

Received
Planning Division
03/10/2023

EXHIBIT A

Exhibit 3.03



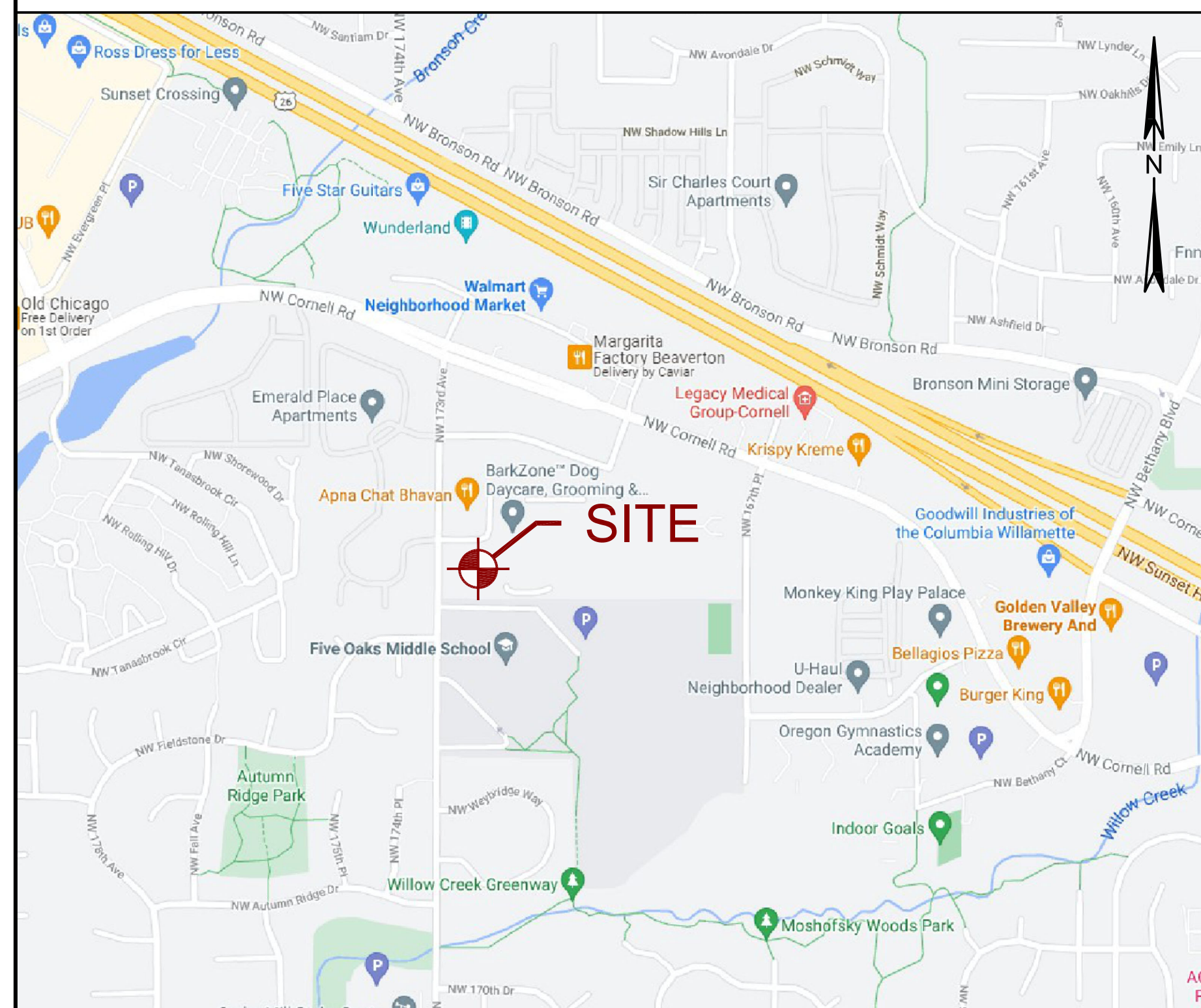
DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

COMCAST

PROJECT NAME: COMCAST - BEAVERTON

**PROJECT LOCATION: 1750 NW 173RD AVE
BEAVERTON, OR 97006**

VICINITY MAP



DRIVING DIRECTIONS

(FROM PORTLAND INTERNATIONAL AIRPORT)

- HEADING SOUTHWEST ON I-205 S, TAKE EXIT 21B TO MERGE ONTO I-84 W/US-30 W TOWARD PORTLAND.
- USE ANY LANE TO MERGE ONTO I-5 S TOWARD SALEM.
- TAKE THE I-405/INTERSTATE 405/US 26 EXIT ON THE LEFT TOWARD BEAVERTON.
- CONTINUE ON I-405 N.
- TAKE EXIT 1D FOR US 26 W TOWARD BEAVERTON.
- CONTINUE ONTO US-26 W.
- TAKE EXIT 65 FOR CORNELL RD TOWARD BETHANY BLVD.
- TURN LEFT ONTO NW CORNELL RD.
- USE THE LEFT TWO LANES TO TURN LEFT ONTO NW 173RD AVE.
- SITE WILL BE LOCATED ON THE LEFT INSIDE COMCAST'S SECURED LOT.

PROJECT INFORMATION

JURISDICTION: CITY OF BEAVERTON TRS: SEC 31, TWN 1N, RNG 1W
ZONING CLASS: OI (OFFICE INDUSTRIAL) PARCEL SIZE: 1.44 ACRES
TAX ACCOUNT: R1295832/R2143023
TAXLOT NUMBER: 1N131AB01400

SCOPE OF WORK

COMCAST PROPOSES TO MODIFY AND EXISTING FACILITY WITH THE FOLLOWING SCOPE OF WORK:

- REMOVE (5) VACANT CONCRETE EQUIPMENT PADS
- IMPROVE LANDSCAPING PER LANDSCAPING PLANS
- ADD (1) 10'-0"x15'-0" CONCRETE EQUIPMENT PAD
- ADD (1) 23'-0"x65'-0" CONCRETE GENERATOR PAD
- ADD (4) 600KW DIESEL GENERATORS WITH 2,267 GALLON BELLY TANKS (2,000 USABLE CAPACITY) TO PROPOSED CONCRETE GENERATOR PAD
- ADD (8) ELEVATED STEEL PLATFORMS WITH STAIRS TO PROPOSED CONCRETE GENERATOR PAD
- ADD (1) GENERATOR TIE-IN CABINET TO PROPOSED CONCRETE EQUIPMENT PAD
- ADD (1) 15'-4" CMU WALL AROUND PROPOSED GENERATORS
- ADD (1) TYPE II CATCH BASIN
- ADD (1) 12" STORM DRAIN PIPE

LEGAL DESCRIPTION

QUADRANT BUSINESS CAMPUS LOT:14

CONTACTS

PROPERTY OWNER:
KEN BELLEFEUILLE
WILLAMETTE CABLE TV INC
d/b/a COMCAST
PO BOX 17838
DENVER, CO 80217
PHONE: (360) 540-5776
kenneth.bellefeuille@enersys.com

APPLICANT:
KEN BELLEFEUILLE
ENERSYS
3767 ALPHA WAY
BELLINGHAM, WA 98226
PHONE: (360) 540-5776
kenneth.bellefeuille@enersys.com

PROFESSIONAL OF RECORD:
BERT WHITE
LYNX CONSULTING, INC
17311 135TH AVE NE, SUITE A-100
WOODINVILLE, WA 98072
PHONE: (253) 230-2335
bwhite@lynxconsulting.org

APPLICANT AGENT:
JULEI CAMPOS
LYNX CONSULTING, INC
17311 135TH AVE NE, SUITE A-100
WOODINVILLE, WA 98072
PHONE: (206) 388-7611
jcampos@lynxconsulting.org

PERMITTING CONTACT:
ED FOURNIER
LAND SERVICES NW
PHONE: (503) 260-0350
ed@landservicesnw.com

LIST OF DRAWINGS

SHEET	DESCRIPTION
T-1	COVER SHEET
N-1	GENERAL NOTES
C-1	TOPOGRAPHIC SURVEY AND EXISTING CONDITIONS MAP
C1.1	(ORIGINAL) CIVIL SITE PLAN AND LAYOUT
C-2	EXISTING SITE PLAN
C-3	PROPOSED SITE PLAN
A-1	EXISTING COMPOUND PLAN
A-2	PROPOSED COMPOUND PLAN
A-3	PROPOSED EQUIPMENT ELEVATION
A-4	EXISTING AND PROPOSED ELEVATIONS
S-1	STRUCTURAL NOTES
S-1.1	STRUCTURAL PLAN AND DETAILS
S-1.2	STRUCTURAL PLANS
S-2	STRUCTURAL DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE NOTES AND DETAILS
F-1	COMCAST - ILLUMINATION ANALYSIS
ECS-1	EROSION AND SEDIMENT CONTROL PLAN
ECS-2	EROSION AND SEDIMENT CONTROL DETAILS
G-1	PROPOSED GRADING PLAN
SD-1	GRADING/DRAINAGE PLAN AND DETAILS
SD-2	GRADING/DRAINAGE PLAN AND DETAILS

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

- 2019 OREGON STRUCTURAL SPECIALTY CODE
- 2019 OREGON ELECTRICAL SPECIALTY CODE
- 2019 OREGON MECHANICAL SPECIALTY CODE
- 2017 NATIONAL ELECTRIC CODE (NFPA 70)
- ANSI/TIA-222-H (REVISION H)

APPROVALS

TITLE	SIGNATURE	DATE
COMCAST REPRESENTATIVE		
ENERSYS REPRESENTATIVE		
PROPERTY OWNER		

REV	DATE	DESCRIPTION
-	-	-
3	3/08/23	REVISED PER FACILITIES REVIEW COMMITTEE COMMENTS
2	9/16/22	FCD'S ISSUED FOR SUBMITTAL
1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:
**COMCAST
BEAVERTON**
1750 NW 173RD AVE
BEAVERTON, OR 97006

SHEET TITLE:
COVER SHEET

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: T-1



RENEWS: JUNE 30, 2024

GENERAL NOTES

1. THESE DOCUMENTS ARE FOR THE DESIGN OF AN UNMANNED TELECOMMUNICATIONS FACILITY. THE FACILITY SHALL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE. THE FACILITY WILL NOT BE OPEN TO THE PUBLIC AND SHALL HAVE RESTRICTED ACCESS TO THE WIRELESS CARRIER'S PERSONNEL AND SERVICE EQUIPMENT.
2. THE WIRELESS CARRIER CERTIFIES THAT THIS TELECOMMUNICATIONS FACILITY WILL BE SERVICED ONLY BY THE CARRIER'S EMPLOYEES AND THEIR SUB-CONTRACTORS, FOR INSPECTION AND REPAIR PURPOSES ONLY.
3. ON AVERAGE THE WIRELESS CARRIER'S EMPLOYEES OR SUB-CONTRACTORS (TYPICALLY ONE PERSON) WILL VISIT THE WIRELESS FACILITY TWO TIMES PER MONTH FOR A DURATION OF APPROXIMATELY ONE HOUR.
4. THIS FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITATION (NO ADA ACCESS IS REQUIRED).
5. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
6. NO POTABLE WATER SUPPLY IS TO BE PROVIDED TO THIS FACILITY.
7. NO WASTE WATER WILL BE GENERATED FROM THIS FACILITY.
8. NO SOLID WASTE WILL BE GENERATED FROM THIS FACILITY.
9. WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
10. WORK SHALL COMPLY WITH ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE CONTRACTOR SHALL FOLLOW SPECIFICATIONS SHOWN IN THESE DOCUMENTS, ONLY WHEN THOSE SPECIFICATIONS ARE MORE STRINGENT THAN THE MANUFACTURER'S.
11. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS OTHERWISE NOTED.
12. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED AS A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION. HOWEVER, THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT/ BAR LENGTHS), THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT TO SERVE AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
13. SEE THE STRUCTURAL ANALYSIS BY OTHERS UNDER SEPARATE COVER FOR APPLICABLE CODE REFERENCES AND PROPOSED DESIGN LOADS.
14. NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL ANALYSIS REPORT (STAMPED AND SIGNED) PROVIDED BY OTHERS UNDER SEPARATE COVER.
15. THE CONTRACTOR, PRIOR TO INSTALLATION OF ANTENNAS, EQUIPMENT, AND/OR COAX CABLES, SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS INDICATED IN THE CERTIFIED STRUCTURAL ANALYSIS.
16. THESE DESIGN DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ENGINEER AND THE CONTRACTOR.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE AND ANY SURROUNDING AREA TO BETTER THAN EXISTING CONDITION.
18. THE CONTRACTOR SHALL ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS AND BEST CONSTRUCTION PRACTICES.
19. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL SITE CONDITIONS AND INSTALLATIONS.
20. WHERE NEW PAVING, CONCRETE SIDEWALKS, OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING SLOPE AND ELEVATION AS TO MAINTAIN A SMOOTH TRANSITION.

SPECIAL INSPECTIONS

RECOMMENDED TESTING AGENCY: _____ PHONE: (____) ____-____
(A OBOA-CERTIFIED SPECIAL INSPECTION AGENCY IS REQUIRED)

THE OWNER, OR THE OWNER'S AGENT, IS REQUIRED TO HIRE AN INDEPENDENT TESTING/INSPECTION AGENCY TO PERFORM REQUIRED SPECIAL INSPECTIONS.

THE INDEPENDENT AGENCY HIRED TO PERFORM THE DUTIES OF SPECIAL INSPECTION IS REQUIRED TO BE A REGISTERED AGENCY WITH OREGON BUILDING OFFICIALS ASSOCIATION (OBOA), UNDER THE SPECIAL INSPECTION AGENCIES ROSTER, PER STANDARD NO. 1701, 1703 OR MOST CURRENT ADOPTED SPECIAL INSPECTION STANDARD PUBLISHED BY OREGON STATE SPECIALTY CODE (OSSC).

SPECIAL INSPECTOR MUST BE CONTACTED IN ADVANCE OF ANY WORK NOTED BELOW. IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S DESIGNEE TO NOTIFY THE SPECIAL INSPECTION AGENCY AND SCHEDULE A BUILDING INSPECTION IN A TIMELY MANNER. COPIES OF ALL INSPECTION REPORTS MUST BE POSTED ON SITE AND SUMMARY LETTERS SUBMITTED TO THE BUILDING INSPECTION SUPERVISOR. UNRESOLVED NON-CONFORMANCES MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE MUNICIPALITY'S INSPECTOR.

REQUIRED SPECIAL INSPECTIONS
2019 STRUCTURAL SPECIALTY CODE; SECTIONS 1701, 1704, & 1705

- | | |
|--|---|
| <input type="checkbox"/> STRUCTURAL STEEL (1705.2; AISC 360) | <input type="checkbox"/> SPRAYED FIRE-REST MATERIALS (1705.3) |
| <input type="checkbox"/> STEEL - OTHER THAN STRUCTURAL STEEL (1705.2.2) | <input type="checkbox"/> INTUMESCENT FIRE-RESIST CTGS (1705.14) |
| <input type="checkbox"/> STRUCTURAL CONCRETE (1705.3) | <input type="checkbox"/> EIFS (1705.15) |
| <input type="checkbox"/> REINF. STEEL/PRESTRESSING TENDONS (1705.3) | <input type="checkbox"/> POST-INSTALLED ANCHORS (1705.3; AISC 315: D.9.2) |
| <input type="checkbox"/> SHOTCRETE (1705.3; 1910) | <input type="checkbox"/> SMOKE CONTROL (1705.17) |
| <input type="checkbox"/> STRUCTURAL MASONRY (1075.4) | <input type="checkbox"/> STRUCTURAL STEEL (SFRS 1705.11.1; AISC 314) |
| TMS 402/ACI 530/ASCE 5; | <input type="checkbox"/> STRUCTURAL WOOD (SFRS 1705.11.2) |
| TMS 602/ACI 530.1/ASCE 6 | <input type="checkbox"/> COLD FORMED STEEL FRAMING (SFRS 1705.11.2) |
| <input type="checkbox"/> HIGH LOAD DIAPHRAGMS (WOOD 1705.5.1) | <input type="checkbox"/> ACCESS FLOORS (SFRS 1705.11.5.1) |
| <input type="checkbox"/> GRADING, EXCAVATION, AND FILLING (SOILS 1705.6) | <input type="checkbox"/> STORAGE RACKS (SFRS 1705.11.7) |
| <input type="checkbox"/> DRIVEN DEEP FOUNDATIONS (1705.7) | <input type="checkbox"/> ARCHITECTURAL COMPONENTS (SFRS 1705.11.5) |
| <input type="checkbox"/> CAST-IN-PLACE DEEP FOUNDATIONS (1705.8) | <input type="checkbox"/> MECH. AND ELEC. COMPONENTS (SFRS 1705.11.6) |
| <input type="checkbox"/> INSTALLATION OF PRECAST ELEMENTS (1705.3) | <input type="checkbox"/> SEISMIC ISOLATION SYSTEMS (SFRS 1705.11.8) |
| <input type="checkbox"/> OTHER _____ | |

STRUCTURAL STEEL NOTES

1. SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION.
2. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) SHALL BE BASED ON A.I.S.I. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION. SUPERVISION SHALL BE IN ACCORDANCE WITH 2019 OREGON STRUCTURAL SPECIALTY CODE CHAPTER 22, BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ENGINEER. THE ENGINEER SHALL BE FURNISHED WITH A COPY OF ALL INSPECTION REPORTS AND TEST RESULTS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	
WIDE FLANGE SHAPE S	ASTM A992, f_y 50 KSI
OTHER SHAPES, PLATES AND RODS	ASTM A36, f_y 36 KSI
PIPE COLUMNS	ASTM A53, f_y 35 KSI
STRUCTURAL TUBING	ASTM A500, f_y 46 KSI
ANCHOR BOLTS	ASTM A307
CONNECTION BOLTS	ASTM A325
4. ALL MATERIAL TO BE HOT DIPPED GALVANIZED AFTER FABRICATION PER A123/A123M-00.
5. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.I. AND AWS STANDARDS AND SHALL BE PERFORMED BY OBOA CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70 XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.
6. COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE A.I.S.I. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
7. BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (3/4" DIAMETER) AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
8. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIAMETER ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
9. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATION AND IN ACCORDANCE WITH ASTM A36 UNLESS NOTED OTHERWISE.
10. ALL WELDS TO BE 1/4" FILLET UNLESS NOTED OTHERWISE.
11. TOUCH UP ALL FIELD DRILLING AND WELDING WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

CONCRETE NOTES

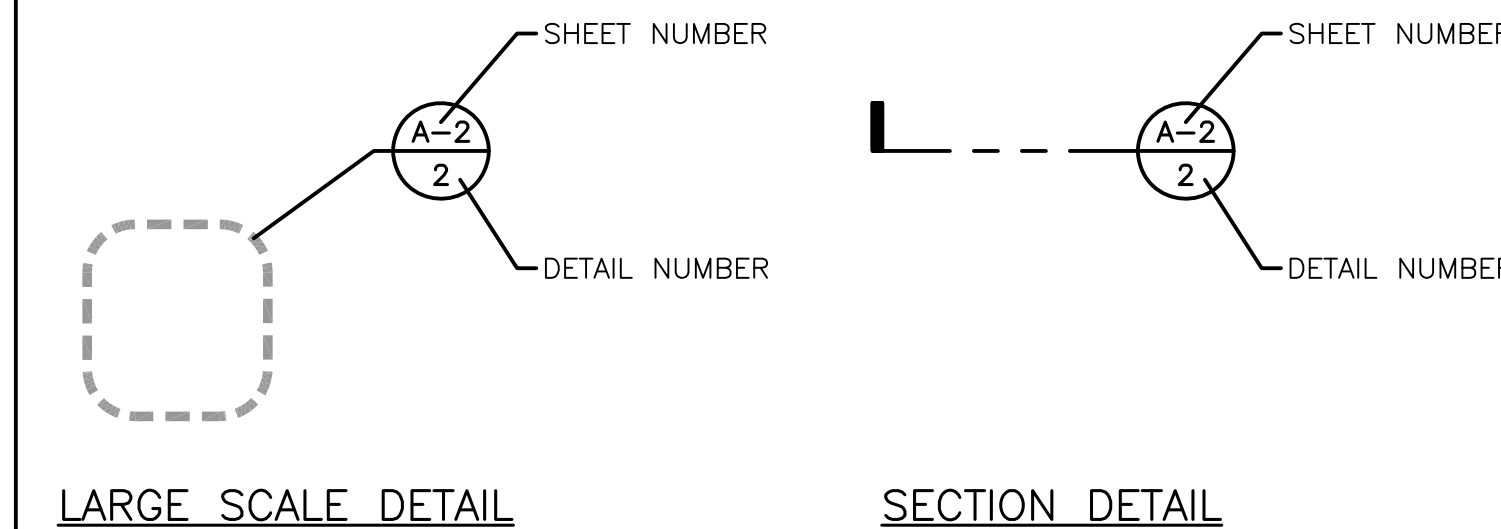
1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.
2. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH CHAPTER 19 OF THE 2019 OREGON STRUCTURAL SPECIALTY CODE. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS.

TYPE OF CONSTRUCTION	28 DAY STRENGTH (f_c)	W/C RATIO	MINIMUM CEMENT CONTENT PER CUBIC YARD
SLAB ON GRADE TOPPING SLABS CONCRETE PIERS	3,000 PSI	\leq 0.45	5 1/2 SACKS
ALL STRUCTURAL CONCRETE	4,000 PSI	\leq 0.45	6 1/2 SACKS
CONCRETE WALLS	4,000 PSI	\leq 0.45	6 1/2 SACKS

CEMENT SHALL BE ASTM C150, PORTLAND CEMENT TYPE II U.N.O.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE AND BE RESPONSIBLE FOR THE METHODS AND PROCEDURES OF CONCRETE PLACEMENT.
4. ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINMENT AGENT CONFORMING TO ASTM C260, C494, C989, AND C1017, TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE 2019 OSSC.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, $f_y=60,000$ PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, $f_y=40,000$ PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.
6. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
7. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-165.
8. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, $f_y=60,000$ PSI.
9. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY DO DETAILED OR APPROVED BY THE ENGINEER.
10. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE	3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) (#5 BARS OR SMALLER)	2" 1-1/2"
SLABS AND WALLS (INTERIOR FACE)	3/4"
11. BARS SHALL BE SUPPORTED ON CHAIRS OR DOBIE BRICKS.
12. ANCHOR BOLTS TO CONFORM TO ASTM A307.
13. NON-SHRINKING GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).
14. ALL EXPANSION ANCHORS TO BE HILTI BRAND. ADHESIVE ANCHORS REQUIRE TESTING TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER.

LEGEND



Call Before You Dig

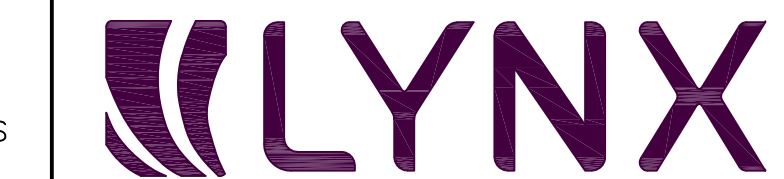
CLIENT:



CLIENT:



IMPLEMENTATION TEAM/CLIENT:



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RENEWS: JUNE 30, 2024

REV	DATE	DESCRIPTION
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3	3/08/23	REVISED PER FACILITIES REVIEW COMMITTEE COMMENTS
2	9/16/22	FCD'S ISSUED FOR SUBMITTAL
1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

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**COMCAST
BEAVERTON**
1750 NW 173RD AVE
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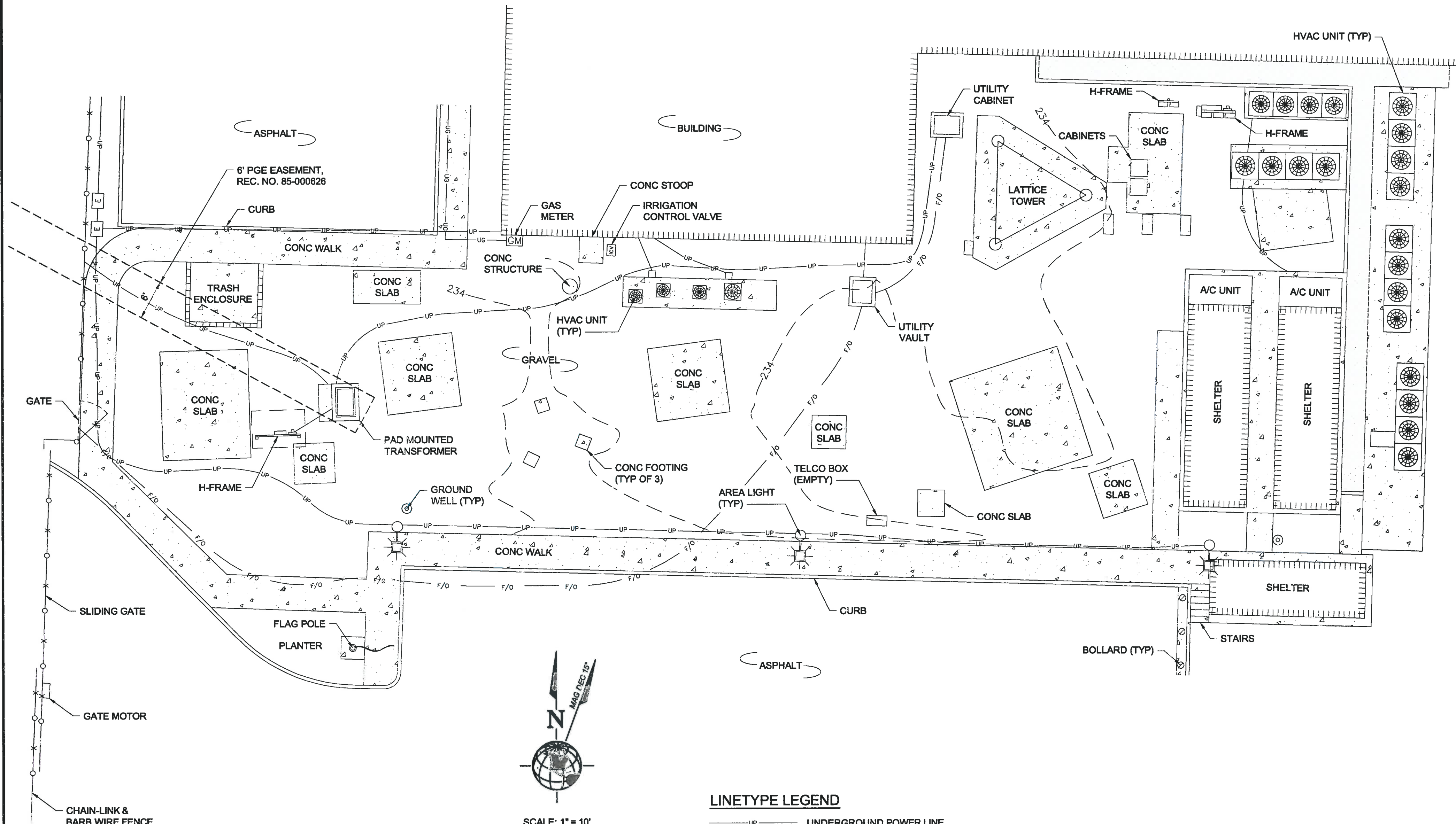
SHEET TITLE:

GENERAL NOTES

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: N-1

HUB SITE

PORTION OF NW1/4 OF NE1/4 OF SEC. 31, T. 1 N., R. 1 W., W.M.

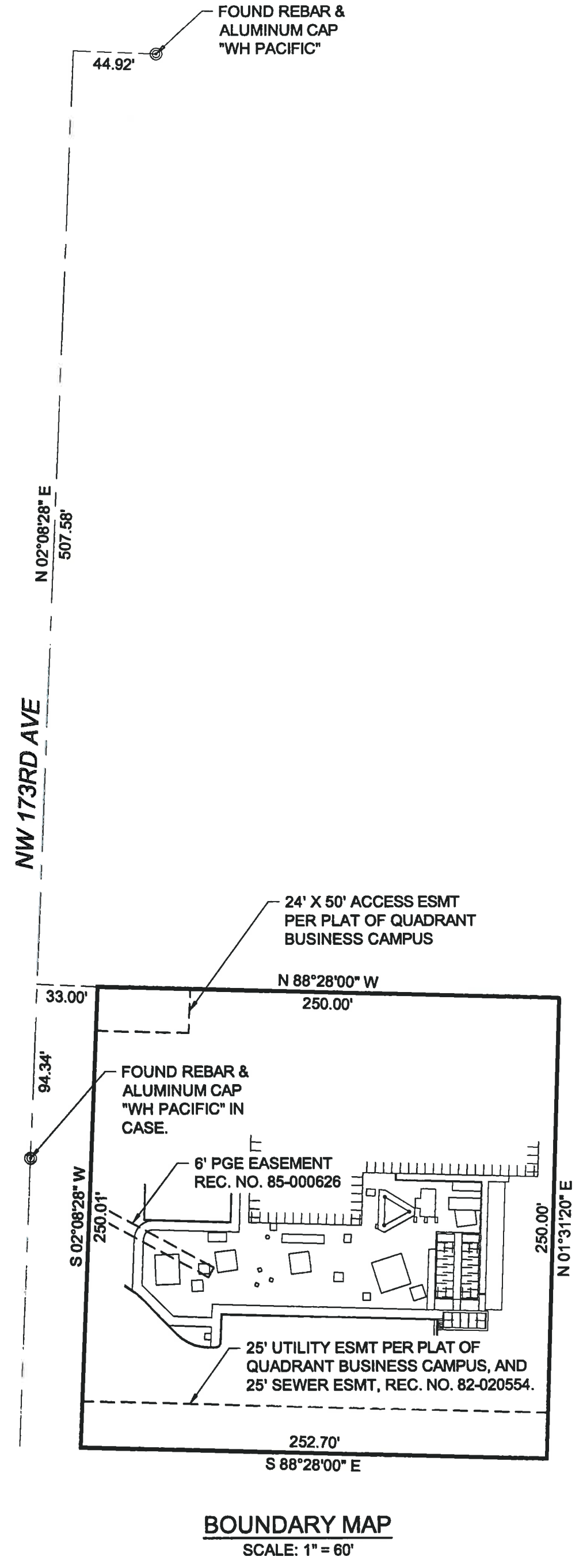


LINETYPE LEGEND

- UP UNDERGROUND POWER LINE
- F/O UNDERGROUND FIBER LINE
- UG UNDERGROUND GAS LINE

SCALE: 1" = 10'

NAD 83 (2011) OSPCS NORTH ZONE



PLANS PREPARED BY:



16928 WOODINVILLE-REDMOND RD NE, SUITE 210
WOODINVILLE, WA 98072
PHONE: 425.487.1732
WWW.CORNERSTONE-ENGR.COM

PROJECT INFO:

COMCAST - BEAVERTON

1750 NW 173RD AVE
BEAVERTON, OR 97006
WASHINGTON COUNTY

ISSUED FOR:

FINAL SURVEY

REV.: DATE: ISSUED FOR: BY:

1	12-23-21	ADDED TITLE INFORMATION	JRS
0	12-11-21	FINAL SURVEY	JRS

DRAWN BY: CHK.: APV.:

JRS MWO JRS

CURRENT ISSUE DATE:
12-23-21

LICENSURE:

REGISTERED PROFESSIONAL LAND SURVEYOR

RE: 12/23/21

OREGON
MAY 14, 2019
RAYMOND EARL SLATER
85645PLS

RENEWS: 6/30/2022

JURISDICTIONAL APPROVAL:

DRAWING INFORMATION:

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

DRAWING TITLE:
TOPOGRAPHIC SURVEY & EXISTING CONDITIONS MAP

DRAWING NUMBER:
C-1 1

CEI JOB NUMBER: 21-23014

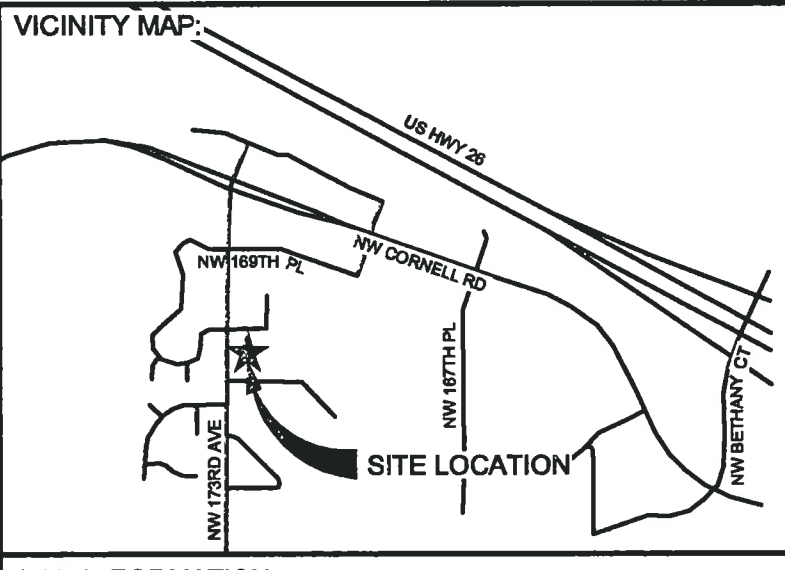
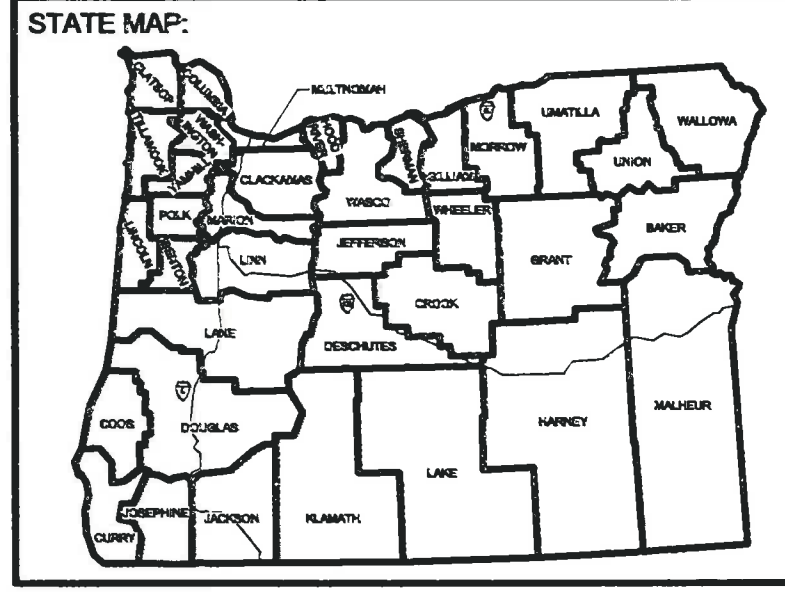
CALL TWO WORKING DAYS BEFORE YOU DIG!

