

WILSONVILLE FAMILY FUN CENTER

ADDITION & REMODEL



WILSONVILLE, OR

PROJECT DIRECTORY

PROJECT ADDRESS

29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

OWNER

WILSONVILLE FAMILY FUN CENTER
29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070
CONTACT: DARREN HARMON
PHONE: 503-685-5000
EMAIL: DARRENH@FUN-CENTER.COM

OWNER REPRESENTATIVE

BRUNSWICK BOWLING AND BILLIARDS
PHONE: 231-557-2240
CONTACT: SHAWN BUTLER
EMAIL: SHAWN.BUTLER@BRUNBOWL.COM

ARCHITECT

PARADIGM DESIGN
550 3-MILE N.W. SUITE 'B'
GRAND RAPIDS, MI 49544
PHONE: 616-785-5656
FAX: 616-785-5657
CONTACT: JOE GRECO

MECH/ELEC/PLUMB ENG.

RHOADES ENGINEERING CORPORATION
4801 HENRY STREET
MUSKEGON, MI 49441
PHONE: 231-798-4328
FAX: 231-798-2981
CONTACT: RANDY RHOADES

STRUCTURAL ENGINEER

ARW ENGINEERS
1594 PARK CIRCLE
OGDEN, UTAH 84404
PHONE: (801) 782-6008
CONTACT: DAVE PIERSON

SHEET INDEX

GENERAL

G-001 COVER SHEET

CIVIL

C-101 CIVIL EXISTING CONDITIONS & DEMOLITION PLAN
C-102 CIVIL SITE LAYOUT & UTILITY PLAN
C-103 CIVIL SITE GRADING AND SESC PLAN
C-501 CIVIL DETAILS

LANDSCAPE

LC1 CONCEPTUAL LANDSCAPING PLAN
LC2 CONCEPTUAL LANDSCAPE PLAN

ARCHITECTURAL SITE

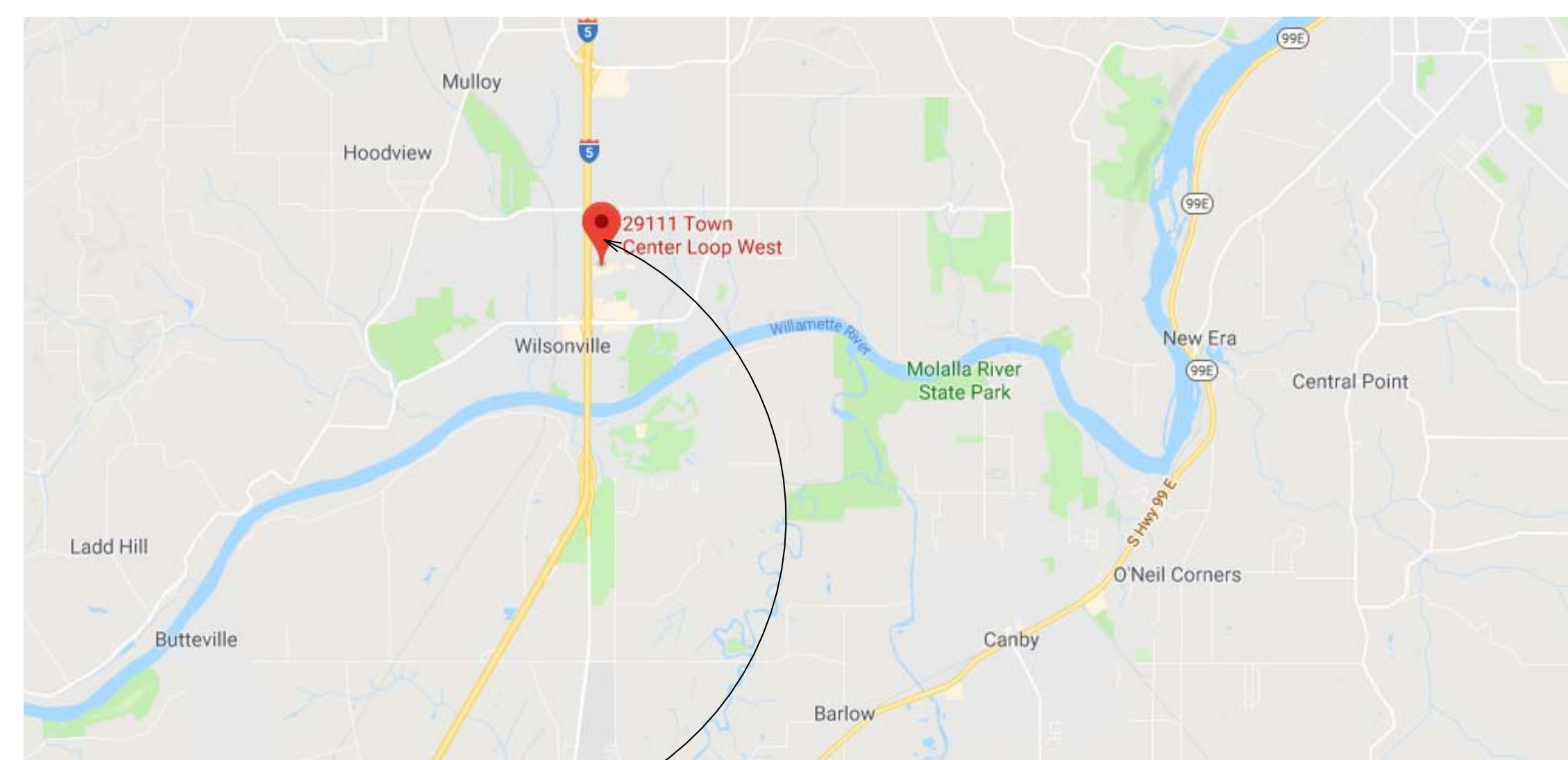
AS102 ARCHITECTURAL DUMPSTER SCREEN PLAN & DETAILS

ARCHITECTURAL

A-101 ARCHITECTURAL FIRST FLOOR KEYNOTE PLAN
A-102 ARCHITECTURAL SECOND FLOOR KEYNOTE PLAN
A-201 ARCHITECTURAL EXTERIOR ELEVATIONS

ELECTRICAL SITE

E101 ELECTRICAL PHOTOMETRIC SITE PLAN



SITE LOCATION

G-001 LOCATION MAP
NOT TO SCALE
PLAN

ARCHITECTS • ENGINEERS

paradigm design

GRAND RAPIDS 550 3 MILE N.W., SUITE B
GRAND RAPIDS, MI 49544
(616) 785-5656

TRAVERSE CITY 333 E. STATE STREET
TRAVERSE CITY, MI 49684
(616) 785-5656

WEB PARADIGMAE.COM

FIRM #: 73628282
EXP. DATE: 12/31/2020

WILLIAM H. BRUNNER, AIA, LE
OR - REGISTRATION # 4121
EXP. DATE - 12/31/2019

PROJECT

WILSONVILLE
FAMILY
FUN CENTER

ADDITION & REMODEL

29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

OWNER

WILSONVILLE
FAMILY FUN CENTER

29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

CONSULTANT

RELEASE DATE

DATE	DESCRIPTION
4-5-18	FOR ORB REVIEW

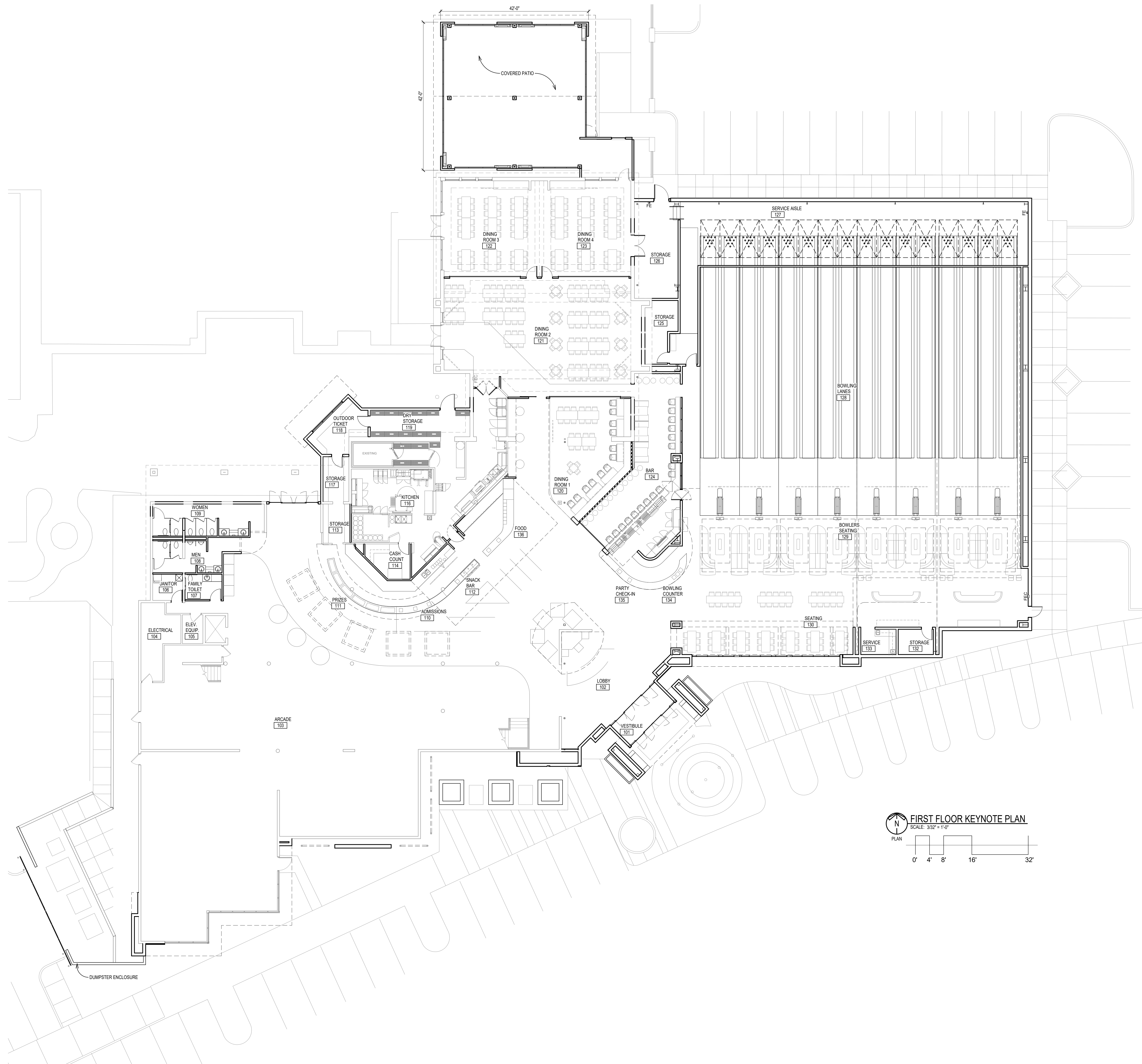
PROJECT

1706078

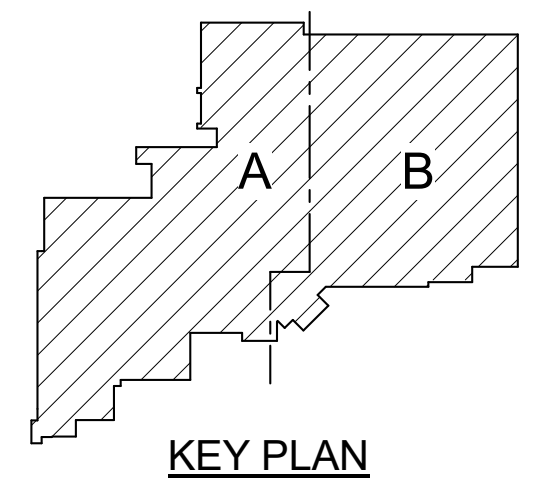
SHEET

COVER SHEET

G-001



FIRST FLOOR KEYNOTE PLAN
 SCALE: 3/32" = 1'-0"
 0' 4' 8' 16' 32'



