

GENERAL NOTES

- 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
- 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
- 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
- CONTRACTOR SHALL ADJUST ALL STRUCTURES IMPACTED BY CONSTRUCTION IMPROVEMENTS TO NEW FINISH GRADES
- REQUEST BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A PUBLIC WORKS PERMIT
- 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
- CONTRACTOR SHALL PERFORM ALL THE WORK SHOWN ON THE DRAWINGS AND ALL INCIDENTAL WORK NECESSARY TO COMPLETE THE PROJECT

SITE DEMOLITION NOTES

- COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC
- INSTALL EROSION CONTROL MEASURES AND TEMPORARY FENCING PRIOR TO ANY DEMOLITION ACTIVITIES
- MITIGATE DUST POLLUTION DUE TO DEMOLITION ACTIVITIES
- 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
- 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
- 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
- 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
- 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)
- IF HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION, STOP WORK AND IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT/ENGINEER OF RECORD

GRADING NOTES

- 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
- 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
- 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
- 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
- SITE TOPSOIL STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT
- CONTRACTOR TO REVIEW AND CONFIRM GRADES AT JOIN POINTS, SUCH AS AT DAYLIGHT LIMITS AND BUILDING ENTRANCES, PRIOR TO CONSTRUCTION
- ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL BE CONSTRUCTED AT 2% MAXIMUM SLOPE IN ALL DIRECTIONS
- 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

- 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.
- 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.
- NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS. PROVIDE CLEANOUTS PER DETAIL 1/C5.10 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).
- ALL SANITARY AND STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED
- ALL DOWNSPOUT LEADERS TO BE 6 INCHES AT 2.0% MINIMUM UNLESS NOTED OTHERWISE
- IF APPLICABLE, PROVIDE 2 INCH PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2 INCH PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH 3/4 INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS
- PREFABRICATED PLUMBING PRODUCTS USED SHALL BE LISTED ON THE IAPMO R&T PRODUCT LISTING DIRECTORY (pld.iapmo.org). ALL SUBMITTALS FOR REVIEW SHALL BE ACCOMPANIED BY MANUFACTURER'S LITERATURE CLEARLY STATING THIS CERTIFICATION AND/OR THE PRODUCT LISTING CERTIFICATE FROM THE IAPMO DIRECTORY WEBSITE
- IF APPLICABLE, CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE LANDSCAPE PLANS AND SPECIFICATIONS
- SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5 FEET OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING
- CONTRACTOR TO MAINTAIN MINIMUM 3 FEET OF COVER OVER ALL UTILITY PIPING AND CONDUITS, UNLESS NOTED OTHERWISE
- 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
- 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
- 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
- PIPE LENGTHS SHOWN ON PLANS ARE TWO DIMENSIONAL AND MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE
- MANHOLE RIM ELEVATIONS SHOWN ON PLANS REFERENCE THE CENTER OF THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONCILING LIDS/GRATES/ETC TO THE SLOPES OF THE SITE GRADING
- 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

- 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
- 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
- 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
- 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
- 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
- ALL EROSION CONTROL DEVICES SHALL BE EXAMINED AND REPAIRED AFTER EACH STORM OCCURRENCE, AND INLETS SHALL BE CLEANED OF SEDIMENT WHENEVER NECESSARY
- HYDROSEED AND MULCH ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE AUTHORITIES HAVING JURSDICTION
- 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
- INSTALL TEMPORARY EROSION PREVENTION SUCH AS JUTE NETTING OR GEOTEXTILE ON DISTURBED AREAS STEEPER THAN 4H:1V
- STAGING AND STOCKPILE AREAS TO BE DETERMINED BY CONTRACTOR AND ADJUSTED TO ACCOMMODATE THE PROGRESS OF CONSTRUCTION

SITE WORK NOTES










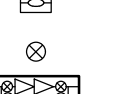

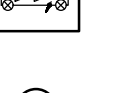



















































- ALL CURB RADI TO BE 3 FEET UNLESS NOTED OTHERWISE
- STAIR RISERS AND TREADS SHALL BE CONFORMANT WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION AND THE CURRENT EDITION OF THE STATE BUILDING CODE (E.G. INTERNATIONAL BUILDING CODE, CHAPTER 10, SECTION 1011.5)
- WHEREVER A PEDESTRIAN WALKING 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)
- 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.

ABBREVIATIONS

CL	CENTER LINE
PL	PROPERTY LINE
AC	ASPHALT CONCRETE
AHJ	AUTHORITY HAVING JURISDICTION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BOTTOM OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BS	BOTTOM OF STEP
BW	BACK OF WALK
C	COMPACT
CB	CATCH BASIN
CI	CAST IRON
CIP	CAST IN PLACE
CO	CLEANOUT
CONC	CONCRETE
CLR	CLEAR
CVR	COVER
DI	DUCTILE IRON
DW	DOMESTIC WATER
ECR	END CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESC	EROSION/SEDIMENT CONTROL
EW	EACH WAY
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FW	FIRE WATER/FACE OF WALL
G/GUT	GUTTER LINE
GB	GRADE BREAK
H	ACCESSIBLE STALL
HDPE	HIGH-DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
IE	INVERT ELEVATION
LT	LEFT
ME	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OC	ON CENTER
ODOT	OREGON DEPARTMENT OF TRANSPORTATION
OSHA	OREGON STATE HEALTH AUTHORITY
OSSC	OREGON STATE SPECIFICATIONS FOR CONSTRUCTION
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCCP	PORTLAND CEMENT CONCRETE PAVING
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
ROW	RIGHT OF WAY
RSGV	RESILIENT SEAT GATE VALVE
RT	RIGHT
S	STANDARD
SAN	SANITARY SEWER
STA	STATION
STM	STORM
SW	SIDEWALK
TC	TOP OF CURB
TH	THRESHOLD
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
WC	WHEELCHAIR

LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE	---	---
BOUNDARY LINE	---	---
CENTERLINE	---	---
PROPERTY LINE	---	---
CURB	---	---
WETLAND BOUNDARY	---	---
EDGE OF PAVEMENT	---	---
EASEMENT	---	---
FENCE LINE	---	---
GRAVEL EDGE	---	---
POWER LINE	---	---
OVERHEAD WIRE	---	---
TRAFFIC SIGNAL WIRE	---	---
TELEPHONE LINE	---	---
TELEVISION LINE	---	---
GAS LINE	---	---
STORM SEWER LINE	---	---
SANITARY SEWER LINE	---	---
WATER LINE	---	---

TREE		
CONTROL MANHOLE		
DRYWELL		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
WATER BLOWOFF/AIR RELEASE		
WATER METER		
WATER VALVE		
BACKFLOW PREVENTOR		
WATER VAULT		
STORM/SANITARY MANHOLE		
STORM SEWER CATCH BASIN		
SANITARY CLEAN OUT		
GAS VALVE		
GAS METER		
SIGN		
MAIL BOX		
FOUND SURVEY MONUMENT		
GUY WIRE ANCHOR		
UTILITY POLE		
POWER VAULT		
ELECTRICAL METER		
POWER JUNCTION BOX		
POWER TRANSFORMER		
LIGHT POLE		
TELEPHONE/TELEVISION VAULT		
TELEPHONE/TELEVISION JUNCTION BOX		
TELEPHONE/TELEVISION RISER		
SIGNAL JUNCTION BOX		
BOLLARD		
ADA COMPLIANT CURB RAMP SLOPE ARROW		
SLOPE ARROW		



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**CIVIL GENERAL
NOTES,
SYMBOLS AND
ABBREVIATIONS**

SHEET:

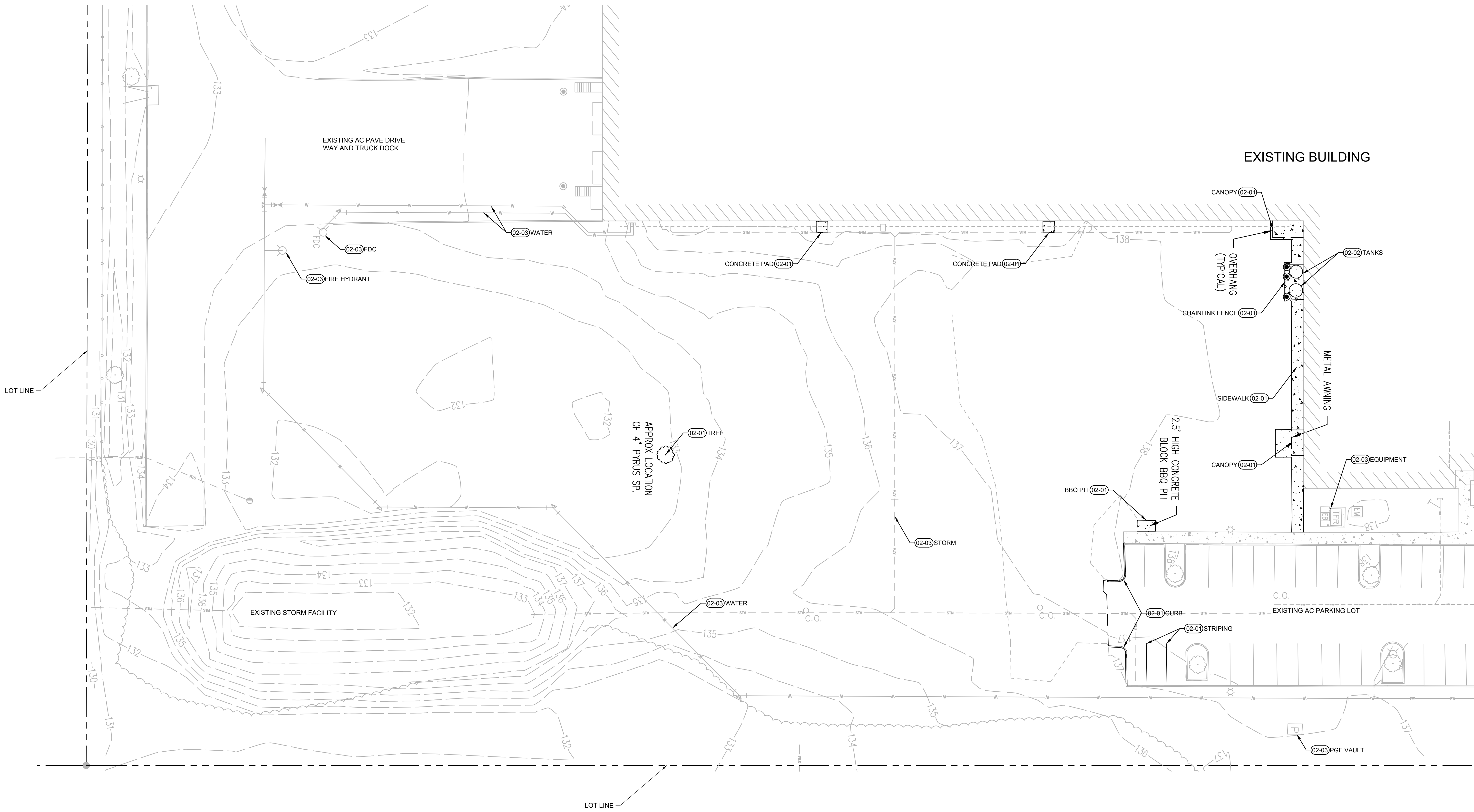
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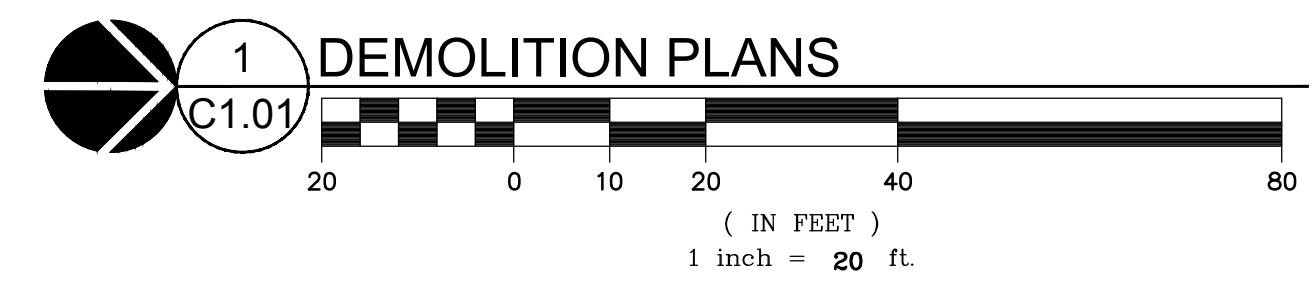
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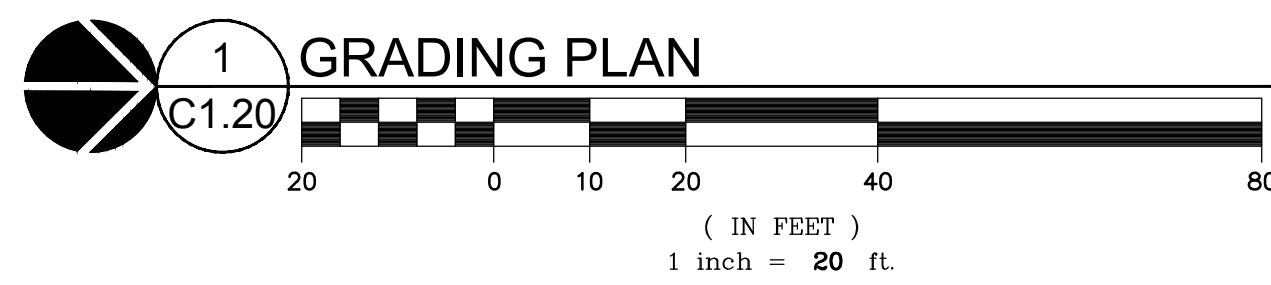
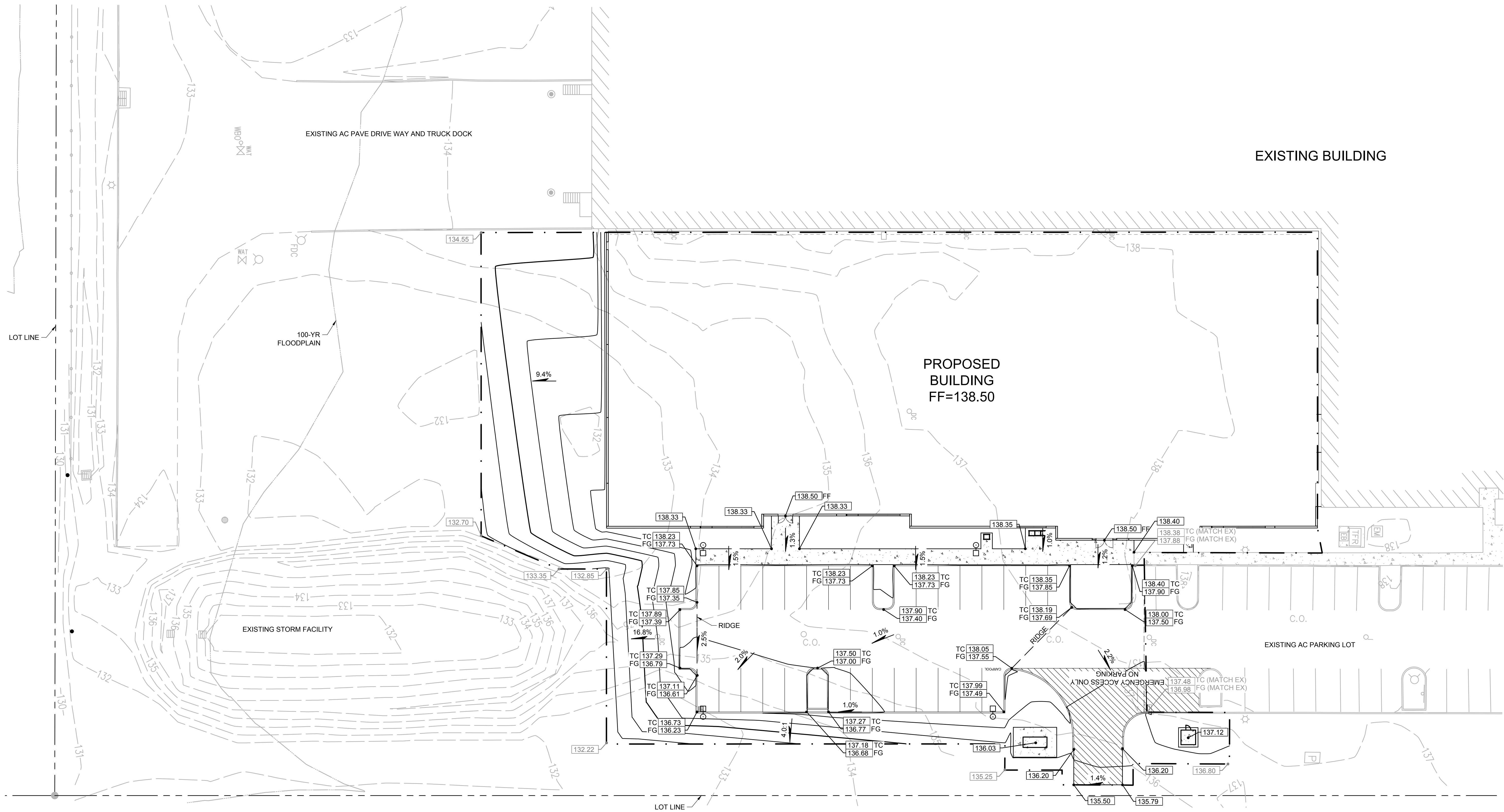