811

NATIONAL UTILITIES UNDERGROUND LOCATE

SAFETY PRECAUTION SHALL BE IMPLEMENTED BY CONTRACTORS AT ALL TRENCHING IN ACCORDANCE WITH CURRENT OSHA STANDARDS

ELECTRIC - RED SEWER - GREEN GAS/OIL - YELLOW SURVEY - PINK TEL/CATV - ORANGE PROPOSED - WHITE WATER - BLUE



SITE INFORMATION:

MAP & TAX LOT NO: 1N131AB01400
SITE ADDRESS: 1750 NW 173RD AVE BEAVERTON, OR 97006
SITE OWNER: COMCAST
ZONING: OI
TOTAL LOT AREA: 62,836± S.F. (1.44± AC.)

NOTES:

- ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) ELEVATIONS REFERENCED TO THE NAVD 88 DATUM.
- RECORD BEARINGS HAVE BEEN ROTATED TO HEREIN REFERENCED NAD 83 (2011) MERIDIAN.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 12/08/21.

SURVEY REFERENCES:

(R1) RECORD OF SURVEY, SN 28334
(R2) RECORD OF SURVEY, SN 31275

FLOOD ZONE "X": AREA OF MINIMAL FLOOD HAZARD.
(PER FIRM MAP NO. 41067C0361E, DATED 11/4/2016.)

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION OF VARIOUS INFORMATION GATHERED FROM PRELIMINARY TITLE REPORTS, DOCUMENTS OF RECORD, MAPS AND AVAILABLE MONUMENTS FOUND DURING THE FIELD SURVEY. NO PROPERTY MONUMENTS WERE SET. NO TITLE RESEARCH WAS PERFORMED BY CORNERSTONE ENGINEERING INC.

SURVEY EQUIPMENT:

TOTAL STATION: TOPCON GPT 3500 LNW SERIES.
GPS UNIT: CHC NAVIGATION CHCX900-OPUS STATIC GPS RECEIVER.

CORS STATION: P446
DATUM: NAVD 88
ELEVATION: 17.7'

BENCHMARK DISCLAIMER: ELEVATIONS ESTABLISHED AT THIS SITE ARE REFERENCED TO THE ABOVE NAMED CORS STATION. NO EFFORT WAS MADE TO CHECK FOR LOCAL BENCHMARKS. THE ELEVATIONS ARE ACCURATE WITHIN THE FAA TOLERANCE REQUESTED FOR THIS PROJECT.

LEGAL DESCRIPTION:

LOT 14, QUADRANT BUSINESS CAMPUS, IN THE CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON.

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE REPORT, ORDER NO. 45142132631, DATED DECEMBER 13, 2021 AT 8:00 A.M.)

EASEMENTS OF RECORD:

THE FOLLOWING EASEMENTS HAVE BEEN DISCLOSED BY HEREIN REFERENCED TITLE REPORT:

- SUBJECT TO EASEMENT IN FAVOR OF CLEAN WATER SERVICES FOR SEWERS, RECORDED AUGUST 11, 1982 UNDER RECORDING NO. 82-020554. (PLOTTED HEREON)
- SUBJECT TO EASEMENTS AS DELINEATED ON THE FACE OF THE PLAT OF QUADRANT BUSINESS CAMPUS. (THOSE AFFECTING LOT 14 ARE PLOTTED HEREON)
- SUBJECT TO EASEMENT IN FAVOR OF PORTLAND GENERAL ELECTRIC FOR UNDERGROUND DISTRIBUTION LINE, RECORDED JANUARY 8, 1985 UNDER RECORDING NO. 85-000626. (PLOTTED HEREON)

00-234

TCI APPROVAL

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

APR 24 2000	PERMIT REVISION
MAR 22 2000	CLIENT REVIEW/COORDINATION
MAR 22 2000	CLIENT REVIEW/COORDINATION
MAR 15 2000	CLIENT REVIEW/COORDINATION
FEB 29 2000	PERMIT SET
FEB 29 2000	100% CLIENT REVIEW
FEB 24 2000	PRE-ISSUED 100% CLIENT REVIEW
FEB 08 2000	CLIENT REVIEW
FEB 02 2000	COORDINATION REVIEW
JAN 26 2000	COORDINATION REVIEW
JAN 14 2000	COORDINATION REVIEW

REVISION

PROJECT ARCHITECT:
 Laurence Sherman, Architect
 615 Second Ave. Suite 632
 Seattle, WA 98104-2200
 (206) 521-9091 Fax: (206) 521-9095

PROJECT MANAGER:
 IBI Group
 1001 S.W. 5th Avenue Suite 1100
 Portland, OR 97204
 (503) 702-6512 Fax: (503) 220-1815

IBI APPROVAL

DRAWN BY
DW, PMB

CHECKED BY

APPROVED BY

PROJECT TITLE



AT&T Broadband

Beaverton, Oregon
 Regional Signal Transport Systems Rebuild

BEAVERTON PRIMARY HUB
 PHASE II
 1750 NW 173rd AVE.
 BEAVERTON, OR 97006

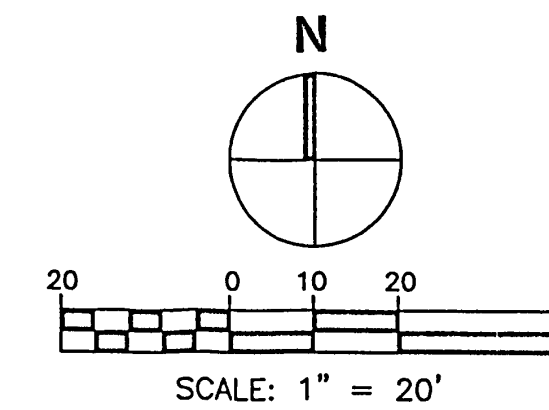
SHEET TITLE
 (ORIGINAL)
 CIVIL SITE PLAN
 AND LAYOUT

SCALE 1"=20' DATE 04/24/2000

PROJECT SHEET C1.1

This drawing, as an instrument of service, is the property of the architects and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the architects.

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and the architect shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to the architects for approval before proceeding with fabrication.



LEGEND

- WHEELSTOP
- CATCH BASIN
- STEP WALL
- X- CHAIN LINK FENCE
- - - BUILDING SETBACK/LANDSCAPE BUFFER
- CURB
- ▨ ASPHALT PAVEMENT
- ▩ CONCRETE PAVEMENT

NOTES:

1. A DIGITAL COPY OF THE LAYOUT DRAWING IN AUTOCAD VER. 14 WILL BE PROVIDED FOR HORIZONTAL CONSTRUCTION LAYOUT.
2. SEE STRUCTURAL DRAWINGS FOR CONCRETE PAD DETAILS.
3. SEE SHEET C1.0 FOR PROJECT BENCHMARK.
4. FOR TRASH ENCLOSURE, SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
5. SEE SHEET C2.1 FOR NOTES.

EXISTING PARKING
 12 STALLS INCLUDING:
 1 STANDARD ADA STALL

PROPOSED PARKING
 23 STALLS INCLUDING:
 1 VAN ADA STALL
 1 STANDARD ADA STALL
 BICYCLE PARKING: 2 SPACES W/ RACK

SQUARE FOOTAGES
 SITE: 63,155 SF
 IMPERVIOUS: 49,900 SF
 BUILDING COVERAGE: 13,743 SF
 PERVIOUS: 13,255 SF
 TOTAL PERVIOUS COVERAGE: 21%
 BUILDING/SITE COVERAGE: 22%

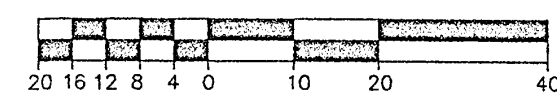
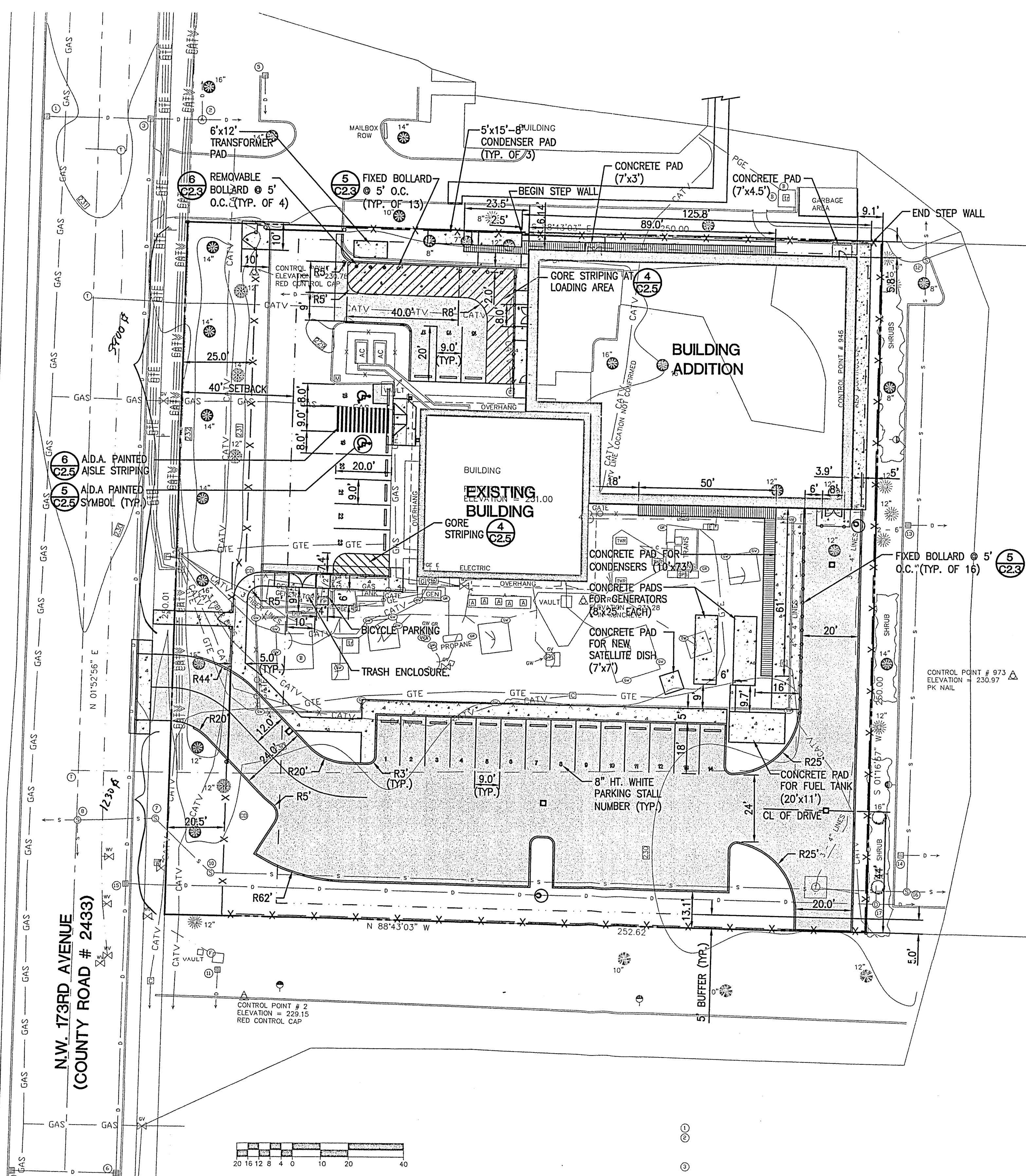
PARKING LOT LANDSCAPING REQUIRED FOR SOUTH LOT (10 OR MORE VEHICLES)
 REQUIRED: 310 SF
 PROVIDED: 770 SF



DESIGN COMPANY

CALL 48 HOURS
 BEFORE YOU DIG
 1-800-332-2344

1008 Western Ave., Suite 301
 Seattle, WA 98104
 Phone: 206.223.0326
 FAX: 206.223.0125



bec_joyou1.dwg G:\99c\99064c\ 99064c 24436 1=20 4/26/00 2:43 pm

00-234

TAX ACCOUNT: R2168297
 TAXLOT NUMBER: 1N131AB90000
 ZONING: NS

TAX ACCOUNT: R2202520
 TAXLOT NUMBER: 1N131AB02100
 ZONING: OI

TAX ACCOUNT: R2202518
 TAXLOT NUMBER: 1N131AB01900
 ZONING: OI

TAX ACCOUNT: R2202519
 TAXLOT NUMBER: 1N131AB02000
 ZONING: OI

TAX ACCOUNT: R618102
 TAXLOT NUMBER: 1N131AB01500
 ZONING: R2

TAX ACCOUNT: R1458639
 TAXLOT NUMBER: 1N131AC18500
 ZONING: R5

TAX ACCOUNT: R1295832/R2143023
 TAXLOT NUMBER: 1N131AB01400
 ZONING: OI
 LOT SIZE: 1.44 ACRES

TAX ACCOUNT: R1295734
 TAXLOT NUMBER: 1N131AB00400
 ZONING: OI

TAX ACCOUNT: R618111
 TAXLOT NUMBER: 1N1310000500
 ZONING: R7



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



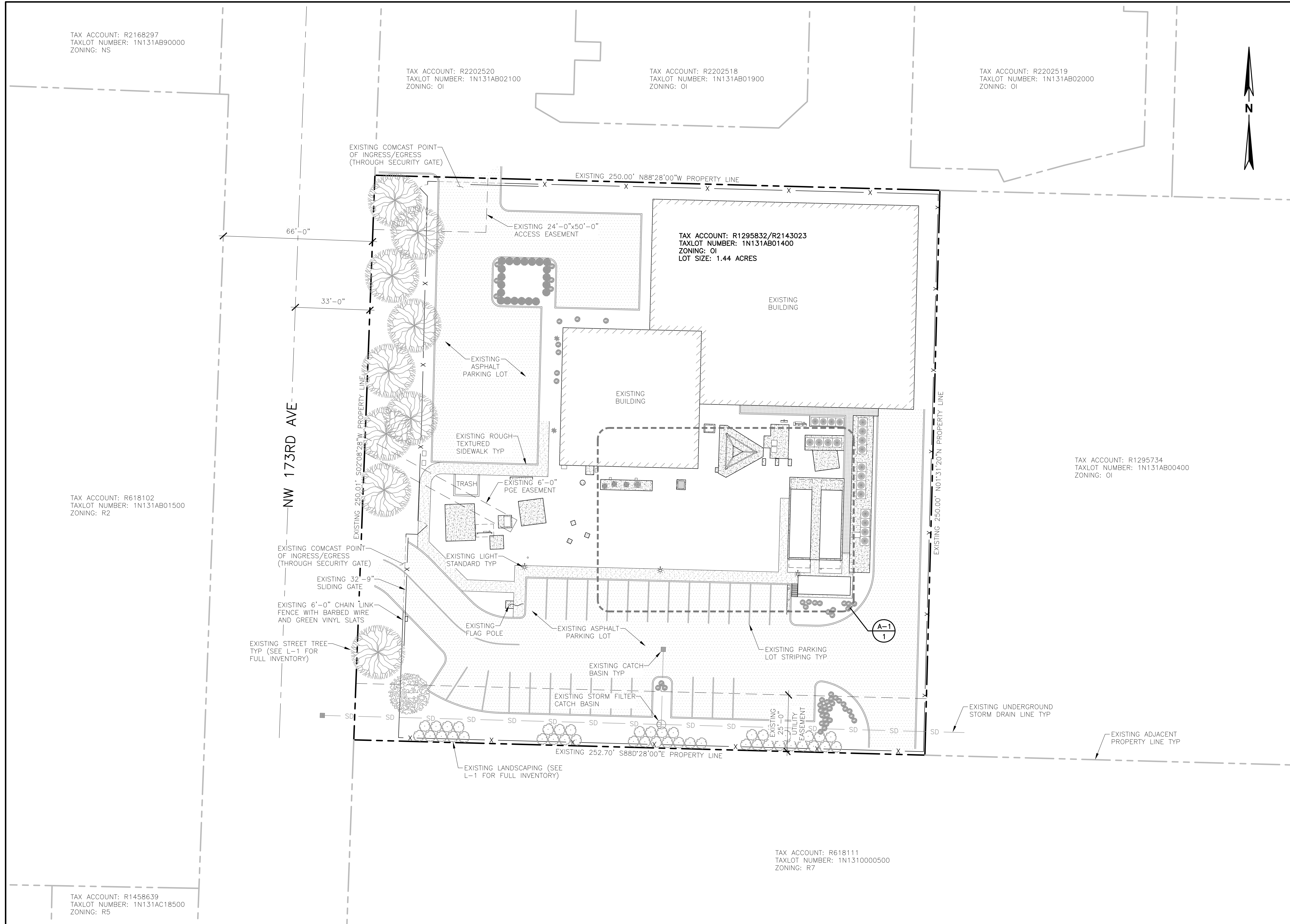
RENEWS: JUNE 30, 2024

REV	DATE	DESCRIPTION
-	-	-
3	3/08/23	REVISED PER FACILITIES REVIEW COMMITTEE COMMENTS
2	9/16/22	FCD'S ISSUED FOR SUBMITTAL
1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:
COMCAST BEAVERTON
 1750 NW 173RD AVE
 BEAVERTON, OR 97006

SHEET TITLE:
EXISTING SITE PLAN

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: C-2



22"x34" SCALE: 1"= 20'-0"
 11"x17" SCALE: 1"= 40'-0"

EXISTING SITE PLAN | 1

TAX ACCOUNT: R2168297
 TAXLOT NUMBER: 1N131AB90000
 ZONING: NS

TAX ACCOUNT: R2202520
 TAXLOT NUMBER: 1N131AB02100
 ZONING: OI

TAX ACCOUNT: R2202518
 TAXLOT NUMBER: 1N131AB01900
 ZONING: OI

TAX ACCOUNT: R2202519
 TAXLOT NUMBER: 1N131AB02000
 ZONING: OI

TAX ACCOUNT: R1295832/R2143023
 TAXLOT NUMBER: 1N131AB01400
 ZONING: OI
 LOT SIZE: 1.44 ACRES

TAX ACCOUNT: R618102
 TAXLOT NUMBER: 1N131AB01500
 ZONING: R2

TAX ACCOUNT: R1295734
 TAXLOT NUMBER: 1N131AB00400
 ZONING: OI

TAX ACCOUNT: R1458639
 TAXLOT NUMBER: 1N131AC18500
 ZONING: R5

TAX ACCOUNT: R618111
 TAXLOT NUMBER: 1N1310000500
 ZONING: R7



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RENEWS: JUNE 30, 2024

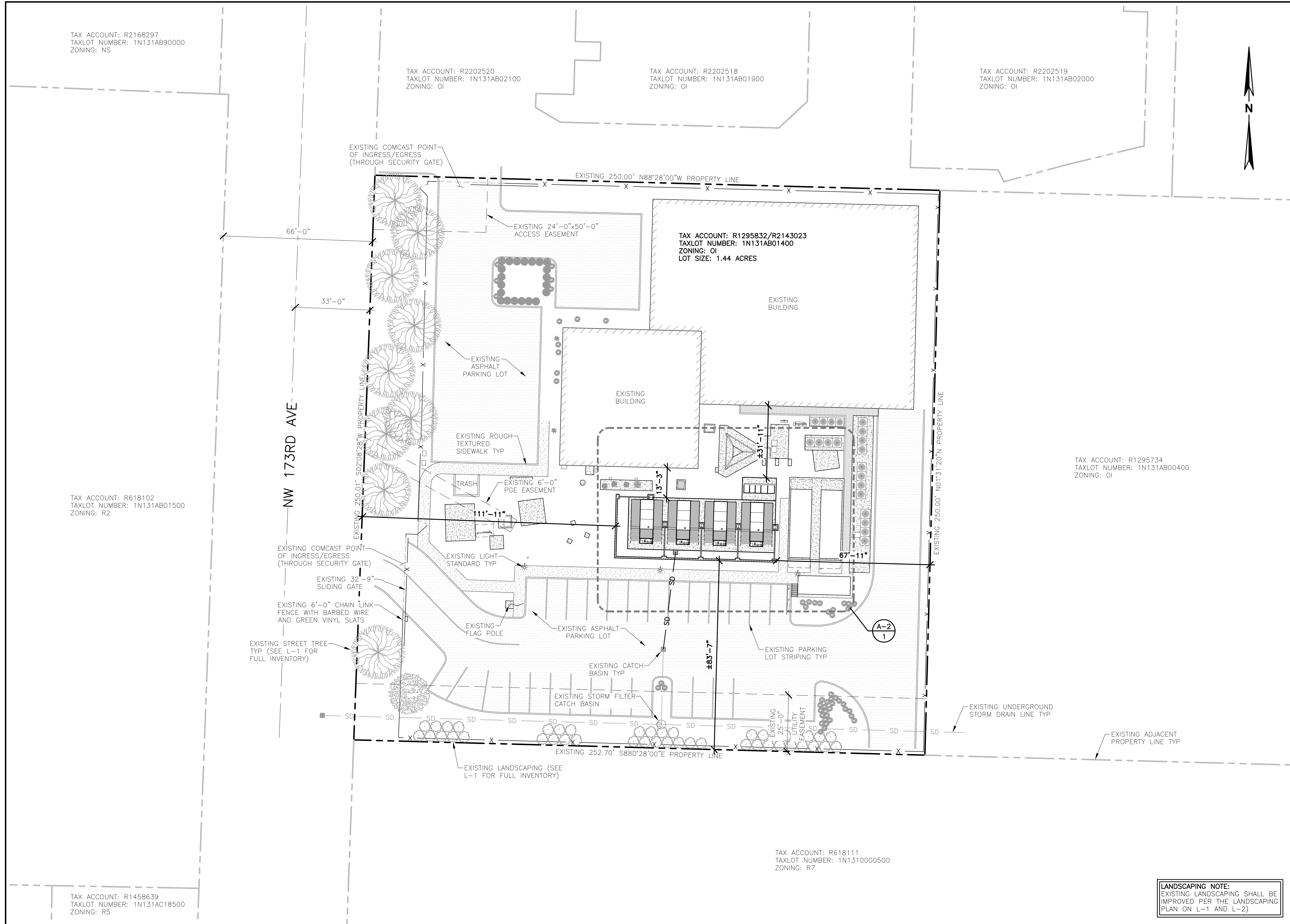
REV	DATE	DESCRIPTION
-	-	-
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1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:
COMCAST BEAVERTON
 1750 NW 173RD AVE
 BEAVERTON, OR 97006

SHEET TITLE:
PROPOSED SITE PLAN

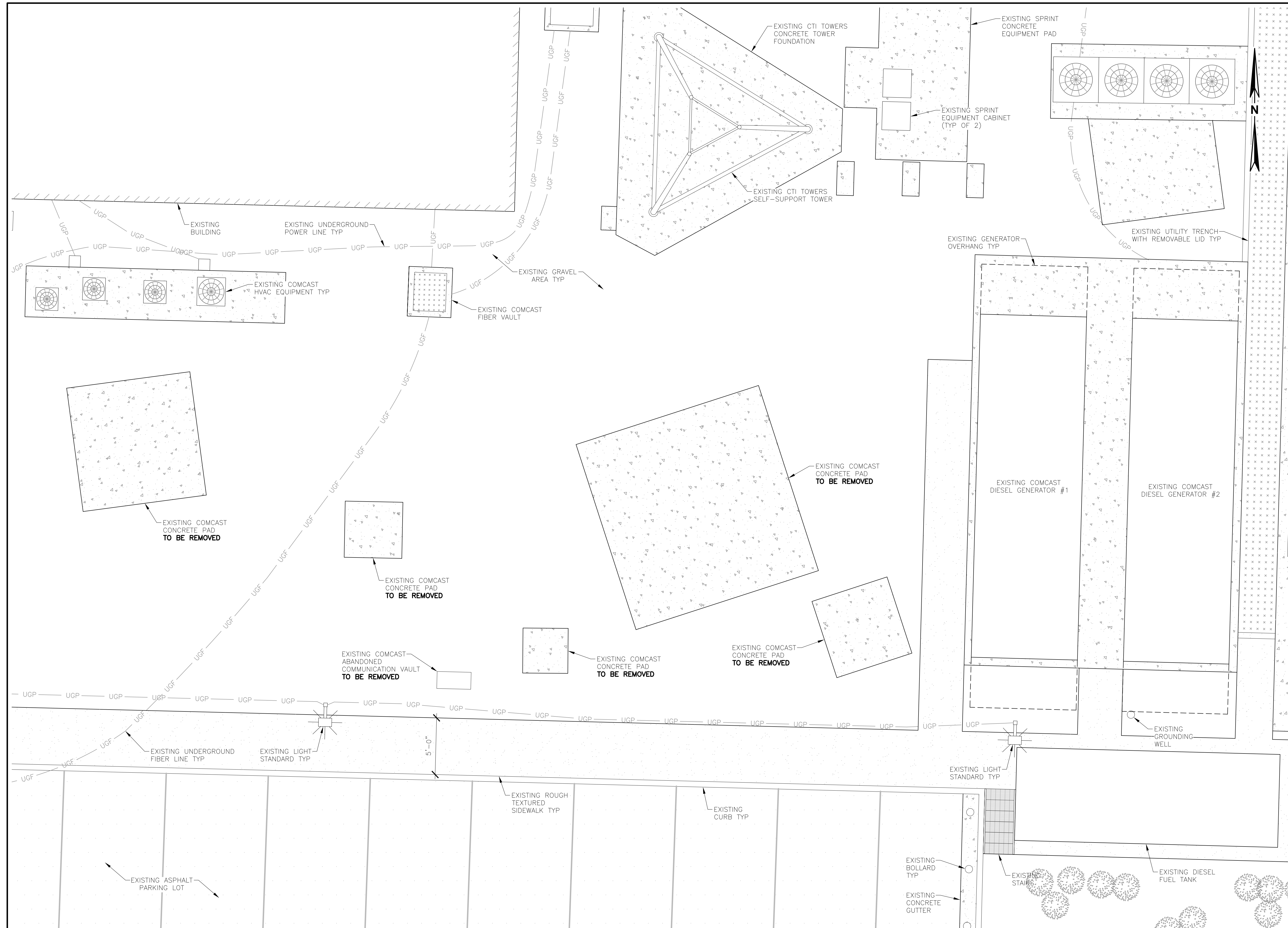
PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: C-3

LANDSCAPING NOTE:
 EXISTING LANDSCAPING SHALL BE IMPROVED PER THE LANDSCAPING PLAN ON L-1 AND L-2)



22"x34" SCALE: 1"= 20'-0"
 11"x17" SCALE: 1"= 40'-0"
 20' 10' 0' 20'

PROPOSED SITE PLAN | 1



CLIENT:

CLIENT:

IMPLEMENTATION TEAM/CLIENT:

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RENEWS: JUNE 30, 2024

REV	DATE	DESCRIPTION
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1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:

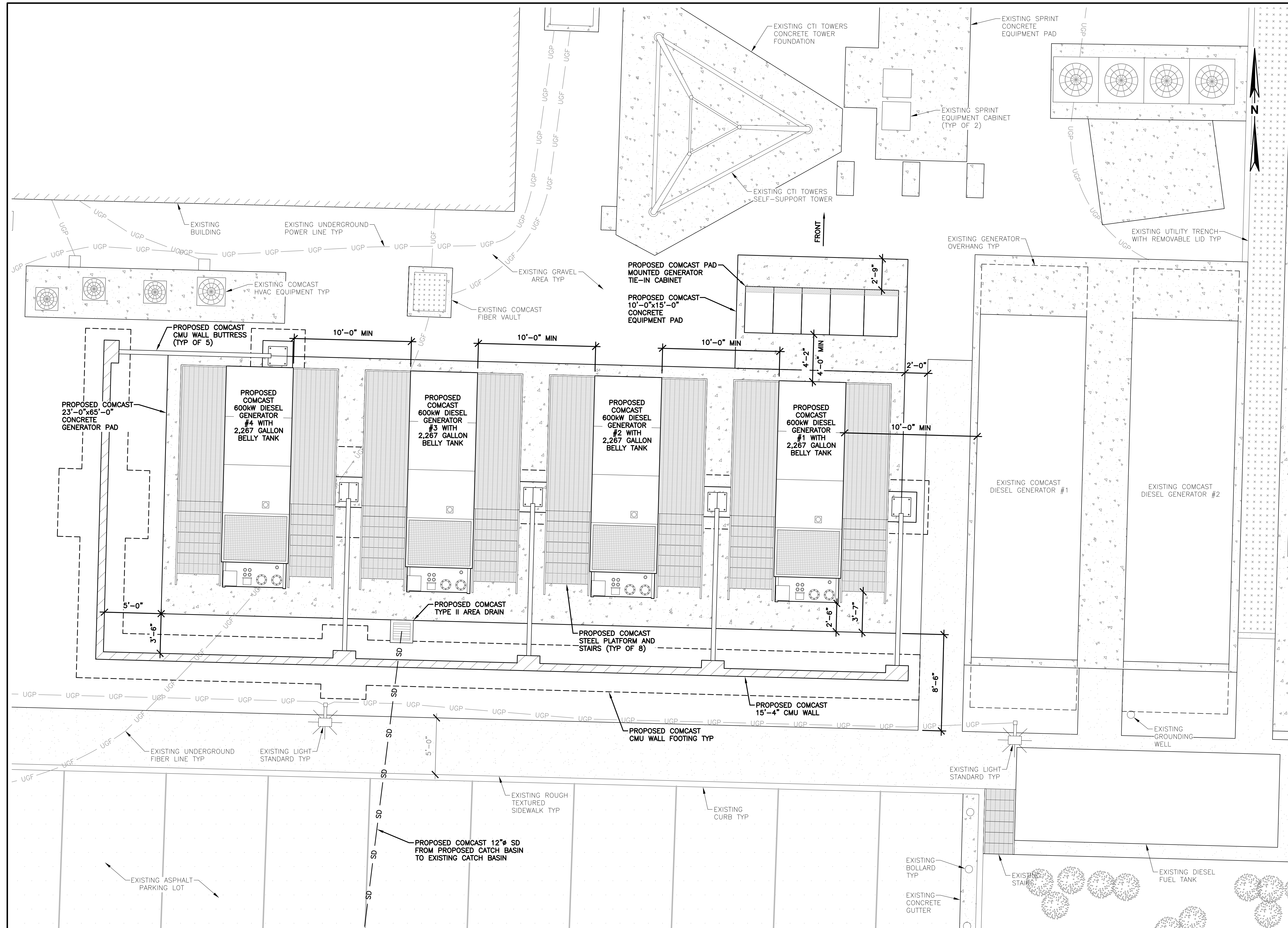
COMCAST BEAVERTON
 1750 NW 173RD AVE
 BEAVERTON, OR 97006


SHEET TITLE:

EXISTING COMPOUND PLAN

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: A-1

22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"



CLIENT:

COMCAST

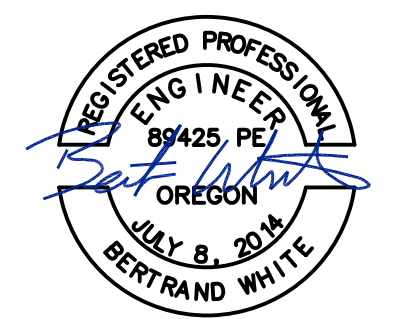
CLIENT:

EnerSys

IMPLEMENTATION TEAM/CLIENT:

LYNX

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



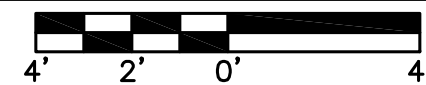
RENEWS: JUNE 30, 2024

REV	DATE	DESCRIPTION
-	-	-
3	3/08/23	REVISED PER FACILITIES REVIEW COMMITTEE COMMENTS
2	9/16/22	FCD'S ISSUED FOR SUBMITTAL
1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:
COMCAST BEAVERTON
 1750 NW 173RD AVE
 BEAVERTON, OR 97006

SHEET TITLE:
PROPOSED COMPOUND PLAN

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: A-2

22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"


PROPOSED COMPOUND PLAN | 1



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



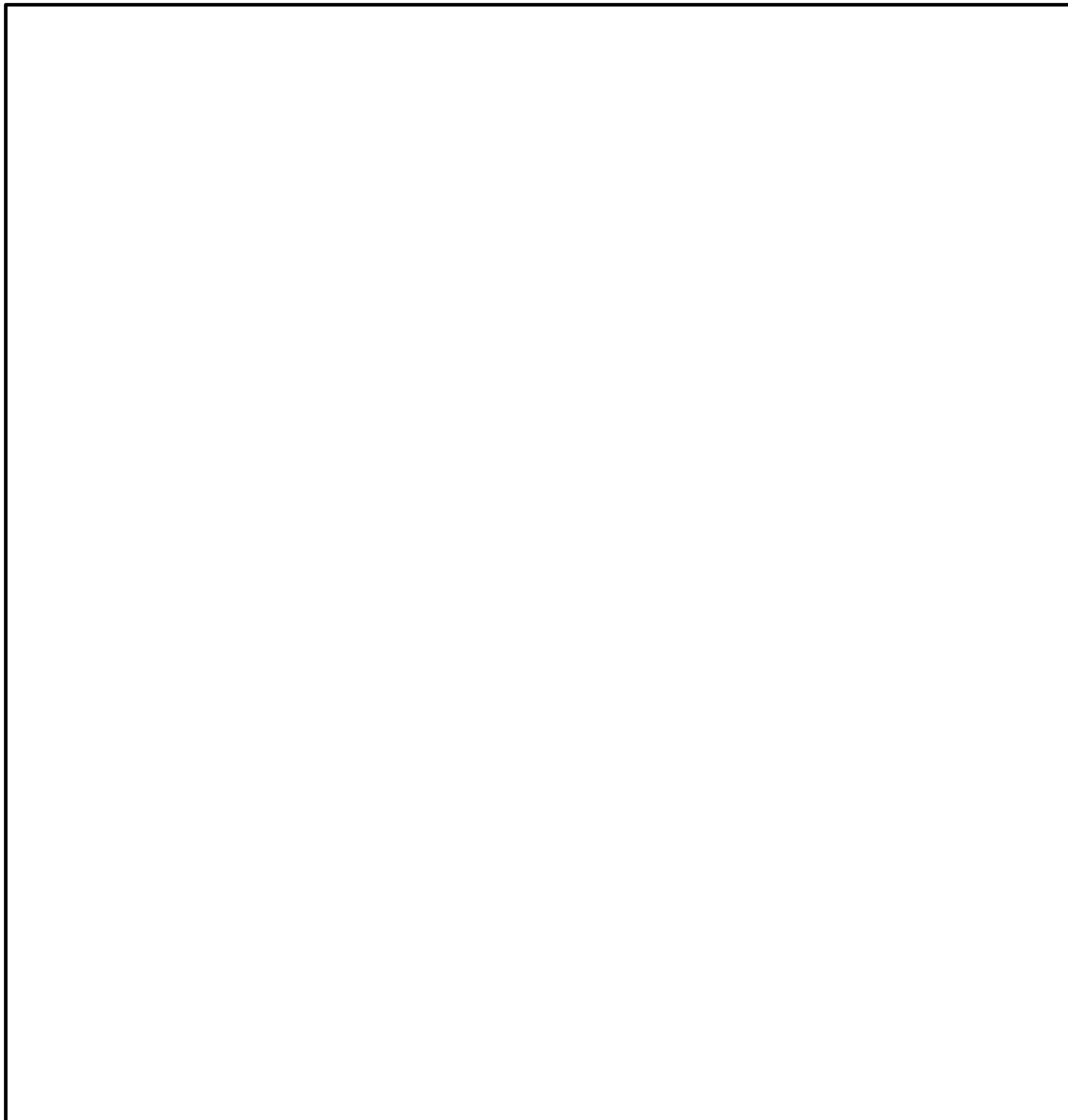
RENEWS: JUNE 30, 2024

REV	DATE	DESCRIPTION
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PROJECT:
COMCAST BEAVERTON
 1750 NW 173RD AVE
 BEAVERTON, OR 97006

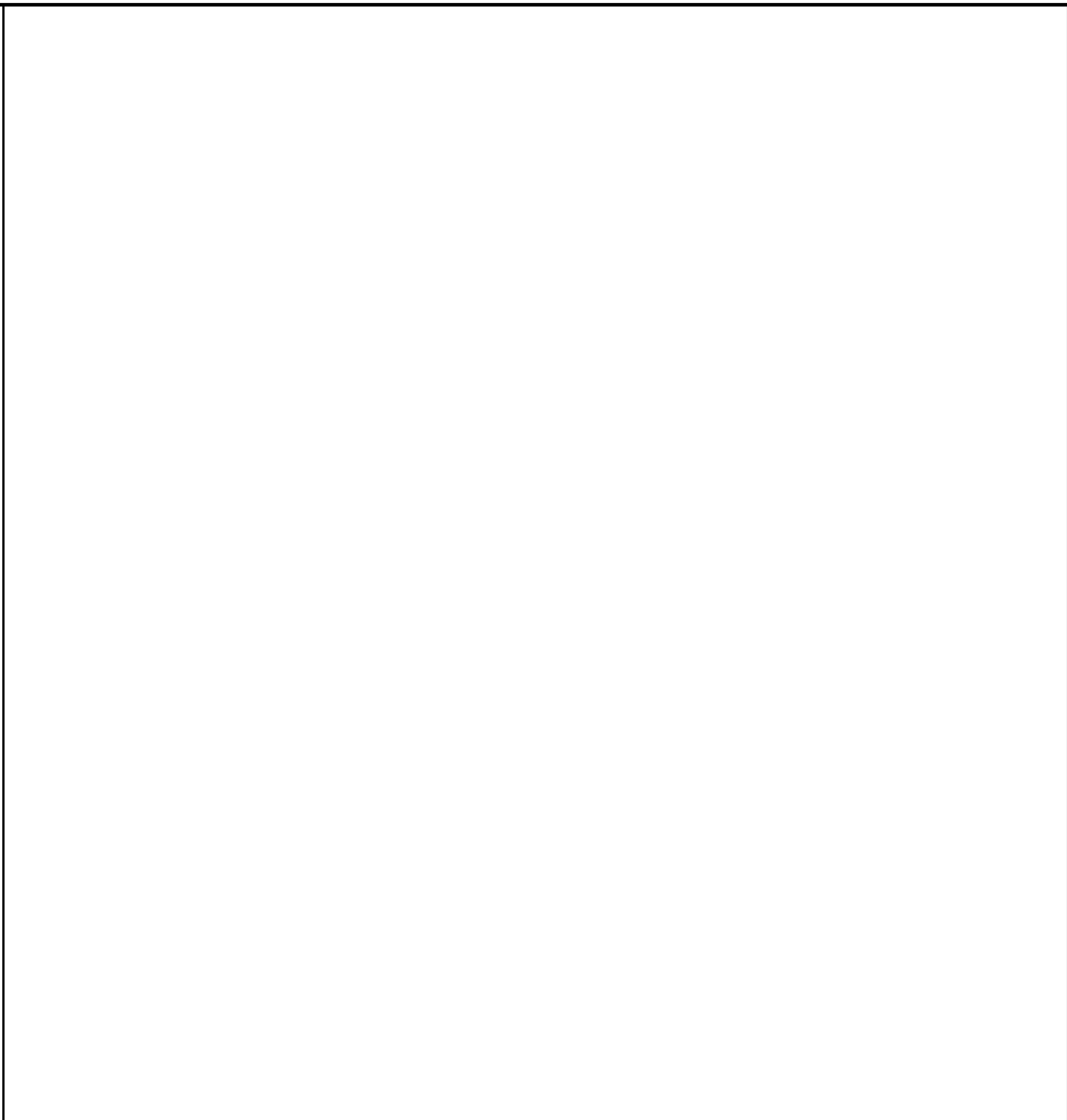
SHEET TITLE:
PROPOSED EQUIPMENT ELEVATION

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: A-3



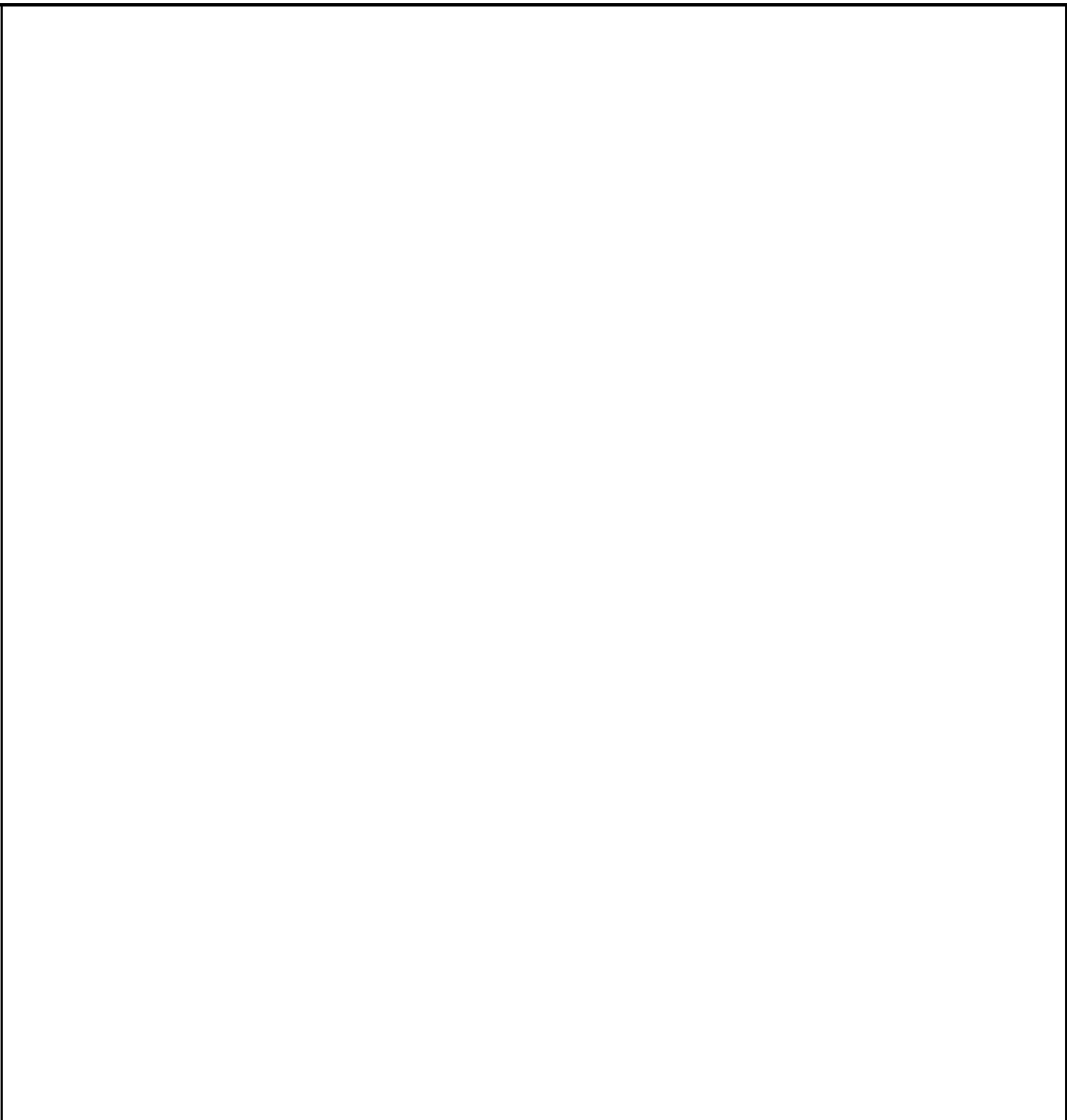
22"x34" SCALE: NOT TO SCALE
 11"x17" SCALE: NOT TO SCALE

NOT USED 4



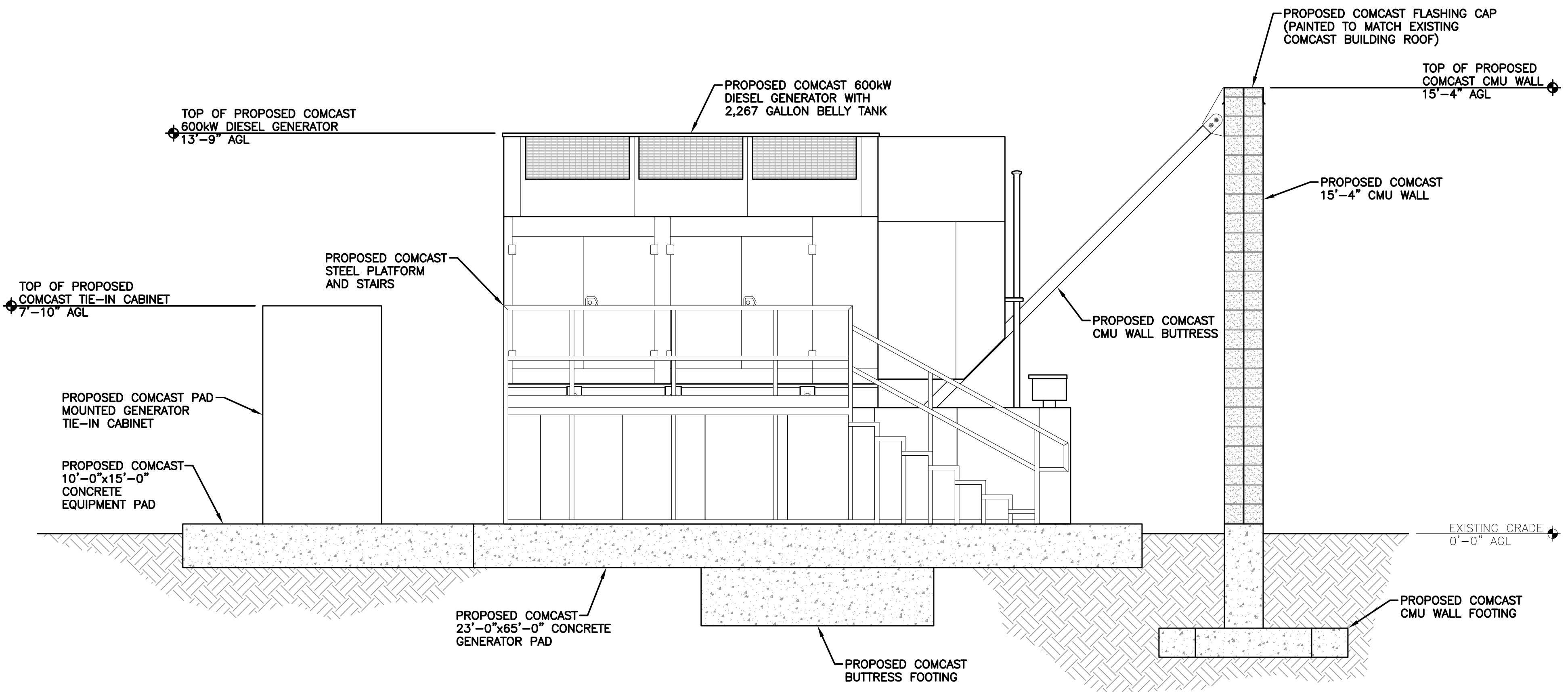
22"x34" SCALE: NOT TO SCALE
 11"x17" SCALE: NOT TO SCALE

NOT USED 3



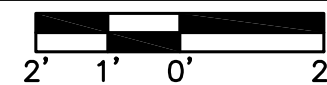
22"x34" SCALE: NOT TO SCALE
 11"x17" SCALE: NOT TO SCALE

NOT USED 2



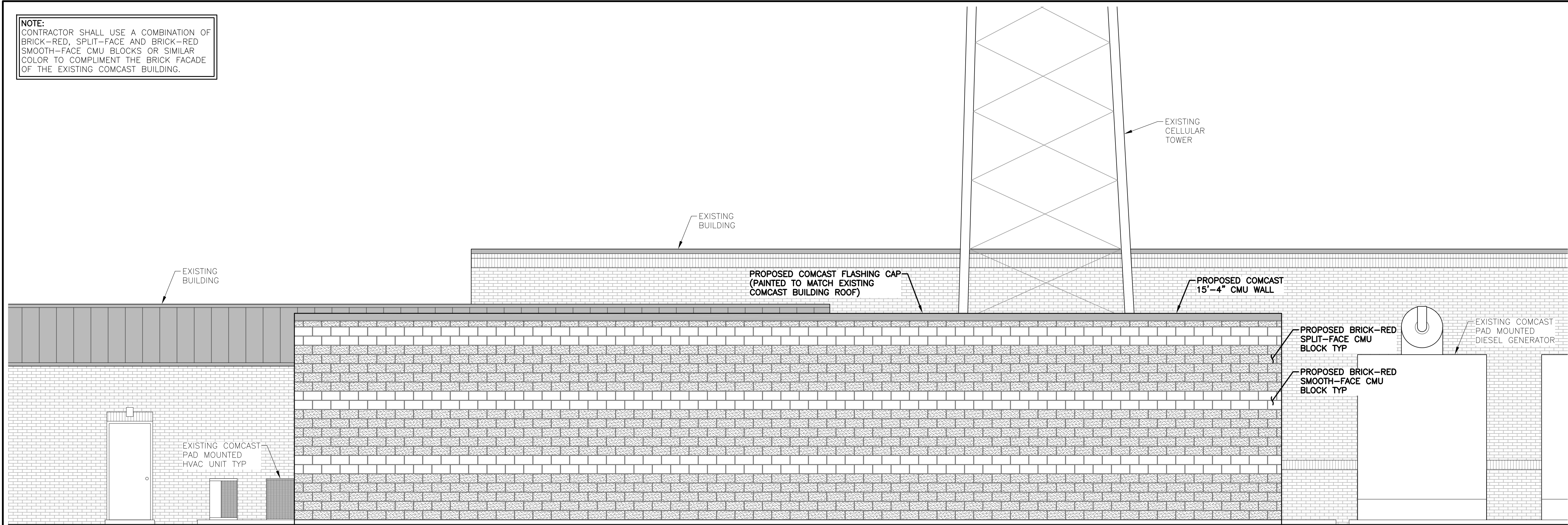
NOTE:
 CONTRACTOR SHALL USE A COMBINATION OF BRICK-RED, SPLIT-FACE AND BRICK-RED SMOOTH-FACE CMU BLOCKS OR SIMILAR COLOR TO COMPLIMENT THE BRICK FACADE OF THE EXISTING COMCAST BUILDING.

22"x34" SCALE: 3/8" = 1'-0"
 11"x17" SCALE: 3/16" = 1'-0"



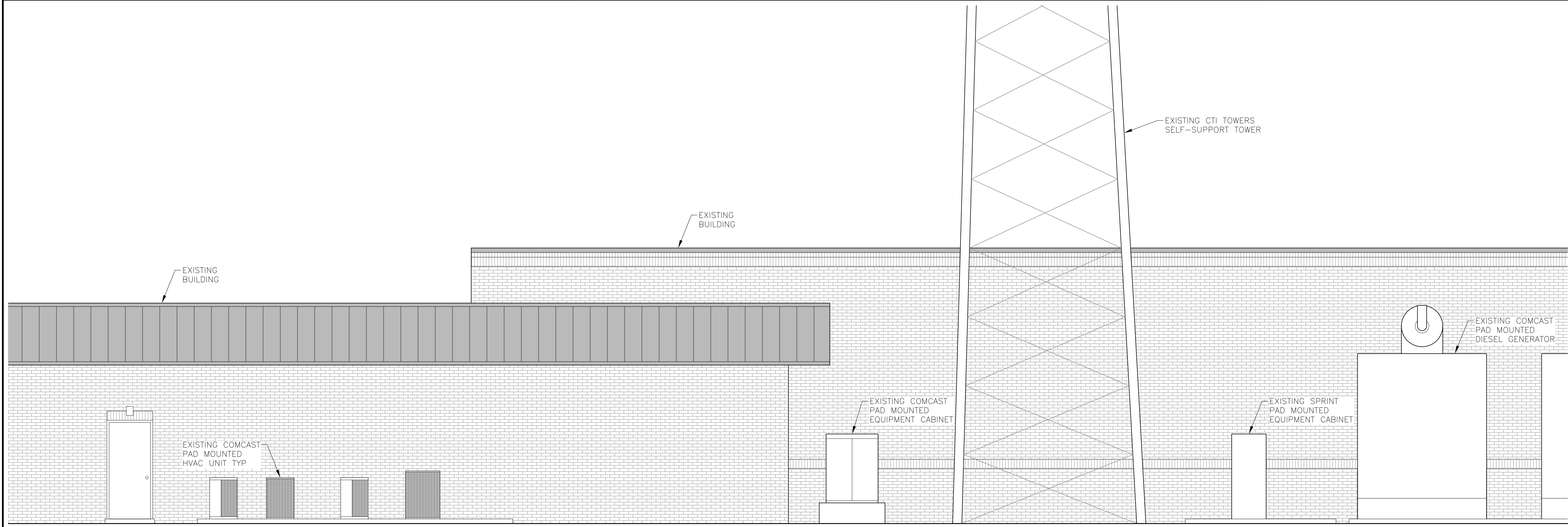
PROPOSED EQUIPMENT ELEVATION | 1

NOTE:
 CONTRACTOR SHALL USE A COMBINATION OF BRICK-RED, SPLIT-FACE AND BRICK-RED SMOOTH-FACE CMU BLOCKS OR SIMILAR COLOR TO COMPLIMENT THE BRICK FACADE OF THE EXISTING COMCAST BUILDING.



22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION | 2



22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"

EXISTING ELEVATION | 1



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RENEWS: JUNE 30, 2024

REV	DATE	DESCRIPTION
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3	3/08/23	REVISED PER FACILITIES REVIEW COMMITTEE COMMENTS
2	9/16/22	FCD'S ISSUED FOR SUBMITTAL
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PROJECT:
COMCAST BEAVERTON
 1750 NW 173RD AVE
 BEAVERTON, OR 97006

SHEET TITLE:
EXISTING AND PROPOSED ELEVATIONS

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: A-4

MASONRY LEVEL B MINIMUM SPECIAL INSPECTIONS

VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) AS DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH SPECIFICATION ARTICLE 1.5 B.1.b.3 FOR SELF-CONSOLIDATING GROUT

VERIFICATION OF f'_{m} AND f'_{AAC} IN ACCORDANCE WITH SPECIFICATION ARTICLE 1.4 B PRIOR TO CONSTRUCTION, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THIS CODE

MINIMUM SPECIAL INSPECTION

INSPECTION TASK	FREQUENCY ^(a)	
	CONTINUOUS	PERIODIC
1. VERIFY COMPLIANCE WITH APPROVED SUBMITTALS		✓
2. AS MASONRY CONSTRUCTION BEGINS, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:		✓
a. PROPORTIONS OF SITE-PREPARED MORTAR		✓
b. CONSTRUCTION OF MORTAR JOINTS		✓
c. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES		X
d. LOCATION OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES		✓
e. PRESTRESSING TECHNIQUE		X
f. PROPERTIES OF THIN-BED MORTAR FOR AAC MASONRY	X ^(b)	X ^(c)
3. PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE:		✓
a. GROUT SPACE		✓
b. GRADE, TYPE, AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS AND ANCHORAGES		✓
c. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES		✓
d. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS		✓
e. CONSTRUCTION OF MORTAR JOINTS		✓
4. VERIFY DURING CONSTRUCTION:		✓
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS		✓
b. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAME, OR OTHER CONSTRUCTION		✓
c. WELDING OF REINFORCEMENT	X	
d. PREPARATION, CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F (4.4°C)) OR HOT WEATHER (TEMPERATURE ABOVE 90°F (32.2°))		✓
e. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE	X	
f. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IS IN COMPLIANCE	✓	
g. PLACEMENT OF AAC MASONRY UNITS AND CONSTRUCTION OF THIN-BED MORTAR JOINTS	X ^(b)	X ^(c)
5. OBSERVE PREPERATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS		✓

(a) frequency refers to the frequency of special inspection, which may be continuous during the task listed or periodic during the listed task, as defined in the table.
 (b) required for the first 5,000 square feet (465 square meters) of aac masonry.
 (c) required after the first 5,000 square feet (465 square meters) of aac masonry.

GENERAL
 CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION STABILITY AND TEMPORARY BRACING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFENERS ARE SAFELY INSTALLED.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR BIDDING AND CONSTRUCTION.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND DETAILS PRIOR TO FABRICATION OR CONSTRUCTION.

CODE
 ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND THE OSSC, 2019 EDITION. STANDARDS WHERE REFERENCED ON THE DRAWINGS SHALL BE THE LATEST EDITION.

DESIGN LOADS
 RISK CATEGORY = II
 WIND LOAD: (OTHER STRUCTURE)
 BASIC WIND SPEED = 97 MPH (3-SECOND GUST)
 EXPOSURE "C"
 TOPOGRAPHIC FACTOR = 1.00
 SEISMIC LOAD: (COMPONENTS)
 $S_{DS} = 0.942g$, $S_{D1} = 0.804g$
 SITE CLASS "DEFAULT D"
 IMPORTANCE FACTOR = 1.0
 SEISMIC DESIGN CATEGORY "D"

CONCRETE FOUNDATION
 WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES, SAFETY REGULATIONS AND UNLESS NOTED OTHERWISE, THE LATEST REVISION OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". PROCEDURES FOR THE PROTECTION OF EXCAVATIONS AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.

CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE STATE REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.

PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. AS A MINIMUM, ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF $f_c = 3,000$ psi AT 28 DAYS TESTING UNLESS NOTED OTHERWISE ON DRAWINGS.

ALL REINFORCING STEEL SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60, AND BE DETAILED IN ACCORDANCE WITH ACI 318 UNLESS NOTED OTHERWISE.

WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENT.

MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES UNLESS NOTED OTHERWISE.

APPROVED SPACERS SHALL BE ATTACHED INTERMITTENTLY TO REINFORCEMENT TO INSURE MINIMUM COVER FOR ALL REINFORCEMENT.

READY MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C94.

THE BOTTOM OF THE FOUNDATION MAY BE PLACED AGAINST UNDISTURBED SOIL. EXCAVATED MATERIALS, EXCEPT THAT CONTAINING ORGANIC MATERIALS, MAY BE PLACED AS STRUCTURAL BACK FILL TO BE COMPACTED IN 8 INCH MAXIMUM LAYERS TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. EXCAVATED MATERIALS CONTAINING ORGANIC MATERIALS MUST BE REPLACED WITH ENGINEERED SOIL TO BE USED AS STRUCTURAL BACK FILL. ADDITIONALLY, STRUCTURAL BACK FILL MUST HAVE A MINIMUM COMPACTED UNIT WEIGHT OF 100 POUNDS PER CUBIC FOOT.

MASONRY
 CONCRETE MASONRY UNITS SHALL BE ASTM C90, LIGHT WT, TYPE I
 $F'_m = 1500$ psi. BLOCKS SHALL BE PLACED IN RUNNING BOND. ALL MASONRY CONTAINING REINFORCING AND CELLS BELOW GRADE SHALL BE GROUTED SOLID.

MORTAR SHALL CONFORM TO ASTM C 270 TYPE S.