ARCHITECTS • ENGINEERS
pd paradigm design
 BRAND RAPIDS 530 3 MILE N.W., SUITE B
 GRAND RAPIDS, MI 49544 (616) 785-5656
 TRAVERSE CITY 333 E. STATE STREET
 TRAVERSE CITY, MI 49684 (616) 785-5656
 WEB PARADIGMAE.COM
 FIRM #: 73628282
 EXP. DATE: 12/31/2020

PROJECT
WILSONVILLE FAMILY FUN CENTER
 ADDITION & REMODEL
 29111 SW TOWN CENTER LOOP W
 WILSONVILLE, OR 97070

OWNER
WILSONVILLE FAMILY FUN CENTER
 29111 SW TOWN CENTER LOOP W
 WILSONVILLE, OR 97070


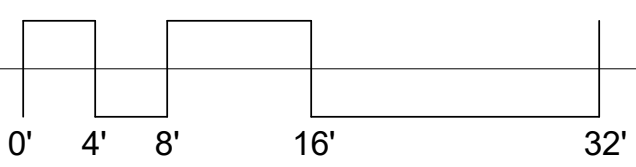
CONSULTANT

RELEASE DATE

DATE	DESCRIPTION
4-5-18	FOR ORB REVIEW
5-25-18	ORB REVIEW RESUBMITTAL

PROJECT
1706078
SHEET
 ARCHITECTURAL
 FIRST FLOOR
 KEYNOTE PLAN
A-101




SECOND FLOOR KEYNOTE PLAN
 SCALE: 3/32" = 1'-0"


