

APPROVED  
PLANNING DIVISION

*Philip Bradford*  
CITY OF WILSONVILLE

11/13/2020

# LAND USE REVIEW FOR PARKWAY WOODS BUSINESS PARK

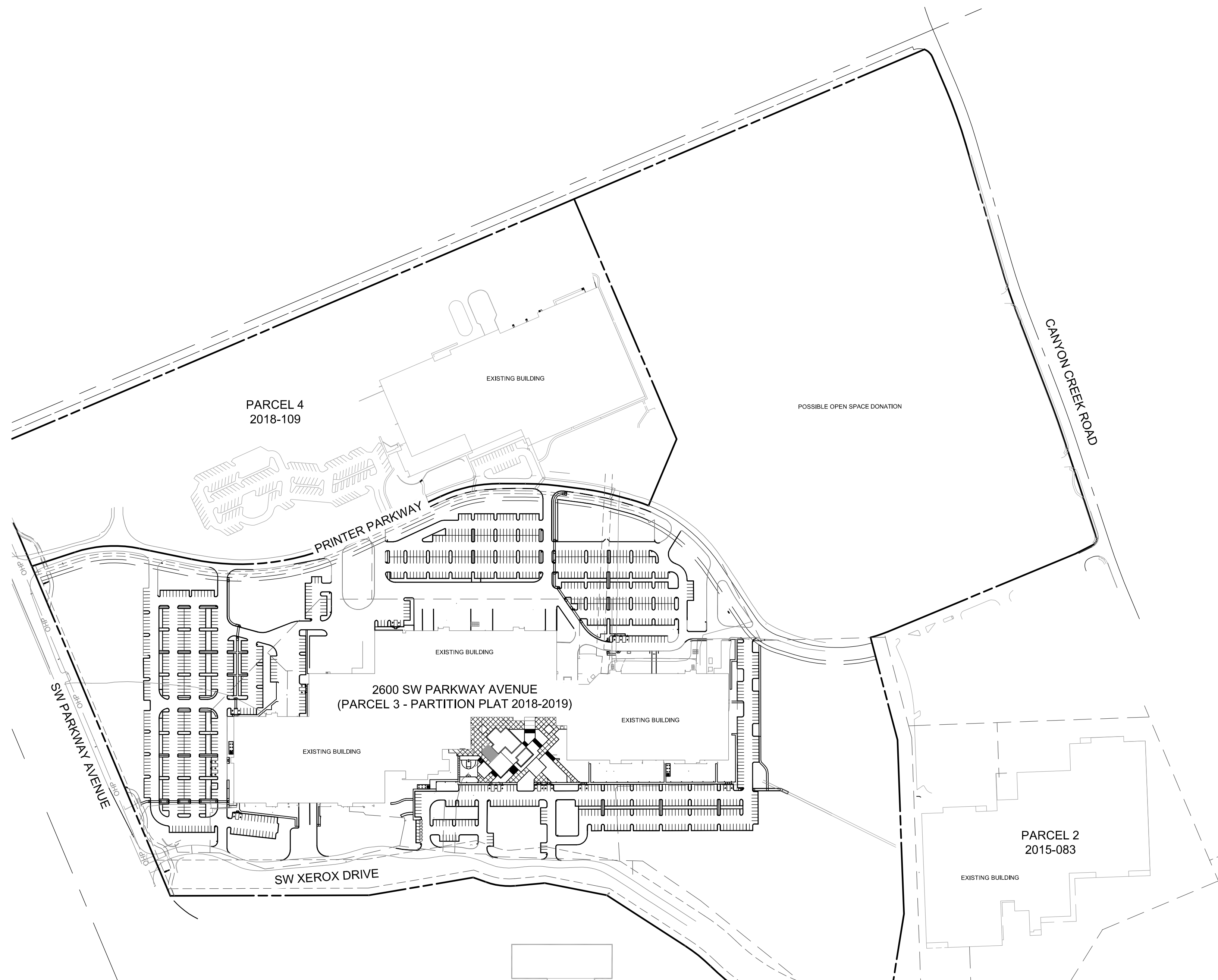
T.3.S., R.1.W, SECTION 12, TAX LOTS 551, 581 & 591  
CLACKAMAS COUNTY  
WILSONVILLE, OREGON

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## LEGEND

	MATCHLINE	R	RIGHT
	BOUNDARY LINE	L	LEFT
	LOT LINE	PC	POINT OF CURVATURE
	CAP SURVEY MARKER	PCC	POINT OF COMPOUND CURVATURE
	CENTER LINE	PRC	POINT OF REVERSE CURVATURE
	EASEMENT	PT	POINT OF TANGENCY
	RIGHT-OF-WAY	GB	GRADE BREAK
	EXISTING CONTOUR	STA	STATION
	PROPOSED CONTOUR	STA	STATION
	RETAINING WALL	INV	INVERT ELEVATION
	WATER LINE	VG	VALLEY GUTTER
	FIRE HYDRANT	FL	FLOW LINE
	WATER VALVE	TC	TOP OF CURB
	AIR RELEASE VALVE	TL	TRUE LENGTH
	WATER METER BOX	P	PAVEMENT
	REDUCER	C1	CURVE TABLE NUMBER
	SEWER LINE	L1	LINE TABLE NUMBER
	SEWER MANHOLE	LF	LINEAR FEET
	FLOW DIRECTION	SF	SQUARE FEET
	GRADE BREAK	SY	SQUARE YARDS
	STREET SIGN POST	CY	CUBIC YARDS
	STREET LIGHTS	EA	EACH
	DRYWELL	EX	EXISTING
	STORM DRAIN	R/W	RIGHT-OF-WAY
	EXISTING GAS MANHOLE	CL	CENTER LINE
	EXISTING SANITARY SEWER MANHOLE	B/C	BACK OF CURB
	EXISTING ELECTRICAL PULL BOX	S/W	SIDEWALK
	EXISTING TELEPHONE PEDISTAL	C&G	CURB & GUTTER
	EXISTING GUY WIRE	EOP	EDGE OF PAVEMENT
	EXISTING POWER POLE	PUE	PUBLIC UTILITY EASEMENT
	EXISTING WATER	SC	SCUPPER
	EXISTING SEWER	CB	CATCH BASIN
	EXISTING GAS	W-	WIDTH
	EXISTING OVERHEAD UTILITY LINES	M#	SEWER MANHOLE
	VEHICULAR FLOW DIRECTION	SD	STROM DRAIN
	DRAINAGE FLOW DIRECTION	SD MH	STROM DRAIN MANHOLE
	WETLAND BUFFER	SROZ	SIGNIFICANT RESOURCE OVERLAY ZONE
	DELIMITED WETLAND BOUNDARY	TYP	TYPICAL
	APPROXIMATE SENSITIVE RESOURCE OVERLAY ZONE (FROM GIS)		
	TREE REMOVAL		
	EVERGREEN TREE		
	DECIDUOUS TREE		
	TREE CANOPY SPREAD		



CONTEXT PLAN

## DEVELOPMENT TEAM MEMBERS

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COVER SHEET  
PRELIMINARY IMPROVEMENT PLANS  
PARKWAY WOODS BUSINESS PARK  
WILSONVILLE, OREGON

**811**  
Know what's below.  
Call before you dig.

REVISIONS:

PM.	B.BERRY
DR.	J.GLUECK
JOB NO.	19004599
FILE NO.	19004599-CS01



- 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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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE OWNER. 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.

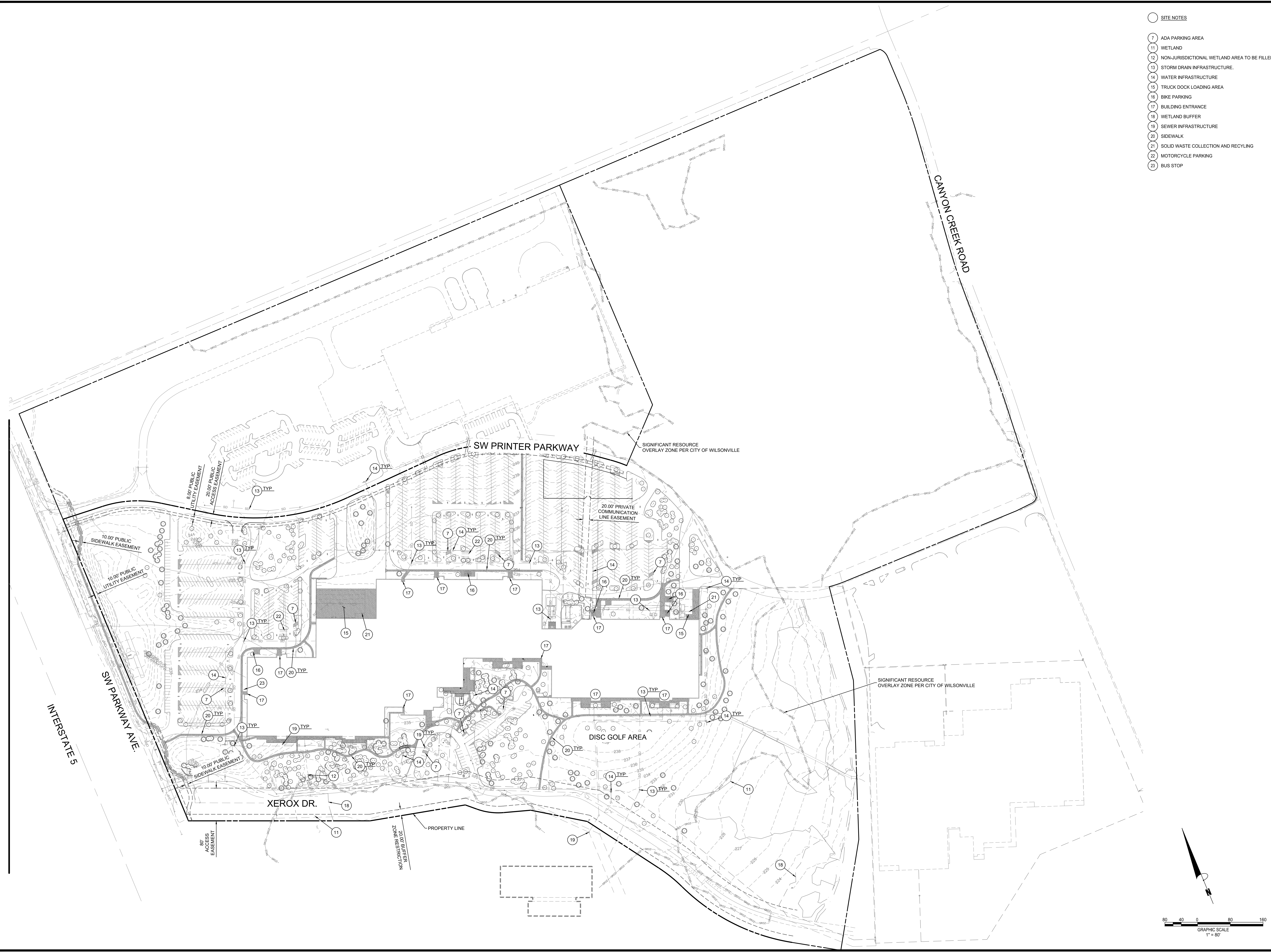


**EXISTING CONDITIONS PLAN**  
 PRELIMINARY IMPROVEMENT PLANS  
**PARKWAY WOODS BUSINESS PARK**  
 WILSONVILLE, OREGON



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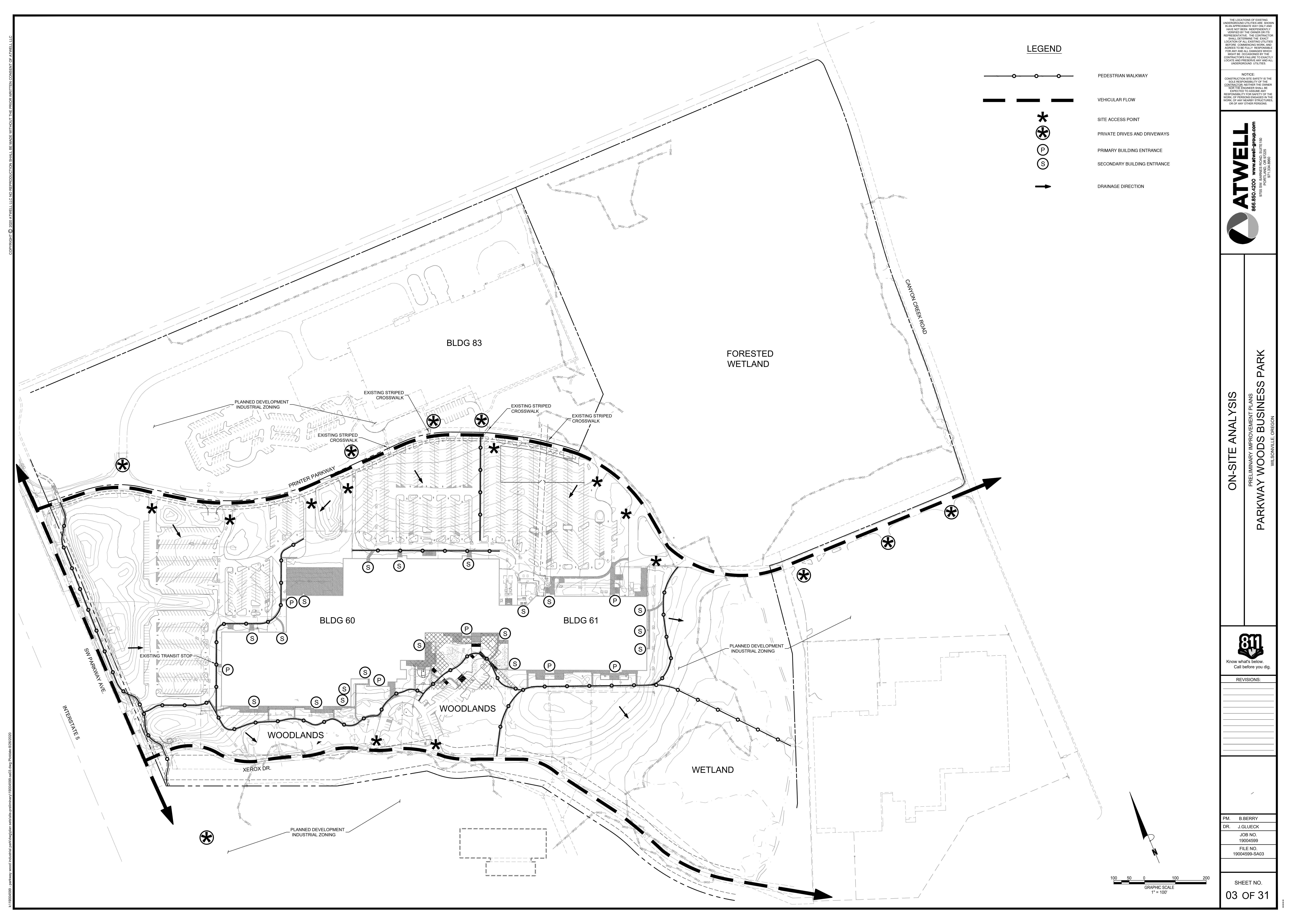

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**LEGEND**

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

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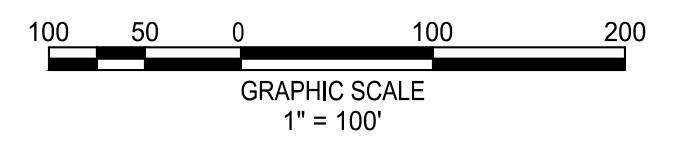


**ON-SITE ANALYSIS**  
 PRELIMINARY IMPROVEMENT PLANS  
**PARKWAY WOODS BUSINESS PARK**  
 WILSONVILLE, OREGON



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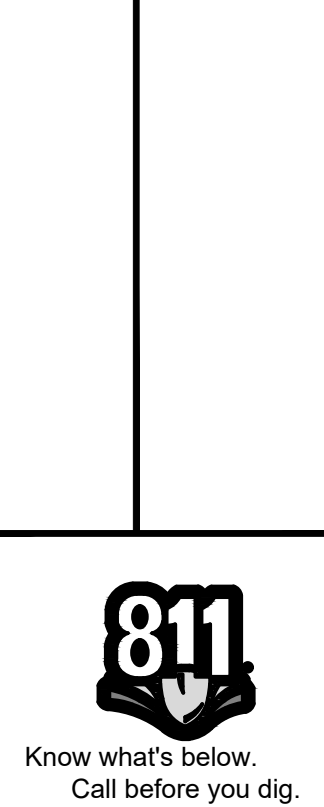


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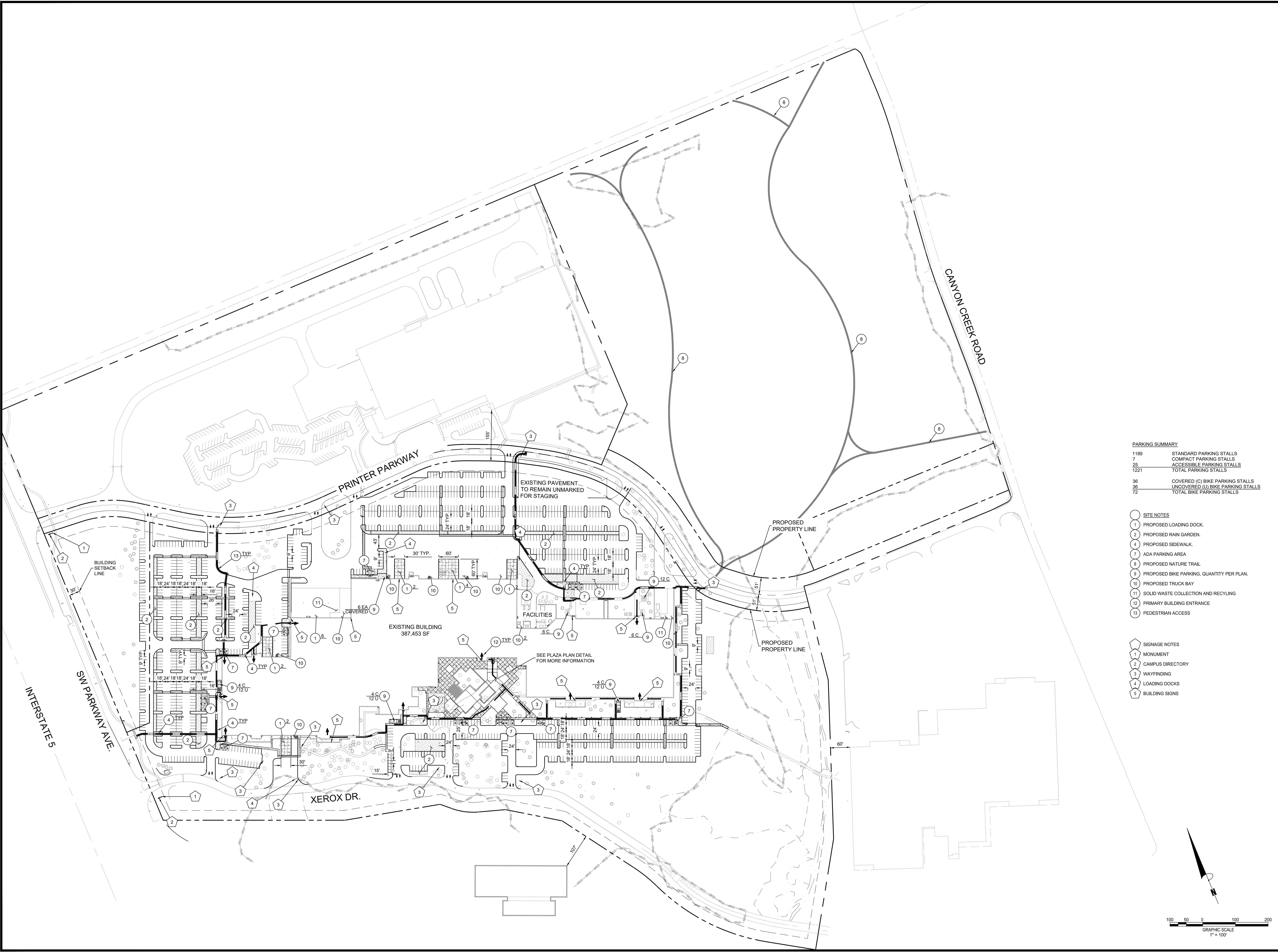


**SITE PLAN**  
 PRELIMINARY IMPROVEMENT PLANS  
**PARKWAY WOODS BUSINESS PARK**  
 WILSONVILLE, OREGON



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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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4. 1.5' CURB BREAK. SEE PRIVATE CONSTRUCTION DETAILS.

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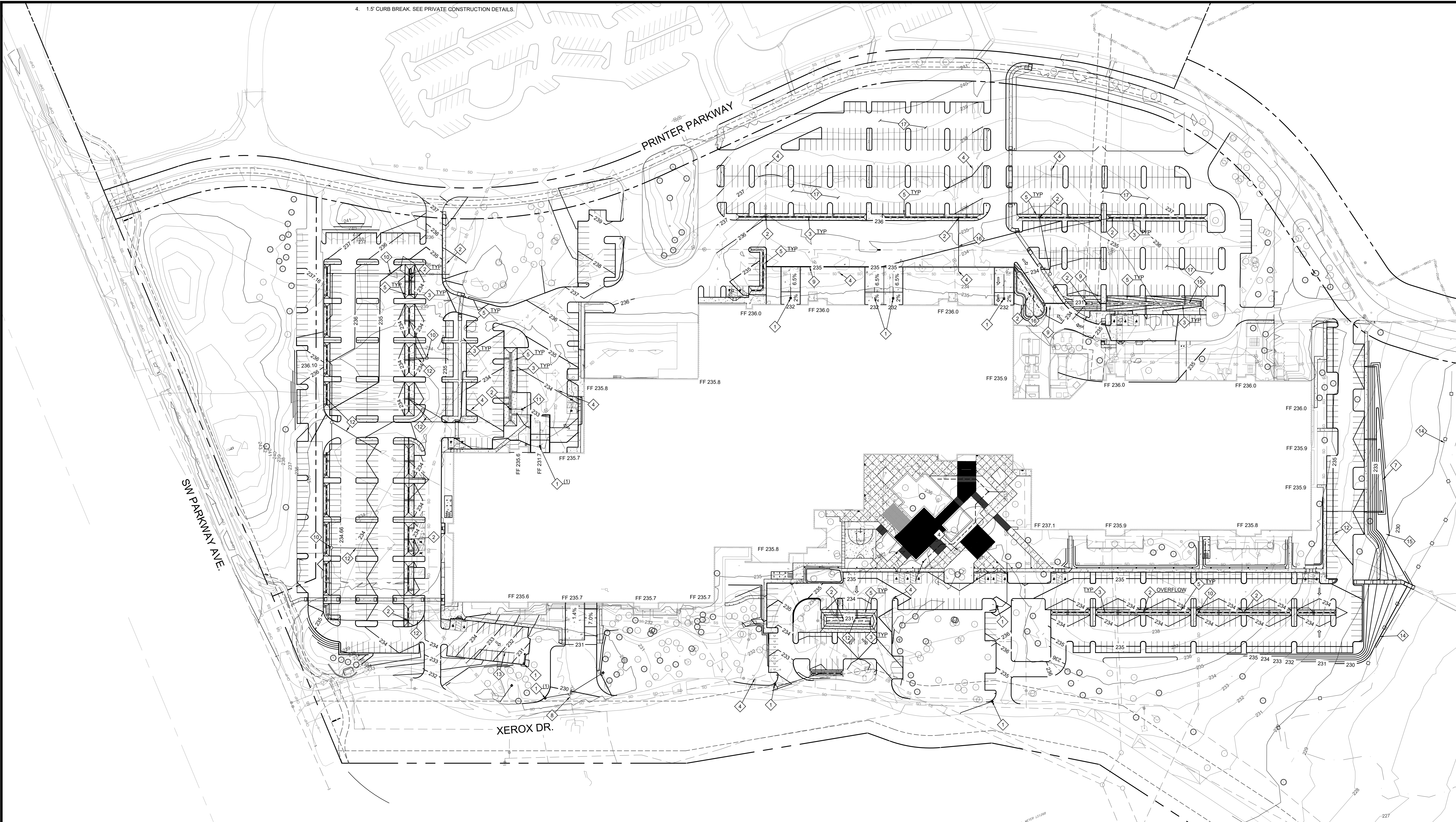
GRADING & DRAINAGE PLAN  
PRELIMINARY IMPROVEMENT PLANS  
PARKWAY WOODS BUSINESS PARK  
WILSONVILLE, OREGON



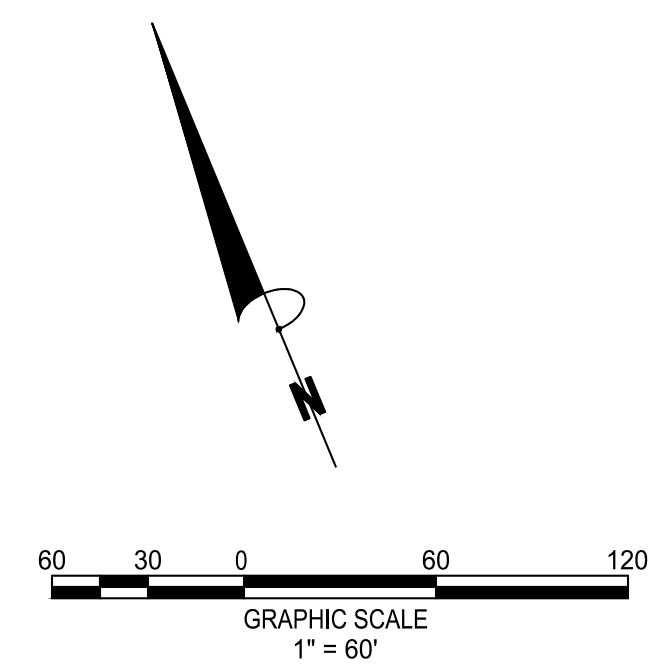
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NO.	DESCRIPTION

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JOB NO.	19004599
FILE NO.	19004599-GD05



- ◇ GRADING NOTES
- 1 CATCH BASIN
- 2 BEEHIVE OVERFLOW INLET (ST-120)
- 3 6" PERFORATED STORM DRAIN PIPE
- 4 REMOVE EXISTING CATCH BASIN AND PLUG PIPE
- 5 RAIN GARDEN
- 6 VEGETATED FILTER STRIP (ST-6040)
- 7 CONNECT TO EXISTING CULVERT
- 8 8" PRE-SLOPED SLOTTED DRAIN
- 9 STORM DRAIN MANHOLE
- 10 STORM DRAIN CLEANOUT
- 11 8" STORM DRAIN PIPE
- 12 6" STORM DRAIN PIPE
- 13 DOUBLE SILT FENCE
- 14 VEGETATED SWALE (ST-6045)
- 15 10" STORM DRAIN PIPE
- 16 MILL AND OVERLAY EXISTING PAVEMENT THAT CAN BE SALVAGED.



