



MAGNOLIA 6-PLEX

30535 SW Magnolia Ave
Wilsonville, OR 97070

SYMBOLS LEGEND	SUMMARY OF SCOPE OF WORK	DRAWING INDEX									
<p>Building Section Section Number Sheet Number</p> <p>Wall Section Section Number Sheet Number</p> <p>Detail Enlargement Detail Number Sheet Number</p> <p>Int Elev Indicator Elevation Number Detail Number Sheet Number</p> <p>Door Number Indicator Door Number</p> <p>Room Indicator Room Name Room Number</p> <p>Grid Symbols Grid Letter Grid Number Grid Line</p> <p>Window Type Indicator Window Number</p> <p>Ceiling Type Indicator Ceiling Number</p> <p>L₁₂ — Louver Number</p> <p>Datum / Elevation Indicator Datum / Elevation +0'-0"</p> <p>Control Point or Datum</p> <p>Match Line</p> <p>Dimension</p> <p>Revisions Revision Number Revision Cloud</p> <p>North Arrow</p> <p>Wall Type Indicator</p>	<p>Work includes the construction of a (6) 3-story townhomes. The massings consist of (2) buildings on the site. The work also includes the removal of existing trees per an arborist's recommendation as well as extensive site work and new tree plantings.</p> <p>VICINITY MAP</p>	<p>GENERAL:</p> <p>G0.01 General Information G0.02 Site Survey</p> <p>ARCHITECTURAL:</p> <p>A0.01 Proposed Site Plan A2.01 Proposed Ground Floor Plan A2.02 Proposed Second Floor Plan A2.03 Proposed Third Floor Plan A2.04 Proposed Roof Plan A2.10 Proposed Ext. Lighting Plan A3.00 Exterior Elevations A3.01 Exterior Elevations A3.02 Exterior Elevations A3.03 Exterior Elevations</p> <p>CIVIL:</p> <p>P3.0 Tree Removal and Protection P3.1 Tree Preservation Table P4.0 Grading and Erosion P5.0 Utility Plan</p> <p>LANDSCAPE:</p> <p>L1.01 Landscape Area Plan L2.01 Landscape Plan L3.01 Plant Material List</p>									
<p>GENERAL NOTES</p> <ol style="list-style-type: none"> Omissions or conflicts between elements of the drawings, notes, and/or details shall be brought to the attention of the Architect and resolved before proceeding with the work. It is the Contractor's responsibility to inspect the job site to familiarize her/himself with all of the existing conditions that could affect the installation of any work set forth in these plans. All Construction shall comply with the 2015 International & 2017 Oregon Residential Specialty Code. Provide and install all noted materials, fixtures, appliances & manufactured assemblies per manufacturer's recommendations w/ all requisite fitting trim & accessories as necessary for a completed job. Mech., Elec., & Plumbing systems are bidder designed, contractor is responsible for coordination sub-trades & insuring that all necessary provisions are made for fix. & Equip. so as to be complete & operational in compliance w/ applicable building codes. The Contractor is responsible for providing a weathertight building, details and omissions notwithstanding. All drawing conflicts or conditions are to be brought to the immediate attention of the project representative for resolution. If conflicts among drawings should occur, the larger scale drawing shall govern. Conflicts between the drawings and specifications shall be governed by the specifications. 	<p>ZONING SUMMARY</p> <p>Jurisdictional Authority: Wilsonville Planning and Land Development Ordinance</p> <p>Property Size: 16,204 SQFT</p> <p>Record Number(s): 819449</p> <p>Taxlot ID: 31W2AB02101</p> <p>Base Zone: PDC Planned Landuse: Multi-Family</p> <p>Overlay: Old Town Neighborhood</p> <p>Base Zone Regulations:</p> <table border="1"> <tr> <td>Construction Type: VB</td> <td>Max. Coverage: 2,949 sqft</td> <td>Max. Height: 35 Ft.</td> </tr> <tr> <td>Setbacks: Front: 20 Ft.</td> <td>Back: 20 Ft.</td> <td></td> </tr> <tr> <td>Side 1: 10 Ft.</td> <td>Garage: 10 Ft.</td> <td></td> </tr> </table> <p>Proposed Uses: Allowed: Commercial, Residential Proposed: Res.</p> <p>Landscape Requirements: 25% Open Space Minimum</p> <p>Applicable Codes: 2017 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)</p>	Construction Type: VB	Max. Coverage: 2,949 sqft	Max. Height: 35 Ft.	Setbacks: Front: 20 Ft.	Back: 20 Ft.		Side 1: 10 Ft.	Garage: 10 Ft.		<p>PROJECT TEAM</p> <p>Architect: Kegan Flanderka Base Design + Architecture, LLC 233 NE 28th Avenue Portland OR 97232 tel 503.477.8268 kegan@basedesignarchitecture.com</p> <p>Client: Daniel Hillebrand 8908 SE 55th Avenue Portland OR 97203 dhillebrand11@msn.com</p> <p>Civil: Luke Lappin Pioneer Design Group, Inc. 9020 SW Washington Square Road Suite 170 Portland, OR 97232 LLappin@pd-grp.com 503-643-8268</p> <p>Landscape: Kate Holmquist Werkstadt Urban Planning + Development kate@werkstadt.org</p> <p>City of Wilsonville Exhibit B2 DB19-0047 et seq</p>
Construction Type: VB	Max. Coverage: 2,949 sqft	Max. Height: 35 Ft.									
Setbacks: Front: 20 Ft.	Back: 20 Ft.										
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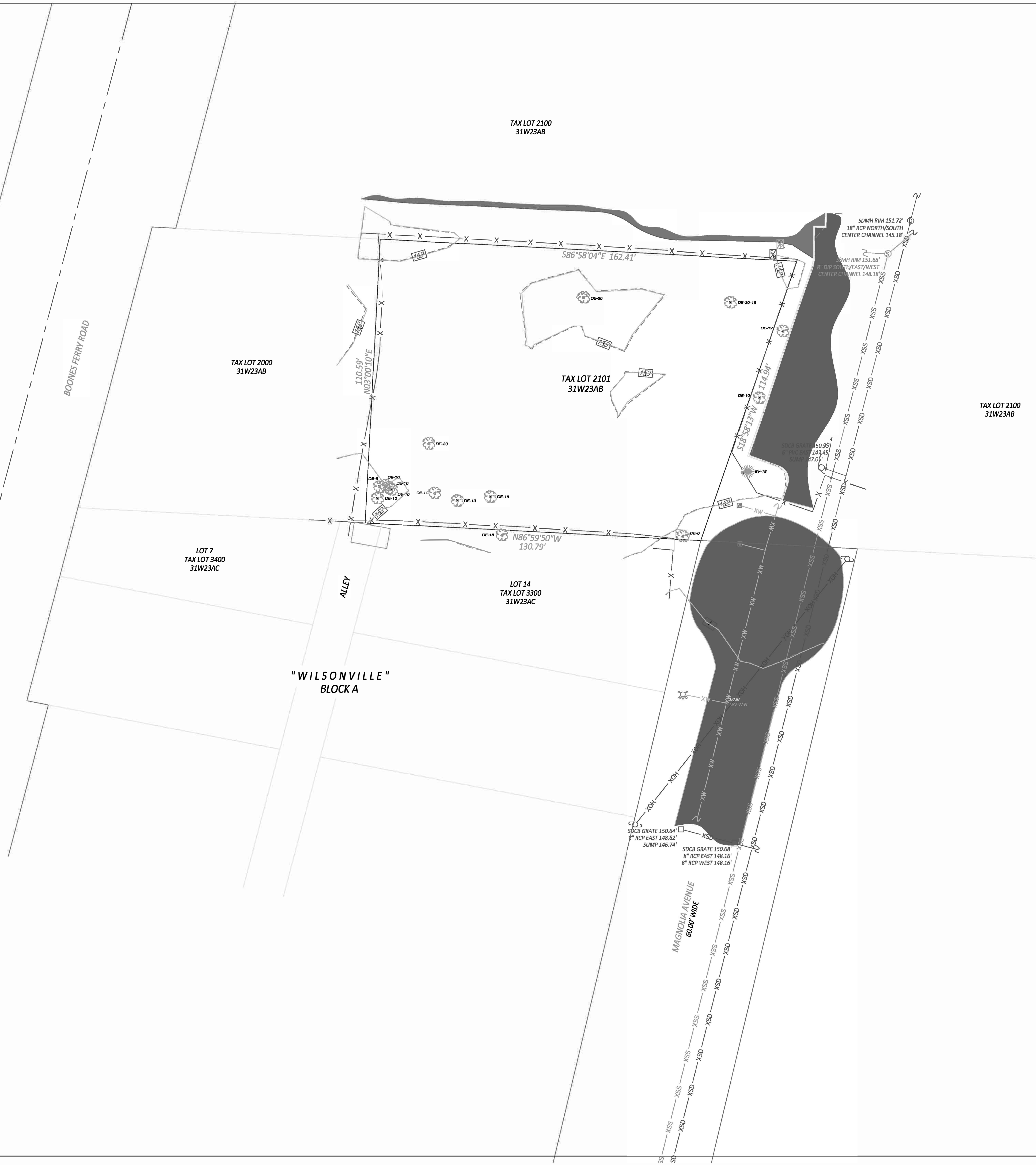
MAGNOLIA 6-PLEX
30535 SW Magnolia Avenue
Wilsonville, OR 97070

GENERAL INFORMATION

Sheet Title:
Drawing Scale:
BASE Job No: 19004

Sheet Number:

GO.01



No.	Date	Revision	By	Designed by	Date
				Drawn by	Date
				Reviewed by	Date
				Project No.	REF.
				Horiz. Scale:	
				Vert. Scale:	

Wilsonville Old Town 6 Plex Base CLEAN.dwg

No.	Date	Revision	By	Designed by	Date
				Drawn by	Date
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				Project No.	REF.
				Horiz. Scale:	
				Vert. Scale:	

SITE INFORMATION/COVERAGE:

Property / Lot Area:	16,204 sf
Units: 6 Townhomes	
Gross Building Area:	10,620
Net Rentable Area:	10,620
Building A Footprint:	1,781.8 sf
Building B Footprint:	1,711.3 sf
Total Building Footprint:	3,493.1 sf
Impervious Hardscape:	
Sidewalk:	306.7 sf
Path and Play Area:	1,400 sf
Patios:	911.7 sf
Drive + Driveway:	4,907.8 sf
Total Impervious Hardscape:	7,526.2 sf
Pervious Landscape:	
Raised Planters:	121 sf
Lawn and Lower Planters:	4,709.4 sf
Flow-through Planters:	354 sf
Total Pervious Landscape:	5,184.4

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**LUR Revised Set
07.17.2020**

Revision	
Date:	Issue:

SITE PLAN NOTES:

- A. All Property Information and Dimensions Shown Are Approximate and Are To Be Field Verified.
- B. Site Utilities Shown for Reference Only. Refer to Civil for exact locations
- C. Reference Civil For Erosion Control Information
- D. Reference Landscape for Tree Species and planting plan
- E. All Flow-Through Planter and Stormwater Management Areas are Approximate. Reference Civil for Stormwater Areas and Treatment Locations.

SITE PLAN SYMBOLS LEGEND:

	Property Line
	Fence
	Building / Wall to Be Demolished
	Curb Line
	Water Line
	Storm Line
	Sewer Line
	Underground Gas Line
	Overhead Power Line
	Telephone Line
	Storm Catch Basin
	Manhole
	Power Pole
	Power Pole with Light
	Sign
	Fire Hydrant
	Water Meter
	Electric Meter
	Gas Meter
	Property Corner
	Bollard



1 Proposed Site Plan
A0.01 3/32"=1'-0"

MAGNOLIA 6-PLEX
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Sheet Title:
SITE PLAN
Drawing Scale: 1/8" = 1'-0"
BASE Job No: 19004

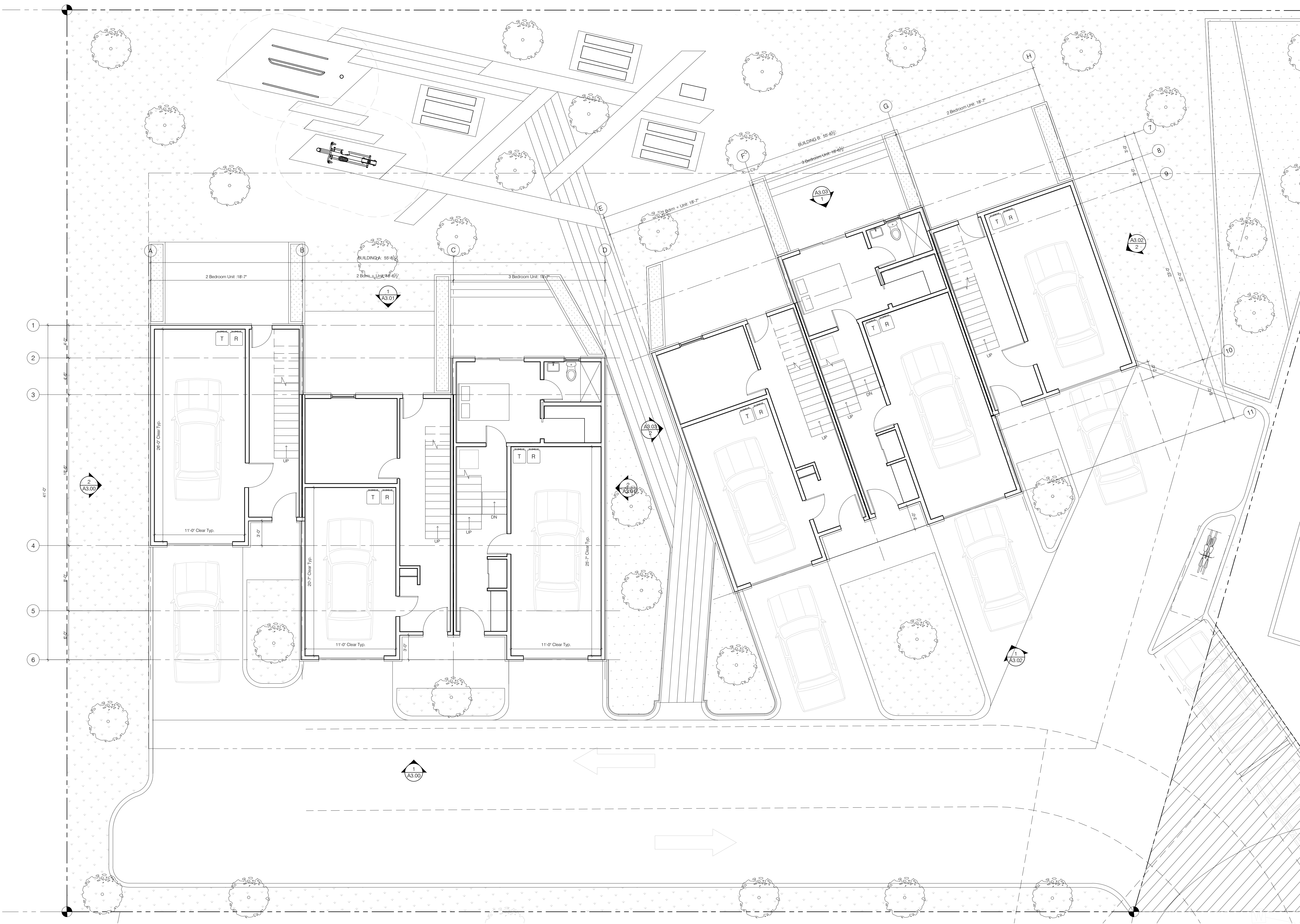
Sheet Number:
A0.01

Revision	
Date:	Issue:

MAGNOLIA 6-PLEX
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Sheet Title:
GROUND FLOOR PLAN
Drawing Scale: 3/16" = 1'-0"
BASE Job No: 19004

Sheet Number:
A2.01



1 Ground Floor Plan
A2.01 3/16" = 1'-0"

Revision	
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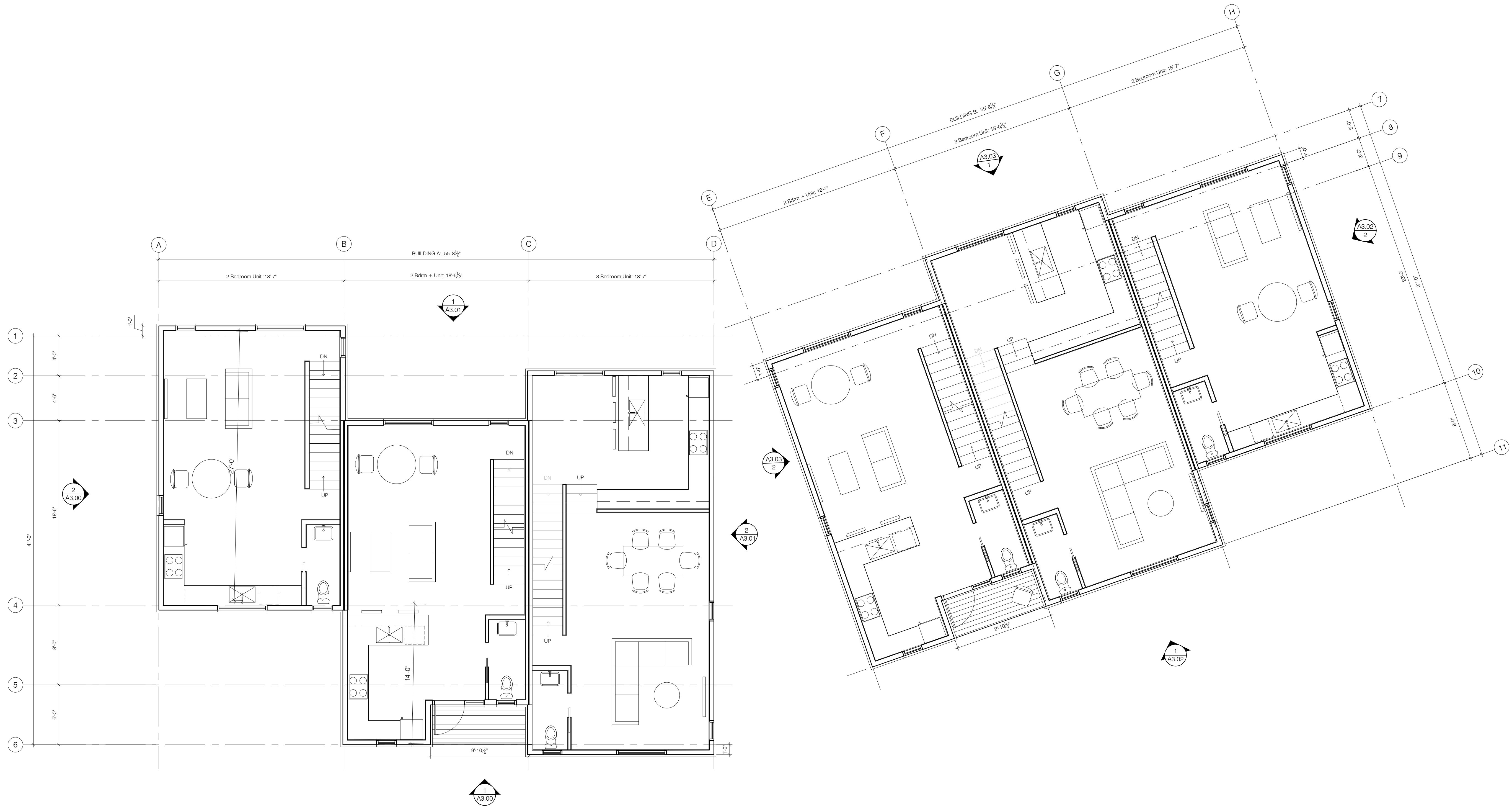
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SECOND FLOOR PLAN

Drawing Scale: 3/16" = 1'-0"

BASE Job No: 19004

Sheet Number:

A2.02



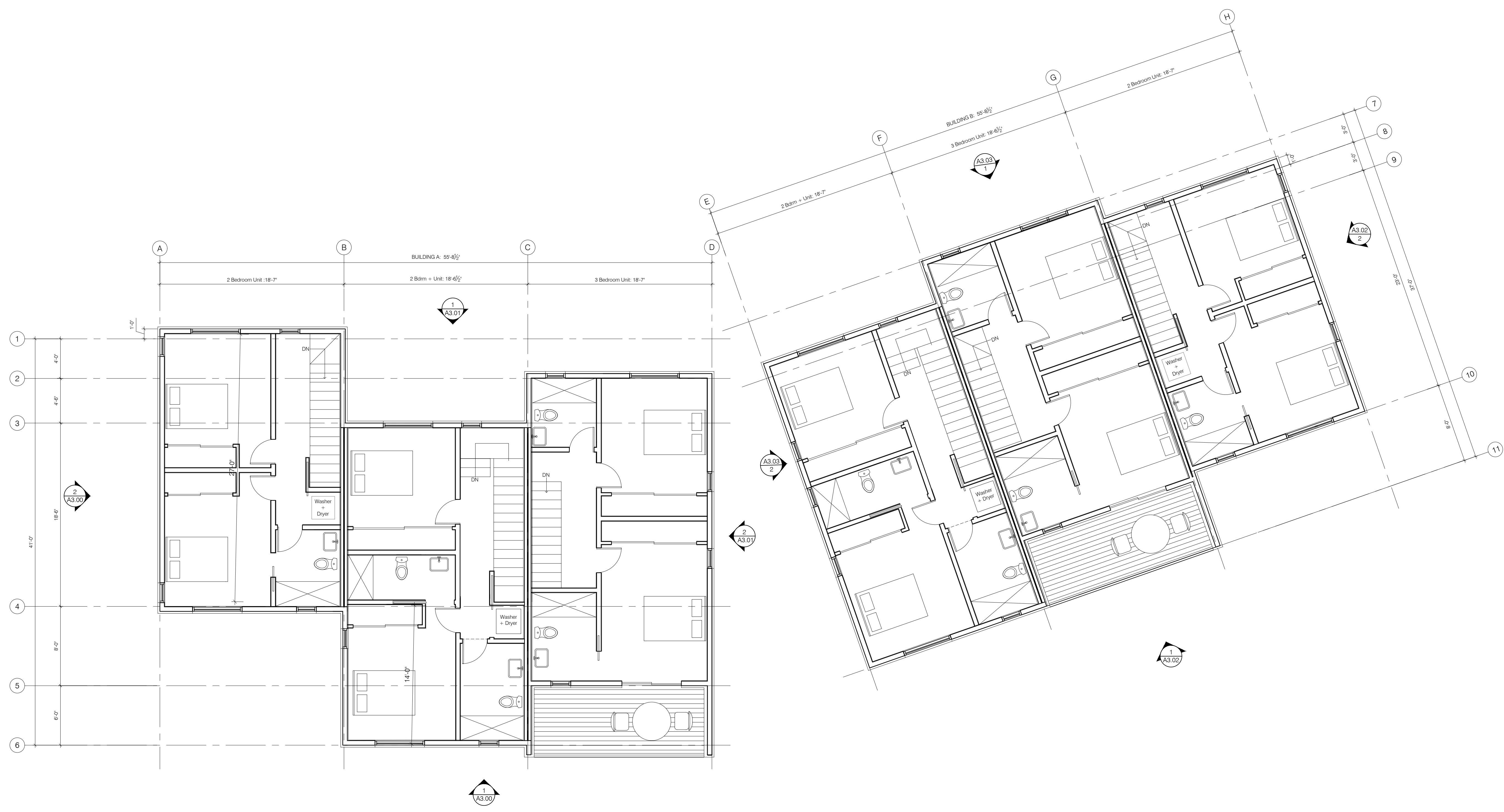
1 Second Floor Plan
A2.02 3/16"=1'-0" 


Revision	
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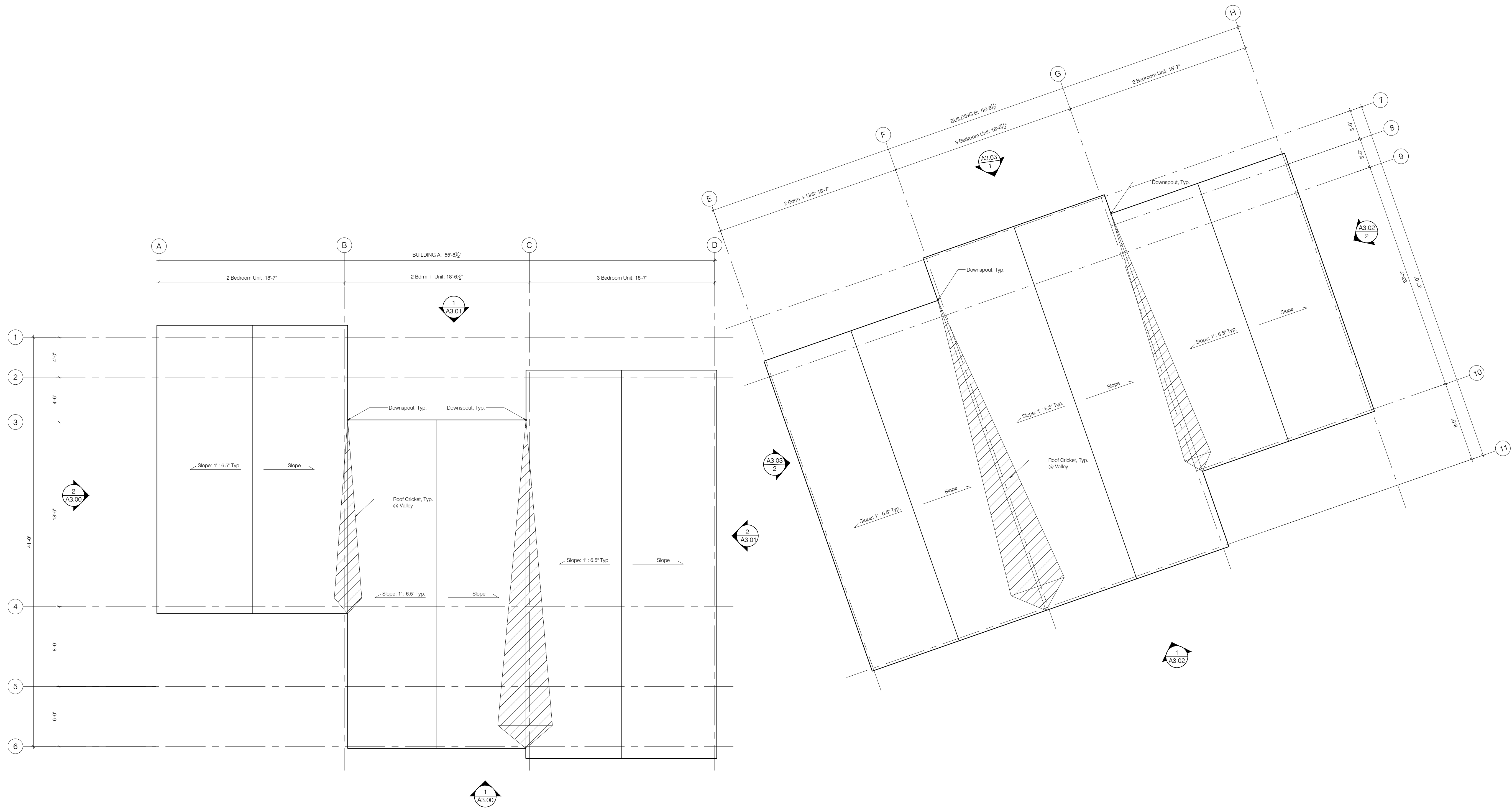
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THIRD FLOOR PLAN
Drawing Scale: 3/16" = 1'-0"
BASE Job No: 19004