GROUT SHALL CONFORM TO ASTM C 476 W/ $f_c = 2000$ psi

PROVIDE CLEANOUTS IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR EXCEEDING 5 FEET. IF THE CELLS ARE SOLID GROUTED, CLEANOUTS ARE REQUIRED AT 32" OC MAXIMUM. GROUT FOR EACH POUR SHALL BE STOPPED 1 1/2" BELOW THE TOP OF THE LAST COURSE OF BLOCK. ALL GROUT TO BE THOROUGHLY CONSOLIDATED BY VIBRATING IMMEDIATELY AFTER PLACING.

EXPANSION JOINTS @ 40'-0" OC UNO. PROVIDE MINIMUM #5 VERTICAL BAR EACH SIDE OF JOINT.

REINFORCING STEEL
 REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, $f_y=60,000$ PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, $f_y=40,000$ PSI.

REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT 33 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS 33 BAR DIAMETERS OR 2'-0" MINIMUM.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FORMED SURFACES EXPOSED TO EARTH OR WEATHER (i.e. WALLS BELOW GROUND) OR WEATHER: (#6 BARS OR LARGER) 2"
 (#5 BARS OR SMALLER) 1 1/2"

FOOTINGS AND SLABS (PERMANENTLY EXPOSED TO EARTH) 3"

SPECIAL INSPECTIONS
 SPECIAL INSPECTIONS IN ACCORDANCE WITH OSSC 2019 SECTION 1704.

- OTHER:
- STRUCTURAL OBSERVATION AS REQUIRED BY JURISDICTION
 - EPOXY ANCHORAGE (CONCRETE / MASONRY)
 - REINFORCING STEEL & CONCRETE PLACEMENT
 - POST INSTALLED ANCHORS INTO CONCRETE



PLANS PREPARED BY:



16928 WOODINVILLE-REDMOND RD NE, SUITE 210
 WOODINVILLE, WA 98072
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 WWW.CORNERSTONE-ENGR.COM

PROJECT INFO:

COMCAST - BEAVERTON

1750 NW 173RD AVE
 BEAVERTON, OR 97006
 WASHINGTON COUNTY

ISSUED FOR:

PERMIT

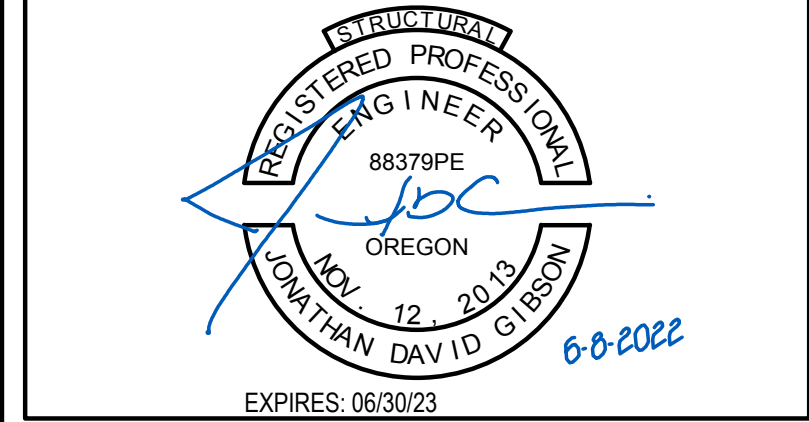
REV: DATE: ISSUED FOR: BY:

1	06-08-22	PERMIT	LJS
0	02-04-22	PERMIT	LJS

DRAWN BY: LJS CHK.: JDG APV.: JDG

CURRENT ISSUE DATE: 06-08-22

LICENSURE:



JURISDICTIONAL APPROVAL:

PROPRIETARY INFORMATION:

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

DRAWING TITLE:

STRUCTURAL NOTES

DRAWING NUMBER:

S-1	1
CEI JOB NUMBER:	21-23014

PLANS PREPARED BY:



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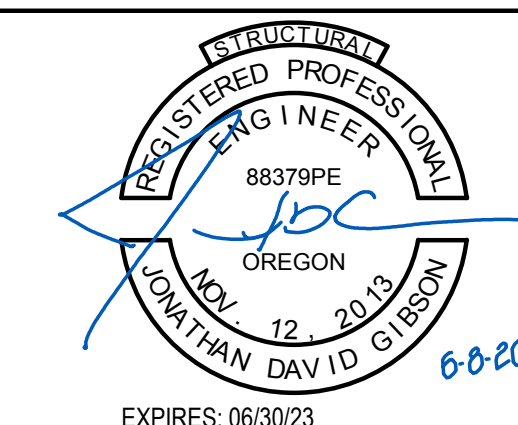
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0	02-04-22	PERMIT	LJS

DRAWN BY: LJS CHK.: JDG APV.: JDG

CURRENT ISSUE DATE:

06-08-22

LICENSURE:



JURISDICTIONAL APPROVAL:

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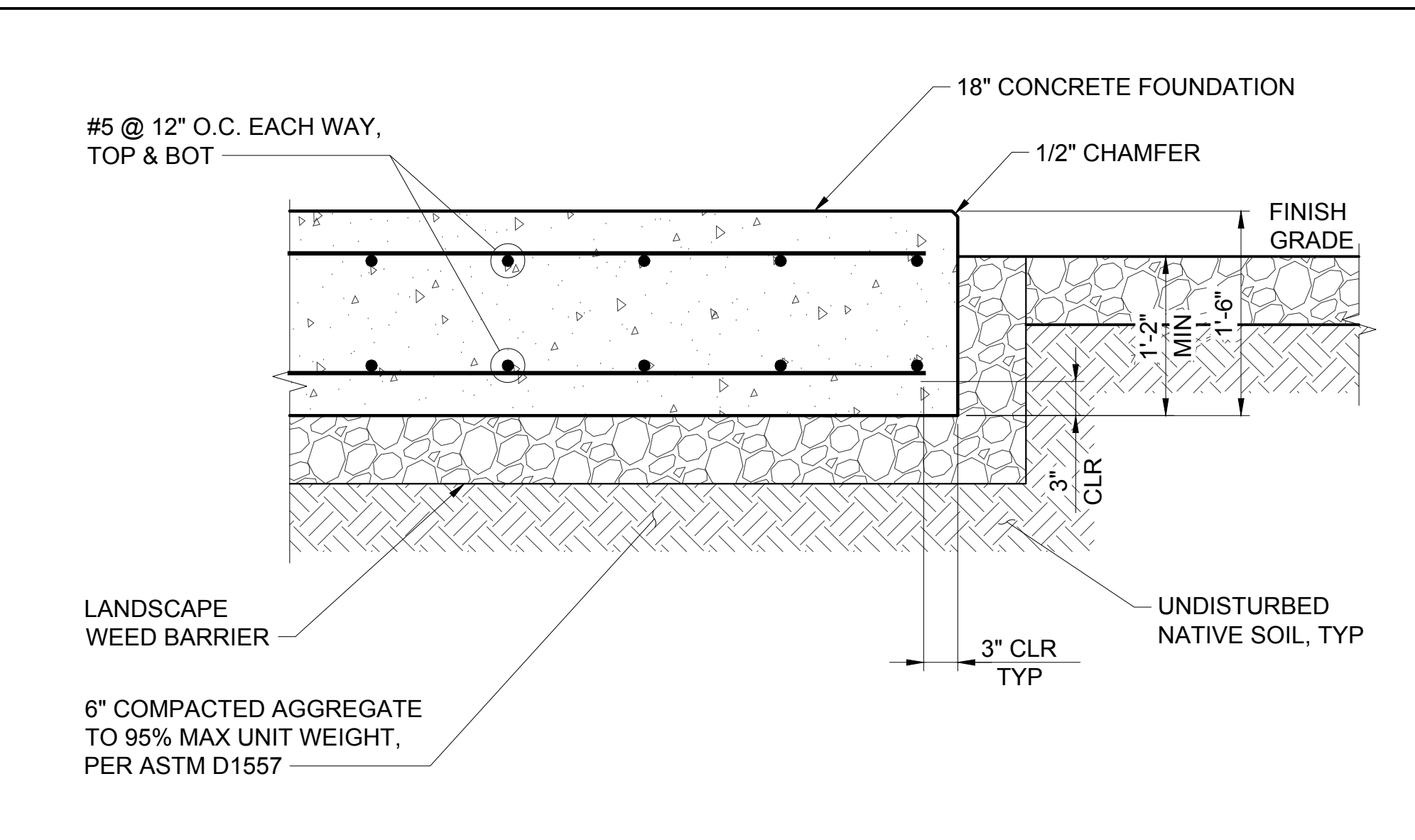
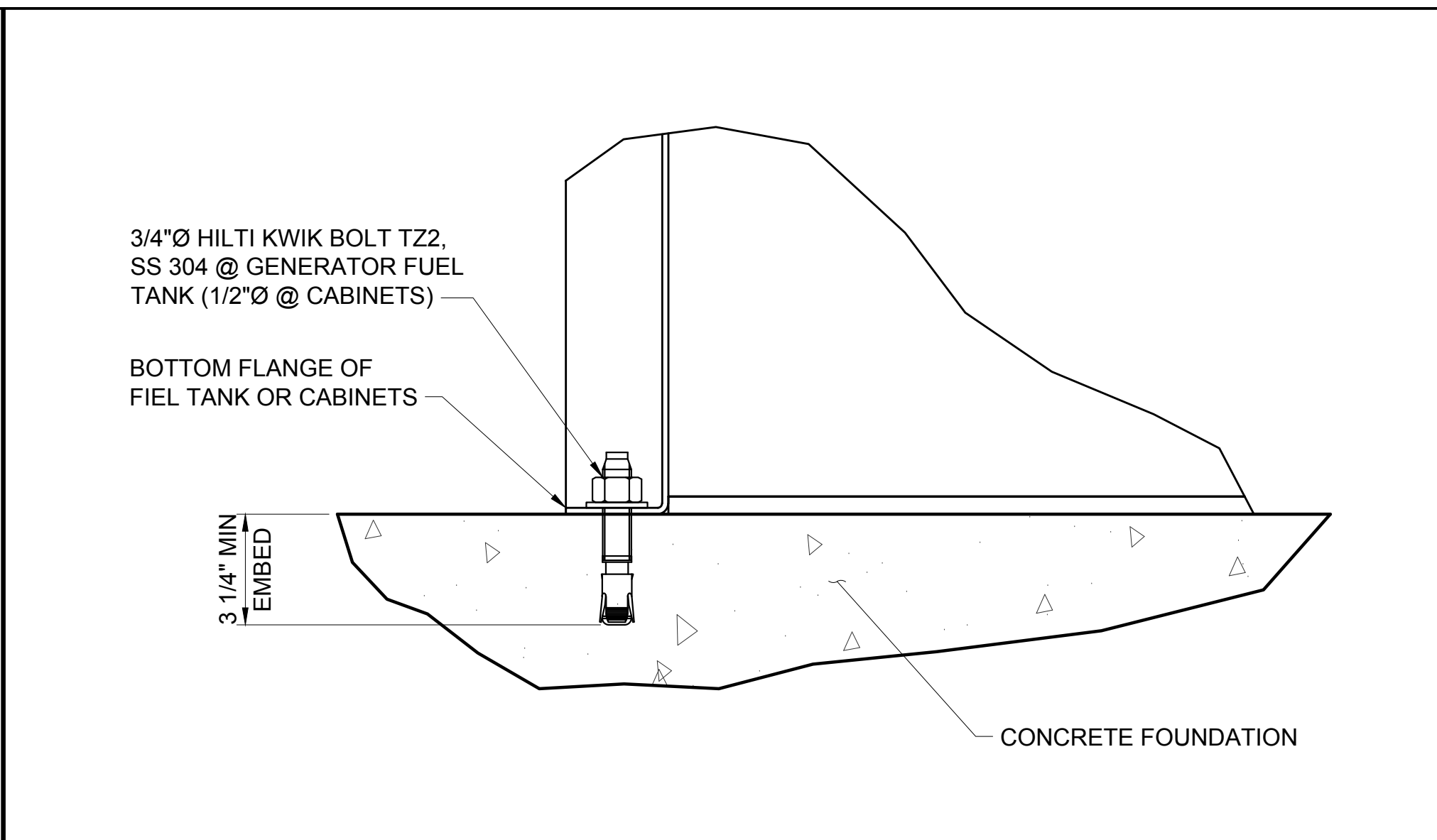
DRAWING TITLE:

**STRUCTURAL
PLAN & DETAILS**

DRAWING NUMBER:

S-1.1 1

CEI JOB NUMBER: 21-23014

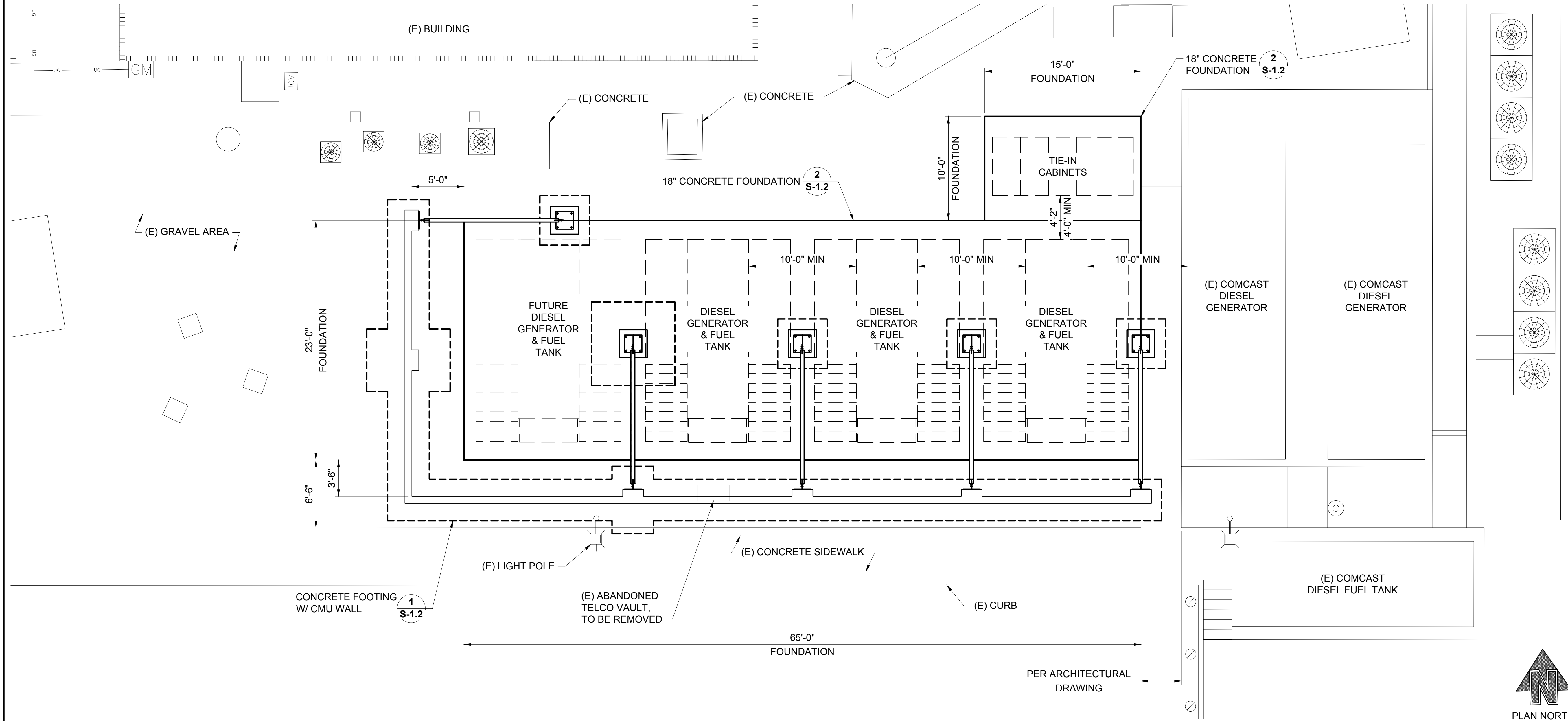


NOT USED
22x34 SCALE: NTS

5 TANK / CABINET ANCHORAGE
22x34 SCALE: 3" = 1'-0" 11x17 SCALE: 1 1/2" = 1'-0"

4 CONCRETE FOUNDATION SECTION
22x34 SCALE: 1" = 1'-0" 11x17 SCALE: 1/2" = 1'-0"

3



FOUNDATION PLAN
22x34 SCALE: 3/16" = 1'-0" 11x17 SCALE: 3/32" = 1'-0"

2





PLANS PREPARED BY:



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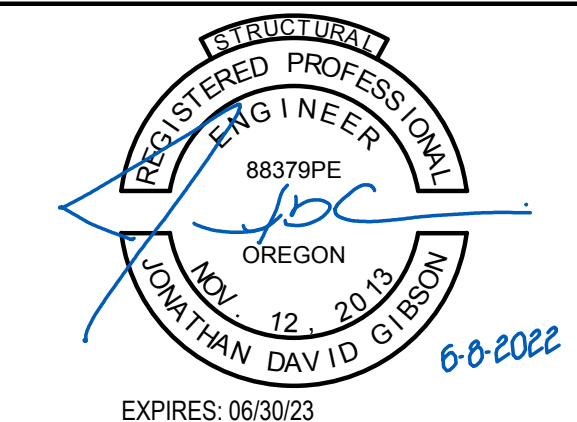
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0	02-04-22	PERMIT	LJS

DRAWN BY: LJS | CHK: JDG | APV: JDG

CURRENT ISSUE DATE: **06-08-22**

LICENSURE:



JURISDICTIONAL APPROVAL:

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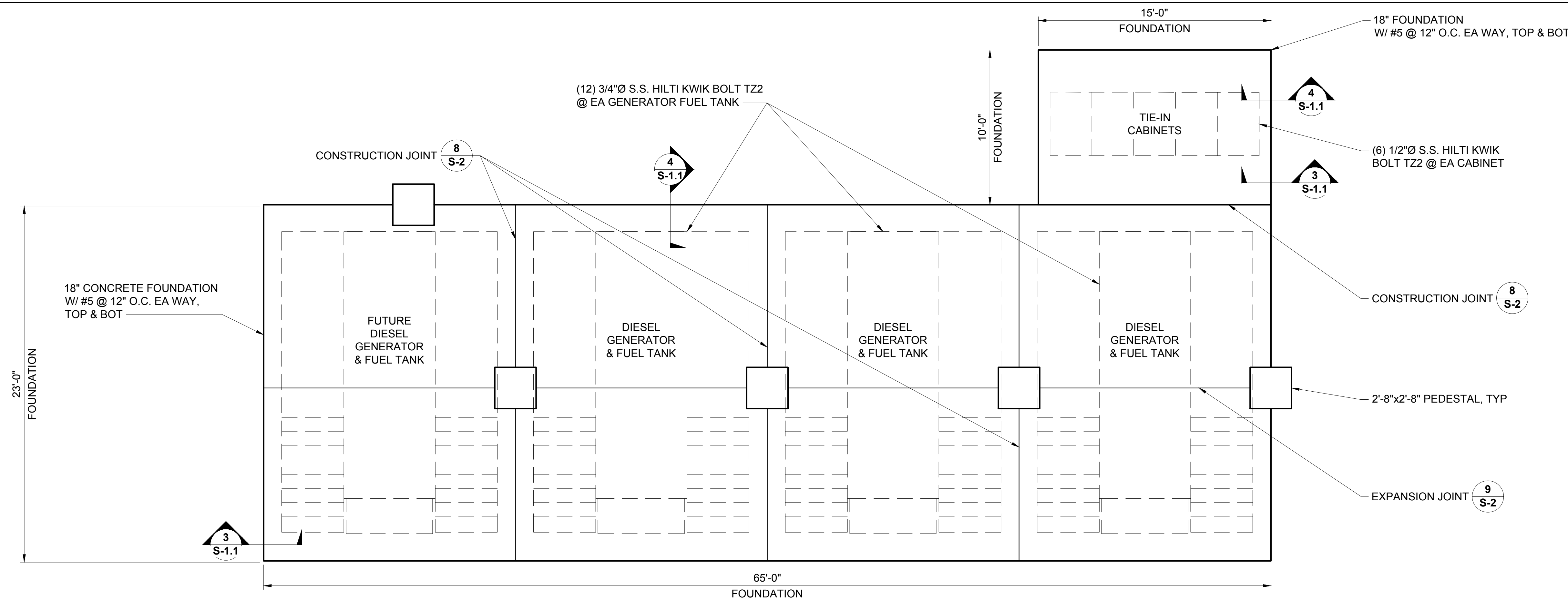
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STRUCTURAL PLANS

DRAWING NUMBER:

S-1.2 | **1**

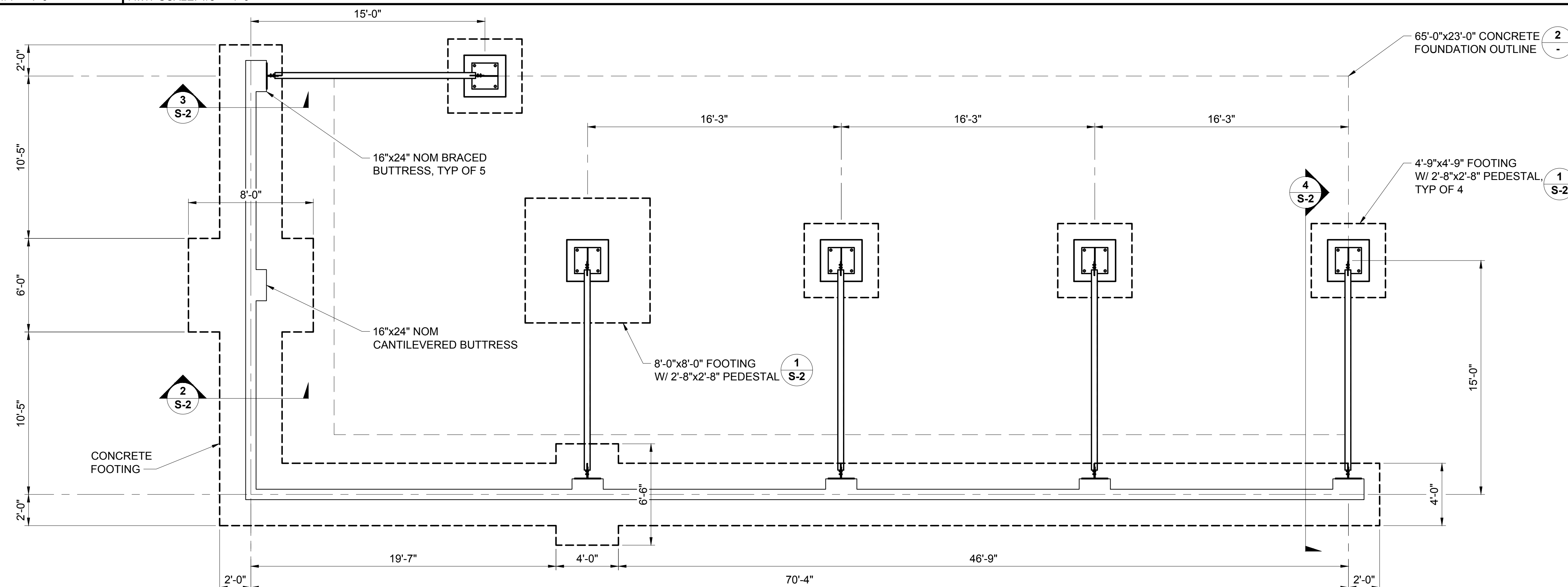
CEI JOB NUMBER: 21-23014



2

CONCRETE EQUIPMENT FOUNDATION PLAN

22x34 SCALE: 1/4" = 1'-0" | 11x17 SCALE: 1/8" = 1'-0"

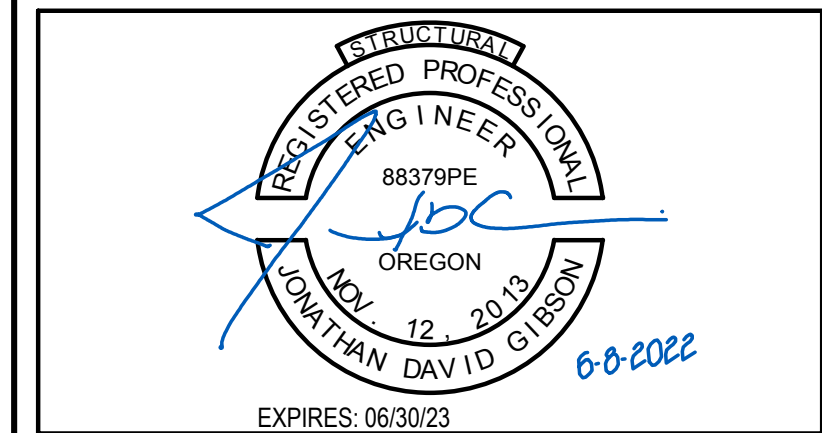


1

CONCRETE WALL FOOTING PLAN

22x34 SCALE: 1/4" = 1'-0" | 11x17 SCALE: 1/8" = 1'-0"

1	06-08-22	PERMIT	LJS
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PROPRIETARY INFORMATION:

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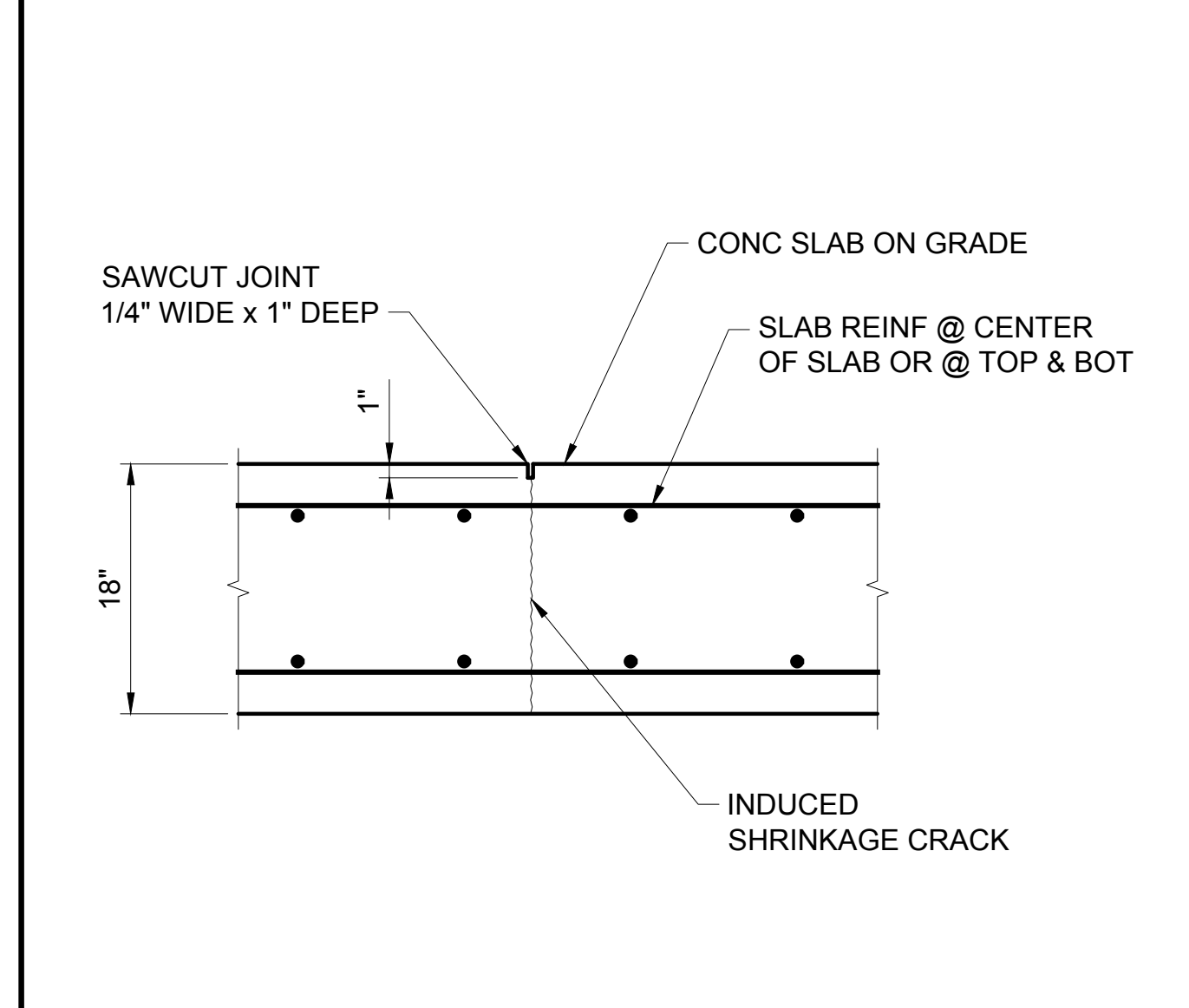
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STRUCTURAL DETAILS