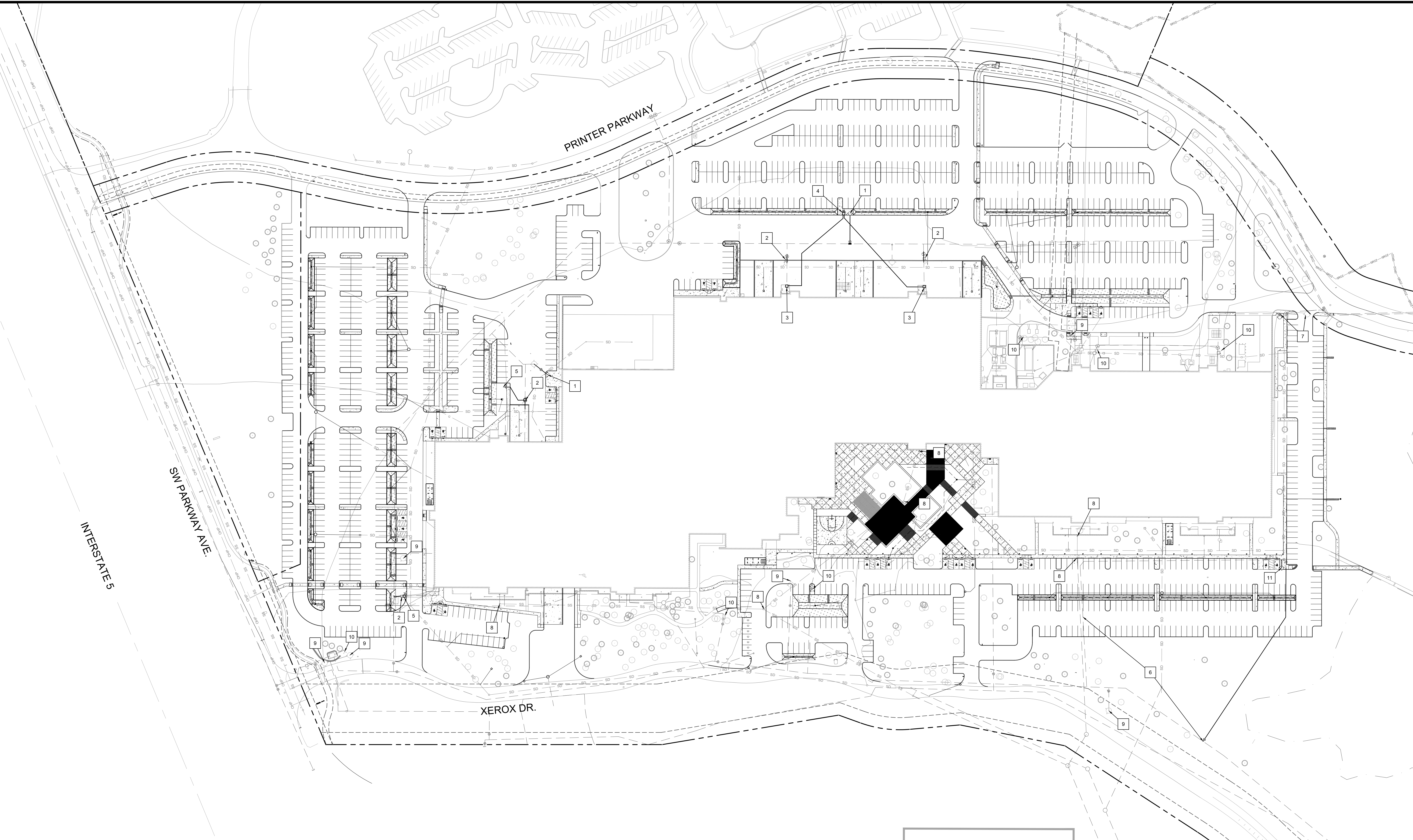
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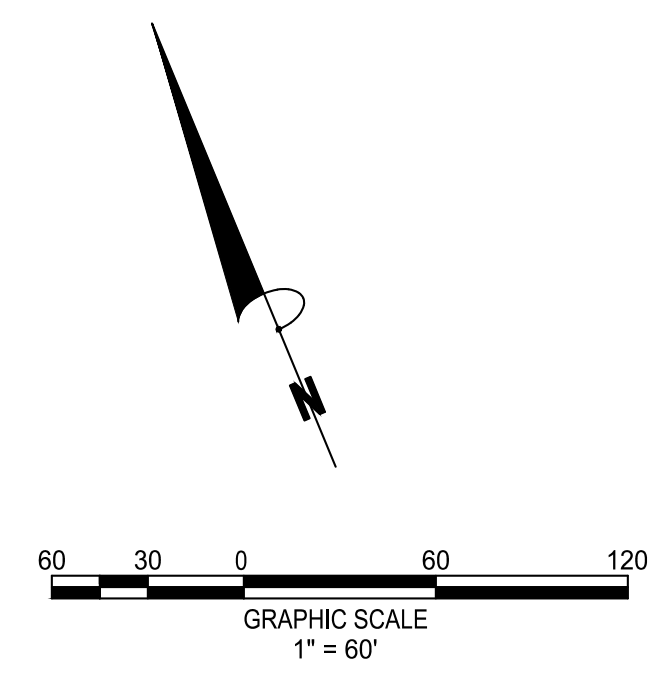


UTILITY PLAN  
PRELIMINARY IMPROVEMENT PLANS  
PARKWAY WOODS BUSINESS PARK  
WILSONVILLE, OREGON



REVISIONS:	

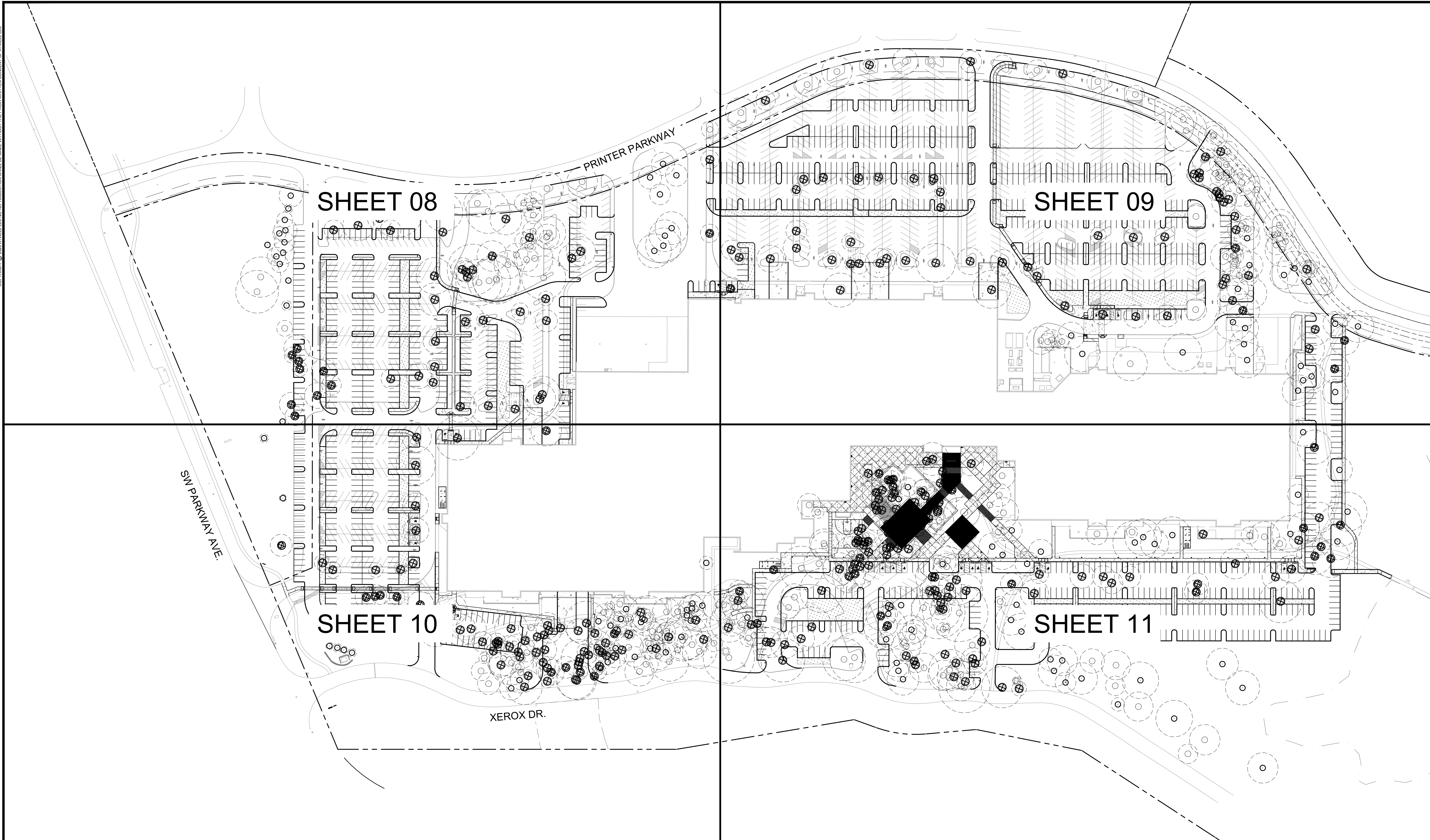
- WATER & SEWER NOTES**
- ISOLATE EXISTING FIRE MAIN AND CUT IN NEW FIRE HYDRANT.
  - REMOVE EXISTING PIV, BACKFLOW VALVE AND FDC.
  - INSTALL A TWO DOOR WAFER CHECK VALVE ON FIRE LINE IN 444 LA VAULT, UPSTREAM OF FDC CONNECTION. RE-ESTABLISH CONNECTION TO BUILDING FIRE LINE.
  - INSTALL TWO FDCS WITH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



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SHEET NO.  
06 OF 31





SHEET 08

SHEET 09



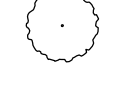

SHEET 10

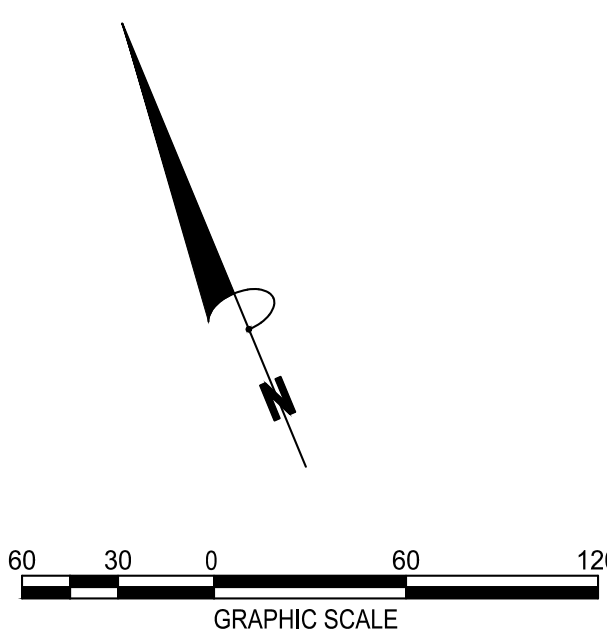
SHEET 11

PRINTER PARKWAY

SW PARKWAY AVE

XEROX DR.

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



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND SHOULD NOT BE RELIED UPON. 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 OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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



REVISIONS:


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 FILE NO. 19004599-TR07

SHEET NO.  
**07 OF 31**

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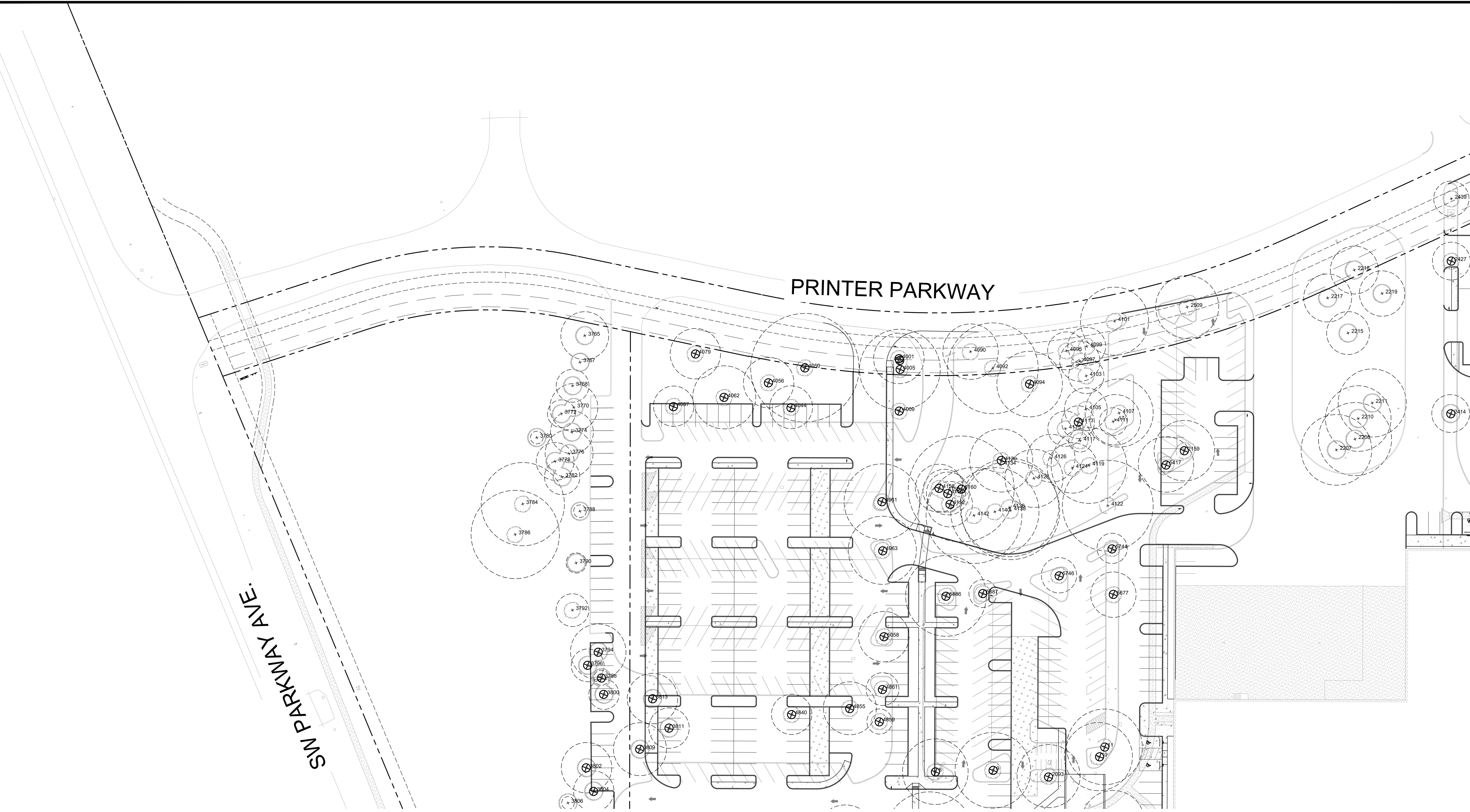
**TREE PROTECTION & REMOVAL**  
PRELIMINARY IMPROVEMENT PLANS  
PARKWAY WOODS BUSINESS PARK  
WILSONVILLE, OREGON



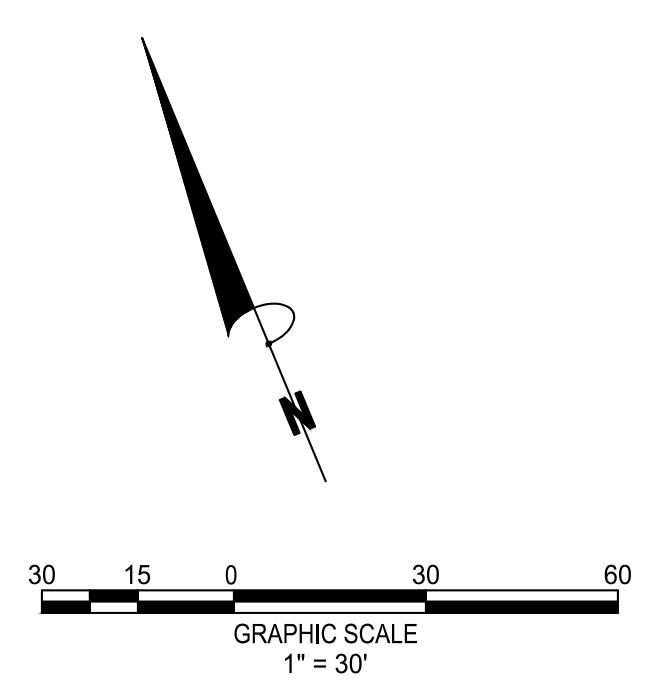
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DR.	J. GLUECK
JOB NO.	19004599
FILE NO.	19004599-TR08

SHEET NO.  
08 OF 31



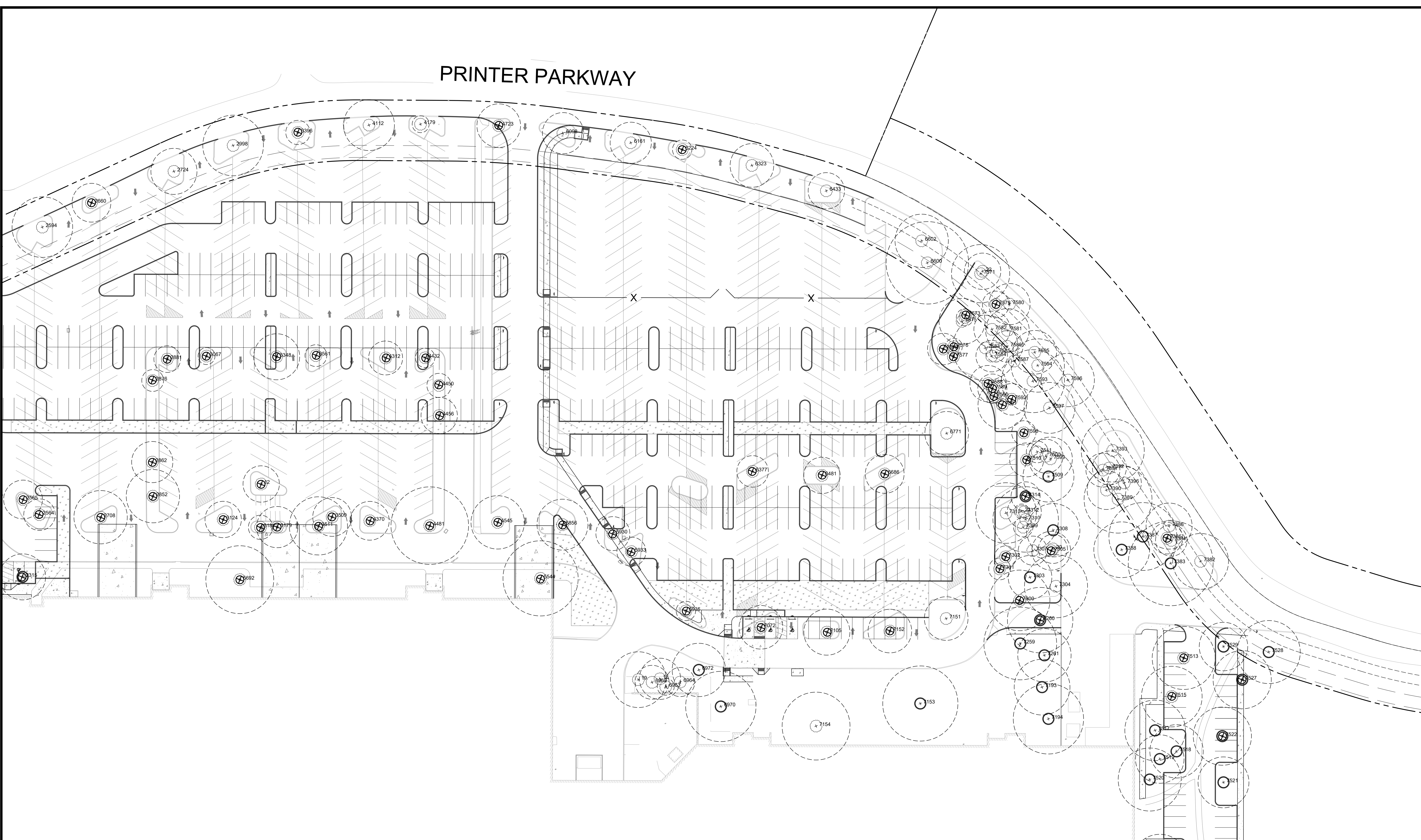
- LEGEND**
- TREE REMOVAL
  - EVERGREEN TREE
  - DECIDUOUS TREE
  - TREE CANOPY SPREAD



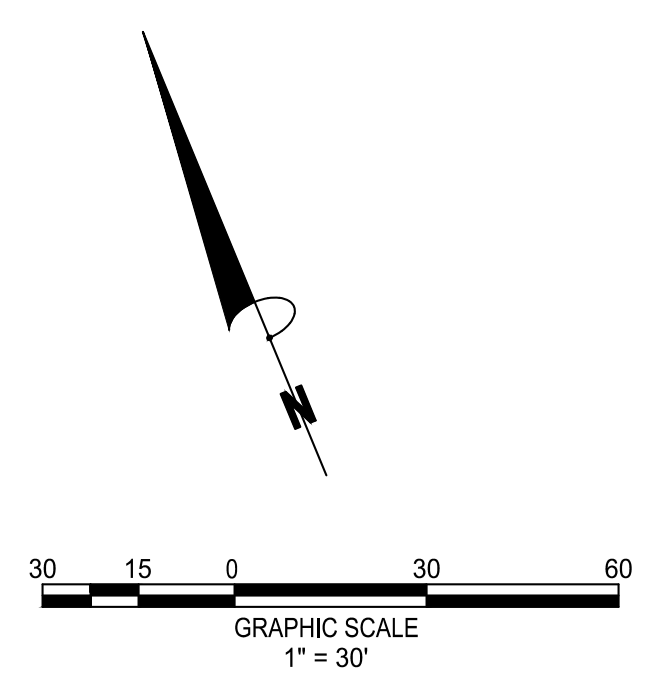
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# PRINTER PARKWAY



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



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN REPERCUSSORILY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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 PROTECT ANY AND ALL UNDERGROUND UTILITIES.

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



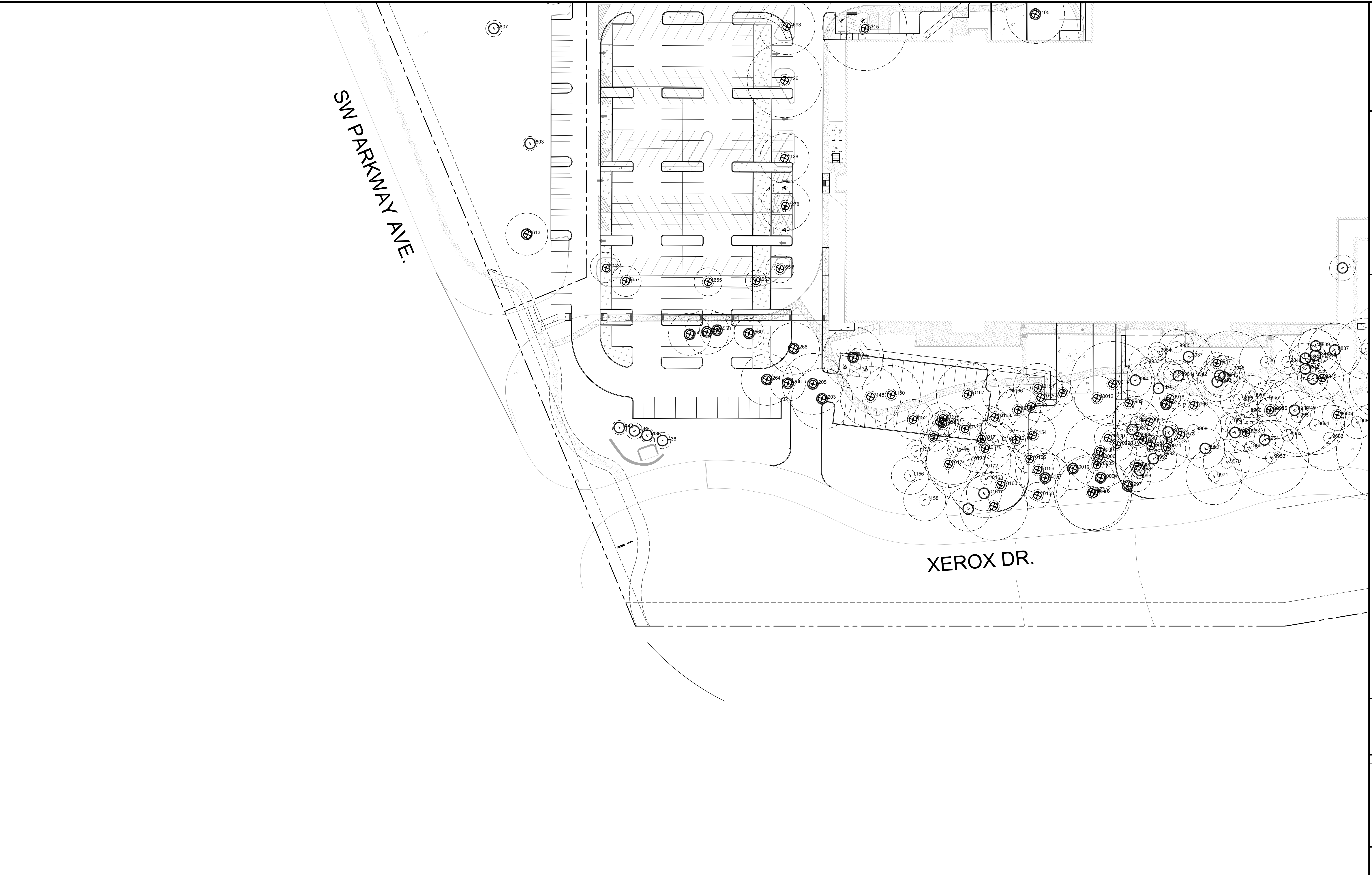
REVISIONS:


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JOB NO.	19004599
FILE NO.	19004599-TR09

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

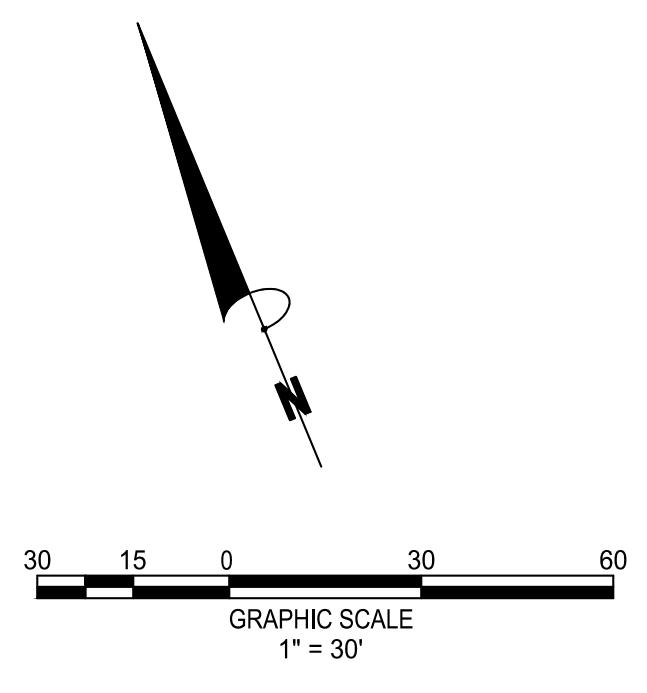


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JOB NO.	19004599
FILE NO.	19004599-TR10

