

Koch Corporate Center

Lot 1, 2 and 3 - Tualatin, OR

SW 115th Ave.

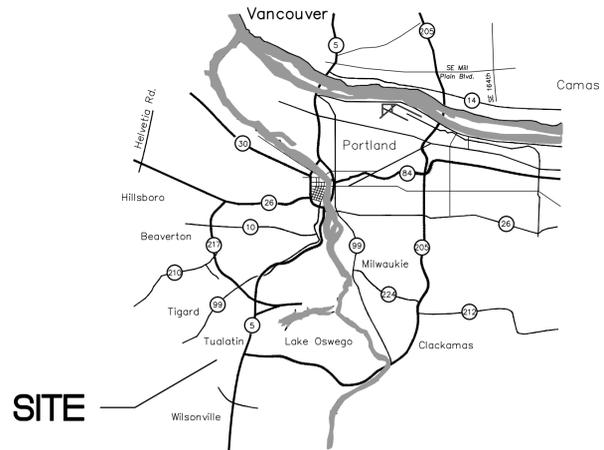


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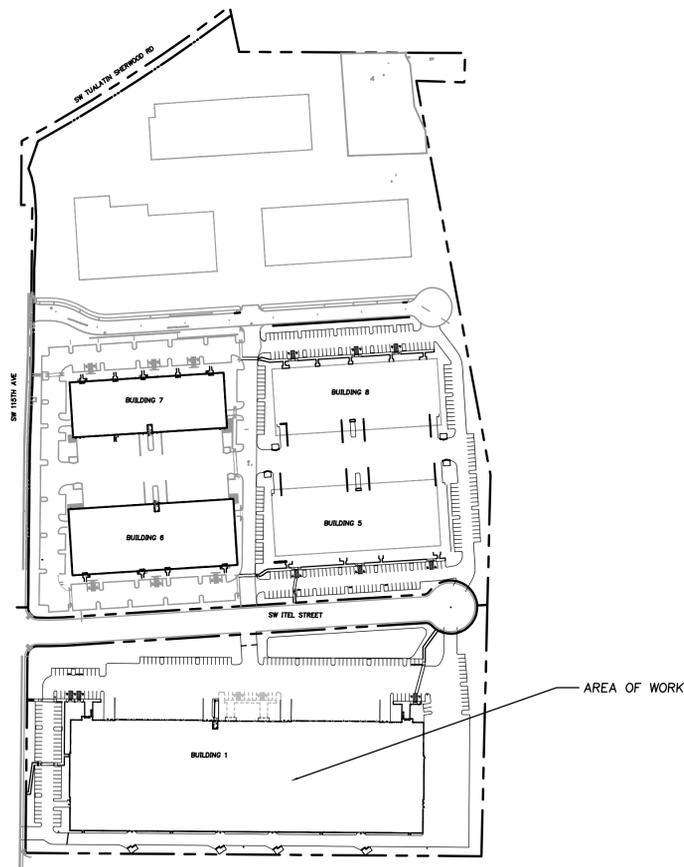
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SITE



VICINITY MAP
N.T.S.



AREA OF WORK

BUILDING CODE DATA

BASED ON THE 2014 OREGON STRUCTURAL SPECIALTY CODE

GENERAL CODE ANALYSIS

CONSTRUCTION TYPE: III-B

SINGLE STORY

FIRE PROTECTION: FULLY SPRINKLERED

OCCUPANCY: (F-1)
THE BUILDING TO BE UNOCCUPIED UNDER THIS PERMIT. FUTURE OCCUPANCIES MAY CONSIST OF B, S-1 AND/OR F-1 GROUPS. THE BUILDING AREA HAS BEEN CALCULATED BASED UPON F-1 OCCUPANCY (MOST RESTRICTIVE USE) BASED ON TABLE 503 - ALLOWABLE AREAS

AREA	SQUARE FEET	OCCUPANCY
BUILDING SHELL	200,000 SF	F-1

NOTE: SEE SHEET T1.1 FOR COMPLETE FIRE AND LIFE SAFETY CODE ANALYSIS

INDEX OF DRAWINGS

T1.0 TITLE SHEET

CIVIL

C1.0	EXISTING CONDITIONS PLAN
C2.1	SITE PLAN
C2.2	GRADING PLAN
C2.3	SITE UTILITY PLAN
C5.0	EROSION & SEDIMENT CONTROL COVER SHEET
C5.1	EXISTING CONDITIONS PLAN
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C5.3	EROSION CONTROL DETAILS

LANDSCAPE

L1.1	PLANTING PLAN
L1.2	PLANTING PLAN
L1.3	PLANTING PLAN
L-2	DETAILS

ARCHITECTURAL

A2.1A	FLOOR PLAN - WEST
A2.1B	FLOOR PLAN - EAST
A3.1A	ELEVATIONS - NORTH AND WEST
A3.1B	ELEVATIONS - SOUTH AND EAST
AB.5	TRASH ENCLOSURE DETAILS AND ENLARGED PLAN
SL1	SIGHT LIGHTING

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LOTS 1, 2, AND 3

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NO.	DATE	REVISIONS	REVISION	DELTA	CLOSING DATE

SHEET TITLE:
CODE

DRAWN BY:

CHECKED BY:

SHEET:

T1.0

JOB NO. 2140561.00



SITE MAP
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SHEET TITLE:
**EXISTING
CONDITIONS PLAN**

DRAWN BY: CTL

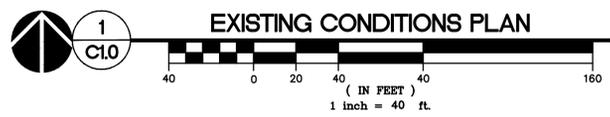
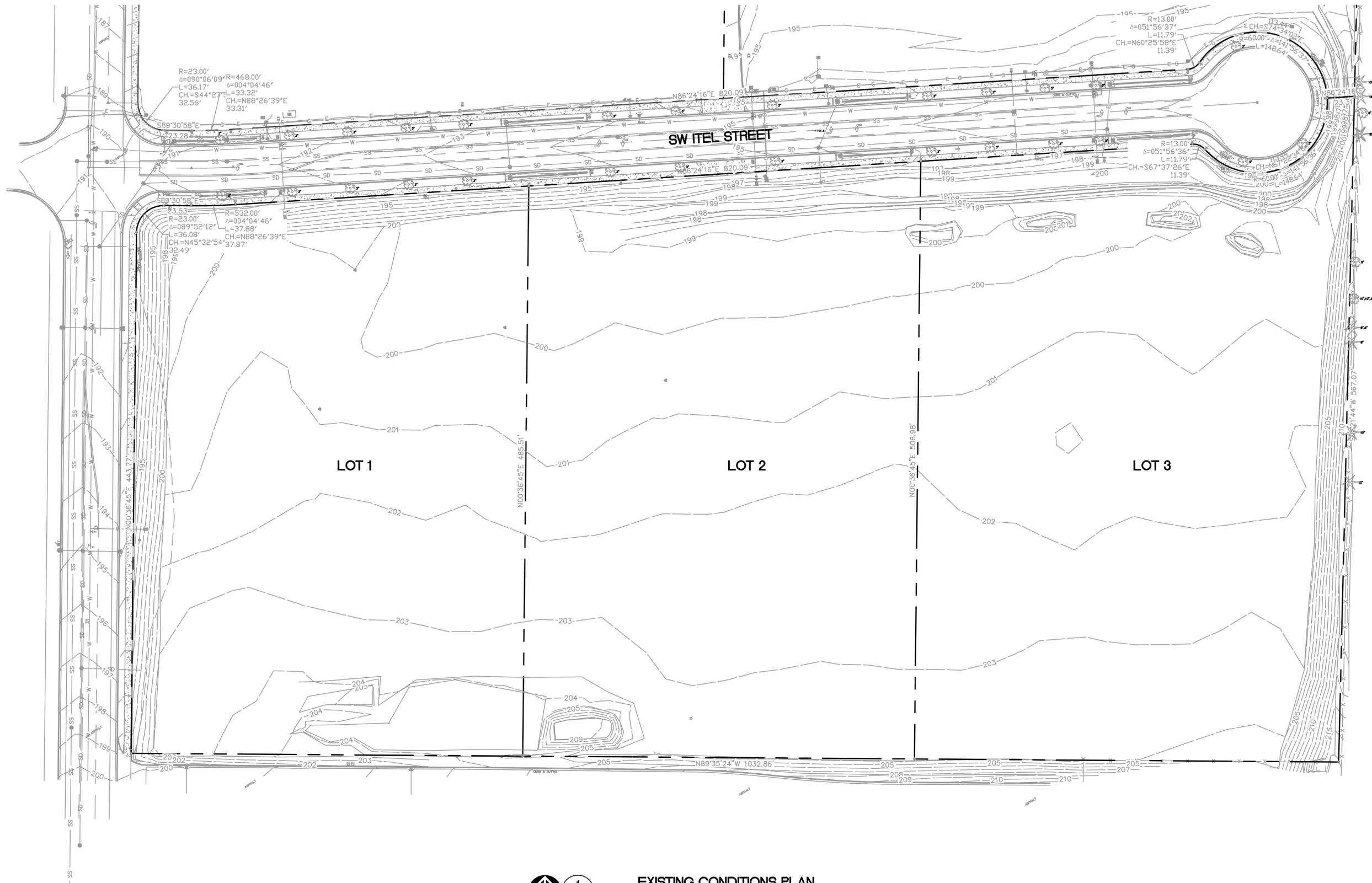
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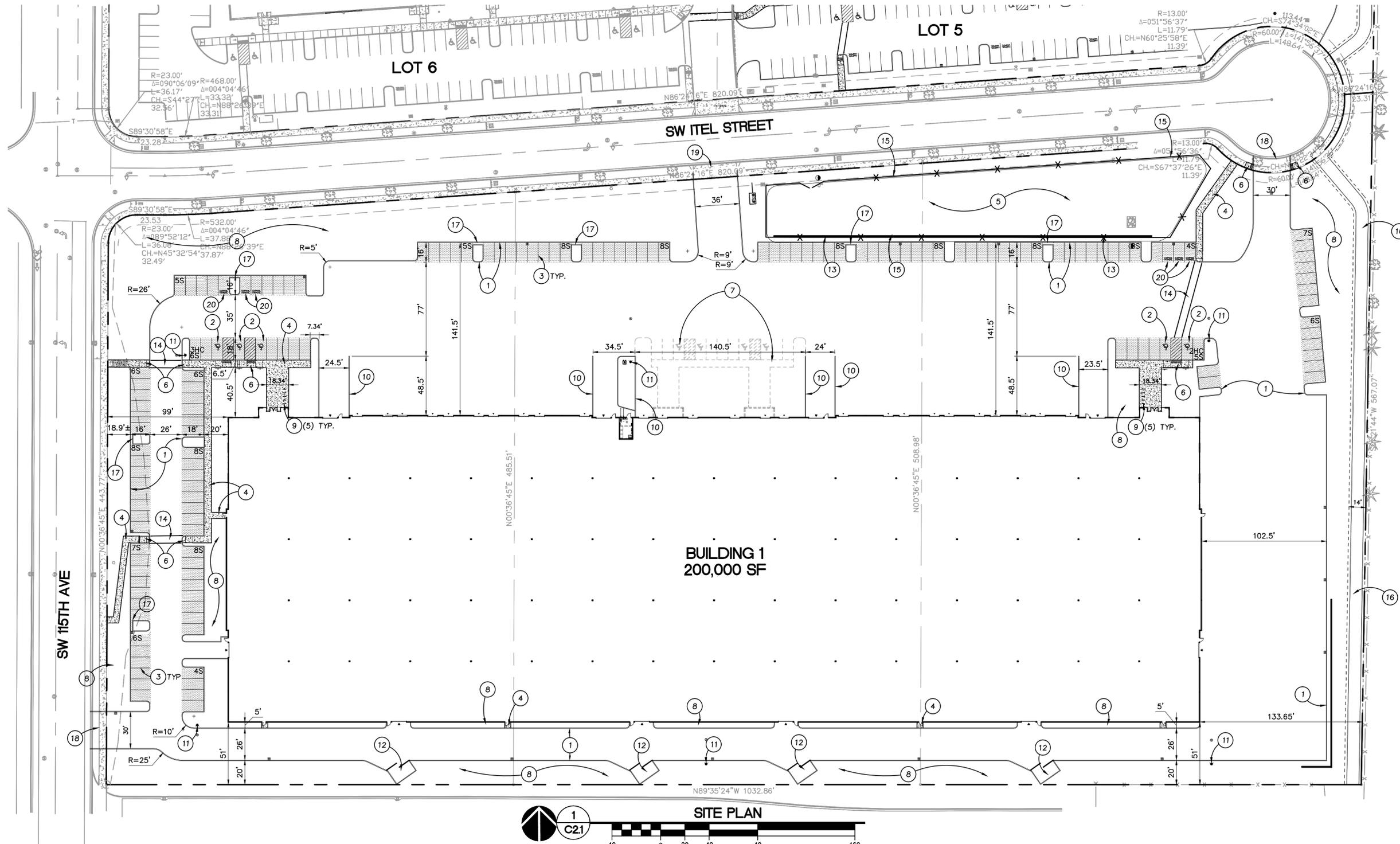
SHEET:

C1.0

JOB NO. **2140561.00**

ARCHITECTURAL REVIEW SUBMITTAL: FEBRUARY 27, 2015





KEYNOTES

- | | |
|---|---|
| 1. VERTICAL CURB | 14. 6' WIDE STRIPED CROSSWALK |
| 2. ADA COMPLIANT PARKING STALL | 15. 4' BLACK VINYL CHAINLINK FENCE |
| 3. 4" WHITE PARKING STRIPE (2 COATS OF PAINT) | 16. FUTURE TRAIL |
| 4. CONCRETE SIDEWALK | 17. 1.5' CURB BREAK FOR DRAINAGE |
| 5. WATER QUALITY/DETENTION POND | 18. CITY OF TUALATIN STD. COMMERCIAL DRIVEWAY |
| 6. ADA COMPLIANT CURB RAMP | 19. EXISTING DRIVEWAY |
| 7. FUTURE PARKING | 20. 1' HIGH WHITE PAINTED LETTERS: "CARPOOL"
"VANPOOL" |
| 8. LANDSCAPE AREA | |
| 9. 2 BICYCLE PARKING SPACES | |
| 10. DOCK RETAINING WALL | |
| 11. PROPOSED FIRE HYDRANT | |
| 12. TRASH ENCLOSURE | |
| 13. 2' HIGH MODULAR BLOCK RETAINING WALL | |

SITE DATA

BUILDING 1	
LOT	515,100 SF (11.82 AC)
TOTAL IMPERVIOUS AREA	398,694 SF (9.33 AC, 78.9%)
BUILDING FOOTPRINT	200,000 SF (4.59 AC, 38.8%)
DRIVE AISLE/PARKING/SIDEWALK AREA	198,694 SF (4.74 AC, 40.1%)
PARKING LOT AREA	51,840 SF (1.19 AC, 10.1%)
REQUIRED PARKING LANDSCAPE	3,750 SF (0.22 AC, 18.5%)
PARKING LANDSCAPE AREA	9,612 SF (25 SF/STALL)
LANDSCAPE AREA	116,000 SF (2.66 AC, 22.5%)

PARKING DATA

REQUIRED PARKING	
(BASED ON 30% MANUFACTURING AND 70% WAREHOUSE USE)	
MANUFACTURING	
MINIMUM (1.6/1,000)	96 SPACES
MAXIMUM	NONE
WAREHOUSE	
MINIMUM (0.3/1,000)	42 SPACES
MAXIMUM (0.5/1,000)	50 SPACES
TOTAL	
MINIMUM	138 SPACES
MAXIMUM	NONE SPACES

PAVEMENT SECTIONS

- CAR PARKING AREA
CAR PARKING AREA 2.5" AC
(2 LIFTS) OVER 6" CRUSHED ROCK
- HEAVY DUTY AREA
HEAVY DUTY AREA 4" AC
(2 LIFTS) OVER 11" CRUSHED ROCK
- CONCRETE PAVING AREA

PROVIDED PARKING

PROPOSED HANDICAP	5 SPACES
PROPOSED STANDARD	145 SPACES (6 VAN/CAR POOL SPACES)
PROPOSED COMPACT	0 SPACES
TOTAL PARKING PROVIDED	150 SPACES (0.75/1,000 SF)
BICYCLE PARKING	20 SPACES (10 COVERED IN BUILDING - NOT SHOWN)

CURB NOTE

ALL ON-SITE CURB RADII ARE 3.0' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE LEGEND

- PROJECT DISTURBANCE AREA, LIMITS OF WORK
- PROPERTY LINE
- EASEMENT
- VERTICAL CURB
- 6" EXTRUDED CURB
- FIRE LANE STRIPED CURB, COORD. W/ FIRE MARSHAL
- SITE FENCE PER SPEC.
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- DDCV
- FDC
- 10S NUMBER OF STANDARD STALLS IN PARKING BAY
- 2HC NUMBER OF H.C. STALLS IN PARKING BAY

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SHEET TITLE:
GRADING PLAN

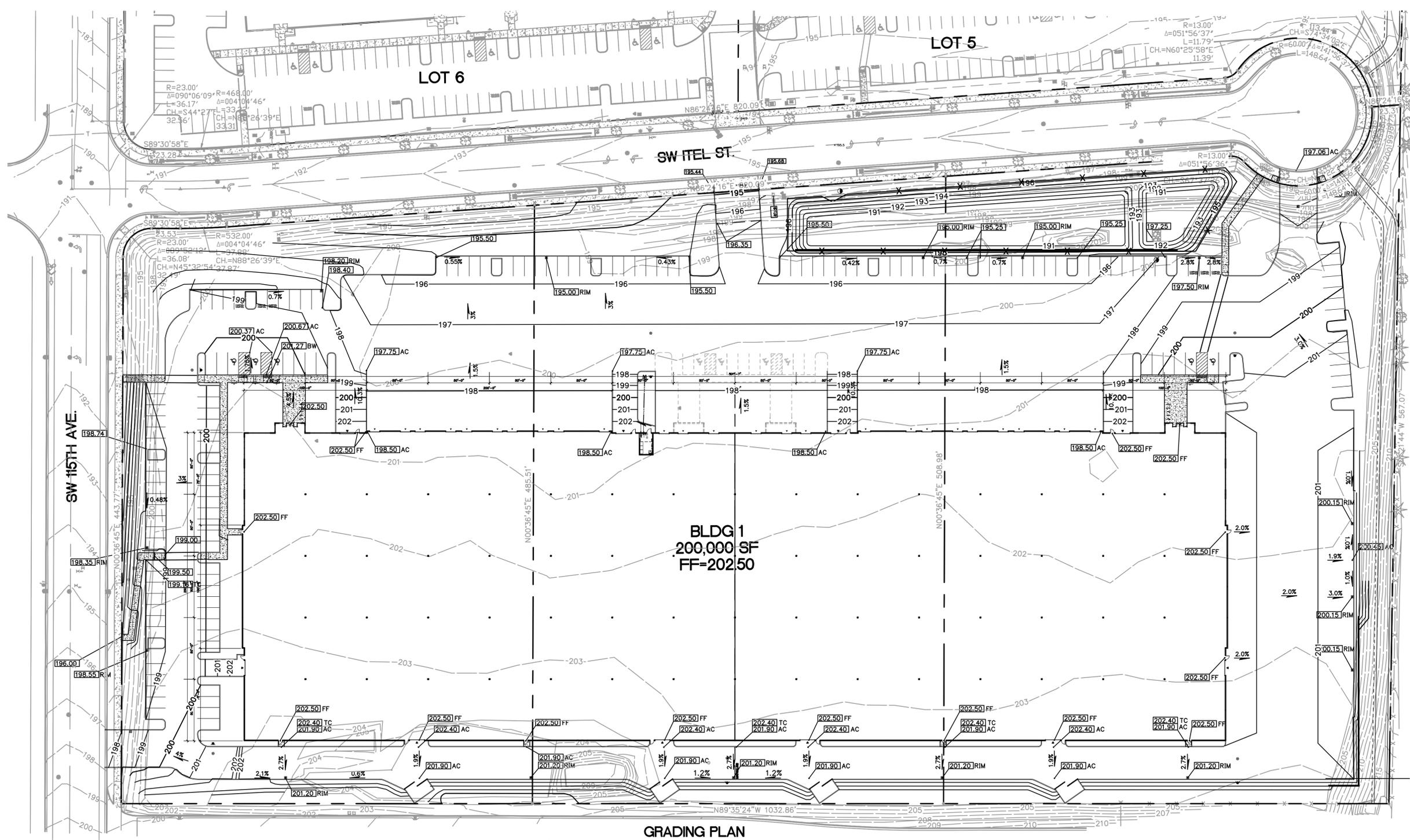
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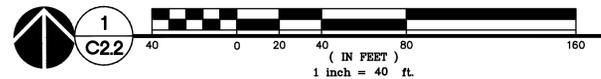
SHEET:

C2.2

JOB NO. **2140561.00**



GRADING PLAN



GRADING NOTES

- ROUGH GRADING: BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
- FINISH GRADES: AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES. GRADING TOLERANCES:
ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.
FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
- 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. EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571; EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. 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 CITY AND CLEAN WATER SERVICES REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- SITE LANDSCAPE AREAS TO EXCAVATED TO 12" BELOW FINISHED GRADE BY SITE WORK CONTRACTOR. ALL TOPSOIL EXCAVATED AS PART OF THIS EFFORT TO BE REMOVED FROM SITE IN ACCORDANCE WITH THE SPECIFICATIONS, ALL IMPORT TOPSOIL TO BE PLACED BY LANDSCAPE CONTRACTOR.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY WESTLAKE CONSULTANTS, INC., AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
- CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- 2% MAXIMUM SLOPE AT ALL HANDICAP PARKING SPACES.
- 5% MAX LONGITUDINAL AND 2% MAX CROSS SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.
- IF GROUNDWATER IS PRESENT IN UTILITY TRENCH EXCAVATIONS, IT IS RECOMMENDED THAT 12"-18" OF TRENCH STABILIZATION ROCK BE PLACED AT THE BASE OF THE EXCAVATION. TRENCH STABILIZATION ROCK SHOULD MEET THE REQUIREMENTS OUTLINED IN THE 'STRUCTURAL FILL' SECTION OF THE GEOTECHNICAL REPORT AND SHOULD BE PLACED IN ONE LIFT AND COMPACTED UNTIL IT IS FIRM AND UNYIELDING. GROUNDWATER SHOULD BE PUMPED OUT OF THE TRENCH FROM A SUMP EXCAVATED BELOW THE TRENCH STABILIZATION ROCK. THE CONTRACTOR WILL BE RESPONSIBLE FOR TEMPORARY DRAINAGE OF SURFACE WATER AND GROUNDWATER AS NECESSARY TO PREVENT STANDING WATER AND/OR EROSION AT THE WORKING SURFACE.

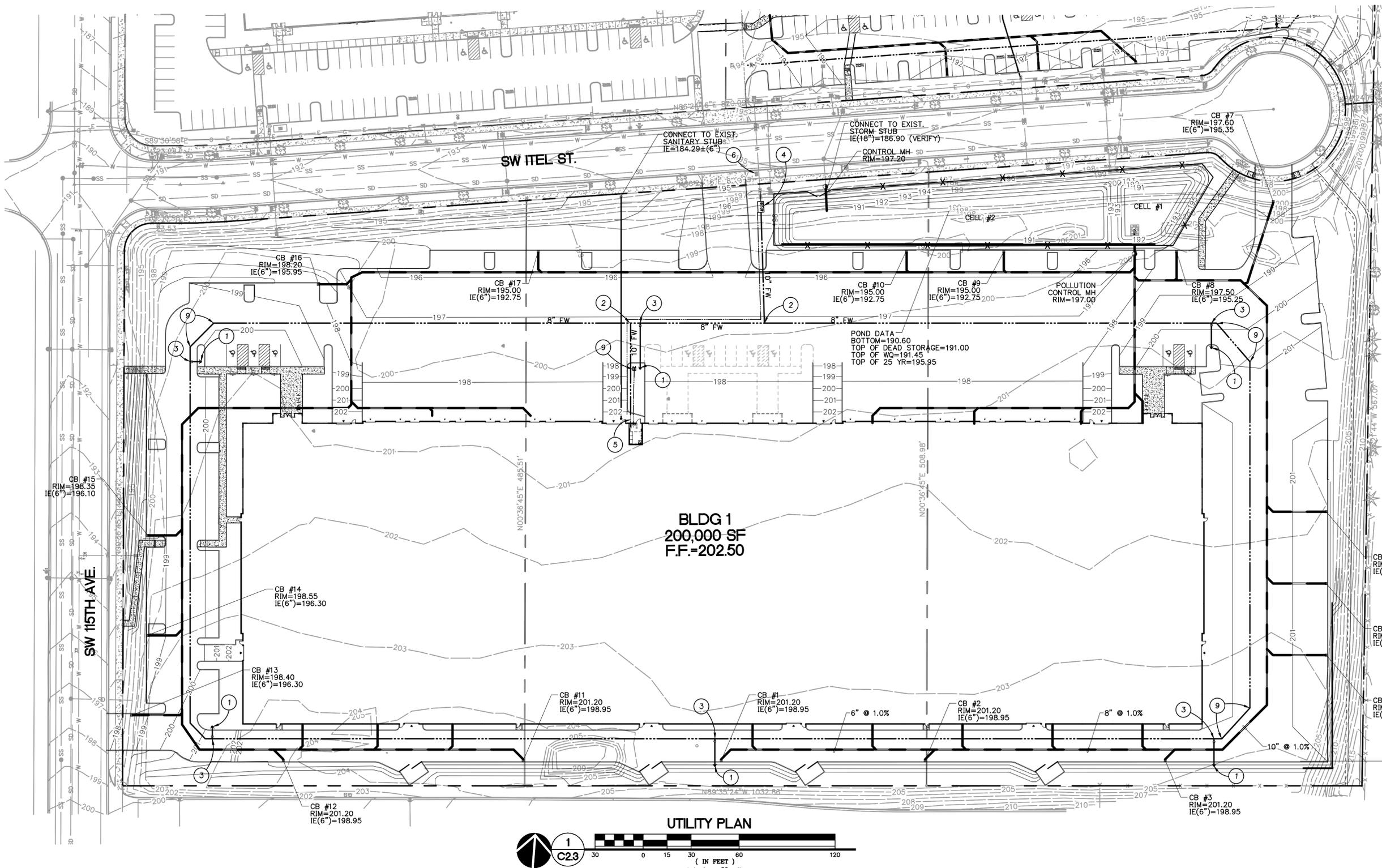
TABLE 1704.7

REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	--	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER COMPACTION	--	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	--	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILLS	X	--
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY	--	X

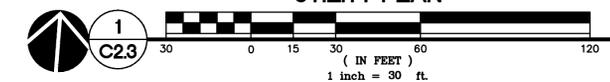
SITE LEGEND

- PROPERTY LINE
- - - - - EASEMENT
- VERTICAL CURB
- 6" EXTRUDED CURB
- 34 1-FT CONTOUR
- 35 5-FT CONTOUR
- CATCH BASIN
- 187.13 SPOT ELEVATION



BLDG 1
200,000 SF
F.F.=202.50

UTILITY PLAN



UTILITY NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF TUALATIN, CLEAN WATER SERVICES, AND THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE. ALL WORK WITHIN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
- 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 LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
- ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013. ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
- SEE MECHANICAL DRAWINGS FOR UTILITIES LOCATED WITHIN THE BUILDING AND TO 5' OUTSIDE THE BUILDING.
- ALL DOWNSPOUT LEADERS TO BE 6" AT 2.0% MIN. UNLESS NOTED OTHERWISE. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.

- PROVIDE 2" 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" 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.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY PREPARED BY WESTLAKE CONSULTANTS, INC. DATED JANUARY 30, 2015.
- CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE SPECIFICATIONS AND LANDSCAPE PLANS.
- SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5' OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
- CONTRACTOR TO MAINTAIN MINIMUM 3 FT OF COVER OVER ALL WATER LINE.
- 30 MIL LINER TO BE INSTALLED AT BOTTOM OF ALL LIDA BASINS WITHIN 10 LINEAL FEET OF FOOTING.

RESTRAINED JOINT NOTES

TEST PRESSURE: 200 PSI
DEPTH TO BURY: 3 FT
PIPE MATERIAL: PVC C-900
SAFETY FACTOR: 1 TO 1.5
LENGTH OF RESTRAINT ALONG MAIN ON TEES, Lr:
NOTIFY ENGINEER IF DEVIATING FROM ABOVE SPECIFICATIONS. LENGTH OF PIPE REQUIRING RESTRAINED JOINTS

	8"	10"
11 1/4" BEND	3'	4'
22 1/2" BEND	6'	8'
45" BENDS	13'	15'
90" BEND	31'	36'
TEE	1'	4'
DEAD ENDS	70'	84'

CITY RETAINS AUTHORITY TO MODIFY AND/OR ADD JOINT RESTRAINTS AT THE DISCRETION OF THE CITY ENGINEER.

KEYNOTES

- FIRE HYDRANT ASSEMBLY PER DETAIL 101, SHEET C8.3
- 10" x 10" TEE- (2) 10" x 8" REDUCERS
- 8" x 6" TEE
- 10" DOUBLE DETECTOR CHECK VALVE IN VAULT, SUPPLY POWER FOR SUMP PUMP
- INSTALL 1 1/2" RP BACFLOW DEVICE SIZED FOR FUTURE 2" IN FIRE RISER ROOM
- INSTALL 2" WATER METER IN EXISTING METER BOX
- 2 1/2" IRRIGATION DOUBLE CHECK VALVE IN METER BOX
- INSTALL FDC, W/ 6" LINE BACK TO RISER
- INSTALL 8" 45' BEND
- 4'x4'x4" THICK CONCRETE SPLASH PAD ABUTTING ASPHALT/ FOUNDATION, PROVIDE CLASS 50 RIP-RAP TO PREVENT EROSION

KOCH LOTS 1, 2 AND 3 EROSION AND SEDIMENT CONTROL PLANS 1200-C PLANS



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REVISIONS:

REVISION NO.	REVISION DATE	REVISION DESCRIPTION	REVISION BY	DATE

SHEET TITLE:
**EROSION AND
SEDIMENT
CONTROL COVER
SHEET**

DRAWN BY: CTL

CHECKED BY: RLF

SHEET:

C5.0

JOB NO. **2140561.00**

BMP MATRIX FOR CONSTRUCTION PHASES

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

	MASS GRADING	UTILITY INSTALLATION	BUILDING CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
EROSION PREVENTION					
PRESERVE NATURAL VEGETATION	X	X		X	X
GROUND COVER					X
HYDRAULIC APPLICATIONS					X
PLASTIC SHEETING					X
MATTING				X	X
DEEP COURTS	X	X	X	X	X
TEMPORARY PERMANENT SEEDING			X	X	X
BUFFER ZONE					X
OTHER:					
SEDIMENT CONTROL					
SEDIMENT FENCE (PERIMETER)	X*	X	X	X	X
SEDIMENT FENCE (INTERIOR)					X
STRAW MATS					X
FILTER BERM					X
INLET PROTECTION	X	X	X	X	X
SEDIMENT TRAP					X
OTHER:					
RUN OFF CONTROL					
CONSTRUCTION ENTRANCE	X*	X	X	X	X
PIPE SLOPE DRAIN			X	X	X
OUTLET PROTECTION		X	X	X	X
SURFACE ROUGHENING					X
CHECK DAMS					X
OTHER:					
POLLUTION PREVENTION					
PROPER SIGNAGE	X	X	X	X	X
HAZ WASTE WASH	X	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X	X
CONCRETE WASHOUT AREA	X	X	X	X	X
OTHER:					

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

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.

INITIAL

SHEET INDEX

EROSION AND SEDIMENT CONTROL PLANS

C5.0	EROSION AND SEDIMENT CONTROL COVER SHEET
C5.1	EXISTING CONDITIONS PLAN
C5.2	EROSION AND SEDIMENT CONTROL PLAN
C5.3	EROSION CONTROL DETAILS

THE PERMITEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT. 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.

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A 8.A)
- THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS. (SCHEDULE A.8.C.II.(1)(C))
- 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. (SCHEDULE A.12.C.III)
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A 8.C.II.(1)(D))
- IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION 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. (SCHEDULE A.8.C.I.(1) & (2))
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.B.III(1) AND A.7.B.III(3))
- EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS. (SCHEDULE A.7.D.I AND A.8.C)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.C.I.(6))
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS. (SCHEDULE A.8.C.II.(2))
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.C.I.(7))
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: 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. (SCHEDULE A 7.D.II.(1) AND A.8.C.I.(4))
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.D.II.(3))
- 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, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS. (SCHEDULE A.7.E.I.(2))
- 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. (SCH A 7.E.III)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A 7.B.II)
- 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. (SCHEDULE A.9.B.III)
- IF A STORMWATER 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 PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.D)
- 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. (SCHEDULE A 7.B)
- 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. (SCHEDULE A 7.E.II.(2))
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER. (SCHEDULE A.7.A.I)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.C.I)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT, AND BEFORE BMP REMOVAL. (SCHEDULE A.9.C.II)
- 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. (SCHEDULE A.9.C.III & IV)
- 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 REOCCURENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (SCHEDULE A.9.B.I)
- 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. (SCHEDULE A.9.B.II)
- THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.F.I)
- 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. (SCHEDULE A.7.F.II)
- PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMPS. (SCHEDULE A.7.B.III(2) AND A.8.C.III)

LOCAL AGENCY-SPECIFIC EROSION CONTROL NOTES:

- IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAT SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG).
- ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.

DEVELOPER

PACIFIC REALTY ASSOCIATES, LP
CONTACT: MATT OYAN
15350 SW SEQUOIA PARKWAY, #300 - WMI
TUALATIN, OR 97224
PHONE: (503) 624-6300
FAX:

CIVIL ENGINEER

MACKENZIE
CONTACT: BOB FRENTRESS
1515 SE WATER AVE
PORTLAND, OR 97239
PHONE: 503-224-9560
FAX: 503-228-1285

SURVEYOR

WESTLAKE CONSULTANTS, INC.
CONTACT:
15115 SW SEQUOIA PARKWAY, SUITE 150
TIGARD, OR 97224
PHONE: (503) 684-0652

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

- * PREVIOUSLY MASS GRADED SITE (SURCHARGE HAS BEEN REMOVED)

DEVELOPED CONDITIONS

- * WAREHOUSE PARK AND ACCESS ROADWAYS

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

- * CLEARING (JUNE 15, 2012 - JULY 15, 2012)
- * UTILITY INSTALLATION (APRIL 1, 2014 - JULY 30, 2014)
- * STREET INSTALLATION (JULY 1, 2013 - MAY 15, 2014)
- * FINAL STABILIZATION (OCT 1, 2013 - OCTOBER 30, 2015)

TOTAL SITE AREA = 515,100 SF = 11.82 ACRES

TOTAL DISTURBED AREA = 515,100 SF = 11.82 ACRES

SITE SOIL CLASSIFICATION:

- 21A - HILLSBORO LOAM, 0 TO 3 PERCENT SLOPES
- 21B - HILLSBORO LOAM, 3 TO 7 PERCENT SLOPES
- 21C - HILLSBORO LOAM, 7 TO 12 PERCENT SLOPES
- 21D - HILLSBORO LOAM, 12 TO 20 PERCENT SLOPES
- 22 - HUBERLY SILT LOAM

ON-SITE SOILS HAVE A SLIGHT EROSION POTENTIAL. ALL FILL MATERIAL SHALL BE GENERATED ON-SITE FROM GRADING EXCAVATION AND UTILITY TRENCH SPOILS.

RECEIVING WATER BODIES:

PUBLIC STORM SYSTEM, AND HEDGES CREEK

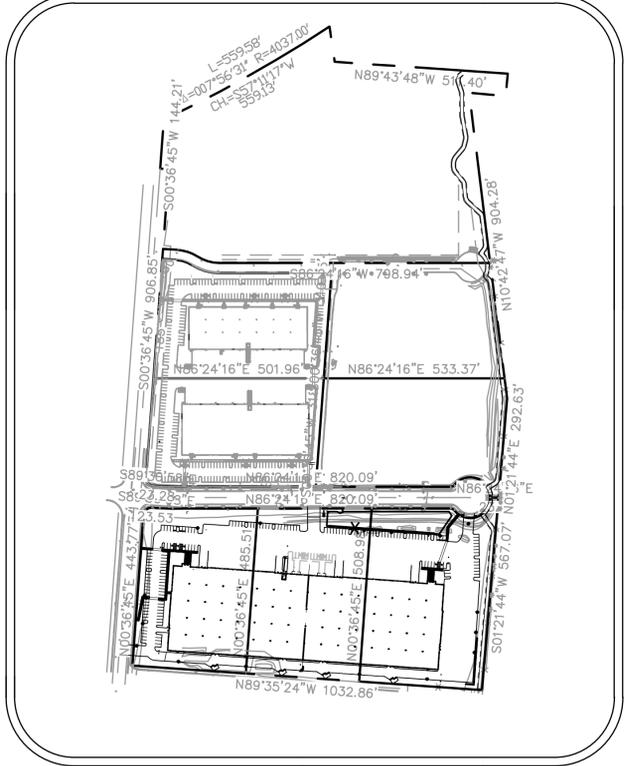
PERMITEE'S SITE INSPECTOR:

COMPANY/AGENCY: PACTRUST
PHONE: _____
FAX: _____
E-MAIL: _____
DESCRIPTION OF EXPERIENCE: _____

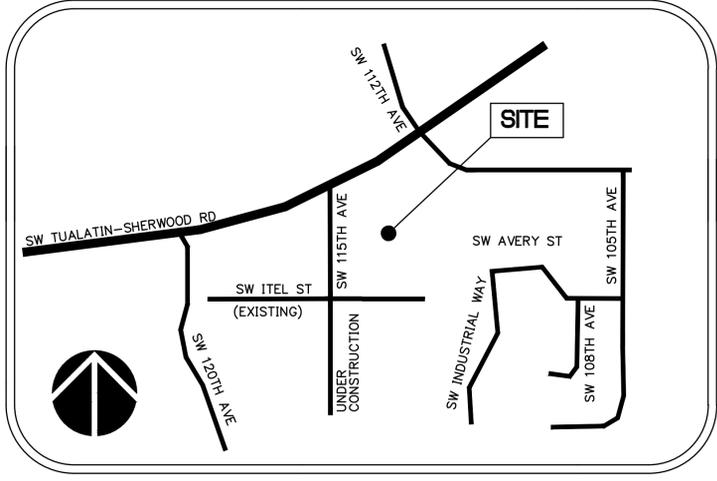
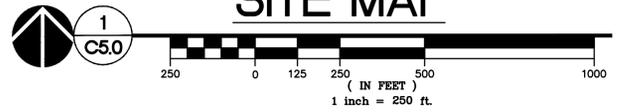
INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING
2. PRIOR TO SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE
3. INACTIVE PERIODS GREATER THAN (7) CONSECUTIVE CALENDAR DAYS	ONCE EVERY (2) TWO WEEKS
4. PERIODS AT WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRATICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

- * HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (Schedule A.8.c.i.(3))
- * 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. (Schedule B.2.c)



SITE MAP



VICINITY MAP NOT TO SCALE

PROJECT LOCATION:

SW 115TH AVE / SW ITEL STREET INTERSECTION
TUALATIN, OREGON 97062
LATITUDE = 45°21'59", LONGITUDE = -122°47'47"

PROPERTY DESCRIPTION:

TAX LOT 6 AND 7, A REPLAT OF TAX LOT 4
KOCH CORPORATE CENTER (ID 2S127A000200)
LOCATED IN THE NORTHEAST AND SOUTHEAST
1/4 OF SECTION 27, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON
COUNTY, OREGON

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.