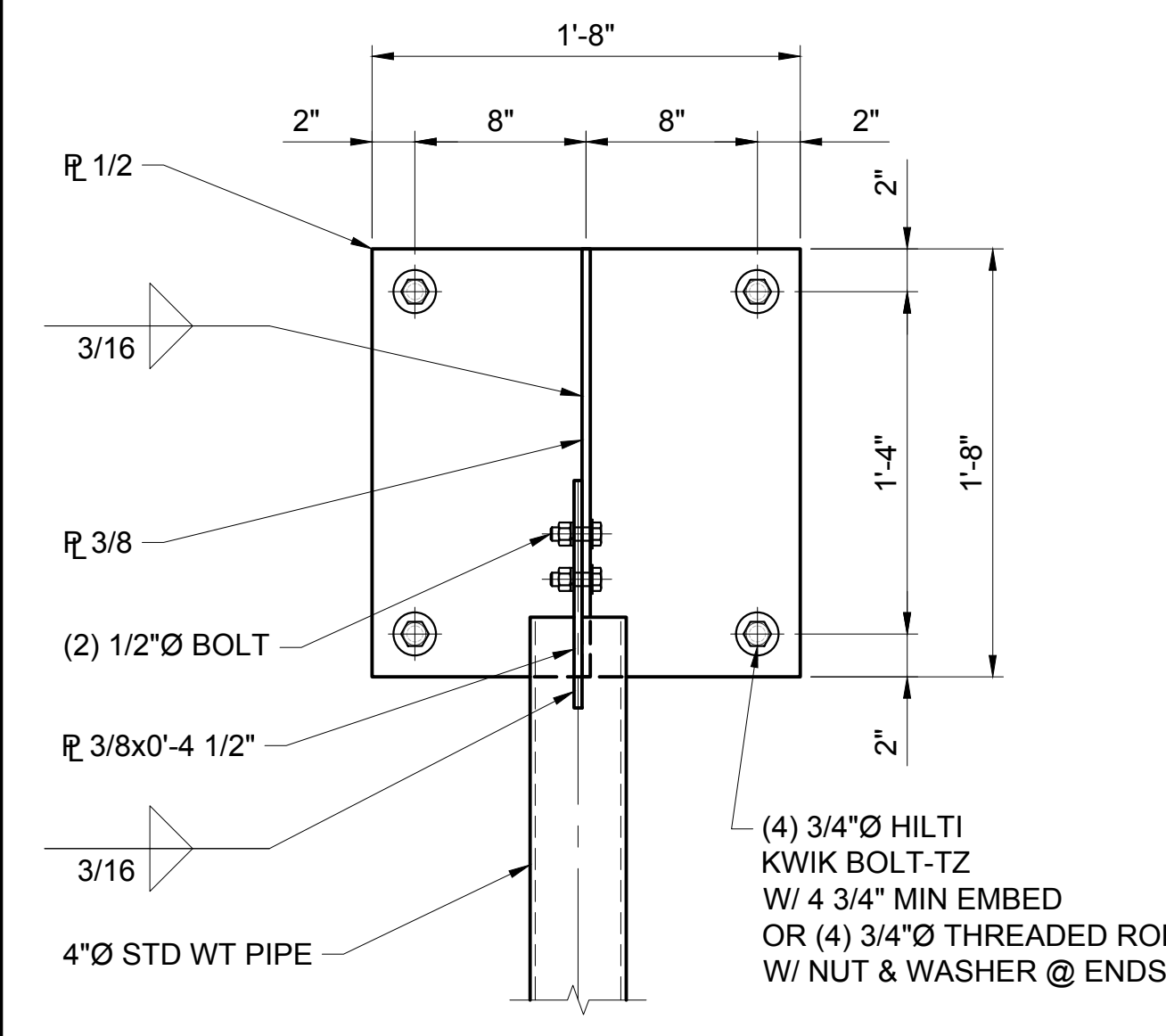
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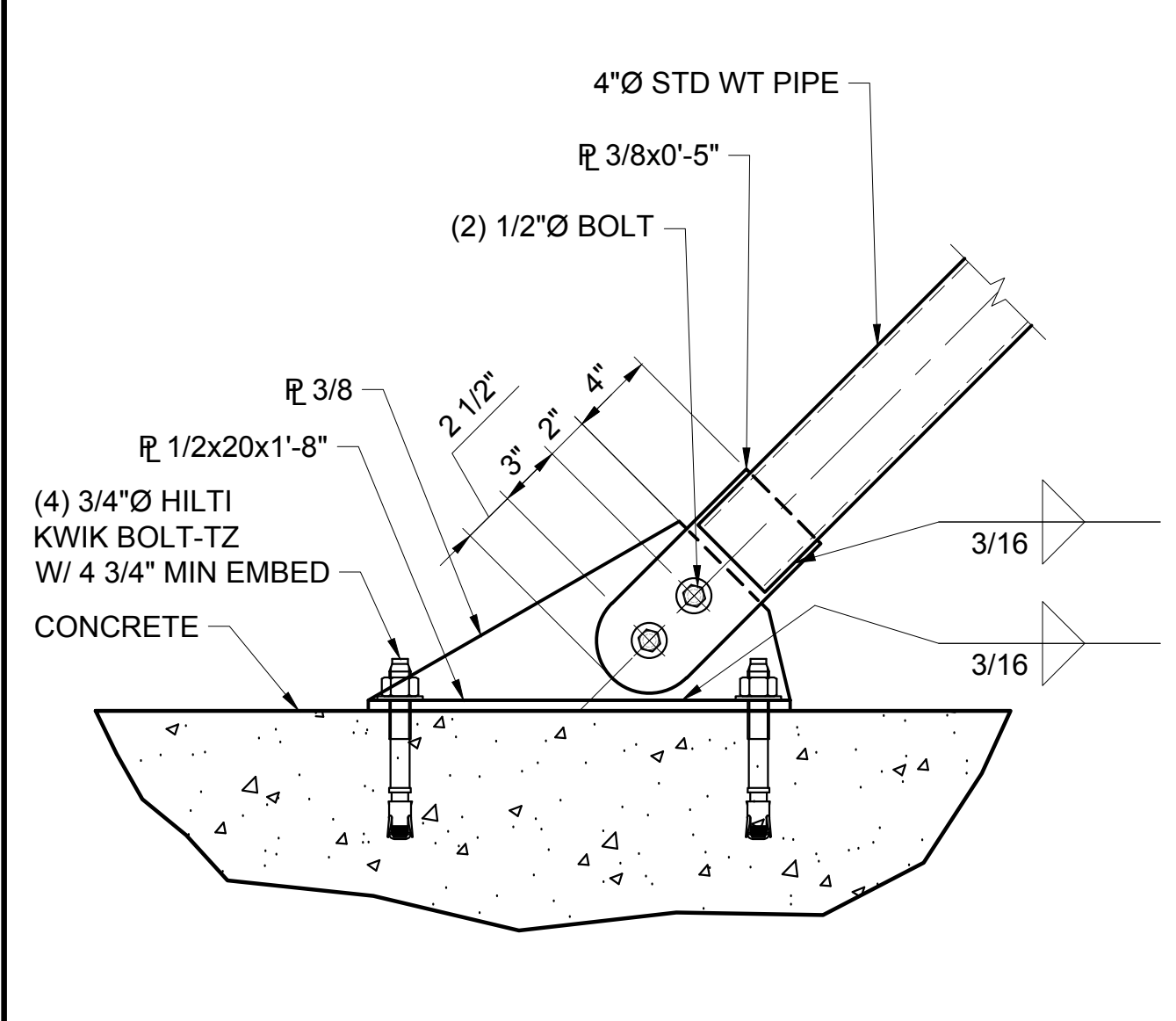
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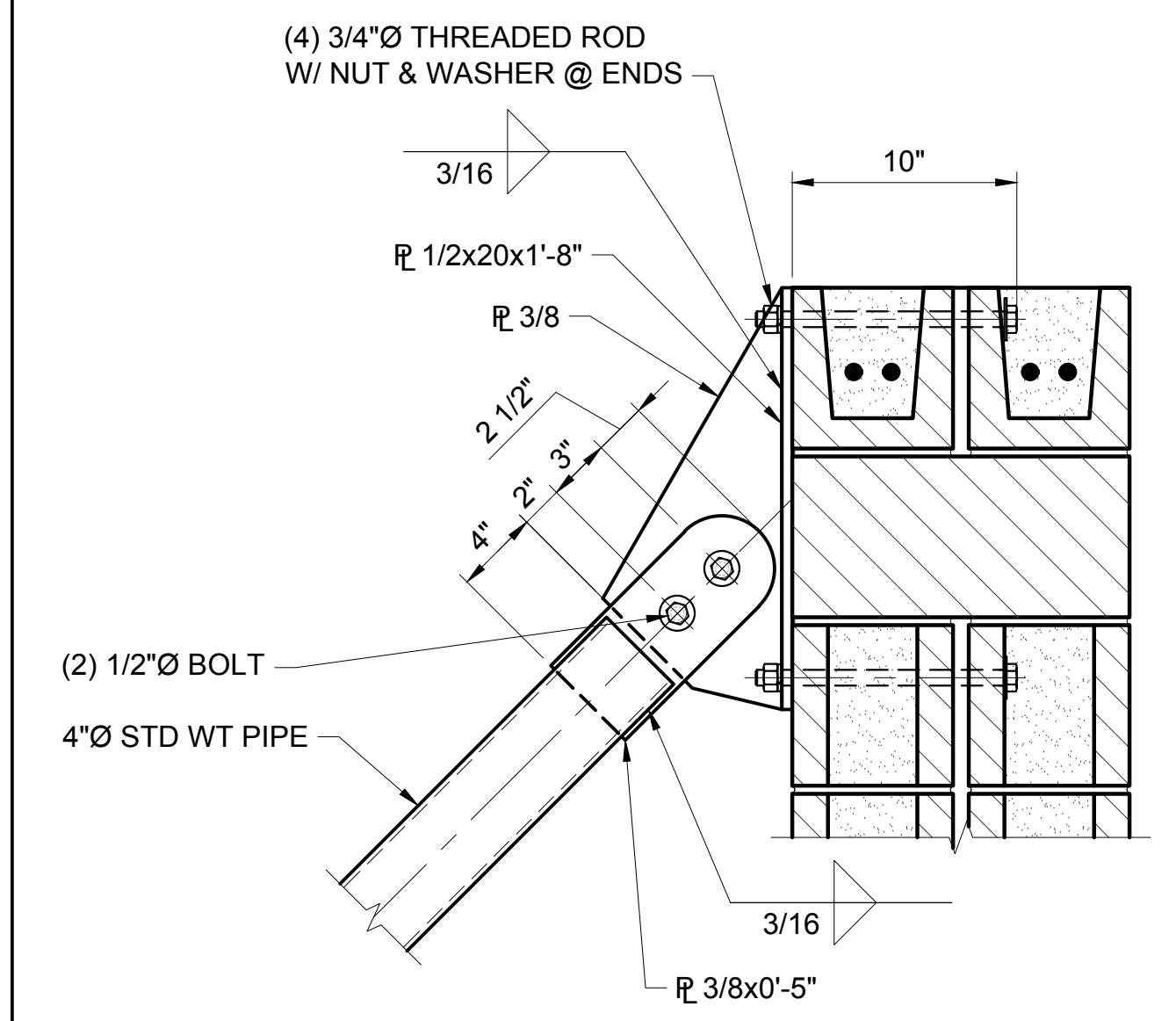
EXPANSION JOINT DETAIL
22x34 SCALE: 1" = 1'-0" | 11x17 SCALE: 1/2" = 1'-0" | **9**



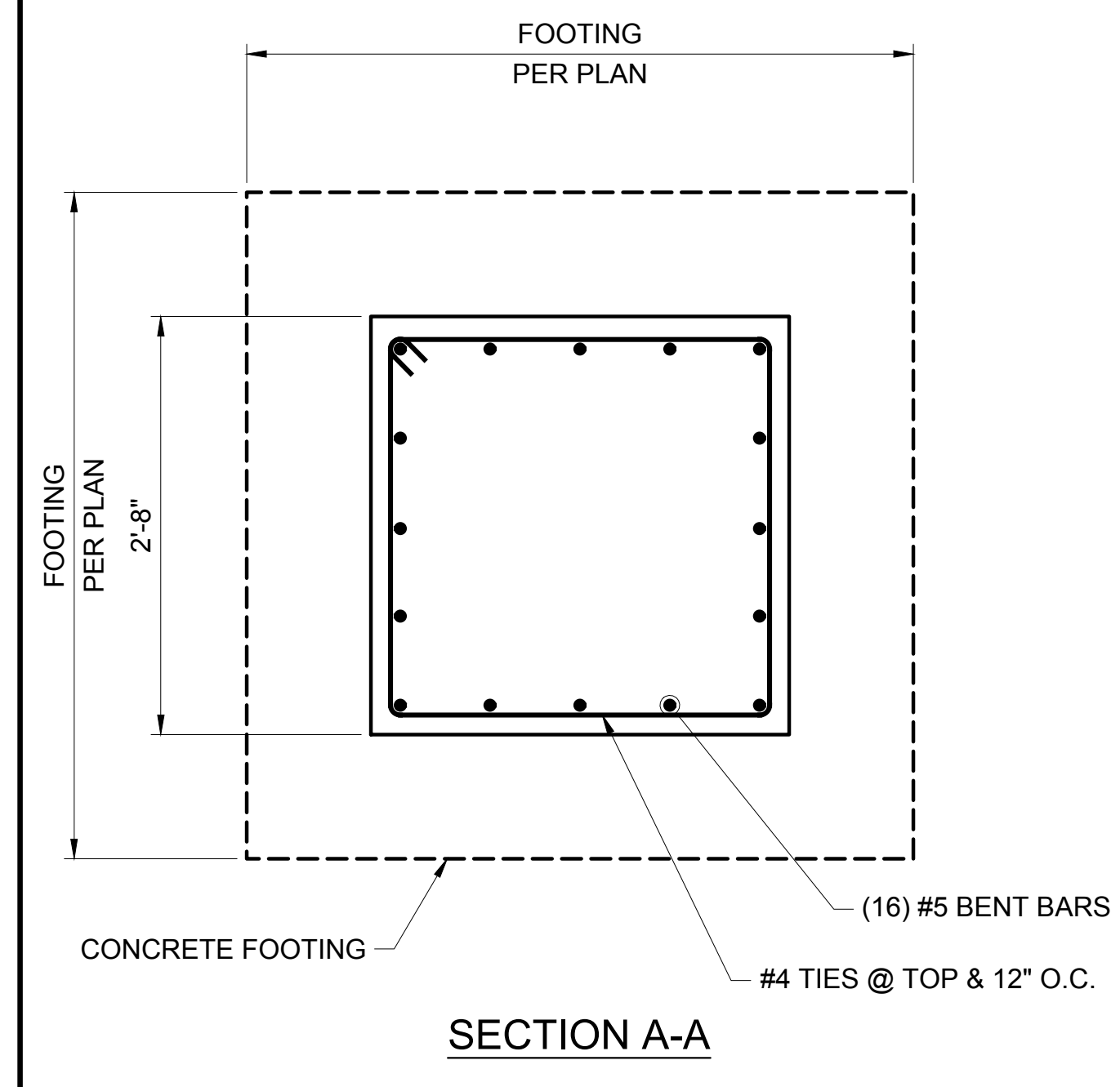
KICKER PLATE DETAIL
22x34 SCALE: 1" = 1'-0" | 11x17 SCALE: 1/2" = 1'-0" | **10**



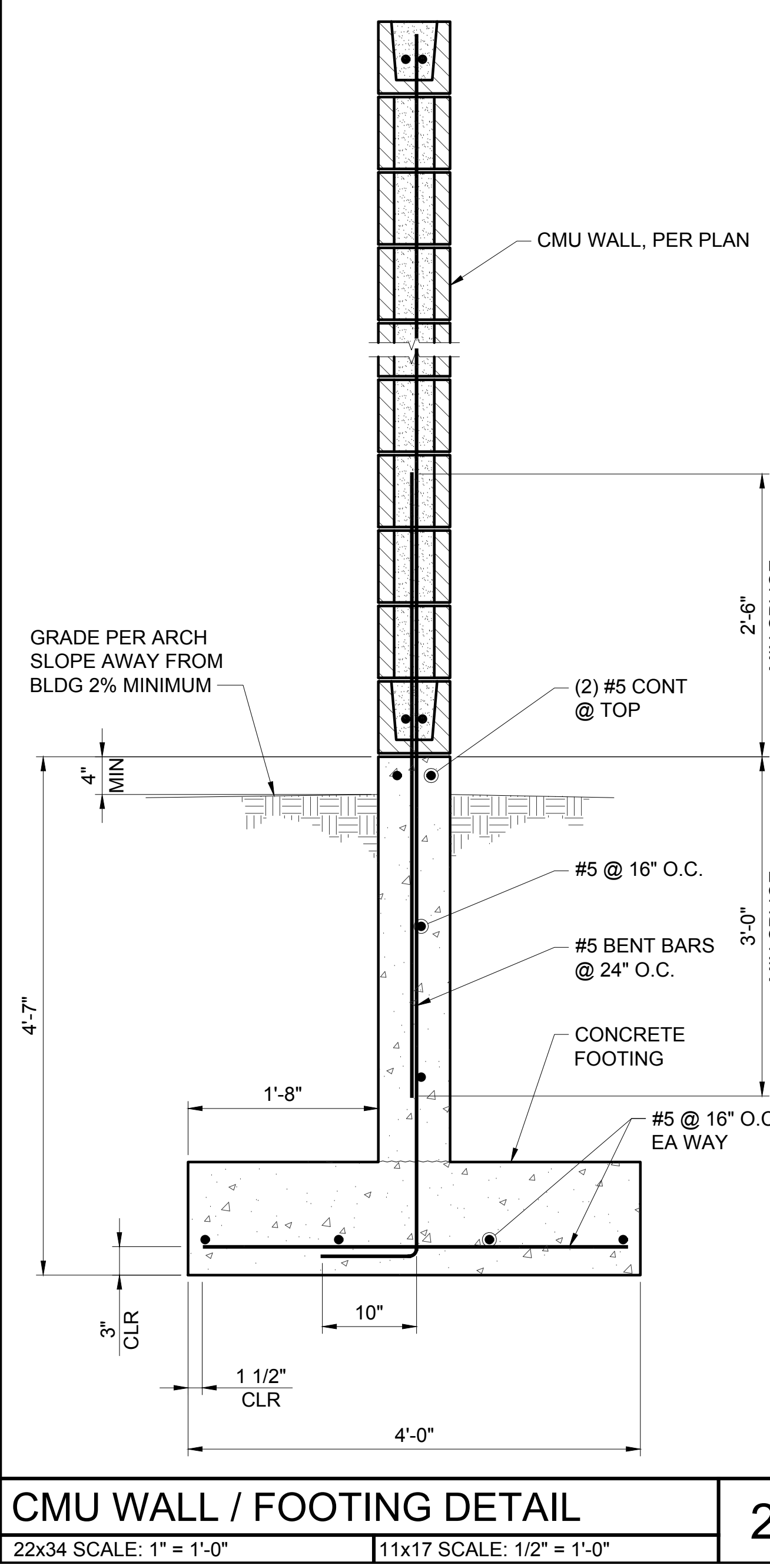
KICKER PLATE @ PEDESTAL
22x34 SCALE: 1" = 1'-0" | 11x17 SCALE: 1/2" = 1'-0" | **11**



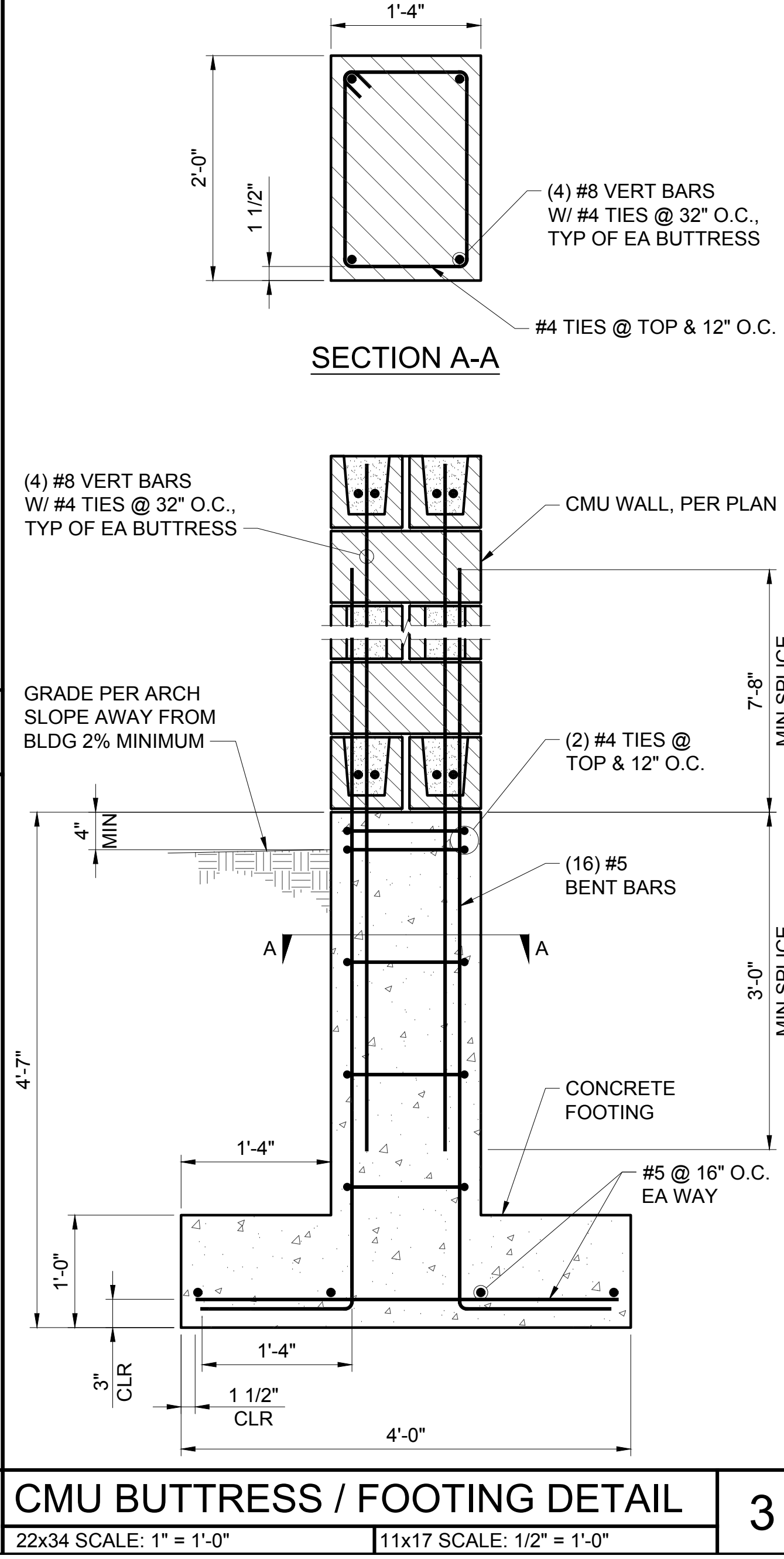
KICKER PLATE @ CMU WALL
22x34 SCALE: 1" = 1'-0" | 11x17 SCALE: 1/2" = 1'-0" | **12**



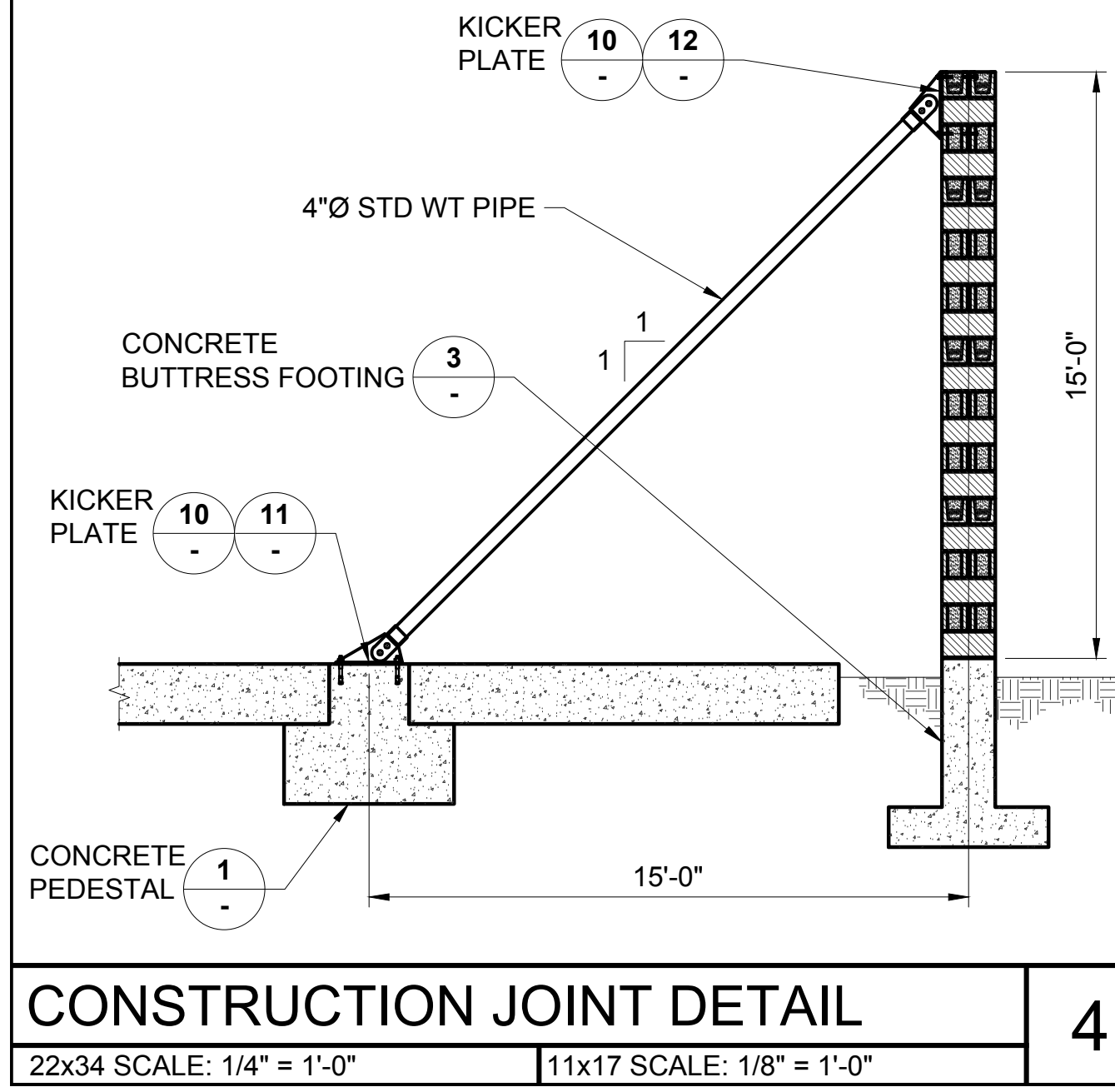
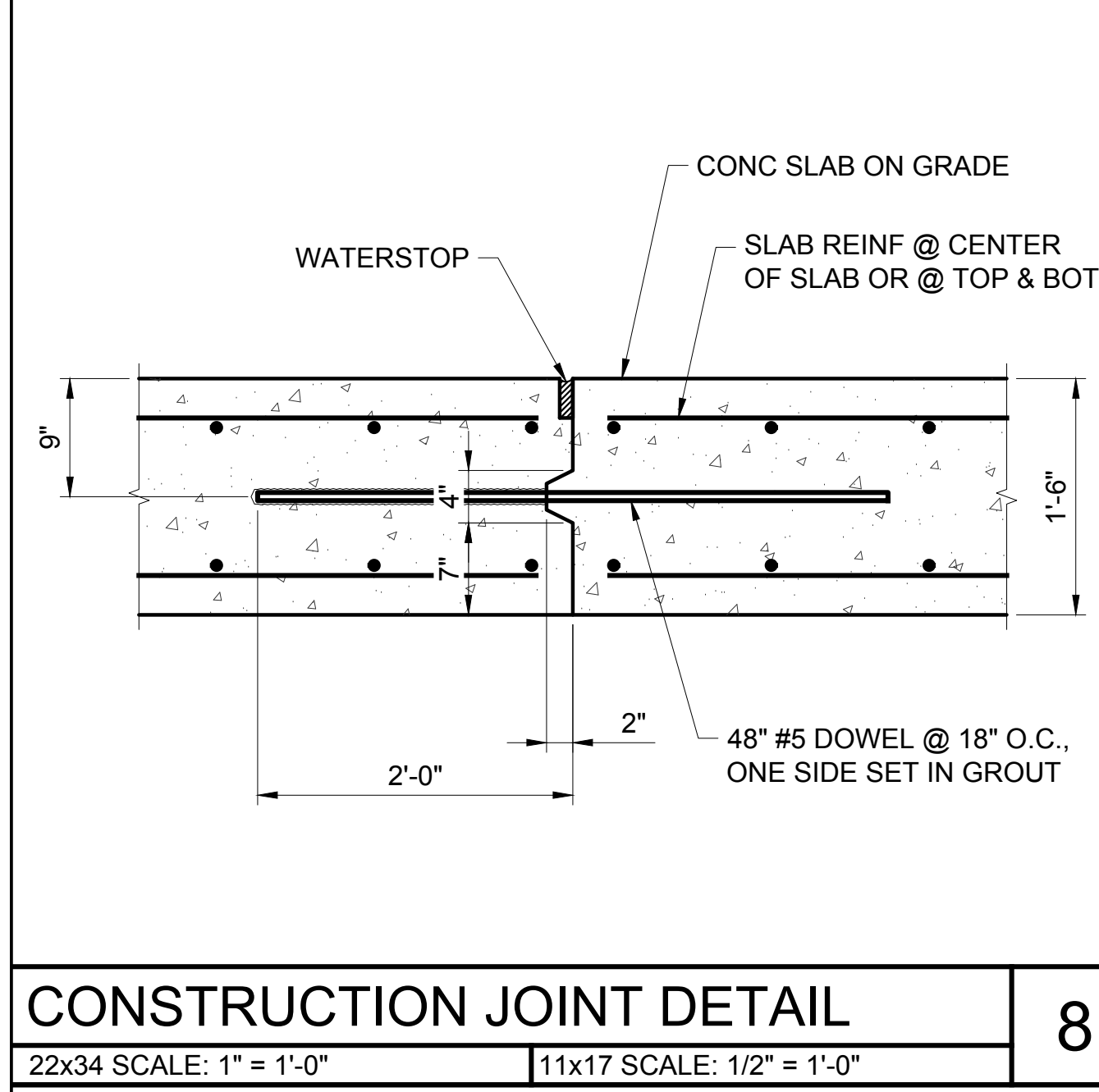
CONCRETE PEDESTAL DETAIL
22x34 SCALE: 1" = 1'-0" | 11x17 SCALE: 1/2" = 1'-0" | **1**



CMU WALL / FOOTING DETAIL
22x34 SCALE: 1" = 1'-0" | 11x17 SCALE: 1/2" = 1'-0" | **2**

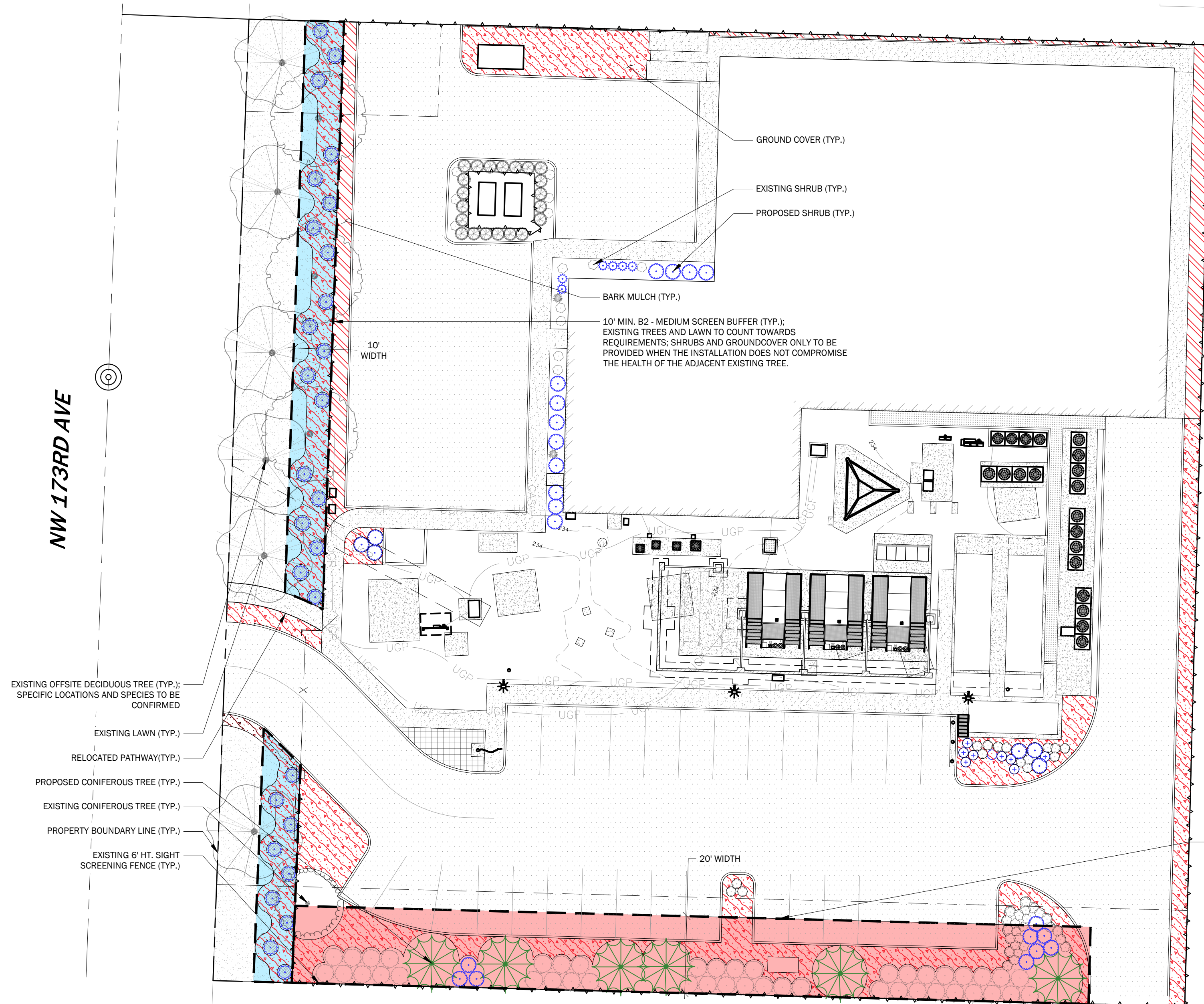


CMU BUTTRESS / FOOTING DETAIL
22x34 SCALE: 1" = 1'-0" | 11x17 SCALE: 1/2" = 1'-0" | **3**



CONSTRUCTION JOINT DETAIL
22x34 SCALE: 1/4" = 1'-0" | 11x17 SCALE: 1/8" = 1'-0" | **4**

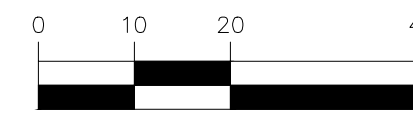
NW 173RD AVE



LANDSCAPE PLAN

SCALE: 1" = 20' - 0"

