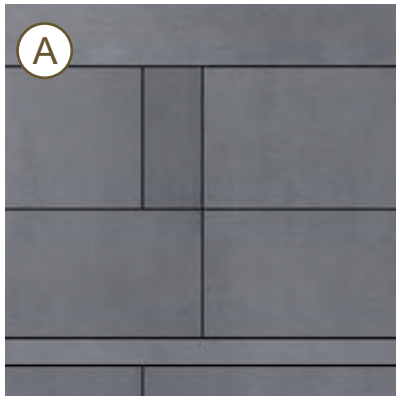
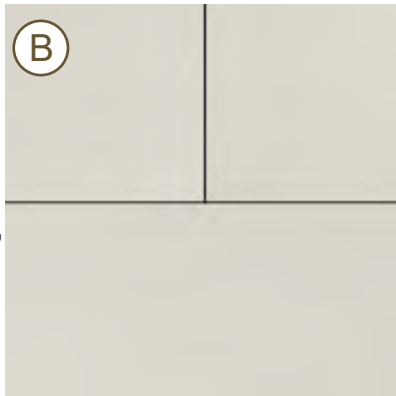


CIS EXTERIOR MATERIAL BOARD



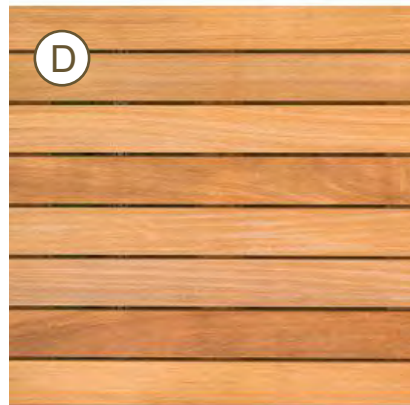
EQUITONE:
"ARGENT GREY"



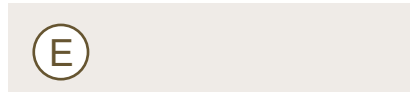
EQUITONE:
"CHALK"



RECKLI CONCRETE
FORMLINER
2/74 URAL



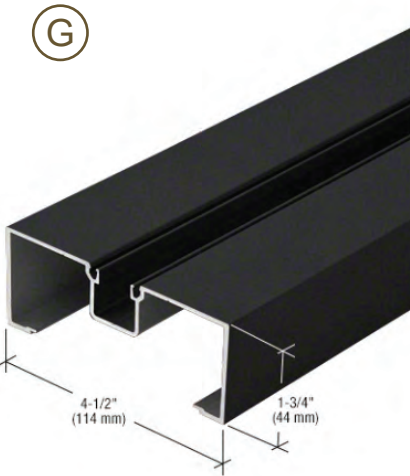
VERTICAL GRAIN
CEDAR SOFFIT AT
CANOPY & OVERHANG



SHERWIN- WILLIAMS:
SNOWBOUND



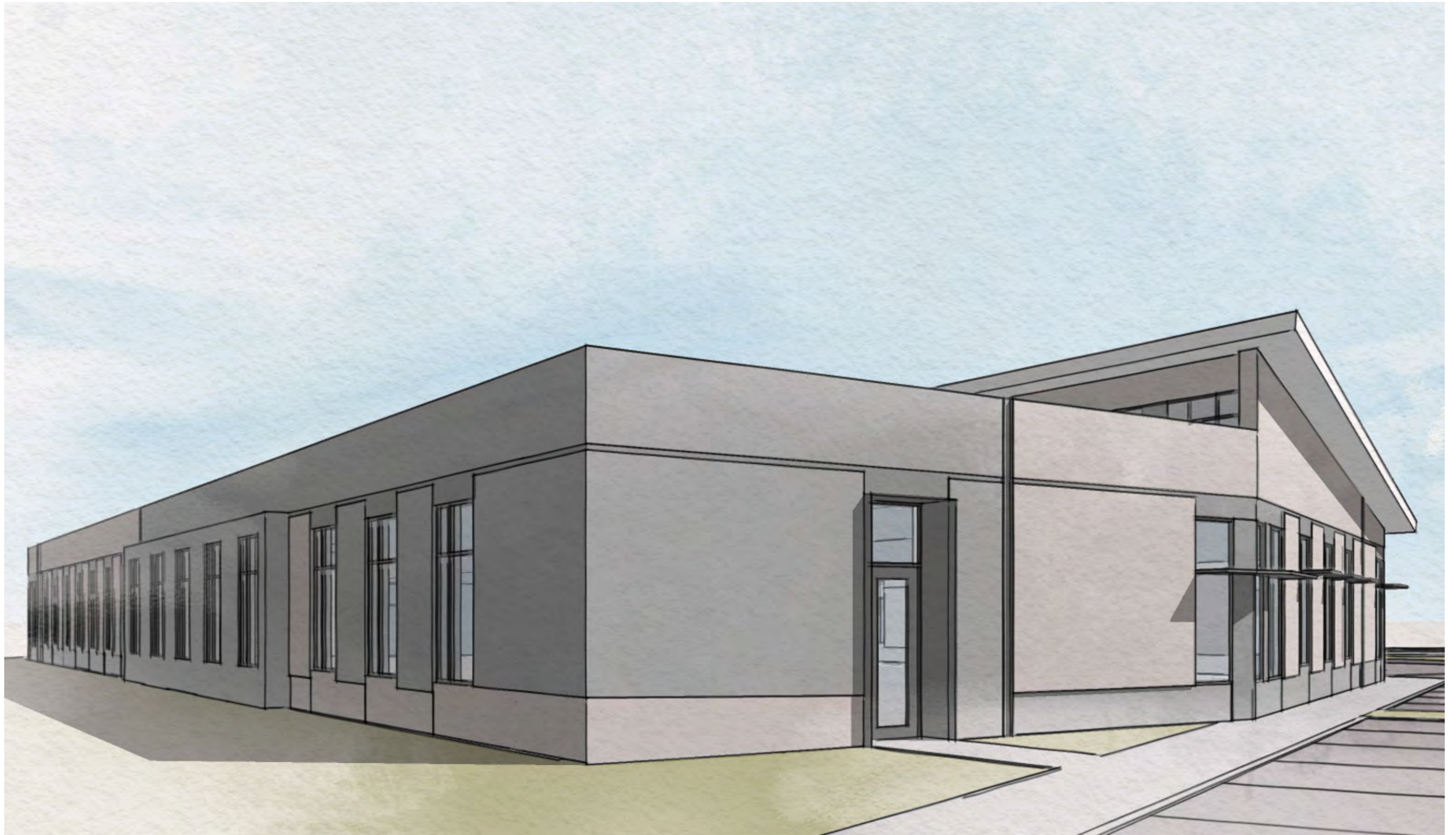
SHERWIN- WILLIAMS:
GAUNTLET GRAY

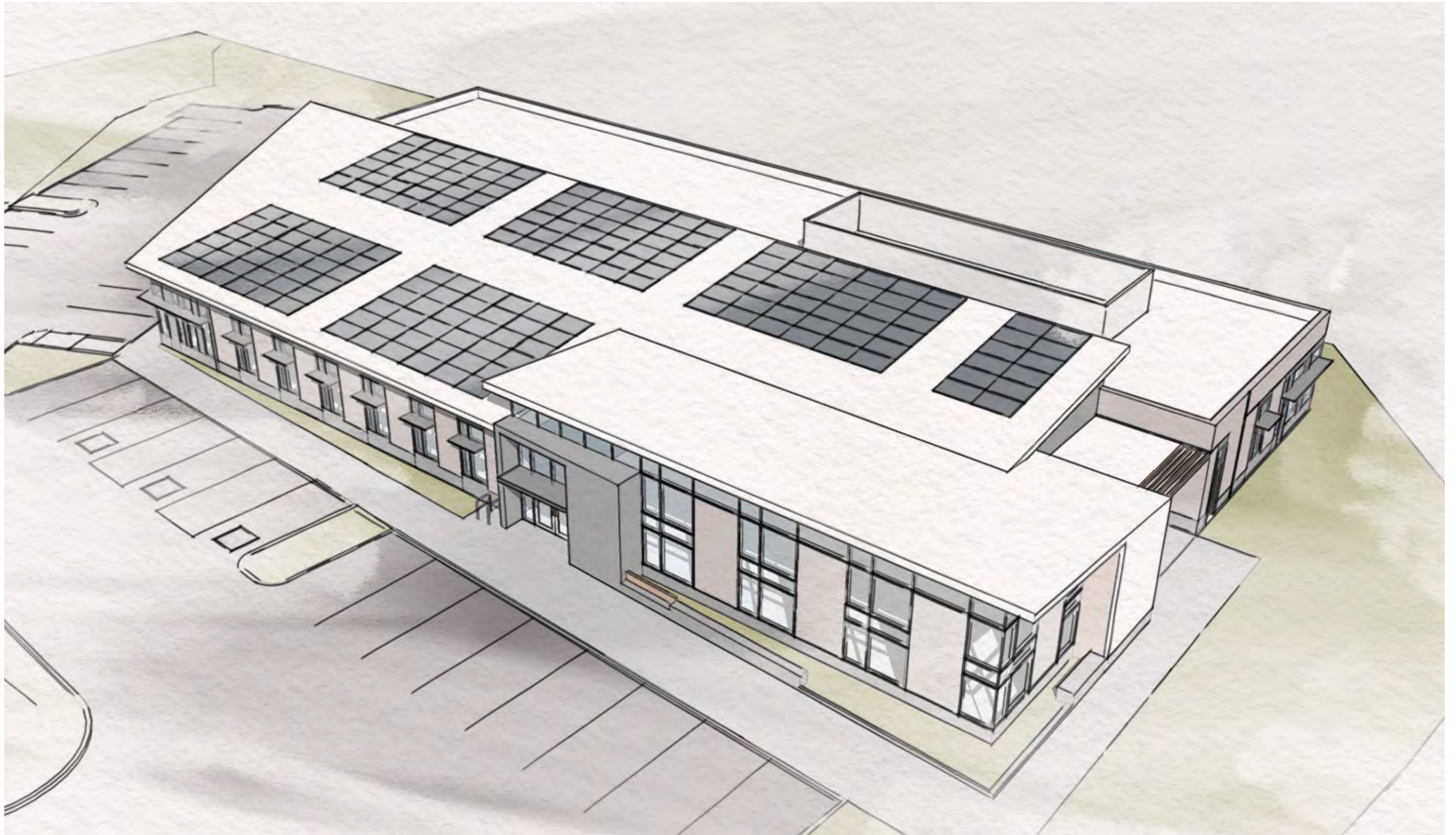


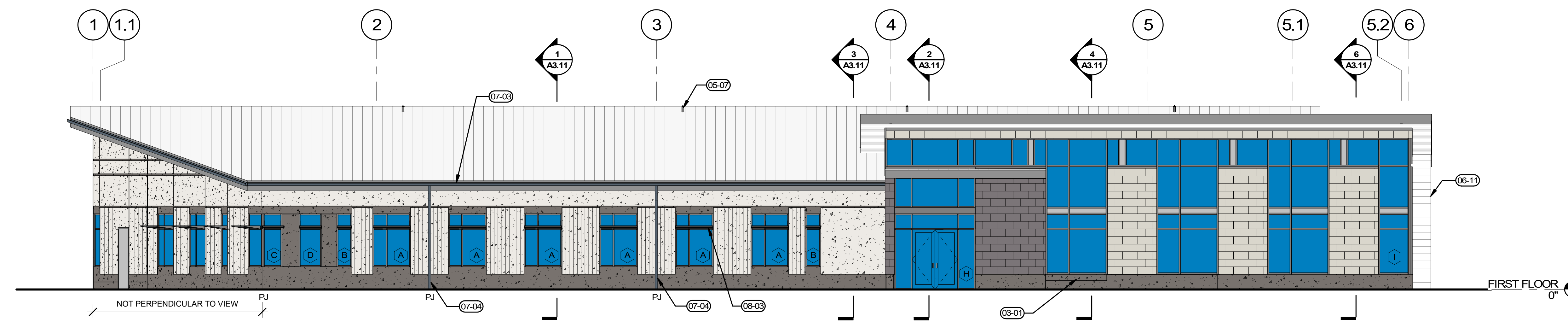
BLACK ANODIZED
MULLION



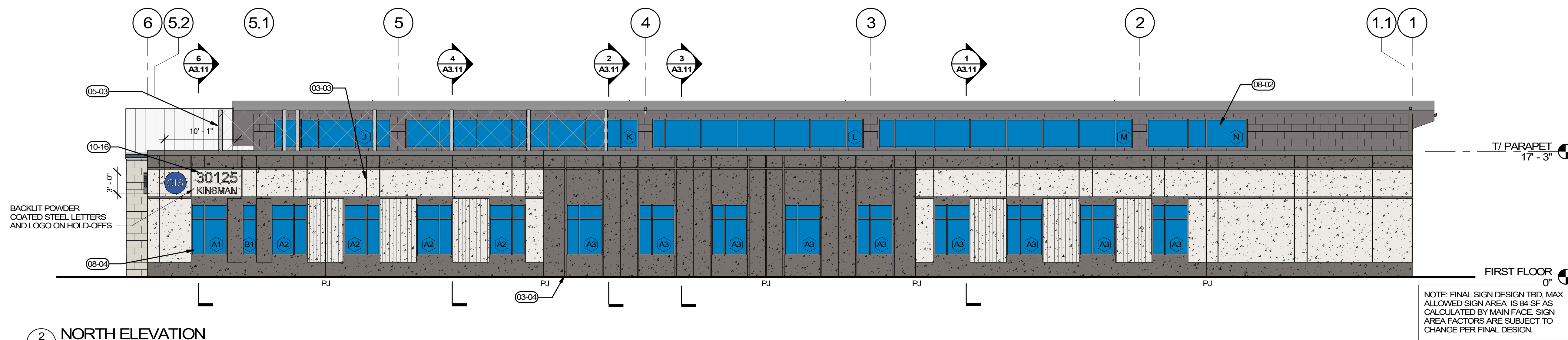




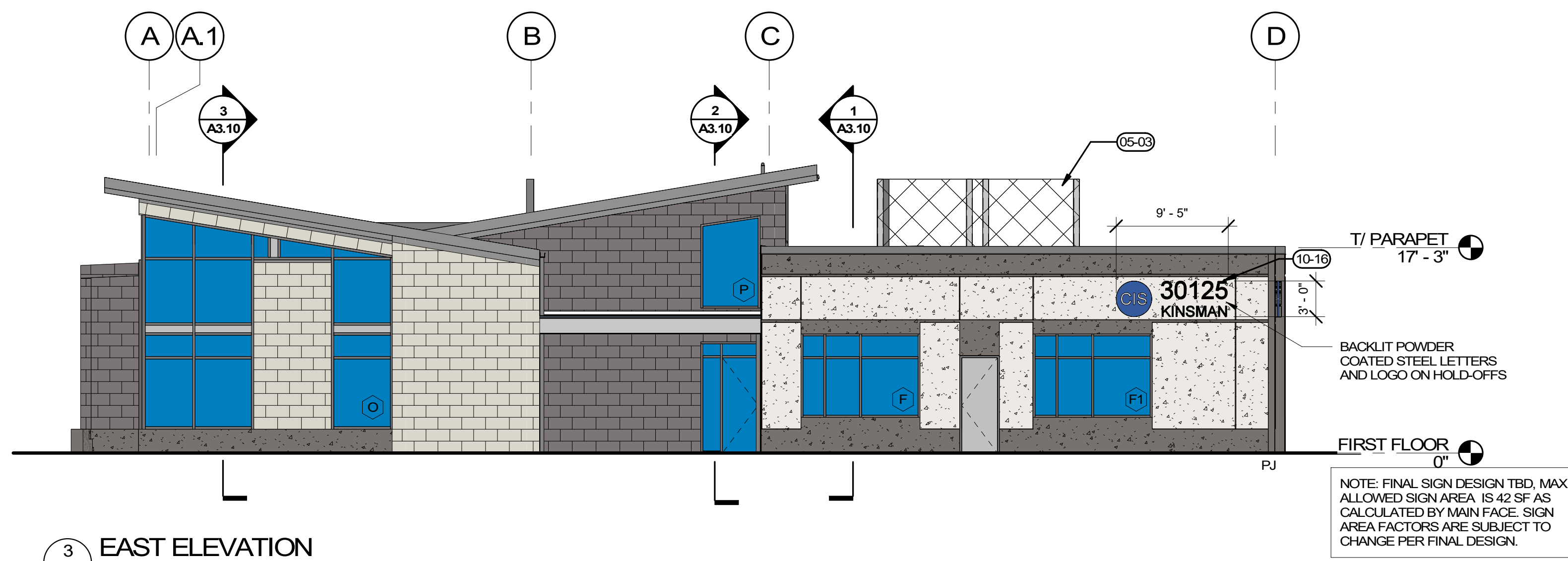




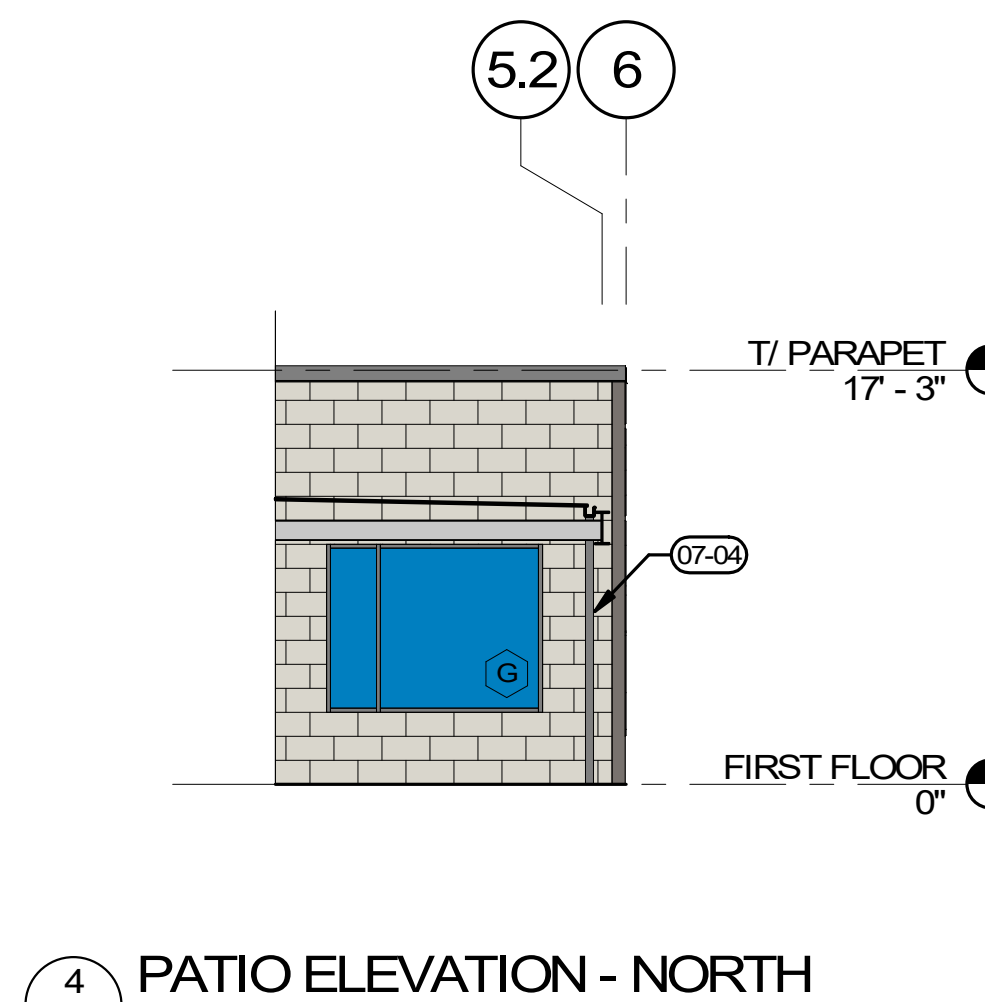
1 SOUTH ELEVATION
A2.10 1/8" = 1'-0"



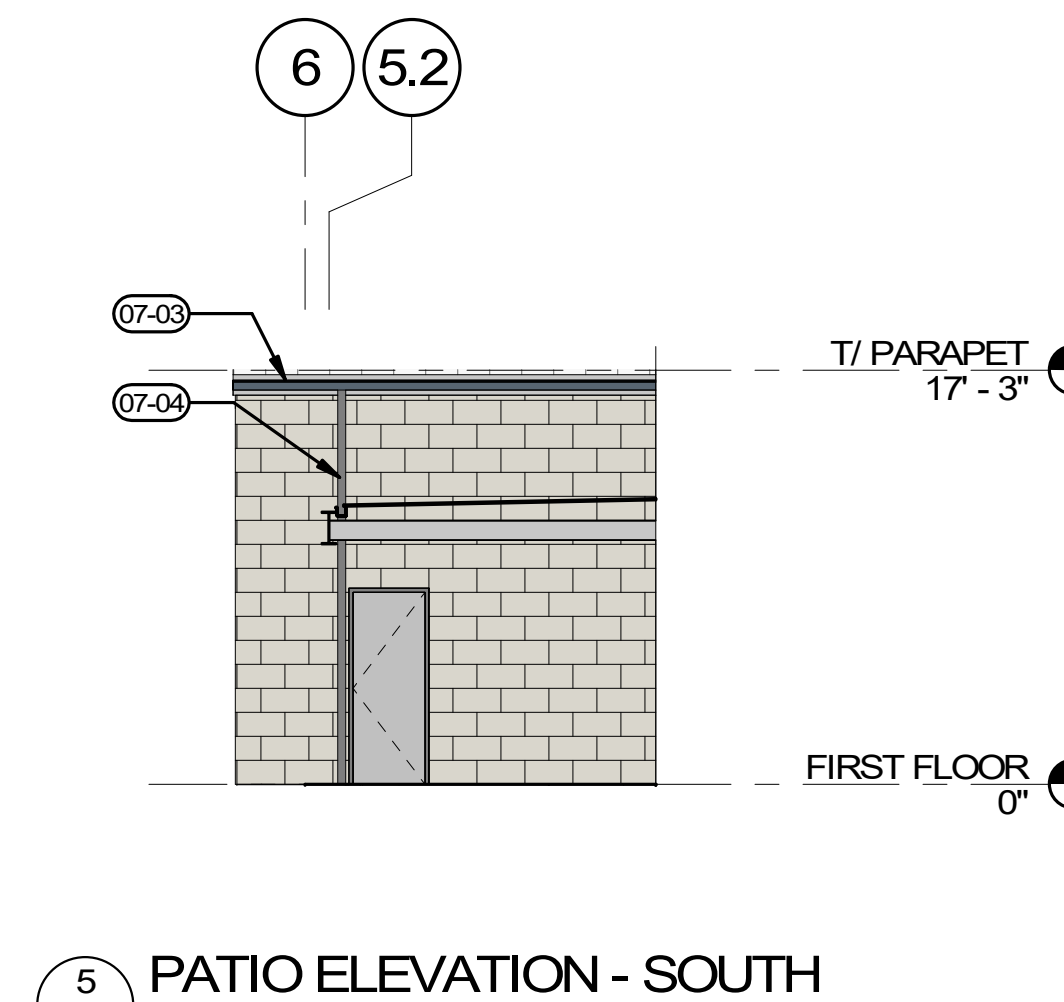
2 NORTH ELEVATION
A2.10 1/8" = 1'-0"



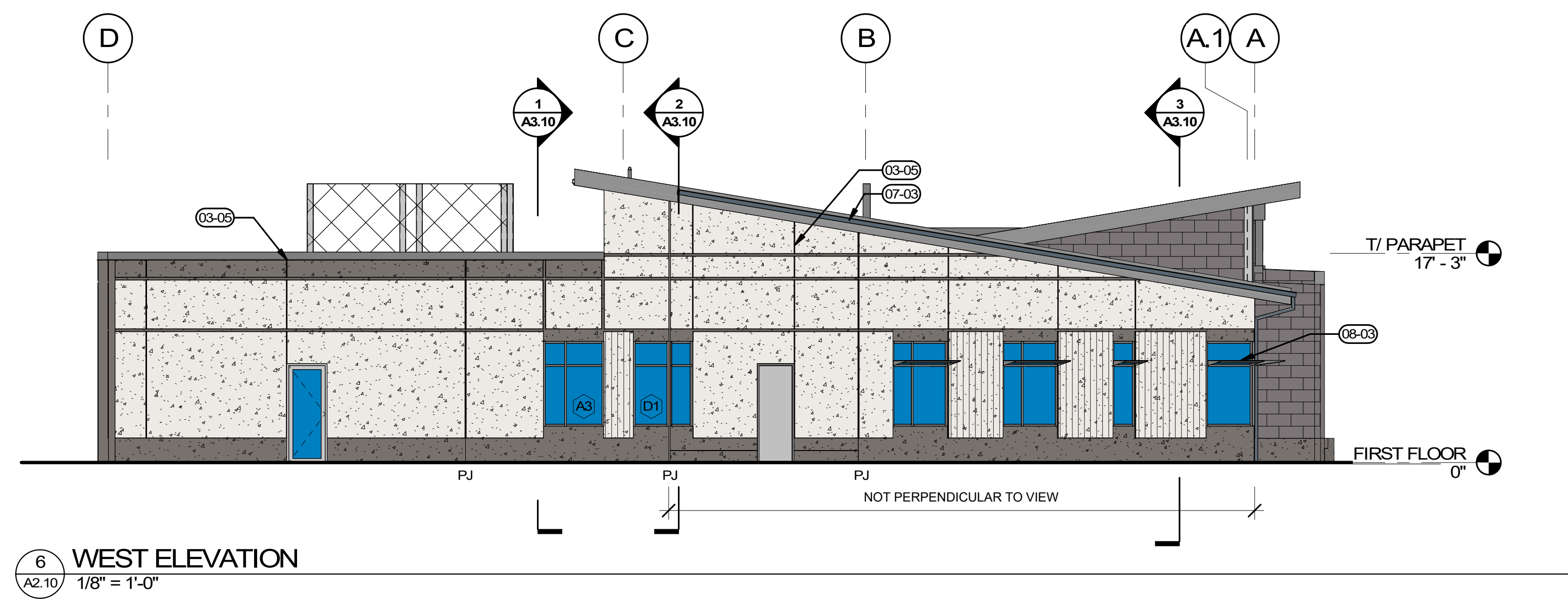
3 EAST ELEVATION
A2.10 1/8" = 1'-0"



