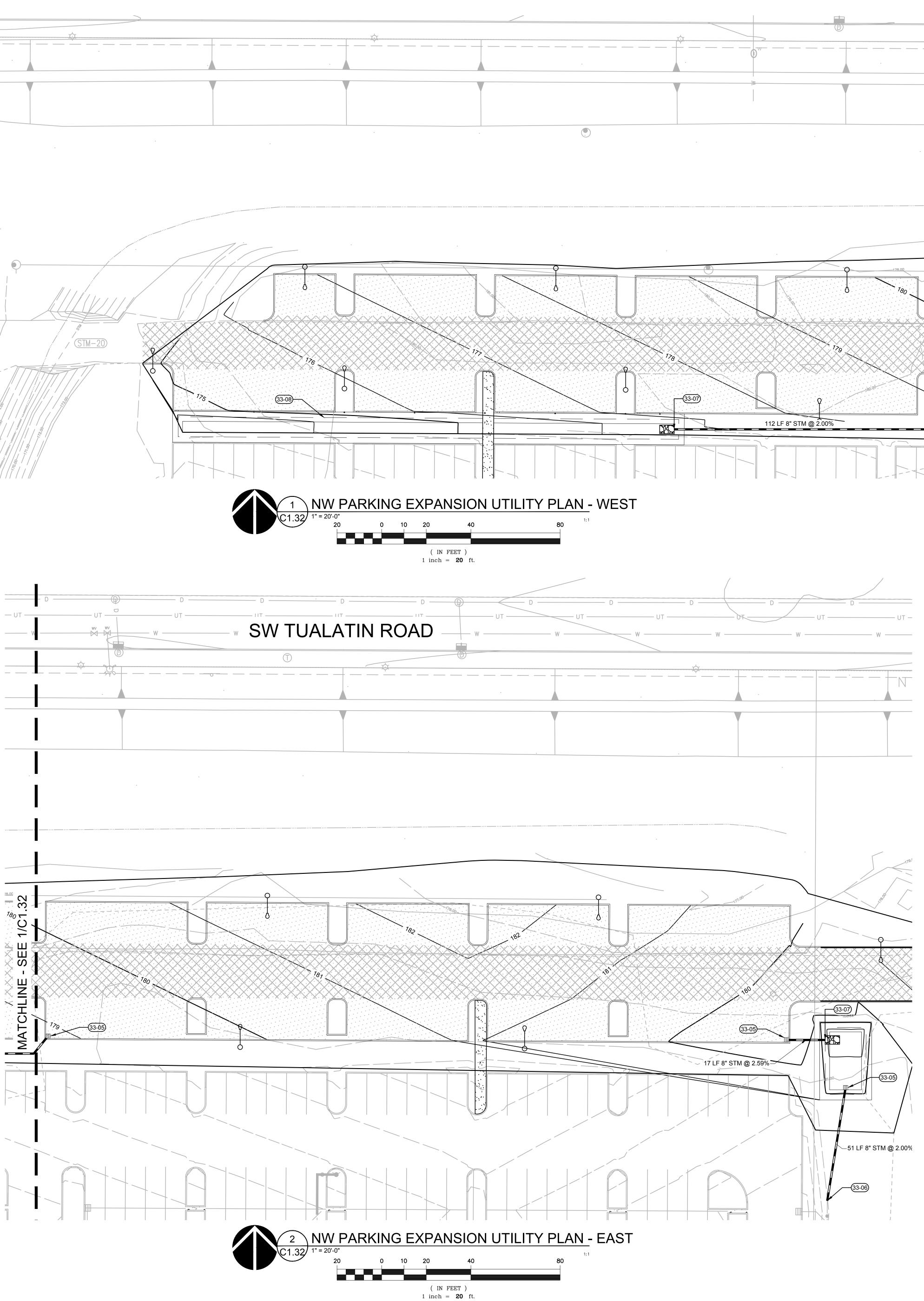
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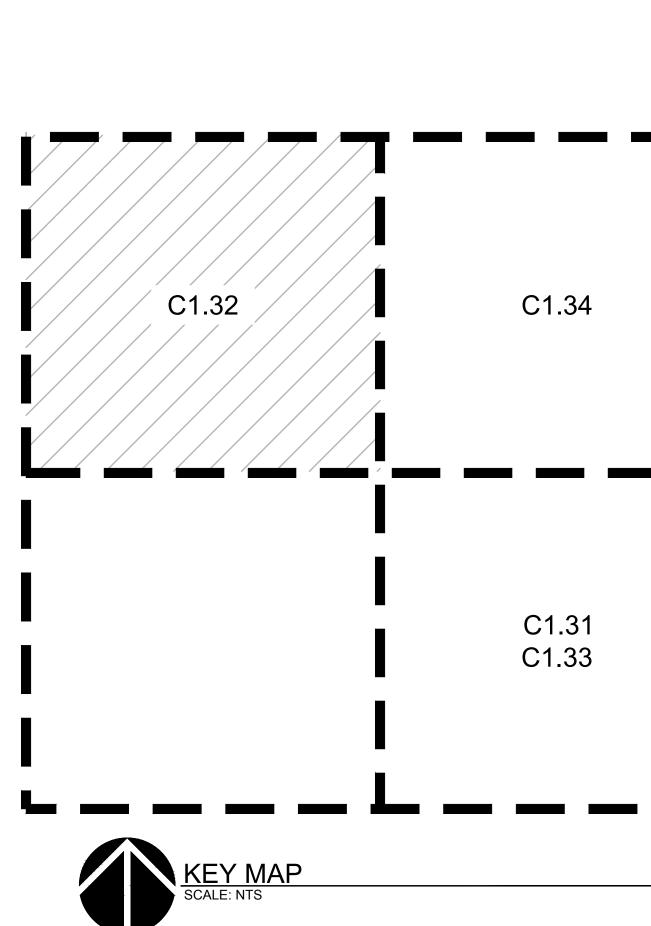


KEYNOTES

S

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33-05	CATCH BASIN	
33-06	CONNECT STORM TO EXISTING MANHOLE	
33-07	PIPE OUTFALL WITH RIPRAP	
33-08	STORMWATER BASIN	
33-09	OVERFLOW OUTLET	



ARCHITECTURAL REVIEW: 8/17/2022 222008700\DRAWINGS\CIVIL\087-CT.30-C1.32 UTILITY PLANS.DWG:C1.32 SJS 08/05/22 15:51 1:20



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SHEET TITLE:

PARKING

NORTHWEST

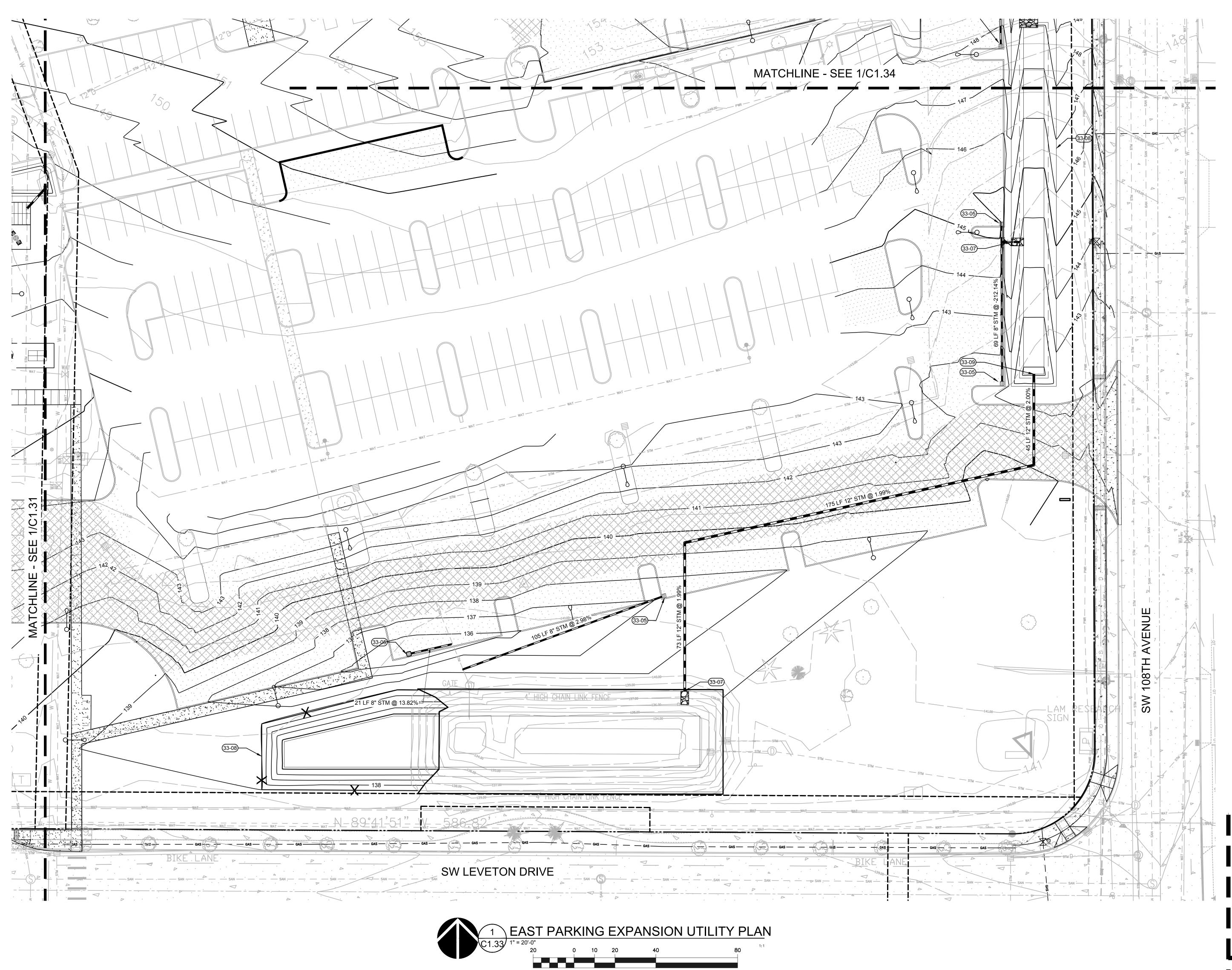
EXPANSION UTILITY PLANS

DRAWN BY: SJS

JOB NO. **2220087.00**

CHECKED BY: BDN SHEET

C1.32



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

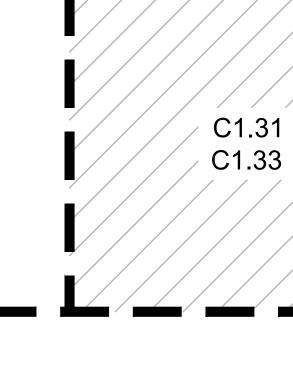
KEYNOTES

33-05 33-07 33-08 33-09

CATCH BASIN PIPE OUTFALL WITH RIPRAP STORMWATER BASIN OVERFLOW OUTLET

C1.32

C1.34



KEY MAP SCALE: NTS

 ARCHITECTURAL REVIEW: 8/17/2022

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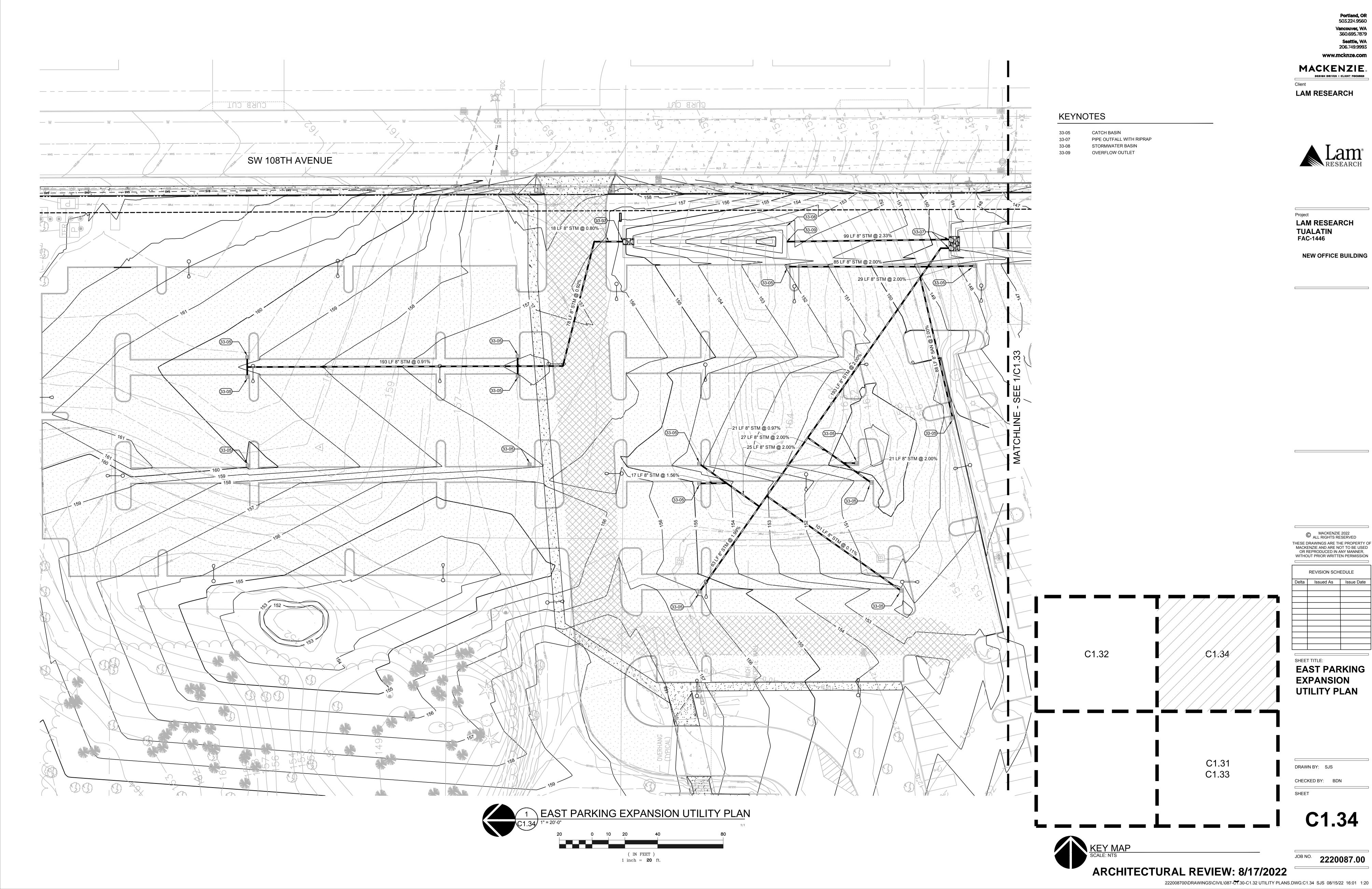
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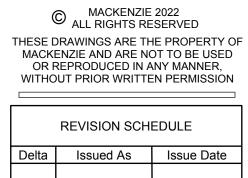
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SHEET TITLE:

EAST PARKING EXPANSION UTILITY PLAN

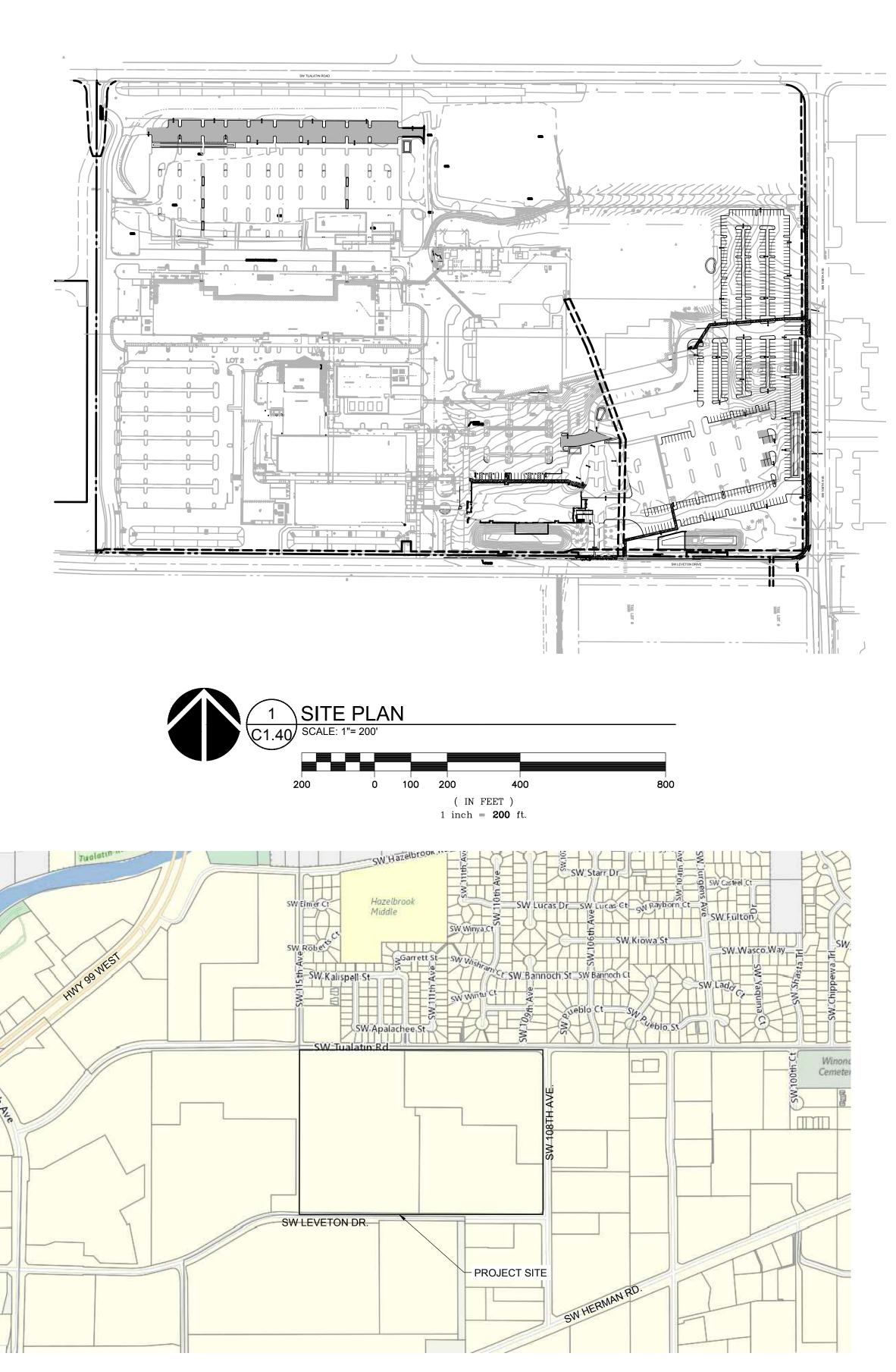
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JOB NO. **2220087.00**

SHEET

DRAWN BY: SJS





PROJECT LOCATION

SITE: EAST OF SW 124TH AVE, SOUTH OF SW TUALATIN RD, NORTH OF SW HERMAN RD 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:	
PHONE:	
E-MAIL:	
CERTIFICATION:	
CERTIFICATION NUMBER:	
CERTIFICATION EXPIRATION:	

DEQ 1200-C PERMIT

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.

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

CLIENT LAM RESEARCH CORP

CONTACT: HUGH KINGERY 11155 SW LEVETON DRIVE TUALATIN, OR 97206 PHONE: 971-762-8510

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 TABLE

• CLEARING (OCTOBER 2022)

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

DECEMBER 2023) • FINAL STABILIZATION (DECEMBER 2023)

SITE SOIL CLASSIFICATION:

HM - HILSBORO LOAM, 0 TO 3 PERCENT SLOPES, 3 TO 7 PERCENT SLOPES, 7 TO 12 PERCENT SLOPES, 12 TO 20 PERCENT SLOPES

RECEIVING WATER BODIES:

TUALATIN RIVER

SITE AREA:

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

IMPROVEMENTS:

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

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 ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND 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)
- 2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMI REQUIREMENTS. (SECTION 6.5) 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
- THE LOCAL MUNICIPALITY. (SECTION 4.7) 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)
- CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT TORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3) 10. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND /EGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE
- PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS) AND OTHER AREAS TO BE PRESERVED. ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1 11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS
- MIX USED. (SECTION 2.2.5) 12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFE
- 13. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
- 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 INI FTS AT ALL TIMES DURING CONSTRUCTION. BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND
- 2.2.13) 16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
- 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 SITE. (SECTION 2.2.7.F) 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. (SECTION 2.2.10) 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. (SECTION 2.2.9)
 - 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. (SECTION 1.2.9) 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 YEAR. (SECTION 2.2) 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 BE SUBMITTED.