Sheet Number:
A2.03



1 Third Floor Plan
A2.03 3/16"=1'-0" 

Revision	
Date:	Issue:

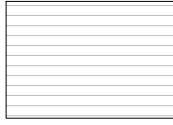


1 Roof Plan
A2.04 3/16"=1'-0" 

Legend Exterior Lighting Symbols

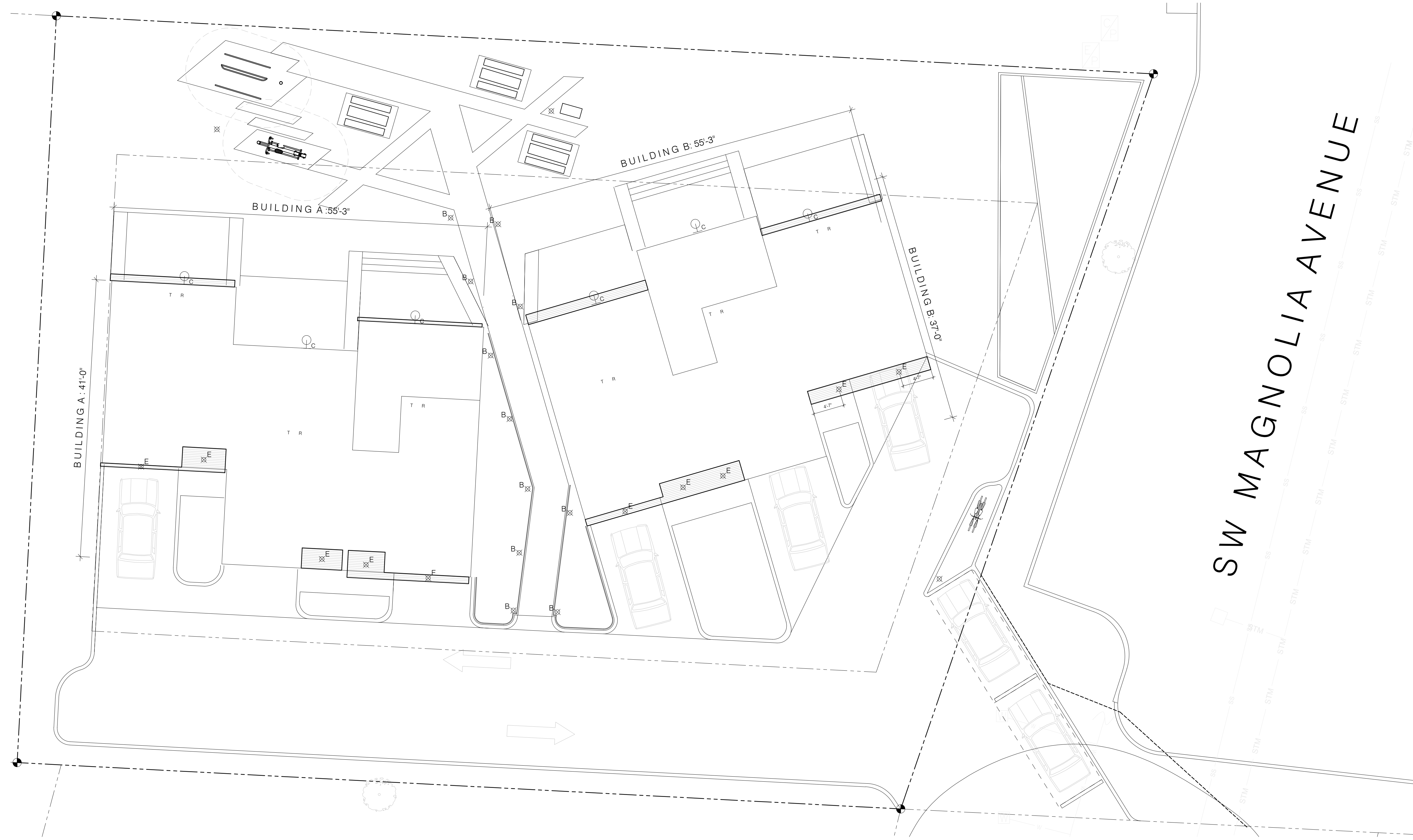
- ⊗ Post Light
- ⊕_c Surface Mount Sconce Light Fixture (Exterior Application)
- ⊗_B Path Lights (Ballasts)
- ⊗_E Exterior Can Light

Legend Ceiling Types

-  T+ G Cedar Wood Panels Treated for Exterior Application

General Notes

1. All existing measurements to be verified in field. Notify Architect of any discrepancies. This includes existing light fixtures, outlets, and structural beams.
2. All light fixtures to be centered on surface unless otherwise noted.



1 Exterior Lighting Plan
 A2.10 1/8" = 1'-0" 

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EXTERIOR LIGHTING PLAN
 Drawing Scale: 1/8" = 1'-0"

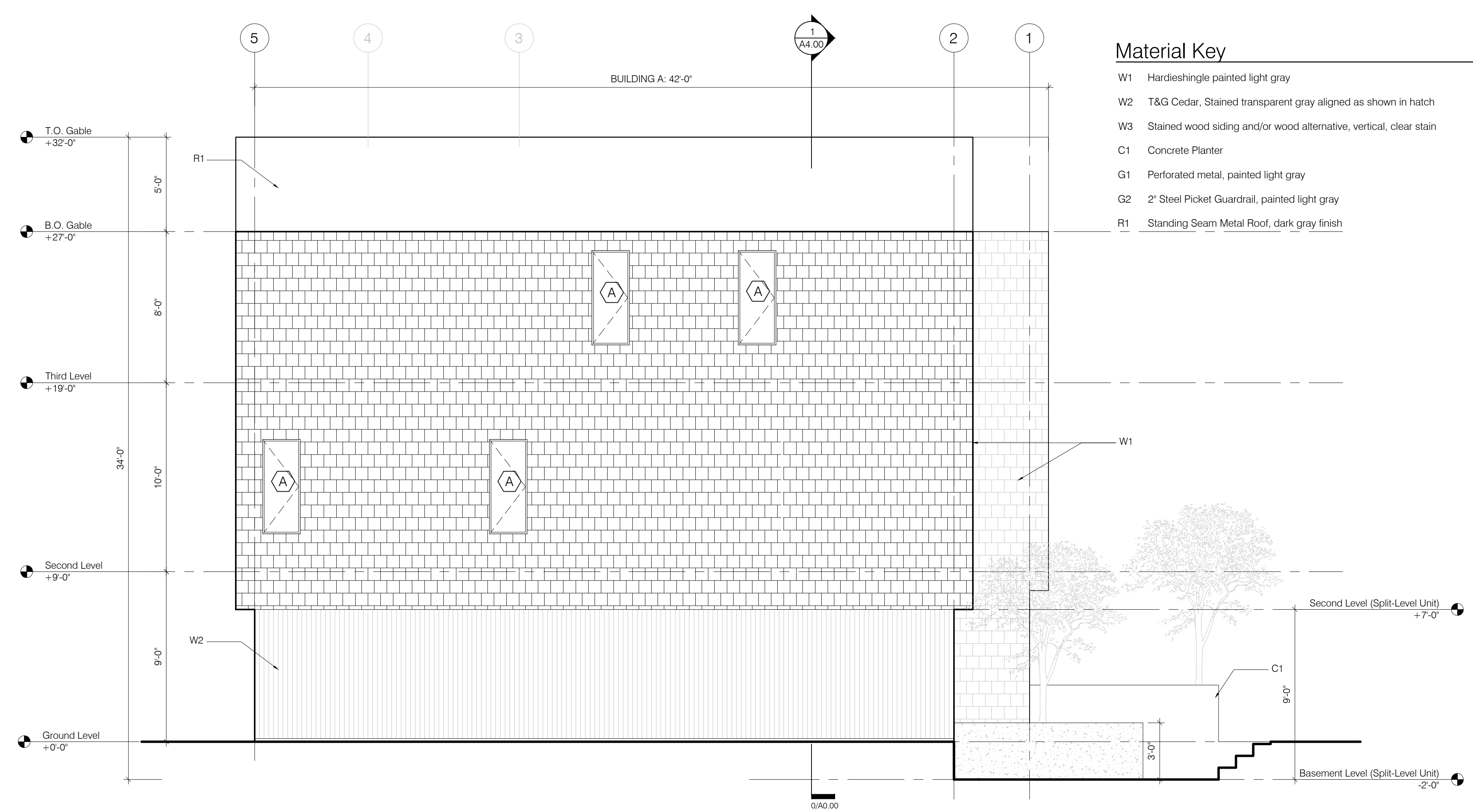
BASE Job No: 19004

Sheet Number:

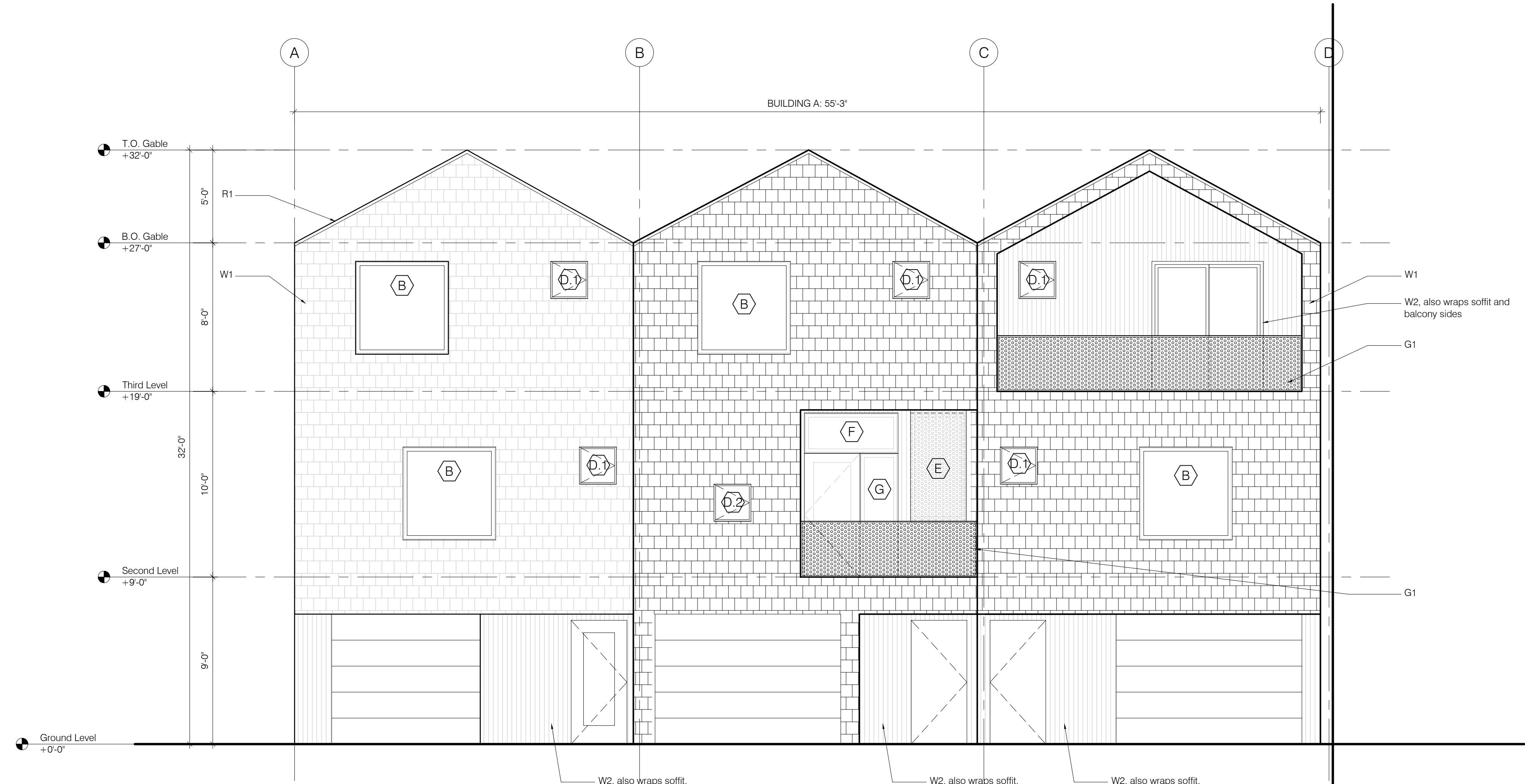
A2.10

Material Key

- W1 Hardieshingle painted light gray
- W2 T&G Cedar, Stained transparent gray aligned as shown in hatch
- W3 Stained wood siding and/or wood alternative, vertical, clear stain
- C1 Concrete Planter
- G1 Perforated metal, painted light gray
- G2 2" Steel Picket Guardrail, painted light gray
- R1 Standing Seam Metal Roof, dark gray finish