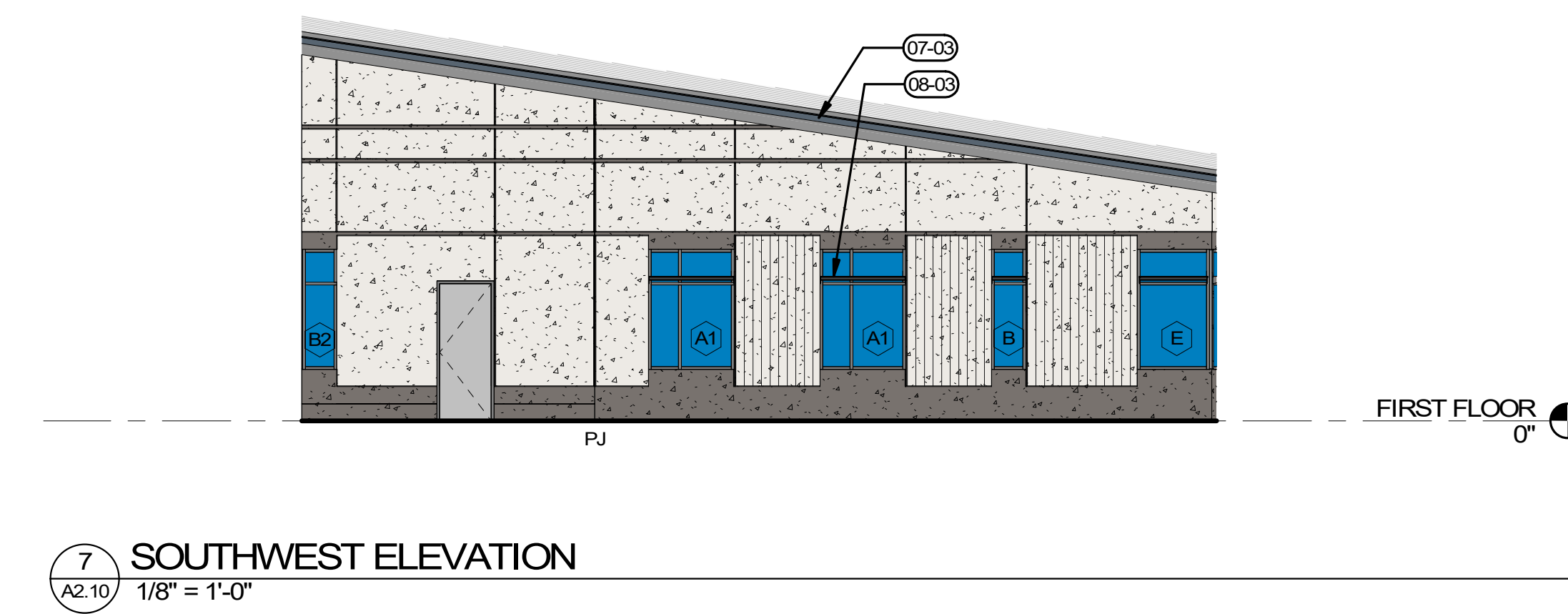
4 PATIO ELEVATION - NORTH
A2.10 1/8" = 1'-0"



5 PATIO ELEVATION - SOUTH
A2.10 1/8" = 1'-0"



6 WEST ELEVATION
A2.10 1/8" = 1'-0"



7 SOUTHWEST ELEVATION
A2.10 1/8" = 1'-0"

GENERAL NOTES

- A. MAINTAIN 1/2" PER FOOT MINIMUM SLOPE THROUGHOUT ROOF. ADD CRICKETS AS REQUIRED TO PROVIDE POSITIVE SLOPE TO DRAIN AT MINIMUM 1/4" PER FOOT AT ENTIRE ROOF, TYPICAL.
- B. ALL ROOF ELEVATIONS TO BOTTOM OF DECK.
- C. WALKWAY ENDS ARE SHOWN SCHEMATICALLY. WALKWAY PADS SHOULD BE PROVIDED AT AREAS SHOWN AND TO INCLUDE ALL EQUIPMENT INSTALLATIONS, DOORWAYS, STAIR/LADDER LANDINGS, AND OTHER AREAS REQUIRING REGULAR MAINTENANCE.
- D. CONTRACTOR TO PROVIDE COVERS, ENCLOSURES, AND/OR SEALANTS AT ALL ROOF PENETRATIONS, PIPES, CURBS, DUCTS, AND CONNECTIONS. COORDINATE AND REFER TO MECHANICAL/ELECTRICAL DISCIPLINES FOR ADDITIONAL INFORMATION.
- E. SEE DETAIL 13/A5.14 FOR ELECTRICAL CONDUIT PENETRATIONS.
- F. SEE DETAILS 11-12/A5.14 FOR PIPE PENETRATIONS.
- G. SEE DETAILS 9/10/A5.14 FOR MECHANICAL UNIT CURBS.

LEGEND

- CONCRETE TILT PANELS - SHERWIN WILLIAMS "SNOWBOUND"
- CONCRETE TILT PANELS - FORMLINER PATTERN PER SPEC - PAINT SHERWIN WILLIAMS "SNOWBOUND"
- CONCRETE TILT PANELS - SHERWIN WILLIAMS "GAUNTLET GREY"
- FIBER CEMENT PANEL - FC-1: "ARGENT GREY"
- FIBER CEMENT PANEL - FC-2: "CHALK"
- METAL SCREEN, REFER TO DETAIL
- PAINTED CONCRETE REVEALS
- METAL INFILL PANEL PER SPECS
- PJ PANEL JOINT - REFER TO STRUCTURAL

KEYNOTES

- 03-01 CONCRETE SEAT WALL
- 03-03 VERTICAL REVEALS TO ALIGN WITH WINDOW MULLIONS BELOW, TYP. U.N.O.
- 03-04 REVEAL "A" AT JAMBS OF OPENINGS AT BUMP-OUT, TYP.
- 03-05 REVEAL "B" VERTICAL ALONG ADJACENT DOOR JAMB
- 05-03 METAL SCREEN WALL AT ROOFTOP UNITS. SEE EXTERIOR DETAILS.
- 05-07 ROOF TIE-OFFS. SEE HIGH ROOF PLAN FOR LOCATIONS
- 06-11 CEDAR SOFFIT FINISH CONTINUES DOWN FACE OF WALL
- 07-03 METAL GUTTER
- 07-04 METAL DOWNSPOUT - RECTANGULAR PROFILE, 4"x3"
- 08-02 CLERESTORY GLAZING PER ELEVATIONS AND EXTERIOR GLAZING SCHEDULE.
- 08-03 INTEGRAL STOREFRONT SHADE DEVICES. FINISH TO MATCH MULLION SYSTEM OF ASSOCIATED OPENINGS.
- 08-04 PROVIDE ACOUSTIC GLAZING, FRAMES AND SEALS AT NORTH STOREFRONT OPENINGS
- 10-16 BUILDING ADDRESS SIGN

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

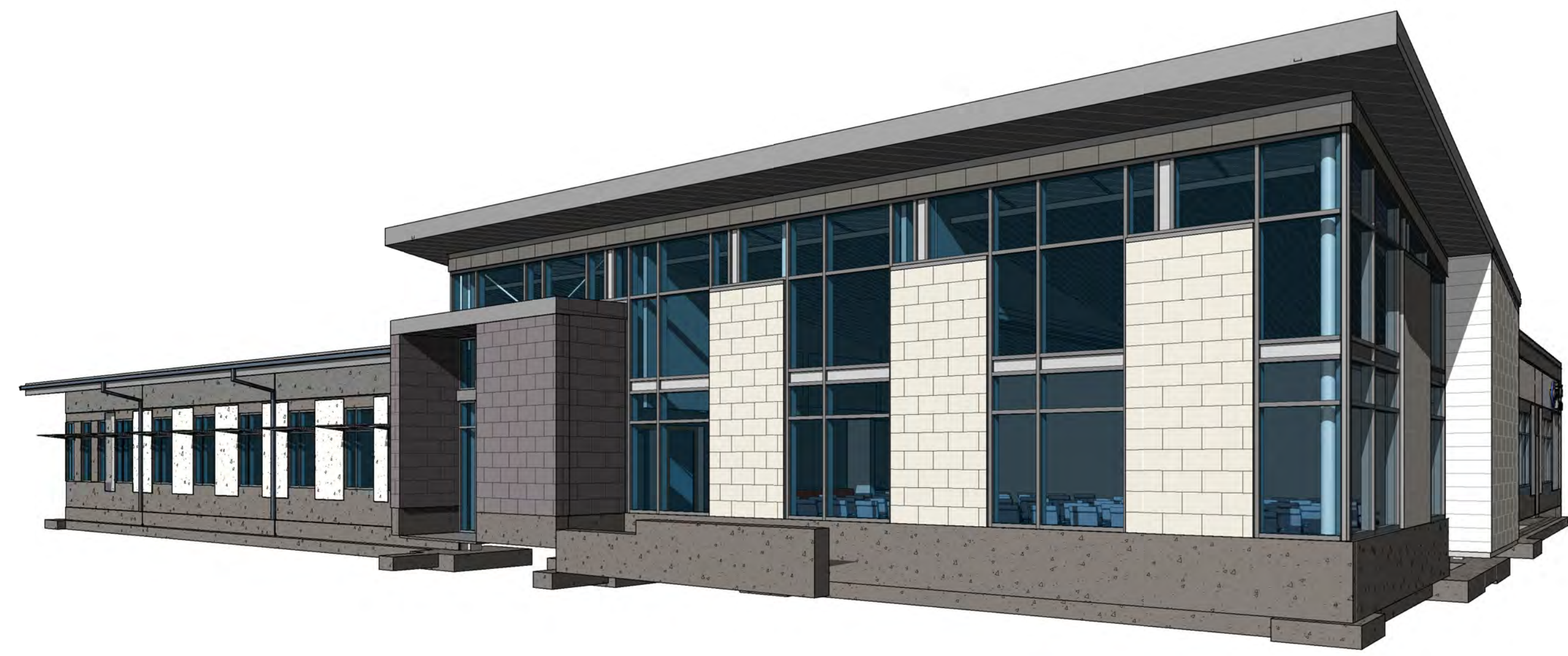
SHEET TITLE:
**BUILDING
ELEVATIONS**

SHEET

A2.10

JOB NO. **2220098.00**

REVISED LAND USE SUBMITTAL - 03/12/2024



CIS COLLABORATION CENTER

REVISED LAND USE SUBMITTAL - MARCH 12TH, 2024



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

SITE INFORMATION

LEGAL DESCRIPTION: TAXLOT ID: 31W23B 00100
ADDRESS: 30125 SW KINSMAN ROAD, WILSONVILLE OR 97070
SITE SIZE: 2.02 ACRE SITE
JURISDICTION: CITY OF WILSONVILLE
ZONING: PLANNED DEVELOPMENT INDUSTRIAL (PDI)

CLIENT

CIS COLLABORATION CENTER
25117 SW PARKWAY AVENUE
WILSONVILLE, OR 97070
CONTACT: STEVE NORMAN
PATRICK PRIEST
PHONE: 503.763.3880
EMAIL: SNORMAN@CISOREGON.ORG
PPRIEST@CISOREGON.ORG

LAND USE PLANNING

MACKENZIE
RIVEREAST CENTER
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PORTLAND, OR 97214
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PHONE: 503.224.9560
EMAIL: GF@MCKNZE.COM

TECHNOLOGY

INTERFACE ENGINEERING
100 SW MAIN STREET SUITE 1600
PORTLAND, OR 97204
CONTACT: CHARLIE STUDEBAKER
TECHNOLOGY DESIGNER
PHONE: 503.382.2266
EMAIL: CHARLIES@INTERFACEENG.COM

DRAWING INDEX

G0.01 TITLE SHEET AND DRAWING INDEX

CIVIL

C1.01 EXISTING CONDITIONS AND DEMOLITION PLAN
C1.10 SITE PLAN
C1.20 GRADING PLAN
C1.30 UTILITY PLAN

LANDSCAPE

L0.01 LANDSCAPE GENERAL INFORMATION
L0.02 LANDSCAPE CODE PLAN
L0.03 TREE PLAN
L1.10 PLANTING PLAN - NORTH
L1.11 PLANTING PLAN - SOUTH
L3.10 ENLARGEMENTS
L5.10 DETAILS

ARCHITECTURAL

A1.10 FLOOR PLAN
A2.10 BUILDING ELEVATIONS
A5.17 SITE DETAILS

ELECTRICAL

E1.10 SITE PLAN - ELECTRICAL

DEFERRED SUBMITTALS

PER SECTION 107.3.4.2 DEFERRED SUBMITTALS:
DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE REGISTERED DESIGN PROFESSIONAL IN CHARGE WHO SHALL REVIEW THEM AND RETURN THEM TO THE GENERAL CONTRACTOR WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

- FIRE SPRINKLER NFPA 13 SYSTEM
- FIRE ALARM SYSTEM
- CARBON MONOXIDE DETECTION SYSTEM
- PROVIDE CALCULATIONS AND DETAILS FOR SEISMIC ANCHORAGE AND BRACING OF ALL MECHANICAL AND ELECTRICAL AND OTHER EQUIPMENT WEIGHING MORE THAN 75 LBS AND ATTACHED MORE THAN 4'-0" ABOVE THE FLOOR OR ROOF LEVEL.
- STOREFRONT AND CURTAINWALL SYSTEM DESIGN AND ATTACHMENT
- FIXED LADDER DESIGN
- TRASH ENCLOSURE GATE AND CANOPY
- REFER TO S0.00 FOR ADDITIONAL INFORMATION

OWNER'S REPRESENTATIVE

CUMMING GROUP
8000 MEADOWS RD #410,
LAKE OSWEGO, OR 97035
CONTACT: SAMIRA EGGER
PHONE: 503.241.8099
EMAIL: SEGGER@CUMMING-GROUP.COM

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ARCHITECT OF RECORD
ADAM GOLDBERG,
PROJECT ARCHITECT
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EMAIL: JHUMPHREYS@MCKNZE.COM
AGOLDBERG@MCKNZE.COM

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ALEXIS TAN,
PROJECT ENGINEER
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EMAIL: DLINTON@MCKNZE.COM
ATAN@MCKNZE.COM

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SEATTLE, WA 98103
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LANDSCAPE ARCHITECT
PHONE: 503.224.9560
EMAIL: NFERREIRA@MCKNZE.COM

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MECHANICAL ENGINEER
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PORTLAND, OR 97204
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PLUMBING ENGINEER
PHONE: 503.382.2266
EMAIL: TODDS@INTERFACEENG.COM

Project

CIS COLLABORATION CENTER
30125 SW KINSMAN ROAD, WILSONVILLE, OR 97070

Mechanical/Electrical
INTERFACE ENGINEERING, INC.

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
TITLE SHEET AND DRAWING INDEX

SHEET

G0.01

JOB NO. **2220098.00**

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**EXISTING
 CONDITIONS &
 DEMOLITION
 PLAN**

SHEET

C1.01

JOB NO. **2220098.00**

KEYNOTES

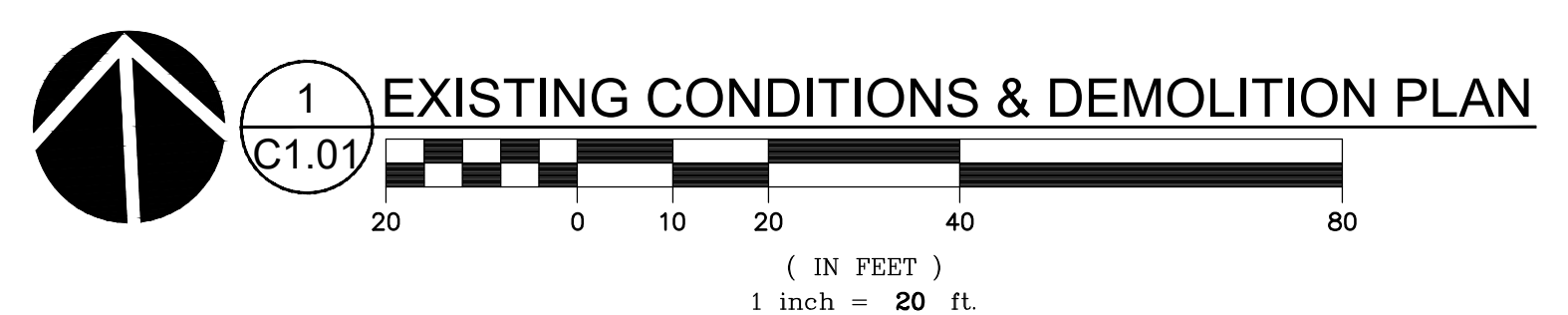
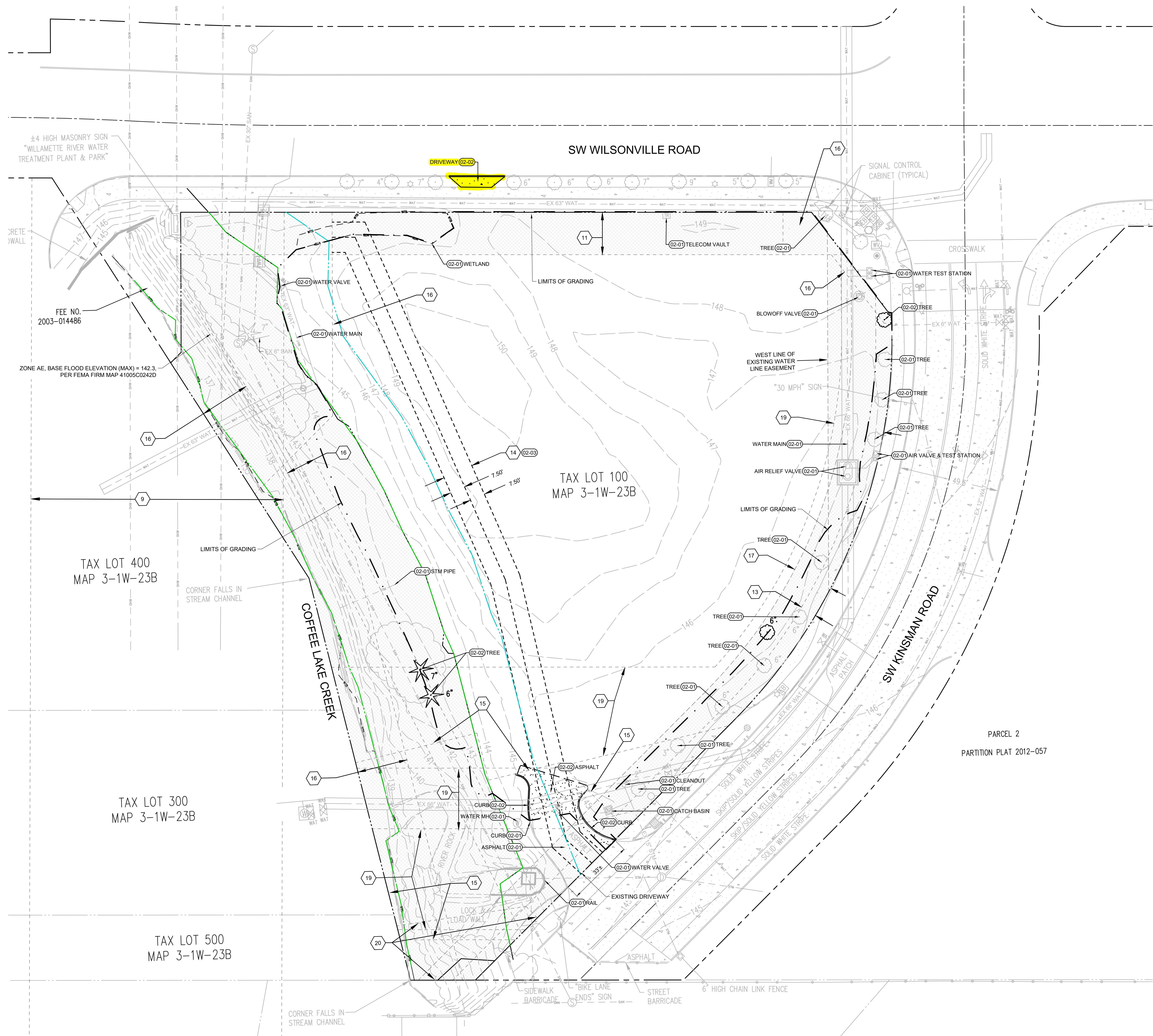
- 02-01 PROTECT
- 02-02 REMOVE
- 02-03 VACATE EASEMENT

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- EASEMENT
- SROZ
- SROZ IMPACT ZONE
- POWER LINE
- OVERHEAD WIRE
- TELEPHONE LINE
- GAS LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE
- WATER TRANSMISSION LINE (63" OR 66")
- WETLAND BOUNDARY
- WETLAND BUFFER
- LIMITS OF GRADING
- NON-BUILDABLE AREA

EASEMENT DESCRIPTIONS

- THE PROPERTY DESCRIPTION AND EXCEPTIONS ARE PER A PRELIMINARY REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY OF OREGON WITH ORDER NO. 45142127220 WITH AN EFFECTIVE DATE OF SEPTEMBER 24, 2021 AT 08:00 AM.
- 9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: UNITED STATES OF AMERICA
 PURPOSE: TRANSMISSION LINE
 RECORDING DATE: FEBRUARY 8, 1957
 RECORDING NO: BOOK 521, PAGE 669
 AFFECTS: WESTERLY PORTION OF SUBJECT PROPERTY
 - 10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE PUBLIC
 PURPOSE: PUBLIC UTILITY, WATER, BICYCLE AND PEDESTRIAN EASEMENTS
 RECORDING DATE: FEBRUARY 4, 2003
 RECORDING NO: 2003-014486
 AFFECTS: NORTHWESTERLY PORTION OF SUBJECT PROPERTY
 SURVEYOR'S NOTE: THE EXCEPTION IS A DEED FOR ADJACENT PROPERTY AND DOES NOT CONTAIN EASEMENTS. IT IS NOT PLOTTED.
 - 11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CITY OF WILSONVILLE
 PURPOSE: PUBLIC UTILITY EASEMENT
 RECORDING DATE: SEPTEMBER 19, 2012
 RECORDING NO: 2012-060556
 AFFECTS: NORTH 21 FEET
 - 13 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
 PURPOSE: PUBLIC UTILITY AND SIDEWALK EASEMENT
 AFFECTS: 8.00 FEET ALONG KINSMAN ROAD FRONTAGE
 - 02-03/14 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
 PURPOSE: ACCESS EASEMENT FOR THE BENEFIT OF CITY OF WILSONVILLE
 AFFECTS: A STRIP 15 FEET IN WIDTH, AS SHOWN ON PLAT
 - 15 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
 PURPOSE: STORM DRAINAGE
 AFFECTS: SOUTHERLY PORTION OF SUBJECT PROPERTY
 - 16 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
 AFFECTS: VARIOUS OTHER EASEMENTS AS SHOWN ON PLAT
 SURVEYOR'S NOTE: THE NORTHWEST CORNER OF THE PROPERTY IS SUBJECT TO A WATER, BICYCLE AND PEDESTRIAN EASEMENT PER CLACKAMAS COUNTY VERDICT NO. 0103186 DATED APRIL 7, 2003.
 - 17 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CITY OF WILSONVILLE
 PURPOSE: STREET TREE EASEMENT
 RECORDING DATE: DECEMBER 5, 2012
 RECORDING NO: 2012-080105
 AFFECTS: A STRIP 20 FEET IN WIDTH - SEE PLAT FOR EXACT LOCATION
 - 19 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: WILLAMETTE WATER SUPPLY SYSTEM COMMISSION, AN OREGON INTERGOVERNMENTAL ENTITY ORGANIZED UNDER ORS CHAPTER 190
 PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
 RECORDING DATE: OCTOBER 30, 2019
 RECORDING NO: 2019-068704
 SURVEYOR'S NOTE: THE DOCUMENT INCLUDES A PERMANENT EASEMENT IN ADDITION TO THE TEMPORARY CONSTRUCTION EASEMENT.
 - 20 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: CITY OF WILSONVILLE
 PURPOSE: TEMPORARY CONSTRUCTION EASEMENT
 RECORDING DATE: FEBRUARY 9, 2021
 RECORDING NO: 2021-013779



REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
SITE PLAN

SHEET

C1.10

JOB NO. **2220098.00**

KEYNOTES

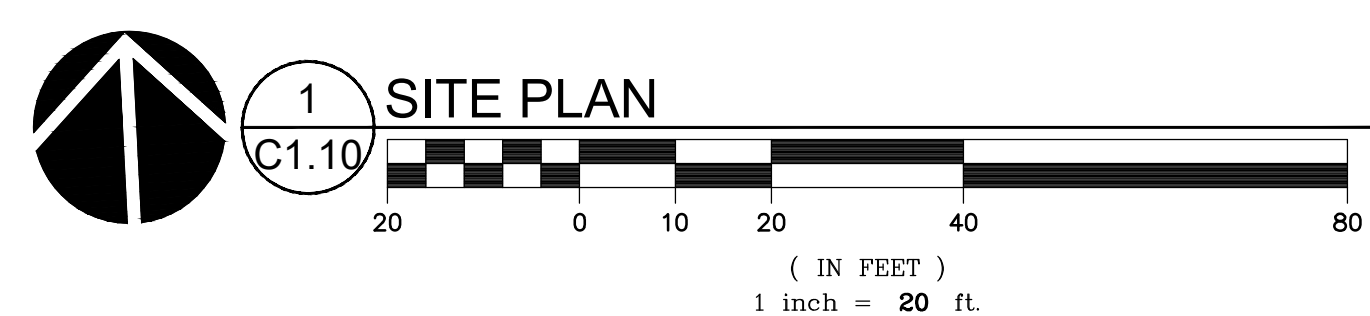
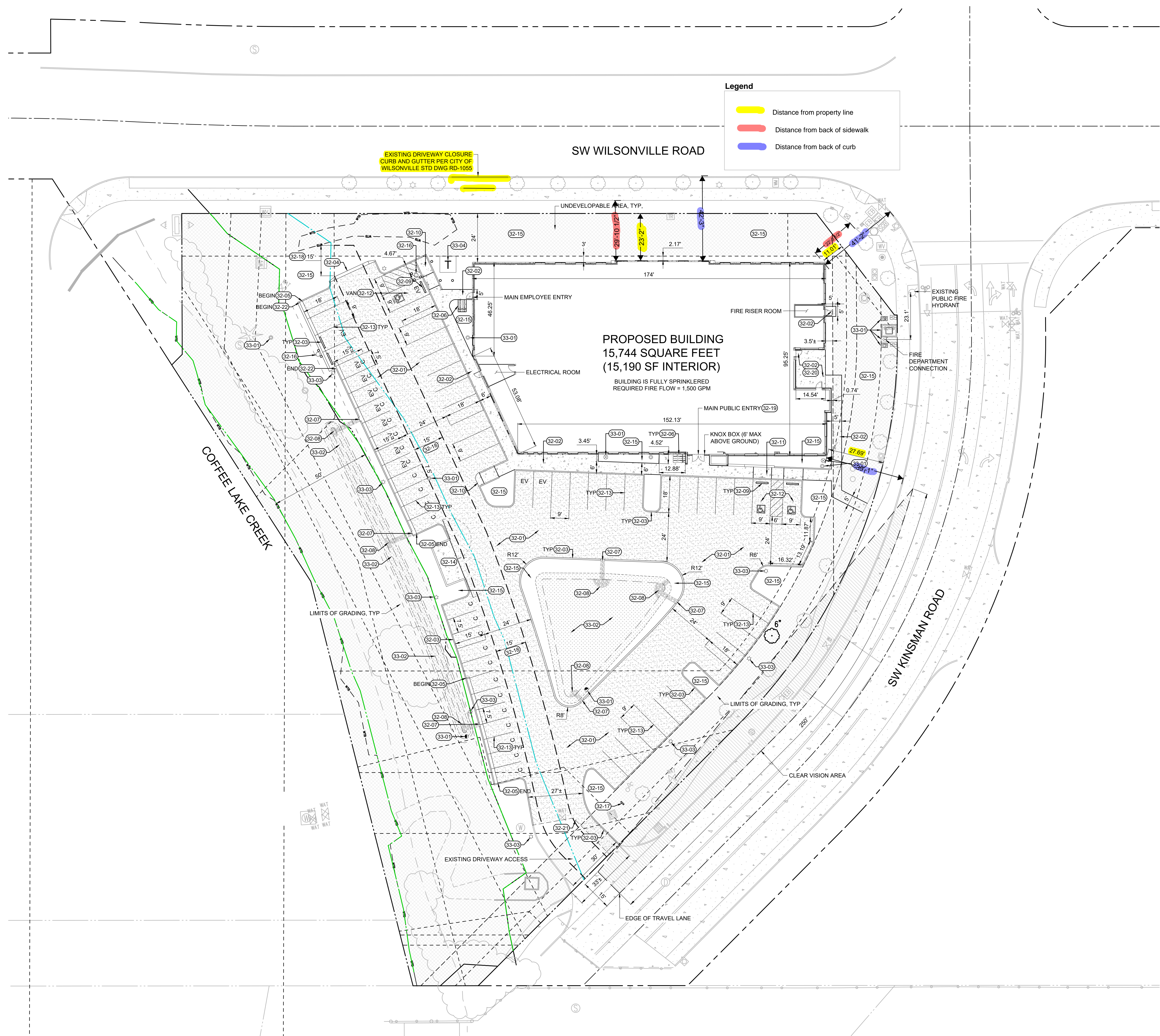
- 32-01 ASPHALT PAVEMENT PER PAVING LEGEND ON CD.01
- 32-02 CONCRETE SIDEWALK PER 2/C5.10
- 32-03 VERTICAL CURB PER 3/C5.10
- 32-04 MOUNTABLE CURB PER 4/C5.10
- 32-05 VERTICAL CURB AND GUTTER PER 5/C5.10
- 32-06 BIKE RACK PER 1/C5.10
- 32-07 CURB BREAK PER 6/C5.10
- 32-08 RIP RAP PER CITY OF WILSONVILLE STD DWG ST-6020 & ST-6045
- 32-09 PRECAST WHEEL STOP PER 8/C5.10
- 32-10 CORNER CURB RAMP PER 9/C5.10
- 32-11 PARALLEL CURB RAMP PER 10/C5.10
- 32-12 ACCESSIBLE PARKING STALL PER 11/C5.10
- 32-13 PARKING STALL STRIPING PER 12/C5.10
- 32-14 TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- 32-15 LANDSCAPE AREA PER LANDSCAPE PLANS
- 32-16 ELECTRIC VEHICLE CHARGING STATION PER ELECTRICAL PLANS
- 32-17 MONUMENT SIGN PER ARCHITECTURAL PLANS
- 32-18 PROPOSED CITY OF WILSONVILLE ACCESS EASEMENT
- 32-19 RECESS SIDEWALK THICKNESS AS REQUIRED TO ACCOMMODATE WALK OFF MAT AT BUILDING ENTRANCE PER ARCHITECTURAL PLANS
- 32-20 THICKENED SLAB EDGE ON ALL SIDES OF PATIO SLAB PER 7/C5.10
- 32-21 SAWCUT PER 13/C5.10
- 32-22 DEEPENED VERTICAL CURB PER 14/C5.10
- 33-01 UTILITY STRUCTURE PER UTILITY PLAN
- 33-02 STORM FACILITY PER GRADING AND UTILITY PLANS
- 33-03 SITE LIGHT PER ELECTRICAL PLANS
- 33-04 TRANSFORMER WITH PROTECTIVE BOLLARD PER PGE PLANS AND SPECIFICATIONS

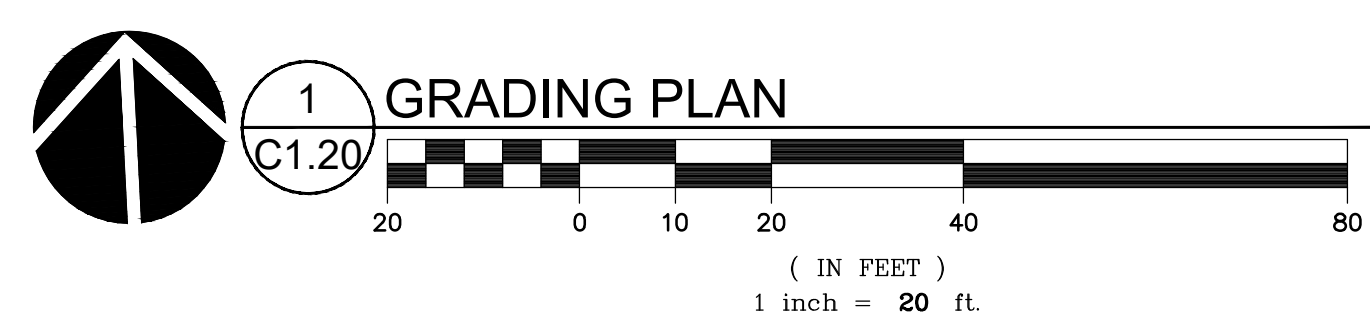
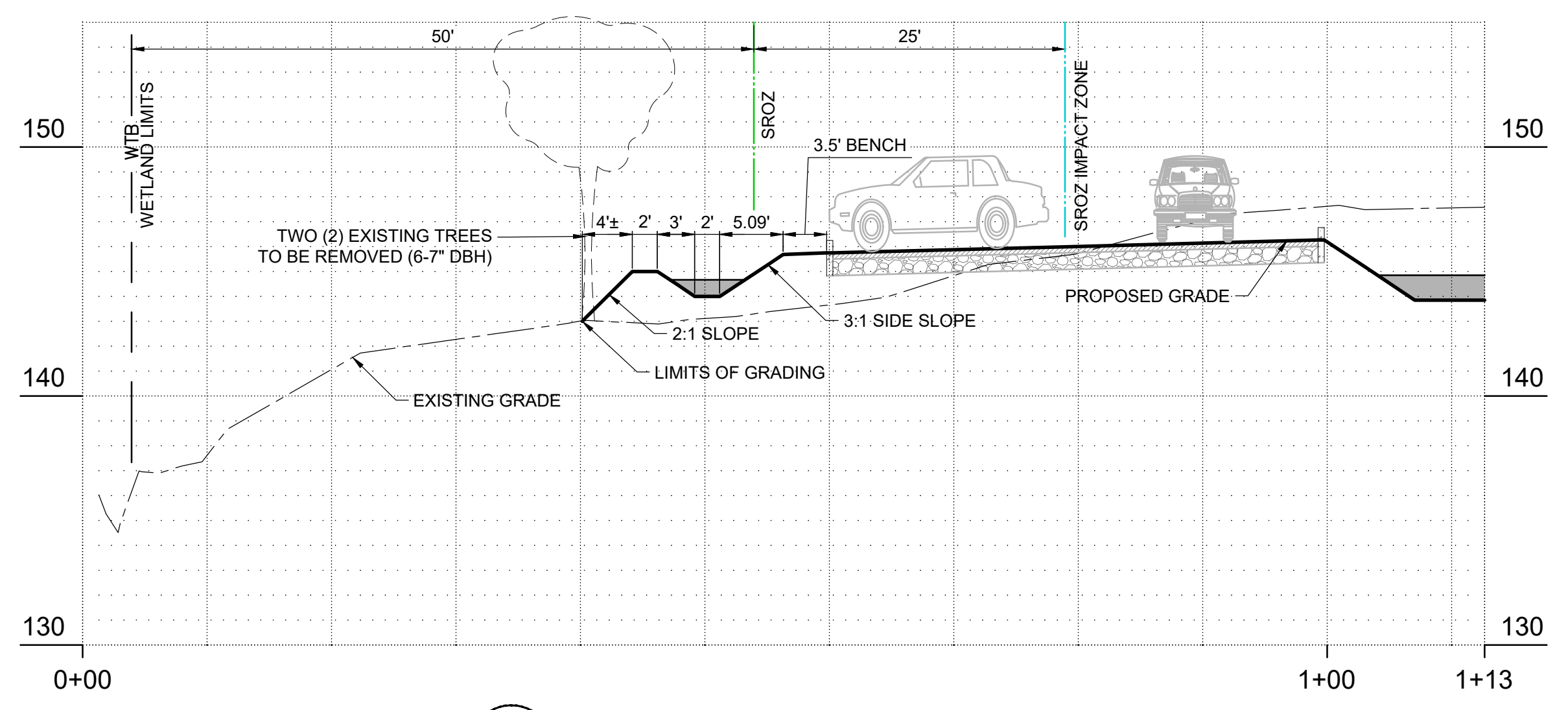
SITE DATA

	AREA (SF)	AREA (AC)	COVERAGE
GROSS PROPERTY AREA	89,235	2.05	
UNDEVELOPABLE AREA	37,091	0.85	42%
NET BUILDABLE AREA	52,144	1.20	58%
AREA OF DISTURBANCE	62,604	1.44	70.2%
IMPERVIOUS AREA			
BUILDING AREA	15,744	0.36	17.6%
PAVED AREA	26,898	0.62	30.1%
TOTAL IMPERVIOUS AREA	42,642	0.98	47.8%
LANDSCAPE AREA*	19,962	0.46	31.9%
PARKING AREA	23,073	0.53	
PARKING AREA LANDSCAPE *INCLUDES NON-BUILDABLE AREA	5,213	0.12	22.6%

PARKING DATA

PARKING TYPE	REQUIRED STALLS		PROVIDED STALLS
	MINIMUM	MAXIMUM	
STANDARD	0	NONE	38
COMPACT	0	26	24
ACCESSIBLE	0	3	3
TOTAL PARKING	0	NONE	65
PARKING RATIO (SPACES/1,000 SF)	0	4.1	4.1
BICYCLE PARKING	REQUIRED SPACES		PROVIDED SPACES
SHORT TERM (1/5,000 SF, 2 MIN.)	4	-	4
LONG TERM	0	-	0
TOTAL BICYCLE PARKING	4		4





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Delta	Issued As	Issue Date

SHEET TITLE:
GRADING PLAN

SHEET

C1.20

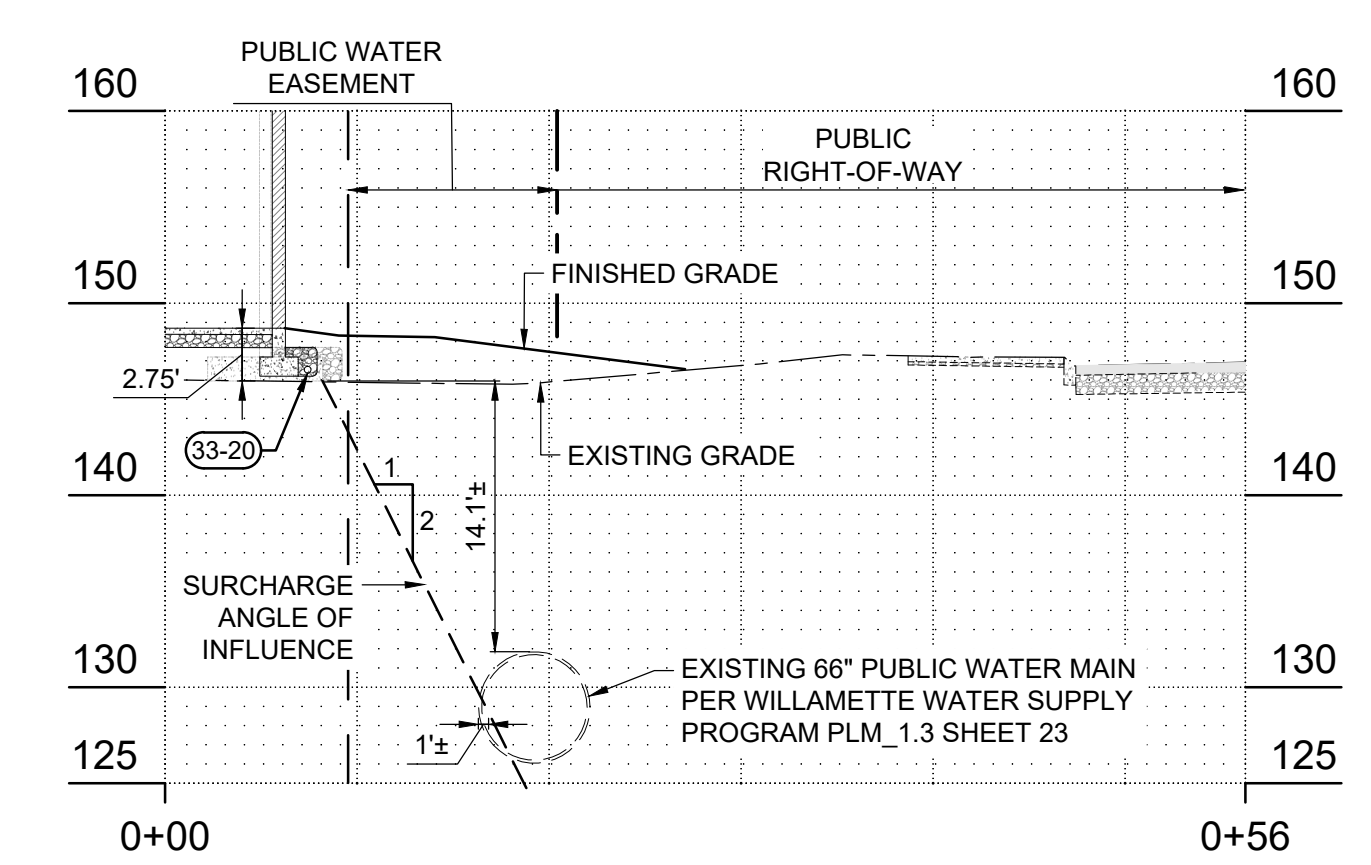
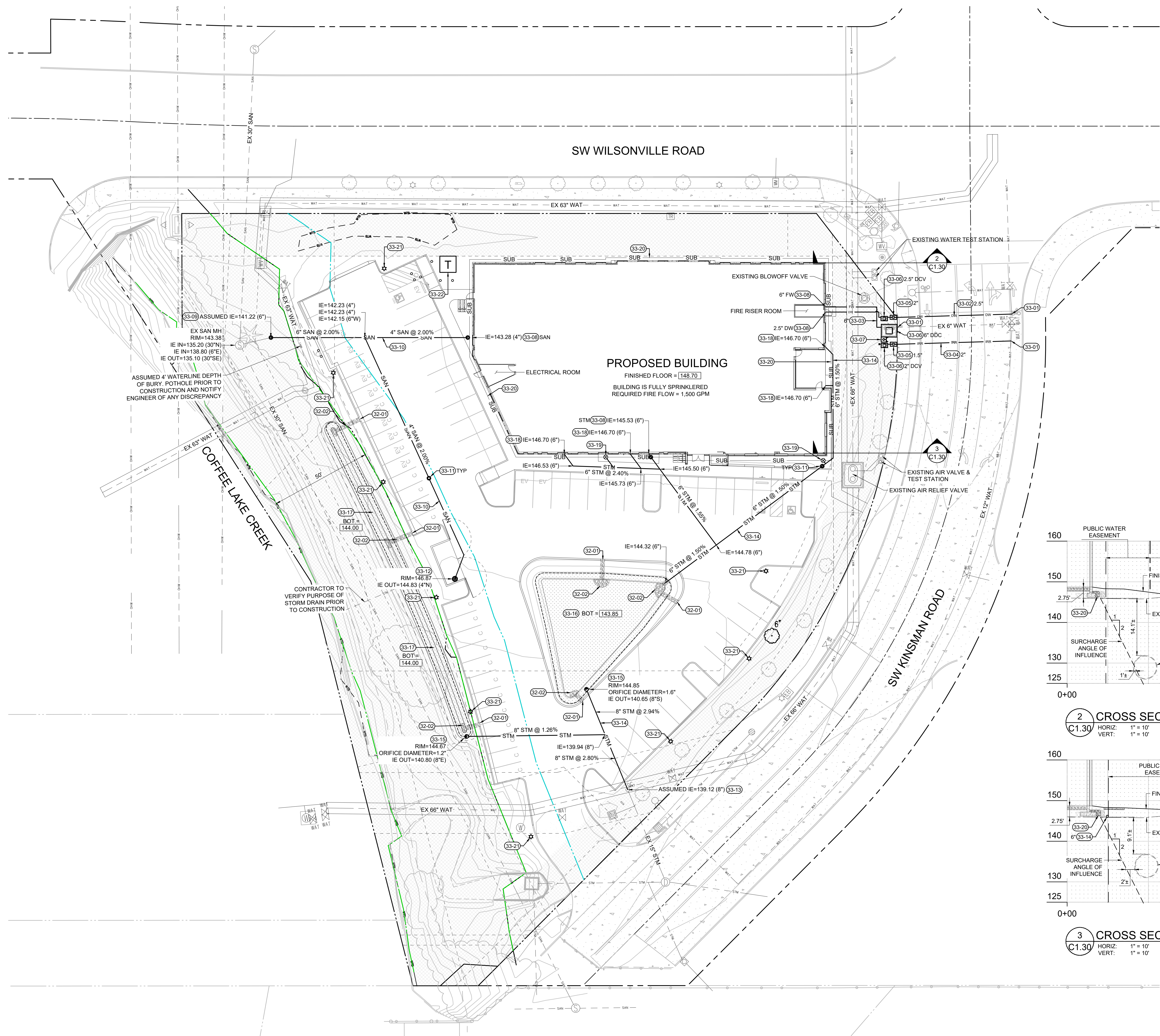
JOB NO. **2220098.00**

REVISED LAND USE SUBMITTAL - 03/12/2024

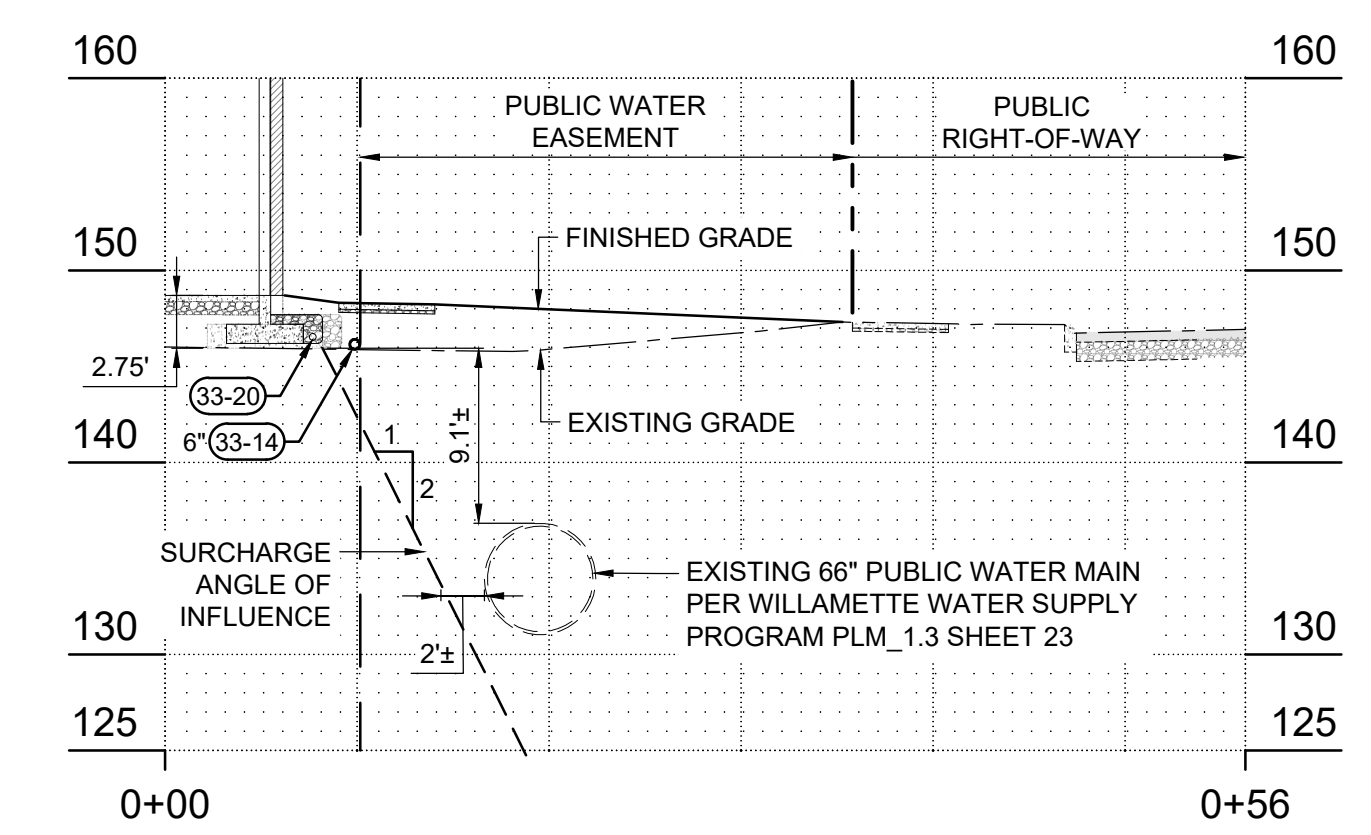
THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON
 THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON
 A SURVEY BY NORTHWEST SURVEYING, INC. DATE: 03/01/2022

KEYNOTES

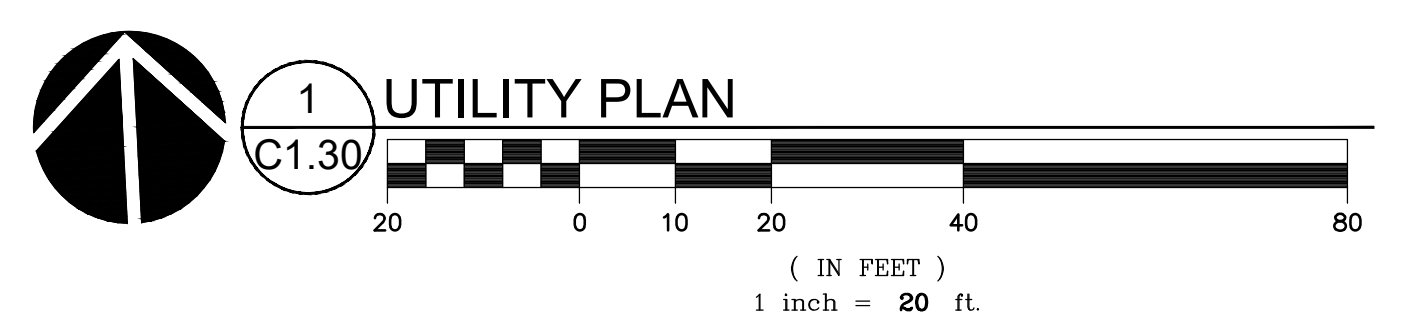
- 32-01 CURB BREAK PER SITE PLAN
- 32-02 RIP RAP FOR STORMWATER OUTFALL PER SITE PLAN
- 33-01 CONNECT TO EXISTING WATER SERVICE LATERAL PER CITY OF WILSONVILLE STD DWG WT-3025 & WT-3045
- 33-02 DOMESTIC WATER LINE, UTILITY TRENCH EXCAVATION PER CITY OF WILSONVILLE STD DWG S-2145; REPLACE ROAD STRIPING IN KIND PER CITY OF WILSONVILLE PAVEMENT MARKING STANDARDS
- 33-03 FIRE WATER LINE, UTILITY TRENCH EXCAVATION PER 1/C5.11
- 33-04 IRRIGATION WATER LINE, UTILITY TRENCH EXCAVATION PER CITY OF WILSONVILLE STD DWG S-2145; REPLACE ROAD STRIPING IN KIND PER CITY OF WILSONVILLE PAVEMENT MARKING STANDARDS
- 33-05 WATER METER BOX AND LID PER CITY OF WILSONVILLE STD DWG WT-3050 & WT-3051
- 33-06 BACKFLOW PREVENTER PER 2/C5.11 (DCV) OR 3/C5.11 (DDC)
- 33-07 FIRE DEPARTMENT CONNECTION PER 4/C5.11
- 33-08 CONNECT TO BUILDING SANITING
- 33-09 CONNECT TO EXISTING SANITARY LATERAL
- 33-10 SANITARY LINE, UTILITY TRENCH EXCAVATION PER 1/C5.11
- 33-11 CLEANOUT PER 7/C5.11; SEE UTILITY NOTE 3 ON C0.01
- 33-12 SANITARY DRAIN PER PLUMBING PLANS
- 33-13 CONNECT TO EXISTING STORM LATERAL
- 33-14 STORM LINE, UTILITY TRENCH EXCAVATION PER 1/C5.11
- 33-15 BEEHIVE OVERFLOW INLET PER CITY OF WILSONVILLE STD DWG ST-6120
- 33-16 RAIN GARDEN PER CITY OF WILSONVILLE STD DWG ST-6020
- 33-17 VEGETATED SWALE PER CITY OF WILSONVILLE STD DWG ST-6045
- 33-18 JOIN BUILDING DOWNSPOUT PER 8/C5.11
- 33-19 BACKWATER VALVE PER 6/C5.11; JOIN PROPOSED STORM DRAIN SYSTEM
- 33-20 4" FOUNDATION DRAIN PER 5/C5.11
- 33-21 SITE LIGHT PER ELECTRICAL PLANS
- 33-22 TRANSFORMER AND PROTECTIVE BOLLARDS PER PGE PLANS AND SPECIFICATIONS



2 CROSS SECTION AT NE BLDG CORNER
 C1.30 HORIZ: 1" = 10'
 VERT: 1" = 10'



3 CROSS SECTION AT SE BLDG CORNER
 C1.30 HORIZ: 1" = 10'
 VERT: 1" = 10'



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
UTILITY PLAN

SHEET

C1.30

JOB NO. **2220098.00**

STORMWATER PLANT SCHEDULE

PER CITY OF WILSONVILLE STORMWATER AND SURFACE WATER DESIGN & CONSTRUCTION STANDARDS - SECTION 3 - PUBLIC WORKS STANDARDS (2015)

LANDSCAPE PLAN FACILITY AREA CALCULATIONS INCLUDE TOP OF FREEBOARD. CIVIL PLAN FACILITY AREA CALCULATIONS REPORT TO TOP OF OVERFLOW INLET, EXCLUDING THE FREEBOARD.

PROVIDE AT LEAST 50% EVERGREEN PLANTS AND AT LEAST 2 SPECIES OF HERBACEOUS AND SMALL SHRUBS/GROUND COVER PLANT COMMUNITIES.