ARCHITECTS • ENGINEERS

pd paradigm design

GRAND RAPIDS 330 S MILE N.W., SUITE B
GRAND RAPIDS, MI 49544
(616) 785-5656

TRAVERSE CITY 333 E. STATE STREET
TRAVERSE CITY, MI 49684
(616) 785-5656

WEB PARADIGMAE.COM

FIRM #: 73628282
EXP. DATE: 12/31/2020

WILLIAM H. BRUNNER, AIA
OR - REGISTRATION # 4121
EXP. DATE - 12/31/2019

PROJECT

**WILSONVILLE
FAMILY
FUN CENTER**

ADDITION & REMODEL

29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

OWNER

**WILSONVILLE
FAMILY FUN CENTER**

29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

CONSULTANT

RELEASE DATE

DATE	DESCRIPTION
4-5-18	FOR ORB REVIEW
5-25-18	ORB REVIEW RESUBMITTAL

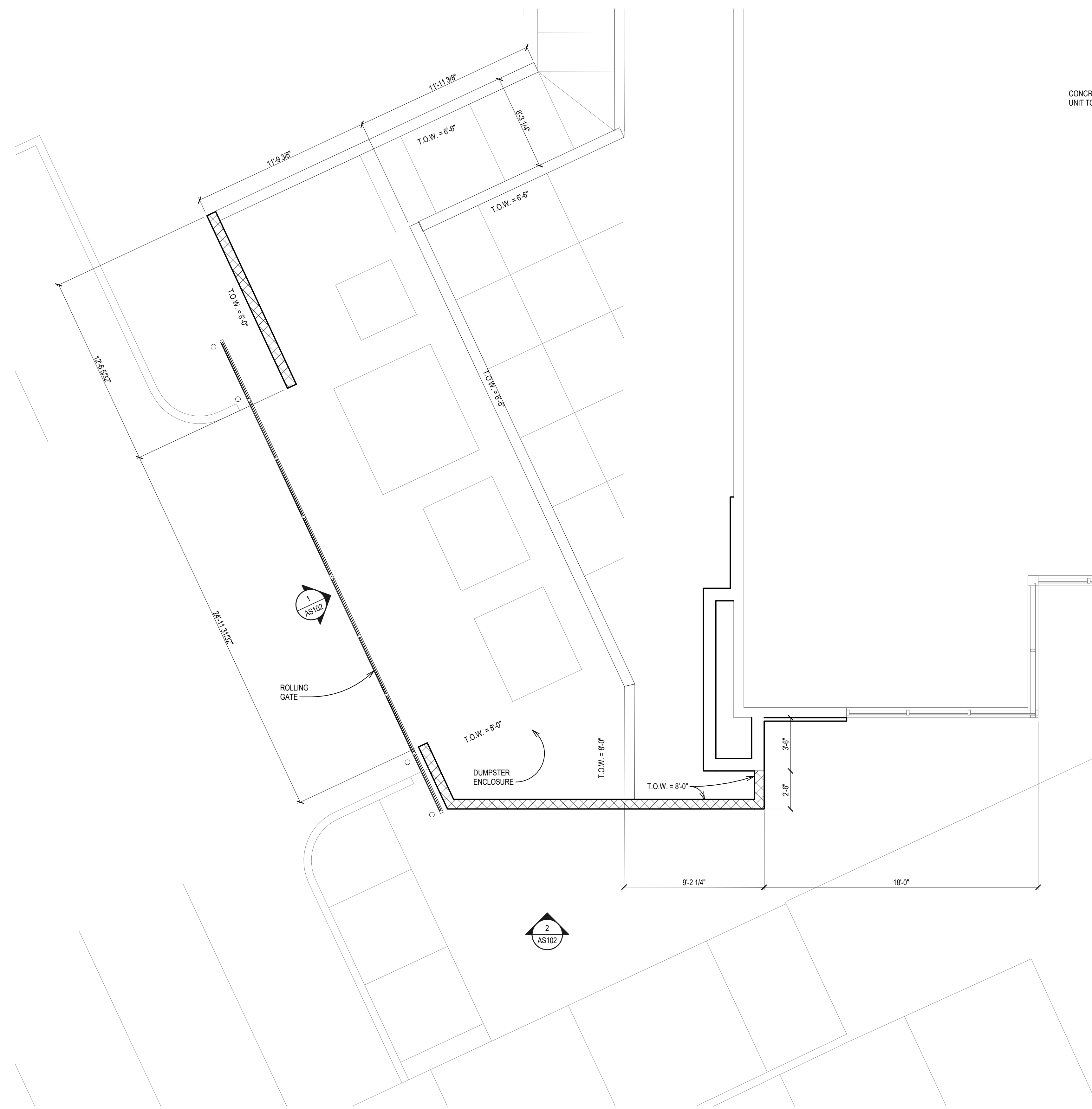
PROJECT

1706078

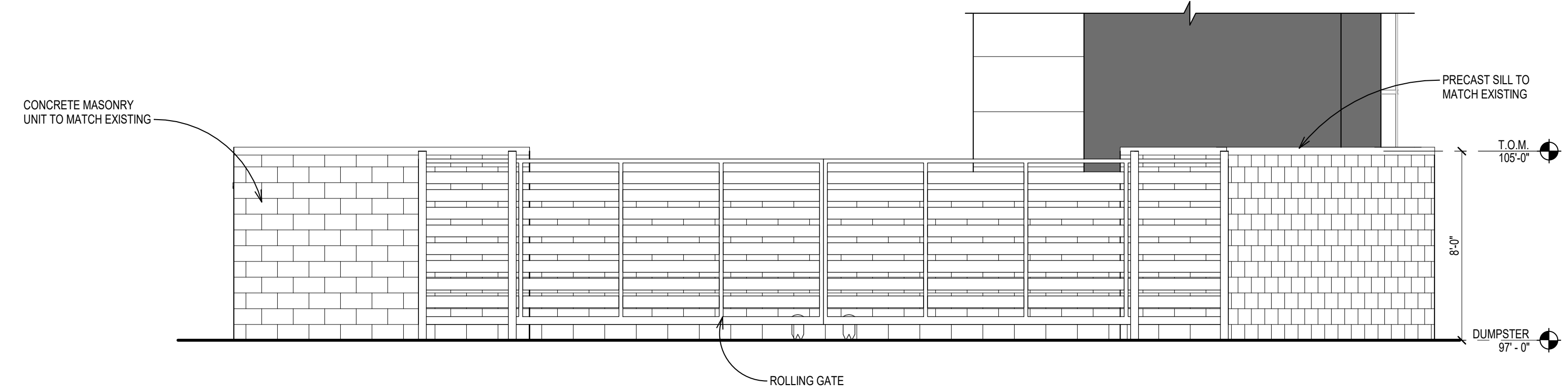
SHEET

ARCHITECTURAL
SECOND FLOOR
KEYNOTE PLAN

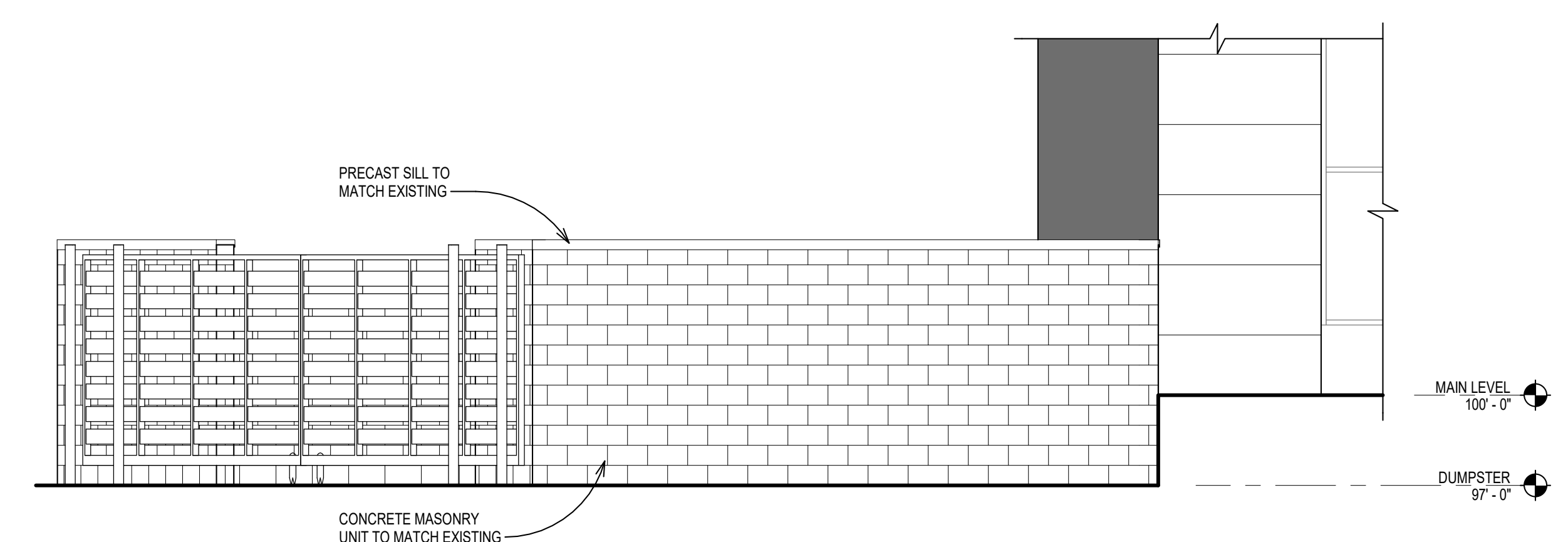
A-102



DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"
PLAN



1 DUMPSTER ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"
AS101



2 DUMPSTER ENCLOSURE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"
AS101

ARCHITECTS • ENGINEERS

pd paradigm design

BRAND RAPIDS 530 S WILE N.W., SUITE B
GRAND RAPIDS, MI 49544
(616) 785-5656

TRAVERSE CITY 333 E. STATE STREET
TRAVERSE CITY, MI 49684
(616) 785-5656

WEB PARADIGMAE.COM

FIRM #: 73628282
EXP. 02/17/2020

PROJECT

WILSONVILLE FAMILY FUN CENTER

ADDITION & REMODEL

29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

OWNER

WILSONVILLE FAMILY FUN CENTER

29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

CONSULTANT

RELEASE DATE

DATE	DESCRIPTION
4-5-18	FOR ORB REVIEW
5-25-18	ORB REVIEW RESUBMITTAL

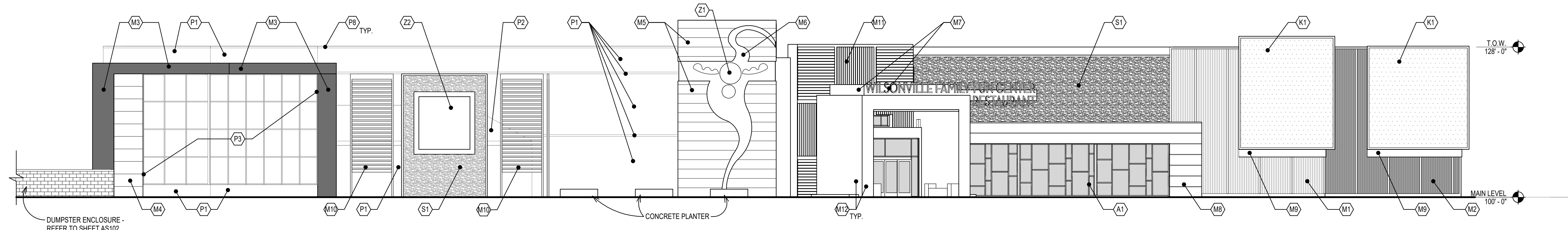
PROJECT

1706078

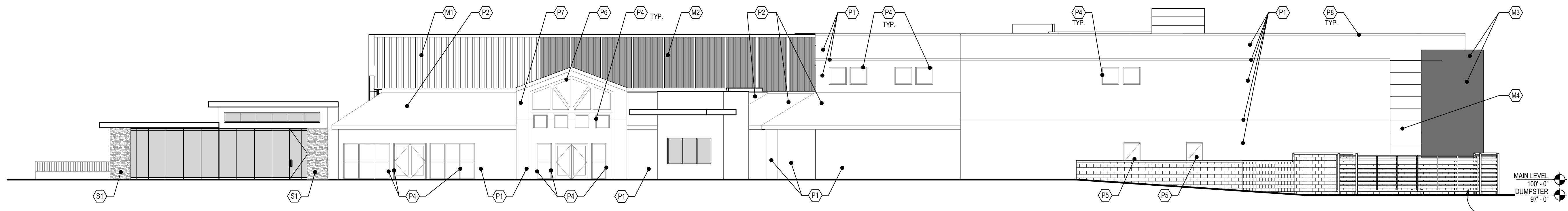
SHEET

ARCHITECTURAL
DUMPSTER SCREEN
PLAN & DETAILS

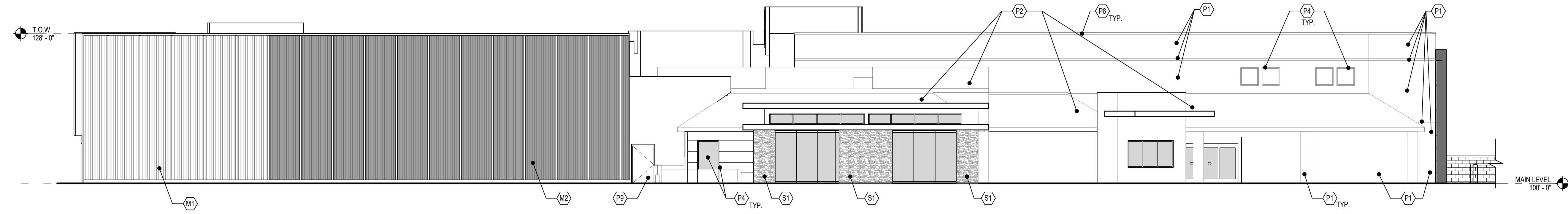
AS102



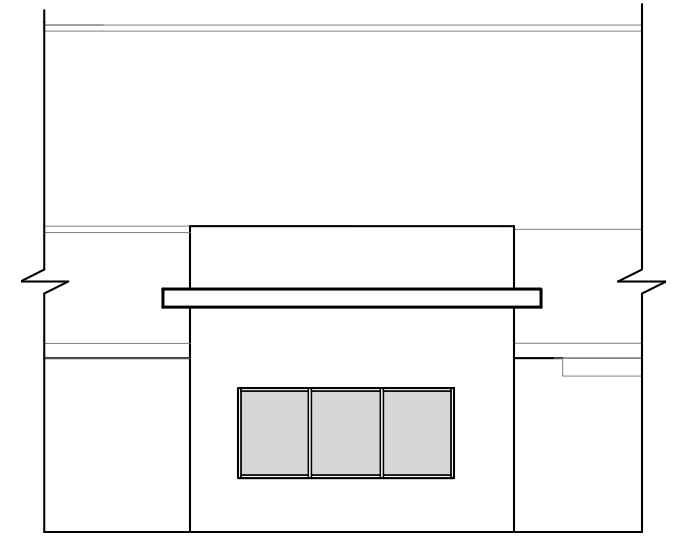
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



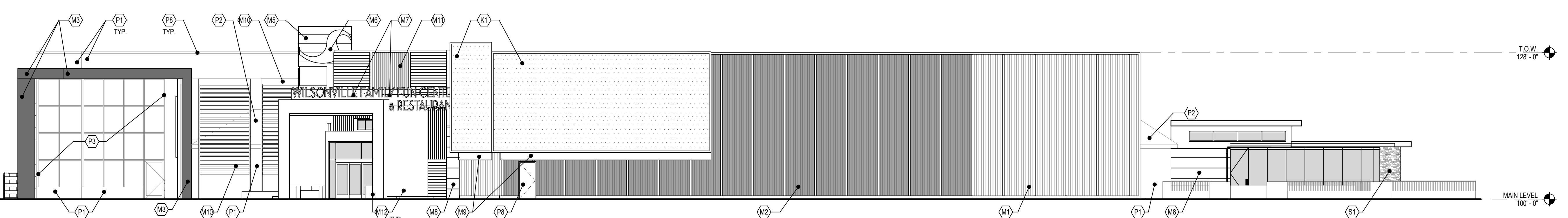
WEST ELEVATION
SCALE: 3/32" = 1'-0"



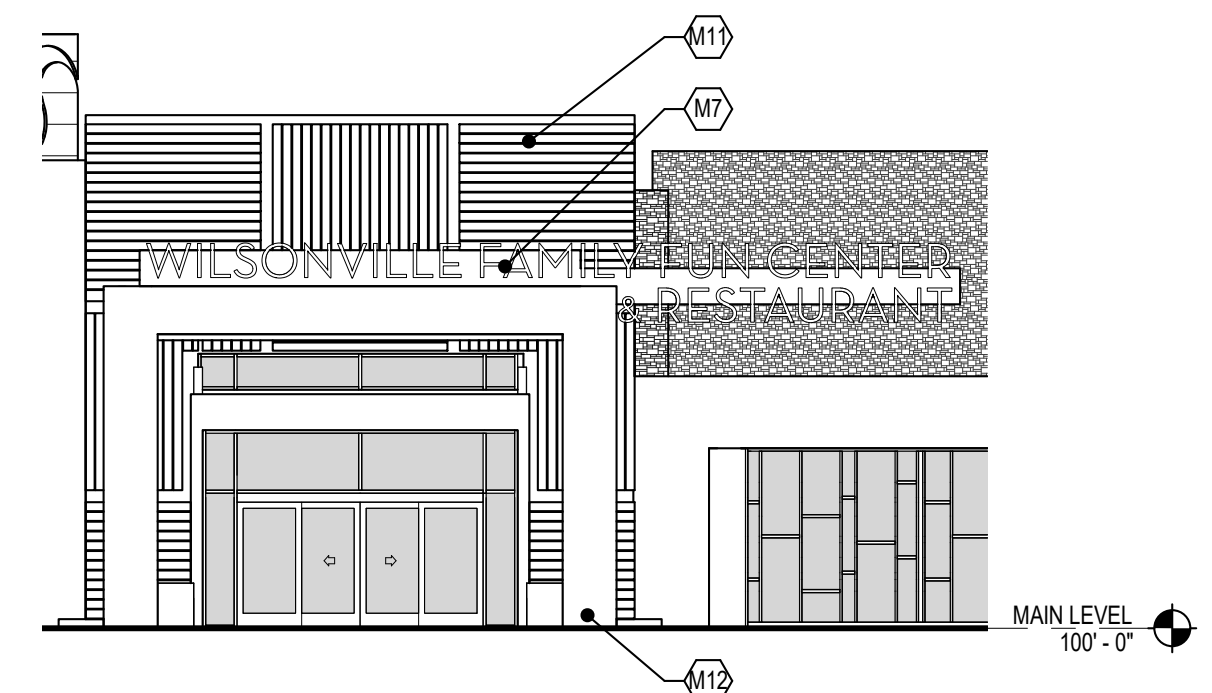
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



PARTIAL OUTDOOR TICKETS
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"