**LEGEND**

- TREE REMOVAL
- EVERGREEN TREE
- DECIDUOUS TREE
- TREE CANOPY SPREAD



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Tree No.	Survey Type	Common Name	Scientific Name	DBH1	C-Rad2	Condition3	Structure	Comments	Treatment	Mitigation5
1126	"OAK24IN"	red oak	<i>Quercus rubra</i>	28	32	good	fair	multiple leaders with included bark	remove	yes
1127	"FIR22IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	27	26	good	good		remove	yes
1128	"OAK16IN"	red oak	<i>Quercus rubra</i>	16	21	fair	fair	excessive pruning	remove	yes
1148	"MAPLE14IN"	Norway maple	<i>Acer platanoides</i>	16	26	good	good		remove	no (nuisance species)
1150	"MAPLE18IN"	Norway maple	<i>Acer platanoides</i>	20	25	fair	fair	multiple leaders with included bark, fused surface roots	remove	no (nuisance species)
1152	"ALDER16IN"	Oregon ash	<i>Fraxinus latifolia</i>	15	17	good	fair	multiple leaders	remove	yes
1154	"ALDER10IN"	Oregon ash	<i>Fraxinus latifolia</i>	10	9	fair	fair	one sided, epicormic growth on lower trunk	retain	n/a
1156	"ALDER10IN"	Oregon ash	<i>Fraxinus latifolia</i>	10	16	good	fair	multiple leaders	retain	n/a
1158	"ALDER12IN"	Oregon ash	<i>Fraxinus latifolia</i>	13	18	good	fair	multiple leaders, one sided	retain	n/a
1158.1(7)		ponderosa pine	<i>Pinus ponderosa</i>	29	19	good	fair	one sided	retain	n/a
1203	"FIR22IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	25	26	poor	poor	codominant at 15' with included bark, history of top failures, dead top	remove	no (poor condition)
1205	"FIR24IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	26	good	fair	moderately one sided	remove	yes
1264	"FIR20IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	21	22	good	fair	moderately one sided	remove	yes
1266	"FIR12IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	15	good	fair	one sided, moderately suppressed	remove	yes
1268	"FIR36IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	22	good	fair	codominant at 20'	remove	yes
1278	"OAK18IN"	red oak	<i>Quercus rubra</i>	18	21	good	fair	codominant at 10'	remove	yes
1436	"FIRGIN BLUE SPRUCE"	Colorado blue spruce	<i>Picea pungens</i>	7	7	good	good		retain	n/a
1438	"FIRGIN BLUE SPRUCE"	Colorado blue spruce	<i>Picea pungens</i>	7	6	good	good		retain	n/a
1440	"FIRGIN BLUE SPRUCE"	Colorado blue spruce	<i>Picea pungens</i>	6	7	good	good		retain	n/a
1442	"FIRGIN BLUE SPRUCE"	Colorado blue spruce	<i>Picea pungens</i>	7	6	good	good		retain	n/a
1554	"PINE14IN"	Japanese black pine	<i>Pinus thunbergii</i>	15	18	good	good		remove	yes
1556	"PINE17IN"	Japanese black pine	<i>Pinus thunbergii</i>	19	19	good	fair	codominant at 5'	remove	yes
1558	"PINE17IN"	Japanese black pine	<i>Pinus thunbergii</i>	13,7	15	good	fair	codominant at ground, multiple leaders in crown	remove	yes
1560	"PINE17IN"	Japanese black pine	<i>Pinus thunbergii</i>	16	13	good	fair	codominant at 20'	retain	n/a
1603	"PINE8IN"	ponderosa pine	<i>Pinus ponderosa</i>	8	6	good	good		retain	n/a
1613	"PINE12IN"	Japanese black pine	<i>Pinus thunbergii</i>	13	18	poor	poor	low vigor, thin crown	remove	no (poor condition)
1651	"MAPLE12IN"	Norway maple	<i>Acer platanoides</i>	12	12	fair	fair	stunted growth, multiple leaders	remove	n/a
1653	"MAPLE12IN"	Norway maple	<i>Acer platanoides</i>	10	9	fair	fair	stunted growth, codominant at 6'	remove	n/a
1655	"MAPLE14IN"	Norway maple	<i>Acer platanoides</i>	13	12	fair	fair	excessive crown raising, damaged surface roots	remove	n/a
1657	"MAPLE12IN"	Norway maple	<i>Acer platanoides</i>	14	13	good	fair	damaged surface roots	remove	no (nuisance species)
2043	"MAPLE12IN"	Norway maple	<i>Acer platanoides</i>	11	13	fair	fair	stunted growth	remove	no (nuisance species)
2093	"OAK19IN"	red oak	<i>Quercus rubra</i>	20	25	good	fair	codominant at 25' with included bark	remove	yes
2093.1(11)		red oak	<i>Quercus rubra</i>	28	30	good	fair	one sided, multiple leaders with included bark	remove	yes
2093.2(10)		red oak	<i>Quercus rubra</i>	18	27	good	fair	one sided	remove	yes
2093.3(9)		red oak	<i>Quercus rubra</i>	25	30	good	good		remove	yes
2093.4(8)		red oak	<i>Quercus rubra</i>	27	26	good	fair	multiple leaders with included bark	remove	yes
2105	"PINE34IN"	ponderosa pine	<i>Pinus ponderosa</i>	32	25	good	good		remove	yes
2159	"OAK18IN"	red oak	<i>Quercus rubra</i>	18	24	good	good		remove	yes
2207	"FIR34IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	37	28	good	fair	one sided	retain	n/a
2208	"FIR32IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	29	good	fair	codominant at 12' with included bark	retain	n/a
2210	"FIR30IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	26	good	fair	codominant at 12' with included bark	retain	n/a
2211	"FIR28IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	27	good	fair	multiple leaders at 18', one sided	retain	n/a
2215	"CEDAR14IN 3X10IN"	Leyland cypress	<i>Cupressus x leylandii</i>	36	17	good	good	DBH estimated due to limited trunk access	retain	n/a
2217	"CEDAR20IN"	Leyland cypress	<i>Cupressus x leylandii</i>	28	19	good	good	DBH estimated due to limited trunk access	retain	n/a
2218	"CEDAR20IN"	Leyland cypress	<i>Cupressus x leylandii</i>	18,18	19	good	good	DBH estimated due to limited trunk access	retain	n/a
2219	"CEDAR14IN 10IN 8IN"	Leyland cypress	<i>Cupressus x leylandii</i>	32	18	good	good	DBH estimated due to limited trunk access	retain	n/a
2315	"FIR22IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	19	good	good		remove	yes
2414	"PINE16IN"	Austrian pine	<i>Pinus nigra</i>	16	15	good	fair	codominant at 15'	remove	yes
2427	"OAK14IN"	Norway maple	<i>Acer platanoides</i>	14	15	good	good		remove	no (nuisance species)
2439	"OAK12IN"	Norway maple	<i>Acer platanoides</i>	13	14	fair	fair	top pruned out of tree	retain	n/a
2509	"OAK18IN"	red oak	<i>Quercus rubra</i>	19	25	good	good		retain	n/a
2564	"OAK10IN"	Norway maple	<i>Acer platanoides</i>	10	13	good	fair	multiple leaders at 6'	remove	no (nuisance species)
2565	"OAK10IN"	Norway maple	<i>Acer platanoides</i>	10	16	poor	poor	low vigor	remove	no (poor condition) (nuisance species)
2594	"OAK18IN"	red oak	<i>Quercus rubra</i>	18	25	fair	fair	large pruning cuts at lower trunk	retain	n/a
2660	"OAK14IN"	red oak	<i>Quercus rubra</i>	15	16	poor	poor	top pruned out of tree	remove	no (poor condition)
2708	"OAK16IN"	red oak	<i>Quercus rubra</i>	17	22	poor	poor	excessive pruning, top pruned out of tree	remove	no (poor condition)
2724	"OAK15IN"	red oak	<i>Quercus rubra</i>	16	19	good	good		retain	n/a
2852	"OAK14IN"	red oak	<i>Quercus rubra</i>	15	22	poor	poor	top pruned out of tree	remove	no (poor condition)
2862	"OAK14IN"	red oak	<i>Quercus rubra</i>	15	17	poor	poor	top pruned out of tree	remove	no (poor condition)
2876	"OAK10IN"	Norway maple	<i>Acer platanoides</i>	10	9	fair	fair	low vigor	remove	no (nuisance species)
2881	"OAK10IN"	Norway maple	<i>Acer platanoides</i>	10	11	fair	fair	low vigor	remove	no (nuisance species)
2998	"OAK16IN"	red oak	<i>Quercus rubra</i>	16	25	fair	fair	heavily pruned	retain	n/a
3067	"OAK8IN"	Norway maple	<i>Acer platanoides</i>	8	7	poor	poor	low vigor, top pruned out of tree	remove	no (poor condition) (nuisance species)
3124	"OAK13IN"	pin oak	<i>Quercus palustris</i>	13	15	fair	fair	heavily pruned	remove	yes
3179	"OAK11IN"	pin oak	<i>Quercus palustris</i>	12	17	fair	fair	codominant at 20' with included bark, heavily pruned	remove	yes
3179.1(12)		red oak	<i>Quercus rubra</i>	15	15	poor	poor	heavily pruned, top pruned out of tree	remove	no (poor condition)
3181	"OAK8IN"	pin oak	<i>Quercus palustris</i>	9	10	poor	poor	low vigor, heavily pruned	remove	no (poor condition)
3348	"OAK14IN"	red oak	<i>Quercus rubra</i>	16	19	poor	poor	top pruned out of tree	remove	no (poor condition)
3396	"OAK10IN"	red oak	<i>Quercus rubra</i>	11	10	fair	fair	heavily pruned	remove	yes
3509	"OAK9IN"	pin oak	<i>Quercus palustris</i>	10	16	fair	fair	one sided, significant pruning	remove	yes
3511	"OAK15IN"	red oak	<i>Quercus rubra</i>	18	24	poor	poor	top pruned out of tree	remove	no (poor condition)
3561	"OAK9IN"	red oak	<i>Quercus rubra</i>	9	9	poor	poor	low vigor, excessive pruning	remove	no (poor condition)
3765	"PINE14IN"	Japanese black pine	<i>Pinus thunbergii</i>	16	19	fair	fair	chlorotic, multiple trunks	retain	n/a
3767	"PINE8IN"	ponderosa pine	<i>Pinus ponderosa</i>	8	7	good	good		retain	n/a
3768	"PINE16IN"	Japanese black pine	<i>Pinus thunbergii</i>	17	13	good	good		retain	n/a
3770	"PINE2AT10IN"	Japanese black pine	<i>Pinus thunbergii</i>	11,9	19	good	fair	codominant at 1' with included bark	retain	n/a
3772	"PINE12IN"	Japanese black pine	<i>Pinus thunbergii</i>	12	11	good	good		retain	n/a
3774	"PINE12IN"	Japanese black pine	<i>Pinus thunbergii</i>	12	17	good	good		retain	n/a
3776	"PINE10IN"	Japanese black pine	<i>Pinus thunbergii</i>	11	19	good	fair	codominant at 10'	retain	n/a
3778	"PINE12IN"	Japanese black pine	<i>Pinus thunbergii</i>	13	15	good	good		retain	n/a
3780	"PINE8IN"	ponderosa pine	<i>Pinus ponderosa</i>	6	5	good	good		retain	n/a
3782	"PINE12IN"	Japanese black pine	<i>Pinus thunbergii</i>	11	14	good	fair	codominant at 10'	retain	n/a
3784	"OAK28IN"	red oak	<i>Quercus rubra</i>	31	33	good	fair	multiple leaders at 15'	retain	n/a
3786	"OAK30IN"	red oak	<i>Quercus rubra</i>	35	35	good	fair	multiple leaders at 18'	retain	n/a
3788	"PINE8IN"	ponderosa pine	<i>Pinus ponderosa</i>	6	5	good	good		retain	n/a
3790	"PINE8IN"	ponderosa pine	<i>Pinus ponderosa</i>	7	8	good	good		retain	n/a
3792	"MAPLE12IN"	Norway maple	<i>Acer platanoides</i>	12	13	fair	fair	significant pruning	retain	n/a
3794	"PINE20IN"	ponderosa pine	<i>Pinus ponderosa</i>	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	<i>Pinus ponderosa</i>	17	13	good	fair	one sided, codominant at 8' with included bark	remove	yes
3798	"PINE11IN"	Japanese black pine	<i>Pinus thunbergii</i>	12	6	poor	good		remove	no (poor condition)
3800	"PINE12IN"	Japanese black pine	<i>Pinus thunbergii</i>	15	12	good	good		remove	yes
3802	"PINE19IN"	Japanese black pine	<i>Pinus thunbergii</i>	20	20	good	fair	multiple leaders	remove	yes
3804	"PINE13IN"	Japanese black pine	<i>Pinus thunbergii</i>	15	16	good	good		remove	yes
3806	"PINE6IN"	ponderosa pine	<i>Pinus ponderosa</i>	6	5	fair	fair	excessive crown raising, sequoia pitch moth	retain	n/a
3807	"CEDAR3AT8IN"	western redcedar	<i>Thuja plicata</i>	8,6,6	7	fair	fair	excessive crown raising, multiple leaders at ground level	retain	n/a
3809	"PINE19IN"	ponderosa pine	<i>Pinus ponderosa</i>	24	21	good	fair	multiple leaders	remove	yes
3811	"PINE19IN"	ponderosa pine	<i>Pinus ponderosa</i>	21	16	good	fair	multiple leaders, moderately one sided	remove	yes
3813	"PINE20IN"	ponderosa pine	<i>Pinus ponderosa</i>	21	20	good	fair	multiple leaders	remove	yes
4001	"ALDER16IN"	Oregon ash	<i>Fraxinus latifolia</i>	15,7	20	good	fair	codominant at ground level, one sided, overtopped by adjacent trees	remove	yes
4005	"OAK38IN"	Oregon white oak	<i>Quercus garryana</i>	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	<i>Acer platanoides</i>	11	17	good	good		remove	no (nuisance species)
4050	"ALDERCLUMP"	Oregon ash	<i>Fraxinus latifolia</i>	71	43	poor	poor	stump sprout with decay at lower trunk	remove	no (poor condition)
4056	"MAPLE14IN"	Norway maple	<i>Acer platanoides</i>	15	20	good	fair	moderately one sided	remove	no (nuisance species)
4062	"MAPLE18IN"	Norway maple	<i>Acer platanoides</i>	20	25	good	fair	multiple leaders at 7' with included bark	remove	no (nuisance species)
4079	"ALDER16IN"	oak	<i>Quercus sp.</i>	16	20	good	fair	multiple leaders with included bark	remove	yes
4087	"MAPLE18IN"	Norway maple	<i>Acer platanoides</i>	15	16	good	good		remove	no (nuisance species)
4090	"OAK20IN"	red oak	<i>Quercus rubra</i>	21	22	good	fair	moderately one sided	retain	n/a
4092	"OAK25IN"	Oregon white oak	<i>Quercus garryana</i>	29	36	good	fair	branches with high aspect ratios	retain	n/a
4094	"DECIDUOUS 18IN"	sweet cherry	<i>Prunus avium</i>	21	26	good	fair	upright competing branches	remove	no (nuisance species)
4095	"ALDER10IN"	Oregon ash	<i>Fraxinus latifolia</i>	8	15	good	good		retain	n/a
4097	"ALDER10IN"	Oregon ash	<i>Fraxinus latifolia</i>	10	16	good	fair	codominant at 15' with included bark	retain	n/a







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Tree No.	Survey Type	Common Name	Scientific Name	DBH1	C-Rad2	Condition3	Structure	Comments	Treatment	Mitigation5
8493	"OAK10IN"	Oregon white oak	<i>Quercus garryana</i>	9	11	poor	poor	suppressed	remove	no (poor condition)
8494	"OAK7IN"	Oregon white oak	<i>Quercus garryana</i>	6	10	poor	poor	suppressed	remove	no (poor condition)
8496	"FIR12IN 6IN OAK"	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	8	fair	fair	one sided, overtopped by adjacent trees	retain	n/a
8497	"OAK22IN"	Oregon white oak	<i>Quercus garryana</i>	22	44	fair	fair	significant lean south, lower branch dieback	retain	n/a
8498	"OAK26IN"	Oregon white oak	<i>Quercus garryana</i>	26	31	good	fair	one sided	remove	yes
8498.1(23)		Douglas-fir	<i>Pseudotsuga menziesii</i>	15	18	fair	fair	one sided, overtopped by adjacent trees, codominant at 10' with included bark	retain	n/a
8499	"OAK2X32IN"	Oregon white oak	<i>Quercus garryana</i>	53	47	good	fair	codominant at 5' with included bark	retain	n/a
8500	"OAK10IN"	Oregon white oak	<i>Quercus garryana</i>	10	7	fair	poor	15% live crown ratio, poor trunk taper	retain	n/a
8501	"OAK7IN"	Oregon ash	<i>Fraxinus latifolia</i>	7	11	good	good		retain	n/a
8502	"FIR28IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	30	31	good	good		retain	n/a
8503	"DECIDUOUS 6IN"	Scoulers willow	<i>Salix scouleriana</i>	5	9	poor	poor	one sided, significant decay at root crown	remove	no (poor condition) (<6inchDBH)
8505	"FIR10IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	15	good	fair	one sided, overtopped by adjacent trees	retain	n/a
8506	"FIR34IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	24	good	fair	one sided	remove	yes
8507	"FIR12IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	16	poor	poor	overtopped by adjacent trees, suppressed	remove	no (poor condition)
8508	"FIR32IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	31	35	good	good		retain	n/a
8509	"FIR6IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	12	fair	fair	overtopped by adjacent trees	retain	n/a
8510	"FIR40IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	24	good	fair	50% live crown ratio, codominant at 50' with included bark	retain	n/a
8511	"OAK18IN"	Oregon white oak	<i>Quercus garryana</i>	19	19	fair	poor	significant lean southeast, 25% live crown ratio	retain	n/a
8512	"OAK22IN 9IN"	Oregon white oak	<i>Quercus garryana</i>	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	<i>Quercus garryana</i>	15	8	fair	fair	one sided, 35% live crown ratio, marginal trunk taper	retain	n/a
8514	"OAK14IN"	Oregon white oak	<i>Quercus garryana</i>	16	24	fair	fair	one sided, marginal trunk taper	retain	n/a
8515	"OAK14IN"	Oregon white oak	<i>Quercus garryana</i>	13	10	poor	poor	suppressed	remove	no (poor condition)
8516	"FIR28IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	29	23	good	good		retain	n/a
8517	"FIR16IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	fair	fair	one sided, marginal trunk taper	retain	n/a
8518	"FIR25IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	26	26	good	fair	moderately one sided	retain	n/a
8519	"OAK7IN"	Oregon white oak	<i>Quercus garryana</i>	6	4	poor	poor	suppressed	remove	no (poor condition)
8520	"OAK14IN"	Oregon white oak	<i>Quercus garryana</i>	15	13	poor	poor	suppressed	remove	no (poor condition)
8521	"OAK26IN"	Oregon white oak	<i>Quercus garryana</i>	27	24	good	fair	moderately one sided	retain	n/a
8522	"DECIDUOUS 6IN"	English hawthorn	<i>Crataegus monogyna</i>	6	7	very poor	very poor	dying	remove	no (very poor condition) (nuisance species)
8523	"OAK24IN"	Oregon white oak	<i>Quercus garryana</i>	25	25	good	fair	one sided, 40% live crown ratio, marginal trunk taper	retain	n/a
8524	"OAK10IN"	Oregon white oak	<i>Quercus garryana</i>	12	19	fair	fair	overtopped by adjacent trees, one sided, 33% live crown ratio	retain	n/a
8525	"OAK18IN"	Oregon white oak	<i>Quercus garryana</i>	21	34	fair	fair	one sided, 35% live crown ratio, marginal trunk taper	retain	n/a
8526	"OAK6IN"	Oregon white oak	<i>Quercus garryana</i>	6	4	poor	poor	suppressed	remove	no (poor condition)
8527	"OAK36IN"	Oregon white oak	<i>Quercus garryana</i>	35	23	good	fair	multiple leaders with included bark	retain	n/a
8528	"OAK8IN"	Oregon white oak	<i>Quercus garryana</i>	9	10	poor	poor	suppressed	remove	no (poor condition)
8529	"OAK8IN 16IN"	Oregon white oak	<i>Quercus garryana</i>	17	14	poor	poor	suppressed, poor trunk taper	remove	no (poor condition)
8530	"OAK18IN"	Oregon white oak	<i>Quercus garryana</i>	21	42	fair	poor	one sided, significant lean east, poor trunk taper	retain	n/a
8531	"OAK24IN"	Oregon white oak	<i>Quercus garryana</i>	25	24	good	poor	25% live crown ratio, marginal trunk taper	retain	n/a
8532	"OAK18IN"	Oregon white oak	<i>Quercus garryana</i>	19	19	fair	fair	one sided, marginal trunk taper	remove	yes
8533	"OAK18IN 16IN"	Oregon white oak	<i>Quercus garryana</i>	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	<i>Quercus garryana</i>	35	29	good	good		retain	n/a
8536	"DECIDUOUS 6IN"	sweet cherry	<i>Prunus avium</i>	5	7	good	good	overtopped by adjacent trees	remove	no (nuisance species) (<6inchDBH)
8558	"DECIDUOUS 7IN"	Scoulers willow	<i>Salix scouleriana</i>	7	7	fair	fair	one sided	retain	n/a
8608	"DECIDUOUS 8IN"	sweet cherry	<i>Prunus avium</i>	10	12	fair	fair	overtopped by adjacent trees	remove	no (nuisance species)
8799	"DECIDUOUS 16IN"	Himalayan birch	<i>Betula utilis</i>	17	20	good	fair	branches with high aspect ratios	remove	yes
8838	"CHERRY12IN"	flowering cherry	<i>Prunus serrulata</i>	12	14	good	fair	one sided	remove	yes
8839	"CHERRY22IN"	flowering cherry	<i>Prunus serrulata</i>	23	27	good	fair	pruned away from building	remove	yes
8880	"CHERRY15IN"	flowering cherry	<i>Prunus serrulata</i>	15	14	good	fair	overtopped by adjacent trees, one sided	remove	yes
8903	"FIR9IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	11	good	fair	overtopped by adjacent trees	remove	yes
8904	"OAK20IN"	Oregon white oak	<i>Quercus garryana</i>	20	7	fair	fair	one sided from previous tree that was removed	remove	yes
8905	"FIR10IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	good	fair	overtopped by adjacent trees	remove	yes
8906	"OAK26IN"	Oregon white oak	<i>Quercus garryana</i>	26	32	good	fair	one sided from previous tree that was removed	remove	yes
8908	"OAK10IN"	bigleaf maple	<i>Acer macrophyllum</i>	11	17	good	fair	one sided, multiple leaders	remove	yes
8909	"OAK20IN"	Oregon white oak	<i>Quercus garryana</i>	21	26	fair	fair	one sided, marginal trunk taper	remove	yes
8910	"FIR10IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	9	fair	fair	one sided, overtopped by adjacent trees	remove	yes
8913	"OAK9IN"	Oregon white oak	<i>Quercus garryana</i>	10	8	poor	poor	suppressed	remove	no (poor condition)
8915	"FIR24IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	15	fair	fair	one sided from previous tree that was removed	retain	n/a
8919	"FIR20IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	27	fair	fair	one sided, overtopped by adjacent trees, previously lost top at 40'	remove	yes
8920	"PINE32IN"	ponderosa pine	<i>Pinus ponderosa</i>	33	16	fair	fair	40% live crown ratio, scattered branch tip dieback	remove	yes
8921	"OAK6IN"	Oregon white oak	<i>Quercus garryana</i>	6	20	poor	poor	overtopped by adjacent trees, suppressed	remove	no (poor condition)
8922	"FIR15IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	21	fair	fair	one sided, overtopped by adjacent trees, moderately thin crown	remove	yes
8923	"FIR13IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	20	good	fair	one sided, overtopped by adjacent trees	remove	yes
8925	"DECIDUOUS 14IN"	sweet cherry	<i>Prunus avium</i>	14	12	fair	poor	codominant at 30', 35% live crown ratio, decay at root crown	remove	no (nuisance species)
8926	"FIR16IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	23	good	good	wound at lower trunk	remove	yes
8927	"FIR16IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	13	fair	fair	one sided, overtopped by adjacent trees, marginal trunk taper	remove	yes
8928	"FIR8IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	9	fair	good	overtopped by adjacent trees	remove	yes
8929	"OAK14IN"	Scoulers willow	<i>Salix scouleriana</i>	15	17	poor	poor	one sided, history of branch failure	remove	no (poor condition)
8930	"FIR20IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	20	good	fair	moderately one sided	retain	n/a
8931	"DECIDUOUS 8IN"	sweet cherry	<i>Prunus avium</i>	7	9	good	fair	overtopped by adjacent trees	remove	no (nuisance species)
8932	"DECIDUOUS 12IN"	Scoulers willow	<i>Salix scouleriana</i>	14	14	poor	very poor	extensive decay in trunk	remove	no (poor condition)
8933	"OAK28IN"	Oregon white oak	<i>Quercus garryana</i>	28	41	good	fair	one sided, leans over building	remove	yes
8934	"DECIDUOUS 6IN"	English hawthorn	<i>Crataegus monogyna</i>	6	12	poor	poor	suppressed	remove	no (poor condition) (nuisance species)
8937	"FIR15IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	14	good	fair	codominant at 35'	remove	yes
8951	"FIR20IN"	ponderosa pine	<i>Pinus ponderosa</i>	21	20	good	fair	one sided	remove	yes
8953	"OAK24IN"	Oregon white oak	<i>Quercus garryana</i>	25	29	good	fair	one sided	remove	yes
8954	"PINE38IN"	ponderosa pine	<i>Pinus ponderosa</i>	35	19	poor	poor	significant branch dieback	remove	no (poor condition)
8955	"FIR6IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	7	fair	fair	overtopped by adjacent trees, lost top at 7', sweep in lower trunk	remove	no (<6inchDBH)
8957	"OAK9IN"	Oregon white oak	<i>Quercus garryana</i>	9	8	poor	poor	suppressed	remove	no (poor condition)
8957.1(24)		Oregon ash	<i>Fraxinus latifolia</i>	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	<i>Quercus garryana</i>	19	24	good	fair	one sided	retain	n/a
8959	"OAK20IN"	Oregon white oak	<i>Quercus garryana</i>	21	27	good	fair	40% live crown ratio	remove	yes
8960	"DECIDUOUS 7IN"	Oregon white oak	<i>Quercus garryana</i>	7	5	poor	poor	suppressed	remove	no (poor condition)

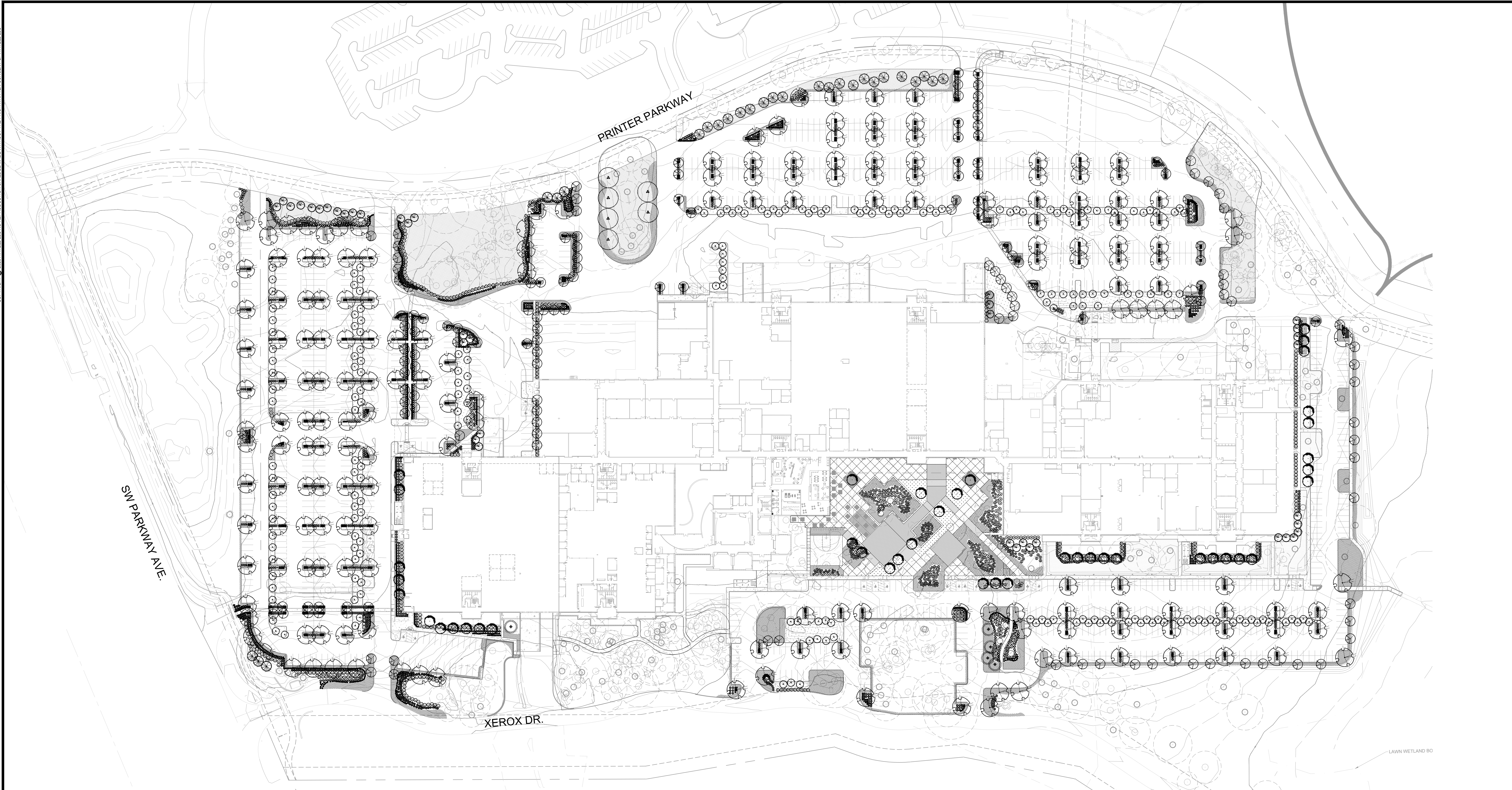
Tree No.	Survey Type	Common Name	Scientific Name	DBH1	C-Rad2	Condition3	Structure	Comments	Treatment	Mitigation5
8962	"FIR20IN"	Oregon white oak	<i>Pseudotsuga menziesii</i>	22	27	good	fair	moderately one sided	remove	yes
8963	"OAK22IN"	Oregon white oak	<i>Quercus garryana</i>	23	26	good	fair	one sided, codominant at 10'	remove	yes
8965	"FIR10IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	18	good	fair	one sided	remove	yes
9107	"OAK18IN 9IN"	Oregon white oak	<i>Quercus garryana</i>	31	28	good	fair	33% live crown ratio	retain	n/a
9108	"OAK16IN"	Oregon ash	<i>Fraxinus latifolia</i>	16	20	fair	fair	one sided, decay pocket at lower trunk	remove	yes
9109	"DECIDUOUS 6IN"	sweet cherry	<i>Prunus avium</i>	5	10	poor	poor	one sided, overtopped by adjacent trees, significant lean	remove	no (poor condition) (nuisance species) (<6inchDBH)
9110	"DECIDUOUS 6IN"	English hawthorn	<i>Crataegus monogyna</i>	6	6	poor	poor	suppressed	remove	no (poor condition) (nuisance species)
9111	"OAK11IN 8IN"	Oregon white oak	<i>Quercus garryana</i>	11,6	12	poor	poor	suppressed, codominant at ground level, significant decay in 6" stem	remove	no (poor condition)
9112	"OAK12IN"	Oregon white oak	<i>Quercus garryana</i>	12	15	poor	poor	suppressed	remove	no (poor condition)
9113	"FIR7IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	7	poor	poor	suppressed	remove	no (poor condition)
9115	"OAK11IN"	Oregon ash	<i>Fraxinus latifolia</i>	10	6	good	fair	codominant at ground level, one sided	retain	n/a
9117	"DECIDUOUS 11IN"	sweet cherry	<i>Prunus avium</i>	11	15	good	good		remove	no (nuisance species)
9118	"DECIDUOUS 6IN"	sweet cherry	<i>Prunus avium</i>	5	10	good	good		remove	no (nuisance species) (<6inchDBH)
9151	"OAK22IN"	Oregon white oak	<i>Quercus garryana</i>	24	19	good	fair	moderately one sided	remove	yes
9152	"OAK16IN"	Oregon white oak	<i>Quercus garryana</i>	17	14	good	fair	one sided	remove	yes
9153	"OAK16IN"	Oregon white oak	<i>Quercus garryana</i>	18	25	fair	fair	overtopped by adjacent trees, marginal trunk taper	remove	yes
9154	"FIR16IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	18	good	fair	one sided, marginal trunk taper	remove	yes
9155	"OAK16IN"	Oregon white oak	<i>Quercus garryana</i>	15	24	fair	fair	one sided, 50% live crown ratio, marginal trunk taper	remove	yes
9156	"DECIDUOUS 10IN"	sweet cherry	<i>Prunus avium</i>	11	20	good	fair	moderately one sided	remove	no (nuisance species)
9157	"OAK10IN"	Oregon white oak	<i>Quercus garryana</i>	10	18	poor	poor	top failed at 8'	remove	no (poor condition)
9158	"DECIDUOUS 12IN 6IN 8I"	Scoulers willow	<i>Salix scouleriana</i>	20	12	poor	poor	history of branch failure, decay at lower trunk	remove	no (poor condition)
9159	"OAK24IN"	Oregon white oak	<i>Quercus garryana</i>	25	29	good	fair	one sided	remove	yes
9160	"FIR12IN"	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	14	good	fair	overtopped by adjacent trees	remove	yes
9161	"OAK24IN"	Oregon white oak	<i>Quercus garryana</i>	27	12	poor	poor			







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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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  
231  
HAROLD G. KEEVER  
OREGON  
LANDSCAPE ARCHITECT

PM: B.BERRY  
DR: K.LABELLE  
JOB NO:  
FILE NO: 0155-SD-LS13  
L100  
SHEET NO: 16 OF 31

**PLANT MATERIALS LISTING - BIOSWALE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>UPLAND PLANTINGS</b>						
	ACER CIRCINATUM	VINE MAPLE	6'-7" B&B, 3" STEM MIN.	AS SHOWN	250	L
<b>SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7. 38,723 S.F.</b>						
	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
<b>HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY</b>						
	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**

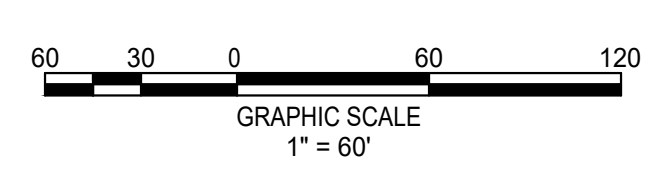
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	*WATER USE
<b>TREES</b>						
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL., B&B	AS SHOWN	150	L
	CEDRUS DEODARA 'AUREA'	AUREA DEODAR CEDAR	7'-8", B&B	AS SHOWN	27	L
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7'-8", B&B	AS SHOWN	38	L
	CORNUS KOUSA 'SNOW 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						
<b>EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN</b>						
<b>GROUND COVER</b>						
	TURF SOD				18,964 S.F.	