MOIST (ZONE A) VEGETATION TYPE	QUANTITY	SIZE
GROUND COVER PLANTS	115/100 SF	#1 CONTAINER
SMALL SHRUBS	4/100 SF	#1 CONTAINER
LARGE SHRUBS / SMALL TREES	3/100 SF	30" HEIGHT
DRY (ZONE B) VEGETATION TYPE	QUANTITY	SIZE
GROUND COVER PLANTS	115/100 SF	#1 CONTAINER
SMALL SHRUBS	4/100 SF	#1 CONTAINER
LARGE SHRUBS / SMALL TREES	3/100 SF	30" HEIGHT
TREE (DECIDUOUS) OR	1/100 SF	1" CALIPER
TREE (EVERGREEN)	1/100 SF	6" HEIGHT

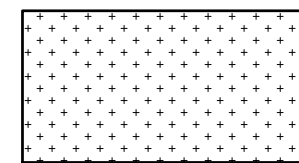
PLANT LIST						
FACILITY A / RAIN GARDEN						
PLANT NAME	SIZE	SPACING	EVER-GREEN	ZONE A	ZONE B	
REQUIRED HERBACEOUS / GROUND COVER PLANTS (115 PER 100 SF)				2217	657	
ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK	#1	12" OC	YES			357
CAREX OBNUPTA / SLOUGH SEDGE	#1	12" OC	YES	740		
FRAGARIA CHILOENSIS / BEACH STRAWBERRY	#1	12" OC	YES			150
JUNCUS PATENS / SPREADING RUSH	#1	12" OC	YES	740		
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1	12" OC	YES	737		150
REQUIRED SMALL SHRUBS (4 PER 100 SF)				77	23	
CORNUS SERCIA 'KELSEY' / KELSEY DOGWOOD	#2	36"	NO	37		10
MAHONIA AQUIFOLIUM / OREGON GRAPE	#2	36"	YES	40		
SYMPHORICARPOS ALBUS / SNOWBERRY	#1	36"	NO			13
REQUIRED LARGE SHRUBS / SMALL TREES (3 PER 100 SF)				58	17	
HOLODISCUS DISCOLOR / OCEANSPRAY	30" HT	48"	NO	18		
RIBES SANGUINEUM / RED FLOWERING CURRANT	30" HT	48"	NO	20		9
SPIREA DOUGLASII / WESTERN SPIREA	30" HT	48"	NO	20		8
REQUIRED TREES (1 PER 100 SF)				0	6	
CORNUS NUTTALII / PACIFIC DOGWOOD	1" CAL	AS SHOWN	NO			3
ACER CIRCINATUM / VINE MAPLE	1" CAL	AS SHOWN	NO			3
TOTAL PLANTS IN FACILITY				3,055		
TOTAL EVERGREEN PLANTS				2,914		
% EVERGREEN IN FACILITY				95.4%		

PLANT LIST						
FACILITY B / SWALE						
PLANT NAME	SIZE	SPACING	EVER-GREEN	ZONE A	ZONE B	
REQUIRED HERBACEOUS / GROUND COVER PLANTS (115 PER 100 SF)				338	1,137	
ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK	#1	12" OC	YES			617
CAREX OBNUPTA / SLOUGH SEDGE	#1	12" OC	YES	114		
FRAGARIA CHILOENSIS / BEACH STRAWBERRY	#1	12" OC	YES			260
JUNCUS PATENS / SPREADING RUSH	#1	12" OC	YES	114		
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	#1	12" OC	YES	110		260
REQUIRED SMALL SHRUBS (4 PER 100 SF)				12	40	
CORNUS SERCIA 'KELSEY' / KELSEY DOGWOOD	#2	36"	NO	6		20
MAHONIA AQUIFOLIUM / OREGON GRAPE	#2	36"	YES	6		
SYMPHORICARPOS ALBUS / SNOWBERRY	#1	36"	NO			20
REQUIRED LARGE SHRUBS / SMALL TREES (3 PER 100 SF)				9	30	
HOLODISCUS DISCOLOR / OCEANSPRAY	30" HT	48"	NO	3		
RIBES SANGUINEUM / RED FLOWERING CURRANT	30" HT	48"	NO	3		15
SPIREA DOUGLASII / WESTERN SPIREA	30" HT	48"	NO	3		15
REQUIRED TREES (1 PER 100 SF)				0	10	
CORNUS NUTTALII / PACIFIC DOGWOOD	1" CAL	AS SHOWN	NO			5
ACER CIRCINATUM / VINE MAPLE	1" CAL	AS SHOWN	NO			5
TOTAL PLANTS IN FACILITY				1,576		
TOTAL EVERGREEN PLANTS				1,481		
% EVERGREEN IN FACILITY				93.9%		

STORMWATER NOTES

- PLANTING SCHEDULE: CONTAINERIZED STOCK SHALL BE INSTALLED ONLY FROM FEBRUARY 1 THROUGH MAY 1 AND OCTOBER 1 THROUGH NOVEMBER 15. BARE ROOT STOCK SHALL BE INSTALLED ONLY FROM DECEMBER 15 THROUGH APRIL 15. SEEDING SHALL OCCUR ONLY BETWEEN MARCH 1 THROUGH MAY 15 AND SEPTEMBER 1 THROUGH OCTOBER 15.
- EROSION CONTROL: GRADING, SOIL PREPARATION, AND SEEDING SHALL BE PERFORMED DURING OPTIMAL WEATHER CONDITIONS AND AT LOW FLOW LEVELS TO MINIMIZE SEDIMENT IMPACTS. BIODEGRADABLE FABRICS SUCH AS BURLAP MAY BE USED TO SECURE PLANT PLUGS IN PLACE AND TO DISCOURAGE FLOATING UPON INUNDATION. NO PLASTIC MESH THAT CAN ENTANGLE WILDLIFE IS PERMITTED.
- GROWING MEDIUM INSTALLATION:
 - PROTECT GROWING MEDIUM FROM ALL SOURCES OF CONTAMINATION, INCLUDING WEED SEEDS, WHILE AT THE SUPPLIER, IN CONVEYANCE, AND AT THE PROJECT SITE.
 - PLACE MEDIUM IN LOOSE LIFTS, NOT TO EXCEED 8-INCHES AND EACH LIFT SHALL BE COMPACTED WITH A WATER-FILLED LANDSCAPE ROLLER. THE MATERIAL SHALL NOT OTHERWISE BE MECHANICALLY COMPACTED.
 - WEATHER PERMITTING, PLANTS SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER PLACING AND GRADING THE GROWING MEDIUM IN ORDER TO MINIMIZE EROSION AND FURTHER COMPACTION.
 - TEMPORARY EROSION CONTROL MEASURES ARE REQUIRED UNTIL PERMANENT STABILIZATION MEASURES ARE FUNCTIONAL, INCLUDING PROTECTION OF OVERFLOW STRUCTURES.
 - IN ALL CASES, THE FACILITY MUST BE PROTECTED FROM FOOT AND EQUIPMENT TRAFFIC THAT IS UNRELATED TO THE CONSTRUCTION OF THE FACILITY. TEMPORARY FENCING OR WALKWAYS SHOULD BE INSTALLED AS NEEDED TO KEEP WORKERS, PEDESTRIANS, AND EQUIPMENT OUT OF THE FACILITY. UNDER NO CIRCUMSTANCES SHOULD MATERIALS AND EQUIPMENT BE STORED IN THE FACILITY.
 - STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT CLEAN AND SHALL NOT BE USED AS EROSION AND SEDIMENT CONTROL STRUCTURES DURING CONSTRUCTION.
 - PLACEMENT OF THE GROWING MEDIUM WILL NOT BE ALLOWED WHEN THE GROUND IS FROZEN OR SATURATED OR WHEN THE WEATHER IS DETERMINED TO BE TOO WET.
 - MULCHING FOR STORMWATER FACILITIES SHALL BE PER SECTION A.3.7. USE OF MULCH IN FREQUENTLY INUNDATED AREAS SHALL BE LIMITED TO AVOID ANY POSSIBLE WATER QUALITY IMPACTS INCLUDING THE LEACHING OF TANNINS AND NUTRIENTS, AND THE MIGRATION OF MULCH INTO WATERWAYS. MULCHES SHALL BE STABLE AND INERT MATTER OF SUFFICIENT MASS AND DENSITY THAT IT WILL NOT FLOAT IN STANDARD FLOWS. MULCH COVER SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE FACILITY WITH MINIMUM THICKNESS OF 2-INCHES IN DEPTH.
 - PLANT PROTECTION FROM WILDLIFE: DEPENDING ON SITE CONDITIONS, APPROPRIATE MEASURES SHALL BE TAKEN TO LIMIT WILDLIFE-RELATED DAMAGE. IF BEAVERS OR NUTRIA ARE PRESENT, PROTECT THE MAIN STEM OF ALL TREES WITHIN 100' OF THE EDGE OF WATER WITH 3/8" OF WIRE MESH.
 - FERTILIZER SHOULD GENERALLY BE AVOIDED IN STORMWATER FACILITIES. FERTILIZE ALL PLANTS DURING ESTABLISHMENT AS NEEDED WITH SLOW RELEASE, ORGANIC (LOW YIELD) MATERIAL.
 - IRRIGATION: A CITY APPROVED IRRIGATION SYSTEM MAY BE USED DURING THE 2-YEAR ESTABLISHMENT PERIOD. WATERING SHALL BE AT A RATE TO MAINTAIN ALL PLANTINGS IN A HEALTHY THRIVING CONDITION DURING ESTABLISHMENT. OTHER IRRIGATION TECHNIQUES, SUCH AS DEEP WATERING, MAY BE ALLOWED WITH PRIOR APPROVAL BY THE CITY'S AUTHORIZED REPRESENTATIVE.
 - MAINTENANCE: CHECK FOR WEEDS REGULARLY. CHECK MULCH REGULARLY AND MAINTAIN EVEN COVERAGE. REPLANT BARE PATCHES AS NECESSARY TO COMPLY WITH THE FACILITY'S COVERAGE REQUIREMENTS AND MAINTENANCE PLAN. IMPLEMENT ALL OF THE REQUIRED MAINTENANCE ACTIVITIES LISTED IN THE CITY OF WILSONVILLE VEGETATED STORMWATER MANAGEMENT FACILITY DETAILS.

STREAM BUFFER PLANT SCHEDULE



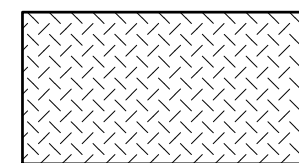
STREAM BUFFER (4,704 SF)

PLANT SPECIES	PERCENTAGE	QTY.	SIZE	SPACING
TREES:				
ACER CIRCINATUM / VINE MAPLE	---	5	1" CAL.	AS SHOWN
RHAMNUS PURSHIANA / CASCARA	---	4	1" CAL.	AS SHOWN

LARGE SHRUBS:	PERCENTAGE	QTY.	SIZE	SPACING
HOLODISCUS DISCOLOR / OCEANSPRAY	5% (236 SF)	13	#2	48" OC
OEMLERIA CERASIFORMIS / INDIAN PLUM	5% (236 SF)	13	#2	48" OC
PHYSOCARPUS CAPITATUS / PACIFIC NINBARK	5% (236 SF)	13	#2	48" OC
RIBES SANGUINEUM / RED FLOWERING CURRANT	5% (236 SF)	13	#2	48" OC
SPIREA DOUGLASII / WESTERN SPIREA	5% (236 SF)	13	#2	48" OC

SMALL SHRUBS:	PERCENTAGE	QTY.	SIZE	SPACING
GAULTHERIA SHALLON / SALAL	15% (705 SF)	72	#1	36" OC
MAHONIA AQUIFOLIUM / OREGON GRAPE	15% (705 SF)	72	#1	36" OC
MAHONIA REPENS / CREEPING OREGON GRAPE	15% (705 SF)	72	#1	36" OC
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	15% (705 SF)	72	#1	36" OC
SYMPHORICARPOS ALBUS / SNOWBERRY	15% (705 SF)	72	#1	36" OC

IMPACT AREA PLANT SCHEDULE



IMPACT AREA MITIGATION PLANTING (280 SF)

PLANT SPECIES	PERCENTAGE	QTY.	SIZE	SPACING
LARGE SHRUBS:				
RIBES SANGUINEUM / RED FLOWERING CURRANT	5% (14 SF)	1	#2	48" OC
SMALL SHRUBS:				
GAULTHERIA SHALLON / SALAL	30% (84 SF)	9	#1	36" OC
MAHONIA REPENS / LOW OREGON GRAPE	20% (56 SF)	6	#1	36" OC
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	25% (70 SF)	8	#1	36" OC
SYMPHORICARPOS ALBUS / SNOWBERRY	20% (56 SF)	6	#1	36" OC

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	MATURE H x W
TREES				
	ACER CIRCINATUM VINE MAPLE	5' HT. MIN.		15' x 15'
	ACER RUBRUM 'OCTOBER GLORY' BOWHALL RED MAPLE	12' HT. MIN.		50' x 50'
	CONIFEROUS TREE TO REMAIN	---		---
	CORNUS NUTTALII X FLORIDA 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	1" CAL. B&B		25' x 20'
	DECIDUOUS TREE TO REMAIN	---		---
	RHAMNUS PURSHIANA CASCARA	1" CAL. B&B		30' x 25'
	STREET TREE TO REMAIN	---		---
	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	12' HT. MIN.		45' x 30'
	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE JAPANESE ZELKOVA	2" CAL. B&B		60' x 40'
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	MATURE H x W
SHRUBS				
	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA GRASS	2 GAL.	36" o.c.	3' x 3'
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	2 GAL.	24" o.c.	5' x 2'
	CLEMATIS X 'ARABELLA' ARABELLA CLEMATIS	1 GAL.	12" o.c.	1' x 4'
	CORNUS SERICEA 'FARROW' ARCTIC FIRE RED TWIG DOGWOOD	2 GAL.	48" o.c.	4' x 4'
	CORNUS SERICEA 'KELSEY' KELSEY DOGWOOD	2 GAL.	36" o.c.	2' x 3'
	FRAGRANT SWEET BOX SARCOCCOCCA RUSCIFOLIA	2 GAL.	48" o.c.	4' x 4'
	MAHONIA AQUIFOLIUM OREGON GRAPE	2 GAL.	48" o.c.	6' x 4'
	MAHONIA AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	2 GAL.	36" o.c.	3' x 4'
	MAHONIA DOMESTICA 'LEMON-LIME' LEMON LIME MAHONIA	2 GAL.	36" o.c.	3' x 3'
	PINUS MUGO 'SLOMOUND' SLOMOUND MUGO PINE	2 GAL.	48" o.c.	3' x 4'
	RIBES SANGUINEUM RED FLOWERING CURRANT	2 GAL.	60" o.c.	5' x 5'
	ROSA X 'NOA97400A' FLOWER CARPET AMBER ROSE	2 GAL.	36" o.c.	2' x 3'
	ROSA X 'RAD SUNNY' SUNNY KNOCK OUT SHRUB ROSE	2 GAL.	36" o.c.	3' x 3'
	SALVIA MEMOROSA 'CARADONNA' MEADOW SAGE	1 GAL.	18" o.c.	2' x 1.5'
	SPIRAEA BETULIFOLIA 'TOR GOLD' GLOW GIRL BIRCHLEAF SPIREA	2 GAL.	48" o.c.	4' x 4'
	SYMPHORICARPOS ALBUS COMMON SNOWBERRY	2 GAL.	48" o.c.	3' x 4'
GROUND COVERS				
	ARCTOSTAPHYLOS UVA-URSI KINNIKINICK	1 GAL.	24" o.c.	
	CRUSHED ROCK SURFACING 1/4", CLEAN, NO FINES, COMPACTED	---		
	FRAGARIA CHILOENSIS BEACH STRAWBERRY	1 GAL.	24" o.c.	
	IMPACT AREA MITIGATION PLANTING SEE PLANT SCHEDULE L0.01	---		
	PLANTING BY OTHERS PRESERVE AND PROTECT	---		
	ROCK MULCH 1-2" WASHED DRAIN ROCK	---		
	RUBUS CALYCAINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	1 GAL.	24" o.c.	
	STORMWATER ZONE A SEE STORMWATER PLANT SCHEDULE L0.01	---		
	STORMWATER ZONE B SEE STORMWATER PLANT SCHEDULE L0.01	---		
	STREAM BUFFER SEE STREAM BUFFER PLANT SCHEDULE L0.01	---		

SHEET INDEX

L0.01	LANDSCAPE GENERAL INFORMATION
L0.02	LANDSCAPE CODE PLAN
L0.03	TREE AND VEGETATION PROTECTION PLAN
L1.10	PLANTING PLAN - NORTH
L1.11	PLANTING PLAN - SOUTH
L5.10	DETAILS

LANDSCAPE NOTES

GENERAL

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

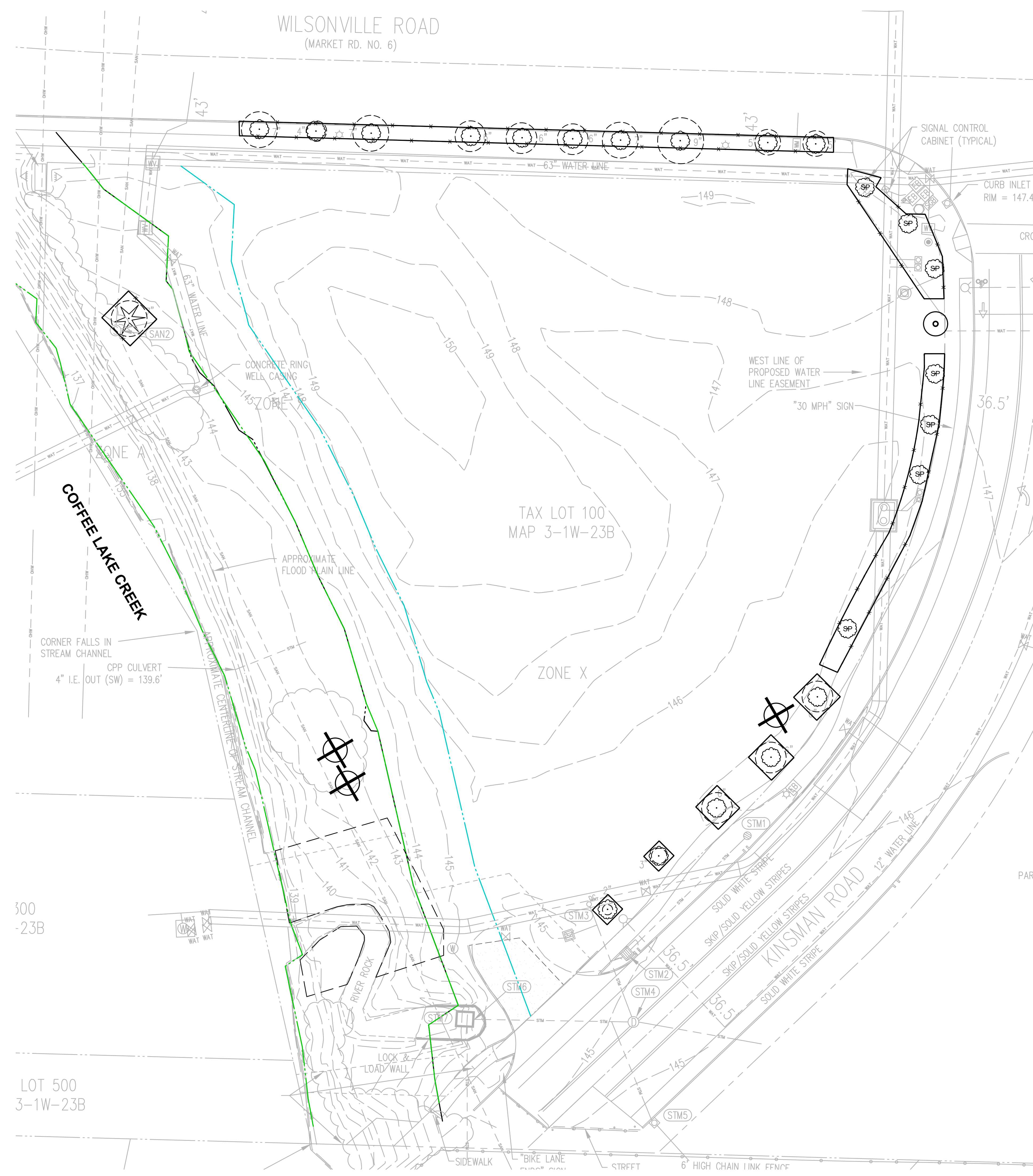
PLANTING

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

IRRIGATION

- UNLESS OTHERWISE INDICATED, ALL NEW LANDSCAPE AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. PROVIDE LOOP SYSTEM FOR OPTIMUM EFFICIENCY.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (IRRIGATION PLANS) TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. DRAWINGS TO INDICATE HEAD TYPE, GALLONS PER MINUTE, LATERAL LINES, AND BE AT MINIMUM SCALE OF 1"=20'.
- CONTRACTOR TO DETERMINE STATIC WATER PRESSURE AT THE P.O.C. PRIOR TO PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL ESTABLISH MINIMUM PRESSURE AND MAXIMUM DEMAND REQUIREMENTS FOR IRRIGATION SYSTEM DESIGN, AND PROVIDE INFORMATION IN AN IRRIGATION SCHEDULE.
- IRRIGATION SYSTEM AS DESIGNED AND INSTALLED SHALL PERFORM WITHIN THE TOLERANCES AND SPECIFICATIONS OF THE SPECIFIED MANUFACTURERS.
- SYSTEM SHALL BE DESIGNED TO SUPPLY MANUFACTURER'S SPECIFIED MINIMUM OPERATING PRESSURE TO FARTHEST EMITTER FROM WATER METER.
- SYSTEM SHALL PROVIDE HEAD TO HEAD COVERAGE WITHOUT OVERSPRAY ONTO BUILDING, FENCES, SIDEWALKS, PARKING AREAS, OR OTHER NON-VEGETATED SURFACES.
- ALL IRRIGATION PIPE MATERIAL AND INSTALLATION SHALL CONFORM TO APPLICABLE CODE FOR PIPING AND COMPONENT REQUIREMENTS.
- PROVIDE SLEEVING AT ALL AREAS WHERE PIPE TRAVELS UNDER CONCRETE OR HARD SURFACING.
- VALVES SHALL BE WIRED AND INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND CONNECTED TO THE IRRIGATION CONTROLLER.
- ZONE THE FOLLOWING AREAS SEPARATELY: STORMWATER AREAS, STREAM BUFFER AREAS, PERMANENT LANDSCAPE AREAS, AND TREES.
- QUICK COUPLERS TO BE PLACED EVERY 150 LINEAR FEET MAX INCLUDE QUICK COUPLER ADJACENT TO TRASH ENCLOSURE.
- IRRIGATION SHALL BE WINTERIZED THROUGH LOW PRESSURE, HIGH VOLUME AIR BLOWOUT CONNECTION THROUGH QUICK COUPLER.
- PROVIDE SPRAY IRRIGATION WITHIN STREAM BUFFER, STORMWATER FACILITIES, AND AT NORTH END OF PARKING LOT WITHIN GROUND COVER AT WATER UTILITY ACCESS. PROVIDE DRIP IRRIGATION AROUND BUILDING, IN PLANTERS, AND WITHIN PARKING AREA.

REVISION SCHEDULE		
Delta	Issued As	Issue Date

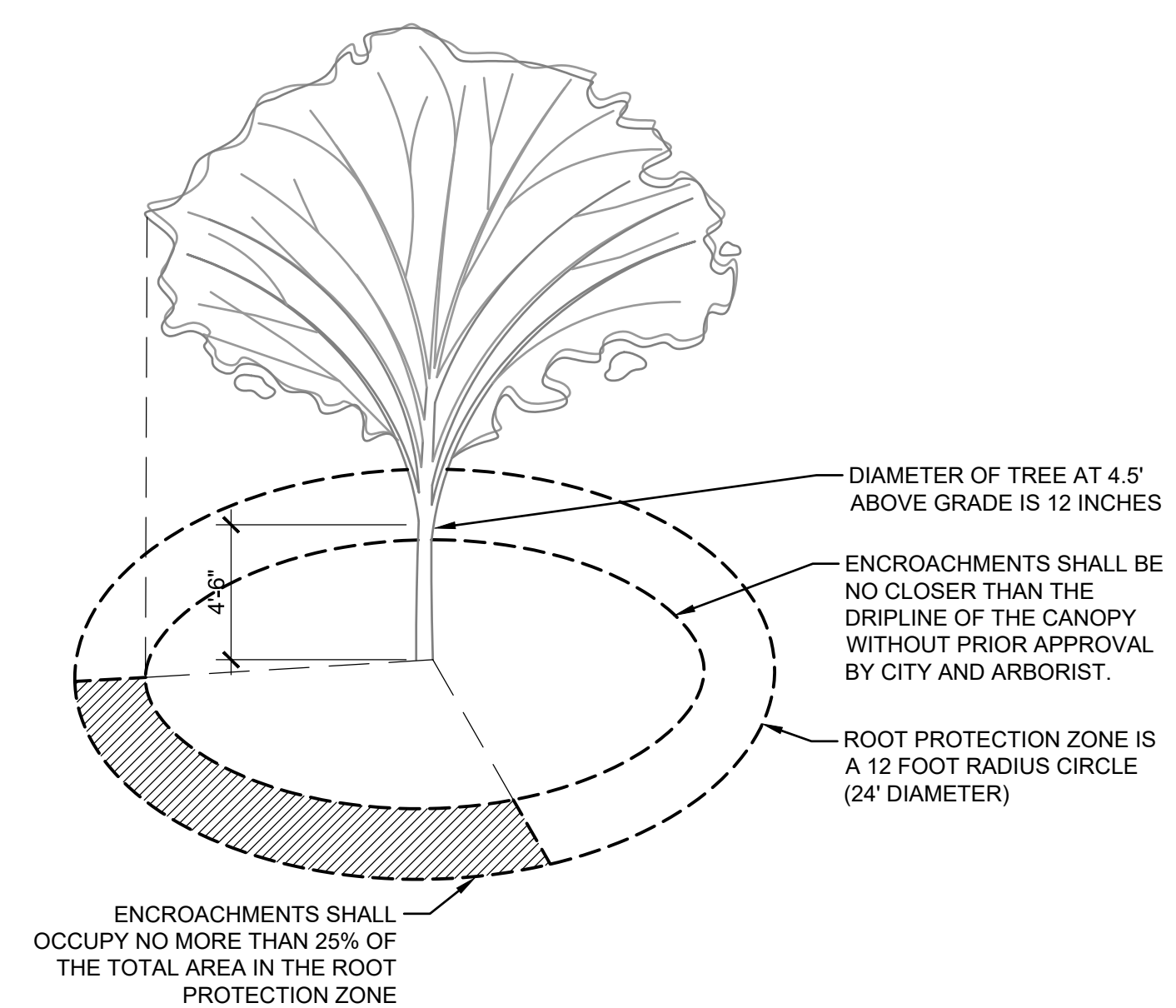


This Detail Drawing may not be altered or changed in any manner except by the City Engineer. It is the responsibility of the user to acquire the most current version.