KEYNOTES

- 02-01 REMOVE (ITEM AS NOTED)
- 02-02 RELOCATE (ITEM AS NOTED)
- 02-03 PROTECT (ITEM AS NOTED)



REVISION SCHEDULE		
Delta	Issued As	Issue Date



DATUM NOTES

- BENCHMARK: WASHINGTON COUNTY NO. 905
NGVD 1929
ELEVATION = 136.17
- FLOOD PLAIN DATUM: NGVD 1929

SHEET:

C1.20

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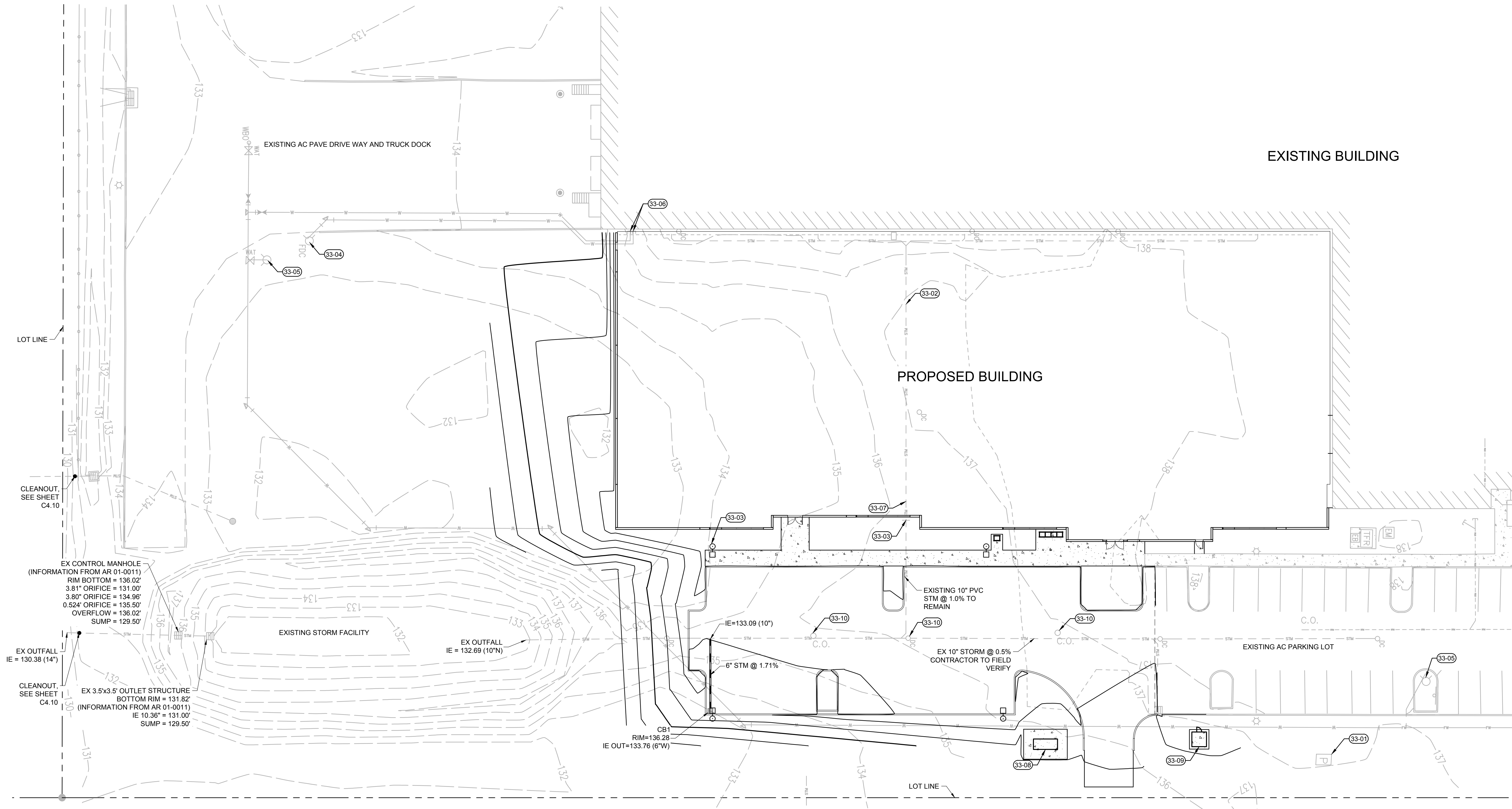
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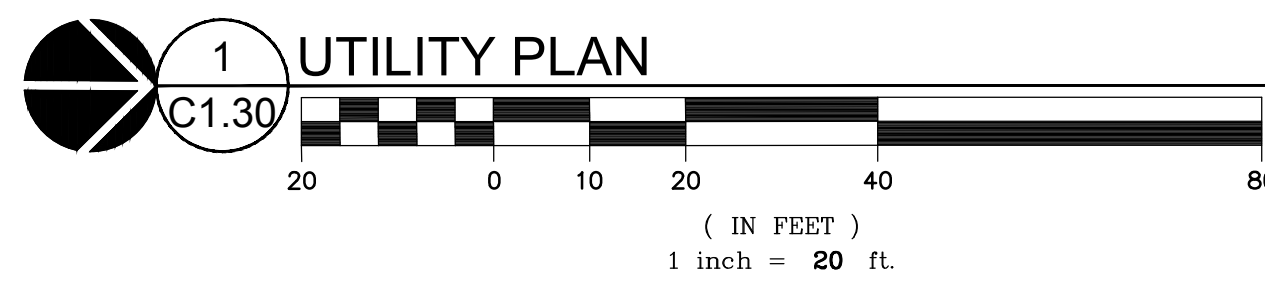
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KEYNOTES

- 33-01 EXISTING PGE VAULT
- 33-02 EXISTING 10" SCH 40 PVC. INTERNAL ROUTING OF EXISTING BUILDING BY OTHERS
CONTRACTOR TO VERIFY LOCATION OF EXISTING PIPE TRANSITION BETWEEN SCH 40 PVC
WITHIN BUILDING FOOTPRINT AND PVC OUTSIDE OF BUILDING FOOTPRINT
- 33-03 EXISTING FDC
- 33-04 EXISTING FIRE HYDRANT
- 33-05 EXISTING FIREWATER SERVICE BUILDING POINT OF CONNECTION
- 33-06 PROPOSED EXPANSION DOWNSPOUTS TO BE ROUTED INTERNALLY. CONNECTION BY OTHERS
INTERNALLY
- 33-07 GENERATOR, SEE ELECTRICAL PLANS
- 33-08 TRANSFORMER, SEE ELECTRICAL PLANS
- 33-09 CONTRACTOR TO PROVIDE TRAFFIC-RATED LID FOR EXISTING CLEANOUT AT NEW FINISHED
GRADE



SHEET TITLE:
UTILITY PLAN

SHEET:

C1.30

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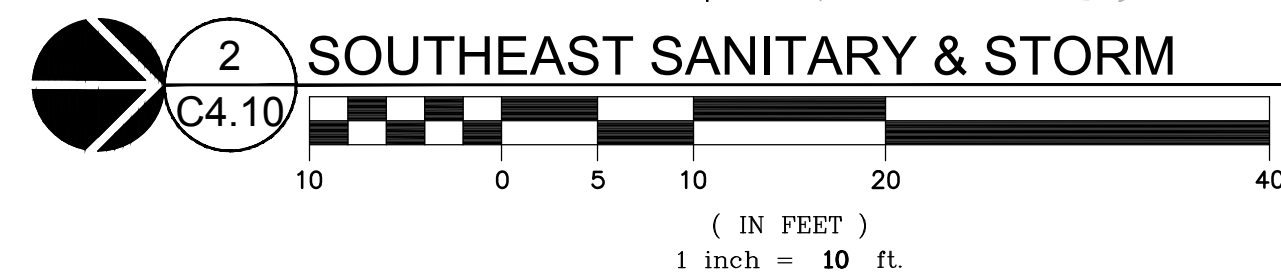
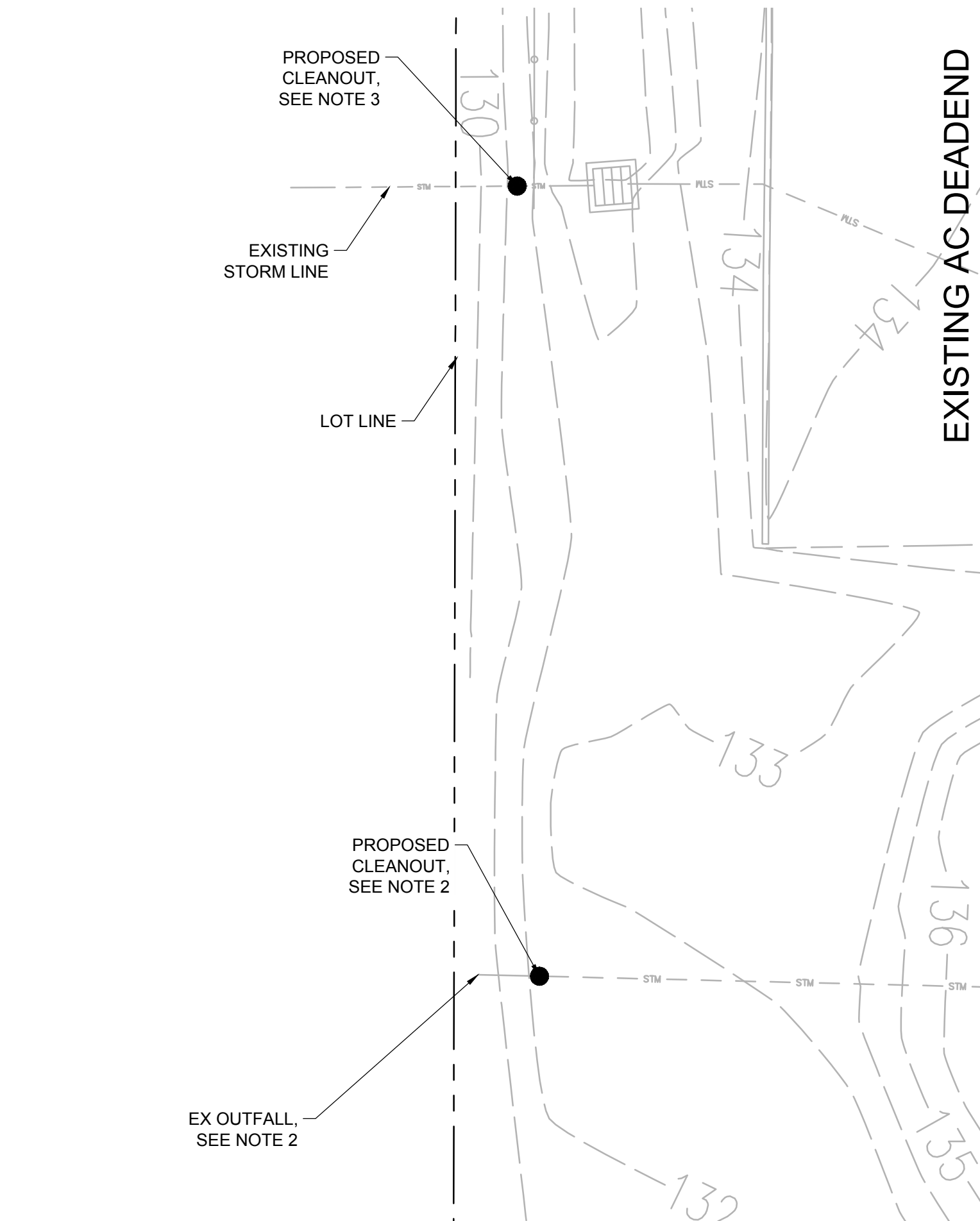
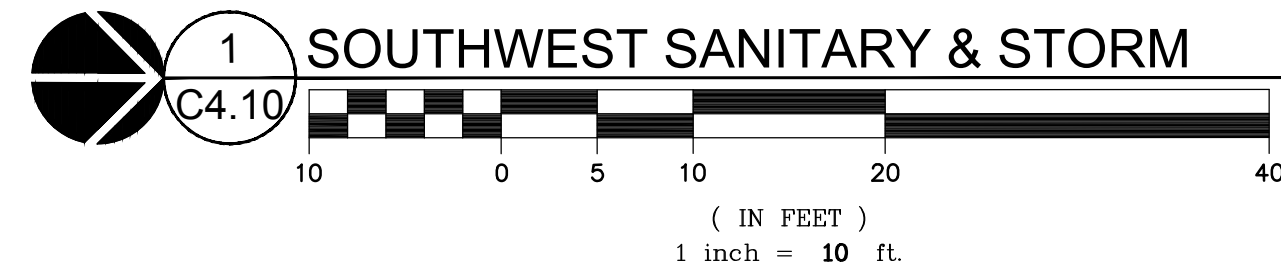
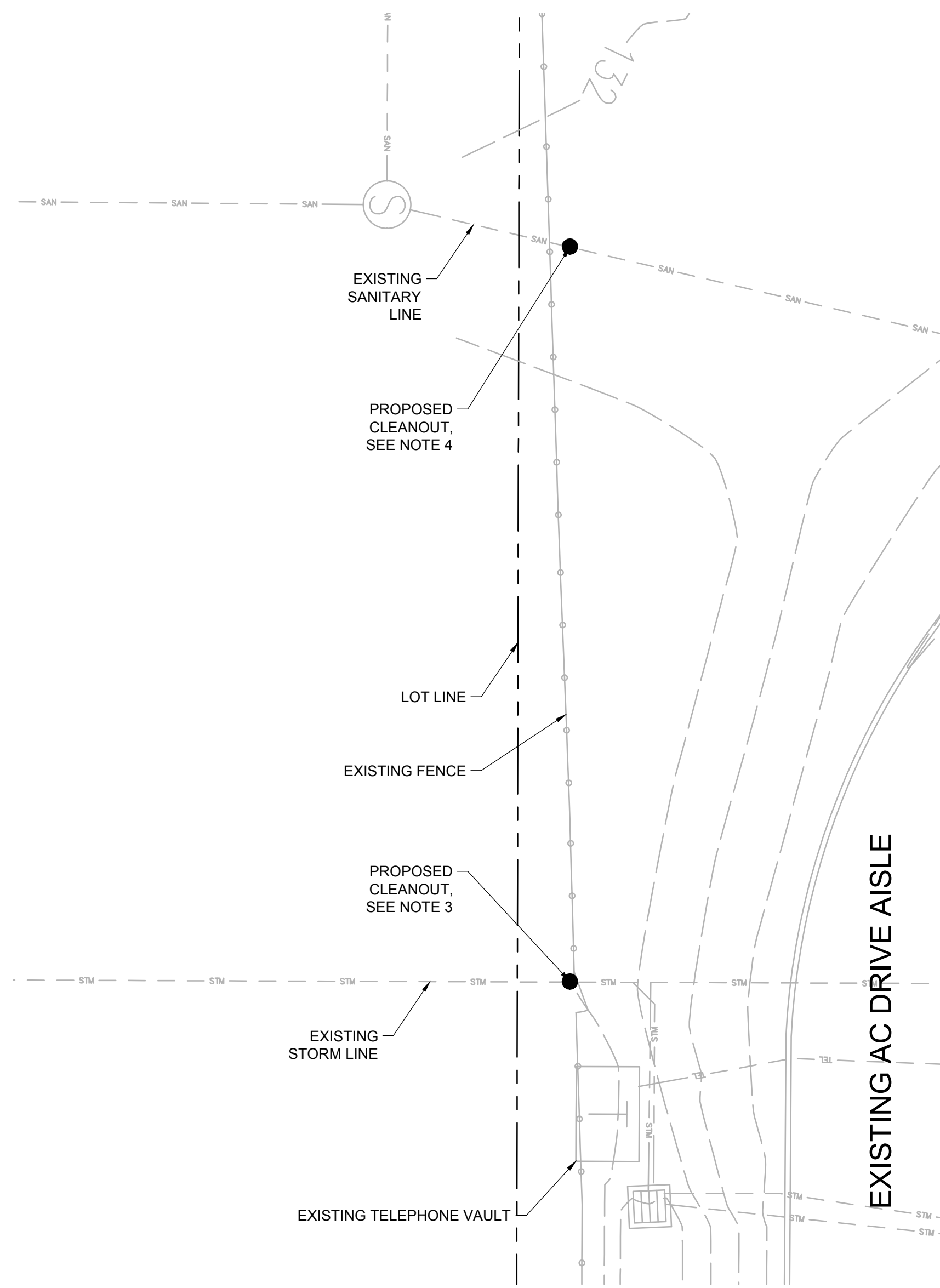
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UTILITY PLAN**

SHEET:

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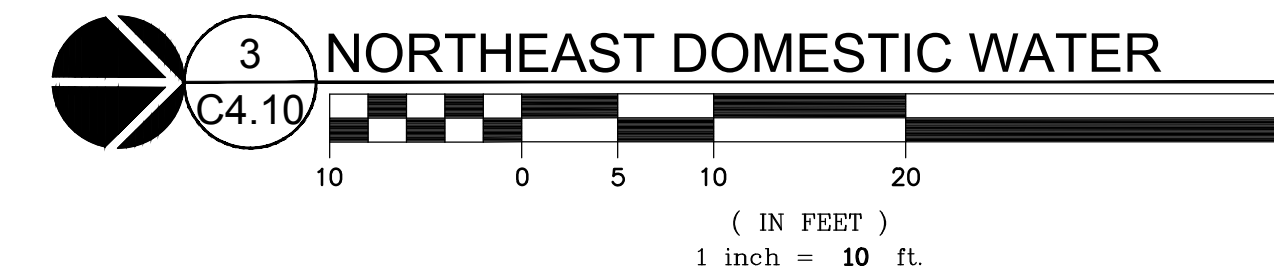
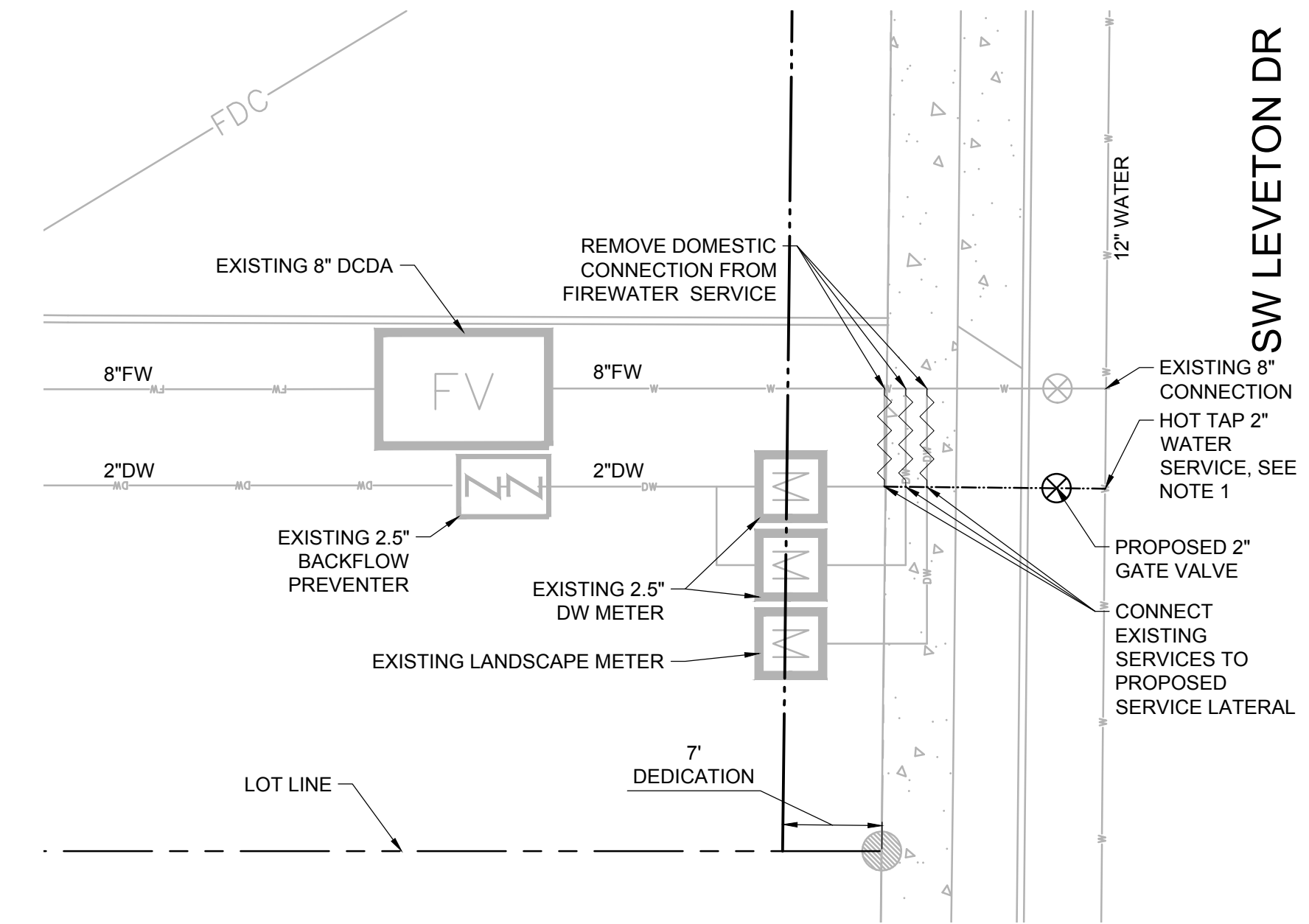
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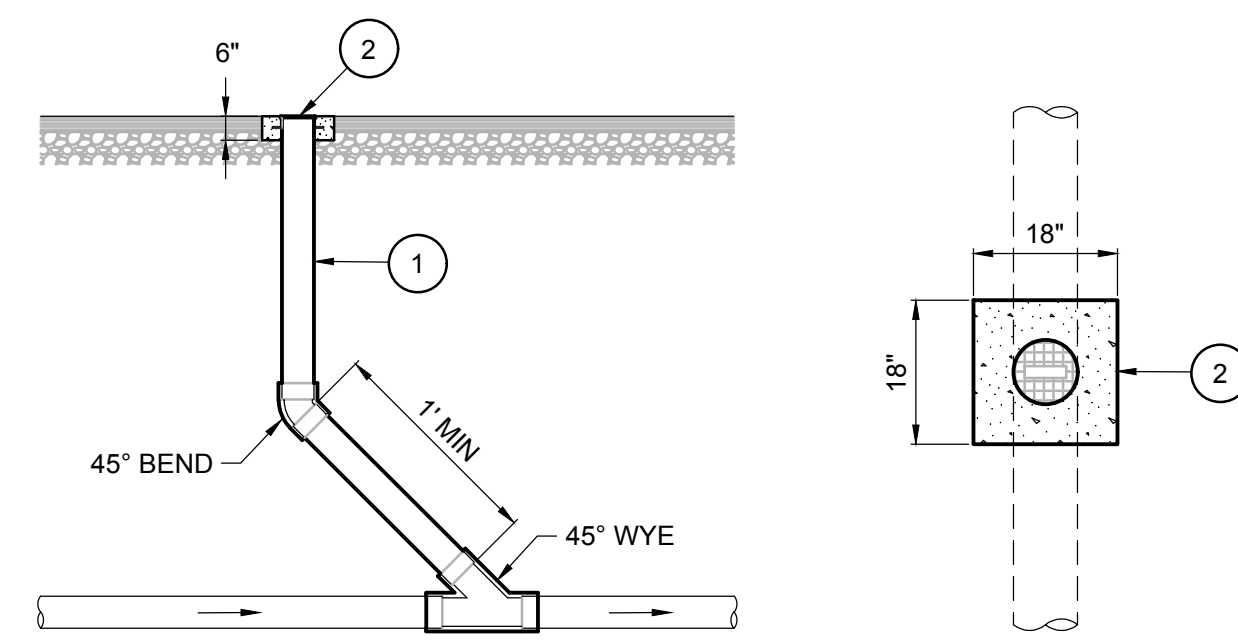