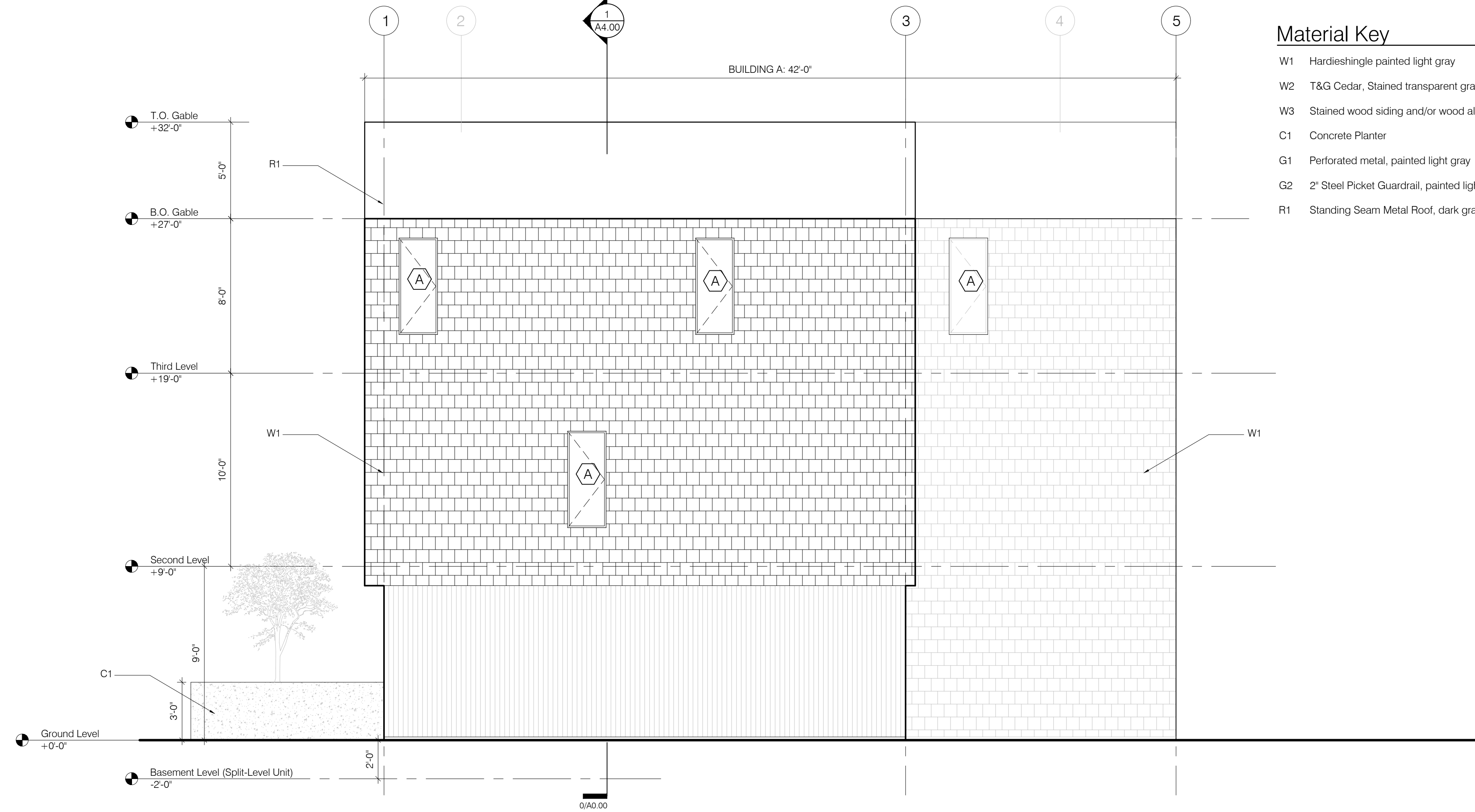
2 Building A East Elevation
A3.00 1/4"=1'-0"



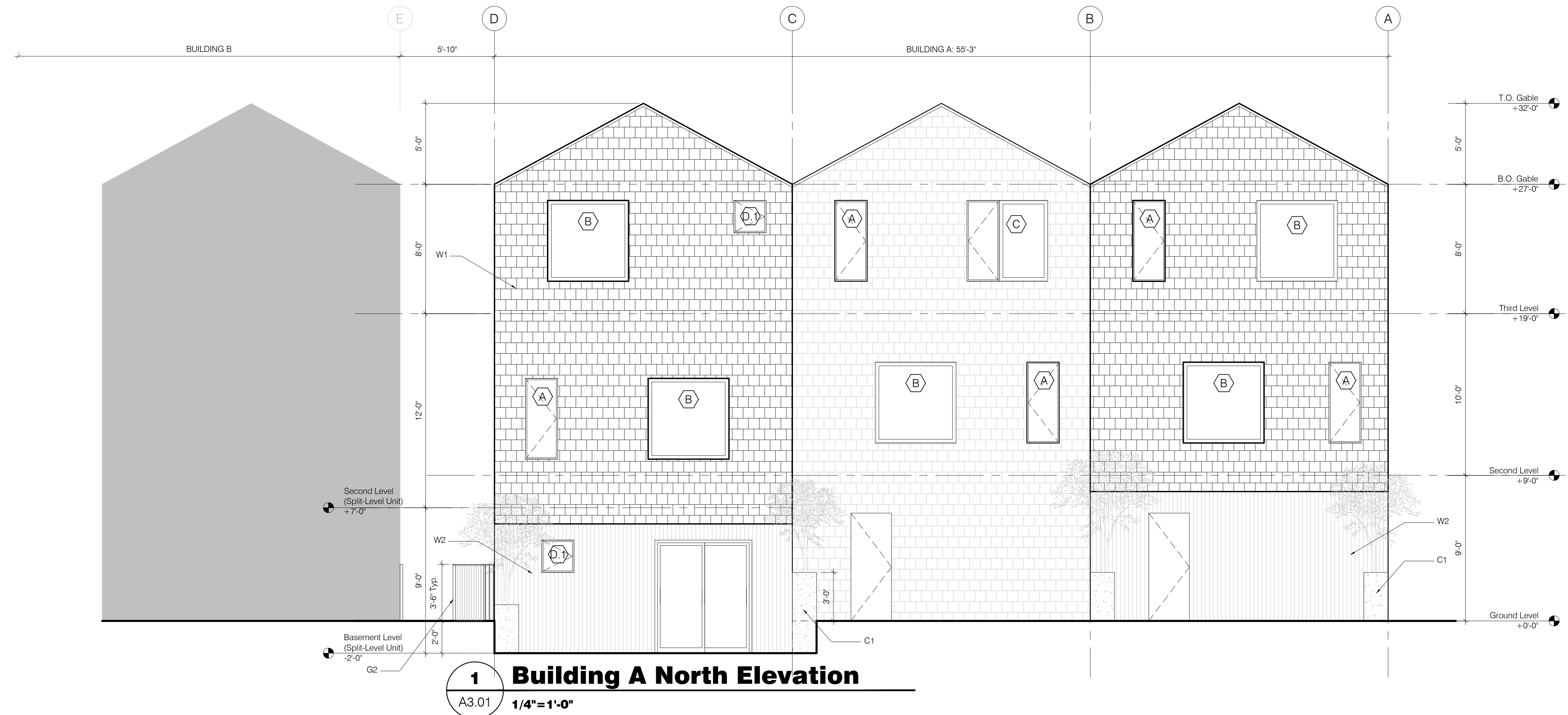
1 Building A South Elevation
A3.00 1/4"=1'-0"

Material Key

- W1 Hardieshingle painted light gray
- W2 T&G Cedar, Stained transparent gray aligned as shown in hatch
- W3 Stained wood siding and/or wood alternative, vertical, clear stain
- C1 Concrete Planter
- G1 Perforated metal, painted light gray
- G2 2" Steel Picket Guardrail, painted light gray
- R1 Standing Seam Metal Roof, dark gray finish



2 Building A West Elevation
A3.01 1/4"=1'-0"



1 Building A North Elevation
A3.01 1/4"=1'-0"

Material Key

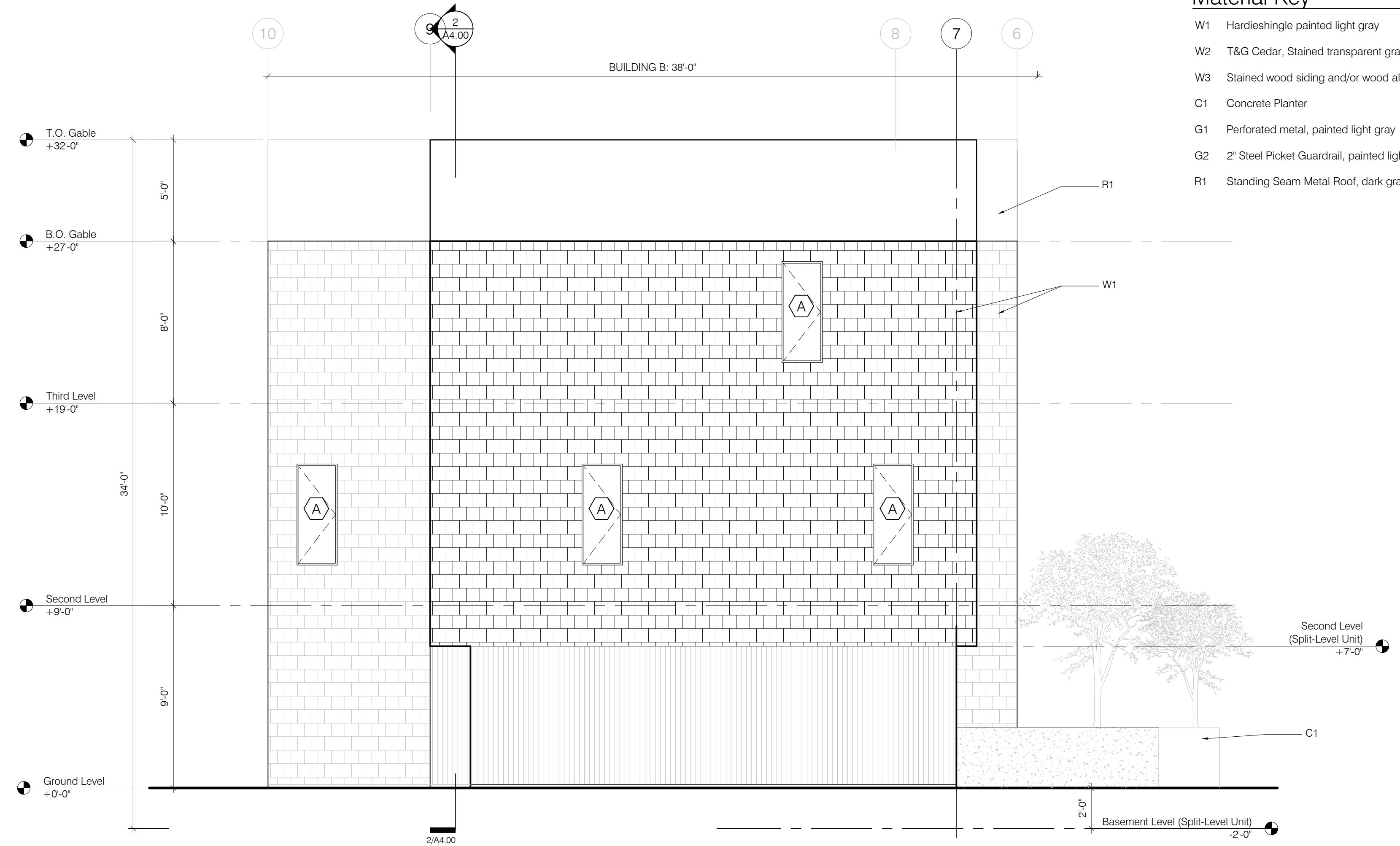
- W1 Hardieshingle painted light gray
- W2 T&G Cedar, Stained transparent gray aligned as shown in hatch
- W3 Stained wood siding and/or wood alternative, vertical, clear stain
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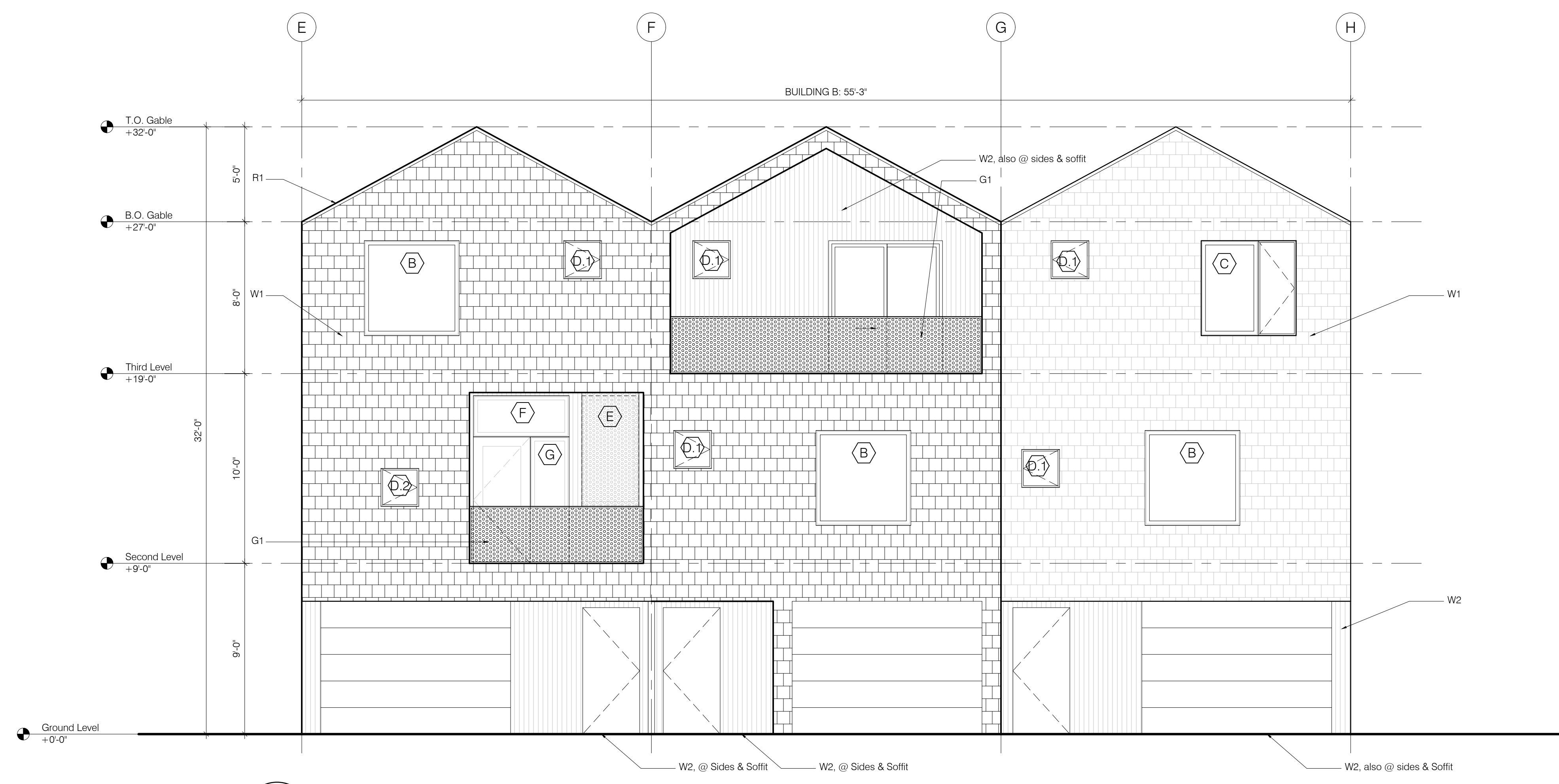
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2 Building B East Elevation
A3.02 1/4" = 1'-0"



