

- SITE NOTES**
- 7 ADA PARKING AREA
 - 11 WETLAND
 - 12 NON-JURISDICTIONAL WETLAND AREA TO BE FILLED
 - 13 STORM DRAIN INFRASTRUCTURE
 - 14 WATER INFRASTRUCTURE
 - 15 TRUCK DOCK LOADING AREA
 - 16 BIKE PARKING
 - 17 BUILDING ENTRANCE
 - 18 WETLAND BUFFER
 - 19 SEWER INFRASTRUCTURE
 - 20 SIDEWALK
 - 21 SOLID WASTE COLLECTION AND RECYCLING
 - 22 MOTORCYCLE PARKING
 - 23 BUS STOP

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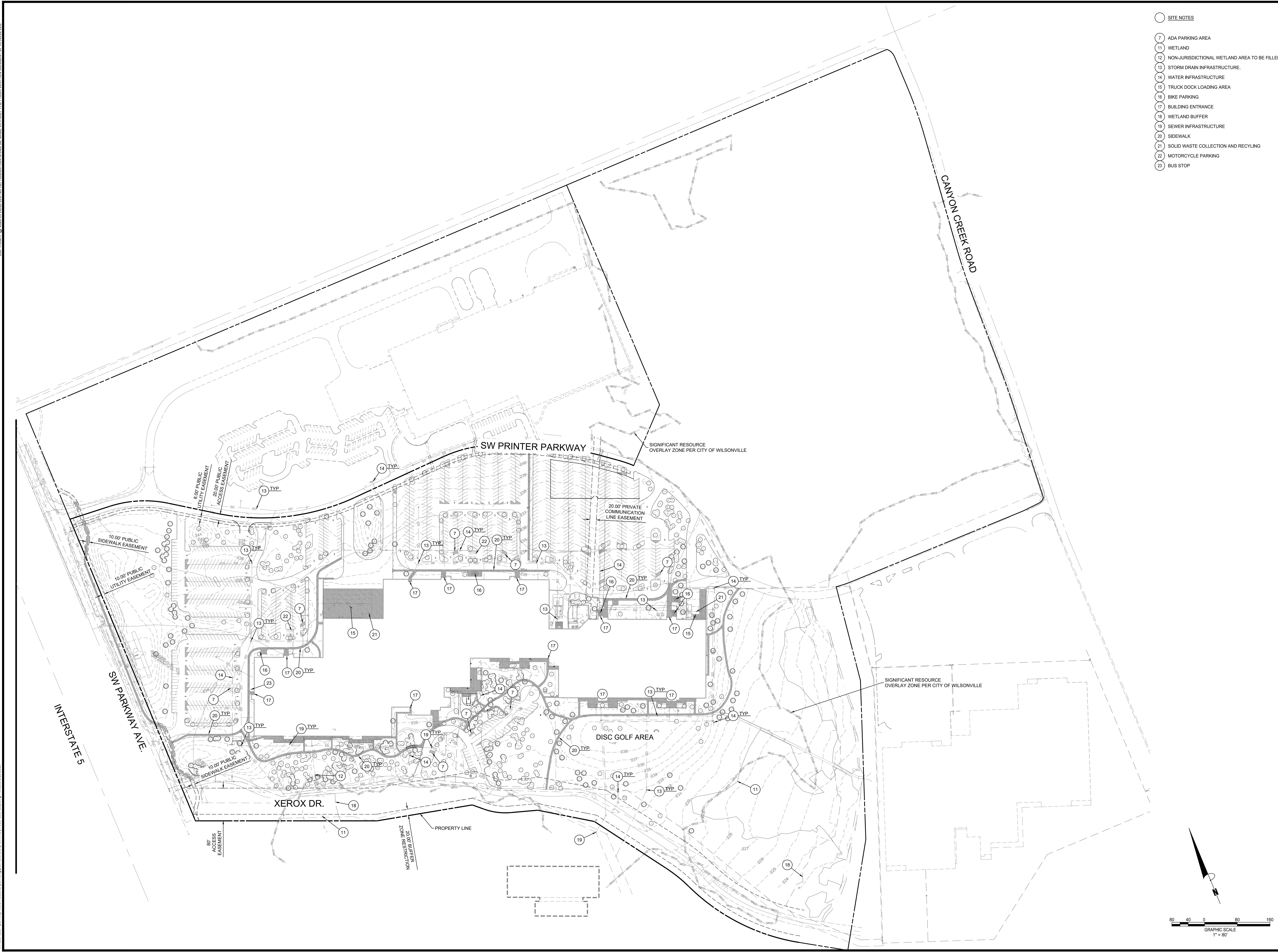


EXISTING CONDITIONS PLAN
 PRELIMINARY IMPROVEMENT PLANS
PARKWAY WOODS BUSINESS PARK
 WILSONVILLE, OREGON

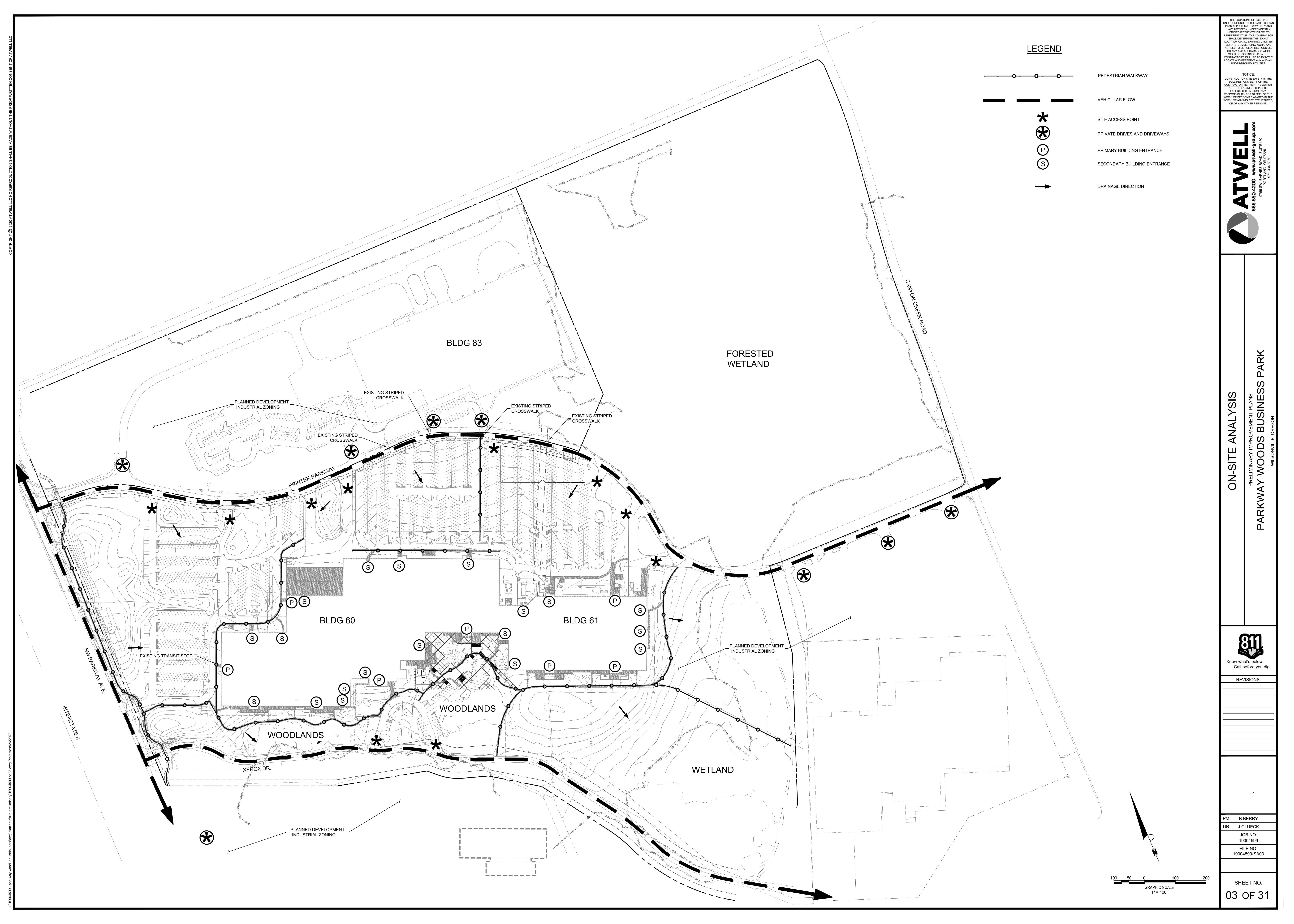


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LEGEND

- PEDESTRIAN WALKWAY
- VEHICULAR FLOW
- SITE ACCESS POINT
- PRIVATE DRIVES AND DRIVEWAYS
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE
- DRAINAGE DIRECTION

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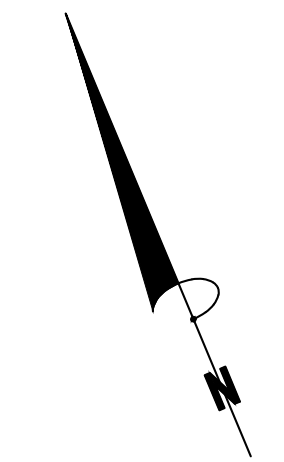
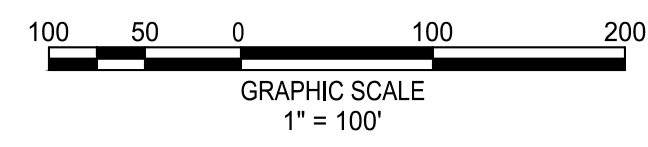


ON-SITE ANALYSIS
 PRELIMINARY IMPROVEMENT PLANS
PARKWAY WOODS BUSINESS PARK
 WILSONVILLE, OREGON



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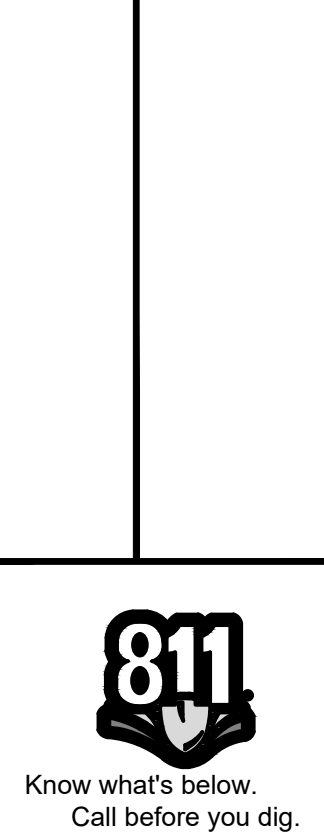
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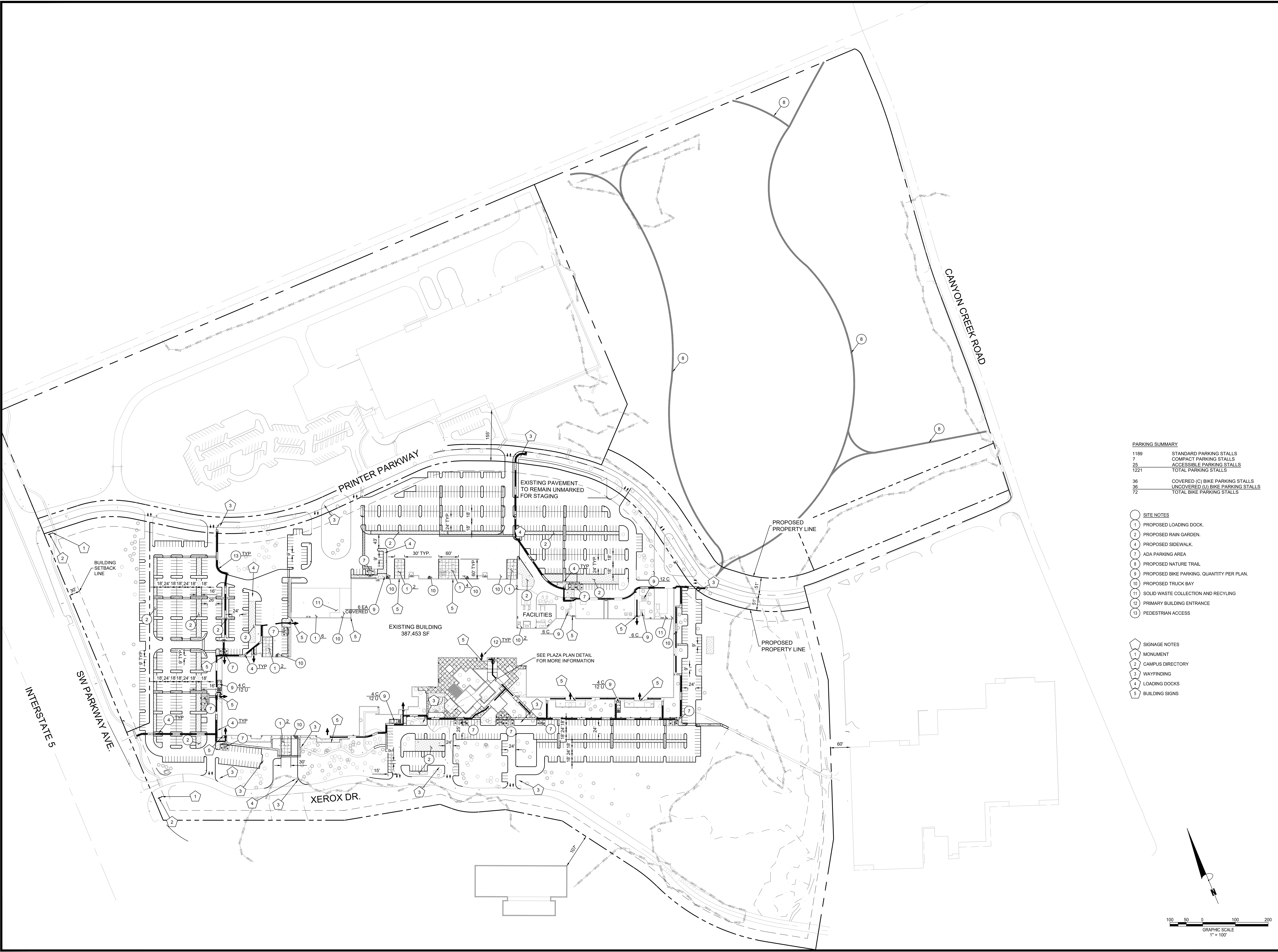


SITE PLAN
 PRELIMINARY IMPROVEMENT PLANS
PARKWAY WOODS BUSINESS PARK
 WILSONVILLE, OREGON



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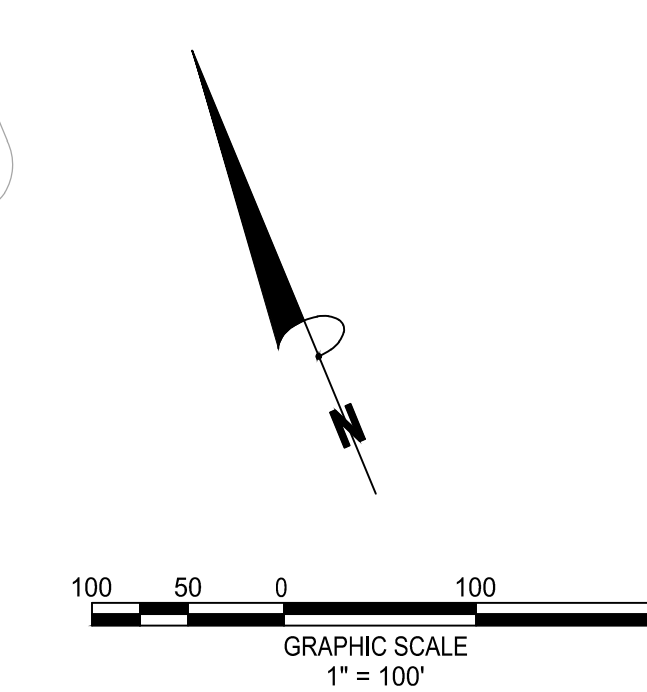


PARKING SUMMARY

1189	STANDARD PARKING STALLS
7	COMPACT PARKING STALLS
25	ACCESSIBLE PARKING STALLS
1221	TOTAL PARKING STALLS
36	COVERED (C) BIKE PARKING STALLS
36	UNCOVERED (U) BIKE PARKING STALLS
72	TOTAL BIKE PARKING STALLS

- SITE NOTES**
- 1 PROPOSED LOADING DOCK.
 - 2 PROPOSED RAIN GARDEN.
 - 4 PROPOSED SIDEWALK.
 - 7 ADA PARKING AREA.
 - 8 PROPOSED NATURE TRAIL.
 - 9 PROPOSED BIKE PARKING. QUANTITY PER PLAN.
 - 10 PROPOSED TRUCK BAY.
 - 11 SOLID WASTE COLLECTION AND RECYCLING.
 - 12 PRIMARY BUILDING ENTRANCE.
 - 13 PEDESTRIAN ACCESS.

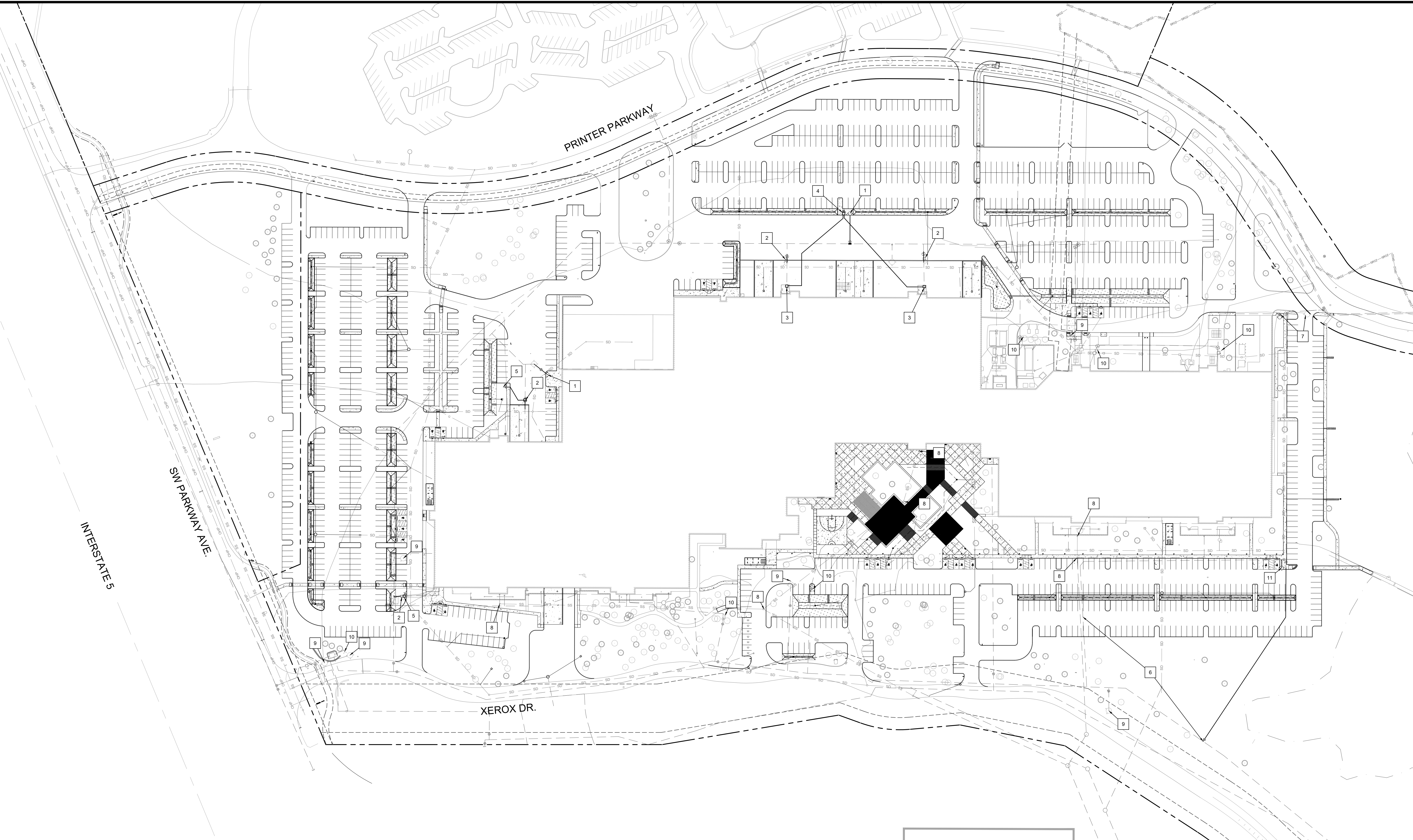
- SIGNAGE NOTES**
- 1 MONUMENT
 - 2 CAMPUS DIRECTORY
 - 3 WAYFINDING
 - 4 LOADING DOCKS
 - 5 BUILDING SIGNS



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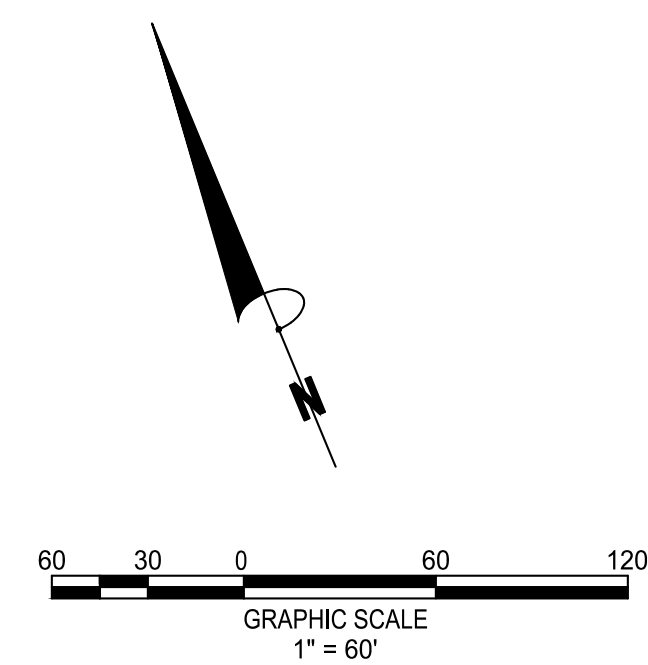


UTILITY PLAN
PRELIMINARY IMPROVEMENT PLANS
PARKWAY WOODS BUSINESS PARK
WILSONVILLE, OREGON



REVISIONS:	

- WATER & SEWER NOTES**
- 1 ISOLATE EXISTING FIRE MAIN AND CUT IN NEW FIRE HYDRANT.
 - 2 REMOVE EXISTING PIV, BACKFLOW VALVE AND FDC.
 - 3 INSTALL A TWO DOOR WAFER CHECK VALVE ON FIRE LINE IN 444 LA VAULT, UPSTREAM OF FDC CONNECTION. RE-ESTABLISH CONNECTION TO BUILDING FIRE LINE.
 - 4 INSTALL TWO FDCS WITH WAFER CHECK VALVE WITH BALL DRIP IN 444 LA VAULT. LABEL FOR ZONE IDENTIFICATION.
 - 5 INSTALL TWO DOOR WAFER CHECK VALVE ON FIRE LINE. WAFER CHECK VALVE WITH BALL DRIP ON FDC LINE IN 444 LA VAULT WITH NEW FDC.
 - 6 POT HOLE EXISTING 12" FIRE LINE. IF PARKING LOT EXCAVATION CANNOT BE COMPLETED AS GRADED RELOCATE THE 12" FIRE LINE AS SHOWN.
 - 7 RELOCATE EXISTING HYDRANT AS SHOWN.
 - 8 ADJUST SANITARY SEWER MANHOLE AND CLEANOUTS TO GRADE.
 - 9 EXISTING FIRE HYDRANT TO REMAIN
 - 10 EXISTING FDC TO REMAIN
 - 11 INSTALL NEW FIRE HYDRANT



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SHEET 08

SHEET 09



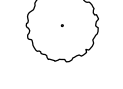

SHEET 10

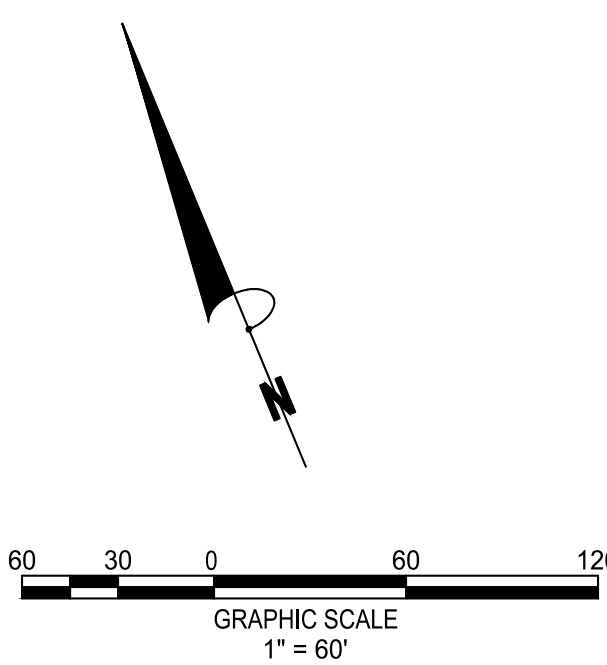
SHEET 11

PRINTER PARKWAY

SW PARKWAY AVE

XEROX DR.

- LEGEND**
-  TREE REMOVAL
 -  EVERGREEN TREE
 -  DECIDUOUS TREE
 -  TREE CANOPY SPREAD



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TREE PROTECTION & REMOVAL - OVERALL
 PRELIMINARY IMPROVEMENT PLANS
PARKWAY WOODS BUSINESS PARK
 WILSONVILLE, OREGON



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SHEET NO.
07 OF 31

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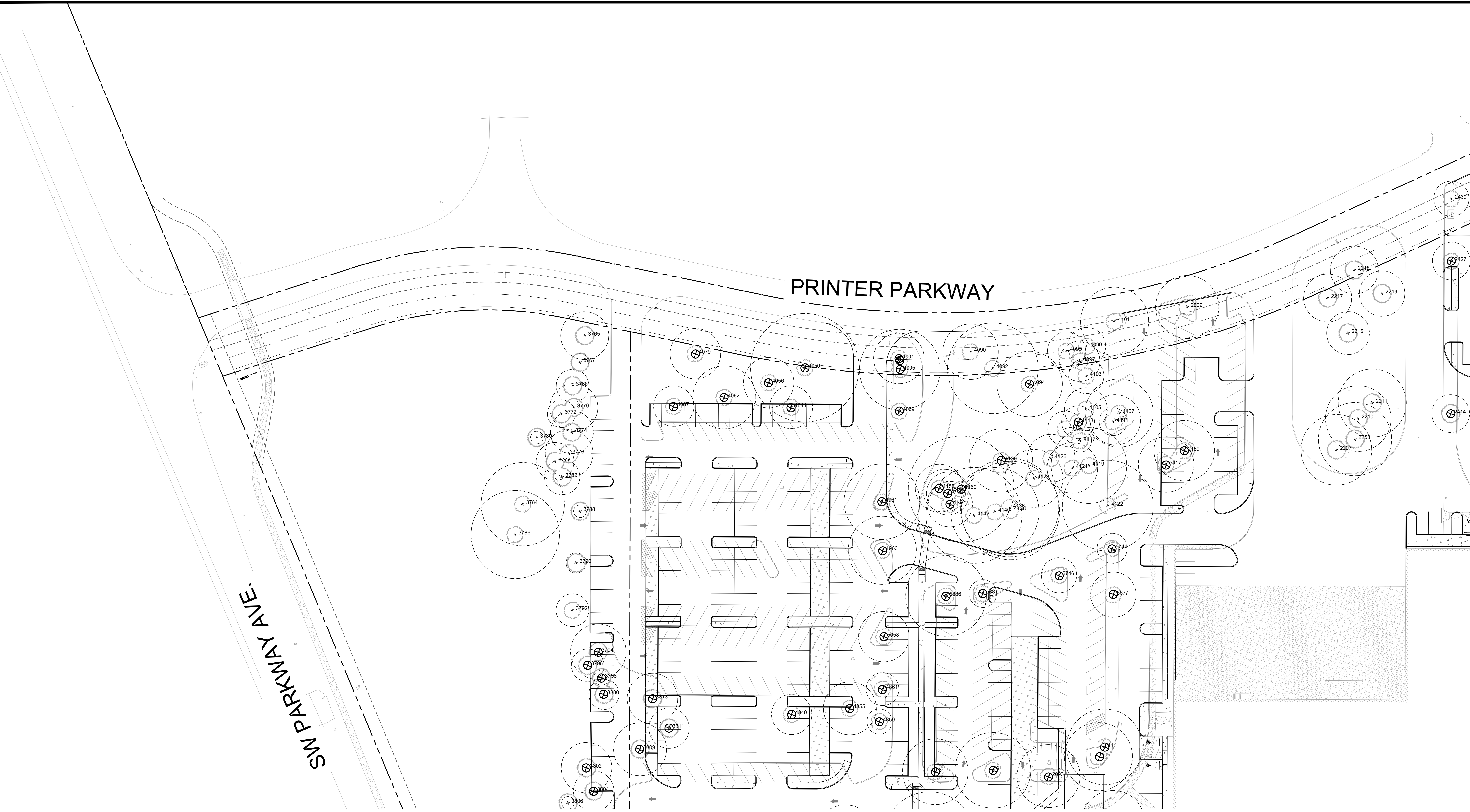
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WILSONVILLE, OREGON



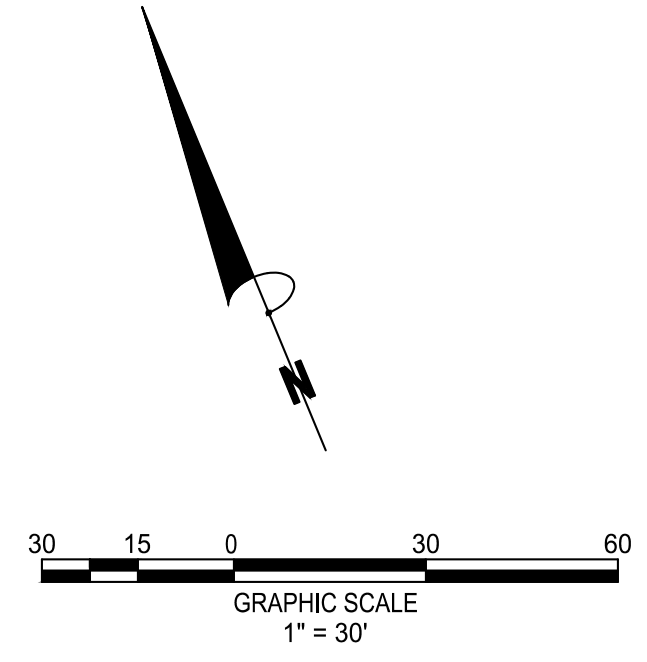
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08 OF 31