NOTES

- CONTRACTOR TO FIELD VERIFY THE WATER SERVICE LATERAL CONNECTION LAYOUT AND APPURTENANCES. COMMUNICATE FINDINGS WITH ENGINEER AS SOON AS POSSIBLE. IF DOMESTIC WATER HAS A DEDICATED SERVICE TAP TO THE MAIN PUBLIC LINE, NO ADDITIONAL WORK IS NECESSARY.
- CONTRACTOR TO FIELD VERIFY THE STORMWATER OUTFALL AND DETERMINE IF OUTFALL IS ON PROJECT PARCEL OR ADJACENT PARCEL. IF OUTFALL CROSSES PROPERTY LINES, A CLEANOUT ON THE PROJECT PARCEL IS NECESSARY AS SHOWN.
- CONTRACTOR TO FIELD VERIFY THE STORMWATER PIPE AND DETERMINE IF A CLEANOUT EXISTS. COMMUNICATE FINDINGS WITH ENGINEER AS SOON AS POSSIBLE. IF STORMWATER HAS A CLEANOUT, NO ADDITIONAL WORK IS NECESSARY.
- CONTRACTOR TO FIELD VERIFY THE SANITARY SEWER PIPE AND DETERMINE IF A CLEANOUT EXISTS. COMMUNICATE FINDINGS WITH ENGINEER AS SOON AS POSSIBLE. IF SANITARY SEWER HAS A CLEANOUT, NO ADDITIONAL WORK IS NECESSARY.



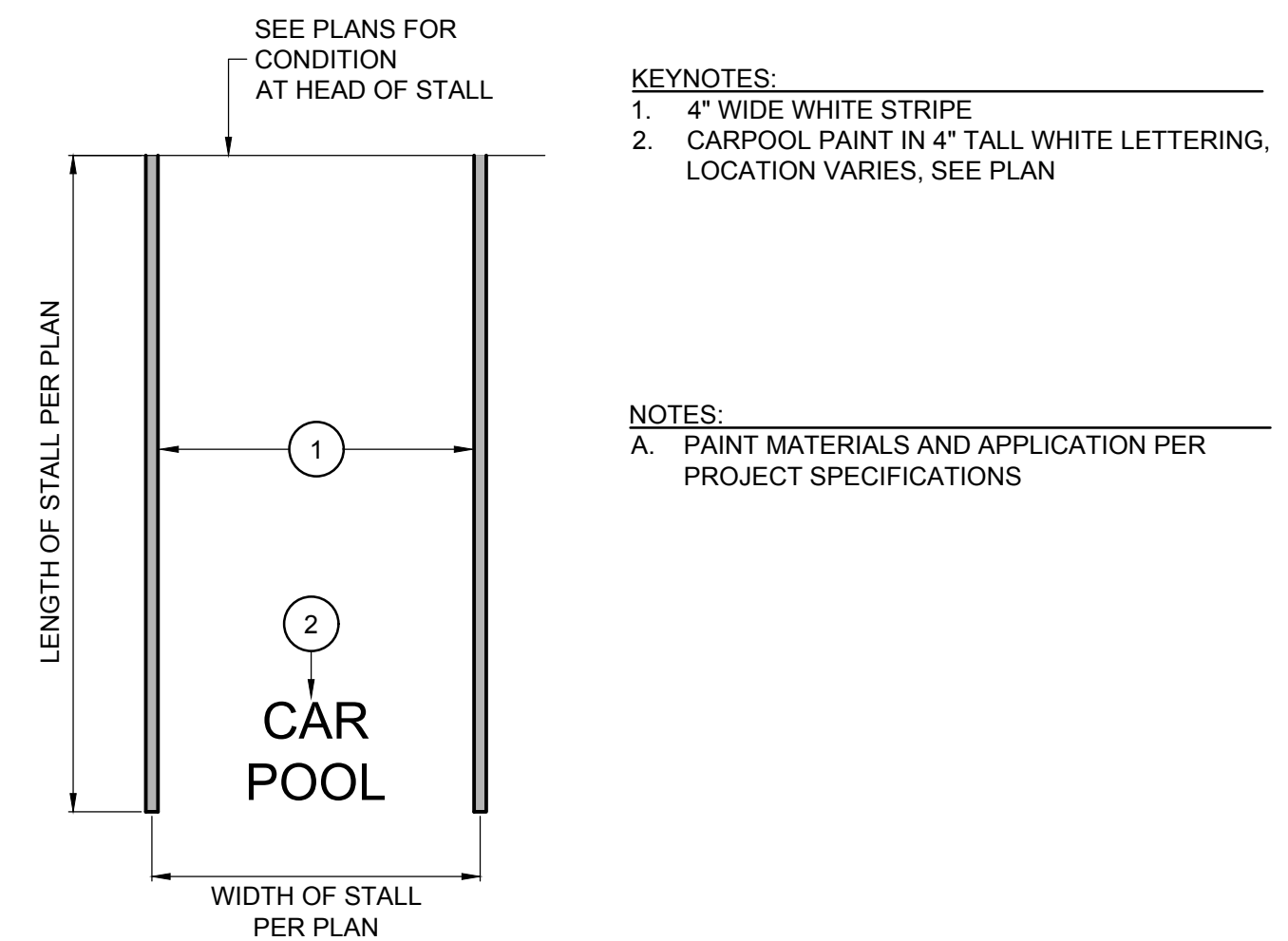
REVISION SCHEDULE		
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- KEYNOTES:**
- CLEANOUT PIPING AND FITTINGS TO BE OF THE SAME SIZE (8" MAX) AND MATERIAL AS THE PIPING IT IS SERVING
 - CLEANOUT LID & FRAME: HEAVY DUTY CAST IRON ACCESS BOX, SCORIATED CAST IRON COVER, THREADED BRONZE PLUGS, MOUNTED IN 4,000 PSI CONCRETE COLLAR.