1 Building B South Elevation
A3.02 1/4" = 1'-0"

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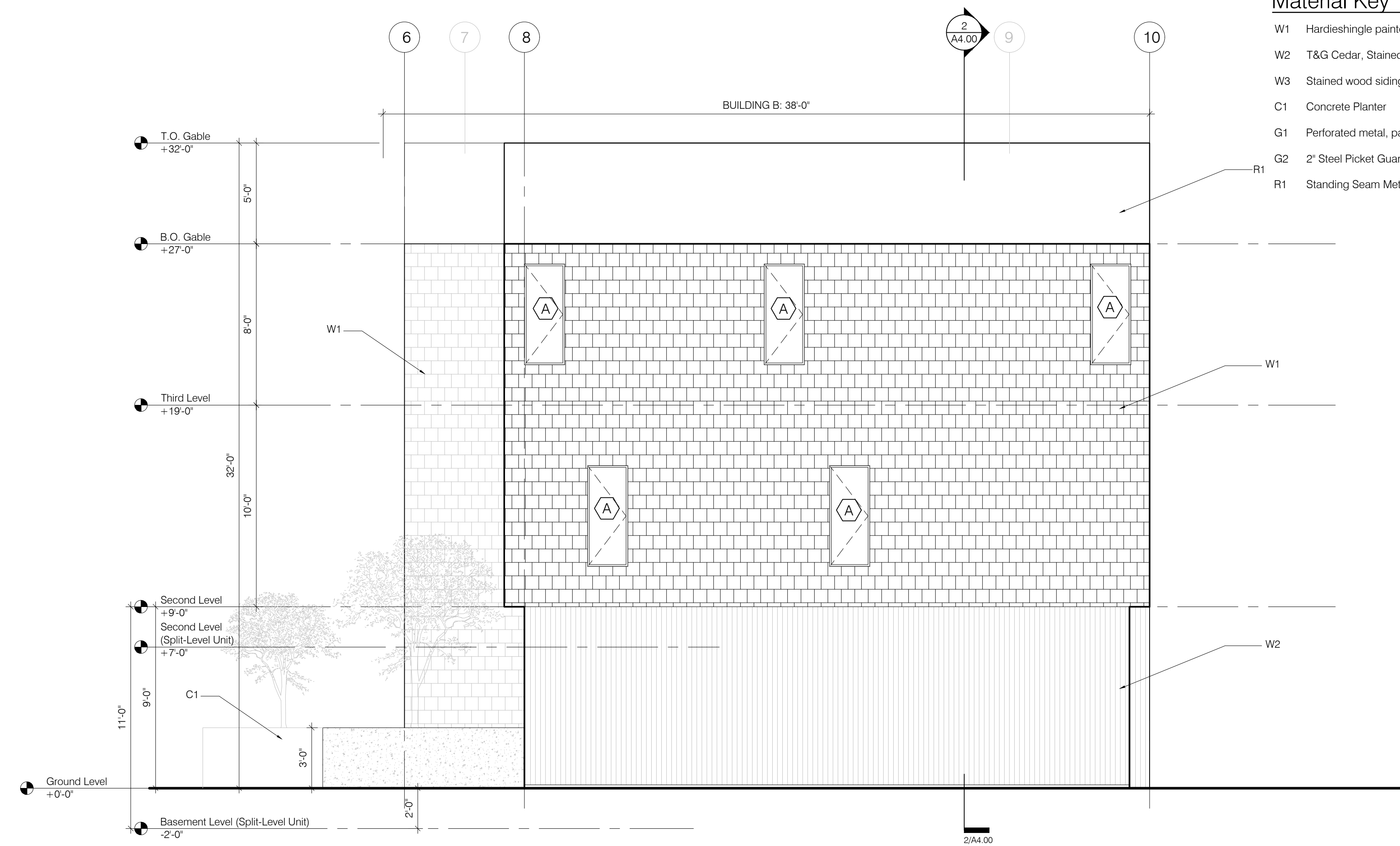
EXTERIOR ELEVATIONS
Drawing Scale: 1/4" = 1'-0"
BASE Job No: 19004

Sheet Number:

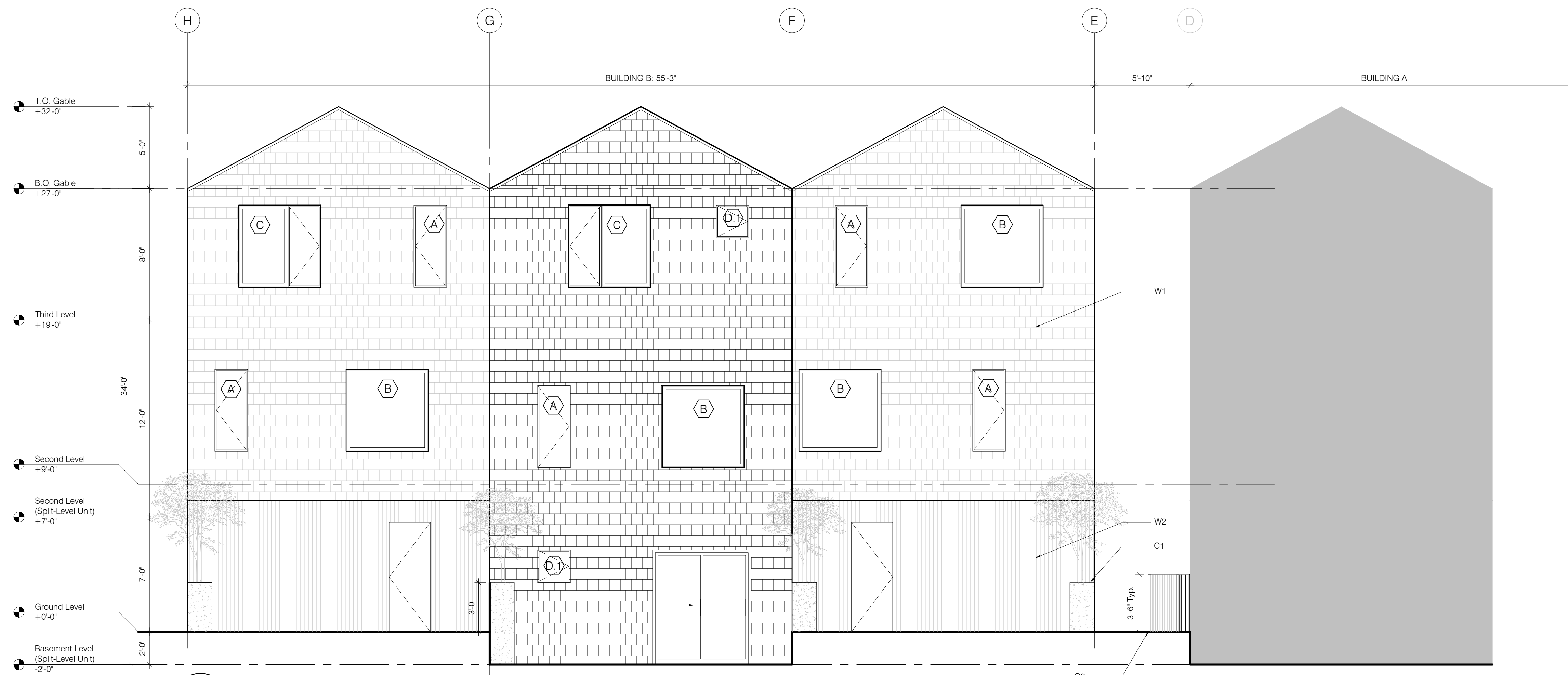
A3.02

Material Key

- W1 Hardieshingle painted light gray
- W2 T&G Cedar, Stained transparent gray aligned as shown in hatch
- W3 Stained wood siding and/or wood alternative, vertical, clear stain
- C1 Concrete Planter
- G1 Perforated metal, painted light gray
- G2 2" Steel Picket Guardrail, painted light gray
- R1 Standing Seam Metal Roof, dark gray finish



2 Building B West Elevation
A3.03 1/4"=1'-0"



1 Building B North Elevation
A3.03 1/4"=1'-0"



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Sheet Title:
EXTERIOR ELEVATIONS
Drawing Scale: 1/4" = 1'-0"

BASE Job No: 19004

Sheet Number:

A3.03

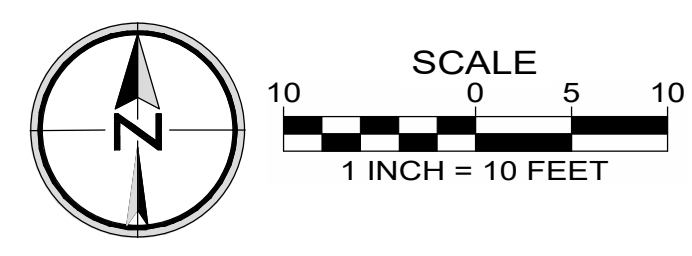
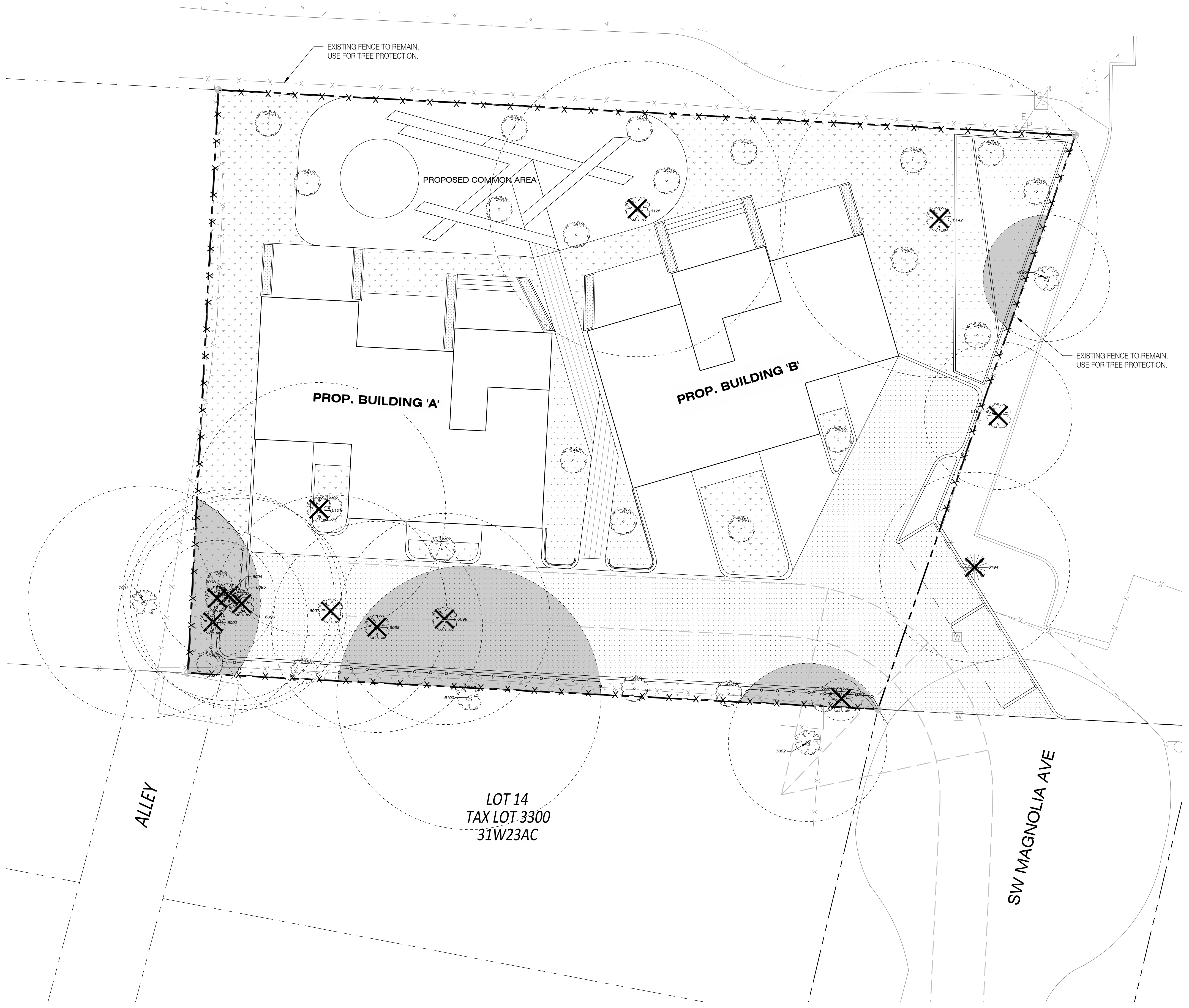
Revision	
Date:	Issue:

LEGEND

- 171 --- EXISTING 1' CONTOUR
- 175 --- EXISTING 5' CONTOUR
- 171 — PROPOSED 1' CONTOUR
- 175 — PROPOSED 5' CONTOUR
- ⊗ 6534 ⊗ 6535 EXISTING TREE TO BE RETAINED
- ⊗ 6534 ⊗ 6535 TREE NUMBER
- ⊗ 6534 ⊗ 6535 EXISTING TREE TO BE REMOVED
- ○ ○ ○ ○ PROPOSED TREE PROTECTION FENCING
- ○ ○ ○ ○ DRIPLINE
- DRIP LINE AND ROOT PROTECTION ZONE ENCROACHMENT AREA. WORK SHALL BE SUPERVISED BY CERTIFIED ARBORIST.