INITIALS _____

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	-II		L	I	I
PRESERVE NATURAL VEGETATION	**X	Х	X	Х	Х
GROUND COVER		Х			х
HYDRAULIC APPLICATIONS					Х
PLASTIC SHEETING		Х	Х		
MATTING					
DUST CONTROL	Х	Х	Х	Х	Х
TEMPORARY/PERMANENT SEEDING		Х	Х	Х	Х
BUFFER ZONE	**X	Х	Х	Х	Х
OTHER:					
SEDIMENT CONTROL					
SEDIMENT FENCE (PERIMETER)	**X	Х	Х	Х	Х
SEDIMENT FENCE (INTERIOR)	X	Х	Х	Х	Х
STRAW WATTLES			х		
FILTER BERM		Х	x	Х	
INLET PROTECTION	**X	Х	X	Х	
DEWATERING			Х		
SEDIMENT TRAP					
NATURAL BUFFER ENCROACHMENT					
SEDIMENT BAG					
OTHER:					
RUNOFF CONTROL	1 1		I		I
CONSTRUCTION ENTRANCE	X	Х	Х	Х	
PIPE SLOPE DRAIN					
OUTLET PROTECTION	х	Х	x	Х	
SURFACE ROUGHENING		~			
CHECK DAMS					
OTHER:					
POLLUTION PREVENTION	1				
PROPER SIGNAGE	X	X	x	Х	x
HAZ WASTE MGMT	X	<u>х</u>	X	X	X
SPILL KIT ON-SITE	X	X	x	X	X
CONCRETE WASHOUT AREA		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	X	X	
OTHER:					
······					

**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 C1.40

C1.41 ESCP CLEARING AND DEMOLITION PLAN

C1.42 ESCP MASS GRADING AND STABILIZATION PLAN

C1.43 ESCP UTILITY CONSTRUCTION PLAN ESCP VERTICAL CONSTRUCTION PLAN C1.44

EROSION AND SEDIMENT CONTROL DETAILS C1.45



Planning - Engineering







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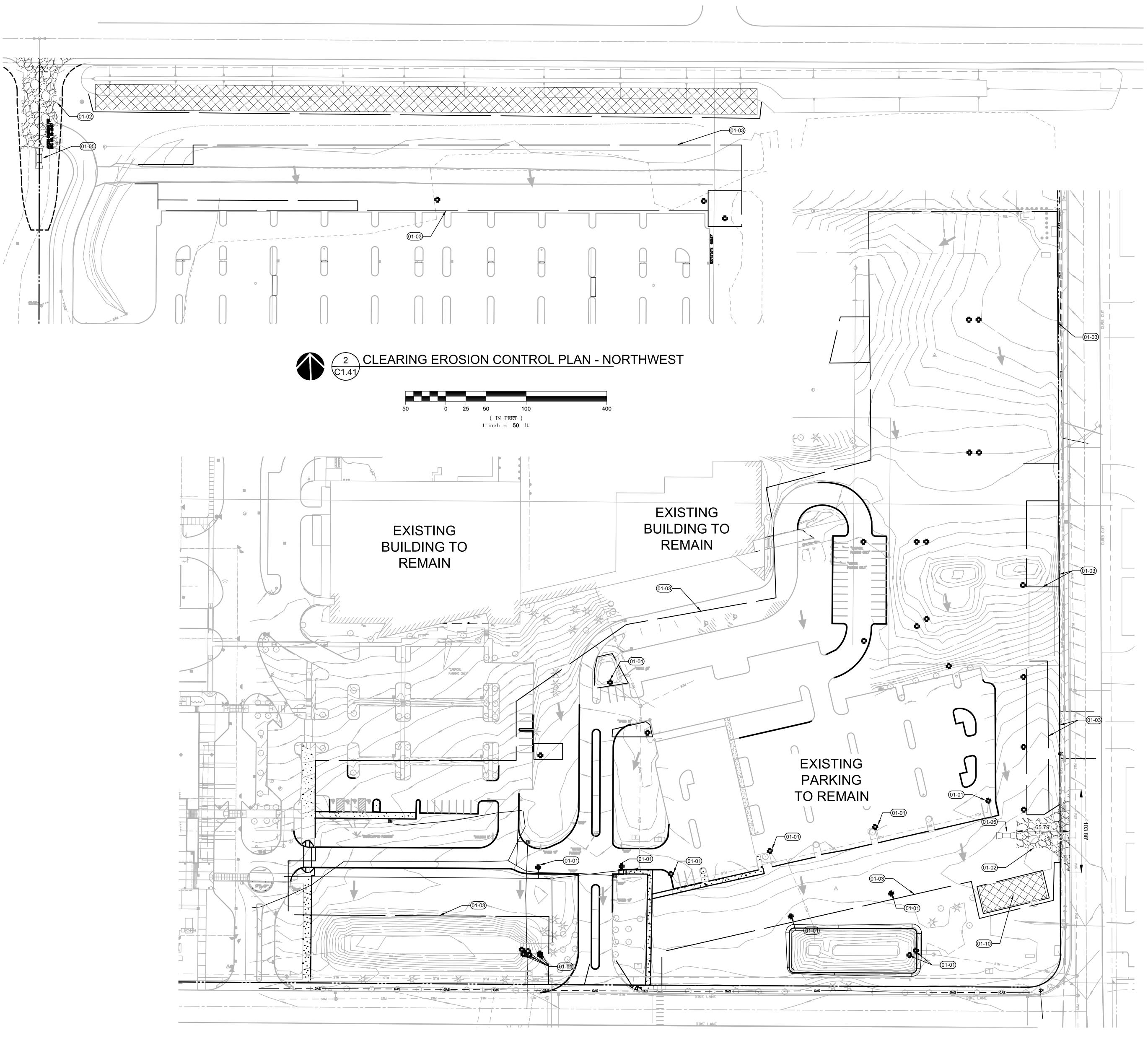
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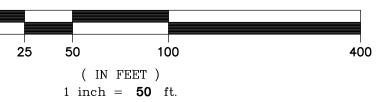
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DRAWN BY: SJS







LEGEND

O	SEDIMENT FENCE PER 3/EC6.0
	LIMITS OF GRADING
\rightarrow	EXISTING DRAINAGE FLOW ARROW
181	EXISTING CONTOUR
800 80 80 80	CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
\mathbf{X}	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 STORA REFUELING AND EQUIPMENT STORAGE AND MAINTENAN

NEAREST OFFICIAL RAIN GAUGE

FANNO CREEK, DURHAM, OREGON ELEV: 115 FT; LAT/LON: 45.403452/122.754819

TYPICAL WORKING HOURS

7AM-5PM WEEKDAYS

KEYNOTES

01-01	CATCH BASIN SEDIMENT FILTER BAG PER DETAIL 1/C1.45.
01-02	CONSTRUCTION ENTRANCE PER DETAIL 2/C1.45.
01-03	SEDIMENT FENCE PER 3/C1.45.
01-05	WHEEL WASH PER 5/C1.45.
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.



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SHEET TITLE: ESC SITE CLEARING

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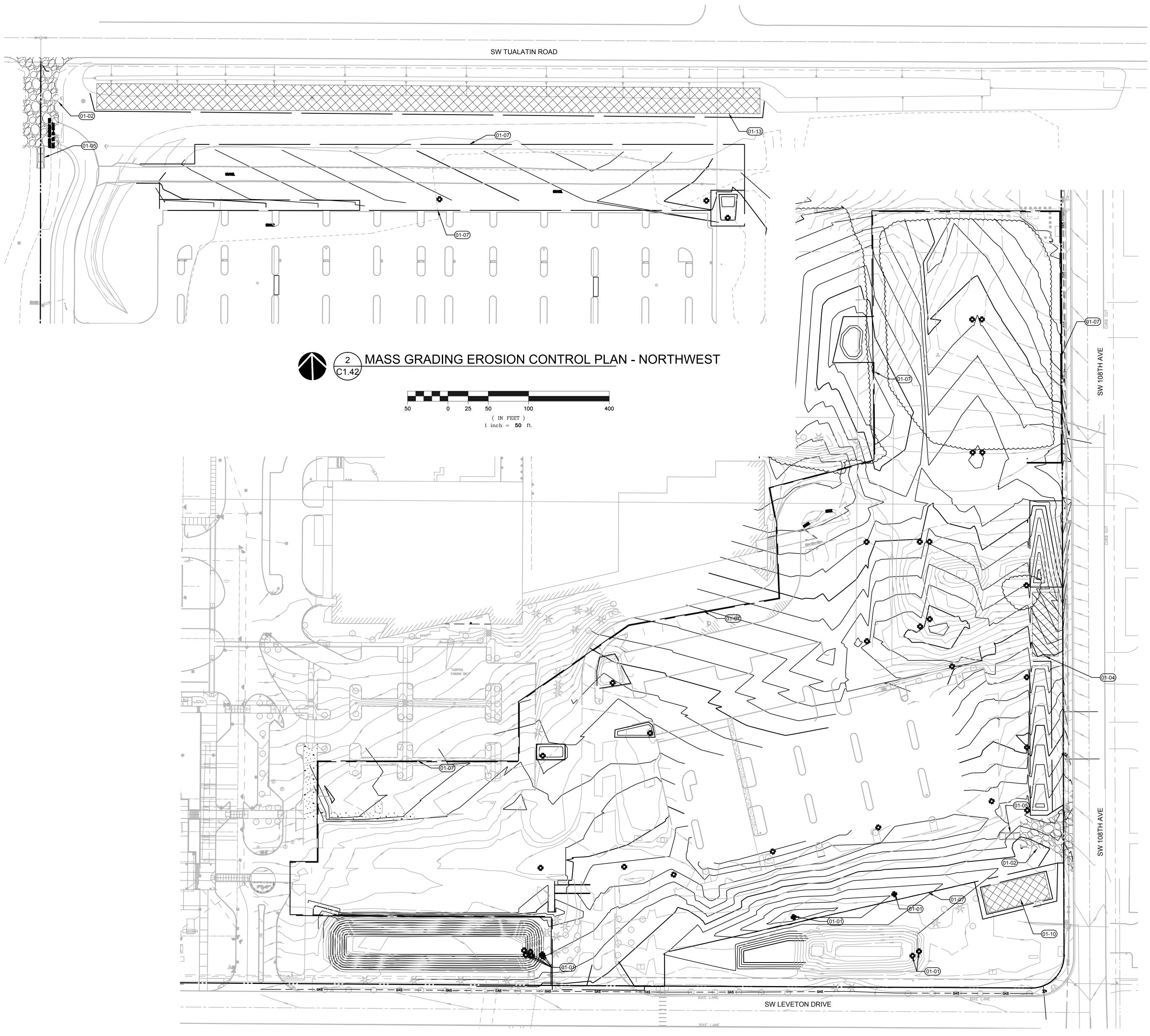
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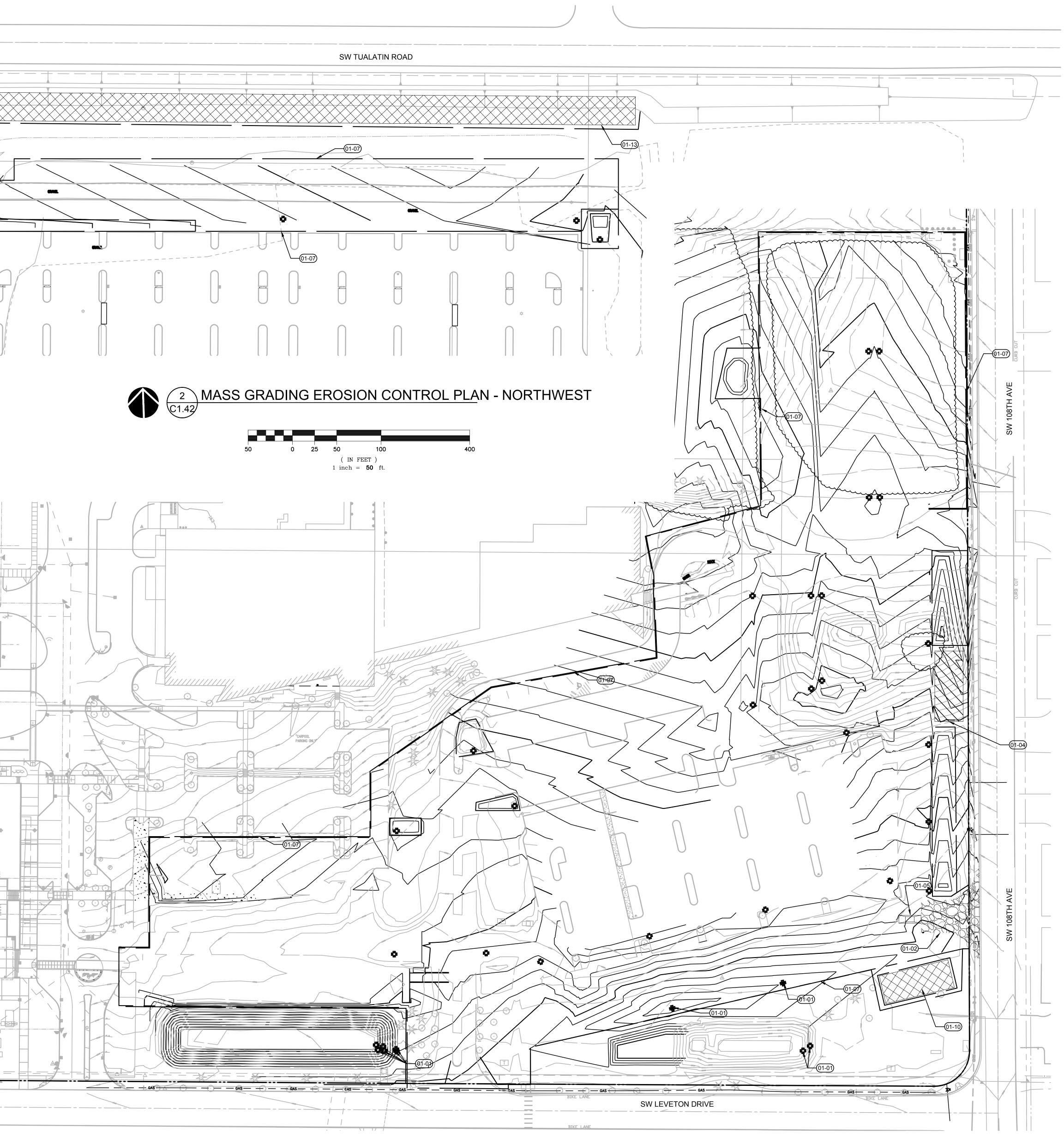
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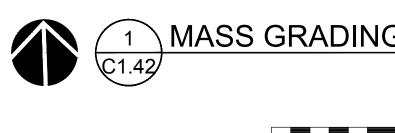
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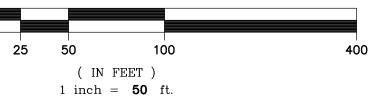
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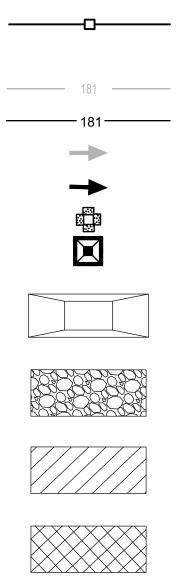




MASS GRADING EROSION CONTROL PLAN - SOUTHEAST



LEGEND



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
SOIL STOCKPILE AREA PER 4/EC6.0
AREA FOR SOLID AND HAZARDOUS WASTE, FUEL STORAGE AND
REFUELING AND EQUIPMENT STORAGE AND MAINTENANCE

KEYNOTES

01-01	CATCH BASIN SEDIMENT FILTER BAG PER DETAIL
01-02	CONSTRUCTION ENTRANCE PER DETAIL 2/C1.45.
01-04	AREA FOR TEMPORARY SOIL STOCKPILE FROM EARTHWORK CUTTINGS. COVER STOCKPILE PER 4/C1.45.
01-05	WHEEL WASH PER 5/C1.45.
01-07	LIMIT OF GRADING
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.
01-13	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 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 MEASURES.

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

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 CHARACTERISTICS.

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C1.42

ESC MASS

GRADING

SHEET TITLE:

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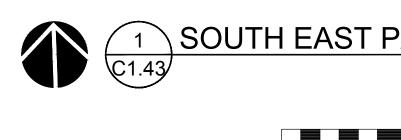
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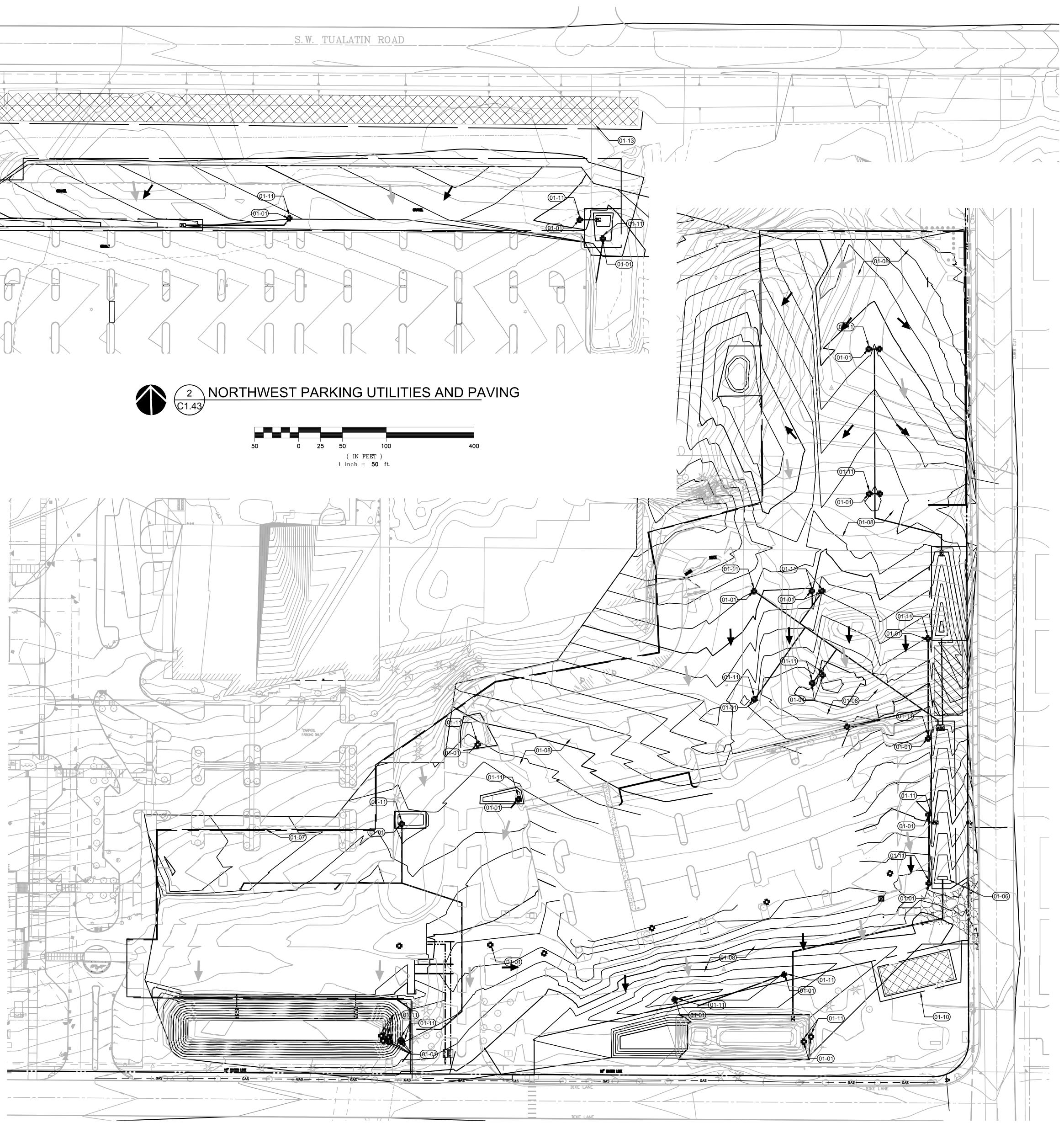
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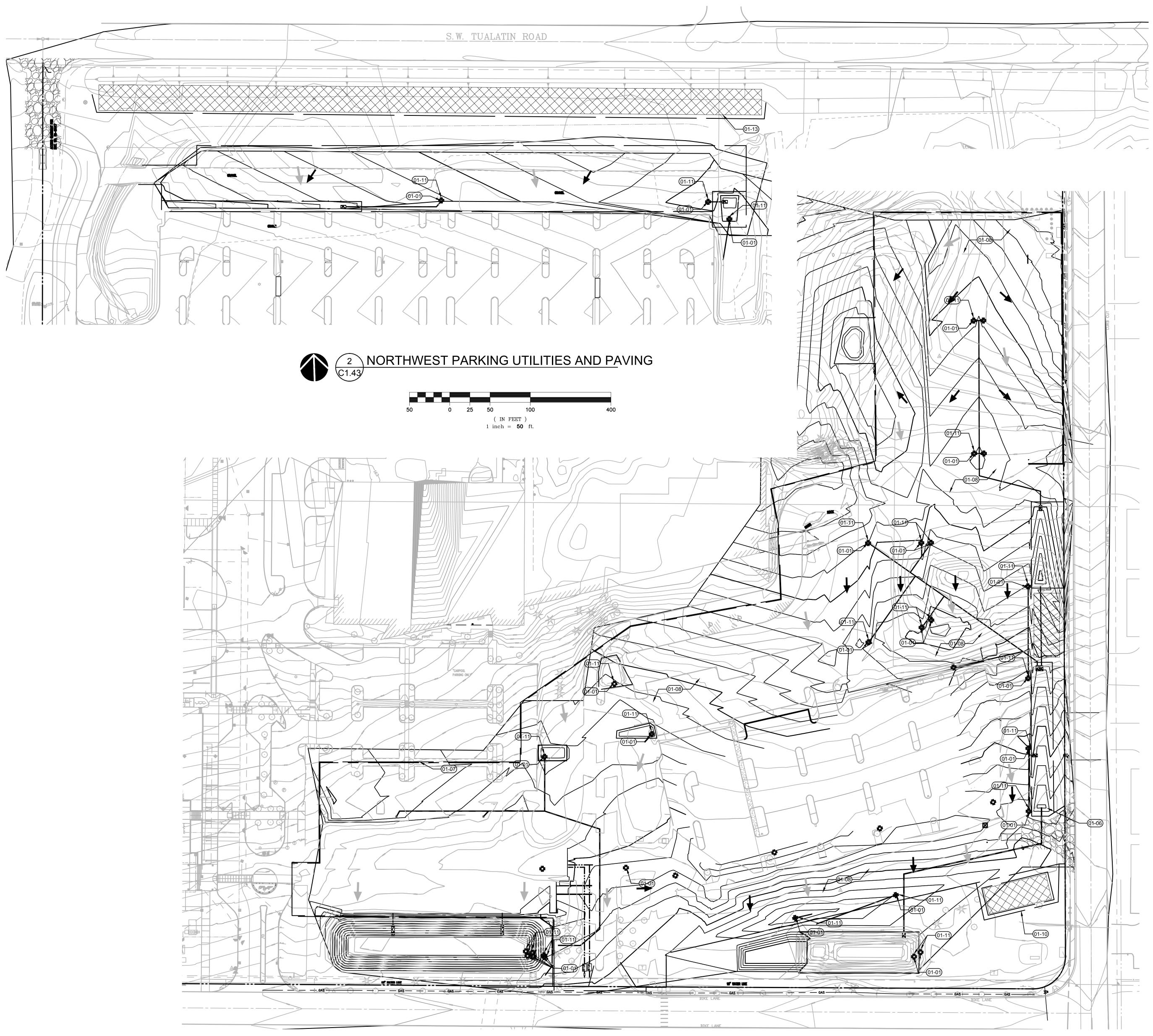
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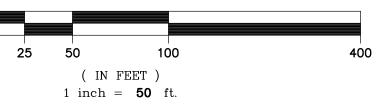
Planning - Engineering







SOUTH EAST PARKING UTILITIES AND PAVING



LEGEND

O	SEDIMENT FENCE PER 3/EC6.0
	LIMITS OF GRADING
181	EXISTING CONTOUR
181	PROPOSED CONTOUR
	STORM LINE
	SANITARY LINE
	FIRE WATER LINE
	DOMESTIC WATER LINE
	CATCH BASIN SEDIMENT FILTER BAG PER 1/EC6.0
\mathbf{X}	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

- PROPOSED DETENTION POND TO BE DISCHARGE POINT FOR ALL STORMWATER RUNOFF CONVEYANCE
- 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 1/C1.45.
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

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 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)

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 MEASURES.

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.

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 CHARACTERISTICS.