- NOTES:**
- CONCRETE COLLAR MAY BE OMITTED IN LANDSCAPE AREAS. USE PLASTIC PIPE CAP AND SET 3 INCHES ABOVE GRADE

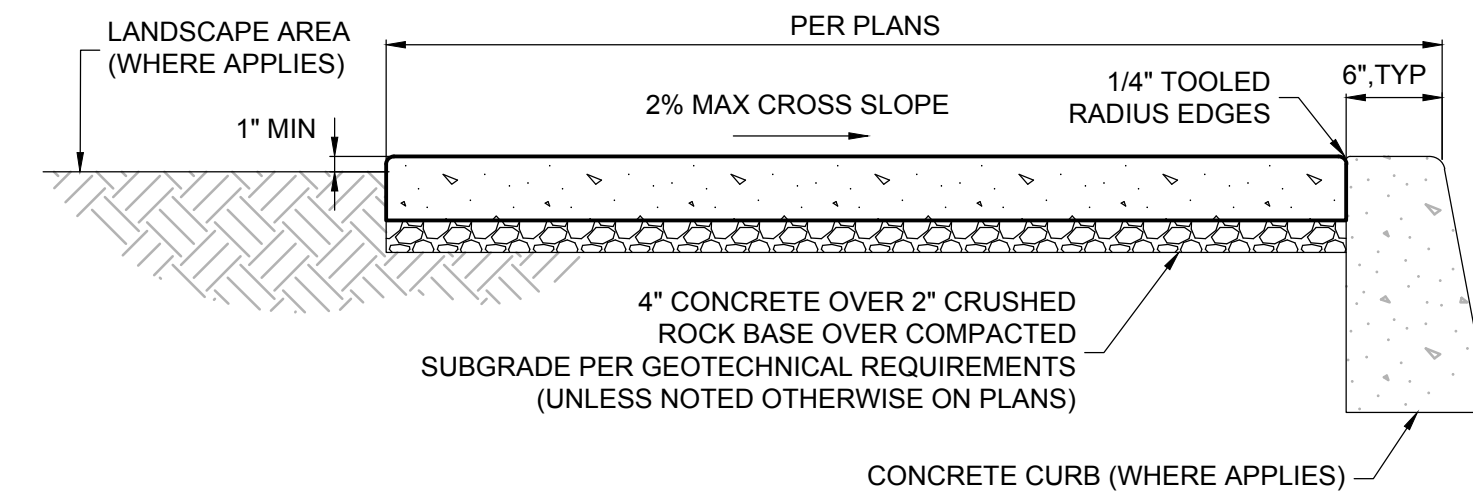
1 CLEANOUT NTS
C5.10



- KEYNOTES:**
- 4" WIDE WHITE STRIPE
 - CARPOOL PAINT IN 4" TALL WHITE LETTERING, LOCATION VARIES, SEE PLAN

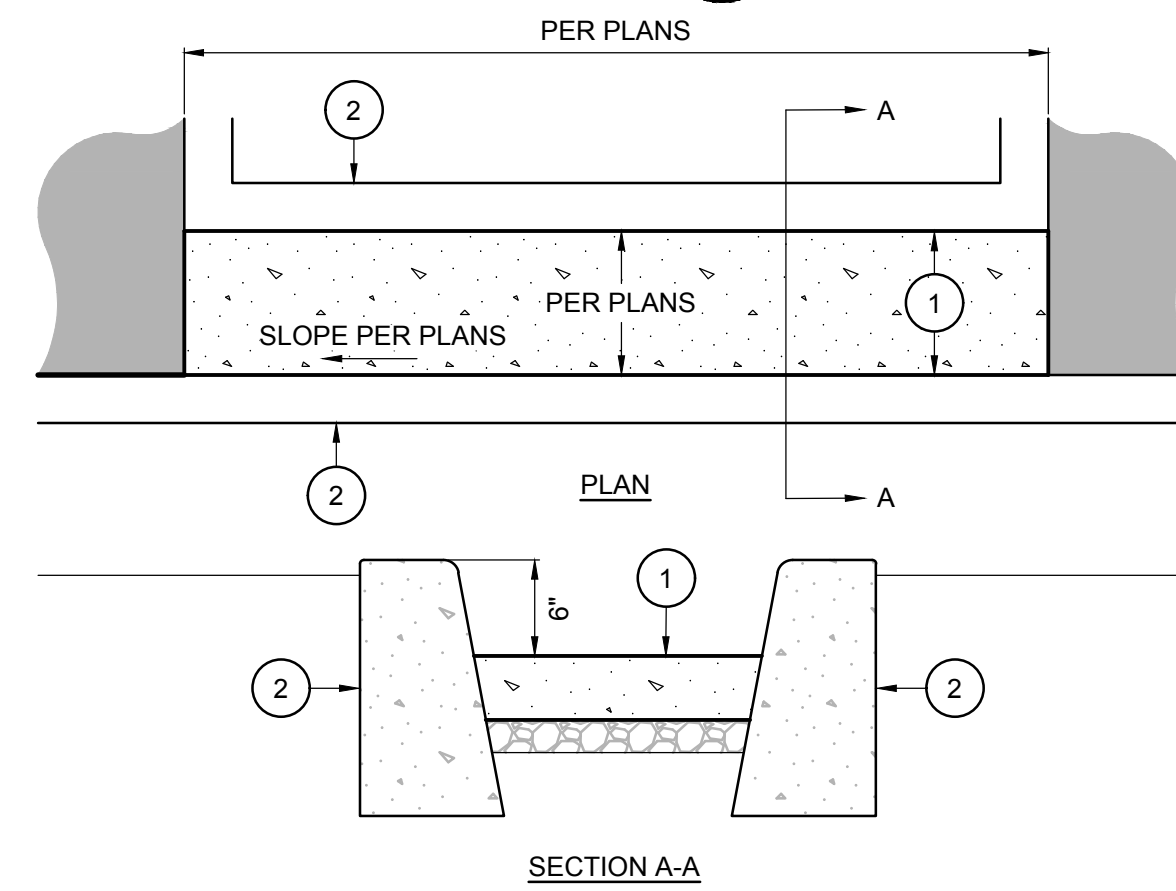
- NOTES:**
- PAINT MATERIALS AND APPLICATION PER PROJECT SPECIFICATIONS

4 PARKING STALL STRIPING NTS
C5.10



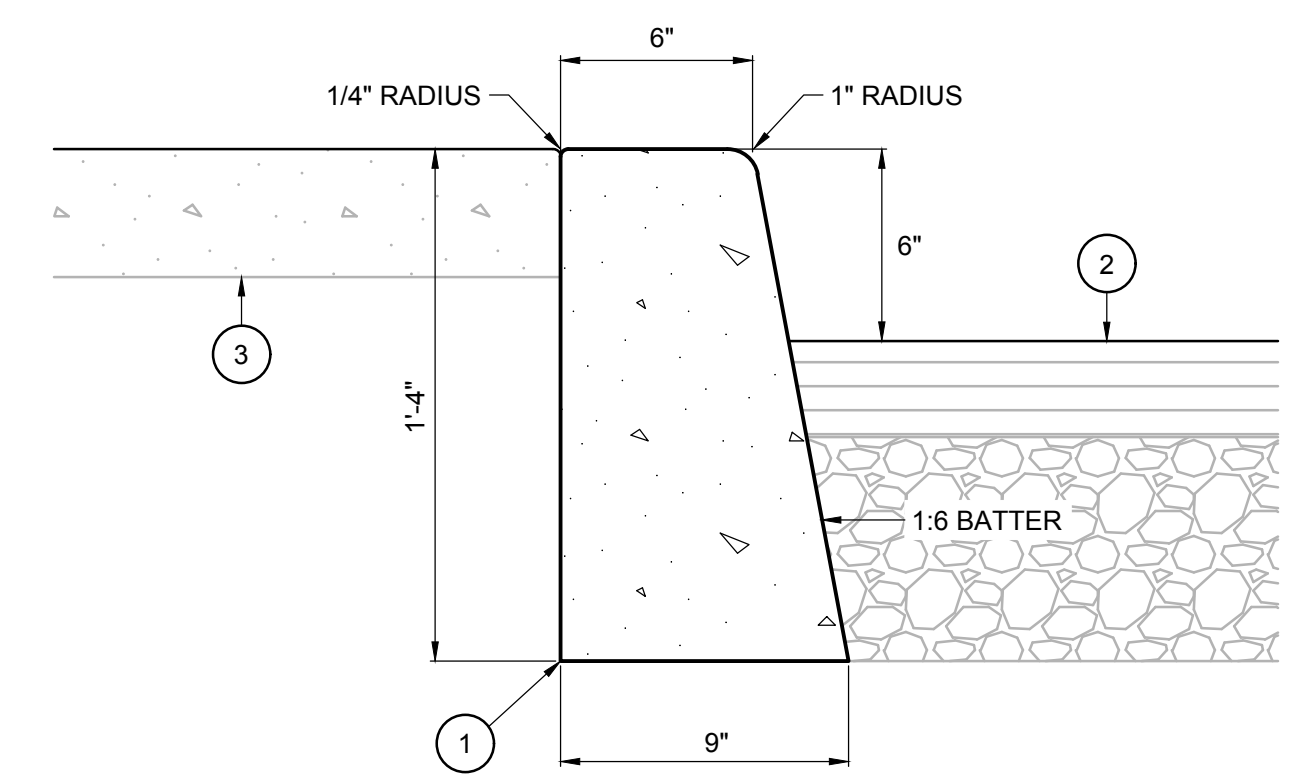
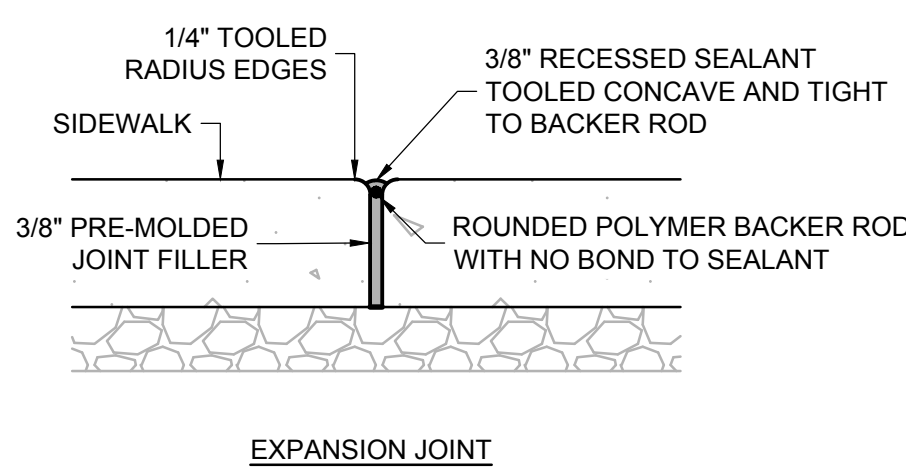
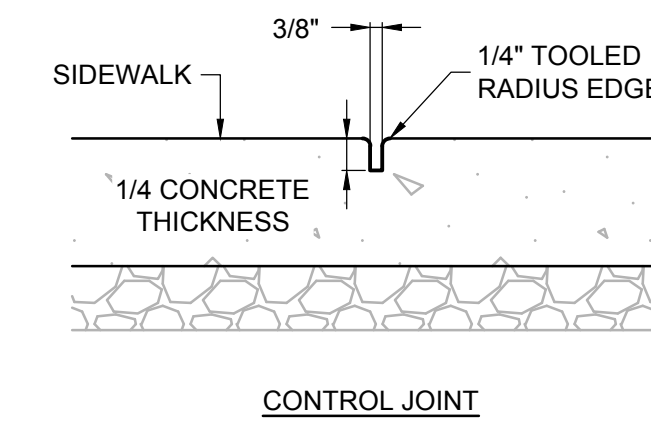
- NOTES:**
- CONCRETE SIDEWALK SHALL BE BROOM FINISHED UNLESS OTHERWISE NOTED ON PLANS
 - SEE PROJECT SPECIFICATIONS FOR CONCRETE, AGGREGATE BASE, AND JOINT MATERIALS
 - WHERE SIDEWALK ABUTS CURBING, SURFACE SHALL BE FLUSH WITH TOP OF CURB UNLESS NOTED OTHERWISE ON PLANS. WHERE SIDEWALK ABUTS LANDSCAPE OR OTHER PERVIOUS AREA, GRADE SHALL BE RECESSED 1" MINIMUM OR AS OTHERWISE DICTATED BY THE LANDSCAPE ARCHITECT OR NOTED ON PROJECT PLANS
 - DO NOT USE SHINERS ON TOOLED EDGES UNLESS NOTED OTHERWISE
 - CONTROL JOINTS SHALL BE EVENLY SPACED AND LOCATED EVERY 5' MAXIMUM, WITH EXPANSION JOINTS EVERY FOURTH JOINT, OR PER PLAN. SIDEWALK JOINTS SHALL BE ALIGNED WITH CURB JOINTS OR WHERE PERPENDICULAR CURBING INTERSECTS.

2 CONCRETE SIDEWALK AND JOINTS NTS
C5.10



- KEYNOTES:**
- 4" CONCRETE OVER 2" ROCK BASE. CONCRETE AND BASE PER SPECIFICATIONS
 - CONCRETE VERTICAL CURB PER 3/C5.10
- NOTES:**
- CHANNEL SLOPE TO MATCH SLOPE OF ADJACENT PAVEMENT
 - WHERE CHANNEL IS IN-LINE WITH CURB AND GUTTER, CONTINUE CROSS SECTION OF CURB AND GUTTER THROUGH LENGTH OF CHANNEL
 - SECTION MAY BE CONSTRUCTED MONOLITHICALLY

5 CONCRETE CURB CHANNEL NTS
C5.10



- KEYNOTES:**
- CONCRETE FOR CURBING PER PROJECT SPECIFICATIONS
 - PAVEMENT SECTION PER CIVIL PLANS
 - SEE PLANS FOR IMPROVEMENTS AT BACK OF CURB. WHERE SIDEWALK OCCURS, THE SIDEWALK AND TOP OF CURB SHALL BE FLUSH. WHERE ABUTTING A PLANTER AREA, THE FINAL GRADE SHALL BE 1" MINIMUM BELOW TOP OF CURB, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT

3 VERTICAL CURB NTS
C5.10

SHEET INDEX

L0.01	LANDSCAPE GENERAL INFORMATION
L1.10	LANDSCAPE PLAN

LANDSCAPE NOTES

GENERAL

- 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.
- NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.
- 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 GROUND COVER 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.
- TOPSOIL SHALL BE AMENDED AS RECOMMENDED BY AN INDEPENDENT SOILS TESTING LABORATORY AND AS OUTLINED IN THE SPECIFICATION.
- ALL LANDSCAPED AREAS SHALL BE COVERED BY A LAYER OF ORGANIC MULCH TO A MINIMUM DEPTH OF 2-INCHES.

IRRIGATION - EXISTING SYSTEM

- IRRIGATION SYSTEM EXISTS ON SITE. CONTRACTOR SHALL DIG WITH CARE AND REPAIR OR REPLACE ANY DAMAGE TO PRE CONSTRUCTION CONDITIONS USING MATERIALS MATCHING EXISTING SYSTEM.
- ALL RENOVATED PLANTING AREAS TO RECEIVE FULL IRRIGATION COVERAGE ON A DEDICATED ZONE.
- ASSESS EXISTING IRRIGATION SYSTEM FOR FUNCTIONALITY AND ABILITY TO ACCOMMODATE ANY RENOVATED LANDSCAPE AREAS.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- SYSTEM SHALL SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- ZONE TREES SEPARATELY.
- MINIMIZE IMPACTS TO EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. TRENCH UNDER ROOTS GREATER THAN 2-INCHES IN DIAMETER. ARBORIST SHALL BE PRESENT FOR ANY TRENCHING WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
- PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO PURCHASE OR INSTALLATION OF SYSTEM. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE OF 1"=20'.