PARTIAL SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

LEGEND SYMBOL INDICATOR

- A1 ALUMINUM STOREFRONT SYSTEM - STAGGERED PATTERN
- K1 KINETIC PANELS INSTALLED OVER VERTICAL METAL PANELS
- M1 VERTICAL RIBBED METAL PANEL - LIGHT GRAY. VERTICAL ORIENTATION
- M2 VERTICAL RIBBED METAL PANEL - DARK BEIGE. VERTICAL ORIENTATION
- M3 METAL PANEL FASCIA
- M4 FLUSH METAL PANEL - LIGHT GRAY w/ LED ACCENT LIGHT
- M5 FLUSH METAL PANEL - DARK GRAY
- M6 ACCENT BACK PANEL - BLUE w/ ACCENT LIGHT
- M7 ACCENT METAL PANEL - PINK w/ ACCENT LIGHT
- M8 HORIZONTAL METAL PANEL - LIGHT GRAY. BOX SEAM CONSTRUCTION
- M9 FLUSH METAL BREAK STOP - GRAY
- M10 FREESTANDING METAL TUBE STEEL w/ WOOD SLAT "LOOK" LOUVER SYSTEM
- M11 METAL WALL PANEL - BRIDGESTEL 'CHARRED WOOD'. QUARTER TURN PATTERN
- M12 METAL PANEL - CONCRETE LOOK - HORIZONTAL ORIENTATION
- P1 PAINT EXISTING CONCRETE BLOCK
- P2 PAINT EXISTING STANDING SEAM METAL ROOF
- P3 PAINT EXISTING CURTAINWALL FRAME
- P4 PAINT EXISTING WINDOW AND DOOR FRAMES
- P5 PAINT EXISTING HOLLOW METAL DOOR AND FRAME
- P6 PAINT EXISTING TUBE STEEL
- P7 PAINT EXISTING STUCCO
- P8 PAINT EXISTING METAL CAP FLASHING
- P9 PAINT HOLLOW METAL DOOR AND FRAME
- S1 STONE VENEER
- Z1 LIT ARCHITECTURAL FEATURE
- Z2 GRAPHIC w/ LED PERIMETER LIGHT WASH

ARCHITECTS • ENGINEERS

paradigm design

BRAND RAPIDS 530 S WILE N.W., SUITE B
GRAND RAPIDS, MI 49544
(616) 785 - 5656

TRAVERSE CITY 333 E. STATE STREET
TRAVERSE CITY, MI 49684
(616) 785 - 5656

WEB PARADIGMAE.COM

FIRM #: 73628282
EXP. 02/17/2020

PROJECT

WILSONVILLE FAMILY FUN CENTER

ADDITION & REMODEL

29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

OWNER

WILSONVILLE FAMILY FUN CENTER

29111 SW TOWN CENTER LOOP W
WILSONVILLE, OR 97070

CONSULTANT

RELEASE DATE

DATE	DESCRIPTION
4-5-18	FOR ORB REVIEW
5-25-18	ORB REVIEW RESUBMITTAL

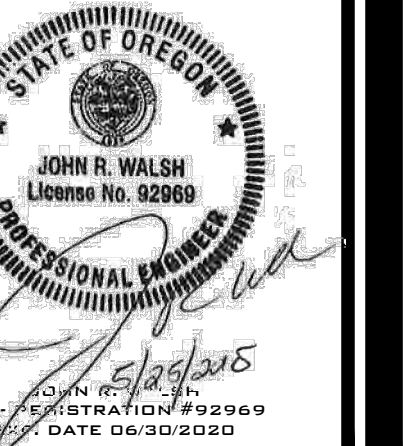
PROJECT

1706078

SHEET

ARCHITECTURAL EXTERIOR ELEVATIONS

A-201



PROJECT

WILSONVILLE FAMILY FUN CENTER

ADDITION & REMODEL

29111 SW TOWN CENTER LOOP
WILSONVILLE, OR 97070

OWNER

WILSONVILLE FAMILY FUN CENTER

29111 SW TOWN CENTER LOOP
WILSONVILLE, OR 97070

RELEASE DATE

DATE	DESCRIPTION
04-05-18	FOR DBR REVIEW
05-29-18	DBR REVIEW RESUBMITTAL

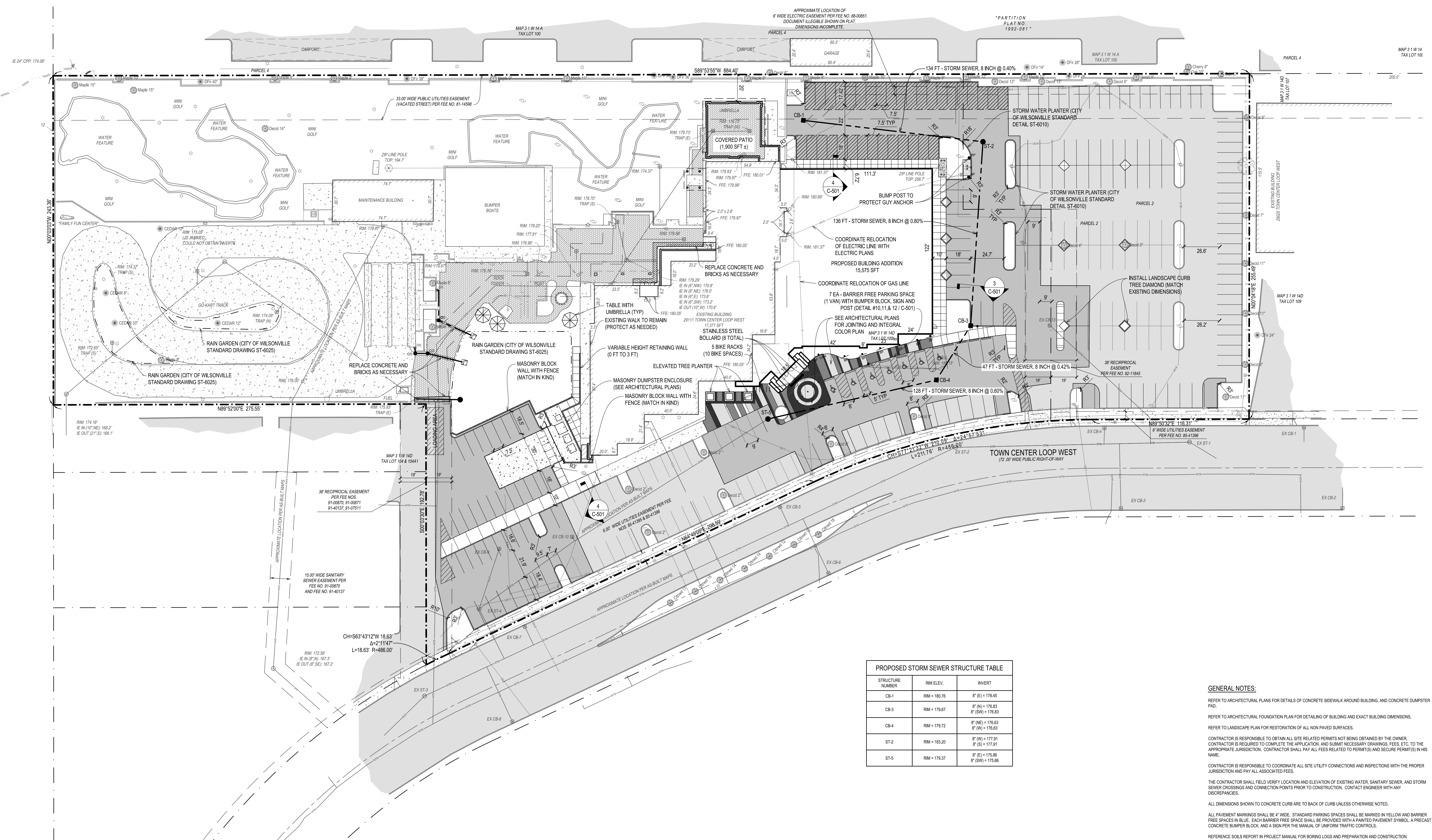
PROJECT

1706078

SHEET

CIVIL LAYOUT & UTILITY PLAN

C-102



PROPOSED STORM SEWER STRUCTURE TABLE

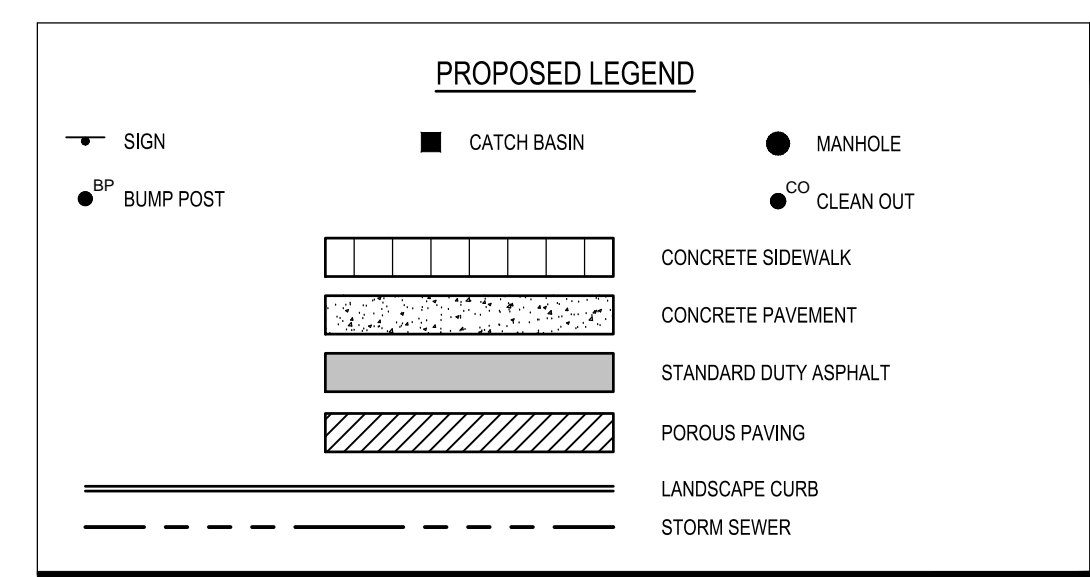
STRUCTURE NUMBER	RIM ELEV.	INVERT
CB-1	RIM = 180.76	8' (E) = 178.45
CB-3	RIM = 179.67	8' (N) = 178.83 8' (SW) = 178.83
CB-4	RIM = 179.72	8' (NE) = 178.63 8' (W) = 178.63
ST-2	RIM = 183.20	8' (N) = 177.91 8' (S) = 177.91
ST-5	RIM = 179.37	8' (E) = 178.88 8' (SW) = 178.96