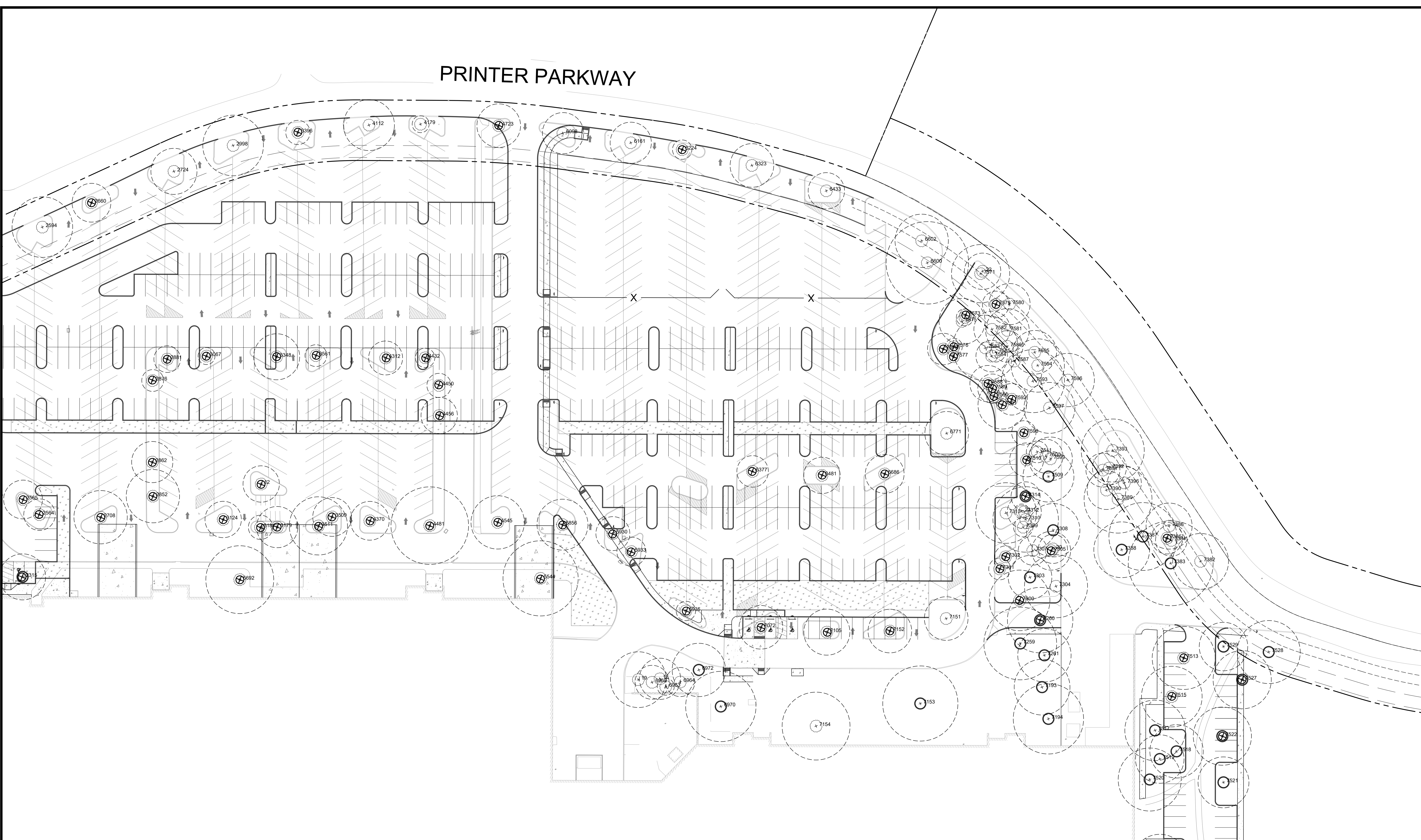


- LEGEND**
- TREE REMOVAL
 - EVERGREEN TREE
 - DECIDUOUS TREE
 - TREE CANOPY SPREAD

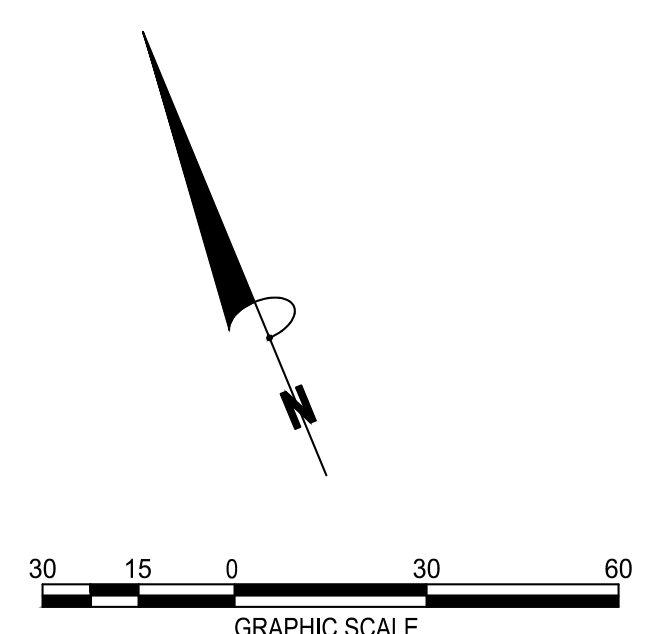


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PRINTER PARKWAY



- LEGEND**
- TREE REMOVAL
 - EVERGREEN TREE
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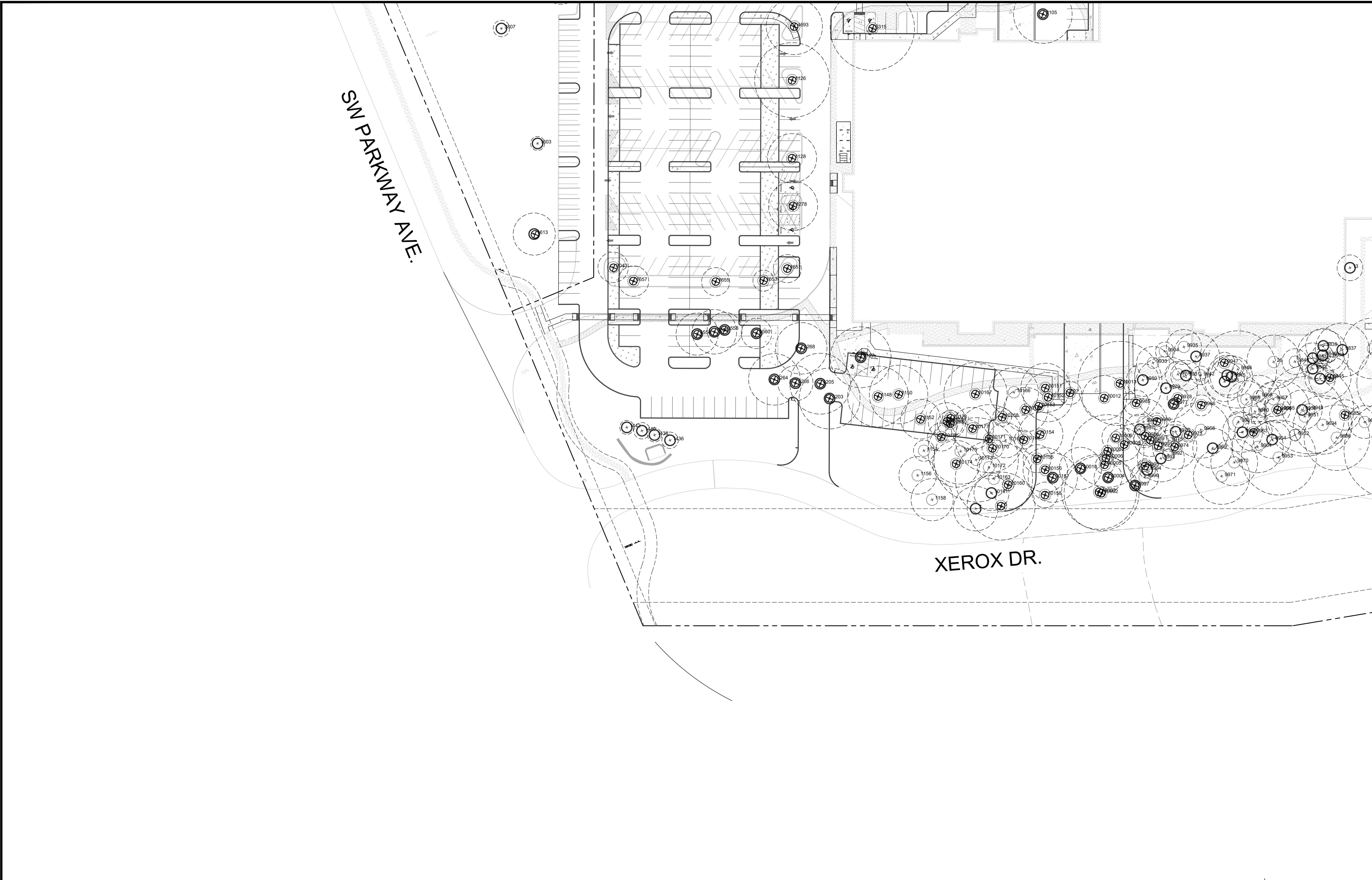
TREE PROTECTION & REMOVAL
 PRELIMINARY IMPROVEMENT PLANS
 PARKWAY WOODS BUSINESS PARK
 WILSONVILLE, OREGON



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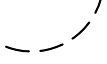
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FILE NO.	19004599-TR09

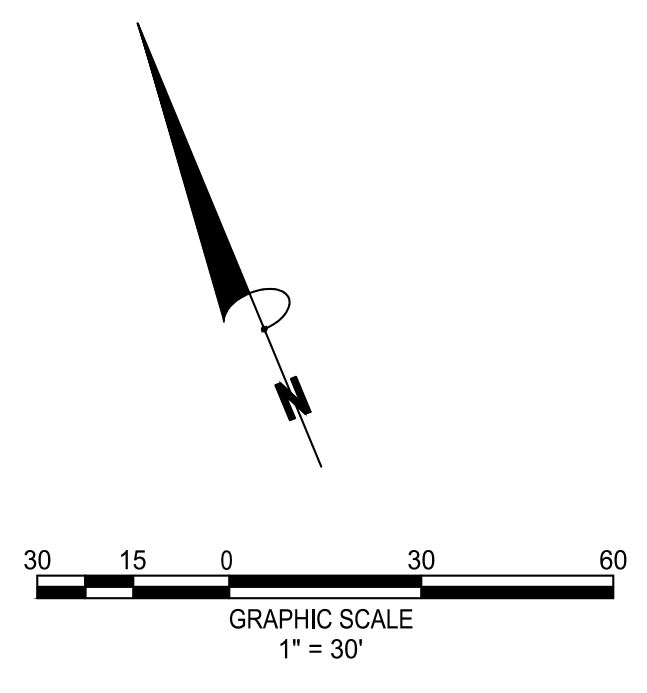
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SW PARKWAY AVE.

XEROX DR.

- LEGEND**
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TREE PROTECTION & REMOVAL
 PRELIMINARY IMPROVEMENT PLANS
 PARKWAY WOODS BUSINESS PARK
 WILSONVILLE, OREGON



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Tree No.	Survey Type	Common Name	Scientific Name	DBH1	C-Rad2	Condition3	Structure	Comments	Treatment	Mitigation5
1126	"OAK24IN"	red oak	Quercus rubra	28	32	good	fair	multiple leaders with included bark	remove	yes
1127	"FIR22IN"	Douglas-fir	Pseudotsuga menziesii	27	26	good	good		remove	yes
1128	"OAK16IN"	red oak	Quercus rubra	16	21	fair	fair	excessive pruning	remove	yes
1148	"MAPLE14IN"	Norway maple	Acer platanoides	16	26	good	good		remove	no (nuisance species)
1150	"MAPLE18IN"	Norway maple	Acer platanoides	20	25	fair	fair	multiple leaders with included bark, fused surface roots	remove	no (nuisance species)
1152	"ALDER16IN"	Oregon ash	Fraxinus latifolia	15	17	good	fair	multiple leaders	remove	yes
1154	"ALDER10IN"	Oregon ash	Fraxinus latifolia	10	9	fair	fair	one sided, epicormic growth on lower trunk	retain	n/a
1156	"ALDER10IN"	Oregon ash	Fraxinus latifolia	10	16	good	fair	multiple leaders	retain	n/a
1158	"ALDER12IN"	Oregon ash	Fraxinus latifolia	13	18	good	fair	multiple leaders, one sided	retain	n/a
1158.1(7)	ponderosa pine	Pinus ponderosa		29	19	good	fair	one sided	retain	n/a
1203	"FIR22IN"	Douglas-fir	Pseudotsuga menziesii	25	26	poor	poor	codominant at 15' with included bark, history of top failures, dead top	remove	no (poor condition)
1205	"FIR24IN"	Douglas-fir	Pseudotsuga menziesii	26	26	good	fair	moderately one sided	remove	yes
1264	"FIR20IN"	Douglas-fir	Pseudotsuga menziesii	21	22	good	fair	moderately one sided	remove	yes
1266	"FIR12IN"	Douglas-fir	Pseudotsuga menziesii	12	15	good	fair	one sided, moderately suppressed	remove	yes
1268	"FIR36IN"	Douglas-fir	Pseudotsuga menziesii	36	22	good	fair	codominant at 20'	remove	yes
1278	"OAK18IN"	red oak	Quercus rubra	18	21	good	fair	codominant at 10'	remove	yes
1436	"FIRGIN BLUE SPRUCE"	Colorado blue spruce	Picea pungens	7	7	good	good		retain	n/a
1438	"FIRGIN BLUE SPRUCE"	Colorado blue spruce	Picea pungens	7	6	good	good		retain	n/a
1440	"FIRGIN BLUE SPRUCE"	Colorado blue spruce	Picea pungens	6	7	good	good		retain	n/a
1442	"FIRGIN BLUE SPRUCE"	Colorado blue spruce	Picea pungens	7	6	good	good		retain	n/a
1554	"PINE14IN"	Japanese black pine	Pinus thunbergii	15	18	good	good		remove	yes
1556	"PINE17IN"	Japanese black pine	Pinus thunbergii	19	19	good	fair	codominant at 5'	remove	yes
1558	"PINE17IN"	Japanese black pine	Pinus thunbergii	13,7	15	good	fair	codominant at ground, multiple leaders in crown	remove	yes
1560	"PINE17IN"	Japanese black pine	Pinus thunbergii	16	13	good	fair	codominant at 20'	retain	n/a
1603	"PINE8IN"	ponderosa pine	Pinus ponderosa	8	6	good	good		retain	n/a
1613	"PINE12IN"	Japanese black pine	Pinus thunbergii	13	18	poor	poor	low vigor, thin crown	remove	no (poor condition)
1651	"MAPLE12IN"	Norway maple	Acer platanoides	12	12	fair	fair	stunted growth, multiple leaders	remove	n/a
1653	"MAPLE12IN"	Norway maple	Acer platanoides	10	9	fair	fair	stunted growth, codominant at 6'	remove	n/a
1655	"MAPLE14IN"	Norway maple	Acer platanoides	13	12	fair	fair	excessive crown raising, damaged surface roots	remove	n/a
1657	"MAPLE12IN"	Norway maple	Acer platanoides	14	13	good	fair	damaged surface roots	remove	no (nuisance species)
2043	"MAPLE12IN"	Norway maple	Acer platanoides	11	13	fair	fair	stunted growth	remove	no (nuisance species)
2093	"OAK19IN"	red oak	Quercus rubra	20	25	good	fair	codominant at 25' with included bark	remove	yes
2093.1(11)		red oak	Quercus rubra	28	30	good	fair	one sided, multiple leaders with included bark	remove	yes
2093.2(10)		red oak	Quercus rubra	18	27	good	fair	one sided	remove	yes
2093.3(9)		red oak	Quercus rubra	25	30	good	good		remove	yes
2093.4(8)		red oak	Quercus rubra	27	26	good	fair	multiple leaders with included bark	remove	yes
2105	"PINE34IN"	ponderosa pine	Pinus ponderosa	32	25	good	good		remove	yes
2159	"OAK18IN"	red oak	Quercus rubra	18	24	good	good		remove	yes
2207	"FIR34IN"	Douglas-fir	Pseudotsuga menziesii	37	28	good	fair	one sided	retain	n/a
2208	"FIR32IN"	Douglas-fir	Pseudotsuga menziesii	29	29	good	fair	codominant at 12' with included bark	retain	n/a
2210	"FIR30IN"	Douglas-fir	Pseudotsuga menziesii	28	26	good	fair	codominant at 12' with included bark	retain	n/a
2211	"FIR28IN"	Douglas-fir	Pseudotsuga menziesii	28	27	good	fair	multiple leaders at 18', one sided	retain	n/a
2215	"CEDAR14IN 3X10IN"	Leyland cypress	Cupressus x leylandii	36	17	good	good	DBH estimated due to limited trunk access	retain	n/a
2217	"CEDAR20IN"	Leyland cypress	Cupressus x leylandii	28	19	good	good	DBH estimated due to limited trunk access	retain	n/a
2218	"CEDAR20IN"	Leyland cypress	Cupressus x leylandii	18,18	19	good	good	DBH estimated due to limited trunk access	retain	n/a
2219	"CEDAR14IN 10IN 8IN"	Leyland cypress	Cupressus x leylandii	32	18	good	good	DBH estimated due to limited trunk access	retain	n/a
2315	"FIR22IN"	Douglas-fir	Pseudotsuga menziesii	22	19	good	good		remove	yes
2414	"PINE16IN"	Austrian pine	Pinus nigra	16	15	good	fair	codominant at 15'	remove	yes
2427	"OAK14IN"	Norway maple	Acer platanoides	14	15	good	good		remove	no (nuisance species)
2439	"OAK12IN"	Norway maple	Acer platanoides	13	14	fair	fair	top pruned out of tree	retain	n/a
2509	"OAK18IN"	red oak	Quercus rubra	19	25	good	good		retain	n/a
2564	"OAK10IN"	Norway maple	Acer platanoides	10	13	good	fair	multiple leaders at 6'	remove	no (nuisance species)
2565	"OAK10IN"	Norway maple	Acer platanoides	10	16	poor	poor	low vigor	remove	no (poor condition) (nuisance species)
2594	"OAK18IN"	red oak	Quercus rubra	18	25	fair	fair	large pruning cuts at lower trunk	retain	n/a
2660	"OAK14IN"	red oak	Quercus rubra	15	16	poor	poor	top pruned out of tree	remove	no (poor condition)
2708	"OAK16IN"	red oak	Quercus rubra	17	22	poor	poor	excessive pruning, top pruned out of tree	remove	no (poor condition)
2724	"OAK15IN"	red oak	Quercus rubra	16	19	good	good		retain	n/a
2852	"OAK14IN"	red oak	Quercus rubra	15	22	poor	poor	top pruned out of tree	remove	no (poor condition)
2862	"OAK14IN"	red oak	Quercus rubra	15	17	poor	poor	top pruned out of tree	remove	no (poor condition)
2876	"OAK10IN"	Norway maple	Acer platanoides	10	9	fair	fair	low vigor	remove	no (nuisance species)
2881	"OAK10IN"	Norway maple	Acer platanoides	10	11	fair	fair	low vigor	remove	no (nuisance species)
2998	"OAK16IN"	red oak	Quercus rubra	16	25	fair	fair	heavily pruned	retain	n/a
3067	"OAK8IN"	Norway maple	Acer platanoides	8	7	poor	poor	low vigor, top pruned out of tree	remove	no (poor condition) (nuisance species)
3124	"OAK13IN"	pin oak	Quercus palustris	13	15	fair	fair	heavily pruned	remove	yes
3179	"OAK11IN"	pin oak	Quercus palustris	12	17	fair	fair	codominant at 20' with included bark, heavily pruned	remove	yes
3179.1(12)		red oak	Quercus rubra	15	15	poor	poor	heavily pruned, top pruned out of tree	remove	no (poor condition)
3181	"OAK8IN"	pin oak	Quercus palustris	9	10	poor	poor	low vigor, heavily pruned	remove	no (poor condition)
3348	"OAK14IN"	red oak	Quercus rubra	16	19	poor	poor	top pruned out of tree	remove	no (poor condition)
3396	"OAK10IN"	red oak	Quercus rubra	11	10	fair	fair	heavily pruned	remove	yes
3509	"OAK9IN"	pin oak	Quercus palustris	10	16	fair	fair	one sided, significant pruning	remove	yes
3511	"OAK15IN"	red oak	Quercus rubra	18	24	poor	poor	top pruned out of tree	remove	no (poor condition)
3561	"OAK9IN"	red oak	Quercus rubra	9	9	poor	poor	low vigor, excessive pruning	remove	no (poor condition)
3765	"PINE14IN"	Japanese black pine	Pinus thunbergii	16	19	fair	fair	chlorotic, multiple trunks	retain	n/a
3767	"PINE8IN"	ponderosa pine	Pinus ponderosa	8	7	good	good		retain	n/a
3768	"PINE16IN"	Japanese black pine	Pinus thunbergii	17	13	good	good		retain	n/a
3770	"PINE2AT10IN"	Japanese black pine	Pinus thunbergii	11,9	19	good	fair	codominant at 1' with included bark	retain	n/a
3772	"PINE12IN"	Japanese black pine	Pinus thunbergii	12	11	good	good		retain	n/a
3774	"PINE12IN"	Japanese black pine	Pinus thunbergii	12	17	good	good		retain	n/a
3776	"PINE10IN"	Japanese black pine	Pinus thunbergii	11	19	good	fair	codominant at 10'	retain	n/a
3778	"PINE12IN"	Japanese black pine	Pinus thunbergii	13	15	good	good		retain	n/a
3780	"PINE8IN"	ponderosa pine	Pinus ponderosa	6	5	good	good		retain	n/a
3782	"PINE12IN"	Japanese black pine	Pinus thunbergii	11	14	good	fair	codominant at 10'	retain	n/a
3784	"OAK28IN"	red oak	Quercus rubra	31	33	good	fair	multiple leaders at 15'	retain	n/a
3786	"OAK30IN"	red oak	Quercus rubra	35	35	good	fair	multiple leaders at 18'	retain	n/a
3788	"PINE8IN"	ponderosa pine	Pinus ponderosa	6	5	good	good		retain	n/a
3790	"PINE8IN"	ponderosa pine	Pinus ponderosa	7	8	good	good		retain	n/a
3792	"MAPLE12IN"	Norway maple	Acer platanoides	12	13	fair	fair	significant pruning	retain	n/a
3794	"PINE20IN"	ponderosa pine	Pinus ponderosa	24	22	good	fair	codominant at 15'	remove	yes

Tree No.	Survey Type	Common Name	Scientific Name	DBH1	C-Rad2	Condition3	Structure	Comments	Treatment	Mitigation5
3796	"PINE16IN"	ponderosa pine	Pinus ponderosa	17	13	good	fair	one sided, codominant at 8' with included bark	remove	yes
3798	"PINE11IN"	Japanese black pine	Pinus thunbergii	12	6	poor	good		remove	no (poor condition)
3800	"PINE12IN"	Japanese black pine	Pinus thunbergii	15	12	good	good		remove	yes
3802	"PINE19IN"	Japanese black pine	Pinus thunbergii	20	20	good	fair	multiple leaders	remove	yes
3804	"PINE13IN"	Japanese black pine	Pinus thunbergii	15	16	good	good		remove	yes
3806	"PINE6IN"	ponderosa pine	Pinus ponderosa	6	5	fair	fair	excessive crown raising, sequoia pitch moth	retain	n/a
3807	"CEDAR3AT8IN"	western redcedar	Thuja plicata	8,6,6	7	fair	fair	excessive crown raising, multiple leaders at ground level	retain	n/a
3809	"PINE19IN"	ponderosa pine	Pinus ponderosa	24	21	good	fair	multiple leaders	remove	yes
3811	"PINE19IN"	ponderosa pine	Pinus ponderosa	21	16	good	fair	multiple leaders, moderately one sided	remove	yes
3813	"PINE20IN"	ponderosa pine	Pinus ponderosa	21	20	good	fair	multiple leaders	remove	yes
4001	"ALDER16IN"	Oregon ash	Fraxinus latifolia	15,7	20	good	fair	codominant at ground level, one sided, overtopped by adjacent trees	remove	yes
4005	"OAK38IN"	Oregon white oak	Quercus garryana	36	32	fair	fair	decay pocket at root crown behind lean	remove	yes
4009	"OAK2AT26IN"	n/a	n/a	n/a	n/a	n/a	n/a	stump	n/a	n/a
4044	"MAPLE12IN"	Norway maple	Acer platanoides	11	17	good	good		remove	no (nuisance species)
4050	"ALDERCLUMP"	Oregon ash	Fraxinus latifolia	71	43	poor	poor	stump sprout with decay at lower trunk	remove	no (poor condition)
4056	"MAPLE14IN"	Norway maple	Acer platanoides	15	20	good	fair	moderately one sided	remove	no (nuisance species)
4062	"MAPLE18IN"	Norway maple	Acer platanoides	20	25	good	fair	multiple leaders at 7' with included bark	remove	no (nuisance species)
4079	"ALDER16IN"	oak	Quercus sp.	16	20	good	fair	multiple leaders with included bark	remove	yes
4087	"MAPLE18IN"	Norway maple	Acer platanoides	15	16	good	good		remove	no (nuisance species)
4090	"OAK20IN"	red oak	Quercus rubra	21	22	good	fair	moderately one sided	retain	n/a
4092	"OAK25IN"	Oregon white oak	Quercus garryana	29	36	good	fair	branches with high aspect ratios	retain	n/a
4094	"DECIDUOUS 18IN"	sweet cherry	Prunus avium	21	26	good	fair	upright competing branches	remove	no (nuisance species)
4095	"ALDER10IN"	Oregon ash	Fraxinus latifolia	8	15	good	good		retain	n/a
4097	"ALDER10IN"	Oregon ash	Fraxinus latifolia	10	16	good	fair	codominant at 15' with included bark	retain	n/a
4099	"ALDER10IN"	Oregon ash	Fraxinus latifolia	9	15	good	good		retain	n/a
4101	"OAK18IN"	red oak	Quercus rubra	20	27	good	fair	large pruning cut at lower trunk	retain	n/a
4103	"ALDER8IN"	Oregon ash	Fraxinus latifolia	8	14	good	fair	codominant at 12' with included bark	retain	n/a
4105	"OAK10IN"	Oregon white oak	Quercus garryana	11	17	good	fair	one sided	retain	n/a
4107	"OAK20IN"	Oregon white oak	Quercus garryana	22	27	good	fair	moderately one sided	retain	n/a
4107.1(17)		Oregon white oak	Quercus garryana	18	20	good	fair	one sided, added to site map in approximate location by arborist	remove	yes
4111	"HAWTHORN 8IN"	English hawthorn	Crataegus monogyna	7,5	11	fair	fair	codominant at ground level, overtopped by adjacent trees	remove	no (nuisance species)
4112	"OAK15IN"	red oak	Quercus rubra	16	21	good	good		remove	yes
4113	"OAK10IN"	Oregon white oak	Quercus garryana	9	13	poor	poor	suppressed	remove	no (poor condition)
4115	"OAK10IN"	Oregon white oak	Quercus garryana	11	14	good	fair	one sided	retain	n/a
4117	"OAK8IN"	Oregon white oak	Quercus garryana	7	9	fair	fair	overtopped by adjacent trees	retain	n/a
4119	"OAK31IN"	Oregon white oak	Quercus garryana	32	30	good	fair	dominant, codominant at 25' with included bark	retain	n/a
4122	"OAK24IN"	red oak	Quercus rubra	26	36	good	fair	multiple leaders at 12' with included bark	retain	n/a
4124	"OAK12IN"	Oregon white oak	Quercus garryana	13	20	fair	fair	overtopped by adjacent trees, one sided, decay seam from root crown to upper trunk	retain	n/a
4126	"OAK22IN"	Oregon white oak	Quercus garryana	26	19	good	good		retain	n/a
4128	"OAK22IN"	Oregon white oak	Quercus garryana	21	23	good	fair	60% live crown ratio	retain	n/a
4130	"ALDER18IN"	Oregon ash	Fraxinus latifolia	19,13,9	25	poor	poor	multiple leaders at 2' with large decay pocket	remove	no (poor condition)
4134	"ALDER12IN"	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 4130	n/a	n/a
4136	"OAK16IN"	Oregon white oak	Quercus garryana	39	39	good	fair	codominant at 3', one sided	retain	n/a
4138	"OAK25IN"	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 4136	n/a	n/a
4140	"OAK2AT23IN"	Oregon white oak	Quercus garryana	44						

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR OR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR ON ANY OTHER PERSONS.



TREE INVENTORY TABLE
 PRELIMINARY IMPROVEMENT PLANS
 PARKWAY WOODS BUSINESS PARK
 WILSONVILLE, OREGON



Know what's below. Call before you dig.

REVISIONS:

PM. J. BERRY
 DR. J. GLOCK
 JOB NO. 19004599
 FILE NO. 19004599-TR12

Tree No.	Survey Type	Common Name	Scientific Name	DBH1	C-Rad2	Condition3	Structure	Comments	Treatment	Mitigation5
8493	"OAK10IN"	Oregon white oak	Quercus garryana	9	11	poor	poor	suppressed	remove	no (poor condition)
8494	"OAK7IN"	Oregon white oak	Quercus garryana	6	10	poor	poor	suppressed	remove	no (poor condition)
8496	"FIR12IN 6IN OAK"	Douglas-fir	Pseudotsuga menziesii	13	8	fair	fair	one sided, overtopped by adjacent trees	retain	n/a
8497	"OAK22IN"	Oregon white oak	Quercus garryana	22	44	fair	fair	significant lean south, lower branch dieback	retain	n/a
8498	"OAK26IN"	Oregon white oak	Quercus garryana	26	31	good	fair	one sided	remove	yes
8498.1(23)		Douglas-fir	Pseudotsuga menziesii	15	18	fair	fair	one sided, overtopped by adjacent trees, codominant at 10' with included bark	retain	n/a
8499	"OAK2X32IN"	Oregon white oak	Quercus garryana	53	47	good	fair	codominant at 5' with included bark	retain	n/a
8500	"OAK10IN"	Oregon white oak	Quercus garryana	10	7	fair	poor	15% live crown ratio, poor trunk taper	retain	n/a
8501	"OAK7IN"	Oregon ash	Fraxinus latifolia	7	11	good	good		retain	n/a
8502	"FIR28IN"	Douglas-fir	Pseudotsuga menziesii	30	31	good	good		retain	n/a
8503	"DECIDUOUS 6IN"	Scoulers willow	Salix scouleriana	5	9	poor	poor	one sided, significant decay at root crown	remove	no (poor condition) (<6inchDBH)
8505	"FIR10IN"	Douglas-fir	Pseudotsuga menziesii	11	15	good	fair	one sided, overtopped by adjacent trees	retain	n/a
8506	"FIR34IN"	Douglas-fir	Pseudotsuga menziesii	31	24	good	fair	one sided	remove	yes
8507	"FIR12IN"	Douglas-fir	Pseudotsuga menziesii	12	16	poor	poor	overtopped by adjacent trees, suppressed	remove	no (poor condition)
8508	"FIR32IN"	Douglas-fir	Pseudotsuga menziesii	31	35	good	good		retain	n/a
8509	"FIR6IN"	Douglas-fir	Pseudotsuga menziesii	6	12	fair	fair	overtopped by adjacent trees	retain	n/a
8510	"FIR40IN"	Douglas-fir	Pseudotsuga menziesii	38	24	good	fair	50% live crown ratio, codominant at 50' with included bark	retain	n/a
8511	"OAK18IN"	Oregon white oak	Quercus garryana	19	19	fair	poor	significant lean southeast, 25% live crown ratio	retain	n/a
8512	"OAK22IN 9IN"	Oregon white oak	Quercus garryana	26	22	fair	fair	one sided, 35% live crown ratio, codominant at 4' with included bark, suppressed codominant stem	retain	n/a
8513	"OAK14IN"	Oregon white oak	Quercus garryana	15	8	fair	fair	one sided, 35% live crown ratio, marginal trunk taper	retain	n/a
8514	"OAK14IN"	Oregon white oak	Quercus garryana	16	24	fair	fair	one sided, marginal trunk taper	retain	n/a
8515	"OAK14IN"	Oregon white oak	Quercus garryana	13	10	poor	poor	suppressed	remove	no (poor condition)
8516	"FIR28IN"	Douglas-fir	Pseudotsuga menziesii	29	23	good	good		retain	n/a
8517	"FIR16IN"	Douglas-fir	Pseudotsuga menziesii	17	17	fair	fair	one sided, marginal trunk taper	retain	n/a
8518	"FIR25IN"	Douglas-fir	Pseudotsuga menziesii	26	26	good	fair	moderately one sided	retain	n/a
8519	"OAK7IN"	Oregon white oak	Quercus garryana	6	4	poor	poor	suppressed	remove	no (poor condition)
8520	"OAK14IN"	Oregon white oak	Quercus garryana	15	13	poor	poor	suppressed	remove	no (poor condition)
8521	"OAK26IN"	Oregon white oak	Quercus garryana	27	24	good	fair	moderately one sided	retain	n/a
8522	"DECIDUOUS 6IN"	English hawthorn	Crataegus monogyna	6	7	very poor	very poor	dying	remove	no (very poor condition) (nuisance species)
8523	"OAK24IN"	Oregon white oak	Quercus garryana	25	25	good	fair	one sided, 40% live crown ratio, marginal trunk taper	retain	n/a
8524	"OAK10IN"	Oregon white oak	Quercus garryana	12	19	fair	fair	overtopped by adjacent trees, one sided, 33% live crown ratio	retain	n/a
8525	"OAK18IN"	Oregon white oak	Quercus garryana	21	34	fair	fair	one sided, 35% live crown ratio, marginal trunk taper	retain	n/a
8526	"OAK6IN"	Oregon white oak	Quercus garryana	6	4	poor	poor	suppressed	remove	no (poor condition)
8527	"OAK36IN"	Oregon white oak	Quercus garryana	35	23	good	fair	multiple leaders with included bark	retain	n/a
8528	"OAK8IN"	Oregon white oak	Quercus garryana	9	10	poor	poor	suppressed	remove	no (poor condition)
8529	"OAK8IN 16IN"	Oregon white oak	Quercus garryana	17	14	poor	poor	suppressed, poor trunk taper	remove	no (poor condition)
8530	"OAK18IN"	Oregon white oak	Quercus garryana	21	42	fair	poor	one sided, significant lean east, poor trunk taper	retain	n/a
8531	"OAK24IN"	Oregon white oak	Quercus garryana	25	24	good	poor	25% live crown ratio, marginal trunk taper	retain	n/a
8532	"OAK18IN"	Oregon white oak	Quercus garryana	19	19	fair	fair	one sided, marginal trunk taper	remove	yes
8533	"OAK18IN 16IN"	Oregon white oak	Quercus garryana	20	18	fair	poor	codominant at 1', 33% live crown ratio, poor trunk taper, large stem failure with decay at 3'	remove	yes
8535	"OAK32IN"	Oregon white oak	Quercus garryana	35	29	good	good		retain	n/a
8536	"DECIDUOUS 6IN"	sweet cherry	Prunus avium	5	7	good	good	overtopped by adjacent trees	remove	no (nuisance species) (<6inchDBH)
8558	"DECIDUOUS 7IN"	Scoulers willow	Salix scouleriana	7	7	fair	fair	one sided	retain	n/a
8608	"DECIDUOUS 8IN"	sweet cherry	Prunus avium	10	12	fair	fair	overtopped by adjacent trees	remove	no (nuisance species)
8799	"DECIDUOUS 16IN"	Himalayan birch	Betula utilis	17	20	good	fair	branches with high aspect ratios	remove	yes
8838	"CHERRY12IN"	flowering cherry	Prunus serrulata	12	14	good	fair	one sided	remove	yes
8839	"CHERRY22IN"	flowering cherry	Prunus serrulata	23	27	good	fair	pruned away from building	remove	yes
8880	"CHERRY15IN"	flowering cherry	Prunus serrulata	15	14	good	fair	overtopped by adjacent trees, one sided	remove	yes
8903	"FIR9IN"	Douglas-fir	Pseudotsuga menziesii	8	11	good	fair	overtopped by adjacent trees	remove	yes
8904	"OAK20IN"	Oregon white oak	Quercus garryana	20	7	fair	fair	one sided from previous tree that was removed	remove	yes
8905	"FIR10IN"	Douglas-fir	Pseudotsuga menziesii	10	10	good	fair	overtopped by adjacent trees	remove	yes
8906	"OAK26IN"	Oregon white oak	Quercus garryana	26	32	good	fair	one sided from previous tree that was removed	remove	yes
8908	"OAK10IN"	bigleaf maple	Acer macrophyllum	11	17	good	fair	one sided, multiple leaders	remove	yes
8909	"OAK20IN"	Oregon white oak	Quercus garryana	21	26	fair	fair	one sided, marginal trunk taper	remove	yes
8910	"FIR10IN"	Douglas-fir	Pseudotsuga menziesii	9	9	fair	fair	one sided, overtopped by adjacent trees	remove	yes
8913	"OAK9IN"	Oregon white oak	Quercus garryana	10	8	poor	poor	suppressed	remove	no (poor condition)
8915	"FIR24IN"	Douglas-fir	Pseudotsuga menziesii	24	15	fair	fair	one sided from previous tree that was removed	retain	n/a
8919	"FIR20IN"	Douglas-fir	Pseudotsuga menziesii	22	27	fair	fair	one sided, overtopped by adjacent trees, previously lost top at 40'	remove	yes
8920	"PINE32IN"	ponderosa pine	Pinus ponderosa	33	16	fair	fair	40% live crown ratio, scattered branch tip dieback	remove	yes
8921	"OAK6IN"	Oregon white oak	Quercus garryana	6	20	poor	poor	overtopped by adjacent trees, suppressed	remove	no (poor condition)
8922	"FIR15IN"	Douglas-fir	Pseudotsuga menziesii	17	21	fair	fair	one sided, overtopped by adjacent trees, moderately thin crown	remove	yes
8923	"FIR13IN"	Douglas-fir	Pseudotsuga menziesii	14	20	good	fair	one sided, overtopped by adjacent trees	remove	yes
8925	"DECIDUOUS 14IN"	sweet cherry	Prunus avium	14	12	fair	poor	codominant at 30', 35% live crown ratio, decay at root crown	remove	no (nuisance species)
8926	"FIR16IN"	Douglas-fir	Pseudotsuga menziesii	18	23	good	good	wound at lower trunk	remove	yes
8927	"FIR16IN"	Douglas-fir	Pseudotsuga menziesii	16	13	fair	fair	one sided, overtopped by adjacent trees, marginal trunk taper	remove	yes
8928	"FIR8IN"	Douglas-fir	Pseudotsuga menziesii	8	9	fair	good	overtopped by adjacent trees	remove	yes
8929	"OAK14IN"	Scoulers willow	Salix scouleriana	15	17	poor	poor	one sided, history of branch failure	remove	no (poor condition)
8930	"FIR20IN"	Douglas-fir	Pseudotsuga menziesii	23	20	good	fair	moderately one sided	retain	n/a
8931	"DECIDUOUS 8IN"	sweet cherry	Prunus avium	7	9	good	fair	overtopped by adjacent trees	remove	no (nuisance species)
8932	"DECIDUOUS 12IN"	Scoulers willow	Salix scouleriana	14	14	poor	very poor	extensive decay in trunk	remove	no (poor condition)
8933	"OAK28IN"	Oregon white oak	Quercus garryana	28	41	good	fair	one sided, leans over building	remove	yes
8934	"DECIDUOUS 6IN"	English hawthorn	Crataegus monogyna	6	12	poor	poor	suppressed	remove	no (poor condition) (nuisance species)
8937	"FIR15IN"	Douglas-fir	Pseudotsuga menziesii	16	14	good	fair	codominant at 35'	remove	yes
8951	"FIR20IN"	ponderosa pine	Pinus ponderosa	21	20	good	fair	one sided	remove	yes
8953	"OAK24IN"	Oregon white oak	Quercus garryana	25	29	good	fair	one sided	remove	yes
8954	"PINE38IN"	ponderosa pine	Pinus ponderosa	35	19	poor	poor	significant branch dieback	remove	no (poor condition)
8955	"FIR6IN"	Douglas-fir	Pseudotsuga menziesii	5	7	fair	fair	overtopped by adjacent trees, lost top at 7', sweep in lower trunk	remove	no (<6inchDBH)
8957	"OAK9IN"	Oregon white oak	Quercus garryana	9	8	poor	poor	suppressed	remove	no (poor condition)
8957.1(24)		Oregon ash	Fraxinus latifolia	7	10	fair	fair	one sided, overtopped by adjacent trees, added to site map in approximate location by arborist	remove	yes
8958	"OAK18IN"	Oregon white oak	Quercus garryana	19	24	good	fair	one sided	retain	n/a
8959	"OAK20IN"	Oregon white oak	Quercus garryana	21	27	good	fair	40% live crown ratio	remove	yes
8960	"DECIDUOUS 7IN"	Oregon white oak	Quercus garryana	7	5	poor	poor	suppressed	remove	no (poor condition)
8962	"FIR20IN"	Douglas-fir	Pseudotsuga menziesii	22	27	good	fair	one sided	remove	yes
8963	"OAK22IN"	Oregon white oak	Quercus garryana	22	26	good	fair	one sided, codominant at 10'	remove	yes
8965	"FIR10IN"	Douglas-fir	Pseudotsuga menziesii	11	18	good	fair	one sided	remove	yes
9107	"OAK18IN 9IN"	Oregon white oak	Quercus garryana	31	28	good	fair	33% live crown ratio	retain	n/a
9108	"OAK16IN"	Oregon ash	Fraxinus latifolia	16	20	fair	fair	one sided, decay packet at lower trunk	remove	yes
9109	"DECIDUOUS 6IN"	sweet cherry	Prunus avium	5	10	poor	poor	one sided, overtopped by adjacent trees, significant lean	remove	no (poor condition) (nuisance species) (<6inchDBH)
9110	"DECIDUOUS 6IN"	English hawthorn	Crataegus monogyna	6	6	poor	poor	suppressed	remove	no (poor condition) (nuisance species)
9111	"OAK11IN 8IN"	Oregon white oak	Quercus garryana	11,6	12	poor	poor	suppressed, codominant at ground level, significant decay in 6" stem	remove	no (poor condition)
9112	"OAK12IN"	Oregon white oak	Quercus garryana	12	15	poor	poor	suppressed	remove	no (poor condition)
9113	"FIR7IN"	Douglas-fir	Pseudotsuga menziesii	6	7	poor	poor	suppressed	remove	no (poor condition)
9115	"OAK11IN"	Oregon ash	Fraxinus latifolia	10	6	good	fair	codominant at ground level, one sided	retain	n/a
9117	"DECIDUOUS 11IN"	sweet cherry	Prunus avium	11	15	good	good		remove	no (nuisance species)
9118	"DECIDUOUS 6IN"	sweet cherry	Prunus avium	5	10	good	good		remove	no (nuisance species) (<6inchDBH)
9151	"OAK22IN"	Oregon white oak	Quercus garryana	24	19	good	fair	moderately one sided	remove	yes
9152	"OAK16IN"	Oregon white oak	Quercus garryana	17	14	good	fair	one sided	remove	yes
9153	"OAK16IN"	Oregon white oak	Quercus garryana	18	25	fair	fair	overtopped by adjacent trees, marginal trunk taper	remove	yes
9154	"FIR16IN"	Douglas-fir	Pseudotsuga menziesii	17	18	good	fair	one sided, marginal trunk taper	remove	yes
9155	"OAK16IN"	Oregon white oak	Quercus garryana	15	24	fair	fair	one sided, 50% live crown ratio, marginal trunk taper	remove	yes
9156	"DECIDUOUS 10IN"	sweet cherry	Prunus avium	11	20	good	fair	moderately one sided	remove	no (nuisance species)
9157	"OAK10IN"	Oregon white oak	Quercus garryana	10	18	poor	poor	top failed at 8'	remove	no (poor condition)
9158	"DECIDUOUS 12IN 6IN 8I"	Scoulers willow	Salix scouleriana	20	12	poor	poor	history of branch failure, decay at lower trunk	remove	no (poor condition)
9159	"OAK24IN"	Oregon white oak	Quercus garryana	25	29	good	fair	one sided	remove	yes
9160	"FIR12IN"	Douglas-fir	Pseudotsuga menziesii	11	14	good	fair	overtopped by adjacent trees	remove	yes
9161	"OAK24IN"	Oregon white oak	Quercus garryana	27	12	poor	poor	moderately suppressed, moderate branch dieback	remove	no (poor condition)
9162	"OAK9IN"	Oregon ash	Fraxinus latifolia	8	15	fair	fair	overtopped by adjacent trees	remove	yes
9163	"FIR7IN"	Douglas-fir	Pseudotsuga menziesii	6	7	fair	fair	overtopped by adjacent trees	remove	yes
9164	"PINE28IN"	ponderosa pine	Pinus ponderosa	28	27	fair	fair	one sided, moderately thin crown, codominant at 60'	remove	yes
9185	"OAK18IN"	Oregon ash	Fraxinus latifolia	19	23	good	fair	one sided	retain	n/a
9186	"OAK24IN"	Oregon ash	Fraxinus latifolia	23	24	good	fair	one sided	retain	n/a
9195	"CHERRY14IN"	flowering cherry	Prunus serrulata	15	10	fair	fair	decay at lower trunk	retain	n/a
9203	"MAPLE10IN JAP"	Japanese maple	Acer palmatum	12	19	good	fair	multiple leaders with included bark	retain	n/a
9210	"OAK24IN"	red oak	Quercus rubra	25	27	good	fair	one sided	remove	yes
9211	"OAK20IN"	red oak	Quercus rubra	20	25	good	fair	one sided	retain	n/a
9212	"OAK22IN"	Oregon white oak	Quercus garryana	27	36	good	fair	moderately one sided	retain	n/a
9322	"OAK24IN"	Oregon white oak	Quercus garryana	25	25	poor	poor	moderate branch dieback, 33% live crown ratio	remove	no (poor condition)
9322.1(25)		Oregon white oak	Quercus garryana	20	23	poor	poor	suppressed	remove	no (poor condition)
9324	"OAK20IN"	Oregon ash	Fraxinus latifolia	20	23	good	good		remove	yes
9325	"OAK24IN"	Oregon white oak	Quercus garryana	26						