WATER QUALITY PLANTING NOTES

- ALL PLUGS AND SHRUBS TO BE A MINIMUM OF 6 INCHES ABOVE TOP OF STANDING WATER AT INSTALLATION, TYP.
- EROSION CONTROL: GRADING, SOIL PREPARATION, AND SEEDING SHALL BE PERFORMED DURING OPTIMAL WEATHER CONDITIONS AND AT LOW FLOW LEVELS TO MINIMIZE SEDIMENT IMPACTS. WHERE SEEDING IS USED FOR EROSION CONTROL, REGREEN, STERILE WHEAT, OR BIODEGRADABLE FABRICS SHALL BE USED TO STABILIZE SLOPES UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- QUANTITIES FOR REFERENCE ONLY.
- UPLAND PLANTING AREAS SHALL BE MULCHED WITH 3" DEPTH MINIMUM WELL-COMPOSTED BARK OR LEAF MATTER.
- DO NOT APPLY FERTILIZER TO STORMWATER FACILITY PLANTING AREAS.
- TOPSOIL AT STORMWATER FACILITIES MAY BE SOURCED FROM STOCKPILED SOIL ON SITE. TOPSOIL SHALL CONFORM TO THE CLEAN WATER SERVICES DESIGN AND CONSTRUCTION STANDARDS AND, IF IMPORTED, BE FROM AN APPROVED SOURCE. GROWING MEDIUM FOR STORMWATER FACILITIES SHALL BE A SANDY LOAM SOIL ACCORDING TO USDA SOIL TEXTURE TRIANGLE. TOPSOIL TO BE LOOSE, FRIABLE, WELL BLENDED AND FREE OF DEBRIS, WOOD, WEEDS OR OTHER FOREIGN MATTER.
- TOPSOIL TO BE TESTED BY AN INDEPENDENT LABORATORY, RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE, WITH THE CAPABILITY TO CONDUCT THE TESTING INDICATED. FOLLOW TEXTURAL AND PH RECOMMENDATIONS FROM SOIL TEST.
- COMPOST SHALL BE WELL-COMPOSTED, STABLE AND WEED FREE ORGANIC MATTER. MOISTURE CONTENT TO BE 35-55% BY WEIGHT, 100% PASSING THROUGH 1/2 SIEVE, HAVE A SOLUBLE SALT CONTENT OF 5-10 DSI/M NOT EXCEEDING .5% INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTS.
- AMENDED TOPSOIL AT STORMWATER FACILITIES SHALL HAVE A PH OF 5 TO 8, PASS THROUGH A ONE INCH SCREEN AND CONSIST OF 35% ORGANIC MATTER. PLACE 12" DEPTH MINIMUM OF COMPOST-AMENDED TOPSOIL.
- DO NOT PLANT IN WEATHER ABOVE 90DEG. OR BELOW 32DEG.
- PROTECT STORED ON-SITE PLANT MATERIAL FROM EXTREME HEAT, CHILL OR WIND.
- 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 OR OWNER'S REPRESENTATIVE.
- 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.
- ALL PLANT MATERIAL TO HAVE A MINIMUM HEIGHT OF 6" ABOVE ANY STANDING WATER AT THE TIME OF INSTALLATION.
- PROVIDE LANDSCAPE ARCHITECT WITH PLANT MATERIAL ORDER FORM WITHIN 30 DAYS OF CONTRACT AWARD.
- ALL PLANT MATERIAL TO HAVE IDENTIFICATION TAGS TO REMAIN ON PLANT AFTER PLANTING.
- REMOVE POTS, TWINE AND BURLAP FROM ALL PLANT MATERIAL PRIOR TO PLANTING.
- SCARIFY ALL ROOTBALLS AND LOOSEN ROOTS PRIOR TO PLANTING.
- AT CLOSE OF PROJECT, REMOVE ALL EXTRA MATERIALS, SUPPLIES AND EQUIPMENT FROM SITE.

WATER QUALITY IRRIGATION NOTES

- PROVIDE IRRIGATION AT A MINIMUM RATE OF ONE INCH PER WEEK FROM JUNE 15 TO OCTOBER 15 OR LONGER IF NEEDED. IRRIGATE PLANT MATERIAL A MINIMUM OF THREE TIMES PER WEEK.
- PLANT MATERIAL TO BE IRRIGATED FOR A MINIMUM PERIOD OF TWO YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
- PROVIDE DESIGN/BUILD TEMPORARY IRRIGATION DESIGN PRIOR TO COMMENCING WORK. AT A MINIMUM, PLAN TO IDENTIFY WATER SOURCE, BACKFLOW PREVENTER, HEAD TYPE AND LAYOUT OF PIPE.
- IRRIGATION SHALL BE INSTALLED SIMULTANEOUSLY WITH PLANTING TO ENSURE PLANTS RECEIVE ADEQUATE WATER AT TIME OF INSTALLATION.

WATER QUALITY PROTECTION NOTES

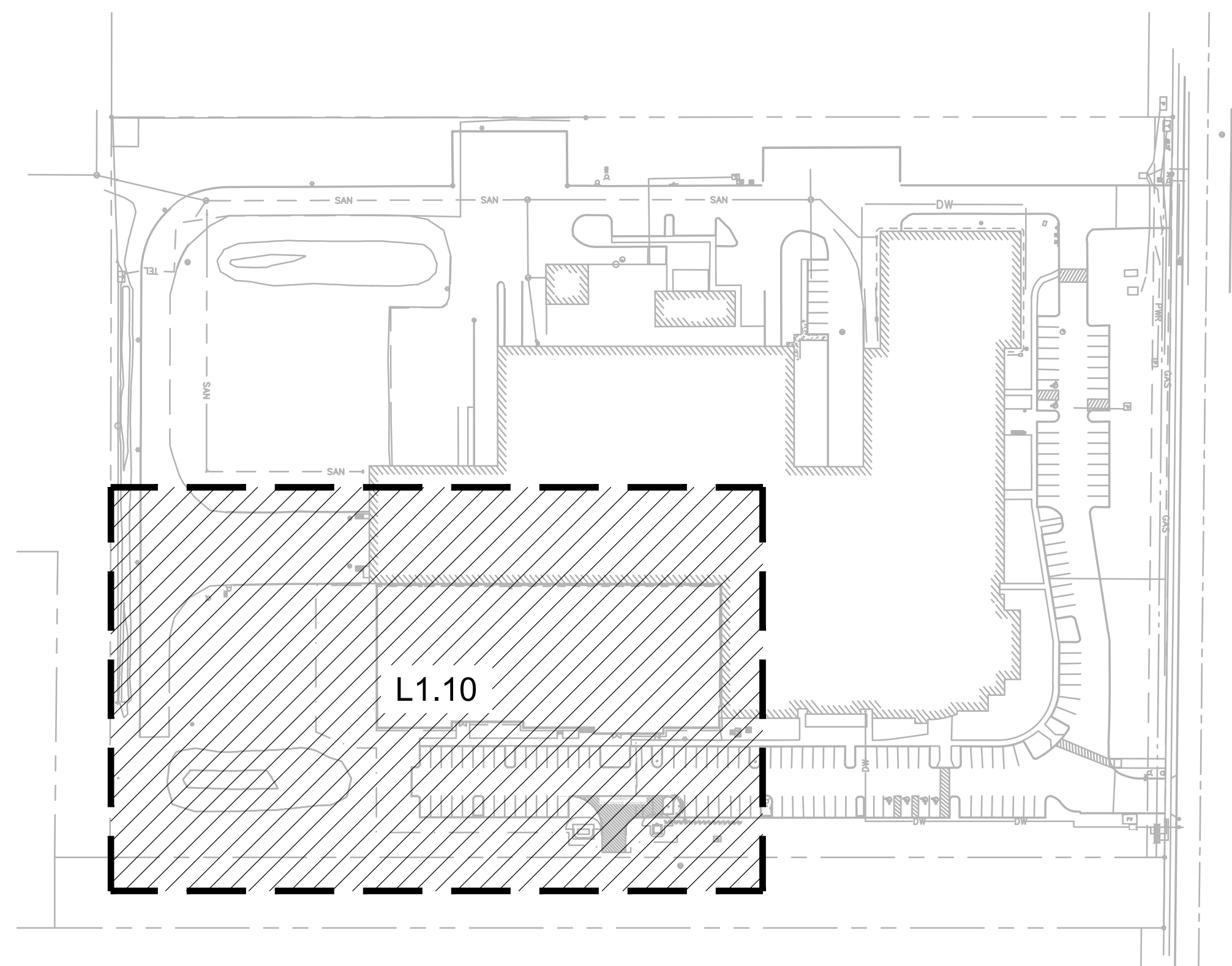
- NO STRUCTURES, DEVELOPMENT, CONSTRUCTION ACTIVITIES, GARDENS, LAWNS, APPLICATION OF CHEMICALS, UNCONTAINED AREAS OF HAZARDOUS MATERIALS AS DEFINED BY DEQ, PET WASTES, DUMPING OF MATERIALS OF ANY KIND, OR OTHER ACTIVITIES SHALL BE PERMITTED WITHIN THE SENSITIVE AREA OR VEGETATED CORRIDOR WHICH MAY NEGATIVELY IMPACT WATER QUALITY, EXCEPT THOSE ALLOWED IN R&O 07-20, CHAPTER THREE.
- IF APPLICABLE, PRIOR TO ANY SITE CLEARING, GRADING OR CONSTRUCTION, THE VEGETATED CORRIDOR AND WATER QUALITY SENSITIVE AREAS SHALL BE SURVEYED, STAKED AND TEMPORARILY FENCED PER APPROVED PLAN. DURING CONSTRUCTION THE VEGETATED CORRIDOR SHALL REMAIN FENCED AND UNDISTURBED EXCEPT AS ALLOWED BY R&O 07-20 SECTION 3.06.1 AND PER APPROVED PLANS.
- IF THERE IS ANY ACTIVITY WITHIN THE SENSITIVE AREA, THE APPLICANT SHALL GAIN AUTHORIZATION FOR THE PROJECT FROM THE OREGON DEPARTMENT OF STATE LANDS AND THE UNITED STATES ARMY CORPS OF ENGINEERS. THE APPLICATION SHALL PROVIDE THE CITY OF HILLSBORO WITH COPIES OF ALL DSL AND USACE PROJECT AUTHORIZATION PERMITS.
- APPROPRIATE BMP'S FOR EROSION CONTROL, IN ACCORDANCE WITH CWS' EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL SHALL BE USED PRIOR TO, DURING, AND FOLLOWING EARTH DISTURBING ACTIVITIES.
- REMOVAL OF NATIVE, WOODY VEGETATION SHALL BE MINIMIZED TO THE GREATEST EXTENT PRACTICABLE.