PROPOSED PARKING

REGULAR SPACES (9' X 18')	= 188
COMPACT SPACES - C (7.5' X 18')	= 82
BARRIER FREE SPACES	= 7
TOTAL SPACES	= 277

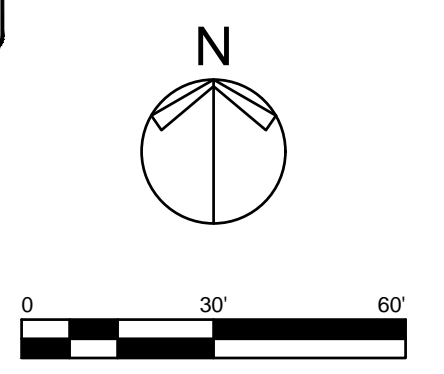
LAND AREA TABULATION

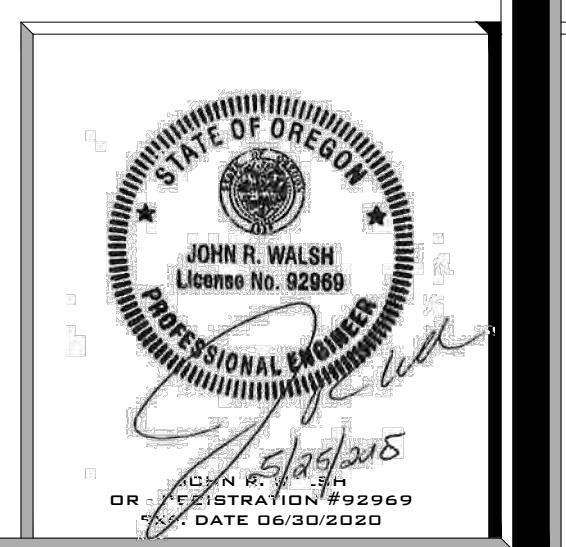
GO-KART TRACK	33,050
MAINT. BUILDING	2,291
WATER FEATURE	5,109
BUMPER BOATS	6,566
PROPOSED & EXIST.	
PARK AREA & SIDEWALK	101,203
EXIST. / PROP. BUILDING	33,128
LANDSCAPE / GREEN AREA	1,425
PERVIOUS PAVERS	8,500
RAIN GARDEN / PLANTERS	6,786
MINI GOLF	42,779
SIDEWALK AT R.O.W.	5,300
COVERED PATIO	1,900
REMAIN MISC./BUFFER AREA	5,983
TOTAL	258,020



NOT FOR CONSTRUCTION

NOTE: ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS FROM FIELD DATA AND AVAILABLE INFORMATION. THEY SHOULD NOT BE INTERPRETED AS EXACT LOCATIONS NOR SHOULD THEY BE ASSUMED TO BE THE ONLY UTILITIES IN THE AREA.





PROJECT

WILSONVILLE FAMILY FUN CENTER

ADDITION & REMODEL

29111 SW TOWN CENTER LOOP
WILSONVILLE, OR 97070

OWNER

WILSONVILLE FAMILY FUN CENTER

29111 SW TOWN CENTER LOOP
WILSONVILLE, OR 97070

RELEASE DATE

DATE	DESCRIPTION
04-05-18	FOR DBR REVIEW
05-29-18	DRB REVIEW RESUBMITTAL

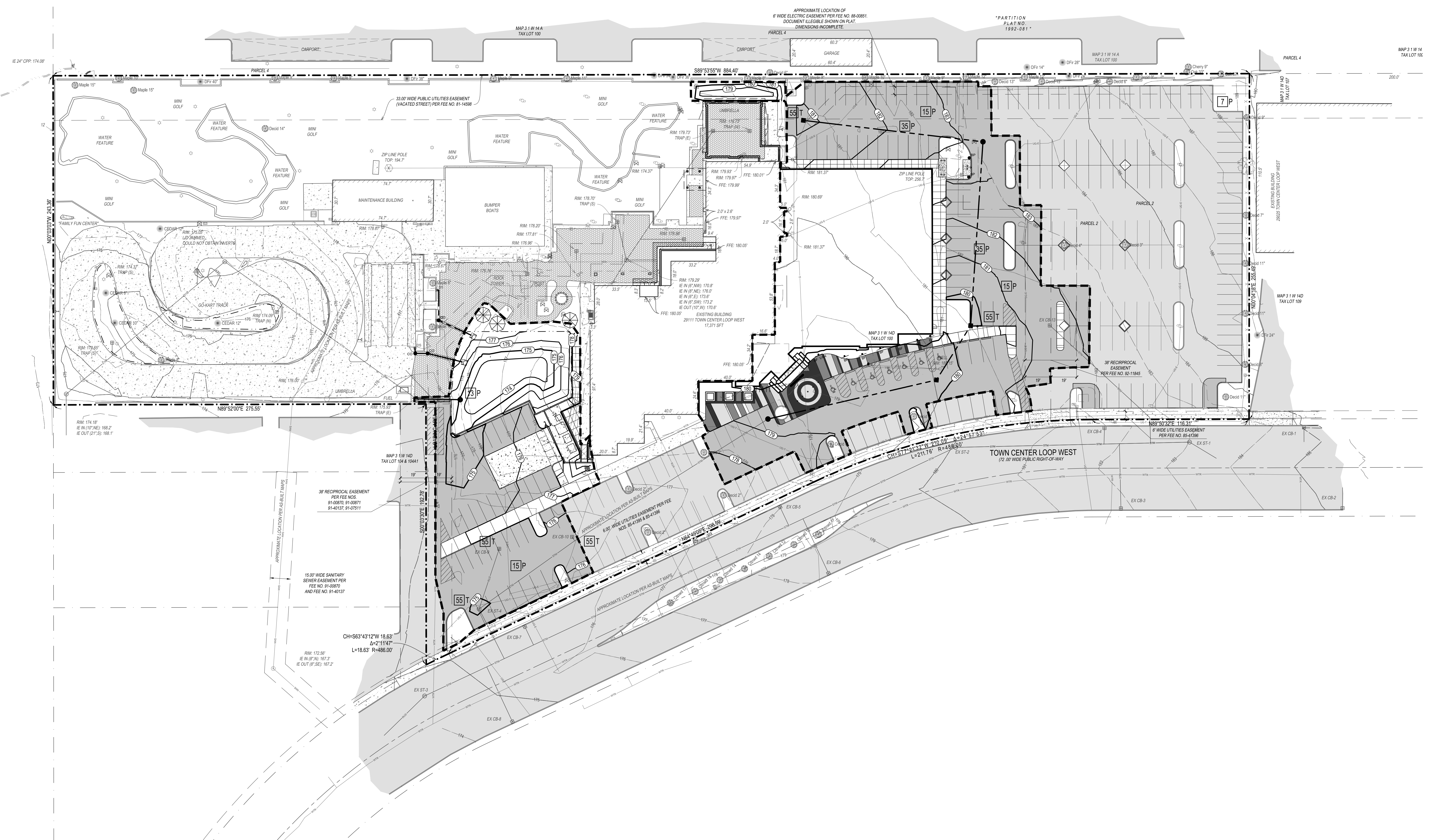
PROJECT

1706078

SHEET

CIVIL GRADING & SESC PLAN

C-103



GENERAL SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SOIL EROSION PERMIT FROM THE PROPER GOVERNING AUTHORITY.

A CONTRACTOR / INSPECTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION CONTROL DEVICES EACH WEEK AND/OR WITHIN 24 HOURS OF A PRECIPITATION EVENT WHICH RESULTS IN A STORM DISCHARGE FROM THE SITE.

ALL DISTURBED NON-PAVEMENT AREAS MUST BE RESTORED WITH TOPSOIL, SEED, FERTILIZER, AND MULCH UNLESS SCOURED. (SEE LANDSCAPING PLAN)

ALL SLOPES STEEPER THAN 1V:3H SHALL USE AN EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S1558N OR EQUAL). ALL SLOPES BETWEEN 1V:4H AND 1V:3H SHALL USE AN EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DSTS OR EQUAL), UNLESS INDICATED OTHERWISE ON PLANS.

SEEDING SHOULD BE PREPARED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR / INSPECTOR SHALL INSPECT THE AREA AFTER SEEDING IS COMPLETED. AREAS THAT ARE BARE OR NOT MULCHED PROPERLY WILL NEED TO BE SPOT SEEDING AND/OR RE-MULCHED.

SILT FILTERS SHOULD BE TRENCHED IN, BACKFILLED, AND STAKED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT WHEN THE SEDIMENT ACCUMULATES TO 1/3 TO 1/2 THE HEIGHT OF THE FENCE. CONTRACTOR WILL HAVE TO REMOVE, REPLACE, RETRENCH, OR REBACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.

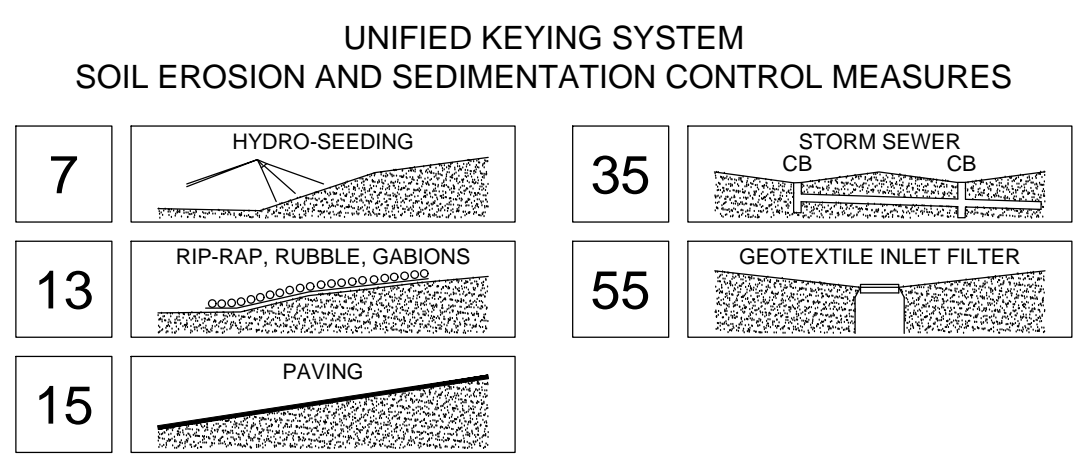
INLET FILTERS SHALL BE SILT BAGS, DANDY BAGS, OR APPROVED EQUAL. INLET FILTERS SHOULD BE INSPECTED FOR BUILDUP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF STRUCTURE IS CAUSING FLOODING. MAINTENANCE WOULD CONSIST OF REMOVING OF SEDIMENTS OR REPLACING FILTERS AS NECESSARY.

SOIL EROSION CONTROL METHODS SHOWN ARE A GUIDELINE AND DO NOT RELIEVE THE CONTRACTOR FROM ADDITIONAL METHODS THAT MAY BE REQUIRED BY THE SOIL EROSION CONTROL PERMIT.

BIORETENTION MEDIA PIPING AND FABRIC SHALL NOT BE INSTALLED UNTIL ALL AREAS TRIBUTARY TO THE BIORETENTION FACILITY HAVE BEEN STABILIZED. ANY BIORETENTION AREAS CONTAMINATED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO PROJECT.

THE CONTRACTOR WILL ENGAGE A CERTIFIED STORM WATER OPERATOR IN ACCORDANCE WITH EPA PHASE II RULES TO MEET REQUIREMENTS OF THE PERMIT. THIS OPERATOR WILL INSPECT THE JOB SITE AS REQUIRED BY RULE, NOTIFY JOB SITE SUPERINTENDENT OF ANY DEFICIENCIES, AND ENTER FINDINGS IN THE JOB SITE INSPECTION JOB BOOK.