DUST CONTROL NOTES:
DUST CONTROL MEASURE OF SPRAYING WATER OVER AREAS OF EXPOSED SOIL TO BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL ALL EXPOSED SOILS HAVE BEEN COVERED OR PLANTED.

NOTES:
THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1 AND MAY 31.

PRE-DEVELOPED RUN-OFF ON THE SITE SHEET FLOWS NORTH AND IS COLLECTED BY DIVERSION SWALES. THE SWALES FLOW EAST AND ARE COLLECTED IN A MAIN DIVERSION SWALE THAT RUNS NORTH TO AN EXISTING SEDIMENT POND.

IF ANY WELLS OR SEPTIC FIELDS ARE FOUND ON SITE, ABANDON IN ACCORDANCE WITH DEQ REQUIREMENTS.

ON SITES WHERE VEGETATION AND GROUND COVER ARE REMOVED, VEGETATIVE GROUND COVER SHALL BE PLANTED AND ESTABLISHED BY OCTOBER 1 AND CONTINUE TO FUNCTION THROUGH MAY 31 OF THE FOLLOWING YEAR, OR AS APPROVED BY THE DISTRICT. IF GROUND COVER IS NOT ESTABLISHED BY OCTOBER 1, THE OPEN AREAS SHALL BE PROTECTED THROUGH MAY 31 OF THE FOLLOWING YEAR WITH STRAW MULCH, EROSION BLANKETS, OR OTHER METHODS APPROVED BY THE DISTRICT OR CITY.

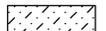
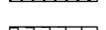
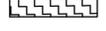
PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. 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, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

TREE PRESERVATION

ALL EXISTING TREES TO REMAIN. TREES TO BE REMOVED WERE DONE SO UNDER THE MASS GRADING ACTIVITY.

LEGEND

-  CONCRETE WASH AREA
-  INLET PROTECTION
-  OUTLET PROTECTION
-  SEDIMENT BARRIER (EXTERIOR)
-  SEDIMENT BARRIER (INTERIOR)
-  ORANGE CONSTRUCTION FENCE
-  ROCK FILTER BERM
-  CONSTRUCTION ENTRANCE
-  TEMPORARY SLOPE STABILIZATION MEASURES
-  LONG-TERM SLOPE STABILIZATION MEASURES
-  MATTING (GREENFIX STRAW/COCONUT MAT TYPE: CFS072R)
-  NEW IMPERVIOUS SURFACE
-  DRAINAGE FLOW DIRECTION
-  EXISTING TREE
-  50' VEGETATED CORRIDOR PLUS 15' TOP OF BANK SETBACK

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REVISIONS:

NO.	REVISIONS	REVISION DATE	DELTA	CLOSING DATE

**SHEET TITLE:
EXISTING
CONDITIONS
PLAN**

DRAWN BY: CTL/BTS

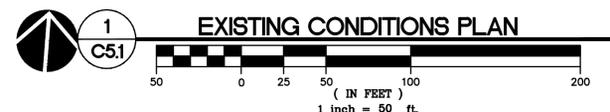
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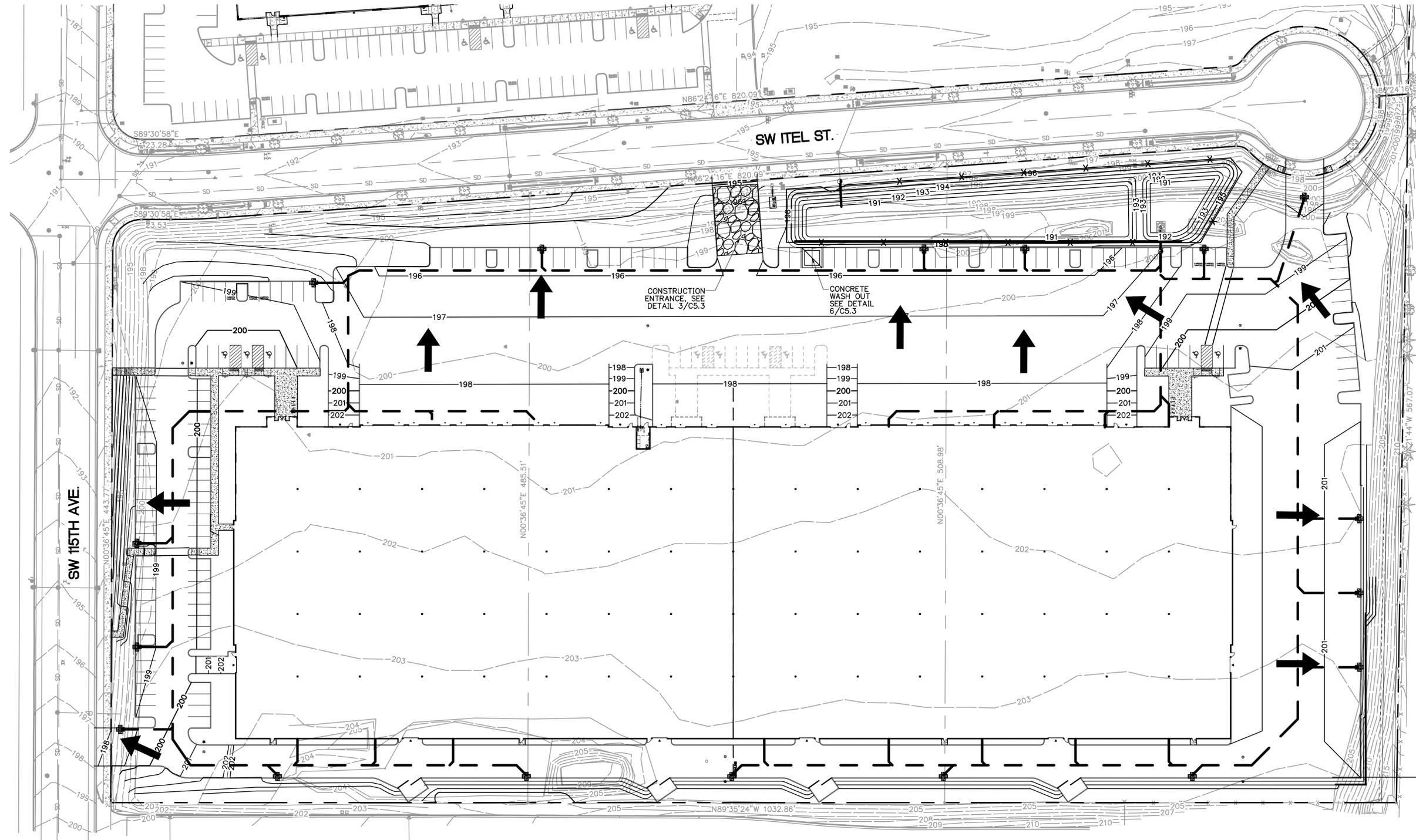
C5.1

JOB NO. **2140561.00**

ARCHITECTURAL REVIEW SUBMITTAL: FEBRUARY 27, 2015



1
C5.1 **EXISTING CONDITIONS PLAN**



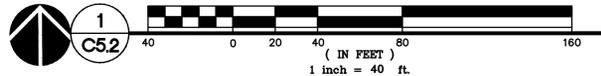
LEGEND

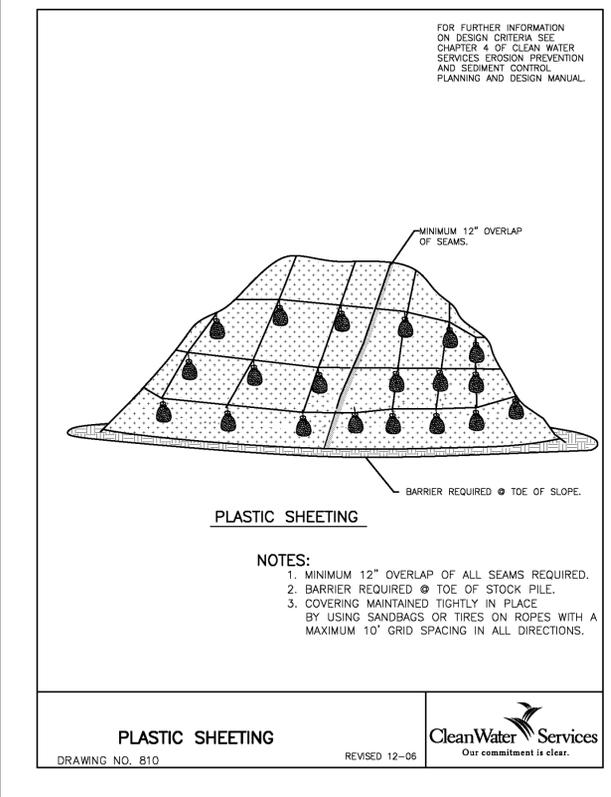
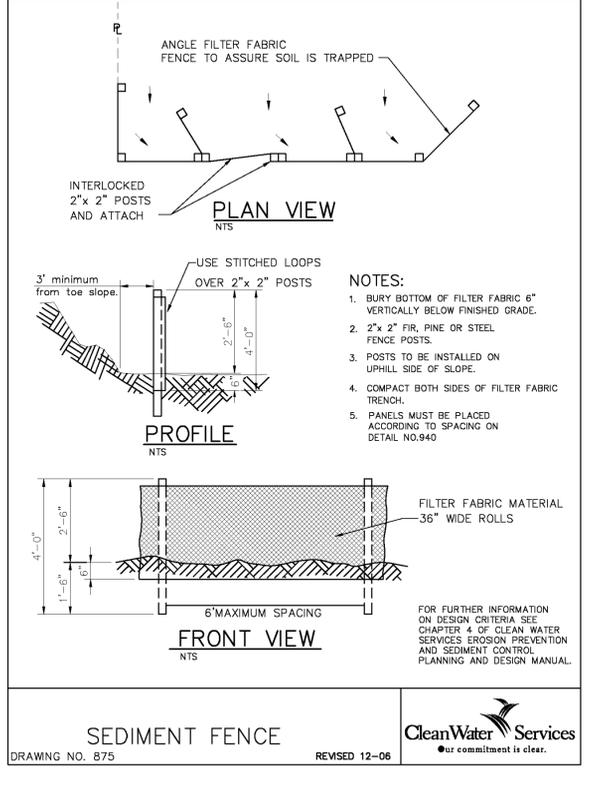
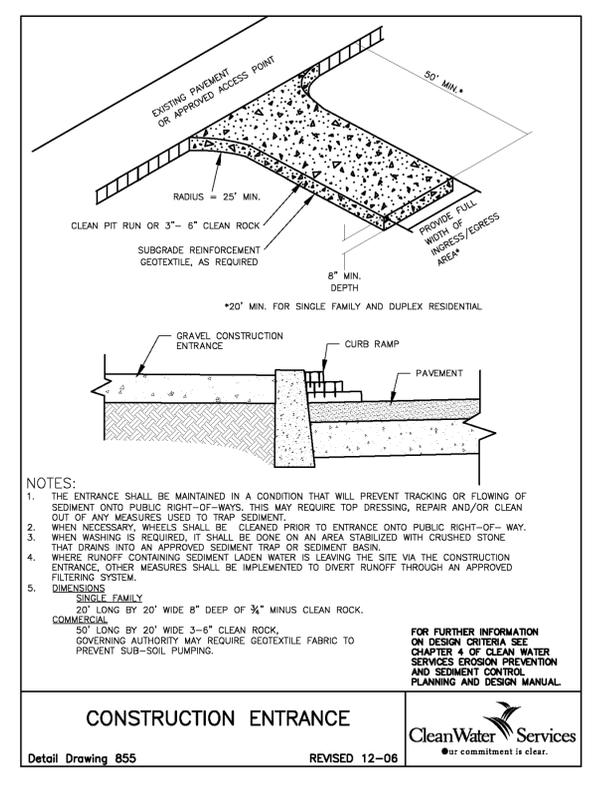
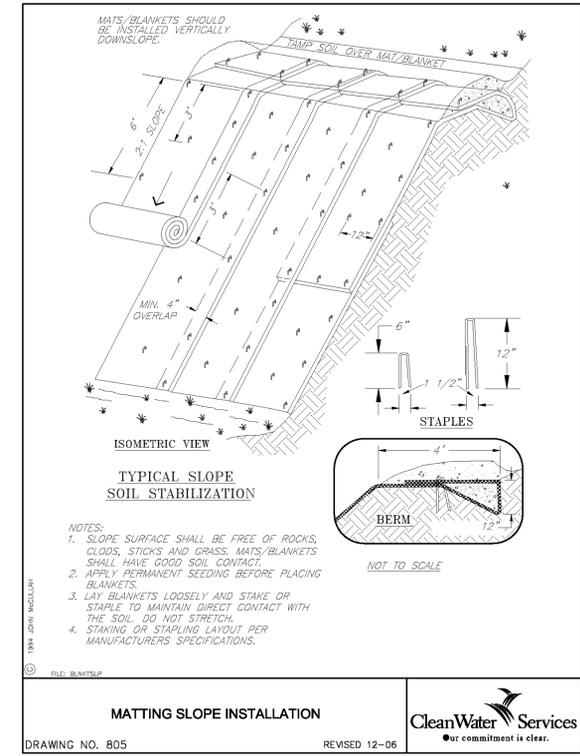
-  CONCRETE WASH AREA
-  INLET PROTECTION
-  SEDIMENT BARRIER (EXTERIOR)
-  SEDIMENT BARRIER (INTERIOR)
-  ORANGE CONSTRUCTION FENCE
-  CONSTRUCTION ENTRANCE
-  NEW IMPERVIOUS SURFACE
-  MATTING (GREENFIX STRAW/
COCONUT MAT TYPE: CFS072R)
-  DRAINAGE FLOW DIRECTION

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
3. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
4. THE STORM FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO ROAD PAVING.
5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

EROSION AND SEDIMENT CONTROL PLAN



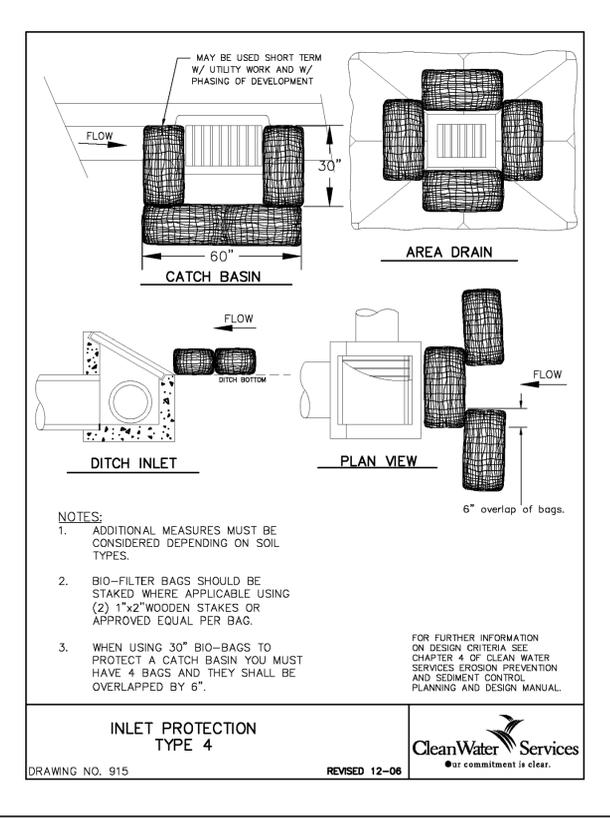
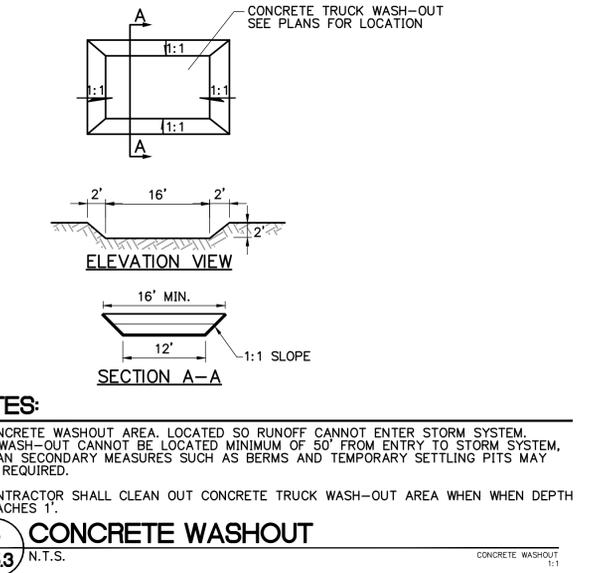
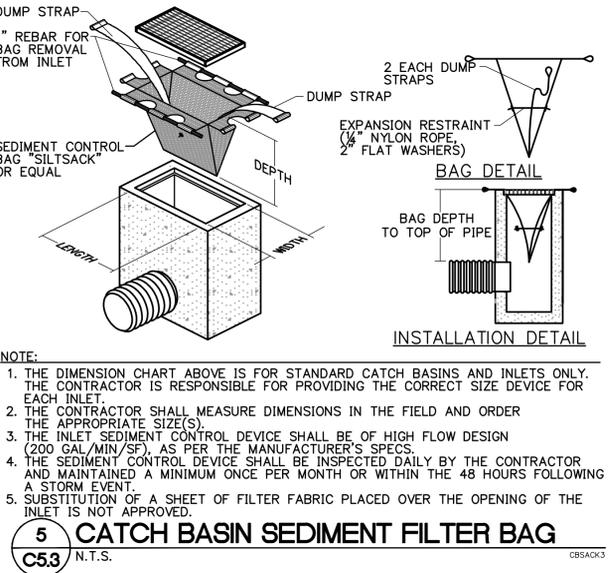


1 CLEAN WATER SERVICES DWG. 810
C5.3 N.T.S.

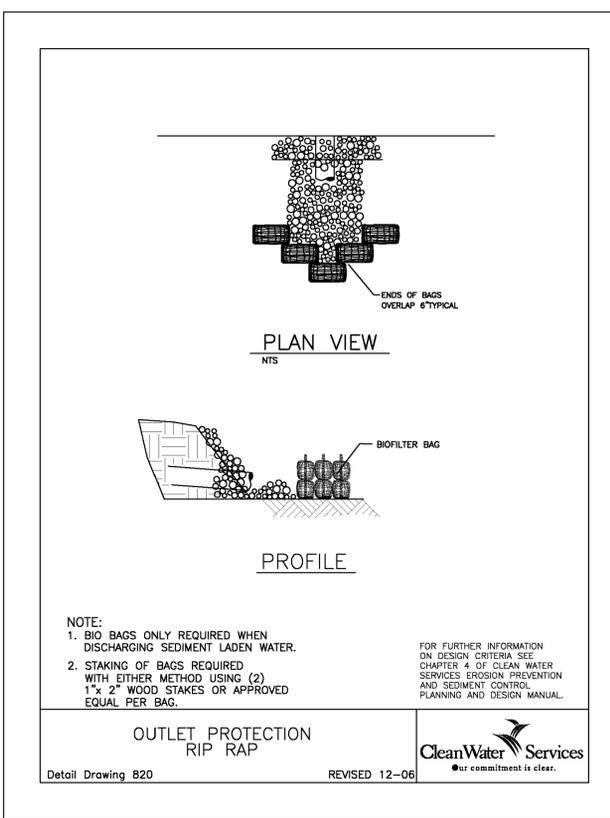
2 CLEAN WATER SERVICES DWG. 875
C5.3 N.T.S.

3 CLEAN WATER SERVICES DWG. 855
C5.3 N.T.S.

4 CLEAN WATER SERVICES DWG. 805
C5.3 N.T.S.

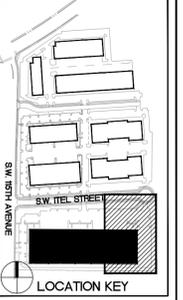
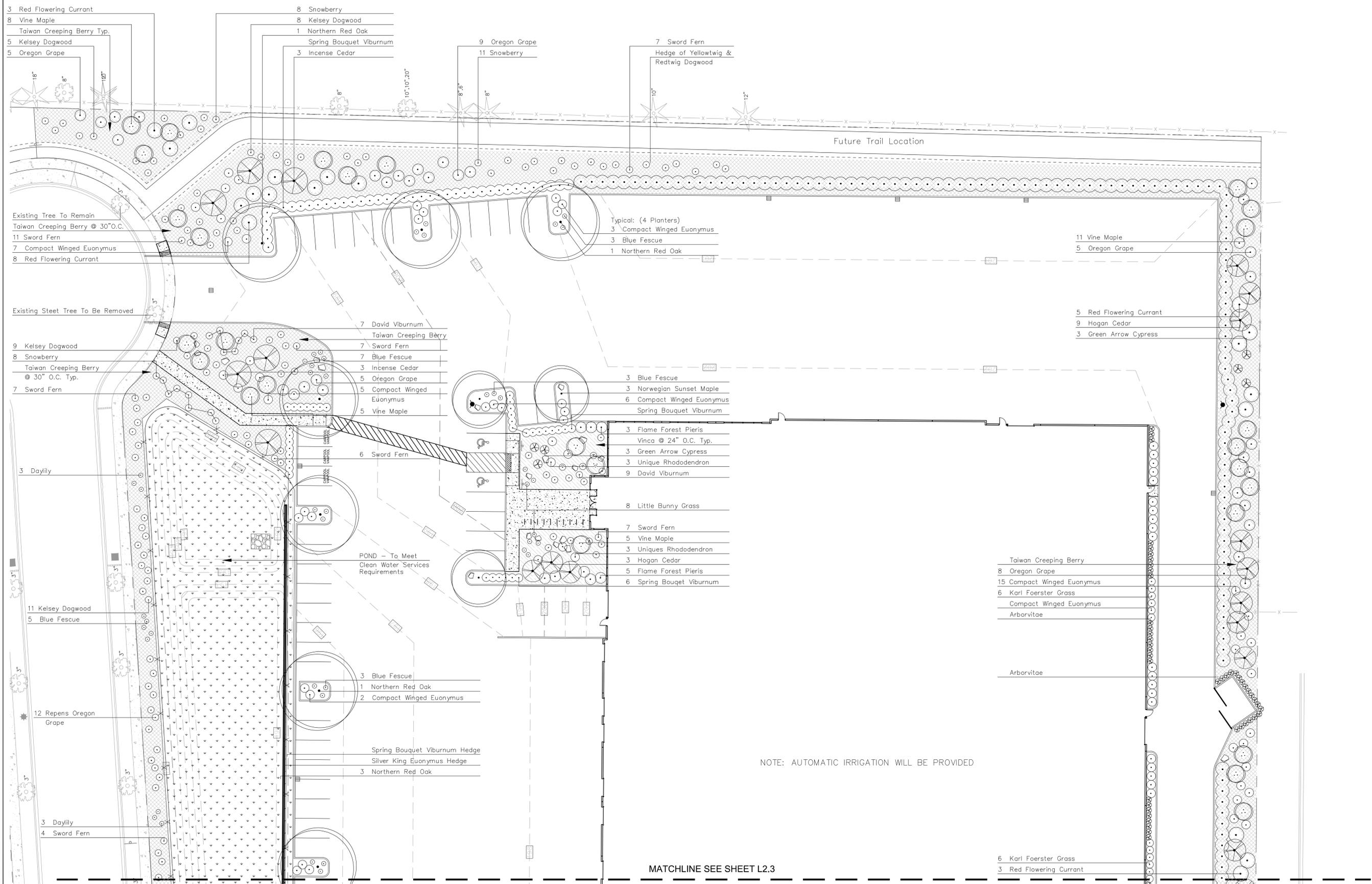


7 CLEAN WATER SERVICES DWG. 915
C5.3 N.T.S.

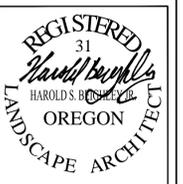


8 CLEAN WATER SERVICES DWG. 820
C5.3 N.T.S.

- SEDIMENT FENCE CONSTRUCTION NOTES**
- SELECTION OF FILTER FABRIC TENSILE AND BURSTING STRENGTH DEPENDS ON THE SLOPE CHARACTERISTICS. THE USE OF STANDARD OR HEAVY DUTY FILTER FABRIC SHALL MEET DESIGN STANDARDS. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES TO 120 DEGREES. SELECTION SHALL BE BASED ON STANDARD ENGINEERING PRINCIPLES FOR DESIGN.
 - STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP-HILL SIDE OF THE SLOPED AREA, WITH POSTS SPACED A MAXIMUM OF 6 FEET APART.
 - FILTER FABRIC FENCE SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES DOWNHILL OF POSTS. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE FIRMLY REDEPOSITED ALONG THE ENTIRE TRENCHED AREA ON THE DOWNHILL SIDE OF THE FENCE.
 - THE PHYSICAL INTEGRITY OF ALL MATERIALS SHALL BE SUFFICIENT TO MEET THE REQUIREMENTS OF THEIR INTENDED USE AND WITHSTAND NORMAL WEAR AND TEAR.
 - WHERE PRACTICAL THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, 2"x2" POSTS SHALL BE INTERLOCKED WITH EACH OTHER AND BE ATTACHED SECURELY.
 - SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS OR ADDITIONS SHALL BE MADE IMMEDIATELY.
 - AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE GREATER THAN 1/3 THE HEIGHT OF THE SEDIMENT FENCE ABOVEGROUND. SEDIMENT SHOULD BE REMOVED OR REGRADED INTO SLOPES, AND THE SEDIMENT FENCES REPAIRED AND RE-ESTABLISHED AS NEEDED.



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 LANDSCAPE ARCHITECTURE AND PLANNING
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KOCH CORPORATE CENTER
BUILDING 001
 TUALATIN, OREGON

Revisions	

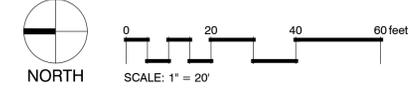
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 DATE 02/27/15
 JOB NO. 1506

L-1.1
 OF 4

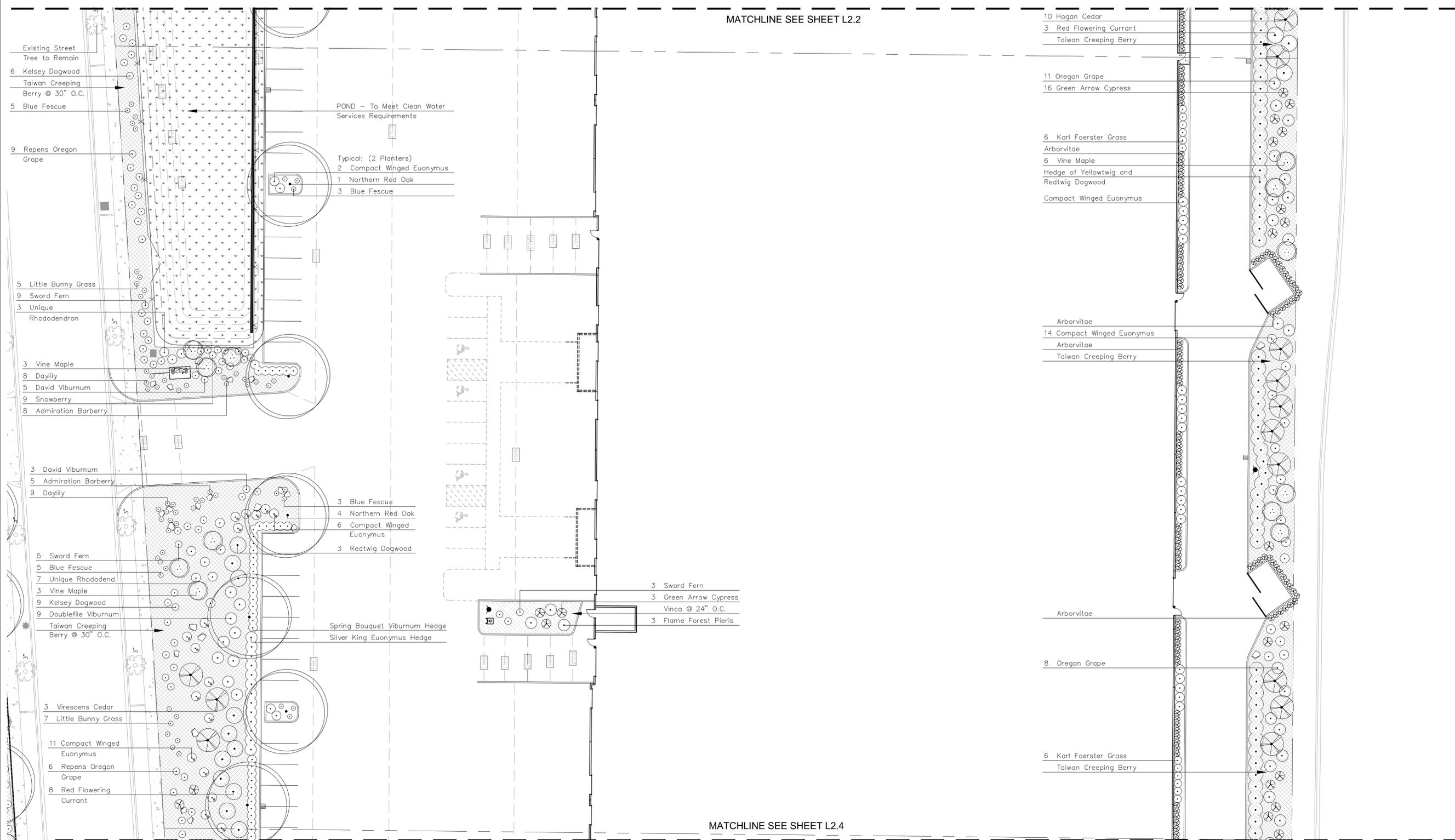
ARCHITECTURAL REVIEW SUBMITTAL: FEBRUARY 27, 2015

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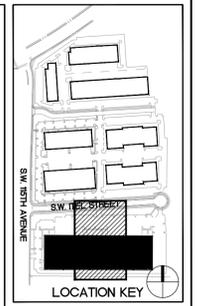
LANDSCAPE PLAN



MATCHLINE SEE SHEET L2.2



MATCHLINE SEE SHEET L2.4



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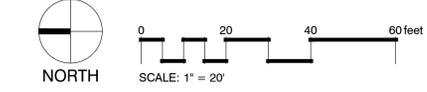
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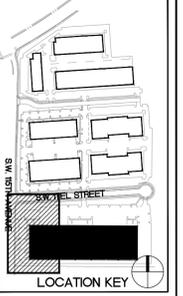
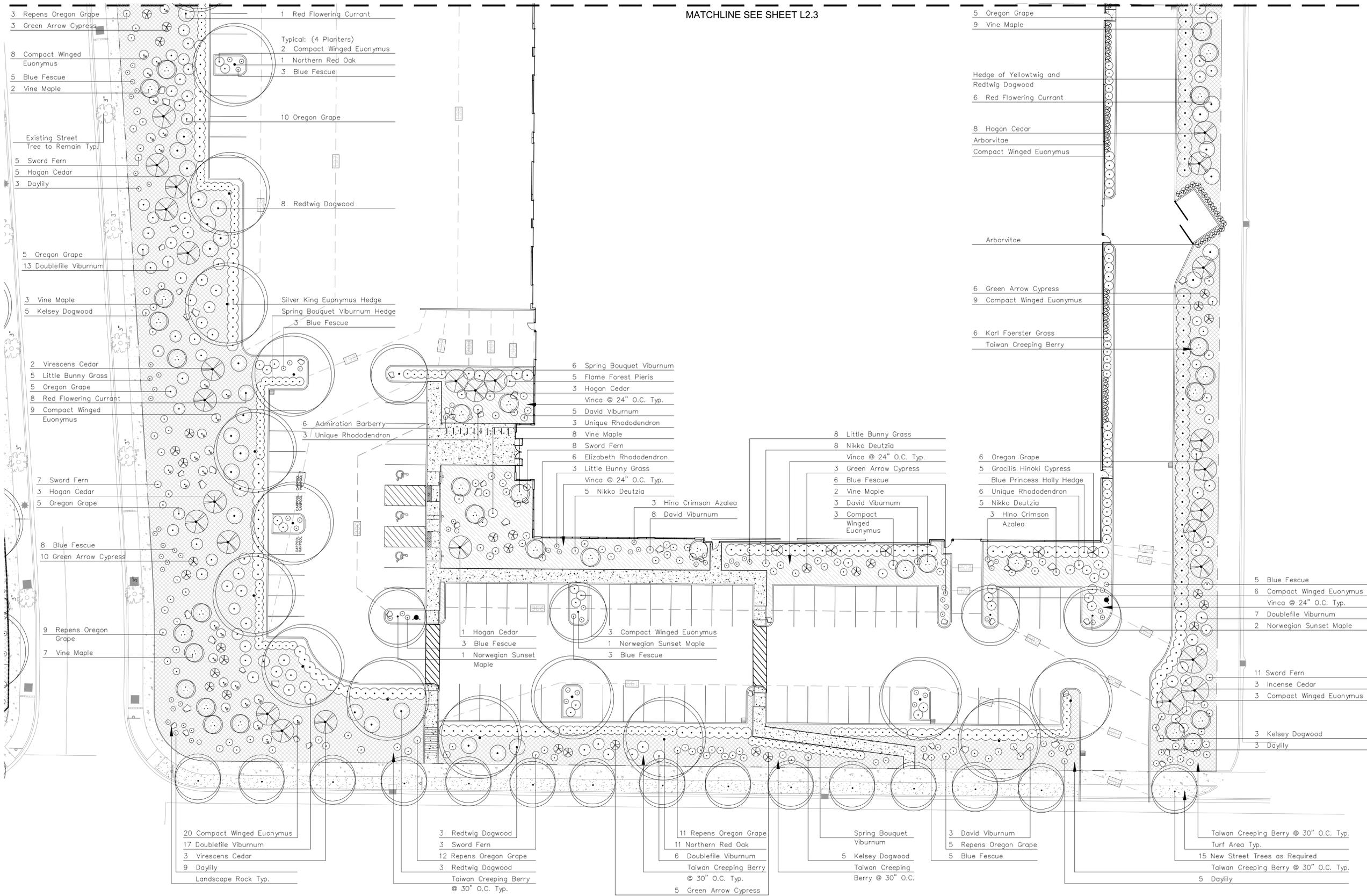
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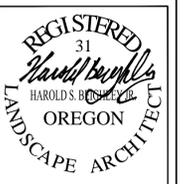
LANDSCAPE PLAN



MATCHLINE SEE SHEET L2.3



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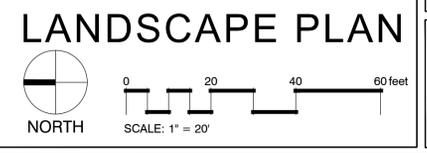
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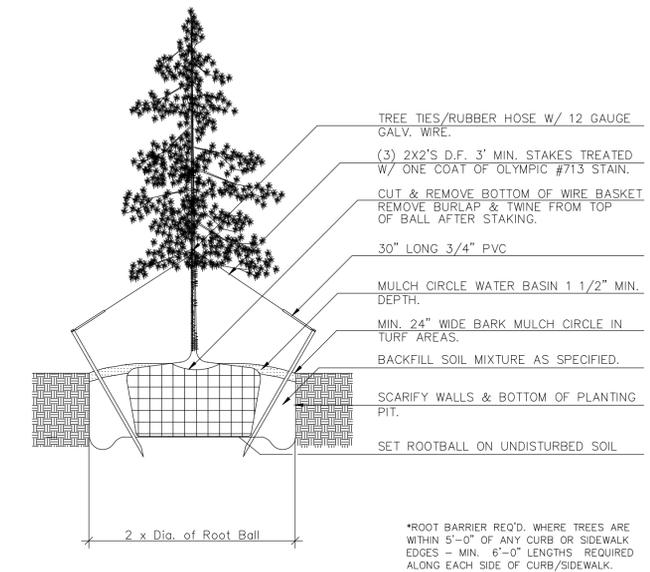
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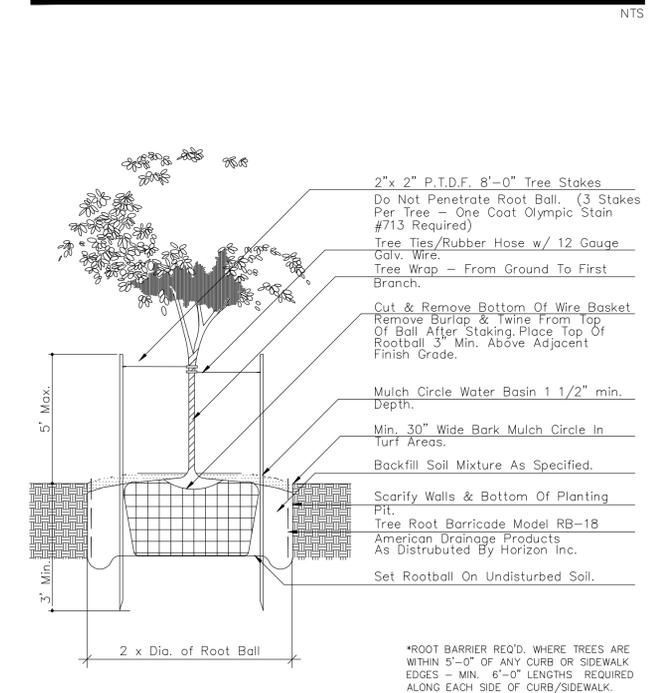
PLANT MATERIALS LISTING FOR LOT 1:

BOTANICAL NAME COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
TREES				
Acer circinatum Vine Maple	64	4-5'	B&B	Multi-Trunk
Acer truncatum x A. platanoides 'Keithsform' Norwegian Sunset Maple	8	1 1/2" Cal.	B&B	
Calocedrus decurrens Incense Cedar	9	8-9'	B&B	
Chamaecyparis nootkatensis 'Green Arrow' Green Arrow Cypress	52	6-7'	B&B	
Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	5	4-5'	B&B	
Quercus rubra Northern Red Oak	28	1 1/2" Cal.	B&B	
Thuja plicata 'Fastigiata' Hogan Cedar	42	8-9'	B&B	
Thuja plicata 'Virescens' Virescens Cedar	8	7-8'	B&B	
Required Street Trees:	15	1 1/2" Cal.	B&B	
SHRUBS				
Berberis thunbergii 'Bagatelle' Bagatelle Barberry	1 Gal.	Can	10-12"	
Cornus stolonifera Redtwig Dogwood	5 Gal.	Can	30-36"	
Cornus stolonifera 'Kelsey' Kelsey Dogwood Dogwood	1 Gal.	Can	10-12"	
Deutzia gracilis 'Nikko' Nikko Deutzia	1 Gal.	Can	10-12"	
Euonymus alatus 'Compact' Compact Winged Euonymus	5 Gal.	Can	18-24"	
Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	Can	18-24"	
Festuca ovina 'Elija' Blue Fescue	1 Gal.	Can	10-12"	
Gaultheria shallon Salal	2 Gal.	Can	12-15"	
Ilex meserveae 'Blue Princess' Blue Princess Holly	18-21"	B&B		
Mahonia aquifolium 'Orange Flame' Orange Flame Oregon Grape	2 Gal.	Can	12-15"	
Nandina domestica 'Moon Bay' Moon Bay Nandina	5 Gal.	Can	15-18"	
Pennisetum alopecuroides 'Little Bunny' Little Bunny Grass	1 Gal.	Can	10-12"	
Polystichum munitum Sword Fern	1 Gal.	Can	10-12"	
Rhododendron varieties: Elizabeth	12-15"	B&B		
Unique	18-24"	B&B		
Symphoricarpos alba Snowberry	2 Gal.	Can	12-15"	
Viburnum davidi David Viburnum	2 Gal.	Can	12-15"	
Viburnum plicatum tomentosum 'Watanabe' Watanabe Doublefile Viburnum	5 Gal.	Can	18-24"	
Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	5 Gal.	Can	15-18"	
GROUND COVER & VINES				
Rubus pentalobus 'Emerald Carpet' Taiwan Creeping Berry	4"	Pots	Triangular Spaced	
Vinca minor Vinca	4"	Pots	Triangular Spaced	
Landscape Rocks Native Basalt	3-5 cu.ft.			

