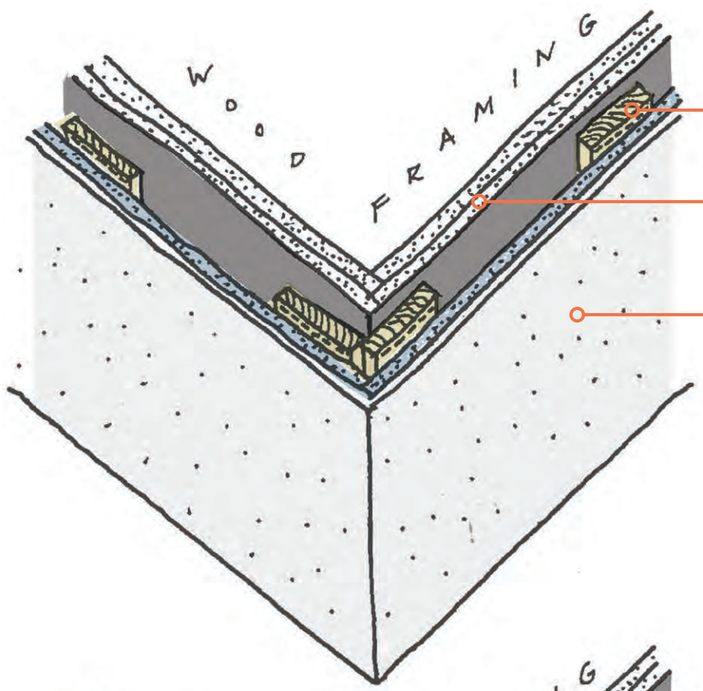
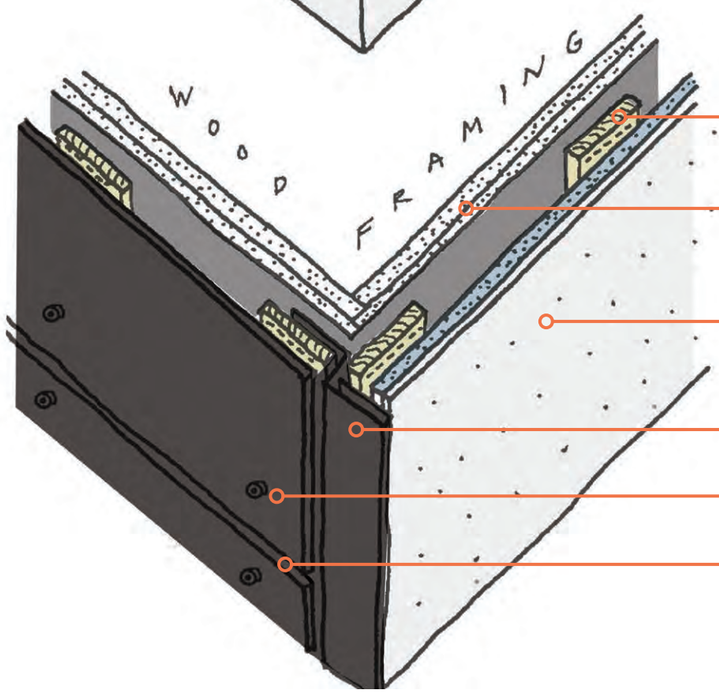
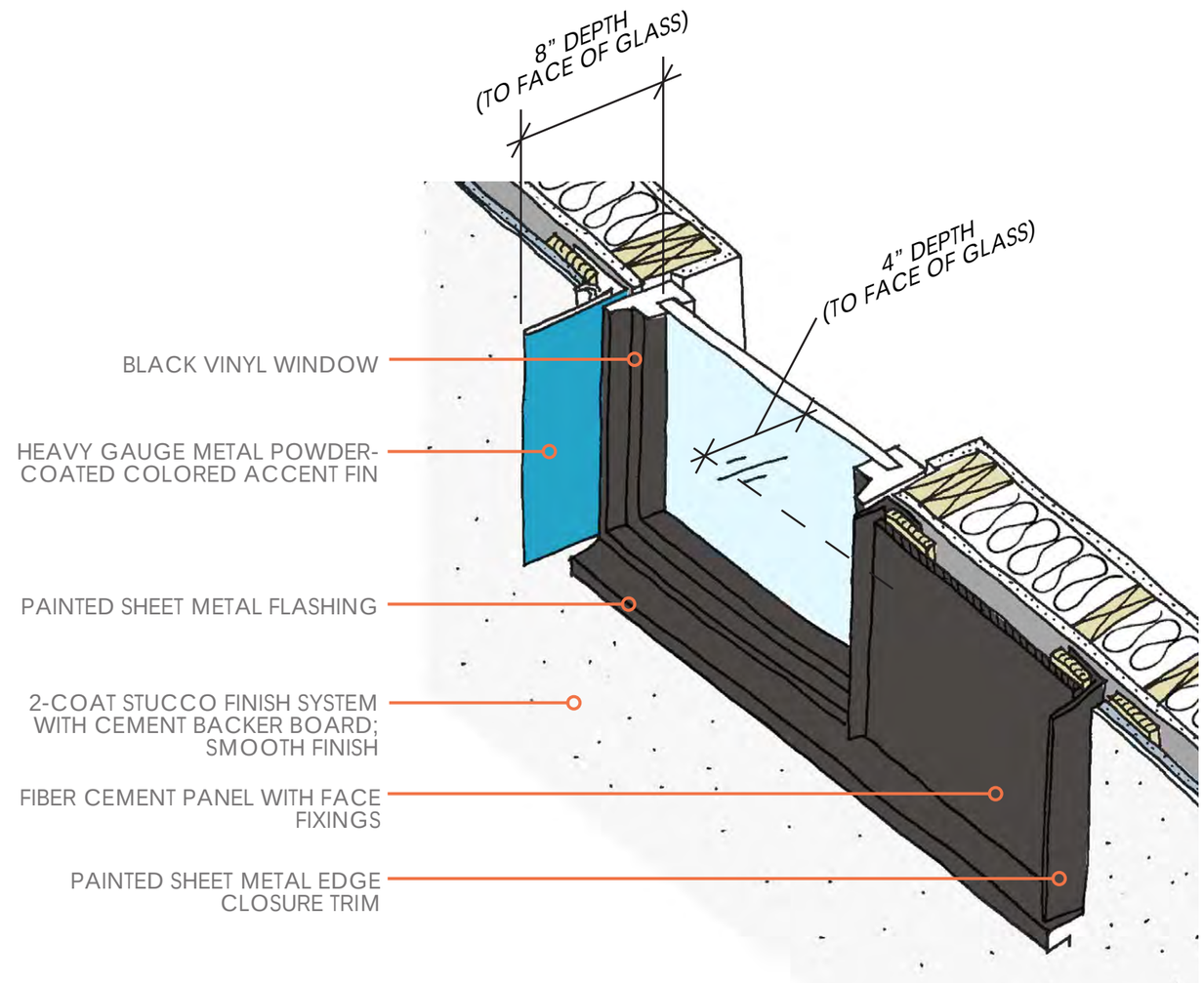
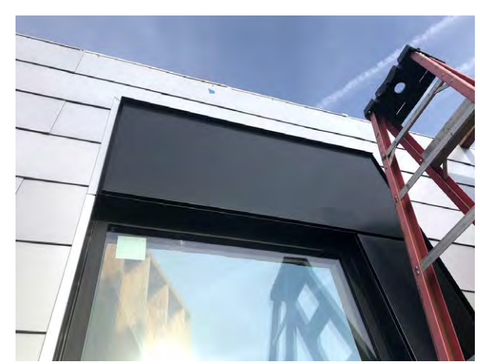
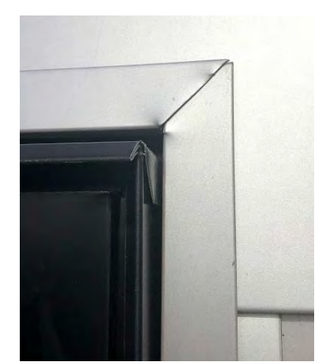
EXTERIOR MATERIALS
FIBER CEMENT PANEL & STUCCO