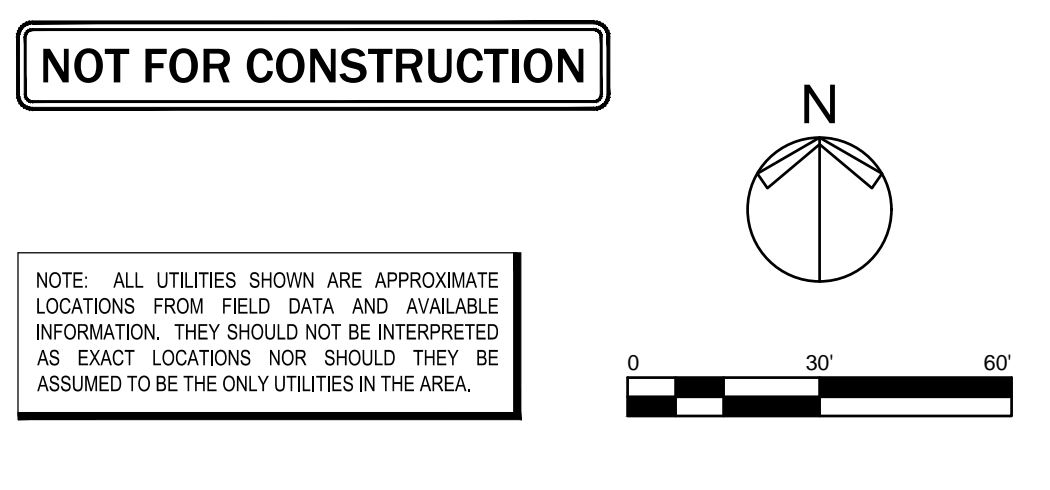
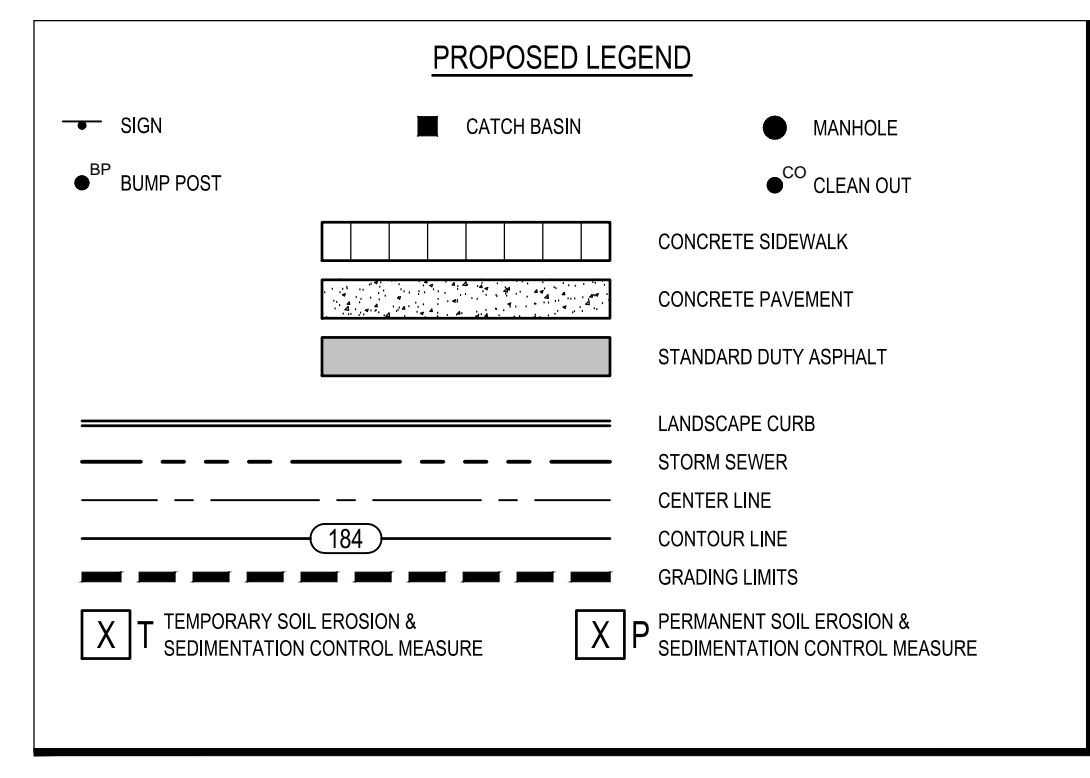
TOTAL DISTURBED AREA = 1.79 ACRES



CONSTRUCTION SEQUENCE

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
STRIPPING & STOCKPILING TOPSOIL												
ROUGH GRADING/SEDIMENT CONTROL												
TEMPORARY CONTROL MEASURES												
STORM UTILITIES												
TEMPORARY CONSTRUCTION ROADS												
PERMANENT CONTROL MEASURES												
FOUNDATION / BUILDING CONSTRUCTION												
SITE CONSTRUCTION												
FINISH GRADING												
LANDSCAPING												

GENERAL CONTRACTOR SHALL COMPLETE CONSTRUCTION SEQUENCE SCHEDULE WHEN MAKING APPLICATION FOR SOIL EROSION CONTROL PERMIT.



OUTDOOR LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MANUFACTURER / CATALOG NUMBER	VOLT/AMPS	LAMPS	REMARKS
AA	POLE MOUNTED LED SITE LIGHT	GREY/ 650 A NH 4HE 1/ 40K IL BZ 050-8L5LP	120V/25	INCLUDED	EXISTING SITE LIGHTING FIXTURE WITH BAG/LIGHT SHIELD RE-USED IN SAME LOCATION OR RELOCATED AND USED IN A SIMILAR LOCATION, 25' MOUNTING HEIGHT
BB	POLE MOUNTED LED SITE LIGHT	GREY/ 650 A NH 4HE 1/ 40K IL BZ	120V/25	INCLUDED	EXISTING SITE LIGHTING FIXTURE RE-USED IN SAME LOCATION OR RELOCATED AND USED IN A SIMILAR MANNER, 25' MOUNTING HEIGHT
CC	POLE MOUNTED LED SITE LIGHT	GREY/ 650 A NH 5HE 1/ 40K IL BZ	120V/25	INCLUDED	EXISTING SITE LIGHTING FIXTURE RE-USED IN SAME LOCATION, 25' MOUNTING HEIGHT
DD	COLUMN MOUNTED LED LIGHT	SELBY GGCL 14 4 4L35 40 NH 120 DM	120V/20	INCLUDED	12' MOUNTING HEIGHT



2 PHOTOMETRIC SITE PLAN
E101 SCALE: 1" = 50'

PROJECT

WILSONVILLE FAMILY FUN CENTER

ADDITION & REMODEL

29111 SW TOWN CENTER LOOP
WILSONVILLE, OR 97070

OWNER

WILSONVILLE FAMILY FUN CENTER

503-685-5000
29111 SW TOWN CENTER LOOP
WILSONVILLE, OR 97070

RE Rhoades Engineering
Consulting Engineers
Mechanical - Electrical
www.rhoadesengineering.com
REC # 4321

RELEASE DATE

DATE	DESCRIPTION
5-25-18	DRB REVIEW RESUBMITTAL

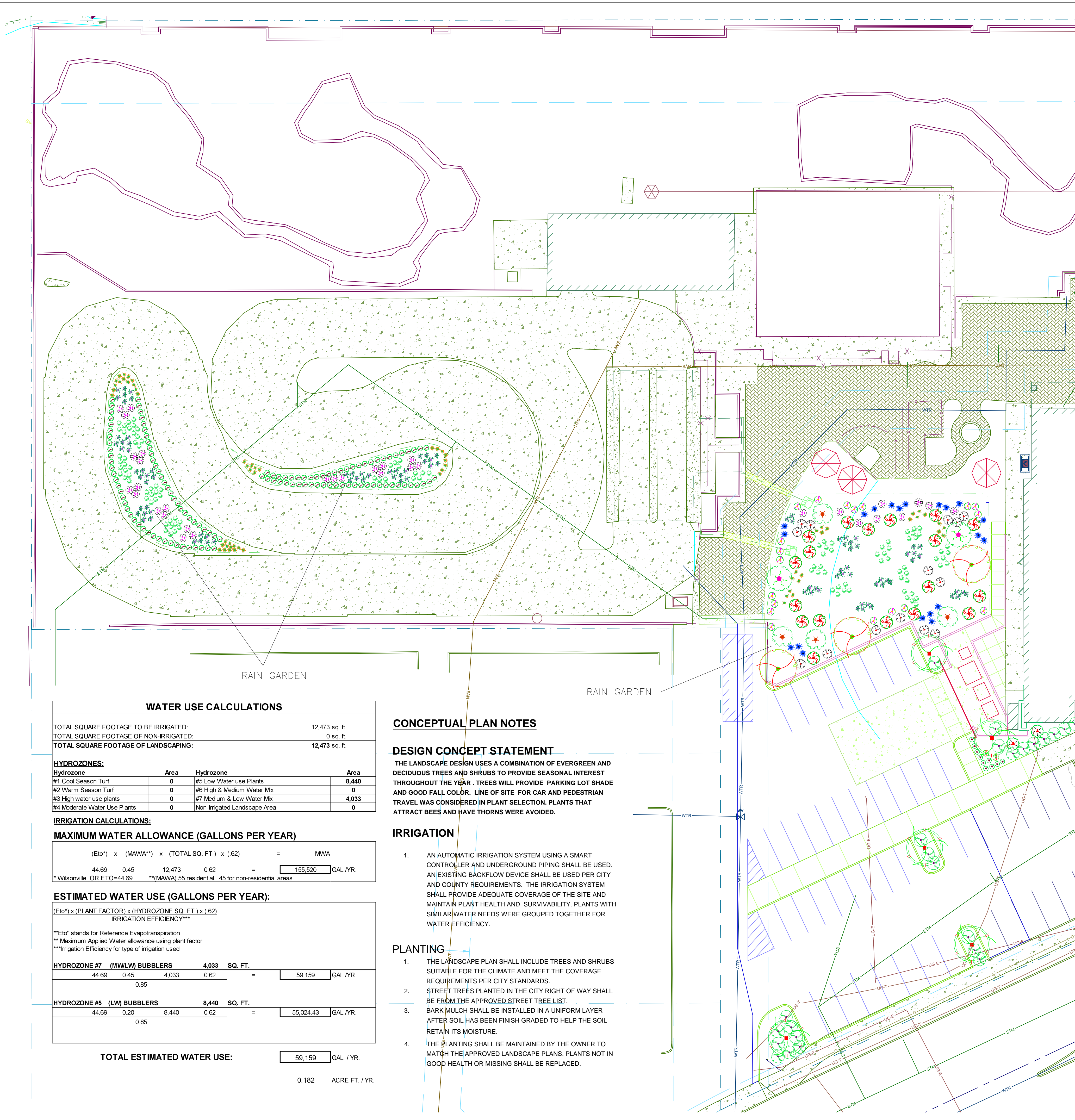
PROJECT

1706078

SHEET

PHOTOMETRIC SITE PLAN
E 101

File: Wp_2018_1018.dwg, E:\2017\TC\Wilsonville Family Fun Center\External\photometric\plan.dwg, Chris Baskin