WATER QUALITY MAINTENANCE NOTES

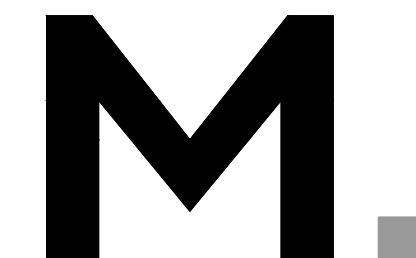
- THE PERMITEE IS RESPONSIBLE FOR PROVIDING ROUTINE MAINTENANCE TO STORMWATER FACILITIES AND VEGETATED CORRIDOR PLANTING AREAS TO ASSESS PLANT ESTABLISHMENT AND IRRIGATION FUNCTIONALITY. ROUTINE MAINTENANCE AT A MINIMUM INCLUDES THREE VISITS PER GROWING SEASON AND ONE VISIT PRIOR TO GROWING SEASON. MAINTENANCE SHALL INCLUDE THE REMOVAL OF NON-NATIVE, INVASIVE WEEDS THROUGHOUT THE MAINTENANCE PERIOD UNTIL A HEALTHY STAND OF VEGETATION IS ACHIEVED.
- MAINTENANCE PERIOD BEGINS AFTER APPROVAL / SIGN OFF OF FINAL INSPECTION OF INSTALLED VEGETATION.
- MAINTENANCE OF STORMWATER FACILITIES TO BE FOR A PERIOD OF TWO YEARS.
- PLANTS FAILING TO MEET ACCEPTANCE CRITERIA SHALL BE REPLACED DURING THE MAINTENANCE PERIOD. PRIOR TO REPLACEMENT, THE CAUSE OF THE LOSS SHALL BE DOCUMENTED AND CORRECTED.
- THE CITY OF HILLSBORO SHALL INSPECT THE CONDITION OF THE WATER QUALITY/QUANTITY FACILITY AND THE VEGETATED CORRIDOR LANDSCAPING PERIODICALLY THROUGHOUT THE REQUIRED MAINTENANCE PERIOD. THE CITY OF HILLSBORO OR CITY SHALL PROVIDE AN INTERIM INSPECTION REPORT TO THE OWNER WITH A SPECIFIC SUMMARY OF ANY DEFICIENCIES. FAILURE OF THE CITY OF HILLSBORO OR CITY TO PROVIDE THE INTERIM REPORT SHALL NOT RELEASE THE OWNER FROM THEIR RESPONSIBILITY TO PROVIDE ESTABLISHED LANDSCAPING AT THE END TO THE REQUIRED LANDSCAPING MAINTENANCE PERIOD.
- IF AT ANY TIME DURING THE WARRANTY PERIOD THE LANDSCAPING FALLS BELOW 80% SURVIVAL OF TREES AND SHRUBS, OR 90% AREAL COVERAGE BY HERBACEOUS PLANTS, OR IF THE AMOUNT OF UNDESIRABLE VEGETATION COVER INCLUDING TARGET NON-NATIVE SPECIES EXCEEDS 10%, THE OWNER SHALL REMOVE UNDESIRABLE VEGETATION AND REINSTALL ALL DEFICIENT PLANTING AT THE NEXT APPROPRIATE PLANTING OPPORTUNITY. THE REQUIRED MAINTENANCE PERIOD MAY BE EXTENDED FROM THE DATE OF REPLANTING IF, IN THE OPINION OF THE CITY, AN ADDITIONAL TIME PERIOD IS NEEDED TO ENSURE THE REQUIRED LANDSCAPING BECOMES ESTABLISHED AND CAN SURVIVE LONG TERM. THE EXTENSION OF THE WARRANTY PERIOD MAY BE UP TO TWO YEARS.
- THE WARRANTY PERIOD SHALL BE COMPLETE WHEN ALL THE REQUIREMENTS OF SECTION 2.08 OF THE CWS MANUAL HAVE BEEN MET. THE ONE YEAR MAINTENANCE ASSURANCE PERIOD HAS EXPIRED ON ALL ELEMENTS OF THE PROJECT AND ANY REPAIRS REQUIRED DURING THE MAINTENANCE PERIOD HAVE BEEN COMPLETED AND ACCEPTED.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	
	ACER PALMATUM 'SANGO-KAKU' CORAL BARK JAPANESE MAPLE	2" CAL. B&B	
	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	2" CAL. B&B	
	CLADRASITIS KENTUKEA AMERICAN YELLOWWOOD	2" CAL. B&B	
	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE	2" CAL. B&B	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING
	CHOISYA TERNATA 'SUNDANCE' SUNDANCE MEXICAN ORANGE	5 GAL.	72" o.c.
	CISTUS X 'GRAYSWOOD PINK' GRAYSWOOD PINK ROCKROSE	2 GAL.	60" o.c.
	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL.	36" o.c.
	FOTHERGILLA GARDENII DWARF FOTHERGILLA	2 GAL.	36" o.c.
	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' SNOW QUEEN OAKLEAF HYDRANGEA	5 GAL.	72" o.c.
	NANDINA DOMESTICA 'LEMON-LIME' LEMON-LIME HEAVENLY BAMBOO	2 GAL.	48" o.c.
	PINUS MUGO 'SLOWMOUND' SLOWMOUND MUGO PINE	5 GAL.	48" o.c.
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	5 GAL.	48" o.c.
	RUDBECKIA FULGIDA 'SULLIVANTII' GOLDSTURM CONEFLOWER	2 GAL.	24" o.c.
	SARCOCOCCA RUSCIFOLIA FRAGRANT SWEETBOX	2 GAL.	48" o.c.
	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND SPIREA	2 GAL.	48" o.c.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING
	FRAGARIA CHILOENSIS COASTAL STRAWBERRY	4" POT	24" o.c.
	GRASS SEED	---	



KEY MAP
SCALE: NTS



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SHEET TITLE:

**LANDSCAPE
GENERAL
INFORMATION**

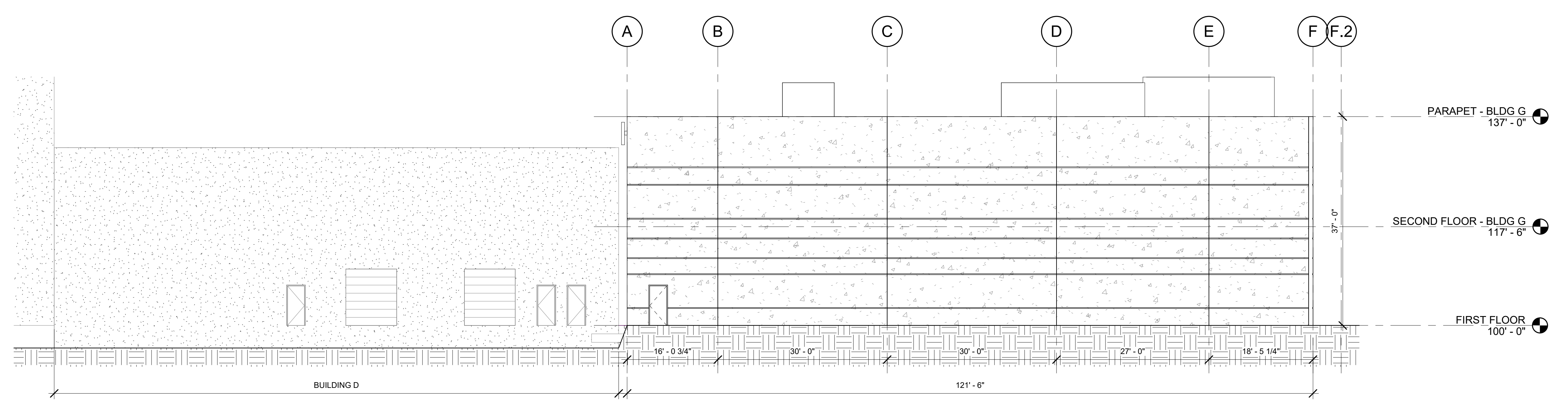
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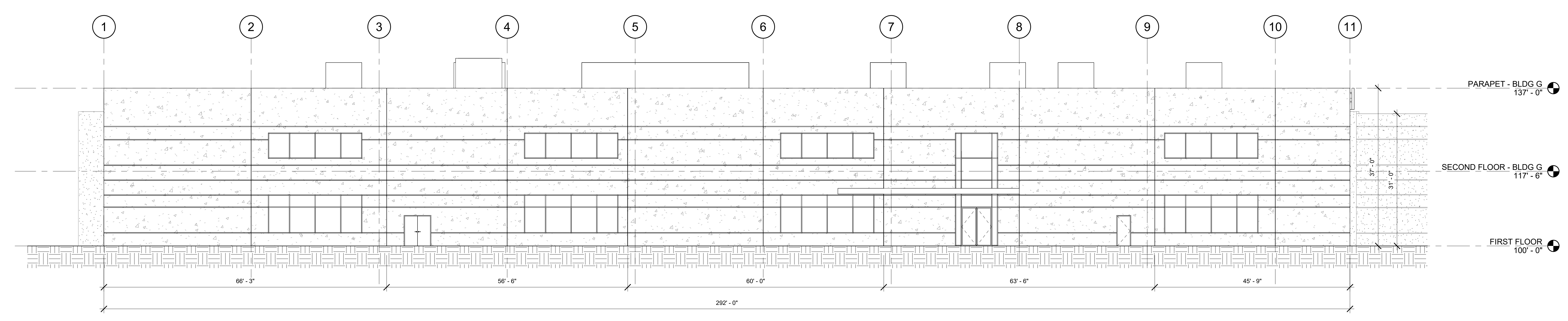
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ARCHITECTURAL REVIEW 09/18/23

22101480001_DRAWINGSLANDSCAPE148-L1_XX_DWG.L0.01 AJ 09/18/23 16:00 1:20



3 SOUTH ELEVATION
 A2.10 3/32" = 1'-0"



4 EAST ELEVATION
 A2.10 3/32" = 1'-0"

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SHEET TITLE:
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 ELEVATIONS**

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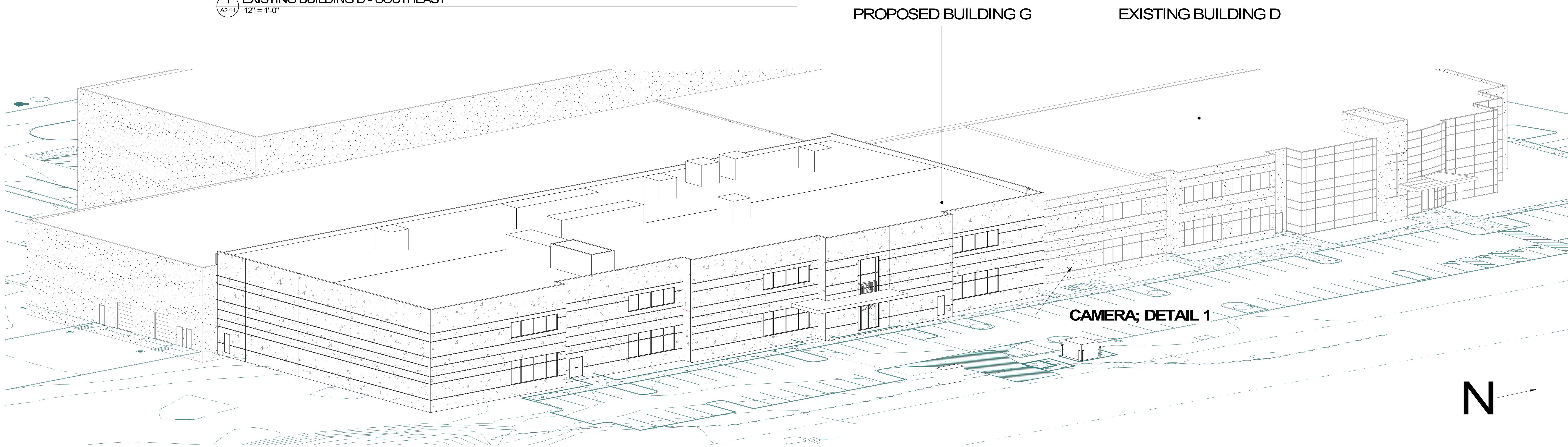
PAINTED TILT CONCRETE

DARK TINTED BLUE GLAZING

CLEAR ANODIZED ALUMINUM STOREFRONT

NEW FINISHES TO MATCH EXISTING, TYP

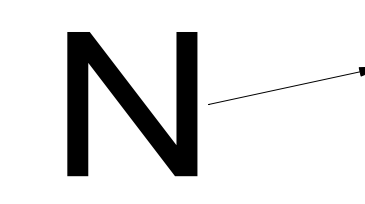
1 EXISTING BUILDING D - SOUTHEAST
 12" = 1'-0"



PROPOSED BUILDING G

EXISTING BUILDING D

CAMERA; DETAIL 1



2 BUILDING G AXON
 12" = 1'-0"

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Delta	Issued As	Issue Date

SHEET TITLE:
**BUILDING
 MATERIALS**

DRAWN BY: Author
 CHECKED BY: Checker
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A2.11

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes entries like AMP, ACB, AFD, AFF, etc.

Table with 2 columns: Abbreviation and Description. Includes entries like M, MBS, MCB, MCCB, MCP, etc.

Table with 2 columns: Abbreviation and Description. Includes entries like R, RCP, RCY, RD, etc.

Table with 2 columns: Abbreviation and Description. Includes entries like S, S.C, SCP, SE, etc.

ELECTRICAL LEGEND

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like OUTLETS, SINGLE RECEPTACLE, DUPLEX RECEPTACLE, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like SWITCHES, SINGLE-POLE SWITCH, DOUBLE-POLE SWITCH, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like MECHANICAL, MOTOR AND CONNECTION, CEILING EXHAUST FAN, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like TELEDATA, TELEPHONE JACK, TELEDATA JACK, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like FIXTURES, 2'x4' RECESSED FIXTURE, 2'x4' RECESSED FIXTURE, EMERGENCY, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like SECURITY AND MISCELLANEOUS, INTERCOM SPEAKER IN CEILING, INTERCOM SPEAKER, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like HEAT TRACE, END-OF-LINE INDICATING LIGHT, CHROMALOX TYPE, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like CIRCUITRY AND RACEWAYS, CONDUIT UP, CONDUIT DOWN, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like SERVICE AND EQUIPMENT, TRANSFORMER, NON-FUSED DISCONNECT SWITCH, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like GROUNDING, GROUND ROD, GROUNDING BUS, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like FIRE ALARM, FIRE ALARM PULL STATION, SMOKE DETECTOR, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like SECURITY AND MISCELLANEOUS, INTERCOM SPEAKER IN CEILING, INTERCOM SPEAKER, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like HEAT TRACE, END-OF-LINE INDICATING LIGHT, CHROMALOX TYPE, etc.

Table with 2 columns: SYMBOL and DESCRIPTION. Includes entries like SELF REGULATION LOW TEMP HEAT TRACE CABLE, CHROMALOX TYPE SRL, etc.