TREE PROTECTION SPECIFICATIONS

- PRECONSTRUCTION CONFERENCE.** PRIOR TO THE START OF CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST IN A TIMELY MANNER TO REVIEW THE TREE PROTECTION PLAN, VERIFY THAT TREES TO BE RETAINED ARE IDENTIFIED WITH NUMBERED TAGS ON THE GROUND (IF APPLICABLE), AND TO INSPECT AND VERIFY THE INSTALLATION OF TREE PROTECTION MEASURES.
- PROTECTION FENCING.** TREES TO REMAIN ON SITE SHALL BE PROTECTED BY INSTALLATION OF TREE PROTECTION FENCING AS DEPICTED ON SITE PLANS IN ORDER TO PREVENT INJURY TO TREE TRUNKS OR ROOTS, OR SOIL COMPACTION WITHIN THE ROOT PROTECTION AREA, UNLESS OTHERWISE APPROVED BY THE CITY. FENCES SHALL BE A MINIMUM 6-FOOT HIGH 2-INCH CHAIN LINK MESH SECURED TO METAL POSTS DRIVEN INTO THE GROUND.
ALONG THE NORTHERN AND EASTERN PROPERTY BOUNDARIES, EXISTING PROPERTY BOUNDARY FENCES ARE DESIGNATED AS TREE PROTECTION; IF ANY EXISTING FENCES ACTING AS TREE PROTECTION FENCING ARE REMOVED DURING CONSTRUCTION, TREE PROTECTION FENCING SHALL BE INSTALLED IMMEDIATELY UNLESS OTHER ARRANGEMENTS ARE COORDINATED WITH AND DOCUMENTED BY THE PROJECT ARBORIST. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO OPENING, ADJUSTING OR REMOVING TREE PROTECTION FENCING.
- TREE PROTECTION ZONE.** WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST, NONE OF THE FOLLOWING SHALL OCCUR BENEATH THE DRIPLINE OF ANY PROTECTED TREE:
 - a) GRADE CHANGE OR CUT AND FILL;
 - b) NEW IMPERVIOUS SURFACES;
 - c) UTILITY OR DRAINAGE FIELD PLACEMENT;
 - d) STAGING OR STORAGE OF MATERIALS AND EQUIPMENT; OR
 - e) VEHICLE MANEUVERING.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO WORKING BENEATH PROTECTED TREE DRIPLINES. ROOT PROTECTION ZONES MAY BE ENTERED FOR TASKS LIKE SURVEYING, MEASURING AND SAMPLING. FENCES MUST BE CLOSED UPON COMPLETION OF THESE TASKS.
- TREE AND STUMP REMOVAL.** PROTECTION FENCING AT TREE #7001 MAY BE TEMPORARILY OPENED FOR REMOVAL OF TREES #6992-6996. TREE REMOVAL SHALL BE PERFORMED WITH HAND TOOLS ONLY AND TREES SHALL BE DIRECTIONALLY FELLED TO AVOID DAMAGE TO REMAINING NEARBY TREES. THE STUMPS OF TREES #6002-6096 SHALL BE REMOVED APPROXIMATELY 6-INCHES BELOW THE GROUND SURFACE USING A STUMP GRINDER OR ELSE EXTRACTED FROM THE GROUND UNDER THE PROJECT ARBORIST'S DIRECTION AND OVERSIGHT.
- PRUNING.** PRUNING MAY BE NEEDED TO PROVIDE OVERHEAD CLEARANCE AND TO REMOVE DEAD AND DEFECTIVE BRANCHES FOR SAFETY. THE PROJECT ARBORIST CAN HELP IDENTIFY WHERE PRUNING IS NECESSARY ONCE TREES RECOMMENDED FOR REMOVAL HAVE BEEN REMOVED AND THE SITE IS PREPARED FOR CONSTRUCTION. TREE REMOVAL AND PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE SERVICE.
- CURB AND UTILITY TRENCH EXCAVATION.** EXCAVATION WITHIN THE DRIPLINE ENCROACHMENT AREA OF PROTECTED TREES SHALL BE PERFORMED UNDER ARBORIST SUPERVISION. AN EXCAVATOR WITH A FLAT-BLADE BUCKET MAY BE USED TO SLOWLY REMOVE SOIL IN SHALLOW LAYERS TO THE NECESSARY DEPTH. IF TREE ROOTS ARE ENCOUNTERED, STOP MACHINE-DIGGING AND HAND-DIG TO EVALUATE ROOT SIZE. THE PROJECT ARBORIST MAY REQUIRE ALTERNATIVE MEANS OF EXCAVATION SUCH AS AIR-SPADING OR HYDRO-VACUUM EXCAVATION IN ORDER TO MINIMIZE ROOT IMPACTS, IF NEEDED. EXPOSED ROOTS SMALLER THAN 2-INCHES IN DIAMETER SHALL BE PRUNED CLEAN TO SOUND WOOD WITH A SHARP SAW OR PRUNING SHEARS AT THE LIMITS OF EXCAVATION AS DIGGING PROGRESSES IN ORDER TO AVOID PULLING AND TEARING ROOTS AND MINIMIZE POTENTIAL IMPACTS. ROOTS 2-INCHES AND LARGER IN DIAMETER SHALL BE ASSESSED AND DOCUMENTED BY THE PROJECT ARBORIST. WHERE FEASIBLE, MAJOR ROOTS SHALL BE PROTECTED BY TUNNELING OR OTHER MEANS TO AVOID DESTRUCTION OR DAMAGE. EXCEPTIONS CAN BE MADE IF, IN THE OPINION OF THE PROJECT ARBORIST, UNACCEPTABLE DAMAGE WILL NOT OCCUR TO THE TREE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE PROJECT ARBORIST IN A TIMELY MANNER PRIOR TO IMPACTING ROOTS OF PROTECTED TREES.
- QUALITY ASSURANCE.** A QUALIFIED ARBORIST SHOULD SUPERVISE PROPER EXECUTION OF THIS PLAN ON-CALL DURING CONSTRUCTION ACTIVITIES THAT COULD ENCROACH ON RETAINED TREES. TREE PROTECTION SITE INSPECTION MONITORING REPORTS SHOULD BE PROVIDED TO THE CLIENT AND CITY FOLLOWING EACH SITE VISIT PERFORMED DURING CONSTRUCTION.



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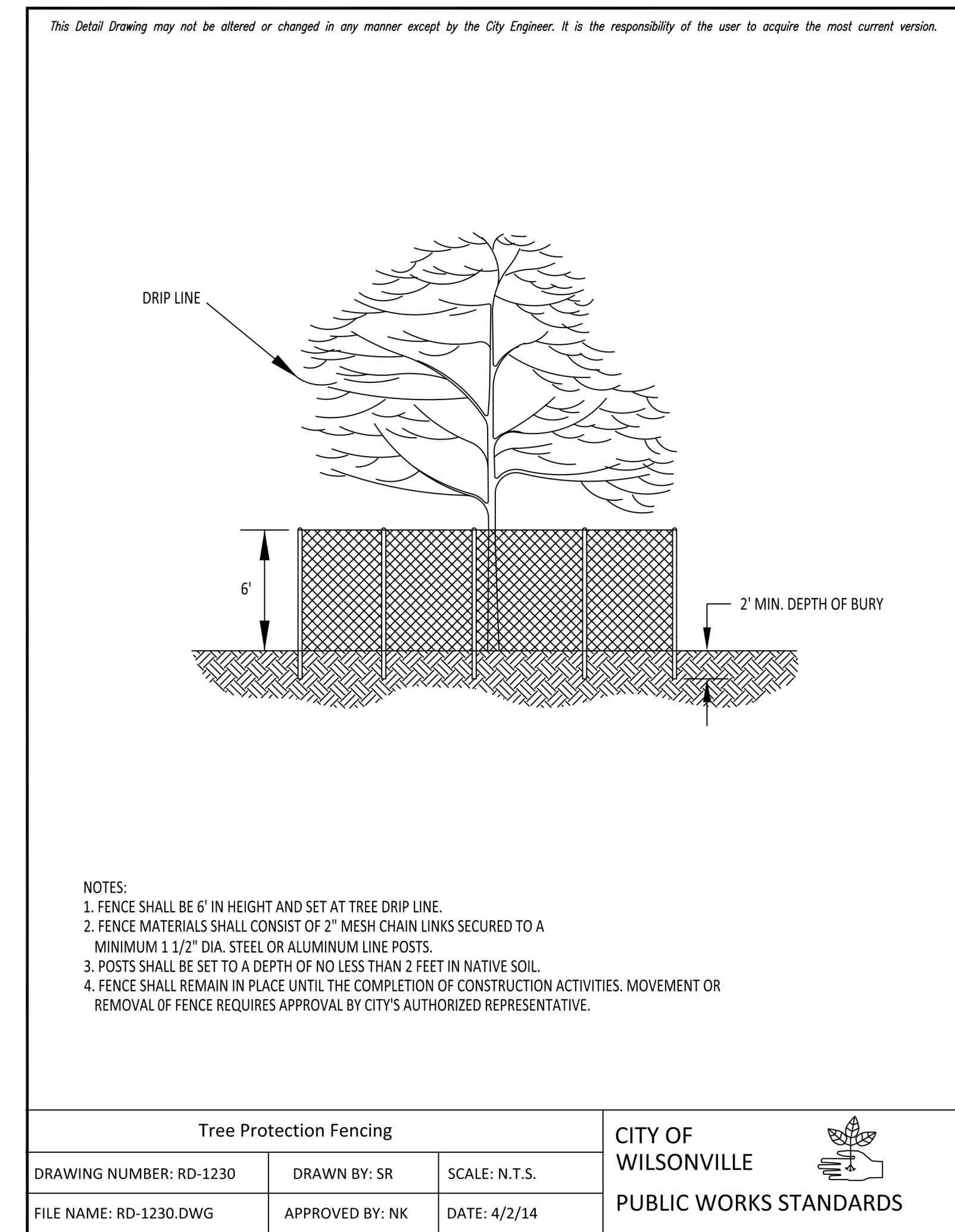
Detailed Tree Inventory for Magnolia 6-Plex PDG Project No. 999-234									
No.	Type	Common Name	Species Name	DBH1	C-Rad2	Cond3	Comments	Location	Treatment
6011	Dec	Japanese maple	<i>Acer palmatum</i>	5	4	F	May be neighbor's transplant	On-site	Remove
6092	Dec	black locust	<i>Robinia pseudoacacia</i>	11	18	F	Invasive species, high live crown	On-site	Remove
6093	Dec	black locust	<i>Robinia pseudoacacia</i>	6	11	F	Invasive species, small live crown, poor structure	On-site	Remove
6094	Dec	black locust	<i>Robinia pseudoacacia</i>	10	20	F	Invasive species, high live crown	On-site	Remove
6095	Dec	black locust	<i>Robinia pseudoacacia</i>	9	20	F	Invasive species, one-sided crown to S	On-site	Remove
6096	Dec	black locust	<i>Robinia pseudoacacia</i>	11	20	F	Invasive species, high live crown	On-site	Remove
6097	Dec	black locust	<i>Robinia pseudoacacia</i>	10	22	F	Invasive species, one-sided crown to S, trunk wound E face	On-site	Remove
6098	Dec	black locust	<i>Robinia pseudoacacia</i>	10	20	F	Invasive species, dead and broken branches, high live crown	On-site	Remove
6099	Dec	black locust	<i>Robinia pseudoacacia</i>	17	20	F	Invasive species, codominant stems with included bark, lower trunk wound N face	On-site	Remove
6100	Dec	silver maple	<i>Acer saccharinum</i>	*19	25	F	Crown mostly one-sided to S, limited visual assessment	Off-site	Protect
6101	Dec	black locust	<i>Robinia pseudoacacia</i>	31	24	F	Invasive species, multiple stems, dead and broken branches	On-site	Remove
6126	Dec	Norway maple	<i>Acer platanoides</i>	28	28	G	Invasive species, few dead and broken branches, broad crown, bacterial wet wood in codominant leader attachment on N face	On-site	Remove
6142	Dec	elm	<i>Ulmus spp.</i>	18,26	30	P	Very poor structure, history of branch failure, dead and broken branches, trunk and crown decay	On-site	Remove
6194	Con	lodgepole pine	<i>Pinus contorta</i>	19	18	F	Codominant leaders, heavily infested with sequoia pitch moth	Off-site	*Remove
6195	Dec	sweetgum	<i>Liquidambar styraciflua</i>	10	14	G	Lower trunk wound	Off-site	*Remove
6196	Dec	sweetgum	<i>Liquidambar styraciflua</i>	13	12	G	Crown is somewhat one-sided to E	Off-site	Protect
7001	Dec	deciduous	unknown	*24	22	G	Moderate structure, limited visual assessment	Off-site	Protect
7002	Con	deodar cedar	<i>Cedrus deodara</i>	*9	15	G	Limited visual assessment	Off-site	Protect

¹DBH is the tree diameter measured at 4.5-feet above the ground level, in inches. Asterisk (*) identifies off-site trees where assessment was limited by site access and diameters were visually approximated.

²C-Rad is the average crown radius measured in feet.

³Cond is an arborist assigned rating to generally describe the condition of the individual trees as Dead, Poor, Fair, Good, or Excellent

*Removal of off-site trees requires prior written consent of adjacent property owner.