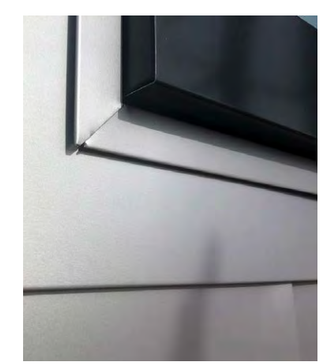






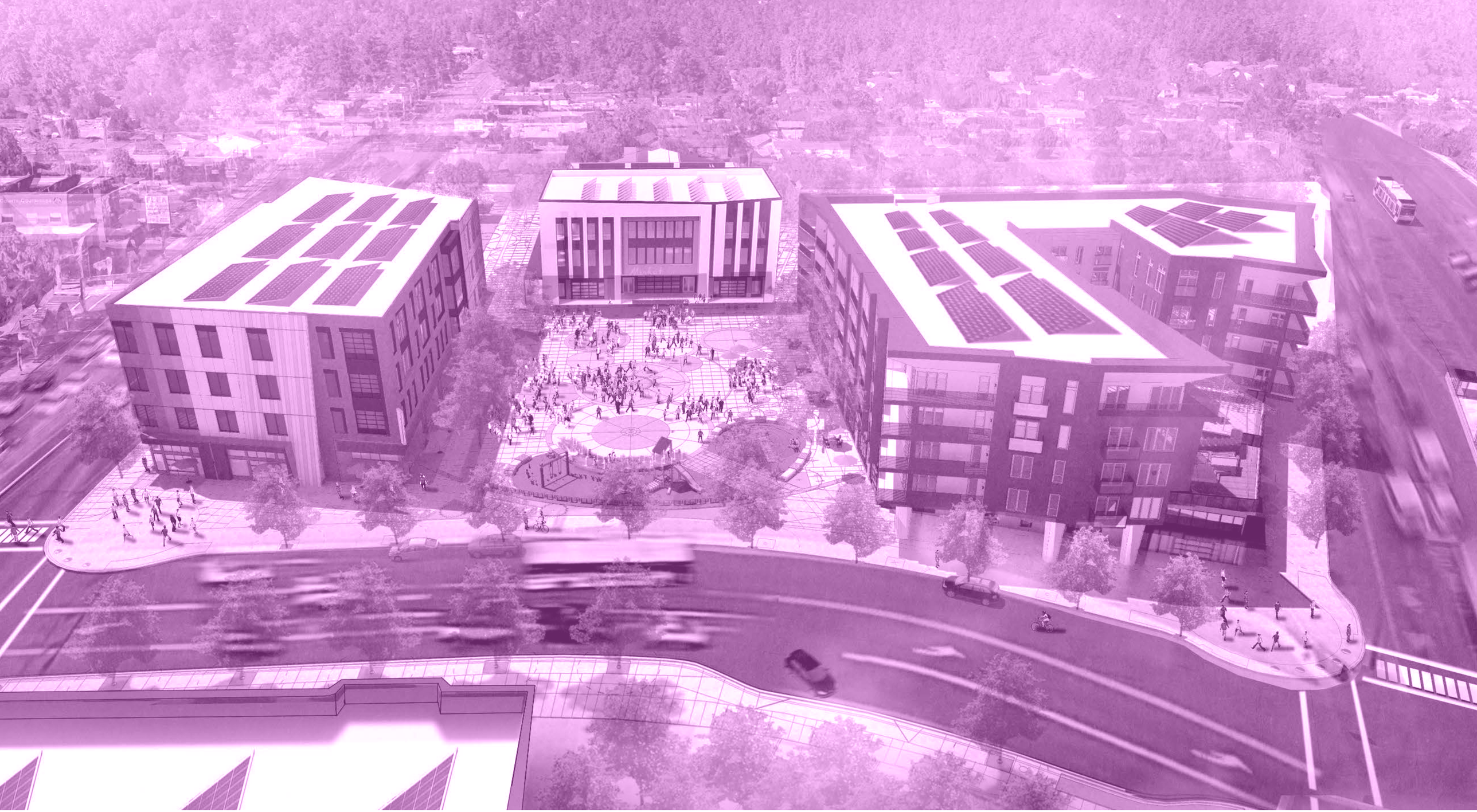






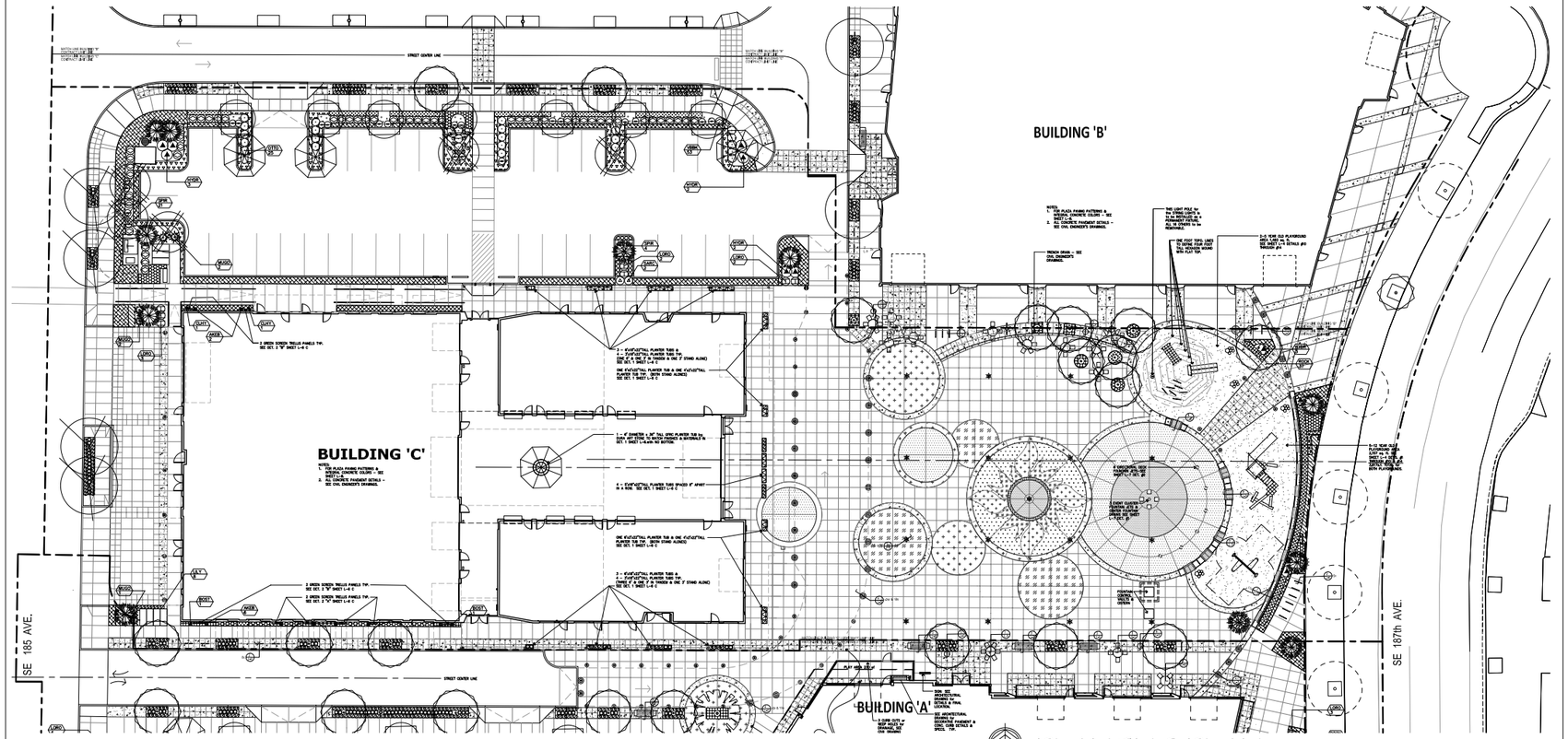
PERSPECTIVE VIEW
FROM PLAZA

PERSPECTIVE VIEW
RETAIL & RESTAURANT TENANTS



Appendix A - Landscape Design

LANDSCAPE PLANTING PLAN



PLANTING PLAN

NORTH
DATE: 3-16-20
SCALE: 1/16" = 1'-0"
0' 16' 32' 48' 64'

PLANT MATERIALS LEGEND - Building C

symbol	tag		condition	quantity	planting size H/S	maturity size H/S	notes
trees							
	GNK	"PRINCETON SENTRY" GINKGO/GINKGO BILOBA	3" CAL. B&B	5	14'x7'	45'x25'	Stark St. tree
	HBM	EUROPEAN HORNBEAM/CARPINUS BETULUS "FASTIGIATA"	3" CAL. B&B	7	12'x8'	35'x25'	Parking lots
	DOG	KOUSA DOGWOOD/CORNUS KOUSA "AUTUMN ROSE"	2" CAL. B&B	4	8'x9'	20'x25'	Parking & Accent tree
	OAK1	FOREST GREEN OAK/QUERCUS FRANNETTO "SCHMIDT"	3" CAL. B&B	4	14'x9'	50'x30'	187th St. tree
	AMR	"AMUR" MAPLE/ACER T. GINNALA	2.5" CAL. B&B	14	10'x8'	15'x20'	Plaza tree
	OAK2	SCARLET OAK/QUERCUS COCCINEA	3" CAL. B&B	0	12'x8'	60'x45'	Parking lot tree
	ZEL	ZELKOVA/ZELKOVA SERRATA	3" CAL. B&B	0	13'x12'	60'x60'	185th St. tree
	CDR	EMERALD ARBORVITAE/THUJA OCCIDENTALIS, "SMARAGD"	15 GAL.	10	6'x3'	15'x4'	Plaza & Parking lot

EXISTING TREES ARE TO BE PROTECTED DURING THE CONSTRUCTION OF BLDG. "C" ALONG 187TH. SEE DETAIL #6 SHEET L-3 FOR REQUIREMENTS.