PLANTING DETAILS



CONIFER PLANTING DETAIL



TREE PLANTING DETAIL - SHRUB PLANTING SIMILAR

NOTES

1. B&B STOCK MAY BE SUBSTITUTED WITH CONTAINER STOCK OF EQUAL GRADE.
2. CONTAINER STOCK MAY BE SUBSTITUTED WITH B&B STOCK OF EQUAL GRADE.
3. PLANT MATERIAL SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 1986 EDITION.
4. ALL TREES SHALL BE BRANCHED.
5. MULCH ALL PLANTING BEDS WITH 3" MIN. LAYER OF SPECIFIED MULCH.
6. IN THE EVENT OF A DISCREPANCY BETWEEN THIS MATERIAL LISTING AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN THE PLANT SPECIES AND QUANTITIES REQ.
7. IN THE EVENT OF QUESTION OR LACK OF CLARITY ON DRAWINGS, LANDSCAPE CONTRACTOR IS TO CALL LANDSCAPE ARCHITECT BEFORE PROCEEDING.
8. LANDSCAPE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL / GREEN SIDE UP.
9. ADJUST PLANT LAYOUT AS REQUIRED TO FIT IRRIGATION COVERAGE PATTERN.

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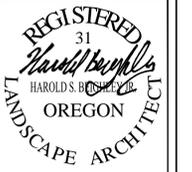
LANDSCAPE DETAILS



BEIGHLEY & ASSOCIATES INC.

LANDSCAPE ARCHITECTURE AND PLANNING

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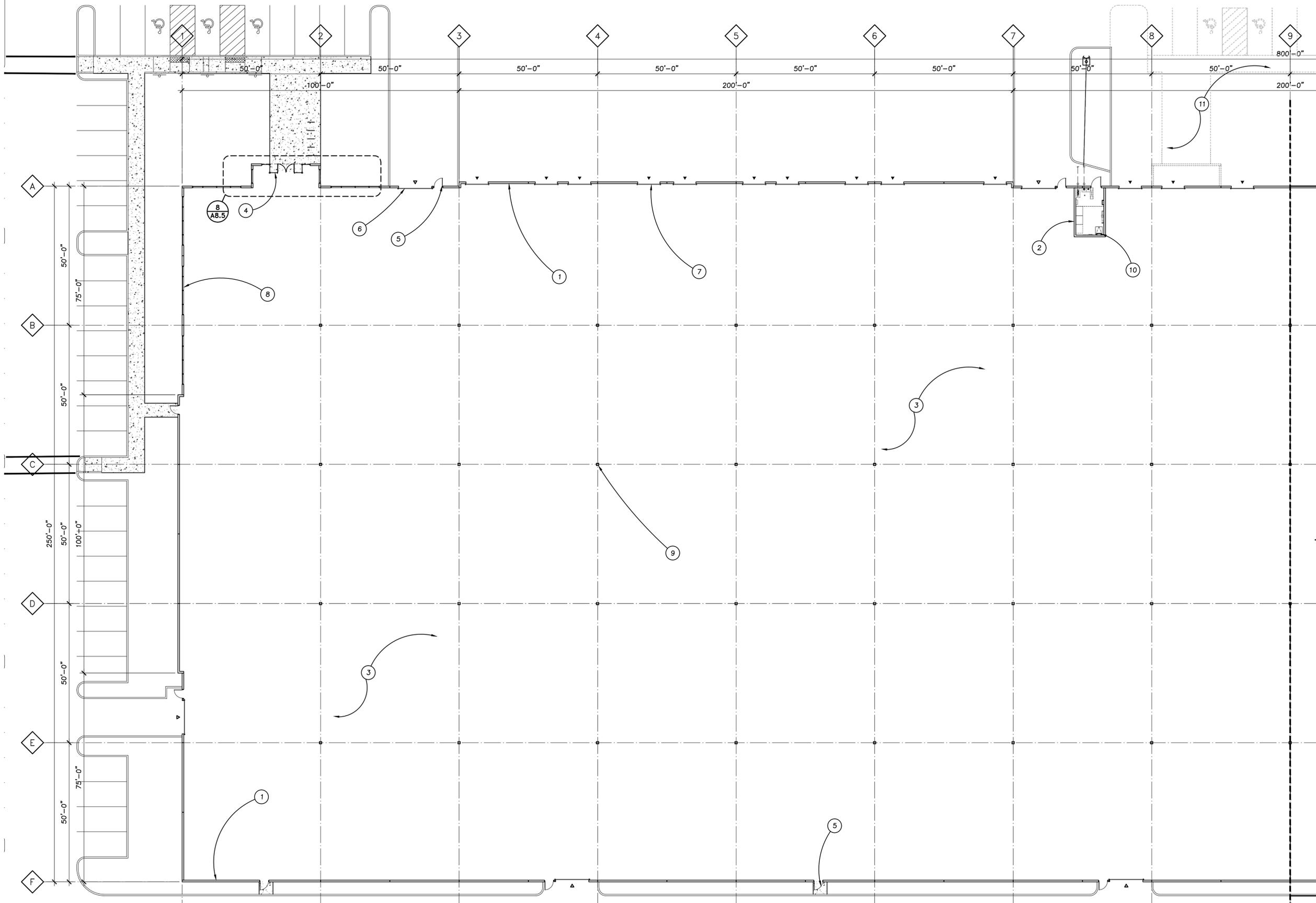


KOCH CORPORATE CENTER
BUILDING 007
TUALATIN, OREGON

Revisions

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L-2



FLOOR PLAN - WEST
1/16"=1'-0"

GENERAL NOTES

- A. PROVIDE MECHANICAL VENTILATION AS REQUIRED BY 2014 WASHINGTON STATE ENERGY CODE.
- B. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
- C. SEE CIVIL FOR ADDITIONAL SITE INFORMATION.

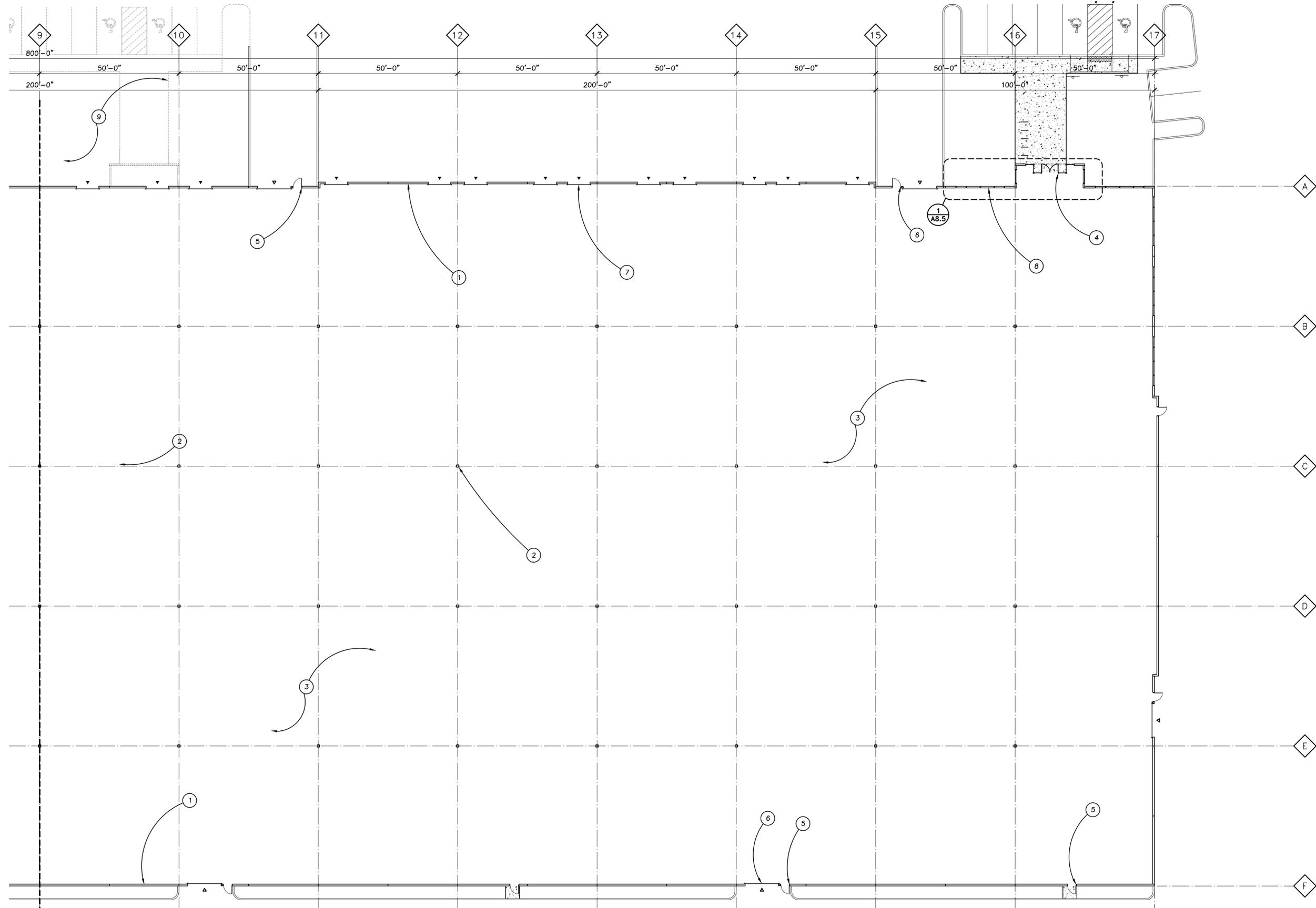
KEYNOTES

1. CONCRETE PANEL
2. FULL HEIGHT METAL STUD WALL
3. CONCRETE SLAB
4. STOREFRONT ENTRY DOOR
5. HOLLOW METAL DOOR
6. ON GRADE DOOR
7. DOCK HIGH DOOR
8. STOREFRONT WINDOW SYSTEM
9. STEEL COLUMN
10. ROOF ACCESS LADDER
11. FUTURE ENTRY AND PARKING

LEGEND

- CONCRETE TILT WALL
- DOCK-HIGH O.H. DOOR
- DRIVE-IN O.H. DOOR

KEY PLAN
N.T.S.



FLOOR PLAN - EAST
1/16"=1'-0"

GENERAL NOTES

- A. PROVIDE MECHANICAL VENTILATION AS REQUIRED BY 2014 WASHINGTON STATE ENERGY CODE.
- B. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
- C. SEE CIVIL FOR ADDITIONAL SITE INFORMATION.

KEYNOTES

1. CONCRETE PANEL
2. STEEL COLUMN
3. CONCRETE SLAB
4. STOREFRONT ENTRY DOOR
5. HOLLOW METAL DOOR
6. ON GRADE DOOR
7. DOCK HIGH DOOR
8. STOREFRONT WINDOW SYSTEM
9. FUTURE ENTRY AND PARKING

LEGEND

- ▬ CONCRETE TILT WALL
- ▼ DOCK-HIGH O.H. DOOR
- ▽ DRIVE-IN O.H. DOOR

KEY PLAN

N.T.S.

REVISIONS:

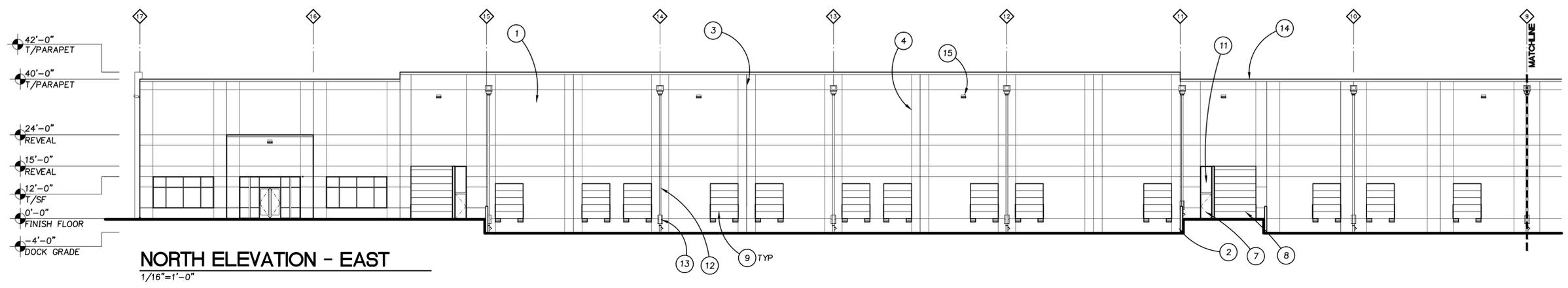
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SHEET TITLE:
**ELEVATIONS
- NORTH
- WEST**

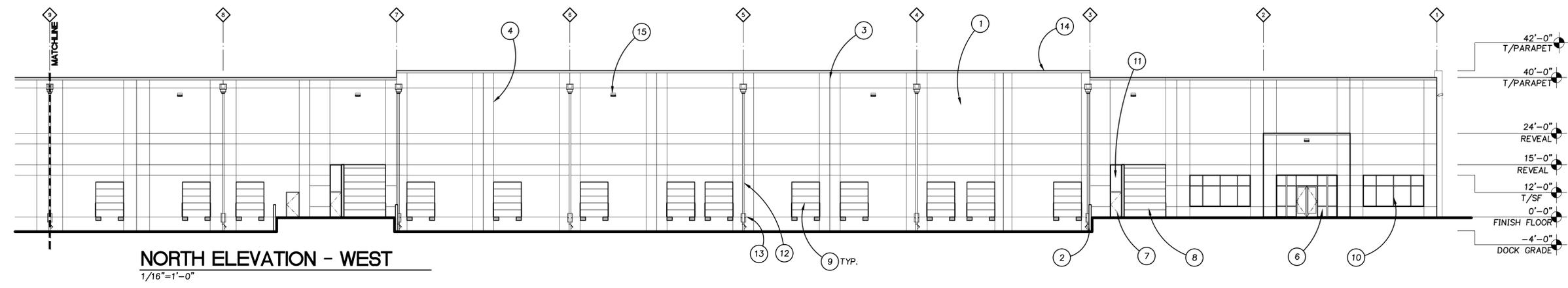
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SHEET:

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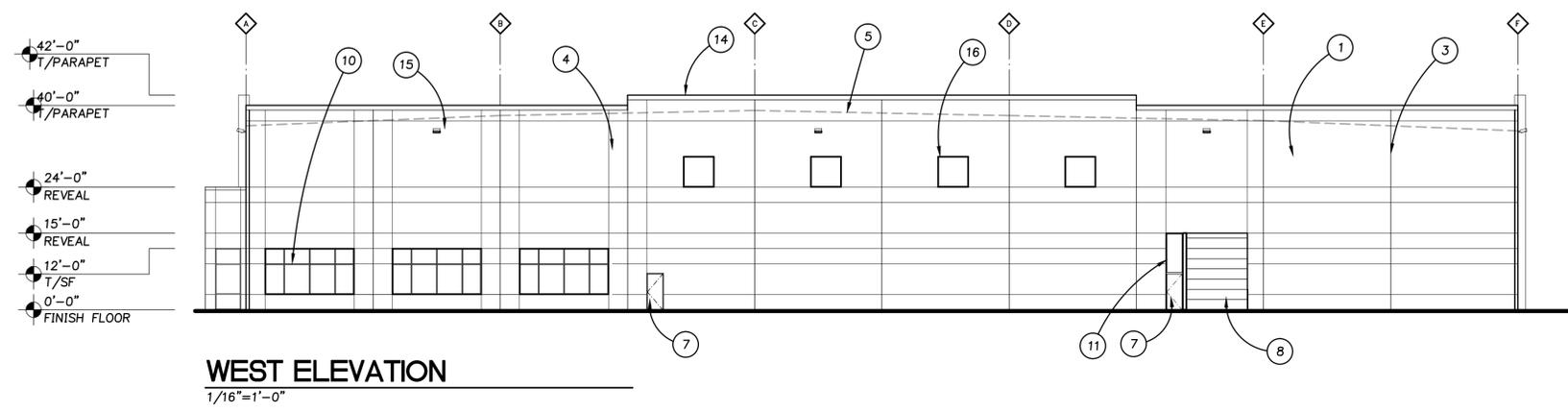
JOB NO. **2140561.00**



NORTH ELEVATION - EAST
1/16"=1'-0"



NORTH ELEVATION - WEST
1/16"=1'-0"



WEST ELEVATION
1/16"=1'-0"

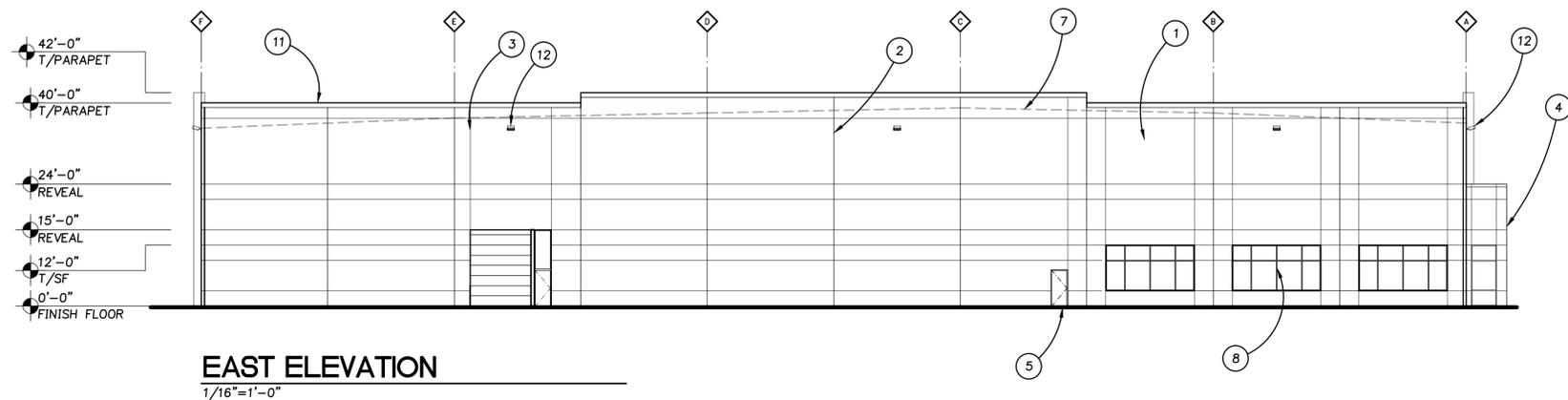
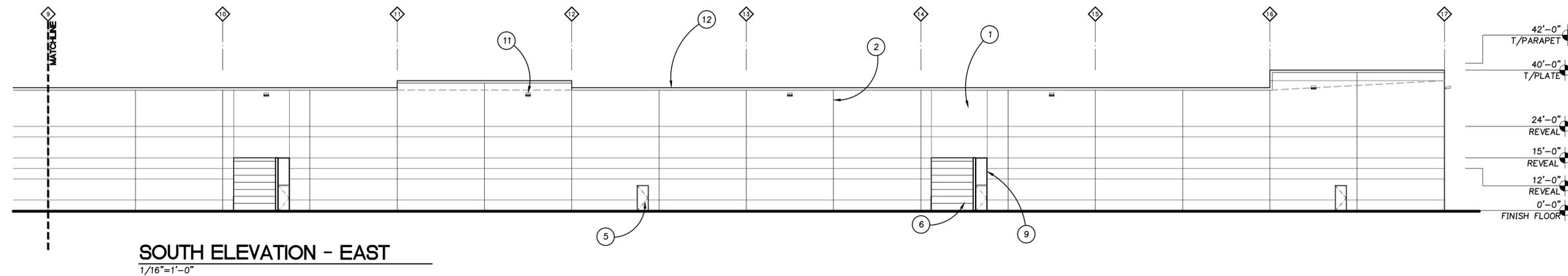
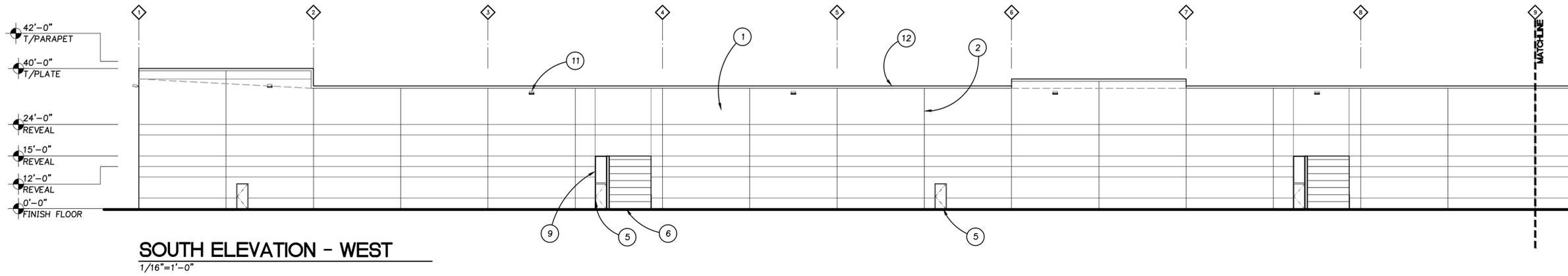
KEYNOTES

1. PAINTED CONCRETE PANEL
2. 42" TALL RETAINING WALL
3. PANEL JOINT
4. REVEAL
5. ROOF BEYOND
6. STOREFRONT ENTRY DOOR
7. HOLLOW METAL DOOR
8. ON GRADE DOOR
9. DOCK HIGH DOOR
10. STOREFRONT WINDOW SYSTEM
11. TRANSOM WINDOW
12. SCUPPER & DOWNSPOUT
13. DOWNSPOUT GUARD & CLEAN OUT
14. CAP FLASHING
15. YARD LIGHT
16. 6'-0"X6'-0" WINDOW, CENTERED ON PANEL

GENERAL NOTES

- A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- B. SEE STRUCTURAL DRAWINGS FOR PANEL THICKNESS

REVISION	REVISIONS DELTA THIS SHEET	REVISION DELTA CLOSING DATE



KEYNOTES

1. PAINTED CONCRETE PANEL
2. PANEL JOINT
3. REVEAL
4. STOREFRONT ENTRY DOOR
5. HOLLOW METAL DOOR
6. ON GRADE DOOR
7. ROOF BEYOND
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GENERAL NOTES

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Client

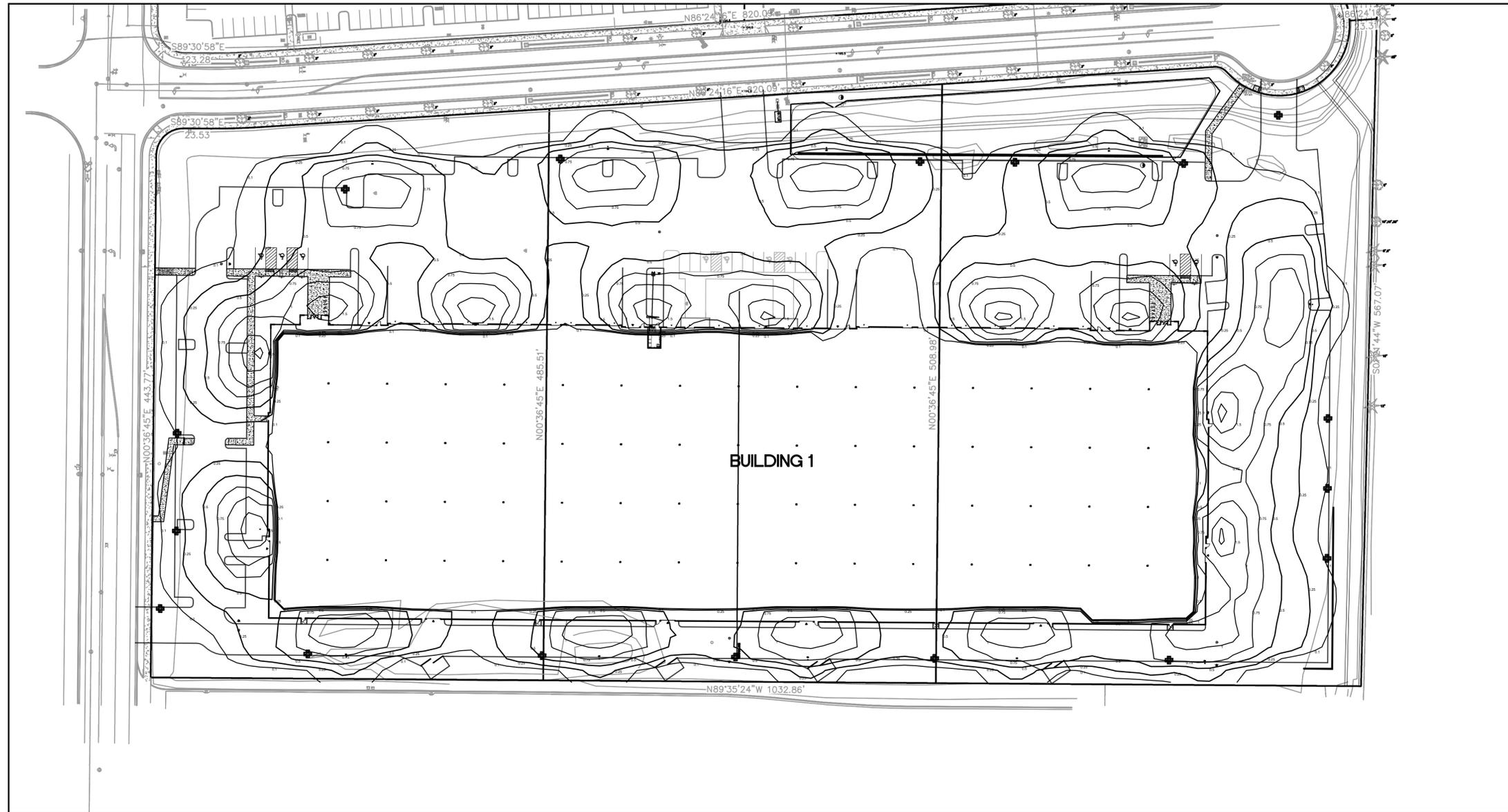
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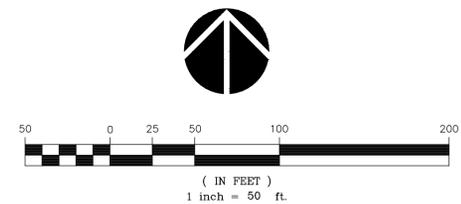
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CENTER**

LOTS 1, 2, AND 3



STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	AVG/MAX
BEYOND PROPERTY LINE	+	0.0	0.2 fc	0.0 fc	N/A	N/A	0.0

LUMINAIRE SCHEDULE					
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	WATTAGE
⊞	A	10	DSXW2 LED 30C 1000 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINE, 30 LED'S, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	109
⊞	C-T3M	10	DSXO LED 40C 1000 40K T3M MVOLT HS	DSXO LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHEILD	138



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SHEET TITLE:
**BUILDING 1
LIGHTING ANALYSIS**

DRAWN BY: BMR

CHECKED BY:

SHEET:

SL1.2

JOB NO. **2140561.00**

Koch Corporate Center Lot 5 - Tualatin, OR

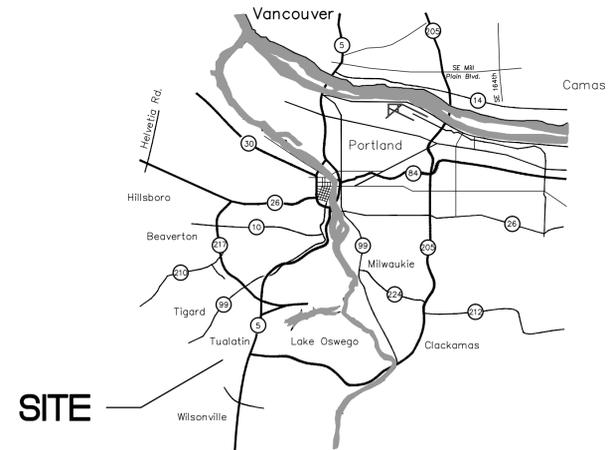


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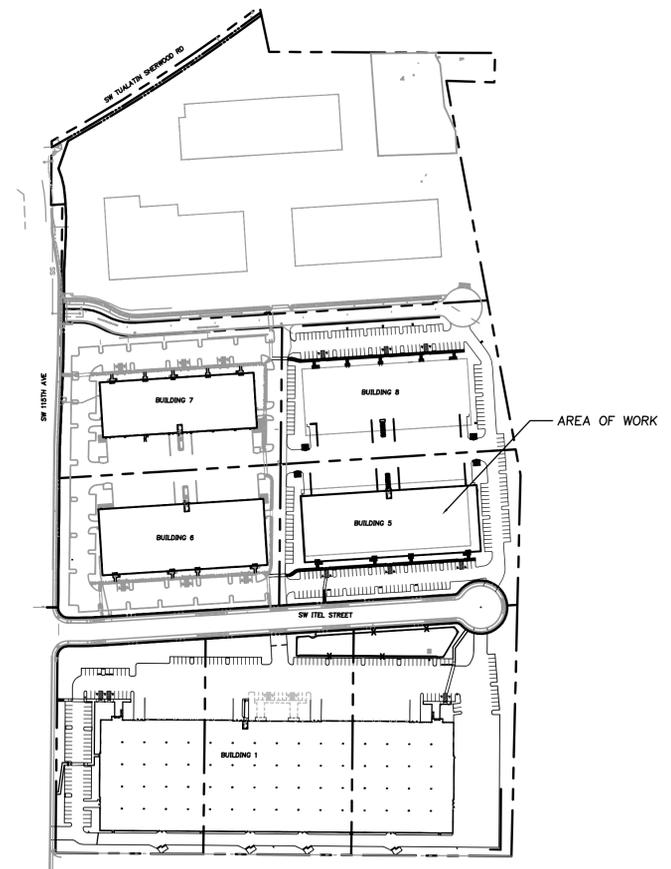
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SITE

VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

BUILDING CODE DATA

BASED ON THE 2014 OREGON STRUCTURAL SPECIALTY CODE

GENERAL CODE ANALYSIS

CONSTRUCTION TYPE: III-B

SINGLE STORY

FIRE PROTECTION: FULLY SPRINKLERED

OCCUPANCY: (F-1)
THE BUILDING TO BE UNOCCUPIED UNDER THIS PERMIT. FUTURE OCCUPANCIES MAY CONSIST OF B, S-1 AND/OR F-1 GROUPS. THE BUILDING AREA HAS BEEN CALCULATED BASED UPON F-1 OCCUPANCY (MOST RESTRICTIVE USE) BASED ON TABLE 503 - ALLOWABLE AREAS

AREA	SQUARE FEET	OCCUPANCY
BUILDING SHELL	43,750 SF	F-1

NOTE: SEE SHEET T1.1 FOR COMPLETE FIRE AND LIFE SAFETY CODE ANALYSIS

INDEX OF DRAWINGS

T1.0 TITLE SHEET

CIVIL

- C1.0 EXISTING CONDITIONS
- C2.1 SITE PLAN
- C2.2 SITE GRADING PLAN
- C2.3 SITE UTILITY PLAN
- C5.0 EROSION & SEDIMENT CONTROL COVER SHEET
- C5.1 EROSION & SEDIMENT CONTROL EXISTING CONDITIONS
- C5.2 EROSION & SEDIMENT CONTROL PLAN
- C5.3 EROSION CONTROL DETAILS

LANDSCAPE

- L-1 PLANTING PLAN
- L-2 DETAILS

ARCHITECTURAL

- A2.1 FLOOR PLAN
- A3.1 ELEVATIONS
- A8.5 TRASH ENCLOSURE DETAILS
- SL1.1 SIGHT LIGHTING

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Client

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KOCH CORPORATE CENTER

LOT 5

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CODE

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LOTS 5 AND 6

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EXISTING
CONDITIONS PLAN

DRAWN BY: CTL

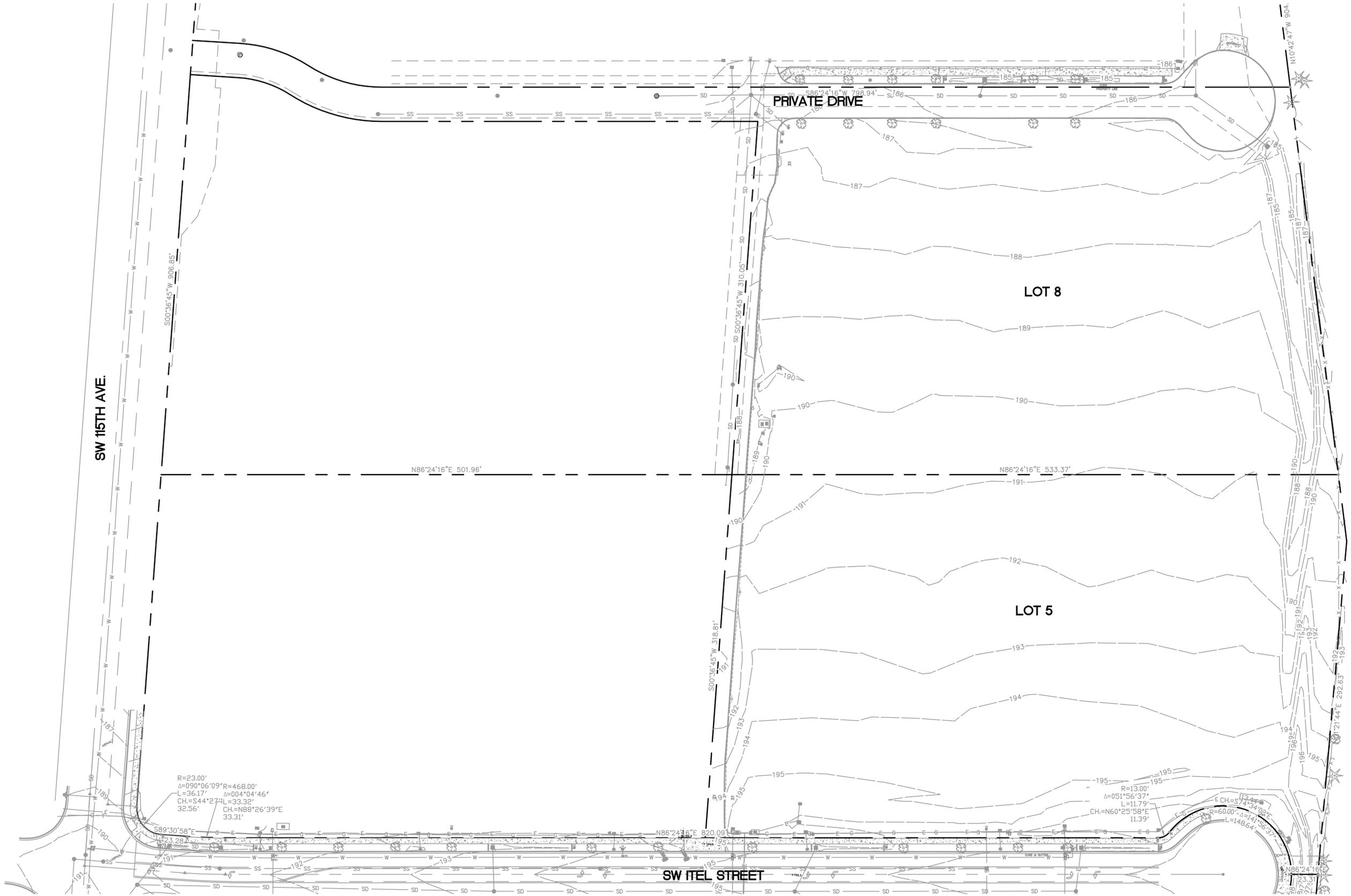
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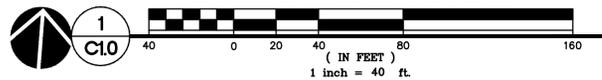
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PRELIMINARY



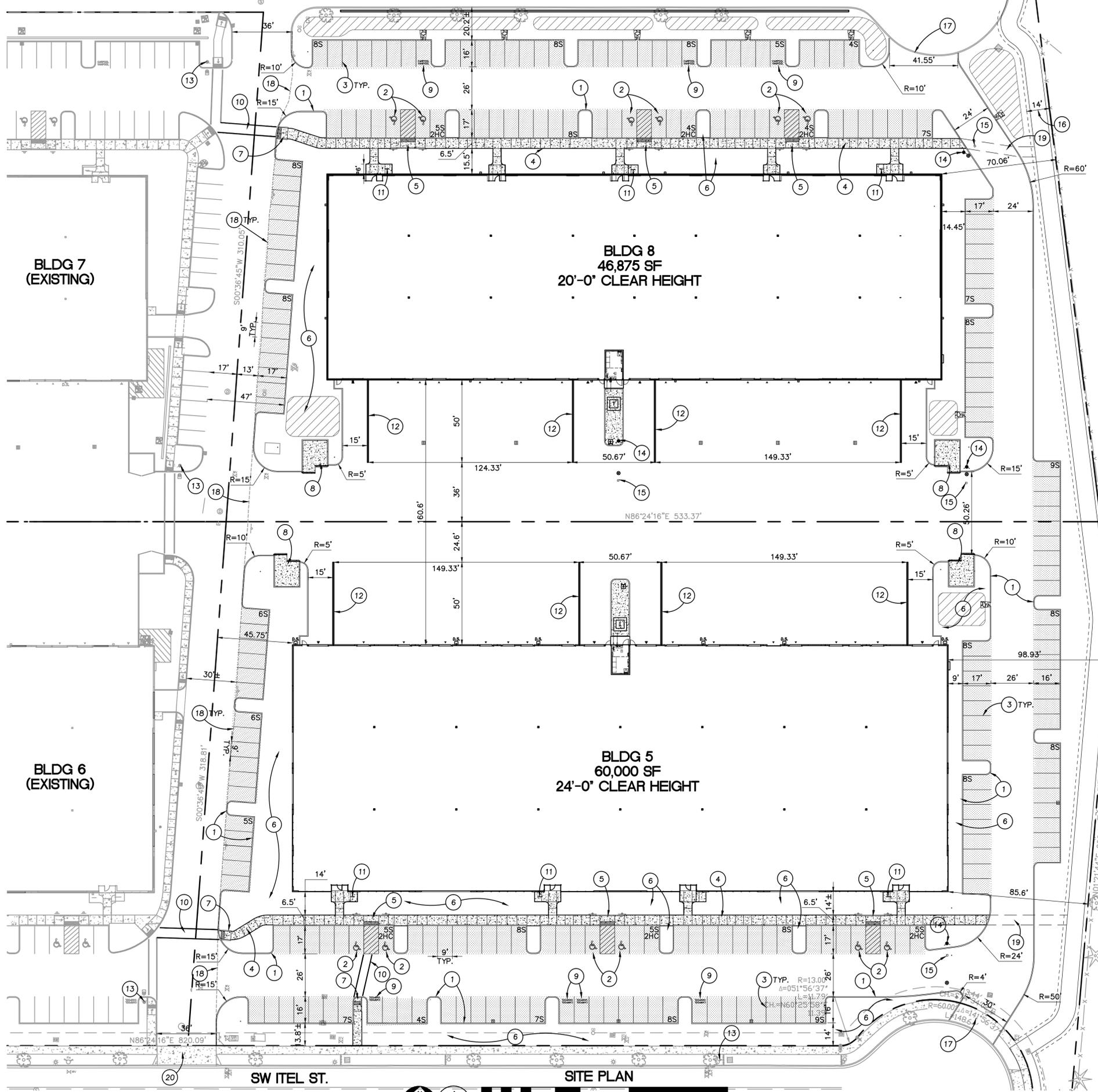
EXISTING CONDITIONS PLAN



R=23.00'
 $\Delta=090^{\circ}06'09''$ R=468.00'
 L=36.17' $\Delta=004^{\circ}04'46''$
 CH.=S44 $^{\circ}27'41''$ L=33.32'
 32.56' CH.=N88 $^{\circ}26'39''$ E
 33.31'