Project information including M logo, Architecture - Interiors Planning - Engineering, and contact details for Portland, Vancouver, and Seattle.

DRAWING INDEX

Table with 4 columns: SHEET NO., SHEET TITLE, REV, DATE. Lists sheets E0.01 through E6.01.

Table with 4 columns: SHEET NO., SHEET TITLE, REV, DATE. Lists sheets E1.00 through E6.01.

GENERAL NOTES

- A THIS IS A STANDARD LEGEND SHEET... B CONDUIT RUNS MARKED WITH CROSSHATCHES... C TAG NUMBER DENOTES DEVICES ADDRESS... D CONDUCTORS AND CONDUIT ARE SIZED ON BASIS OF COPPER... E MOUNT ALL EQUIPMENT PER SPECIFICATIONS... F ALL ENCLOSURES ARE NEMA 1 UNLESS INDICATED OTHERWISE... G SEE CONTROL DIAGRAMS FOR OPERATIONAL SCHEMATIC... H LUMINAIRE SYMBOLS SHOWN ARE GENERIC GRAPHIC REPRESENTATIONS... J CONDUIT AND WIREWAY ROUTING IS SCHEMATIC... K ELECTRICAL CONTRACTOR SHALL PROVIDE (FURNISH AND INSTALL) ALL ELECTRICAL COMPONENTS... L ELECTRICAL CONTRACTOR SHALL MAINTAIN UPDATED PANEL SCHEDULES... M CONTRACTOR SHALL WALK PROJECT AREA PRIOR TO BID... N COORDINATE EQUIPMENT/DEVICE LOCATIONS WITH ARCHITECTURAL DRAWINGS... P DEMOLITION SHALL INCLUDE REMOVAL OF CONDUIT... Q CONTROLS SCOPE IS DESIGN-BUILD... R ALL BREAKERS INSTALLED SHALL BE RATED PER A.I.C. RATING OF SYSTEM... S ALL INTERCONNECTION CABLES WILL BE PROVIDED BY VENDOR... T CONTRACTOR SHALL VERIFY ALL EQUIPMENT SUPPLIED FROM FACILITY POWER SERVICE... U ROUTE GROUNDING CABLE TO NEAREST GROUND PAD... V CONTRACTOR SHALL PROVIDE GROUNDING PER N.E.C. AND MANUFACTURER'S REQUIREMENTS... W REFERENCE FACILITY DATA MATRIX FOR POWER SOURCE DETAILS... X CIRCUIT RACEWAYS MAY BE COMBINED... Y TRANSITION TO LIQUID-TITE FLEXIBLE CONDUIT AT TERMINATION... Z ALL CAT 6 CABLE SHALL BE PLENUM RATED AND TESTED PER ADI STANDARDS... Z1 ALL INDOOR CONDUIT SHALL BE EMT... Z2 CONTRACTOR SHALL PROVIDE ALL OPERATIONS TEST AND COMMISSION DOCUMENTS... Z3 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS... Z4 ELECTRICAL CONTRACTOR SHALL PROVIDE PHENOLIC LABELS... Z5 ELECTRICAL CONTRACTOR SHALL LABEL LOAD NAMES... Z6 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL PROPER STRUCTURAL SUPPORT... Z7 ALL RECEPTACLES SHALL BE MANUFACTURED BY HUBBELL... Z8 REFER TO DRAWING E-002 FOR CIRCUIT LEGEND... Z9 ALL UNI-STRUT UTILIZED OUTDOOR SHALL BE HOT DIPPED GALVANIZED.

Table with 3 columns: Delta, Issued As, Issue Date. Revision schedule table.

Table with 3 columns: Delta, Issued As, Issue Date. Revision schedule table.

- SHEET TITLE: ELECTRICAL LEGEND, ABBREVIATIONS, AND GENERAL NOTES
Z5 ELECTRICAL CONTRACTOR SHALL LABEL LOAD NAMES ON ALL CONDUCTORS IN DISTRIBUTION BOARDS...
Z6 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL PROPER STRUCTURAL SUPPORT AND ANCHORING FOR ALL ELECTRICAL EQUIPMENT...
Z7 ALL RECEPTACLES SHALL BE MANUFACTURED BY HUBBELL...
Z8 REFER TO DRAWING E-002 FOR CIRCUIT LEGEND...
Z9 ALL UNI-STRUT UTILIZED OUTDOOR SHALL BE HOT DIPPED GALVANIZED.

Table with 4 columns: CONDUCTOR, 208/120V, 240/120V, 480/277V, ABOVE 600V. Conductor color codes table.

NOT FOR CONSTRUCTION 8/11/23. Date and status information.

M logo and Architecture - Interiors Planning - Engineering text.

Portland, OR 503.224.9560
Vancouver, WA 360.695.7979
Seattle, WA 206.749.9993
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MACKENZIE

DESIGN-BUILD CLIENT FOCUS
Client

FUJIMI

11200 SW Leveton Dr
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Project

BUILDING G EXPANSION

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Tualatin, OR 97062

Professional Engineer Seal for Mackenzie, License No. 12312024, Expires 12/31/2024.

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DRAWN BY: Author
CHECKED BY: Checker
SHEET

JOB NO. 2200492.00



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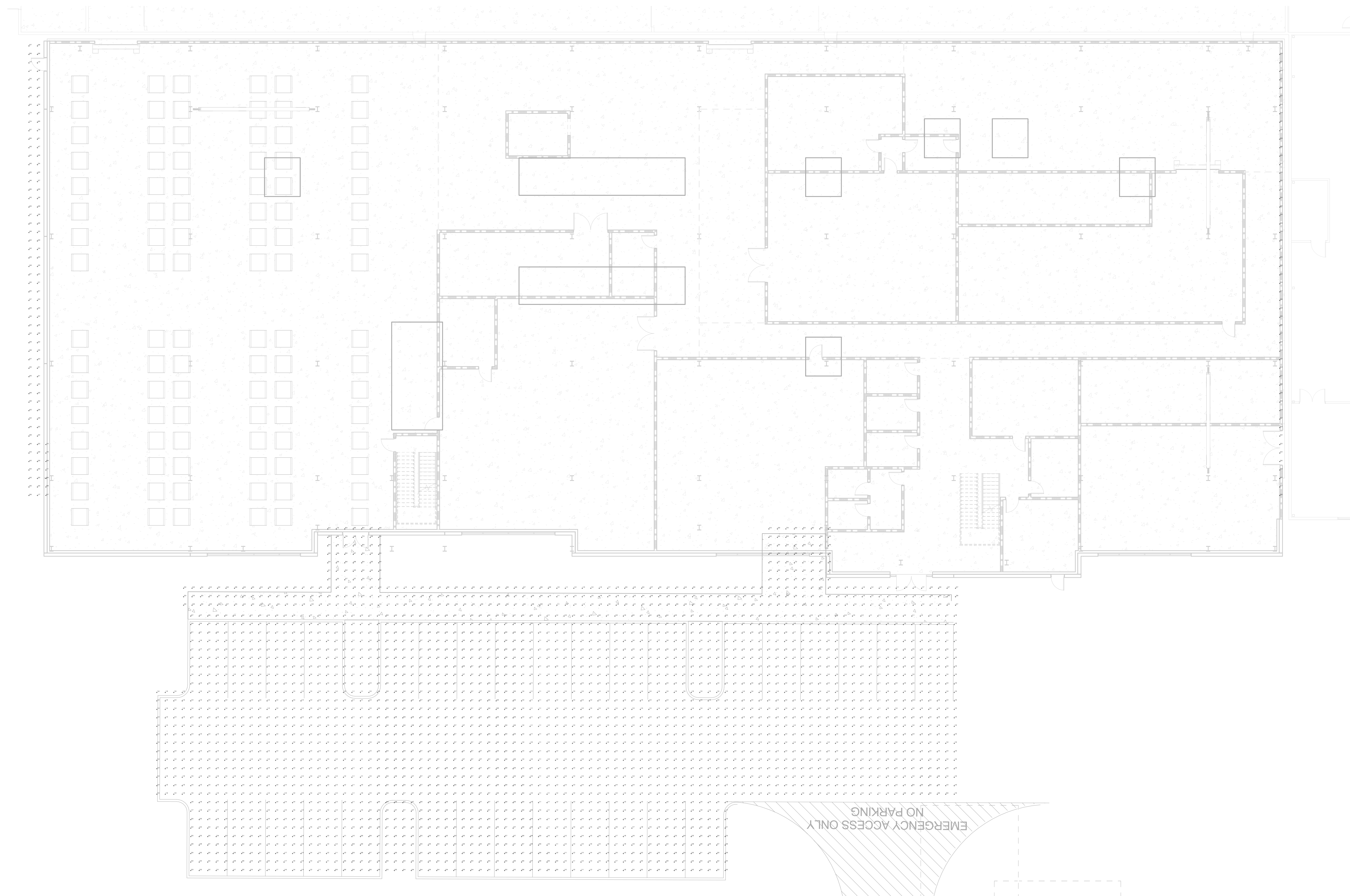
GENERAL NOTES

A SEE SHEET E-001 FOR LEGEND, ABBREVIATIONS, AND GENERAL NOTES.

FUJIMI
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Tualatin, OR 97062

Project _____

**BUILDING G
EXPANSION**
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Footcandle	+	3.5 fc	9.8 fc	0.7 fc	14.0:1	5.6:1
Parking Lot	+	1.3 fc	3.3 fc	0.4 fc	8.3:1	3.3:1
Stairwell	+	2.8 fc	6.3 fc	0.6 fc	10.5:1	4.7:1



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REVISION SCHEDULE		
Delta	Issued As	Issue Date
A		09/11/23

SHEET TITLE:
**ELECTRICAL
SITE
PHOTOMETRICS**

DRAWN BY: Author

CHECKED BY: Checker

SHEET

EL1.01

JOB NO. **2200492.00**

NOT FOR CONSTRUCTION 8/11/23
Autodesk Docs: \\Fujimi Facility Expansion\22034 Fujimi Expansion-V23-MEP.rvt 9/12/2023 4:53:32 PM As Indicated

1 ELECTRICAL SITE PHOTOMETRICS
EL1.01/ 3/32" = 1'-0"



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GENERAL NOTES

A SEE SHEET E-001 FOR LEGEND, ABBREVIATIONS, AND GENERAL NOTES.

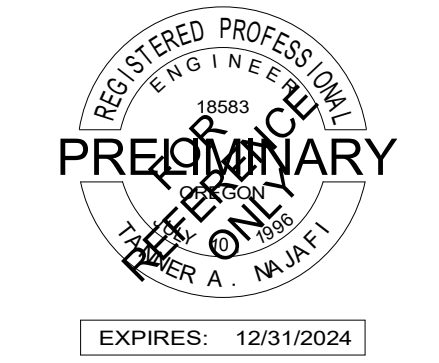
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Tualatin, OR 97062

LIGHT FIXTURE SCHEDULE									
LABEL	DESCRIPTION	LAMP	LAMP LUMENS	WATTS	VOLTAGE	CATALOG NUMBER	MANUFACTURER	MOUNTING	NOTES
A	SQUARE POLE MOUNTED WIDE DISTRIBUTION LUMINAIRE	LED 5000K	7,096	51	120-277V	RSX1 LED P1 50K R3 MVOLT SPA	LITHONIA LIGHTING	POLE MOUNT	ALL A FIXTURES TO BE MOUNTED ON 20' POLES.
B	POLYCARBONATE LENS WALL PACK	LED 5000K	1,450	11	120-277V	TWXP1 LED P1 50K MVOLT DBLXD	LITHONIA LIGHTING	WALL MOUNT	
C	WIDE ANGLE LENS WEDGE WALL PACK	LED 5000K	2,071	15	120-277V	WDGE2 LED P2 50K 80CRI VW SRM	LITHONIA LIGHTING	WALL MOUNT	

LIGHTING FIXTURE POLE SCHEDULE				
LABEL	DESCRIPTION	CATALOG NUMBER	MANUFACTURER	NOTES
POLE	SQUARE STRAIGHT STEEL GENERAL PURPOSE LIGHT POLE, 30' HEIGHT, SINGLE LUMINAIRE MOUNT, 3"X3" HANDHOLE WITH COVER	547083	ENERGY LIGHT INC.	FOR TYPE 'A' LIGHT FIXTURES
NOTE 1: COLOR/FINISH OF THE POLES AND FIXTURES NEEDS TO MATCH EXISTING.				

Project



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REVISION SCHEDULE		
Delta	Issued As	Issue Date
A		09/11/23

SHEET TITLE:
**ELECTRICAL
SCHEDULES**

DRAWN BY: Author

CHECKED BY: Checker

SHEET

E6.01

JOB NO. **2200492.00**

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