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AND PAVING

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LAM RESEARCH

TUALATIN FAC-1446

Project

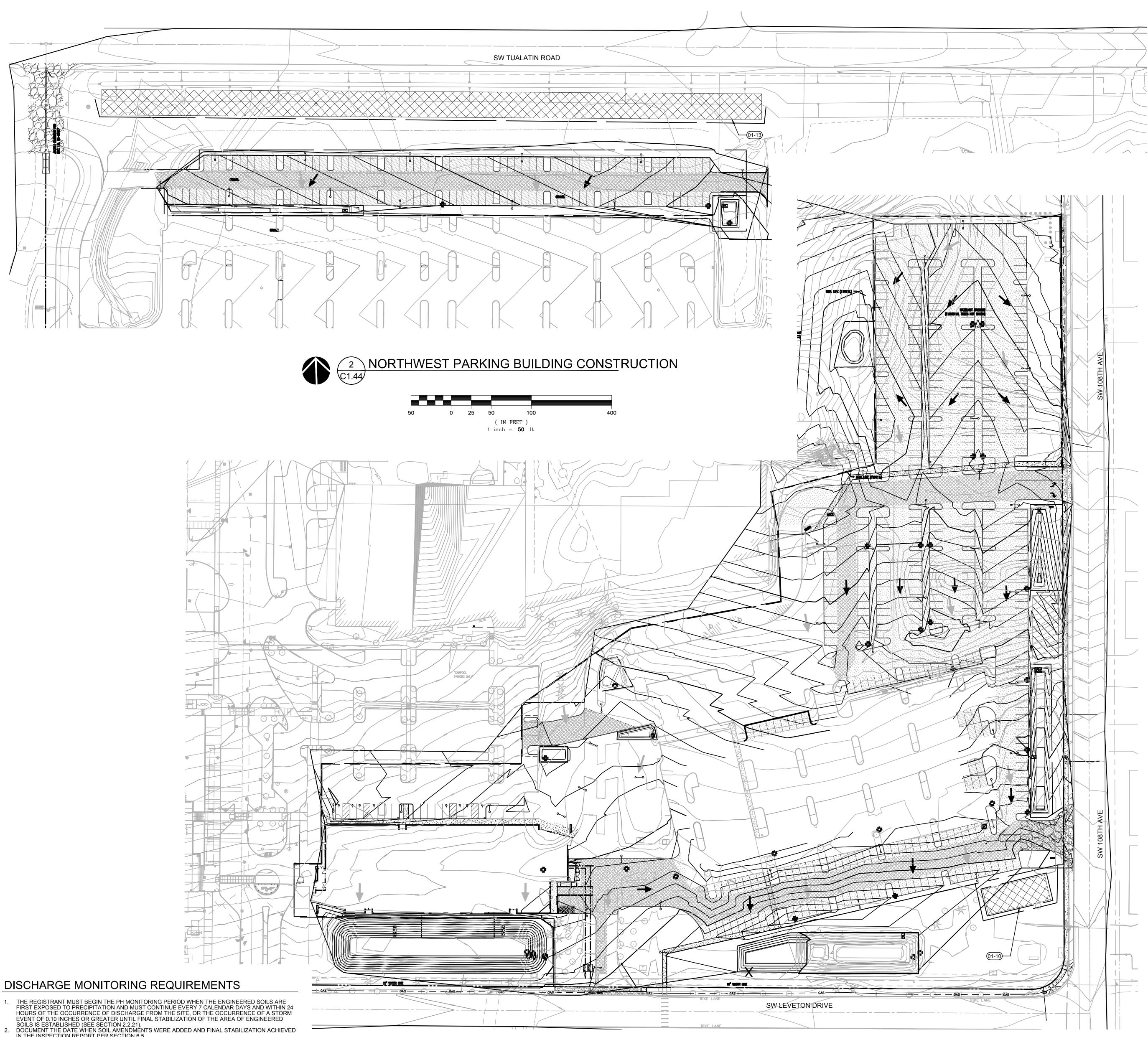
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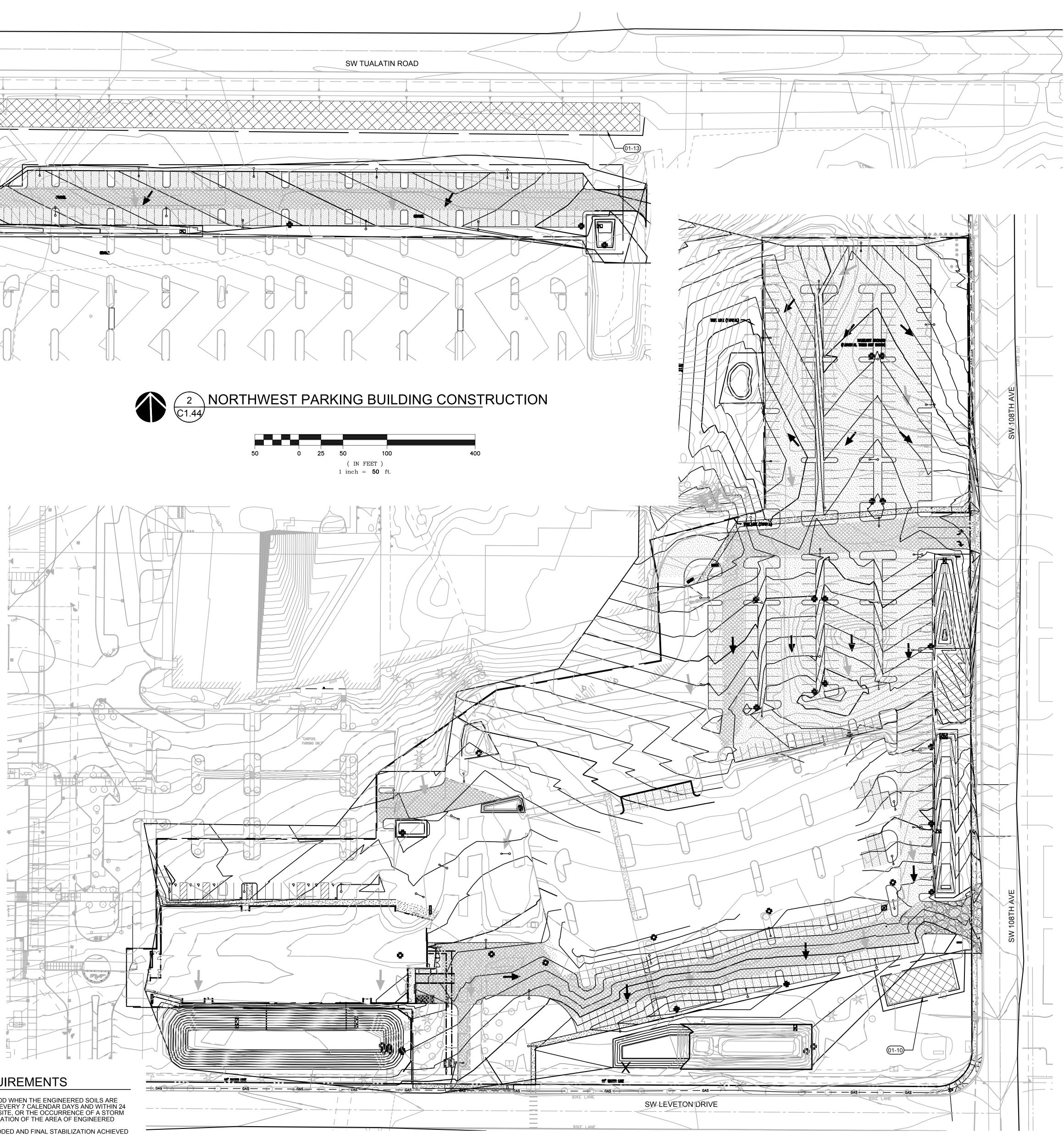
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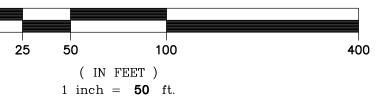


- IN THE INSPECTION REPORT PER SECTION 6.5. THE REGISTRANT MUST MONITOR THE PH OF STORMWATER IN THE SEDIMENT BASINS/IMPOUNDMENTS AND AT DISCHARGE LOCATIONS THAT RECEIVE STORMWATER RUNOFF
- FROM THE AREA WHERE ENGINEERED SOILS WERE USED BEFORE THE STORMWATER DISCHARGES TO SURFACE WATERS.
- 4. THE BENCHMARK VALUE FOR PH IS DEFINED IN STANDARD UNITS (SU), AND DETERMINED BY THE RIVER BASIN CONTAINING THE RECEIVING WATERBODY ACCORDING TO OAR 340-041-0021. ANYTIME MONITORING INDICATES THAT THE PH OF THE SITE'S STORMWATER IS THE MAXIMUM ALLOWED SU OR GREATER. THE REGISTRANT MUST FITHER:
- 4.1. PREVENT THE HIGH PH WATER FROM ENTERING STORM SEWER SYSTEMS OR SURFACE WATERS; OR ADJUST OR NEUTRALIZE THE HIGH PH WATER UNTIL IT IS IN THE RANGE OF PH SU ACCEPTABLE FOR DISCHARGE TO THE RIVER BASIN CONTAINING THE RECEIVING WATERBODY BY USING AN 4.2.
- APPROPRIATE TREATMENT BMP SUCH AS CARBON DIOXIDE (CO2) SPARGING OR DRY ICE. THE REGISTRANT MUST OBTAIN WRITTEN PERMISSION FROM DEQ OR AGENT BEFORE USING ANY 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.

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BUILDING G CONSTRUCTION



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
- FOR SPILL PREVENTION SPILL KITS AND OTHER SPILL CONTAINMENT DEVICES (I.E WATTLES, 2. 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
01-13	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 APPROPRIATE SEED MIX. 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)

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

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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.

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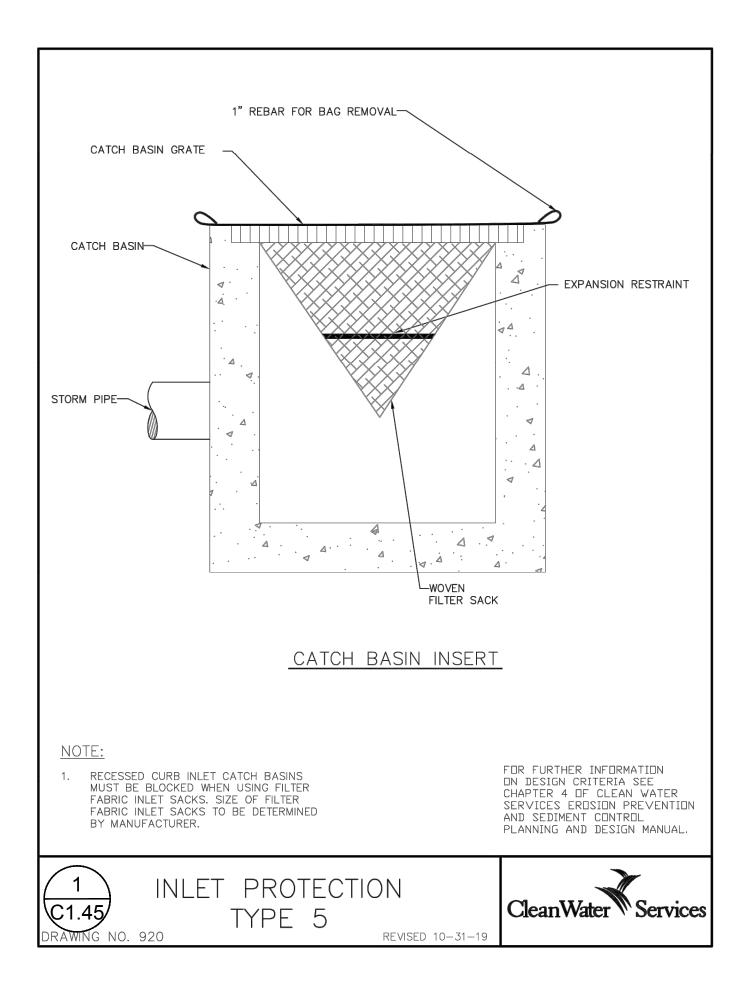
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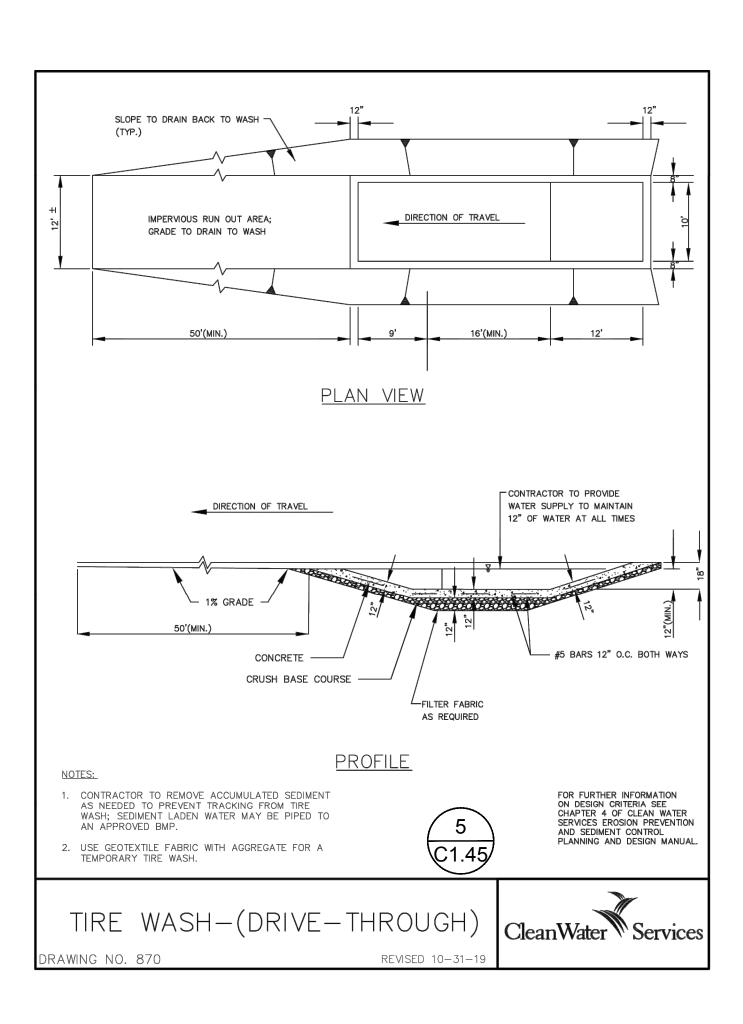
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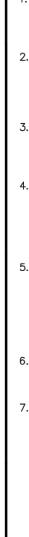
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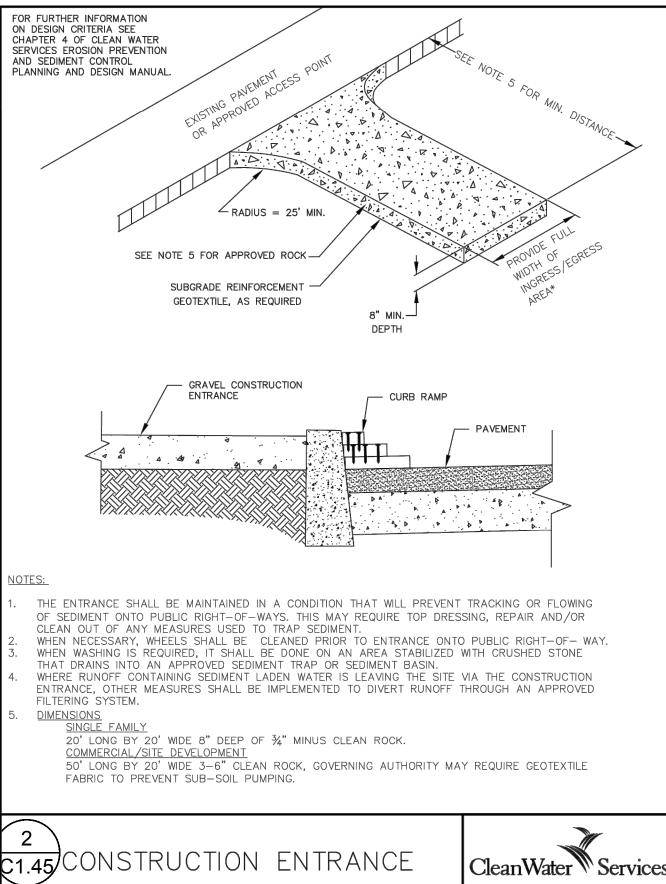




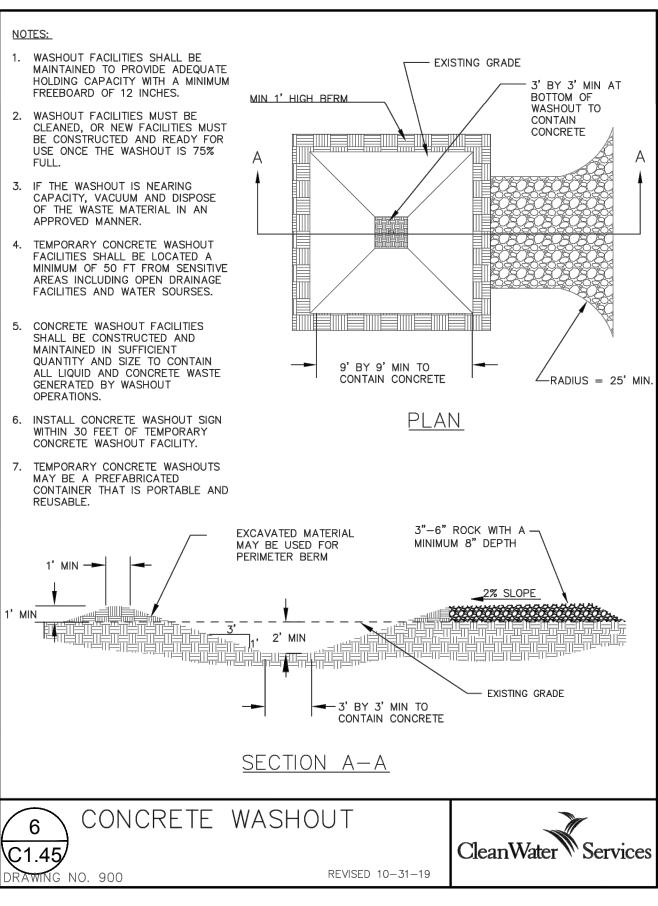


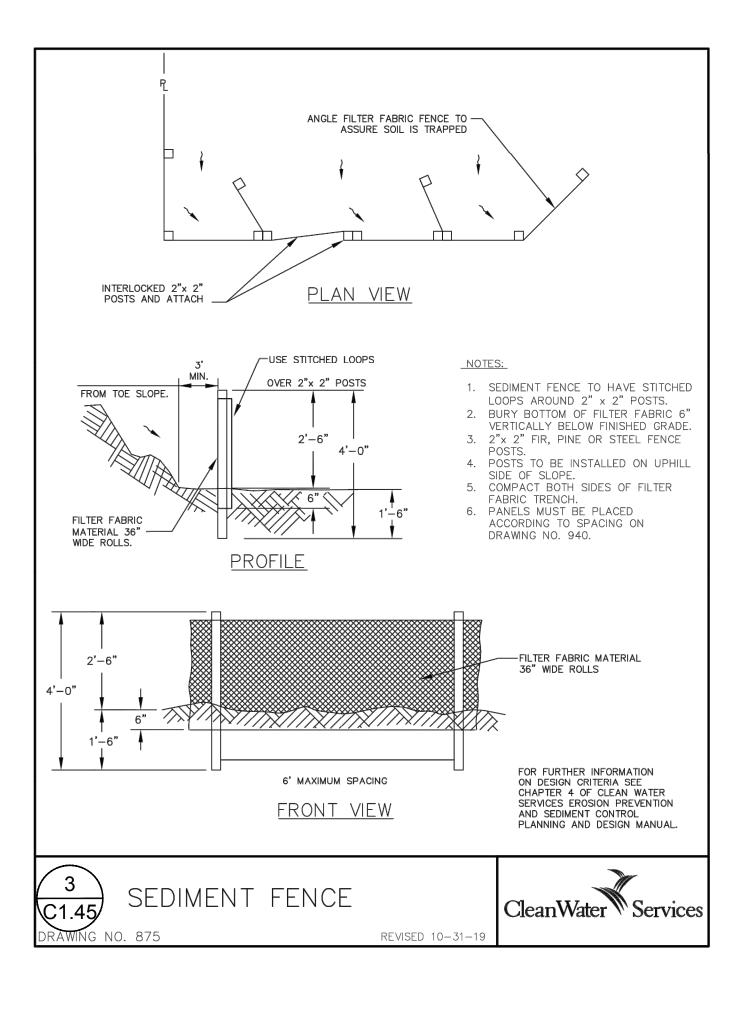


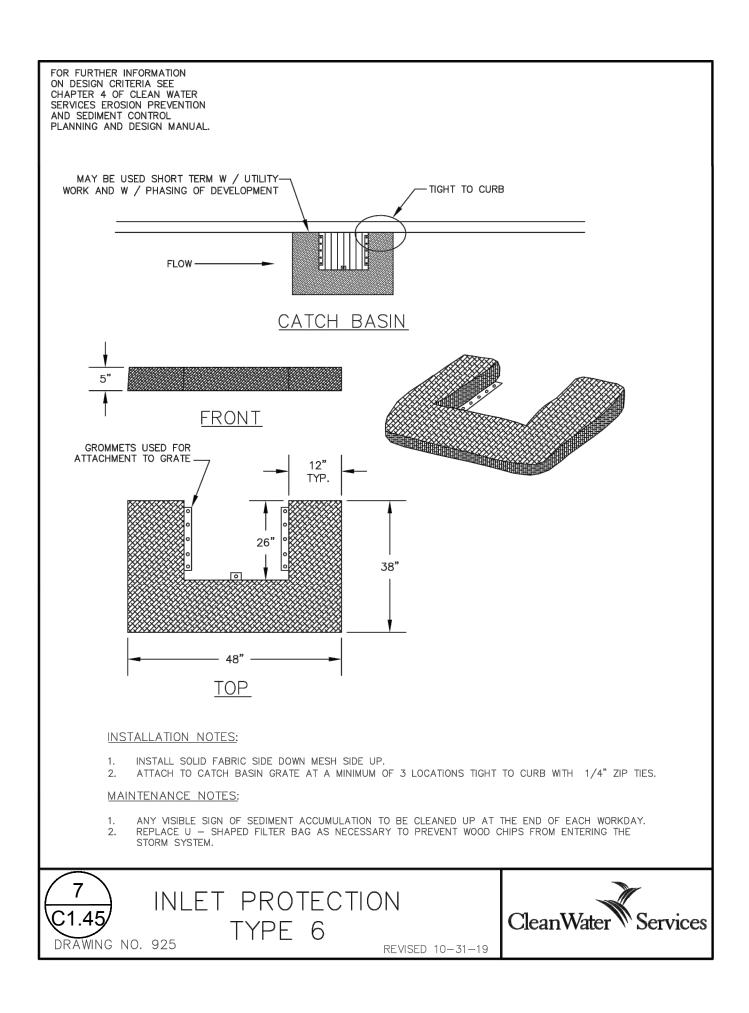
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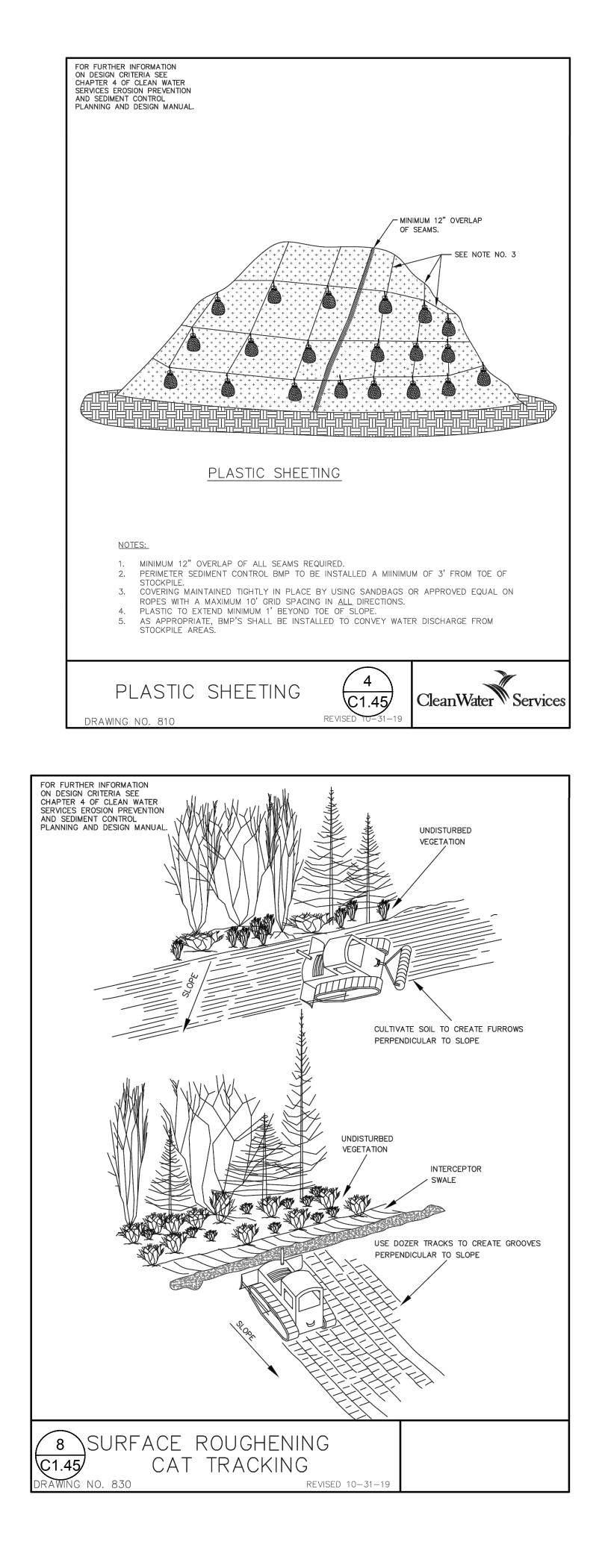