SCALE: 1" = 20'



EXISTING PLANT SCHEDULE

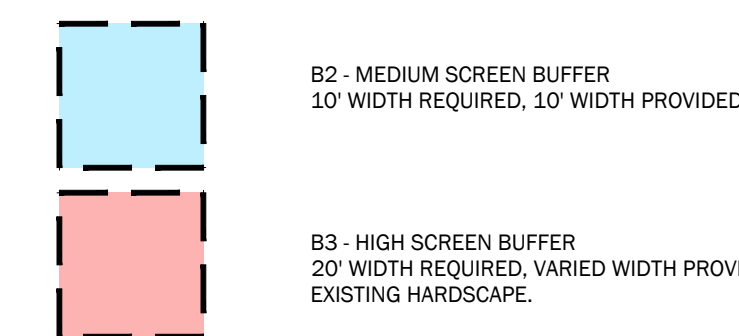
EXISTING TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	6	ACER MACROPHYLLUM OFFSITE; SPECIES TO BE VERIFIED	BIG LEAF MAPLE	EXISTING	AS SHOWN
	1	PINUS NIGRA	AUSTRIAN PINE	EXISTING	AS SHOWN
	3	QUERCUS RUBRA OFFSITE; SPECIES TO BE VERIFIED	RED OAK	EXISTING	AS SHOWN
	21	THUJA PLICATA	WESTERN RED CEDAR	EXISTING	AS SHOWN
EXISTING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	40	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	EXISTING	AS SHOWN
	2	HELICTOTRICHON SEMPERVIRENS	BLUUE OAT GRASS	EXISTING	AS SHOWN
	13	NANDINA DOMESTICA 'UMPQUA CHIEF'	UMPQUA CHIEF HEAVENLY BAMBOO	EXISTING	AS SHOWN
	44	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	EXISTING	AS SHOWN
EXISTING GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	165 SF	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	4" POT	18" O.C.
	4,936 SF	LAWN		EXISTING	

PROPOSED IMPROVEMENTS PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	6	THUJA PLICATA 'EXCELSA'	EXCELSA WESTERN RED CEDAR	6' HT. MIN.	30' O.C.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
	8	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	2 GAL. MIN.	AS SHOWN	
	28	MAHONIA AQUIFOLIUM	OREGON GRAPE	2 GAL. MIN.	AS SHOWN	
	6	NANDINA DOMESTICA 'UMPQUA CHIEF'	UMPQUA CHIEF HEAVENLY BAMBOO	2 GAL. MIN.	AS SHOWN	
	27	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL. MIN.	AS SHOWN	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	SPAC
	4,340 SF	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	4" POT	18" O.C.	18" o
	1,056 SF	BARK MULCH		4" DEPTH		

LANDSCAPE SCREENING LEGEND

PER STANDARDS WITHIN 60.05.25.13 A,C & D



NO.	DATE	REVISIONS



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

**LANDSCAPE PLAN
COMCAST - BEAVERTON**

LYNX CONSULTING
17311 135TH AVENUE NE, SUITE 4-100
WOODINVILLE, WA 98072

DATE	SEE STAMP DATE
DESIGNED	DANNY N. VILLAGRANA
DRAWN	DANNY N. VILLAGRANA
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	LINDSEY B. SOLORIO, P.L.A.
	PROJECT MANAGER

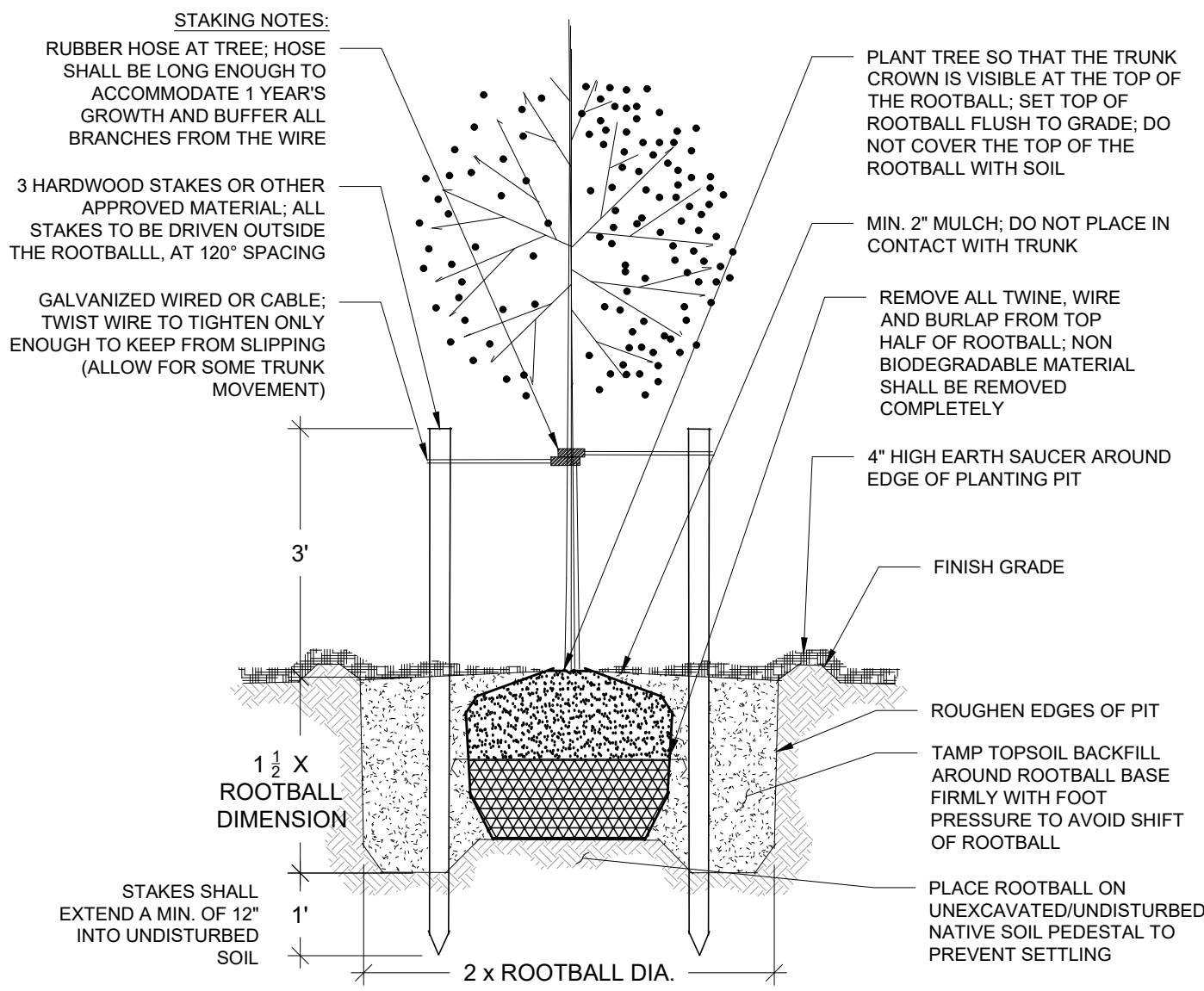
SHEET OF

L-1

PROJECT NUMBER
22358

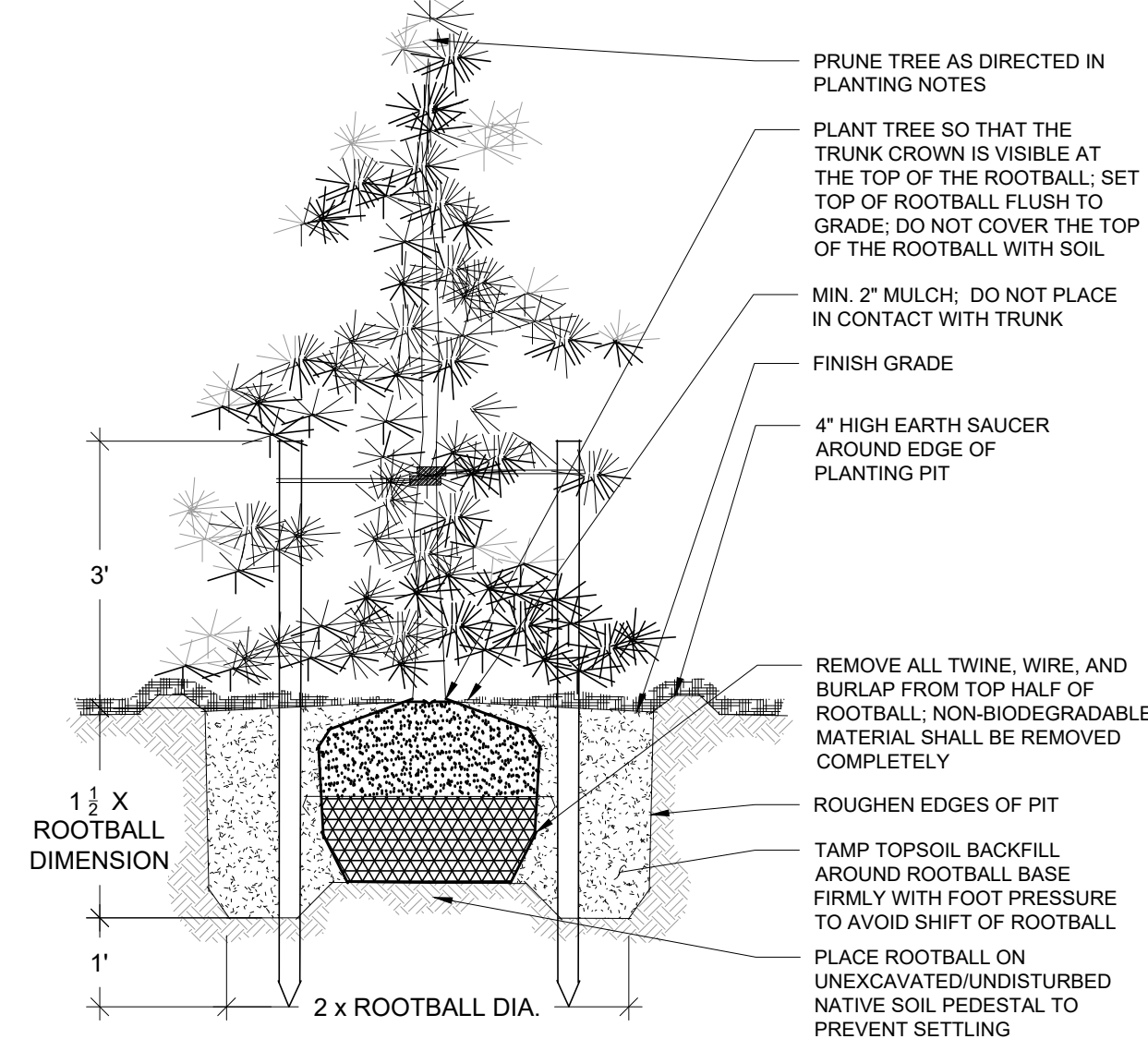
UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

2/1/2023 2:26 PM J:\2022\22358\LANDSCAPE\FINAL SHEETS\22358 L2.01.DWG



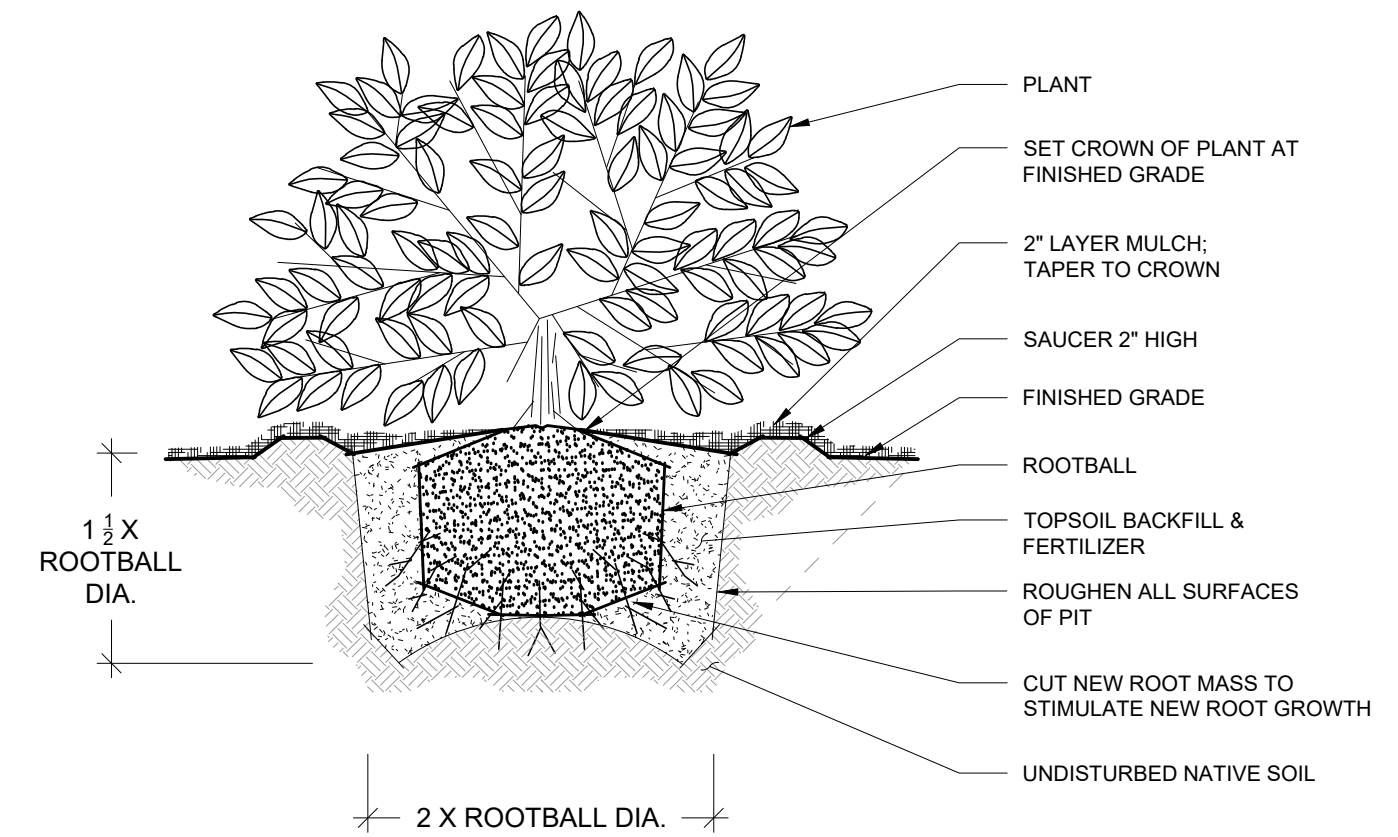
DETAIL: PLANTING DECIDUOUS TREE

NOT TO SCALE



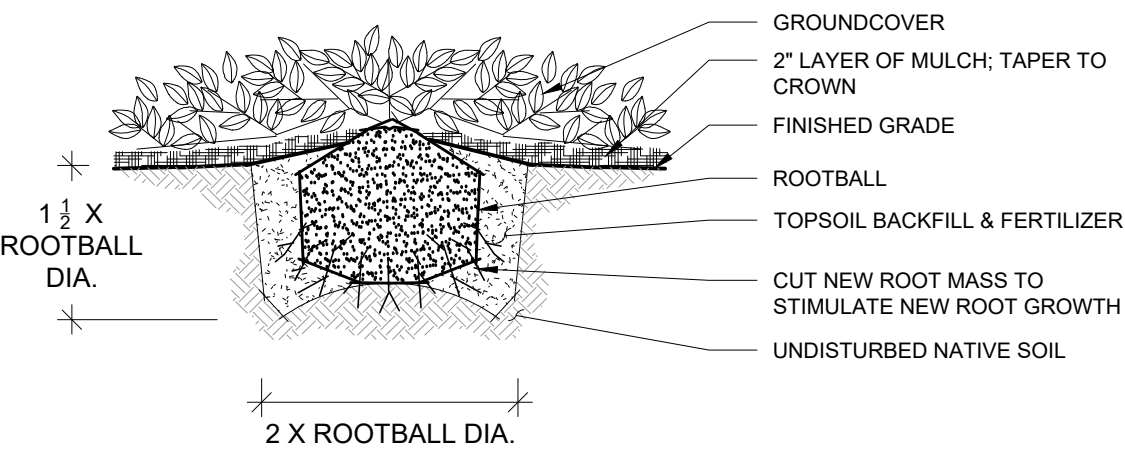
DETAIL: PLANTING CONIFER TREE

NOT TO SCALE



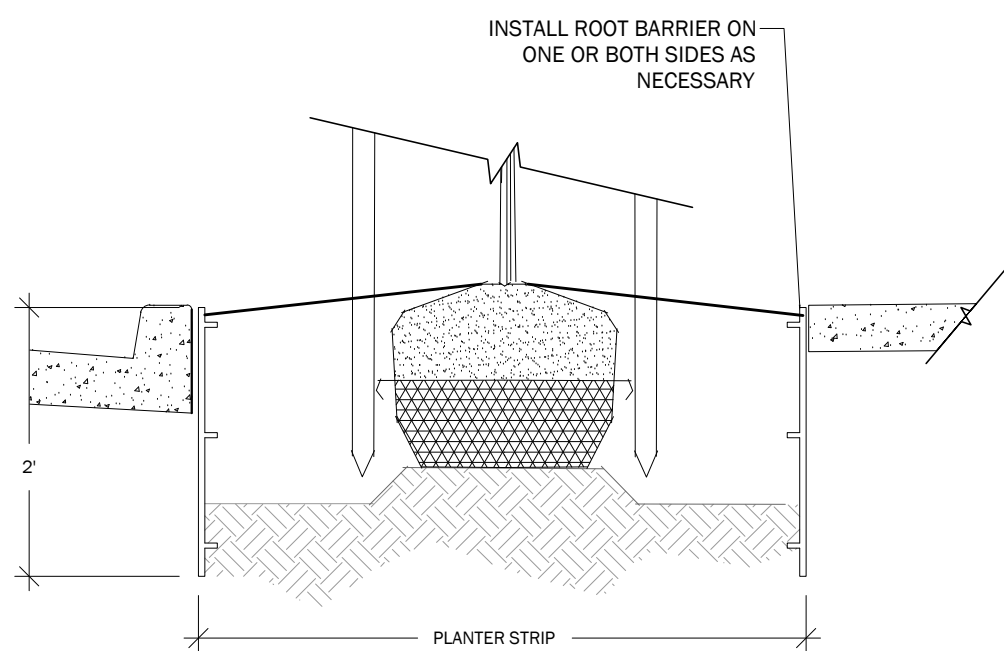
DETAIL: PLANTING SHRUB

NOT TO SCALE



DETAIL: PLANTING GROUNDCOVER

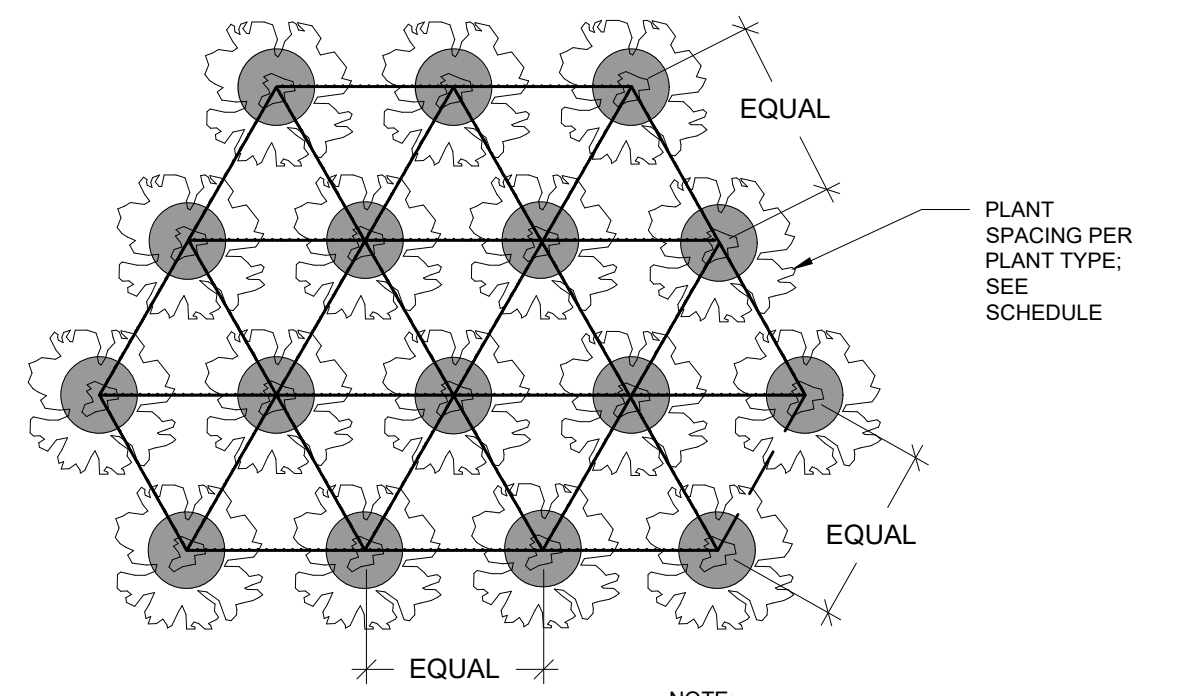
NOT TO SCALE



- NOTE:
1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.
 2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.
 3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

DETAIL: ROOT BARRIER

NOT TO SCALE



- NOTE:
- TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:
- GROUND COVER: 18"
 - SMALL SHRUBS (UNDER 3' TALL): 30"
 - MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"
 - LARGE SHRUBS (OVER 6' TALL): 48"

DETAIL: PLANT SPACING

NOT TO SCALE

LANDSCAPING NOTES

1. THE LANDSCAPE CONTRACTOR MUST BE LICENSED AND OR BONDED. CONTRACTOR MUST BE EXPERIENCED IN LANDSCAPE WORK OF THE BEST TRADE PRACTICES AND HAVE THE NECESSARY EQUIPMENT AND PERSONNEL TO PERFORM WORK.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HER/HIMSELF WITH THE SITE AND ALL OTHER SITE IMPROVEMENTS PRIOR TO THE START OF LANDSCAPE WORK.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND USE CAUTION WHILE EXCAVATING IN ORDER TO AVOID DISTURBING ANY EXISTING UTILITIES. THE LANDSCAPE CONTRACTOR WILL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND OWNER OF ANY CONFLICTS. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED DURING PLANTING ACTIVITIES, ALTERNATIVE LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO OTHER TRADES AS REQUIRED.
5. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL PLANTS OF THE CORRECT SIZE, SPECIES VARIETY, QUANTITY AND QUALITY AS SPECIFIED ON PLANT SCHEDULE AND SYMBOLS ON LANDSCAPE PLAN. IF UNAVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND PROVIDE THE NAMES AND TELEPHONE NUMBERS OF THREE NURSERY SUPPLIERS OR PLANT BROKERS THAT HAVE BEEN CONTACTED. SUBSTITUTIONS SHALL ONLY BE MADE UPON THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANSI Z60.1).
7. THE LANDSCAPE CONTRACTOR SHALL DELIVER, MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNERS FINAL ACCEPTANCE IS RECEIVED.
8. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL PROPERTY, INCLUDING PAVEMENT, WALKWAYS, CURBS, FENCING, STRUCTURES, ETC., DURING CONSTRUCTION.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING INFORMED OF ALL EXISTING CODES, LAWS AND ORDINANCES RELATING TO THE WORK REQUIRED ON SITE, AND SHALL COMPLY ACCORDINGLY.
10. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO ASSURE PROPER SUBGRADES ARE MET.
11. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THREE REPRESENTATIVE SOIL SAMPLES TO THE OWNER'S REPRESENTATIVE FOR TESTING BY AN APPROVED SOIL TESTING LABORATORY. AMENDMENTS SHALL BE ADDED TO THE SOIL MIX AS RECOMMENDED BY SOIL TESTING LAB.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING PLANTING BEDS AND LAWN AREAS TO FINISHED GRADE USING APPROVED TOPSOIL. ALL SOIL IN LANDSCAPED AREAS SHALL BE AMENDED PER 2012 C.O.R. STANDARD DRAWING 632
13. THE LANDSCAPE CONTRACTOR SHALL RAKE PREPARED AREAS AND REMOVE ANY ROCK OR DEBRIS OVER 1". ALL LAWN AREAS SHALL BE ROLLED TO PROVIDE A FIRM, SMOOTH SURFACE FREE OF DIVOTS OR MOUNDS.
14. THE LANDSCAPE CONTRACTOR SHALL SET FINISHED GRADES BELOW EDGE OF HARDSCAPE ELEMENTS PRIOR TO MULCH AND/OR SOD INSTALLATION. GRADES SHALL BE SET 3" BELOW ADJACENT HARDSCAPE SURFACES BEFORE MULCH FOR PLANTING BEDS AND 1" BELOW FOR LAWN AREAS.
15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 2" DEEP LAYER OF MULCH IN ALL PLANTING BEDS.
16. MULCH SHALL BE 100% NATURAL FIR OR HEMLOCK, MEDIUM GRAUND, OF UNIFORM COLOR, FREE FROM DYES, WEED SEEDS, SAWDUST & SCRAP LUMBER FIBER, TRASH, INORGANIC MATERIAL OR ANY OTHER COMPOUND DETRIMENTAL TO PLANT GROWTH. SUBMIT SAMPLE FOR APPROVAL.
17. FERTILIZER SHALL BE A COMPLETE, BALANCED COMMERCIAL BRAND WITH COMPLETE CHEMICAL ANALYSIS SHOWN ON AN UNOPENED CONTAINER WHEN DELIVERED. FERTILIZER SHALL BE APPLIED AT RATES CONSISTENT WITH THE MANUFACTURER'S RECOMMENDATIONS AND SOIL TESTING LAB'S RECOMMENDATIONS.
18. WORK AREAS TO BE KEPT NEAT AND ORDERLY AND FREE OF DEBRIS AND RUBBISH AT ALL TIMES DURING PROGRESS OF WORK. RAKE BEDS NEATLY TO AN EVEN FINE GRADE AROUND ALL PLANTS. ALL PAVED AREAS ARE TO BE CLEANED BY BROOM AND/OR WASHED AFTER EACH DAY'S WORK OR MORE FREQUENTLY AS REQUIRED. ALL PLANTING AREAS AND ADJACENT PAVED AREAS SHALL BE LEFT IN A NEAT AND CLEAN CONDITION UPON COMPLETION OF JOB.
19. IF A DISCREPANCY EXISTS BETWEEN THE PLANT QUANTITIES ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN THE QUANTITIES ON THE PLAN SHALL GOVERN.
20. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE AND THE CITY OF BEAVERTON PLANNING.
21. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENED SUB GRADE TO A MINIMUM DEPTH OF 6". VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THIS TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING.
22. DRAINAGE: CONTRACTOR SHALL NOTIFY THE OWNER OF ANY LOW POINTS OR FORESEEN POOR DRAINING AREAS EXISTING ON-SITE AND PROVIDE CORRECTIVE DRAINAGE PLANS PRIOR TO COMMENCING LANDSCAPE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL FINISHED LANDSCAPE AREAS THAT ARE PART OF THIS SCOPE OF WORK. ALL POSITIVE DRAINAGE FROM LANDSCAPE AREAS SHALL BE DISCHARGED APPROPRIATELY AND SHALL NOT CREATE DRAINAGE PROBLEMS OFF-SITE OR IN OTHER AREAS OF THE PROJECT. FINISHED LANDSCAPE AREAS WITH PONDING WATER OR OTHER POOR DRAINAGE CONDITIONS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
23. OWNER SHALL APPROVE PLANT MATERIAL & PLANTING BED LOCATION PRIOR TO INSTALLATION. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE RESPONSIBLE OFFICIAL. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HELED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
24. TREE PITS SHALL BE A MINIMUM OF TWO TIMES (2X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE RESPONSIBLE OFFICIAL. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
25. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
26. STREET TREE AND SHRUB INSTALLATIONS SHALL CONFORM TO THE FOLLOWING GENERAL GUIDELINES:
A) TREES SHALL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING, OR IN ANY OTHER LOCATION THAT MAY CAUSE A SAFETY CONCERN.
27. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AT CONTRACTOR'S EXPENSE AS DIRECTED BY THE RESPONSIBLE OFFICIAL.
28. ALL TREE STAKES TO BE REMOVED AFTER A PERIOD OF TWO YEARS.
29. ALL SLOPES STEEPER THAN 3:1 SHALL BE PROTECTED WITH EROSION CONTROL FABRIC INSTALLED PER MANUFACTURER'S SPECIFICATIONS OR OTHER APPROVED EROSION CONTROL METHOD.
30. ALL NEW PLANTING AREAS TO BE FITTED WITH IRRIGATION, THE NEW IRRIGATION AREAS WILL BE RETRO-FITTED TO THE EXISTING SYSTEM.

DATE	SEE STAMP DATE
DESIGNED	DANNY N. VILLAGRANA
DRAWN	DANNY N. VILLAGRANA
APPROVED	LINDSEY B. SOLORIO, P.L.A.
	LINDSEY B. SOLORIO, P.L.A.
	PROJECT MANAGER

LANDSCAPE NOTES & DETAILS
COMCAST - BEAVERTON

LYNX CONSULTING
17311 135TH AVENUE, NE, SUITE 4-100
WOODBRIDGE, WA 98072

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

CORE DESIGN

REGISTERED
LANDSCAPE ARCHITECT
OREGON
03/24/2022
LA1106

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

SHEET OF
L-2
PROJECT NUMBER
22358

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

2/1/2023 2:26 PM J:\2022\22358\LANDSCAPE\FINAL SHEETS\22358 L2.DWG



NW 173RD AVE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE EXISTING ON-SITE LIGHTING CONDITION. ALL LIGHTING IN THIS ANALYSIS ARE EXISTING TO REMAIN. NO NEW LIGHTING OR MODIFICATIONS TO THE EXISTING LIGHTING SYSTEM ARE PROPOSED FOR THIS PROJECT.
2. THE LOCATION OF EXISTING FEATURES AND UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE. NOT ALL EXISTING FEATURES AND UTILITIES MAY BE SHOWN.