shrubs		condition	quantity	planting size H/S	maturity size H/S	notes
SKIM	SKIMMIA / SKIMMIA JAPONICA: (PLANT ONE MALE TO 5 FEMAILS)	5 GAL.	000	24"x22"	5'x6'	000
MEXI	MEXICAN ORANGE / CHOISYA TERNATA "SUNDANCE":	5 GAL.	000	2'x2.5'	5'x5'	000
BYEW	H.M. EDDIE YEW / TAXUS MEDIA 'H.M. EDDIE':	5 GAL.	000	3'x24"	7'x3'	000
CHWH	CHINESE WITCH HAZEL / HAMAMELIS MOLLIS:	B&B	000	4'x4'	8'x8'	000
HEMR	STELLA D'ORO DAYLILY / HEMEROCALLIS spp.:	1 GAL.	80	8"x12"	18"x2'	000
LILY	LILYTURF / LIRIOPE MUSCARI:	1 GAL.	123	8"x12"	12"x1.5'	000
DORG	DWARF OREGON GRAPE / MAHONIA AQUIFOLIA "COMPACTA":	2 GAL.	118	12"x12"	18"x2'	000
ILEX	CONVEX HOLLEY / ILEX CRENATA "CONVEXA":	5 GAL.	000	18"x12"	36"x36"	HEDGE TRIM
MUGO	MUGO PINE / PINUS MUGO:	B&B	6	24"x30"	4'x6'	000
NAND	HEAVENLY BAMBOO / NANDINA DOMESTICA	5 GAL.	000	30"x12"	7'x2'	000
OSMN	OSMANTHUS / OSMANTHUS DELAVAYI:	5 GAL.	000	24"x22"	4'x6'	000
OTTO	OTTO LUYKEN LAUREL / PRUNUS LAUROCERASUS 'OTTO LUYKEN':	B&B	25	24"x24"	3'x5'	HEDGE TRIM
LORO	LOROPETALUM / LOROPETALUM CHINENSIS "PLUMB DELIGHT":	5 GAL.	7	24"x20"	4'x4'	000
SARC	SARCOCOCCA / SARCOCOCCA RUSCIFOLIA:	5 GAL.	2	24"x20"	4'x6'	000
SPIR	SPIRAEA / SPIRAEA X BUMALDI "MONHUB"	5 GAL.	25	24"x26"	3'x4'	000
VBBK	BURKWOOD VIBURNUM / VIBURNUM X BURKWOODII:	5 GAL.	53	24"x18"	6'x4'	HEDGE TRIM
HYDR	OAKLEAF HYDRANGEA / HYDRANGEA QUERCIFOLIA "VAUGHN'S LILLIE"	5 GAL.	8	24"x18"	5'x3'	000
ROCK	WHITE ROCK ROSE / CISTUS HYBIDUS	3 GAL.	37	24"x18"	3'x5'	000
WING	WINGED BURNING BUSH / EUONYMUS ALATA "RUBY HAAG":	5 GAL.	000	24"x24"	4'x4'	000

groundcovers, vines & ornamental clump grasses

BOST	BOSTON IVY / PARTHENOCISSUS TRICUSPIDATA:	3 GAL.	2	24" HT.	TRAIN TO GREEN SCREEN
CLHY	HYDRANGEA PETOLARIS / CLIMBING HYDRANGEA	5 GAL.	2	36" HT.	
AKEB	AKEBIA QUINATA/ CHOCOLATE VINE	5 GAL.	8	36" HT.	
	COTONEASTER / COTONEASTER DAMMERI	1 GAL. @ 2' o.c.		6"x2'	8"x6'
	EMERALD CARPET / RUBUS PENTALOBUS	1 GAL. @ 18" o.c.		4"x18"	8"x6'
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL. @ 18" o.c.		3"x8"	6"x3'
	PACHYSANDRA TERMINALIS / JAPANESE SPURGE	1 GAL @ 18" o.c.		8" HT.	
	SEASONAL COLOR (CONTRACTOR to SELECT SEASONAL ANNUALS for COLOR & TEXTURE W/ OWNER'S APPROVAL)				
	ORNAMENTAL CLUMP GRASSES				
	BLUE OAT GRASS / HELICTOTRICHON SEMP.	1 gc @ 2' o.c.		12"HT.	
	BLUE FESCUE GRASS / FESTUCA GLAUCA	1 gc @ 18" o.c.		8" HT.	
	FOUNTAIN GRASS / PENNISTUM ALOPECUEOIDES	1 gc @ 2' o.c.		12"HT.	
	DWARF FOUNTAIN GRASS / PENNISTUM ALOPECUEOIDES "HAMELM"	1 gc @ 18" o.c.		6" HT.	

NOTES:
1. PLANTS NOTED WITH QUANTITY "000" ARE NOT USED IN THIS PHASE OF WORK.
2. CONTRACTOR TO CALCULATE ALL QUANTITIES OF GROUND COVERS & CLUMP GRASSES
3. SEE SHEET L-2 DETAILS 1, 2, & 3 FOR PLANTING DETAILS & NOTES & SHEET L-9 FOR PLANT MATERIAL GALLERY
4. SEE SHEET L-5 DETAILS IRRIGATION DETAILS & NOTES. SEE IRRIGATION SPECS. FOR DESIGN IRRIGATION BUILD REQUIREMENTS

DONALD H. FOSTER CONSULTANTS
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431 Ash Street
Lake Oswego, Or. 97034
E-Mail fostercc@aleaport.com
PH (503) 635-6190 CELL (503) 997-6190

STAMP

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT OREGON ROBERT H. FOSTER

CERT. EXP. October 31, 2020

REVISION NO.	DATE

ROCKWOOD REDEVELOPMENT
18611 SE STARK ST.
GRESHAM, OREGON

DOWNTOWN ROCKWOOD - BLDG. 'C'

RKM DEVELOPMENT
18611 SE STARK GRESHAM, OR 97233

ISSUANCE
DEVELOPMENT REVIEW SET (DR)

PROJECT NUMBER
941 - YBA #150546

DATE
3-16-2020

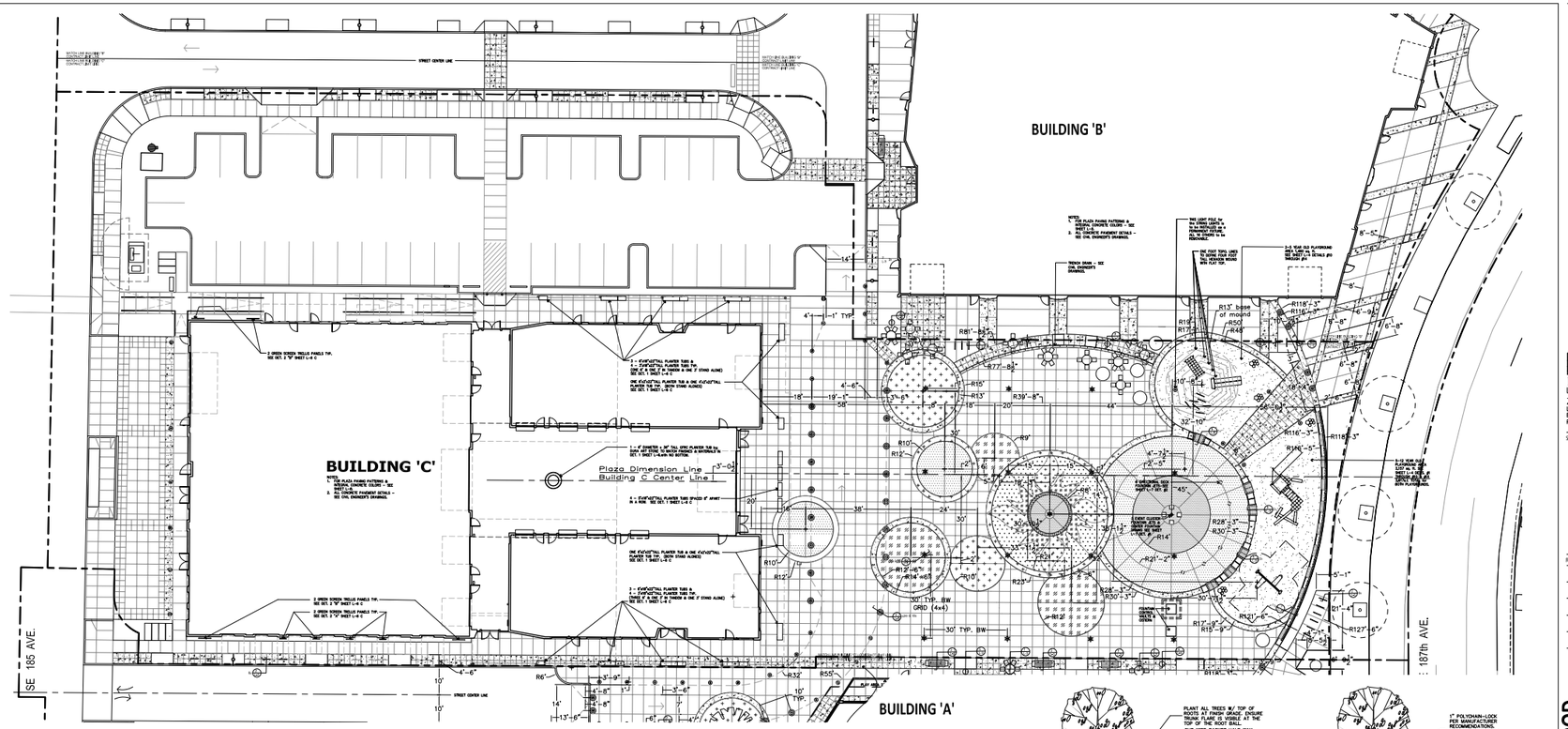
FULL SHEET SIZE
30X42

DRAWING TITLE
Planting
Plan

DR SET

SHEET NUMBER
L-1 'C'

LANDSCAPE DIMENSION PLAN

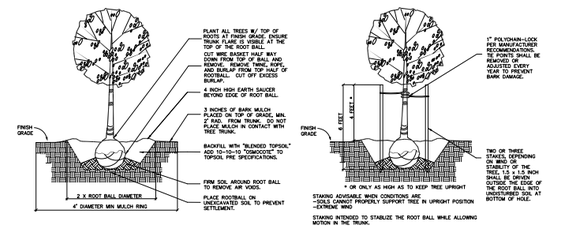


DIMENSIONING PLAN

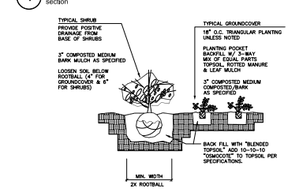
NORTH
DATE: 3-16-2020
SCALE: 1/16" - 1'-0"
0' 16' 32' 48' 64'

SITE PLAN NOTES:

1. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
2. COORDINATE FINAL GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
3. EXPANSION JOINTS ARE SHOWN ON CIVIL ENGINEER'S SITE PLANS. ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE CONTROL JOINTS & SCORE LINES, UNLESS OTHERWISE NOTED.
4. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL INFORMATION NOT SHOWN HERE.
5. SEE SHEET L-8 FOR CONC. PAVEMENT COLORS & PATTERNS.