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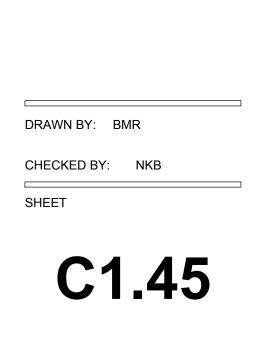
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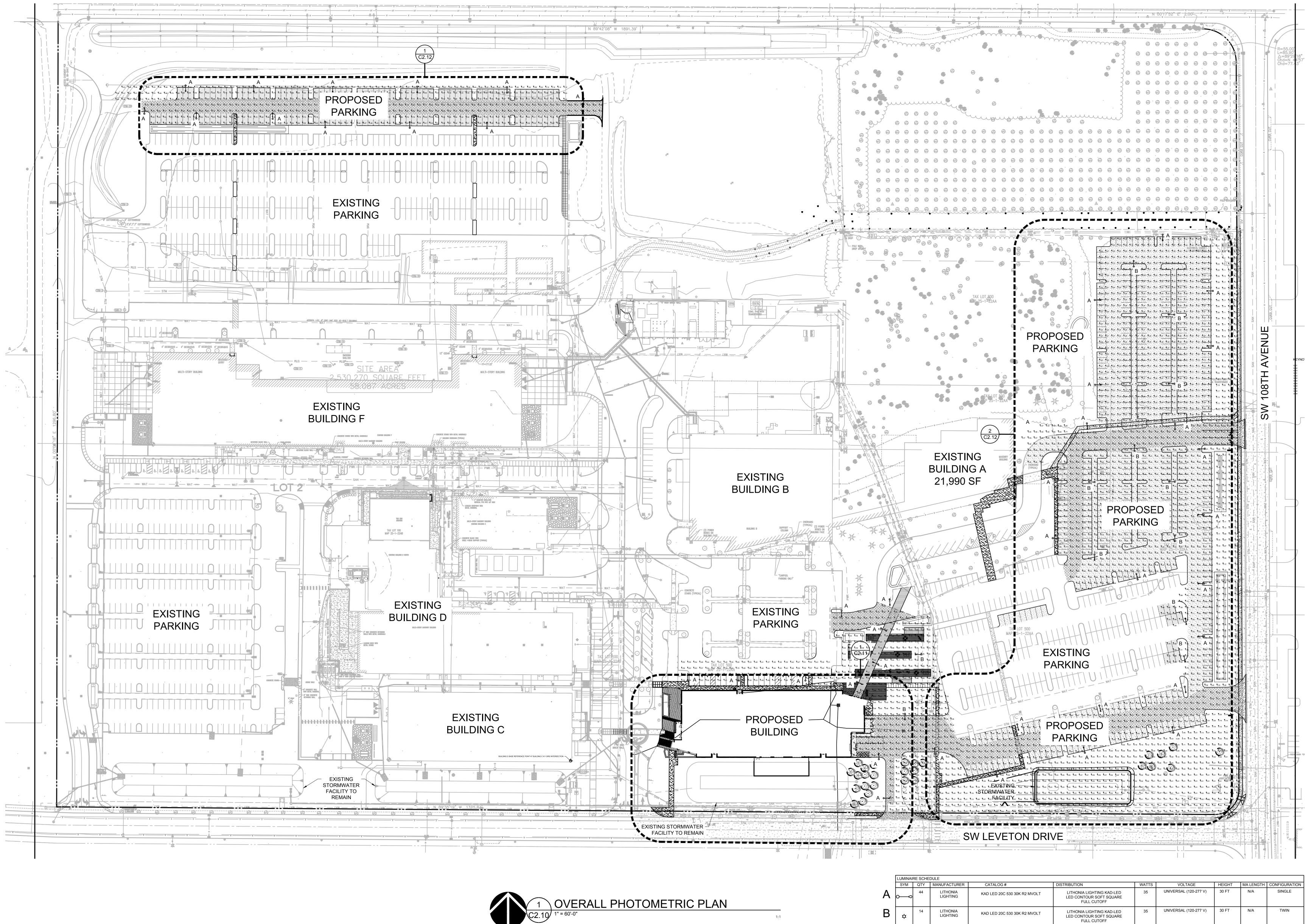
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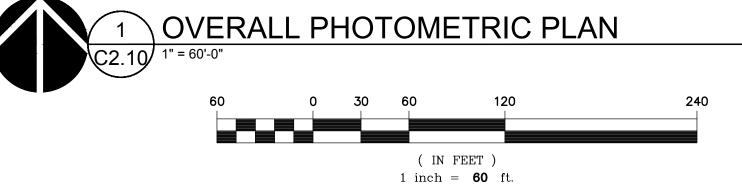
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PHOTOMETRIC CALCULATIONS:

EAST ENTRANCE: AVERAGE = 0.26 FC

NORTHWEST PARKING LOT:NORTHEAST PARKING LOT:EAST PARKING LOT:AVERAGE = 0.64 FCAVERAGE = 0.59 FCAVERAGE = 0.62 FC
 SOUTHEAST PARKING LOT:
 SOUTH ENTRANCE:
 SOUTHEAST ENTRANCE:

 AVERAGE = 0.55 FC
 AVERAGE = 0.66 FC
 AVERAGE = 0.26 FC

> EAST PROPERTY LINE:
> NORTHEAST PROPERTY LINE:
> CENTER DRIVE CONNECTION:
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> AVERAGE = 0.20 FC
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> AVERAGE = 0.78 FC
> SOUTHEAST PROPERTY LINE: AVERAGE = 0.13 FC

NORTH PROP. BLDG PARKING/SIDEWALK:
AVERAGE = 0.50 FCOUTDOOR PLAZA:
AVERAGE = 0.70 FCEAST PARKING SIDEWALK:
AVERAGE: 0.62 FCNORTHWEST LANDSCAPE:
AVERAGE = 0.51 FC



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CHECKED BY: BDN

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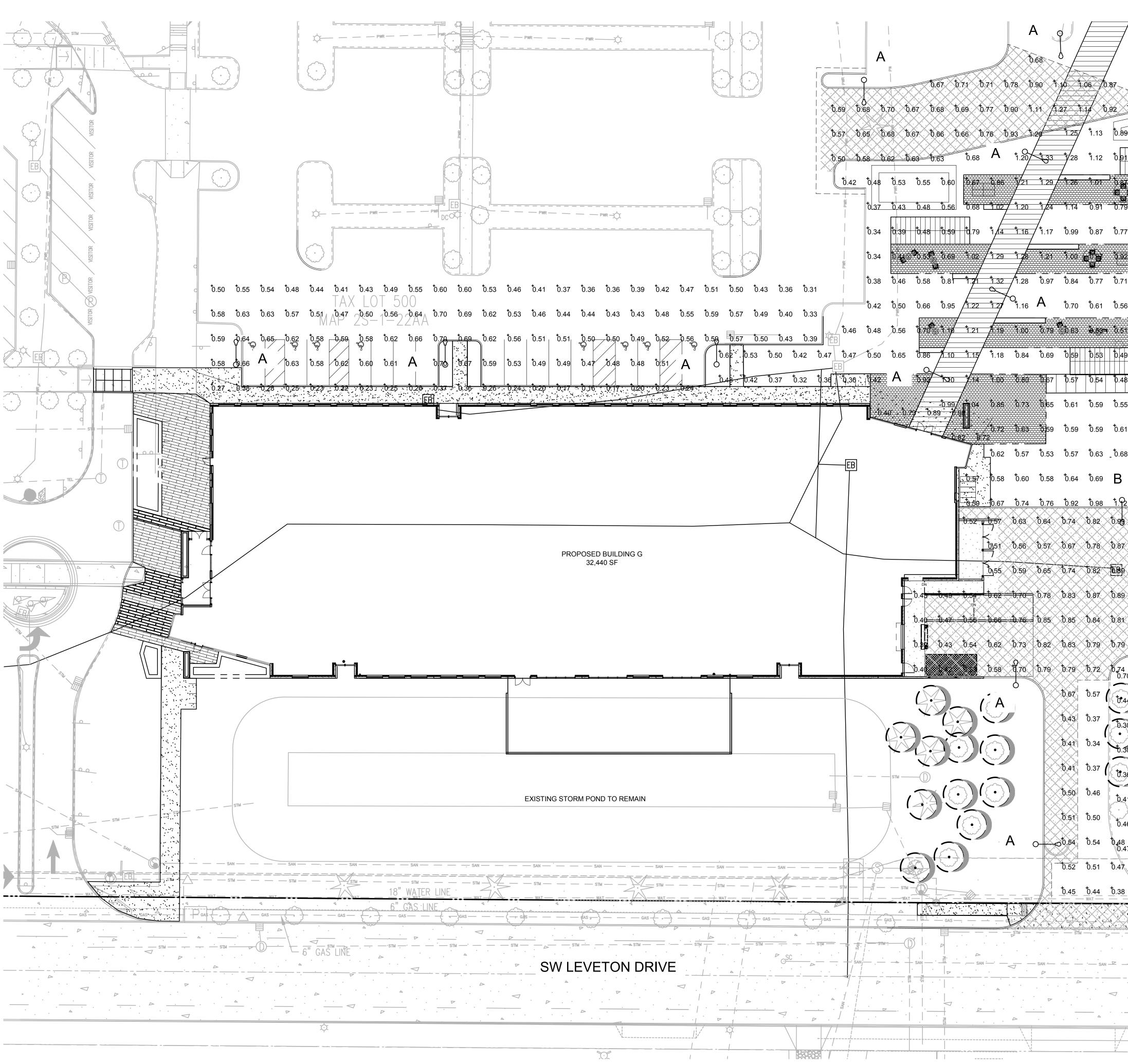
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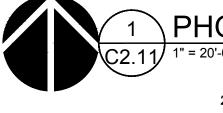
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PHOTOMETRIC PLAN

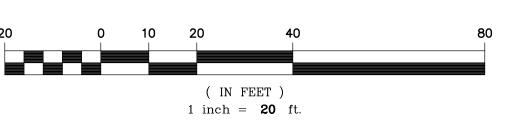
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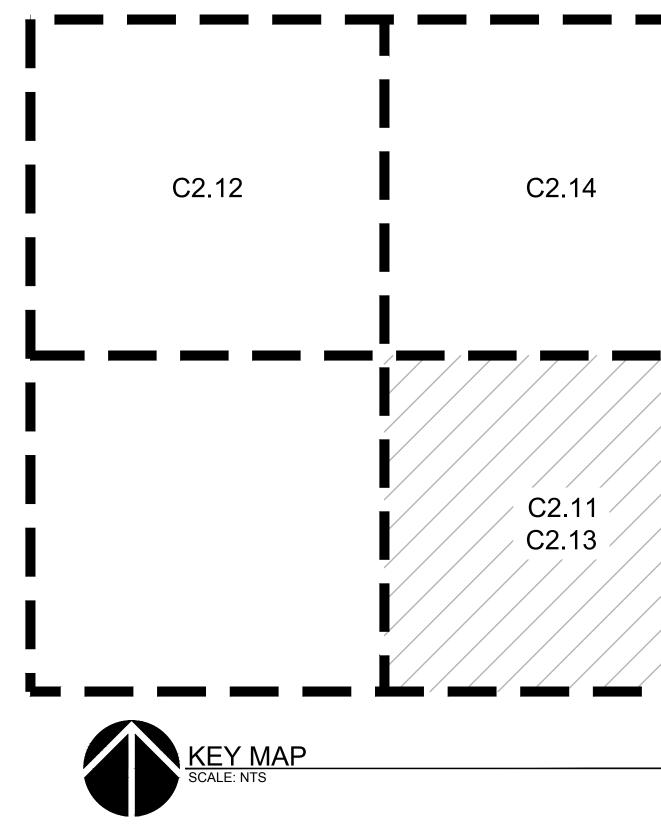




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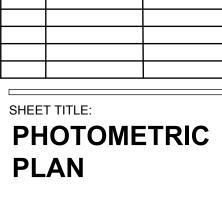


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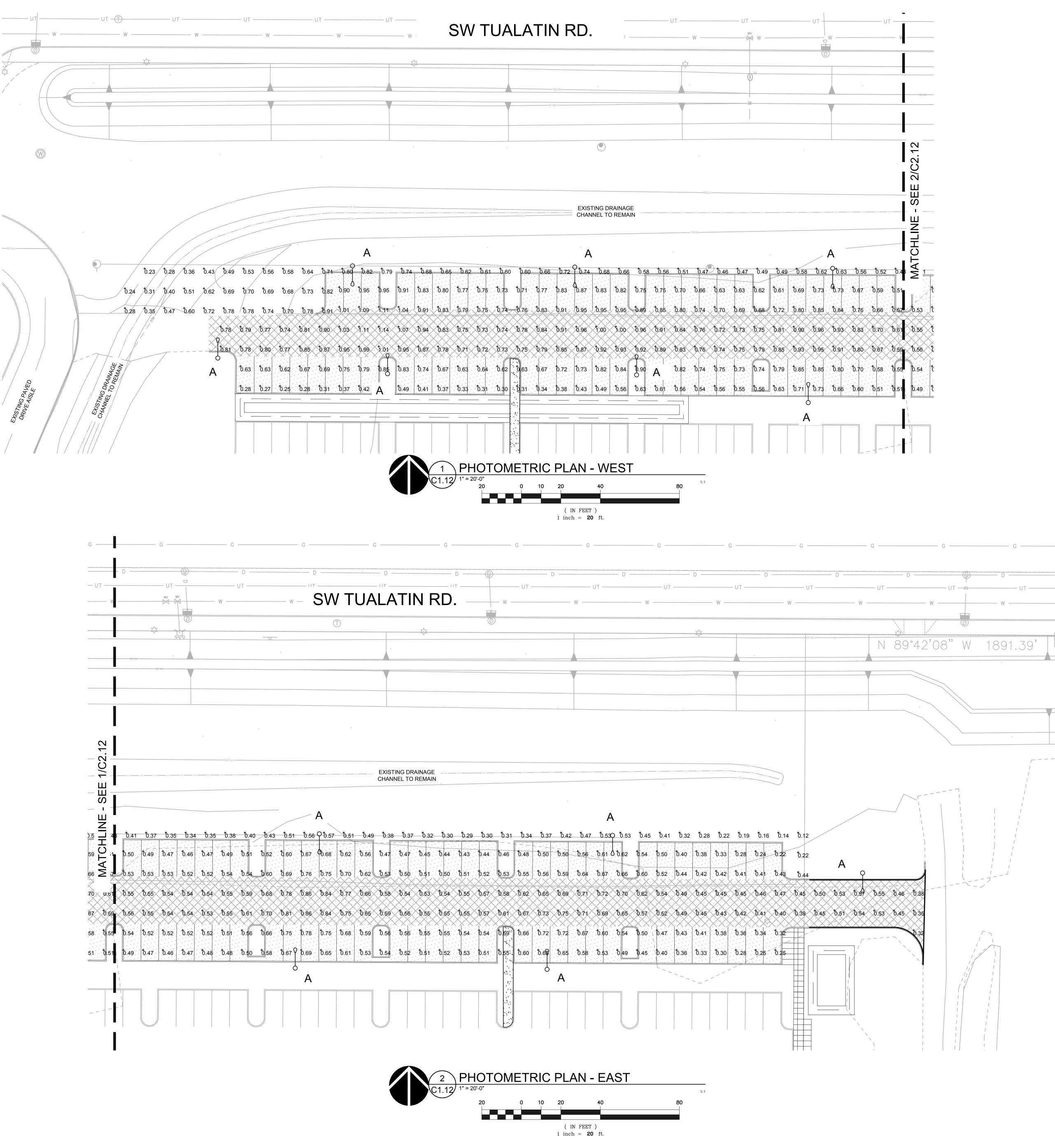
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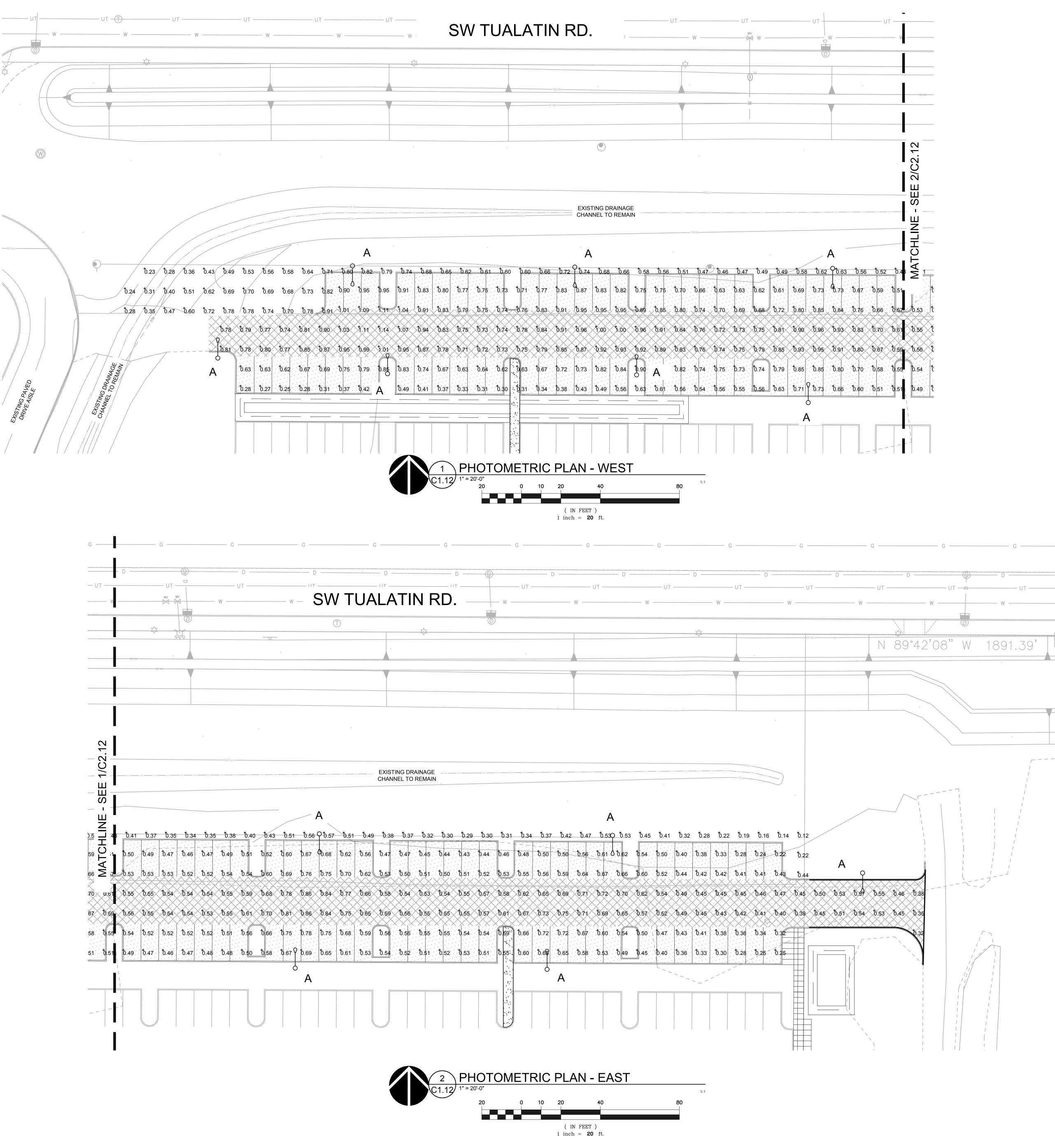
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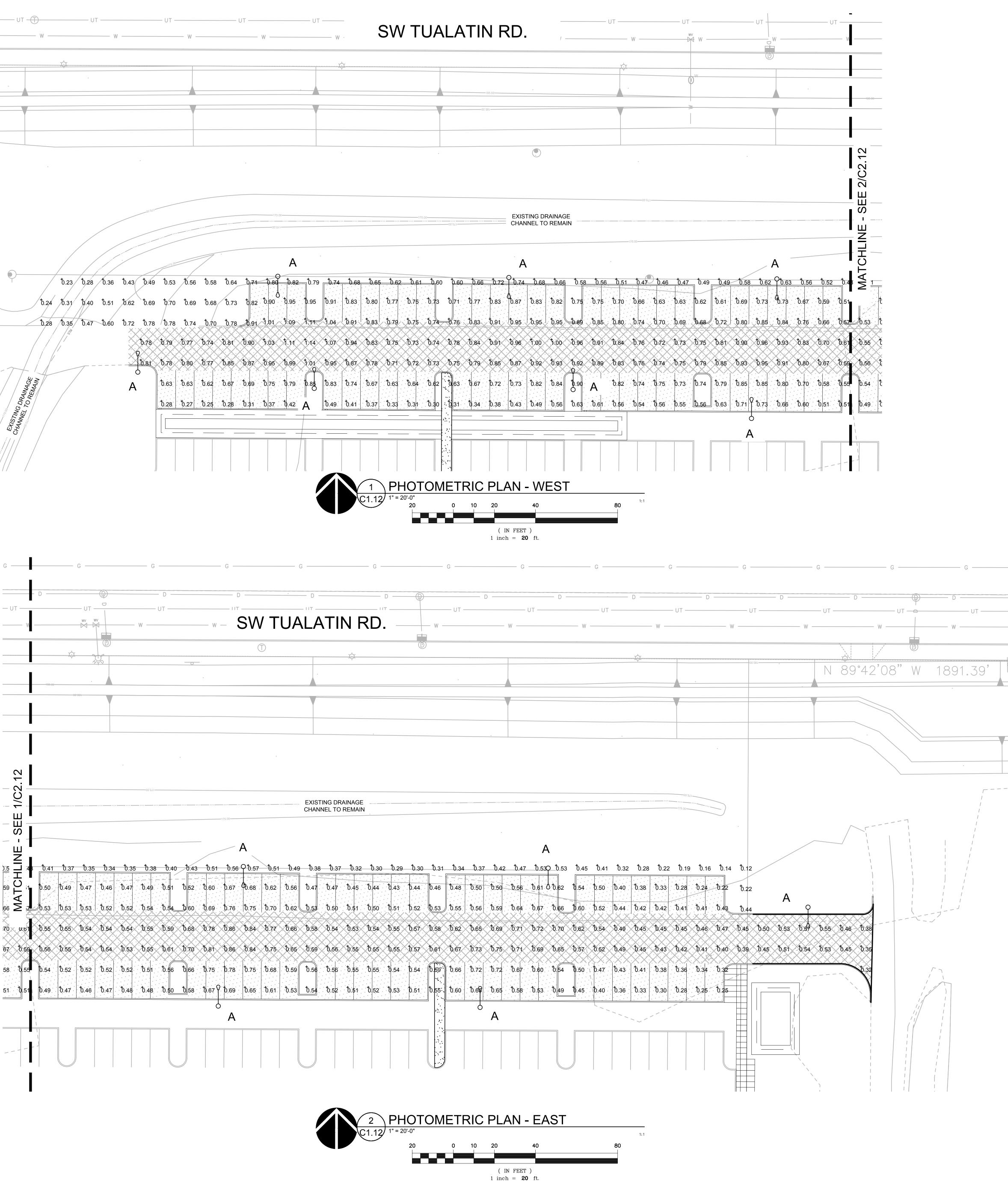
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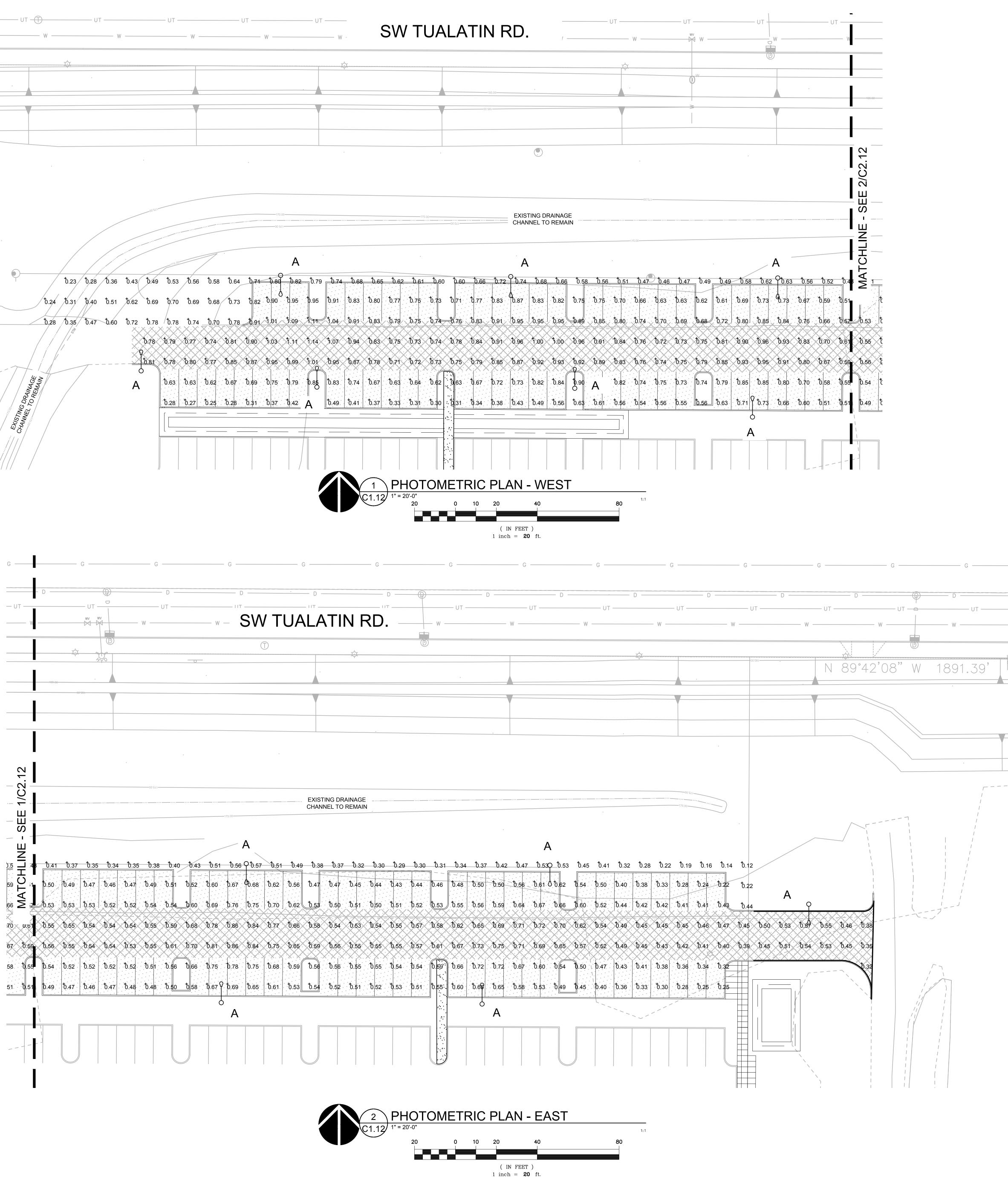
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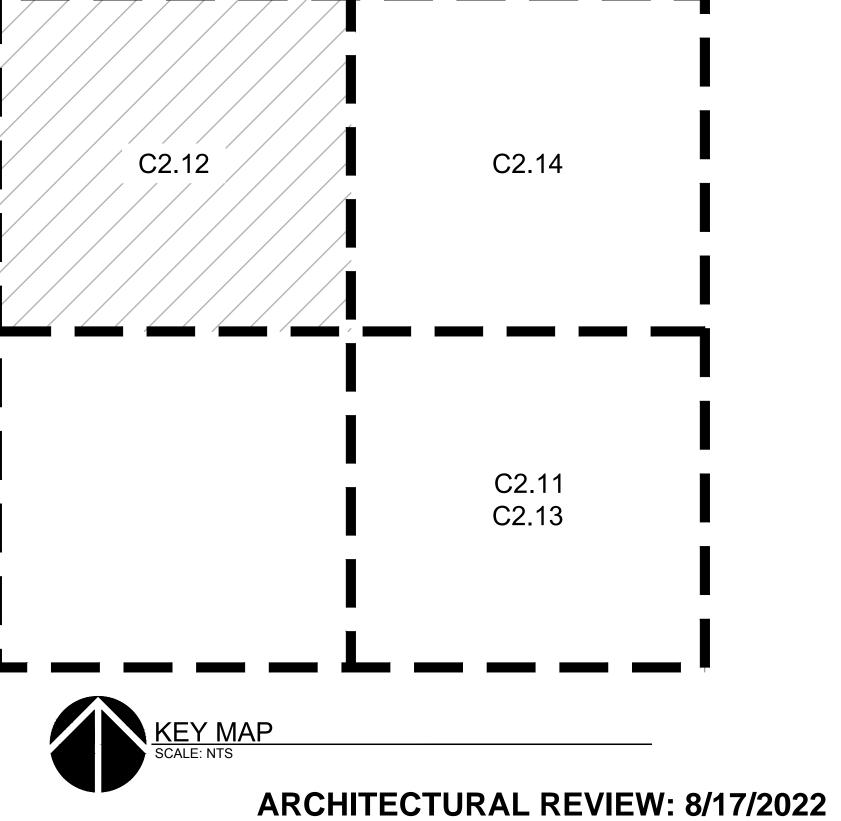