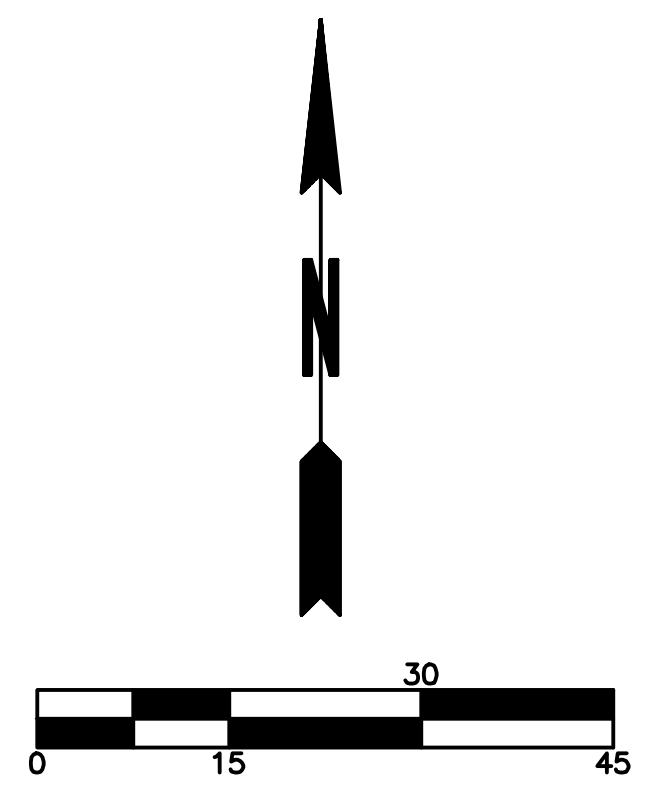
LEGEND

DESCRIPTION	SYMBOL
PARKING LOT CALCULATION AREA	
SIDEWALK CALCULATION AREA	
PROPERTY LINE CALCULATION AREA	
BUILDING LOCATION	

CALCULATED LIGHT LEVELS				
DESIGN AREA	MINIMUM AVERAGE ILLUMINANCE (FC)		MAXIMUM ILLUMINANCE AT PROPERTY LINE (FC)	
	TARGET*	CALCULATED	TARGET*	CALCULATED
SIDEWALK	1.50	1.79	N/A	N/A
PARKING LOT N SIDE	1.50	1.30	N/A	N/A
PARKING LOT S SIDE	1.50	1.83	N/A	N/A
PROPERTY LINE				
PROPERTY LINE - E SIDE	N/A	0.09	0.50	0.30
PROPERTY LINE - N SIDE	N/A	0.25	0.50	2.35
PROPERTY LINE - S SIDE	N/A	0.23	0.50	1.93
PROPERTY LINE - W SIDE	N/A	0.07	0.50	0.57

*PER CITY OF BEAVERTON DEVELOPMENT CODE TABLE 60.05-01.

LUMINAIRE TABLE					
SYMBOL	QUANTITY	FIXTURE TYPE	MOUNTING TYPE	MOUNTING HEIGHT	WATTAGE
	9	DURALED SMALL HAMPTON KITTY HAWK AREA LIGHT (KH25Q-D-1X65-U-3K-C)	POLE (EX)	14FT (EX)	65W (EX)
	2	LITELUME FLOOD LIGHT (LL-FL-135-50-UNV-N76-BZ-SF)	ROOF (EX)	29FT (EX)	135W (EX)
	13	SMALL LED ASTRA WALL ACCENT LIGHT (TV2C3-2X10-U-41K)	WALL (EX)	10FT (EX)	20W (EX)



Comcast - Illumination Analysis

1.23027.00 - Comcast Beaverton Lighting

February 21, 2023



F-1

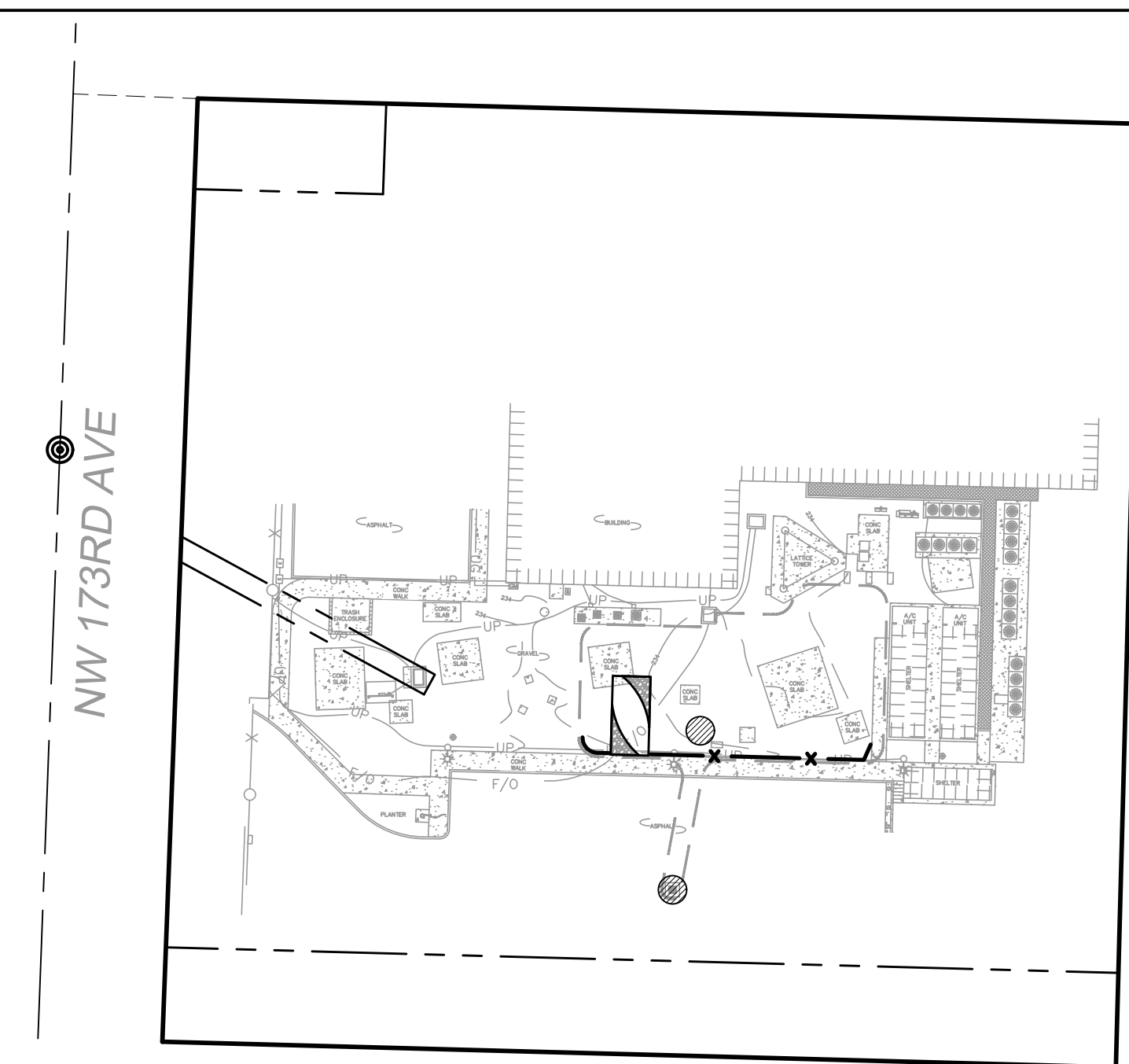
SITE INFORMATION

TAX LOT NUMBER 1N131AB01400
 SITE ADDRESS 1750 NW 173RD AVE
 BEAVERTON, OR 97006
 WASHINGTON COUNTY
 ZONING OI (OFFICE INDUSTRIAL)
 TOTAL LOT AREA 1.44 AC
 NEW IMPERVIOUS SURFACE 1,832 SF
 MODIFIED IMPERVIOUS SURFACE 0 SF
 DISTURBED AREA 3,520 SF
 CUT <10 CY
 FILL <10 CY

QUANTITIES ARE ROUGH EARTHWORK AND DO NOT INCLUDE STRIPPING, FOUNDATION EXCAVATION OR FINAL SURFACING. CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL QUANTITIES FOR BID PURPOSES.

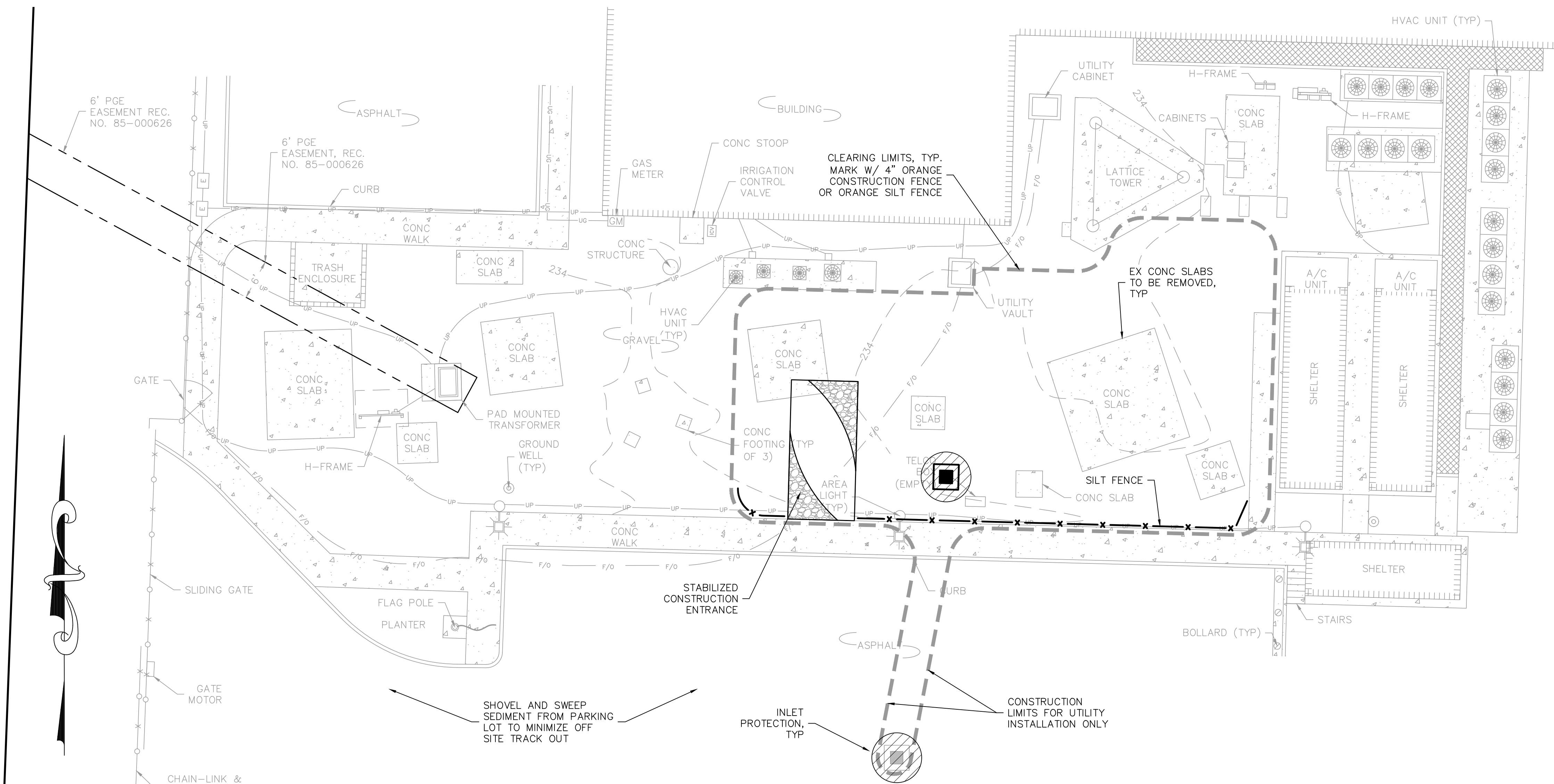
CONTACT INFORMATION

CIVIL ENGINEER DUNCANSON COMPANY, INC.
 145 SW 155TH STREET, SUITE 102
 SEATTLE, WASHINGTON 98166
 ATTN: HAROLD DUNCANSON
 HAROLDD@DUNCANSONCO.COM
 206.244.4141



OVERALL PARCEL MAP

SCALE: 1"=40'



SWPPP NOTES

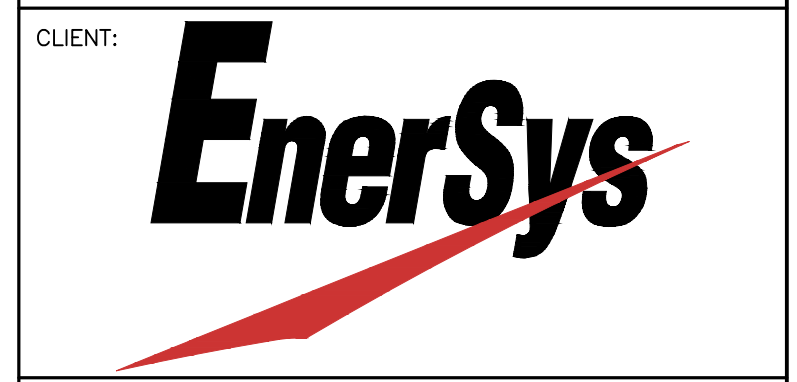
- CONTRACTOR SHALL DEVELOP A SPILL PREVENTION PLAN AND MAINTAIN APPROPRIATE SPILL RESPONSE SUPPLIES FOR ANY TOXIC OR HAZARDOUS LIQUIDS STORED OR USED ON SITE.
- PROVIDE PLASTIC COVERING OR OTHER SUITABLE MEANS OF KEEPING RAINFALL AND RUNOFF OFF OF POTENTIALLY POLLUTING MATERIALS AND WASTES.
- PROVIDE A 10'x25' CONSTRUCTION EQUIPMENT FUELING AREA (FIELD LOCATE), IF FUELING OCCURS ON SITE.
- LIGHTING IS REQUIRED IF FUELING (PROVIDED BY SERVICE TRUCKS) OCCURS AT NIGHT.
- DRIP PANS OR PLASTIC SHEETING IS REQUIRED WHEN EQUIPMENT MAINTENANCE IS PERFORMED ON SITE.
- PROVIDE A 5'x10'x1'D SUMP FOR CONCRETE SLURRY AND TOOL WASH WATER (FIELD LOCATE), IF WASHING OF TOOLS OCCURS ON SITE.

CLEARING/EARTHWORK NOTE

- ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL EVALUATION.
- CONTRACTOR SHALL COORDINATE WITH CONSTRUCTION MANAGER AND LAND OWNER REGARDING DISPOSAL OF CLEARING DEBRIS, SOIL STRIPPING MATERIAL AND ANY EXCESS CUT MATERIAL.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - CITY OF BEAVERTON STANDARDS & PERMIT REQUIREMENTS
 - CLEANWATER SERVICES STORMWATER & EROSION/SEDIMENT CONTROL STANDARDS
 - OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018).
- A COPY OF APPROVED PLANS AND THE REFERENCED STANDARDS SHALL BE ON-SITE DURING CONSTRUCTION.



CIVIL ENGINEER: **DUNCANSON Company, Inc.**
 145 SW 155th Street, Suite 102
 Seattle, Washington 98166
 Phone 206.244.4141
 Fax 206.244.4455
 DCI PROJ. NO.: 22391001

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



REV	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
1	1/18/2023	PER CITY COMMENTS

PROJECT: **COMCAST BEAVERTON**
 1750 NW 173RD AVE
 BEAVERTON, OR 97006

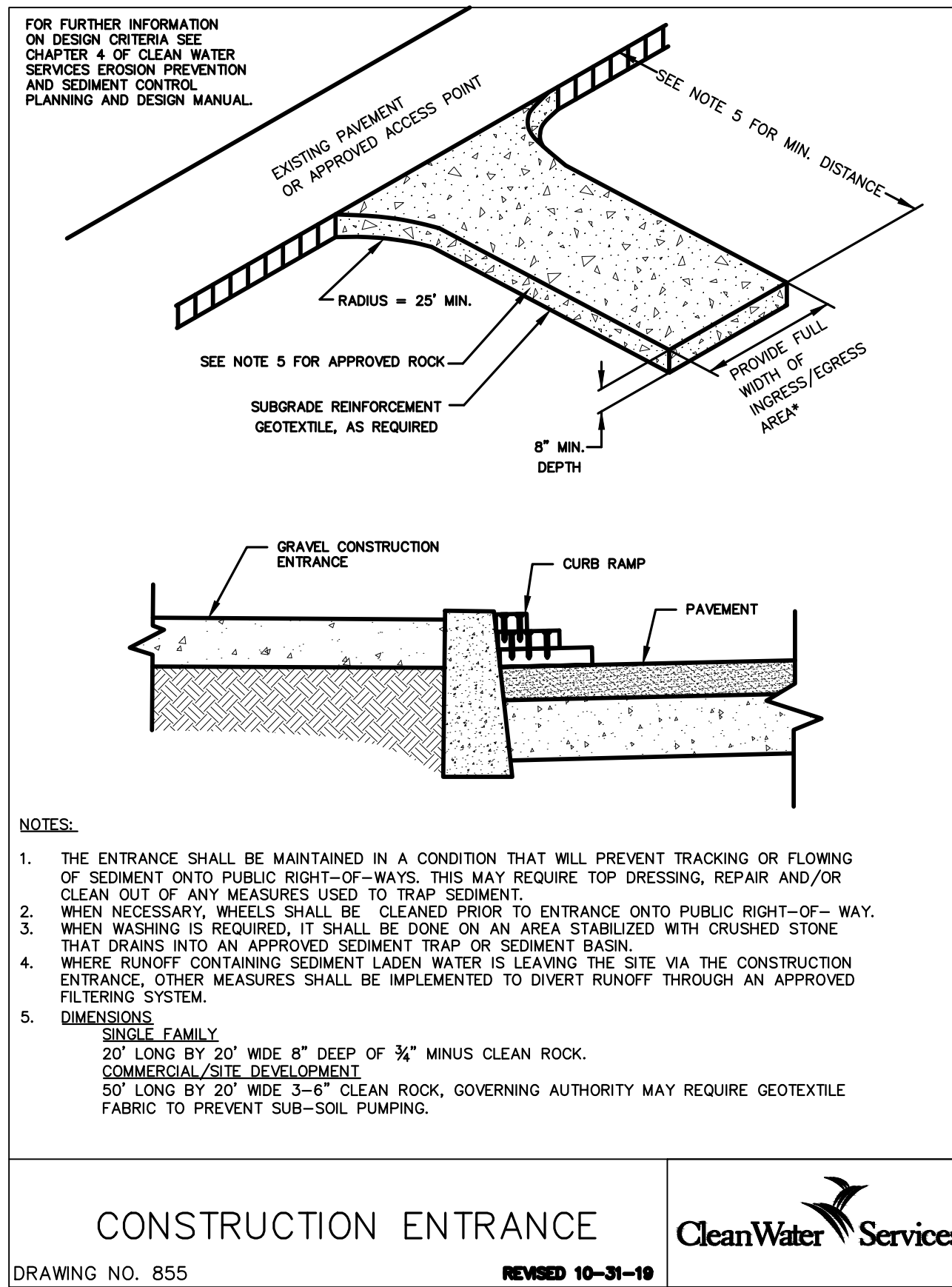
SHEET TITLE: **EROSION AND SEDIMENT CONTROL PLAN**

PROJECT NUMBER: 22391.001	DATE: 9/13/2022
DRAFTER: DLS	PROFESSIONAL OF RECORD: HMD
REVISION NO:	SHEET NO: ESC-1



Know what's below.
 Call 48 hours before you dig.

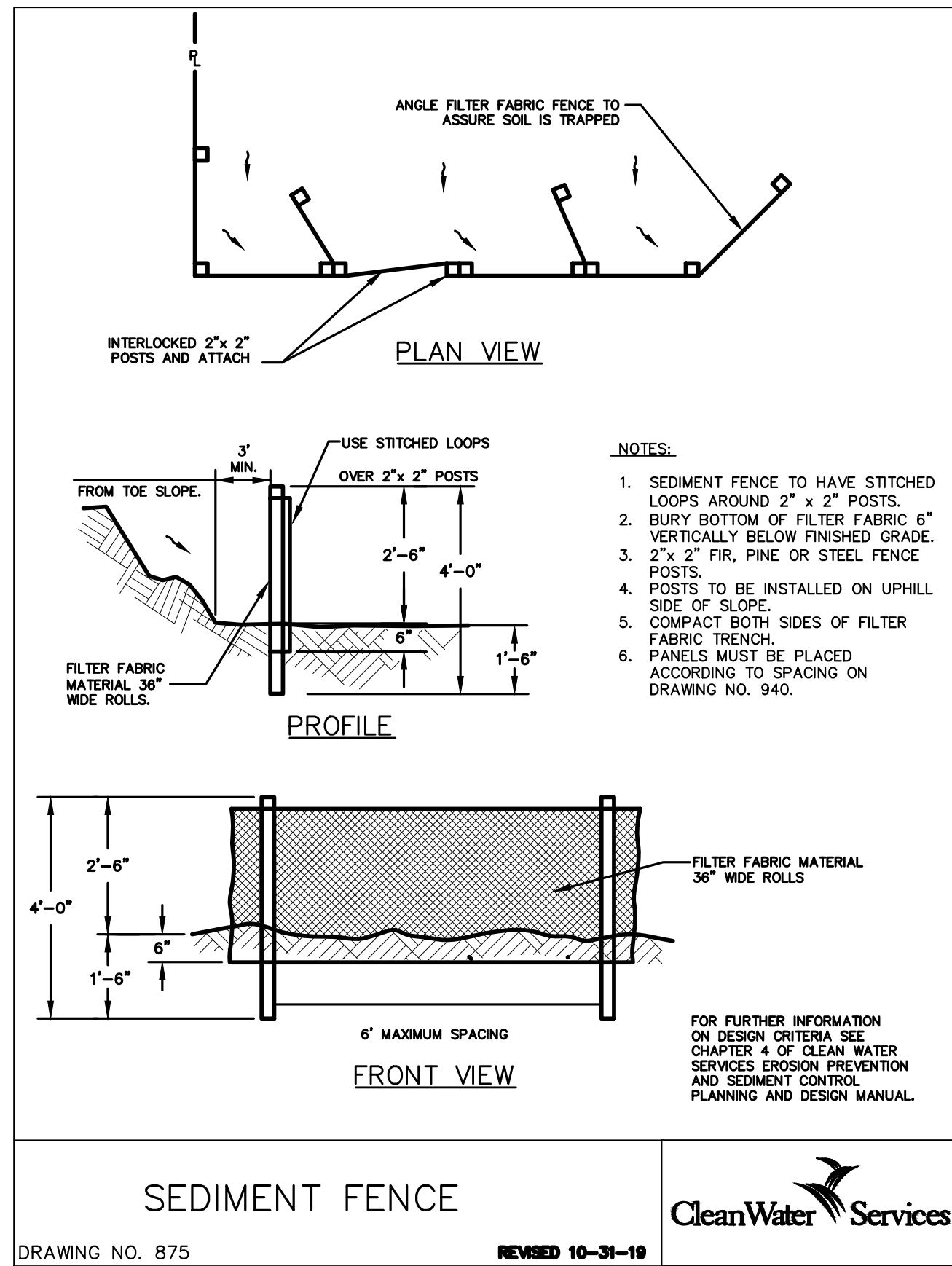
22"x34" SCALE: 1"= 10'-0"
 11"x17" SCALE: 1"= 20'-0"
 10' 5' 0' 10'



CONSTRUCTION ENTRANCE
DRAWING NO. 855
REVISED 10-31-19
CleanWater Services

CONSTRUCTION ENTRANCE

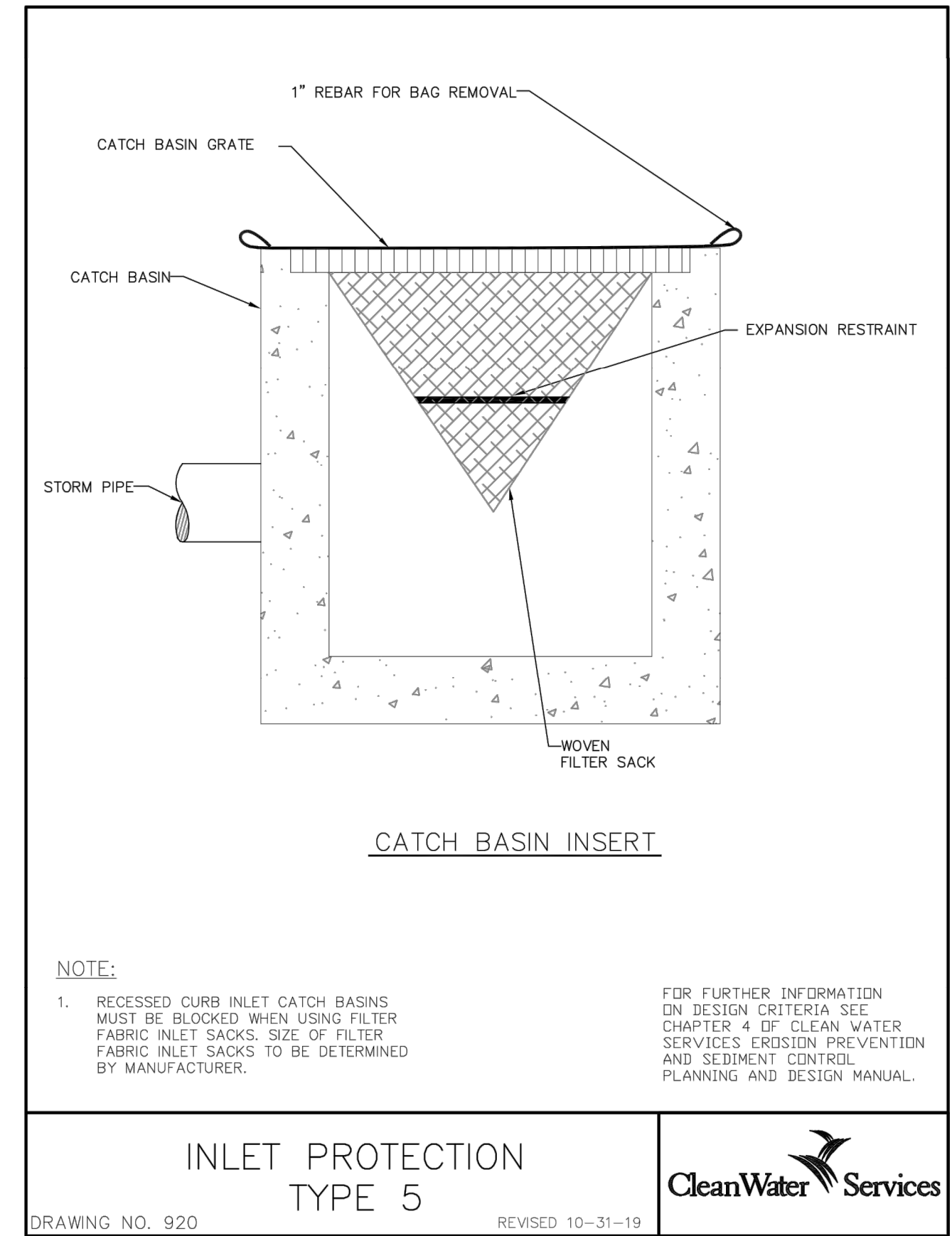
1 NOT TO SCALE



SEDIMENT FENCE
DRAWING NO. 875
REVISED 10-31-19
CleanWater Services

SEDIMENT FENCE

2 NOT TO SCALE



INLET PROTECTION TYPE 5
DRAWING NO. 920
REVISED 10-31-19
CleanWater Services

INLET PROTECTION - TYPE 5

3 NOT TO SCALE

- NOTES:
1. WHEN RAINFALL AND RUNOFF OCCURS, A KNOWLEDGEABLE AND EXPERIENCED PERSON IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE MUST PROVIDE DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS.
 2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31ST EACH YEAR.
 3. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
 4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
 5. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 6. SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
 7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
 8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3-RD THE BARRIER HEIGHT AND PRIOR TO THE CONTROL MEASURES REMOVAL.
 9. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
 10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
 11. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
 12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
 13. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
 14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
 15. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
 16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
 17. WATERTIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPs; SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
 18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
 19. THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
 20. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
 21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
 22. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED, WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
 23. ALL EXPOSED SOILS MUST BE COVERED, AT END OF BUSINESS DAY, DURING WET WEATHER PERIOD, FROM OCTOBER 1 - MAY 31.