NOTES:
 1. FENCE SHALL BE 6' IN HEIGHT AND SET AT TREE DRIP LINE.
 2. FENCE MATERIALS SHALL CONSIST OF 2" MESH CHAIN LINKS SECURED TO A MINIMUM 1 1/2" DIA. STEEL OR ALUMINUM LINE POSTS.
 3. POSTS SHALL BE SET TO A DEPTH OF NO LESS THAN 2 FEET IN NATIVE SOIL.
 4. FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

Tree Protection Fencing		CITY OF WILSONVILLE
DRAWING NUMBER: RD-1230	DRAWN BY: SR	SCALE: N.T.S.
FILE NAME: RD-1230.DWG	APPROVED BY: NK	DATE: 4/2/14
		PUBLIC WORKS STANDARDS

2 TREE PROTECTION FENCING SCALE: NTS



3 ROOT PROTECTION ZONE SCALE: NTS

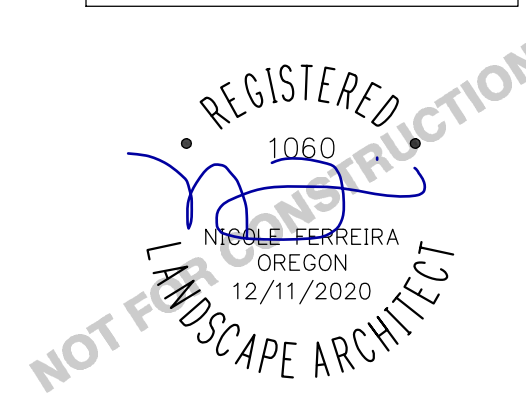
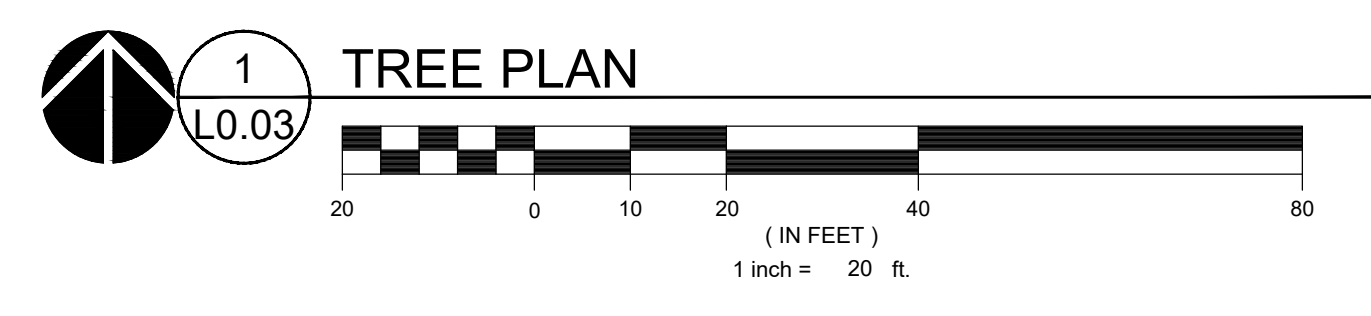
TREE SCHEDULE

- DECIDUOUS TREE TO REMAIN
- CONIFEROUS TREE TO REMAIN
- ROOT PROTECTION ZONE
- TREE TO REMOVE
- TREE TO BE PROVIDED UNDER SEPARATE PERMIT
- TREE BY OTHER PERMIT, TO BE RELOCATED
- TREE PROTECTION FENCING

TREES	QTY
CONIFEROUS TREE TO REMAIN	1
CONIFEROUS TREE TO REMOVE	2
ON-SITE DECIDUOUS TREE TO REMAIN	5
ON-SITE DECIDUOUS TREE TO REMOVE	1
OFF-SITE DECIDUOUS TREE TO REMAIN	10
OFF-SITE DECIDUOUS TREE TO REMOVE	0
TREE BY OTHER PERMIT TO REMAIN	7
TREE BY OTHER PERMIT TO RELOCATE	1

NOTES

- REFERENCE PLANTING PLAN FOR NEW TREE PLANTINGS.
- ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING ARE TO BE INSTALLED PRIOR TO ANY DEMOLITION ACTIVITIES.
- PROTECT EXISTING LANDSCAPING TO THE MAXIMUM EXTENT PRACTICABLE.
- PROTECT ALL UNDERGROUND UTILITY SERVICES AND CONDUIT UNLESS NOTED OTHERWISE.
- CRITICAL ROOT ZONES AND TREE PROTECTION FENCING ONLY SHOWN FOR TREES AFFECTED BY DEVELOPMENT.
- ARBORIST MONITORING: ARBORIST SHALL BE ON SITE DURING EXCAVATION WITHIN CRITICAL ROOT ZONES OF EXISTING TREES.
- TREES REMOVED WITHIN THE SROZ WILL BE REPLANTED AT A 1:1 RATIO.
- NO ACTIVITY MAY BE CONDUCTED WITHIN ANY DESIGNATED TREE PROTECTION AREA INCLUDING BUT NOT LIMITED TO PARKING EQUIPMENT, PLACING SOLVENTS, STORING MATERIALS AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT, OR OTHER DEBRIS, OR ANY EXCAVATION OR COMPACTION WORK.
- DURING CONSTRUCTION NO OBJECTS SHALL BE ATTACHED TO ANY TREE DESIGNATED TO BE RETAINED AND PROTECTED.
- PROPOSED TRENCHING AND EXCAVATION AROUND TREES SHALL BE COORDINATED WITH CONSULTING ARBORIST.
- WHERE TRENCHING IS REQUIRED WITHIN CRITICAL ROOT ZONE, TUNNEL UNDER OR AROUND ROOTS BY HAND DIGGING OR BORING. DO NOT CUT MAIN LATERAL ROOTS OR TAP ROOTS. CLEANLY CUT SEVER SMALLER ROOTS. RELOCATE ROOTS IN BACKFILL AREAS WHEREVER POSSIBLE.
- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT BEFORE PERMANENT BACKFILL IS PLACED. PROVIDE TEMPORARY EARTH COVER, OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP. WATER AND MAINTAIN MOIST CONDITION UNTIL RELOCATED AND COVERED WITH BACKFILL.
- FOR TREES TO BE PROVIDED UNDER SEPARATE PERMIT: IF TREES ARE INSTALLED PRIOR TO SITE WORK FOR THIS PROJECT, PROVIDE TREE AND VEGETATION PROTECTION AS SHOWN.



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
TREE AND VEGETATION PROTECTION PLAN

JOB NO. **2220098.00**

L0.03

REVISION SCHEDULE		
Delta	Issued As	Issue Date

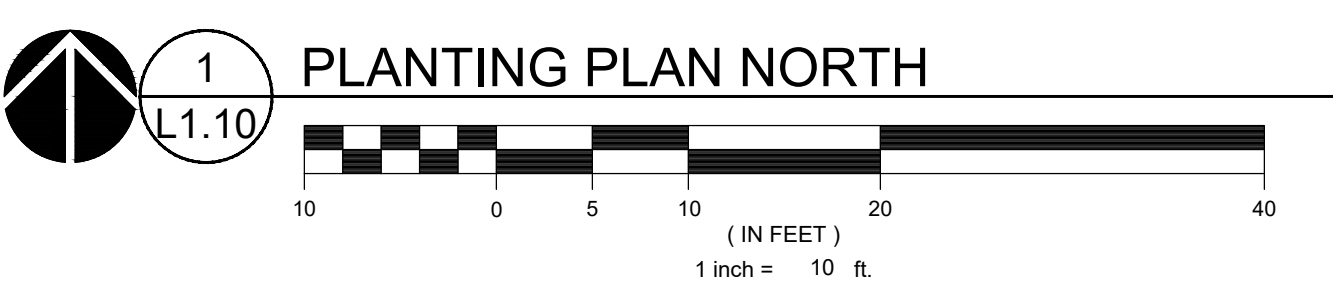
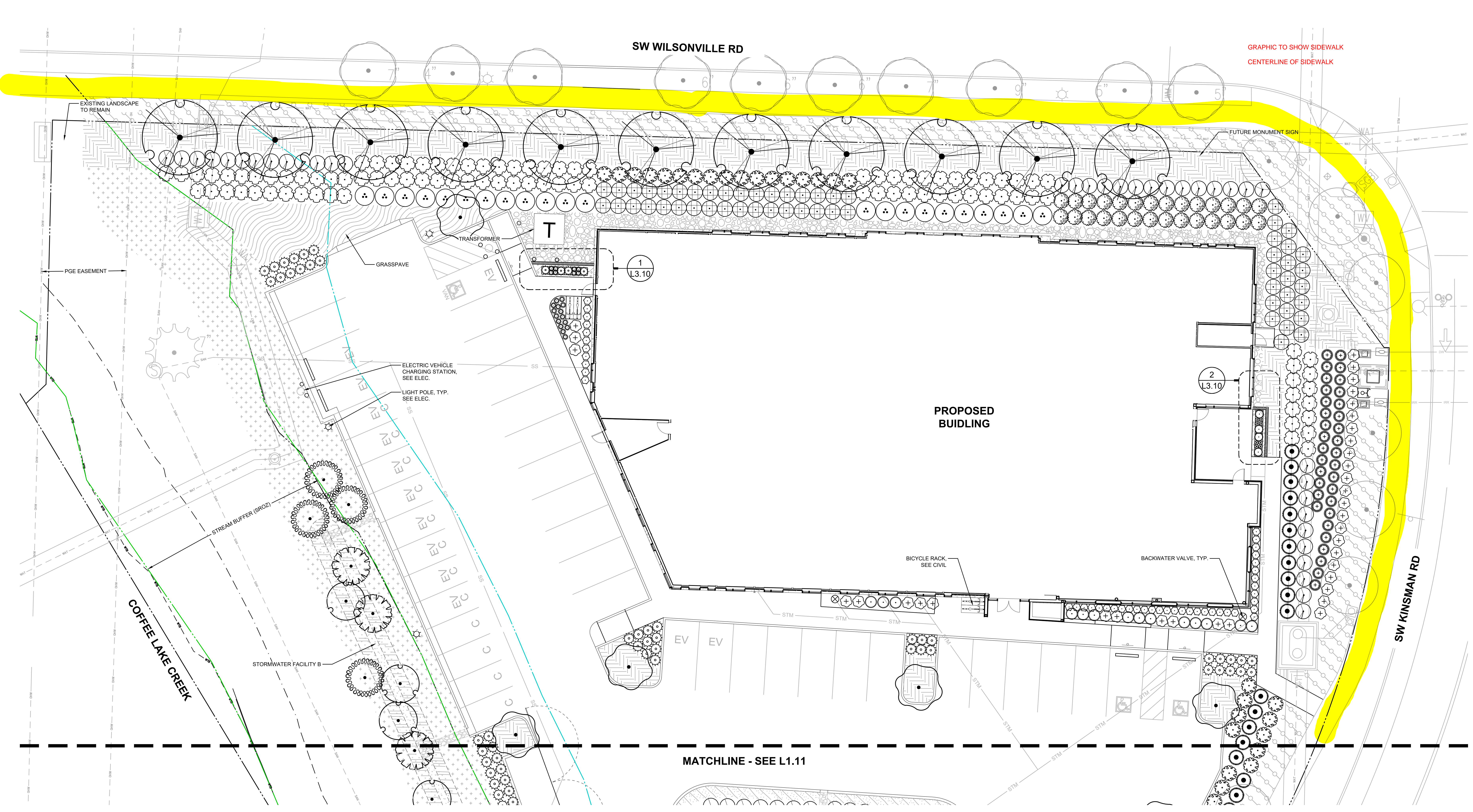
SHEET TITLE:
**PLANTING PLAN
NORTH**

SHEET

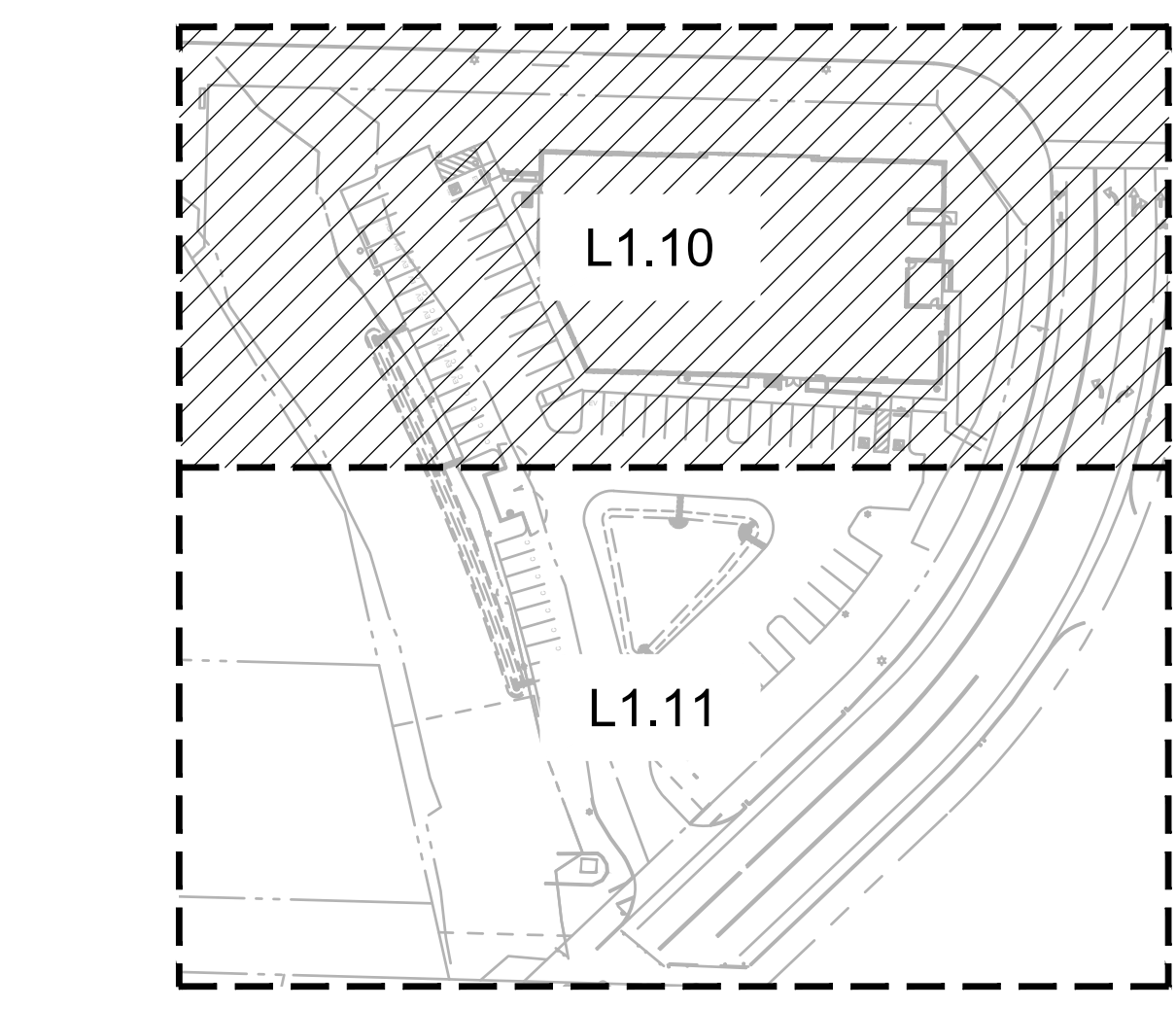
L1.10

JOB NO. **2220098.00**

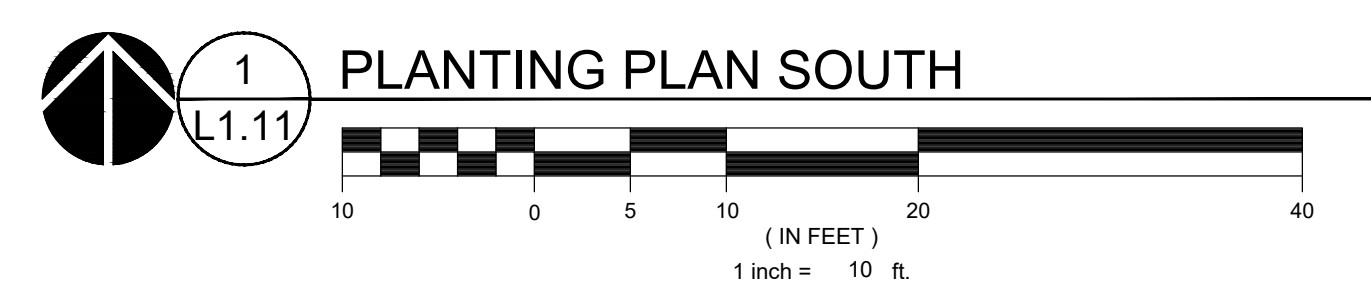
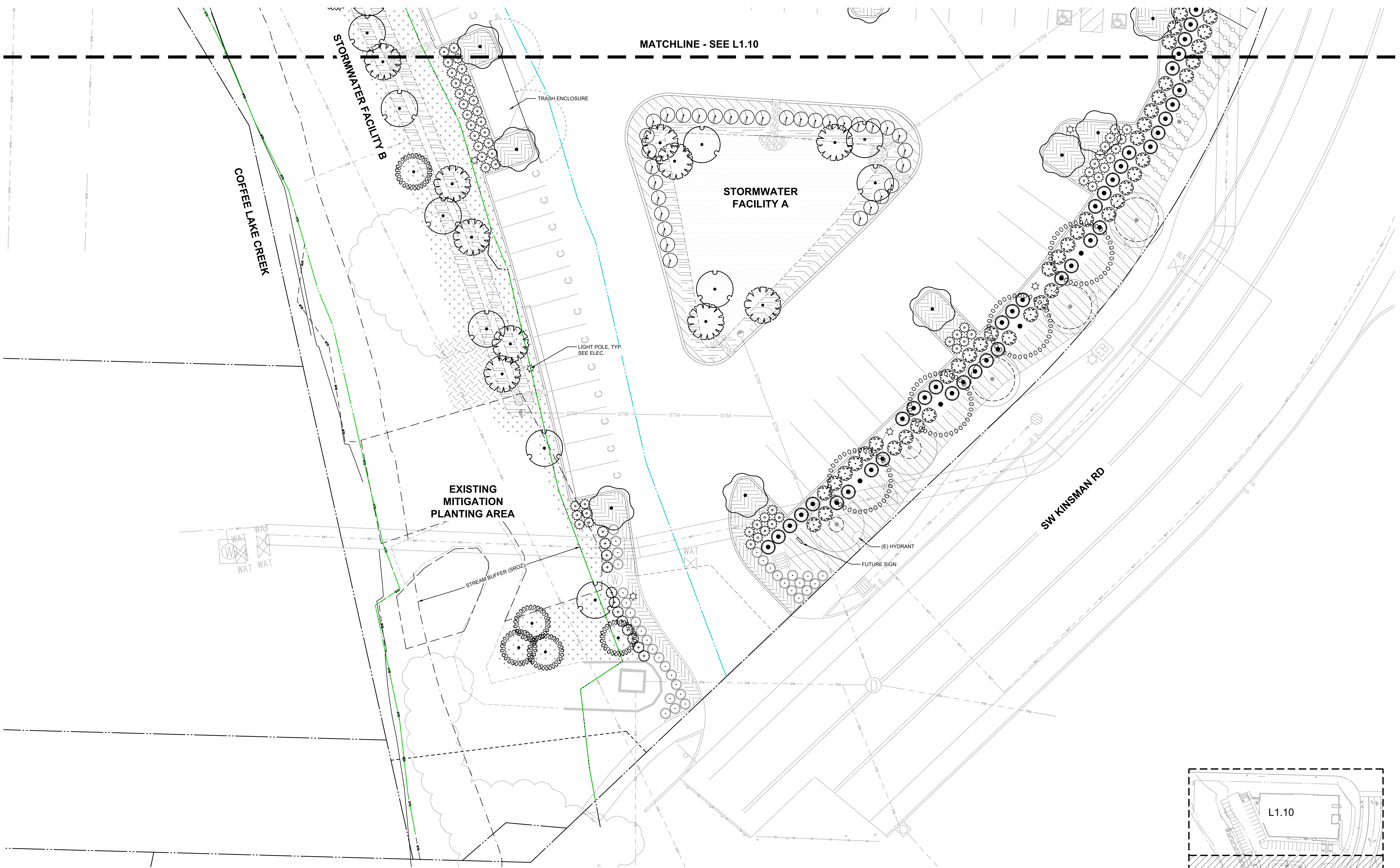
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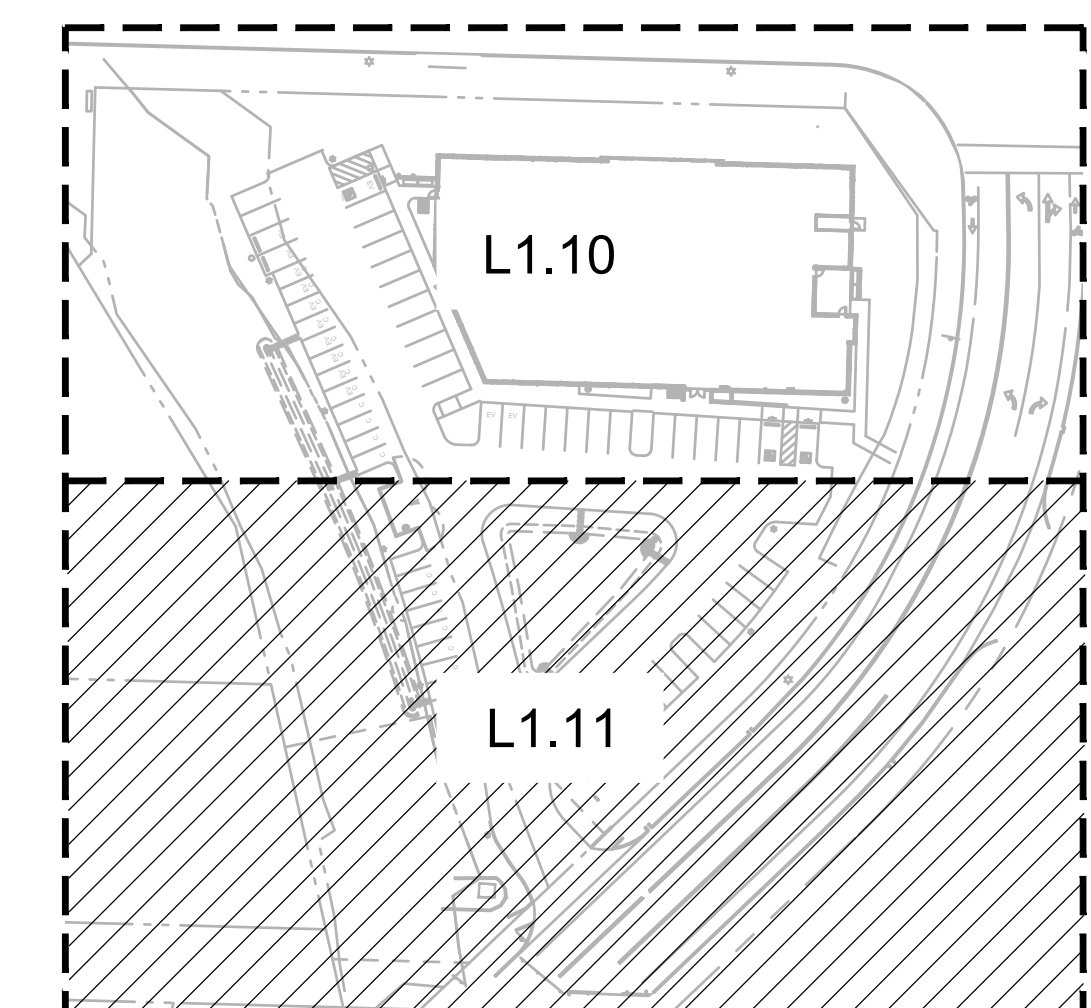
NOTES
1. SEE L0.01 FOR PLANT SCHEDULES



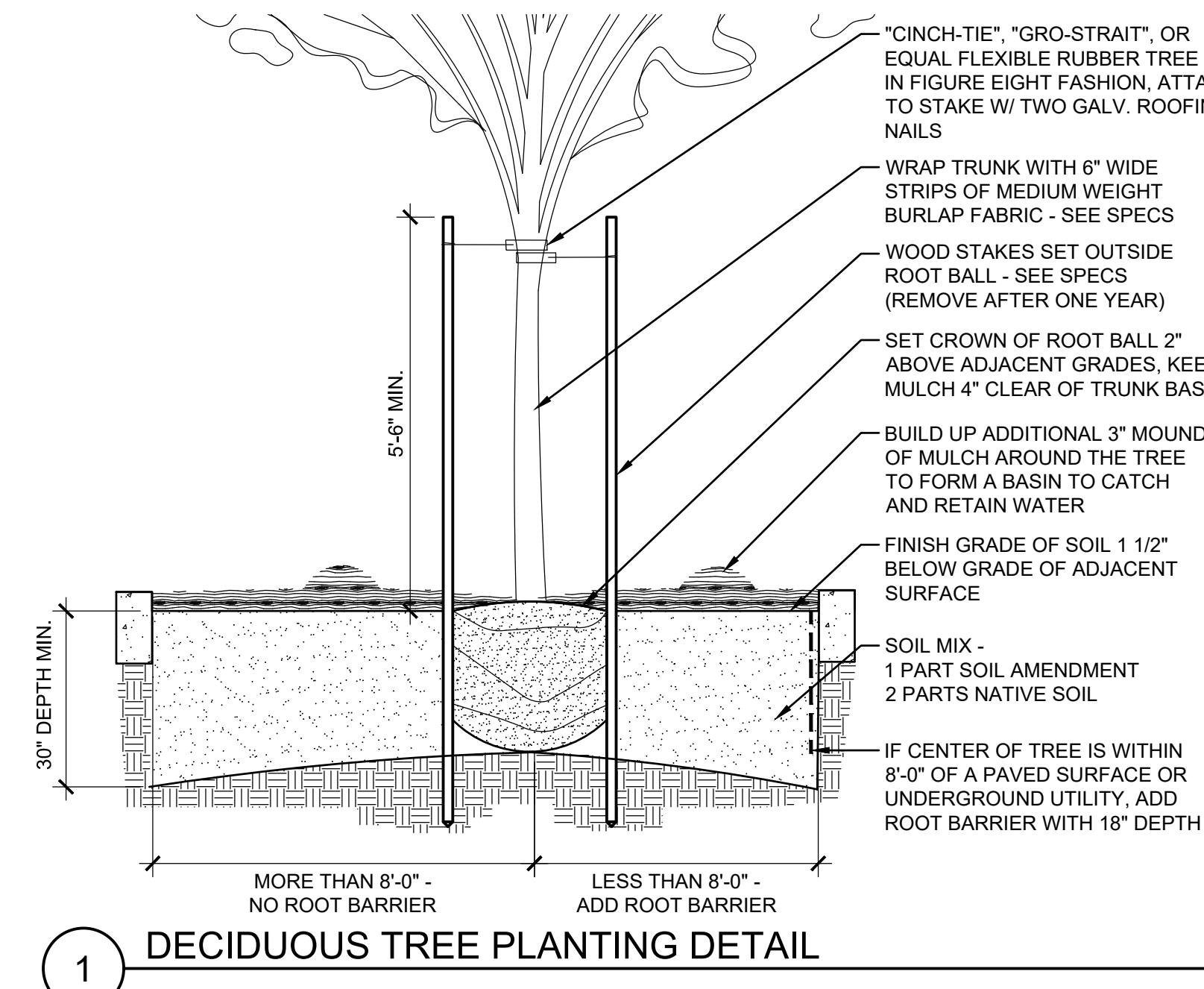
REVISION SCHEDULE		
Delta	Issued As	Issue Date