R=13.00'
 $\Delta=051^{\circ}56'37''$
 L=11.79'
 CH.=N60 $^{\circ}25'58''$ E
 11.39'

E CH.=S74 $^{\circ}34'02''$ E
 $\Delta=60.00^{\circ}$ $\Delta=14^{\circ}55'39''$
 L=148.64'



KEYNOTES

- VERTICAL CURB
- ADA COMPLIANT PARKING STALL
- 4" WHITE PARKING STRIPE (2 COATS OF PAINT)
- CONCRETE SIDEWALK
- ADA COMPLIANT CURB RAMP
- LANDSCAPE AREA
- ADA COMPLIANT CURB RAMP
- TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- 1' HIGH WHITE PAINTED LETTERS: "CARPOOL" "VANPOOL"
- 6' WIDE STRIPED CROSSWALK
- 2 BICYCLE PARKING SPACES
- DOCK RETAINING WALL, SEE ARCHITECTURAL PLANS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- BLUE HYDRANT REFLECTOR
- FUTURE TRAIL BY OTHERS
- CITY STANDARD COMMERCIAL DRIVEWAY
- MATCH EXISTING ASPHALT
- FUTURE CONNECTION TO FUTURE TRAIL
- EXISTING DRIVEWAY

SITE DATA

BUILDING 5	
LOT 5	171,460 SF (3.94 AC)
TOTAL IMPERVIOUS AREA	138,897 SF (3.19 AC, 81.0%)
BUILDING FOOTPRINT	60,000 SF (1.38 AC, 35.0%)
DRIVE AISLE/PARKING/SIDEWALK AREA	78,897 SF (1.81 AC, 46.0%)
PARKING LOT AREA	40,088 SF (0.92 AC, 23.4%)
REQUIRED PARKING LANDSCAPE	3,150 SF (25 SF/STALL)
PARKING LANDSCAPE AREA	4,366 SF (0.11 AC, 10.9%)
LANDSCAPE AREA	32,473 SF (0.74 AC, 18.9%)

BUILDING 8	
LOT 8	184,702 SF (4.24 AC)
TOTAL IMPERVIOUS AREA	105,578 SF (2.42 AC, 57.2%)
BUILDING FOOTPRINT	46,875 SF (1.08 AC, 25.4%)
DRIVE AISLE/PARKING/SIDEWALK AREA	58,703 SF (1.34 AC, 31.8%)
PARKING LOT AREA	32,414 SF (0.74 AC, 17.5%)
REQUIRED PARKING LANDSCAPE	2,550 SF (25 SF/STALL)
PARKING LANDSCAPE AREA	4,925 SF (0.11 AC, 15.2%)
LANDSCAPE AREA	79,059 SF (1.81 AC, 42.8%)

PARKING DATA

BUILDING 5		
REQUIRED PARKING (BASED ON MANUFACTURING USE)		
MINIMUM (1.6/1,000)	96 SPACES	
MAXIMUM	NONE SPACES	
PROPOSED HANDICAP	6 SPACES	
PROPOSED STANDARD	120 SPACES (4 VAN/CAR POOL SPACES)	
PROPOSED COMPACT	0 SPACES (0%)	
TOTAL PARKING PROVIDED	126 (2.1/1,000 SF)	
BICYCLE PARKING	6 SPACES	

BUILDING 8		
REQUIRED PARKING (BASED ON MANUFACTURING USE)		
MINIMUM (1.6/1,000)	75 SPACES	
MAXIMUM	NONE SPACES	
PROPOSED HANDICAP	6 SPACES	
PROPOSED STANDARD	96 SPACES (3 VAN/CAR POOL SPACES)	
PROPOSED COMPACT	0 SPACES (0%)	
TOTAL PARKING PROVIDED	102 (2.2/1,000 SF)	
BICYCLE PARKING	6 SPACES	

PAVEMENT SECTIONS

- CAR PARKING AREA 2.5" AC (2 LIFTS) OVER 6" CRUSHED ROCK
- HEAVY DUTY AREA 4" AC (2 LIFTS) OVER 11" CRUSHED ROCK
- REFER TO SIDEWALK DETAIL

SITE LEGEND

- PROJECT DISTURBANCE AREA, LIMITS OF WORK
- PROPERTY LINE
- EASEMENT
- VERTICAL CURB
- 6" EXTRUDED CURB
- FIRE LANE STRIPED CURB, COORD. W/ FIRE MARSHAL
- SITE FENCE PER SPEC.
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- DDCV
- FDC
- PROPOSED RETAINING WALL (LOCATION SHOWN REPRESENTS FACE OF BOTTOM ROW OF WALL)
- 10S NUMBER OF STANDARD STALLS IN PARKING BAY
- 2HC NUMBER OF H.C. STALLS IN PARKING BAY
- LID BASIN

CURB NOTE

ALL ON-SITE CURB RADII ARE 3.0' UNLESS OTHERWISE NOTED ON THE PLANS



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LOTS 5 AND 6

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REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISIONS	REVISION DELTA
2	THIS SHEET	CLOSING DATE

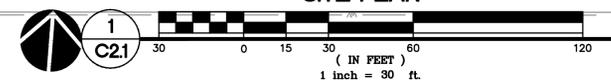
SHEET TITLE:
SITE PLAN

DRAWN BY: BTS
CHECKED BY: RLF
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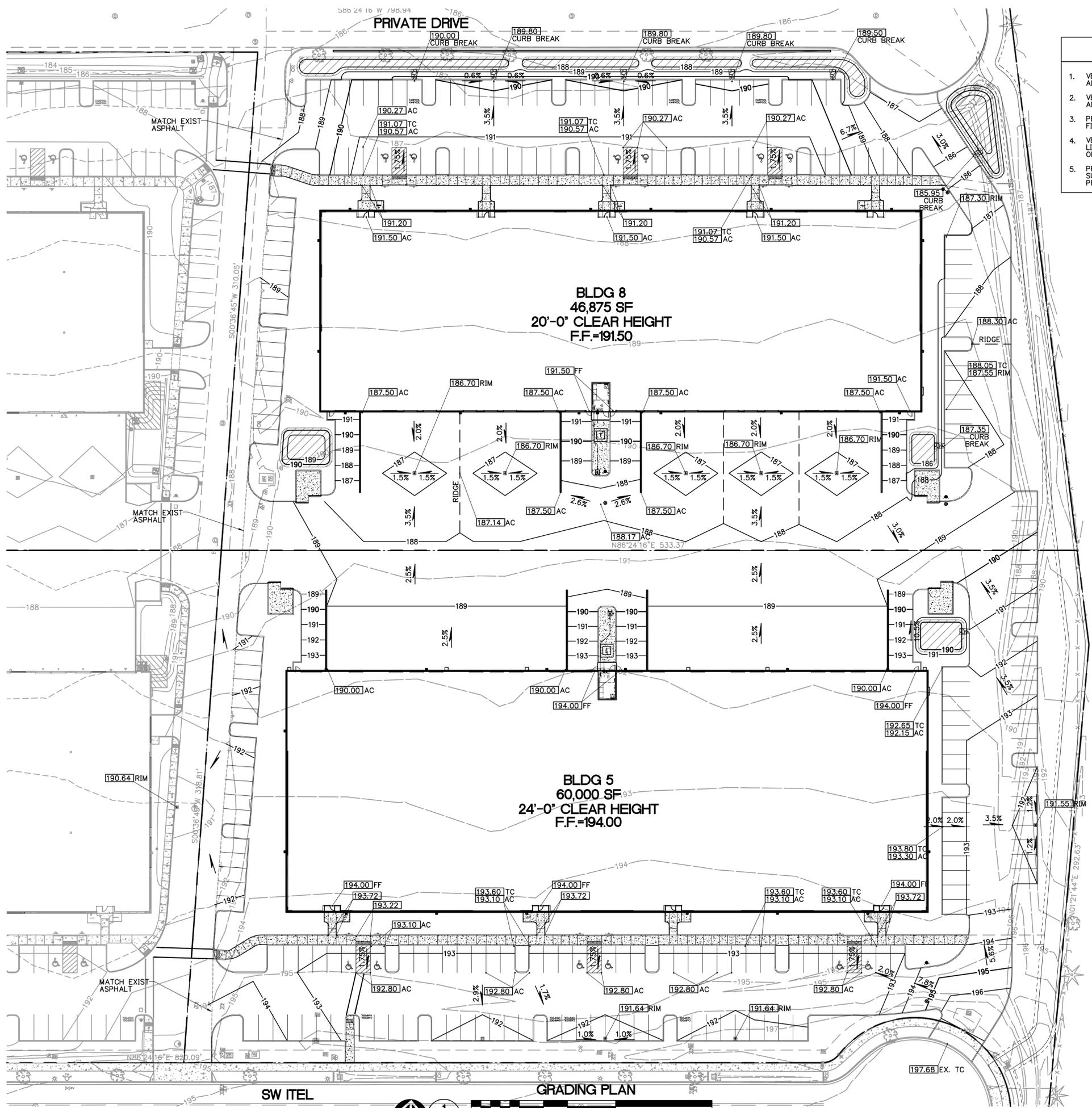
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JOB NO. 2140559.00

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VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	--	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER COMPACTION.	--	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	--	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILLS.	X	--
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY.	--	X

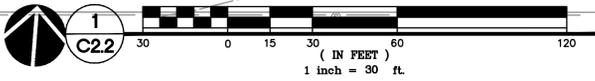


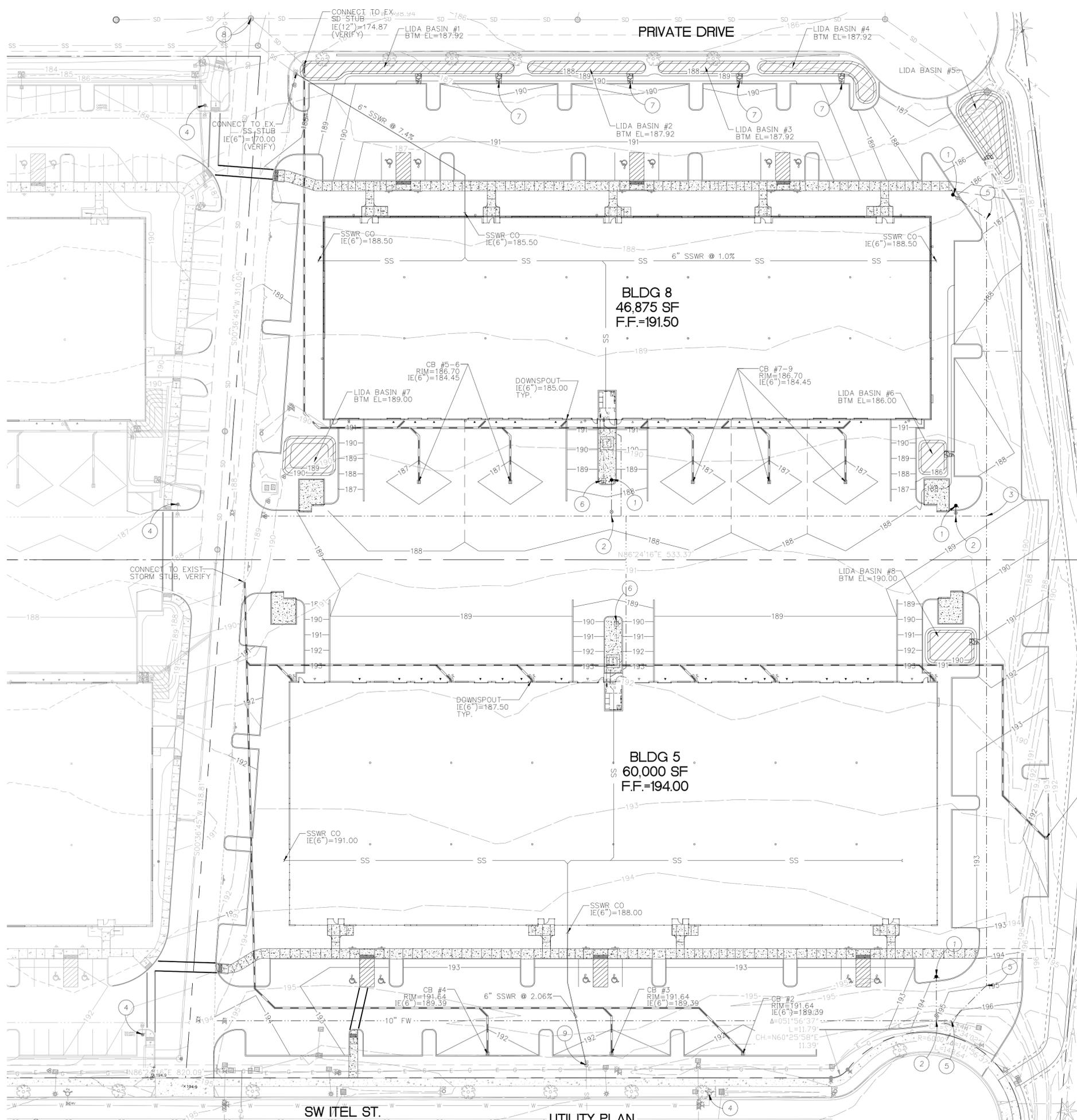
GRADING NOTES

- ROUGH GRADING: BRING ALL FINISH GRADES TO APPROXIMATE LEVELS 1. INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
 FINISH GRADING: AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES. GRADING TOLERANCES:
 ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.
 FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
- EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO 2. SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571. EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. 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 CITY AND CLEAN WATER SERVICES REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE 4. CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- SITE LANDSCAPE AREAS TO EXCAVATED TO 12" BELOW FINISHED GRADE BY 5. SITE WORK CONTRACTOR. ALL TOPSOIL EXCAVATED AS PART OF THIS EFFORT TO BE REMOVED FROM SITE IN ACCORDANCE WITH THE SPECIFICATIONS, ALL IMPORT TOPSOIL TO BE PLACED BY LANDSCAPE CONTRACTOR.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY WESTLAKE CONSULTANTS, INC., AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION. CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL 7. PLANS PRIOR TO CONSTRUCTION.
- 2% MAXIMUM SLOPE AT ALL HANDICAP PARKING SPACES.
- 5% MAX LONGITUDINAL AND 2% MAX CROSS SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.
- IF GROUNDWATER IS PRESENT IN UTILITY TRENCH EXCAVATIONS, IT IS RECOMMENDED THAT 12"-18" OF TRENCH STABILIZATION ROCK BE PLACED AT THE BASE OF THE EXCAVATION. TRENCH STABILIZATION ROCK SHOULD MEET THE REQUIREMENTS OUTLINED IN THE 'STRUCTURAL FILL' SECTION OF THE GEOTECHNICAL REPORT AND SHOULD BE PLACED IN ONE LIFT AND COMPACTED UNTIL IT IS FIRM AND UNYIELDING. GROUNDWATER SHOULD BE PUMPED OUT OF THE TRENCH FROM A SUMP EXCAVATED BELOW THE TRENCH STABILIZATION ROCK. THE CONTRACTOR WILL BE RESPONSIBLE FOR TEMPORARY DRAINAGE OF SURFACE WATER AND GROUNDWATER AS NECESSARY TO PREVENT STANDING WATER AND/OR EROSION AT THE WORKING SURFACE.

SITE LEGEND

- PROPERTY LINE
- - - EASEMENT
- VERTICAL CURB
- 6" EXTRUDED CURB
- 34 1-FT CONTOUR
- 35 5-FT CONTOUR
- CATCH BASIN
- LID BASIN
- ▨ INSTALL 30 MIL LINER WITHIN 10' OF BUILDING FOOTING
- SPOT ELEVATION





UTILITY NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF TUALATIN, CLEAN WATER SERVICES, AND THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE. ALL WORK WITHIN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
- 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 LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
- ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013 ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
- SEE MECHANICAL DRAWINGS FOR UTILITIES LOCATED WITHIN THE BUILDING AND TO 5' OUTSIDE THE BUILDING.
- ALL DOWNSPOUT LEADERS TO BE 6" AT 2.0% MIN. UNLESS NOTED OTHERWISE. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
- PROVIDE 2" 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" 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.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY PREPARED BY WESTLAKE CONSULTANTS, INC. DATED JANUARY 30, 2015.
- CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE SPECIFICATIONS AND LANDSCAPE PLANS.
- SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5' OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
- CONTRACTOR TO MAINTAIN MINIMUM 3 FT OF COVER OVER ALL WATER LINE.
- 30 MIL LINER TO BE INSTALLED AT BOTTOM OF ALL LIDA BASINS WITHIN 10 LINEAL FEET OF FOOTING.
- NO WATER VALVES ALLOWED ON SITE EXCEPT FOR HYDRANT VALVES ON FIRE SYSTEM.

KEYNOTES

- | | |
|---|--|
| 1. FIRE HYDRANT ASSEMBLY | 7. 6' X 4' CLASS 50 RIP-RAP |
| 2. 10" X 6" TEE | 8. EXISTING STORM MH
RIM=185.09 |
| 3. 10" X 10" TEE | IE(18"S)=175.00, IE(12"SW)=174.90,
IE(12"N)=171.40, IE(12"SE)=174.00,
IE(24"E)=171.10, IE(12"W)=170.80 |
| 4. EXISTING FIRE HYDRANT | |
| 5. INSTALL 10" 45" BEND | 9. CONNECT TO EXISTING SSWR STUB
IE(6")=186.30 (VERIFY) |
| 6. INSTALL FDC WITH 6" LINE BACK TO RISER | |

LIDA DATA

ROOF AREA BUILDING 5	= 60,000 SF
ROOF AREA BUILDING 8	= 46,875 SF
LIDA COVERAGE REQ'D BLDG 5 @ 6%	= 3,600 SF
LIDA COVERAGE REQ'D BLDG 8 @ 6%	= 2,812 SF
TOTAL REQUIRED	= 6,412 SF
TOTAL PROVIDED	= 7,922 SF

BUILDING 5

LIDA BASIN SIZE (SF)	CONTRIBUTING AREA (SF)	COVERAGE
8	563	2,987
LIDA COVERAGE PROVIDED LOT 5 = 2,987 SF		

BUILDING 8

LIDA BASIN SIZE (SF)	CONTRIBUTING AREA (SF)	COVERAGE
1	1,115	9,850
2	555	4,930
3	425	3,334
4	720	2,479
5	1,010	2,345
6	350	3,670
7	760	1,380
LIDA COVERAGE PROVIDED LOT 8 = 4,935 SF		

RESTRAINED JOINT NOTES

TEST PRESSURE: 200 PSI
 DEPTH TO BURY: 3 FT
 PIPE MATERIAL: PVC C-900
 SAFETY FACTOR: 1 TO 1.5
 LENGTH OF RESTRAINT: 20 FT
 ALONG MAIN ON TEES, Lr:
 NOTIFY ENGINEER IF DEVIATING FROM ABOVE SPECIFICATIONS. LENGTH OF PIPE REQUIRING RESTRAINED JOINTS

11 1/2" BEND	8'	10'
22 1/2" BEND	3'	4'
45" BENDS	6'	8'
90" BEND	13'	15'
TEE	31'	36'
DEAD ENDS	1'	4'
	70'	84'

CITY RETAINS AUTHORITY TO MODIFY AND/OR ADD JOINT RESTRAINTS AT THE DISCRETION OF THE CITY ENGINEER.

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SHEET TITLE:
UTILITY PLAN

DRAWN BY: CTL
 CHECKED BY: RLF
 SHEET:

C2.3
 JOB NO. 2140559.00

KOCH LOTS 5 AND 8 EROSION AND SEDIMENT CONTROL PLANS 1200-C PLANS

NO.	REVISIONS	THIS SHEET	REVISION DATE	DELTA CLOSING DATE

BMP MATRIX FOR CONSTRUCTION PHASES

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

	MASS GRADING	UTILITY INSTALLATION	BUILDING CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
EROSION PREVENTION					
PRESERVE NATURAL VEGETATION	X	X		X	X
GROUND COVER					X
HYDRAULIC APPLICATIONS					X
PLASTIC SHEETING					X
MATTING				X	X
DUST CONTROL	X	X	X	X	X
TEMPORARY PERMANENT SEEDING			X		X
BUFFER ZONE					X
OTHER					
SEDIMENT CONTROL					
SEDIMENT FENCE (PERIMETER)	X*	X	X	X	X
SEDIMENT FENCE (INTERIOR)					
STRAW BATTLES					
FILTER BERM					
INLET PROTECTION	X	X	X	X	X
DEWATERING					
SEGMENT TRAP					
OTHER					
RUN OFF CONTROL					
CONSTRUCTION ENTRANCE	X*	X	X	X	X
PIPE SLOPE DRAIN					
OUTLET PROTECTION		X	X	X	X
SURFACE ROUGHENING					
CHECK DAMS					
OTHER					
POLLUTION PREVENTION					
PROPER SIGNAGE	X	X	X	X	X
HAZ WASTE MGMT	X	X	X	X	X
SPILL KIT ON-SITE	X	X	X	X	X
CONCRETE WASHOUT AREA	X	X	X	X	X
OTHER					

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

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.

INITIAL

SHEET INDEX

EROSION AND SEDIMENT CONTROL PLANS

C5.0	EROSION AND SEDIMENT CONTROL COVER SHEET
C5.1	EXISTING CONDITIONS PLAN
C5.2	EROSION AND SEDIMENT CONTROL PLAN
C5.3	EROSION CONTROL DETAILS

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT. 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.

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- ALL PERMIT REGISTRANTS MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SCHEDULE A 8.A)
- THE ESCP MEASURES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, UPGRADE THESE MEASURES AS NEEDED TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL EROSION AND SEDIMENT CONTROL REGULATIONS. (SCHEDULE A.8.C.II.(1)(C))
- 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. (SCHEDULE A.12.C.III)
- PHASE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SCHEDULE A 8.C.II.(1)(D))
- IDENTIFY, MARK, AND PROTECT (BY FENCING OFF OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION 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. (SCHEDULE A.8.C.I.(1) & (2))
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SCHEDULE A.7.B.III(1) AND A.7.B.III(3))
- EROSION AND SEDIMENT CONTROL MEASURES INCLUDING PERIMETER SEDIMENT CONTROL MUST BE IN PLACE BEFORE VEGETATION IS DISTURBED AND MUST REMAIN IN PLACE AND BE MAINTAINED, REPAIRED, AND PROMPTLY IMPLEMENTED FOLLOWING PROCEDURES ESTABLISHED FOR THE DURATION OF CONSTRUCTION, INCLUDING PROTECTION FOR ACTIVE STORM DRAIN INLETS AND CATCH BASINS AND APPROPRIATE NON-STORMWATER POLLUTION CONTROLS. (SCHEDULE A.7.D.I AND A.7.C)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SCHEDULE A.8.C.I.(6))
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES AND FOR ALL ROADWAYS INCLUDING GRAVEL ROADWAYS. (SCHEDULE A.8.C.II.(2))
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SCHEDULE A.8.C.I.(7))
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMP'S SUCH AS: GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMP'S MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SCHEDULE A 7.D.II.(1) AND A.8.C.I.(4))
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SCHEDULE A.7.D.II.(3))
- USE BMP'S 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, LEFTOVER PAINTS, SOLVENTS, AND GLUES FROM CONSTRUCTION OPERATIONS. (SCHEDULE A.7.E.I.(2))
- IMPLEMENT THE FOLLOWING BMP'S 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. (SCH A 7.E.III.)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SCHEDULE A 7.B.II)
- 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. (SCHEDULE A.9.B.III)
- IF A STORMWATER 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 PLAN APPROVAL BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SCHEDULE A.9.D)
- 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. (SCHEDULE A 7.B)
- AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMP'S MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SCHEDULE A 7.E.II.(2))
- CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND DURING WET WEATHER. (SCHEDULE A.7.A.I)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SCHEDULE A.9.C.I)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT, AND BEFORE BMP REMOVAL. (SCHEDULE A.9.C.II)
- 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. (SCHEDULE A.9.C.III & IV)
- 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 REOCCURENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DIVISION OF STATE LANDS REQUIRED TIMEFRAME. (SCHEDULE A.9.B.I)
- 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. (SCHEDULE A.9.B.II)
- THE ENTIRE SITE MUST BE TEMPORARILY STABILIZED USING VEGETATION OR A HEAVY MULCH LAYER, TEMPORARY SEEDING, OR OTHER METHOD SHOULD ALL CONSTRUCTION ACTIVITIES CEASE FOR 30 DAYS OR MORE. (SCHEDULE A.7.F.I)
- 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. (SCHEDULE A.7.F.II)
- PROVIDE PERMANENT EROSION CONTROL MEASURES ON ALL EXPOSED AREAS. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. HOWEVER, DO REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AS EXPOSED AREAS BECOME STABILIZED, UNLESS DOING SO CONFLICTS WITH LOCAL REQUIREMENTS. PROPERLY DISPOSE OF CONSTRUCTION MATERIALS AND WASTE, INCLUDING SEDIMENT RETAINED BY TEMPORARY BMP'S. (SCHEDULE A.7.B.III(2) AND A.8.C.II).

LOCAL AGENCY-SPECIFIC EROSION CONTROL NOTES:

- IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAT SEPTEMBER 1; THE TYPE AND PERCENTAGES OF SEED IN THE MIX MUST BE IDENTIFIED ON THE PLANS.
- ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP I.E. (FILTER BAG).
- ALL EXPOSED SOILS MUST BE COVERED DURING THE WET WEATHER PERIOD, OCTOBER 01 - MAY 31.

DEVELOPER

PACIFIC REALTY ASSOCIATES, LP
CONTACT: MATT OYAN
15350 SW SEQUOIA PARKWAY, #300 - WMI
TUALATIN, OR 97224
PHONE: (503) 624-6300
FAX:

CIVIL ENGINEER

MACKENZIE
CONTACT: BOB FRENTRESS
1515 SE WATER AVE
PORTLAND, OR 97239
PHONE: 503-224-9560
FAX: 503-228-1285

SURVEYOR

WESTLAKE CONSULTANTS, INC.
CONTACT:
15115 SW SEQUOIA PARKWAY, SUITE 150
TIGARD, OR 97224
PHONE: (503) 684-0652

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

- * PREVIOUSLY MASS GRADED SITE (SURCHARGE HAS BEEN REMOVED)

DEVELOPED CONDITIONS

- * WAREHOUSE PARK AND ACCESS ROADWAYS

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

- * CLEARING (JUNE 15, 2012 - JULY 15, 2012)
- * UTILITY INSTALLATION (APRIL 1, 2014 - JULY 30, 2014)
- * STREET INSTALLATION (JULY 1, 2013 - MAY 15, 2014)
- * FINAL STABILIZATION (OCT 1, 2013 - OCTOBER 30, 2015)

TOTAL SITE AREA = 356,162 SF = 8.18 ACRES

TOTAL DISTURBED AREA = 356,162 SF = 8.18 ACRES

SITE SOIL CLASSIFICATION:

- 21A - HILLSBORO LOAM, 0 TO 3 PERCENT SLOPES
- 21B - HILLSBORO LOAM, 3 TO 7 PERCENT SLOPES
- 21C - HILLSBORO LOAM, 7 TO 12 PERCENT SLOPES
- 21D - HILLSBORO LOAM, 12 TO 20 PERCENT SLOPES
- 22 - HUBERLY SILT LOAM

ON-SITE SOILS HAVE A SLIGHT EROSION POTENTIAL. ALL FILL MATERIAL SHALL BE GENERATED ON-SITE FROM GRADING EXCAVATION AND UTILITY TRENCH SPOILS.

RECEIVING WATER BODIES:

PUBLIC STORM SYSTEM, AND HEDGES CREEK

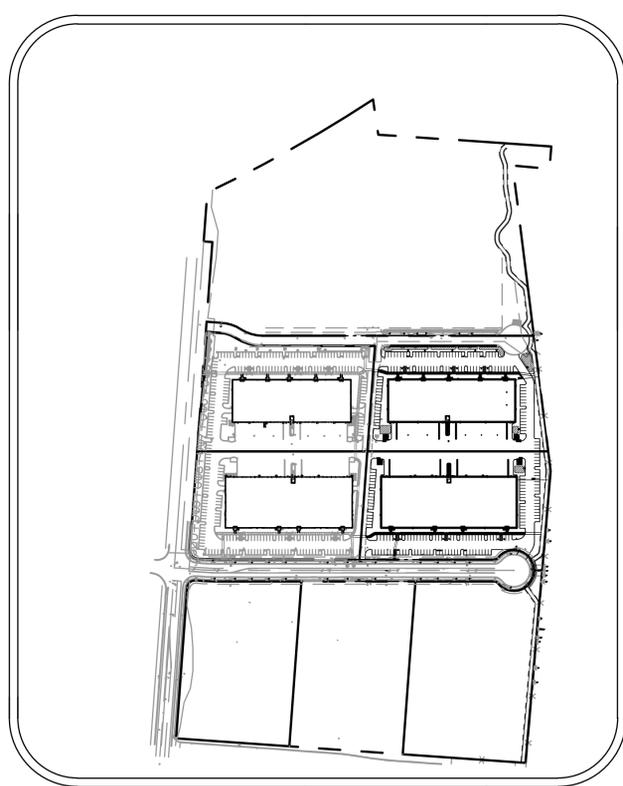
PERMITTEE'S SITE INSPECTOR:

COMPANY/AGENCY: PACTRUST
PHONE: _____
FAX: _____
E-MAIL: _____
DESCRIPTION OF EXPERIENCE: _____

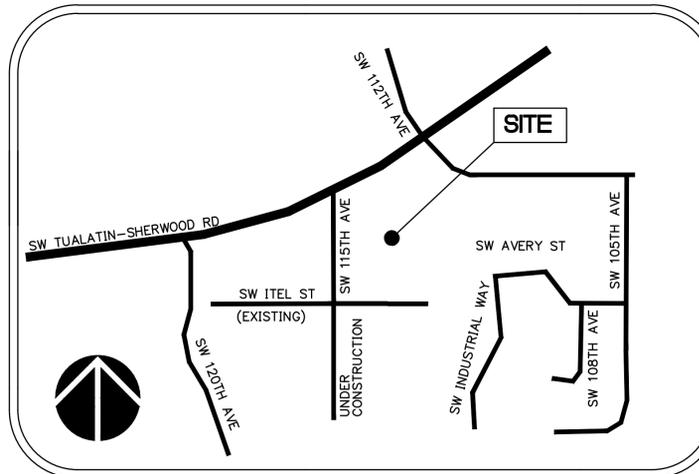
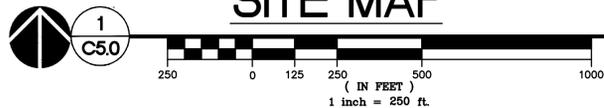
INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING
2. PRIOR TO SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE
3. INACTIVE PERIODS GREATER THAN (7) CONSECUTIVE CALENDAR DAYS	ONCE EVERY (2) TWO WEEKS
4. PERIODS AT WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRATICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

- * HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (Schedule A.8.c.i.(3))
- * 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. (Schedule B.2.a)



SITE MAP



VICINITY MAP NOT TO SCALE

PROJECT LOCATION:

SW 115TH AVE / SW ITEL STREET INTERSECTION
TUALATIN, OREGON 97062
LATITUDE = 45°21'59", LONGITUDE = -122°47'47"

PROPERTY DESCRIPTION:

TAX LOT 6 AND 7, A REPLAT OF TAX LOT 4
KOCH CORPORATE CENTER (ID 2S127A000200)
LOCATED IN THE NORTHEAST AND SOUTHEAST
1/4 OF SECTION 27, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON
COUNTY, OREGON

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.

DUST CONTROL NOTES:
DUST CONTROL MEASURE OF SPRAYING WATER OVER AREAS OF EXPOSED SOIL TO BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL ALL EXPOSED SOILS HAVE BEEN COVERED OR PLANTED.

NOTES:
THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1 AND MAY 31.

PRE-DEVELOPED RUN-OFF ON THE SITE SHEET FLOWS NORTH AND IS COLLECTED BY DIVERSION SWALES. THE SWALES FLOW EAST AND ARE COLLECTED IN A MAIN DIVERSION SWALE THAT RUNS NORTH TO AN EXISTING SEDIMENT POND.

IF ANY WELLS OR SEPTIC FIELDS ARE FOUND ON SITE, ABANDON IN ACCORDANCE WITH DEQ REQUIREMENTS.

ON SITES WHERE VEGETATION AND GROUND COVER ARE REMOVED, VEGETATIVE GROUND COVER SHALL BE PLANTED AND ESTABLISHED BY OCTOBER 1 AND CONTINUE TO FUNCTION THROUGH MAY 31 OF THE FOLLOWING YEAR, OR AS APPROVED BY THE DISTRICT. IF GROUND COVER IS NOT ESTABLISHED BY OCTOBER 1, THE OPEN AREAS SHALL BE PROTECTED THROUGH MAY 31 OF THE FOLLOWING YEAR WITH STRAW MULCH, EROSION BLANKETS, OR OTHER METHODS APPROVED BY THE DISTRICT OR CITY.

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

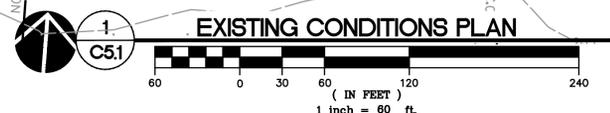
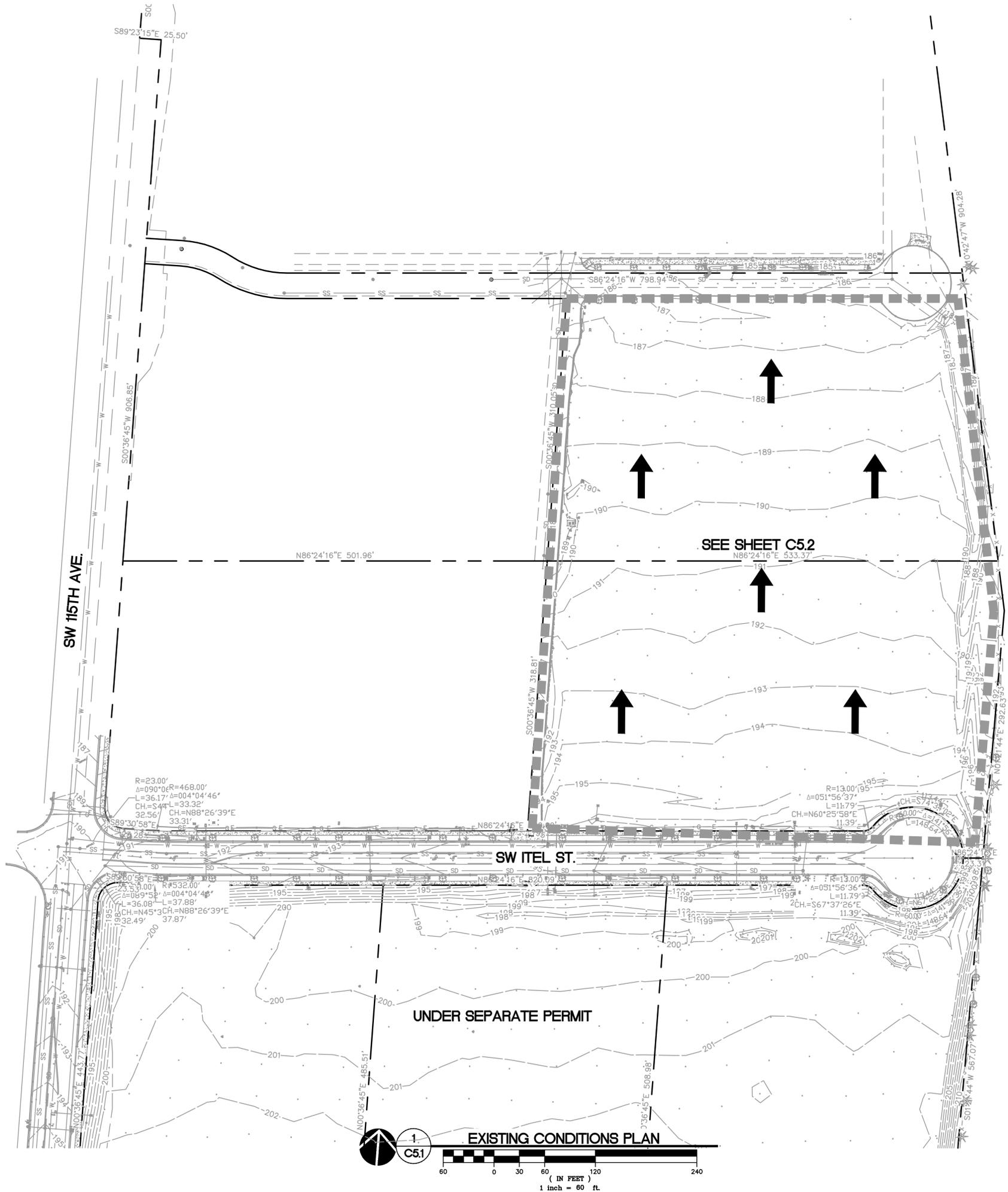
1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. 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, STREET SWEEPING AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

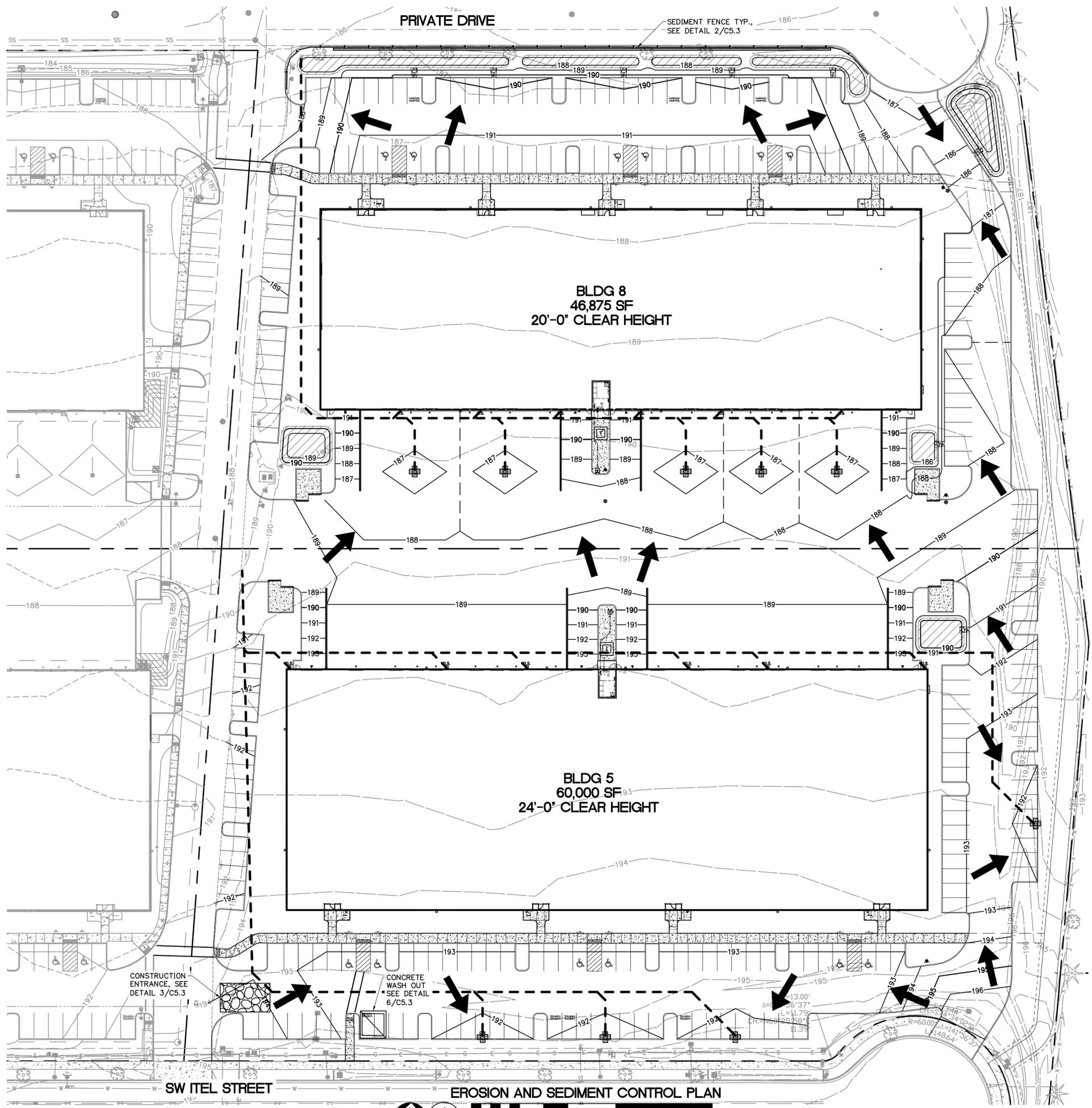
TREE PRESERVATION

ALL EXISTING TREES TO REMAIN. TREES TO BE REMOVED WERE DONE SO UNDER THE MASS GRADING ACTIVITY.