**PLANT MATERIALS LISTING - PLAZA**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	*WATER USE
<b>LARGE SHRUBS (4'-6" X 4'-6")</b>						
	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
<b>SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")</b>						
	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
<b>ORNAMENTAL GRASSES</b>						
	HELICTOTRICHON S. 'SAPPHIRE FOUNTAIN'	SAPPHIRE FOUNTAIN BLUE OAT GRASS	#1 CONT.	24" O.C.	663	L
	PENNISETUM 'ALPECUROIDES 'HAEMEL'	HAEMEL DWARF FOUNTAIN GRASS	#1 CONT.	24" O.C.	1615	L
<b>GROUND COVER</b>						
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL. CAN	30" O.C.	L	
	EUONYMUS FORTUNEI 'COLORATA'	KINKIKINICK COLORATA WINTERCREEPER	1 GAL. CAN	30" O.C.	L	
<b>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</b>						

**PLANT MATERIALS LISTING - PLAZA**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	*WATER USE
<b>TREES</b>						
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN		L
<b>EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN</b>						
<b>SHRUBS AND GROUND COVER</b>						
	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	

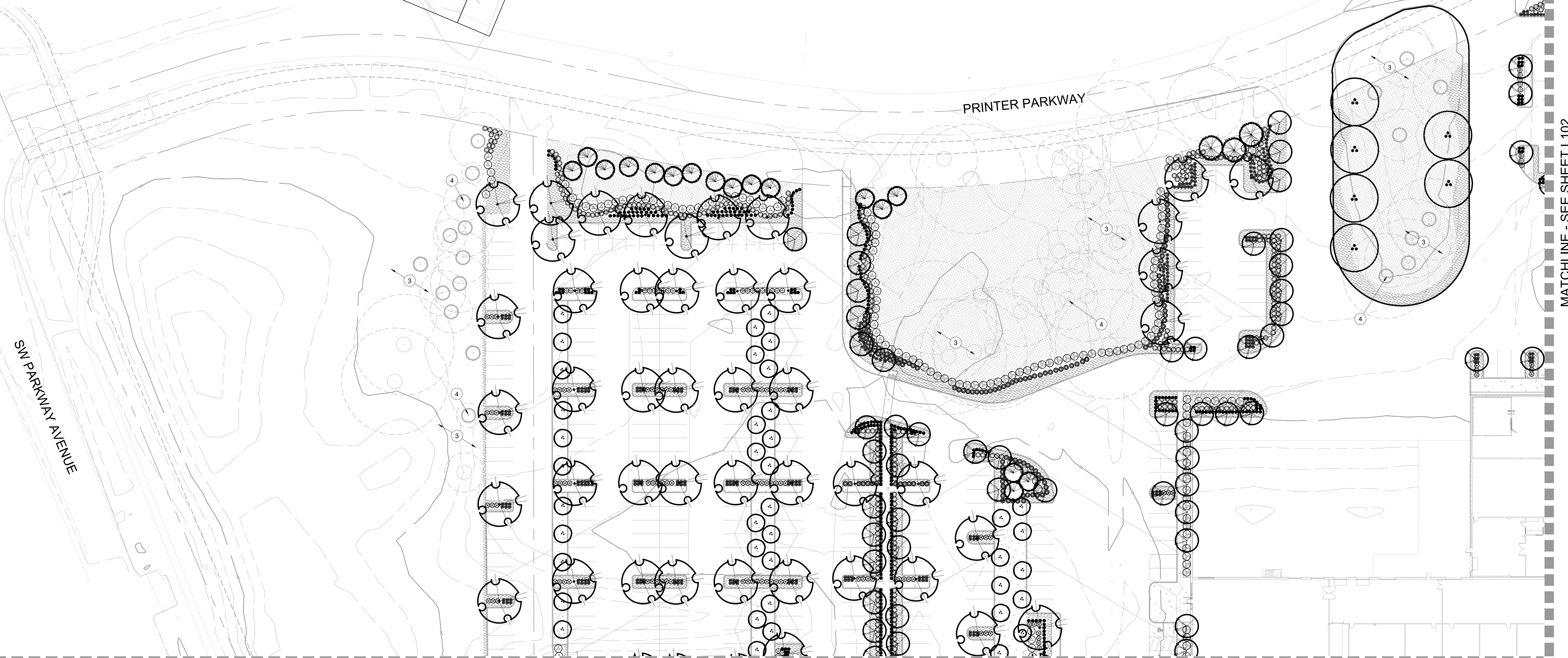
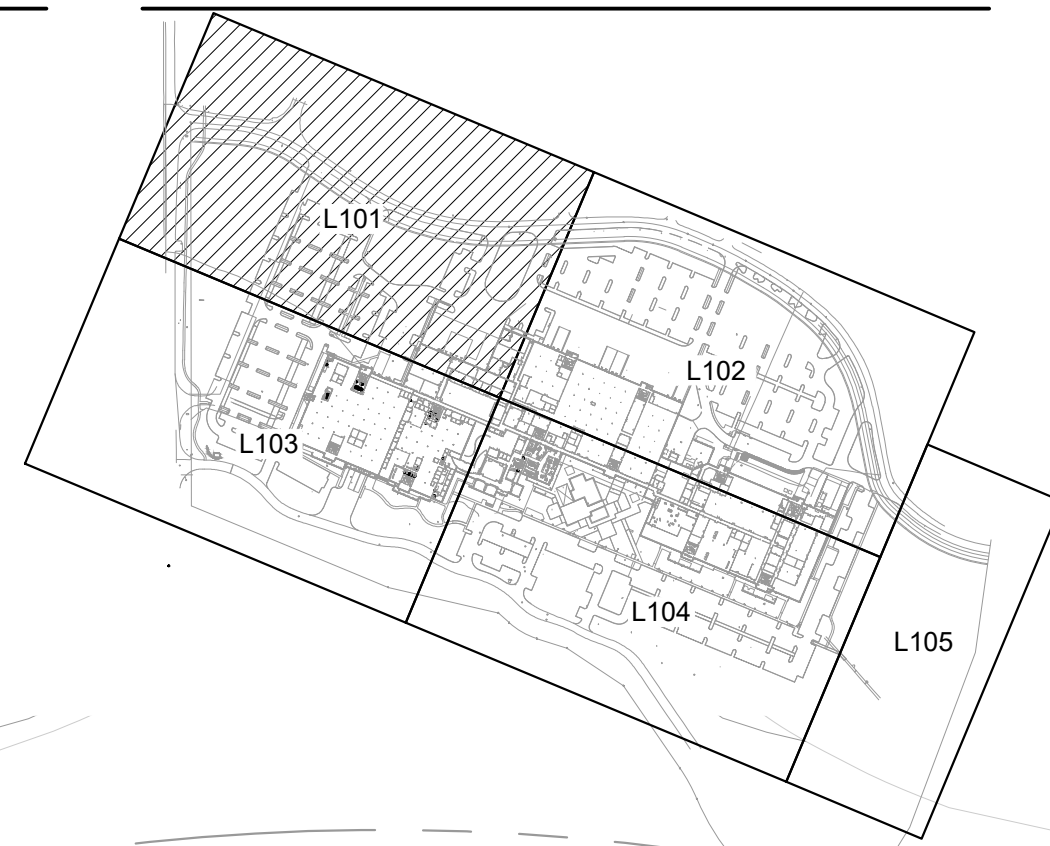




**LANDSCAPE KEYNOTES**

- 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
<b>UPLAND PLANTINGS</b>						
<b>TREE</b>						
(Symbol)	ACER CIRCINATUM	VINE MAPLE	6'-7" B&B, 3" STEM MIN.	AS SHOWN	250	L
<b>SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7. 38,723 S.F.</b>						
(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 DOUGLASII	DOUGLAS SPIRAEA	30" HT. MIN.	4' O.C.	380**	L
<b>HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY</b>						
(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
<b>TREES</b>						
(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						
<b>EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN</b>						
<b>GROUND COVER</b>						
(Symbol)	TURF SOD				18,964 S.F.	

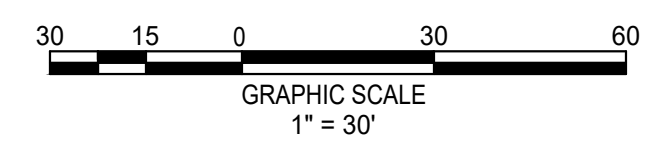
**PLANT MATERIALS LISTING - PLAZA**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>LARGE SHRUBS (4'-6" X 4'-6")</b>						
(Symbol)	ABELIA GRANDIFLORA	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
<b>SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")</b>						
(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)	RHAPHIOLPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	#3 CONT.	3' O.C.	825	L
<b>ORNAMENTAL GRASSES</b>						
(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
<b>GROUND COVER</b>						
(Symbol)	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL. CAN	30" O.C.	L	
(Symbol)	EUONYMUS FORTUNEI 'COLORATA'	KINKINKINICK COLORATA WINTERCREPPER	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
<b>TREES</b>						
(Symbol)	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN		L
<b>EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN</b>						
<b>SHRUBS AND GROUND COVER</b>						
(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



**RVI**  
222 S. Ash Avenue  
Tempe, Arizona 85281  
Tel: 480.994.0994  
www.rvigrp.com

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS CONSULTANTS. 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:

NO.	DESCRIPTION

REGISTERED  
231  
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







MATCHLINE - SEE SHEET L101

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. 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 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 ENGINEER NOR THE ENGINEER SHALL BE HELD 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



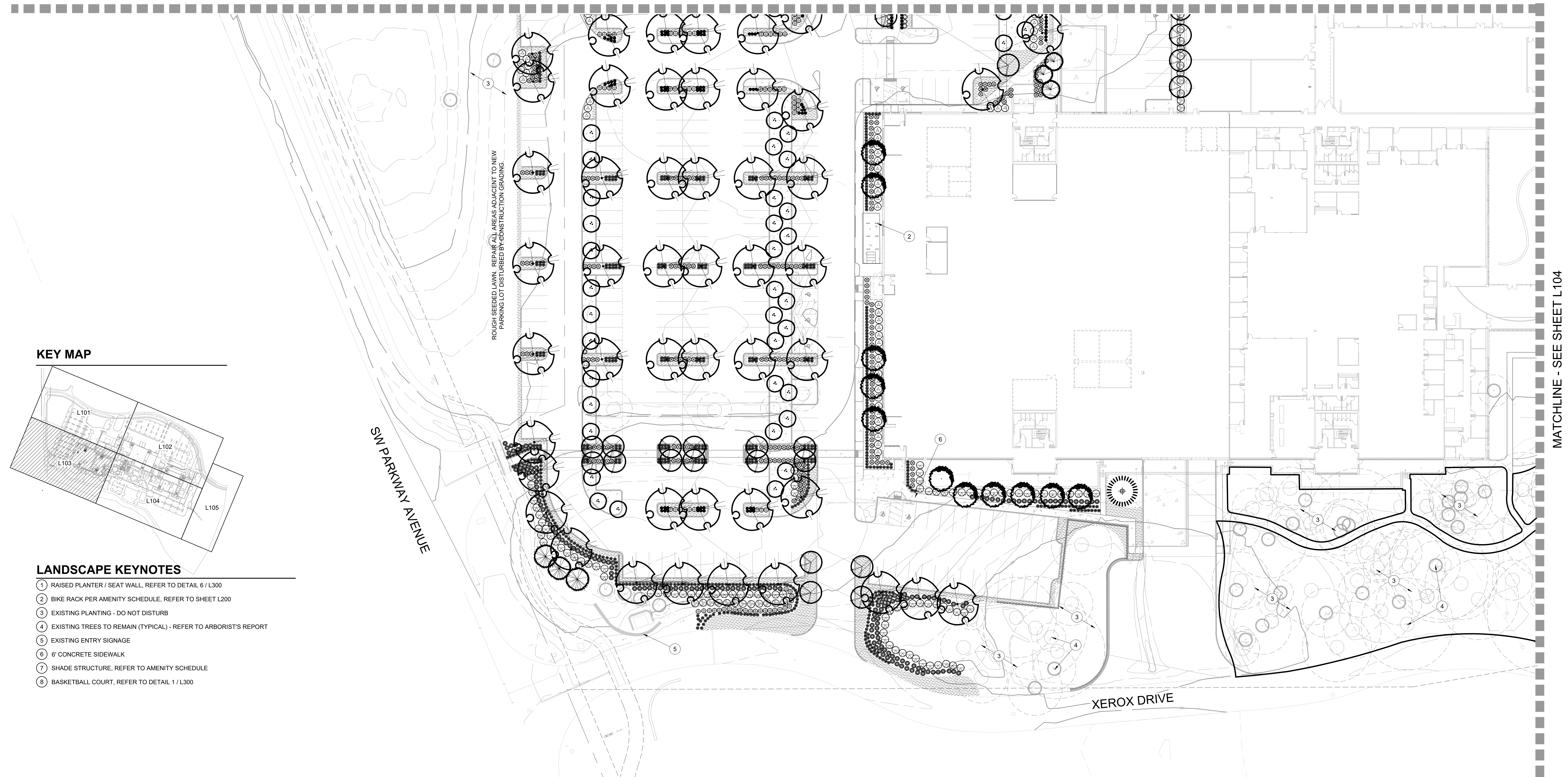
REVISIONS:


REGISTERED  
231  
HAROLD G. KEEVER  
OREGON  
LANDSCAPE ARCHITECT

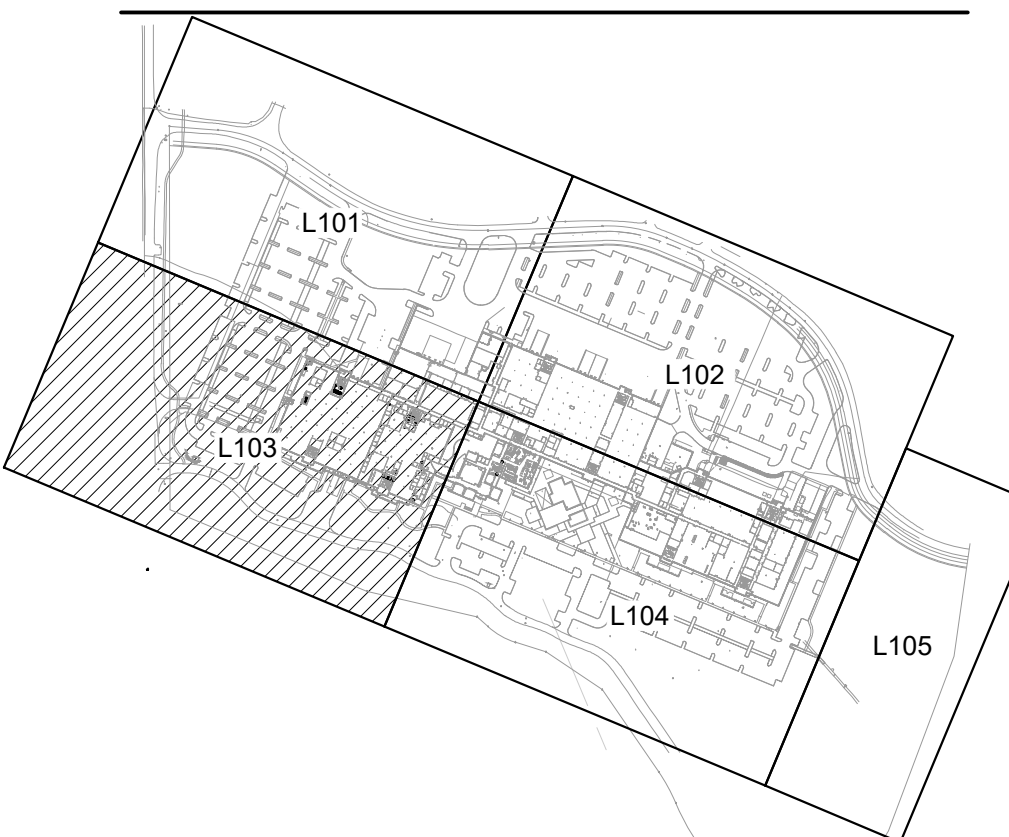
PM. B. BERRY  
DR. K. LABELLE  
JOB NO.

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
- 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
<b>UPLAND PLANTINGS</b>						
<b>TREE</b>						
①	ACER CIRCINATUM	VINE MAPLE	6"-7" B&B, 3" STEM MIN.	AS SHOWN	250	L
<b>SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7. 38,723 S.F.</b>						
②	AMELANCHIER ALNIFOLIA	SERVICEBERRY	36" HT. MIN.	6' O.C.	380**	L
③	CORNUS SERICEA	REDDOSIER DOGWOOD	#10 CONT., 36" HT. MIN.	5' O.C.	380**	L
④	PHILADELPHUS LEWISII	MOCKORANGE	#5 CONT., 30" HT. MIN.	4' O.C.	380**	L
⑤	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	#5 CONT., 36" HT. MIN.	4' O.C.	380**	L
⑥	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 CONT., 36" HT. MIN.	4' O.C.	380**	L
⑦	SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	30" HT. MIN.	4' O.C.	380**	L
<b>HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY</b>						
⑧	CAREX OBNUPTA	SLOUGH SEDGE	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20 EA.	6,728**	
⑨	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

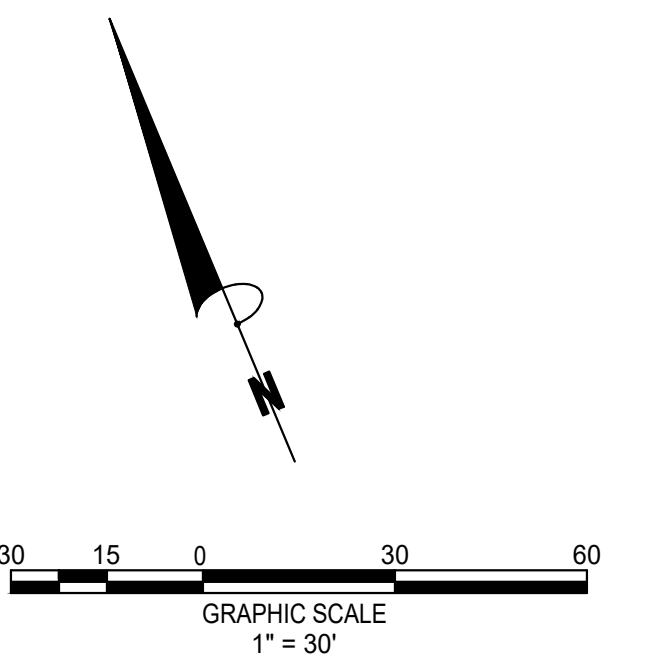
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>TREES</b>						
①	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL., B&B	AS SHOWN	150	L
②	CEDRUS DEODARA 'AUREA'	AUREA DEODAR CEDAR	7"-8", B&B	AS SHOWN	27	L
③	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	7"-8", B&B	AS SHOWN	38	L
④	CORNUS KOUSA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

PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>TREES</b>						
<b>LARGE SHRUBS (4'-6" X 4'-6")</b>						
①	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	#5 CONT.	4' O.C.	207	L
②	EUONYMUS JAPONICUS 'AUREO-MARGINATA'	GOLDEN EUONYMUS	#5 CONT.	5' O.C.	114	L
③	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET VIBURNUM	#5 CONT.	5' O.C.	163	L
<b>SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")</b>						
④	ESCALLONIA COMPACTA 'NEWPORT DWARF'	COMPACT ESCALLONIA	#3 CONT.	3' O.C.	312	L
⑤	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	#3 CONT.	3' O.C.	212	L
⑥	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER	#3 CONT.	3' O.C.	452	L
⑦	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	#3 CONT.	3' O.C.	825	L
<b>ORNAMENTAL GRASSES</b>						
⑧	HELICTOTRICHON S. 'SAPPHIRE FOUNTAIN'	SAPPHIRE FOUNTAIN BLUE OAT GRASS	#1 CONT.	24" O.C.	663	L
⑨	PENNISETUM ALOPECUROIDES 'HAJELN'	HAJELN DWARF FOUNTAIN GRASS	#1 CONT.	24" O.C.	1615	L
<b>GROUND COVER</b>						
As Req'd 56,853 S.F.						
⑩	ARCTOSTAPHYLOS LIVA-URSI	BEARBERRY	1 GAL. CAN	30" O.C.	L	
⑪	EUONYMUS FORTUNEI 'COLORATA'	KINKINKINICK 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

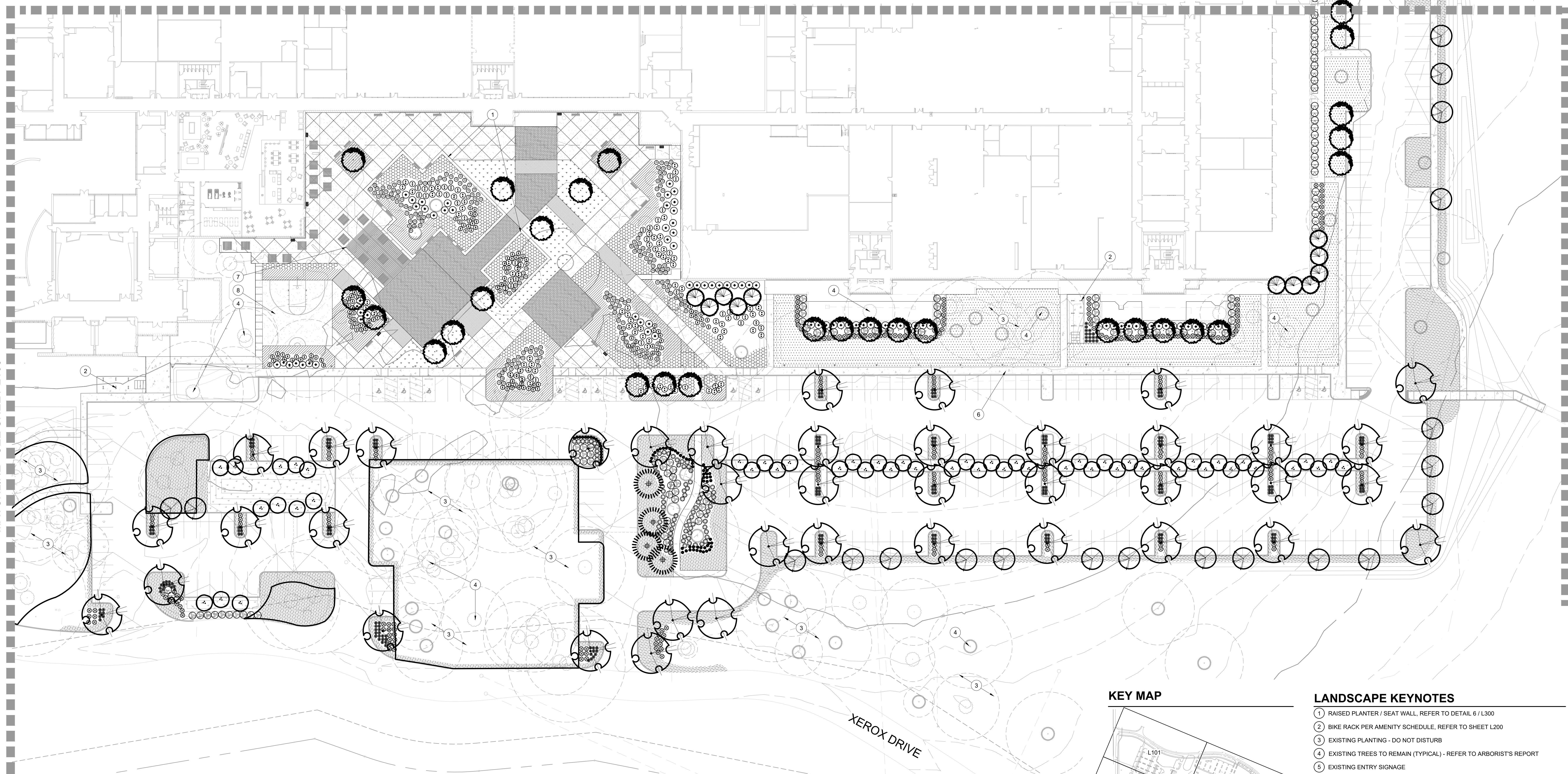
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>TREES</b>						
①	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN	L	
<b>EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN</b>						
<b>SHRUBS AND GROUND COVER</b>						
②	DAPHNE SPP.	DAPHNE	#1 CONT.	3' O.C.	128	L
③	RHODODENDRON 'UNIQUE'	UNIQUE RHODODENDRON	#5 CONT.	4' O.C.	123	L
④	SARCOCOCOA HOOKERIANA VAR. HUMILIS	SWEET BOX	#1 CONT.	3' O.C.	176	L
⑤	SPIRAEA JAPONICA	JAPANESE SPIRAEA	#5 CONT.	5' O.C.	90	L
⑥	MAHONIA NERVOSA	CASCADE OREGON GRAPE	#1 CONT.	4' O.C.	3,388 S.F.	L
⑦	CORNUS CANADENSIS	BUNCHBERRY	#1 CONT.	1' O.C.	5,016 S.F.	L
⑧	PACHYSANDRA TERMINALIS	JAPANESE PACHYSANDRA	#1 CONT.	18" O.C.	800 S.F.	L



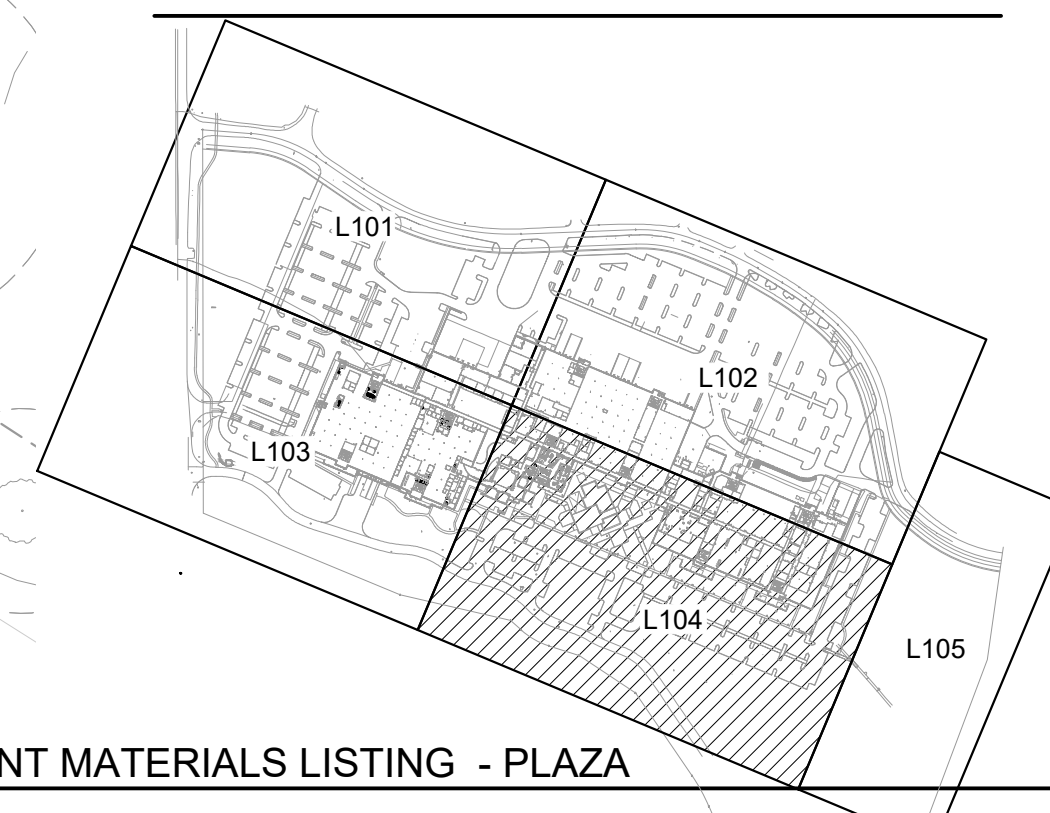


MATCHLINE - SEE SHEET L103

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
<b>UPLAND PLANTINGS</b>						
<b>TREE</b>						
4	ACER CIRCINATUM	VINE MAPLE	6'-7" B&B, 3 STEM MIN.	AS SHOWN	250	L
<b>SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7. 38,723 S.F.</b>						
	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
<b>HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY</b>						
	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
<b>TREES</b>						
	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
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TOTAL MITIGATION TREES PROVIDED: 462						
MITIGATION TREES REQUIRED: 163						
<b>GROUNDCOVER</b>						
	TURF SOD				18,964 S.F.	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>PLANT MATERIALS LISTING - PLAZA</b>						
<b>TREES</b>						
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 3/4" CAL., B&B	AS SHOWN		L
<b>EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN</b>						
<b>SHRUBS AND GROUNDCOVER</b>						
	DAPHNE SPP.	DAPHNE	#1 CONT.	3' O.C.	128	L
	RHODODENDRON 'UNIQUE'	UNIQUE RHODODENDRON	#5 CONT.	4' O.C.	123	L
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	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
<b>ORNAMENTAL GRASSES</b>						
	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
<b>GROUNDCOVER</b>						
	As Req'd	56,853 S.F.				
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL. CAN	30" O.C.		L
	EUONYMUS FORTUNEI 'COLORATA'	KINIKINICK 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						