Tree No.	Survey Type	Common Name	Scientific Name	DBH1	C-Rad2	Condition3	Structure	Comments	Treatment	Mitigation5
9935	"OAK18IN"	Oregon white oak	<i>Quercus garryana</i>	20	15	fair	fair	overtopped by adjacent trees, moderately suppressed	retain	n/a
9937	"PINE32IN"	ponderosa pine	<i>Pinus ponderosa</i>	31	20	good	good	50% live crown ratio	retain	n/a
9942	"OAK6IN"	bigleaf maple	<i>Acer macrophyllum</i>	5	8	fair	fair	overtopped by adjacent trees, one sided	retain	n/a
9943	"FIR12IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	17	fair	poor	overtopped by adjacent trees	retain	n/a
9944	"FIR16IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	good	fair	overtopped by adjacent trees	retain	n/a
9945	"FIR14IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	18	good	fair	overtopped by adjacent trees	retain	n/a
9946	"OAK36IN"	Oregon white oak	<i>Quercus garryana</i>	35	33	fair	fair	moderately thin crown, codominant at 30'	retain	n/a
9946.1(26)		Oregon white oak	<i>Quercus garryana</i>	23	23	good	fair	one sided, codominant at 20' with included bark	retain	n/a
9947	"OAK9IN"	Oregon white oak	<i>Quercus garryana</i>	9	9	poor	poor	overtopped by adjacent trees, suppressed	remove	no (poor condition)
9949	"OAK36IN"	Oregon white oak	<i>Quercus garryana</i>	38	38	fair	poor	one sided, overextended branches	retain	n/a
9950	"FIR16IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	good	fair	one sided, overtopped by adjacent trees	retain	n/a
9951	"OAK24IN"	Oregon white oak	<i>Quercus garryana</i>	26	34	fair	poor	one sided, 33% live crown ratio	retain	n/a
9952	"DECIDUOUS 6IN"	English hawthorn	<i>Crataegus monogyna</i>	5	5	fair	fair	overtopped by adjacent trees	remove	no (nuisance species) (<6inchDBH)
9953	"OAK28IN"	Oregon white oak	<i>Quercus garryana</i>	32	32	fair	fair	35% live crown ratio, overextended branches	retain	n/a
9954	"FIR14IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	16	good	fair	overtopped by adjacent trees	retain	n/a
9955	"OAK24IN"	Oregon white oak	<i>Quercus garryana</i>	28	25	fair	fair	one sided, leans west	retain	n/a
9956	"OAK6IN"	Oregon ash	<i>Fraxinus latifolia</i>	5	11	poor	poor	suppressed	remove	no (poor condition) (<6inchDBH)
9957	"OAK8IN"	Oregon ash	<i>Fraxinus latifolia</i>	8	15	fair	fair	one sided, overtopped by adjacent trees	retain	n/a
9958	"OAK12IN"	Oregon ash	<i>Fraxinus latifolia</i>	10	18	fair	fair	overtopped by adjacent trees, one sided	retain	n/a
9959	"OAK10IN 8IN"	bigleaf maple	<i>Acer macrophyllum</i>	10	16	fair	fair	one sided, moderately suppressed	retain	n/a
9960	"OAK8IN"	bigleaf maple	<i>Acer macrophyllum</i>	9	10	fair	fair	moderately suppressed	retain	n/a
9961	"OAK6IN"	bigleaf maple	<i>Acer macrophyllum</i>	6	9	fair	fair	moderately suppressed	retain	n/a
9962	"FIR16IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	17	fair	fair	one sided, previously lost top at 35' with new top	retain	n/a
9963	"OAK18IN"	Oregon white oak	<i>Quercus garryana</i>	20	16	poor	poor	suppressed	remove	no (poor condition)
9964	"OAK11IN"	bigleaf maple	<i>Acer macrophyllum</i>	11	22	good	fair	overtopped by adjacent trees	retain	n/a
9966	"OAK6IN"	Oregon ash	<i>Fraxinus latifolia</i>	6	9	poor	poor	suppressed, poor trunk taper	remove	no (poor condition)
9968	"OAK22IN"	Oregon white oak	<i>Quercus garryana</i>	22	24	fair	poor	25% live crown ratio	retain	n/a
9969	"PINE22IN"	ponderosa pine	<i>Pinus ponderosa</i>	24	17	good	poor	35% live crown ratio, marginal trunk taper	retain	n/a
9970	"OAK18IN"	Oregon white oak	<i>Quercus garryana</i>	21	20	fair	poor	20% live crown ratio	retain	n/a
9971	"OAK24IN"	Oregon white oak	<i>Quercus garryana</i>	26	24	fair	poor	20% live crown ratio	retain	n/a
9973	"OAK6IN"	bigleaf maple	<i>Acer macrophyllum</i>	6	6	poor	poor	suppressed	remove	no (poor condition)
9974	"OAK19IN"	Oregon white oak	<i>Quercus garryana</i>	20	19	poor	poor	moderately suppressed, codominant at 20'	remove	no (poor condition)
9975	"OAK8IN"	bigleaf maple	<i>Acer macrophyllum</i>	8	9	poor	poor	suppressed	remove	no (poor condition)
9976	"FIR12IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	9	fair	poor	15% live crown ratio, poor trunk taper	remove	yes
9977	"FIR12IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	0	very poor	very poor	dead	remove	no (very poor condition)
9978	"OAK18IN"	bigleaf maple	<i>Acer macrophyllum</i>	21	9	very poor	very poor	20' snag	remove	no (very poor condition)
9979	"PINE48IN"	ponderosa pine	<i>Pinus ponderosa</i>	47	27	good	fair	33% live crown ratio, good trunk taper, codominant at 60'	retain	n/a
9980	"FIR18IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	14	good	fair	overtopped by adjacent trees, codominant at 30'	retain	n/a
9985	"OAK8IN"	Oregon ash	<i>Fraxinus latifolia</i>	7	11	poor	poor	suppressed	remove	no (poor condition)
9986	"OAK22IN"	Oregon white oak	<i>Quercus garryana</i>	24	20	fair	poor	33% live crown ratio, codominant at 30'	retain	n/a
9987	"FIR10IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	13	fair	fair	overtopped by adjacent trees	retain	n/a
9988	"OAK10IN"	Oregon white oak	<i>Quercus garryana</i>	11	10	poor	poor	suppressed	remove	no (poor condition)
9989	"OAK6IN"	bigleaf maple	<i>Acer macrophyllum</i>	10	14	poor	poor	suppressed	remove	no (poor condition)
9990	"OAK8IN"	Oregon ash	<i>Fraxinus latifolia</i>	8	7	poor	poor	suppressed	remove	no (poor condition)
9991	"OAK12IN"	Oregon white oak	<i>Quercus garryana</i>	14	4	poor	poor	suppressed	remove	no (poor condition)
9992	"OAK10IN"	bigleaf maple	<i>Acer macrophyllum</i>	10	5	fair	fair	one sided, overtopped by adjacent trees	retain	n/a
9993	"PINE30IN"	ponderosa pine	<i>Pinus ponderosa</i>	28	20	good	fair	35% live crown ratio, marginal trunk taper	retain	n/a
9994	"PINE15IN"	ponderosa pine	<i>Pinus ponderosa</i>	15	7	good	poor	15% live crown ratio, poor trunk taper	retain	n/a
9995	"OAK6IN"	Oregon ash	<i>Fraxinus latifolia</i>	6	6	poor	poor	suppressed	remove	no (poor condition)
9996	"OAK12IN"	bigleaf maple	<i>Acer macrophyllum</i>	11	12	good	fair	one sided, sweep in lower trunk	retain	n/a
9997	"PINE22IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	0	very poor	very poor	dead	remove	no (very poor condition)
10002	"OAK12IN"	Oregon ash	<i>Fraxinus latifolia</i>	16,13	32	good	fair	one sided, codominant at ground level	remove	yes
10003	"OAK16IN"	n/a	n/a	n/a	n/a	n/a	n/a	same as tree 10002	n/a	n/a
10004	"PINE20IN"	ponderosa pine	<i>Pinus ponderosa</i>	21	12	good	poor	poor trunk taper	remove	yes
10005	"OAK7IN"	Oregon ash	<i>Fraxinus latifolia</i>	7	8	poor	poor	suppressed	remove	no (poor condition)
10006	"OAK6IN"	Oregon ash	<i>Fraxinus latifolia</i>	5	6	poor	poor	suppressed	remove	no (poor condition) (<6inchDBH)
10007	"OAK22IN"	Oregon white oak	<i>Quercus garryana</i>	25	31	fair	fair	moderately thin crown, 40% live crown ratio	remove	yes
10008	"OAK12IN"	Oregon white oak	<i>Quercus garryana</i>	15	14	poor	poor	suppressed, significant lean, trunk decay	remove	no (poor condition)
10009	"OAK8IN"	Oregon ash	<i>Fraxinus latifolia</i>	8	12	fair	fair	one sided, overtopped by adjacent trees	remove	yes
10010	"PINE24IN"	ponderosa pine	<i>Pinus ponderosa</i>	25	18	good	fair	one sided, 50% live crown ratio	remove	yes
10012	"OAK9IN"	Oregon ash	<i>Fraxinus latifolia</i>	10	19	fair	fair	one sided, overtopped by adjacent trees	remove	yes
10013	"OAK40IN"	Oregon white oak	<i>Quercus garryana</i>	39	36	fair	fair	moderately one sided, moderate branch dieback	remove	yes
10151	"OAK6IN 8IN 10IN"	Oregon ash	<i>Fraxinus latifolia</i>	20	21	fair	fair	one sided, multiple leaders at 3', significant epicormic growth	remove	yes
10152	"OAK6IN 12IN 10IN"	Oregon ash	<i>Fraxinus latifolia</i>	14	24	good	fair	multiple leaders at 3'	remove	yes
10152.1(27)		sweet cherry	<i>Prunus avium</i>	6	10	good	good		remove	no (nuisance species)
10153	"OAK18IN"	Oregon ash	<i>Fraxinus latifolia</i>	20	20	fair	fair	codominant at 15' marginal trunk taper	remove	yes
10154	"OAK16IN"	Oregon ash	<i>Fraxinus latifolia</i>	16	19	fair	poor	poor trunk taper, 33% live crown ratio	remove	yes
10155	"OAK10IN"	Oregon ash	<i>Fraxinus latifolia</i>	10	12	good	poor	poor trunk taper	remove	yes
10156	"OAK14IN"	Oregon ash	<i>Fraxinus latifolia</i>	15	19	fair	fair	one sided, overtopped by adjacent trees	remove	yes
10157	"PINE34IN"	ponderosa pine	<i>Pinus ponderosa</i>	30	21	good	fair	marginal trunk taper, 40% live crown ratio	remove	yes
10158	"OAK10IN"	Oregon white oak	<i>Quercus garryana</i>	12	11	fair	fair	one sided, moderately suppressed	remove	yes
10160	"DECIDUOUS 6IN"	Oregon ash	<i>Fraxinus latifolia</i>	5	5	poor	poor	suppressed	remove	no (poor condition) (<6inchDBH)
10161	"FIR12IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	15	fair	good	overtopped by adjacent trees	retain	n/a
10161.1(6)		Oregon white oak	<i>Quercus garryana</i>	27	29	good	fair	one sided	remove	yes
10163	"OAK36IN"	Oregon white oak	<i>Quercus garryana</i>	36	33	fair	fair	upright crown, dead branches up to 8" diameter	retain	n/a
10164	"OAK8IN"	Oregon white oak	<i>Quercus garryana</i>	8	8	poor	poor	overtopped by adjacent trees, suppressed	remove	no (poor condition)
10165	"OAK16IN"	Oregon ash	<i>Fraxinus latifolia</i>	17	19	fair	fair	moderately suppressed, multiple leaders with included bark	remove	yes
10166	"OAK16IN"	Oregon ash	<i>Fraxinus latifolia</i>	17	21	fair	fair	one sided, overextended branches	retain	n/a
10167	"OAK20IN"	Oregon ash	<i>Fraxinus latifolia</i>	20	27	good	fair	one sided, multiple leaders	remove	yes
10168	"OAK10IN"	Oregon ash	<i>Fraxinus latifolia</i>	10	8	poor	poor	suppressed	remove	no (poor condition)
10169	"OAK14IN"	Oregon ash	<i>Fraxinus latifolia</i>	14	15	fair	fair	poor trunk taper, 35% live crown ratio	retain	n/a
10170	"DECIDUOUS 8IN"	sweet cherry	<i>Prunus avium</i>	8	9	fair	fair	overtopped by adjacent trees, moderately suppressed	remove	no (nuisance species)
10171	"OAK34IN"	Oregon white oak	<i>Quercus garryana</i>	34	29	fair	fair	one sided, significant lean, 35% live crown ratio	remove	yes
10172	"FIR13IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	10	fair	fair	overtopped by adjacent trees, moderately suppressed	retain	n/a
10173	"OAK30IN"	Oregon white oak	<i>Quercus garryana</i>	32	36	fair	fair	one sided, codominant at 10' with included bark, overextended branches	retain	n/a
10174	"OAK10IN"	Oregon ash	<i>Fraxinus latifolia</i>	10	20	poor	poor	one sided, suppressed, overextended	remove	no (poor condition)

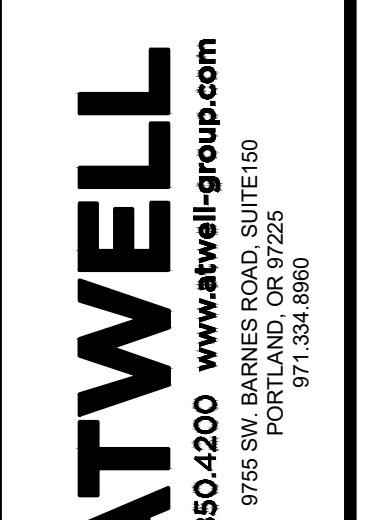
Tree No.	Survey Type	Common Name	Scientific Name	DBH1	C-Rad2	Condition3	Structure	Comments	Treatment	Mitigation5
10175	"OAK16IN"	Oregon ash	<i>Fraxinus latifolia</i>	17	28	fair	fair	one sided, overtopped by adjacent trees, significant lean	retain	n/a
10177	"OAK12IN"	Oregon ash	<i>Fraxinus latifolia</i>	12	18	fair	fair	overtopped by adjacent trees, moderately suppressed	remove	yes
10178	"DECIDUOUS 8IN"	English hawthorn	<i>Crataegus monogyna</i>	8	7	very poor	very poor	overtopped by adjacent trees, suppressed	remove	no (very poor condition) (nuisance species)
10179	"OAK12IN"	Oregon ash	<i>Fraxinus latifolia</i>	11	16	fair	fair	one sided, codominant at 25'	remove	yes
10180	"OAK12IN"	Oregon ash	<i>Fraxinus latifolia</i>	11	11	fair	poor	poor trunk taper, 33% live crown ratio	remove	yes
10181	"OAK9IN"	Oregon ash	<i>Fraxinus latifolia</i>	9	12	fair	fair	one sided, damage at lower trunk	remove	yes

1DBH is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards.
2C-Rad is the approximate crown radius in feet.
3Condition and Structure ratings range from very poor, poor, fair, to good.

4Mitigation is recommended for the removal of non-nuisance tree species over 6-inch DBH that are in fair to good health and structural condition. Non-native tree species with the capacity to self propagate and outcompete native species including European birch, Norway maple, and sweet cherry, are not recommended for mitigation. Also, trees in poor or very poor health and/or structural condition, shrub species such as arborvitae and camelia, and trees that are less than 6-inch DBH are not recommended for mitigation.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE OWNER. THIS DOCUMENT DOES NOT INCLUDE THE DESIGNER'S RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS EMPLOYED BY THE OWNER OR ANY OTHER PERSONS.

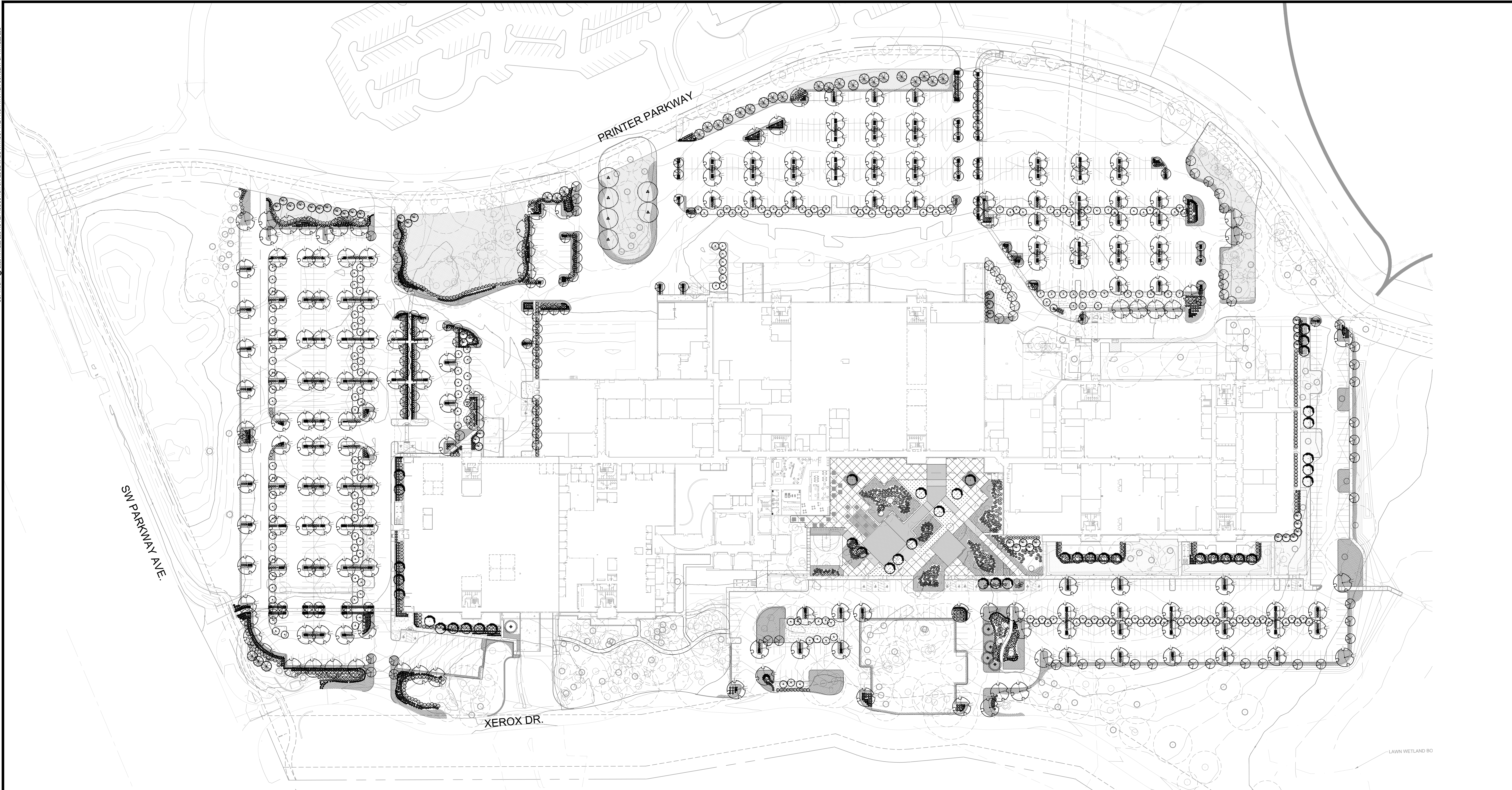


TREE INVENTORY TABLE
 PRELIMINARY IMPROVEMENT PLANS
PARKWAY WOODS BUSINESS PARK
 WILSONVILLE, OREGON

REVISIONS:

811 Know what's below. Call before you dig.
PM. J. BERRY
DR. G. LUECK
JOB NO. 19004599
FILE NO. 19004599-TR12

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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



LANDSCAPE PLAN - OVERALL
 PRELIMINARY IMPROVEMENT PLANS
 PARKWAY INDUSTRIAL PARK
 WILSONVILLE, OR



REVISIONS:

NO.	DATE	DESCRIPTION

REGISTERED ARCHITECT
 HAROLD G. KEEVER
 OREGON
 231

PLANT MATERIALS LISTING - BIOSWALE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
UPLAND PLANTINGS						
	ACER CIRCINATUM	VINE MAPLE	6'-7" B&B, 3" STEM MIN.	AS SHOWN	250	L
SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7. 38,723 S.F.						
	AMELANCHIER ALNIFOLIA	SERVICEBERRY	36" HT. MIN.	6' O.C.	380**	L
	CORNUS SERICEA	REDOBARK DOGWOOD	#10 CONT., 36" HT. MIN.	5' O.C.	380**	L
	PHILADELPHUS LEWISII	MOCKORANGE	#5 CONT., 30" HT. MIN.	4' O.C.	380**	L
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#5 CONT., 36" HT. MIN.	4' O.C.	380**	L
	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 CONT., 36" HT. MIN.	4' O.C.	380**	L
	SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	30" HT. MIN.	4' O.C.	380**	L
HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY						
	CAREX OBNUPTA	SLOUGH SEDGE	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20 EA.	6,728**	
	JUNCUS PATENS	SPREADING RUSH	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20 EA.	6,728**	

*WATER USAGE RATE INCREASES SLIGHTLY JUNE - AUGUST
 **TO BE VERIFIED BY CONTRACTOR

PLANT MATERIALS LISTING - SITE ORNAMENTALS

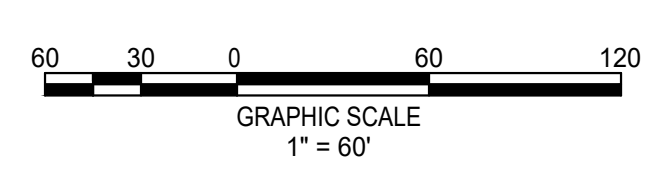
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	*WATER USE
TREES						
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL., B&B	AS SHOWN	150	L
	CEDRUS DEODARA 'AUREA'	AUREA DEODAR CEDAR	7'-8", B&B	AS SHOWN	27	L
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7'-8", B&B	AS SHOWN	38	L
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN	42	L
	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL., B&B	AS SHOWN	194	L
	PINUS PONDEROSA V. WILLAMETTENSIS	WILLAMETTE VALLEY 7'-8", B&B (OR AS AVAILABLE)		AS SHOWN	5	L
	QUERCUS GARRYANA	NATIVE OREGON WHITE OAK	2" CAL., B&B (OR AS AVAILABLE)	AS SHOWN	6	L
TOTAL TREES PROVIDED: 462						
MITIGATION TREES REQUIRED: 302						
EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN						
GROUND COVER						
	TURF SOD		18,964 S.F.			

PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	*WATER USE
LARGE SHRUBS (4'-6" X 4'-6")						
	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#5 CONT.	4' O.C.	207	L
	EUONYMUS JAPONICUS 'AURO-MARGINATA'	GOLDEN EUONYMUS	#5 CONT.	5' O.C.	114	L
	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	#5 CONT.	5' O.C.	163	L
SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")						
	ESCALLONIA COMPACTA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 CONT.	3' O.C.	312	L
	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	#3 CONT.	3' O.C.	212	L
	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER HEAVENLY BAMBOO	#3 CONT.	3' O.C.	452	L
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	#3 CONT.	3' O.C.	825	L
ORNAMENTAL GRASSES						
	HELICTOTRICHON S. 'SAPPHIRE FOUNTAIN'	SAPPHIRE FOUNTAIN BLUE OAT GRASS	#1 CONT.	24" O.C.	663	L
	PENNISETUM 'ALPECUROIDES 'HADELN'	HADELN DWARF FOUNTAIN GRASS	#1 CONT.	24" O.C.	1615	L
GROUND COVER						
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL. CAN	30" O.C.	L	
	EUONYMUS FORTUNEI 'COLORATA'	KINKINICK COLORATA WINTERCREEPER	1 GAL. CAN	30" O.C.	L	
100,000 S.F. ROUGH SEED MIX - PROVIDE AND INSTALL SUNMARK SEEDS 'XERISCAPE' ECOLAWN EROSION CONTROL SEED MIX AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS. 1.888.214.7333. INSTALL IN ALL DISTURBED AREAS NOT OTHERWISE PLANTED						

PLANT MATERIALS LISTING - PLAZA

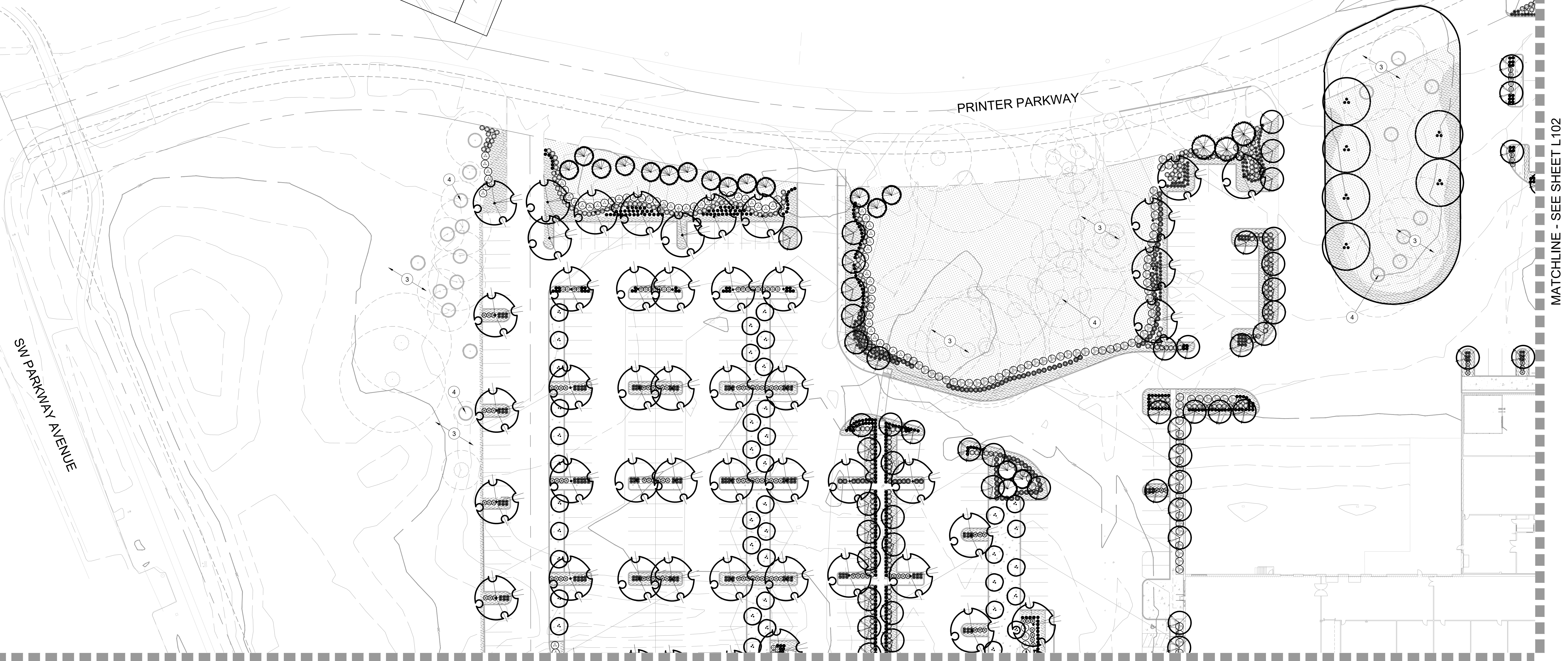
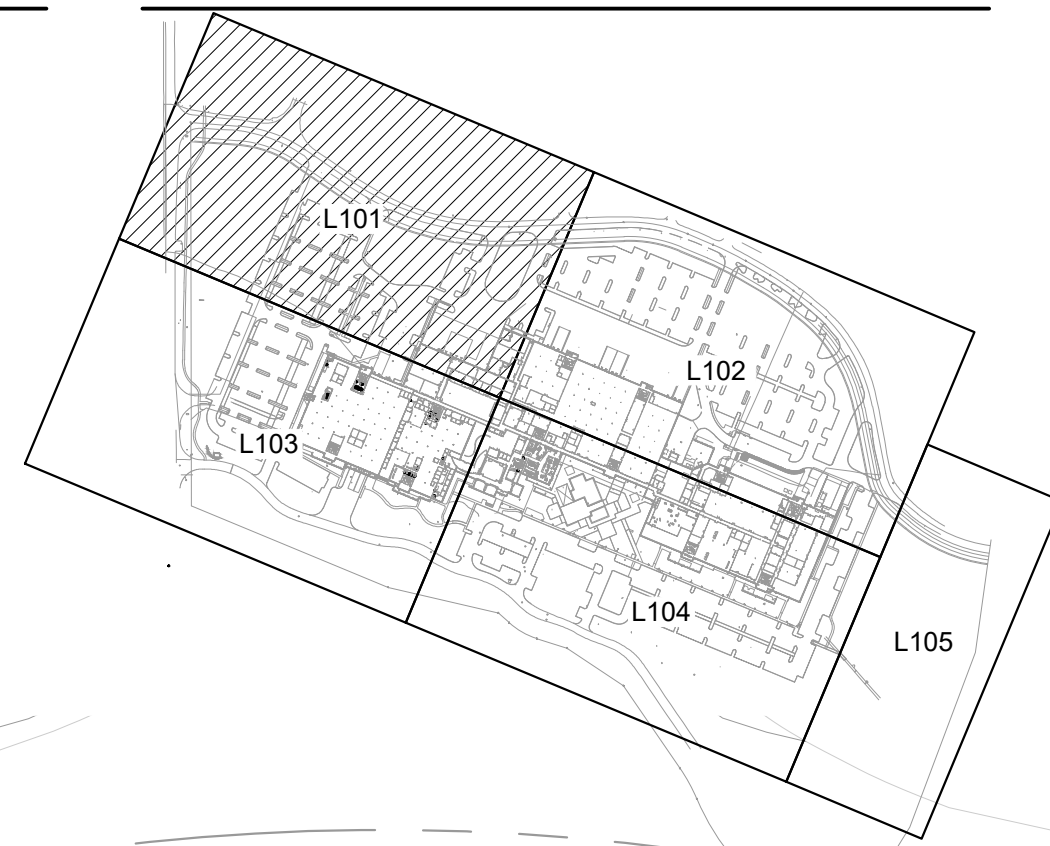
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	*WATER USE
TREES						
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN		L
EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN						
SHRUBS AND GROUND COVER						
	DAPHNE SPP.	DAPHNE	#1 CONT.	3' O.C.	128	L
	RHODODENDRON 'UNIQUE'	UNIQUE RHODODENDRON	#5 CONT.	4' O.C.	123	L
	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX	#1 CONT.	3' O.C.	176	L
	SPIRAEA JAPONICA	JAPANESE SPIRAEA	#5 CONT.	5' O.C.	90	L
	MAHONIA NERVOSA	CASCADE OREGON GRAPE	#1 CONT.	4' O.C.	3,388 S.F. L	
	CORNUS CANADENSIS	BUNCHBERRY	#1 CONT.	1' O.C.	5,016 S.F. L	
	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	#1 CONT.	18" O.C.	800 S.F. L	



LANDSCAPE KEYNOTES

- 1 RAISED PLANTER / SEAT WALL, REFER TO DETAIL 6 / L300
- 2 BIKE RACK PER AMENITY SCHEDULE, REFER TO SHEET L200
- 3 EXISTING PLANTING - DO NOT DISTURB
- 4 EXISTING TREES TO REMAIN (TYPICAL) - REFER TO ARBORIST'S REPORT
- 5 EXISTING ENTRY SIGNAGE
- 6 6' CONCRETE SIDEWALK
- 7 SHADE STRUCTURE, REFER TO AMENITY SCHEDULE
- 8 BASKETBALL COURT, REFER TO DETAIL 1 / L300

KEY MAP



MATCHLINE - SEE SHEET L103

MATCHLINE - SEE SHEET L102

PLANT MATERIALS LISTING - BIOSWALE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
UPLAND PLANTINGS						
TREE						
(Symbol)	ACER CIRCINATUM	VINE MAPLE	6'-7" B&B, 3" STEM MIN.	AS SHOWN	250	L
SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7. 38,723 S.F.						
(Symbol)	AMELANCHIER ALNIFOLIA	SERVICEBERRY	36" HT. MIN.	6' O.C.	380**	L
(Symbol)	CORNUS SERICEA	REDOSIER DOGWOOD	#10 CONT., 36" HT. MIN.	5' O.C.	380**	L
(Symbol)	PHILADELPHUS LEWISII	MOCKORANGE	#5 CONT., 30" HT. MIN.	4' O.C.	380**	L
(Symbol)	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#5 CONT., 30" HT. MIN.	4' O.C.	380**	L
(Symbol)	RIBES SANGUINEUM	RED FLOWERING CURRANT	#5 CONT., 36" HT. MIN.	4' O.C.	380**	L
(Symbol)	SPIRAEA DOUGLASSII	DOUGLAS SPIRAEA	30" HT. MIN.	4' O.C.	380**	L
HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY						
(Symbol)	CAREX OBNUPTA	SLOUGH SEDGE	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20 EA.	6,728**	
(Symbol)	JUNCUS PATENS	SPREADING RUSH	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20 EA.	6,728**	

PLANT MATERIALS LISTING - SITE ORNAMENTALS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
(Symbol)	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL., B&B	AS SHOWN	150	L
(Symbol)	CEDRUS DEODARA 'AUREA'	AUREA DEODAR CEDAR	7'-8", B&B	AS SHOWN	27	L
(Symbol)	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7'-8", B&B	AS SHOWN	38	L
(Symbol)	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN	42	L
(Symbol)	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL., B&B	AS SHOWN	194	L
(Symbol)	PINUS PONDEROSA V. WILLAMMETTENSIS	WILLAMETTE VALLEY 7'-8" PONDEROSA PINE (OR AS AVAILABLE)	7'-8", B&B	AS SHOWN	5	L
(Symbol)	QUERCUS GARRYANA	NATIVE OREGON WHITE OAK	2" CAL., B&B (OR AS AVAILABLE)	AS SHOWN	6	L
TOTAL MITIGATION TREES PROVIDED: 462 MITIGATION TREES REQUIRED: 163						
EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN						
GROUND COVER						
(Symbol)	TURF SOD				18,964 S.F.	

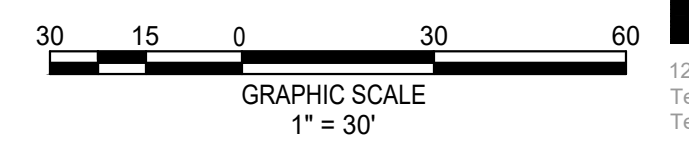
PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
LARGE SHRUBS (4'-6" X 4'-6")						
(Symbol)	ABELIA GRANDIFLORA	KALEIDOSCOPE ABELIA	#5 CONT.	4' O.C.	207	L
(Symbol)	EUNONYMUS JAPONICUS 'AUREO-MARGINATA'	GOLDEN EUNONYMUS	#5 CONT.	5' O.C.	114	L
(Symbol)	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	#5 CONT.	5' O.C.	163	L
SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")						
(Symbol)	ESCALLONIA COMPACTA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 CONT.	3' O.C.	312	L
(Symbol)	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	#3 CONT.	3' O.C.	212	L
(Symbol)	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER HEAVENLY BAMBOO	#3 CONT.	3' O.C.	452	L
(Symbol)	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	#3 CONT.	3' O.C.	825	L
ORNAMENTAL GRASSES						
(Symbol)	HELIOTRICHON S. 'SAPPHIRE FOUNTAIN'	SAPPHIRE FOUNTAIN BLUE OAT GRASS	#1 CONT.	24" O.C.	663	L
(Symbol)	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1 CONT.	24" O.C.	1615	L
GROUND COVER						
(Symbol)	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL. CAN	30" O.C.	L	
(Symbol)	EUNONYMUS FORTUNEI 'COLORATA'	KINKINKINICK COLORATA WINTERCREEPER	1 GAL. CAN	30" O.C.	L	
100,000 S.F. ROUGH SEED MIX - PROVIDE AND INSTALL SUNMARK SEEDS 'XERISCAPE ECOLAWN' EROSION CONTROL. SEED MIX AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS. 1.888.214.7333. INSTALL IN ALL DISTURBED AREAS NOT OTHERWISE PLANTED.						

PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
(Symbol)	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN		L
EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN						
SHRUBS AND GROUND COVER						
(Symbol)	DAPHNE SPP.	DAPHNE	#1 CONT.	3' O.C.	128	L
(Symbol)	RHODODENDRON 'UNIQUE'	UNIQUE RHODODENDRON	#5 CONT.	4' O.C.	123	L
(Symbol)	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX	#1 CONT.	3' O.C.	176	L
(Symbol)	SPIRAEA JAPONICA	JAPANESE SPIRAEA	#5 CONT.	5' O.C.	90	L
(Symbol)	MAHONIA NERVOSA	CASCADE OREGON GRAPE	#1 CONT.	4' O.C.	3,388 S.F.	L
(Symbol)	CORNUS CANADENSIS	BUNCHBERRY	#1 CONT.	1' O.C.	5,016 S.F.	L
(Symbol)	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	#1 CONT.	18" O.C.	800 S.F.	L

*WATER USAGE RATE INCREASES SLIGHTLY JUNE - AUGUST
**TO BE VERIFIED BY CONTRACTOR



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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS ENGINEER. THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ADEQUATE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



LANDSCAPE PLAN
PRELIMINARY IMPROVEMENT PLANS
PARKWAY INDUSTRIAL PARK
WILSONVILLE, OR



REVISIONS:

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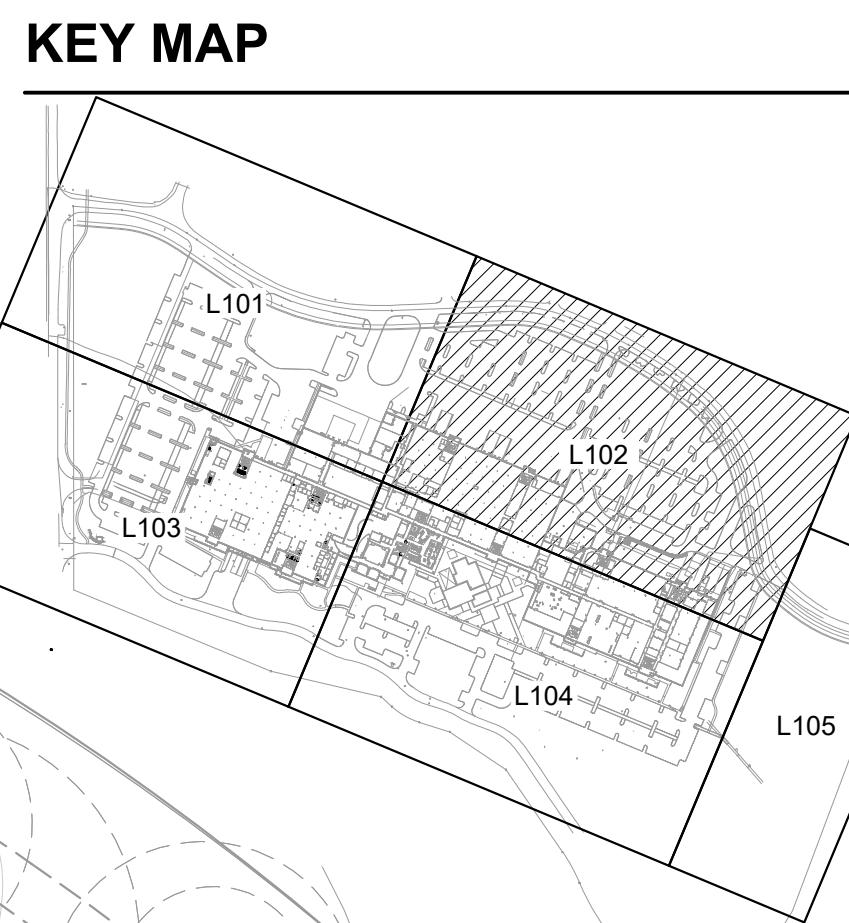
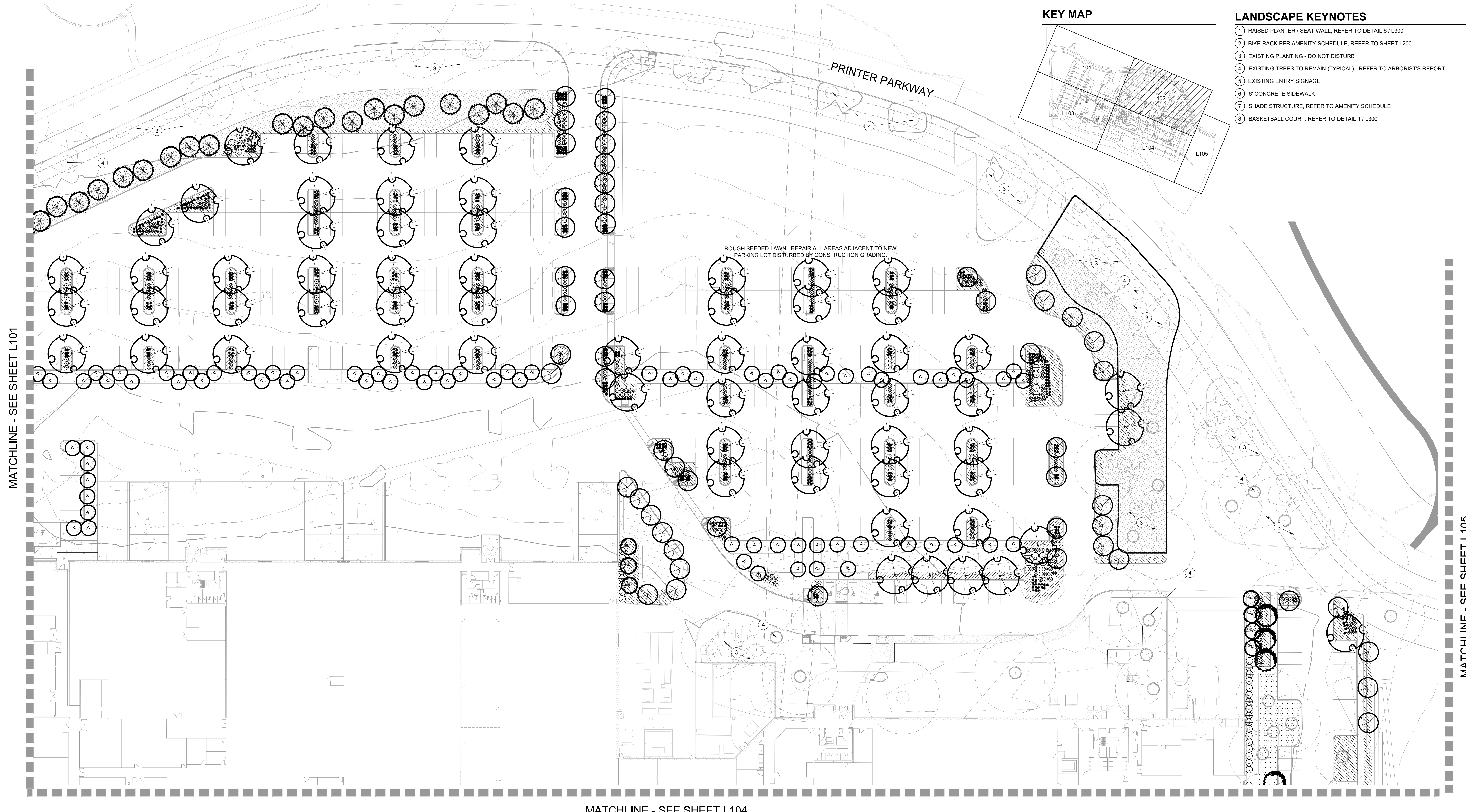
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HAROLD G. KEENER
OR
LANDSCAPE ARCHITECT

PM: B. BERRY
DR: K. LABELLE
JOB NO.

FILE NO:
0155-SD-LS14
L101

SHEET NO.
17 OF 31

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- ### LANDSCAPE KEYNOTES
- 1 RAISED PLANTER / SEAT WALL, REFER TO DETAIL 6 / L300
 - 2 BIKE RACK PER AMENITY SCHEDULE, REFER TO SHEET L200
 - 3 EXISTING PLANTING - DO NOT DISTURB
 - 4 EXISTING TREES TO REMAIN (TYPICAL) - REFER TO ARBORIST'S REPORT
 - 5 EXISTING ENTRY SIGNAGE
 - 6 6" CONCRETE SIDEWALK
 - 7 SHADE STRUCTURE, REFER TO AMENITY SCHEDULE
 - 8 BASKETBALL COURT, REFER TO DETAIL 1 / L300

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS CONSULTANT. THE CONSULTANT SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGENCIES SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND/OR THE ENGINEER SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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LANDSCAPE PLAN
 PRELIMINARY IMPROVEMENT PLANS
 PARKWAY INDUSTRIAL PARK
 WILSONVILLE, OR



REVISIONS:

REGISTERED
 231
 HAROLD G. KEEVER
 OREGON
 LANDSCAPE ARCHITECT

PM. B. BERRY
 DR. K. LABELLE
 JOB NO.

FILE NO.
 0155-SD-LS14

SHEET NO.
L102
 18 OF 31

PLANT MATERIALS LISTING - BIOSWALE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
U.P.L.A.N.D. P.L.A.N.T.I.N.G.S						
TREE						
(X)	ACER CIRCINATUM	VINE MAPLE	6'-7" B&B, 3" STEM MIN.	AS SHOWN	250	L
SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7. 38,723 S.F.						
(*)	AMELANCHIER ALNIFOLIA	SERVICEBERRY	36" HT. MIN.	6' O.C.	380**	L
(*)	CORNUS SERICEA	REDOSIER DOGWOOD	#10 CONT., 36" HT. MIN.	5' O.C.	380**	L
(*)	PHILADELPHUS LEWISII	MCKORANGE	#5 CONT., 30" HT. MIN.	4' O.C.	380**	L
(*)	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#5 CONT., 36" HT. MIN.	4' O.C.	380**	L
(*)	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 CONT., 36" HT. MIN.	4' O.C.	380**	L
(*)	SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	30" HT. MIN.	4' O.C.	380**	L
HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY						
(*)	CAREX OBNUPTA	SLOUGH SEDGE	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20 EA.	6,728**	
(*)	JUNCUS PATENS	SPREADING RUSH	#1 CONT.		6,728**	

PLANT MATERIALS LISTING - SITE ORNAMENTALS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
(X)	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL., B&B	AS SHOWN	150	L
(X)	CEDRUS DEODARA 'AUREA'	AUREA DEODAR CEDAR	7'-8", B&B	AS SHOWN	27	L
(X)	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7'-8", B&B	AS SHOWN	38	L
(X)	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN	42	L
(X)	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL., B&B	AS SHOWN	194	L
(X)	PINUS PONDEROSA V. WILLAMETTENSIS	WILLAMETTE VALLEY PONDEROSA PINE	7'-8", B&B (OR AS AVAILABLE)	AS SHOWN	5	L
(X)	QUERCUS GARRYANA	NATIVE OREGON WHITE OAK	2" CAL., B&B (OR AS AVAILABLE)	AS SHOWN	6	L
(X)	EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN					
TOTAL MITIGATION TREES PROVIDED: 462						
MITIGATION TREES REQUIRED: 163						
GROUND COVER						
(*)	TURF SOD				18,964 S.F.	

PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
LARGE SHRUBS (4'-6" X 4'-6")						
(X)	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#5 CONT.	4' O.C.	207	L
(X)	EUONYMUS JAPONICUS 'AUREO-MARGINATA'	GOLDEN EUONYMUS	#5 CONT.	5' O.C.	114	L
(X)	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	#5 CONT.	5' O.C.	163	L
SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")						
(X)	ESCALLONIA COMPACTA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 CONT.	3' O.C.	312	L
(X)	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	#3 CONT.	3' O.C.	212	L
(X)	NANDINA DOMESTICA 'FIRE POWER'	HEAVENLY BAMBOO FIRE POWER	#3 CONT.	3' O.C.	452	L
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ORNAMENTAL GRASSES						
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GROUND COVER						
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PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
(X)	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN	L	
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SHRUBS AND GROUND COVER						
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(*)	RHODODENDRON 'UNIQUE'	UNIQUE RHODODENDRON	#5 CONT.	4' O.C.	123	L
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*WATER USAGE RATE INCREASES SLIGHTLY JUNE - AUGUST
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MATCHLINE - SEE SHEET L101

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LANDSCAPE PLAN
PRELIMINARY IMPROVEMENT PLANS
PARKWAY INDUSTRIAL PARK
WILSONVILLE, OR



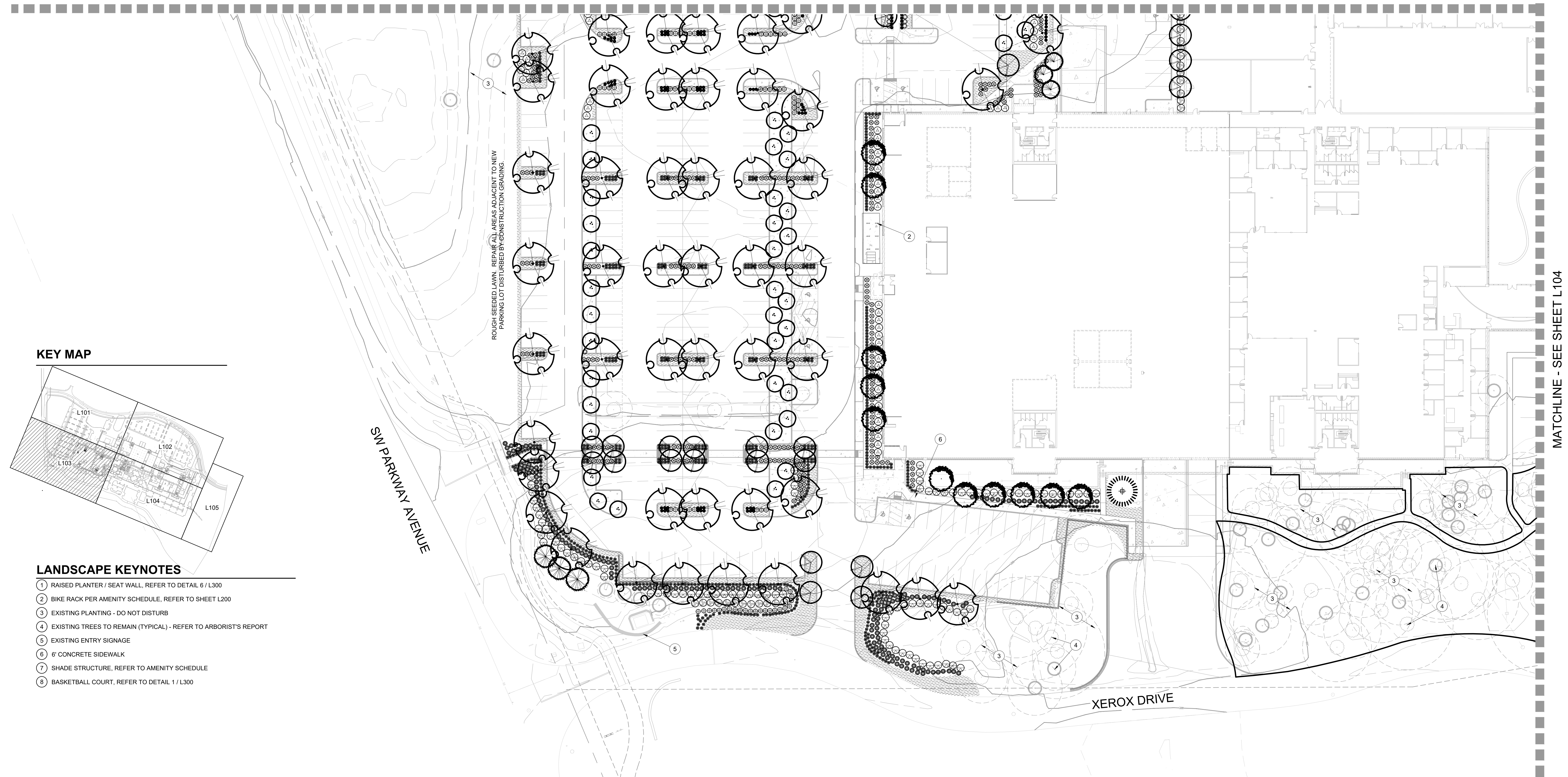
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OREGON
LANDSCAPE ARCHITECT

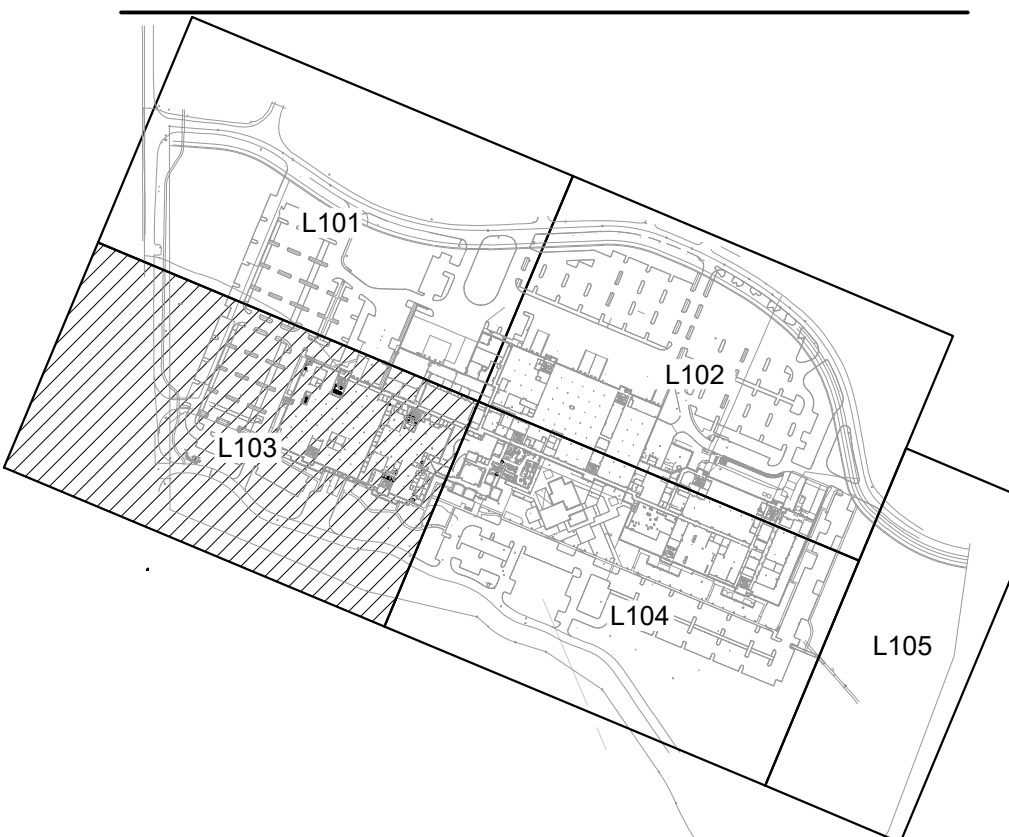
PM. B. BERRY
DR. K. LABELLE
JOB NO.

FILE NO.
0155-SD-LS16
L103

SHEET NO.
19 OF 31



KEY MAP



LANDSCAPE KEYNOTES

- 1 RAISED PLANTER / SEAT WALL, REFER TO DETAIL 6 / L300
- 2 BIKE RACK PER AMENITY SCHEDULE, REFER TO SHEET L200
- 3 EXISTING PLANTING - DO NOT DISTURB
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PLANT MATERIALS LISTING - BIOSWALE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
UPLAND PLANTINGS						
TREE						
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(Symbol)	CORNUS SERICEA	REDOSIER DOGWOOD	#10 CONT., 36" HT. MIN.	5' O.C.	380**	L
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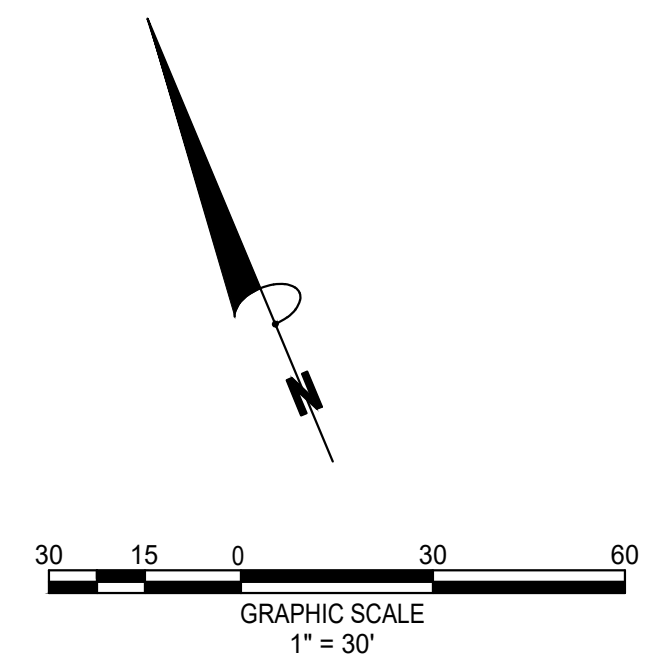
PLANT MATERIALS LISTING - SITE ORNAMENTALS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
(Symbol)	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL., B&B	AS SHOWN	150	L
(Symbol)	CEDRUS DEODARA 'AUREA'	AUREA DEODAR CEDAR	7"-8", B&B	AS SHOWN	27	L
(Symbol)	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7"-8", B&B	AS SHOWN	38	L
(Symbol)	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN	42	L
(Symbol)	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL., B&B	AS SHOWN	194	L
(Symbol)	PINUS PONDEROSA V. WILLAMMETTENSIS	WILLAMETTE VALLEY PONDEROSA PINE (OR AS AVAILABLE)	7"-8", B&B	AS SHOWN	5	L
(Symbol)	QUERCUS GARRYANA	NATIVE OREGON WHITE OAK	2" CAL., B&B	AS SHOWN	6	L
TOTAL MITIGATION TREES PROVIDED: 462 MITIGATION TREES REQUIRED: 163						
EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN						
GROUND COVER						
(Symbol)	TURF SOD				18,964 S.F.	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
LARGE SHRUBS (4'-6" X 4'-6")						
(Symbol)	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#5 CONT.	4' O.C.	207	L
(Symbol)	EUONYMUS JAPONICUS 'AUREO-MARGINATA'	GOLDEN EUONYMUS	#5 CONT.	5' O.C.	114	L
(Symbol)	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	#5 CONT.	5' O.C.	163	L
SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")						
(Symbol)	ESCALLONIA COMPACTA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 CONT.	3' O.C.	312	L
(Symbol)	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	#3 CONT.	3' O.C.	212	L
(Symbol)	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER	#3 CONT.	3' O.C.	452	L
(Symbol)	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	#3 CONT.	3' O.C.	825	L
ORNAMENTAL GRASSES						
(Symbol)	HELICTOTRICHON S. 'SAPPHIRE FOUNTAIN'	SAPPHIRE FOUNTAIN BLUE OAT GRASS	#1 CONT.	24" O.C.	663	L
(Symbol)	PENNISETUM ALOPECUROIDES 'HAJELN'	HAJELN DWARF FOUNTAIN GRASS	#1 CONT.	24" O.C.	1615	L
GROUND COVER						
(Symbol)	As Req'd	66,853 S.F.				
(Symbol)	ARCTOSTAPHYLOS LIVA-URSI	BEARBERRY	1 GAL. CAN	30" O.C.	L	
(Symbol)	EUONYMUS FORTUNEI 'COLORATA'	KINKINNICK COLORATA WINTERKEEPER	1 GAL. CAN	30" O.C.	L	
100,000 S.F. ROUGH SEED MIX - PROVIDE AND INSTALL SUNMARK SEEDS 'XERISCAPE ECOLAWN' EROSION CONTROL SEED MIX AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS. 1.888.214.7333. INSTALL IN ALL DISTURBED AREAS NOT OTHERWISE PLANTED.						