Revision	
Date:	Issue:

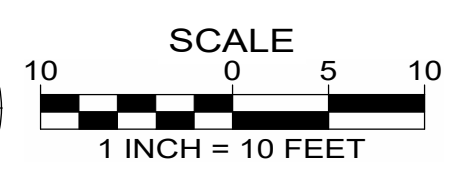
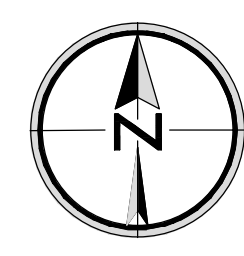
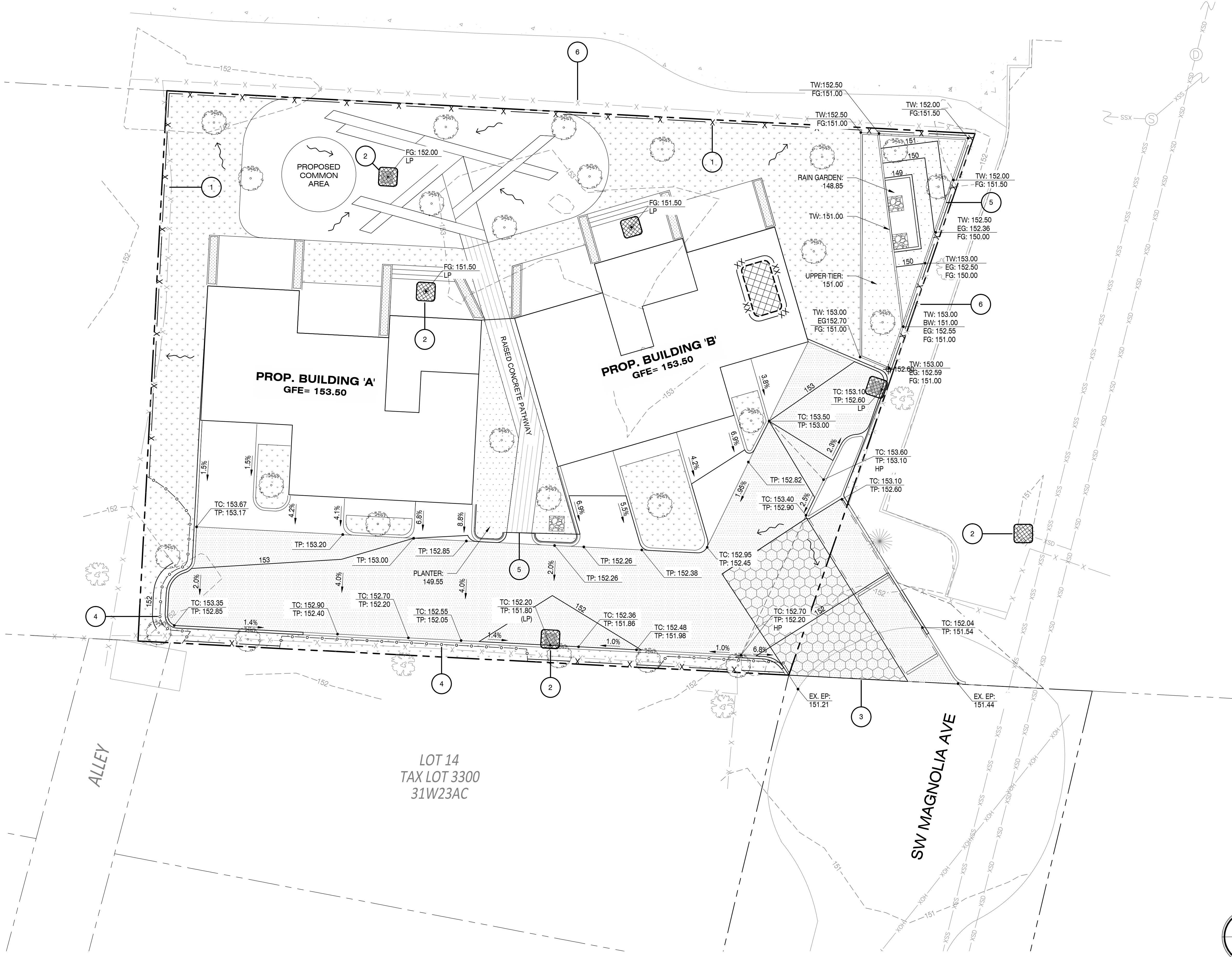
Revision	
Date:	Issue:

LEGEND

- 151 --- EXISTING 1' CONTOUR
- 155 --- EXISTING 5' CONTOUR
- 151 — PROPOSED 1' CONTOUR
- 155 — PROPOSED 5' CONTOUR
- ===== PROPOSED RETAINING WALL
- [Hatched Box] PROPOSED CONSTRUCTION ENTRANCE
- X-X-X-X-X PROPOSED EROSION CONTROL FENCING
- ○ ○ ○ ○ PROPOSED TREE PROTECTION FENCING
- ~ ~ ~ ~ ~ PROPOSED FLOW LINE
- [Grid Pattern] PROPOSED LIDA FACILITY
- [Tree Symbol] PROPOSED LANDSCAPE TREE
- [Tree Symbol] EXISTING CONIFEROUS TREE
- [Tree Symbol] EXISTING DECIDUOUS TREE
- [XX Box] PROPOSED STOCKPILE LOCATION
- [Square with X] PROPOSED TYPE 5 INLET PROTECTION
- TC: 201.50 TP: 201.00 TC = TOP OF CURB ELEVATION TP = TOP OF PAVEMENT ELEVATION
- FG: 201.50 EG: 201.00 FG = FINISH GRADE ELEVATION EG = EXISTING GROUND ELEVATION

GRADING NOTES

- 1 INSTALL TEMPORARY SEDIMENT FENCE.
- 2 INSTALL INLET INSERT PROTECTION.
- 3 INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
- 4 INSTALL TREE PROTECTION FENCING AROUND EXISTING TREES.
- 5 RAIN GARDEN RETAINING WALL.
- 6 EXISTING FENCE TO REMAIN AND BE USED FOR TREE PROTECTION.



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MAGNOLIA 6-PLEX
 30535 SW Magnolia Avenue
 Wilsonville, OR 97070

PRELIMINARY GRADING & EROSION CONTROL PLAN
 Drawing Scale: 1" = 10'
 BASE Job No: 19004

Sheet Number:

P4.0

Revision	
Date:	Issue:

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE CURB
- PROPOSED STORM LINE
- PROPOSED SANITARY LINE & MANHOLE
- PROPOSED DOMESTIC WATERLINE & METER
- PROPOSED PRIVATE LIDA FACILITY

WATER NOTES

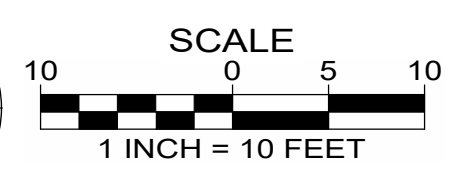
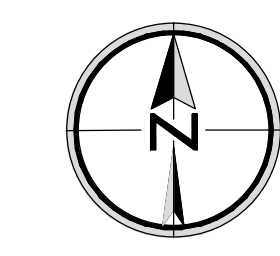
- 1 CONNECT TO EXISTING 8" CI WATER MAIN.
- 2 INSTALL 1 1/2" WATER SERVICE, METER AND BACKFLOW PREVENTER. SIZE TO BE DETERMINED BY FINAL FIXTURE UNIT COUNT.
- 3 INSTALL ±320 LF OF PEX PIPING (WIRSB0) TO SERVICE EACH UNIT PER UNIFORM PLUMBING CODE STANDARDS.
- 4 REMOVE EXISTING WATER METER AND SERVICE. RETURN TO CITY FOR CREDIT.

SANITARY NOTES

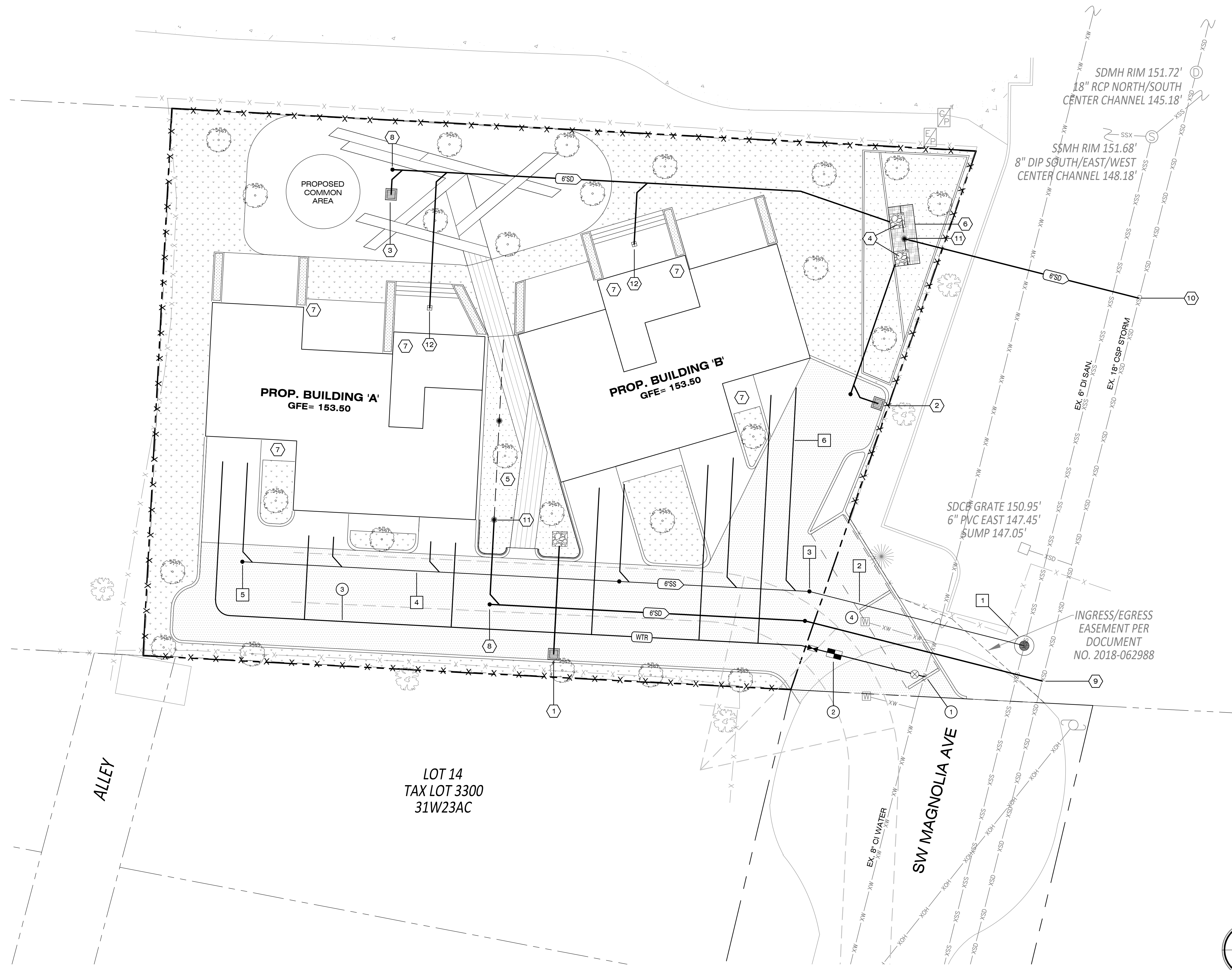
- 1 INSTALL PROPOSED MANHOLE OVER EXISTING SEWER MAIN PER CITY OF WILSONVILLE STANDARDS.
 RIM: 151.41
 IE IN (6"W): 144.77
 IE OUT (EX. 6" N/S): 147.57
- 2 INSTALL 45 LF 6" PVC SS PVC D-3034 @ S=0.0100 FT/FT.
- 3 INSTALL 6" CLEANOUT
 RIM: ± 152.28
 IE: 148.22
- 4 INSTALL 144 LF 6" PVC SS PVC D-3034 @ S=0.0100 FT/FT
- 5 INSTALL 6" CLEANOUT
 RIM: ± 153.01
 IE: 149.36
- 6 SERVICE LATERALS TO EACH UNIT SHALL BE 6" PVC SS D-3034 @ S=0.0100 FT/FT, TYP.

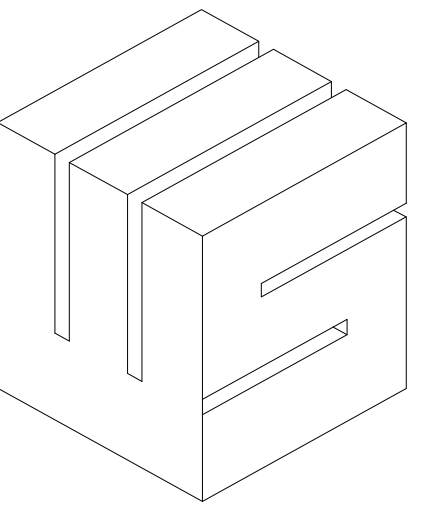
STORM NOTES

- 1 CONSTRUCT TRAPPED CATCH BASIN. INSTALL 21.8 LF 6" DI @ S=0.0100 FT/FT
 RIM: 151.80
 IE OUT (6"N): 150.30
- 2 CONSTRUCT TRAPPED CATCH BASIN. INSTALL 34.3 LF 6" DI @ S=0.0364 FT/FT
 RIM: 152.60
 IE OUT (6"W): 150.60
- 3 CONSTRUCT TRAPPED CATCH BASIN. INSTALL 108.1 LF 6" DI @ S=0.0100 FT/FT
 RIM: 152.00
 IE OUT (6"E): 150.41
- 4 INSTALL 6'-8" ROUND RIVER ROCK ENERGY DISSIPATER.
- 5 CONSTRUCT PLANTER (BOTTOM AREA: ±580 SF) WITH 6" PERFORATED PIPE AND 6" OVERFLOW. LANDSCAPE PLANS BY OTHERS.
- 6 CONSTRUCT RAIN GARDEN (BOTTOM AREA: ±60 SF) WITH 6" PERFORATED PIPE AND 6" OVERFLOW. LANDSCAPE PLANS BY OTHERS.
- 7 CONNECT DOWNSPOUTS FROM BUILDING AND DISCHARGE INTO PLANTER.
- 8 INSTALL 6" CLEANOUT, TYP.
- 9 CONNECT TO EXISTING 18" CSP STORM MAIN USING A 6" INSERT TEE.
 IE MAIN (EX. 18" N/S): 144.35
 IE 6" (W): 144.85
- 10 CONNECT TO EXISTING 18" CSP STORM MAIN WITH 6" INSERT TEE.
 IE MAIN (EX. 18" N/S): 144.88
 IE 6" (W): 145.38
- 11 INSTALL LIDA FACILITY FLOW CONTROL STRUCTURE.
- 12 INSTALL 12" SQ AREA DRAIN OR TRENCH DRAIN.