PLANT KEY
NOTE: SEE PLANT LIST FOR SIZES AND QUANTITIES

TREES

- 59 TOTAL TREES IN SURVEY
31 TREES TO BE REMOVED
28 TREES TO BE REPLACED
(SEE TREE STUDY DATED 7-13-18)
- 59 TOTAL TREES IN NEW PROJECT
31 EXISTING TREES
28 NEW TREES TO BE PLANTED
- (31) Existing Tree
See plan for locations. Verify in the field and protect in place. See tree study dated 3-15-18.
- Acer circinatum*
Vine Maple
Deciduous, mod. water, full sun-shade, mod growth, multi-stemmed, shrubby, spreading habit to 10-20'h x 20'w, reddish new bark leaves soft green turning red-orange-yellow in fall, summer flowers turn to red winged seed pods in fall. Native. #RainG2.3
- Acer rubrum 'Scarson'*
Scarlet Sentinel Maple
Deciduous, mod. water, fast growth, upright with oval crown to 40'h x 20'w, dark green, cut leaves with 3-5 lobes, shiny green above, pale beneath, excellent yellow-red fall foliage. #RainG2.3
- Gleditsia triacanthos 'Sunburst'*
Sunburst Honey Locust
Deciduous, low water, to 20'h x 16'w, showy gold foliage, defoliates easily with temp. change & drought.
- Prunus caroliniana 'Compacta'*
Compact Carolina Laurel Cherry
Evergreen, mod. water, densely branched to 15'h x 10'w, med. green leaves. #RainG2.3
- Picea pungens 'Fat Albert'*
Fat Albert Blue Spruce
Evergreen, med. water, broad formal looking tree to 10-15'h x 10-12'w, stiff regular horizontal branches, bluish foliage. #RainG2.3

SHRUBS

- (9) *Abelia grandiflora 'Kaleidoscope'*
Kaleidoscope Abelia
Deciduous, mod. water, part-full sun, compact growth to 3'h x 3'w, variegated leaf turning color in fall, spring flowers. #RainG2.3
- (10) *Hakonechloa macro 'Aureola'*
Golden Hakone Grass
Evergreen, mod. water, partial shade to part sun, graceful clumping habit slowly reaching 1.5'h x 1.5'w, lighter yellow-green foliage. #RainG2.3
- (31) *Nandina domestica 'Fire Power'*
Fire Power Dwarf Sacred Bamboo
Evergreen, med. water to 2-3'h x 2-3'w, coarse foliage is redish-green in summer, purplish-red in winter. #RainG2.3
- (9) *Pieris japonica 'Fire N Ice'*
Fire N Ice Lily of the Valley
Evergreen, mod. water, acid soil, part shade, slow compact growth to 5'h x 5'w, new growth red and white in spring, green foliage in summer deep green, showy white flowers in spring. Low maint., specimen, needs good drainage. #RainG2.3
- (14) *Pieris japonica 'Little Heath'*
Little Heath Pieris
Evergreen, mod. water, acid soil, part shade-sun, neatly rounded shape to 2'h x 2'w, foliage reddish new growth turns greenish with creamy white edge, showy pendant white flowers in late winter-early spring. Low maint., needs good drainage. #RainG2.3
- (5) *Pinus mugo 'Mops'*
Mops dwarf Mugo Pine
Evergreen, low water, slow growing dense mound to 2-3'h x 2-3'w, dark green needles. #RainG2.3
- (88) *Viburnum davidii*
David's Viburnum
Evergreen, low water, part shade, acid soil, compact mound to 3-4'h x 3-4'w, handsome glossy dark green deeply veined leaves, white flowers in 3" clusters in spring. Deer resistant. #RainG2.3

RAIN GARDEN / BIOSWALE

- (177) *Carex densa*
Dense Sedge
Evergreen, high water, full sun-part shade, compact grass-like tufts, 2'h x 2'w. Tolerates wet conditions, good erosion control, bioswale plantings. #RainG2.2
- (92) *Carex testacea*
Orange Sedge
Evergreen, mod. water, full sun tolerates part shade, weeping habit to 2'h x 1.5'w, narrow green to orange leaves, brown flowers in summer, well drained soil. Deer resistant, hardy to <15'. #RainG2.2
- (19) *Cornus alba 'Elegantissima'*
Variegated Red Twig Dogwood
Deciduous, low water, to 6-8'h x 4-6'w, variegated foliage with white margins, fragrant white flowers followed by white berries in fall. Attractive red bark. #RainG2.3
- (41) *Gaura lindheimeri 'Siskiyou Pink'*
Siskiyou Pink Gaura
Semi-evergreen, med. water to 3'h x 2-3'w, maroon-mottled leaves, deep maroon buds opening to rose pink flowers late spring-fall. #RainG2.3
- (21) *Helictotrichon sempervirens 'Blue Oat'*
Blue Oat Grass
Evergreen, mod. water, clumping ornamental grass to 2-3'h x 2-3'w, powder blue foliage creates bold look. Full sun, drought tolerant once established. #RainG2.3
- (102) *Iris tenax*
Pacific Iris, Toughleaf Iris
Evergreen perennial, low water, full sun-part shade, 1'h x 1.5'w, green narrow leaves, purple & white flowers in spring. Native, deer & rabbit resistant. #RainG2.3
- (143) *Juncus effusus 'Bay Blue'*
Bay Blue Rush
Evergreen, high water, full sun-part shade, compact clumping habit, 2'h x 2'w. Noted for it's bluish foliage color. Native, tolerates wet conditions, bioswales. #RainG2.3
- (2) *Ribes sanguineum*
Red Flowering Currant
Deciduous, low water sun-part shade, dense habit to 5-12'h x 5-12'w, maplike, dark green leaves, showy deep pink-red flower clusters in spring, blue-black fruit. Native to coast ranges. #RainG2.3
- (38) *Spiraea japonica 'Gold Flame'*
Gold Flame Spirea
Deciduous, med. water, full sun, compact growth to 2-3'h x 3-4'w, green, purple & yellow leaves turning purple to red in fall, showy pink flowers in summer, deer resistant, low maintenance. #RainG2.3
- (4) *Vaccinium ovatum*
Evergreen Huckleberry
Evergreen, mod. water, sun-shade, erect growth to 3-10'h x 5-10'w, reddish new growth turns to leathery dark green leaves, spring white or pinkish flowers followed by black edible berries. Native. #RainG2.3

WATER USE CALCULATIONS

TOTAL SQUARE FOOTAGE TO BE IRRIGATED:	12,473 sq. ft.
TOTAL SQUARE FOOTAGE OF NON-IRRIGATED:	0 sq. ft.
TOTAL SQUARE FOOTAGE OF LANDSCAPING:	12,473 sq. ft.

HYDROZONES:

Hydrozone	Area	Hydrozone	Area
#1 Cool Season Turf	0	#5 Low Water use Plants	8,440
#2 Warm Season Turf	0	#6 High & Medium Water Mx	0
#3 High water use plants	0	#7 Medium & Low Water Mx	4,033
#4 Moderate Water Use Plants	0	Non-Irrigated Landscape Area	0

IRRIGATION CALCULATIONS:

MAXIMUM WATER ALLOWANCE (GALLONS PER YEAR)

$$(Eto^*) \times (MWA^{**}) \times (TOTAL\ SQ.\ FT.) \times (.62) = MWA$$

44.69 0.45 12,473 0.62 = 155,520 GAL/YR.

*Wilsonville, OR ETO=44.69 ** (MWA), 55 residential, .45 for non-residential areas

ESTIMATED WATER USE (GALLONS PER YEAR):

$$(Eto^*) \times (PLANT\ FACTOR) \times (HYDROZONE\ SQ.\ FT.) \times (.62) = IRRIGATION\ EFFICIENCY^{***}$$

**Eto* stands for Reference Evapotranspiration
** Maximum Applied Water allowance using plant factor
*** Irrigation Efficiency for type of irrigation used

HYDROZONE #	(M/WLW) BUBBLERS	4,033	SQ. FT.		
44.69	0.45	4,033	0.62	=	59,159 GAL/YR.
	0.85				
HYDROZONE #5 (LW) BUBBLERS	8,440	SQ. FT.			
44.69	0.20	8,440	0.62	=	55,024.43 GAL/YR.
	0.85				

TOTAL ESTIMATED WATER USE: 59,159 GAL / YR

0.182 ACRE FT. / YR.

CONCEPTUAL PLAN NOTES

DESIGN CONCEPT STATEMENT

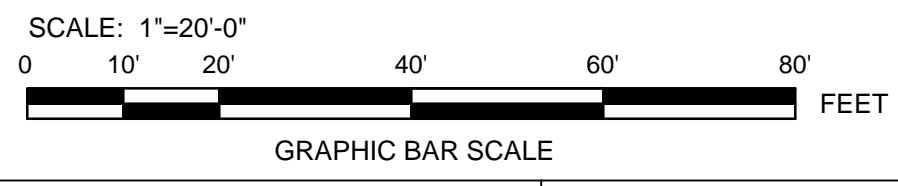
THE LANDSCAPE DESIGN USES A COMBINATION OF EVERGREEN AND DECIDUOUS TREES AND SHRUBS TO PROVIDE SEASONAL INTEREST THROUGHOUT THE YEAR. TREES WILL PROVIDE PARKING LOT SHADE AND GOOD FALL COLOR. LINE OF SITE FOR CAR AND PEDESTRIAN TRAVEL WAS CONSIDERED IN PLANT SELECTION. PLANTS THAT ATTRACT BEES AND HAVE THORNS WERE AVOIDED.

IRRIGATION

- AN AUTOMATIC IRRIGATION SYSTEM USING A SMART CONTROLLER AND UNDERGROUND PIPING SHALL BE USED. AN EXISTING BACKFLOW DEVICE SHALL BE USED PER CITY AND COUNTY REQUIREMENTS. THE IRRIGATION SYSTEM SHALL PROVIDE ADEQUATE COVERAGE OF THE SITE AND MAINTAIN PLANT HEALTH AND SURVIVABILITY. PLANTS WITH SIMILAR WATER NEEDS WERE GROUPED TOGETHER FOR WATER EFFICIENCY.