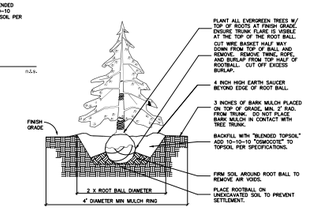
1 **Tree Planting Detail (Deciduous)**
section
n.t.s.



2 **Shrub & Groundcover Detail**
section
n.t.s.

PLANTING PLAN & PLANT LIST NOTES:

1. PLANT LIST: PLANT MATERIALS SHALL BE CHOSEN AS SPECIMENS IN THE NURSERY TRADES. IF PLANT MATERIALS ARE NOT AVAILABLE IN SIZES SPECIFIED THEN THE NEXT LARGER SIZE SHALL BE SUBSTITUTED. IF PLANTS ARE NOT AVAILABLE THEN SUBSTITUTIONS WILL BE SUGGESTED BY THE LANDSCAPE CONTRACTOR FOR APPROVAL OF THE LANDSCAPE ARCHITECT.
2. PLANTING PLANS: THE PLANTING PLANS ILLUSTRATE THE PLACEMENT OF PLANT MATERIALS. THE LANDSCAPE CONTRACTOR MUST ADHERE TO THE DESIGN LAYOUT AS MUCH AS POSSIBLE. HOWEVER, SITE CONDITIONS MAY REQUIRE DESIGN ADJUSTMENT. REVIEW ANY DESIGN ADJUSTMENTS ON SITE WITH THE OWNER'S REPRESENTATIVE.
3. LOCATE ALL UTILITES & UNDERGROUND LINES BEFORE EXCAVATION OF IRRIGATION LINES OR PLANT PITS. RESOLVE ANY CONFLICTS.



3 **Tree Planting Detail (Evergreen)**
section
n.t.s.

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REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
OREGON
FEBRUARY 1, 1980
ROBERT H. FOSTER
CERT. EXP. October 31, 2020

REVISION NO.	DATE

ROCKWOOD REDEVELOPMENT
18611 SE STARK ST.
GRESHAM, OREGON

DOWNTOWN
ROCKWOOD - BLDG 'C'

RKM DEVELOPMENT
18611 SE STARK GRESHAM, OR 97233

ISSUANCE
DEVELOPMENT REVIEW SET (DR)

PROJECT NUMBER
941 YBA #150546

DATE
3-16-2020

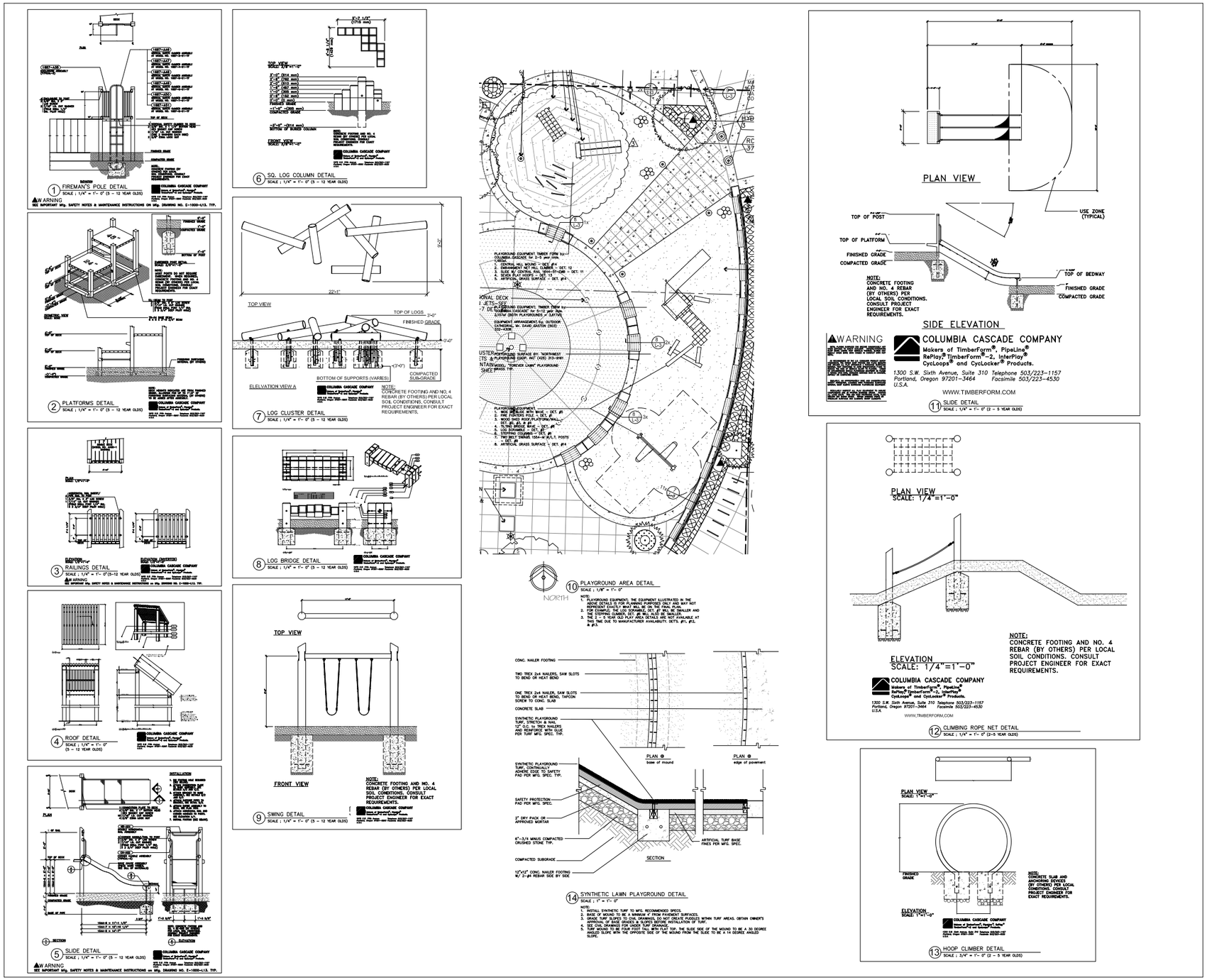
FULL SHEET SIZE
30X42

DRAWING TITLE
Dimensioning
Plan

DR SET

SHEET NUMBER
L-2 'C'

LANDSCAPE PLAYGROUND PLAN



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PH (503) 635-6190 CELL (503) 997-6190

STAMP

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT OREGON ROBERT H. FOSTER
CERT. EXP. October 31, 2020

REVISION NO.	DATE

ROCKWOOD REDEVELOPMENT
1911 SE STARK ST.
GRESHAM, OREGON

DOWNTOWN ROCKWOOD - BLDG 'C' PLAYGROUND DETAILS

RKM DEVELOPMENT
18611 SE STARK GRESHAM, OR 97233

ISSUANCE
DEVELOPMENT REVIEW SET (DR)

PROJECT NUMBER
941 YBA #1505046

DATE
3-16-2020

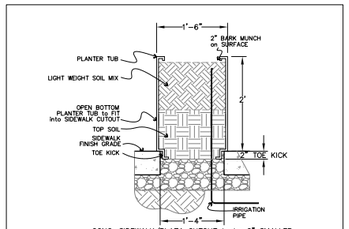
FULL SHEET SIZE
30X42

DRAWING TITLE
PLAYGROUND DETAILS

DR SET

SHEET NUMBER
L-4 'C'

LANDSCAPE GREEN SCREEN



CONC. SIDEWALK/PLAZA CUTOUT to be 2" SMALLER than the WIDTH & LENGTH of the PLANTER TUB. INSERT PLANTER TUB into the CONC. CUTOUT to the DEPTH of the TOE KICK.

1 PLANTER TUB DETAIL

scale 1"=1'-0"

NOTES:
PLANTER TUBS by: DURA ART STONE 800 821-1120
CLASSIC RECTANGLES, & ONE CLASSIC ROUND "GLASSCRETE"
6 PLANTER TUBS 18"wide x 4' long x 22" tall (S-15, SMOOTH FINISH OPEN BOTTOM).
4 PLANTER TUBS 18"wide x 5' long x 22" tall (S-15, SMOOTH FINISH OPEN BOTTOM).
8 PLANTER TUBS 18"wide x 3' long x 22" tall (S-15, SMOOTH FINISH OPEN BOTTOM).
2 PLANTER TUBS 24"wide x 4' long x 22" tall (S-15, SMOOTH FINISH OPEN BOTTOM).
2 PLANTER TUBS 24"wide x 6' long x 22" tall (S-15, SMOOTH FINISH OPEN BOTTOM).
1 PLANTER TUB 6'd x 36"tall (S-15, SMOOTH FINISH OPEN BOTTOM).
ALL TO BE SEALED INSIDE & OUT. COLOR TO BE CHOSEN by OWNER'S REP.

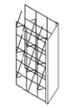
Size:
½" leg x 3¼" wide x ½" leg

Materials:
20 gauge galvanized steel

Colors:
- green
- black
- silver
- bronze
- white

Used as a closure strip at edges of **green**screen® panels. Recommended on panel edges adjacent to pedestrian traffic or where edge reinforcement for plant maintenance is desired. Not recommended at bottom edge of panel to prevent pooling of water.