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

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LANDSCAPE PLAN  
PRELIMINARY IMPROVEMENT PLANS  
PARKWAY INDUSTRIAL PARK  
WILSONVILLE, OR



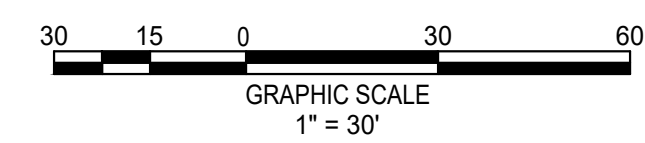
REVISIONS:

REGISTERED ARCHITECT  
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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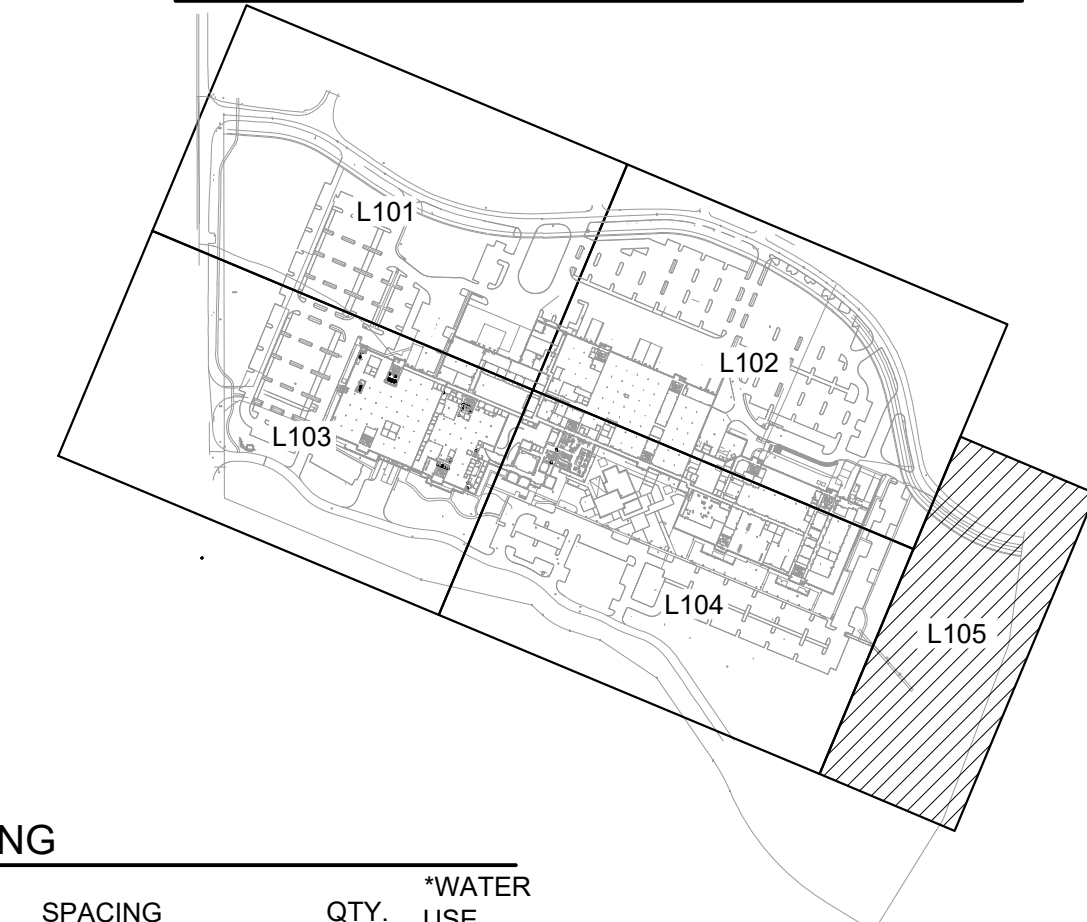
MATCHLINE - SEE LEFT

MATCHLINE - SEE SHEET L102

MATCHLINE - SEE SHEET L104

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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- ⑥ 6' CONCRETE SIDEWALK
- 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	\$	-
<b>Total:</b>		\$	<b>1,203.99</b>

**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**

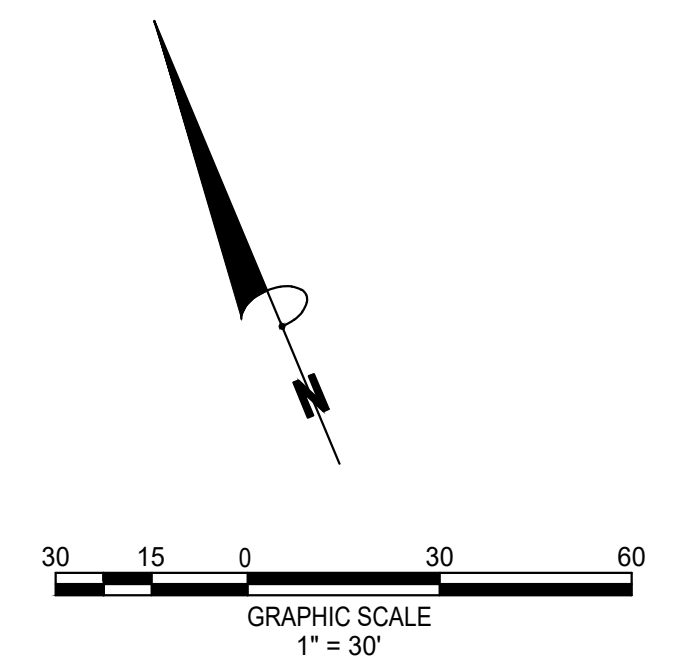
⊙	CALAMAGROSTIS CANADENSIS	BLUE JOINT				
⊙	ALOPECURUS GENICULATUS	WATER FOXTAIL				
⊙	ALISIMA SUBCORDATUM	AMERICAN WATER PLANTAIN				
⊙	HELIANTHUS ANNUUS	COMMON SUNFLOWER				
⊙	SCIRPUS MICROCARPUS	PANICLED BULRUSH				
⊙	DESCHAMPSIA ELONGATA	SLENDER HAIRGRASS				
⊙	TYPHIA LATIFOLIA	BROADLEAF CATTAIL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



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



**REVISIONS:**

NO.	DATE	DESCRIPTION

REGISTERED  
 231  
 HAROLD G. KEEVER  
 OREGON  
 LANDSCAPE ARCHITECT

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

FILE NO.  
 0155-SD-LS16

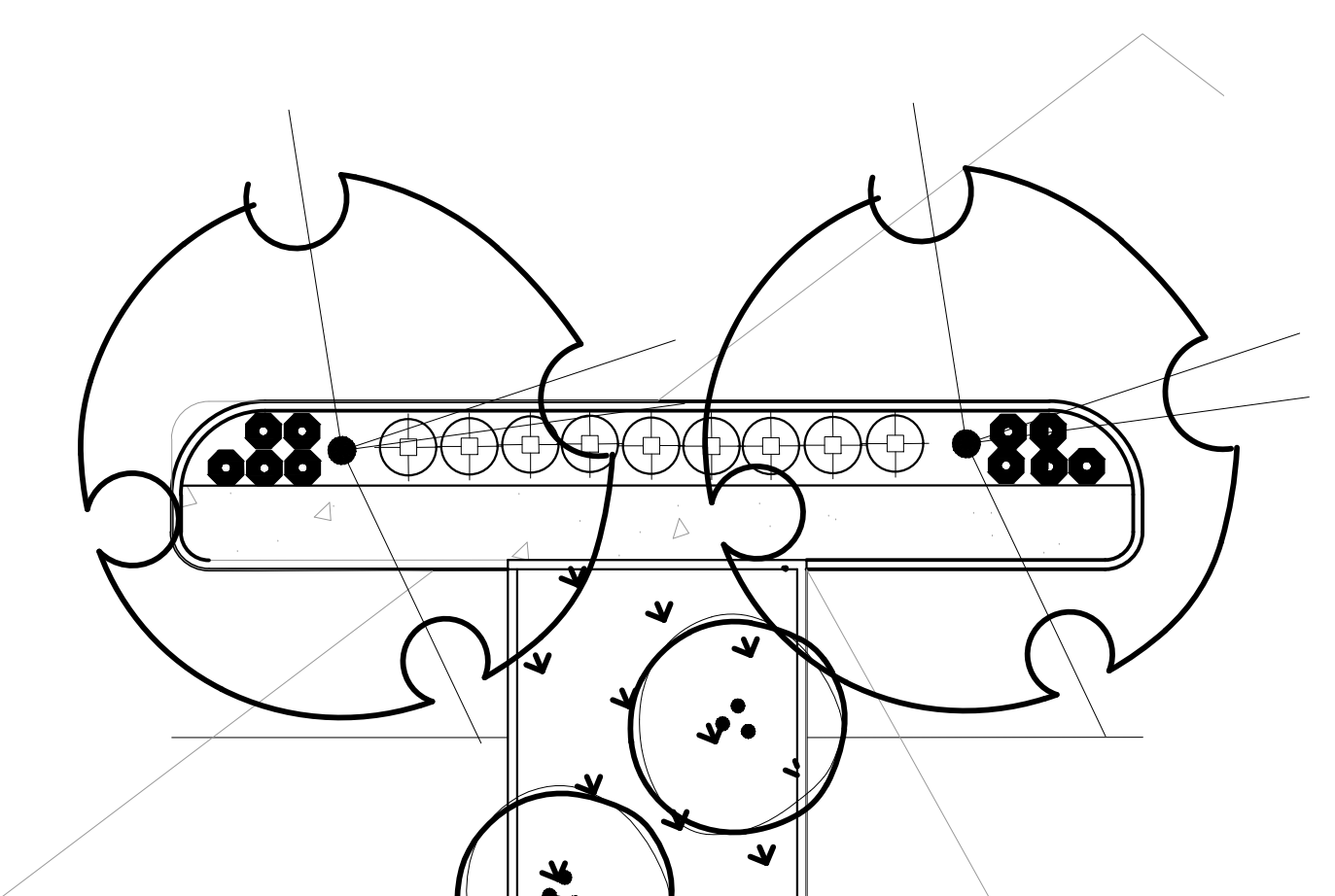
**L105**

SHEET NO.  
**21 OF 31**

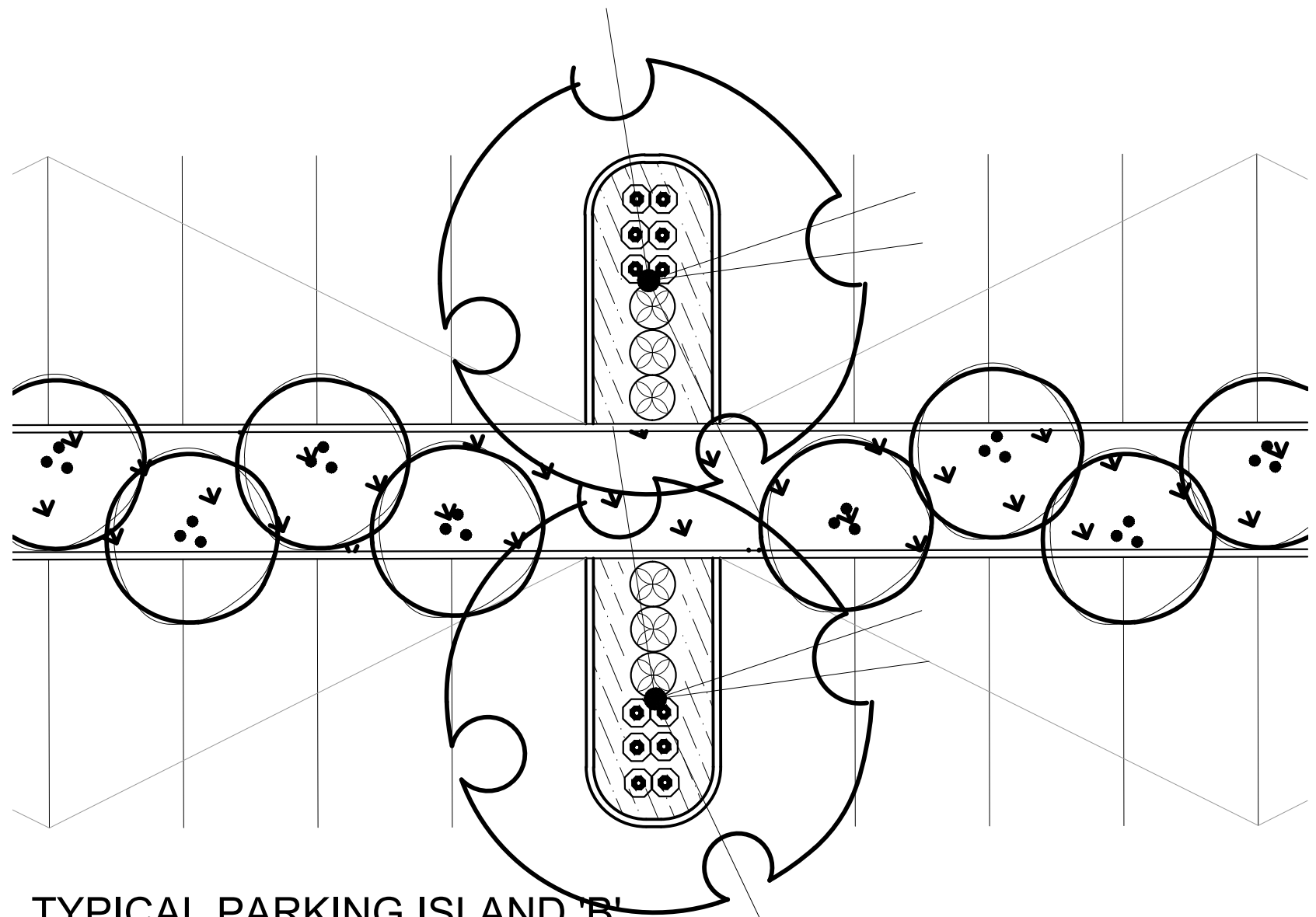




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TYPICAL PARKING ISLAND 'A'  
SCALE: 1"=10'-0"



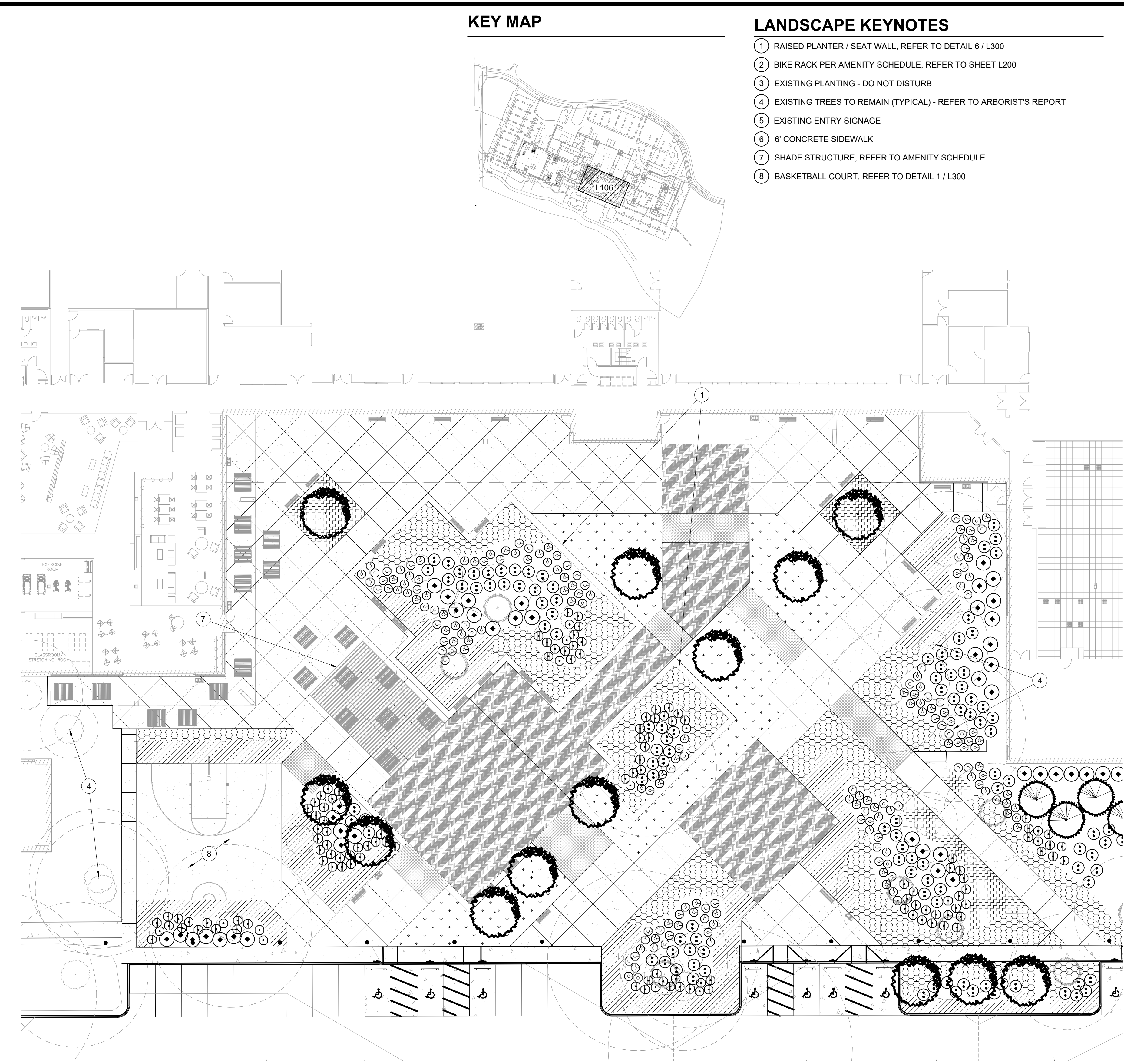
TYPICAL PARKING ISLAND 'B'  
SCALE: 1"=10'-0"



TYPICAL PARKING ISLAND PLANTING



TYPICAL BIOSWALE PLANTING



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

- ### 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 APPROPRIATE 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 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.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WITHIN THE OWNER'S CONTROL, 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.



DETAILED LANDSCAPE PLANS  
 PRELIMINARY IMPROVEMENT PLANS  
 PARKWAY INDUSTRIAL PARK  
 WILSONVILLE, OR

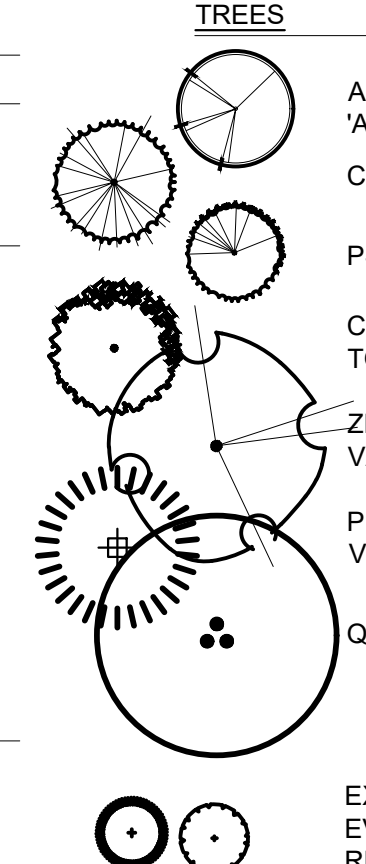
**PLANT MATERIALS LISTING - BIOSWALE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>UPLAND PLANTINGS</b>						
<b>TREE</b>						
4	ACER CIRCINATUM	VINE MAPLE	6'-7' B&B, 3" STEM MIN.	AS SHOWN	250	L
<b>SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7, 36,723 S.F.</b>						
	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
	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
<b>HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY</b>						
	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
<b>TREES</b>						
	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. WILLAMMETTENSIS	WILLAMETTE VALLEY POND. 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				
<b>GROUND COVER</b>						
		TURF SOD			18,964 S.F.	
TOTAL TREES PROVIDED: 462						
MITIGATION TREES REQUIRED: 302						

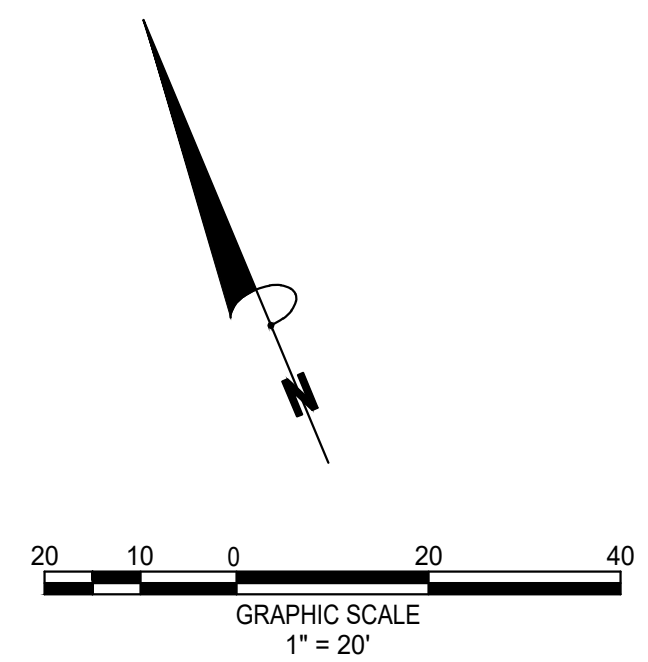


**PLANT MATERIALS LISTING - PLAZA**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>LARGE SHRUBS (4'-6" X 4'-6")</b>						
	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
<b>SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")</b>						
	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
<b>ORNAMENTAL GRASSES</b>						
	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
<b>GROUND COVER</b>						
		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
<b>100,000 S.F.</b>						
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
<b>TREES</b>						
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN		L
<b>EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN</b>						
<b>SHRUBS AND GROUND COVER</b>						
	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



REVISIONS:

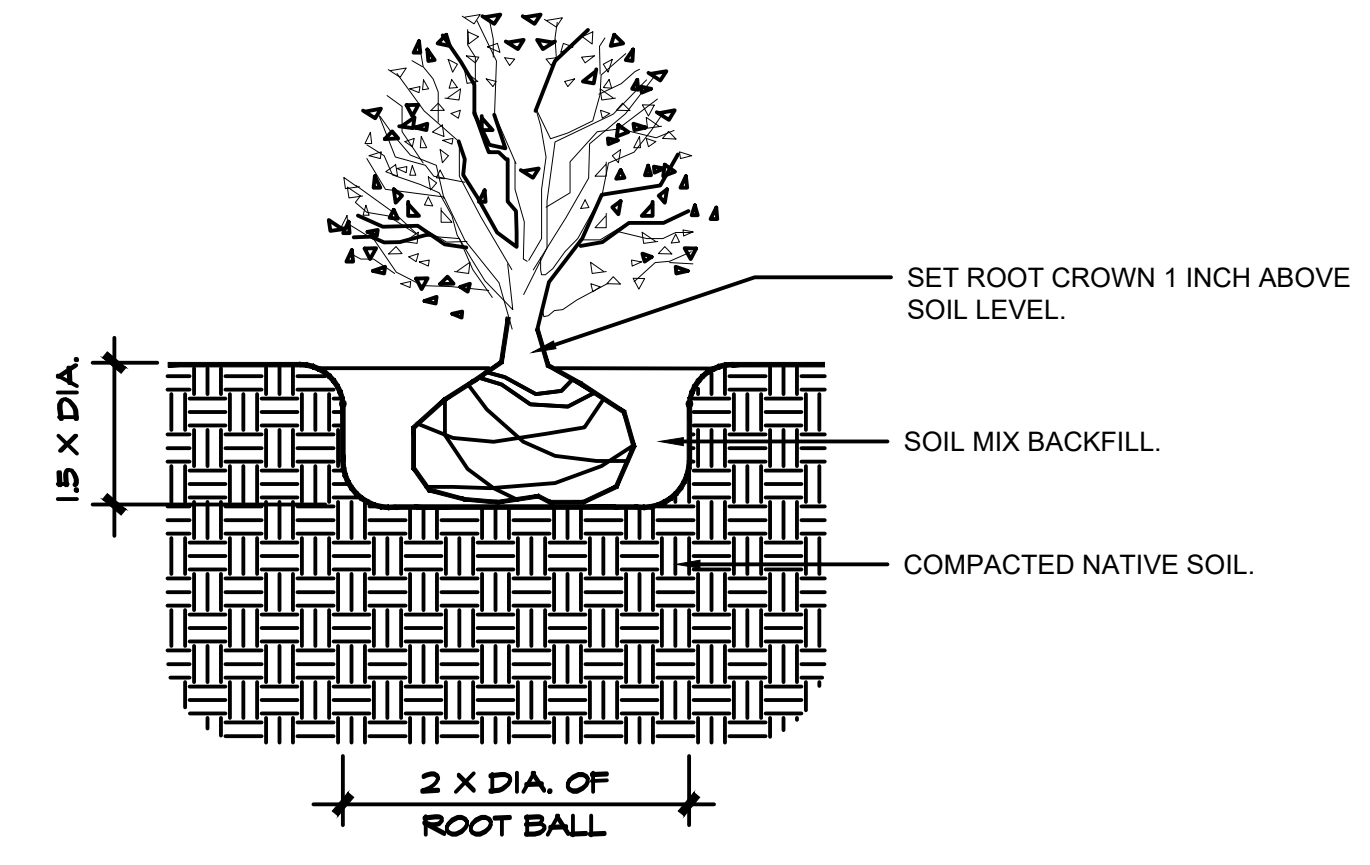

REGISTERED  
231  
HAROLD G. KEEVER  
OREGON  
LANDSCAPE ARCHITECT

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

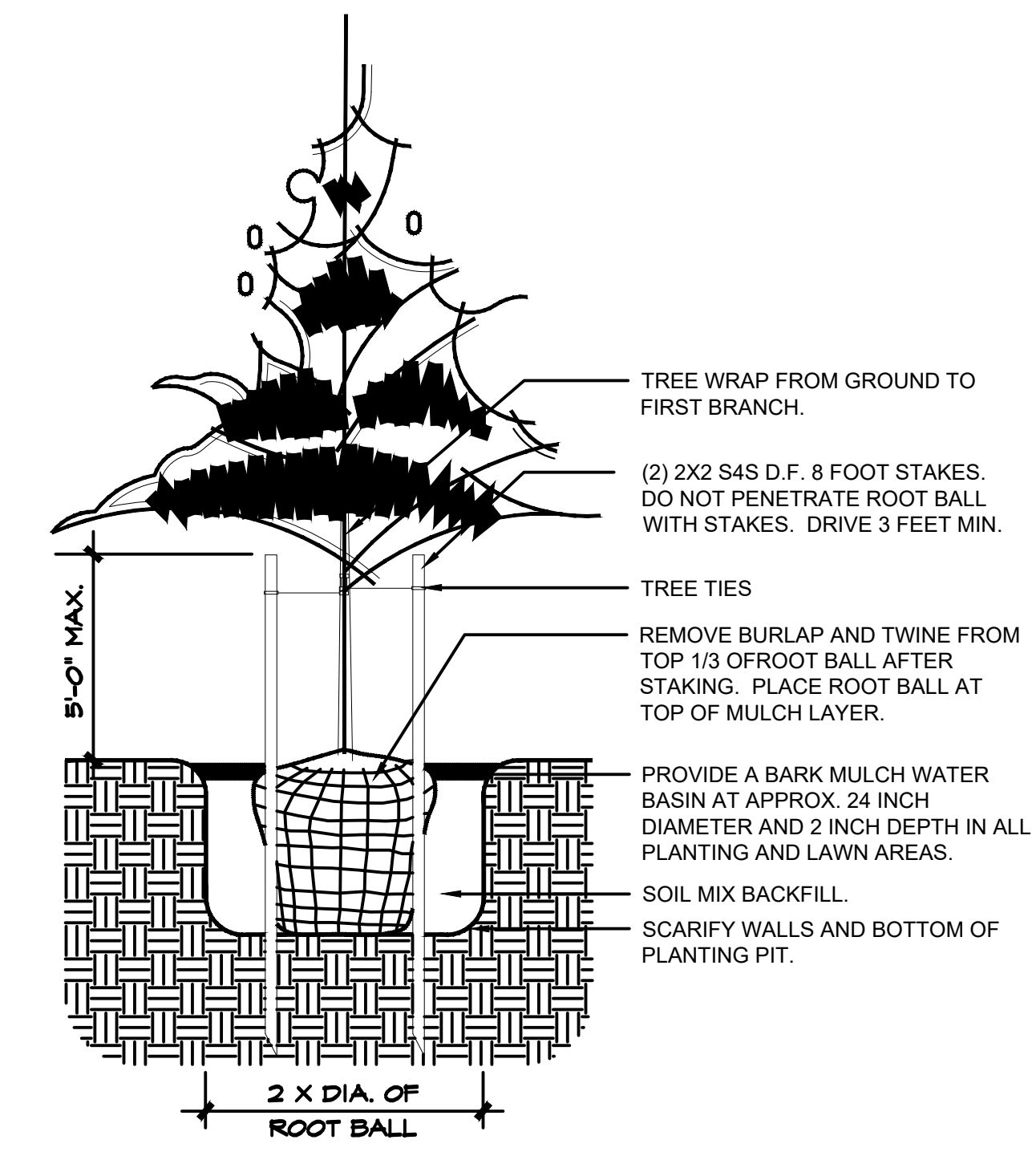
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L106  
SHEET NO. 22 OF 31