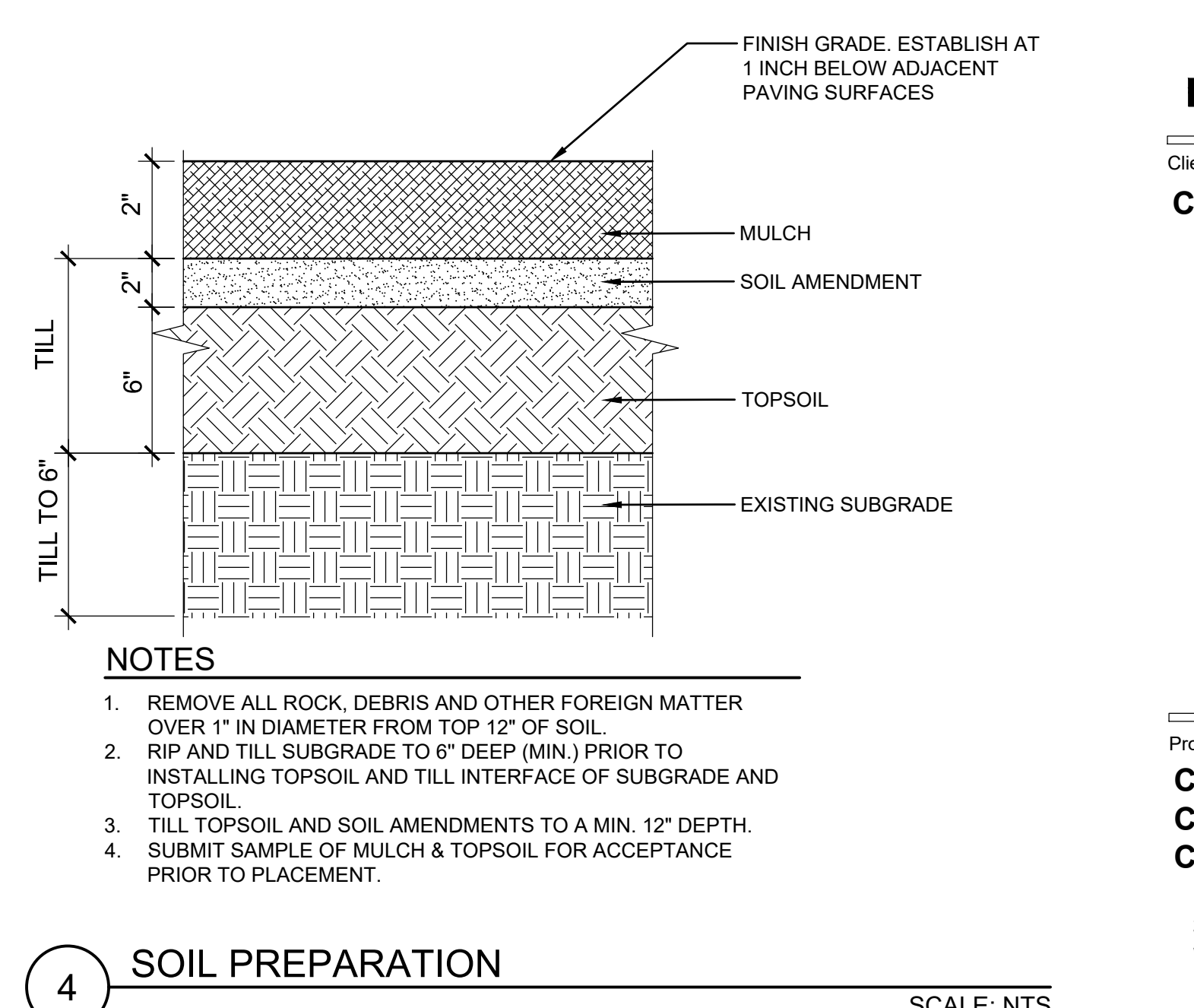
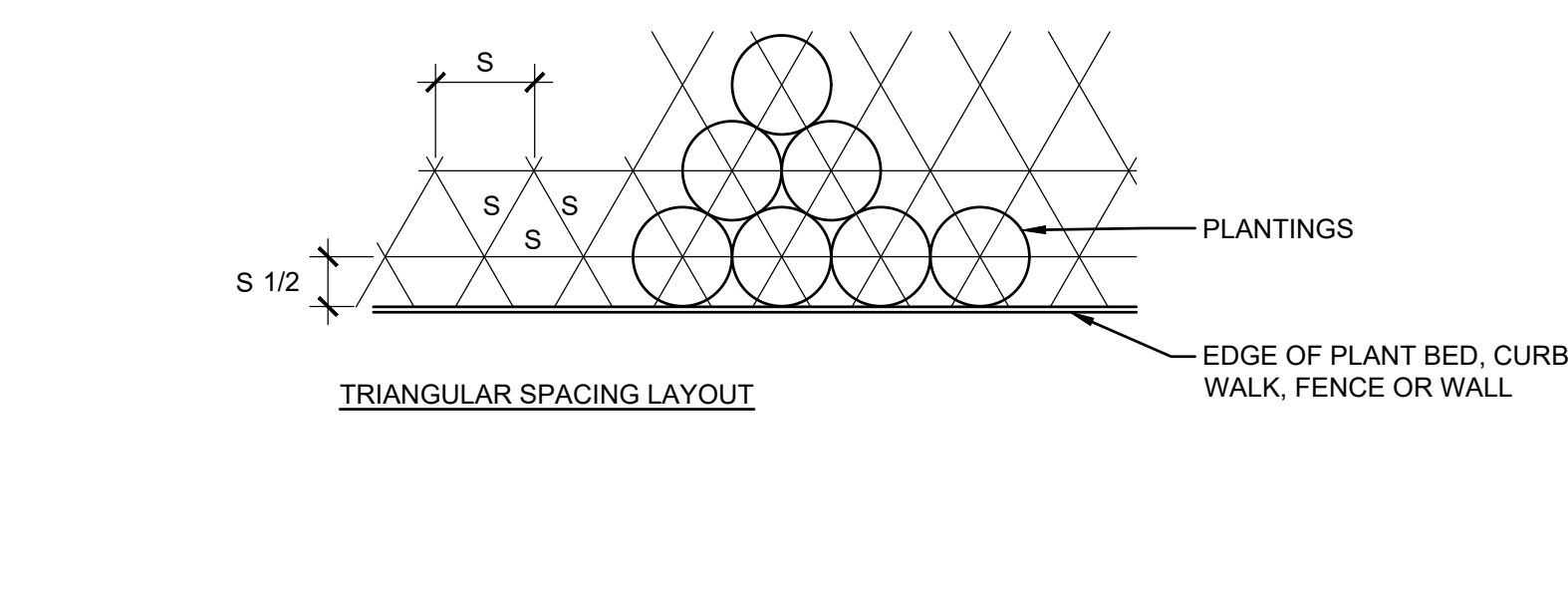
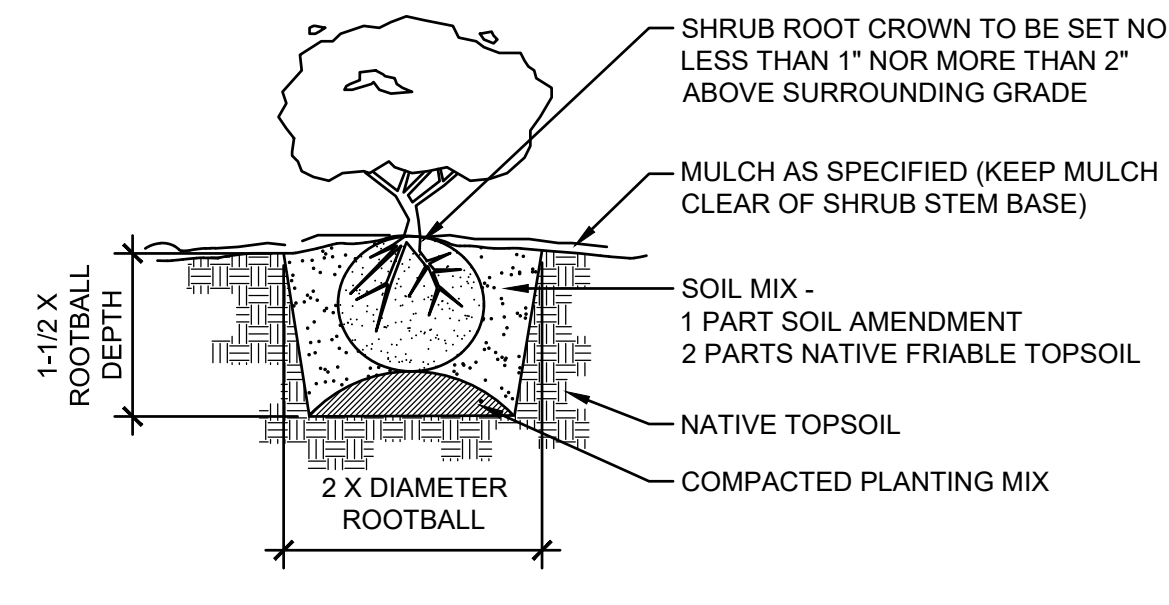
NOTES
1. SEE L0.01 FOR PLANT SCHEDULES



KEY MAP
SCALE: NTS



- NOTES**
1. PLANT ALL TREES AT LEAST 32 INCHES FROM THE END OF HEAD-IN PARKING SPACES TO PREVENT DAMAGE FROM CAR OVERHANGS.
 2. ALL ROOTS MUST BE COMPLETELY COVERED. BACKFILL SHOULD BE THOROUGHLY WATERED AS IT IS PLACED AROUND THE ROOTS.
 3. SCARIFY AND ROUGHEN BOTTOM OF PLANTING PIT PRIOR TO PLACING TREE AND TOPSOIL. SLOPE BOTTOM TO DRAIN TO SIDES.
 4. THE ENTIRE WIDTH OF THE PLANTING ISLAND SHALL CONTAIN ONLY SOIL/COMPOST PLANTING MIX AND BE FREE OF ALL DEBRIS INCLUDING GARBAGE, CONCRETE, GRAVEL OR OTHER FOREIGN MATERIALS.
 5. ALL TREES SHALL CONFORM TO MOST RECENT ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK. FIRST LIMBS OF DECIDUOUS TREES IN PARKING LOTS AND ALONG STREETS AND SIDEWALKS SHALL BE 5 FEET ABOVE GROUND OR HIGHER.
 6. EXCAVATE HOLE INTO PREPARED SOIL TO ONE INCH LESS THAN HEIGHT OF ROOTBALL AND TWO TIMES THE WIDTH OF THE ROOTBALL. TAMP BOTTOM OF PIT UNDER ROOTBALL THOROUGHLY TO KEEP TREE FROM SETTLING. BUTTRESS AT THE BOTTOM OF THE PIT NO LESS THAN THREE FEET WIDE IF NEEDED TO REINFORCE LATERAL SUPPORT.
 7. DO NOT DAMAGE THE ROOTBALL WHEN PLANTING. REMOVE ALL WIRE, STRING AND BURLAP FROM TOP AND SIDES OF ROOTBALL ONLY AFTER PLACING IN THE HOLE.
 8. SET TREE STRAIGHT ON TAMPED SOIL.
 9. BACKFILL HOLE WITH APPROVED PLANTING MEDIUM MIX TO HALF DEPTH. TAMP SOIL TO STABILIZE ROOTBALL. FINISH BACKFILLING AND TAMP AGAIN.
 10. STAKE TREES OUTSIDE OF ROOTBALL AND PARALLEL TO PLANTING ISLAND CURBS WITH TREE STAKES. USE ONE INCH HEAVY CHAINLOCK TREE TIES OR SIMILAR. REMOVE AFTER ONE YEAR.
 11. WATER IMMEDIATELY AND THOROUGHLY, TWICE PER WEEK DURING THE FIRST MONTH, THEN ONCE PER WEEK THROUGH THE REMAINDER OF THE DRY SEASON. WATER A MINIMUM OF ONCE PER MONTH DURING THE SECOND SUMMER SEASON.
 12. ALL PLANTING BEDS CONTAINING TREES AND SHRUBS AND SURFACE DRAINAGE SHALL BE PREPARED SIMILAR TO THIS LANDSCAPE TREE PLANTING AND DRAINAGE DETAIL.

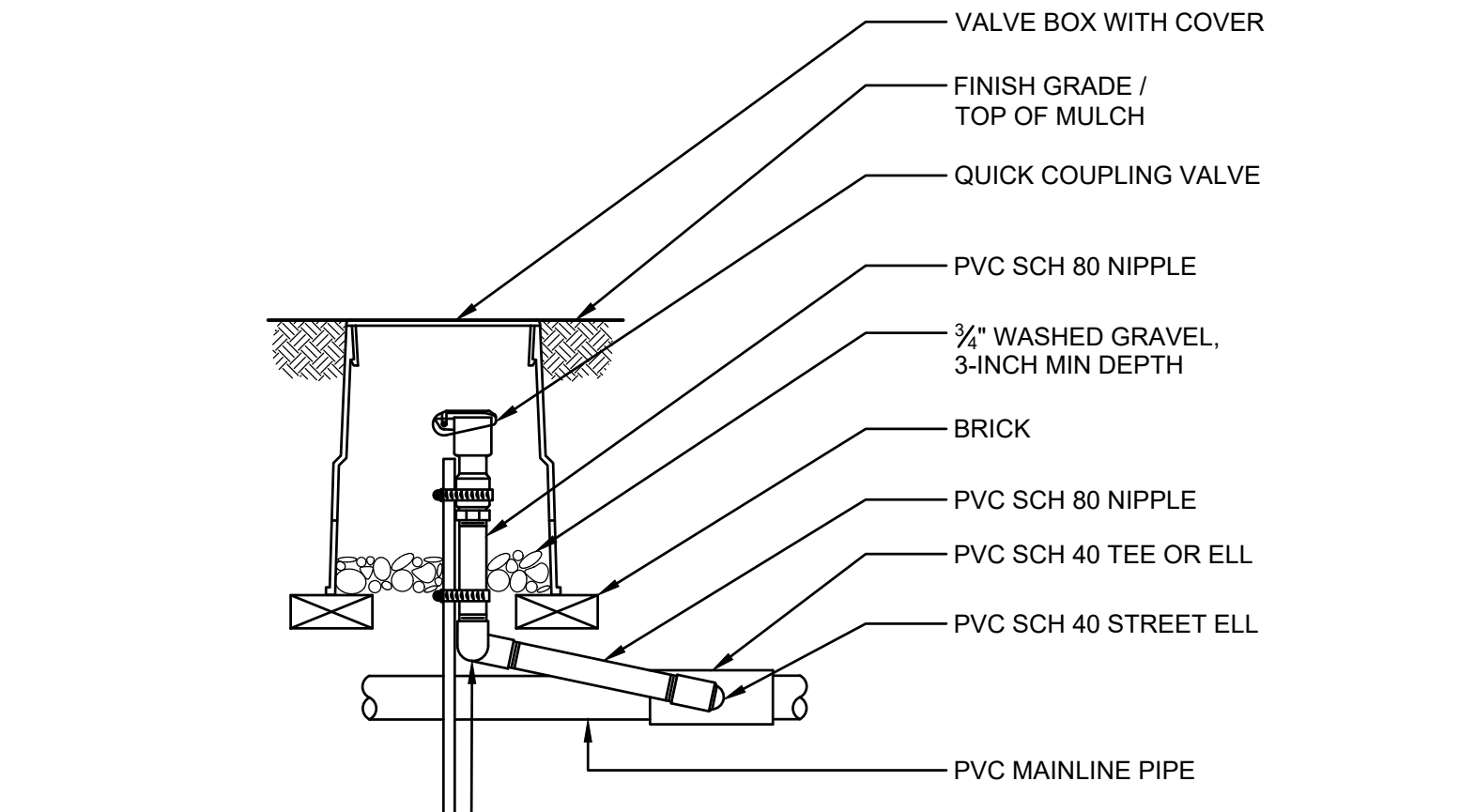
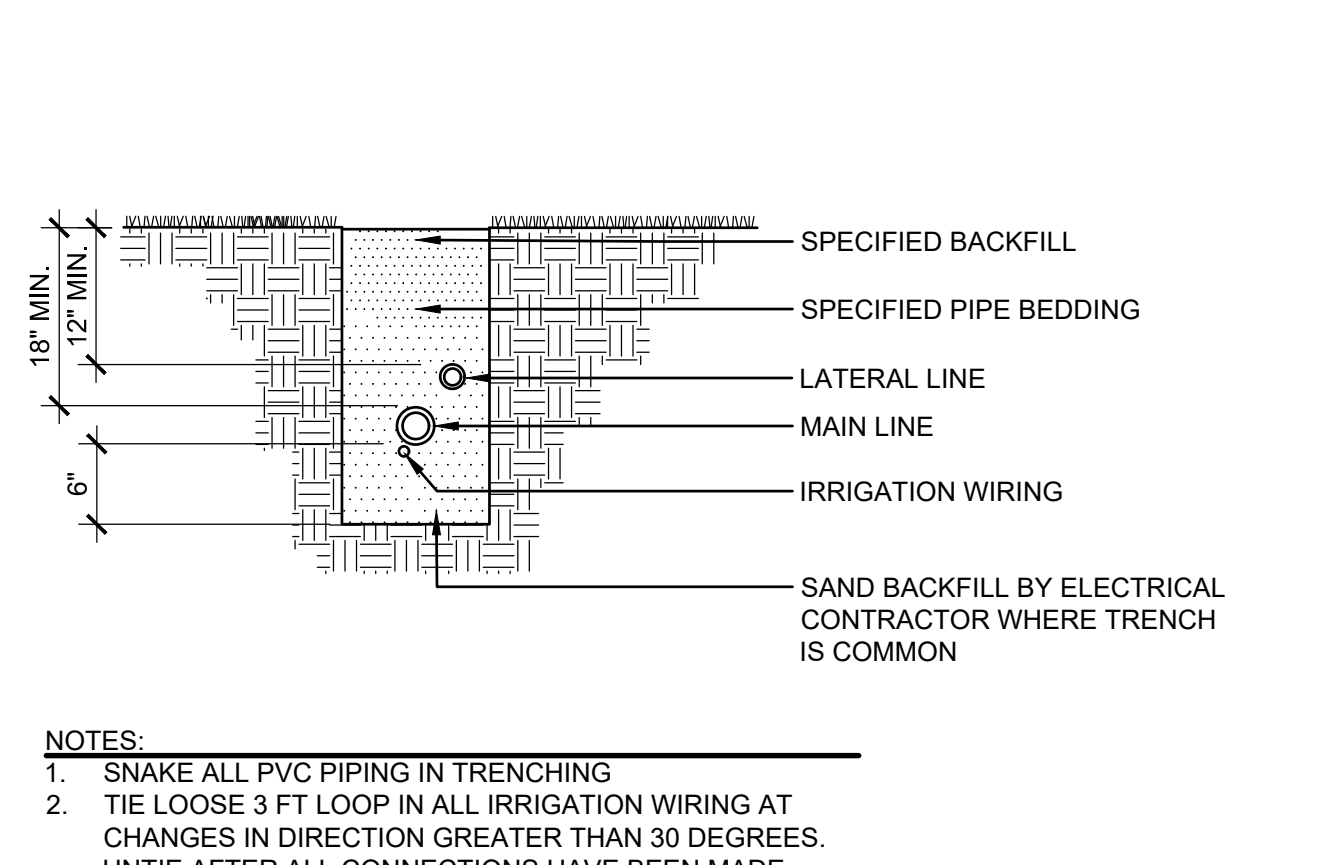
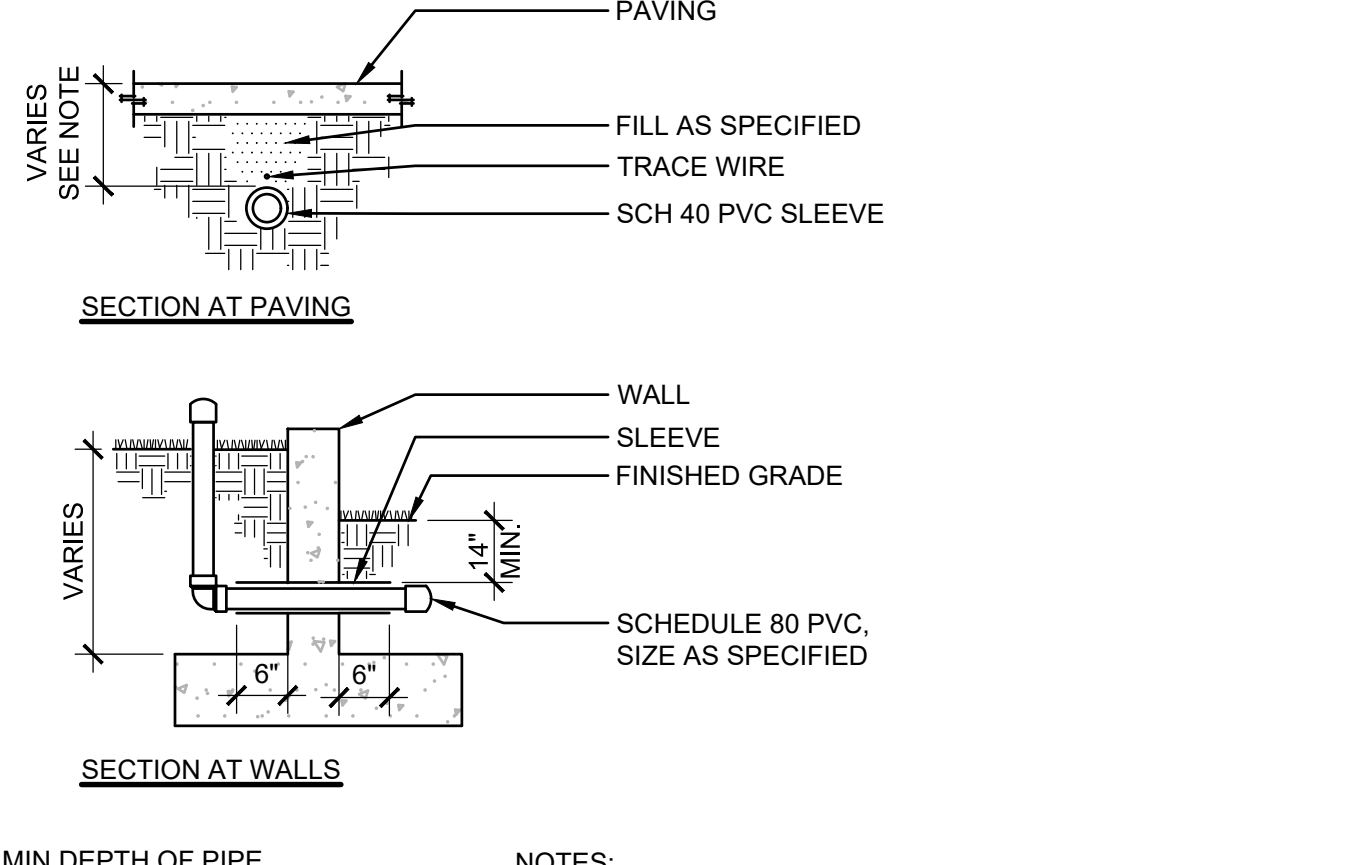
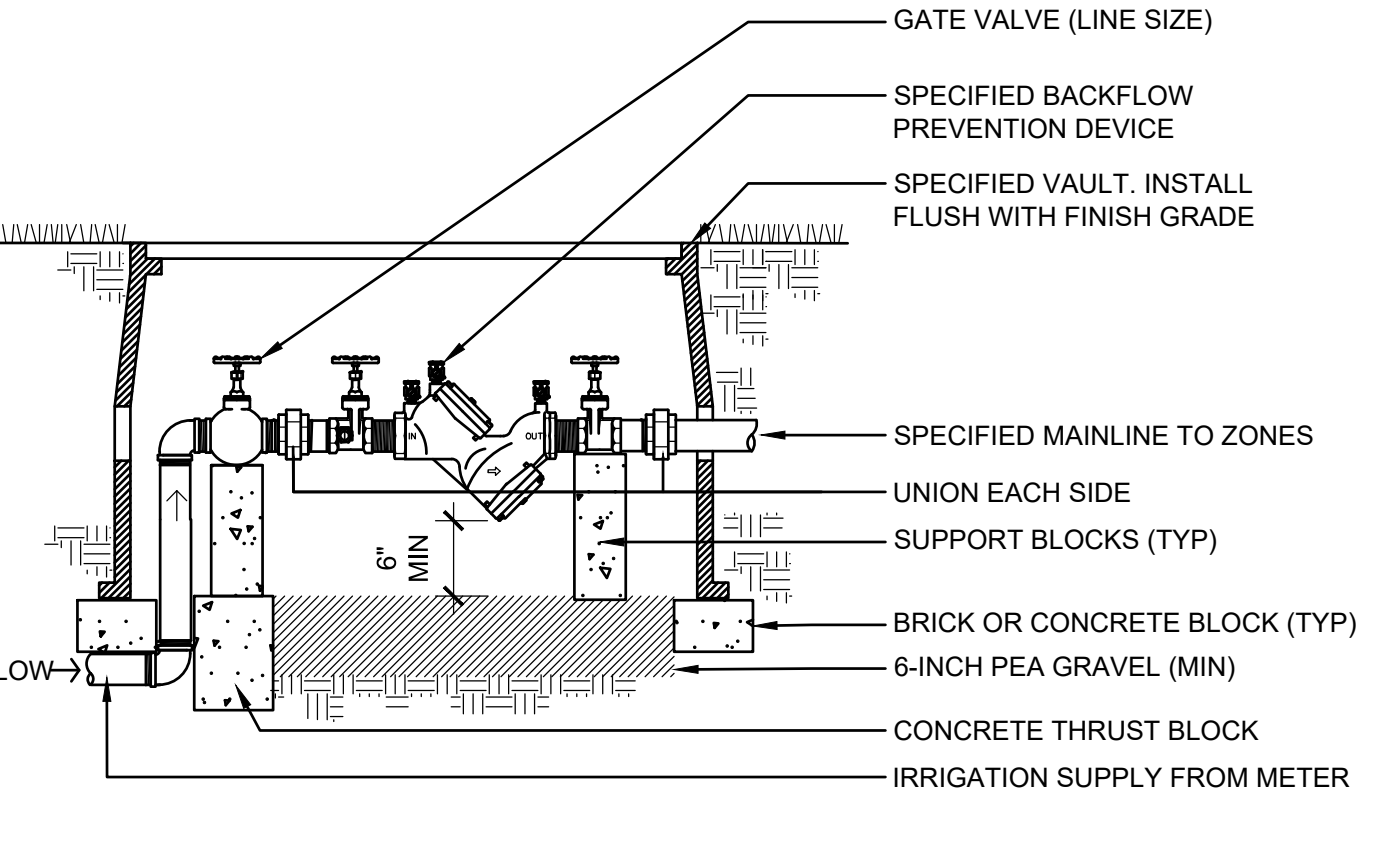
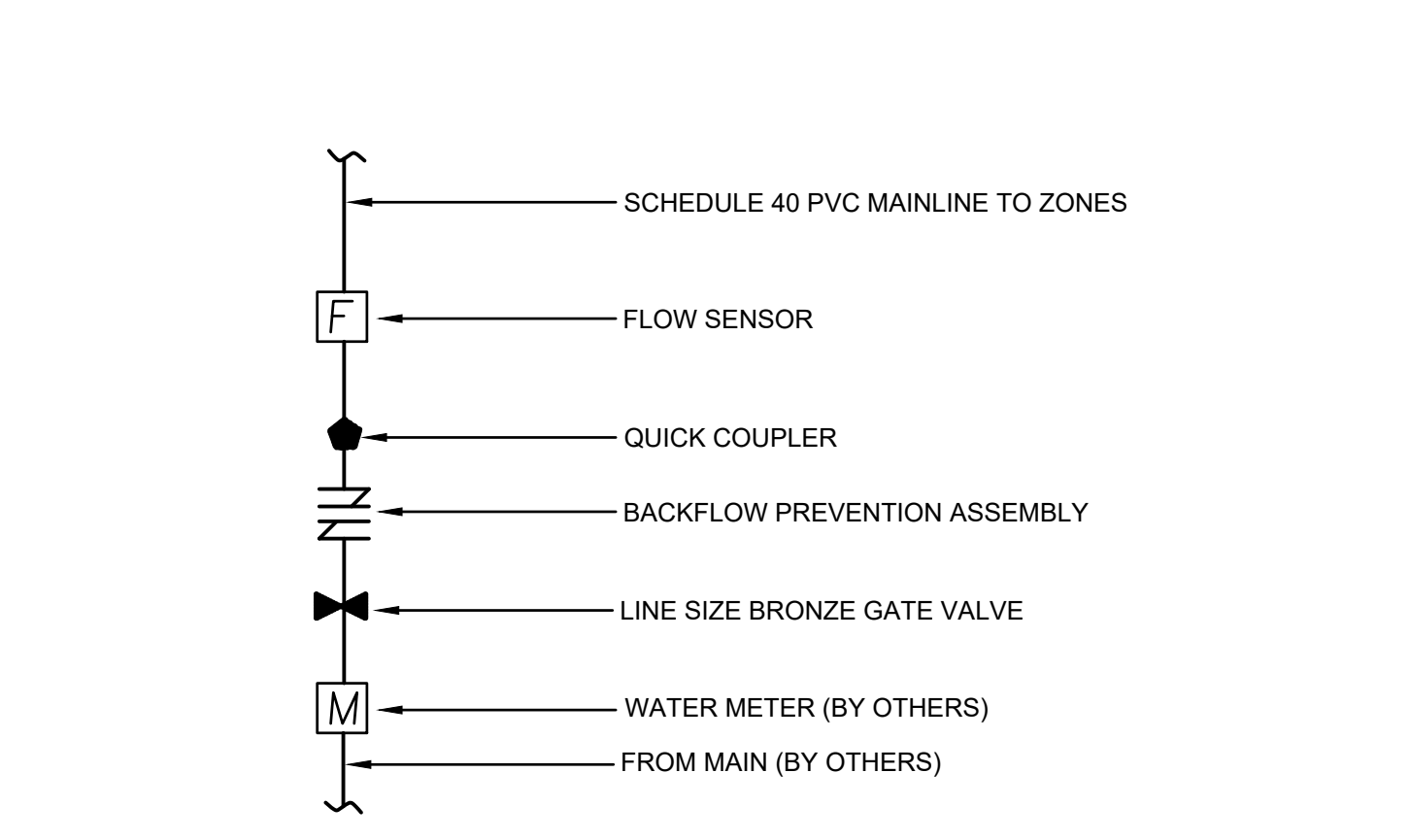