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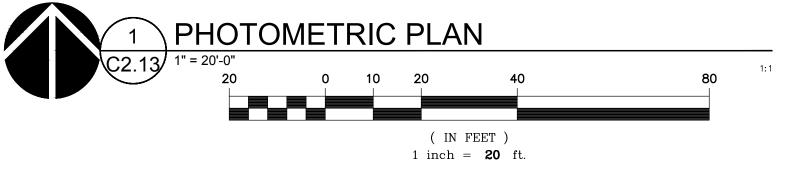
JOB NO. **2220087.00**

SHEET

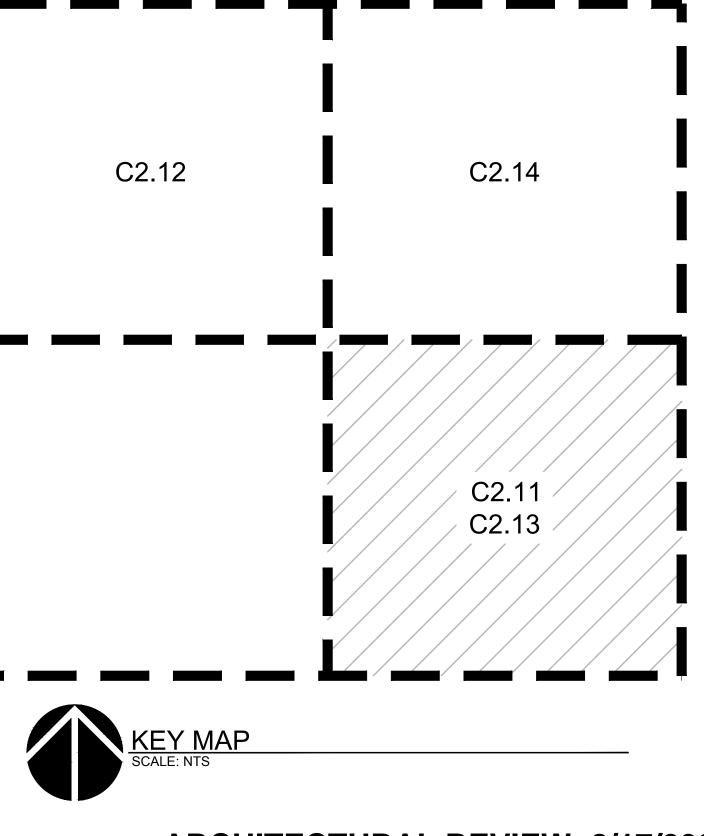
SHEET TITLE: PHOTOMETRIC

PLAN

- \sim Car [†]0.85 [†]0.85 ^{--†} t0.50 t0.52 t0.54 t0.65 MATCHLINE - SEE 1/C2.14 7 6,94 ((0.38 0.42 0.49 **0**.99 **1**.03 **0**.97 [†]0.98 [†]1.04 [†]1.06 [†]1.02 _ <u>+</u>09 1.13 1.23 1.18 <u>-</u> 1.20 1.39 1.36 1.28 1.12 -0.65 0.91 1.73 0.91 1.02 1.11 1.15 1.11 1.06).42 **t**.75 **t**.95 **t**.13 **\9**.22 **t**.20 **t**.14).48 [†]1.31 [†]1.23 ^{*}1 00 ____ TAX LOT 500 0.52 [†]1.35 [†]1.23 MAP 2S-1-22AA 1.31 1.20 \`ō.70 \` ō.92 **B** 1.32 1.32 1.30 0.72).78 0.73 1.04 1.31 1.45 1.36 1.23).09 **1** 04 to.₹5 to 89 ti 01 0 t.07 t.00 to.92 to.52 to.69 to.82 to.93 to.91 to.84).68 0.65 0.56 t.79 t.78 t.72),61 **0.69 0.67 0.61**).55^{°°} **(**52 -0.46 **0**.56 **0**.55).44 0.73 0.70) 45 (39 ≥ † 32 0.73 0.65 0.62 \ 0.69).44 [†]035 0,29 0.26 0.23 0.72 h 64 0.36 0.42 0.53 $\overline{0}$ 0.60 - EXISTING PARKING).45 0.35 0.32 0.29 0 57 0.45 \ 0.46 0.46 0.47 0.49 0.51 0.64 0.53).54 047 0.35 <u>\</u>0.52 0.55 0.58 0.65 0.70 0.72 0.71 0.65 0.55 0.50 0.51 0.56 0\51 0.50 0.51 目 $\sum_{i=1}^{7} \frac{70}{62} + \frac{1}{0.68} + \frac{1}{0.52} + \frac{1}{0.43} + \frac{1}{0.39} + \frac{1}{0.45} + \frac{1}{0.45} + \frac{1}{0.39} + \frac{1}{0.45} + \frac{1}{0.45} + \frac{1}{0.39} + \frac{1}{0.45} + \frac{1}{$ [−]δ\32 [−]δ\40 [−]δ.47 [−]δ.49 \0.58 \0.62 \0.67 ⁰ 0.66 0.61 0.55 0.51 0.51 0.51 0.51 0.52 0.54 0.57 0.63 0.71 0.73 0.69 0.63 0.54 0.47 $\begin{array}{c} \begin{array}{c} \mathsf{SO}_{\mathsf{I}} \\ \mathsf{I} \\ \mathsf{I$ $0.41 \setminus 0.41 \setminus 0.41 \setminus 0.43$ 10.48 0.46 0.45 0.48 0.54 0.60 00.62 0.58 0.53 0.43 δ.6Φ Δ 0.46 0.36 0.21 0.13 to 50 0.46 0.43 0.42 0.42 0.42 0.42 **5.56 5.56 5.52 5.46 5.40 5.35 5.33** 0.52 0.48 to.26 to.21 to.18 to.15 to.12 to.12 to.12 to.15 to.13 to.11 to.08 to.06 to.04 0.62 0.57 0.49 0.48 t.55 t.47 t.30 t.20 t.12 t.08 t.06 t.04 t.04 t.05 t.05 t.06 t.08 t.09 t.09 t.08 t.07 t.07 t.05 5.42 5.51 5.51 A 5.30 5.17 5.13 5.08 5.06 5.04 5.03 5.03 5.04 5.04 5.04 5.04 5.07 5.08 5.10 5.08 5.07 5.06 5.04 to.33 38 to.59 to.64 to.57 to.53 to.47 to.41 to.41 to.46 to.53 to.61 to.62 to.57 to.50 to.45 b.28 b.25 b.18 b.19 b.18 b.10 b.07 b.05 b.04 b.03 b.03 b.03 b.03 b.03 b.03 b.03 b.04 b.06 b.07 b.05 b.04 b.03 b.03 b.02 b.02 0.39 0.37 0.35 0.35 0.34 0.21 0.28 0.51 0.57 0.54 0.53 0.49 0.47 0.39 0.43 0.50 0.56 0.560.43 . 0.43 0.23 0.29 0 58; + 0.63 0.62 0.60 0.55 0.48 47 to 12 - 0.59 0.50 0.44 0.38 0.39 0.38 - 0.37 A to.17 to.15 to.09 to.07 to.05 to.04 to.02 to.02 to.03 to.03 to.04 to.06 to.08 to.08 0.26 0.32 **1**.02 **1**.02 **1**.02 0.03 0.02 0.21 0.24 0.52 0.56 0.54 0.49 0.37 0.24 0.16 0.10 0.08 0.09 0.10 0.08 0.07 0.07 0.05 0.04 0.03 0.02 0.02 0.02 0.02 0.03 0.03 0.03 0.03 0.020.02 0.02 0.02 0.02 0.02 0.01 **0.01 0.01 0.01 0.00** 0.01 **0**.18 **1**.79 lo.01 0.01 0.01 0.01 0.01 0.00 0.00 0.00 0.00 0.36 0.32 0.30 0.25 0.18 0.11 0.08 0.08 0.07 0.06 0.04 **0**.03 **0**.02 0.04 0.14 0.15 0.03 0.11 wato 11 0.30 1 0.33 0.27 wat 0.24 0.20 0.415 0.10 0.06 wat 0.05 - 0.03 - 0.02 -- 0.02 - 0.02 - 0.02 -_____0.01 _ _____0<u>.0</u>1 __ — — GAS — GAS — GAS — ____ GAS — — — GAS — — (<u>{</u> — GAS — — SW LEVETON DRIVE •



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ARCHITECTURAL REVIEW: 8/17/2022 *222008700* \\GRP.MCK\PROJECTS\PROJECTS\222008700\DRAWINGS\CIVIL\087-C2.10-C2.12 PHOTOMETRIC PLANS.DWG:C2.13 AOC 08/02/22 08:59 1:20



Architecture - Interiors 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 Client LAM RESEARCH



Project LAM RESEARCH TUALATIN FAC-1446

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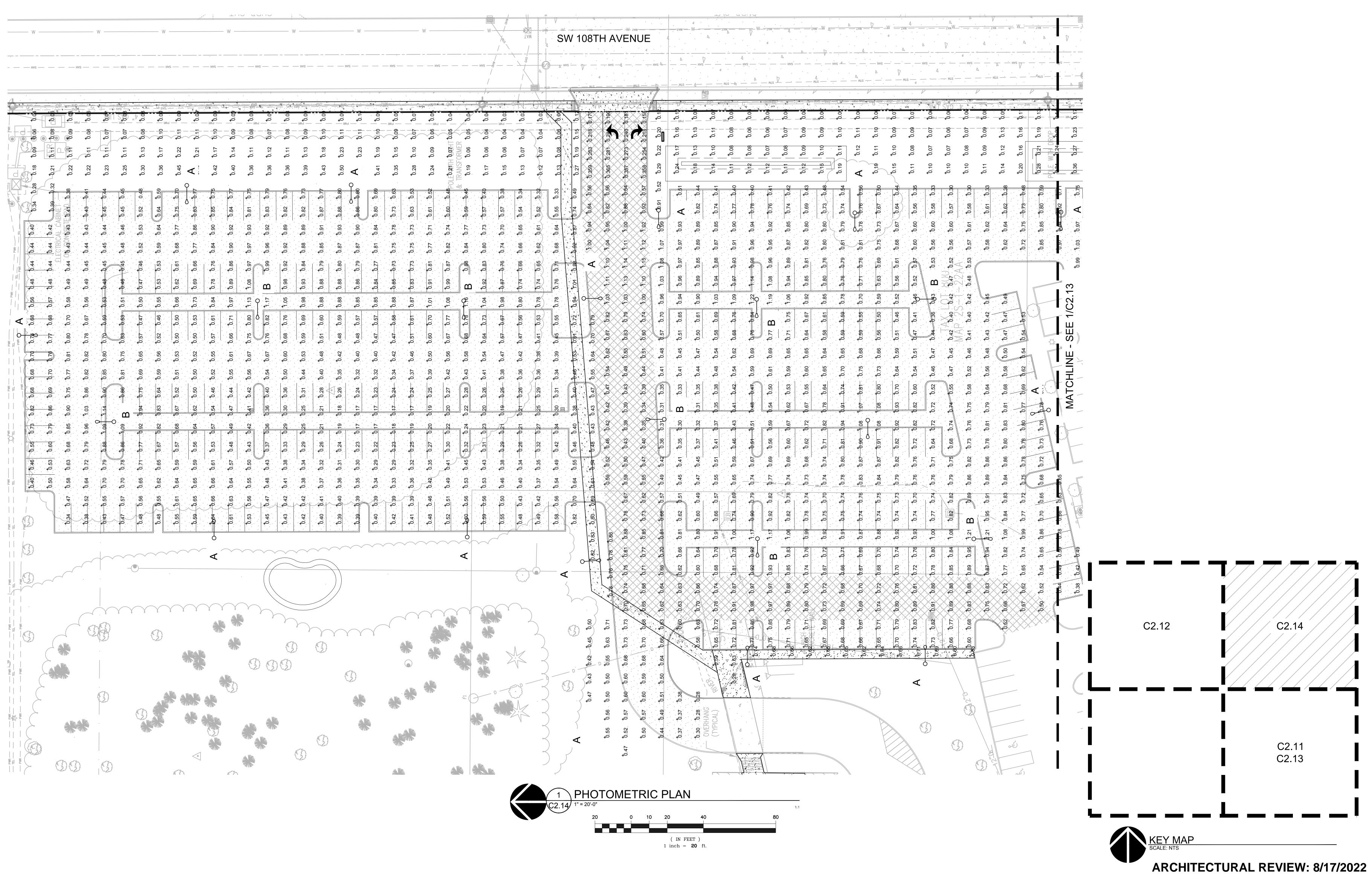
PLAN

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SHEET



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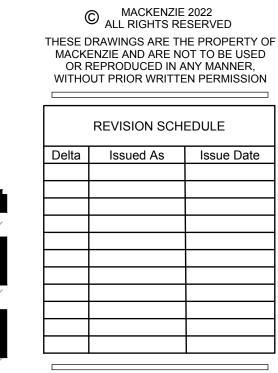
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Project LAM RESEARCH TUALATIN FAC-1446

NEW OFFICE BUILDING



SHEET TITLE: PHOTOMETRIC PLAN

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222008700\DRAWINGS\CIVIL\087-C2.10-C2.14 PHOTOMETRIC PLANS.DWG:C2.14 SJS 08/16/22 14:19 1:20