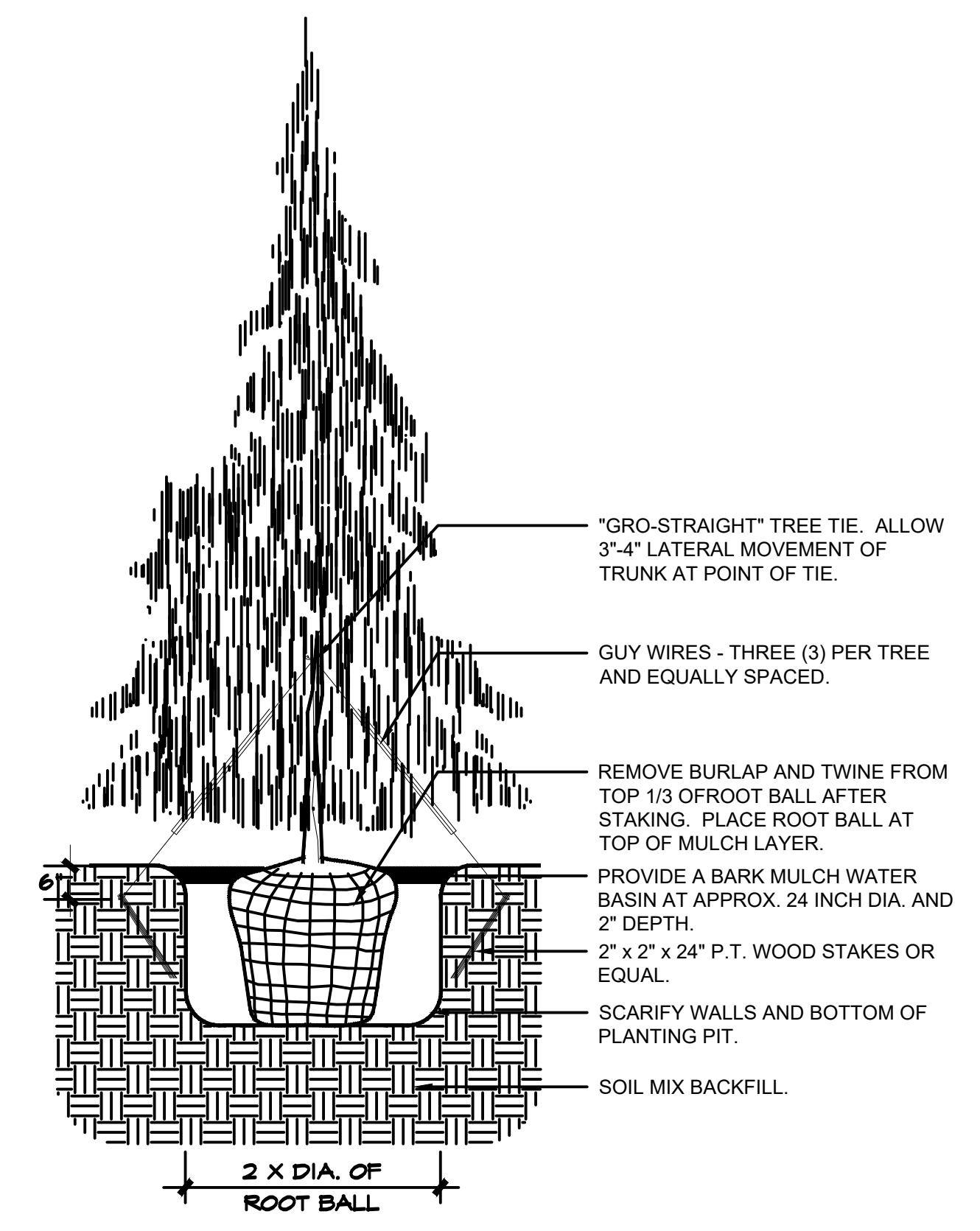




SHRUB PLANTING DETAIL  
NTS



TREE PLANTING DETAIL  
(FOR ON-SITE PRIVATE TREES ONLY)  
NTS



CONIFER TREE PLANTING DETAIL  
NTS

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN PLAN APPROXIMATELY ONLY AND HAVE NOT BEEN FIELD VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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 MAY BE INCURRED BY THE CONTRACTOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WHETHER THE OWNER OR 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.



PLANT MATERIALS LISTING - BIOSWALE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>UPLAND PLANTINGS</b>						
<b>TREE</b>						
(Symbol)	ACER CIRCINATUM	VINE MAPLE	6'-7" B&B, 3 STEM MIN.	AS SHOWN	250	L
<b>SHRUBS - INSTALL IN GROUPS OF 3, 5, AND 7. 38,723 S.F.</b>						
(Symbol)	AMELANCHIER ALNIFOLIA	SERVICEBERRY	36" HT. MIN.	6' O.C.	380**	L
(Symbol)	CORNUS SERICEA	REDOBERRY 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	#2 CONT., 36" HT. MIN.	4' O.C.	380**	L
(Symbol)	SPIRAEA DOUGLASII	DOUGLAS SPIRAEA	30" HT. MIN.	4' O.C.	380**	L
<b>HERBACEOUS PLANTINGS - WATER QUALITY PLANT COMMUNITY</b>						
(Symbol)	CAREX OBNUPTA	SLOUGH SEDGE	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20 EA.	6,728**	L
(Symbol)	JUNCUS PATENS	SPREADING RUSH	#1 CONT.	12 INCHES O.C. OF SAME SPECIES IN DRIFTS OF 15-20 EA.	6,728**	L

\*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
<b>TREES</b>						
(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. WILLAMETTENSIS	WILLAMETTE VALLEY P. P. PINE	7'-8", B&B (OR AS AVAILABLE)	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						
<b>EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN</b>						
<b>GROUNDCOVER</b>						
(Symbol)	TURF SOD				18,964 S.F.	

PLANT MATERIALS LISTING - PLAZA

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	*WATER USE
<b>LARGE SHRUBS (4'-6" X 4'-6")</b>						
(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
<b>SMALL / MEDIUM SHRUBS (2'-4" X 2'-4")</b>						
(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
<b>ORNAMENTAL GRASSES</b>						
(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
<b>GROUNDCOVER</b>						
As Req'd 66,853 S.F.						
(Symbol)	ARCTOSTAPHYLOS UVA-URSI 'BEARBERRY'	BEARBERRY KINNICKINICK	1 GAL. CAN	30" O.C.	L	
(Symbol)	EUONYMUS FORTUNEI 'COLORATA'	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
<b>TREES</b>						
(Symbol)	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	1 1/2" CAL., B&B	AS SHOWN		L
<b>EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN</b>						
<b>SHRUBS AND GROUNDCOVER</b>						
(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

PLANT MATERIALS LISTING - NATIVE TRANSITIONAL PLANTING

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	*WATER USE
<b>TREE</b>						
(Symbol)	ACER CIRCINATUM	VINE MAPLE	6'-7" B&B, 3 STEM MIN.	AS SHOWN	25	L
<b>SEED MIX - NATIVE PHYTOREMEDIATION MIX FROM SUNMARK SEEDS</b>						
(Symbol)	CALAMAGROSTIS CANADENSIS	BLUE JOINT WATER FOXTAIL				
(Symbol)	ALISMA SUBCORDATUM	AMERICAN WATER PLANTAIN				
(Symbol)	HELIANTHUS ANNUS	COMMON SUNFLOWER				
(Symbol)	SCIRPUS MICROCARPUS	PANICLED BULRUSH				
(Symbol)	DESCHAMPSIA ELONGATA	SLENDER HAIRGRASS				
(Symbol)	TYPHIA LATIFOLIA	BROADLEAF CATTAIL				
(Symbol)	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



REVISIONS:




PM: B BERRY  
DR: K LABELLE  
JOB NO.

FILE NO: 19004598-LS14  
L107

SHEET NO.  
23 OF 31



**KEY MAP**



**PAVING SCHEDULE**

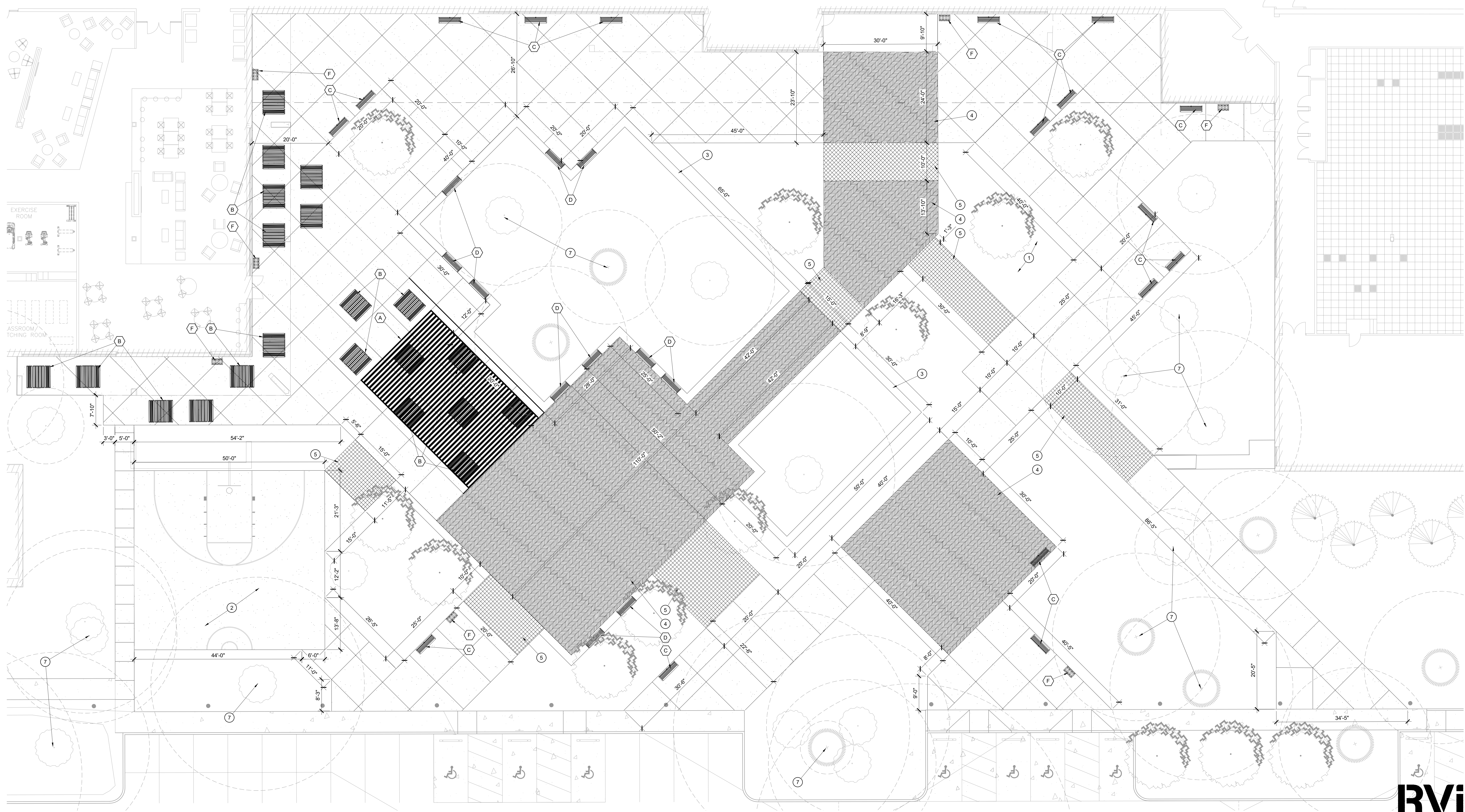
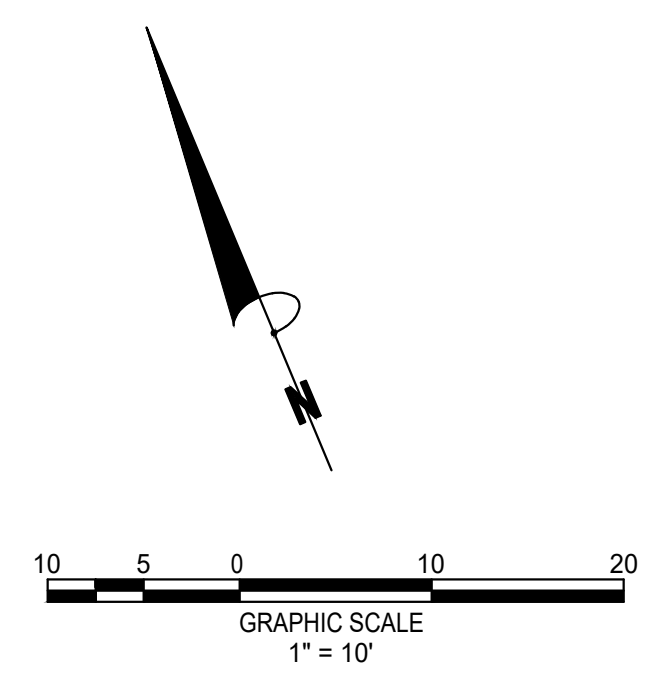
- ALL SIDEWALKS NATURAL GRAY CONCRETE W/ HEAVY BROOM FINISH. REFER TO DETAILS 3-4 / SHEET L300
- CONCRETE PAVERS  
BELGARD MODULINE SERIES PLANK PAVER, 4" x 18", 80 MM IN CHARCOAL, SMOOTH, 1/4 HERRINGBONE, www.belgard.com  
INSTALL PER MANUFACTURER'S SPECIFICATIONS
- PERFORATED METAL WALKWAYS  
REFER 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	MANUFACTURER	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 POWDERCOAT ALL METAL: SLATE STEEL ROOF, COLOR: SLATE GRAY POLYGON (www.polygon.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



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

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 AGENS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY 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.



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PRELIMINARY IMPROVEMENT PLANS  
PARKWAY INDUSTRIAL PARK  
WILSONVILLE, OR

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PM. B BERRY  
DR. K LABELLE  
JOB NO.