5104
Steel Channel Trim



TOP EDGE & SIDE TREATMENT TYPICAL

Steel Posts: Used for freestanding modular screens and fences. Available square or round in 1" incremental lengths.

Size:
3" square or 3" diameter round and up to 16' maximum length

Materials: Steel
Square: ASTM A-500B 3/16" thick
Round: ASTM A-1101 .111" thick (Nominal 2-7/8" Dia.)

Colors:
- green
- black
- silver
- bronze
- white

Post Caps: Available to fit round or square posts.

Size:
Round cap: 3½" diameter o.d.
Square: 3¼" x 3¼"

Materials:
Round cap is die cast steel.
Square is stamped steel.

Steel Posts
Post Caps

POSTS TYPICAL

Size:
1¾" wide x 5" x 3" with slotted ⅝x¼" cia. hole for use with 1/4" dia. fasteners.

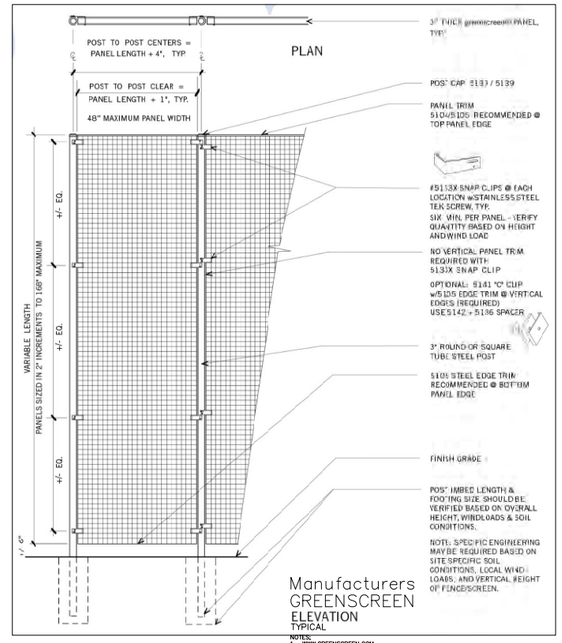
Materials:
10 gauge galvanized steel

Colors:
- green
- black
- silver
- bronze
- white

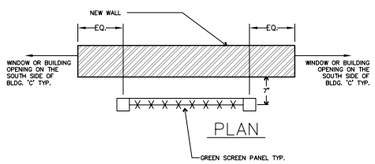
Used for mounting panels in freestanding flush applications. Snaps onto top, bottom or sides of panels (with no trim) and in the field is screwed to structural supports with self tapping fasteners. Requires access to one side of panel only for installation.

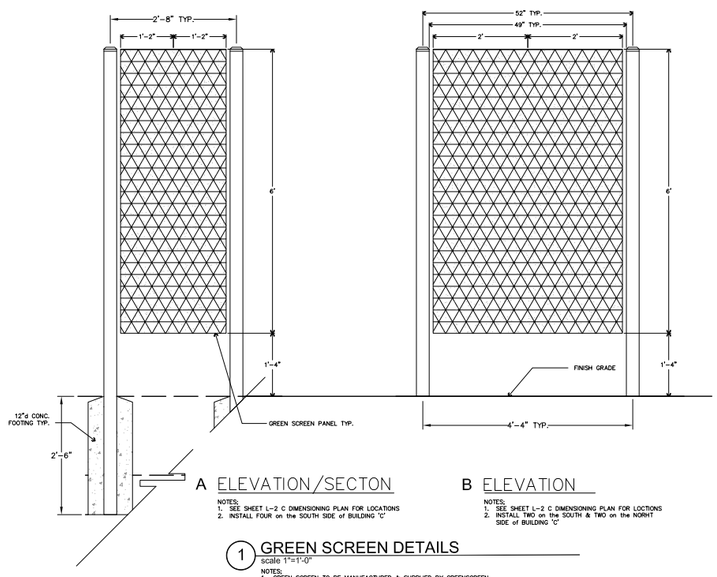
5133X
Snap Clip

BRACKETS TYPICAL



NOTES:
1. WWW.GREENSCREEN.COM
2. SALES@GREENSCREEN.COM
3. 800.450.3494





A ELEVATION/SECTON

NOTES:
1. SEE SHEET L-2 C DIMENSIONING PLAN FOR LOCATIONS
2. INSTALL FOUR on the SOUTH SIDE of BUILDING 'C'

B ELEVATION

NOTES:
1. SEE SHEET L-2 C DIMENSIONING PLAN FOR LOCTIONS
2. INSTALL TWO on the SOUTH & TWO on the NORHT SIDE of BUILDING 'C'

1 GREEN SCREEN DETAILS

scale 1"=1'-0"

NOTES:
1. GREEN SCREEN TO BE MANUFACTURED & SUPPLIED BY GREENSCREEN.
2. ALL ELEMENTS TO MANUFACTURER'S SPECIFICATION IN COLOR BLACK.
3. INSTALL PER GREENSCREEN MANUFACTURING SPECIFICATIONS.
4. LOCATE ALL UNDERGROUND UTILITIES BEFORE INSTALLATION & NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS FOR RESOLUTION.

ROBERT H. FOSTER CONSULTANTS
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STAMP

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
OREGON
ROBERT H. FOSTER
CERT. EXP. October 31, 2020

REVISION NO.	DATE
2 VERIFICATIONS RESPONSE	8-26-19

ROCKWOOD REDEVELOPMENT
18911 SE STARK ST.
GRESHAM, OREGON

DOWNTOWN ROCKWOOD - BLDG 'C' GREEN SCREEN DETAILS

RKM DEVELOPMENT
18611 SE STARK GRESHAM, OR 97233

ISSUANCE
DEVELOPMENT REVIEW SET (DR)

PROJECT NUMBER
941 YBA #150546

DATE
3-16-2020

FULL SHEET SIZE
30X42

DRAWING TITLE
GREEN SCREEN DETAILS

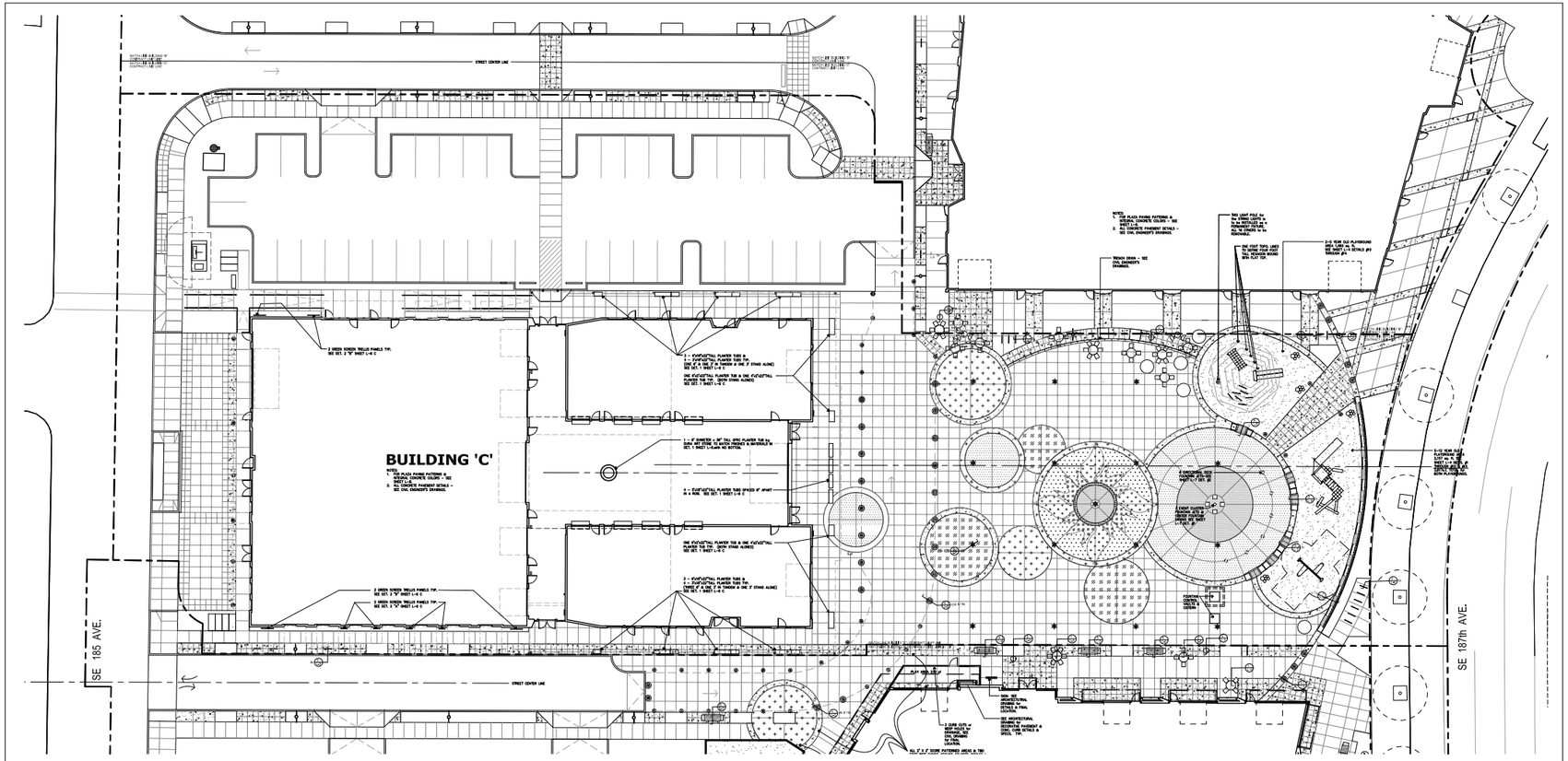
DR SET

SHEET NUMBER
L-6 'C'