LEGEND

	CONCRETE WASH AREA		LONG-TERM SLOPE STABILIZATION MEASURES
	INLET PROTECTION		MATTING (GREENFIX STRAW/ COCONUT MAT TYPE: CFS072R)
	OUTLET PROTECTION		NEW IMPERVIOUS SURFACE
	SEDIMENT BARRIER (EXTERIOR)		DRAINAGE FLOW DIRECTION
	SEDIMENT BARRIER (INTERIOR)		EXISTING TREE
	ORANGE CONSTRUCTION FENCE		50' VEGETATED CORRIDOR PLUS 15' TOP OF BANK SETBACK
	ROCK FILTER BERM		
	CONSTRUCTION ENTRANCE		
	TEMPORARY SLOPE STABILIZATION MEASURES		





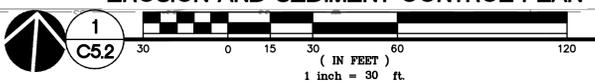
- EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:**
1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 2. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
 3. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
 4. THE STORM FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO ROAD PAVING.
 5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

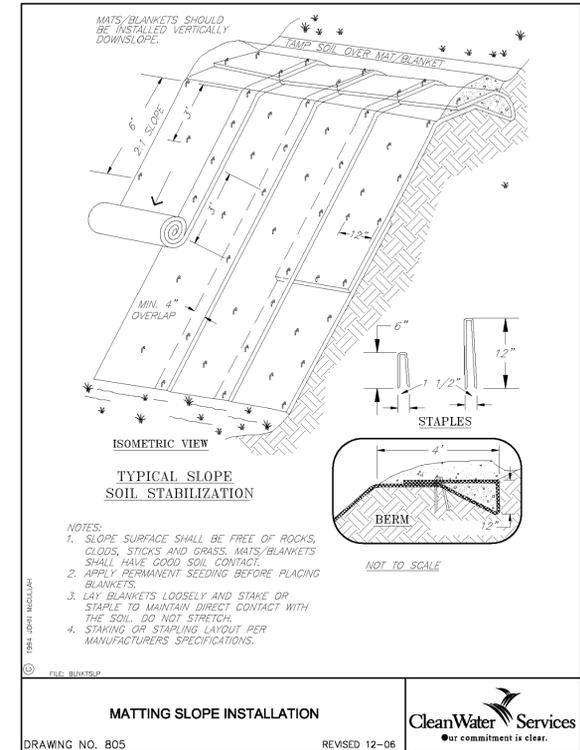
LEGEND

	CONCRETE WASH AREA
	INLET PROTECTION
	SEDIMENT BARRIER (EXTERIOR)
	SEDIMENT BARRIER (INTERIOR)
	ORANGE CONSTRUCTION FENCE
	CONSTRUCTION ENTRANCE
	NEW IMPERVIOUS SURFACE
	MATTING (GREENFIX STRAW/COCONUT MAT TYPE: CFS072R)
	DRAINAGE FLOW DIRECTION

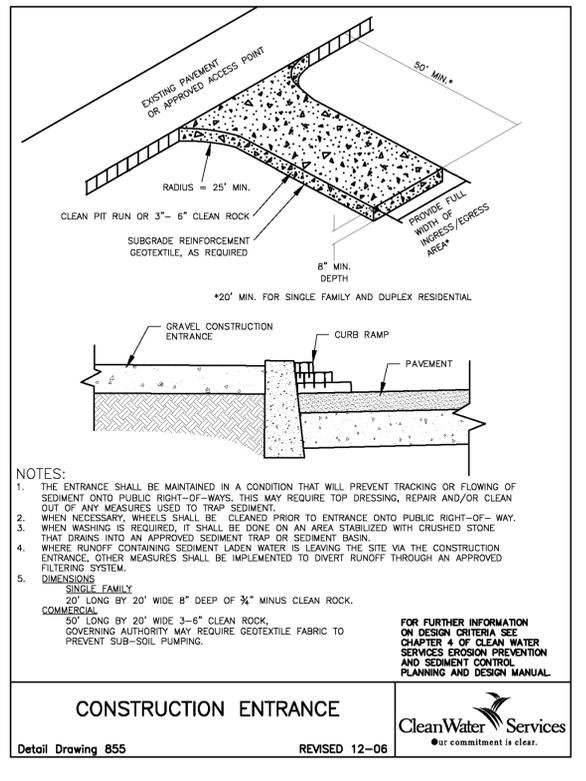
REVISIONS:

NO.	DESCRIPTION	REVISION	DATE

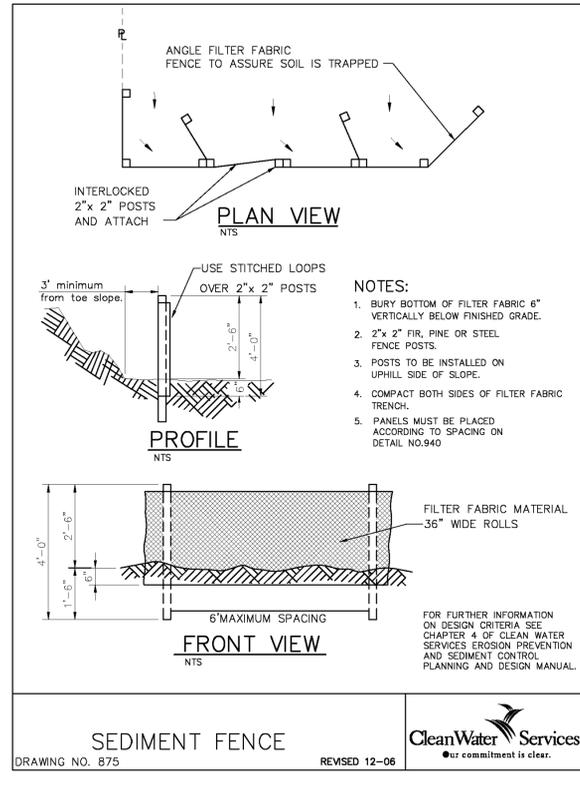




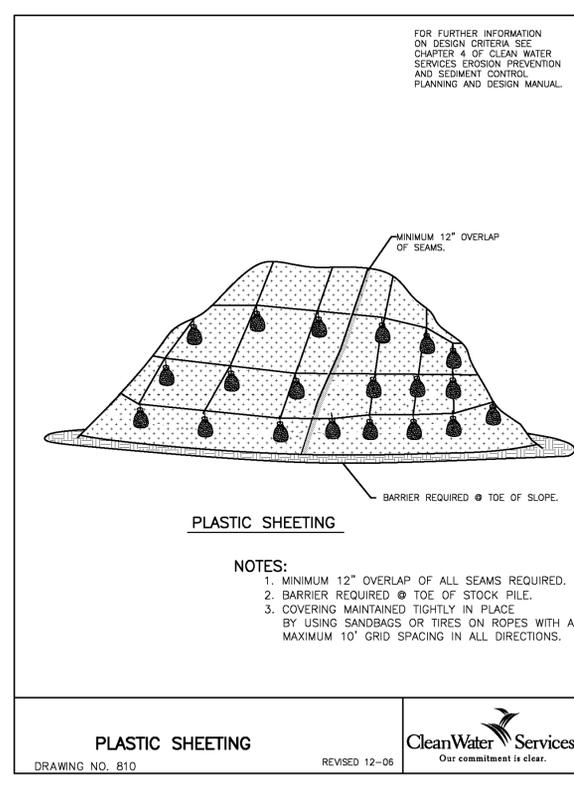
4 CLEAN WATER SERVICES DWG. 805
C5.3 N.T.S.



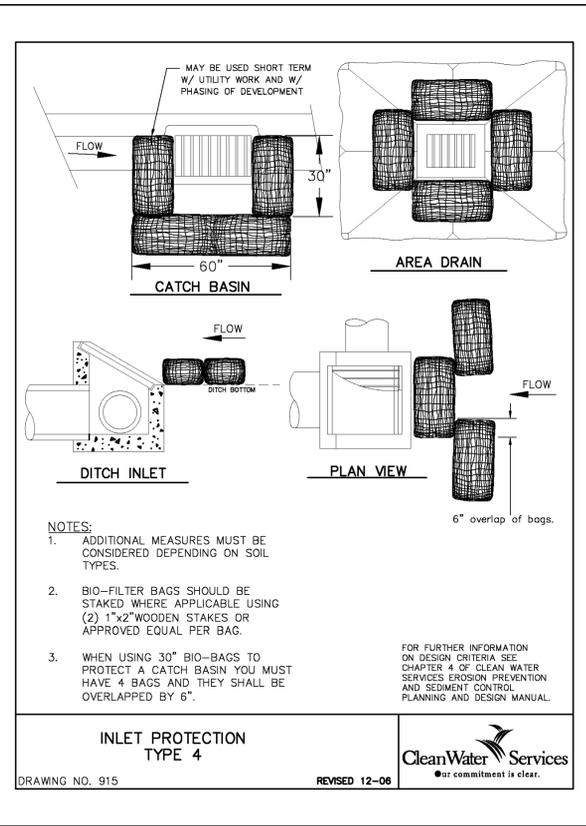
3 CLEAN WATER SERVICES DWG. 855
C5.3 N.T.S.



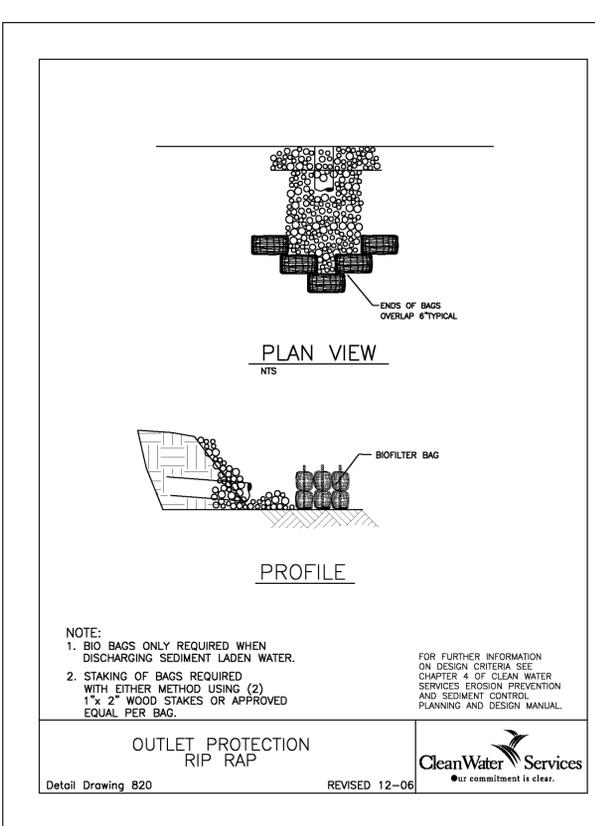
2 CLEAN WATER SERVICES DWG. 875
C5.3 N.T.S.



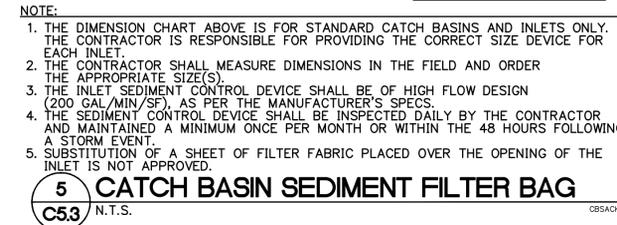
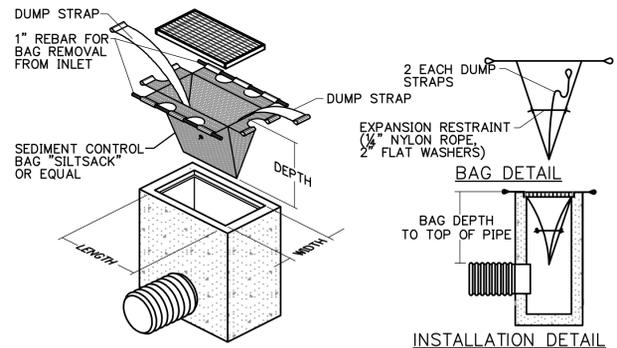
1 CLEAN WATER SERVICES DWG. 810
C5.3 N.T.S.



7 CLEAN WATER SERVICES DWG. 915
C5.3 N.T.S.



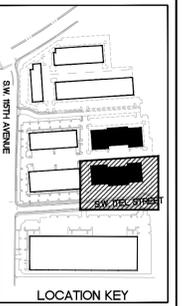
8 CLEAN WATER SERVICES DWG. 820
C5.3 N.T.S.



SEDIMENT FENCE CONSTRUCTION NOTES

- SELECTION OF FILTER FABRIC TENSILE AND BURSTING STRENGTH DEPENDS ON THE SLOPE CHARACTERISTICS. THE USE OF STANDARD OR HEAVY DUTY FILTER FABRIC SHALL MEET DESIGN STANDARDS. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES TO 120 DEGREES. SELECTION SHALL BE BASED ON STANDARD ENGINEERING PRINCIPLES FOR DESIGN.
- STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP-HILL SIDE OF THE SLOPED AREA, WITH POSTS SPACED A MAXIMUM OF 6 FEET APART.
- FILTER FABRIC FENCE SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES DOWNHILL OF POSTS. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE FIRMLY REDEPOSITED ALONG THE ENTIRE TRENCHED AREA ON THE DOWNHILL SIDE OF THE FENCE.
- THE PHYSICAL INTEGRITY OF ALL MATERIALS SHALL BE SUFFICIENT TO MEET THE REQUIREMENTS OF THEIR INTENDED USE AND WITHSTAND NORMAL WEAR AND TEAR.
- WHERE PRACTICAL THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, 2"x2" POSTS SHALL BE INTERLOCKED WITH EACH OTHER AND BE ATTACHED SECURELY.
- SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS OR ADDITIONS SHALL BE MADE IMMEDIATELY.
- AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE GREATER THAN 1/3 THE HEIGHT OF THE SEDIMENT FENCE ABOVEGROUND. SEDIMENT SHOULD BE REMOVED OR REGRADED INTO SLOPES, AND THE SEDIMENT FENCES REPAIRED AND RE-ESTABLISHED AS NEEDED.

MATCH SHEET L2.2



BEIGHLEY & ASSOCIATES INC.
LANDSCAPE ARCHITECTURE AND PLANNING
12840 N.W. CORNELL RD.
PORTLAND, OR 97229
PHONE: 503 643-4796
FAX: 503 643-4798

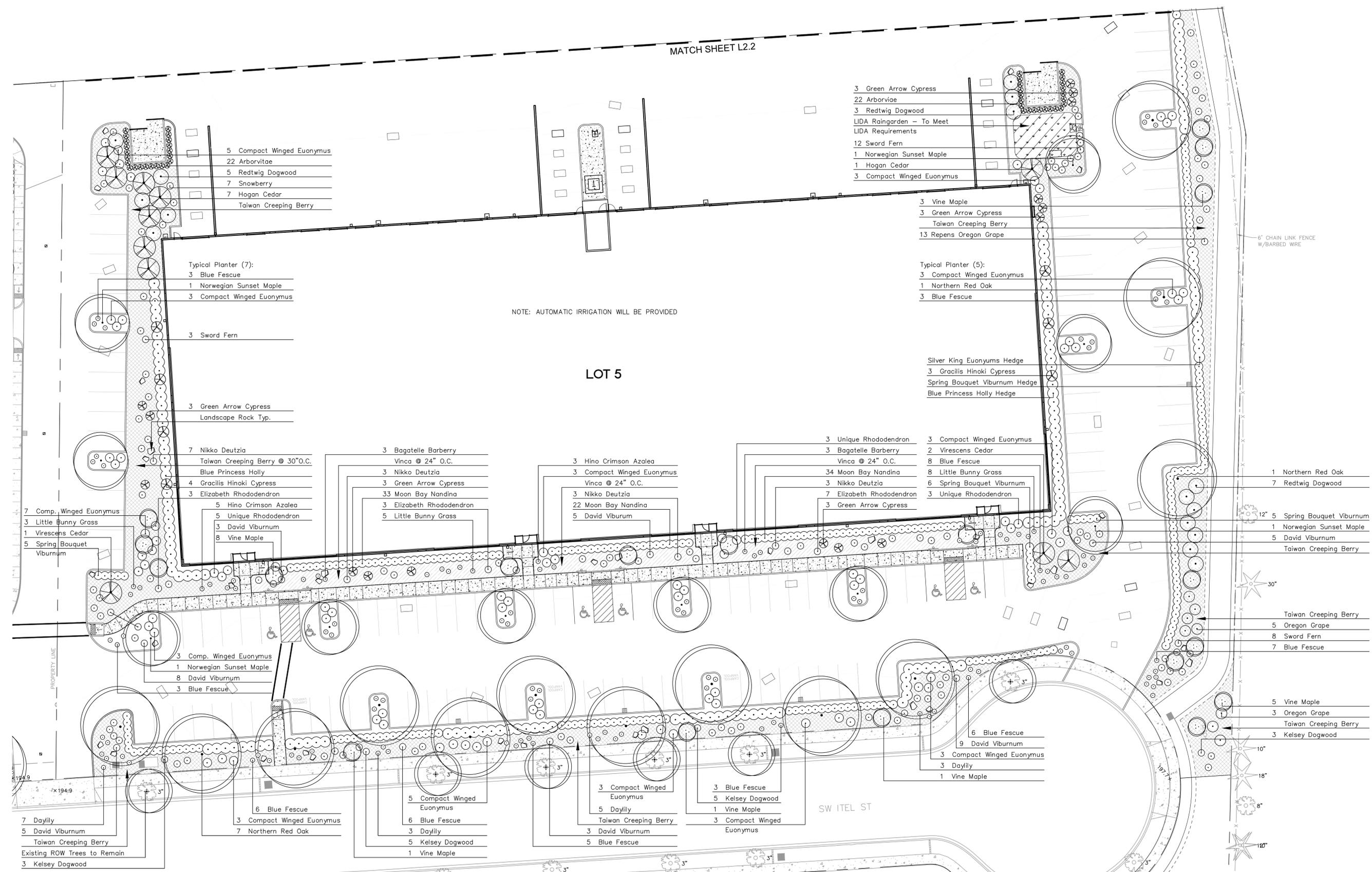
REGISTERED 31
HAROLD S. BEIGHLEY JR.
OREGON
LANDSCAPE ARCHITECT

KOCH CORPORATE CENTER
BUILDING 005
TUALATIN, OREGON

Revisions table with columns for description and date.

DRAWN AMM
CHECKED HSB
DATE 02/27/15
JOB NO. 1507

L-1
OF 2



- 5 Compact Winged Euonymus
- 22 Arborvitae
- 5 Redtwig Dogwood
- 7 Snowberry
- 7 Hogan Cedar
- Taiwan Creeping Berry

- Typical Planter (7):
- 3 Blue Fescue
 - 1 Norwegian Sunset Maple
 - 3 Compact Winged Euonymus

NOTE: AUTOMATIC IRRIGATION WILL BE PROVIDED

LOT 5

- 3 Green Arrow Cypress
- 22 Arborvitae
- 3 Redtwig Dogwood
- LIDA Raingarden - To Meet LIDA Requirements
- 12 Sword Fern
- 1 Norwegian Sunset Maple
- 1 Hogan Cedar
- 3 Compact Winged Euonymus

- 3 Vine Maple
- 3 Green Arrow Cypress
- Taiwan Creeping Berry
- 13 Repens Oregon Grape

- Typical Planter (5):
- 3 Compact Winged Euonymus
 - 1 Northern Red Oak
 - 3 Blue Fescue

- Silver King Euonymus Hedge
- 3 Gracilis Hinoki Cypress
 - Spring Bouquet Viburnum Hedge
 - Blue Princess Holly Hedge

- 3 Unique Rhododendron
- 3 Bagatelle Barberry
- Vinca @ 24" O.C.
- 34 Moon Bay Nandina
- 3 Nikko Deutzia
- 7 Elizabeth Rhododendron
- 3 Green Arrow Cypress

- 3 Compact Winged Euonymus
- 2 Virescens Cedar
- 8 Blue Fescue
- 8 Little Bunny Grass
- 6 Spring Bouquet Viburnum
- 3 Unique Rhododendron

- 1 Northern Red Oak
- 7 Redtwig Dogwood

- 12" 5 Spring Bouquet Viburnum
- 1 Norwegian Sunset Maple
- 5 David Viburnum
- Taiwan Creeping Berry

- Taiwan Creeping Berry
- 5 Oregon Grape
- 8 Sword Fern
- 7 Blue Fescue

- 5 Vine Maple
- 3 Oregon Grape
- Taiwan Creeping Berry
- 3 Kelsey Dogwood

- 6 Blue Fescue
- 9 David Viburnum
- 3 Compact Winged Euonymus
- 3 Daylily
- 1 Vine Maple

- 7 Daylily
- 5 David Viburnum
- Taiwan Creeping Berry
- Existing ROW Trees to Remain
- 3 Kelsey Dogwood

- 6 Blue Fescue
- 3 Compact Winged Euonymus
- 7 Northern Red Oak

- 5 Compact Winged Euonymus
- 6 Blue Fescue
- 3 Daylily
- 5 Kelsey Dogwood
- 1 Vine Maple

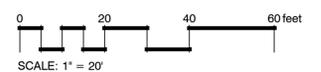
- 3 Compact Winged Euonymus
- 5 Daylily
- Taiwan Creeping Berry
- 3 David Viburnum
- 5 Blue Fescue

- 3 Blue Fescue
- 5 Kelsey Dogwood
- 1 Vine Maple
- 3 Compact Winged Euonymus

ARCHITECTURAL REVIEW SUBMITTAL: FEBRUARY 27, 2015

2140559.001

LANDSCAPE PLAN

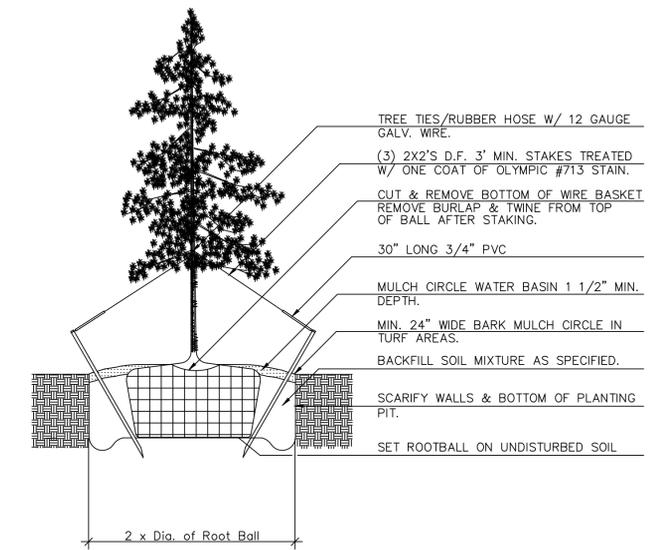


OF 2

PLANT MATERIALS LISTING FOR LOT 5:

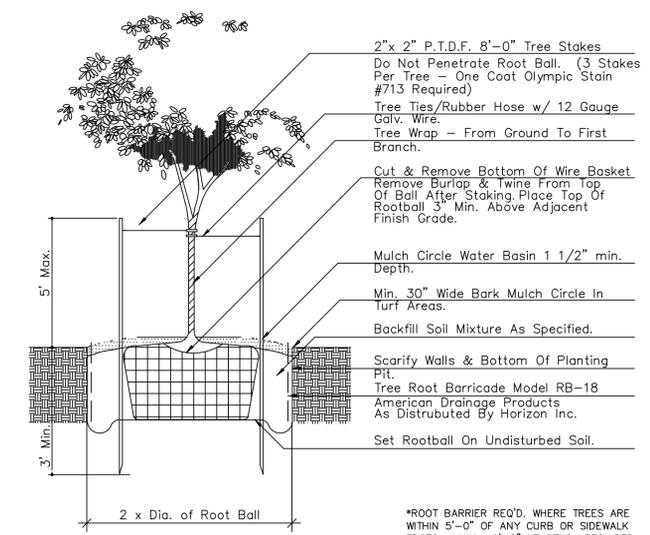
BOTANICAL NAME COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
TREES				
Acer circinatum Vine Maple	19	4-5'	B&B	Multi-Trunk
Acer truncatum x A. platanoides 'Keithaform' Norwegian Sunset Maple	10	1 1/2" Cal.	B&B	
Chamaecyparis nootkatensis "Green Arrow" Green Arrow Cypress	15	6-7'	B&B	
Chamaecyparis obtusa "Gracilis" Gracilis Hinoki Cypress	7	4-5'	B&B	
Quercus rubra Northern Red Oak	13	1 1/2" Cal.	B&B	
Thuja plicata 'Fastigiata' Hogan Cedar	8	8-9'	B&B	
Thuja plicata 'Virescens' Virescens Cedar	3	7-8'	B&B	
SHRUBS				
Azalea 'Hino Crimson' Hino Crimson	1 Gal.	Can		10-12"
Berberis thunbergii 'Bagatelle' Bagatelle Barberry	1 Gal.	Can		10-12"
Cornus stolonifera Redtwig Dogwood	5 Gal.	Can		30-36"
Cornus stolonifera 'Kelsey' Kelsey Dogwood Dogwood	1 Gal.	Can		10-12"
Choyisia ternata 'Sundance' Sundance Mexican Orange	5 Gal.	Can		18-21"
Deutzia gracilis 'Nikko' Nikko Deutzia	1 Gal.	Can		10-12"
Euonymus alatus 'Compact' Compact Winged Euonymus	5 Gal.	Can		18-24"
Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	Can		18-24"
Festuca ovina 'Elija' Blue Fescue	1 Gal.	Can		10-12"
Ilex meserveae 'Blue Princess' Blue Princess Holly	18-21"		B&B	
Mahonia aquifolium 'Orange Flame' Orange Flame Oregon Grape	2 Gal.	Can		12-15"
Pennisetum alopecuroides 'Little Bunny' Little Bunny Grass	1 Gal.	Can		10-12"
Polystichum munitum Sword Fern	1 Gal.	Can		10-12"
Rhododendron varieties: Elizabeth Unique	12-15" 18-24"		B&B B&B	
Symphoricarpos alba Snowberry	2 Gal.	Can		12-15"
Viburnum davidi David Viburnum	2 Gal.	Can		12-15"
Viburnum plicatum tomentosum 'Watanabe' Watanabe Doublefile Viburnum	5 Gal.	Can		18-24"
Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	5 Gal.	Can		15-18"
GROUND COVER & VINES				
Rubus pentalobus 'Emerald Carpet' Taiwan Creeping Berry	4"	Pots		Triangular Spaced
Vinca minor Vinca	4"	Pots		Triangular Spaced
Landscape Rocks Native Basalt	3-5 cu.ft.			

PLANTING DETAILS



CONIFER PLANTING DETAIL

NTS



TREE PLANTING DETAIL - SHRUB PLANTING SIMILAR

NOTES

1. B&B STOCK MAY BE SUBSTITUTED WITH CONTAINER STOCK OF EQUAL GRADE.
2. CONTAINER STOCK MAY BE SUBSTITUTED WITH B&B STOCK OF EQUAL GRADE.
3. PLANT MATERIAL SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 1986 EDITION.
4. ALL TREES SHALL BE BRANCHED.
5. MULCH ALL PLANTING BEDS WITH 3" MIN. LAYER OF SPECIFIED MULCH.
6. IN THE EVENT OF A DISCREPANCY BETWEEN THIS MATERIAL LISTING AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN THE PLANT SPECIES AND QUANTITIES REQ.
7. IN THE EVENT OF QUESTION OR LACK OF CLARITY ON DRAWINGS, LANDSCAPE CONTRACTOR IS TO CALL LANDSCAPE ARCHITECT BEFORE PROCEEDING.
8. LANDSCAPE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL / GREEN SIDE UP.
9. ADJUST PLANT LAYOUT AS REQUIRED TO FIT IRRIGATION COVERAGE PATTERN.

ARCHITECTURAL REVIEW SUBMITTAL: FEBRUARY 27, 2015

2140559.001

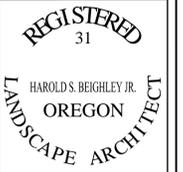
LANDSCAPE DETAILS



BEIGHLEY & ASSOCIATES INC.

LANDSCAPE ARCHITECTURE AND PLANNING

12840 N.W. CORNELL RD.
PORTLAND, OR 97229
PHONE: 503 643-4796
FAX: 503 643-4798



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BUILDING 005
TUALATIN, OREGON

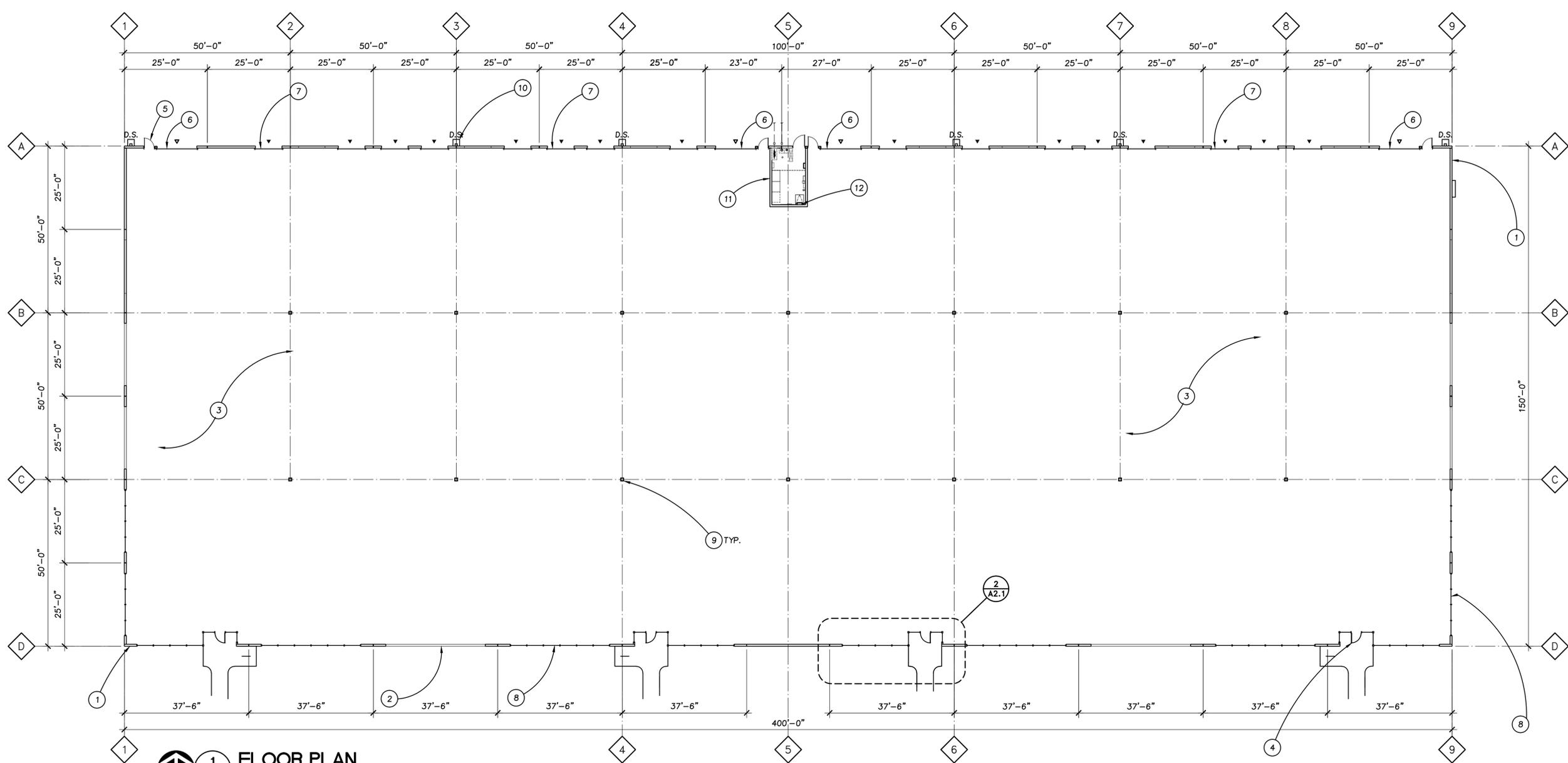
Revisions

DRAWN AMM
CHECKED HSB
DATE 02/27/15
JOB NO. 1507

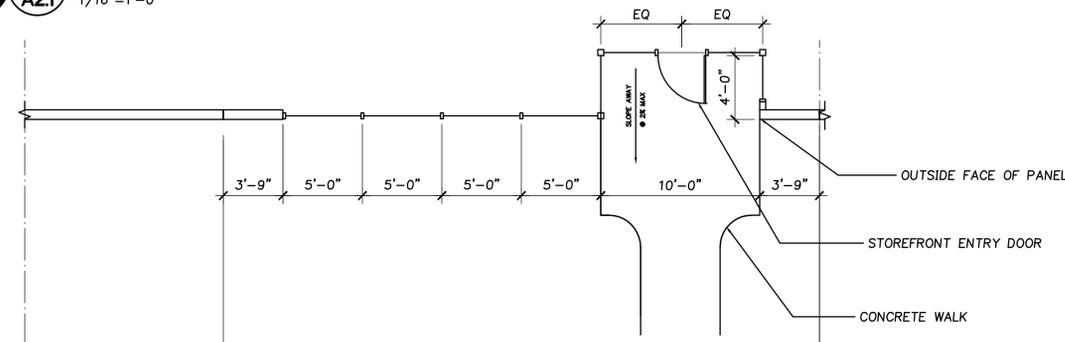
L-2

OF 2

REVISION	REVISIONS	REVISION DELTA	CLOSING DATE
NO.	DESCRIPTION	THIS SHEET	



1 FLOOR PLAN
A2.1 1/16"=1'-0"



2 ENLARGED PLAN
A2.1 1/16"=1'-0"

GENERAL NOTES

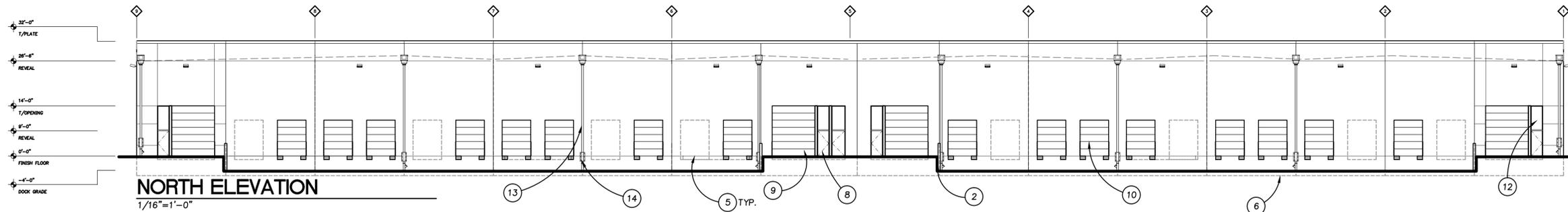
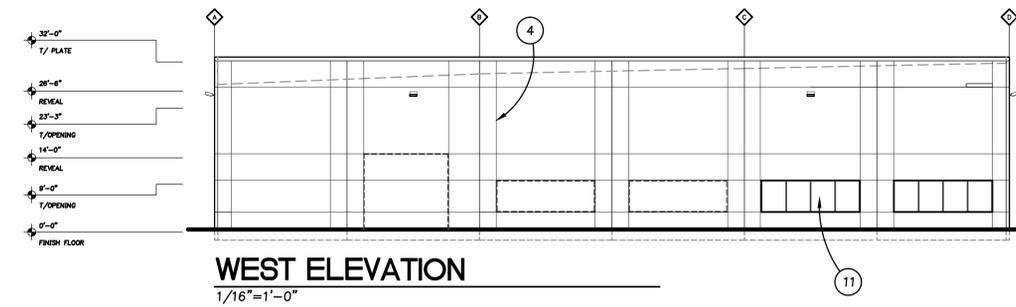
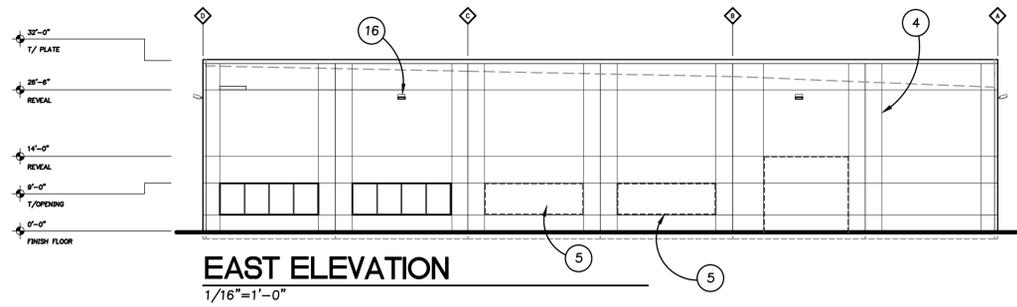
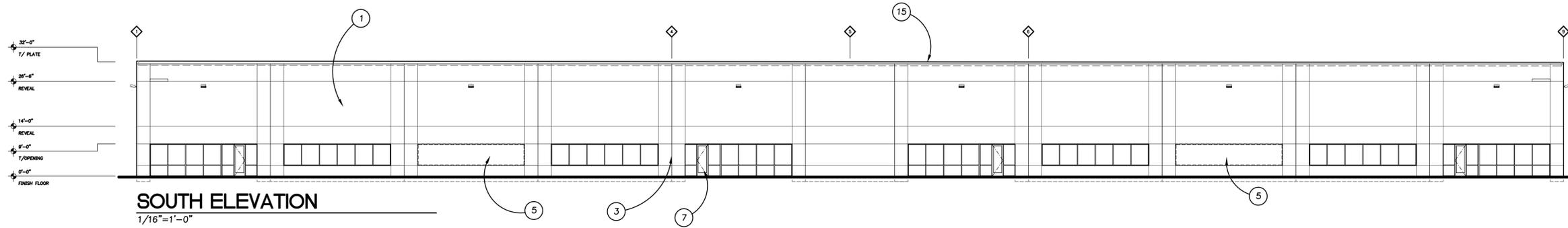
- A. PROVIDE MECHANICAL VENTILATION AS REQUIRED BY 2012 WASHINGTON STATE ENERGY CODE.
- B. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
- C. SEE STRUCTURAL PANEL ELEVATIONS FOR PANEL THICKNESS.
- D. SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
- E. SEE CIVIL FOR ADDITIONAL SITE INFORMATION.