PLANT MATERIALS LISTING - PLAZA

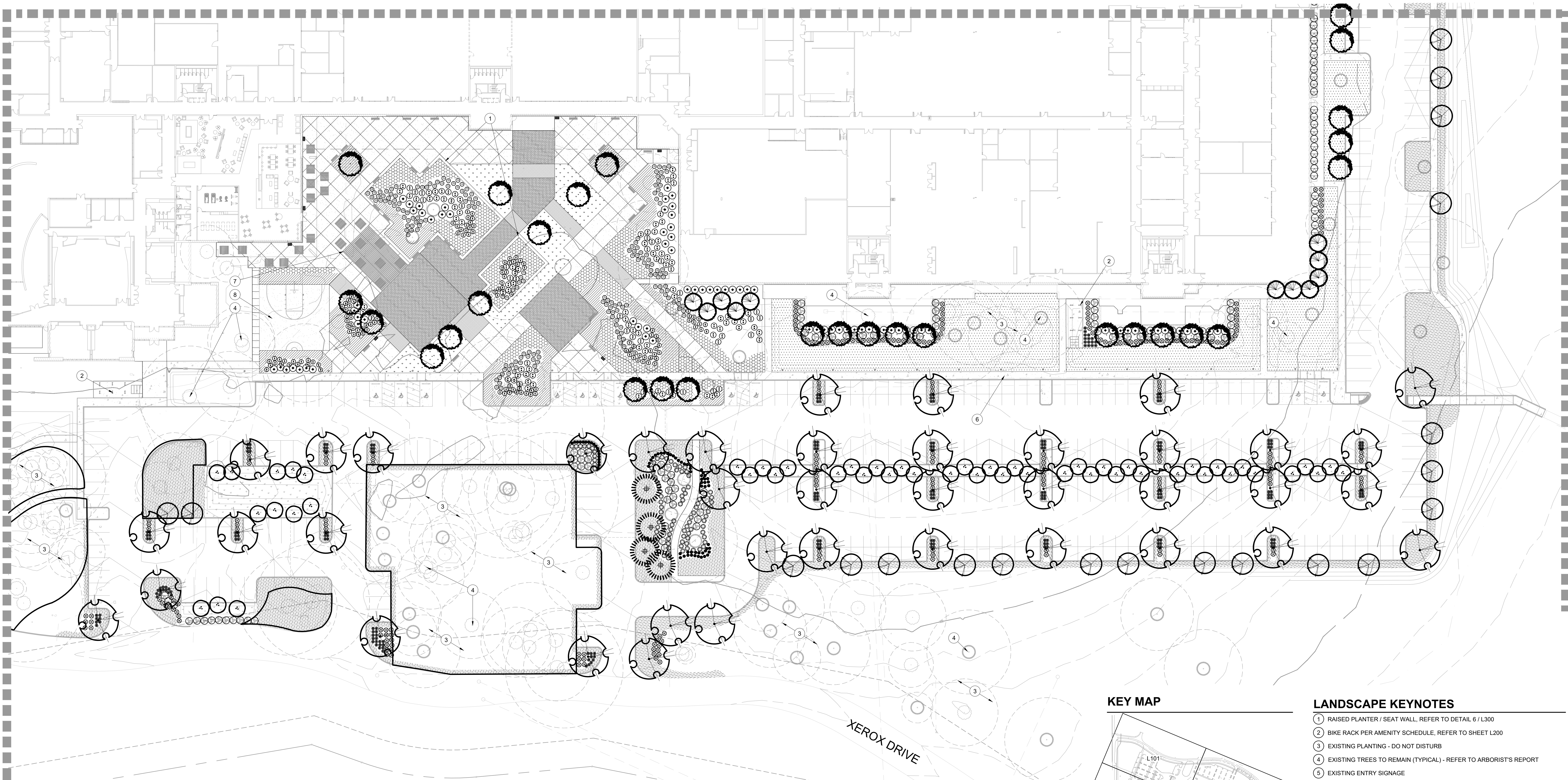
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
(Symbol)	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN	L	
EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN						
SHRUBS AND GROUND COVER						
(Symbol)	DAPHNE SPP.	DAPHNE	#1 CONT.	3' O.C.	128	L
(Symbol)	RHODODENDRON 'UNIQUE'	UNIQUE RHODODENDRON	#5 CONT.	4' O.C.	123	L
(Symbol)	SARCOCOCOA HOOKERIANA VAR. HUMILIS	SWEET BOX	#1 CONT.	3' O.C.	176	L
(Symbol)	SPIRAEA JAPONICA	JAPANESE SPIRAEA	#5 CONT.	5' O.C.	90	L
(Symbol)	MAHONIA NERVOSA	CASCADE OREGON GRAPE	#1 CONT.	4' O.C.	3,388 S.F.	L
(Symbol)	CORNUS CANADENSIS	BUNCHBERRY	#1 CONT.	1' O.C.	5,016 S.F.	L
(Symbol)	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	#1 CONT.	18" O.C.	800 S.F.	L



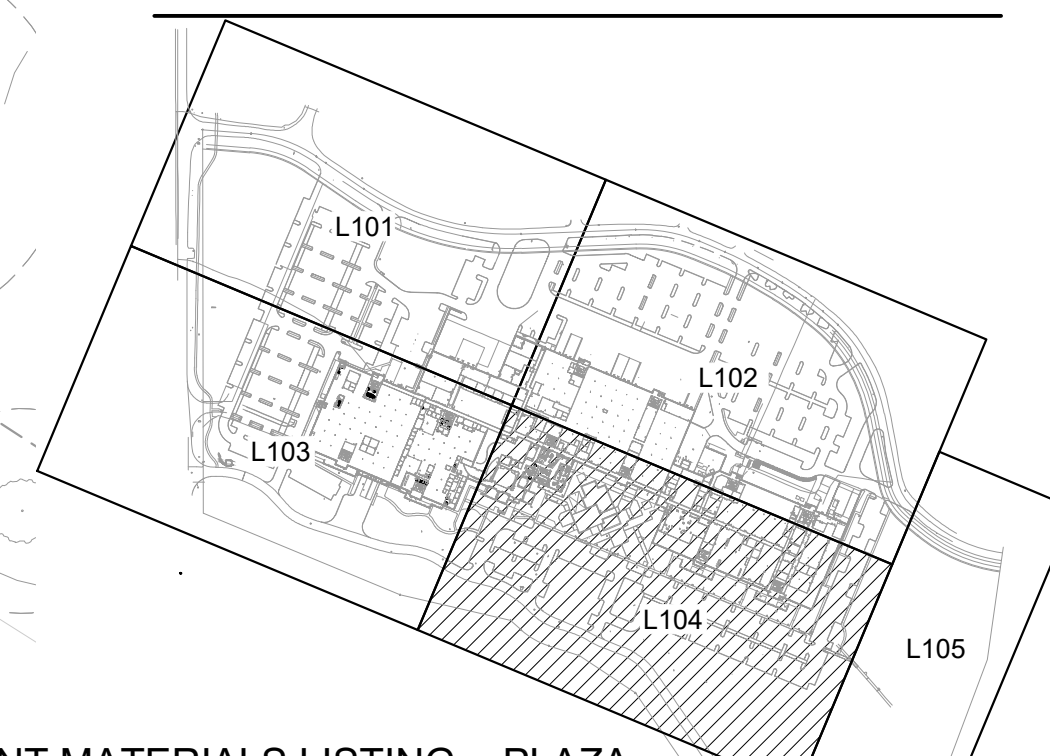
MATCHLINE - SEE SHEET L102

MATCHLINE - SEE SHEET L103

MATCHLINE - SEE SHEET L105



KEY MAP



LANDSCAPE KEYNOTES

- 1 RAISED PLANTER / SEAT WALL, REFER TO DETAIL 6 / L300
- 2 BIKE RACK PER AMENITY SCHEDULE, REFER TO SHEET L200
- 3 EXISTING PLANTING - DO NOT DISTURB
- 4 EXISTING TREES TO REMAIN (TYPICAL) - REFER TO ARBORIST'S REPORT
- 5 EXISTING ENTRY SIGNAGE
- 6 6" CONCRETE SIDEWALK
- 7 SHADE STRUCTURE, REFER TO AMENITY SCHEDULE
- 8 BASKETBALL COURT, REFER TO DETAIL 1 / L300

PLANT MATERIALS LISTING - BIOSWALE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
UPLAND PLANTINGS						
TREE						
4	ACER CIRCINATUM	VINE MAPLE	6'-7" B&B, 3 STEM MIN.	AS SHOWN	250	L
SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7. 38,723 S.F.						
	AMELANCHIER ALNIFOLIA	SERVICEBERRY	36" HT. MIN.	6' O.C.	380**	L
	CORNUS SERICEA	REDOSIER DOGWOOD	#10 CONT., 36" HT. MIN.	5' O.C.	380**	L
	PHILADELPHUS LEWISII	MOCKORANGE	#5 CONT., 30" HT. MIN.	4' O.C.	380**	L
	PHYSCARPUS CAPITATUS	PACIFIC NINEBARK	#5 CONT., 36" HT. MIN.	4' O.C.	380**	L
	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 CONT., 36" HT. MIN.	4' O.C.	380**	L
	SPIRAEA DOUGLASHII	DOUGLAS SPIRAEA	30" HT. MIN.	4' O.C.	380**	L
HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY						
	CAREX OBNUPTA	SLOUGH SEDGE	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20 EA.	6,728**	
	JUNCUS PATENS	SPREADING RUSH	#1 CONT.		6,728**	

PLANT MATERIALS LISTING - SITE ORNAMENTALS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL., B&B	AS SHOWN	150	L
	CEDRUS DEODARA 'AUREA'	AUREA DEODAR CEDAR	7'-8", B&B	AS SHOWN	27	L
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7'-8", B&B	AS SHOWN	38	L
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 3/4" CAL., B&B	AS SHOWN	42	L
	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL., B&B	AS SHOWN	194	L
	PINUS PONDEROSA V. WILLAMMETTENSIS	WILLAMETTE VALLEY PONDEROSA PINE	7'-8", B&B (OR AS AVAILABLE)	AS SHOWN	5	L
	QUERCUS GARRYANA	NATIVE OREGON WHITE OAK	2" CAL., B&B (OR AS AVAILABLE)	AS SHOWN	6	L
	EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN					
GROUNDCOVER						
	TURF SOD				18,964 S.F.	
TOTAL MITIGATION TREES PROVIDED: 462 MITIGATION TREES REQUIRED: 163						

PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
LARGE SHRUBS (4'-6" X 4'-6")						
	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#5 CONT.	4' O.C.	207	L
	EUONYMUS JAPONICUS 'AUREO-MARGINATA'	GOLDEN EUONYMUS	#5 CONT.	5' O.C.	114	L
	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	#5 CONT.	5' O.C.	163	L
SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")						
	ESCALLONIA COMPACTA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 CONT.	3' O.C.	312	L
	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	#3 CONT.	3' O.C.	212	L
	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER HEAVENLY BAMBOO	#3 CONT.	3' O.C.	452	L
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	#3 CONT.	3' O.C.	825	L
ORNAMENTAL GRASSES						
	HELICTOTRICHON S. 'SAPPHIRE FOUNTAIN'	SAPPHIRE FOUNTAIN BLUE OAT GRASS	#1 CONT.	24" O.C.	663	L
	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1 CONT.	24" O.C.	1615	L
GROUNDCOVER						
	As Req'd	56,853 S.F.				
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL. CAN	30" O.C.	L	
	EUONYMUS FORTUNEI 'COLORATA'	KINKINICK COLORATA WINTERCREEPER	1 GAL. CAN	30" O.C.	L	
100,000 S.F. ROUGH SEED MIX - PROVIDE AND INSTALL SUNMARK SEEDS 'XERISCAPE ECO-LAWN' EROSION CONTROL SEED MIX AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS. 1,888,214,7333. INSTALL IN ALL DISTURBED AREAS NOT OTHERWISE PLANTED						

PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 3/4" CAL., B&B	AS SHOWN		L
EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN						
SHRUBS AND GROUNDCOVER						
	DAPHNE SPP.	DAPHNE	#1 CONT.	3' O.C.	128	L
	RHODODENDRON 'UNIQUE'	UNIQUE RHODODENDRON	#5 CONT.	4' O.C.	123	L
	SARCOCOCOA HOOKERIANA VAR. HUMILIS	SWEET BOX	#1 CONT.	3' O.C.	176	L
	SPIRAEA JAPONICA	JAPANESE SPIRAEA	#5 CONT.	5' O.C.	90	L
	MAHONIA NERVOSA	CASCADE OREGON GRAPE	#1 CONT.	4' O.C.	3,388 S.F.	L
	CORNUS CANADENSIS	BUNCHBERRY	#1 CONT.	1' O.C.	5,016 S.F.	L
	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	#1 CONT.	18" O.C.	800 S.F.	L

*WATER USAGE RATE INCREASES SLIGHTLY JUNE - AUGUST
**TO BE VERIFIED BY CONTRACTOR

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS ENGINEER. THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND DEEPER TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER AND THE ENGINEER SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK OF PERSONS ENGAGED BY THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



LANDSCAPE PLAN
PRELIMINARY IMPROVEMENT PLANS
PARKWAY INDUSTRIAL PARK
WILSONVILLE, OR



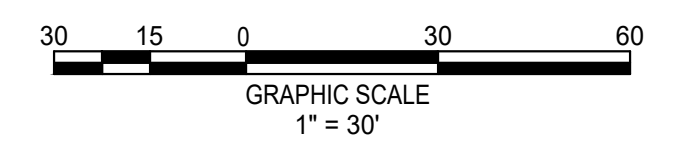
REVISIONS:

REGISTERED
231
HAROLD G. KEENER
OREGON
LANDSCAPE ARCHITECT

PM. B. BERRY
DR. K. LABELLE
JOB NO.

FILE NO.
0155-SD-LS16
L104

SHEET NO.
20 OF 31



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MATCHLINE - SEE LEFT

MATCHLINE - SEE SHEET L102

MATCHLINE - SEE SHEET L104

WETLAND LAWN AREA

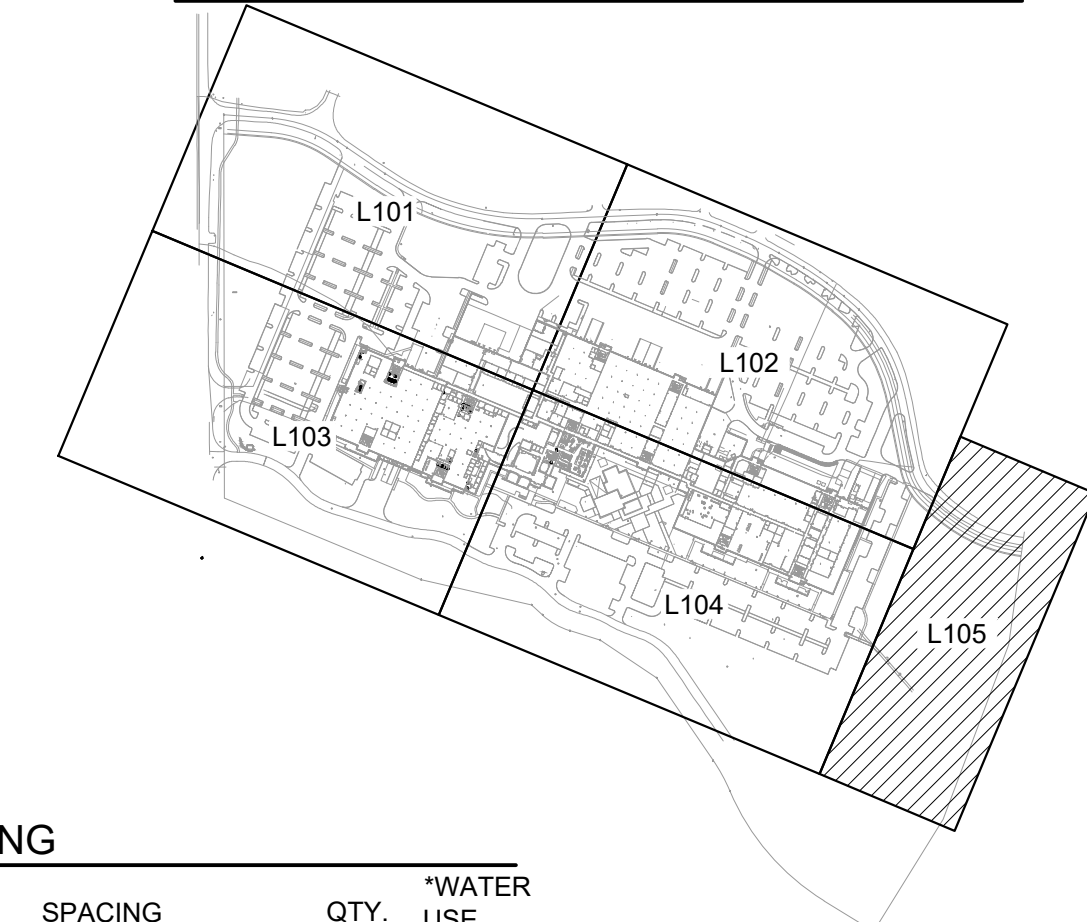
ORDINARY HIGH WATER LEVEL

PROPERTY BOUNDARY

50' SAFE HARBOR BOUNDARY

MATCHLINE - SEE RIGHT

KEY MAP



LANDSCAPE KEYNOTES

- 1 RAISED PLANTER / SEAT WALL, REFER TO DETAIL 6 / L300
- 2 BIKE RACK PER AMENITY SCHEDULE, REFER TO SHEET L200
- 3 EXISTING PLANTING - DO NOT DISTURB
- 4 EXISTING TREES TO REMAIN (TYPICAL) - REFER TO ARBORIST'S REPORT
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- 7 SHADE STRUCTURE, REFER TO AMENITY SCHEDULE
- 8 BASKETBALL COURT, REFER TO DETAIL 1 / L300

SUNMARK SEEDS INTERNATIONAL, INC.
 2255 NE 194th Ave
 Portland, OR 97230
 503-241-7333
 888-214-7333

NATIVE MIX
PHYTOREMEDIATION

Grasses	65.61%
Flowers	34.39%
EcoLive™	

Sunmark Native Phytoremediation Mix Acres: 1
 Quantity: 22 lbs.

Botanical Name	Common Name	% by weight	Seeds per lb. of Mix	Seeds per lb.	Actual % by Seed Size	Lbs. Needed	% Requested
<i>Calamagrostis canadensis</i>	Bluejoint	10.00%	227000	2,270,000	20.52%	2.16	20%
<i>Alopecurus geniculatus</i>	Water Foxtail	25.00%	123750	495,000	11.18%	5.39	10%
<i>Alisma subcordatum</i>	American Water Plantain	15.00%	235200	1,568,000	21.26%	3.24	20%
<i>Helianthus annuus</i>	Common Sunflower	36.00%	21528	59,800	1.95%	7.77	5%
<i>Scirpus microcarpus</i>	Panicled Bulrush	3.00%	204000	6,800,000	18.44%	0.65	20%
<i>Deschampsia elongata</i>	Slender Hairgrass	10.00%	195000	1,950,000	17.62%	2.16	15%
<i>Typha latifolia</i>	Broadleaf Cattail	1.00%	100000	10,000,000	9.04%	0.22	10%
EcoLive™ Organics w Mycorrhize		100.00%	1106478		100%	21.57	100%

Seeding Rate
 0.50 PLS lbs. per 1000 sq. ft.
 21.574 PLS lbs. per acre

EcoLive™ Organics Rate
 1.500 lbs. per 1000 sq. ft.
 57.00 lbs. per acre

Seed Needed	22	\$	1,203.99
EcoLive™ Organics Needed	57	\$	-
Total:		\$	1,203.99

Native Phytoremediation is an excellent native seed mix with very hardy and large plants. This mixture is used for removing heavy metals, pesticides, solvents, explosives, petrochemicals and their derivatives. The addition of EcoLive™ organics will develop the root structure and increase rhizofiltration, a form of bioremediation that involves filtering water through a mass of roots to remove toxic substances or excess nutrients.

PLANT MATERIALS LISTING -NATIVE TRANSITIONALPLANTING

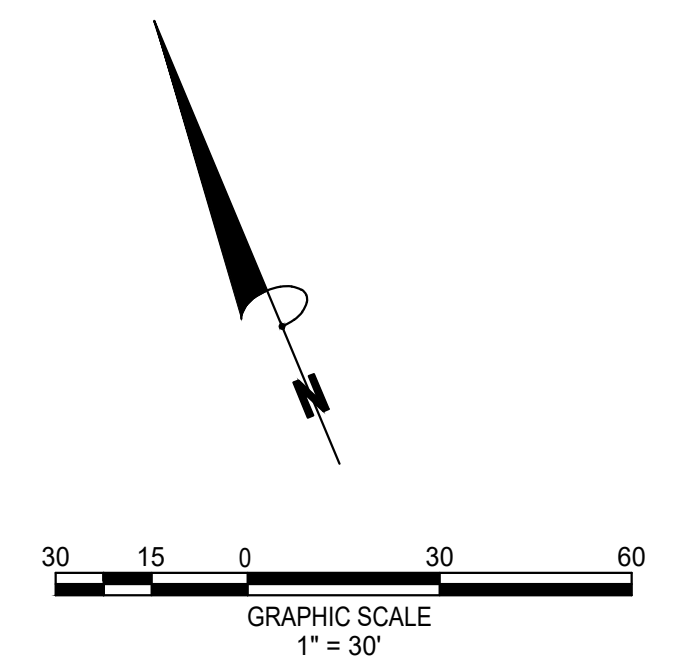
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
⊙	ACER CIRCINATUM	VINE MAPLE	6'-7' B&B, 3 STEM MIN.	AS SHOWN	25	L

SEED MIX - NATIVE PHYTOREMEDIATION MIX FROM SUNMARK SEEDS

⊙	CALAMAGROSTIS CANADENSIS	BLUE JOINT				
⊙	ALOPECURUS GENICULATUS	WATER FOXTAIL				
⊙	ALISIMA SUBCORDATUM	AMERICAN WATER PLANTAIN				
⊙	HELIANTHUS ANNUUS	COMMON SUNFLOWER				
⊙	SCIRPUS MICROCARPUS	PANICLED BULRUSH				
⊙	DESCHAMPSIA ELONGATA	SLENDER HAIRGRASS				
⊙	TYPHIA LATIFOLIA	BROADLEAF CATTAIL				
⊙	ECOLIVE ORGANICS W/ MYCORRHIZE					

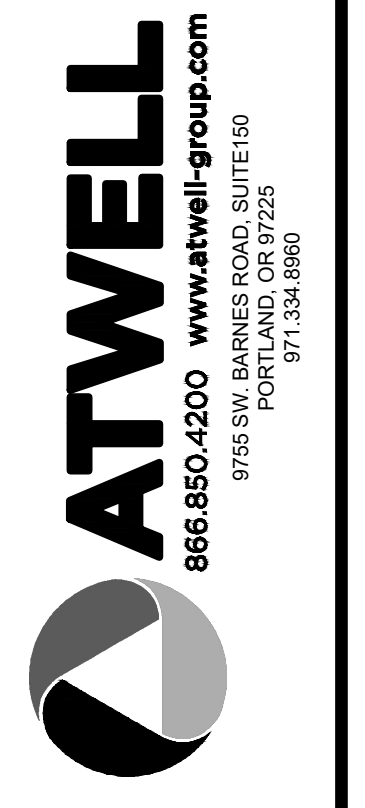
TOTAL SQUARE FOOTAGE: 20,000 S.F.

SEEDING RATE: 50 PLS LBS PER 1000 SQ. FT.
 21.574 PLS LBS. PER ACRE
 ECOLIVE ORGANICS RATE: 1.50 PLS LBS PER 1000 SQ. FT.
 57.00 PLS LBS. PER ACRE
 *INSTALL PER SUNMARK SEEDS SPECIFICATIONS



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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BUFFER ENHANCEMENT PLAN
 PRELIMINARY IMPROVEMENT PLANS
PARKWAY INDUSTRIAL PARK
 WILSONVILLE, OR



REVISIONS:

REGISTERED
 231
 HAROLD G. KEEVER
 OREGON
 LANDSCAPE ARCHITECT

PM. B. BERRY
 DR. K. LABELLE
 JOB NO.

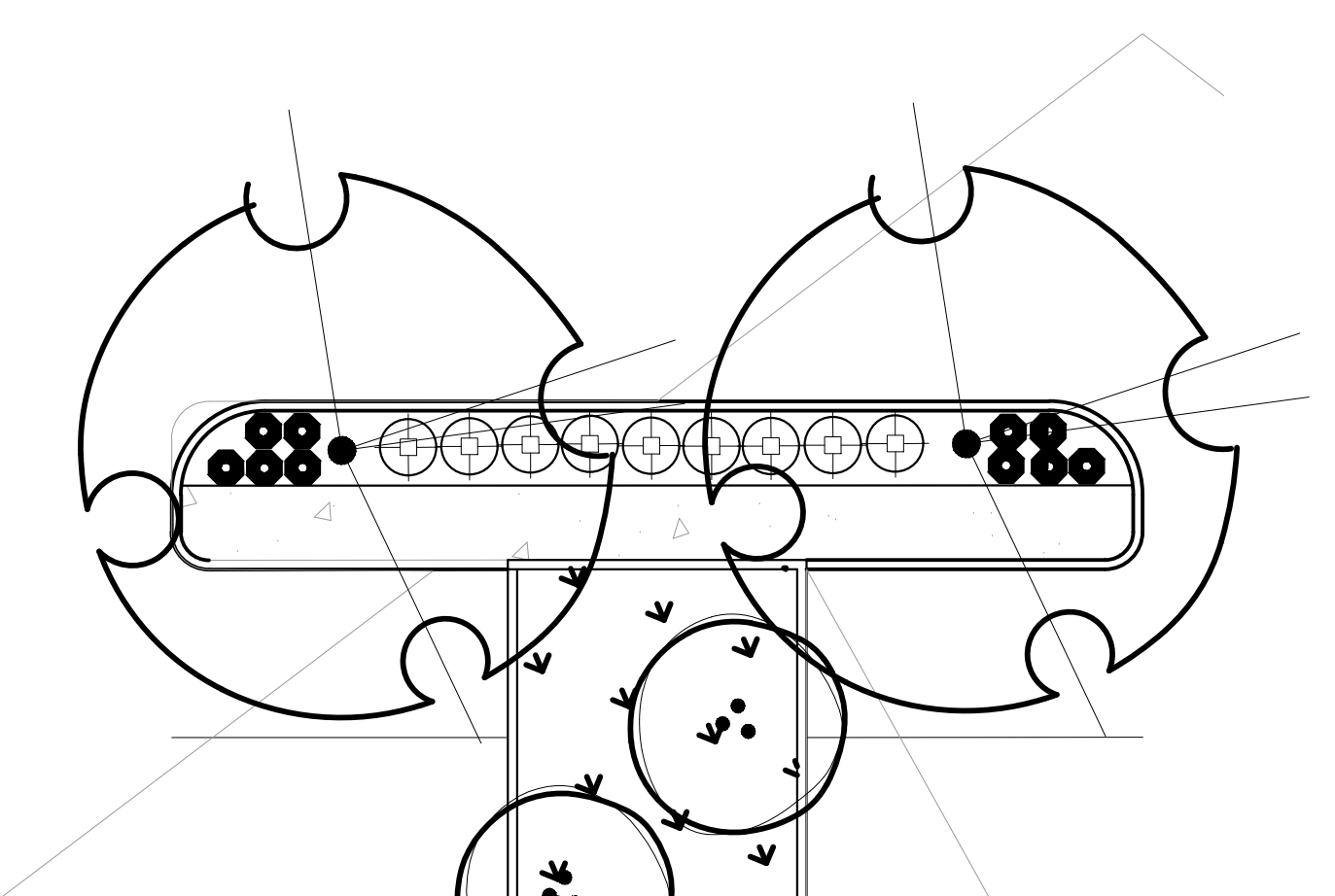
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L105

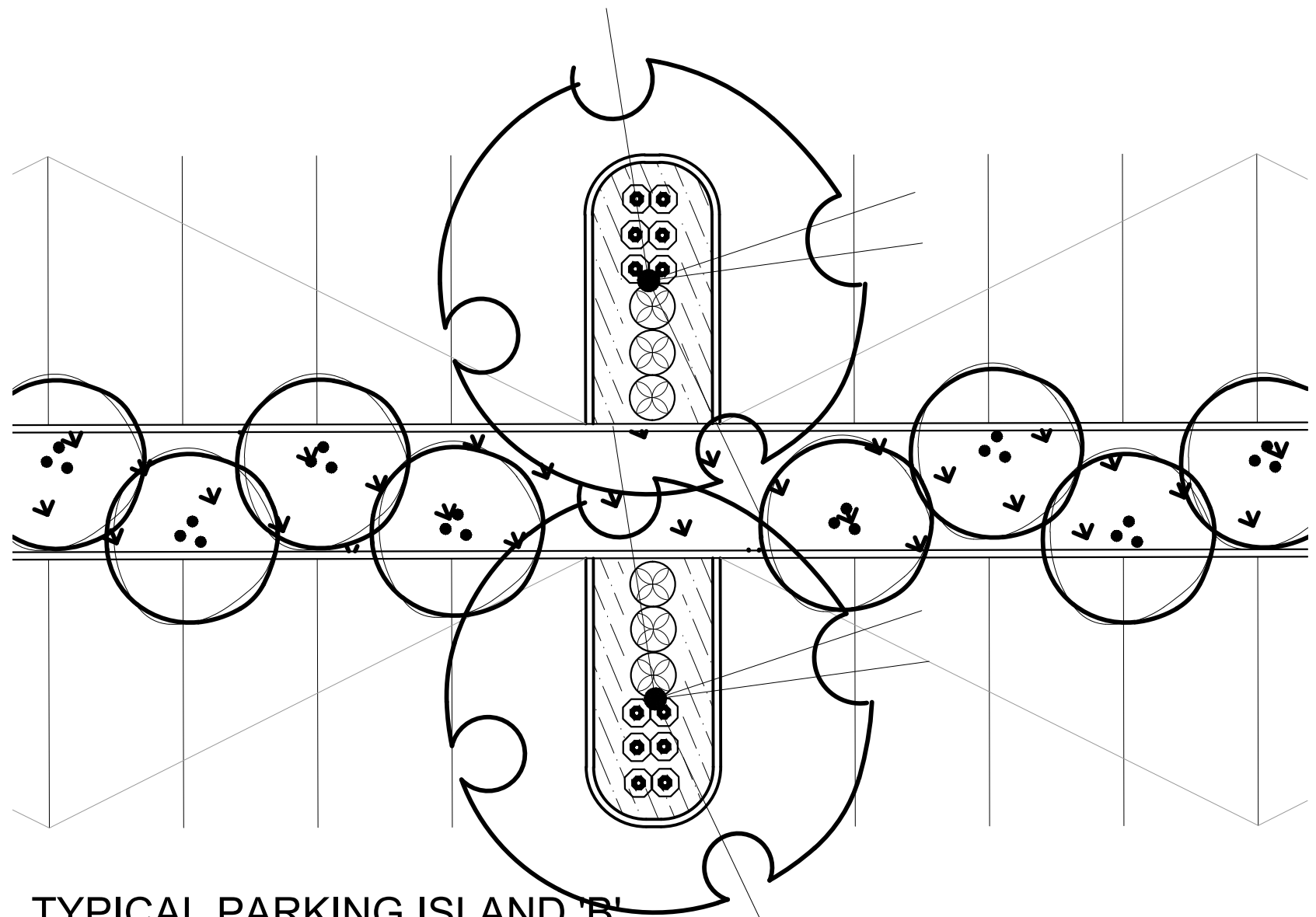
SHEET NO.
21 OF 31



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TYPICAL PARKING ISLAND 'A'
SCALE: 1"=10'-0"



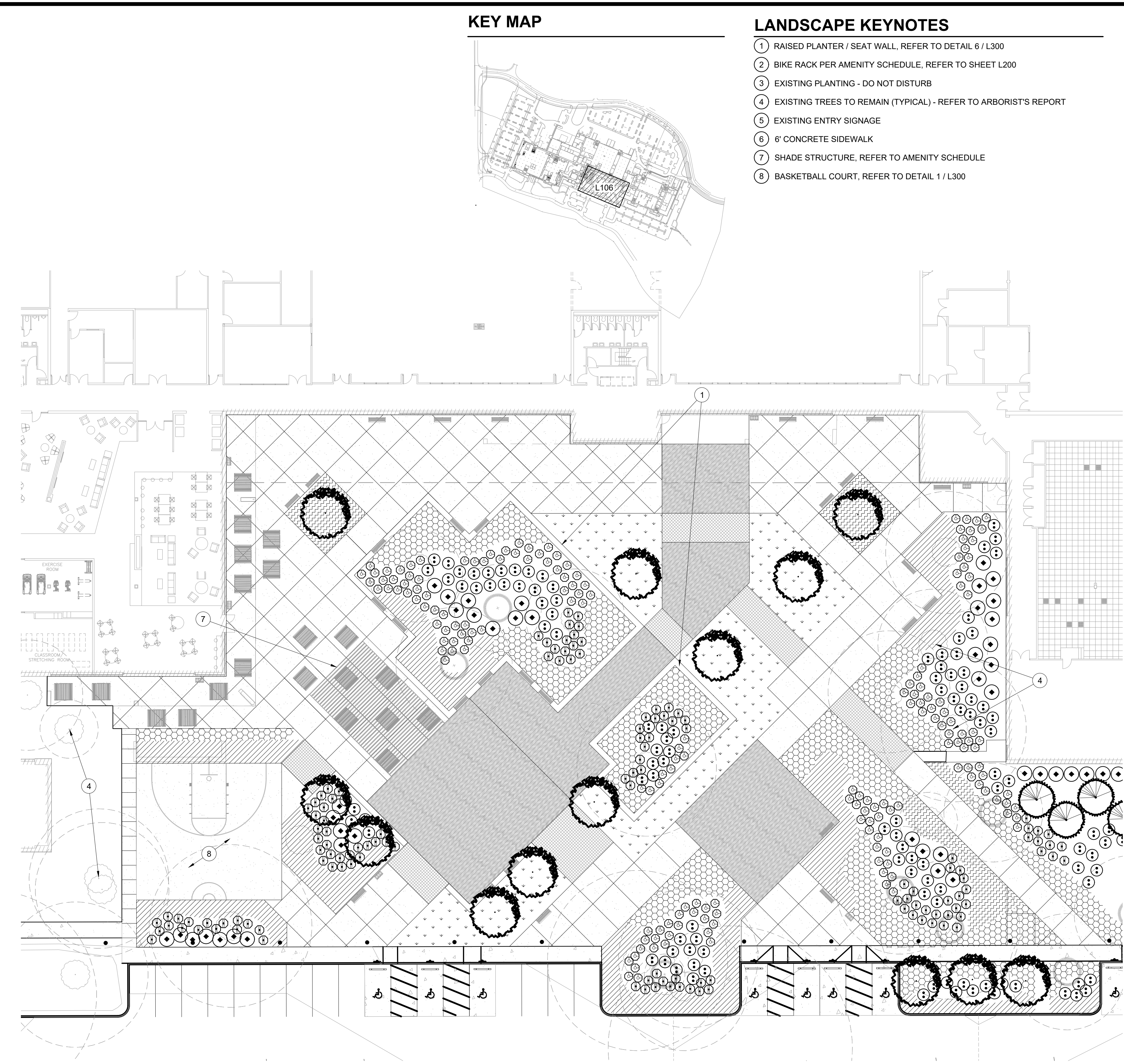
TYPICAL PARKING ISLAND 'B'
SCALE: 1"=10'-0"