1 DECIDUOUS TREE PLANTING DETAIL

2 SHRUB PLANTING

3 GROUND COVER PLANTING

4 SOIL PREPARATION



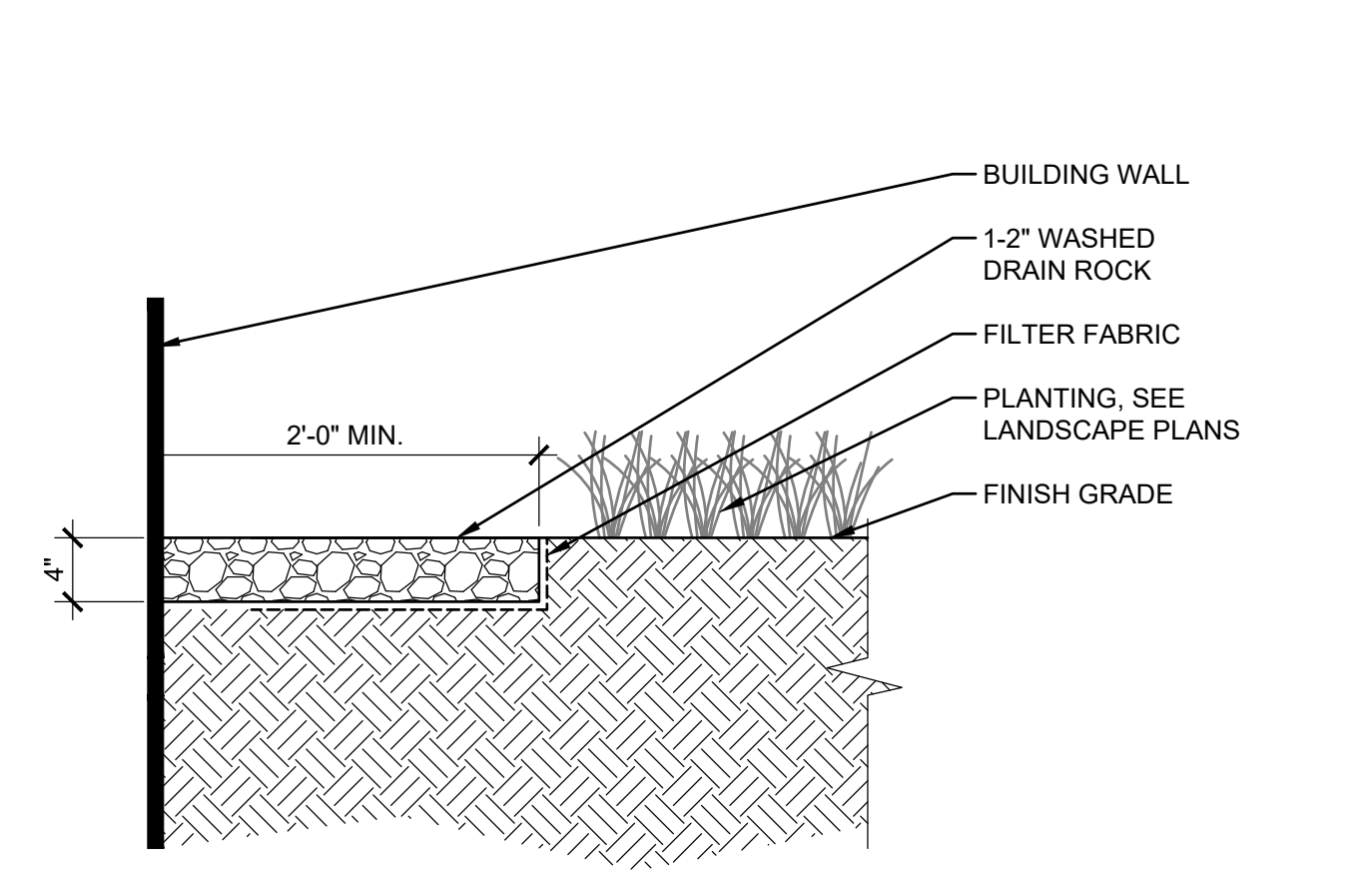
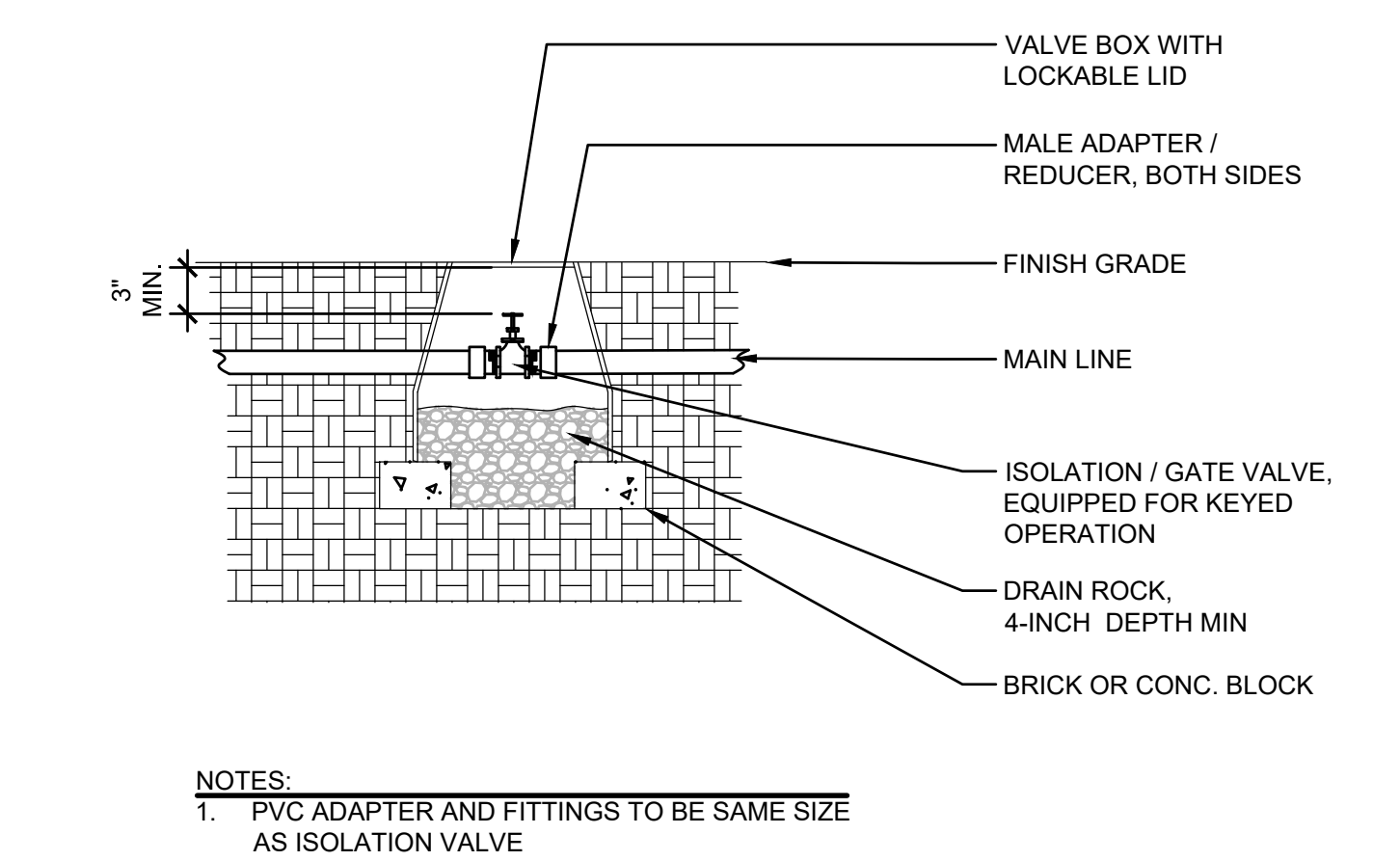
5 POINT OF CONNECTION

6 DOUBLE CHECK VALVE

7 IRRIGATION SLEEVES

8 IRRIGATION TRENCHING (TYP)

9 QUICK COUPLER VALVE



10 ISOLATION / GATE VALVE

11 ROCK MULCH MAINTENANCE BAND



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Delta	Issued As	Issue Date

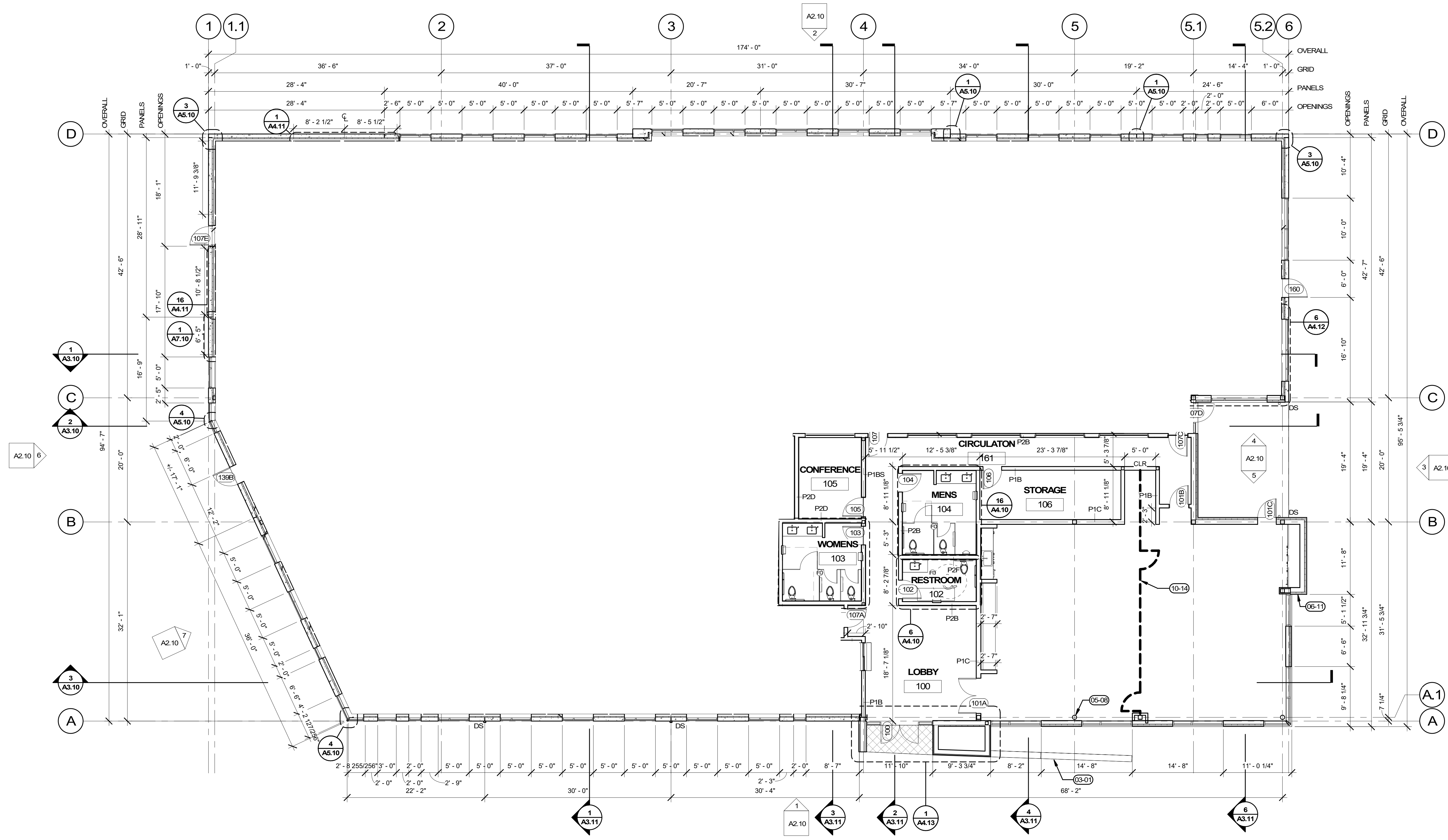
SHEET TITLE:
DETAILS

SHEET

L5.10

JOB NO. **2220098.00**

REVISED LAND USE SUBMITTAL - 03/12/2024



1 FLOOR PLAN
A1.10 1/8" = 1'-0"

GENERAL NOTES

- A. REFER TO ARCHITECTURAL GENERAL NOTES ON A0.01 FOR ADDITIONAL INFORMATION
- B. REFER TO A0.02 FOR WALL TYPES
- C. REFER TO A1.13 FOR FINISH SCHEDULE
- D. REFER TO FINISH PLAN FOR CASEWORK AND RELATED FINISH INFORMATION
- E. EQUIPMENT & FURNITURE SHOWN FOR REFERENCE ONLY
- F. REFER TO A6.10 FOR DOOR TYPES & DOOR SCHEDULE
- G. ALL PENETRATIONS IN THE WALL INCLUDING OUTLETS, DUCTS AND PIPING SHOULD BE CALKED AIRTIGHT WITH ACOUSTICAL SEALANT.
- H. INTERIOR PARTITION CONTROL JOINTS PER DETAIL
- I. ALL INTERIOR PARTITIONS TO BE P1A UNLESS OTHERWISE NOTED.

LEGEND

- INTERIOR PARTITION - REFER TO A1.20 FOR WALL HEIGHTS
- INTERIOR GLAZING
- CONCRETE TILT PANEL WITH INTERIOR FURRING PER 3/A0.02
- EXTERIOR FIBER CEMENT RAINSCREEN WALL PER 1/A5.11

KEYNOTES

- 03-01 CONCRETE SEAT WALL
- 05-08 STEEL FRAMING PER STRUCT.
- 06-11 CEDAR SOFFIT FINISH CONTINUES DOWN FACE OF WALL
- 09-06 3FORM SPECIALTY WALL PANEL, RP-2. CHANNEL SET AT FLOOR AND CEILING. REFER TO ELEVATION 15/A4.21
- 10-14 OPERABLE PARTITION WITH PERSONNEL EGRESS DOORS AS SHOWN DASHED

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(PLACE STAMP HERE)

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
FLOOR PLAN

SHEET

A1.10

JOB NO. **2220098.00**

REVISED LAND USE SUBMITTAL - 03/12/2024

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REVISION SCHEDULE		
Delta	Issued As	Issue Date

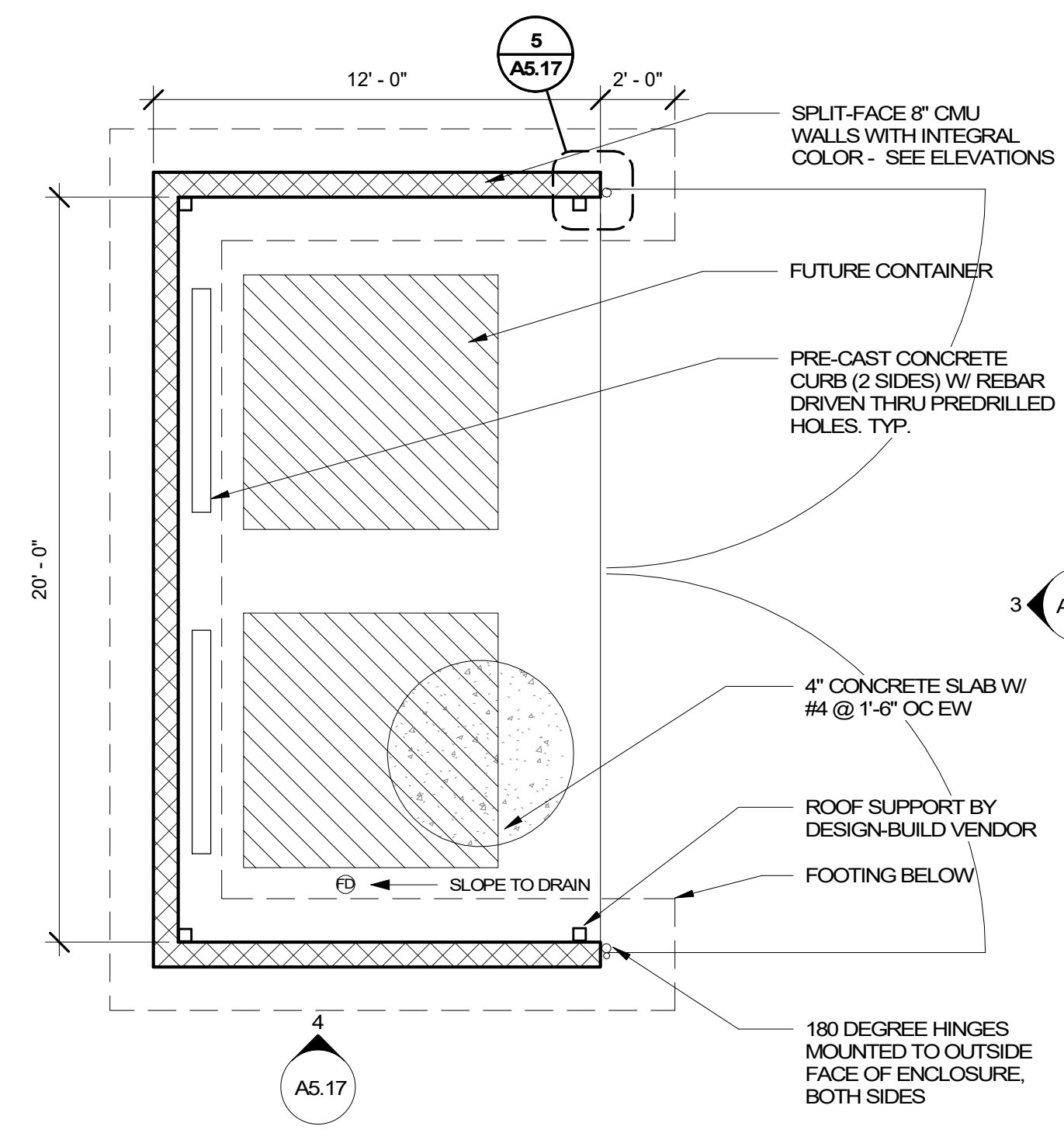
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SITE DETAILS