KEYNOTES

- 1. CONCRETE PANEL
- 2. FUTURE OPENING
- 3. CONCRETE SLAB
- 4. STOREFRONT ENTRY DOOR
- 5. HOLLOW METAL DOOR
- 6. ON GRADE DOOR
- 7. DOCK HIGH DOOR
- 8. STOREFRONT WINDOW SYSTEM
- 9. STEEL COLUMN
- 10. DOWNSPOUT
- 11. FULL HEIGHT METAL STUD WALL
- 12. ROOF ACCESS LADDER

LEGEND

- CONCRETE TILT WALL
- FUTURE OPENING
- ▼ DOCK-HIGH O.H. DOOR
- ▽ D.S.
- DOWN SPOUT

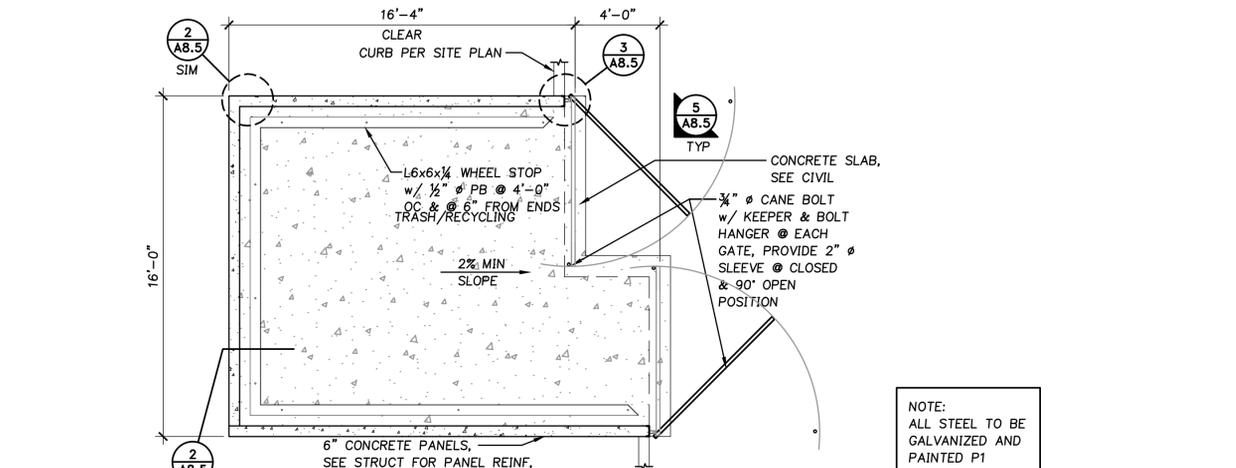
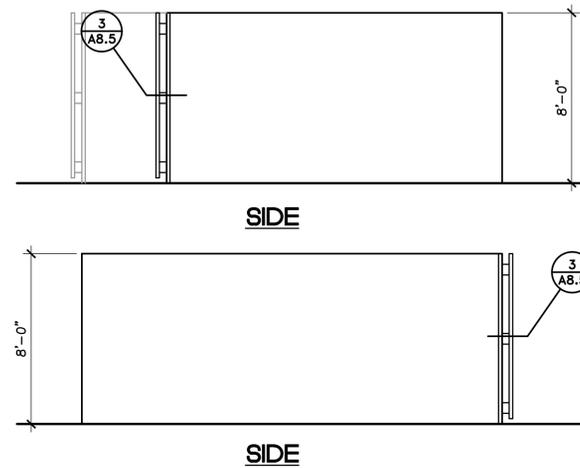
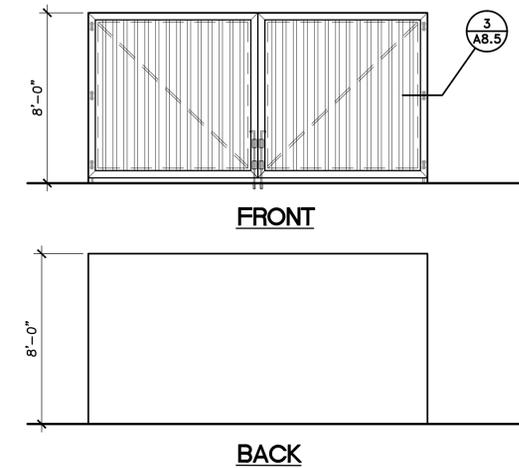


GENERAL NOTES

- A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- B. SEE STRUCTURAL DRAWINGS FOR PANEL THICKNESS

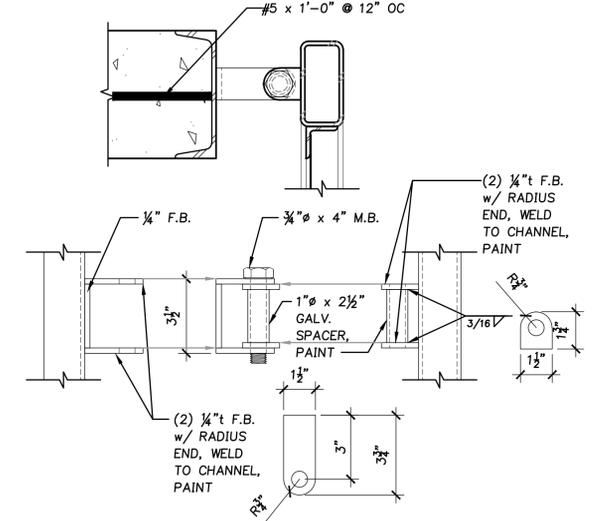
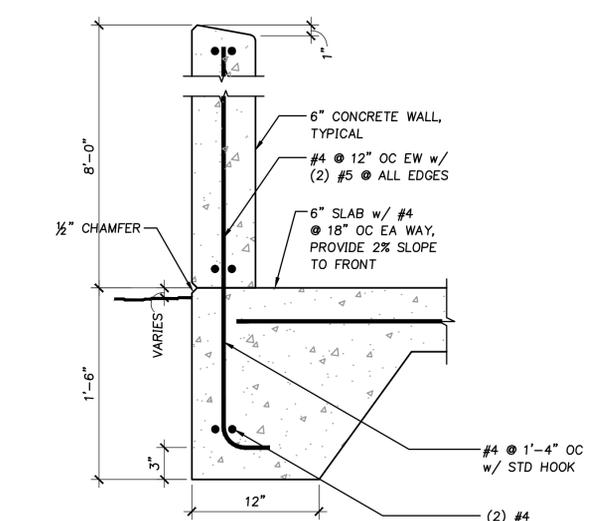
KEYNOTES

- | | |
|------------------------------|---------------------------------|
| 1. PAINTED CONCRETE PANEL | 13. SCUPPER & DOWNSPOUT |
| 2. 42" TALL RETAINING WALL | 14. DOWNSPOUT GUARD & CLEAN OUT |
| 3. PANEL JOINT | 15. CAP FLASHING |
| 4. REVEAL | 16. YARD LIGHT |
| 5. FUTURE OPENING | |
| 6. PANEL BELOW GRADE | |
| 7. STOREFRONT ENTRY DOOR | |
| 8. HOLLOW METAL DOOR | |
| 9. ON GRADE DOOR | |
| 10. DOCK HIGH DOOR | |
| 11. STOREFRONT WINDOW SYSTEM | |
| 12. TRANSOM WINDOW | |



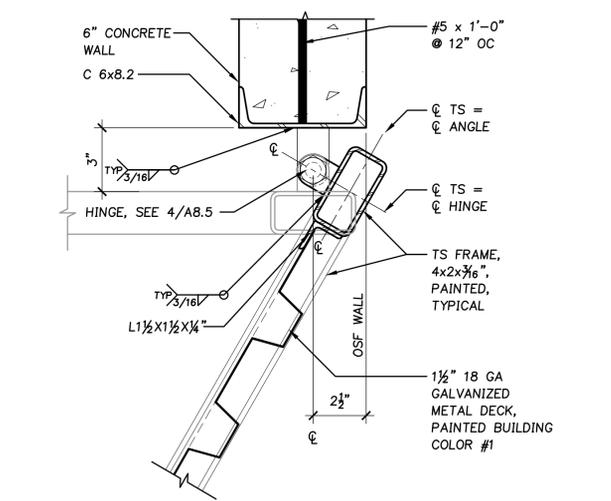
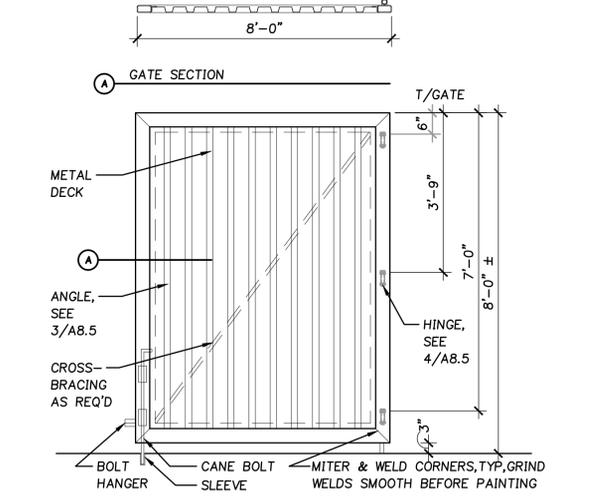
1 TRASH ENCLOSURE
A8.5

2 TRASH ENCLOSURE - ELEVATIONS
A8.5



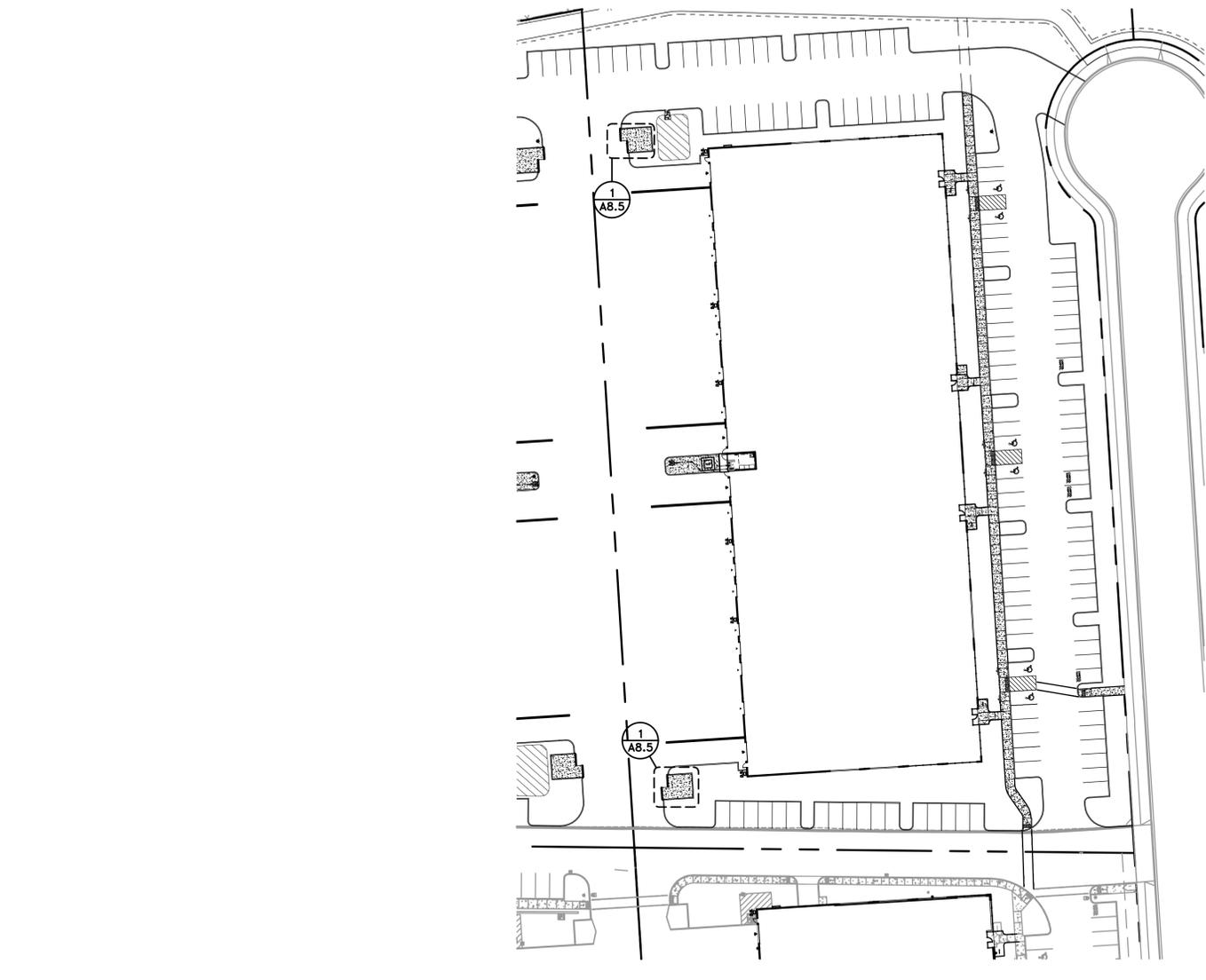
3 CONCRETE WALL
A8.5 AT TURNDOWN SLAB

4 HINGE DETAIL
A8.5 (3) PER GATE, TYPICAL



5 TYPICAL GATE ELEVATION
A8.5 AT TRASH ENCLOSURE

6 GATE DETAIL
A8.5 AT TRASH ENCLOSURE



7 SITE PLAN
A8.5 NTS

SEE CIVIL PLAN FOR MORE INFORMATION



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**KOCH CORPORATE
CENTER**

LOT 5

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REVISIONS:

REVISION DELTA SHEET	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
**BUILDINGS 5 AND 8
LIGHTING ANALYSIS**

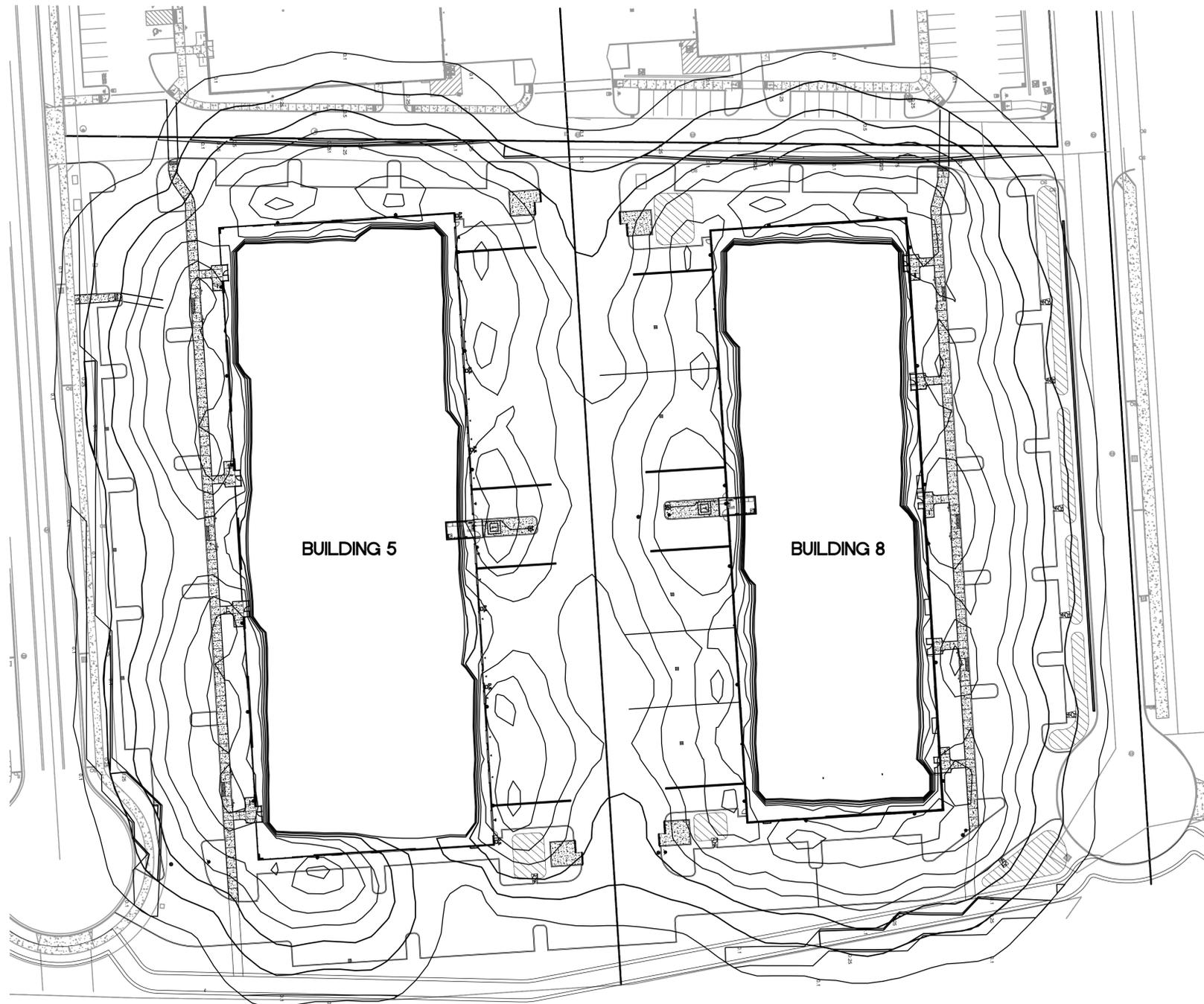
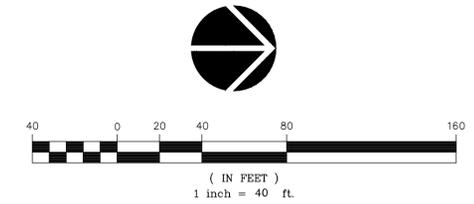
DRAWN BY: BMR

CHECKED BY:

SHEET:

SL1.1

JOB NO. **2140559.01**



STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	AVG/MAX
BEYOND PROPERTY LINE	+	0.1	0.9 fc	0.0 fc	N/A	N/A	1.0:9

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	WATTAGE	
⊞	A	32	DSXW2 LED 30C 1000 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINE, 30 LED'S, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	109	
⊞	C-T3M	0	DSX0 LED 40C 1000 40K T3M MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 4000K, Ⓢ 1000mA WITH HOUSE SIDE SHEILD	138	

Koch Corporate Center Lot 8 - Tualatin, OR



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LOT 8

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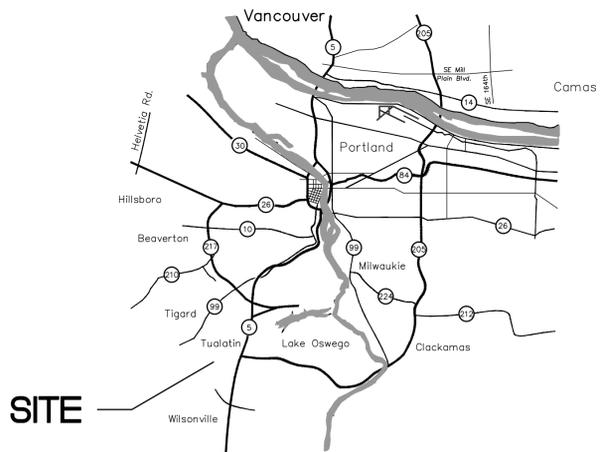
DRAWN BY:

CHECKED BY:

SHEET:

T1.0

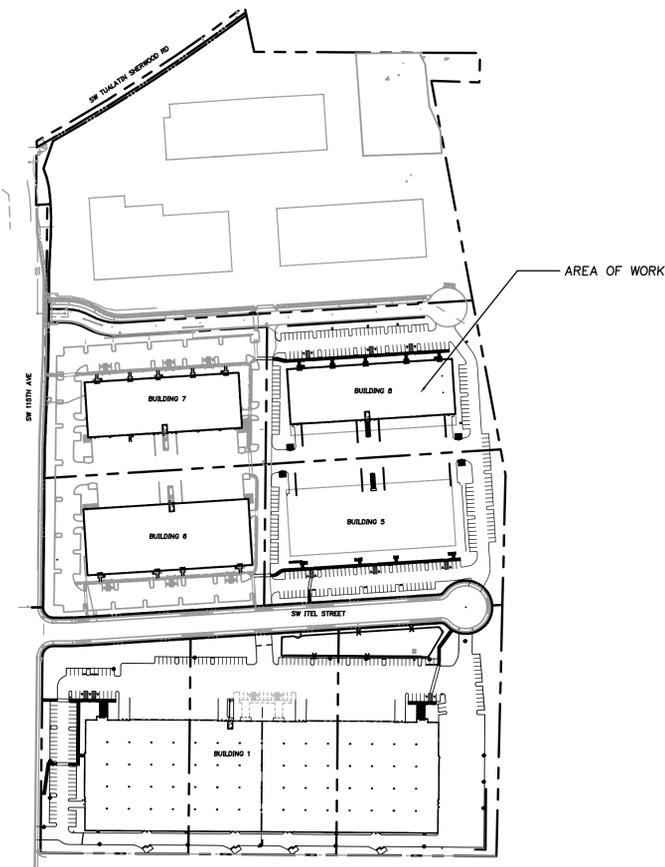
JOB NO. **2140559.02**



SITE



VICINITY MAP
N.T.S.



BUILDING CODE DATA

BASED ON THE 2014 OREGON STRUCTURAL SPECIALTY CODE

GENERAL CODE ANALYSIS

CONSTRUCTION TYPE: III-B

SINGLE STORY

FIRE PROTECTION: FULLY SPRINKLERED

OCCUPANCY: (F-1)
THE BUILDING TO BE UNOCCUPIED UNDER THIS PERMIT. FUTURE OCCUPANCIES MAY CONSIST OF B, S-1 AND/OR F-1 GROUPS. THE BUILDING AREA HAS BEEN CALCULATED BASED UPON F-1 OCCUPANCY (MOST RESTRICTIVE USE) BASED ON TABLE 503 - ALLOWABLE AREAS

AREA	SQUARE FEET	OCCUPANCY
BUILDING SHELL	43,750 SF	F-1

NOTE: SEE SHEET T1.1 FOR COMPLETE FIRE AND LIFE SAFETY CODE ANALYSIS

INDEX OF DRAWINGS

T1.0 TITLE SHEET

CIVIL

C1.0	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	SITE GRADING PLAN
C2.3	SITE UTILITY PLAN
C5.0	EROSION & SEDIMENT CONTROL COVER SHEET
C5.1	EROSION & SEDIMENT CONTROL EXISTING CONDITIONS
C5.2	EROSION & SEDIMENT CONTROL PLAN
C5.3	EROSION CONTROL DETAILS

LANDSCAPE

L-1	PLANTING PLAN
L-2	DETAILS

ARCHITECTURAL

A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A8.5	TRASH ENCLOSURE DETAILS
SL1.2	SIGHT LIGHTING

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OWNERS

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tel: (503) 643-4796
fax: (503) 643-4798

Contact: Hal Beighley



SITE MAP
N.T.S.

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214055902\DRAWINGS\ARCHITECTURAL\08-T1.0.DWG AJS 03/03/15 16:51 1:192.00



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LOTS 5 AND 6

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EXISTING
CONDITIONS PLAN

DRAWN BY: CTL

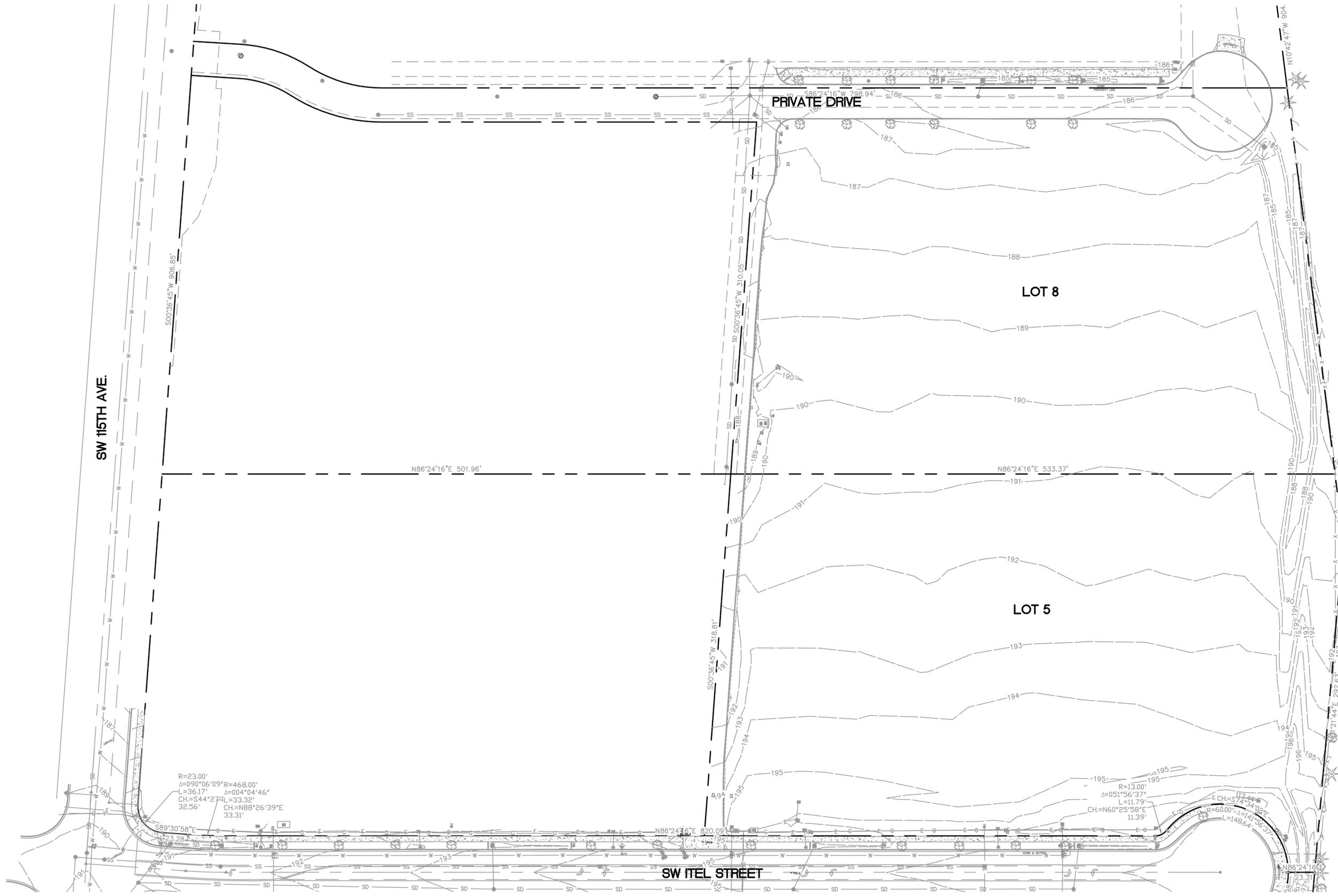
CHECKED BY: RLF

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C10

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SW 15TH AVE.

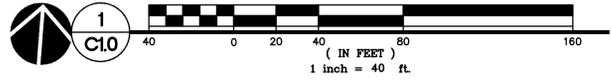
PRIVATE DRIVE

LOT 8

LOT 5

SW ITEL STREET

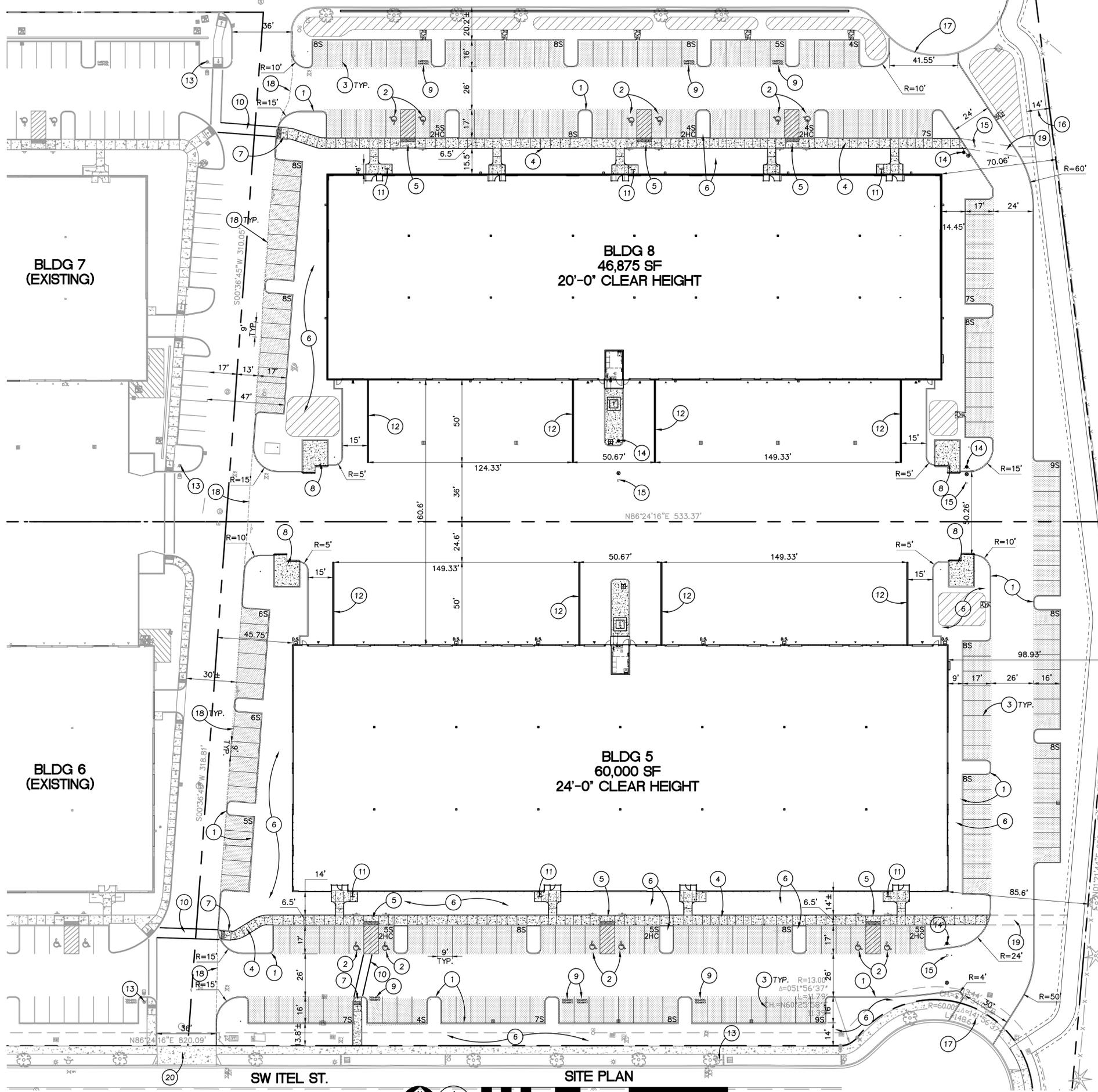
EXISTING CONDITIONS PLAN



$R=23.00'$
 $\Delta=090^{\circ}06'09''R=468.00'$
 $L=36.17'$ $\Delta=004^{\circ}04'46''$
 $CH=S44^{\circ}27'41''L=33.32'$
 $32.56'$ $CH=N88^{\circ}26'39''E$
 $33.31'$

$R=13.00'$
 $\Delta=051^{\circ}56'37''$
 $L=11.79'$
 $CH=N60^{\circ}25'58''E$
 $11.39'$

$E\ CH=S74^{\circ}34'02''E$
 $R=60.00'$ $\Delta=141^{\circ}55'33''$
 $L=148.64'$



KEYNOTES

- 1. VERTICAL CURB
- 2. ADA COMPLIANT PARKING STALL
- 3. 4" WHITE PARKING STRIPE (2 COATS OF PAINT)
- 4. CONCRETE SIDEWALK
- 5. ADA COMPLIANT CURB RAMP
- 6. LANDSCAPE AREA
- 7. ADA COMPLIANT CURB RAMP
- 8. TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- 9. 1' HIGH WHITE PAINTED LETTERS: "CARPOOL" "VANPOOL"
- 10. 6' WIDE STRIPED CROSSWALK
- 11. 2 BICYCLE PARKING SPACES
- 12. DOCK RETAINING WALL, SEE ARCHITECTURAL PLANS
- 13. EXISTING FIRE HYDRANT
- 14. PROPOSED FIRE HYDRANT
- 15. BLUE HYDRANT REFLECTOR
- 16. FUTURE TRAIL BY OTHERS
- 17. CITY STANDARD COMMERCIAL DRIVEWAY
- 18. MATCH EXISTING ASPHALT
- 19. FUTURE CONNECTION TO FUTURE TRAIL
- 20. EXISTING DRIVEWAY

SITE DATA

BUILDING 5	
LOT 5	171,460 SF (3.94 AC)
TOTAL IMPERVIOUS AREA	138,897 SF (3.19 AC, 81.0%)
BUILDING FOOTPRINT	60,000 SF (1.38 AC, 35.0%)
DRIVE AISLE/PARKING/SIDEWALK AREA	78,897 SF (1.81 AC, 46.0%)
PARKING LOT AREA	40,088 SF (0.92 AC, 23.4%)
REQUIRED PARKING LANDSCAPE	3,150 SF (25 SF/STALL)
PARKING LANDSCAPE AREA	4,366 SF (0.11 AC, 10.9%)
LANDSCAPE AREA	32,473 SF (0.74 AC, 18.9%)

BUILDING 8	
LOT 8	184,702 SF (4.24 AC)
TOTAL IMPERVIOUS AREA	105,578 SF (2.42 AC, 57.2%)
BUILDING FOOTPRINT	46,875 SF (1.08 AC, 25.4%)
DRIVE AISLE/PARKING/SIDEWALK AREA	58,703 SF (1.34 AC, 31.8%)
PARKING LOT AREA	32,414 SF (0.74 AC, 17.5%)
REQUIRED PARKING LANDSCAPE	2,550 SF (25 SF/STALL)
PARKING LANDSCAPE AREA	4,925 SF (0.11 AC, 15.2%)
LANDSCAPE AREA	79,059 SF (1.81 AC, 42.8%)

PARKING DATA

BUILDING 5		
REQUIRED PARKING (BASED ON MANUFACTURING USE)		
MINIMUM (1.6/1,000)	96	SPACES
MAXIMUM	NONE	SPACES
PROPOSED HANDICAP	6	SPACES
PROPOSED STANDARD	120	SPACES (4 VAN/CAR POOL SPACES)
PROPOSED COMPACT	0	SPACES (0%)
TOTAL PARKING PROVIDED	126	(2.1/1,000 SF)
BICYCLE PARKING	6	SPACES

BUILDING 8		
REQUIRED PARKING (BASED ON MANUFACTURING USE)		
MINIMUM (1.6/1,000)	75	SPACES
MAXIMUM	NONE	SPACES
PROPOSED HANDICAP	6	SPACES
PROPOSED STANDARD	96	SPACES (3 VAN/CAR POOL SPACES)
PROPOSED COMPACT	0	SPACES (0%)
TOTAL PARKING PROVIDED	102	(2.2/1,000 SF)
BICYCLE PARKING	6	SPACES

PAVEMENT SECTIONS

- CAR PARKING AREA 2.5" AC (2 LIFTS) OVER 6" CRUSHED ROCK
- HEAVY DUTY AREA 4" AC (2 LIFTS) OVER 11" CRUSHED ROCK
- REFER TO SIDEWALK DETAIL

SITE LEGEND

- PROJECT DISTURBANCE AREA, LIMITS OF WORK
- PROPERTY LINE
- EASEMENT
- VERTICAL CURB
- 6" EXTRUDED CURB
- FIRE LANE STRIPED CURB, COORD. W/ FIRE MARSHAL
- SITE FENCE PER SPEC.
- CATCH BASIN
- FIRE HYDRANT
- WATER METER
- DDCV
- FDC
- PROPOSED RETAINING WALL (LOCATION SHOWN REPRESENTS FACE OF BOTTOM ROW OF WALL)
- 10S NUMBER OF STANDARD STALLS IN PARKING BAY
- 2HC NUMBER OF H.C. STALLS IN PARKING BAY
- LID BASIN

CURB NOTE

ALL ON-SITE CURB RADII ARE 3.0' UNLESS OTHERWISE NOTED ON THE PLANS



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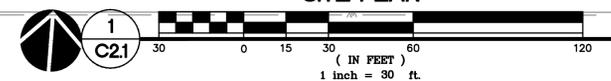
SHEET TITLE:
SITE PLAN

DRAWN BY: BTS
CHECKED BY: RLF
SHEET:

C21

JOB NO. 2140559.00

PRELIMINARY
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VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	--	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER COMPACTION.	--	X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	--	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILLS.	X	--
5. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT THE SITE HAS BEEN PREPARED PROPERLY.	--	X

REVISIONS:

NO.	REVISIONS THIS SHEET	REVISION DELTA	REVISION CLOSING DATE

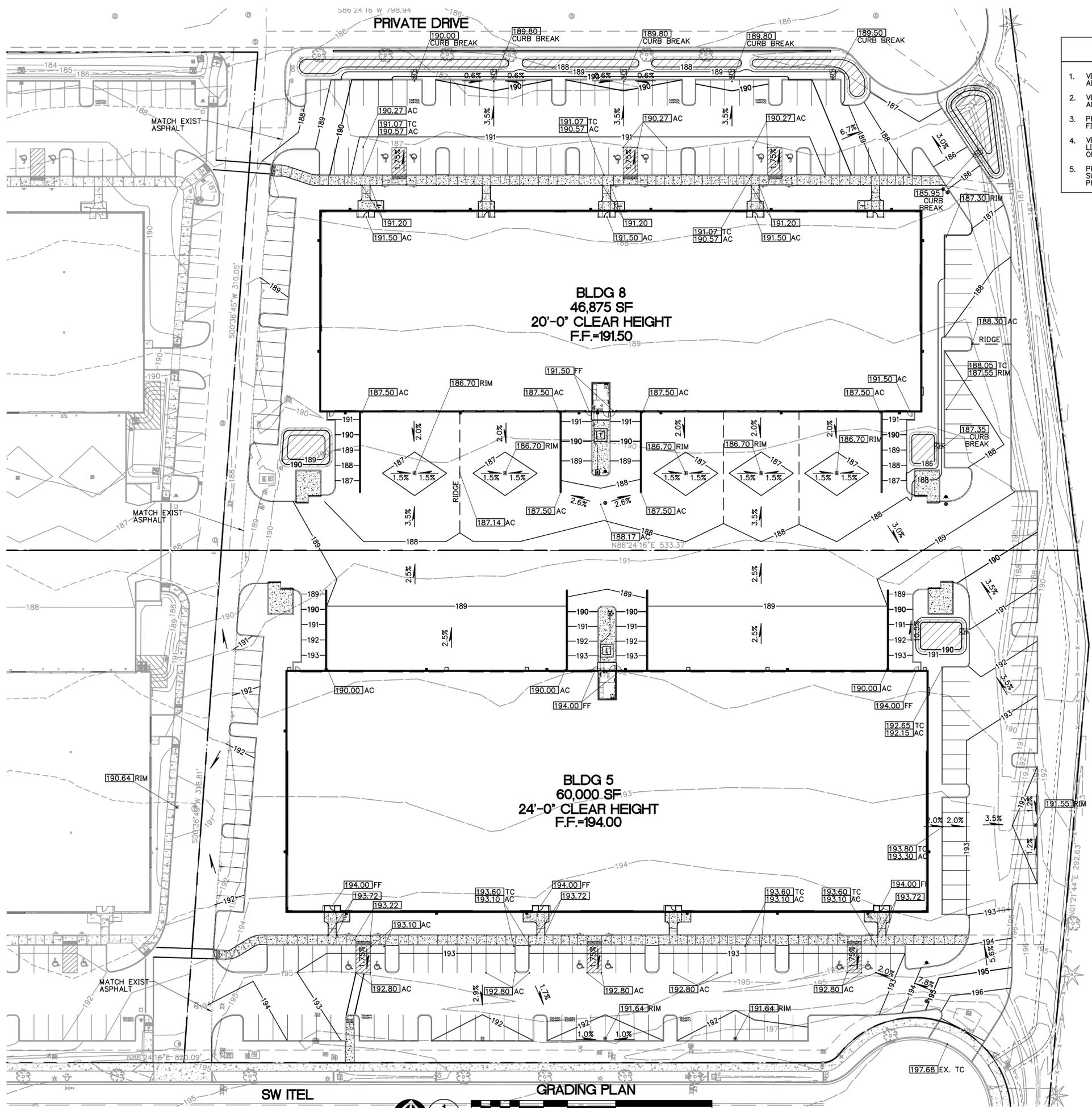
SHEET TITLE:
GRADING PLAN

DRAWN BY: CTL, BTS
 CHECKED BY: RLF
 SHEET:

C2.2

JOB NO. **2140559.00**

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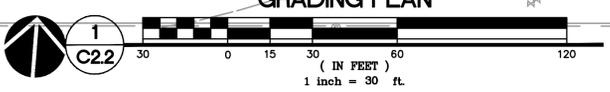


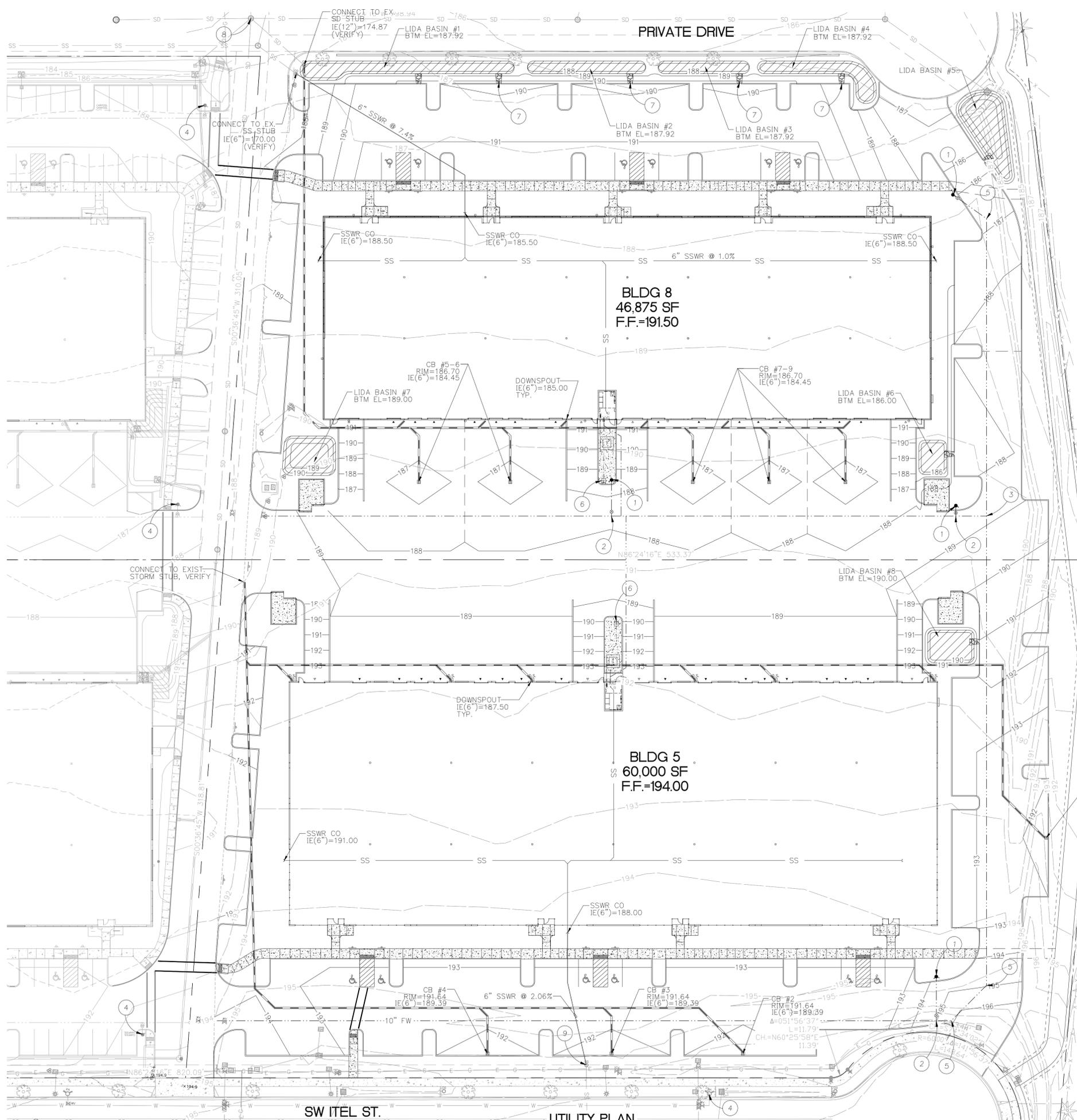
GRADING NOTES

- ROUGH GRADING: BRING ALL FINISH GRADES TO APPROXIMATE LEVELS 1. INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
 FINISH GRADING: AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES. GRADING TOLERANCES:
 ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.
 FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
- EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO 2. SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL. EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571. EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. 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 CITY AND CLEAN WATER SERVICES REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE 4. CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- SITE LANDSCAPE AREAS TO EXCAVATED TO 12" BELOW FINISHED GRADE BY 5. SITE WORK CONTRACTOR. ALL TOPSOIL EXCAVATED AS PART OF THIS EFFORT TO BE REMOVED FROM SITE IN ACCORDANCE WITH THE SPECIFICATIONS, ALL IMPORT TOPSOIL TO BE PLACED BY LANDSCAPE CONTRACTOR.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY WESTLAKE CONSULTANTS, INC., AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION. CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL 7. PLANS PRIOR TO CONSTRUCTION.
- 2% MAXIMUM SLOPE AT ALL HANDICAP PARKING SPACES.
- 5% MAX LONGITUDINAL AND 2% MAX CROSS SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.
- IF GROUNDWATER IS PRESENT IN UTILITY TRENCH EXCAVATIONS, IT IS RECOMMENDED THAT 12"-18" OF TRENCH STABILIZATION ROCK BE PLACED AT THE BASE OF THE EXCAVATION. TRENCH STABILIZATION ROCK SHOULD MEET THE REQUIREMENTS OUTLINED IN THE 'STRUCTURAL FILL' SECTION OF THE GEOTECHNICAL REPORT AND SHOULD BE PLACED IN ONE LIFT AND COMPACTED UNTIL IT IS FIRM AND UNYIELDING. GROUNDWATER SHOULD BE PUMPED OUT OF THE TRENCH FROM A SUMP EXCAVATED BELOW THE TRENCH STABILIZATION ROCK. THE CONTRACTOR WILL BE RESPONSIBLE FOR TEMPORARY DRAINAGE OF SURFACE WATER AND GROUNDWATER AS NECESSARY TO PREVENT STANDING WATER AND/OR EROSION AT THE WORKING SURFACE.

SITE LEGEND

- PROPERTY LINE
- - - EASEMENT
- VERTICAL CURB
- 6" EXTRUDED CURB
- 34 1'-FT CONTOUR
- 35 5'-FT CONTOUR
- CATCH BASIN
- LID BASIN
- ▨ INSTALL 30 MIL LINER WITHIN 10' OF BUILDING FOOTING
- SPOT ELEVATION





UTILITY NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF TUALATIN, CLEAN WATER SERVICES, AND THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE. ALL WORK WITHIN THE PUBLIC R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
- 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 LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
- PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
- ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013 ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
- SEE MECHANICAL DRAWINGS FOR UTILITIES LOCATED WITHIN THE BUILDING AND TO 5' OUTSIDE THE BUILDING.
- ALL DOWNSPOUT LEADERS TO BE 6" AT 2.0% MIN. UNLESS NOTED OTHERWISE. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
- PROVIDE 2" 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" 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.
- THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY PREPARED BY WESTLAKE CONSULTANTS, INC. DATED JANUARY 30, 2015.
- CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE SPECIFICATIONS AND LANDSCAPE PLANS.
- SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5' OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
- CONTRACTOR TO MAINTAIN MINIMUM 3 FT OF COVER OVER ALL WATER LINE.
- 30 MIL LINER TO BE INSTALLED AT BOTTOM OF ALL LIDA BASINS WITHIN 10 LINEAL FEET OF FOOTING.
- NO WATER VALVES ALLOWED ON SITE EXCEPT FOR HYDRANT VALVES ON FIRE SYSTEM.

KEYNOTES

- | | |
|---|--|
| 1. FIRE HYDRANT ASSEMBLY | 7. 6' X 4' CLASS 50 RIP-RAP |
| 2. 10" X 6" TEE | 8. EXISTING STORM MH
RIM=185.09 |
| 3. 10" X 10" TEE | IE(18"S)=175.00, IE(12"SW)=174.90,
IE(12"N)=171.40, IE(12"SE)=174.00,
IE(24"E)=171.10, IE(12"W)=170.80 |
| 4. EXISTING FIRE HYDRANT | |
| 5. INSTALL 10" 45' BEND | 9. CONNECT TO EXISTING SSWR STUB
IE(6")=186.30 (VERIFY) |
| 6. INSTALL FDC WITH 6" LINE BACK TO RISER | |

LIDA DATA

ROOF AREA BUILDING 5	= 60,000 SF
ROOF AREA BUILDING 8	= 46,875 SF
LIDA COVERAGE REQ'D BLDG 5 @ 6%	= 3,600 SF
LIDA COVERAGE REQ'D BLDG 8 @ 6%	= 2,812 SF
TOTAL REQUIRED	= 6,412 SF
TOTAL PROVIDED	= 7,922 SF

BUILDING 5

LIDA BASIN SIZE (SF)	CONTRIBUTING AREA (SF)	COVERAGE
8	563	2,987
LIDA COVERAGE PROVIDED LOT 5 = 2,987 SF		

BUILDING 8

LIDA BASIN SIZE (SF)	CONTRIBUTING AREA (SF)	COVERAGE
1	1,115	9,850
2	555	4,930
3	425	3,334
4	720	2,479
5	1,010	2,345
6	350	3,670
7	760	1,380
LIDA COVERAGE PROVIDED LOT 8 = 4,935 SF		

RESTRAINED JOINT NOTES

TEST PRESSURE: 200 PSI
 DEPTH TO BURY: 3 FT
 PIPE MATERIAL: PVC C-900
 SAFETY FACTOR: 1 TO 1.5
 LENGTH OF RESTRAINT: 20 FT
 ALONG MAIN ON TEES, Lr:
 NOTIFY ENGINEER IF DEVIATING FROM ABOVE SPECIFICATIONS. LENGTH OF PIPE REQUIRING RESTRAINED JOINTS

11 1/2" BEND	8'	10'
22 1/2" BEND	3'	4'
45" BENDS	6'	8'
90" BEND	13'	15'
TEE	31'	36'
DEAD ENDS	1'	4'
	70'	84'

CITY RETAINS AUTHORITY TO MODIFY AND/OR ADD JOINT RESTRAINTS AT THE DISCRETION OF THE CITY ENGINEER.

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Project
 KOCH CORPORATE CENTER
 LOTS 5 AND 6

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REVISIONS:

NO.	REVISIONS THIS SHEET	REVISION CLOSING DATE	DELTA

SHEET TITLE:
UTILITY PLAN

DRAWN BY: CTL
 CHECKED BY: RLF
 SHEET:

C2.3
 JOB NO. 2140559.00

DUST CONTROL NOTES:
DUST CONTROL MEASURE OF SPRAYING WATER OVER AREAS OF EXPOSED SOIL TO BE MAINTAINED AT ALL TIMES THROUGHOUT CONSTRUCTION UNTIL ALL EXPOSED SOILS HAVE BEEN COVERED OR PLANTED.

NOTES:
THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1 AND MAY 31.

PRE-DEVELOPED RUN-OFF ON THE SITE SHEET FLOWS NORTH AND IS COLLECTED BY DIVERSION SWALES. THE SWALES FLOW EAST AND ARE COLLECTED IN A MAIN DIVERSION SWALE THAT RUNS NORTH TO AN EXISTING SEDIMENT POND.

IF ANY WELLS OR SEPTIC FIELDS ARE FOUND ON SITE, ABANDON IN ACCORDANCE WITH DEQ REQUIREMENTS.

ON SITES WHERE VEGETATION AND GROUND COVER ARE REMOVED, VEGETATIVE GROUND COVER SHALL BE PLANTED AND ESTABLISHED BY OCTOBER 1 AND CONTINUE TO FUNCTION THROUGH MAY 31 OF THE FOLLOWING YEAR, OR AS APPROVED BY THE DISTRICT. IF GROUND COVER IS NOT ESTABLISHED BY OCTOBER 1, THE OPEN AREAS SHALL BE PROTECTED THROUGH MAY 31 OF THE FOLLOWING YEAR WITH STRAW MULCH, EROSION BLANKETS, OR OTHER METHODS APPROVED BY THE DISTRICT OR CITY.

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

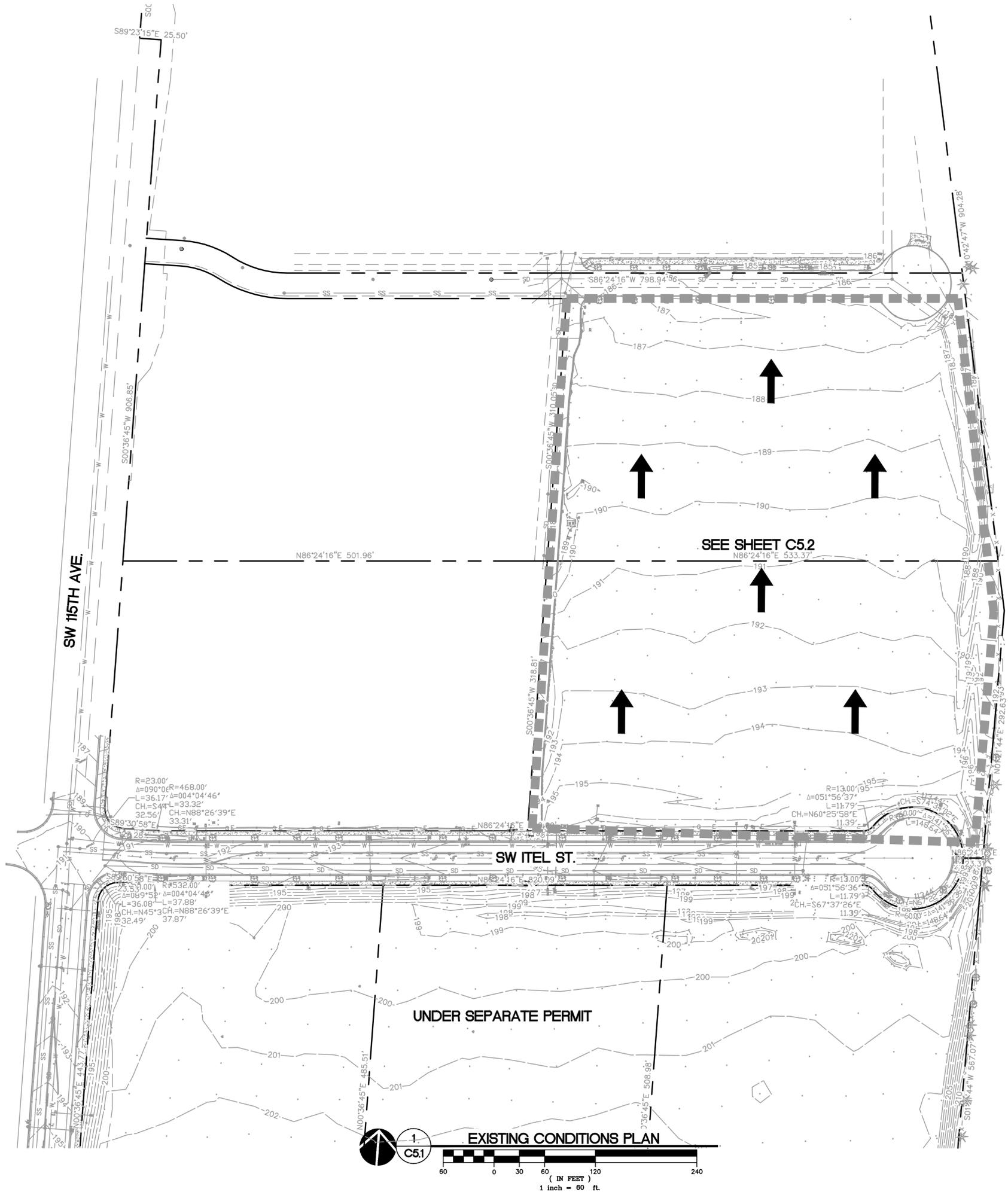
1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND RIPARIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. 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, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
5. RUN-ON AND RUN-OFF CONTROLS SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

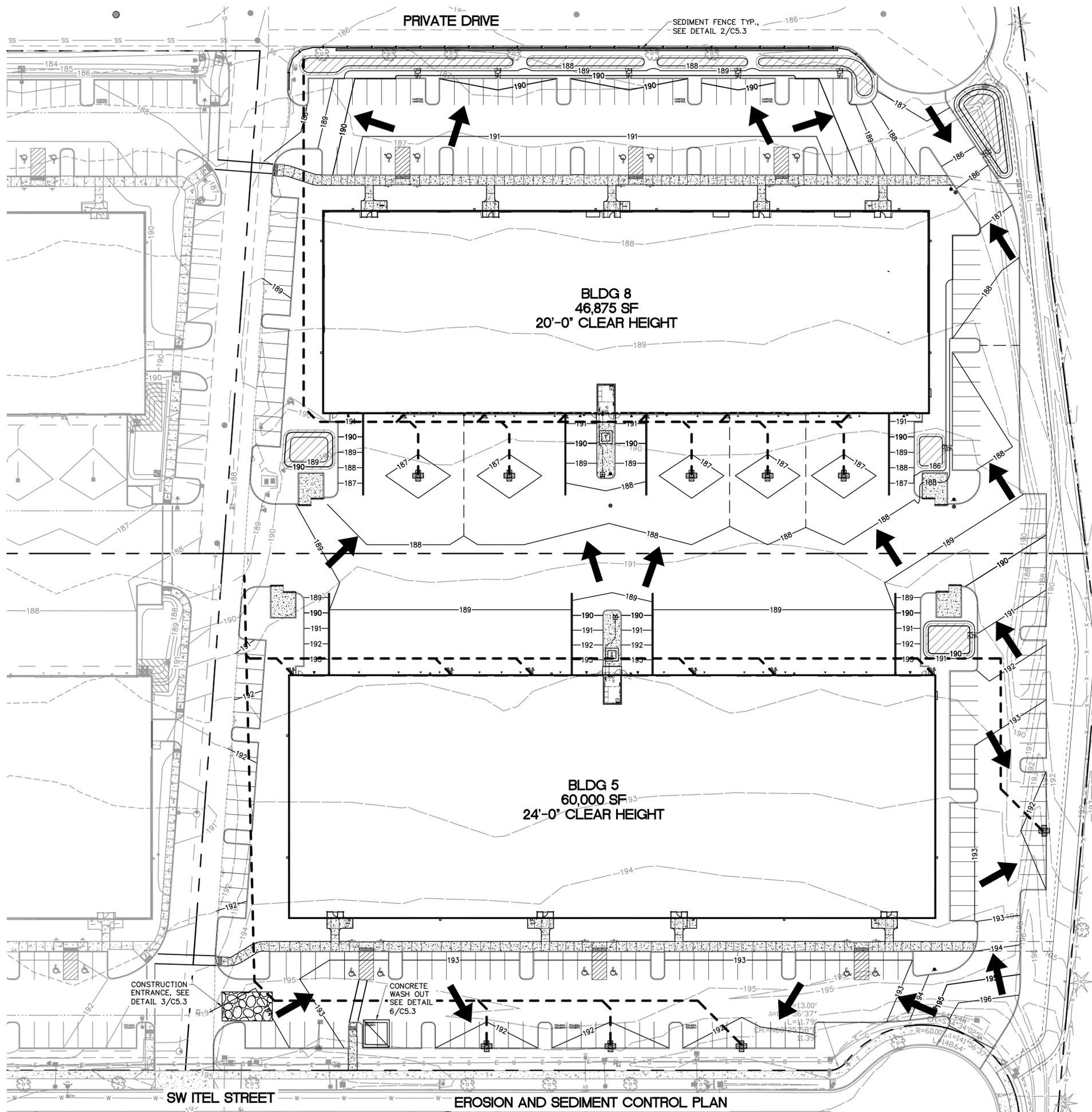
TREE PRESERVATION

ALL EXISTING TREES TO REMAIN. TREES TO BE REMOVED WERE DONE SO UNDER THE MASS GRADING ACTIVITY.

LEGEND

	CONCRETE WASH AREA		LONG-TERM SLOPE STABILIZATION MEASURES
	INLET PROTECTION		MATTING (GREENFIX STRAW/ COCONUT MAT TYPE: CFS072R)
	OUTLET PROTECTION		NEW IMPERVIOUS SURFACE
	SEDIMENT BARRIER (EXTERIOR)		ROCK FILTER BERM
	SEDIMENT BARRIER (INTERIOR)		CONSTRUCTION ENTRANCE
	ORANGE CONSTRUCTION FENCE		TEMPORARY SLOPE STABILIZATION MEASURES
	DRAINAGE FLOW DIRECTION		EXISTING TREE
	50' VEGETATED CORRIDOR PLUS 15' TOP OF BANK SETBACK		





EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

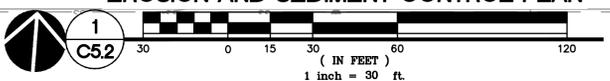
1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. ALL "SEDIMENT BARRIERS (TO BE INSTALLED AFTER GRADING)" SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
3. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
4. THE STORM FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO ROAD PAVING.
5. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

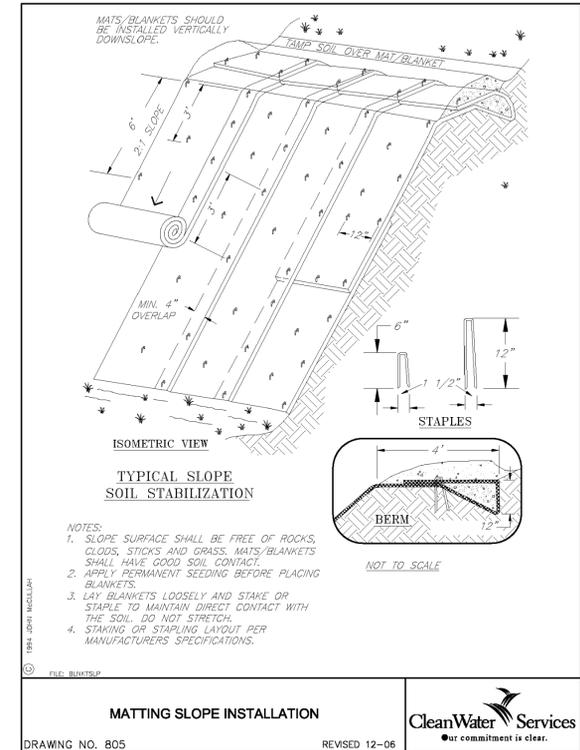
LEGEND

	CONCRETE WASH AREA
	INLET PROTECTION
	SEDIMENT BARRIER (EXTERIOR)
	SEDIMENT BARRIER (INTERIOR)
	ORANGE CONSTRUCTION FENCE
	CONSTRUCTION ENTRANCE
	NEW IMPERVIOUS SURFACE
	MATTING (GREENFIX STRAW/COCONUT MAT TYPE: CFS072R)
	DRAINAGE FLOW DIRECTION

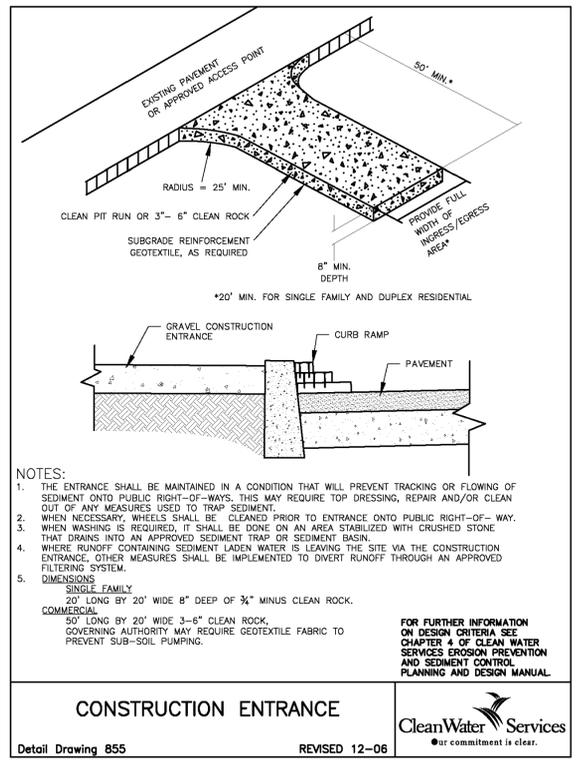
REVISIONS:

NO.	DESCRIPTION	REVISION	DATE

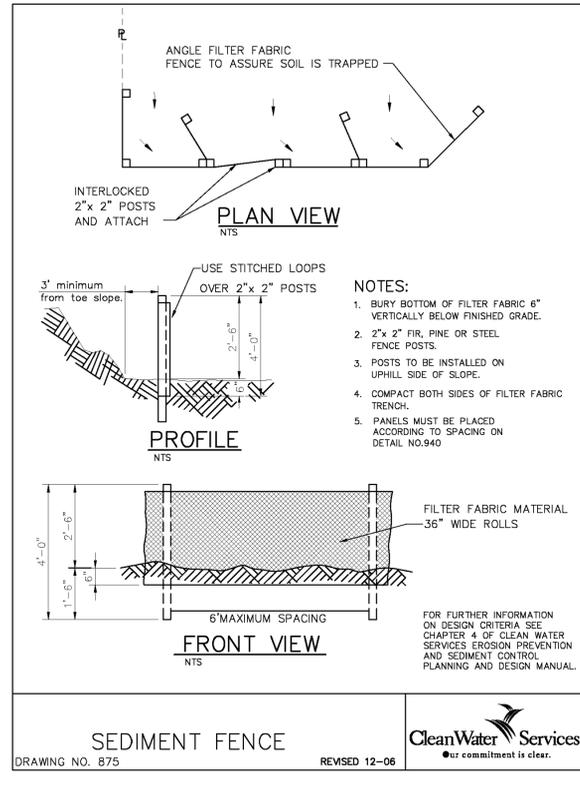




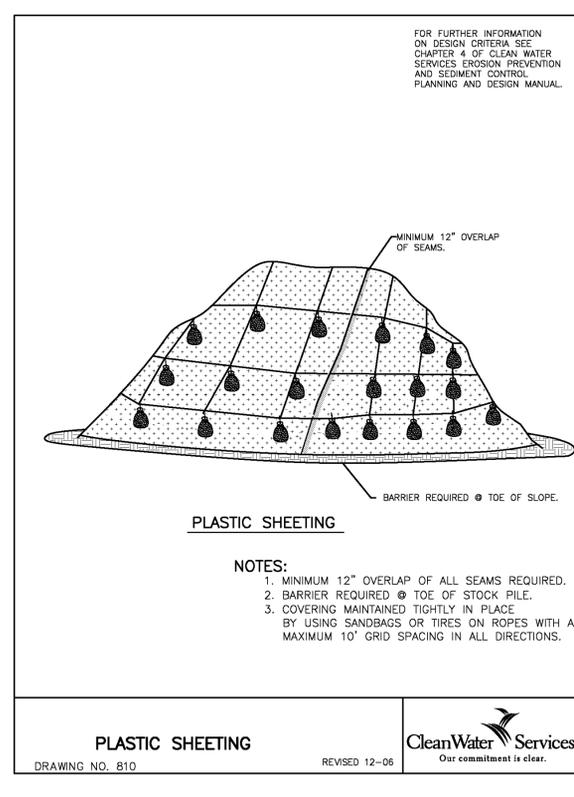
4 CLEAN WATER SERVICES DWG. 805
C5.3 N.T.S.



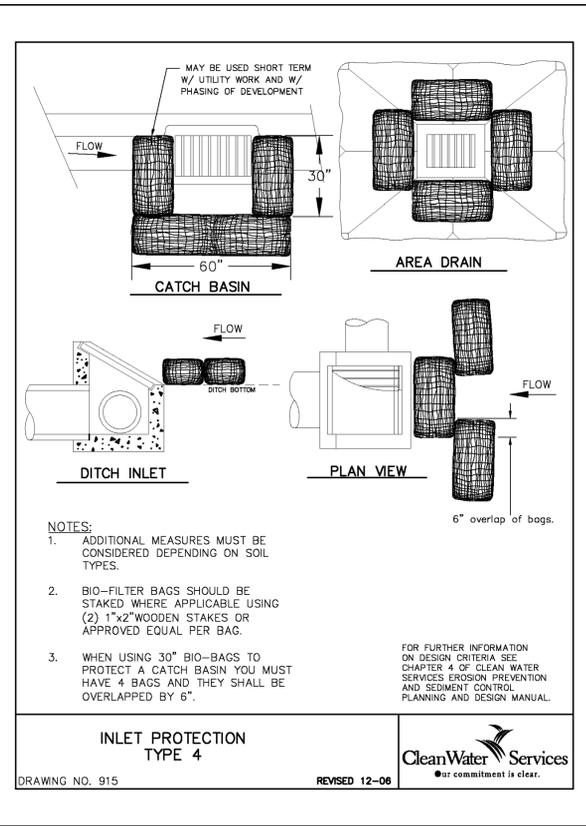
3 CLEAN WATER SERVICES DWG. 855
C5.3 N.T.S.



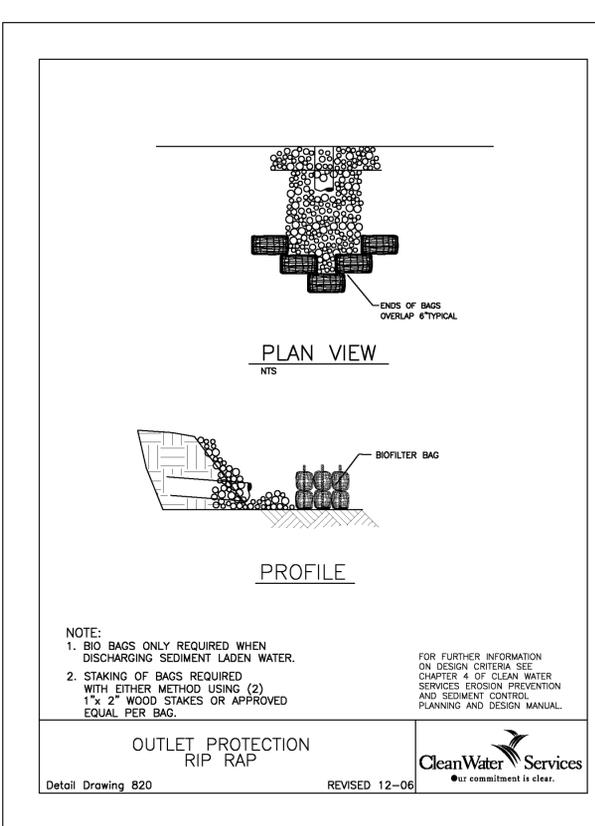
2 CLEAN WATER SERVICES DWG. 875
C5.3 N.T.S.



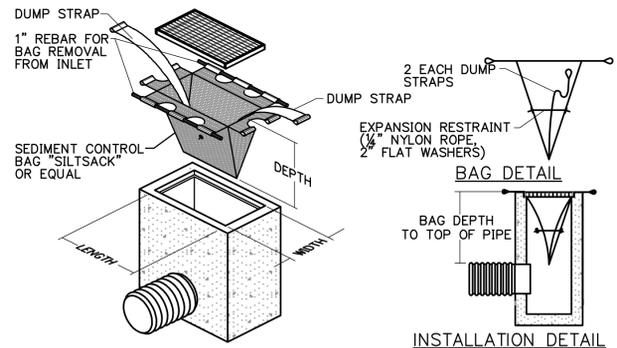
1 CLEAN WATER SERVICES DWG. 810
C5.3 N.T.S.



7 CLEAN WATER SERVICES DWG. 915
C5.3 N.T.S.

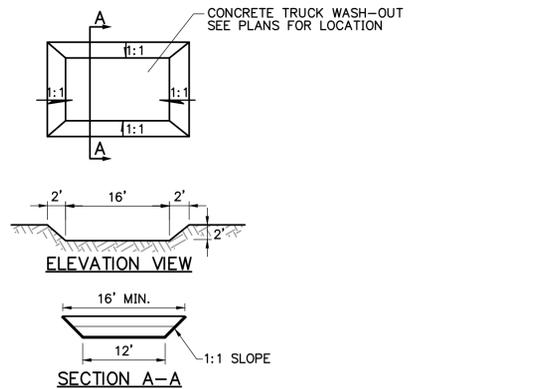


8 CLEAN WATER SERVICES DWG. 820
C5.3 N.T.S.



NOTE:

- THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.
- THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).
- THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL/MIN/SP) AS PER THE MANUFACTURER'S SPECS.
- THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
- SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.

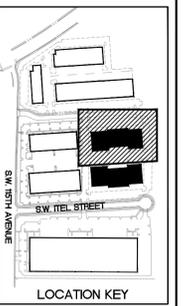


NOTES:

- CONCRETE WASHOUT AREA. LOCATED SO RUNOFF CANNOT ENTER STORM SYSTEM. IF WASH-OUT CANNOT BE LOCATED MINIMUM OF 50' FROM ENTRY TO STORM SYSTEM, THAN SECONDARY MEASURES SUCH AS BERMS AND TEMPORARY SETTLING PITS MAY BE REQUIRED.
- CONTRACTOR SHALL CLEAN OUT CONCRETE TRUCK WASH-OUT AREA WHEN WHEN DEPTH REACHES 1'.

SEDIMENT FENCE CONSTRUCTION NOTES

- SELECTION OF FILTER FABRIC TENSILE AND BURSTING STRENGTH DEPENDS ON THE SLOPE CHARACTERISTICS. THE USE OF STANDARD OR HEAVY DUTY FILTER FABRIC SHALL MEET DESIGN STANDARDS. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES TO 120 DEGREES. SELECTION SHALL BE BASED ON STANDARD ENGINEERING PRINCIPLES FOR DESIGN.
- STANDARD OR HEAVY DUTY FILTER FABRIC FENCE SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS SHALL BE INSTALLED ON THE UP-HILL SIDE OF THE SLOPED AREA, WITH POSTS SPACED A MAXIMUM OF 6 FEET APART.
- FILTER FABRIC FENCE SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES DOWNHILL OF POSTS. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION SHALL BE FIRMLY REDEPOSITED ALONG THE ENTIRE TRENCHED AREA ON THE DOWNHILL SIDE OF THE FENCE.
- THE PHYSICAL INTEGRITY OF ALL MATERIALS SHALL BE SUFFICIENT TO MEET THE REQUIREMENTS OF THEIR INTENDED USE AND WITHSTAND NORMAL WEAR AND TEAR.
- WHERE PRACTICAL THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, 2"x2" POSTS SHALL BE INTERLOCKED WITH EACH OTHER AND BE ATTACHED SECURELY.
- SEDIMENT FENCES SHALL BE INSPECTED BY APPLICANT/CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS, RELOCATIONS OR ADDITIONS SHALL BE MADE IMMEDIATELY.
- AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE GREATER THAN 1/3 THE HEIGHT OF THE SEDIMENT FENCE ABOVEGROUND. SEDIMENT SHOULD BE REMOVED OR REGRADED INTO SLOPES, AND THE SEDIMENT FENCES REPAIRED AND RE-ESTABLISHED AS NEEDED.