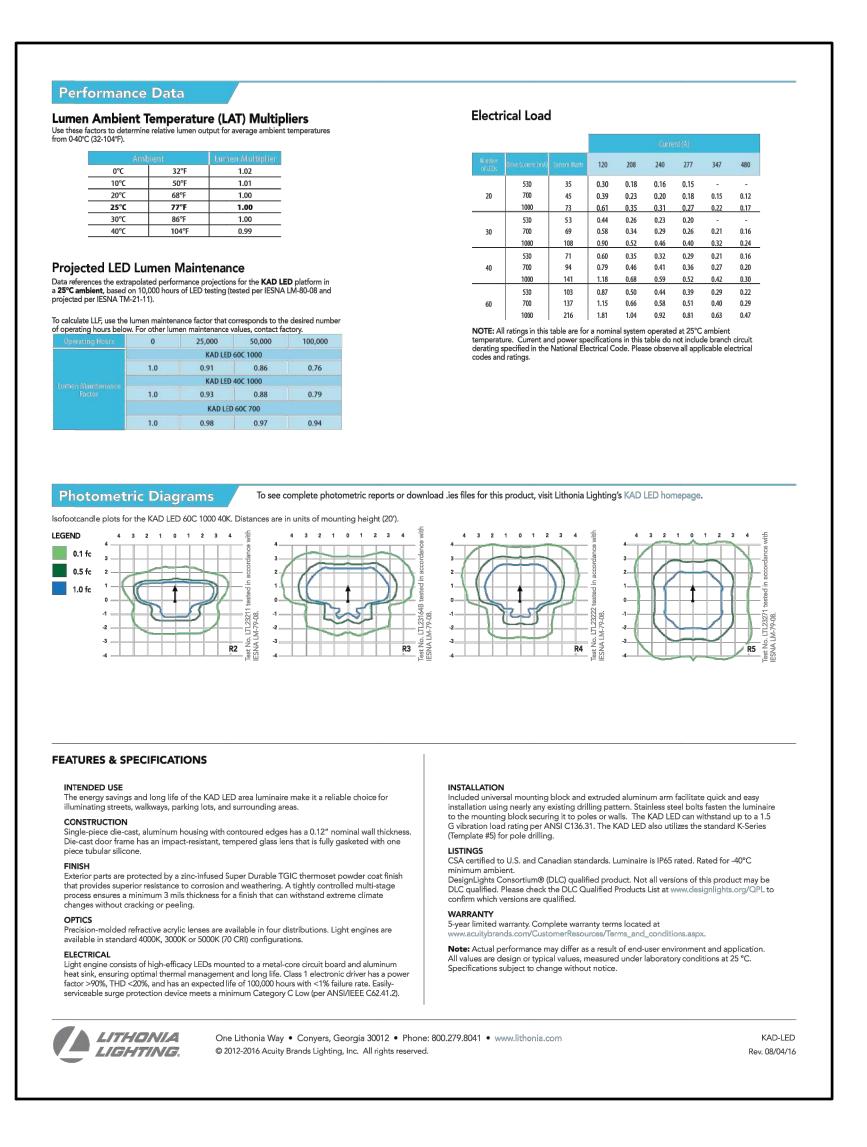
DRAWN BY: AOC



JOB NO. **2220087.00**

				x	Туре
				e"	Hit the Tab key or mouse over the page to see all interactive elements.
Speci	ifications				Introduction
EPA:	1.2 ft ² (0.11 m ²)				The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that
Length	: 17-1/2" (44.5 cm)		-16		complements many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of th
Width:	17-1/2" (44.5 cm)	a		H	Contour [®] Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100- 400W metal halide in
Height	7-1/8" (18.1 cm)				area lighting applications with typical energy savings of 70%
Weight (max):	36 lbs. (16.4 kg)		├ L		and expected service life of over 100,000 hours.
Orde	ring Infor	mation		EXAMPLE: KAD L	LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBX
KAD LED					
Series	LEDs	Drive current CCT	Distribution	Voltage Mounting ⁶	
	60C 60 LEDs	1000 1000 mA 50	K 5000 K R4 Type IV R5 Type V	240 ³ SPD S RPD R WBD W	Round pole universal mounting adaptor 7 06 6" arm (pole) Square pole 09 9" arm 6 DAD12WB Degree arm (wall) Round pole 12 12" arm 6 KMA Mast arm Wall bracket Wood pole or wall fitter
PER7 Sev SF Sing DF Dou PIR Bi-l heig PIRH Bi-l	WA twist-lock five-wir trols) ^s en-wire receptacle on gle fuse (120, 277, 34; uble fuse (208, 240, 48 level, motion/ambient ght, ambient sensor er	y (no controls) ⁸ (V) ³ 0V) ³ sensor, 8–15' mounting abled at 5fc ⁹ sensor, 15–30' mounting	PIR1FC3V Bi-level, motion/ sensor, 8-15'mo ambient sensor 6 PIRH1FC3V Bi-level, motion/ sor, 15-30'moun ambient sensor 6 BL30 Bi-level switched 30% ^{10,11} BL50 Bi-level switched 50% ^{10,11}	unting height, dawn ¹² enabled at 1fc ⁹ PNMT5D3 Part night, dir /ambient sen- ting height, enabled at 1fc ⁹ PNMT6D3 Part night, dir 6 hrs ¹² d dimming, PNMT7D3 Part night, dir 7 hrs ¹²	im DNAXD Natural DBLBXD Textured black aluminum DNATXD Textured natura DWHXD White aluminum DWHGXD Textured white im
Standar KAD LED 30 KAD LED 30	d Part Number C 1000 40K R3 MVO C 1000 40K R5 MVO C 1000 40K R3 MVO C 1000 40K R3 MVO C 1000 40K R3 MVO	T PUMBAK09 DDBXD LT PUMBAK09 DDBXD LT PUMBAK09 DDBXD LT PUMBAK09 DDBXD LT PUMBAK09 DDBXD LT PUMBAK09 PIRH DDBXI LT PUMBAK09 PIRH DDBXI LT PUMBAK09 PIRH DDBXI LT PUMBAK09 PIRH DDBXI	Stock Part Number KADL 30C 40K R3 KADL 30C 40K R5 KADL 40C 40K R3 KADL 40C 40K R3 KADL 30C 40K R3 PIRH KADL 30C 40K R3 PIRH	Accessories Ordered and shipped separate DLL127F 1.5 JU Photocell - SSL twist-locd DLL347F 1.5 CUL.JU Photocell - SSL twist-locd DLL480F 1.5 CUL.JU Photocell - SSL twist-locd DSHORT SBK U Shorting cap ¹⁴ KADLEDHS 20C U Houseside shield for 20 L KADLEDHS 40C U Houseside shield for 60 L KADLEDHS 60C U Houseside shield for 60 L KMA DDBXD U Mast arm adapter (specif KADWG U Wire guard accessory PUMBAK DDBXD U ^S Square and round pole ui ing bracket adaptor (specif	2 Not available with 347 voltage kt (120-277V) ¹⁴ 3 3 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF requires 208, 240 or 480 voltage option. kt (480V) ¹⁴ 4 kt (480V) ¹⁴ 4 LED unit 6 LED unit 6 Very or 12 ^a arm is required when two or more luminaires are oriented on a 90° drilling pattern. Available as a separate combination accessory: PUMBAK (finish) U. LED unit 7 Available as a separate combination accessory: PUMBAK (finish) U. LED unit 7 Pi R and PIRTPC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRTPC3V specify the SensorSwitch SBGR-0-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. 10 Requires an additional switched circuit with same phase as main luminair power. Supply circuit and control circuit are required to be in the same phase.

		Template #5	2-1/8"	op of Po	/9/ Di	16″ a. PLCS)			2	non 0. 2-3/8″ 2-7/8″ 4″	,	5ingle T20-1 T25-1 T35-1	Unit 90 90	2 at 180 T20-280 T25-280 T35-280	2 T2 T2	nt 90 0-290 5-290 5-290	i j	pfitter 3 at 120° T20-320 [†] T25-320 T35-320	3 at 90° ¹ T20-390 T25-390 T35-390	4 at 90° ¹ T20-490 T25-490 T35-490	
			2.1/8"									**	For round ;	oole mountii	ıg (RPD)	(X) only	¢ ;	t Requires 9" d	r 12″ arm.		
umen C	are from photo	e Data ometric tests perform nce data on any con	ned in accor	dance with not shown h	IESNA	LM-7	9-08. C	lata is con	isidered to	be rep	present	ative o	f the con	figurations	shown,	withir	the to	blerances alle	owed by Lightir	ng Facts.	
LIDs	Drive Curren (mA)	it System Watts	Dist. Type		(300	30K 0 K, 70				1	40K 10 K, 70	(RI)			1	50K 0 K, 70	-				
	530 mA	- 35W -	R2 R3 R4	4,140 4,123 4,128	1 1 1	0 0 0	1 1 1	UP# 118 118 118	4,446 4,427 4,433	B 1 1 1	0 0 0	1 1 1	127 126 127	4,473 4,455 4,460	1 1 1	0 0 0	1 1 1	128 127 127			
20C	700 mA	45W -	R5 R2 R3	4,381 5,271 5,250	2	0 0 0	1 1 2	125 117 117	4,704 5,660 5,637	3 1 1	0 0 0	1 1 2	134 126 125	4,734 5,696 5,672	3 1 1	0 0 0	1 2 2	135 127 126			
			R4 R5 R2 R3	5,256 5,578 7,344 7,314	1 3 1 1	0 0 0 0 0	2 1 2 2	117 124 101 100	5,644 5,990 7,886 7,854	1 3 2 1	0 0 0 0 0	2 1 2 2	125 133 108 108	5,679 6,027 7,935 7,903	1 3 2 1	0 0 0 0 0	2 1 2 2	126 134 109 108			
	1000 mA	73W -	R4 R5 R2	7,322 7,771 6,166	1 3 1	0 0	2 1 2	100 106 116	7,863 8,345 6,621	1 3 1	0 0 0	2 1 2	108 114 125	7,912 8,397 6,663	1 3 1	0 0	2 1 2	108 115 126			
	530 mA	53W -	R3 R4 R5 R2	6,141 6,148 6,525 7,817	1 1 3 2	0 0 0 0	2 2 1 2	116 116 123 113	6,594 6,602 7,006 8,395	1 1 3 2	0 0 0 0	2 2 1 2	124 125 132 122	6,635 6,643 7,050 8,447	1 1 3 2	0 0 0 0 0	2 2 1 2	125 125 133 122			
30C	700 mA	69W -	R3 R4 R5	7,785 7,794 8,272	1 1 3	0 0 0	2 2 2 2	113 113 113 120	8,360 8,370 8,883	2 2 1 3	0 0 0	2 2 2 2	121 121 121 129	8,412 8,422 8,938	2 2 1 3	0 0 0	2 2 2 2	122 122 122 130			
	1000 mA	108W -	R2 R3 R4 R5	10,755 10,711 10,724	2 2 2 3	0 0 0 0 0	2 2 2 2	100 99 99	11,549 11,502 11,515	2 2 2 4	0 0 0 0 0	2 2 2 2 2	107 106 107	11,621 11,574 11,587 12,297	2 2 2 4	0 0 0	2 2 2	108 107 107			
	530 mA	71W	R2 R3 R4	11,381 8,156 8,122 8,132	2 2 1	0 0 0 0	2 2 2 2 2	105 115 114 115	12,221 8,758 8,722 8,732	4 2 2 1	0 0 0 0	2 2 2 2	113 123 123 123	8,812 8,776 8,786	4 2 2 1	0 0 0 0	2 2 2 2 2	114 124 124 124			
40C	700 mA	- 94W -	R5 R2 R3	8,630 10,286 10,244	3 2 2 2 3	0 0 0	2 2 2	122 109 109	9,267 11,045 11,000	3 2 2 2 2	0 0 0	2 2 2 2	131 118 117	9,325 11,114 11,069	3 2 2	0 0 0	2 2 2 2 2	131 118 118			
	4005	-	R4 R5 R2 R3	10,256 10,884 13,923 13,866	2 3 2 2	0 0 0 0 0	2 2 2 3	109 116 99 98	11,013 11,688 14,951 14,890	2 4 2 2	0 0 0 0 0	2 2 2 3	117 124 106 106	11,081 11,761 15,045 14,983	2 4 2 2	0 0 0 0 0	2 2 2 3	118 125 107 106			
	1000 mA	141W -	R4 R5 R2	13,882 14,733 11,996	2 4 2	0 0	3 2 2	98 104 116	14,907 15,821 12,882	2 4 2	0 0 0	3 2 2	106 112 125	15,000 15,920 12,963	2 4 2	0 0 0	3 2 2	106 113 126			
	530 mA	103W -	R3 R4 R5 R2	11,947 11,961 12,694 14,927	2 2 4 2	0 0 0 0 0	2 2 2 2	116 116 123 109	12,829 12,844 13,632 16,029	2 2 4 3	0 0 0 0 0	2 2 2 3	125 125 132 117	12,909 12,925 13,717 16,130	2 2 4 3	0 0 0 0	2 2 2 3	125 125 133 118			
60C	700 mA	137W -	R3 R4 R5	14,866 14,884 15,796	2 2 2 4	0 0 0	3 3 2	109 109 109 115	15,964 15,982 16,962	2 2 4	0 0 0	3 3 2	117 117 117 124	16,063 16,082 17,068	2 2 4	0	3 3 2	117 117 125			
	1000 mA	216W -	R2 R3 R4 R5	19,328 19,248 19,271 20,452	3 3 3 4	0 0 0 0	3 3 3 2	89 89 89 95	20,754 20,669 20,693 21,962	3 3 3 4	0 0 0 0	3 4 4 2	96 96 96 102	20,884 20,799 20,823 22,099	3 3 3 4	0 0 0 0	3 4 4 2	97 96 96 102			
	LITHC LIGHT		NJ	20,432	4	U	2	73	21,702		0	2	102	22,099	4	U	2	102			





Architecture - Interiors Planning - Engineering



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PHOTOMETRIC

Delta

SHEET TITLE:

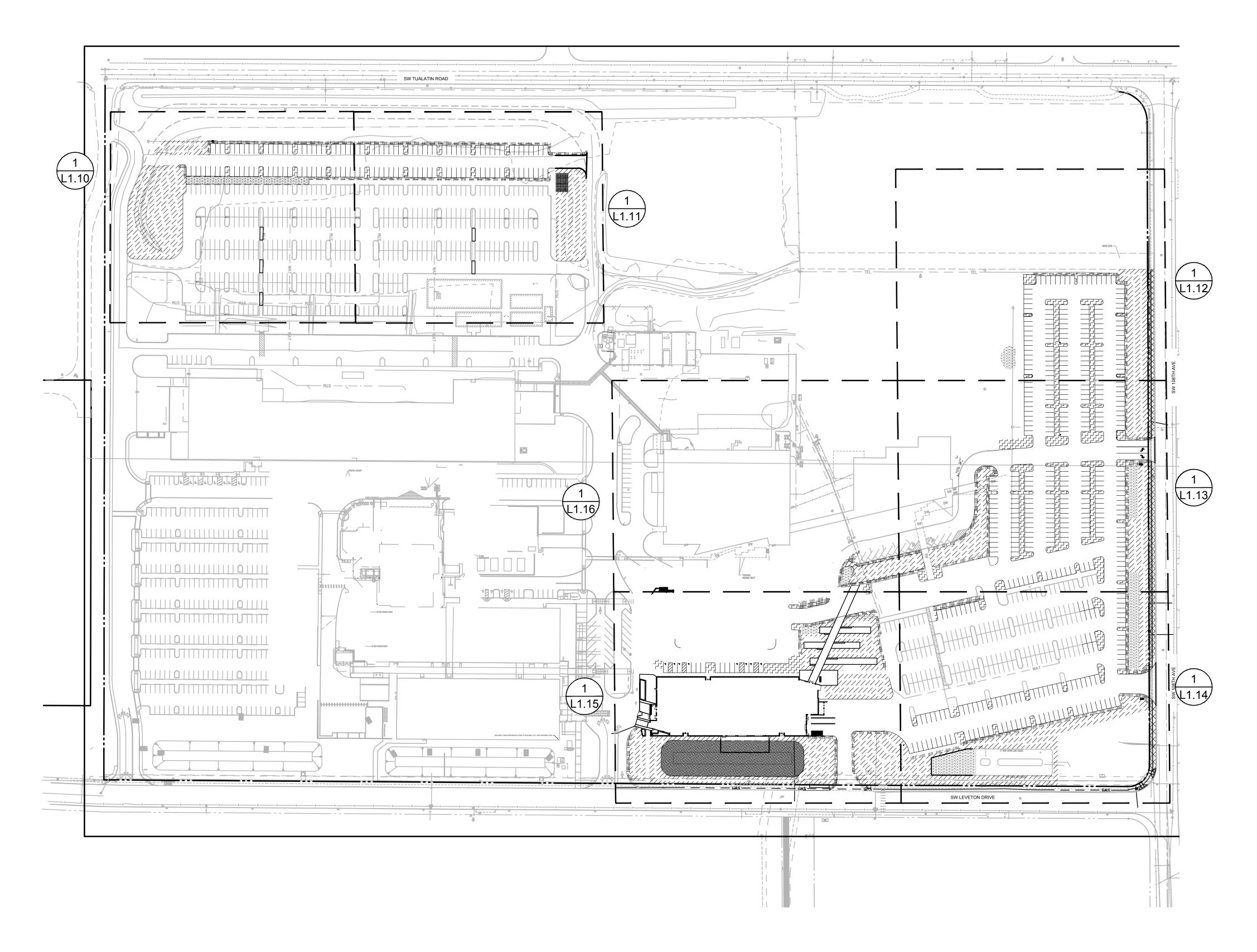
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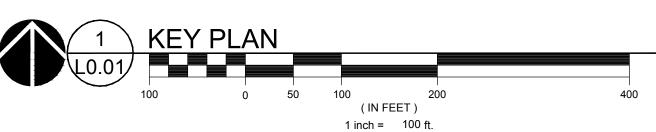
DRAWN BY: AOC CHECKED BY: BDN

C2.15

^{JOB NO.} **2220087.00**

SHEET





SITE INFORMATION

PLANT SCHEDULE

BOTANICAL / COMMON NAME

ERCIDIPHYLLUM JAPONICUM

GLEDITSIA TRIACANTHOS INERMIS 'MORAINE'

ACER RUBRUM 'BOWHALL'

MORAINE HONEY LOCUST

MALUS X 'PRAIRIFIRE'

PRAIRIFIRE CRAB APPLE

AFTERBURNER TUPELO

PARROTIA PERSICA

PERSIAN PARROTIA

ULMUS 'PATRIOT'

HALKA ZELKOVA

EXISTING TREE

SUNSET ROCKROSE

BLUE SWITCH GRASS

WILD MOCKORANGE

SPIRAEA DOUGLASII WESTERN SPIREA

COMPACT SNOWBERRY

VACCINIUM OVATUM

VIBURNUM DAVIDII

DAVID VIBURNUM

GROUND COVERS BOTANICAL / COMMON NAME

KINNIKINNICK

RUBUS CALYCINOIDES GREEN CARPET RASPBERRY

SEED MIX

EVERGREEN HUCKLEBERRY

HILADELPHUS LEWISII

PINUS MUGO VAR. MUGO DWARF MUGO PINE

O REMAIN

PATRIOT ELM

NYSSA SYLVATICA 'DAVID ODOM'

PRUNUS X YEDOENSIS 'AKEBONO'

AKEBONO YOSHINO CHERRY

ZELKOVA SERRATA 'HALKA'

BOTANICAL / COMMON NAME

BOTANICAL / COMMON NAME

ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE GLOSSY ABELIA

BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA

CISTUS X PULVERULENTUS 'SUNSET'

PANICUM VIRGATUM 'HEAVY METAL'

PRUNUS LAUROCERASUS 'ZABELIANA' ZABEL LAUREL

INDIAN PRINCESS INDIAN HAWTHORN

SYMPHORICARPOS ALBUS 'MAGIC BERRY'

RHAPHIOLEPIS INDICA MONTO

THUJA OCCIDENTALIS 'BRANDON' BRANDON ARBORVITAE

THUJA OCCIDENTALIS 'CONGABE' FIRE CHIEF GLOBE ARBORVITAE

VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURUSTINUS

MAHONIA REPENS 'MONRWS' DARKSTAR CREEPING OREGON GRAPE

ARCTOSTAPHYLOS UVA-URSI

MEADOW ROUGH SEED MIX

STORMWATER ZONE A

STORMWATER ZONE B

HERBACEOUS PLANTS

GROUNDCOVER MIX

BOTANICAL / COMMON NAME

RIODENDRON TULIPIFERA

BOWHALL MAPLE

KATSURA TREE

TULIP POPLAR

JURISDICTION STORMWATER SITE AREA BUILDING AREA BUILDING COVERAGE LANDSCAPE AREA

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STORMWATER

EXISTING

SHRUBS

TUALATIN, OR AGENCY
435,600 SF 10.0 AC 87.120 SF 20%
87,120 SF

SIZE

1.5" CAL.

5" CAL. B&B

" CAL. B&B

CAL. B&B

?" CAL. B&B

2" CAL. B&B

?" CAL. B&B

1.5" CAL. B&B

1.5" CAL. B&B

1.5" CAL. B&B

GAL.

2 GAL

GAL.

GAL

GAL

5 GAL

GAL.

GAL.

5 GAL.

GAL.

GAL.

5 GAL.

GAL.

LB / 1000 SF

1 LB / 1000 SF

SITE

SPACING

48" o.c.

24" o.c.

48" o.c.

36" o.c.

5' o.c.

36" o.c.

48" o.c.

48" o.c.

36″ o.c.

48" o.c.

S' O.C.

36″ o.c.

36" o.c.

36" o.c.

10' o.c.

SPACING

24" o.c.

24" o.c.

24" o.c.

SPACING

15" o.c.

12" o.c.

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
- L1.16 PLANTING PLAN WEST
- L2.10 PLAN ENLARGEMENT L2.11 PLAN ENLARGEMENT

TABLE OF ABBREVIATIONS

ANSI	AMERICAN NATIONAL	MAX	MAXIN
	STANDARDS INSTITUTE	MIN	MINIM
B&B	BALL AND BURLAP	MIX	MIXTU
CAL	CALIPER	NTS	NOT T
CONC	CONCRETE	OC	ON CE
DEG	DEGREE	POC	POINT
DIA/Ø	DIAMETER	PVC	POLY
DWGS	DRAWING	SCH	SCHE
ELL	ELBOW	SF	SQUA
EQ	EQUAL	SPEC	SPEC
FT	FEET/FOOT	TYP	TYPIC
GAL	GALLON	Х	TIMES
GALV	GALVANIZED		

LANDSCAPE NOTES

HEIGHT

H/HT

GENERAL

- 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 WORK.
- 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. CONTRACTOR SHALL COORDINATE WITH THE OWNER ANY DISRUPTION TO
- VEHICULAR CIRCULATION PRIOR TO COMMENCEMENT OF ANY WORK. PLANTING
- 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.
- IRRIGATION 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 OF 1"=20'
- 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
- AND BACKFLOW PREVENTION INFORMATION. 12. MAINLINE LAYOUT IS DIAGRAMMATIC ONLY.
- 13. CONTROLLER TO BE MOUNTED ON BUILDING EXTERIOR. GENERAL 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.