FILE NO.  
0155-SD-LS18  
L200  
SHEET NO.  
24 OF 31



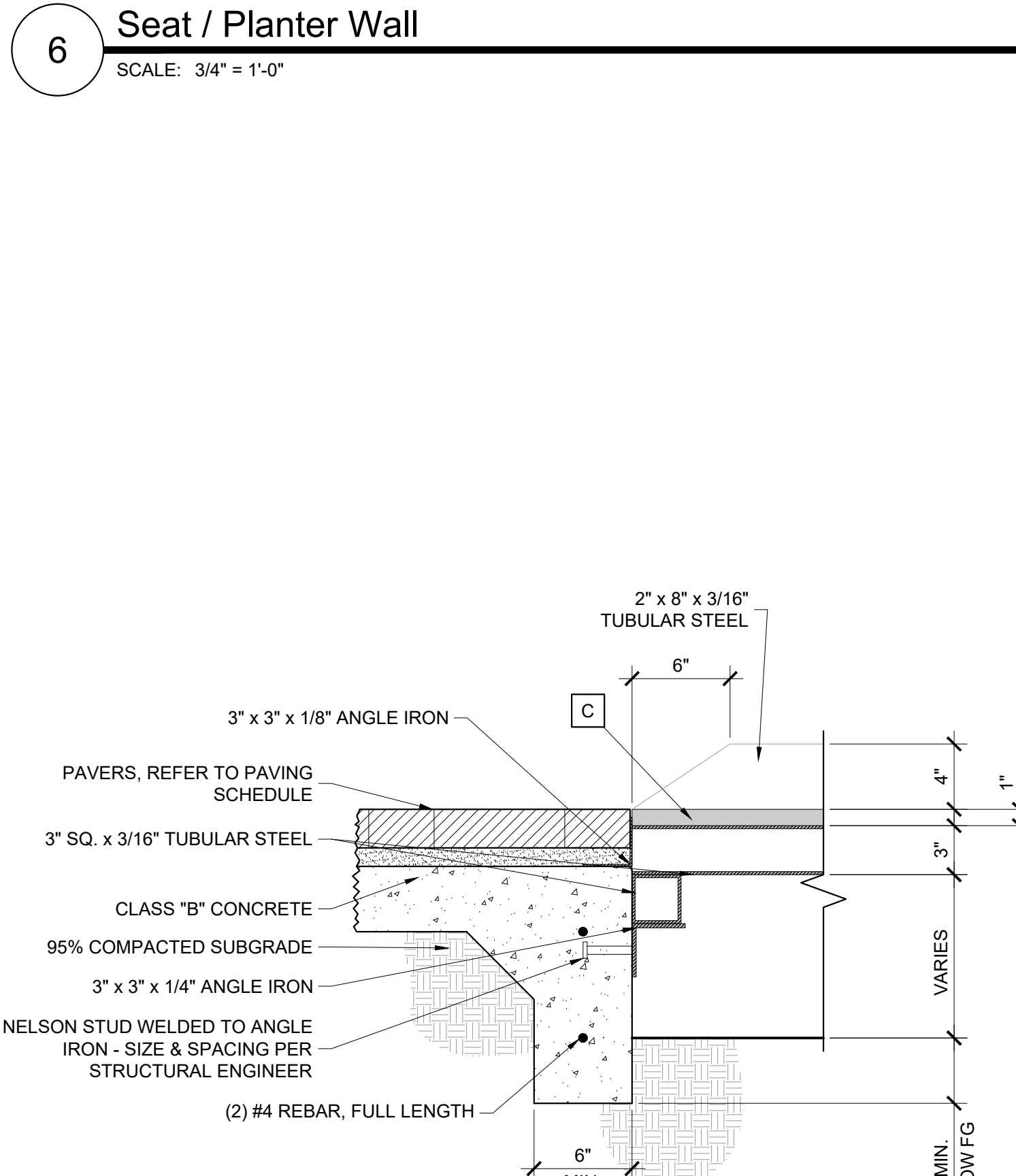
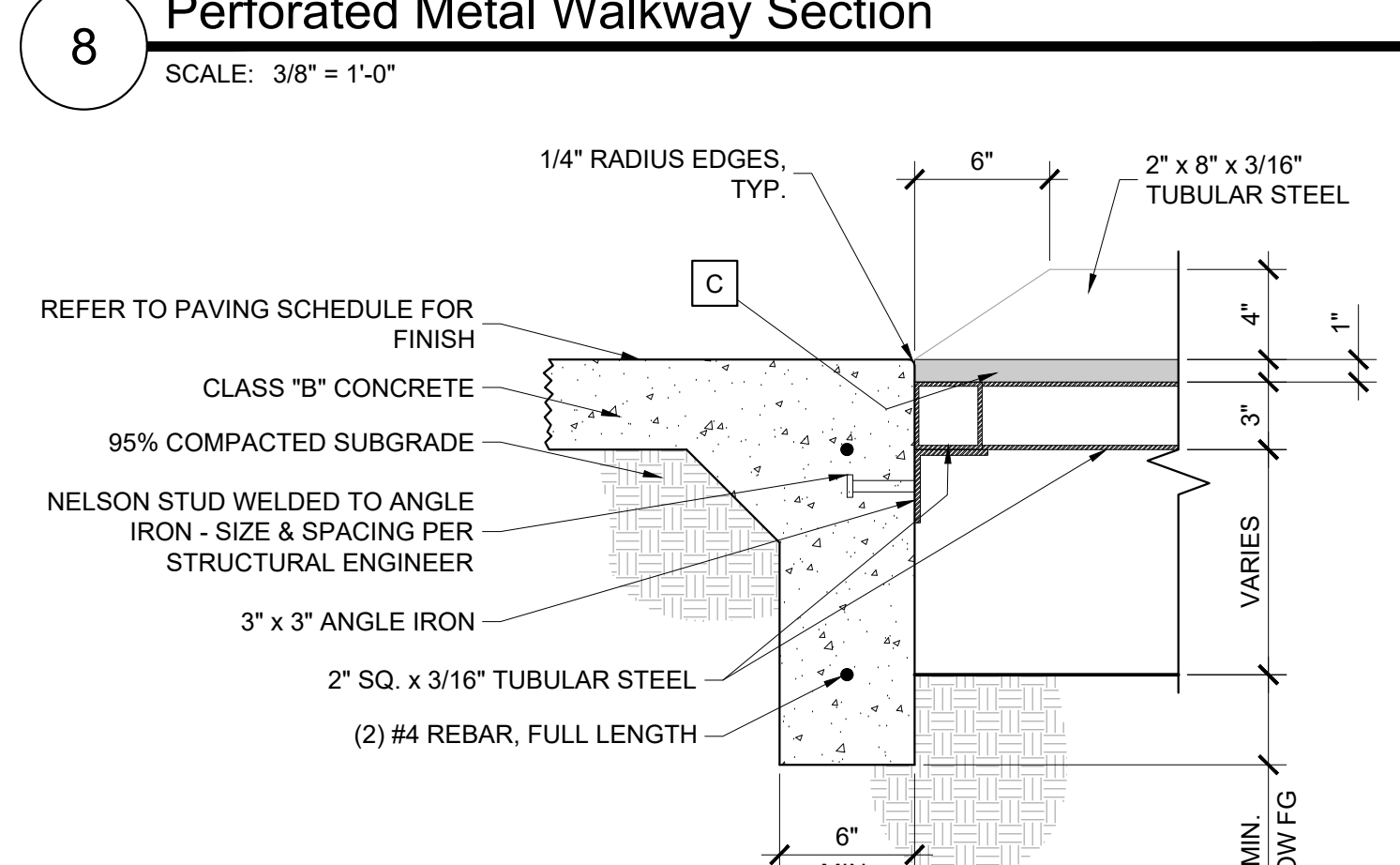
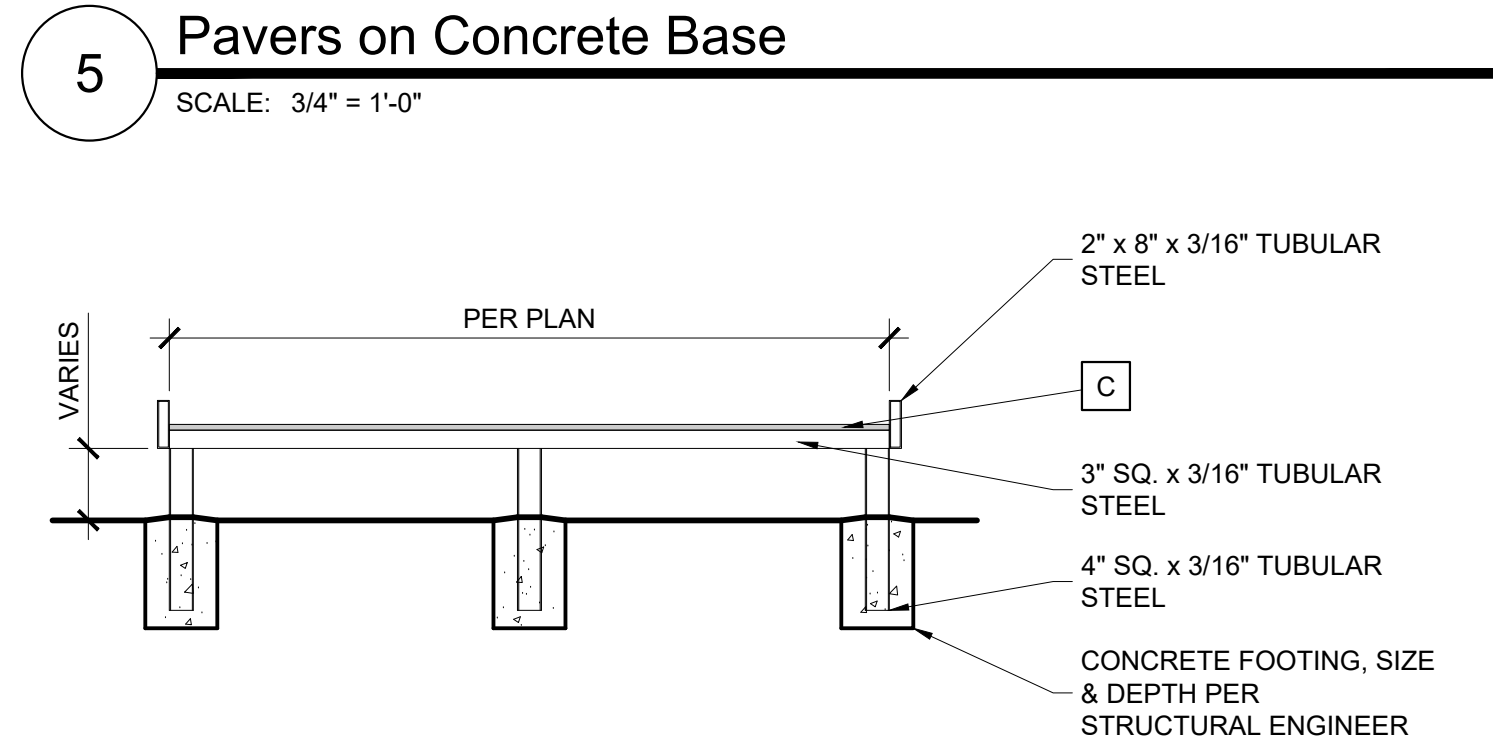
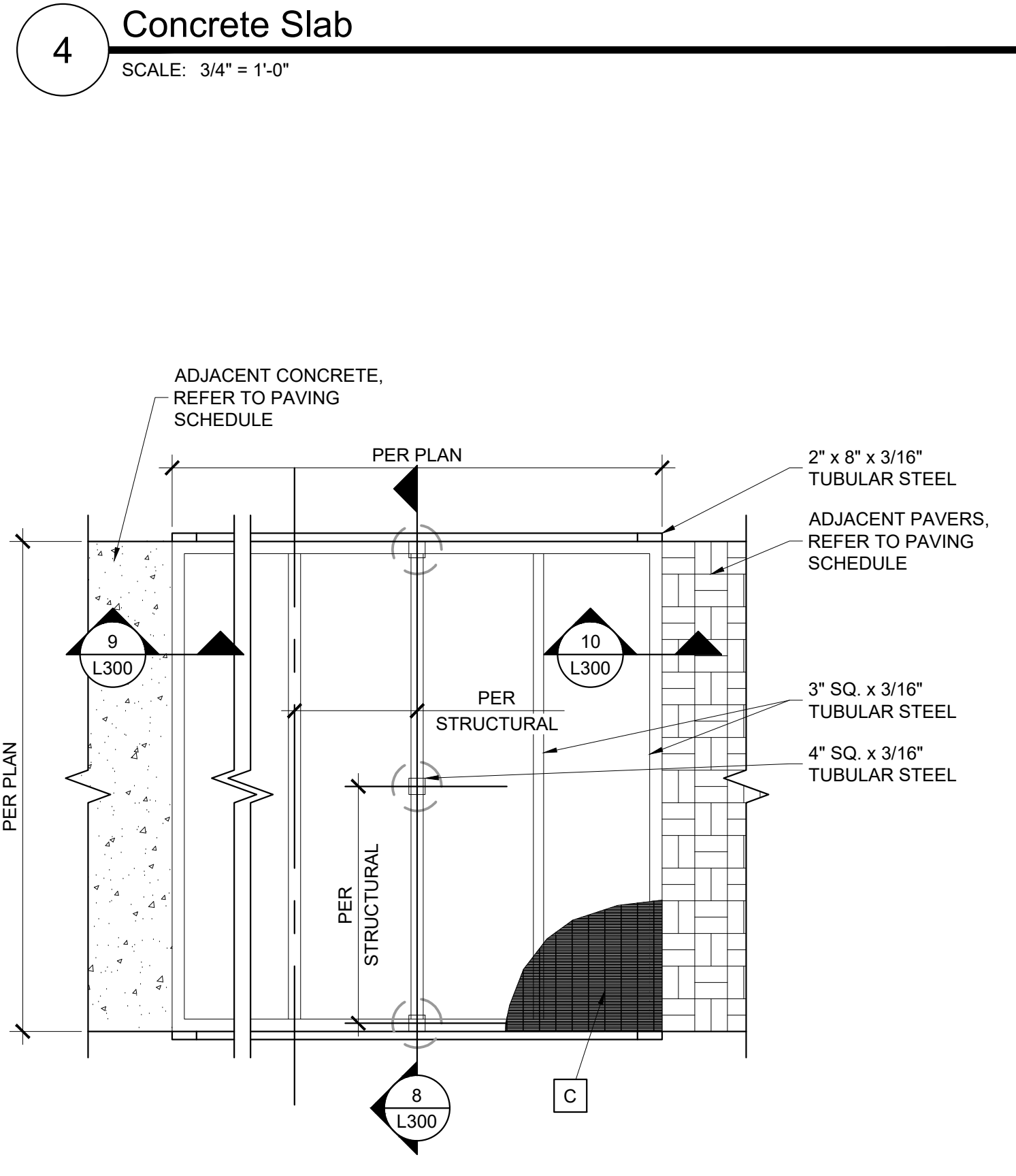
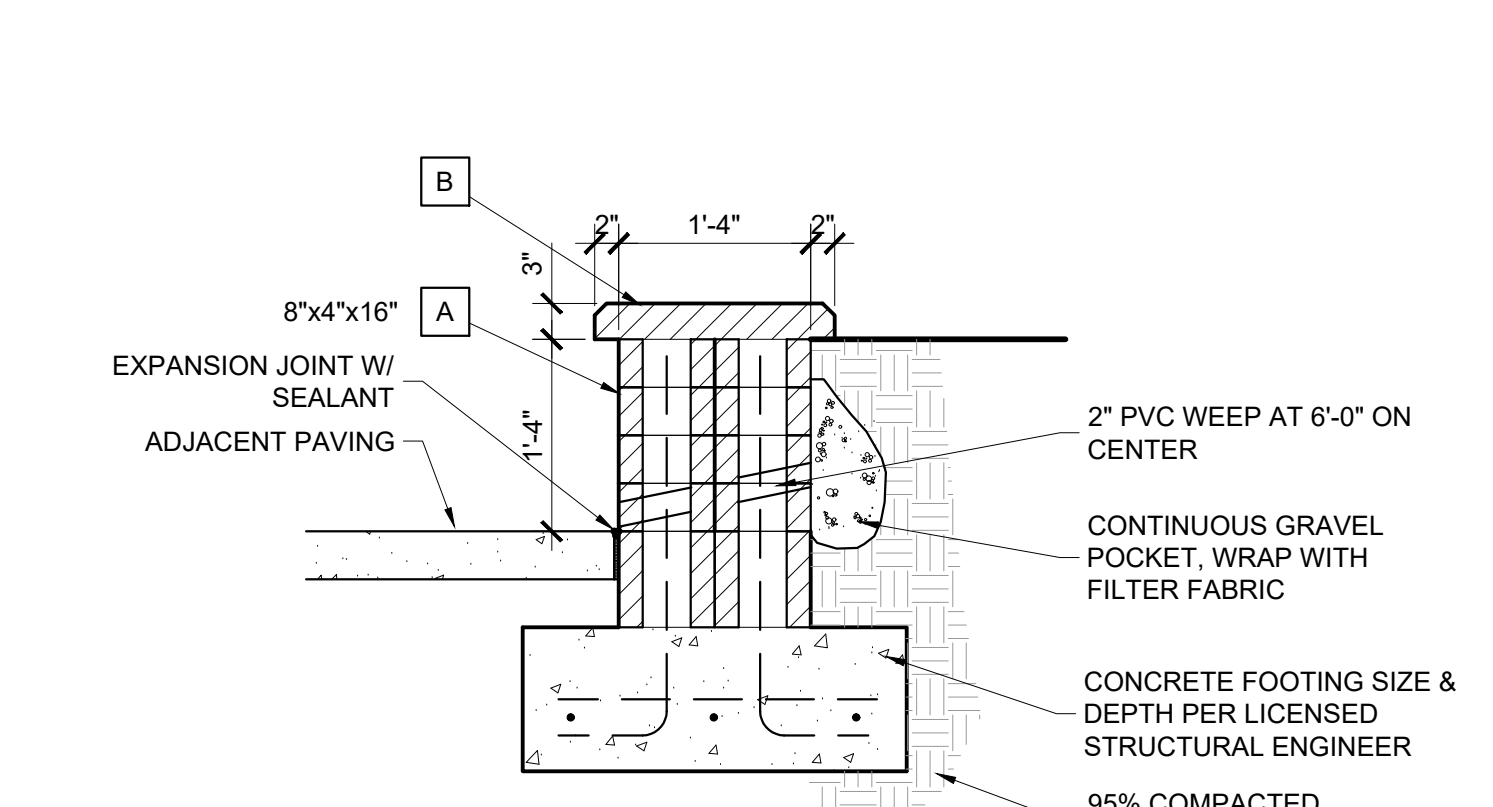
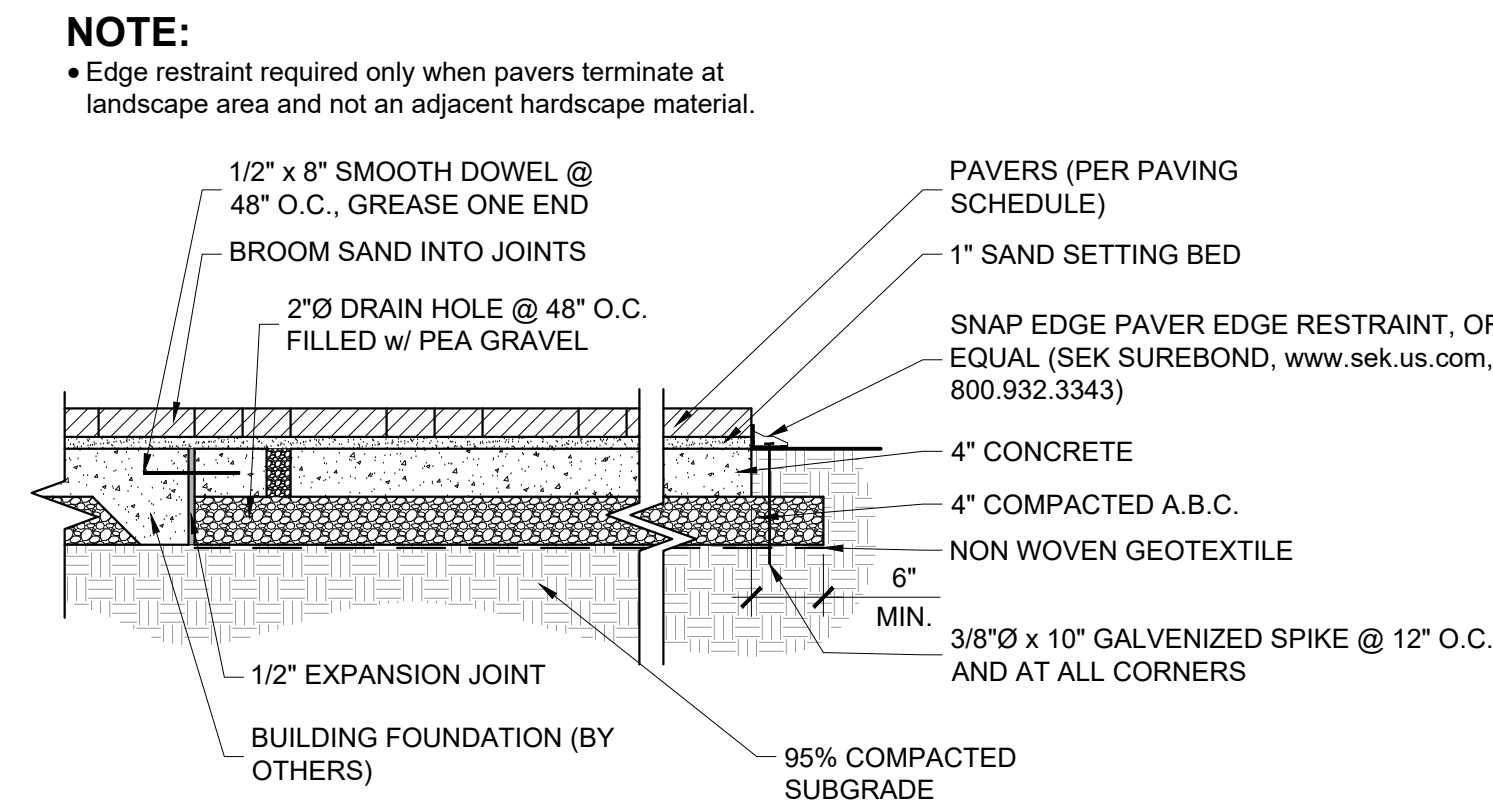
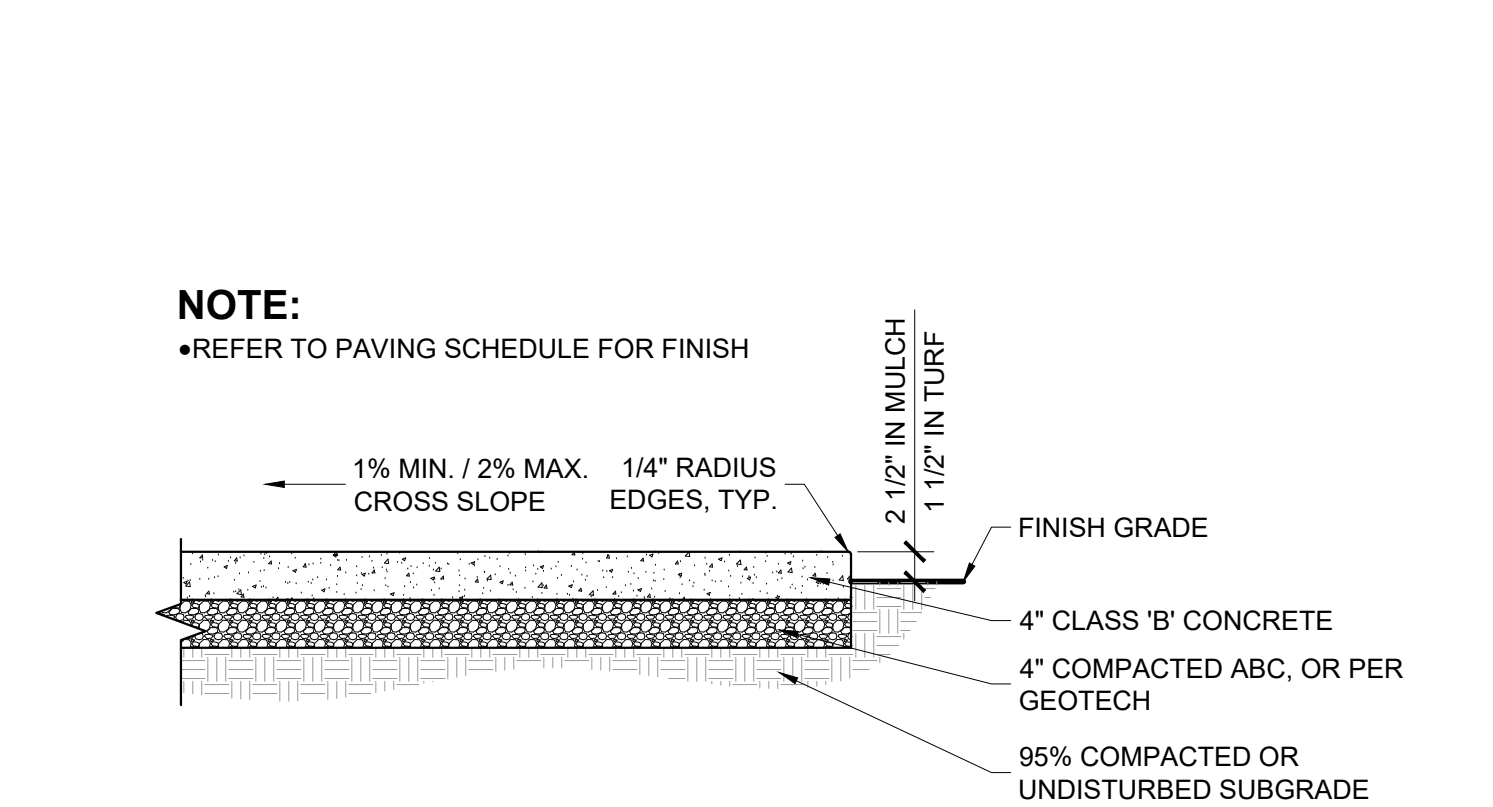
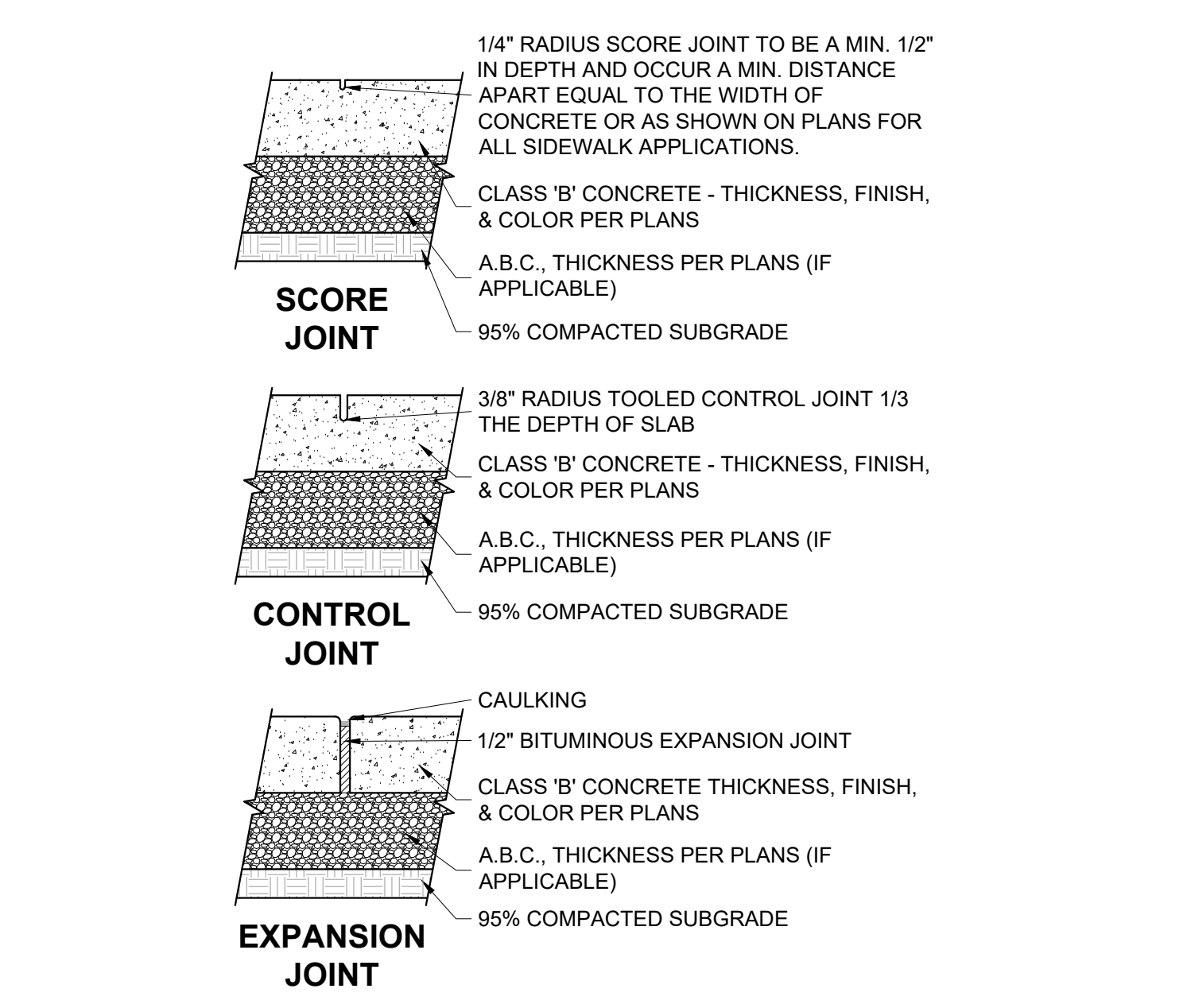
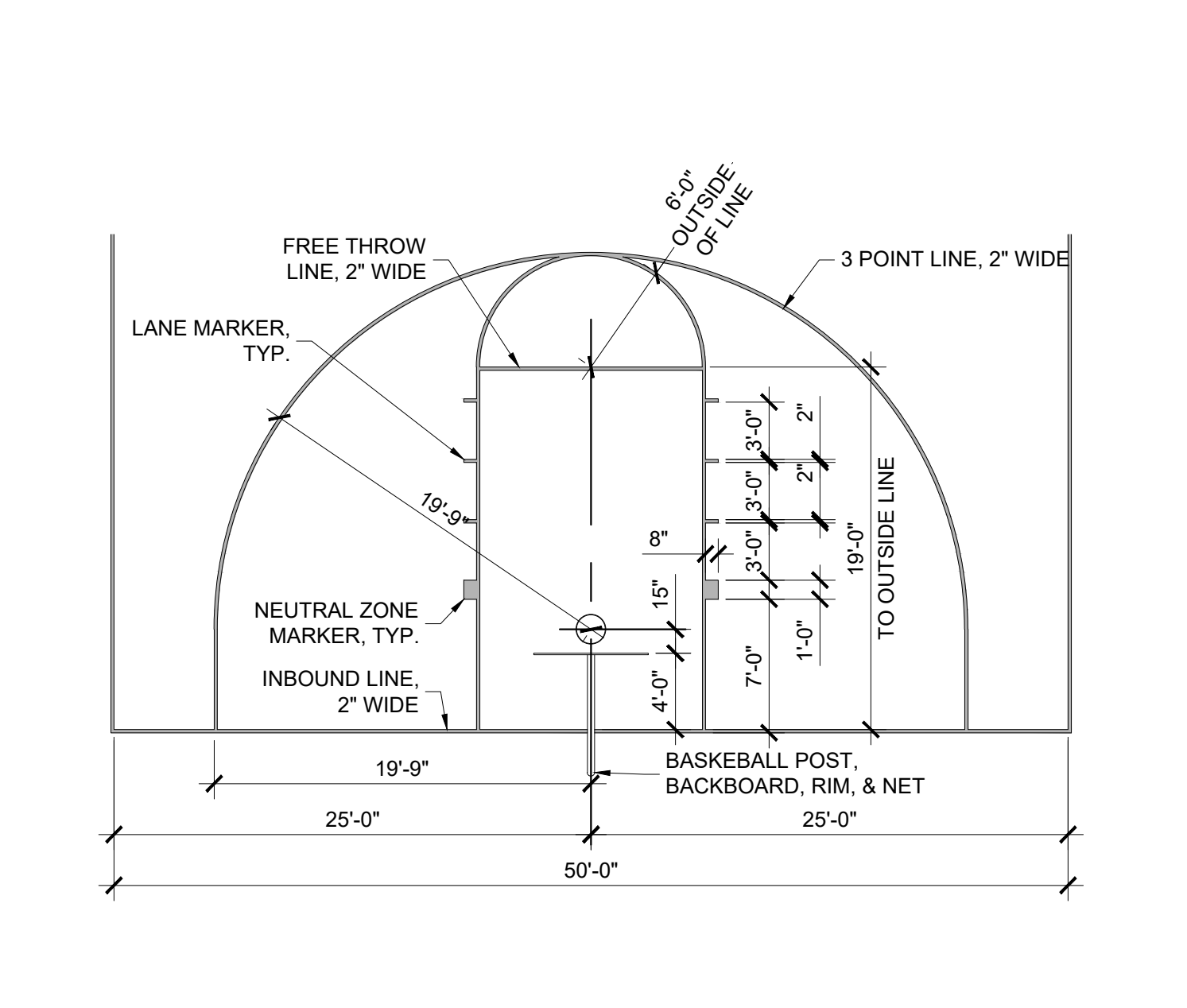
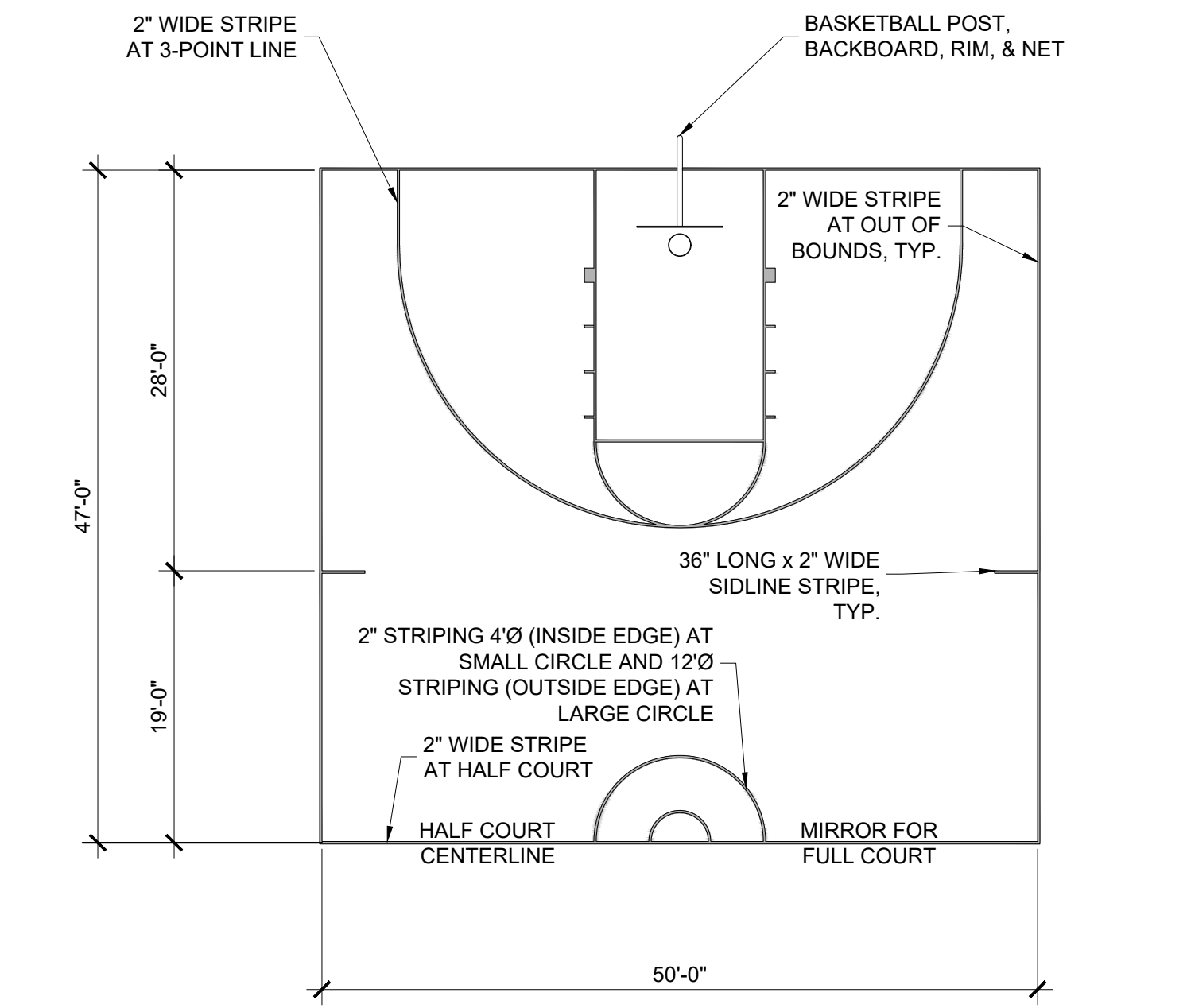


### HARDSCAPE GENERAL NOTES

- 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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**ATWELL**  
www.atwell-group.com  
866.850.4200  
9705 SW BUSINESS ROAD, SUITE 100  
WILSONVILLE, OR 97138-8980



### HARDSCAPE SCHEDULE

ITEM	COLOR	FINISH	MANUFACTURER
A	GROUND FACE BLOCK	INTEGRAL COLOR: SABLE	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 SPECS. McNICHOLS (1.877.672.8534, www.mcnichols.com) SHERWIN-WILLIAMS (1.800.4.SHERWIN, www.sherwin-williams.com)	

HARDSCAPE DETAILS  
PRELIMINARY IMPROVEMENT PLANS  
PARKWAY INDUSTRIAL PARK  
WILSONVILLE, OR

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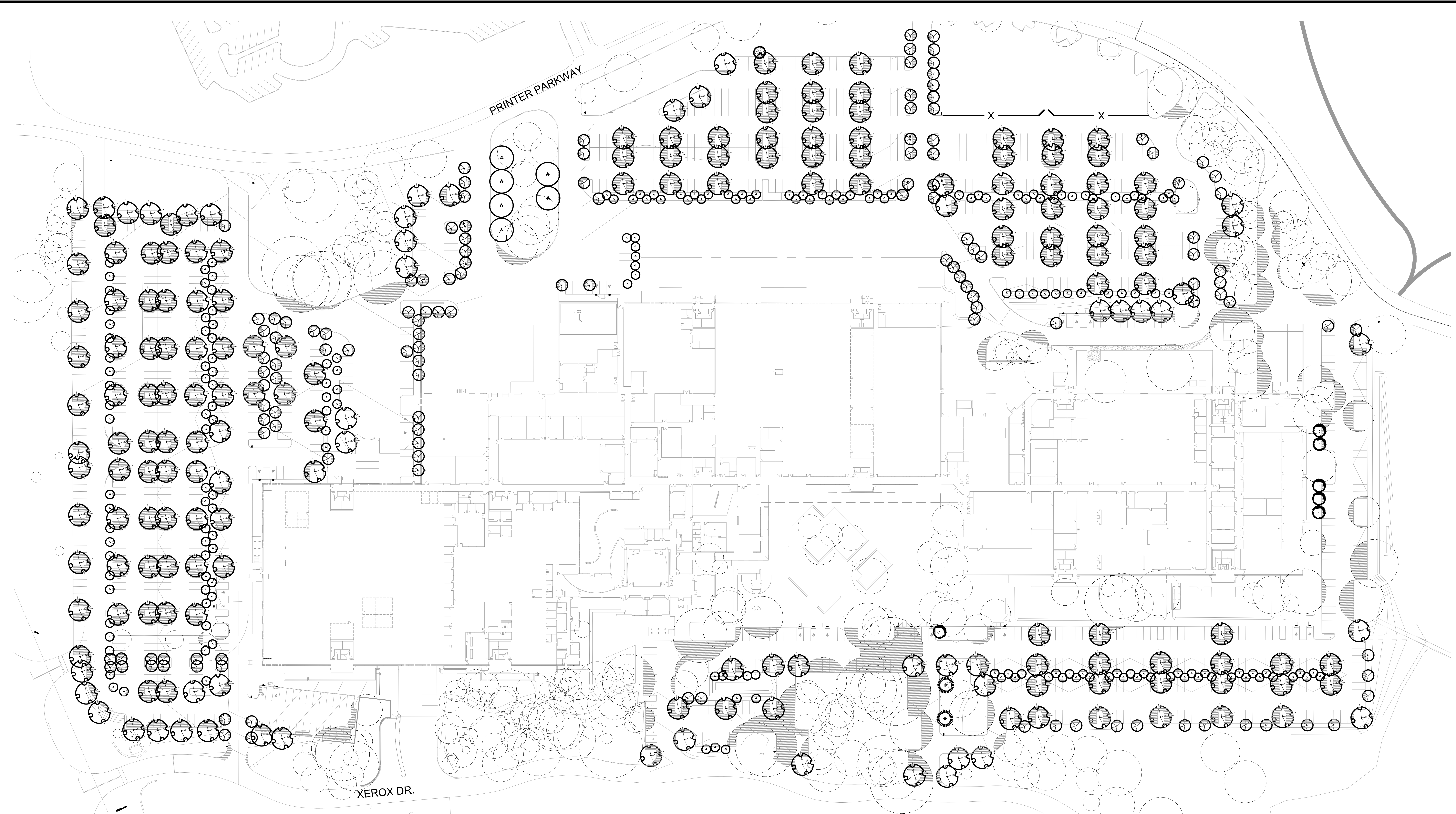
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L300

**RVI**  
120 S. Ash Avenue  
Tempe, Arizona 85281  
Tel: 480.974.0194  
www.registering.com

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND ARE NOT BEING REPRESENTATIVELY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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 PROPERLY 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 EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS EMPLOYED BY THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



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



REVISIONS:


REGISTERED  
231  
HAROLD G. KEEVER  
OREGON  
LANDSCAPE ARCHITECT

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

FILE NO.  
19004599-L-520

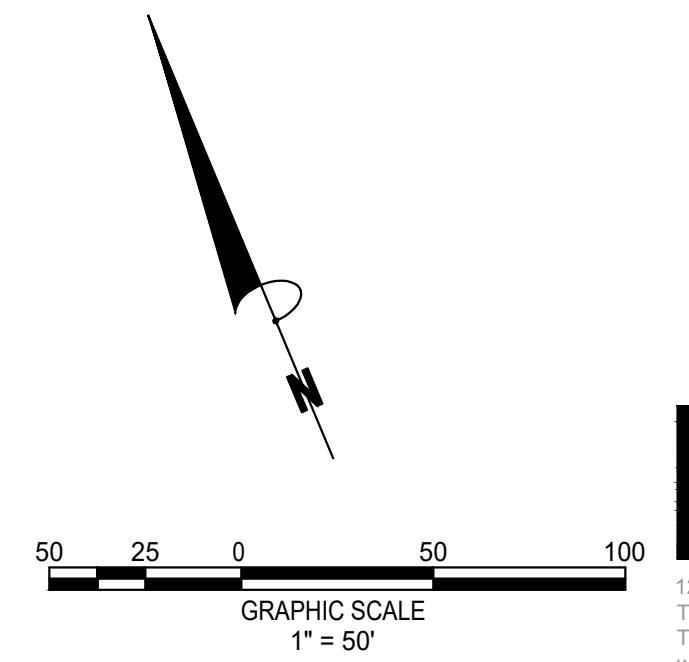
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PARKING LOT SHADE TREES