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 12840 N.W. CORNELL RD.
 PORTLAND, OR 97229
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 FAX: 503 643-4798

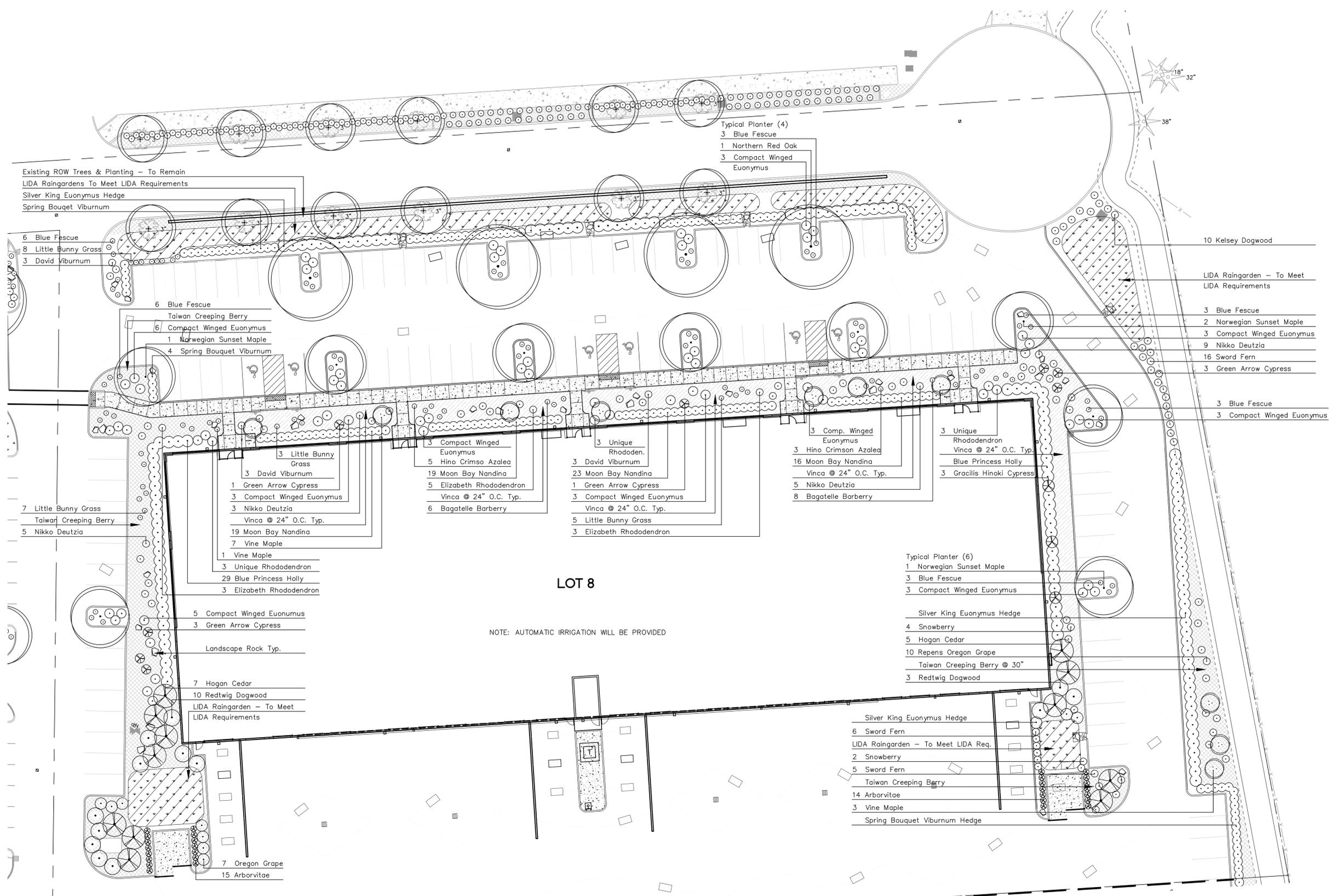
REGISTERED
 31
 HAROLD S. BEIGHLEY JR.
 OREGON
 LANDSCAPE ARCHITECT

**KOCH CORPORATE CENTER
 BUILDING 008**
 TUALATIN, OREGON

Revisions

DRAWN *AMM*
 CHECKED *HSB*
 DATE 02/27/15
 JOB NO. 1508

L-1
 OF 2



Existing ROW Trees & Planting - To Remain
 LIDA Raingardens To Meet LIDA Requirements
 Silver King Euonymus Hedge
 Spring Bouquet Viburnum

Typical Planter (4)
 3 Blue Fescue
 1 Northern Red Oak
 3 Compact Winged Euonymus

10 Kelsey Dogwood

LIDA Raingarden - To Meet LIDA Requirements

3 Blue Fescue
 2 Norwegian Sunset Maple
 3 Compact Winged Euonymus
 9 Nikko Deutzia
 16 Sword Fern
 3 Green Arrow Cypress

3 Blue Fescue
 3 Compact Winged Euonymus

6 Blue Fescue
 8 Little Bunny Grass
 3 David Viburnum

6 Blue Fescue
 Taiwan Creeping Berry
 6 Compact Winged Euonymus
 1 Norwegian Sunset Maple
 4 Spring Bouquet Viburnum

3 Little Bunny Grass
 3 David Viburnum
 1 Green Arrow Cypress
 3 Compact Winged Euonymus
 3 Nikko Deutzia
 Vinca @ 24" O.C. Typ.
 19 Moon Bay Nandina
 7 Vine Maple
 1 Vine Maple
 3 Unique Rhododendron
 29 Blue Princess Holly
 3 Elizabeth Rhododendron

5 Compact Winged Euonymus
 3 Green Arrow Cypress

Landscape Rock Typ.

7 Hogan Cedar
 10 Redtwig Dogwood
 LIDA Raingarden - To Meet LIDA Requirements

7 Oregon Grape
 15 Arborvitae

3 Compact Winged Euonymus
 5 Hino Crimson Azalea
 19 Moon Bay Nandina
 5 Elizabeth Rhododendron
 Vinca @ 24" O.C. Typ.
 6 Bagatelle Barberry

3 Unique Rhododendron
 3 David Viburnum
 23 Moon Bay Nandina
 1 Green Arrow Cypress
 3 Compact Winged Euonymus
 Vinca @ 24" O.C. Typ.
 5 Little Bunny Grass
 3 Elizabeth Rhododendron

3 Comp. Winged Euonymus
 3 Hino Crimson Azalea
 16 Moon Bay Nandina
 Vinca @ 24" O.C. Typ.
 5 Nikko Deutzia
 8 Bagatelle Barberry

Typical Planter (6)
 1 Norwegian Sunset Maple
 3 Blue Fescue
 3 Compact Winged Euonymus

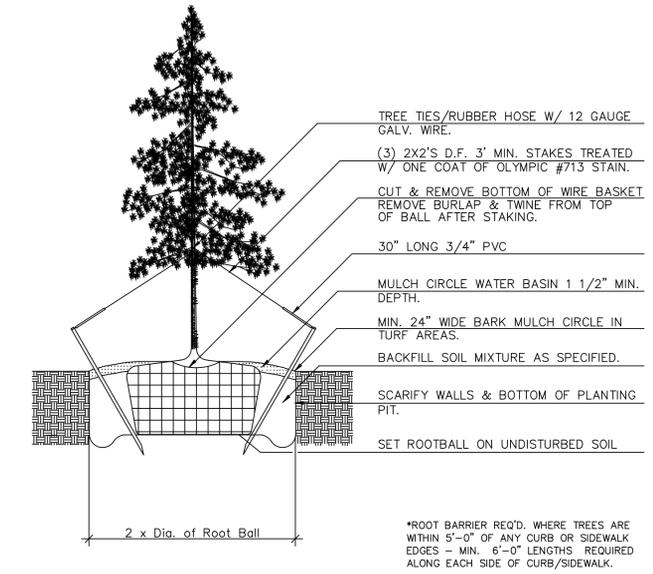
Silver King Euonymus Hedge
 4 Snowberry
 5 Hogan Cedar
 10 Repens Oregon Grape
 Taiwan Creeping Berry @ 30"
 3 Redtwig Dogwood

Silver King Euonymus Hedge
 6 Sword Fern
 LIDA Raingarden - To Meet LIDA Req.
 2 Snowberry
 5 Sword Fern
 Taiwan Creeping Berry
 14 Arborvitae
 3 Vine Maple
 Spring Bouquet Viburnum Hedge

PLANT MATERIALS LISTING FOR LOT 8:

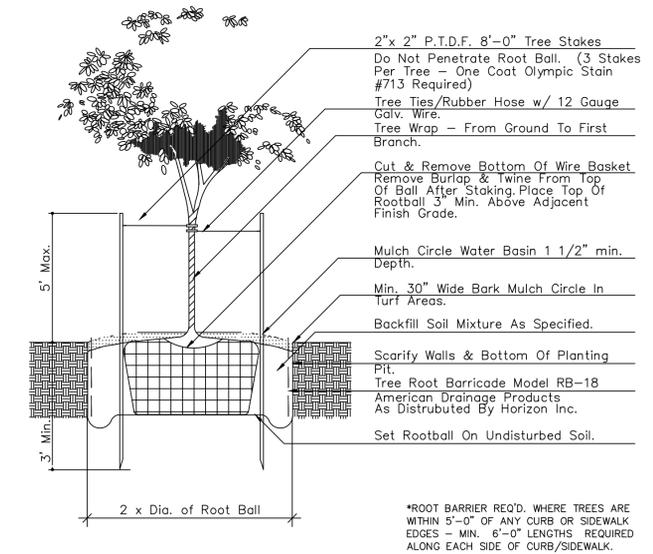
BOTANICAL NAME COMMON NAME	QTY.	SIZE	CONDITION	REMARKS
TREES				
Acer circinatum Vine Maple	10	4-5'	B&B	Multi-Trunk
Acer truncatum x A. platanoides 'Keithsform' Norwegian Sunset Maple	9	1 1/2" Cal.	B&B	
Chamaecyparis nootkatensis 'Green Arrow' Green Arrow Cypress	8	6-7'	B&B	
Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	3	4-5'	B&B	
Quercus rubra Northern Red Oak	4	1 1/2" Cal.	B&B	
Thuja plicata 'Fastigiata' Hogon Cedar	12	8-9'	B&B	
SHRUBS				
Berberis thunbergii 'Bagatelle' Bagatelle Barberry	1 Gal.	Can		10-12"
Cornus stolonifera Redtwig Dogwood	5 Gal.	Can		30-36"
Cornus stolonifera 'Kelsey' Kelsey Dogwood Dogwood	1 Gal.	Can		10-12"
Deutzia gracilis 'Nikko' Nikko Deutzia	1 Gal.	Can		10-12"
Euonymus alatus 'Compact' Compact Winged Euonymus	5 Gal.	Can		18-24"
Euonymus japonicus 'Silver King' Silver King Euonymus	5 Gal.	Can		18-24"
Festuca ovina 'Elija' Blue Fescue	1 Gal.	Can		10-12"
Gaultheria shallon Salal	2 Gal.	Can		12-15"
Ilex meserveae 'Blue Princess' Blue Princess Holly	18-21"	B&B		
Mahonia aquifolium 'Orange Flame' Repens Oregon Grape	2 Gal.	Can		12-15"
Nandina domestica 'Moon Bay' Moon Bay Nandina	5 Gal.	Can		15-18"
Pennisetum alopecuroides 'Little Bunny' Little Bunny Grass	1 Gal.	Can		10-12"
Polystichum munitum Sword Fern	1 Gal.	Can		10-12"
Rhododendron varieties: Elizabeth	12-15"	B&B		
Unique	18-24"	B&B		
Symphoricarpos alba Snowberry	2 Gal.	Can		12-15"
Viburnum davidi David Viburnum	2 Gal.	Can		12-15"
Viburnum plicatum tomentosum 'Watanabe' Watanabe Doublefile Viburnum	5 Gal.	Can		18-24"
Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	5 Gal.	Can		15-18"
GROUND COVER & VINES				
Rubus pentalobus 'Emerald Carpet' Taiwan Creeping Berry	4"	Pots		Triangular Spaced
Vinca minor Vinca	4"	Pots		Triangular Spaced
Landscape Rocks Native Basalt	3-5 cu.ft.			

PLANTING DETAILS



CONIFER PLANTING DETAIL

NTS



TREE PLANTING DETAIL - SHRUB PLANTING SIMILAR

NOTES

1. B&B STOCK MAY BE SUBSTITUTED WITH CONTAINER STOCK OF EQUAL GRADE.
2. CONTAINER STOCK MAY BE SUBSTITUTED WITH B&B STOCK OF EQUAL GRADE.
3. PLANT MATERIAL SHALL CONFORM WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 1986 EDITION.
4. ALL TREES SHALL BE BRANCHED.
5. MULCH ALL PLANTING BEDS WITH 3" MIN. LAYER OF SPECIFIED MULCH.
6. IN THE EVENT OF A DISCREPANCY BETWEEN THIS MATERIAL LISTING AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN THE PLANT SPECIES AND QUANTITIES REQ.
7. IN THE EVENT OF QUESTION OR LACK OF CLARITY ON DRAWINGS, LANDSCAPE CONTRACTOR IS TO CALL LANDSCAPE ARCHITECT BEFORE PROCEEDING.
8. LANDSCAPE CONTRACTOR IS TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIAL / GREEN SIDE UP.
9. ADJUST PLANT LAYOUT AS REQUIRED TO FIT IRRIGATION COVERAGE PATTERN.

ARCHITECTURAL REVIEW SUBMITTAL: FEBRUARY 27, 2015

2140559.001

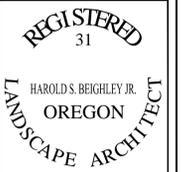
LANDSCAPE DETAILS



BEIGHLEY & ASSOCIATES INC.

LANDSCAPE ARCHITECTURE AND PLANNING

12840 N.W. CORNELL RD.
PORTLAND, OR 97229
PHONE: 503 643-4796
FAX: 503 643-4798



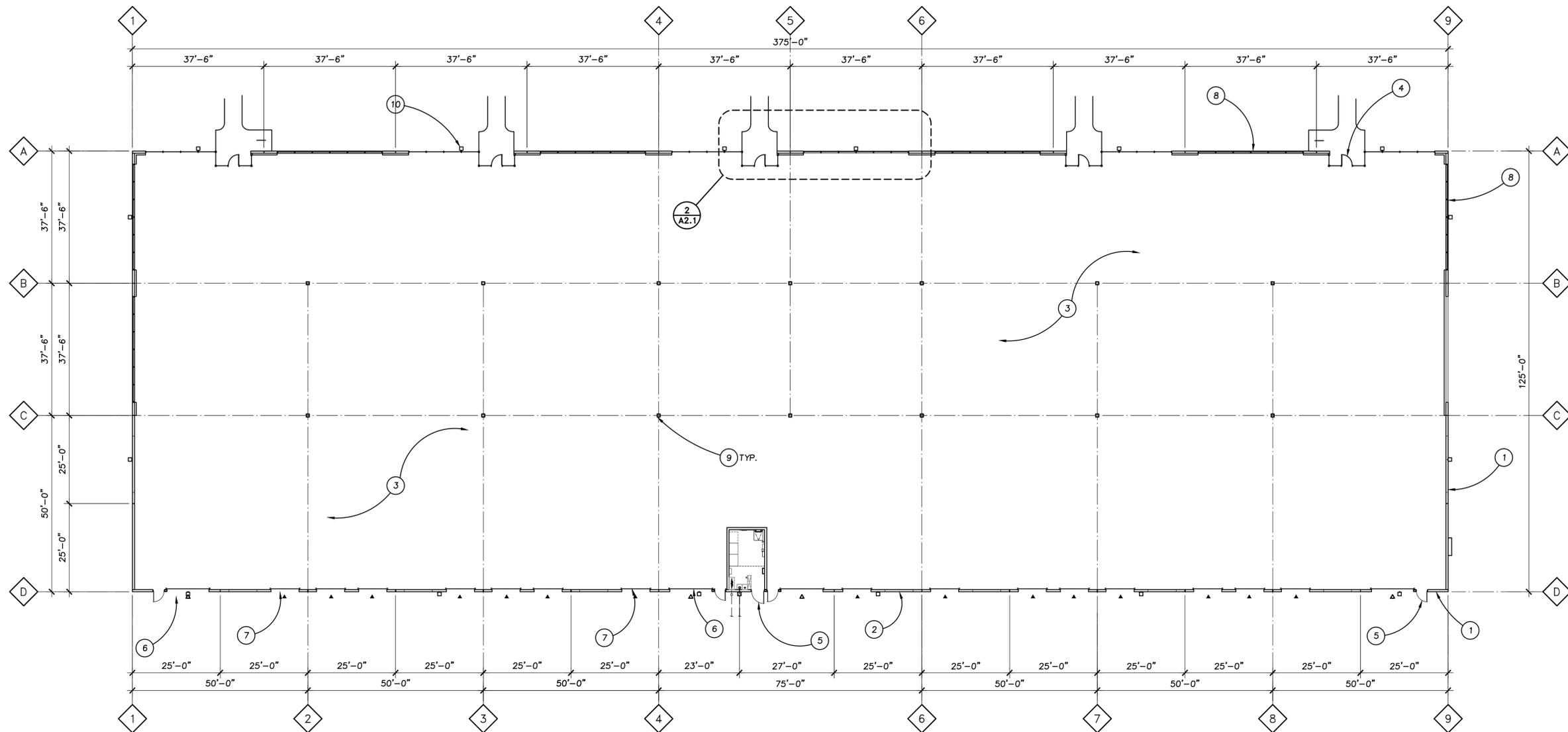
KOCH CORPORATE CENTER
BUILDING 008
TUALATIN, OREGON

Revisions

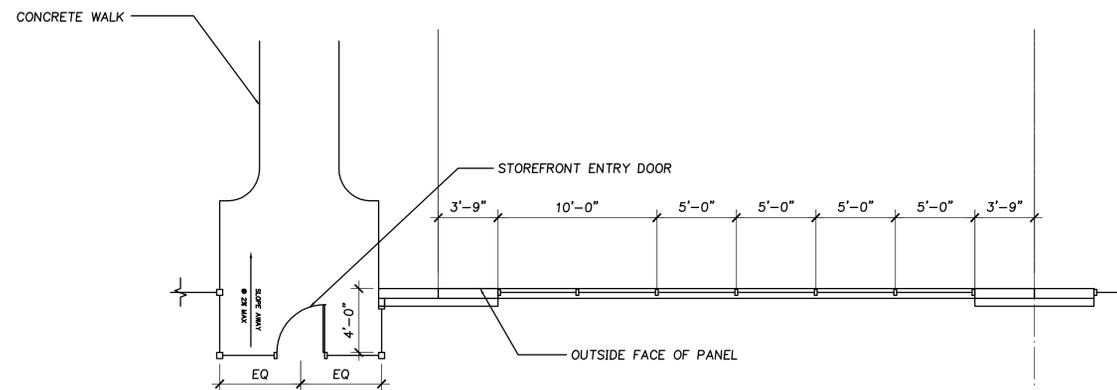
DRAWN AMM
CHECKED HSB
DATE 02/27/15
JOB NO. 1508

L-2

OF 2



1 FLOOR PLAN
A2.1 1/16"=1'-0"



2 ENLARGED PLAN
A2.1 1/16"=1'-0"

GENERAL NOTES

- PROVIDE MECHANICAL VENTILATION AS REQUIRED BY 2012 WASHINGTON STATE ENERGY CODE.
- VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
- SEE STRUCTURAL PANEL ELEVATIONS FOR PANEL THICKNESS.
- SEE STRUCTURAL DRAWINGS FOR FRAMING INFORMATION.
- SEE CIVIL FOR ADDITIONAL SITE INFORMATION.

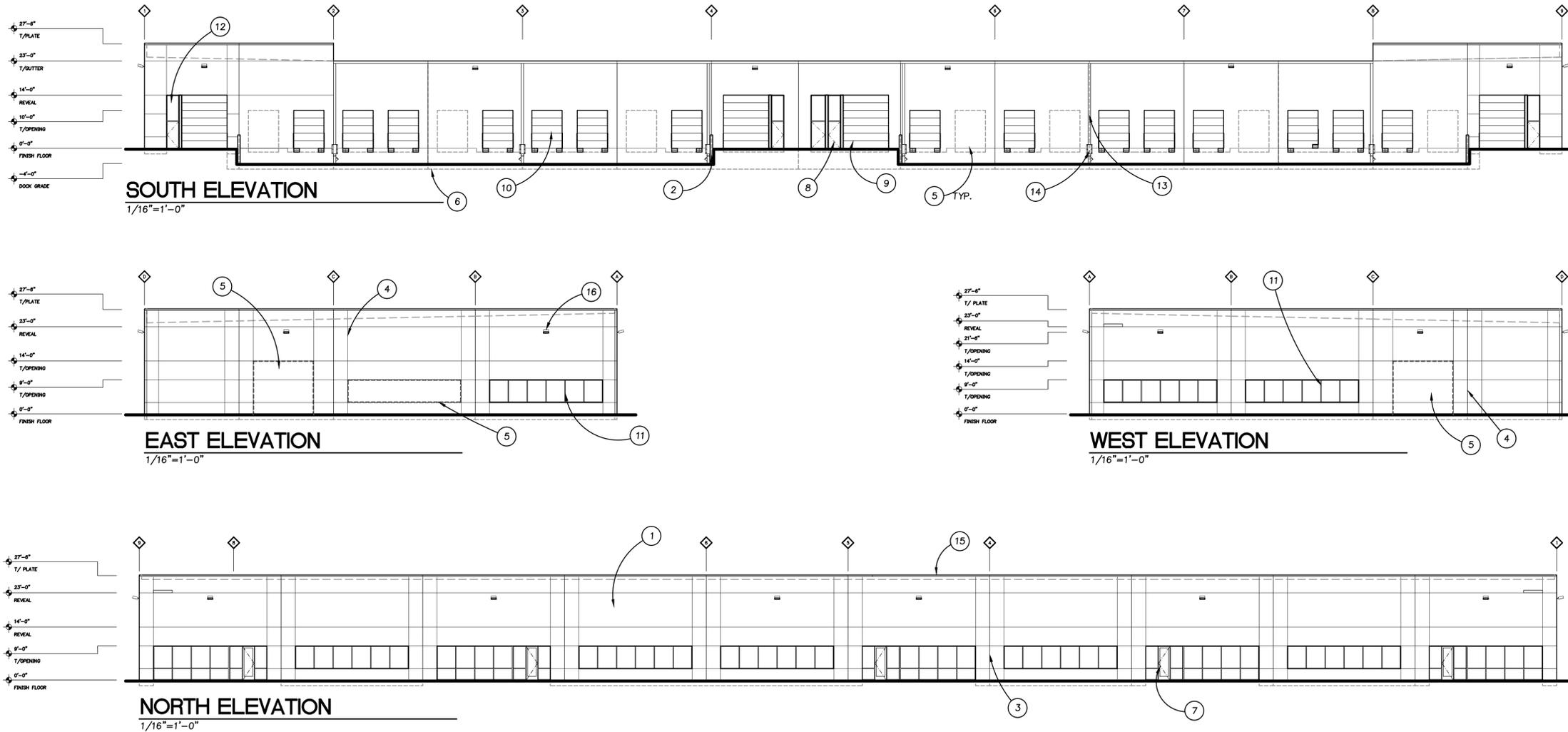
KEYNOTES

- CONCRETE PANEL
- FUTURE OPENING
- CONCRETE SLAB
- STOREFRONT ENTRY DOOR
- HOLLOW METAL DOOR
- ON GRADE DOOR
- DOCK HIGH DOOR
- STOREFRONT WINDOW SYSTEM
- STEEL COLUMN
- DOWN SPOUT
- FULL HEIGHT METAL STUD WALL
- ROOF ACCESS LADDER

LEGEND

- | | |
|--|---------------------|
| | CONCRETE TILT WALL |
| | FUTURE OPENING |
| | DOCK-HIGH O.H. DOOR |
| | DRIVE-IN O.H. DOOR |
| | DOWN SPOUT |

NO.	REVISIONS	REVISIONS	REVISION DELTA
REVISED	THIS	CLOSING	DATE
SHEET	SHEET		

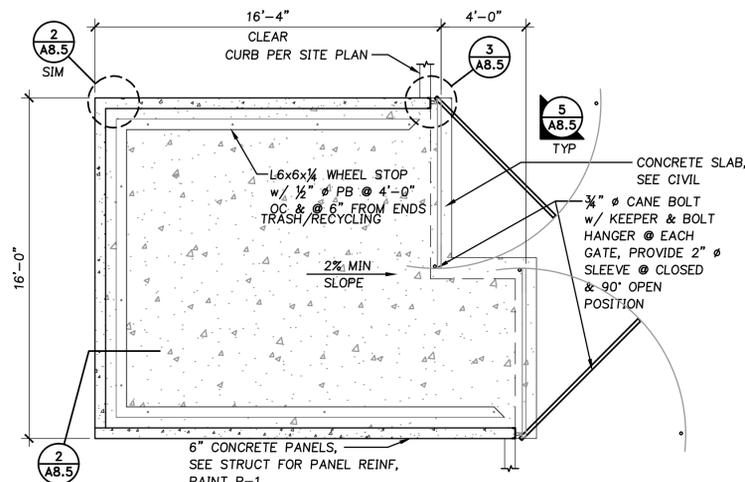


GENERAL NOTES

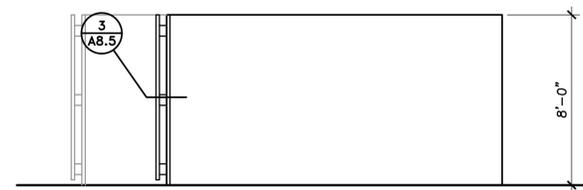
- A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- B. SEE STRUCTURAL DRAWINGS FOR PANEL THICKNESS

KEYNOTES

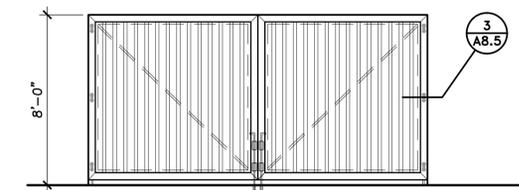
- | | |
|------------------------------|---------------------------------|
| 1. PAINTED CONCRETE PANEL | 13. SCUPPER & DOWNSPOUT |
| 2. 42" TALL RETAINING WALL | 14. DOWNSPOUT GUARD & CLEAN OUT |
| 3. PANEL JOINT | 15. CAP FLASHING |
| 4. REVEAL | 16. YARD LIGHT |
| 5. FUTURE OPENING | |
| 6. PANEL BELOW GRADE | |
| 7. STOREFRONT ENTRY DOOR | |
| 8. HOLLOW METAL DOOR | |
| 9. ON GRADE DOOR | |
| 10. DOCK HIGH DOOR | |
| 11. STOREFRONT WINDOW SYSTEM | |
| 12. TRANSOM WINDOW | |



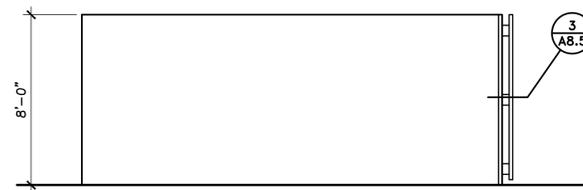
NOTE:
ALL STEEL TO BE GALVANIZED AND PAINTED P1



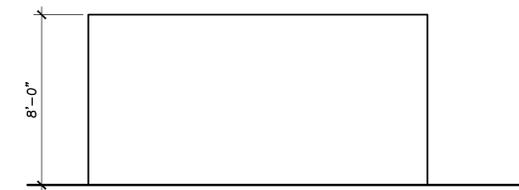
SIDE



FRONT



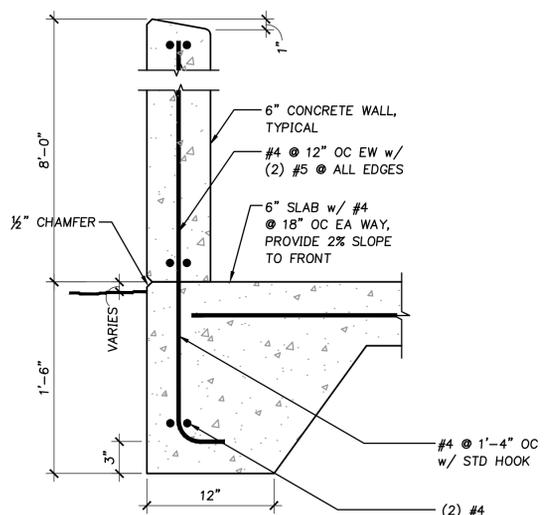
SIDE



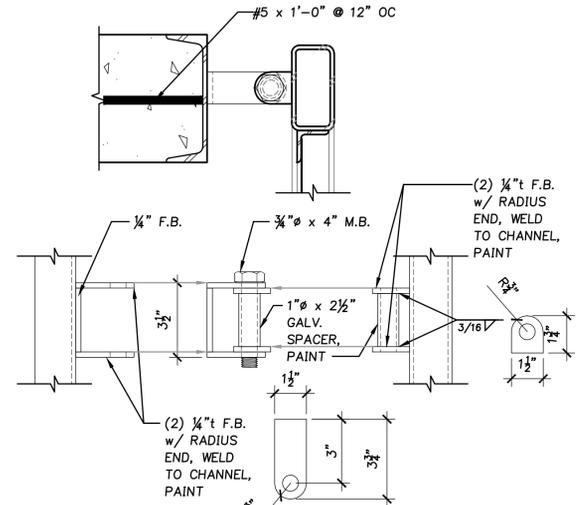
BACK

1 TRASH ENCLOSURE
A8.5

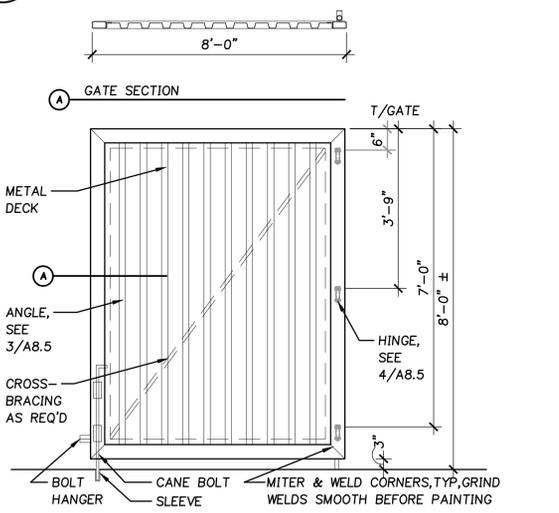
2 TRASH ENCLOSURE - ELEVATIONS
A8.5



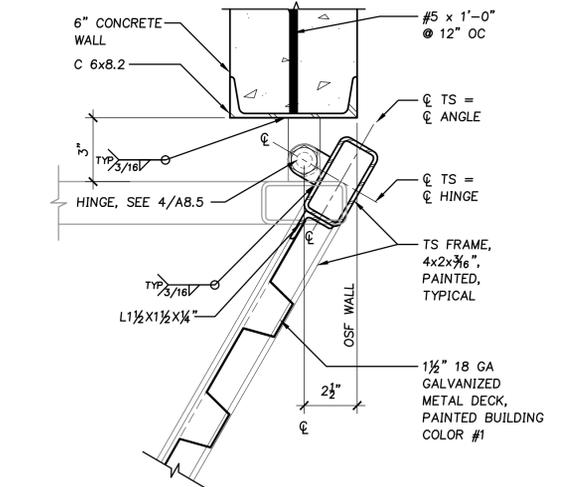
3 CONCRETE WALL
A8.5 AT TURNDOWN SLAB



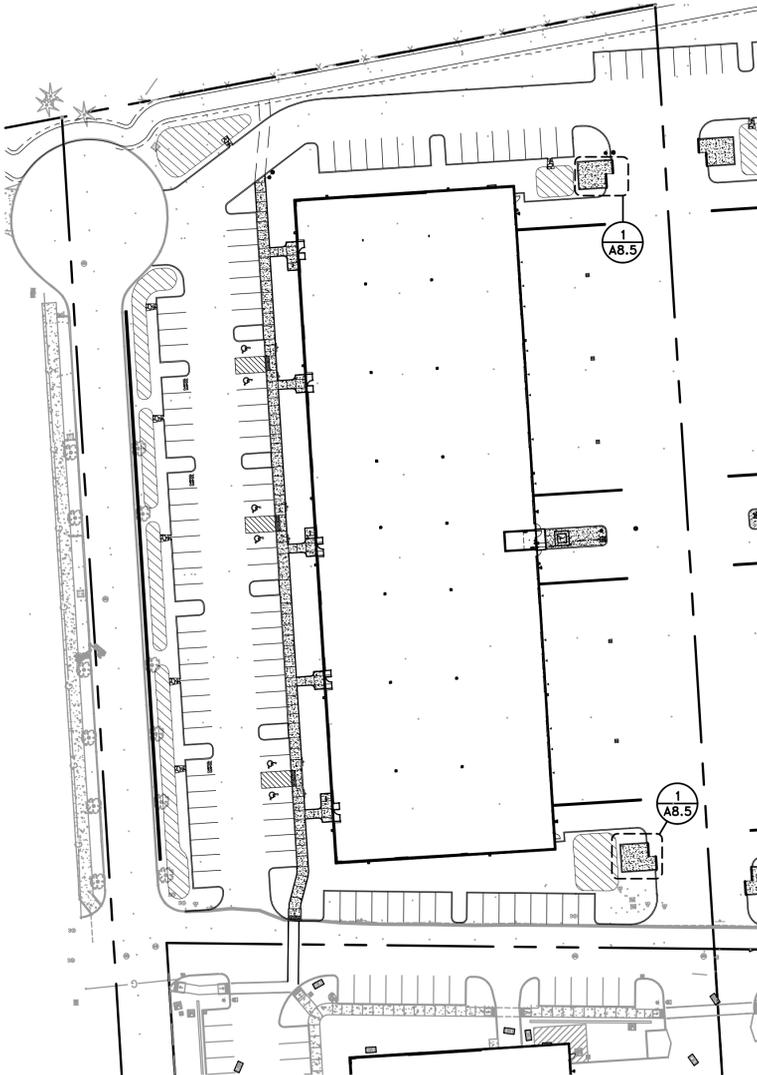
4 HINGE DETAIL
A8.5 (3) PER GATE, TYPICAL



5 TYPICAL GATE ELEVATION
A8.5 AT TRASH ENCLOSURE



6 GATE DETAIL
A8.5 AT TRASH ENCLOSURE



7 SITE PLAN
A8.5 NTS

SEE CIVIL PLAN FOR MORE INFORMATION



Architecture • Interiors
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Client

PacTrust



Project

**KOCH CORPORATE
CENTER**

LOT 5

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REVISIONS:

REVISION DELTA SHEET	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

SHEET TITLE:
**BUILDINGS 5 AND 8
LIGHTING ANALYSIS**

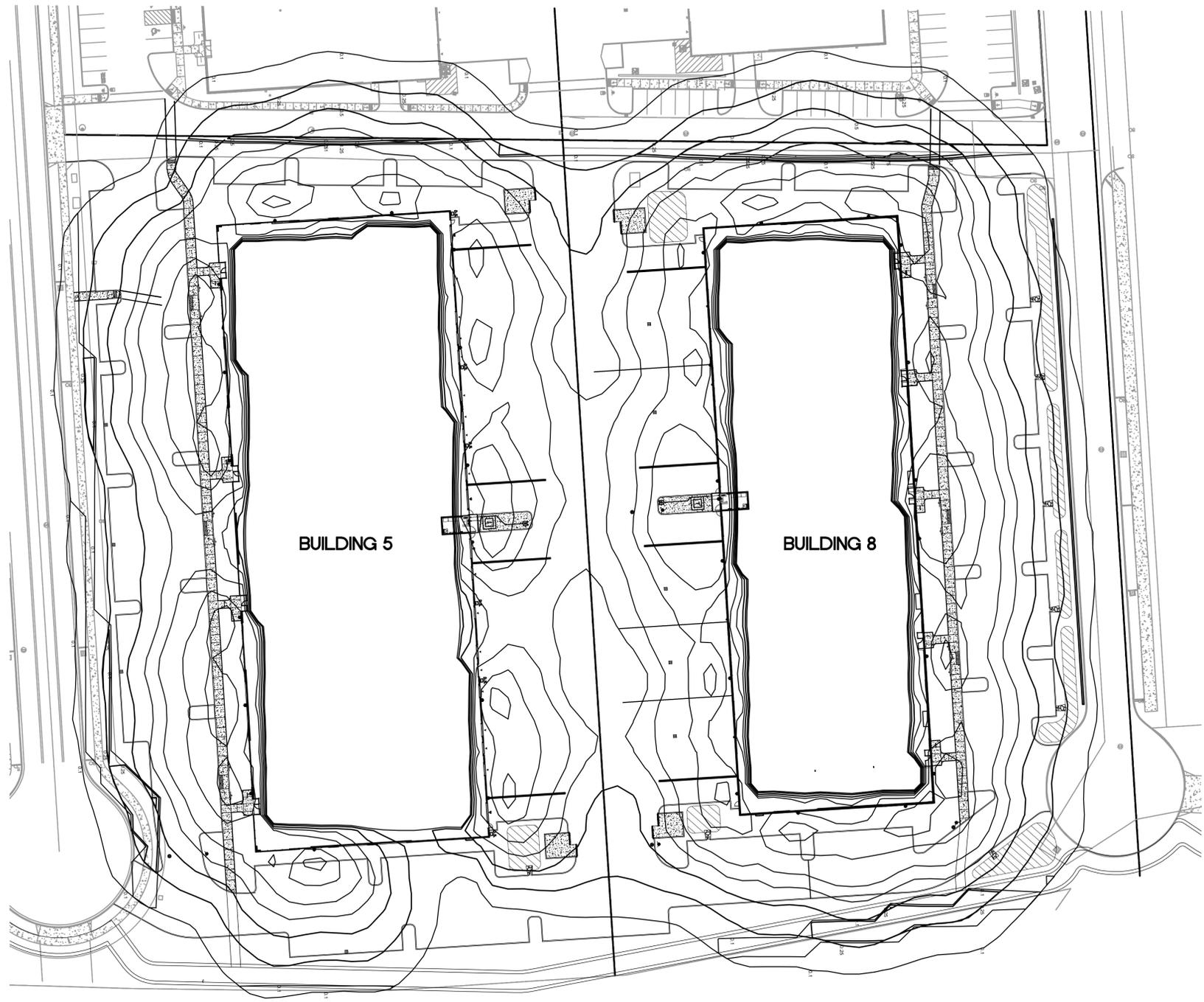
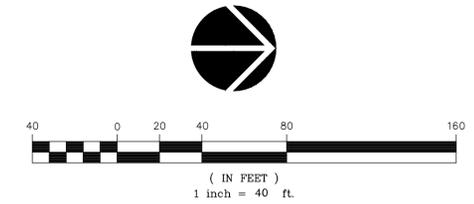
DRAWN BY: BMR

CHECKED BY:

SHEET:

SL1.1

JOB NO. **2140559.01**



STATISTICS							
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN	AVG/MAX
BEYOND PROPERTY LINE	+	0.1	0.9 fc	0.0 fc	N/A	N/A	1.0:9

LUMINAIRE SCHEDULE						
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	WATTAGE	
☐	A	32	DSXW2 LED 30C 1000 40K TFTM MVOLT	DSXW2 LED WITH 3 LIGHT ENGINE, 30 LED'S, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	109	
☐	C-T3M	0	DSX0 LED 40C 1000 40K T3M MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 4000K, @ 1000mA WITH HOUSE SIDE SHEILD	138	

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: WEDDLE SURVEYING, DATE: MAY 6, 2010, UPDATED TOPO ONLY, JUNE 21, 2011