N

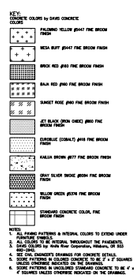
0 32' 64'

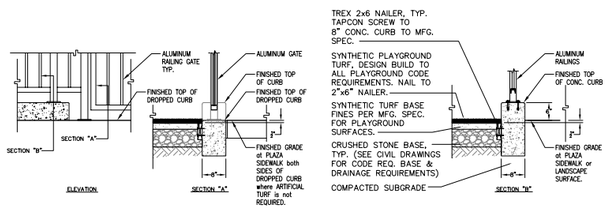
LANDSCAPE PAVEMENT & COLOR PLAN



PAVEMENT COLORS & PATTERN PLAN

NORTH
DATE: 3-16-2020
SCALE: 1/16" = 1'-0"
0' 16' 32' 48' 64'





1 PLAYGROUND SYNTHETIC TRUF - detail

3/4" = 1'-0"

NOTES:
1. THE PLAYGROUND AREA SURFACE, BASE STRUCTURE & DRAINAGE TO BE DESIGN BUILD TO ALL CODE STANDARDS REQUIRED FOR PLAYGROUND PLAY SURFACES. RETAIN A PLAYGROUND SPECIALTY COMPANY SPECIALIZING IN PLAY SURFACES FOR ADHERENCE TO CODE REQUIREMENTS, WORKMANSHIP, MATERIALS & INSTALLATION. (COLUMBIA CASCADE COMPANY IS AN APPROVED VENDOR).
2. SUBMIT SAMPLES OF PLAYGROUND TURF OPTIONS TO OWNER'S REP. FOR FINAL SELECTION & APPROVAL.
3. INSTALL ARTIFICIAL PLAYGROUND TURF TO MANUFACTURERS RECOMMENDED SPECIFICATIONS.
4. SEE CIVIL DRAWINGS FOR ALL GRADING & DRAINAGE REQUIREMENTS. ALL CODE STANDARDS SHALL BE MET FOR PLAYGROUND PLAY SURFACES.
5. REFERENCE DETAILS 1 & 2 SHEET L-2 FOR RAILING & GATE DETAILS.

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Lake Oswego, Or. 97034
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STAMP

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT OREGON ROBERT H. FOSTER
EXPIRE DATE: October 31, 2020

REVISION NO.	DATE

ROCKWOOD REDEVELOPMENT
LB-11 SE STARK ST.
GRESHAM, OREGON

DOWNTOWN ROCKWOOD - BLDG 'C' - Pavement Colors & Pattern Plan

RKM DEVELOPMENT
18611 SE STARK GRESHAM, OR 97233

ISSUANCE
DEVELOPMENT REVIEW SET (DR)

PROJECT NUMBER
941.YBA #150546

DATE
3-16-2020

FULL SHEET SIZE
30X42

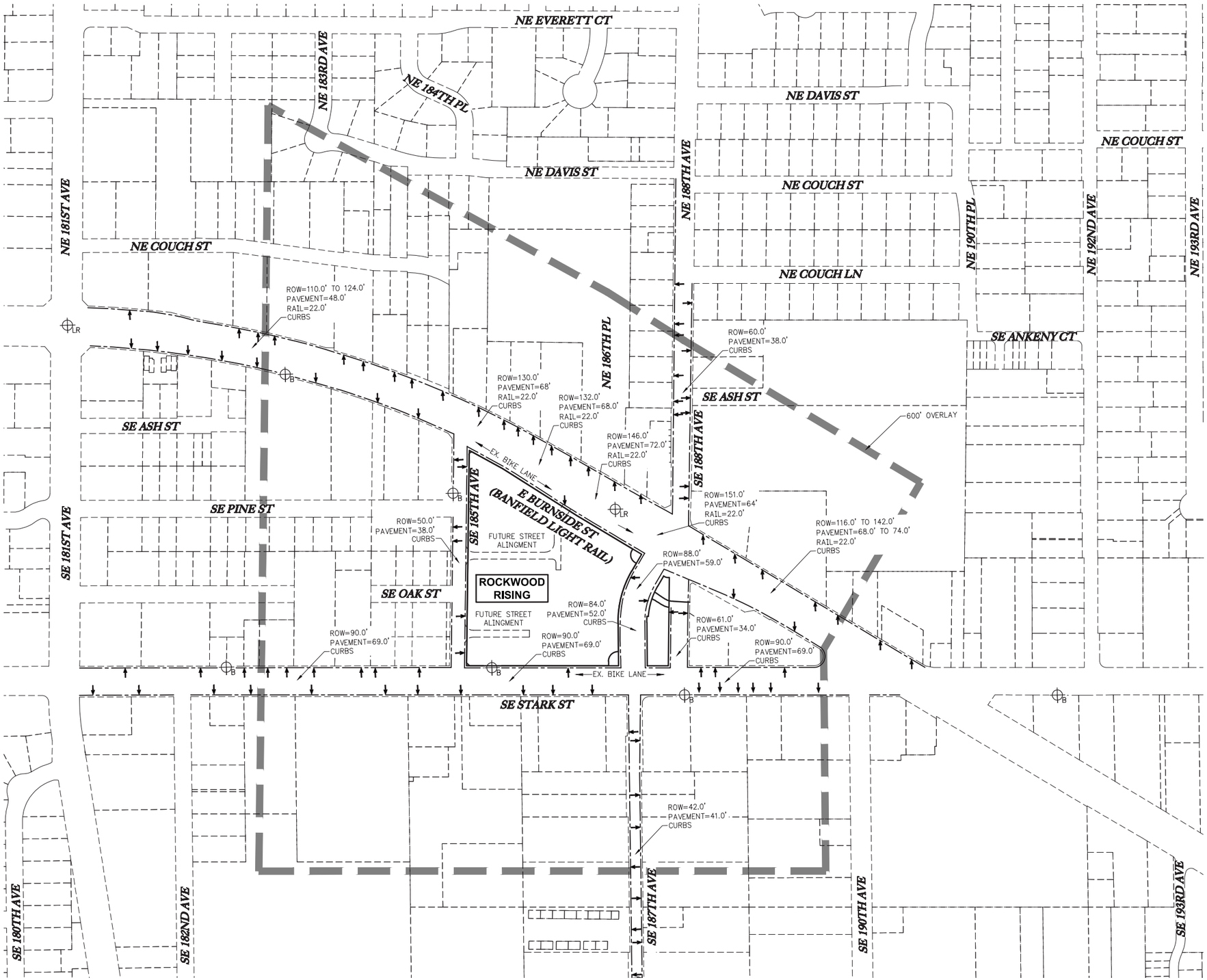
DRAWING TITLE
PAVEMENT COLORS & PATTERN PLAN

DR SET

SHEET NUMBER
L-8 'C'

Appendix B - Civil Design

CIVIL NEIGHBORHOOD CIRCULATION DIAGRAM



LEGEND

- SIDEWALK
- BUS STOP
- LIGHT RAIL STOP
- DRIVEWAY

PARAMETERS:

LOCATION OF DRIVEWAYS, SIDEWALKS, AND BUS STOPS, AND THE RIGHT-OF-WAY AND PAVEMENT WIDTHS ALONG BOTH SIDES OF SE 185TH AVENUE, SE 187TH AVENUE, E BURNSIDE AND SE STARK STREET AS WELL AS THE GENERAL LOCATION OF ALL STREETS WITHIN 600 FEET OF THE DEVELOPMENT SITE.

CIVIL CONSTRUCTION NOTES

EXISTING CONDITIONS LEGEND

- MINOR CONTOUR (99)
- MAJOR CONTOUR (100)
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- WATER LINE
- OVERHEAD UTILITIES LINE
- COMMUNICATIONS LINE
- ELECTRIC LINE
- WATER METER/SERVICE
- STORM DRAIN MANHOLE
- CATCH BASIN / AREA DRAIN
- SANITARY SEWER MANHOLE
- UTILITY MANHOLE
- CLEAN OUT
- UTILITY VALVE
- UTILITY POLE
- UTILITY GUY WIRE
- LIGHT POLE
- LIGHT SIGNAL JUNCTION BOX
- JUNCTION BOX
- ELECTRIC METER/SERVICE
- DECIDOUS TREE
- EVERGREEN TREE
- MONITORING WELL
- SIGNAL POLE
- UTILITY STRUCTURE
- SIGNAL POLE MAST ARM
- UTILITY STRUCTURE
- GRAVEL PATH
- FIRE HYDRANT
- PROPOSED PROPERTY LINE ADJUSTMENT (IN REVIEW)

SITE PLAN LEGEND

- PROPERTY LINE
- ADJACENT/ADJOINING LOT LINE
- ROADWAY CENTERLINE
- PROPOSED BUILDING
- PAVEMENT SAWCUT
- PROPOSED PROPERTY LINE ADJUSTMENT
- PROPOSED CONCRETE PEDESTRIAN CROSSING AREA
- PROPOSED CONCRETE SIDEWALK
- LIGHT (SEE SHT. 016 & SHT. 022)

UTILITY PLAN LEGEND

- EXISTING STORM SEWER & MANHOLE
- EXISTING STORM SEWER & INLET
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATERLINE & SERVICE
- EXISTING WATER VALVE & BOX
- EXISTING GAS LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED STORM LATERAL
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED SANITARY LATERAL
- PROPOSED WATER LINE
- PROPOSED CLEAN OUT
- PROPOSED DRY WELL
- PROPOSED WATER QUALITY MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE HYDRANT

GENERAL NOTES

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF GRESHAM 2006 PUBLIC WORK STANDARDS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.