TYPICAL PARKING ISLAND PLANTING

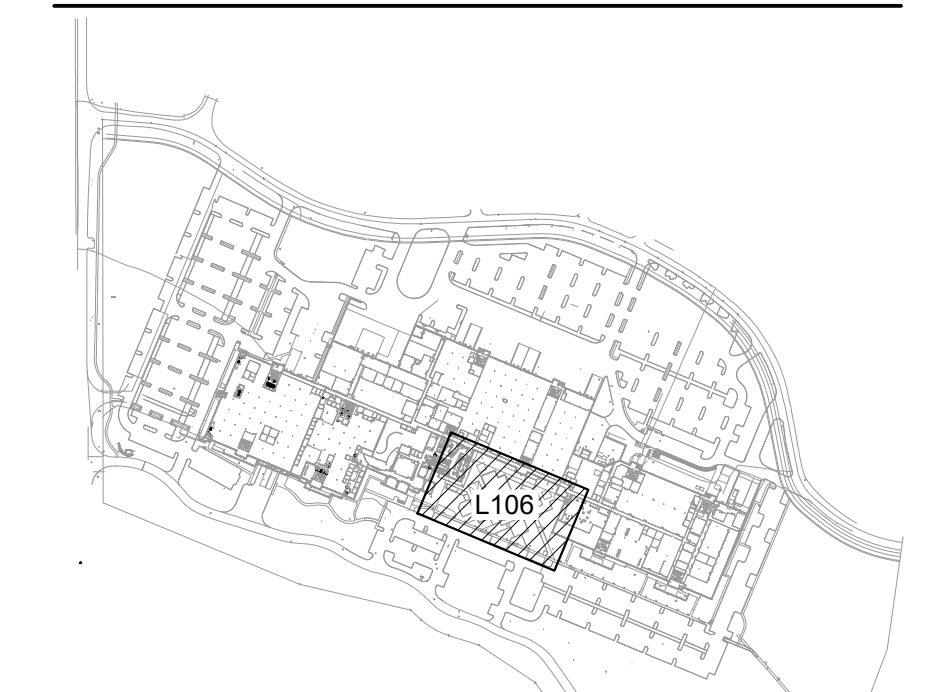


TYPICAL BIOSWALE PLANTING



PLAZA ENLARGEMENT PLAN
SCALE: 1"=20'-0"

KEY MAP



LANDSCAPE KEYNOTES

- 1 RAISED PLANTER / SEAT WALL, REFER TO DETAIL 6 / L300
- 2 BIKE RACK PER AMENITY SCHEDULE, REFER TO SHEET L200
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DETAILED LANDSCAPE PLANS
 PRELIMINARY IMPROVEMENT PLANS
 PARKWAY INDUSTRIAL PARK
 WILSONVILLE, OR

PLANT MATERIALS LISTING - BIOSWALE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
UPLAND PLANTINGS						
TREE						
4	ACER CIRCINATUM	VINE MAPLE	6'-7' B&B, 3" STEM MIN.	AS SHOWN	250	L
SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7, 36,723 S.F.						
	AMELANCHIER ALNIFOLIA	SERVICEBERRY	36" HT. MIN.	6' O.C.	380**	L
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	PHILADELPHUS LEWISII	MOCKORANGE	#5 CONT., 30" HT. MIN.	4' O.C.	380**	L
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#5 CONT., 36" HT. MIN.	4' O.C.	380**	L
	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 CONT., 36" HT. MIN.	4' O.C.	380**	L
	SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	30" HT. MIN.	4' O.C.	380**	L
HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY						
	CAREX OBNUPTA	SLOUGH SEDGE	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20' EA.	6,728**	
	JUNCUS PATENS	SPREADING RUSH	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20' EA.	6,728**	

*WATER USAGE RATE INCREASES SLIGHTLY JUNE - AUGUST
**TO BE VERIFIED BY CONTRACTOR

PLANT MATERIALS LISTING - SITE ORNAMENTALS

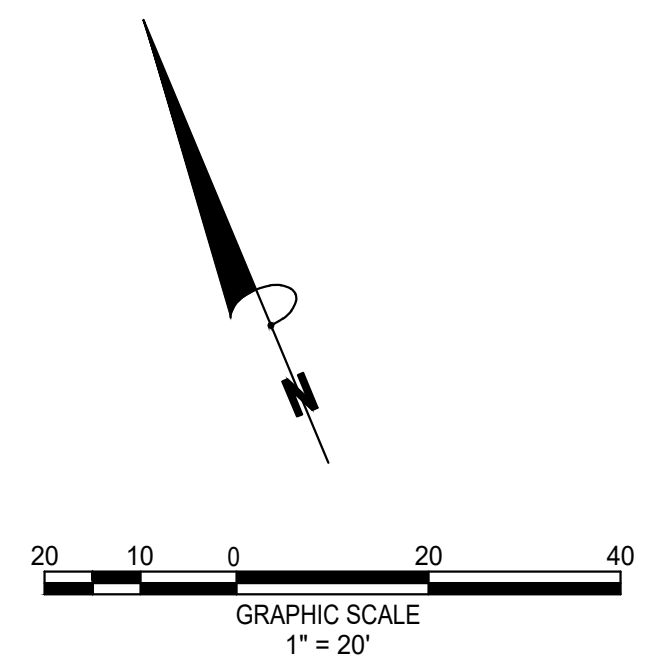
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
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	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL., B&B	AS SHOWN	194	L
	PINUS PONDEROSA V. WILLAMMETTENSIS	WILLAMETTE VALLEY P. PINE	7'-8', B&B (OR AS AVAILABLE)	AS SHOWN	5	L
	QUERCUS GARRYANA	NATIVE OREGON WHITE OAK	2" CAL., B&B (OR AS AVAILABLE)	AS SHOWN	6	L
TOTAL TREES PROVIDED: 462 MITIGATION TREES REQUIRED: 302						
EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN						
GROUND COVER						
	TURF SOD				18,964 S.F.	

PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
LARGE SHRUBS (4'-6" X 4'-6")						
	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#5 CONT.	4' O.C.	207	L
	ELIONYMUS JAPONICUS 'AUREO-MARGINATA'	GOLDEN ELIYONMUS	#5 CONT.	5' O.C.	114	L
	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	#5 CONT.	5' O.C.	163	L
SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")						
	ESCALLONIA COMPACTA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 CONT.	3' O.C.	312	L
	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	#3 CONT.	3' O.C.	212	L
	NANDINA DOMESTICA 'FIRE POWER'	HEAVENLY BAMBOO	#3 CONT.	3' O.C.	452	L
	RHAPHILOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	#3 CONT.	3' O.C.	825	L
ORNAMENTAL GRASSES						
	HELIOTRICHON S. 'SAPPHIRE FOUNTAIN'	SAPPHIRE FOUNTAIN BLUE OAT GRASS	#1 CONT.	24" O.C.	663	L
	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1 CONT.	24" O.C.	1615	L
GROUND COVER						
	As Req'd	56,853 S.F.				
	ARCTOSTAPHYLOS LIVA-URSI	BEARBERRY	1 GAL. CAN	30" O.C.		L
	ELIONYMUS FORTUNEI 'COLORATA'	KINKINICK COLORATA WINTERCREEPER	1 GAL. CAN	30" O.C.		L
100,000 S.F. ROUGH SEED MIX - PROVIDE AND INSTALL SUNMARK SEEDS 'XERISCAPE ECOLAWN' EROSION CONTROL SEED MIX AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS. 1.888.214.7333 INSTALL IN ALL DISTURBED AREAS NOT OTHERWISE PLANTED						

PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
TREES						
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN		L
EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN						
SHRUBS AND GROUND COVER						
	DAPHNE SPP.	DAPHNE	#1 CONT.	3' O.C.	128	L
	RHODODENDRON 'UNIQUE'	UNIQUE RHODODENDRON	#5 CONT.	4' O.C.	123	L
	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX	#1 CONT.	3' O.C.	176	L
	SPIRAEA JAPONICA	JAPANESE SPIRAEA	#5 CONT.	5' O.C.	90	L
	MAHONIA NERVOSA	CASCADE OREGON GRAPE	#1 CONT.	4' O.C.	3,388 S.F.	L
	CORNUS CANADENSIS	BUNCHBERRY	#1 CONT.	1' O.C.	5,016 S.F.	L
	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	#1 CONT.	18" O.C.	800 S.F.	L



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OREGON
LANDSCAPE ARCHITECT

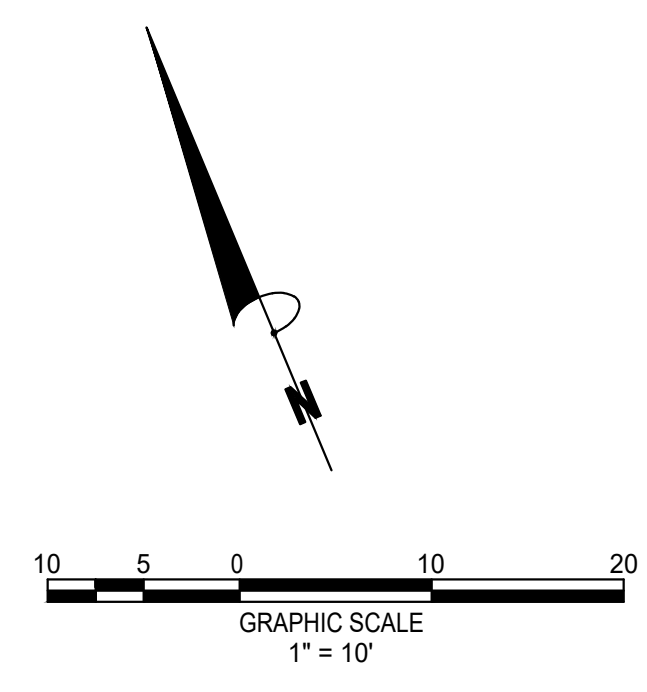
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JOB NO.

FILE NO.
0155-SD-LS18
L106

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KEY MAP



PAVING SCHEDULE

- ALL SIDEWALKS NATURAL GRAY CONCRETE W/ HEAVY BROOM FINISH. REFER TO DETAILS 3-4 / SHEET L300
- CONCRETE PAVERS BELGARD MODULINE SERIES PLANK PAVES, 4" x 18", 80 MM IN CHARCOAL, SMOOTH, 1/4 HERRINGBONE, www.belgard.com. INSTALL PER MANUFACTURER'S SPECIFICATIONS
- PERFORATED METAL WALKWAYS REFER TO DETAIL 7 / L300

HARDSCAPE KEYNOTES

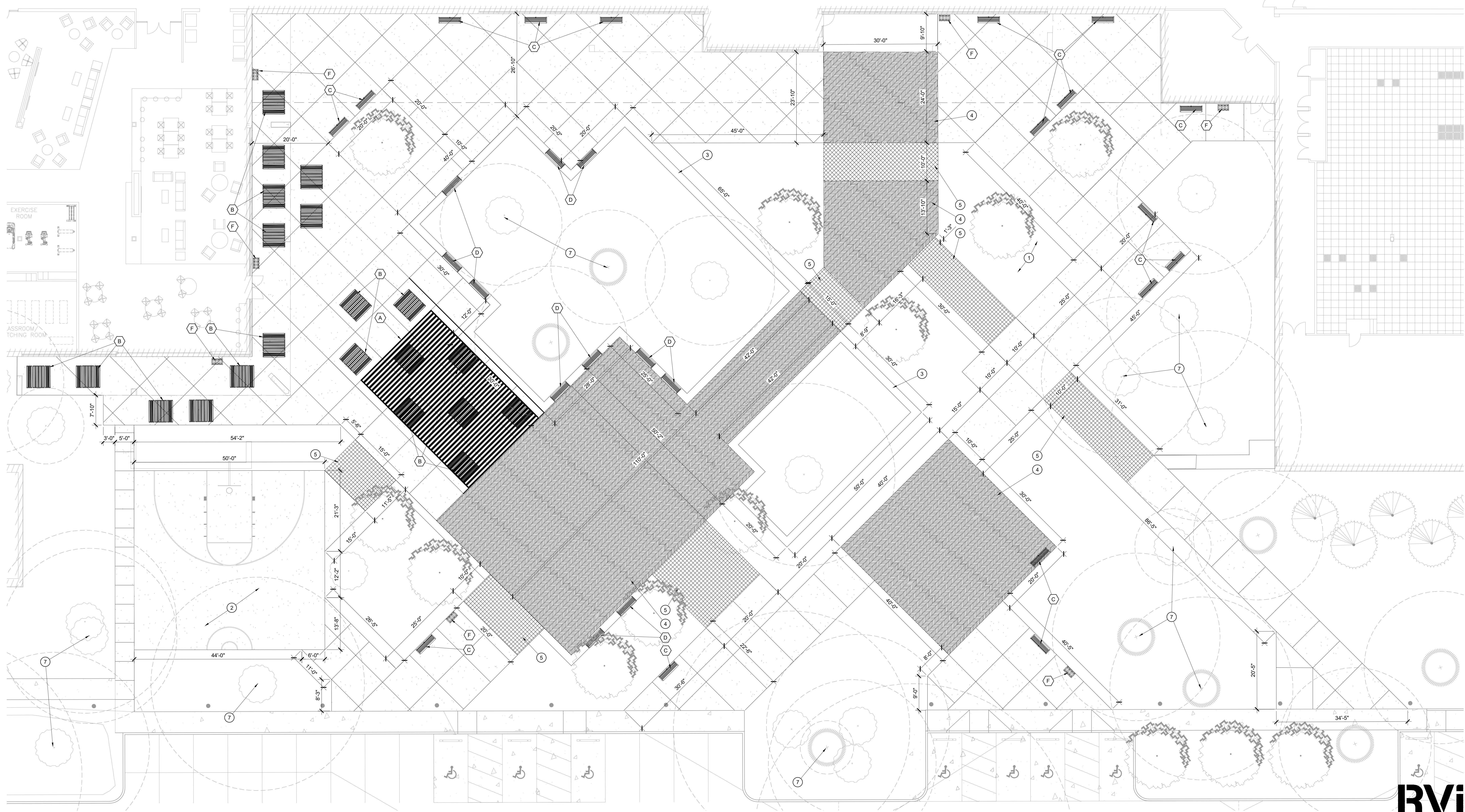
- 1 BIO-RETENTION AREA, REFER TO DETAILS 1-3 / L301
- 2 BASKETBALL COURT, REFER TO DETAIL 1 / L300
- 3 RAISED PLANTER / SEAT WALL, REFER TO DETAIL 6 / L300
- 4 ENHANCED PAVING, REFER TO PAVING SCHEDULE
- 5 PERFORATED METAL WALKWAY, REFER TO PAVING SCHEDULE
- 6 EXISTING TREES TO REMAIN
- 7 EXISTING TREES TO REMAIN (TYPICAL) - REFER TO ARBORIST'S REPORT

AMENITY SCHEDULE

ITEM SPECIFICATIONS	QUANTITY
A SHADE STRUCTURE MONOSLOPE (1' OVERHANG) 26' X 40' STEEL SUPPORTS WITH TONGUE AND GROOVE CEILING TO MATCH ARCH COLUMNS: SQUARE K01, W/ ELECTRIC CUTOUTS ON EACH POUCELOAT ALL METAL: SLATE STEEL ROOF, COLOR: SLATE GRAY POLYGON (www.poligon.com, 616-888-3500)	1
B PICNIC TABLE METAL: BLACK GLOSS, WOOD: SEALED IPE WOOD 720 CLUSTER SEATING, SURFACE MOUNT MAGLIN (www.maglin.com, 1-800-716-5506)	1
C BENCH METAL: BLACK GLOSS, WOOD: SEALED IPE WOOD 720 BACKED BENCH, MOUNTED TO LOW WALL MAGLIN (www.maglin.com, 1-800-716-5506)	1
D BENCH METAL: BLACK GLOSS, WOOD: SEALED IPE WOOD 720 BACKLESS WALL MOUNT BENCH MAGLIN (www.maglin.com, 1-800-716-5506)	1
E BIKE RACK BLACK GLOSS ICONIC COLLECTION MAGLIN (www.maglin.com, 1-800-716-5506)	1
F TRASH RECEPTACLE GUNMETAL GLOSS LEXICON COLLECTION 3 STREAM TRASH/RECYCLE MAGLIN (www.maglin.com, 1-800-716-5506)	1

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGRREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK OF PERSONS ENGAGED BY THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



PLAZA ENLARGEMENT PLAN
SCALE: 1"=10'-0"

PLAZA HARDSCAPE PLAN
 PRELIMINARY IMPROVEMENT PLANS
PARKWAY INDUSTRIAL PARK
 WILSONVILLE, OR



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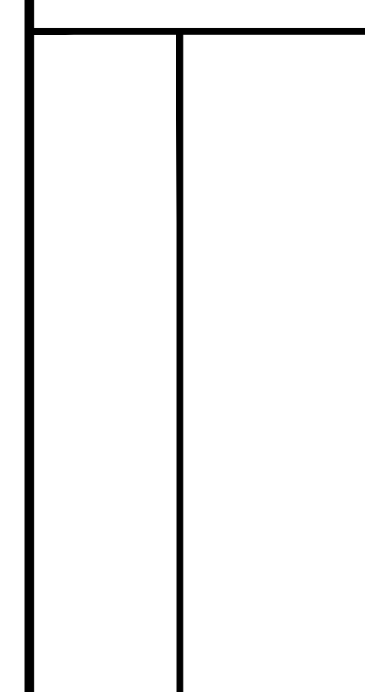


HARDSCAPE GENERAL NOTES

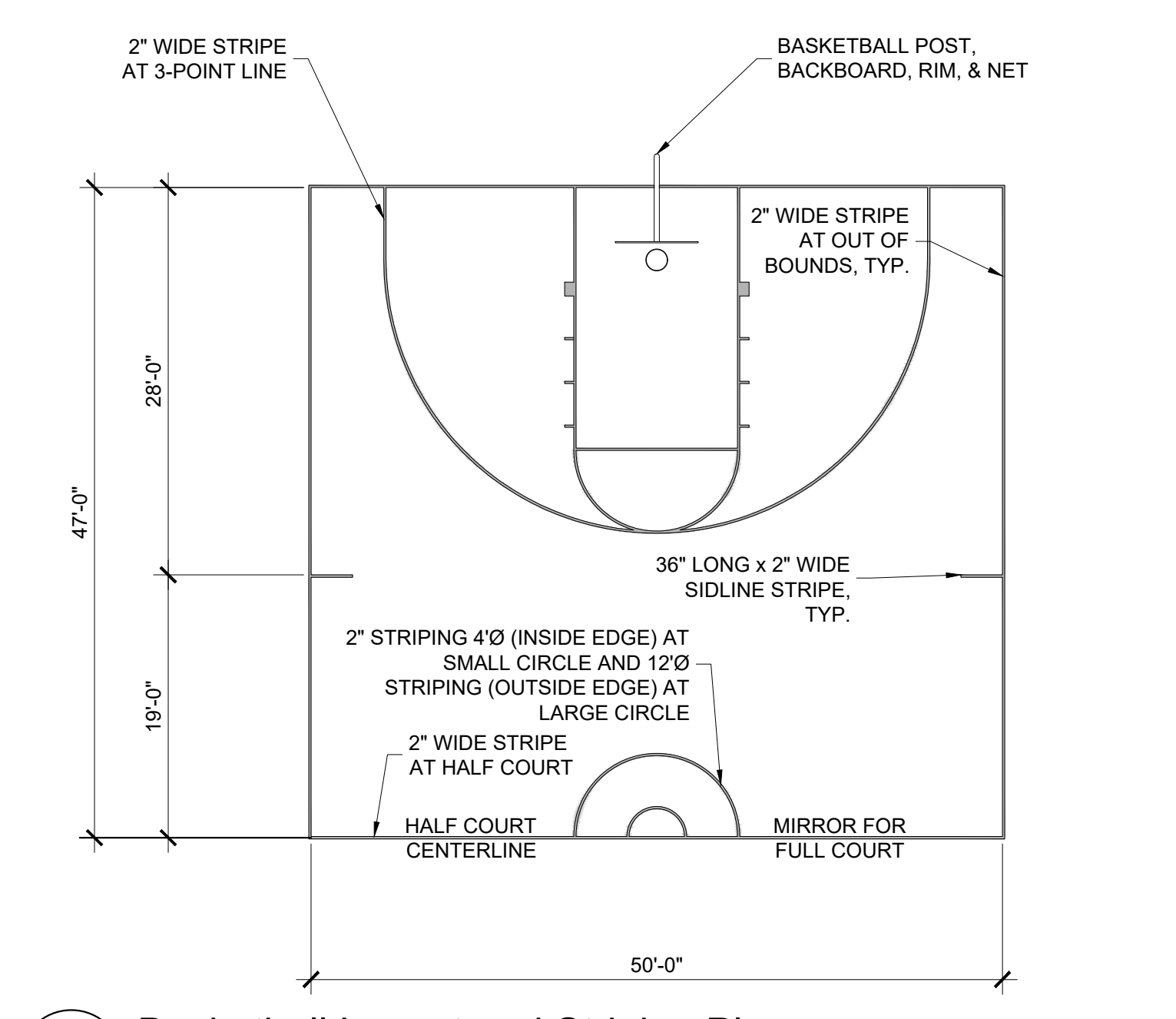
- THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
- ALL FORMWORK ALIGNMENT SHALL BE STRAIGHT AND EVEN. RADII AND CURVES ARE TO HAVE SMOOTH, CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS. JOINT LOCATIONS NOT SPECIFICALLY INDICATED ON THE PLANS SHALL BE EVENLY SPACED AND VISUALLY UNOBTUSIVE.
- ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE FIRMLY SECURED IN THE PROPER POSITION PRIOR TO PLACING CONCRETE.
- ALL FLATWORK SHALL BE LAID WITH A CONSTANT SLOPE BETWEEN TWO SPOT ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCOMPLISHED IN A GRADUAL MANNER. ALL HARDSCAPE SHALL SLOPE AWAY FROM BUILDINGS AT 1% SLOPE UNLESS NOTED OTHERWISE ON DRAWINGS.
- NEW CONCRETE PAVING SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS NOTED OTHERWISE ON DRAWINGS.
- IT IS RECOMMENDED THAT THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO PERFORM NECESSARY TESTING AND INSPECTIONS FOR QUALITY CONTROL TO ENSURE THAT THE REQUIREMENTS REFERENCED ARE COMPLIED WITH.
- THE LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS.
- ALL STEEL SURFACES SHALL BE CLEAN AND FREE OF OILS, BURRS, WELD RESIDUE AND OTHER DELETERIOUS MATERIALS PRIOR TO FINISHING.
- CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS BASED ON FIELD DIMENSIONS, FOR ALL STEEL ELEMENTS PRIOR TO CONSTRUCTION, FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT FINISH SAMPLE FOR REVIEW BY OWNER AND/OR LANDSCAPE ARCHITECT.
- MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY. FIELD VERIFY DIMENSIONS OF ADJACENT AND ADJOINING WORK. REPORT ANY DISCREPANCIES TO OWNER AND/OR LANDSCAPE ARCHITECT.
- WELD CONNECTIONS CONTINUOUS AND SOLID. REMOVE ANY SPLATTER AND SLAG AND GRIND WELDS SMOOTH. PREPARE SURFACE FOR PAINTING TO CLEAN, SMOOTH, AND FREE OF OBJECTIONABLE MATERIAL. WASH, STEAM CLEAN, SANDBLAST, OR WIRE BRUSH TO BASE METAL.
- BOLTS TO BE CADMIUM PLATED OR STAINLESS STEEL.
- CAP EXPOSED ENDS OF TUBING.
- REINFORCING MARKED "CONTINUOUS" MAY BE SPLICED WITH A LAP OF 30 BAR DIAMETERS (2'-0" MINIMUM) IN CONCRETE, 40 BAR DIAMETERS (2'-6" MINIMUM) IN MASONRY, UNLESS NOTED OTHERWISE.
- ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE STRUCTURES" LATEST EDITION.
- REINFORCING SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE INDICATED:
 - WALLS @ 1-1/2"
 - FORMED SURFACE IN CONTACT WITH EARTH @ 2"
 - SURFACE DEPOSITED DIRECTLY AGAINST EARTH @ 3"
- ANY DOWELS USED SHALL BE EQUAL IN SIZE AND SPACING TO VERTICAL BARS.
- MASONRY UNITS: SHALL BE GRADE "N" TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-90 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIALTY BLOCK SHALL BE AS NOTED ON PLANS.
- MORTAR: SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
- GROUT: FRESHLY PREPARED AND UNIFORMLY MIXED. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND, TO WHICH MAY BE ADDED NOT MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- PORTLAND CEMENT: SHALL BE TYPE II AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.
- WATERPROOF ALL MASONRY BELOW GRADE.

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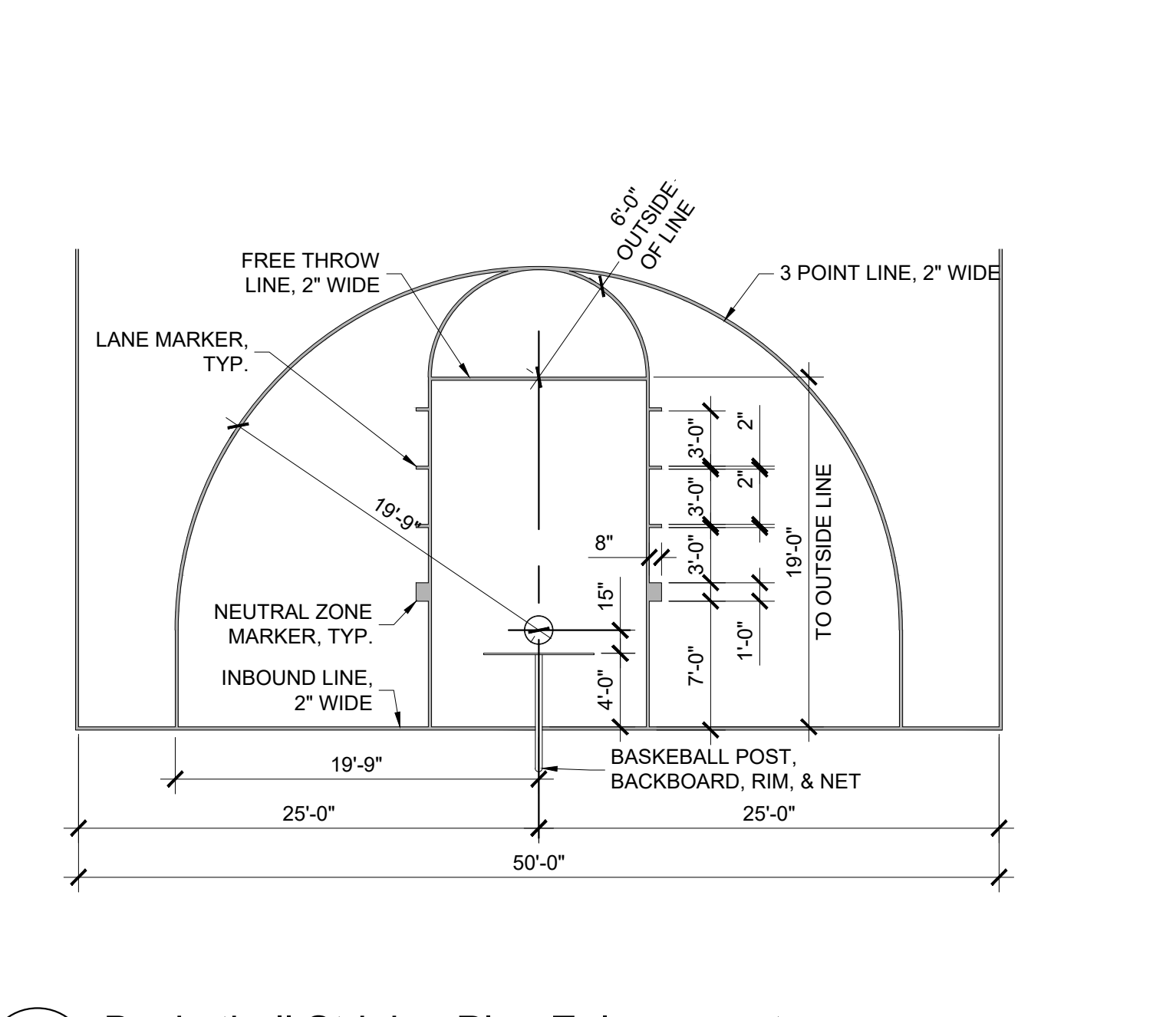
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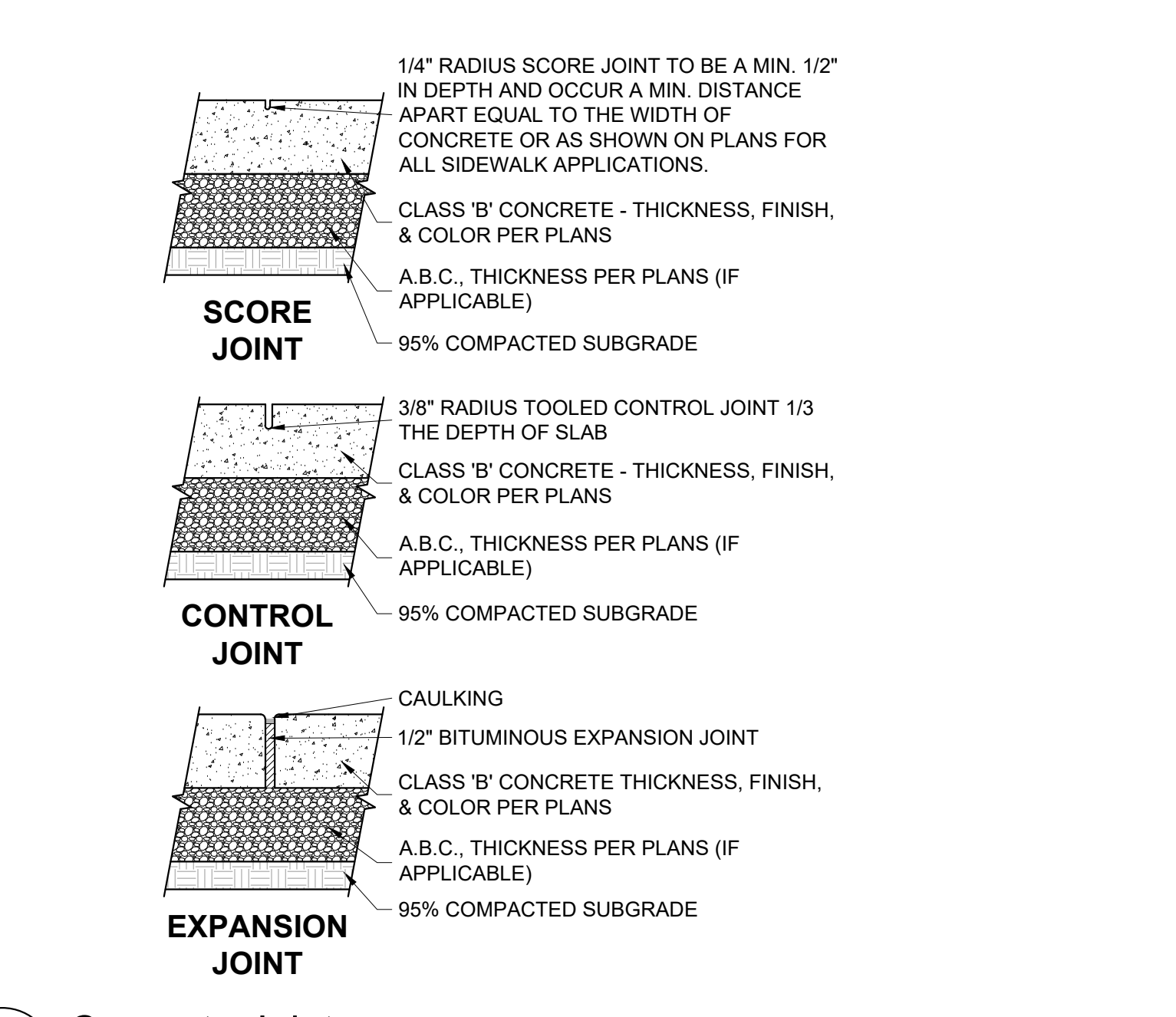
HARDSCAPE DETAILS
PRELIMINARY IMPROVEMENT PLANS
PARKWAY INDUSTRIAL PARK
WILSONVILLE, OR