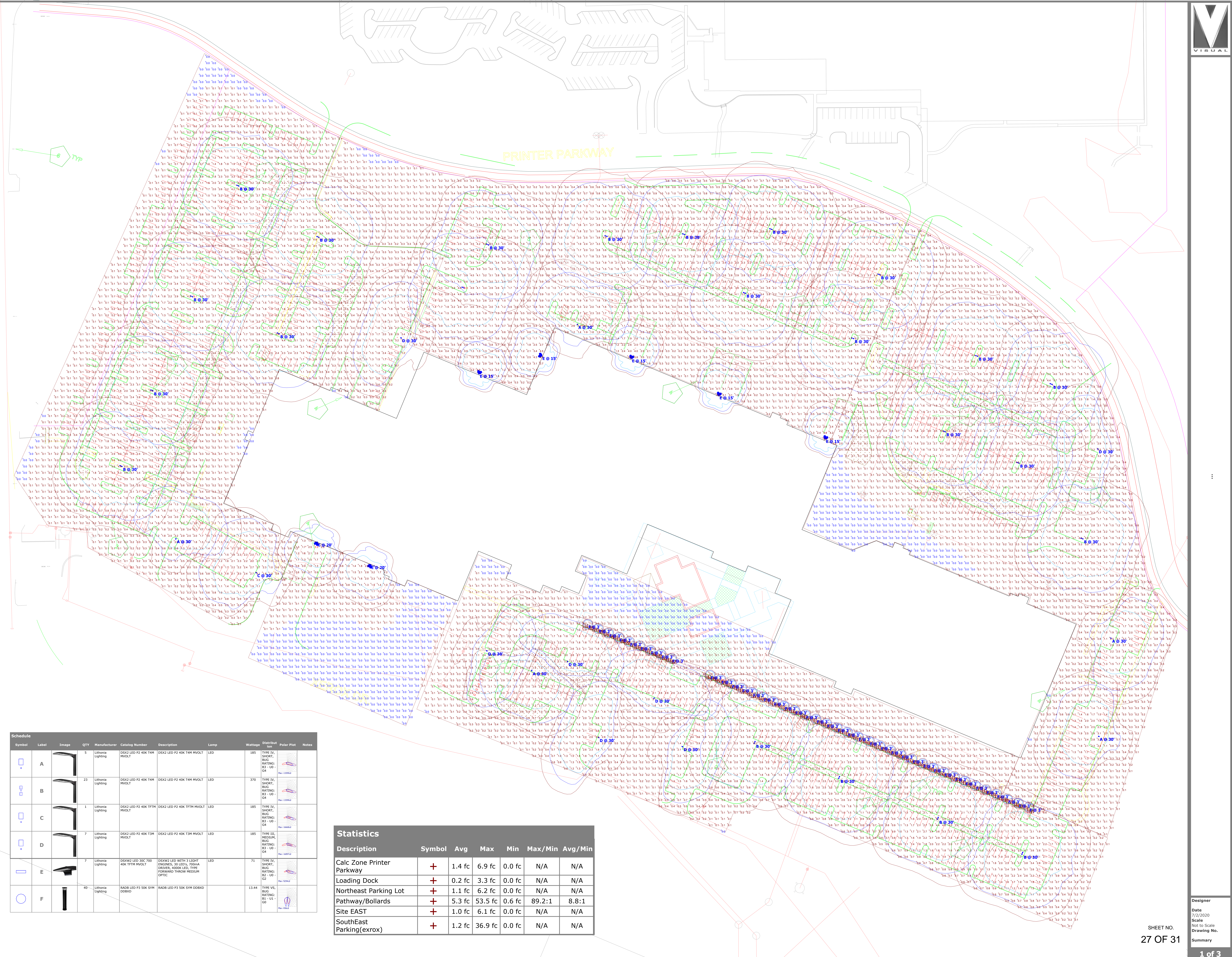
SYMBOL	BOTANICAL NAME	COMMON NAME	FULL	3/4	1/2	1/4	TOTAL S.F.
	ACER CIRCINATUM	VINE MAPLE	00 @ 177 S.F.	00 @ 133 S.F.	47 @ 89 S.F.	144 @ 45 S.F.	10,663
	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	00 @ 314 S.F.	00 @ 236 S.F.	39 @ 157 S.F.	94 @ 79 S.F.	13,549
	CORNUS KOUSA 'SNOW TOWER'	KOUSA DOGWOOD	00 @ 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%



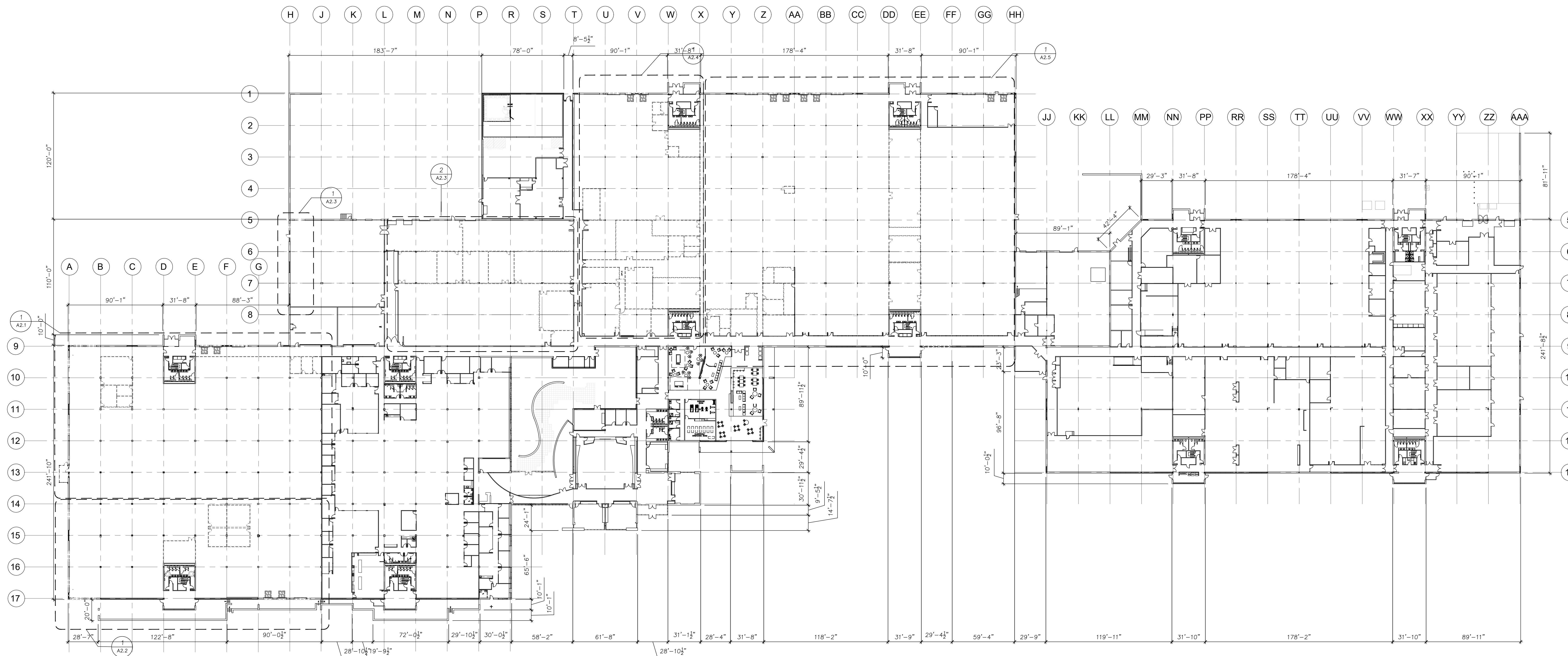




Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Wattage	Distribut	Polar Plot	Notes
	A		5	Libinia Lighting	DSK2 LED P2 40K 24M MVOLT	DSK2 LED P2 40K 24M MVOLT	185	TYPE IV, SHORT, BURN, RATING: B3 - U0 - G4		
	B		23	Libinia Lighting	DSK2 LED P2 40K 24M MVOLT	DSK2 LED P2 40K 24M MVOLT	370	TYPE IV, SHORT, BURN, RATING: B3 - U0 - G4		
	C		1	Libinia Lighting	DSK2 LED P2 40K 24M MVOLT	DSK2 LED P2 40K 24M MVOLT	185	TYPE IV, SHORT, BURN, RATING: B3 - U0 - G4		
	D		7	Libinia Lighting	DSK2 LED P2 40K 24M MVOLT	DSK2 LED P2 40K 24M MVOLT	185	TYPE III, MEDIUM, RATING: B3 - U0 - G4		
	E		7	Libinia Lighting	DSK2 LED 30C 700 40K 24M MVOLT	DSK2 LED 30C 700 40K 24M 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

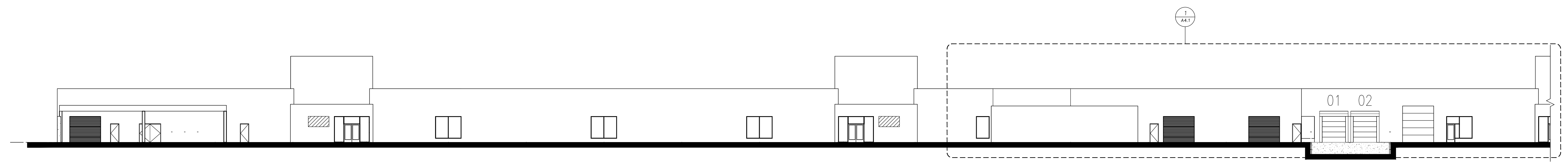
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Job Number: 118161

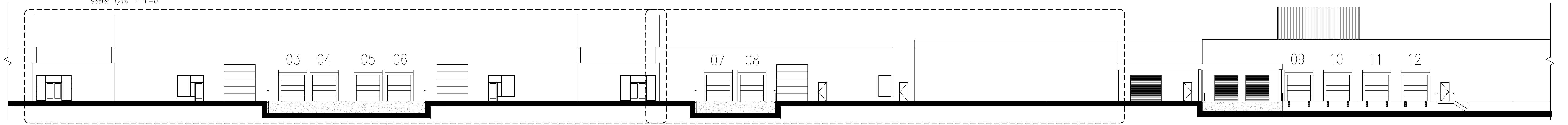
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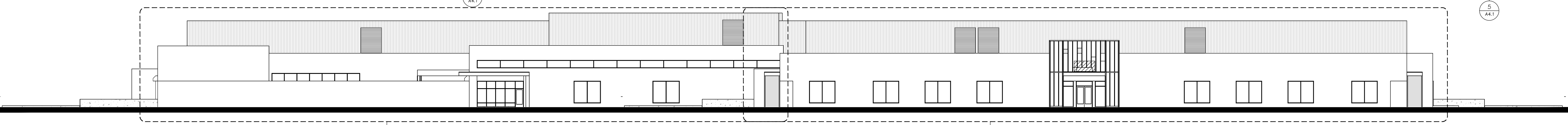
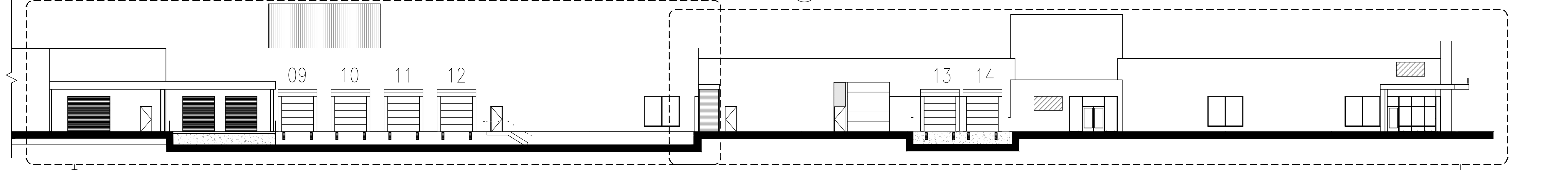




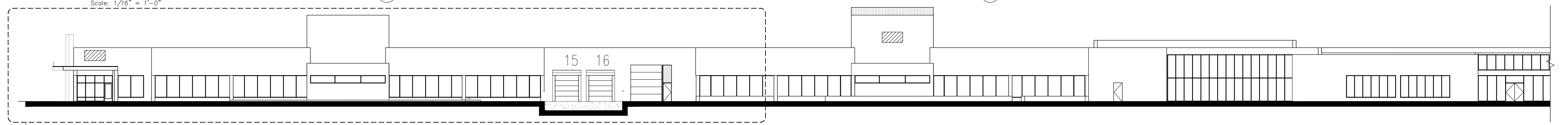
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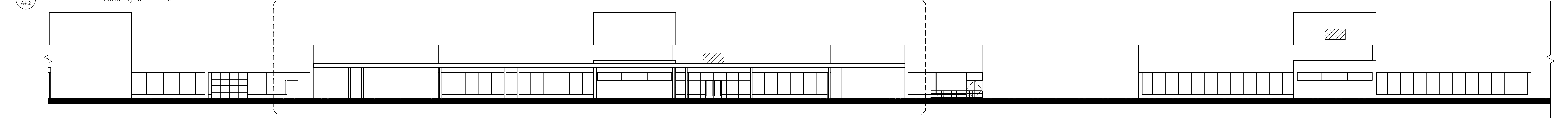
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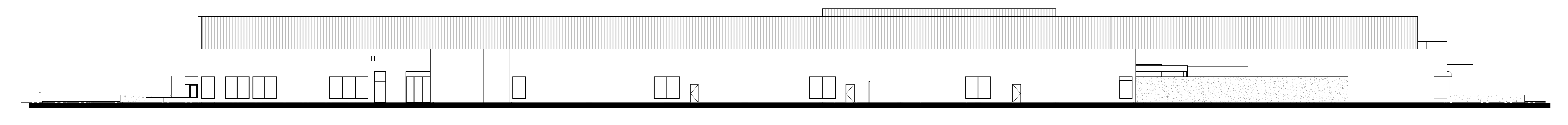
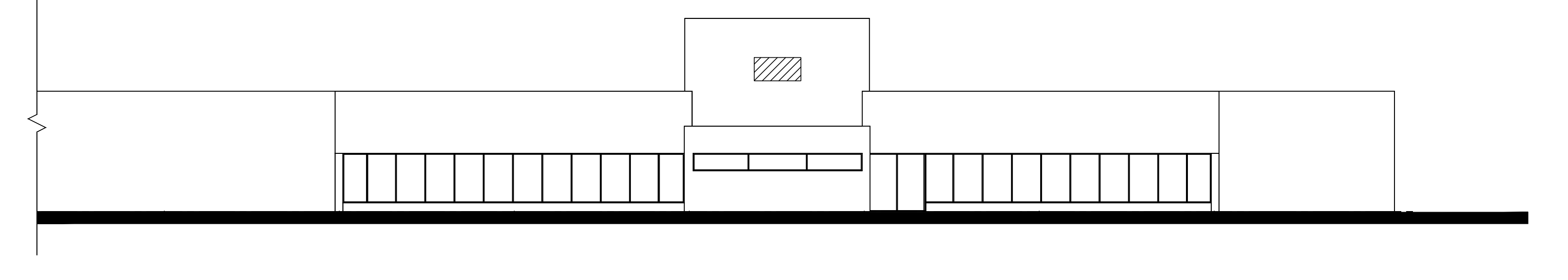
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**South Elevation**  
Scale: 1/16" = 1'-0"



**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

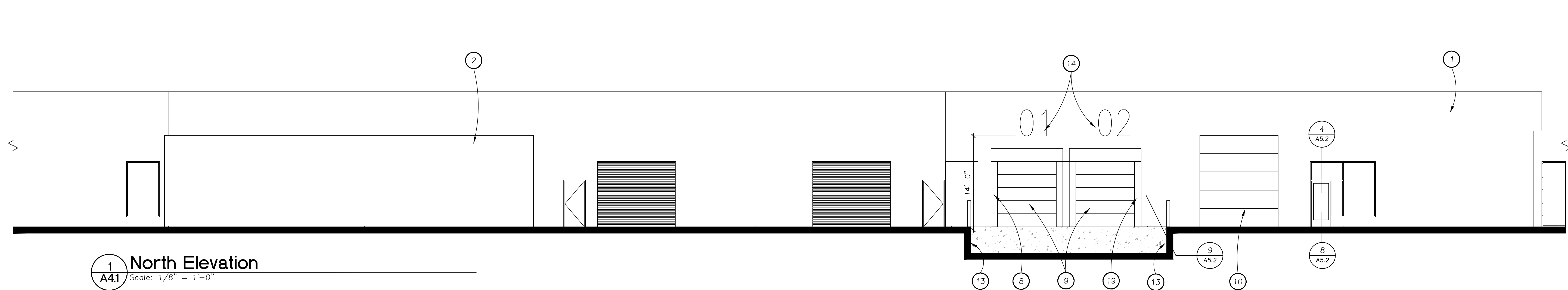
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Date: May 14, 2020  
Drawn by: FE/CLT Checked by: SOH  
Job Number: 118161

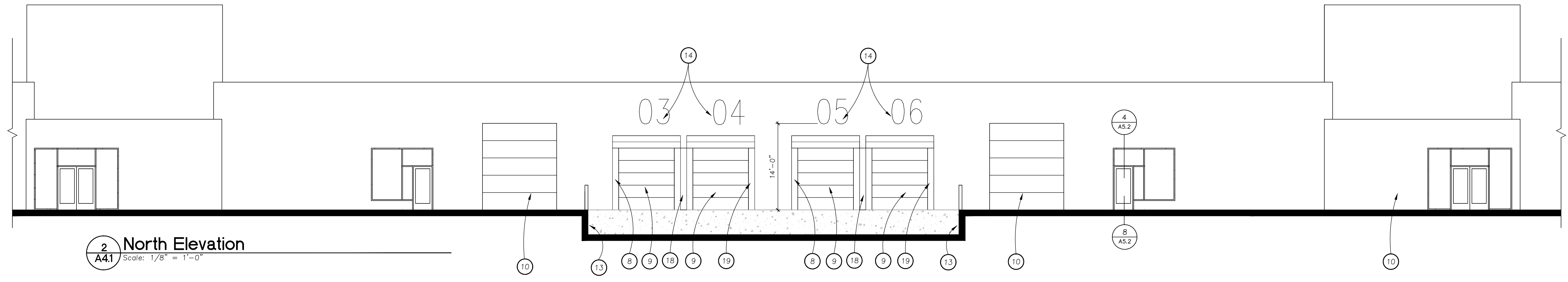
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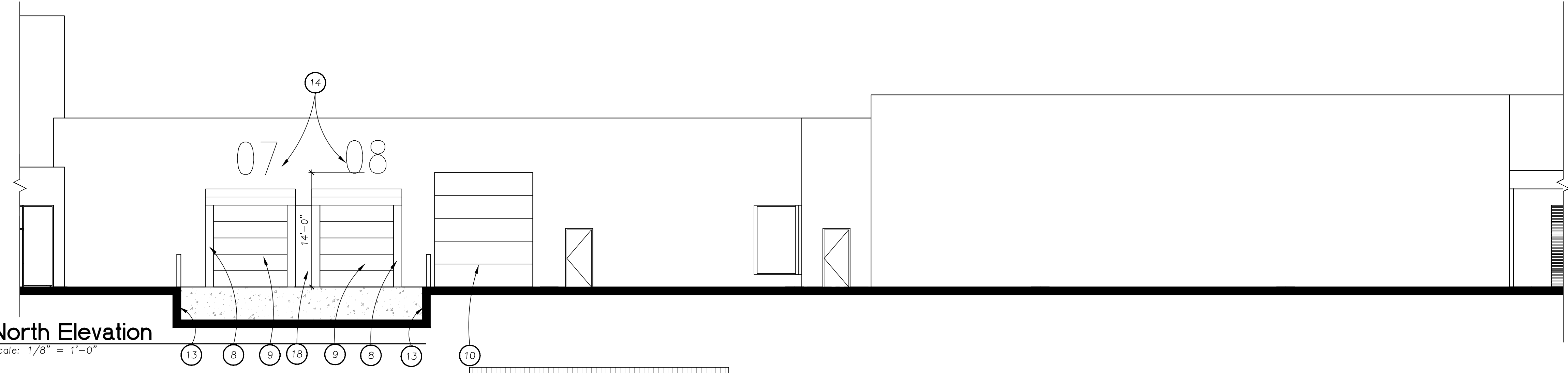
- Keynotes**
1. EXISTING EXTERIOR BRICK WALL
  2. EXISTING BRICK SCREEN WALL
  3. EXISTING OVERHEAD DOOR
  4. EXISTING CANOPY
  5. EXISTING HOLLOW METAL DOOR
  6. EXISTING STOREFRONT WINDOW
  7. EXISTING LOADING DOCK
  8. NEW STOREFRONT WINDOW WITH FRAMING AND GLAZING TO MATCH EXISTING
  9. NEW DOCK 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



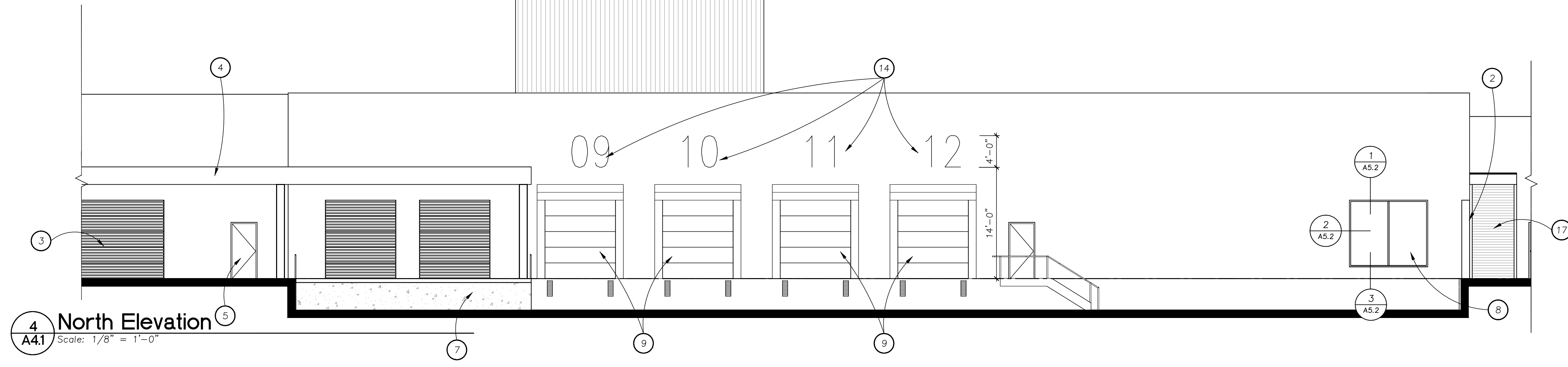
**1 North Elevation**  
A41 Scale: 1/8" = 1'-0"



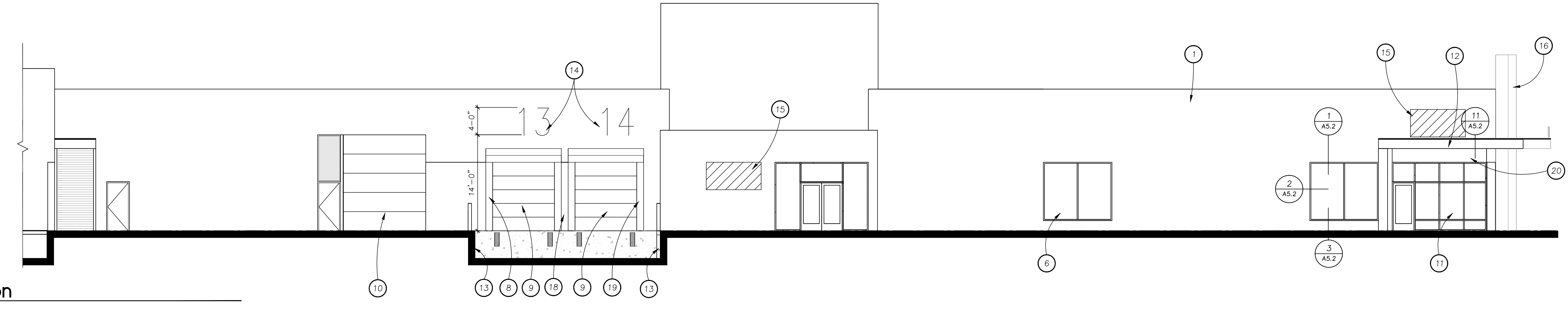
**2 North Elevation**  
A41 Scale: 1/8" = 1'-0"



**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

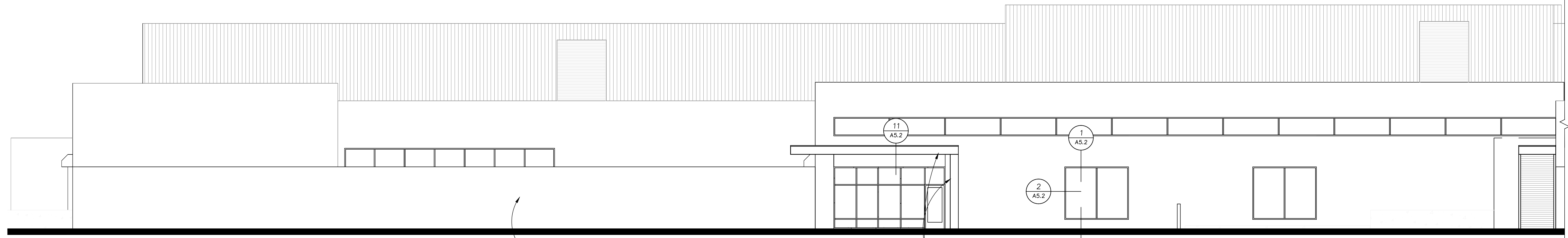
Revisions:  
1 08.05.20  
PLAN CHECK COMMENTS

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

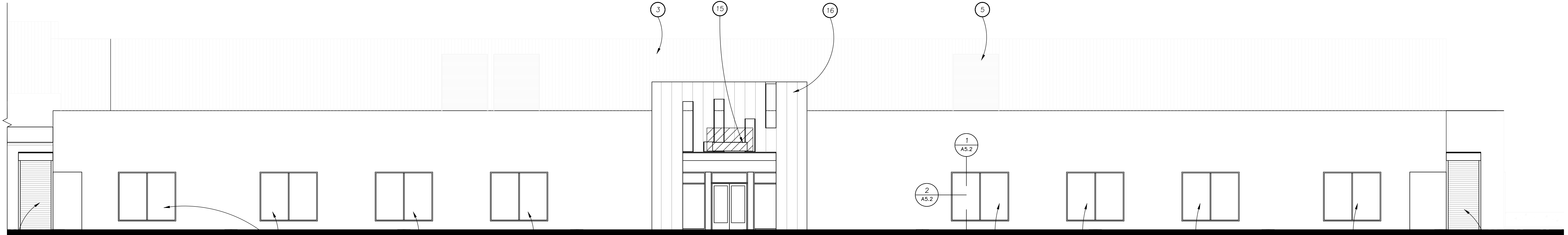


**Keynotes**

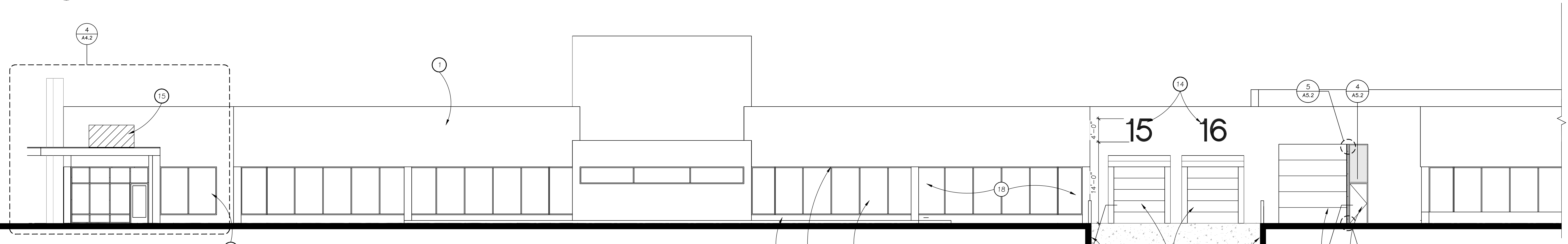
1. EXISTING EXTERIOR BRICK WALL
2. EXISTING BRICK SCREEN WALL
3. EXISTING METAL WALL PANELS BEYOND
4. EXISTING CANOPY
5. EXISTING LOUVERED VENT
6. EXISTING STOREFRONT WINDOW
7. EXISTING BRICK GUARD RAIL
8. NEW STOREFRONT WINDOW WITH FRAMING AND GLAZING TO MATCH EXISTING
9. NEW DOCK HIGH OVERHEAD DOOR
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



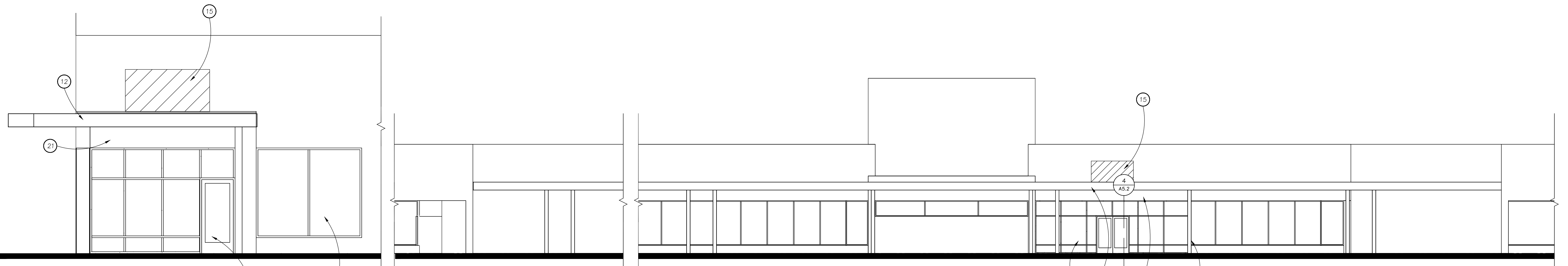
**1 West Elevation**  
A4.2 Scale: 1/8" = 1'-0"



**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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