THE CITY OF GRESHAM WILL PROVIDE INSPECTION ON ALL PHASES OF WORK. NOTIFY INSPECTION DEPARTMENT FIVE (5) DAYS PRIOR TO COMMENCING WORK AND PROVIDE 48 HOURS NOTIFICATION TO OBSERVE AND INSPECT ALL NECESSARY WORK. CONTRACTOR WILL UNCOVER AT HIS/HER EXPENSE ALL WORK COVERED UP FOR WHICH THE CITY INSPECTOR WAS NOT NOTIFIED TO CONDUCT OBSERVATIONS ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND WHEN ACTUAL CONDITIONS DIFFER FORM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CHANGES IN PUBLIC FACILITIES MUST BE REVIEWED AND APPROVED BY THE CITY OF GRESHAM.

CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES PRIOR TO CONSTRUCTION.

AREAS OF CONSTRUCTION SHALL BE STRIPPED BY REMOVING TOPSOIL, HUMUS, ROOTS AND SOILS NOT SUITABLE FOR COMPACTION. STRIPPED MATERIALS SHALL NOT BE USED FOR STRUCTURAL FILL. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL: HOWEVER, TOPSOIL MAY BE PLACED AND SPREAD WHERE APPROPRIATE FOR LAWN AREAS.

CONTRACTOR AND/OR SUBCONTRACTOR(S) SHALL HAVE A MINIMUM OF ONE (1) SET OF APPROVED CONSTRUCTION PLANS AND ONE (1) COPY OF THE CITY OF GRESHAM PUBLIC WORKS STANDARDS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.

TRAFFIC CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"(MUTCD).

ALL EXCAVATORS SHALL COMPLY WITH ALL PROVISIONS OF ORS 757.542 TO 757.562 AND 757.993 INCLUDING NOTIFICATION OF ALL OWNERS OF UNDERGROUND FACILITIES AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS BEFORE COMMENCING ANY EXCAVATION. "ONE CALL"LOCATE NUMBER IS (503) 246-6699.

THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS. WHEN ERRORS, OMISSIONS OR DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED. WORK PERFORMED BY THE CONTRACTOR AS A RESULT OF AN ERROR, OMISSION OR DISCREPANCY IN THE PLANS SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE WHEN SUCH ERROR, OMISSION, OR DISCREPANCY HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER.

PROTECT ALL EXISTING MONUMENTS, BENCHMARKS, PROPERTY CORNERS, AND GOVERNMENT CORNERS.

SANITARY SEWER

PIPE BEDDING, PIPE ZONE AND ROCK BACKFILL MATERIALS SHALL BE CLASS "B". ROCK BACKFILL SHALL BE COMPACTED PER CITY OF GRESHAM PIPE BEDDING AND BACKFILL STANDARD DETAILS.

SANITARY SEWER PIPE AND APPURTENANCES SHALL BE AIR TESTED FOR LEAKAGE. IN ADDITION HDPE AND PVC PIPE SHALL BE TESTED FOR DEFLECTION. DEFLECTION TEST SHALL BE DONE WITH A 95% MANDREL.

SANITARY SEWER LATERALS SHALL BE 4"PIPE CONFORMING TO THE SAME SPECIFICATIONS AS SEWER MAINS.

ALL SERVICE LATERALS SHALL EXTEND 10 FT. BEYOND THE PROPERTY LINE. THE END SHALL BE MARKED WITH A SINGLE 2X4 WHICH SHALL EXTEND 2 FT. ABOVE FINISH GRADE. THE EXPOSED PORTIONS OF THE 2X4 SHALL BE PAINTED WHITE. DEPTH OF LATERAL SHALL BE PAINTED ON THE 2X4.

SANITARY LATERAL LOCATIONS SHALL BE STAMPED WITH AN "S"ON THE TOP OF CURB FOR FUTURE LOCATION.

PLUG CONNECTION TO EXISTING SEWER UNTIL THE NEW LINE IS TESTED AND CONNECTION IS APPROVED BY THE CITY OF GRESHAM.

STORM SEWER

PIPE BEDDING AND BACKFILL SHALL BE CLASS "B".

ALL HDPE PIPE SHALL BE TESTED FOR DEFLECTION USING A 95% MANDREL PER CITY SPECIFICATIONS.

LOTS ARE TO BE FINAL GRADED TO DIRECT SURFACE DRAINAGE TO STREET OR APPROVED STORM DRAINAGE SYSTEM.

ALL DRAIN TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE PIPED DIRECTLY TO THE STORM

STREETS

EMBANKMENTS SHALL BE CONSTRUCTED FROM EXCAVATED MATERIAL OR IMPORTED MATERIALS ACCEPTABLE TO THE ENGINEER AND SHALL BE BROUGHT TO GRADE IN LIFTS NOT TO EXCEED 8". EACH LIFT SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHO T-180 COMPACTION TEST. ALL LOT GRADING SHALL BE DONE IN ACCORDANCE WITH CH. 70 OF THE UNIFORM BUILDING CODE.

CONTRACTOR SHALL CONTACT THE CITY OF GRESHAM FOR REMOVAL OF ALL BARRICADES ON EXISTING STREETS.

IMMEDIATE COLD PATCH REQUIRED FOR ALL TRENCH CUTS IN EXISTING STREETS. MAINTAIN IN GOOD CONDITION UNTIL PERMANENT PATCHING IS COMPLETE.

"NO SIGNS IN THE RIGHT-OF-WAY MAY BE REMOVED BY THE CONTRACTOR WITHOUT CITY AUTHORIZATION".

ALL AC JOINTS TO BE SEALED WITH JOINT FILLER IN CONFORMANCE WITH PWS 205.02.10

WATERLINE NOTES

1. ALL PUBLIC WATERLINE PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE SHALL BE CEMENT-MORTAR LINED AND SHALL CONFORM TO ANSI A-21.6, ANSI A-21.11 AND SHALL BE U.S. TYTON JOINT PIPE OR APPROVED EQUAL. RUBBER RING GASKETS SHALL CONFORM TO ANSI A-21.10 AND ANSI A-21.4. MORTAR LINING SHALL BE SAME THICKNESS AS FOR PIPE.
2. ROCKWOOD WATER PEOPLE'S UTILITY DISTRICT ("DISTRICT") WATER VALVES SHALL ONLY BE OPERATED BY DISTRICT STAFF.
3. DISTRICT WATERLINES SHALL HAVE A MINIMUM OF 36" OF COVER IN STREET RIGHT-OF-WAYS TO FINISH GRADE UNLESS OTHERWISE APPROVED.
4. DISTRICT WATERLINES IN EASEMENT AREAS WILL HAVE A MINIMUM OF 48" OF COVER TO FINISHED GRADE.
5. ALL TEES, BENDS, AND ENDS OF WATERLINES SHALL BE RESTRAINED IN ACCORDANCE WITH DISTRICT SPECIFICATIONS.
6. ALL WATERLINES AND SERVICES SHALL BE PRESSURE TESTED ACCORDING AWWA C600 EXCEPT AS NOTED. CONTRACTOR SHALL PRESSURIZE THE WATERLINES TO 150 PSI, OR 1.5 TIMES THE NORMAL WORKING PRESSURE, WHICHEVER IS HIGHER, FOR ONE (1) HOUR. A DISTRICT INSPECTOR SHALL WITNESS THE TEST.
7. ALL WATERLINES SHALL BE THOROUGHLY FLUSHED AND CHLORINATED ACCORDING TO AWWA C651 THROUGH C654. POTABLE WATER TEST SHALL BE COMPLETELY BY THE DISTRICT FOLLOWING THE OREGON HEALTH AUTHORITY AND DISTRICT POLICIES, PRIOR TO CONNECTION TO THE EXISTING WATER SYSTEM. DISTRICT STAFF SHALL MAKE ALL SERVICE CONNECTIONS AND TIE-INS TO THE EXISTING SYSTEM.
8. FIRE HYDRANT ASSEMBLIES SHALL CONFORM TO AWWA STANDARD C502. HYDRANTS ARE TO BE YELLOW AND THE DEPTH OF BURY IS TO BE DETERMINED IN THE FIELD. (CURRENT DISTRICT APPROVED HYDRANTS INCLUDE: WATEROUS, CLOW, M&H, MUELLER, KENNEDY AND EJIW).
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE PROPER SEPARATION BETWEEN SANITARY SEWER LINES AND WATERLINES AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND OREGON HEALTH AUTHORITY.
10. ALL DIRECT-BURIED LINE VALVES LARGER THAN 12" SHALL BE BUTTERFLY VALVES. ALL 12" AND SMALLER, DIRECT-BURIED LINE VALVES SHALL BE RESILIENT SEAT GATE VALVES. ALL VALVES SHALL BE DESIGNED TO AWWA SPECIFICATIONS AND SHALL HAVE A STANDARD 2" SQUARE OPERATING NUT UNLESS OTHERWISE APPROVED. ALL VALVES SHALL BE DESIGNED TO AT LEAST 150 PSI WORKING PRESSURE AND SHALL OPEN COUNTER-CLOCKWISE.