LAND	SCAPE CODE AREAS
	GENERAL LANDSCAPING
	108TH ST RIGHT OF WAY IMPROVEMENTS
┺╼╼╼╼╼╼ ┙┙┙┙┙┙ ┎╶╴╴╴╴╴	PARKING ISLAND LANDSCAPING

ARKING/PERIMETER LANDSCAPING

- STORMWATER



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IMUM IMUM URE TO SCALE CENTER **IT OF CONNECTION** VINYL CHLORIDE IEDULE JARE FOOT CIFICATION

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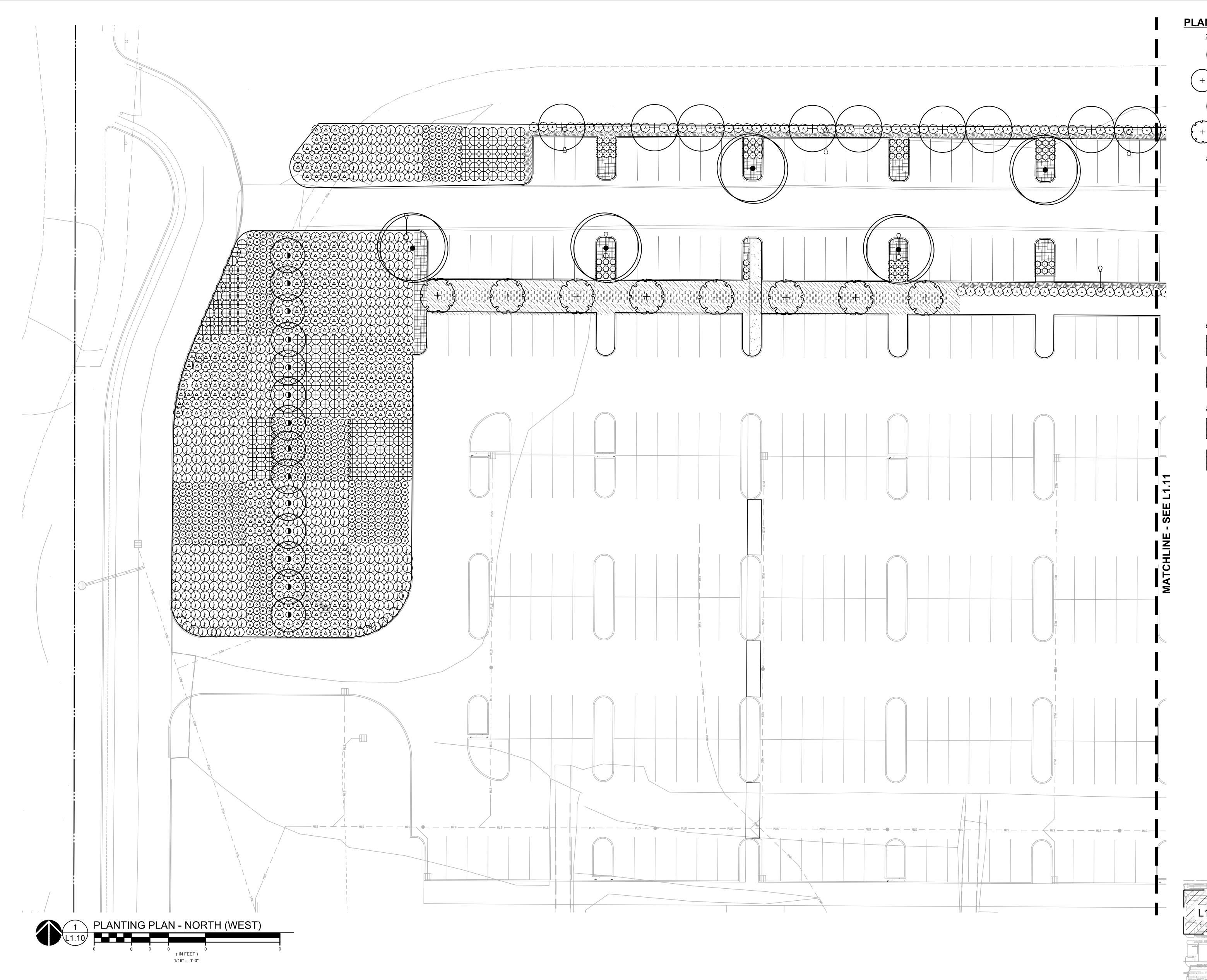
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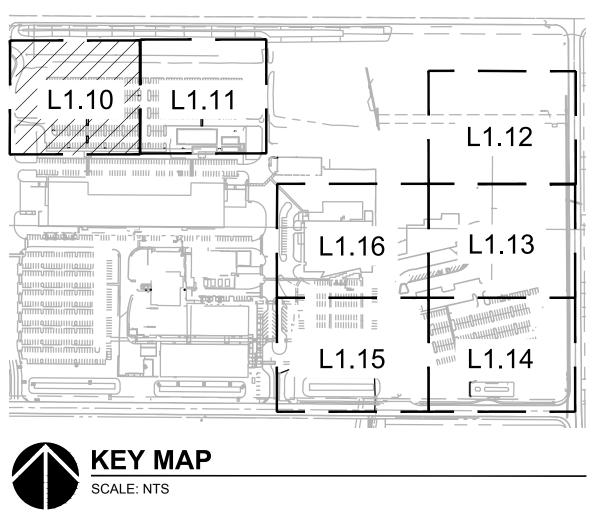
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SHEET

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LANT KEY LE	GEND
TREES	BOTANICAL / COMMON NAME
\bigcirc	CERCIDIPHYLLUM JAPONICUM KATSURA TREE
+	GLEDITSIA TRIACANTHOS INE MORAINE HONEY LOCUST
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE
	NYSSA SYLVATICA 'DAVID OD AFTERBURNER TUPELO
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
	ABELIA X GRANDIFLORA 'KAL KALEIDOSCOPE GLOSSY ABEL
\bigcirc	CISTUS X PULVERULENTUS 'S SUNSET ROCKROSE
\bigcirc	PANICUM VIRGATUM 'HEAVY BLUE SWITCH GRASS
₹	PINUS MUGO VAR. MUGO DWARF MUGO PINE
$(\boldsymbol{\lambda})$	PRUNUS LAUROCERASUS 'ZAE ZABEL LAUREL
\oplus	RHAPHIOLEPIS INDICA 'MONT INDIAN PRINCESS INDIAN HA
GROUND COVERS	BOTANICAL / COMMON NAME
	ARCTOSTAPHYLOS UVA–URSI KINNIKINNICK
	RUBUS CALYCINOIDES GREEN CARPET RASPBERRY
<u>STORMWATER</u>	<u>BOTANICAL / COMMON NAME</u>
8 4 4 4 8 4 4 8 4 4 8 4 4 4 9 4 4 4	STORMWATER ZONE A HERBACEOUS PLANTS
	STORMWATER ZONE B GROUNDCOVER MIX



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ERMIS 'MORAINE'

DOM'

LEIDOSCOPE

'SUNSET

' METAL'

ABELIANA

тоʻ AWTHORN



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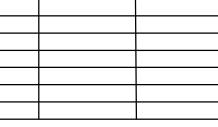


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	REVISION SCHEDULE							
Delta	Issued As	Issue Date						





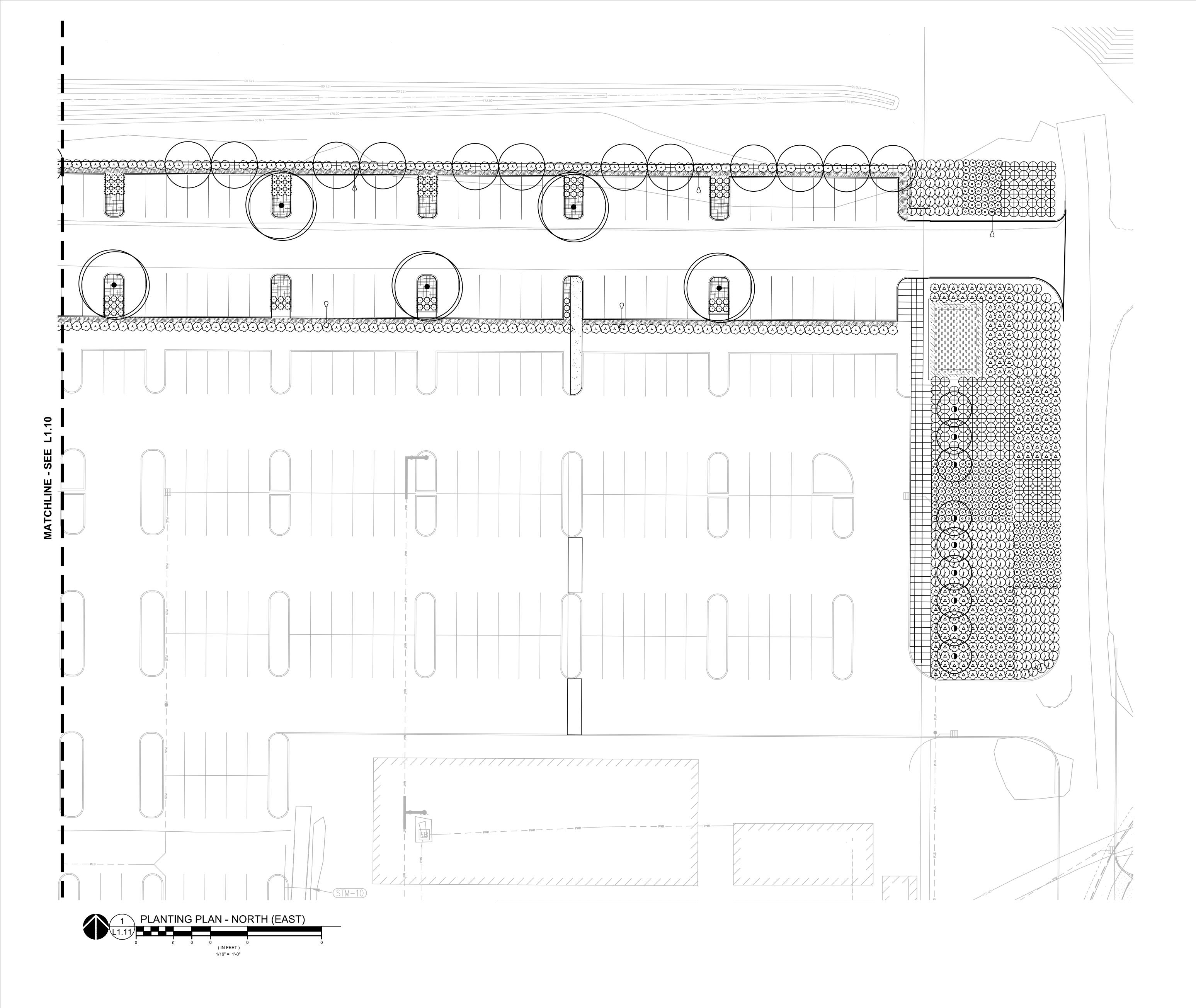




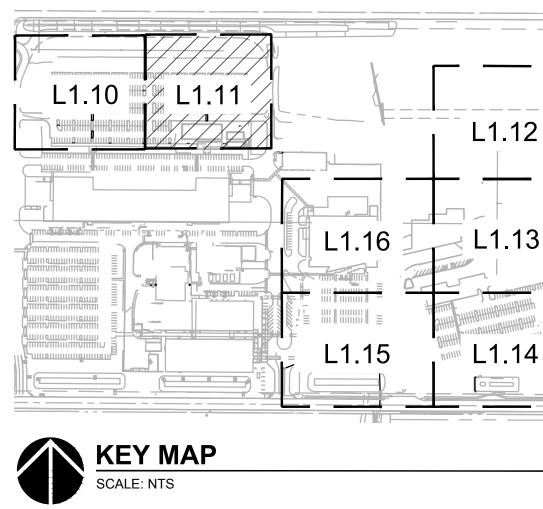


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PLANT KEY LEGEND			
TREES	<u>BOTANICAL / COMMON NAME</u>		
\bigcirc	CERCIDIPHYLLUM JAPONICUM KATSURA TREE		
(+)	GLEDITSIA TRIACANTHOS INERMIS MORAINE HONEY LOCUST		
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE		
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>		
	ABELIA X GRANDIFLORA 'KALEIDOS KALEIDOSCOPE GLOSSY ABELIA		
\bigcirc	CISTUS X PULVERULENTUS 'SUNSE SUNSET ROCKROSE		
\bigcirc	PANICUM VIRGATUM 'HEAVY META BLUE SWITCH GRASS		
	PINUS MUGO VAR. MUGO DWARF MUGO PINE		
	PRUNUS LAUROCERASUS 'ZABELIA ZABEL LAUREL		
\oplus	RHAPHIOLEPIS INDICA 'MONTO' INDIAN PRINCESS INDIAN HAWTHO		
GROUND COVERS	<u>BOTANICAL / COMMON NAME</u>		
	ARCTOSTAPHYLOS UVA–URSI KINNIKINNICK		
	RUBUS CALYCINOIDES GREEN CARPET RASPBERRY		
STORMWATER	<u>BOTANICAL / COMMON NAME</u>		
8 8	STORMWATER ZONE A HERBACEOUS PLANTS		
	STORMWATER ZONE B GROUNDCOVER MIX		





MORAINE'

OSCOPE'

SET'

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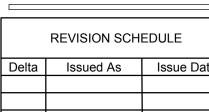


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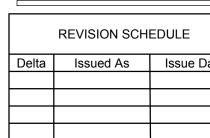
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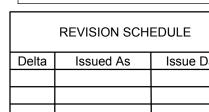
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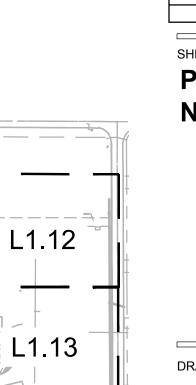
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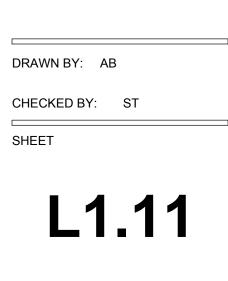
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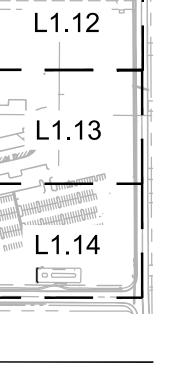






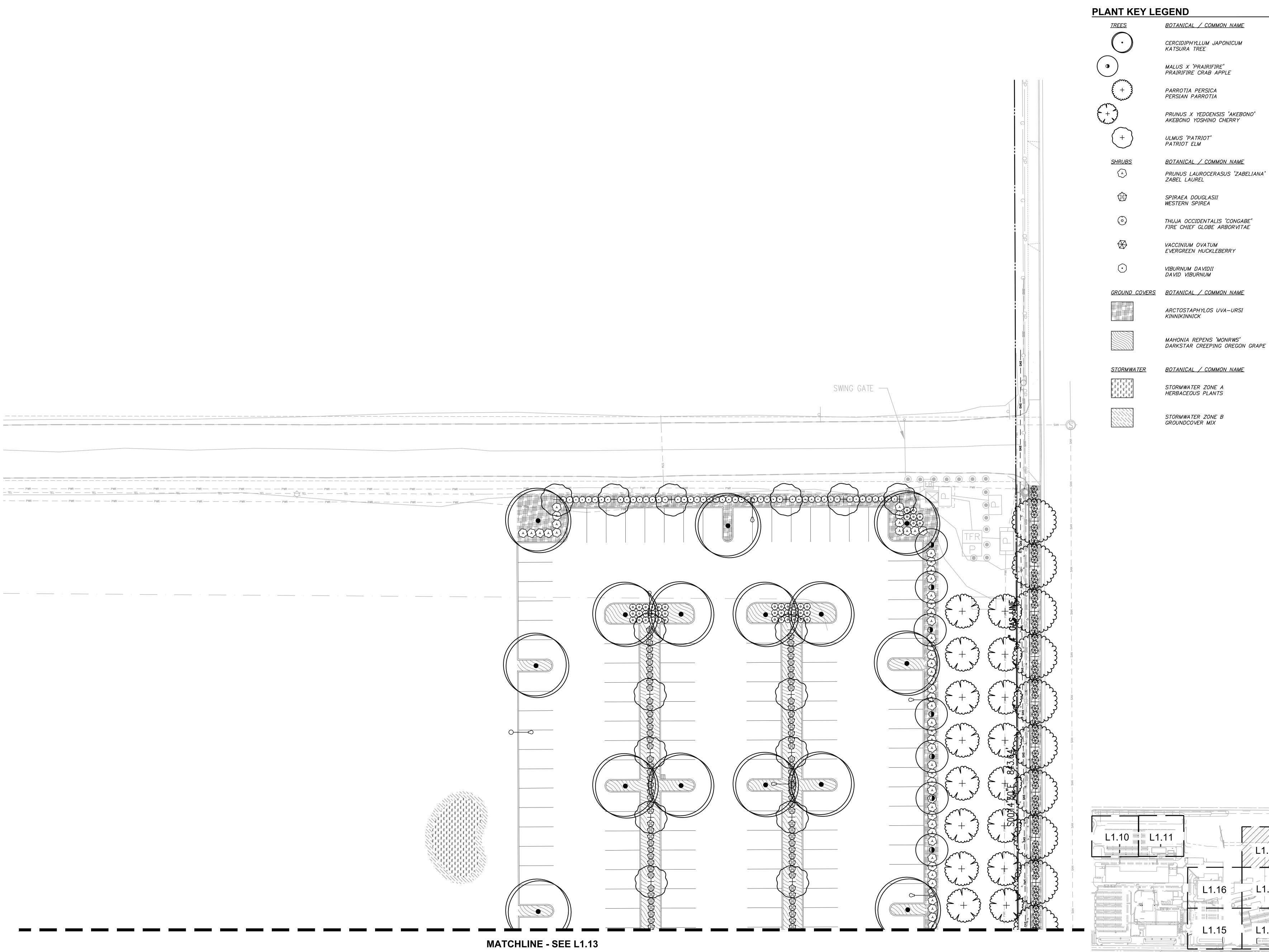


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PLANTING PLAN - NORTHEAST

(IN FEET) 1/16" = 1'-0"





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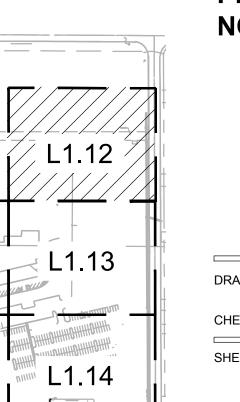


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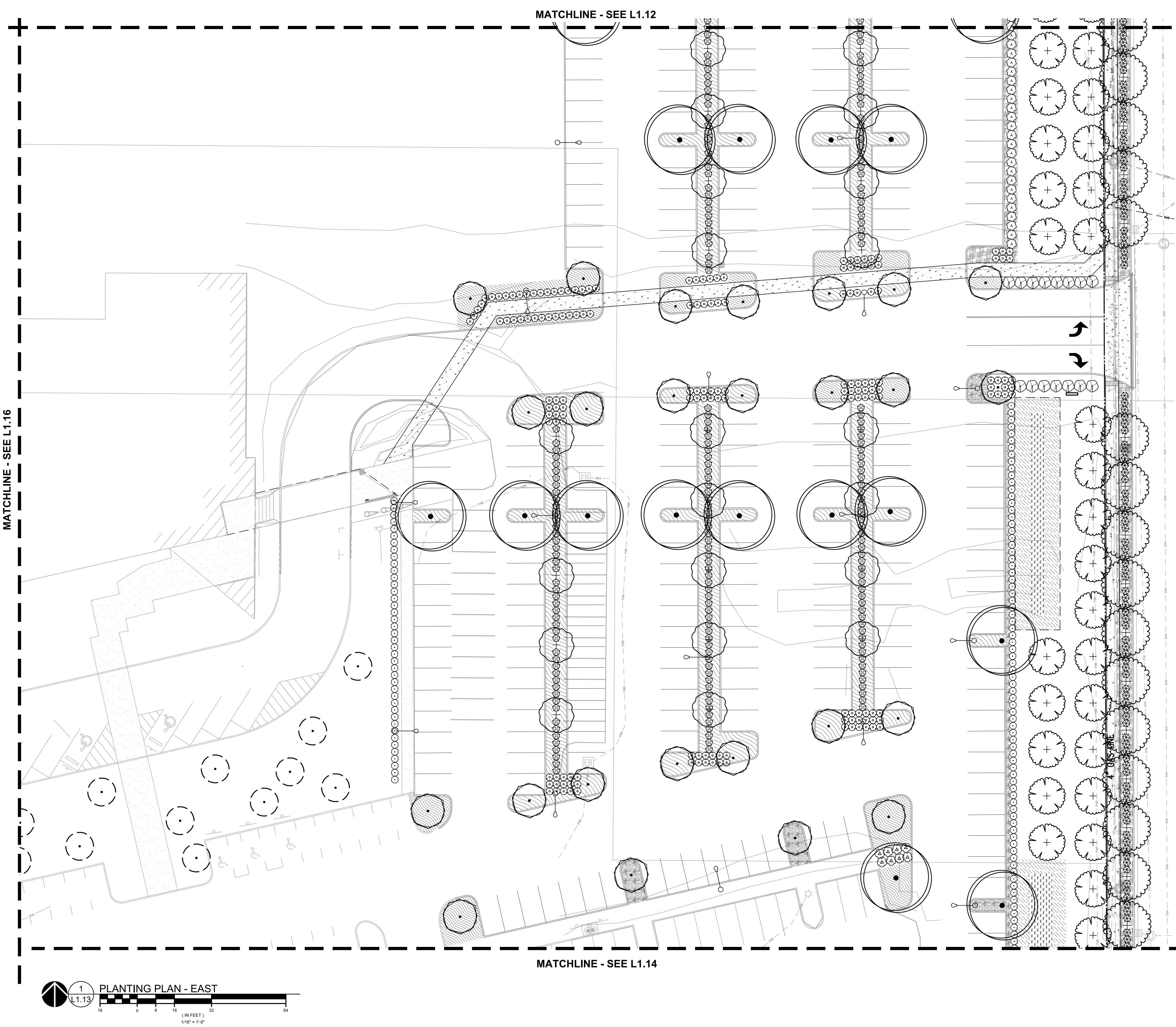
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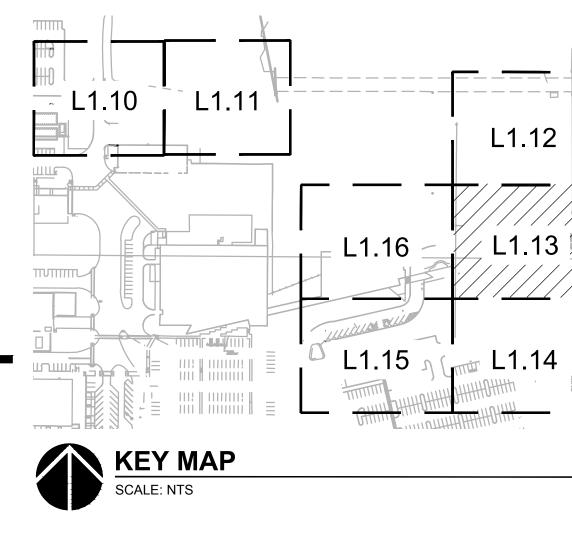


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PLANT KEY LEGEND		
<u>TREES</u>	<u>BOTANICAL / COMMON NAME</u>	
(\cdot)	ACER RUBRUM 'BOWHALL' BOWHALL MAPLE	
(\cdot)	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	
	PARROTIA PERSICA PERSIAN PARROTIA	
	PRUNUS X YEDOENSIS 'AKEBO AKEBONO YOSHINO CHERRY	
$\left(+ \right)$	ULMUS 'PATRIOT' PATRIOT ELM	
<u>EXISTING</u>	<u>BOTANICAL / COMMON NAME</u>	
$\left(\cdot \right)$	EXISTING TREE TO REMAIN	
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>	
	ABELIA X GRANDIFLORA 'KAL KALEIDOSCOPE GLOSSY ABEL	
\bigcirc	PHILADELPHUS LEWISII WILD MOCKORANGE	
	PRUNUS LAUROCERASUS 'ZAE ZABEL LAUREL	
	SPIRAEA DOUGLASII WESTERN SPIREA	
	THUJA OCCIDENTALIS 'CONGA FIRE CHIEF GLOBE ARBORVIT.	
\bigotimes	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	
\bigcirc	VIBURNUM DAVIDII DAVID VIBURNUM	
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>	
	ARCTOSTAPHYLOS UVA–URSI KINNIKINNICK	
	MAHONIA REPENS 'MONRWS' DARKSTAR CREEPING OREGON	
	RUBUS CALYCINOIDES GREEN CARPET RASPBERRY	
<u>STORMWATER</u>	<u>BOTANICAL / COMMON NAME</u>	
8 8 8 8 8 8 8 8 8 8 8 9 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 9 8 8 8 8 9 8 8 8 8 9 8 8 8 8 9 8 8 8 8 8 9 8 8 8 8 8 8 9 8	STORMWATER ZONE A HERBACEOUS PLANTS	
	STORMWATER ZONE B GROUNDCOVER MIX	



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BONO'