SHEET

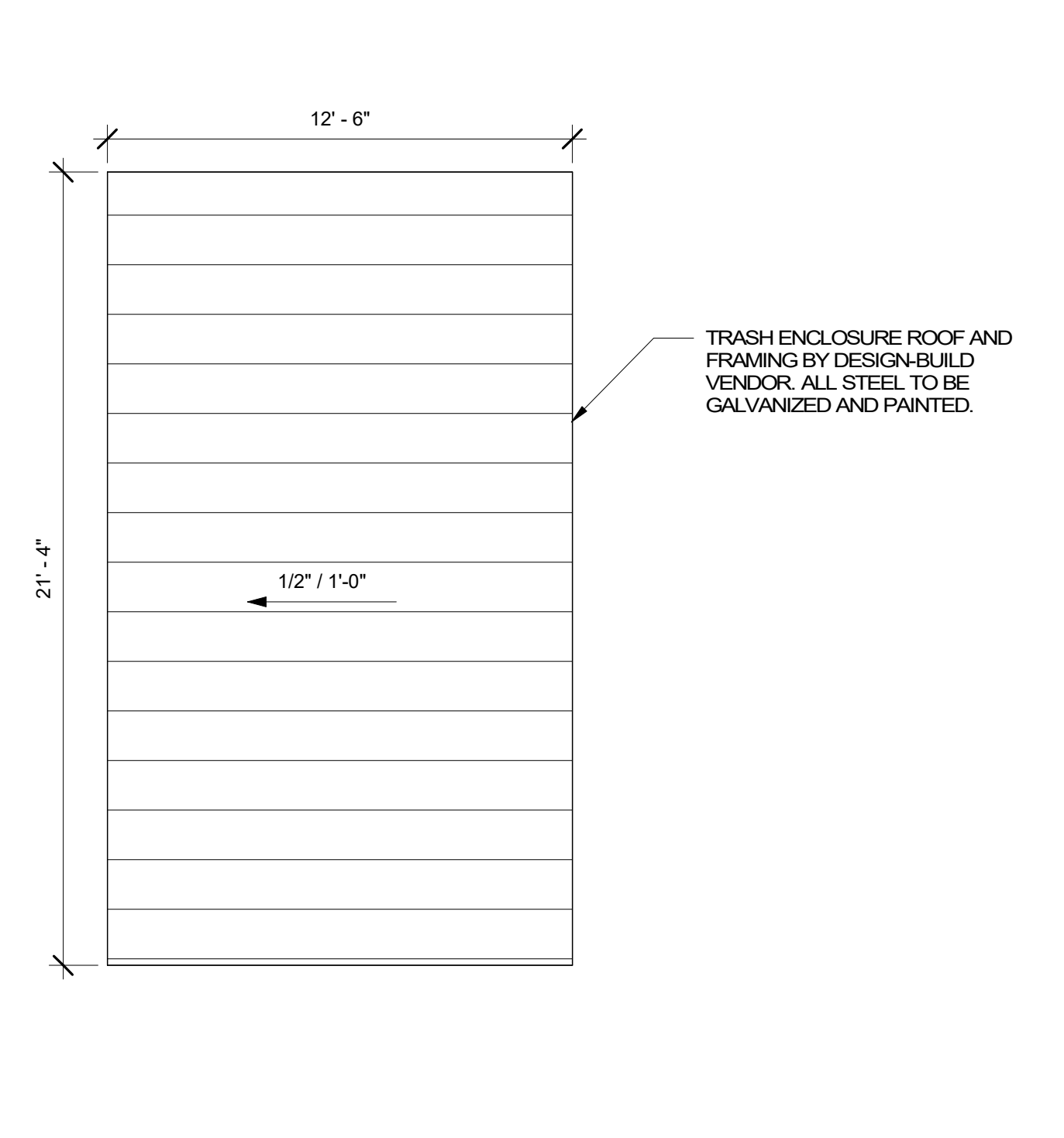
A5.17

JOB NO. **2220098.00**

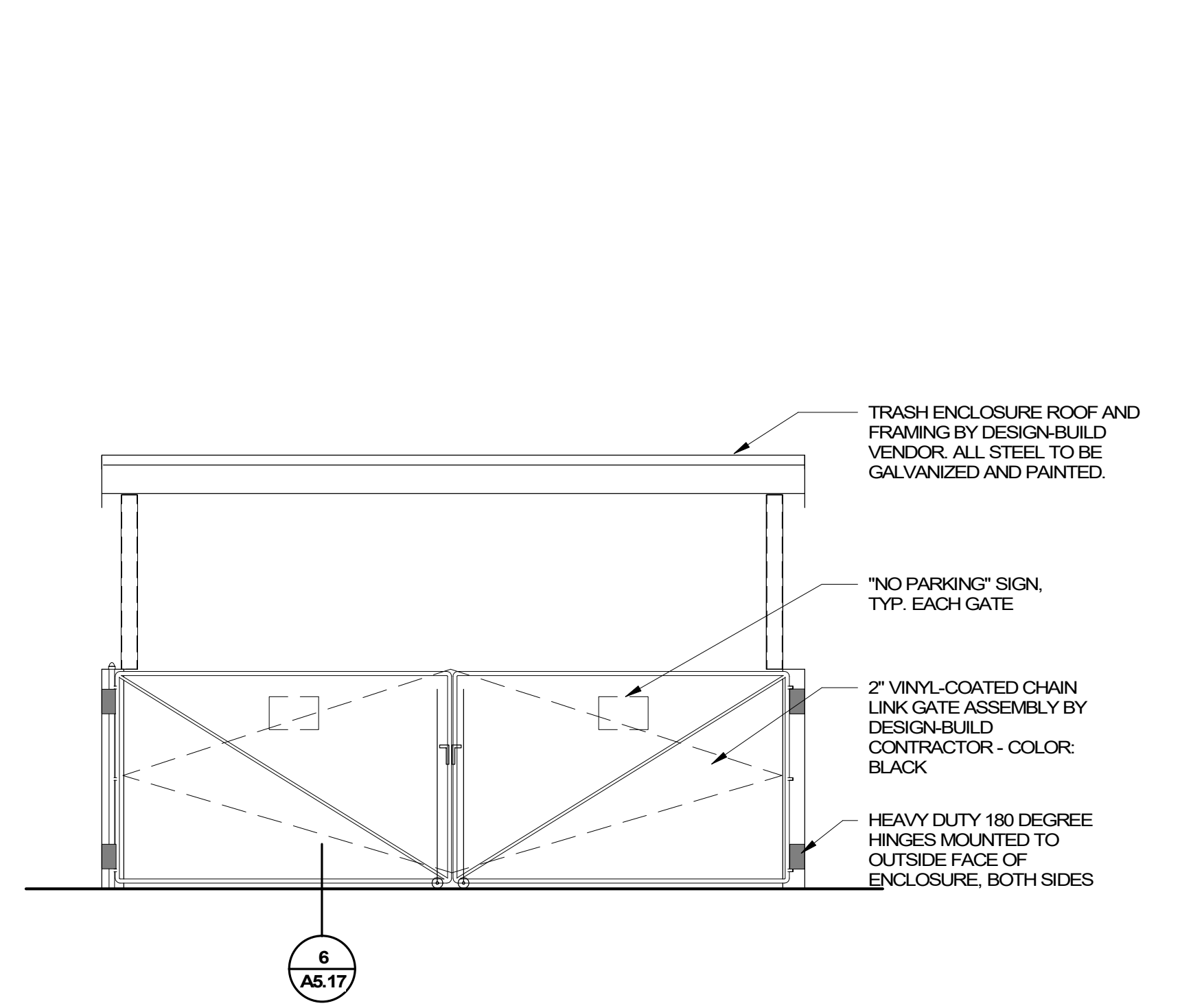
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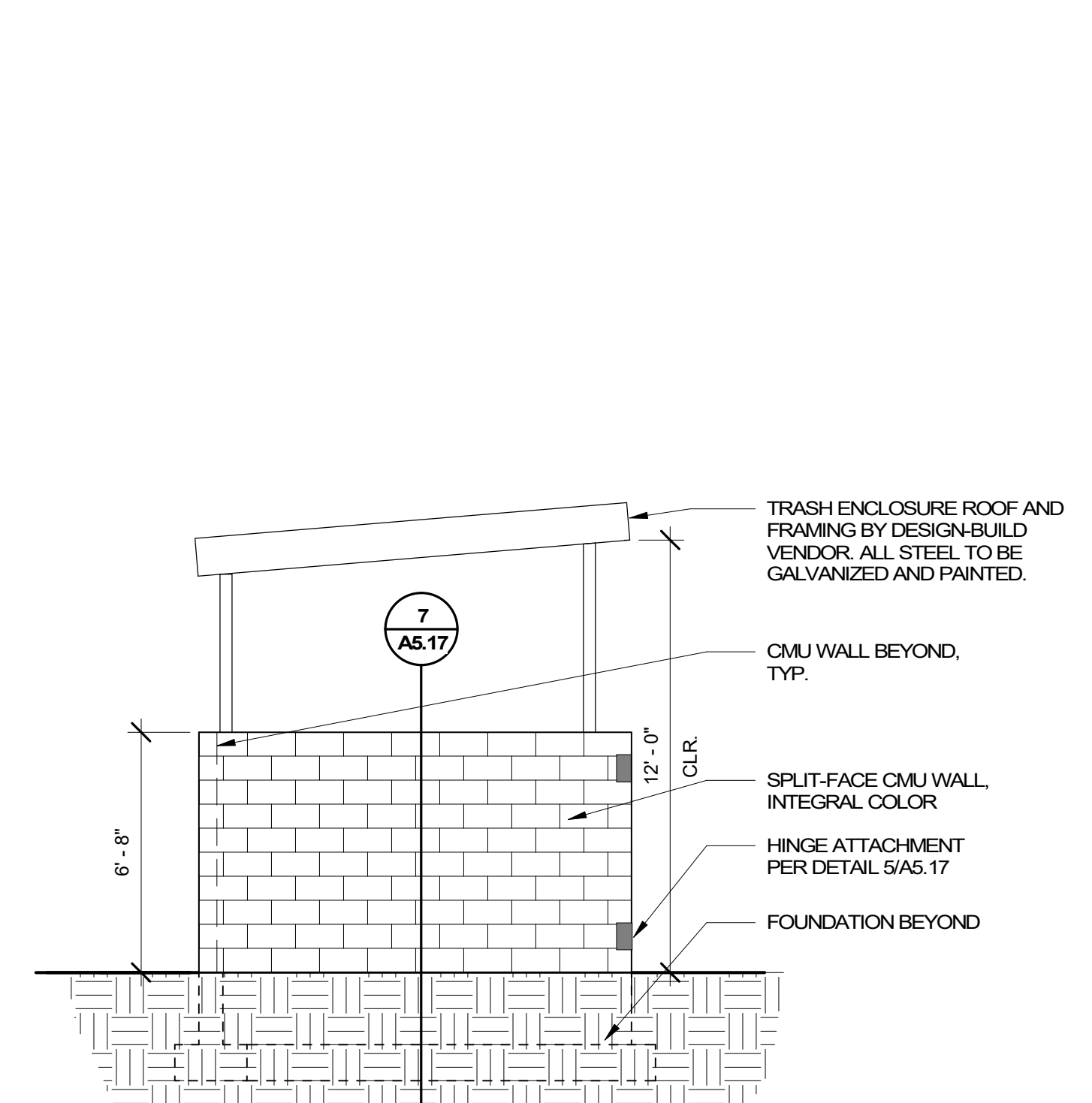
1 TRASH ENCLOSURE PLAN
 A5.17 1/4" = 1'-0"



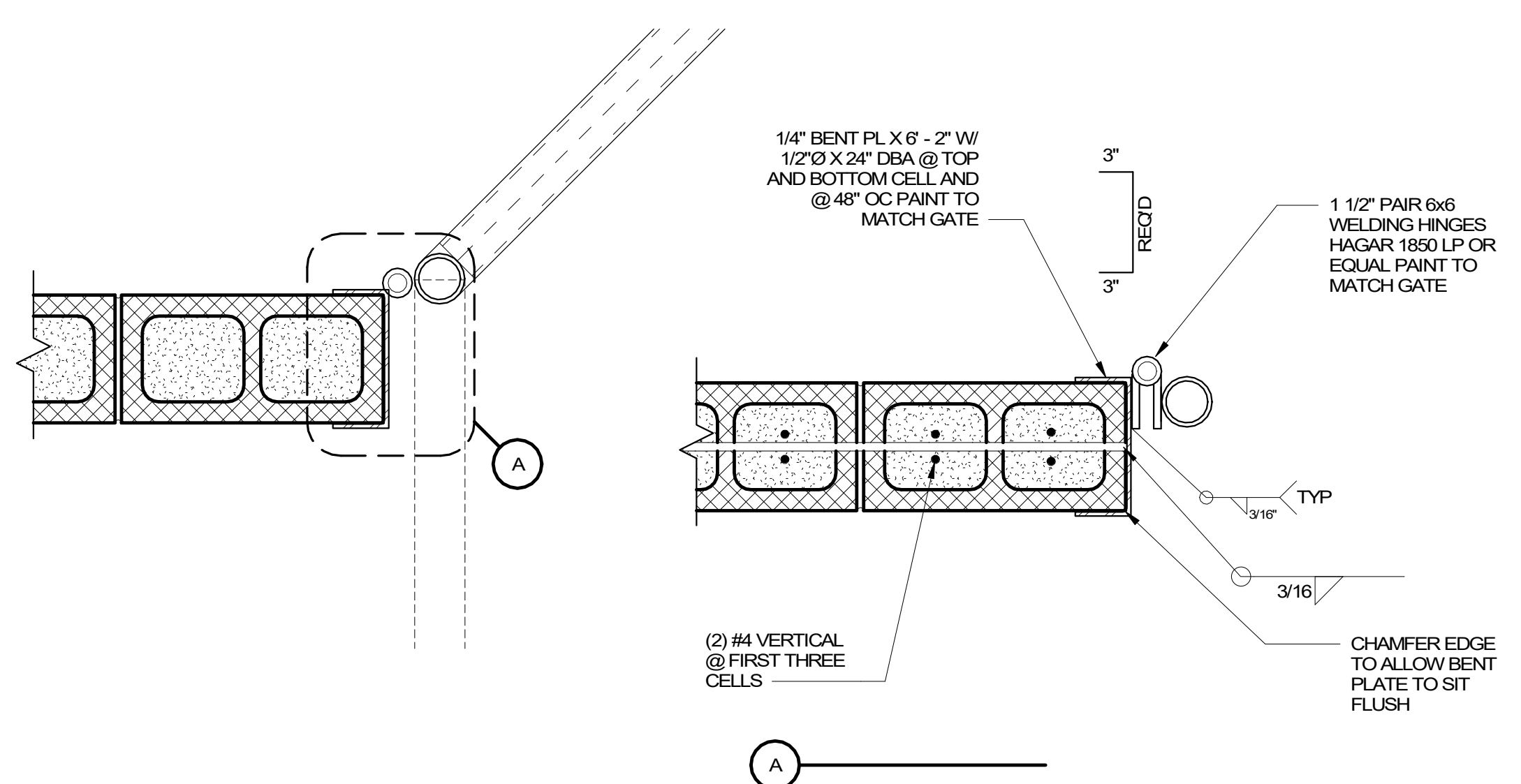
2 TRASH ENCLOSURE ROOF PLAN
 A5.17 1/4" = 1'-0"



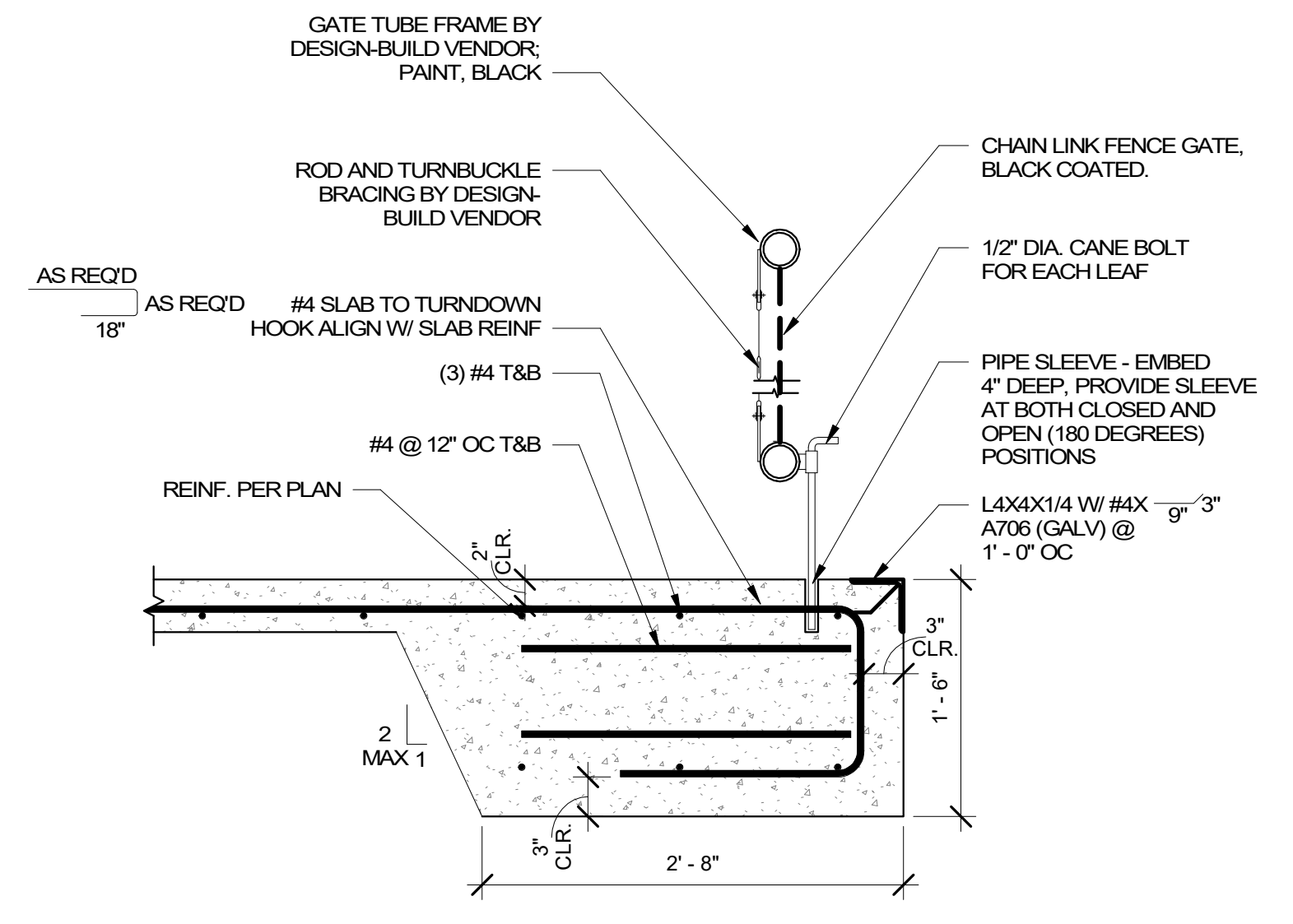
3 TRASH ENCLOSURE FRONT ELEVATION
 A5.17 1/4" = 1'-0"



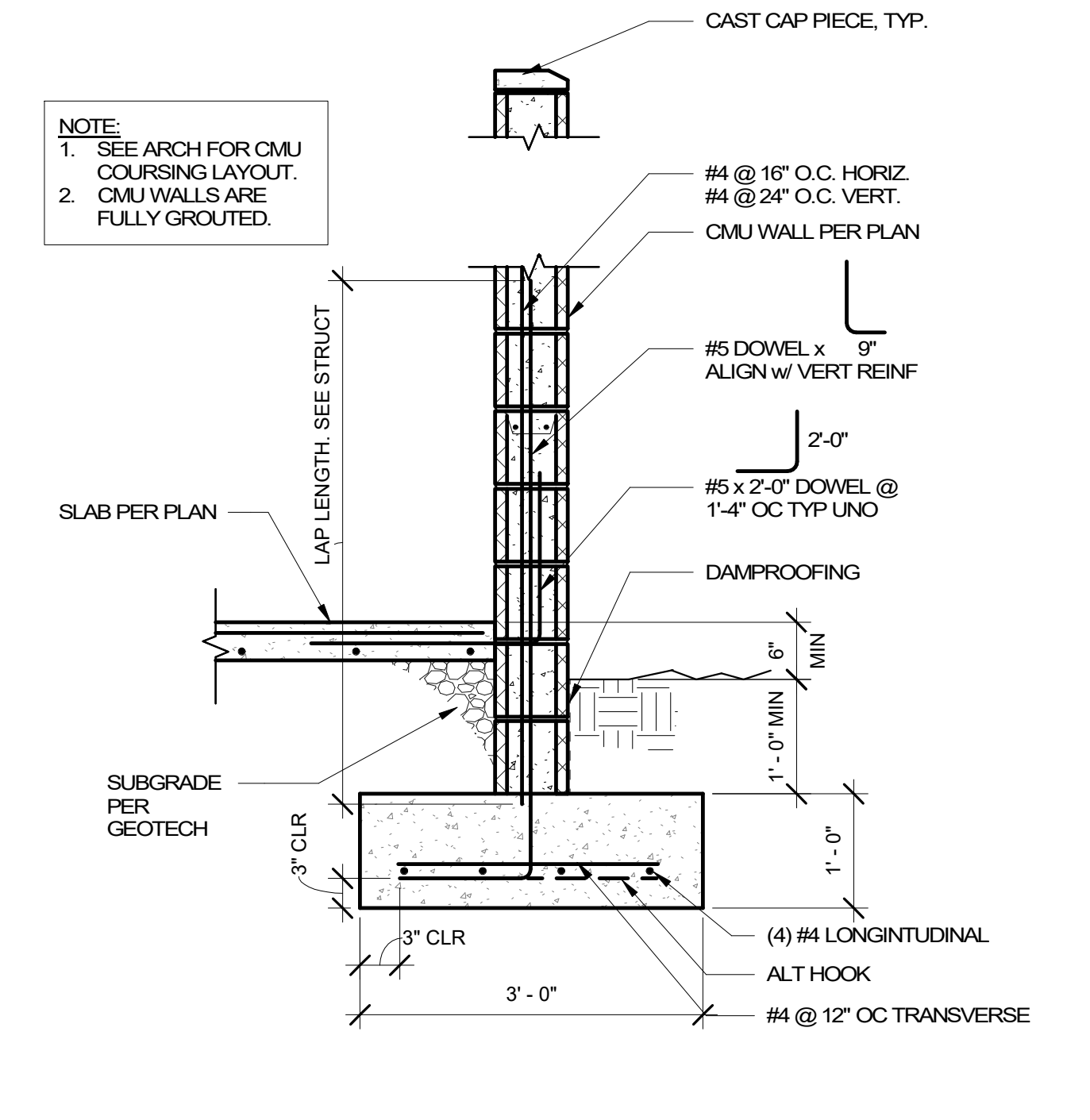
4 TRASH ENCLOSURE SIDE ELEVATION
 A5.17 1/4" = 1'-0"



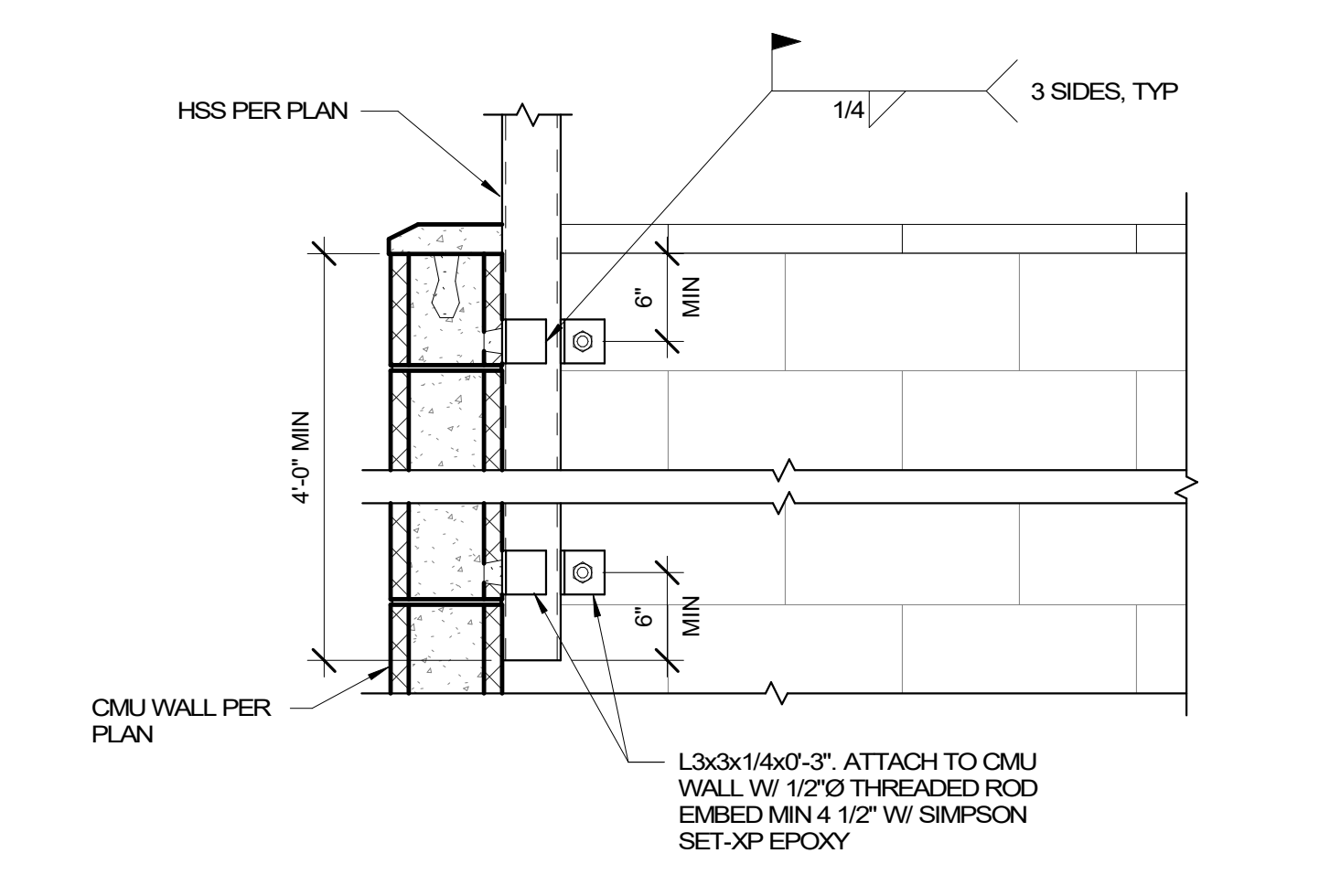
5 GATE HINGE
 A5.17 1 1/2" = 1'-0"



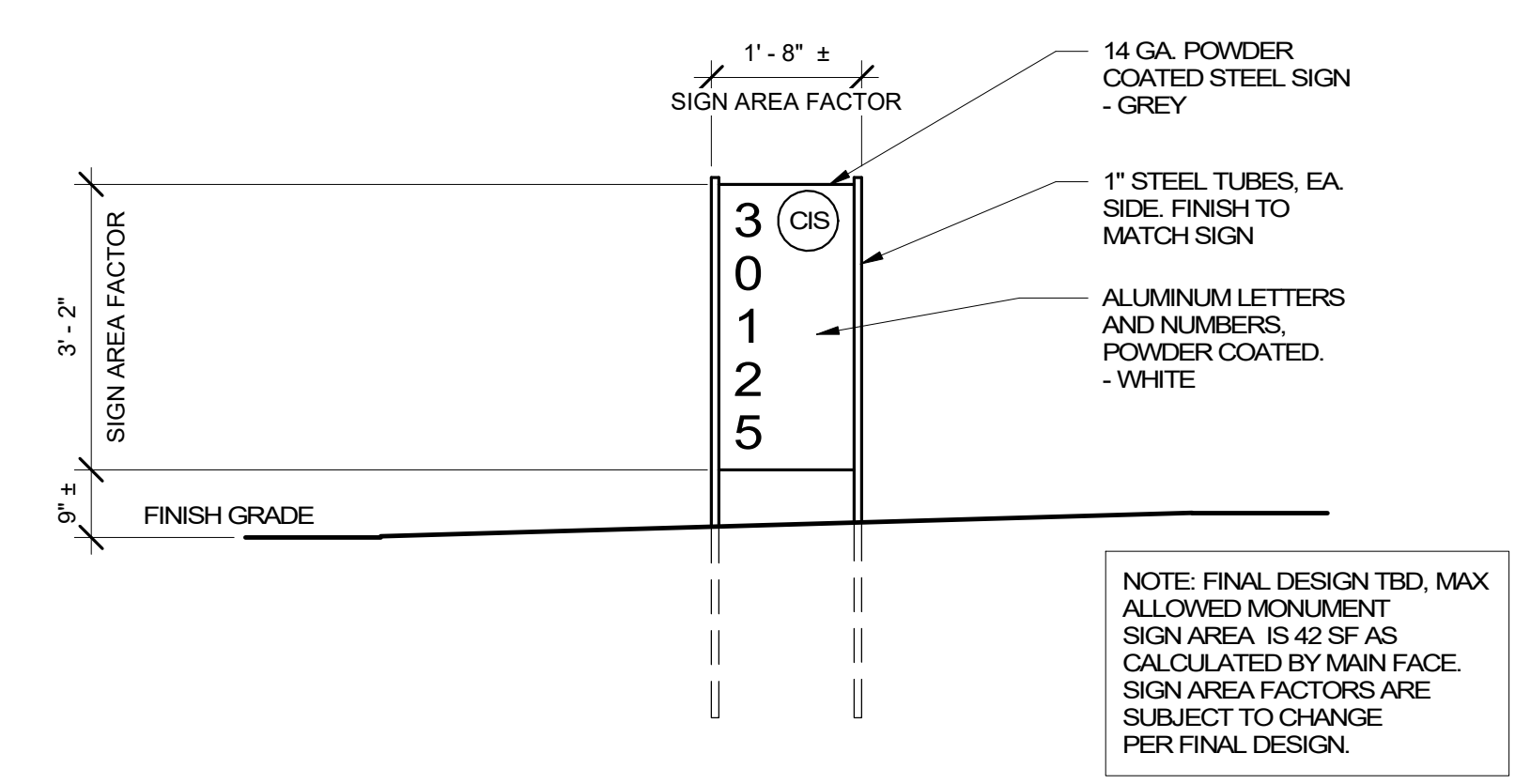
6 FTG @ FRONT OF TRASH ENCLOSURE
 A5.17 1" = 1'-0"



7 CMU WALL TO FOOTING
 A5.17 3/4" = 1'-0"



8 COLUMN TO CMU
 A5.17 1" = 1'-0"



9 DRIVEWAY SIGN ELEVATION
 A5.17 1/2" = 1'-0"

Finding A59:

A59. Adjacent streets are fully developed to City standards and no additional street improvements are warranted.

Condition PF4:

PF 4. **Prior to Issuance of the Public Works Permit:** Submit site plans to Engineering showing street improvements including pavement **restoration**, curb, planter strip, street tree along Wilsonville Road; and pavement, sidewalk and driveway **restoration**, curb, planter strip, and water service connections along SW Kinsman Road. All street improvements shall be constructed, inspected and approved by the City.

Condition PF6:

PF 6. **With the Public Works Permit application:** Submit construction plans to Engineering showing the closure of the existing driveway onto SW Wilsonville Road. **Restore** concrete curb and gutter and install new street tree in planter strip. The development shall take access via an existing driveway approach on SW Kinsman Road.

Condition PF2:

PF 2. The Traffic Impact Study for the project (DKS, December 2023) found that all intersections impacted with the proposed development would operate above the City's acceptable the level of service (LOS) D. The driveway aisle length is less than the required 100 feet, however, there are no on-site circulation or safety concerns with the proposed 60-foot driveway aisle length.

“The applicant shall provide a technical memo supporting a Public Works Standards Variance request for a driveway less than 100 feet. The technical memo shall provide evidence that the requested driveway length can accommodate the vehicle queuing length.”