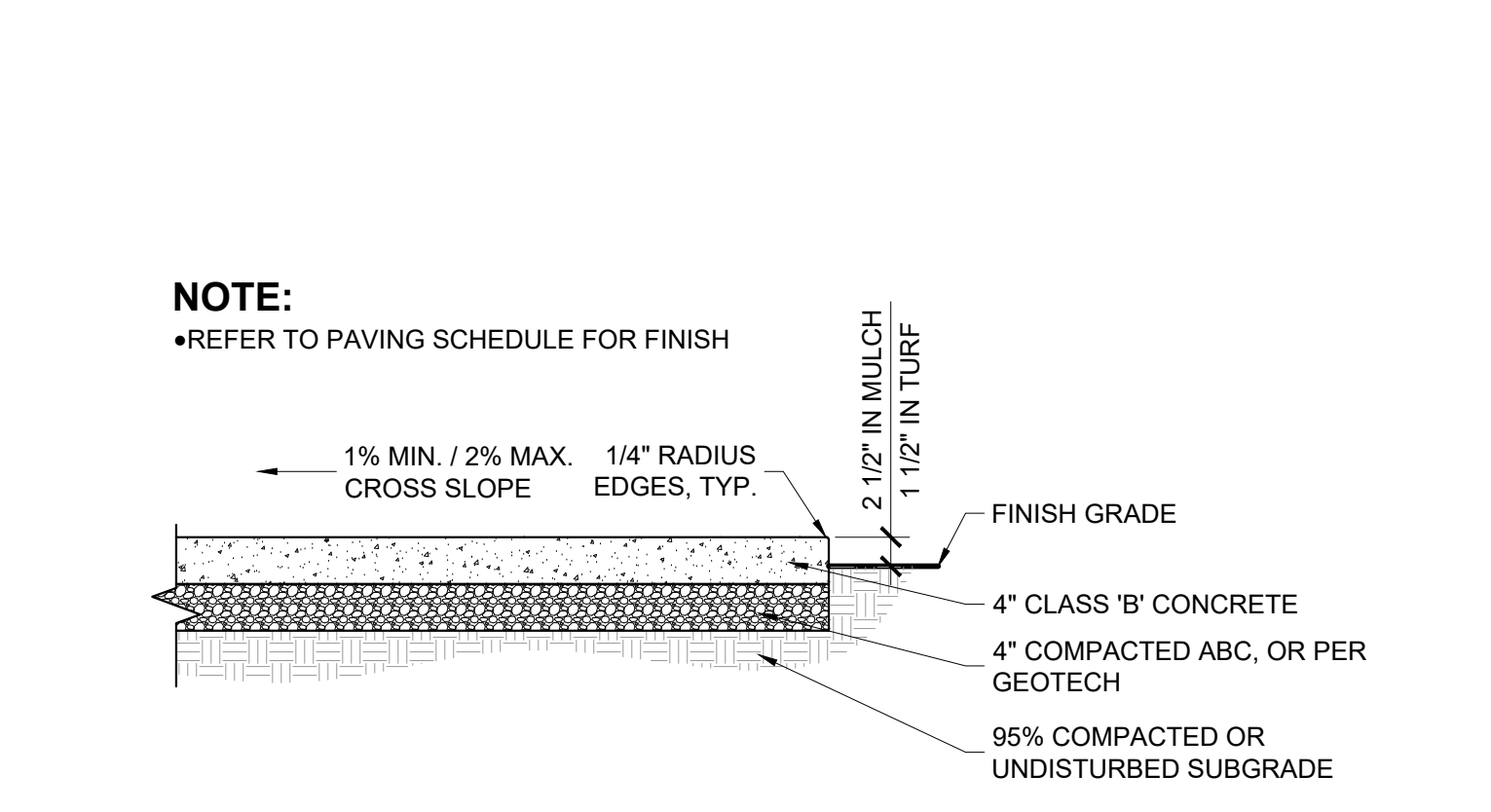
1 Basketball Layout and Striping Plan
SCALE: 3/32" = 1'-0"



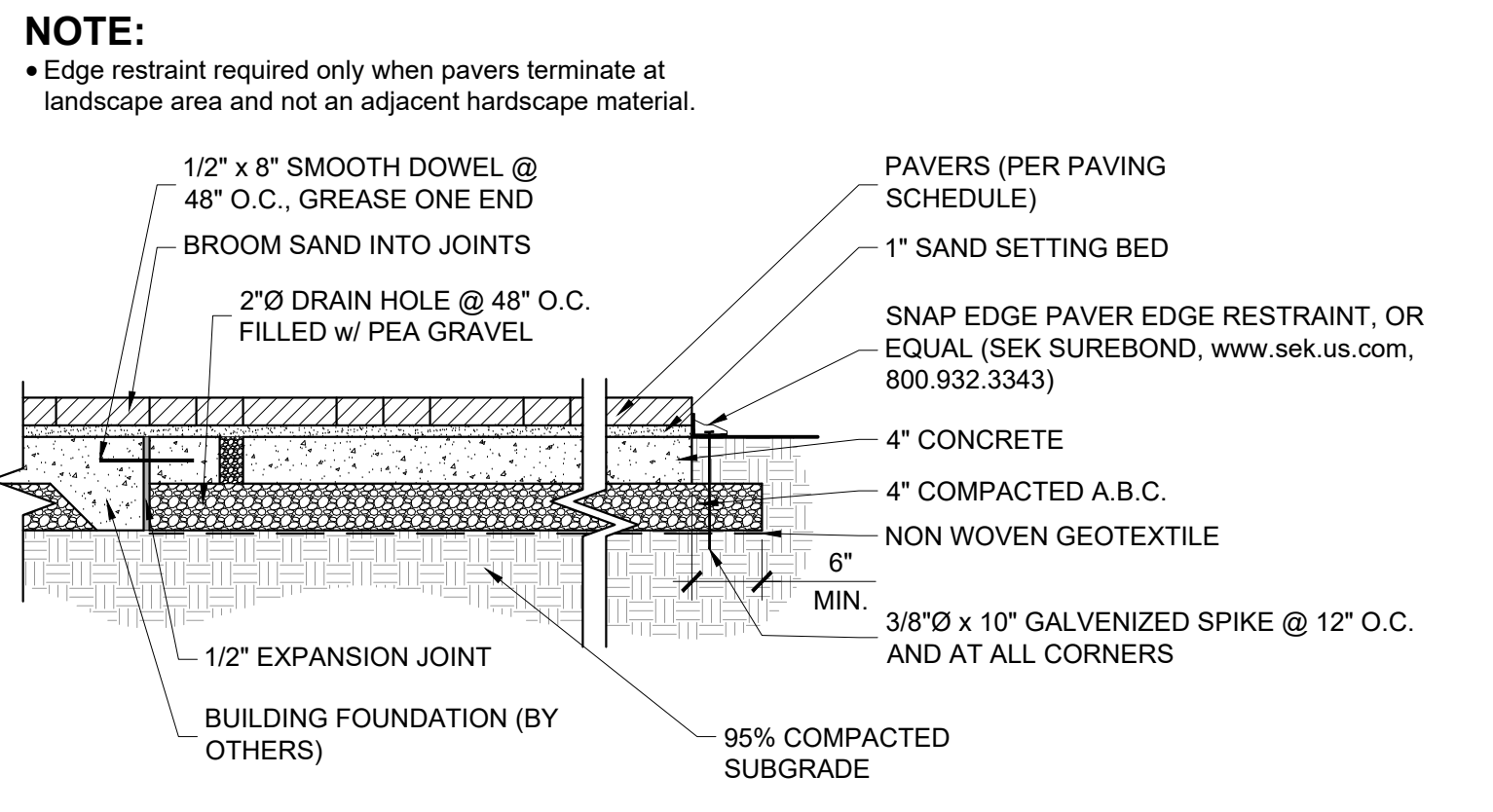
2 Basketball Striping Plan Enlargement
SCALE: 1/8" = 1'-0"



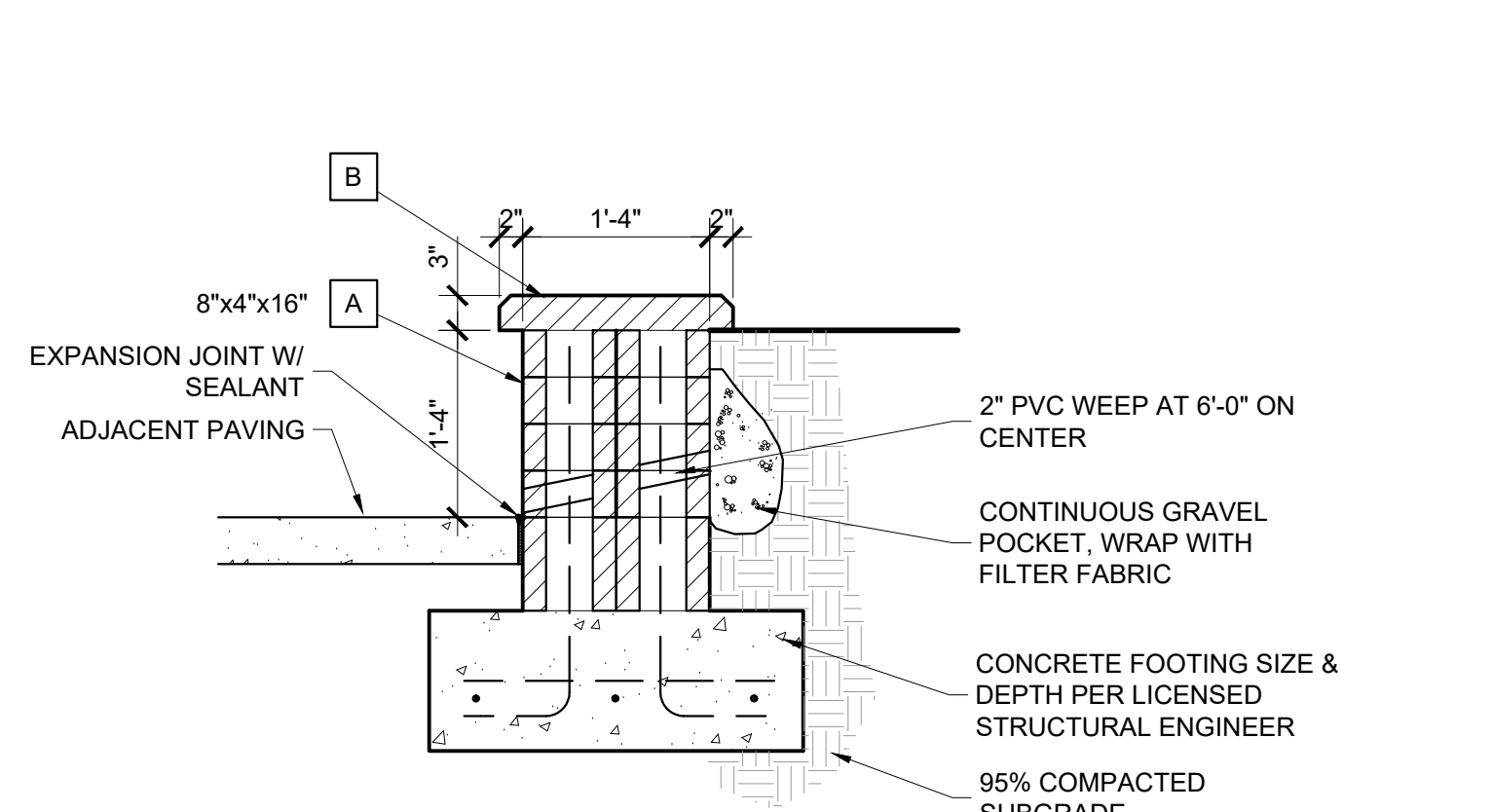
3 Concrete Joints
SCALE: 1 1/2" = 1'-0"



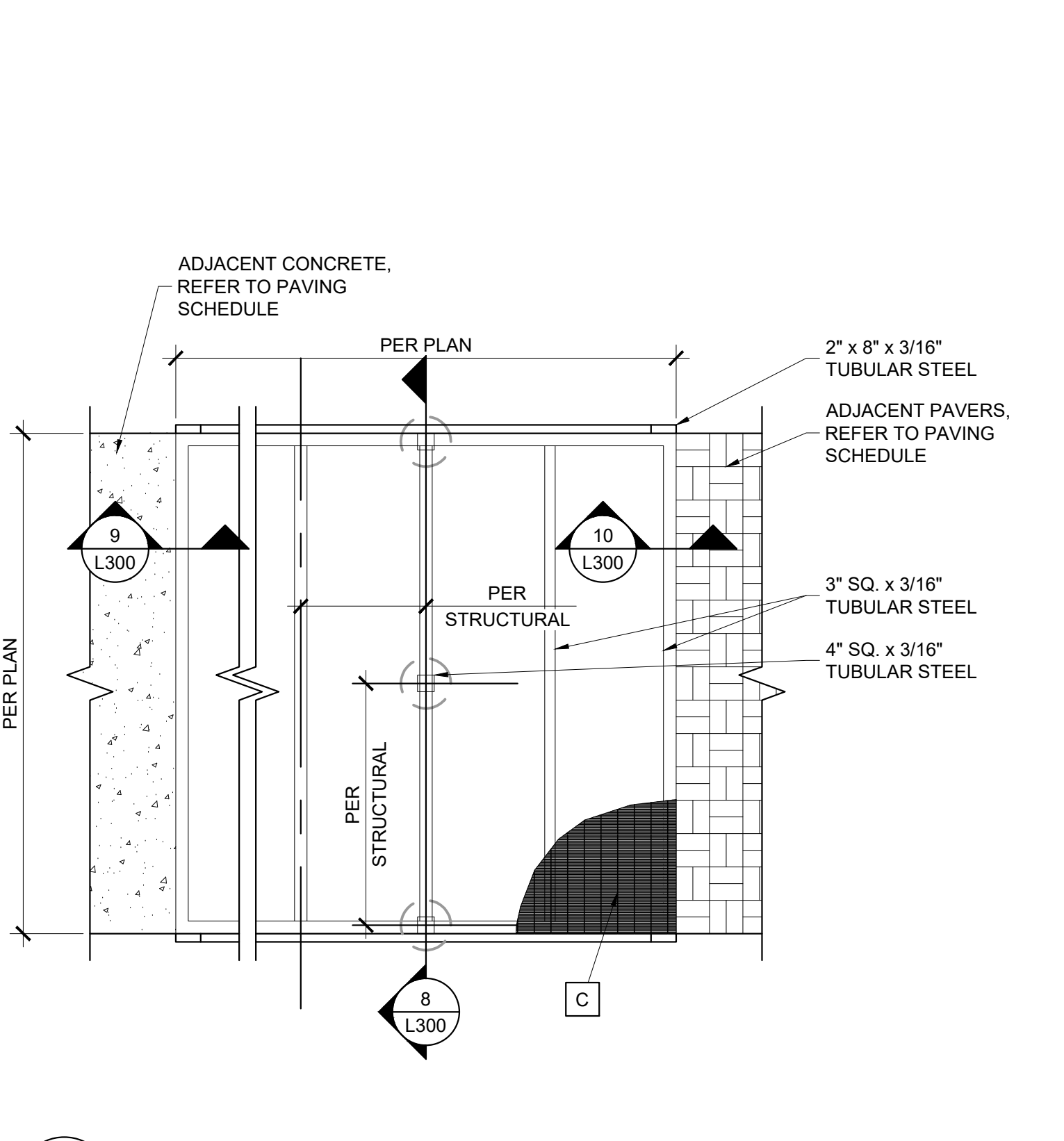
4 Concrete Slab
SCALE: 3/4" = 1'-0"



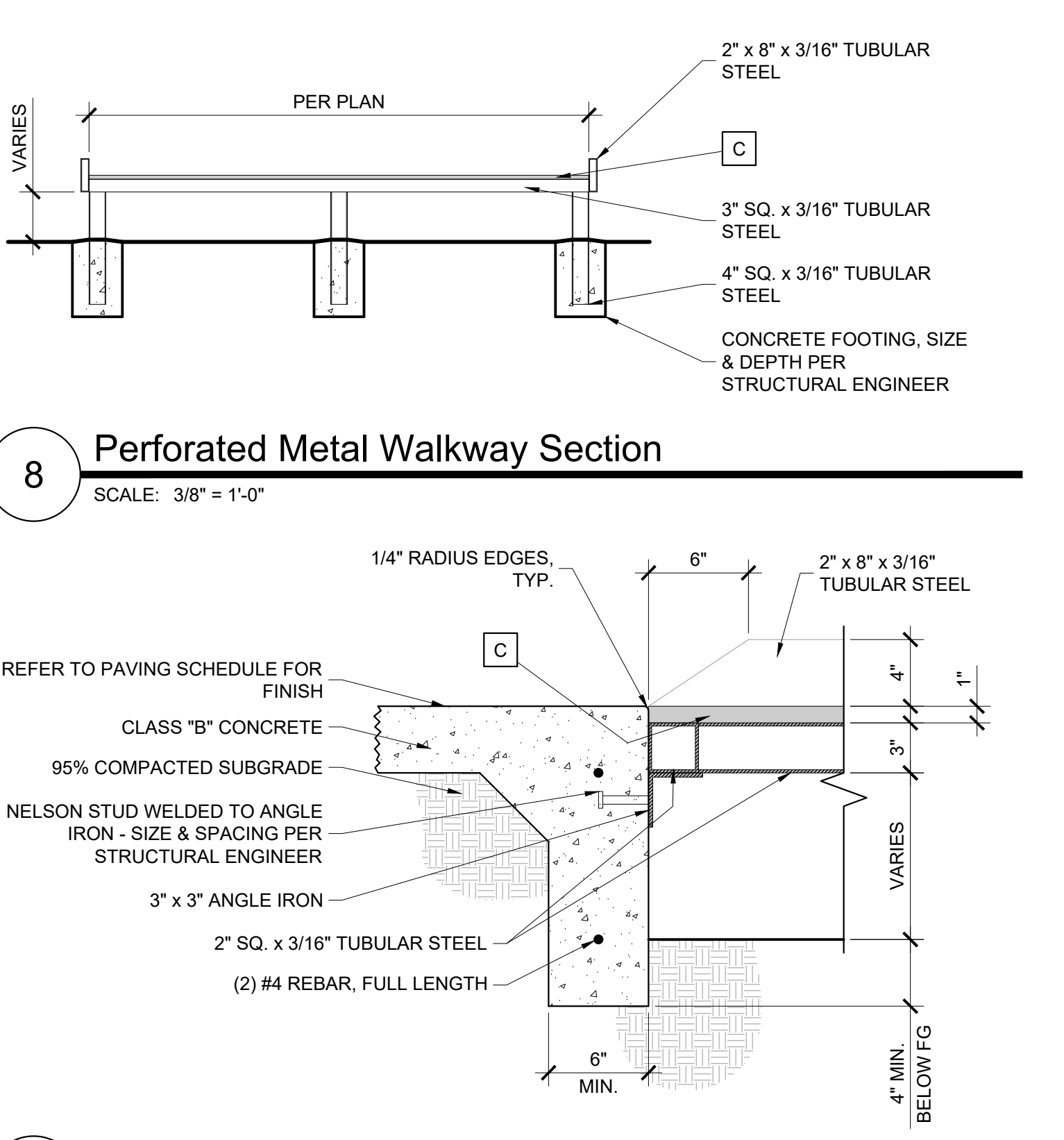
5 Pavers on Concrete Base
SCALE: 3/4" = 1'-0"



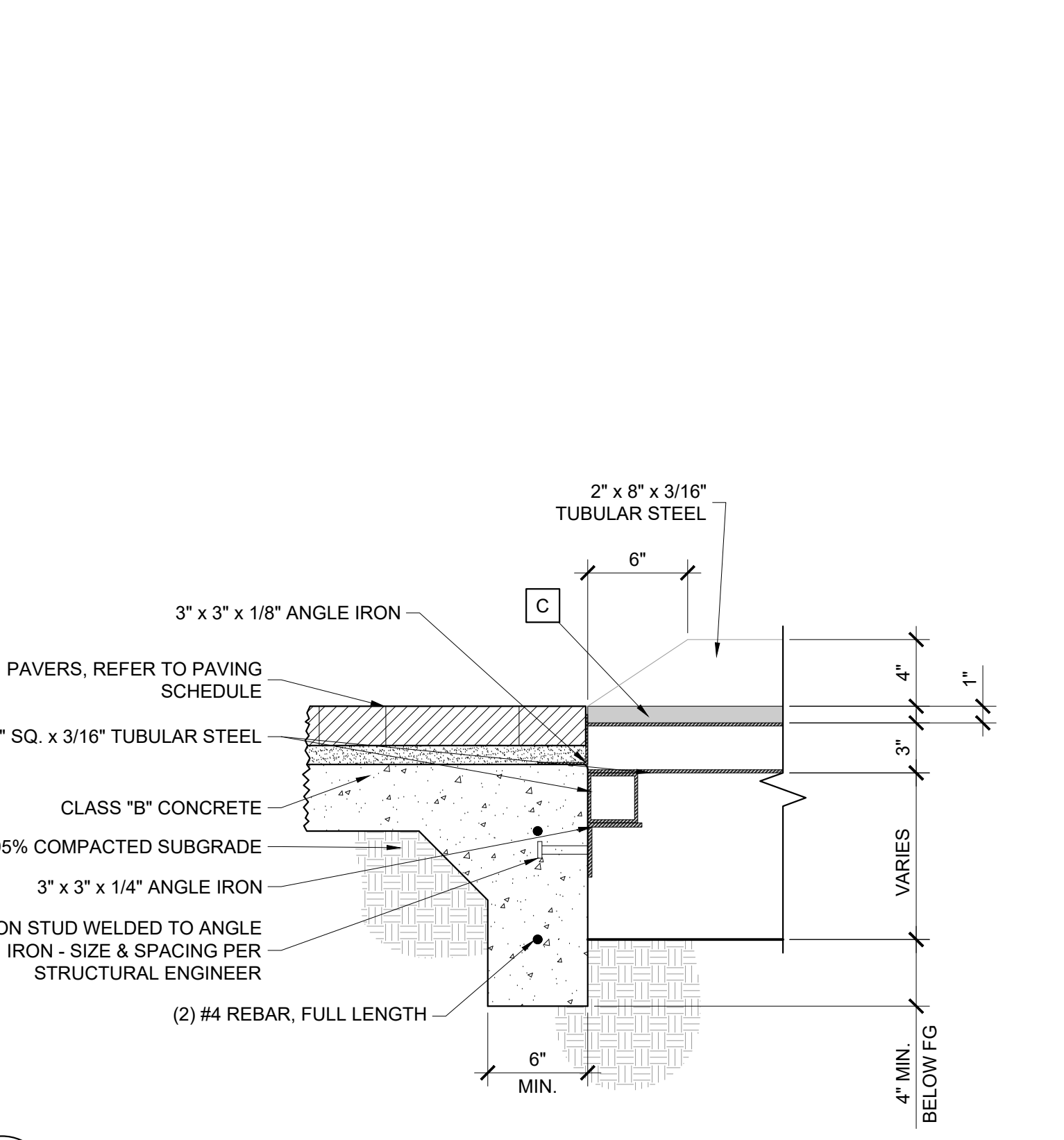
6 Seat / Planter Wall
SCALE: 3/4" = 1'-0"



7 Perforated Metal Walkway Plan
SCALE: 3/8" = 1'-0"



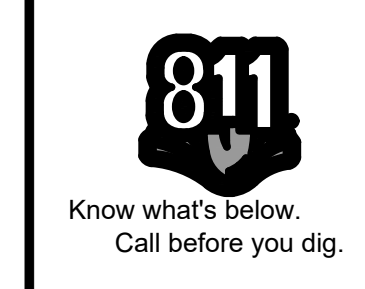
8 Perforated Metal Walkway Section
SCALE: 3/8" = 1'-0"



9 Perforated Metal Walkway Concrete Connection
SCALE: 1 1/2" = 1'-0"

HARDSCAPE SCHEDULE

ITEM	COLOR	FINISH	SPECIFICATIONS	MANUFACTURER
A	GROUND FACE BLOCK	INTEGRAL COLOR: SABLE	SMOOTH ALL BLOCK SIZES PER PLANS & DETAILS. JOINTS SHALL BE CONCAVE.	MUTUAL MATERIALS (541.312.3623, www.mutualmaterials.com)
B	POURED IN PLACE CONCRETE CAP	NATURAL GRAY	SMOOTH 1" CHAMFER	
C	PERFORATED METAL WALKS	N/A	BAR GRATING PRESS-LOCKED, RECTANGULAR BAR, GOM-1-100 CLOSE MESH (7-P-4)-ADA, 1" x 3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN AREA ALL WELDS AND SHARP EDGES / CORNERS SHALL BE GROUND SMOOTH. SEAL PER PAINT MFR'S SPEC'S. McNICHOLS (1.877.672.8534, www.mcnichols.com) SHERWIN-WILLIAMS (1.800.4.SHERWIN, www.sherwin-williams.com)	



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LANDSCAPE ARCHITECT

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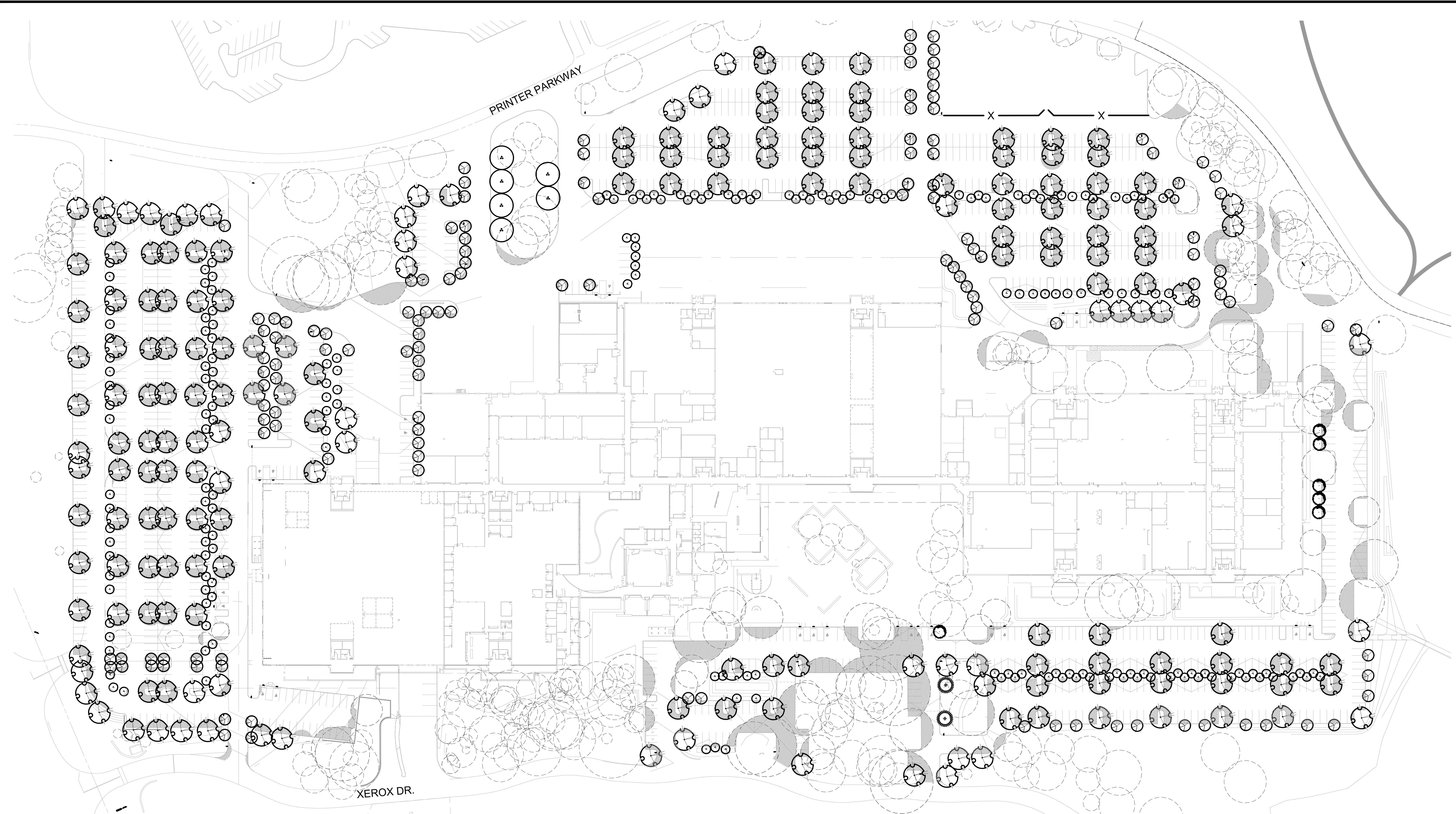
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TREE CANOPY COVERAGE PLAN
PRELIMINARY IMPROVEMENT PLANS
PARKWAY WOODS
WILSONVILLE, OREGON



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LANDSCAPE ARCHITECT

PM: B. BERRY
DR: K. LABELLE
JOB NO.:

FILE NO.
19004599-L-520

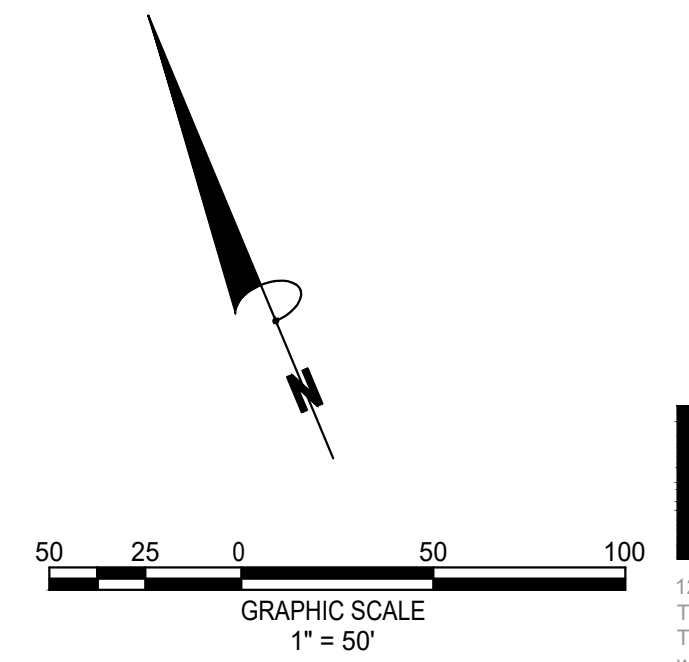
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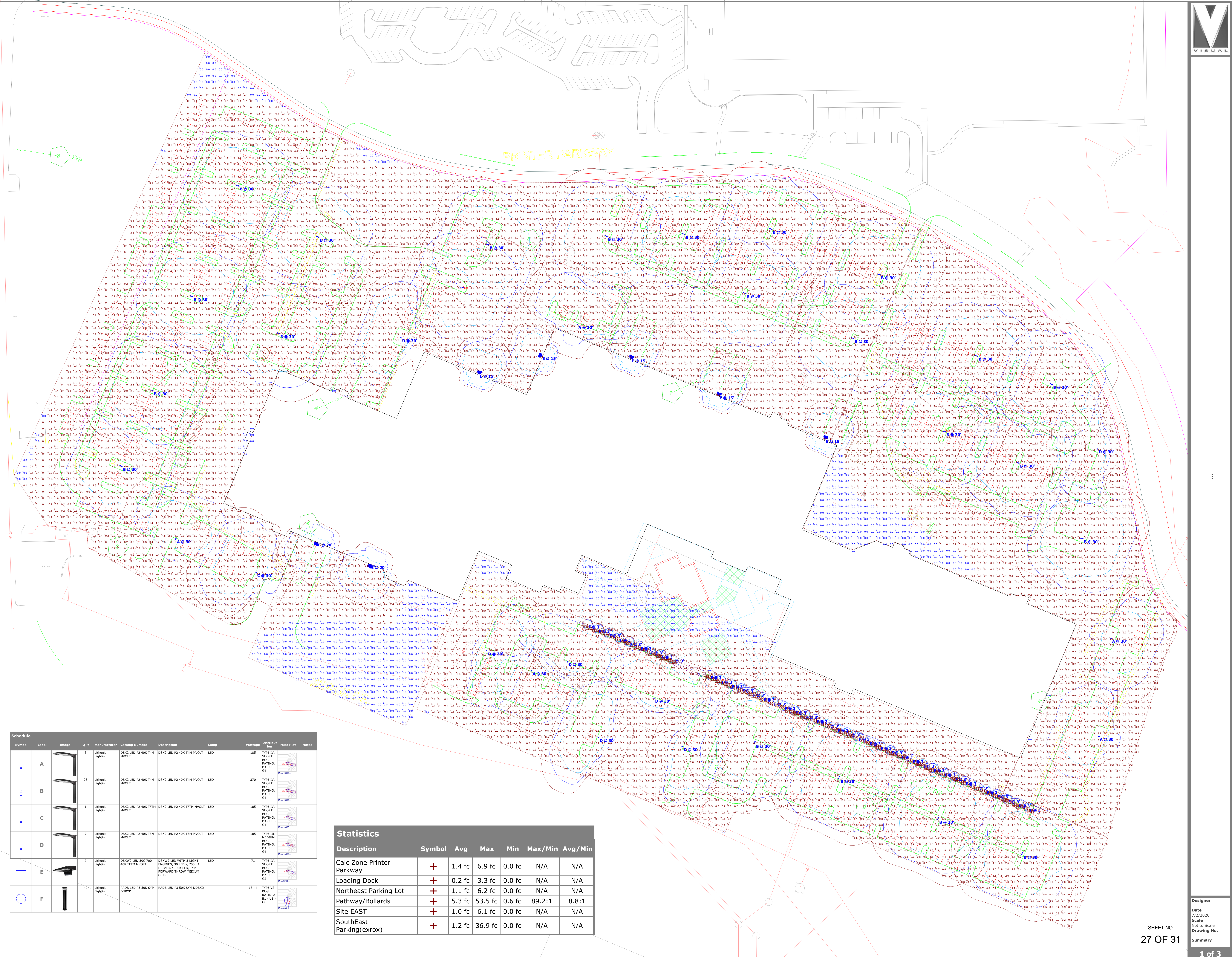
PARKING LOT SHADE TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	FULL	3/4	1/2	1/4	TOTAL S.F.
	ACER CIRCINATUM	VINE MAPLE	00 @ 177 S.F.	00 @ 133 S.F.	47 @ 89 S.F.	144 @ 45 S.F.	10,663
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	00 @ 314 S.F.	00 @ 236 S.F.	39 @ 157 S.F.	94 @ 79 S.F.	13,549
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	00 @ 50 S.F.	00 @ 38 S.F.	2 @ 25 S.F.	4 @ 13 S.F.	102
	PINUS PONDEROSA V. WILLAMETTENSIS	WILLAMETTE VALLEY PONDEROSA PINE	00 @ 706 S.F.	00 @ 530 S.F.	00 @ 353 S.F.	2 @ 177 S.F.	354
	QUERCUS GARRYANA	NATIVE OREGON WHITE OAK	00 @ 1,256 S.F.	00 @ 942 S.F.	00 @ 628 S.F.	6 @ 314 S.F.	1,884
	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	00 @ 1,256 S.F.	112 @ 942 S.F.	30 @ 628 S.F.	50 @ 314 S.F.	140,044
	EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN		---	---	---	---	30,250
							196,846 S.F.