ALEIDOSCOPE' ELIA

ABELIANA

GABE' ITAE

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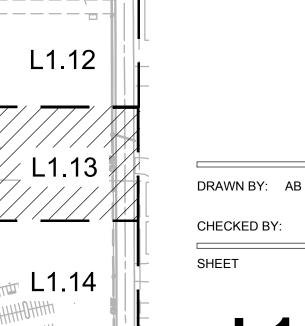
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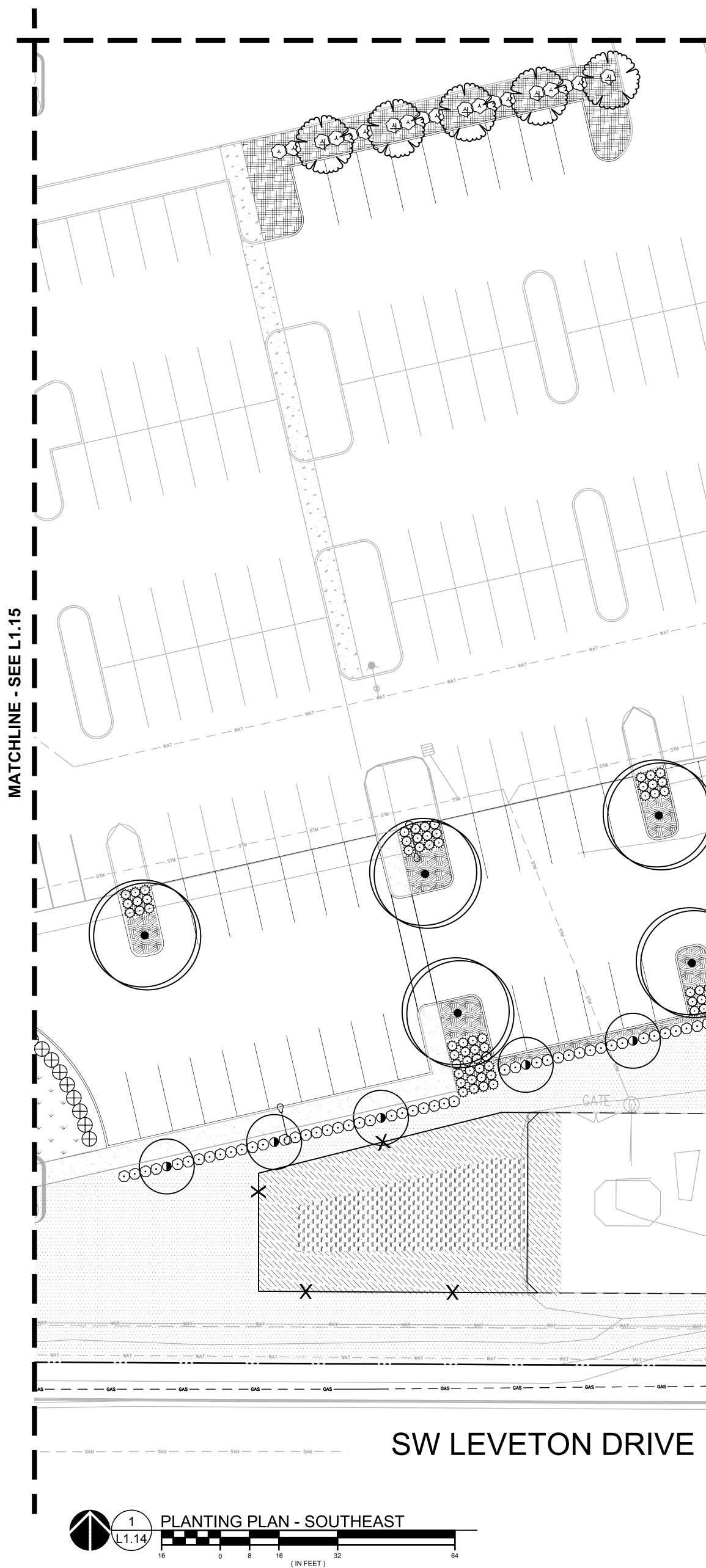
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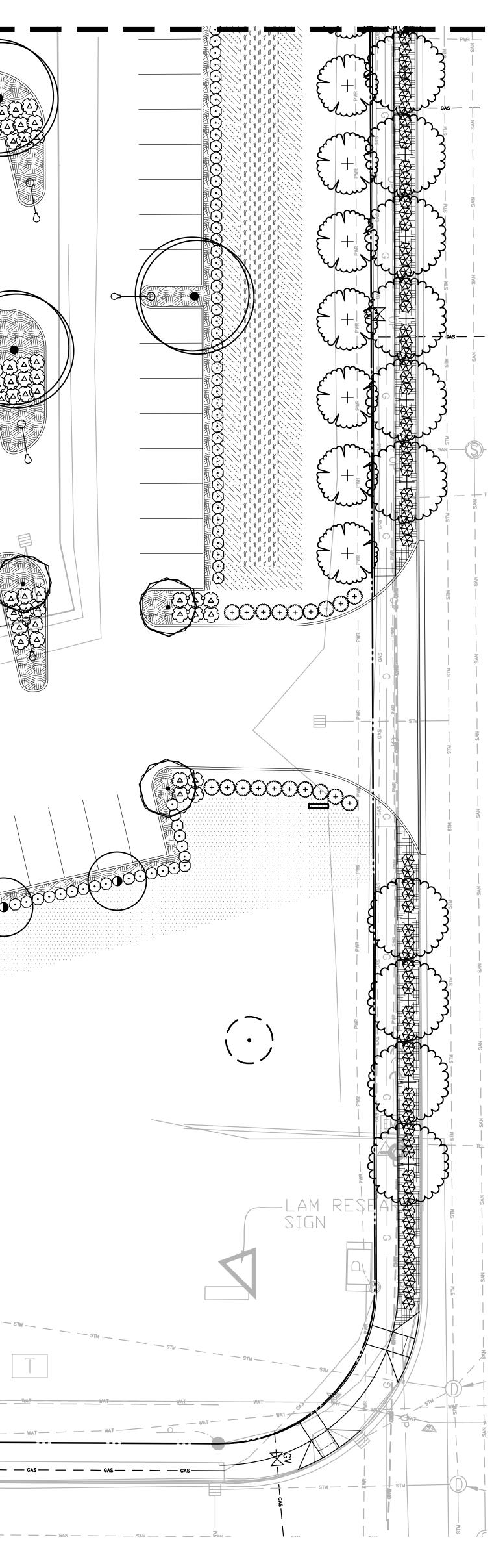
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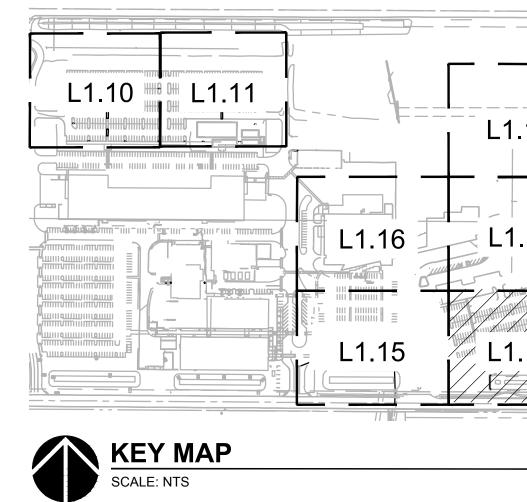
1/16" = 1'-0"

MATCHLINE - SEE L1.13 4' HIGH CHAIN LINK FENCE 4' HIGH CHAIN LINK FENCE



PLANT KEY LEGEND <u>BOTANICAL / COMMON NAME</u> <u>TREES</u>

\cdot	ACER RUBRUM 'BOWHALL' BOWHALL MAPLE
	CERCIDIPHYLLUM JAPONICUM KATSURA TREE
+ 33	PARROTIA PERSICA PERSIAN PARROTIA
}	PRUNUS X YEDOENSIS 'AKEBONO' AKEBONO YOSHINO CHERRY
+	ULMUS 'PATRIOT' PATRIOT ELM
<u>KISTING</u>	BOTANICAL / COMMON NAME
.)	EXISTING TREE TO REMAIN
<u>IRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
	ABELIA X GRANDIFLORA 'KALEIDOSCOP KALEIDOSCOPE GLOSSY ABELIA
\bigcirc	PHILADELPHUS LEWISII WILD MOCKORANGE
\checkmark	PRUNUS LAUROCERASUS 'ZABELIANA' ZABEL LAUREL
	SPIRAEA DOUGLASII WESTERN SPIREA
\odot	THUJA OCCIDENTALIS 'CONGABE' FIRE CHIEF GLOBE ARBORVITAE
\bigotimes	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY
\odot	VIBURNUM DAVIDII DAVID VIBURNUM
ROUND COVERS	<u>BOTANICAL / COMMON NAME</u>
	ARCTOSTAPHYLOS UVA–URSI KINNIKINNICK
	MAHONIA REPENS 'MONRWS' DARKSTAR CREEPING OREGON GRAPE
	RUBUS CALYCINOIDES GREEN CARPET RASPBERRY
<u>FORMWATER</u>	<u>BOTANICAL / COMMON NAME</u>
	STORMWATER ZONE A HERBACEOUS PLANTS
	STORMWATER ZONE B GROUNDCOVER MIX



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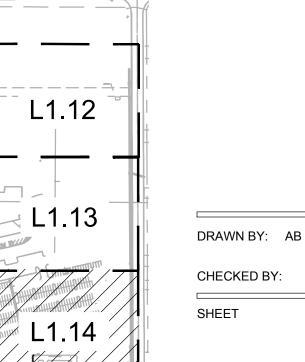
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REVISION SCHEDULE Issued As Issue Date

SHEET TITLE: PLANTING PLAN SOUTHEAST

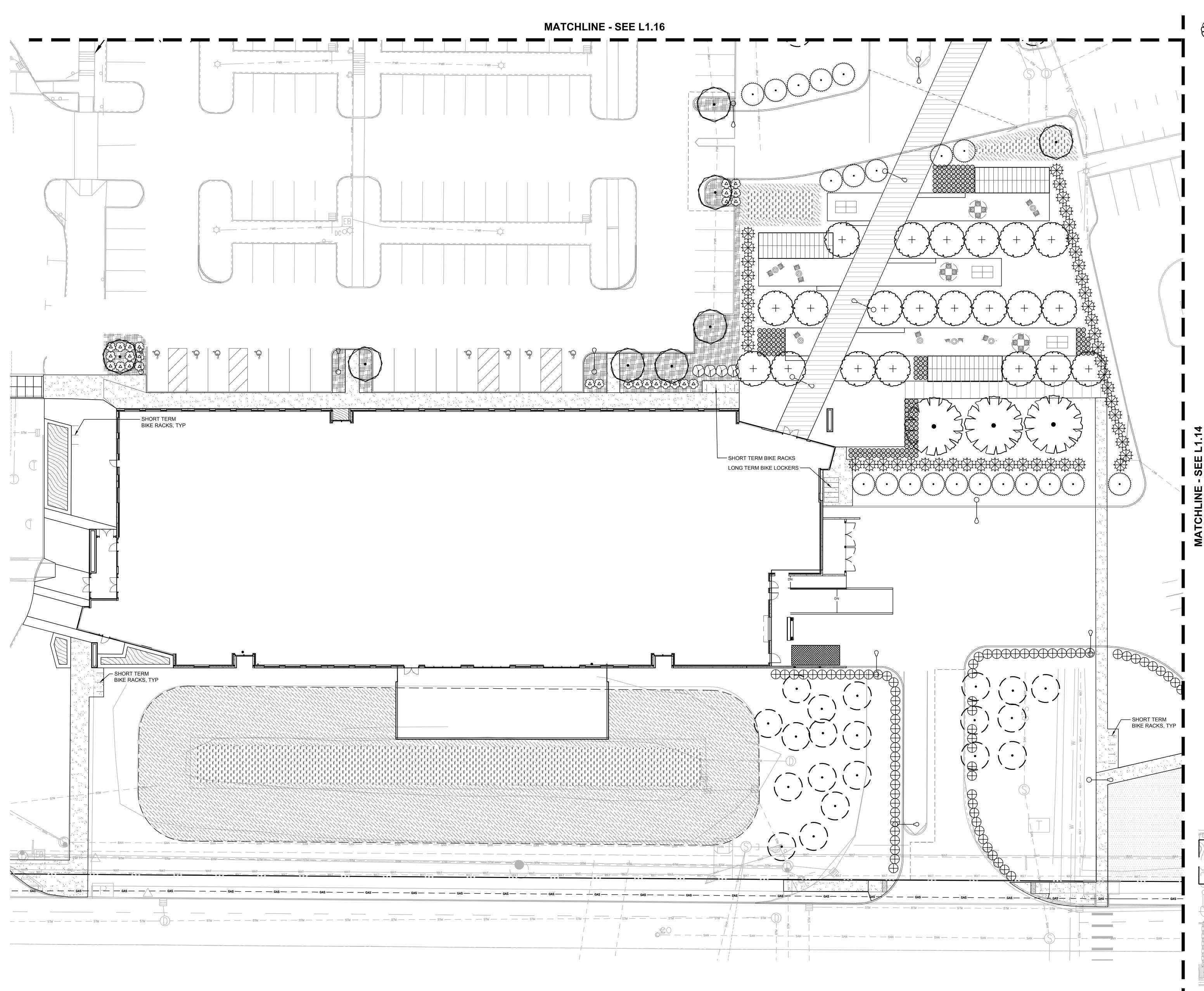


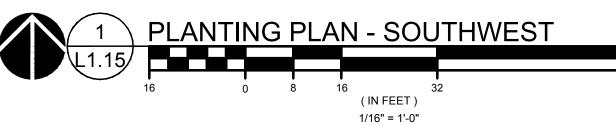


SHEET L1.14

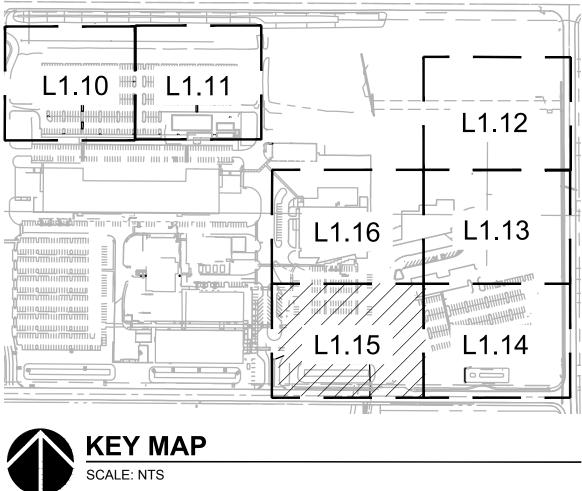
^{JOB NO.} **2220087.00**

1.14 AB 08/02/22 00:07 1:0.08





<u>PL</u>	ANT KEY LI	EGEND
	TREES	<u>BOTANICAL / COMMON NAME</u>
	\odot	ACER RUBRUM 'BOWHALL' BOWHALL MAPLE
		LIRIODENDRON TULIPIFERA TULIP POPLAR
	+	ZELKOVA SERRATA 'HALKA' HALKA ZELKOVA
	EXISTING	<u>BOTANICAL / COMMON NAME</u>
	$\left(\cdot \right)$	EXISTING TREE TO REMAIN
	<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
		ABELIA X GRANDIFLORA 'KALEIDO KALEIDOSCOPE GLOSSY ABELIA
	<u>}</u>	BOUTELOUA GRACILIS 'BLONDE AM BLONDE AMBITION BLUE GRAMA
	\bigcirc	PHILADELPHUS LEWISII WILD MOCKORANGE
	\oplus	RHAPHIOLEPIS INDICA 'MONTO' INDIAN PRINCESS INDIAN HAWTHO
	÷	THUJA OCCIDENTALIS 'BRANDON' BRANDON ARBORVITAE
	\odot	VIBURNUM TINUS 'SPRING BOUQUE SPRING BOUQUET LAURUSTINUS
	<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>
		ARCTOSTAPHYLOS UVA–URSI KINNIKINNICK
		LAWN
		MAHONIA REPENS 'MONRWS' DARKSTAR CREEPING OREGON GR.
	<u>STORMWATER</u>	<u>BOTANICAL / COMMON NAME</u>
1.14		STORMWATER ZONE A HERBACEOUS PLANTS
- SEE L1.14		STORMWATER ZONE B GROUNDCOVER MIX
MATCHLINE -		
CHL		
IAT		
Σ		



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RA 'KALEIDOSCOPE' SY ABELIA

S 'BLONDE AMBITION' LUE GRAMA

'MONTO' DIAN HAWTHORN

RING BOUQUET' JRUSTINUS



MACKENZIE DESIGN DRIVEN I CLIENT FOCUSED

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Client



ONRWS' OREGON GRAPE

TUALATIN FAC-1446

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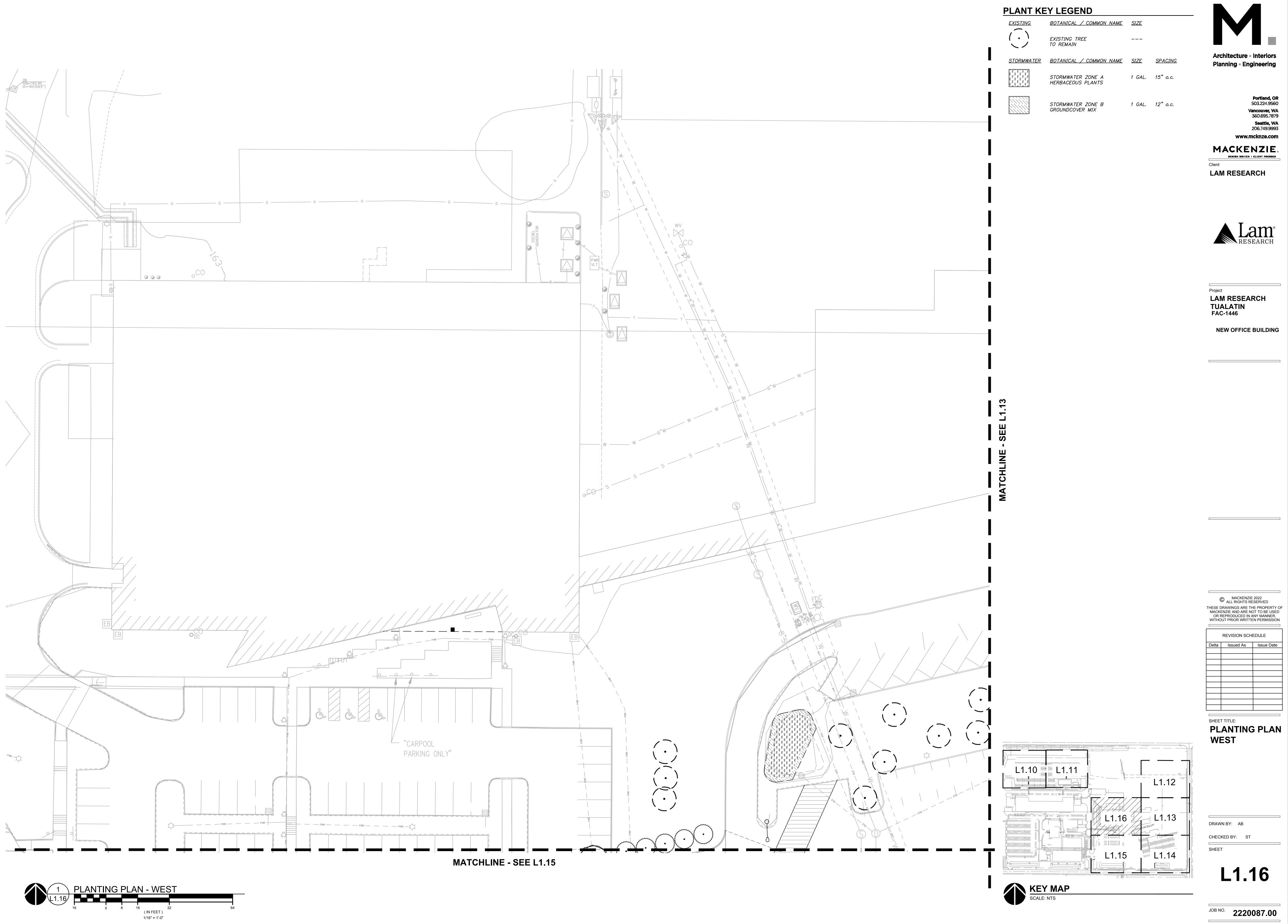
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SHEET TITLE: PLANTING PLAN



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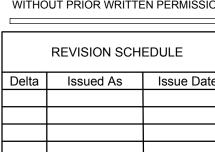


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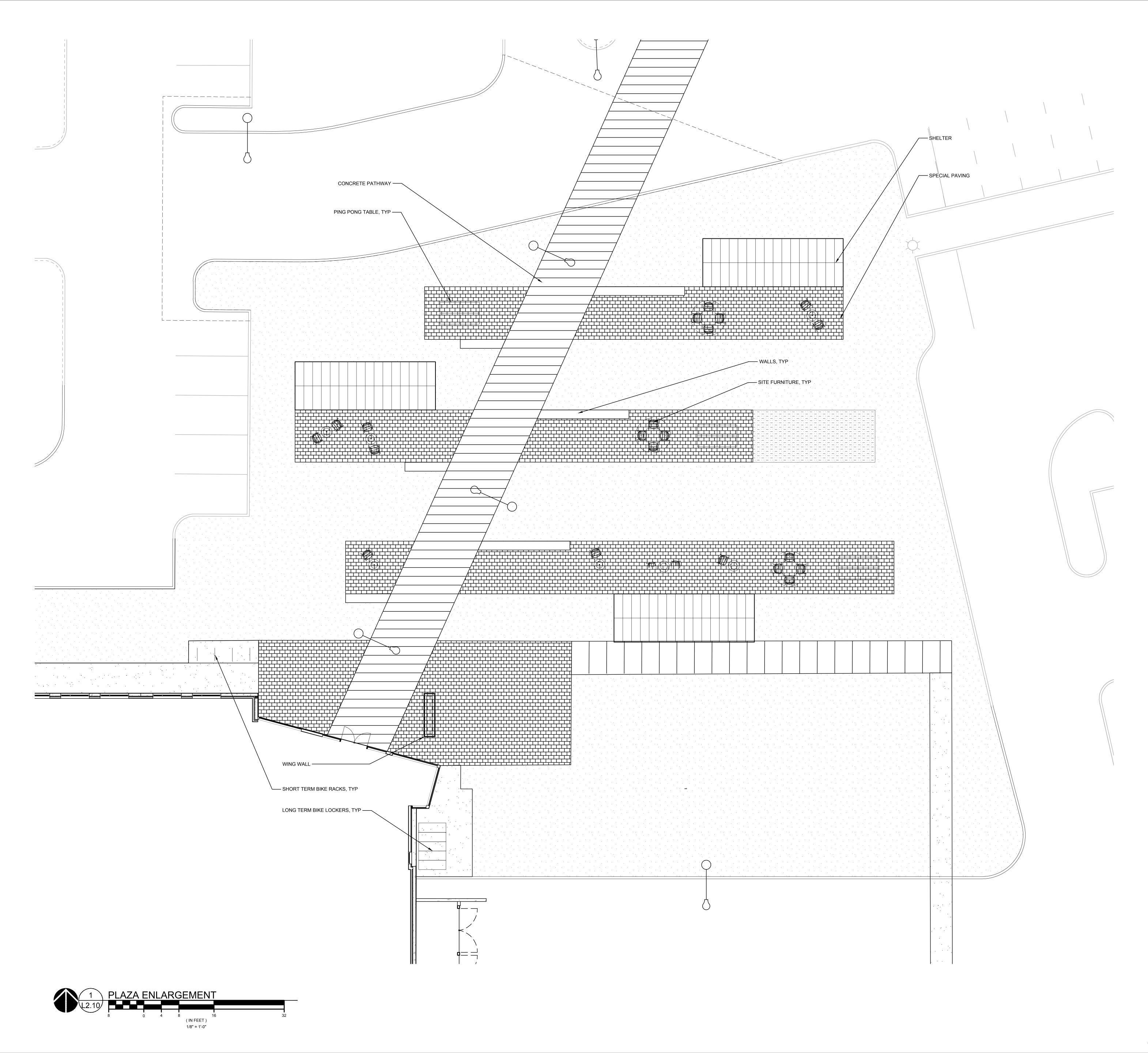


SHEET TITLE: PLANTING PLAN WEST



SHEET

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