PLANTING

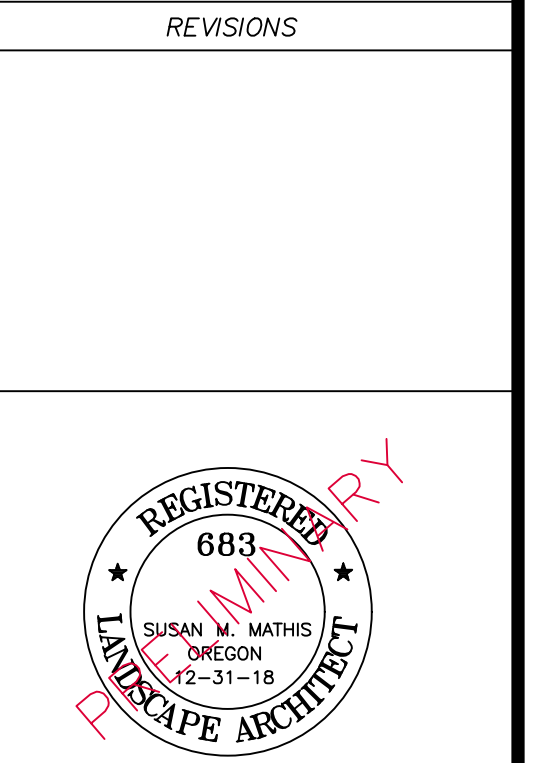
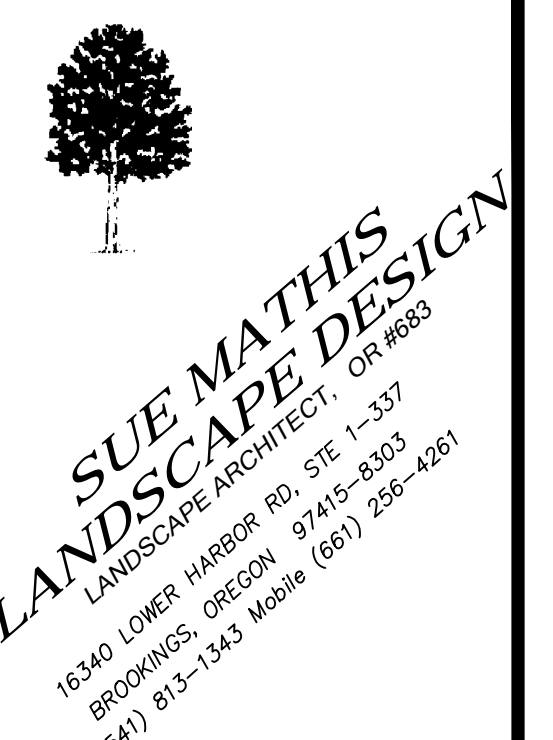
- THE LANDSCAPE PLAN SHALL INCLUDE TREES AND SHRUBS SUITABLE FOR THE CLIMATE AND MEET THE COVERAGE REQUIREMENTS PER CITY STANDARDS.
- STREET TREES PLANTED IN THE CITY RIGHT OF WAY SHALL BE FROM THE APPROVED STREET TREE LIST.
- BARK MULCH SHALL BE INSTALLED IN A UNIFORM LAYER AFTER SOIL HAS BEEN FINISH GRADED TO HELP THE SOIL RETAIN ITS MOISTURE.
- THE PLANTING SHALL BE MAINTAINED BY THE OWNER TO MATCH THE APPROVED LANDSCAPE PLANS. PLANTS NOT IN GOOD HEALTH OR MISSING SHALL BE REPLACED.



THESE "RECORD" DRAWINGS WERE PREPARED FROM INFORMATION FURNISHED ENTIRELY OR IN PART BY OTHERS. NO WARRANTY, EXPRESSED OR IMPLIED IS MADE OR INTENDED BY THE ENGINEER OF RECORD AS TO COMPLETENESS OR ACCURACY OF DATA INCORPORATED INTO THESE DRAWINGS AS A RESULT OF WORK BY OTHERS.

CITY OF WILSONVILLE

CHECKED BY:
DATE:



OWNER/DEVELOPER:
FAMILY FUN CENTER
29111 TOWN CENTER LOOP W
WILSONVILLE, OR 97070
CONTACT: SCOTT HUISH
PHONE (503) 381-9590

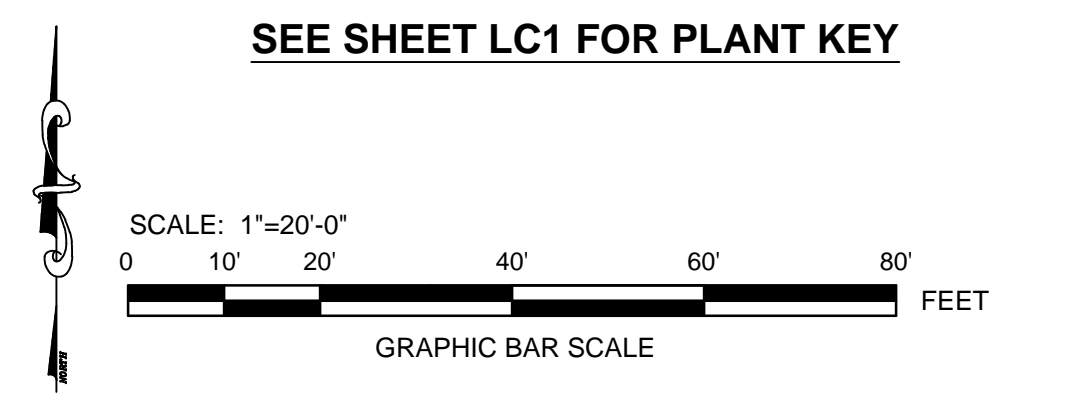
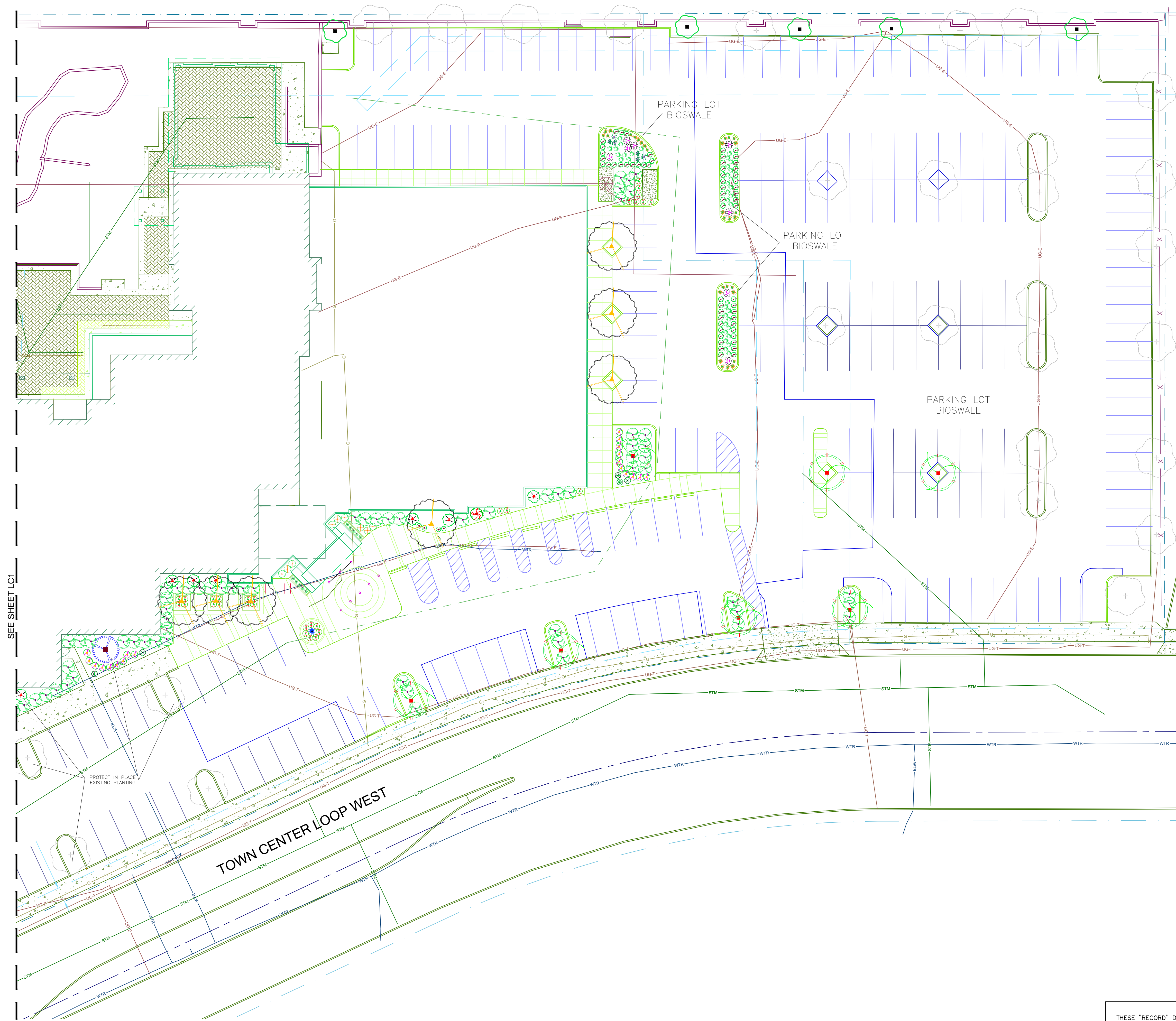
PROJECT:
**WILSONVILLE
FAMILY FUN
CENTER**
29111 TOWN CENTER LOOP W.
WILSONVILLE, OR 97070

REVIEW
5-25-18 DBR REVIEW SUBMITTAL

SHEET TITLE:
**CONCEPTUAL
LANDSCAPE
PLAN**

Project No.: 760
Date: 7-11-18
Checked: SMM
Drawn: SMM
CAD File: 760-WilsonvilleFFC

**SHEET
LC1**
1 OF 2 SHEETS



THESE "RECORD" DRAWINGS WERE PREPARED FROM INFORMATION FURNISHED ENTIRELY OR IN PART BY OTHERS. NO WARRANTY, EXPRESSED OR IMPLIED IS MADE OR INTENDED BY THE ENGINEER OF RECORD AS TO COMPLETENESS OR ACCURACY OF DATA INCORPORATED INTO THESE DRAWINGS AS A RESULT OF WORK BY OTHERS.

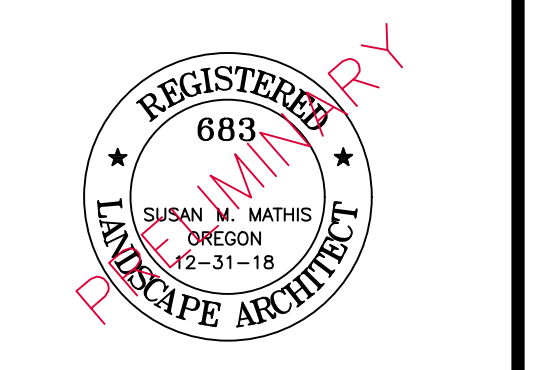
CITY OF WILSONVILLE

CHECKED BY:

DATE:

SUE MATHIS
LANDSCAPE DESIGN
 LANDSCAPE ARCHITECT, OR #683
 16340 LOWER HARBOR RD. STE 1-337
 BROOKINGS, OREGON 97115-3303
 (541) 813-1243 Mobile (601) 256-4281

REVISIONS



OWNER/DEVELOPER:
 FAMILY FUN CENTER
 29111 TOWN CENTER LOOP W
 WILSONVILLE, OR 97070
 CONTACT: SCOTT HUISH
 PHONE (503) 381-9590

PROJECT:
**WILSONVILLE
 FAMILY FUN
 CENTER**
 29111 TOWN CENTER LOOP W.
 WILSONVILLE, OR 97070

REVIEW
 5-25-18 DBR REVIEW SUBMITTAL

SHEET TITLE:
**CONCEPTUAL
 LANDSCAPE
 PLAN**

Project No.: 760
 Date: 7-11-18
 Checked: SMM
 Drawn: SMM

CAD File:
 760-WilsonvilleFFC

SHEET
LC2
 1 OF 2 SHEETS