TREES COUNTED IN SHADE CALCULATIONS:
ACER CIRCINATUM: 191
ACER RUBRUM 'ARMSTRONG': 133
CORNUS KOUSA 'SNOW TOWER': 6
PINUS PONDEROSA V. WILLAMETTENSIS: 2
QUERCUS GARRYANA: 6
ZELKOVA SERRATA 'GREEN VASE': 192
EXISTING: 68

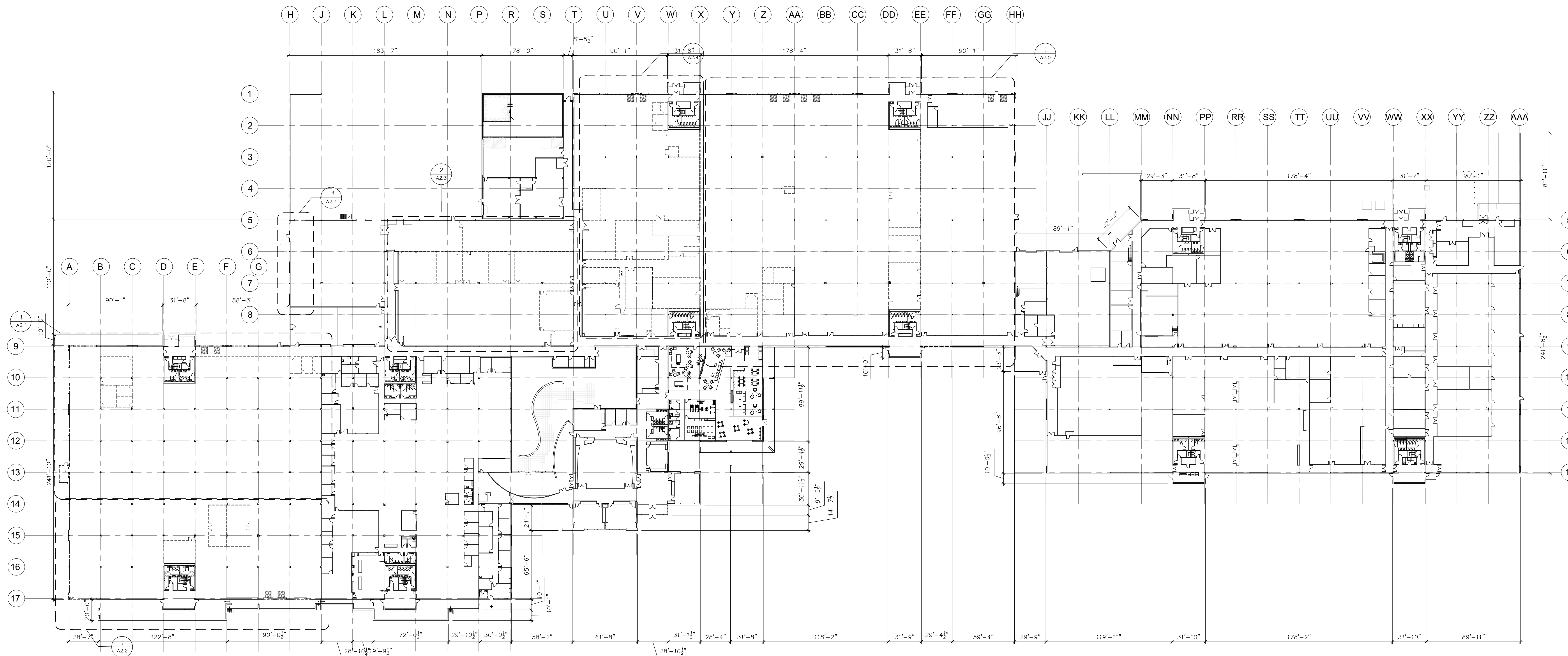
* AREA CALCULATED AT 15 YEAR MATURITY
TOTAL PARKING LOT SHADE: 196,846 S.F.
TOTAL PARKING LOT AREA: 487,175 S.F.
% OF PARKING LOT SHADE: 40.4%





Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Wattage	Distribut	Polar Plot	Notes
	A		5	Libinia Lighting	DSK2 LED P2 40K 2TM MVOLT	DSK2 LED P2 40K 2TM MVOLT	185	TYPE IV, SHORT, BURN, RATING: B3 - U0 - G4		
	B		23	Libinia Lighting	DSK2 LED P2 40K 2TM MVOLT	DSK2 LED P2 40K 2TM MVOLT	370	TYPE IV, SHORT, BURN, RATING: B3 - U0 - G4		
	C		1	Libinia Lighting	DSK2 LED P2 40K 2TM MVOLT	DSK2 LED P2 40K 2TM MVOLT	185	TYPE IV, SHORT, BURN, RATING: B3 - U0 - G4		
	D		7	Libinia Lighting	DSK2 LED P2 40K 2TM MVOLT	DSK2 LED P2 40K 2TM MVOLT	185	TYPE III, MEDIUM, RATING: B3 - U0 - G4		
	E		7	Libinia Lighting	DSK2 LED 30C 700 40K 2TM MVOLT	DSK2 LED 30C 700 40K 2TM MVOLT	71	TYPE IV, SHORT, BURN, RATING: B2 - U0 - G4		
	F		40	Libinia Lighting	RADR LED P3 50K 5YM DOBXD	RADR LED P3 50K 5YM DOBXD	13.44	TYPE V5, SHORT, BURN, RATING: B1 - U0 - G0		

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone Printer Parkway	+	1.4 fc	6.9 fc	0.0 fc	N/A	N/A
Loading Dock	+	0.2 fc	3.3 fc	0.0 fc	N/A	N/A
Northeast Parking Lot	+	1.1 fc	6.2 fc	0.0 fc	N/A	N/A
Pathway/Bollards	+	5.3 fc	53.5 fc	0.6 fc	89.2:1	8.8:1
Site EAST	+	1.0 fc	6.1 fc	0.0 fc	N/A	N/A
SouthEast Parking(exrox)	+	1.2 fc	36.9 fc	0.0 fc	N/A	N/A



Overall Building Demolition Plan
1/48"=1'-0"

Owner:
**PW2P
PWII Owner
LLC**

P.O. Box 62231
Irvine, CA 92602

Project:
**Parkway Woods
Reconfiguration
-TI**

26600 SW Parkway Ave
Wilsonville, Oregon 97070

Sheet Title:
**Overall Building
Demolition Plan**

General Notes - Demolition Scope

- PARTITIONS, DOORS, RELITES & ITEMS SHOWN AS DASHED ARE TO BE REMOVED OR RELOCATED. REUSABLE MATERIALS TO BE RETURNED TO BUILDING STOCK.
- CAP OFF ALL UNUSED ELECTRICAL, LOW VOLTAGE CABLING, AND PLUMBING FEEDS. WHERE POSSIBLE ALL ABANDONED UTILITY FEEDS TO BE REMOVED BACK TO THE POINT OF ORIGIN. REMOVE CONDUIT WHERE POSSIBLE.
- DEMOLITION CONTRACTOR IS NOT TO REMOVE ANY STRUCTURAL ELEMENTS WITHOUT PRIOR DIRECTION AND AUTHORIZATION BY A STRUCTURAL ENGINEER. CONDUCT DEMOLITION TO AVOID DAMAGE TO EXISTING BUILDING SHELL/ STRUCTURE. CEASE OPERATION AND NOTIFY OWNER IMMEDIATELY IF SHELL/ STRUCTURE APPEARS TO BE COMPROMISED.
- CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND REPORT ANY CONFLICTS OR QUESTIONS FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR NOT TO SCALE ANY DRAWINGS, CONTACT ARCHITECT FOR ADDITIONAL DIMENSIONS.
- AT LOCATIONS WHERE NEW WALL CONSTRUCTION INTERSECTS OR JOINS WITH EXISTING OR ADJACENT CONSTRUCTION THE CONTRACTOR'S DISCRETION IS REFERRED TO FOR INTERPRETATION OF THE LIMITS UNDER WHICH WALLS TO REMAIN ARE TO BE DEMOLISHED ENTIRELY, TO BE REUSED OR TO PROVIDE SELECTIVE DEMOLITION. PATCH/ REPAIR EXISTING SHEET ROCK AT AREAS OF DEMOLITION.
- THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND LEFT FREE FROM ACCUMULATIONS OF WASTE MATERIALS, DUST AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS, AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREA AT THE END OF EACH WORKING DAY.
- CARE TO BE TAKEN NOT TO DAMAGE CEILING TILE AND GRID TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO FINISHES OR COMPONENTS NOT SCHEDULED FOR DEMOLITION. DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED TO MEET OR EXCEED FORMER CONDITIONS. THE RENOVATION, DEMOLITION, AND/OR NEW CONSTRUCTION WILL UTILIZE AS MUCH OF THE EXISTING COMPONENTS AS NOTED PER PLANS, U.N.O.
- CONTRACTOR SHALL EXERCISE CARE IN REMOVAL OF ANY COMPONENTS (I.E. DOORS, FRAMES, FIXTURES, CEILING TILE) THAT MAY BE REUSED ON THIS OR FUTURE PROJECTS. CONTRACTOR SHALL COORDINATE APPROPRIATE STORAGE LOCATIONS FOR SUCH COMPONENTS DIRECTLY WITH THE PROPERTY MANAGER.

Legend - Demolition Plan

- EXISTING WALL TO REMAIN
- - - EXISTING WALL AND DOOR TO BE REMOVED
- △ DRIVE-IN DOOR
- ▲ DOCK-HIGH DOOR

Revisions:

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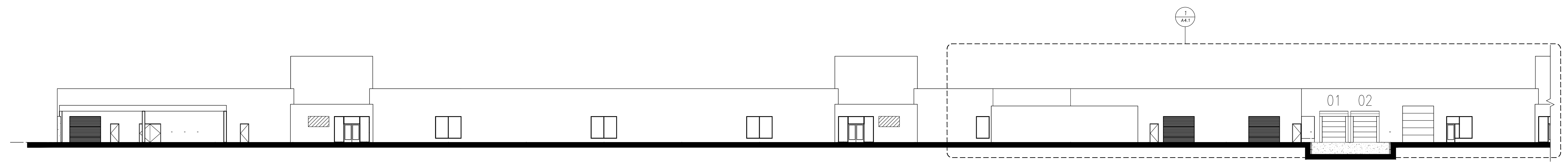
Date: May 14, 2020

Drawn by: CML Checked by: SOH

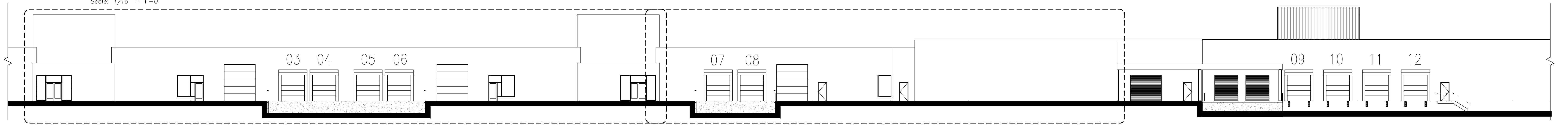
Job Number: 118161

SHEET NO.

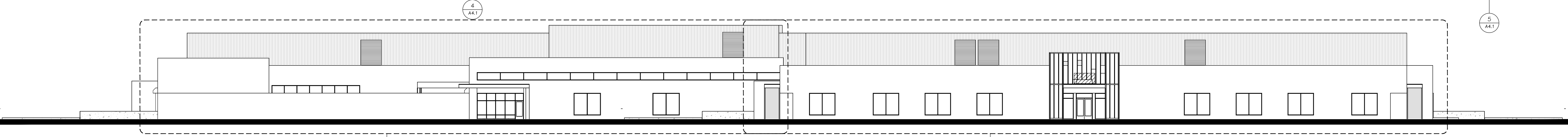
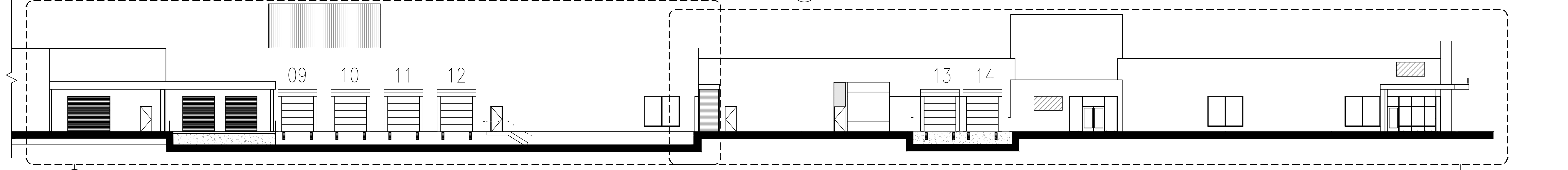
28 OF 31



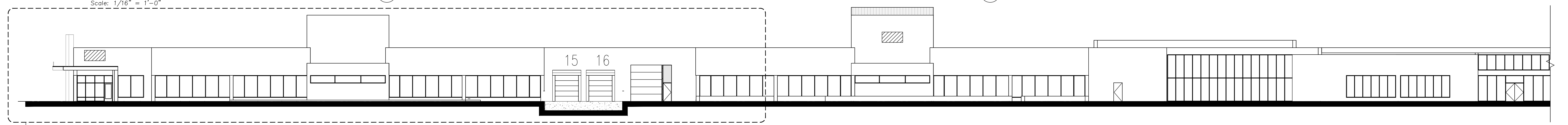
North Elevation
Scale: 1/16" = 1'-0"



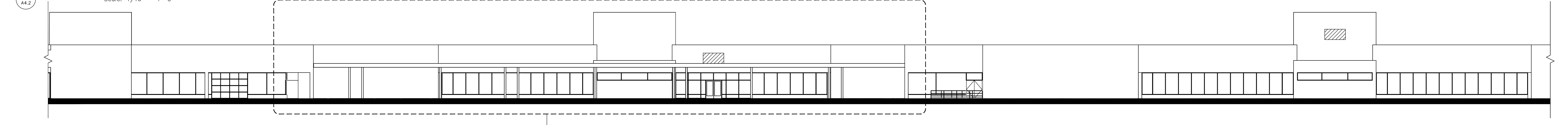
North Elevation Continued
Scale: 1/16" = 1'-0"



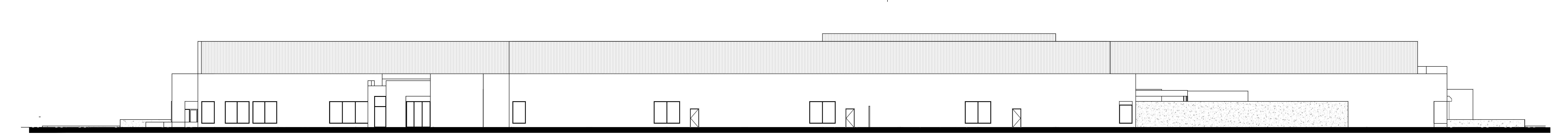
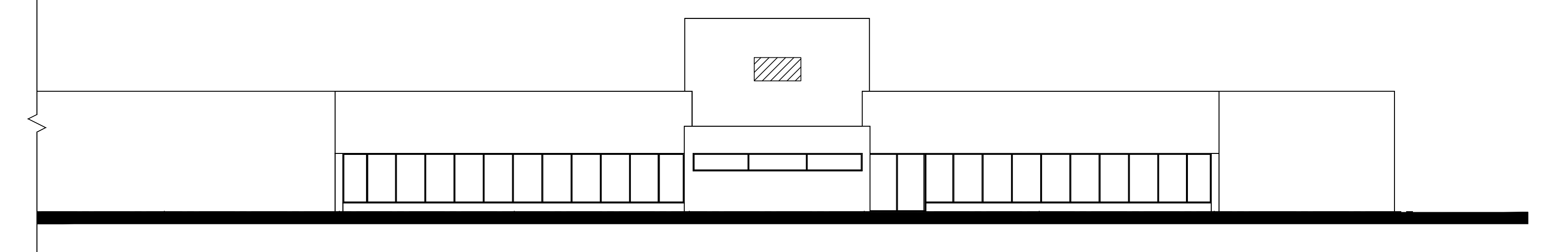
West Elevation
Scale: 1/16" = 1'-0"



South Elevation
Scale: 1/16" = 1'-0"



South Elevation Continued
Scale: 1/16" = 1'-0"



East Elevation
Scale: 1/16" = 1'-0"

Owner:
**PW2P
PWII Owner
LLC**

P.O. Box 62231
Irvine, CA 92602

Project:
**Parkway Woods
Reconfiguration
-TI**

26600 SW Parkway Ave
Wilsonville, Oregon 97070

Sheet Title:
**Overall
Building
Elevations -
Signage**

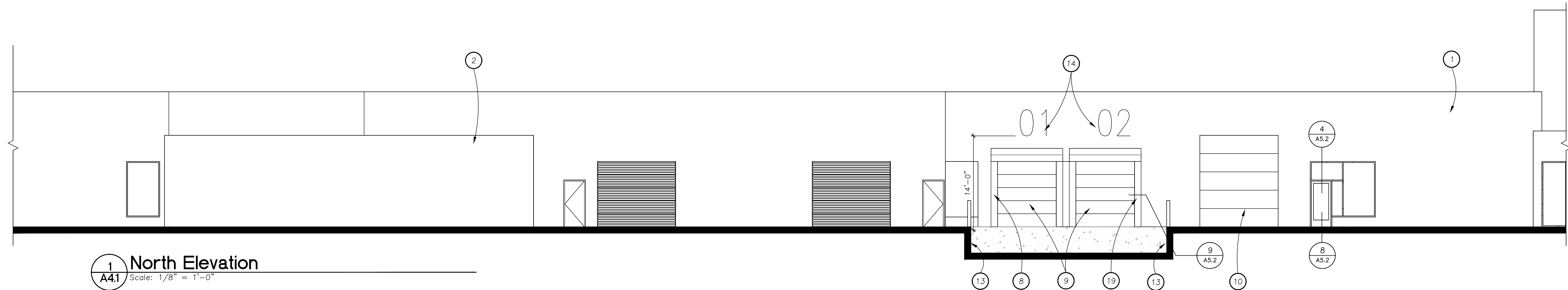
Revisions:
1 08.05.20
PLAN CHECK COMMENTS

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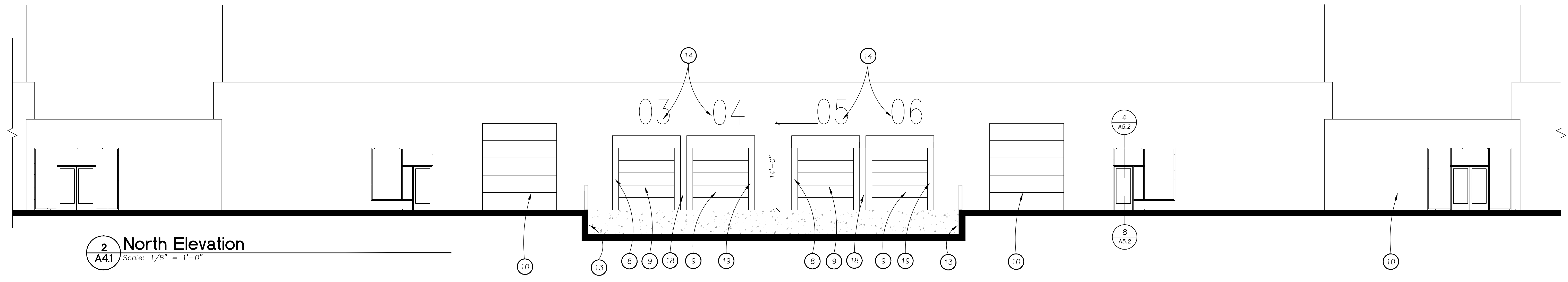
Date: May 14, 2020
Drawn by: FE/CLT Checked by: SOH
Job Number: 118161

SHEET NO.
29 OF 31

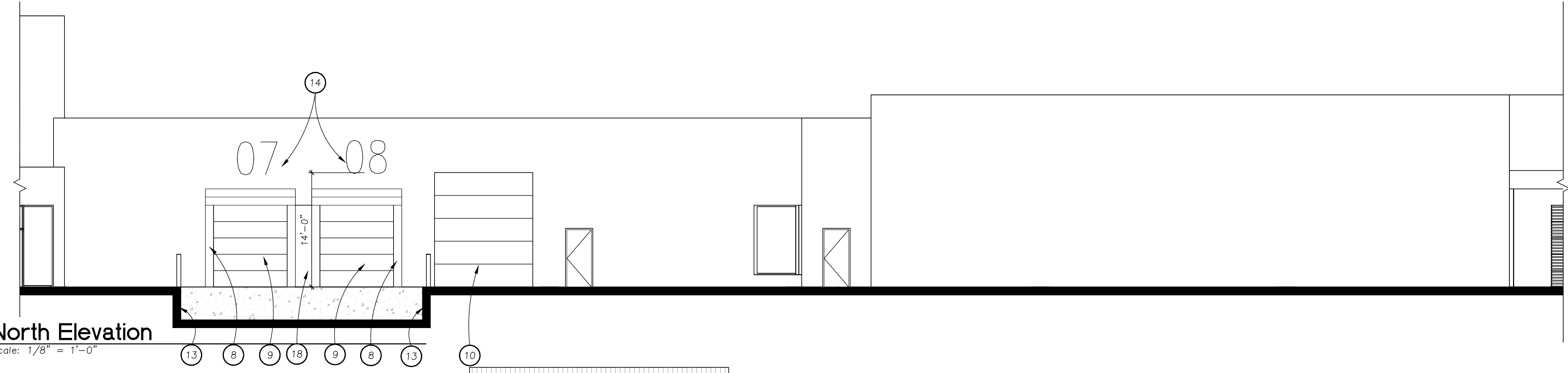
- Keynotes**
1. EXISTING EXTERIOR BRICK WALL
 2. EXISTING BRICK SCREEN WALL
 3. EXISTING OVERHEAD DOOR
 4. EXISTING CANOPY
 5. EXISTING HOLLOW METAL DOOR
 6. EXISTING STOREFRONT WINDOW
 7. EXISTING LOADING DOCK
 8. NEW STOREFRONT WINDOW WITH FRAMING AND GLAZING TO MATCH EXISTING
 9. NEW DOCK HIGH OVERHEAD DOOR
 10. NEW DRIVE IN OVERHEAD DOOR
 11. NEW STOREFRONT ENTRY
 12. NEW STEEL CANOPY - PAINTED BLACK
 13. NEW DOCK RETAINING WALL
 14. NEW LOADING DOCK NUMBER SIGNAGE - SEE SIGNAGE PACKAGE
 15. FUTURE TENANT SIGNAGE - 11,000 GSF (OR LARGER) ALLOWED 32 SF MAX
 16. NEW COPPER METAL SCREEN OVER STEEL FRAME
 17. NEW CEDAR SIDING AND SOFFIT PANEL
 18. NEW METAL PANEL BETWEEN DOCK DOORS
 19. NEW DOCK SEAL
 20. NEW BREAKSHAPE METAL TO MATCH STOREFRONT



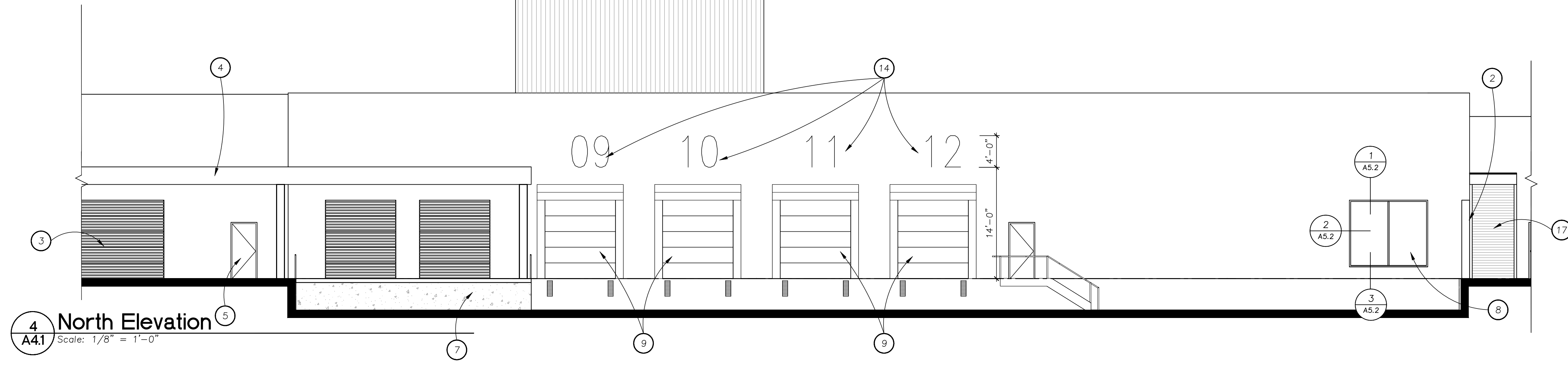
1 North Elevation
A41 Scale: 1/8" = 1'-0"



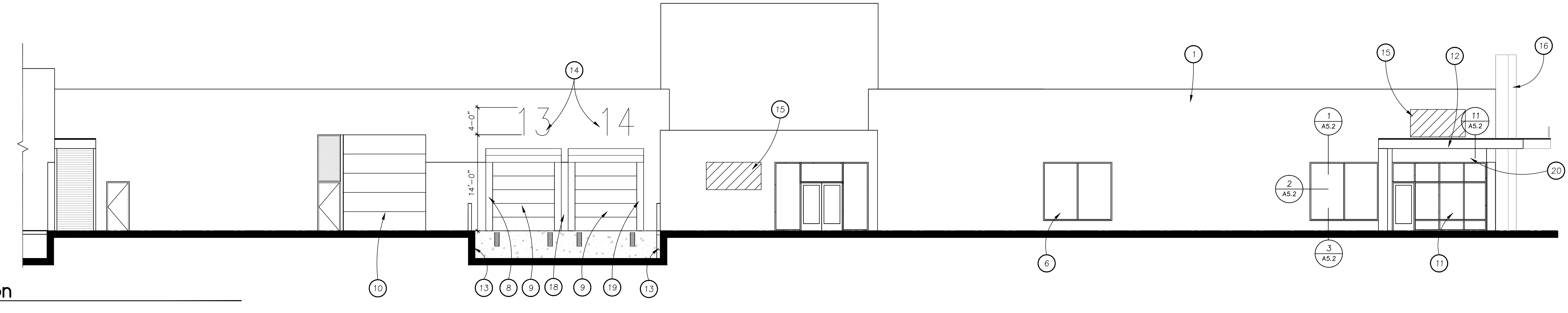
2 North Elevation
A41 Scale: 1/8" = 1'-0"



3 North Elevation
A41 Scale: 1/8" = 1'-0"



4 North Elevation
A41 Scale: 1/8" = 1'-0"



5 North Elevation
A41 Scale: 1/8" = 1'-0"

Owner:
PW2P
PWII Owner
LLC

P.O. Box 62231
Irvine, CA 92602

Project:
**Parkway Woods
Reconfiguration
-TI**

26600 SW Parkway Ave
Wilsonville, Oregon 97070

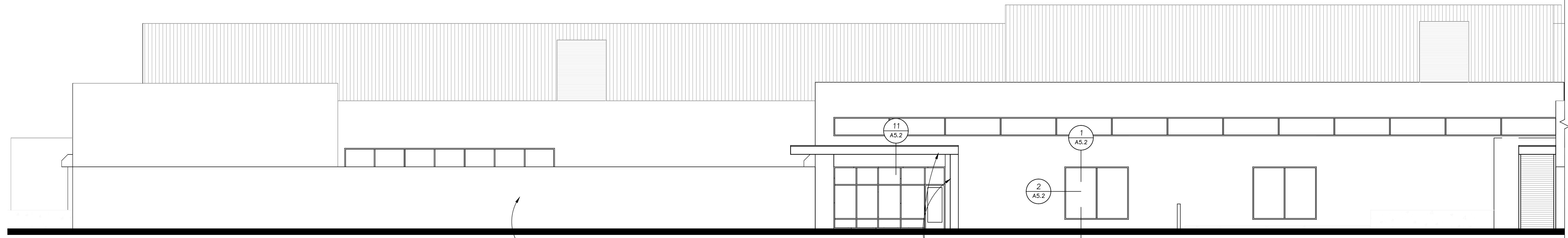
Sheet Title:
**Elevations -
Signage**

Revisions:
1 08.05.20
PLAN CHECK COMMENTS

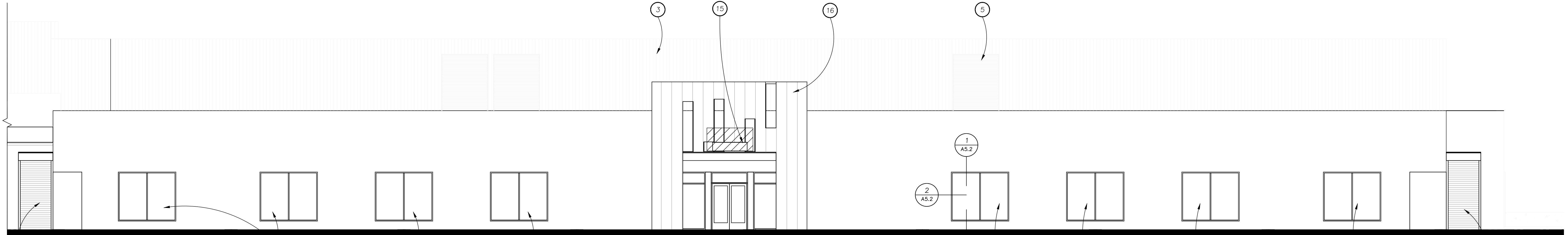
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Date: May 14, 2020
Drawn by: SOH
Checked by: SOH
Job Number: 118161

Keynotes

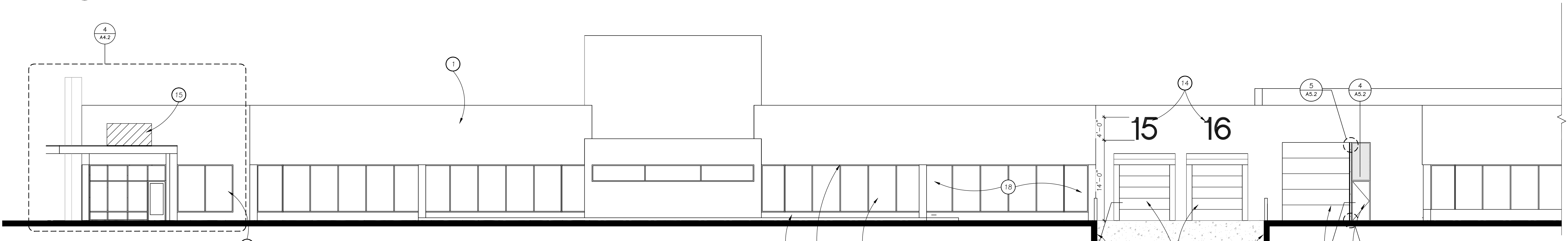
1. EXISTING EXTERIOR BRICK WALL
2. EXISTING BRICK SCREEN WALL
3. EXISTING METAL WALL PANELS BEYOND
4. EXISTING CANOPY
5. EXISTING LOUVERED VENT
6. EXISTING STOREFRONT WINDOW
7. EXISTING BRICK GUARD RAIL
8. NEW STOREFRONT WINDOW WITH FRAMING AND GLAZING TO MATCH EXISTING
9. NEW DOCK HIGH OVERHEAD DOOR
10. NEW DRIVE IN OVERHEAD DOOR
11. NEW STOREFRONT ENTRY
12. NEW STEEL CANOPY - PAINTED BLACK
13. NEW DOCK RETAINING WALL
14. NEW LOADING DOCK NUMBER SIGNAGE - SEE SIGNAGE PACKAGE
15. FUTURE TENANT SIGNAGE - 11,000 GSF (OR LARGER) ALLOWED 32 SF MAX
16. COPPER METAL SCREEN OVER STEEL FRAME
17. CEDAR SIDING AND SOFFIT PANEL
18. PROVIDE BLACK OUT TINT AT INTERIOR OF EXISTING GLAZING PRIOR TO SHOTCRETE WALL - SEE STRUCTURAL FOR ADDITIONAL INFORMATION
19. NEW HOLLOW METAL MAN DOOR
20. NEW STEEL COLUMN - PAINTED BLACK
21. NEW BREAKSHAPE METAL TO MATCH STOREFRONT



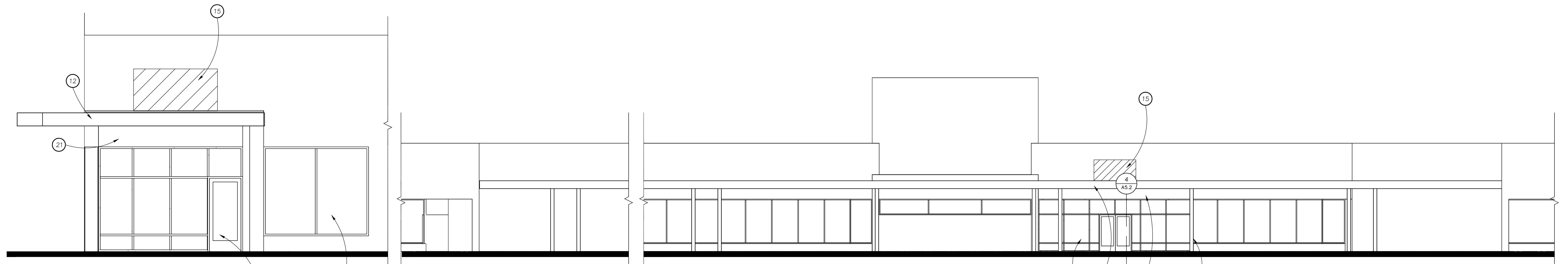
1 West Elevation
A4.2 Scale: 1/8" = 1'-0"



2 West Elevation
A4.2 Scale: 1/8" = 1'-0"



3 South Elevation
A4.2 Scale: 1/8" = 1'-0"



4 Enlarged Entry
A4.2 Scale: 1/4" = 1'-0"

5 South Elevation
A3.2 Scale: 1/8" = 1'-0"

Owner:
**PW2P
PWII Owner
LLC**

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Irvine, CA 92602

Project:
**Parkway Woods
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Sheet Title:
**Elevations -
Signage**

Revisions:
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PLAN CHECK COMMENTS

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