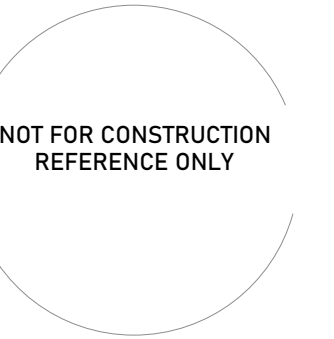


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JOB:

MAGNOLIA 6-PLEX

30535 SW Magnolia Avenue
Wilsonville, Oregon 97070

SET ISSUE:

04.30.2020

LAND USE REVIEW

NO	DATE	REVISION DESCRIPTION
4		
3		
2		
1		
NO		

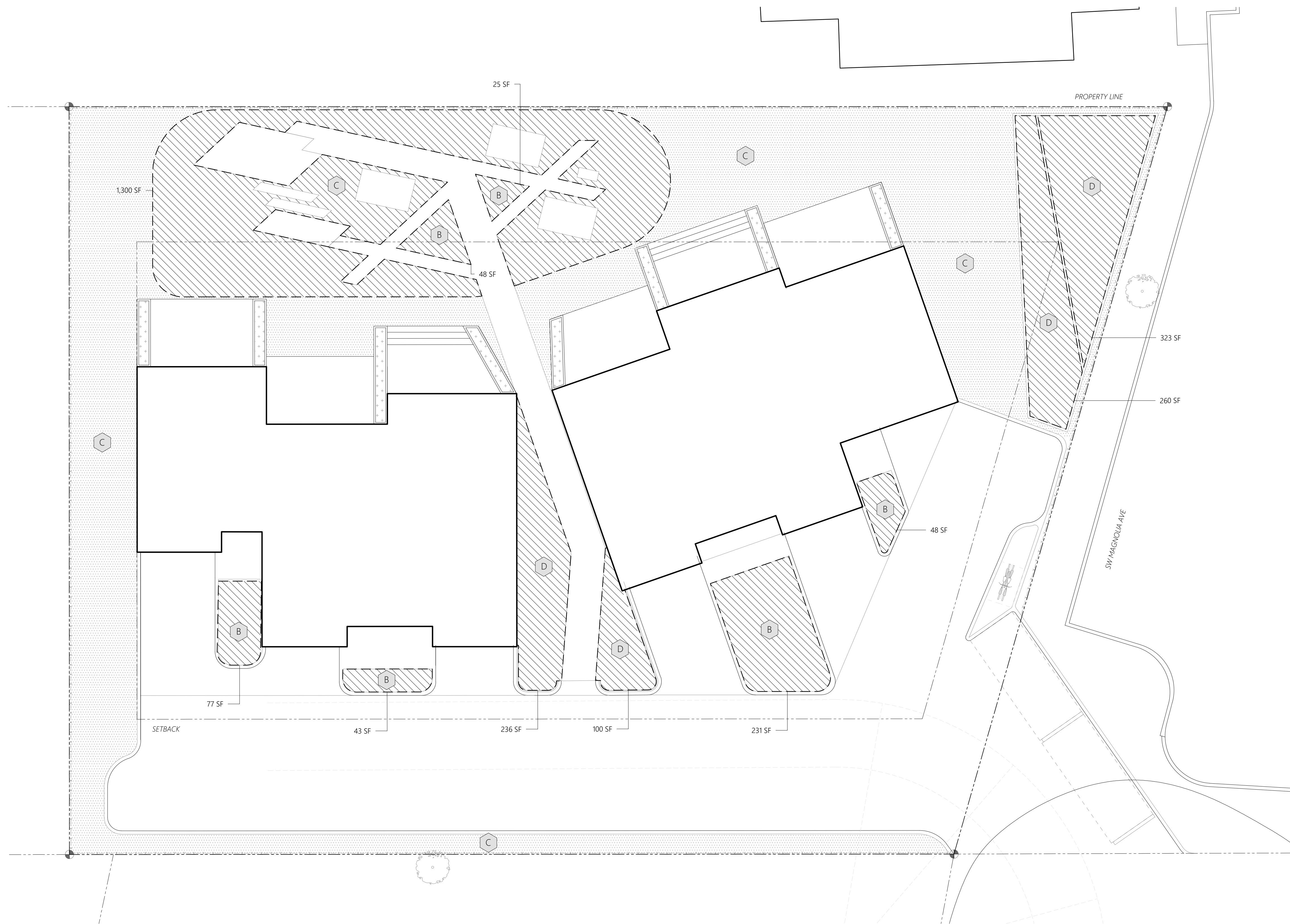
DRAWING SCALE: 1/8" = 1"

SHEET TITLE:

Landscape Area Plan

SHEET NUMBER:

L1.01



15% LANDSCAPED AREA REQUIREMENT (2,500 SF)

LANDSCAPED AREA PROPOSED: 2,690 SF

ADDITIONAL LANDSCAPED AREA*

NATURAL, DROUGHT-TOLERANT PLANTING.

ORNAMENTAL PLANTING IN RAISED PLANTERS.

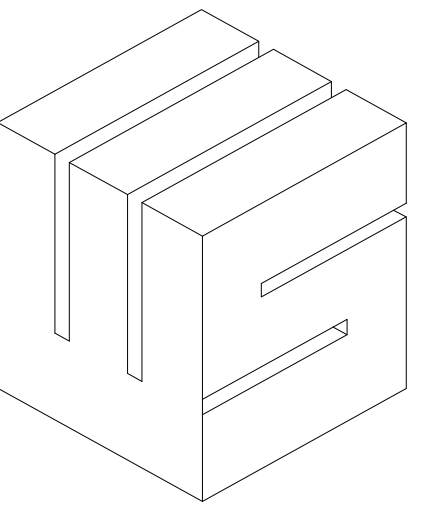
* FINAL PLANTING LAYOUT IN LANDSCAPED AREAS OUTSIDE OF THE 15% REQUIRED LANDSCAPED AREA MAY VARY IN FINAL DOCUMENTS.

WATER USE ZONES

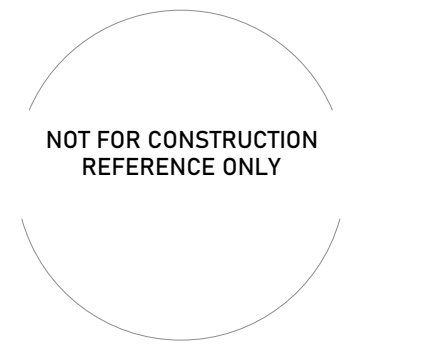
- A HIGH WATER USE, +/- 2 INCH/ WEEK**
- B MODERATE WATER USE, +/- 1 INCH/ WEEK**
- C LOW WATER USE, < 1 INCH/ WEEK**
- D IRREGULAR WATER USE ZONE: STORMWATER TREATMENT FACILITY/ RAINGARDEN. [LOW WATER USE AND INUNDATION].**

1 LANDSCAPE AREA PLAN
1/8" = 1'-0"





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JOB:
MAGNOLIA 6-PLEX
30535 SW Magnolia Avenue
Wilsonville, Oregon 97070

SET ISSUE:

		REVISION DESCRIPTION
NO	DATE	DATE
4	0	1

LAND USE REVIEW 04.30.2020

DRAWING SCALE: 1/8" = 1"

SHEET TITLE:
Plant Material List

SHEET NUMBER:
L3.01

PLANT IDENTIFICATION			PLANT SIZE		PLANTING SPECIFICATION			PLANT MATERIAL CHARACTERISTICS				
CODE	SCIENTIFIC NAME	COMMON NAME	Height / Tree size	Spread	Spacing O.C.	Container, Caliper/ Height	Quantity	Drought Tolerant	Water Consumption	Rain Garden	Native	Evergreen
TREES Primary												
AR	<i>Alnus rubra</i>	Red Alder	60'-80' (S)	40'	B & B / 2"	6		Low	(2)		N	(4)
BN	<i>Betula nigra</i> 'BNMTF'	Dura-heat River Birch	70' (S)	50'	B & B / 2"	3		Moderate	(2)			(4)
EP	<i>Eucalyptus pauciflora</i> spp. <i>niphophila</i>	Snow Gum	35' (S)	35'	B & B / 2"	4	(1)	Zero				E (5)
TREES Accent												
CN	<i>Cornus nuttallii</i>	Pacific Dogwood	50' (S)	20'	B & B / 1.75"	6	(1)	Very Low		(3)	NWV	(4)
CD	<i>Cedrus deodara</i>	Deodar Cedar	60' (L)	35'	B & B / 8' HT	3		Moderate				(5)
CG	<i>Cupressus arizonica</i> var. <i>glabra</i> 'Blue Ice'	Blue Ice Arizona Cypress	15' (S)	8'-12'	B & B / 6' HT	5	D	Very Low				E
PS	<i>Pinus sabiana</i>	Foothill Pine	40'-80' (L)	10'-30'	B & B / 8' HT	5	(1)	Zero			N	E
SHRUBS High												
AM	<i>Arbutus menziesii</i>	Pacific Madrone	25'-60'	50'		5 gal	9	(1)	Zero		(3)	NWV E (4)
CF	<i>Cornus sericea</i>	Red Twig/Osier Dogwood	6'+	6'	6'	2 gal	2	D	Moderate	(2)	(3)	NWV (4) (5)
SHRUBS Low												
BG	<i>Baeckea gunniana</i>	Alpine Baekckea	3'		4'	2 gal	2	D	Low			E
BP	<i>Baccharis pilularis</i>	Dwarf Coyote Brush	2'		5'	2 gal	18	D	Very Low		(3)	NWV E
CC	<i>Carpenteria californica</i>	Bush Anemone	3'-5'		4'	2 gal	3	(1)	Zero			E
CP	<i>Callistemon pityoides</i> 'Moonlight'	Bottlebrush	3'		4'	2 gal	8	D	Very Low			E
GS	<i>Gaultheria shallon</i>	Salal	1'-5'		5'	2 gal	13	(1)	Moderate		(3)	NWV E (4)
NM	<i>Nandina domestica</i> 'Moon Bay	Heavenly Bamboo	3'		2'	2 gal	8	(1)	Zero	(2)		E (4) (5)
PT	<i>Pharmium tenax</i> 'Pink Stripe'	New Zealand Flax	4'-5'		3'	2 gal	12		Low			E
RR	<i>Rosmarinus officinalis</i> 'Irene'	Rosemary	1'-2'		4'	2 gal	16		Very Low			E
SP	<i>Salix purpurea</i> 'Nana'	Dwarf Alaskan Blue Willow	4'		5'	2 gal	2		Moderate	R		(4)
SH	<i>Sarcococca hookerana</i> var. <i>humilis</i>	Sarcococca (Sweetbox)	3'-4'		3'	2 gal	9	(1)	Moderate			E (5)
Groundcover												
AS	<i>Asclepias speciosa</i>	Showy Milkweed	3'		36"	4" pot	6		Low	R	(3)	NW
AU	<i>Arctostaphylos uva-ursi</i>	Kinnickinnick	8"		12"	4" pot	36	D	Very Low	(2)	(3)	NWV E (4) (5)
BR	<i>Berberis repens</i>	Creeping Oregon Grape	18"		24"	4" pot	180*		Low	(2)		NW E (5)
CA	<i>Clematis amandii</i>	Evergreen clematis	10'		24"	1 gal	2	(1)	Moderate			E
CB	<i>Carex athrostachya</i>	Slenderbeaked Sedge	1'		12"	4" pot	1000*		Moderate		N	(4)
CO	<i>Carex Obnupta</i>	Slough Sedge	3'-4'		12"	4" pot	557*		Moderate	(2)		NW E (4) (5)
DF	<i>Dryopteris filix-mas</i>	Male Fern	2'		24"	1gal	8	(1)	Zero		N	(4)
EC	<i>Erica carnea</i>	Winter Heath	1'		24"	4" pot	9	(1)	Moderate			E
FC	<i>Festuca californica</i>	California fescue	2-3'		24"	4" pot	115*	D	Very Low		(3)	NWV E (4)
HP	<i>Hesperaloe parviflora</i> 'Arizona Sunrise'	Arizona Sunrise False Yucca	3'-4'		24"	1 gal	5		Low			E
IF	<i>Iris foetidissima</i> 'Citrina'	Gladwin Iris	2'		18"	4" pot	10	(1)	Zero		N	
JE	<i>Juncus effusus</i> spp. <i>Pacificus</i>	Pacific Sedge / Soft Rush	1'-3'		36"	4" pot	33*		Low	R	(3)	NWV E (4)
KM	<i>Koeleria macrantha</i>	Prairie Junegrass	1-2'		24"	4" pot	20		Very Low		(3)	NWV (4)

Planting Notes

- (1) *Suggested Xeriscape Plant Palette: Guidelines for a Water Wise Landscape*, City of Wilsonville
- (2) *Stormwater Management Manual*, City of Portland Bureau of Development Services
- (3) *Native Plants for Willamette Valley Yards*, Metro and local partners
- (4) *Portland Plant List*, City of Portland
- (5) *Landscape Manual*, City of Portland

* Groundcover plant quantities represent estimates based on preliminary planting design layout areas, triangular O.C. spacing, and estimate formula.

Abbreviations

- E Evergreen
- R Rain Garden species
- D Drought Tolerant
- N Native
- NW Northwest Native
- NWV Willamette Valley Native
- O.C. On center spacing, triangular layout
- S/M/L Small/ Medium/ Large