ROCKWOOD RISING SOUTH
TAX LOT 07904
TAX MAP 1N 3E 32CC
SW1/4 SW1/4 SEC.32 T.1N.R.3E.W.M.
GRESHAM, OREGON

CONSTRUCTION NOTES
BUILDING C 458 SE 185TH AVE.
PORTLAND, OR 97233
CITY OF GRESHAM PROJECT # 072654

REVISIONS

NO.	DATE	DESCRIPTION
0	03/16/20	1ST DR SET SUBMITTAL
1		
2		
3		
4		

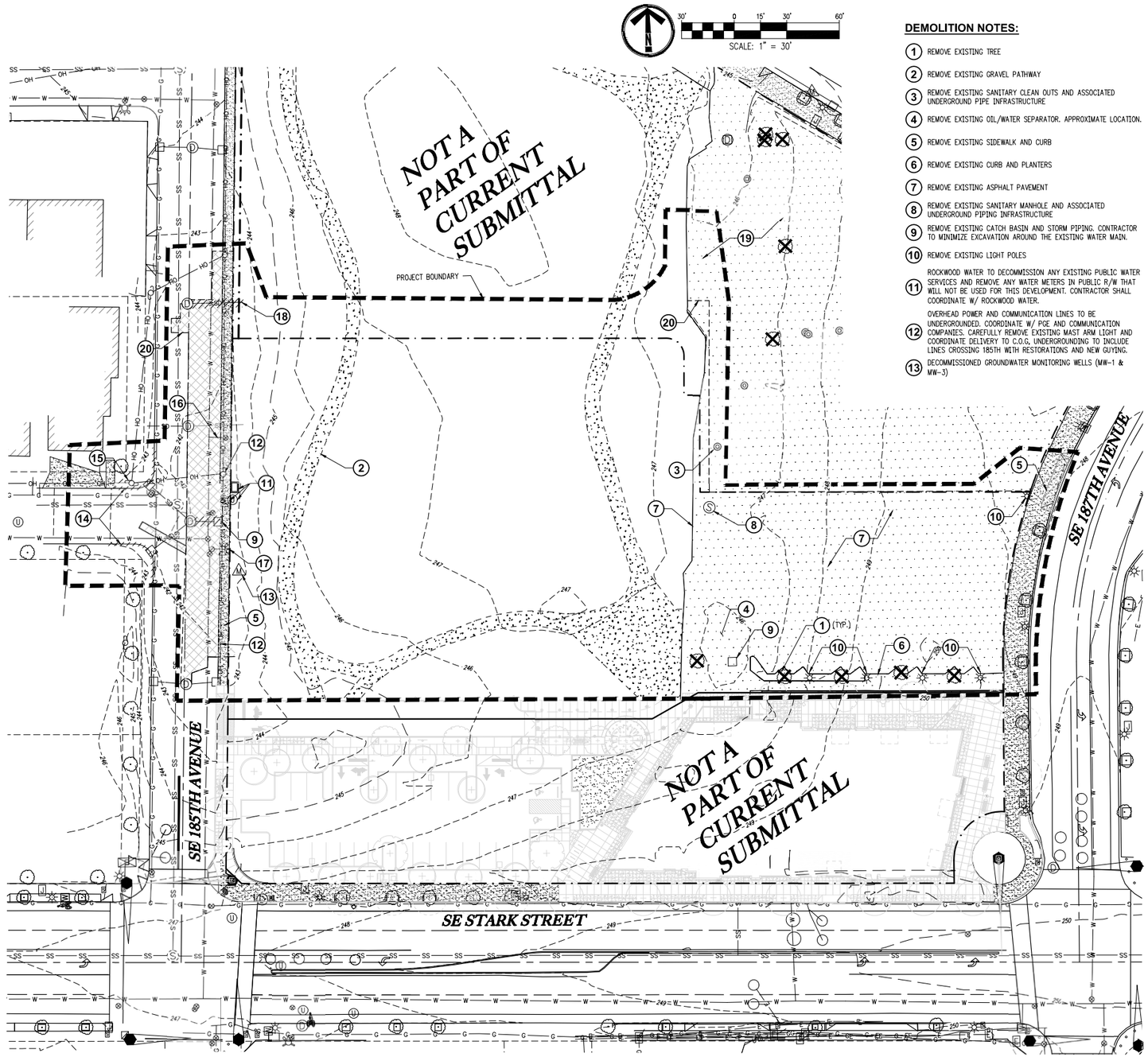
EMERIO Design
6445 SW FALLBROOK PLACE, SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 643-6431
FAX: (503) 639-9592
www.emeriodesign.com

REGISTERED PROFESSIONAL ENGINEER
54885
Date/Signed by
Eric Evans
03-16-2020
ERIC DANIEL EVANS
Expires 12/31/20

SHEET 001 OF 18

FILE:P:\203-005 Rockwood N\dwg\civil\Building C\203-005_001nts1, Layout: 001 CONSTRUCTION NOTES, Plot Date: 3/16/2020 3:08 PM, by: Tyler Korb

CIVIL EXISTING CONDITIONS



DEMOLITION NOTES:

1. REMOVE EXISTING TREE
2. REMOVE EXISTING GRAVEL PATHWAY
3. REMOVE EXISTING SANITARY CLEAN OUTS AND ASSOCIATED UNDERGROUND PIPE INFRASTRUCTURE
4. REMOVE EXISTING OIL/WATER SEPARATOR. APPROXIMATE LOCATION.
5. REMOVE EXISTING SIDEWALK AND CURB
6. REMOVE EXISTING CURB AND PLANTERS
7. REMOVE EXISTING ASPHALT PAVEMENT
8. REMOVE EXISTING SANITARY MANHOLE AND ASSOCIATED UNDERGROUND PIPING INFRASTRUCTURE
9. REMOVE EXISTING CATCH BASIN AND STORM PIPING. CONTRACTOR TO MINIMIZE EXCAVATION AROUND THE EXISTING WATER MAIN.
10. REMOVE EXISTING LIGHT POLES
11. ROCKWOOD WATER TO DECOMMISSION ANY EXISTING PUBLIC WATER SERVICES AND REMOVE ANY WATER METERS IN PUBLIC R/W THAT WILL NOT BE USED FOR THIS DEVELOPMENT. CONTRACTOR SHALL COORDINATE W/ ROCKWOOD WATER.
12. OVERHEAD POWER AND COMMUNICATION LINES TO BE UNDERGROUNDED. COORDINATE W/ PGE AND COMMUNICATION COMPANIES. CAREFULLY REMOVE EXISTING MAST ARM LIGHT AND COORDINATE DELIVERY TO C.O.G, UNDERGROUNDING TO INCLUDE LINES CROSSING 185TH WITH RESTORATIONS AND NEW GUYING.
13. DECOMMISSIONED GROUNDWATER MONITORING WELLS (MW-1 & MW-3)
14. REMOVE EXISTING CURB
15. COORDINATE WITH PGE TO RELOCATE EXISTING POLE TO NORTH BEHIND PROPOSED CURB RAMP.
16. EXISTING 8" WATER CONNECTION TO BE ABANDONED BY ROCKWOOD WATER PUD
17. ROCKWOOD WATER P.U.D. TO RELOCATE EXISTING FIRE HYDRANT. SEE SHEET 017.
18. REMOVE EXISTING STORM PIPING. CONTRACTOR TO MINIMIZE EXCAVATION AROUND THE EXISTING WATER MAIN.
19. EXISTING AC TO REMAIN
20. PROPOSED SAWCUT

GENERAL NOTES:

A. CONTRACTOR TO DECOMMISSION ANY EXISTING CESSPOOLS, DRAIN FIELDS, ETC., THAT MAY BE ENCOUNTERED DURING CONSTRUCTION PER CITY OF PORTLAND STANDARDS.

B. EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE ANY SITE DEMOLITION TAKES PLACE. SEE SHEET EC1-EC4 FOR EROSION CONTROL PLANS.

C. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, AND DEPTH OF EXISTING UTILITIES BEFORE DEMOLITION OR CONSTRUCTION.

EXISTING CONDITIONS LEGEND

99	MINOR CONTOUR
100	MAJOR CONTOUR
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
G	GAS LINE
W	WATER LINE
OH	OVERHEAD UTILITIES LINE
COM	COMMUNICATIONS LINE
E	ELECTRIC LINE
	WATER METER/SERVICE
	STORM DRAIN MANHOLE
	CATCH BASIN / AREA DRAIN
	SANITARY SEWER MANHOLE
	UTILITY MANHOLE
	CLEAN OUT
	UTILITY VALVE
	UTILITY POLE
	UTILITY GUY WIRE
	LIGHT POLE
	LIGHT SIGNAL JUNCTION BOX
	JUNCTION BOX
	ELECTRIC METER/SERVICE
	DECIDOUS TREE
	EVERGREEN TREE
	MONITORING WELL
	SIGNAL POLE
	UTILITY STRUCTURE
	SIGNAL POLE MAST ARM
	UTILITY STRUCTURE
	GRAVEL PATH
	FIRE HYDRANT
	PROPOSED PROPERTY LINE ADJUSTMENT
	PROPOSED SAWCUT
	REMOVE AND REPLACE

ROCKWOOD RISING SOUTH
TAX LOT 07904
TAX MAP 1N 3E 32CC
SW1/4 SW1/4 SEC.32 T.1N.R.3E.W.M.
GRESHAM, OREGON

EXISTING CONDITIONS AND DEMOLITION PLAN
BUILDING C 458 SE 185TH AVE.
PORTLAND, OR 97233
CITY OF GRESHAM PROJECT # 072654

REVISIONS

NO.	DATE	DESCRIPTION
0	03/16/20	1ST DR SET SUBMITTAL
1		
2		
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4		

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REGISTERED PROFESSIONAL ENGINEER 54865 Oregon Eric Evans 12-31-20 ERIC DANIEL EVANS

SHEET 002 OF 018

FILE:P:\203-005 Rockwood N\dwg\civ\Building C\203-005_002extg, Layout: 002 EXISTING CONDITIONS AND DEMOLITION PLAN, Plot Date: 3/16/2020 3:08 PM, by: Tyler Korb