STANDARD EROSION CONTROL NOTES FOR SITES LESS THAN 1 ACRE
DRAWING NO. 945
REVISED 10-31-19
CleanWater Services

CLIENT:

CLIENT:

IMPLEMENTATION TEAM/CLIENT:

CIVIL ENGINEER:

145 SW 155th Street, Suite 102
Seattle, Washington 98166
Phone 206.244.4141
Fax 206.244.4455

DCI PROJ. NO.: 22391001

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REGISTERED PROFESSIONAL ENGINEER
Harold M. Duncan
OREGON 10107025
SEP 19, 1995
RENEWED: 12/31/21

REV	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
1	1/18/2023	PER CITY COMMENTS

PROJECT:

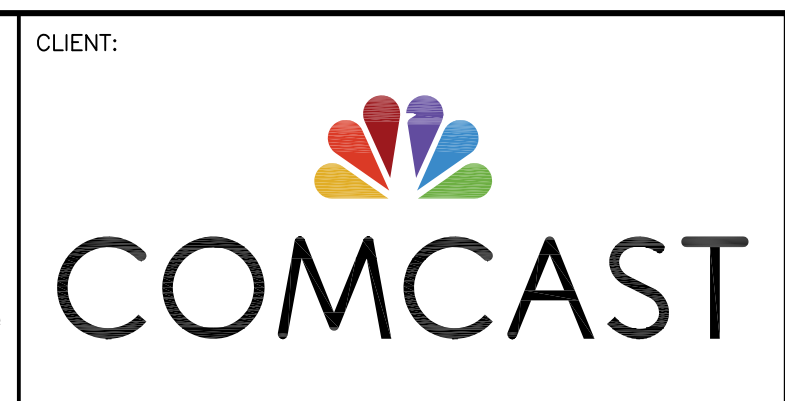
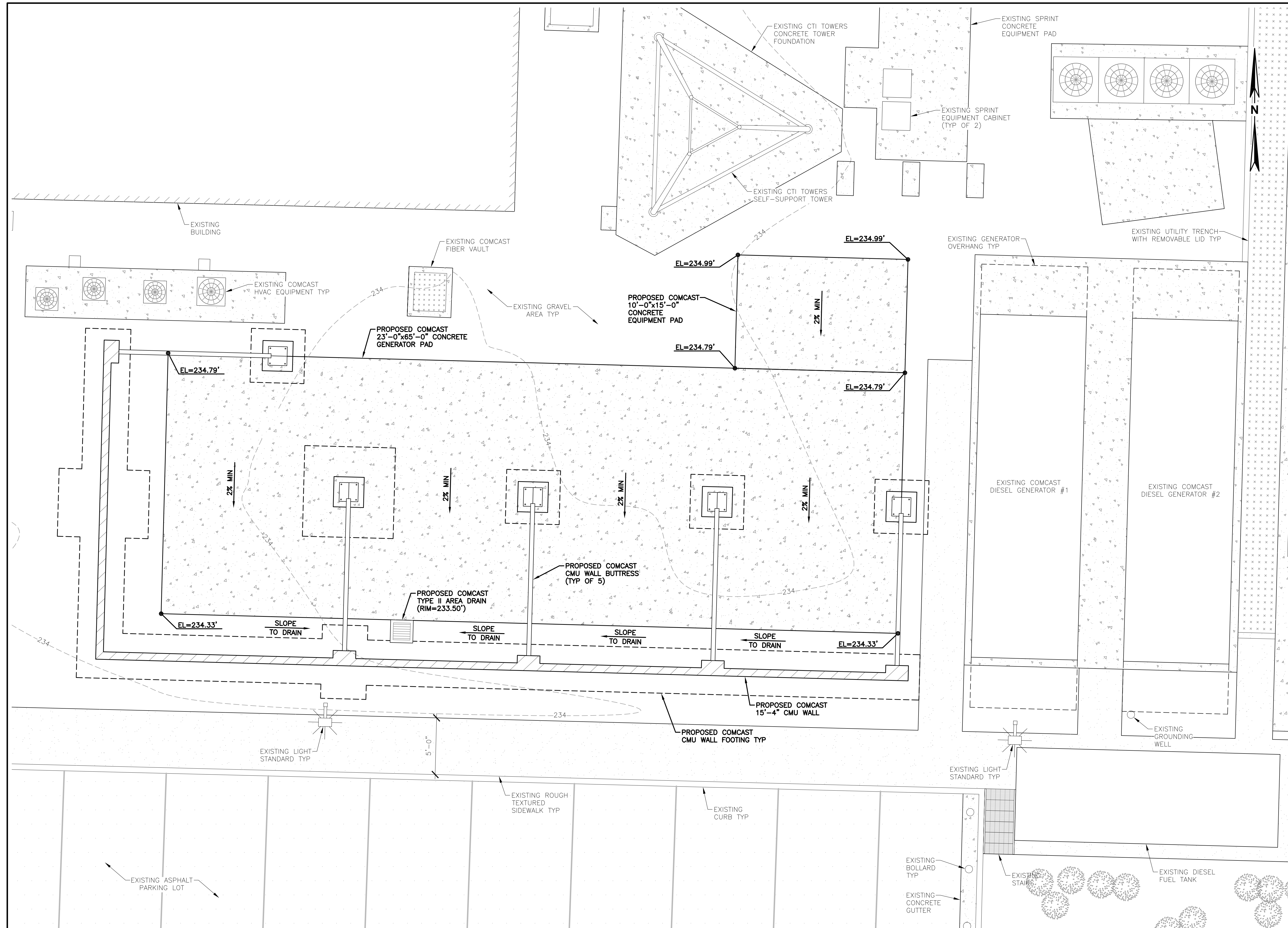
COMCAST BEAVERTON
1750 NW 173RD AVE
BEAVERTON, OR 97006

SHEET TITLE:

EROSION AND SEDIMENT CONTROL DETAILS

PROJECT NUMBER: 22391.001	DATE: 9/13/2022
DRAFTER: DLS	PROFESSIONAL OF RECORD HMD
REVISION NO:	SHEET NO: ESC-2





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RENEWS: JUNE 30, 2024

REV	DATE	DESCRIPTION
-	-	-
3	3/08/23	REVISED PER FACILITIES REVIEW COMMITTEE COMMENTS
2	9/16/22	FCD'S ISSUED FOR SUBMITTAL
1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:

COMCAST BEAVERTON
 1750 NW 173RD AVE
 BEAVERTON, OR 97006

SHEET TITLE:

PROPOSED GRADING PLAN

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 3	SHEET NO: G-1

22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"

SITE INFORMATION

TAX LOT NUMBER 1N131AB01400
 SITE ADDRESS 1750 NW 173RD AVE
 BEAVERTON, OR 97006
 WASHINGTON COUNTY
 ZONING OI (OFFICE INDUSTRIAL)
 TOTAL LOT AREA 1.44 AC

NEW IMPERVIOUS SURFACE 0 SF
 MODIFIED IMPERVIOUS SURFACE 1,832 SF
 DISTURBED AREA 3,520 SF
 CUT <10 CY
 FILL <10 CY

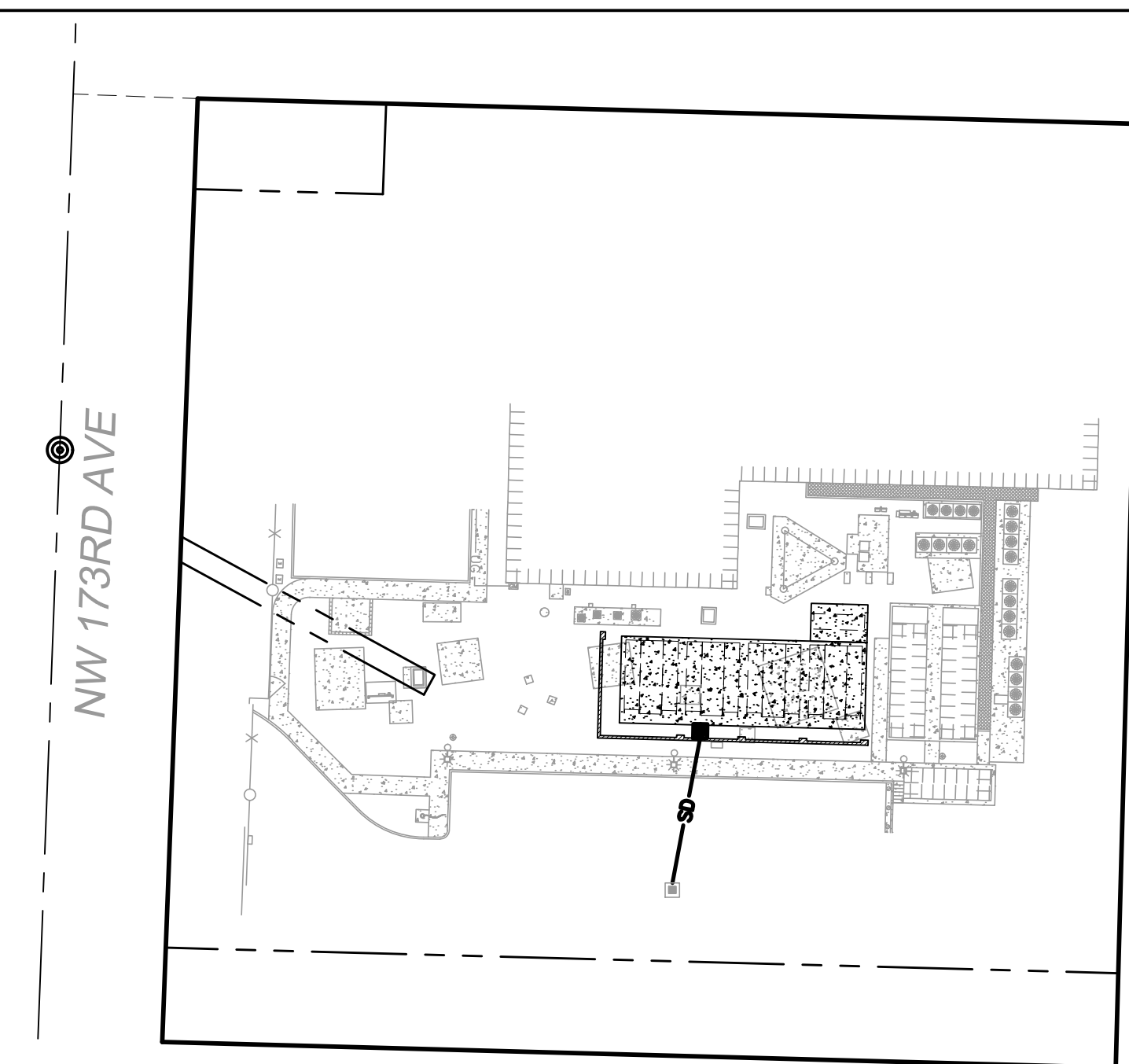
QUANTITIES ARE ROUGH EARTHWORK AND DO NOT INCLUDE STRIPPING,
 FOUNDATION EXCAVATION OR FINAL SURFACING. CONTRACTOR SHALL
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CONTACT INFORMATION

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 145 SW 155TH STREET, SUITE 102
 SEATTLE, WASHINGTON 98166
 ATTN: HAROLD DUNCANSON
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 206.244.4141

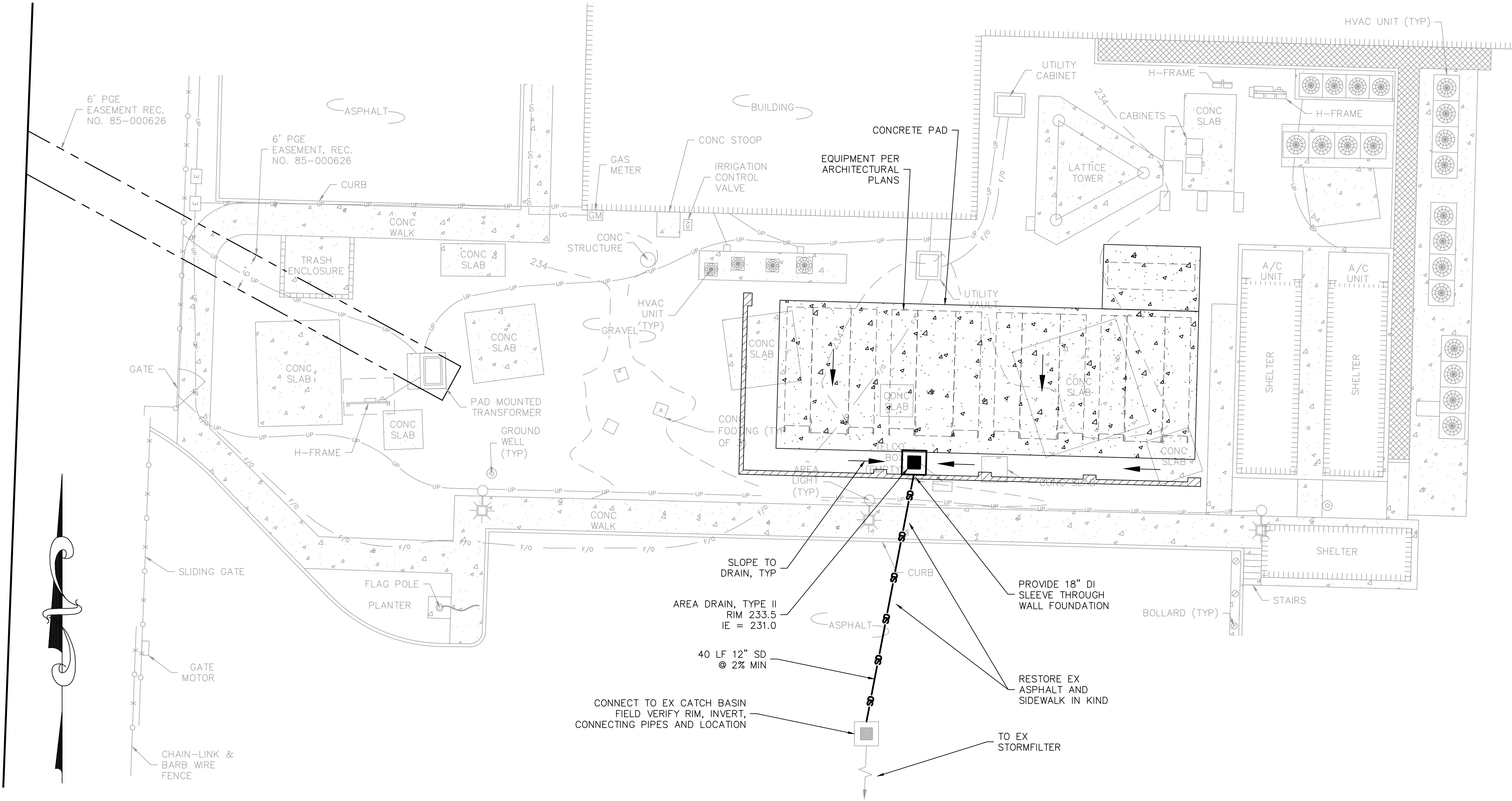
GENERAL NOTES

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 - CLEANWATER SERVICES STORMWATER & EROSION/SEDIMENT CONTROL STANDARDS
 - OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (2018).
- A COPY OF APPROVED PLANS AND THE REFERENCED STANDARDS SHALL BE ON-SITE DURING CONSTRUCTION.



OVERALL PARCEL MAP

SCALE: 1"=40'



CLIENT:
COMCAST

CLIENT:
EnerSys

IMPLEMENTATION TEAM/CLIENT:
LYNX

CIVIL ENGINEER:
DUNCANSON
 Company, Inc.
 145 SW 155th Street, Suite 102
 Seattle, Washington 98166
 Phone 206.244.4141
 Fax 206.244.4455
 DCI PROJ. NO.: 22391001

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REGISTERED PROFESSIONAL ENGINEER

 HAROLD M. DUNCANSON
 [RENEWS: 12/31/21]

REV	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
1	1/18/2023	PER CITY COMMENTS

PROJECT:
COMCAST BEAVERTON
 1750 NW 173RD AVE
 BEAVERTON, OR 97006

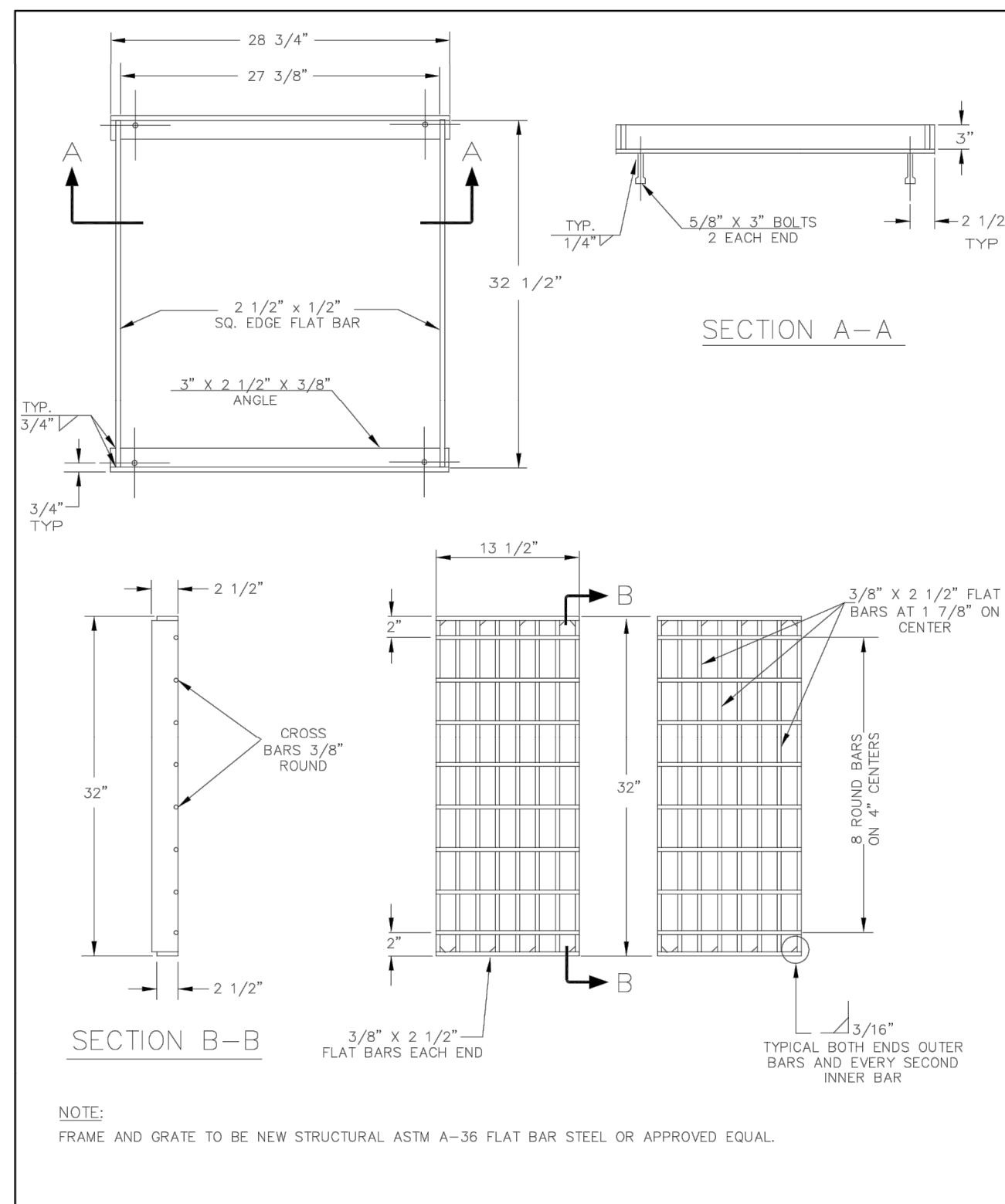
SHEET TITLE:
**GRADING/
 DRAINAGE PLAN
 & DETAILS**

PROJECT NUMBER: 22391.001	DATE: 9/13/2022
DRAFTER: DLS	PROFESSIONAL OF RECORD HMD
REVISION NO:	SHEET NO:

SD-1

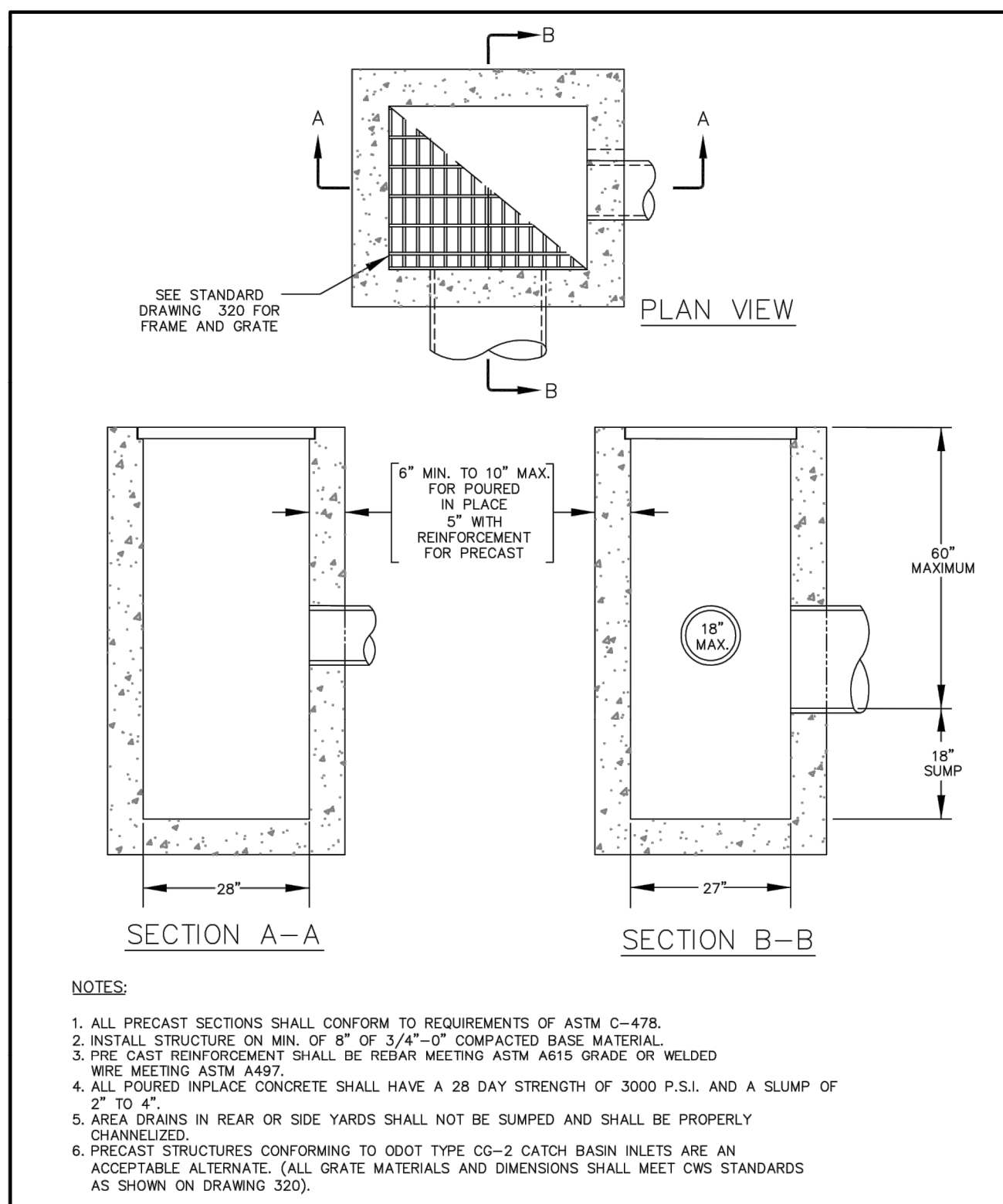
811
 Know what's below.
 Call 48 hours before you dig.

22"x34" SCALE: 1"= 10'-0"
 11"x17" SCALE: 1"= 20'-0"



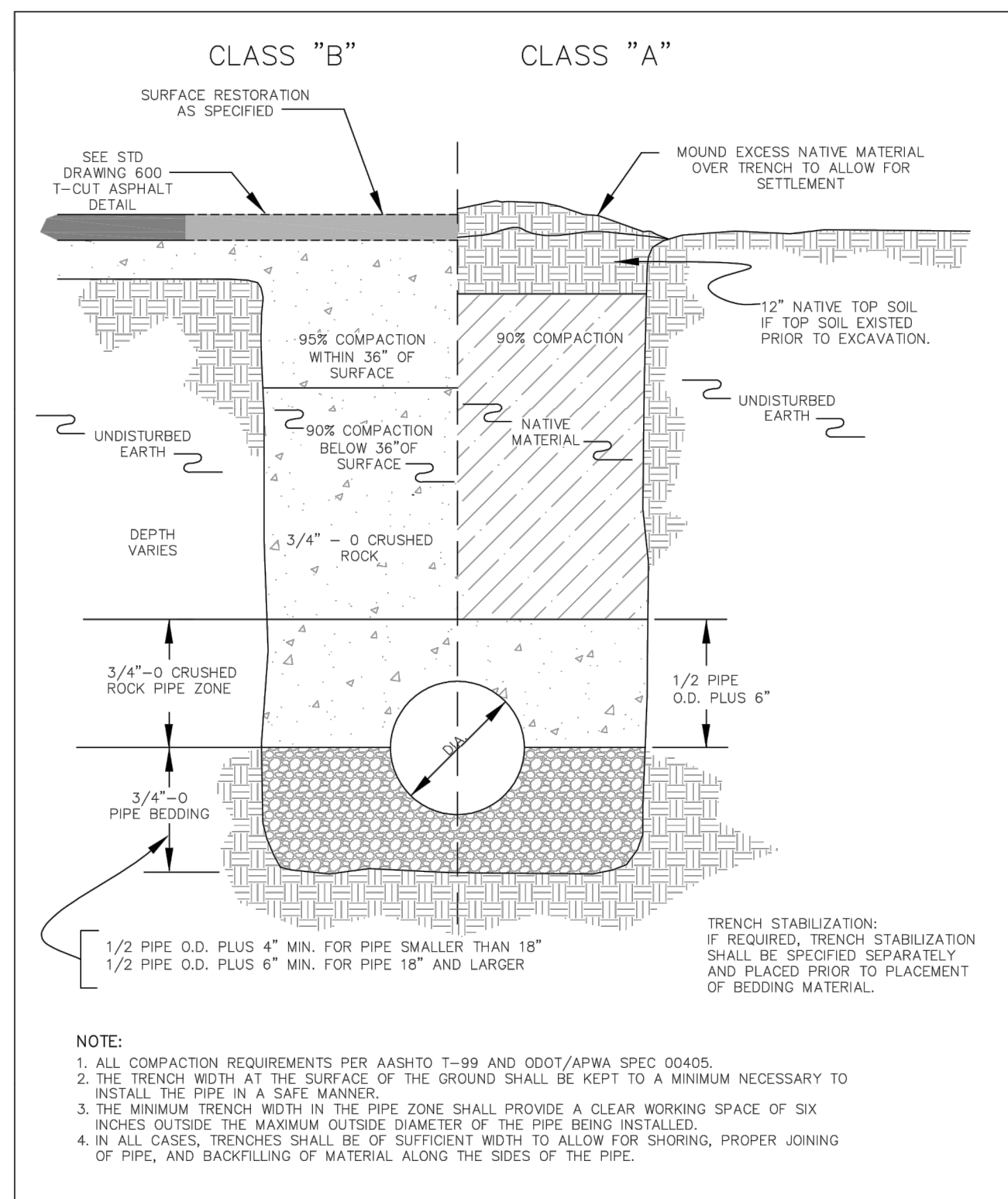
CATCH BASIN FRAME AND GRATE (CG-2)
DRAWING NO. 320 REVISED 10-31-19
CleanWater Services

1 CB FRAME & GRATE



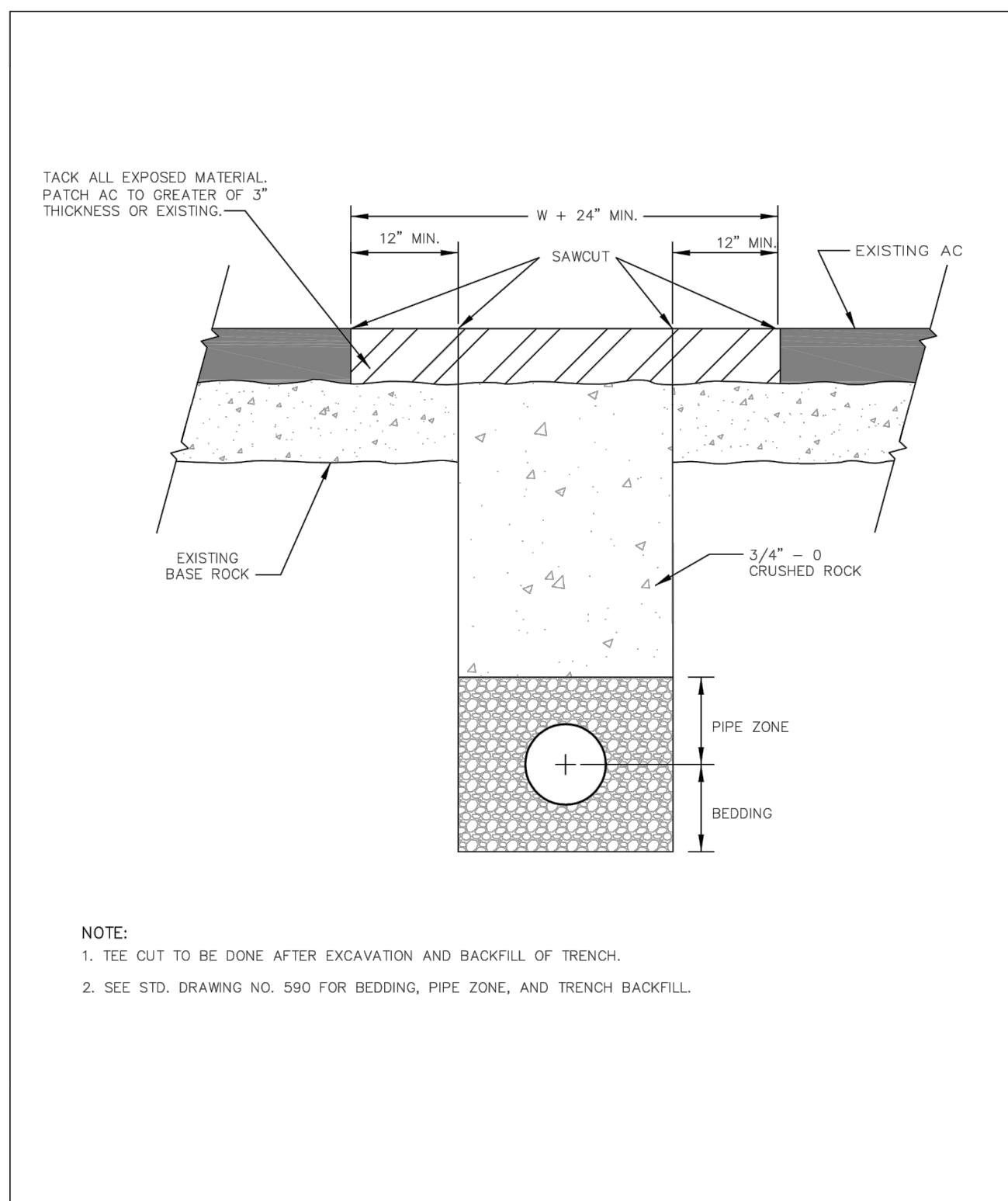
AREA DRAIN TYPE II
DRAWING NO. 380 REVISED 10-31-19
CleanWater Services

2 AREA DRAIN - TYPE II



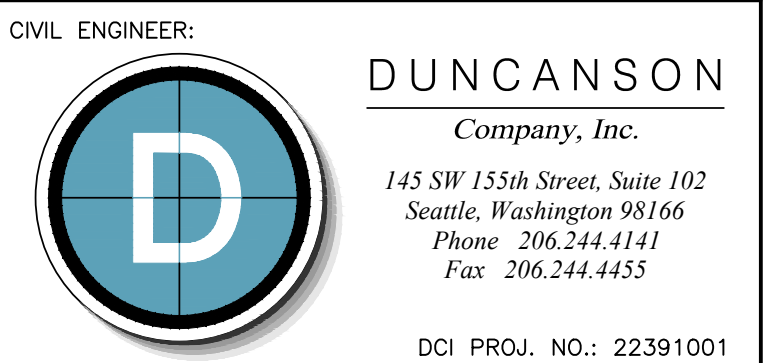
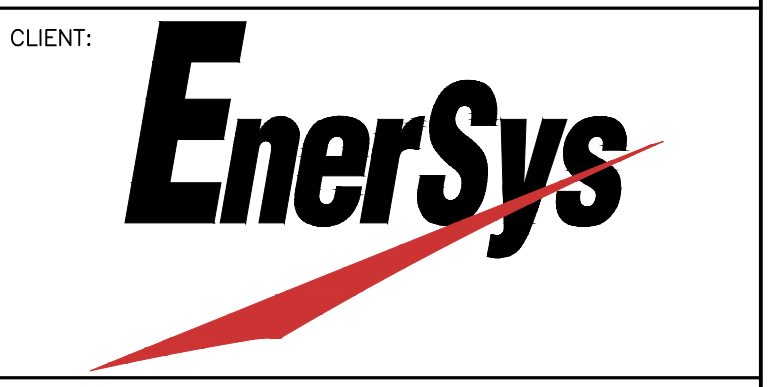
TRENCH BACKFILL DETAILS
DRAWING NO. 590 REVISED 10-31-19
CleanWater Services

3 TRENCH BACKFILL



T-CUT ASPHALT DETAILS
DRAWING NO. 600 REVISED 10-31-19
CleanWater Services

4 T-CUT ASPHALT



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REV	DATE	DESCRIPTION
-	-	-
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1	1/18/2023	PER CITY COMMENTS

PROJECT:
COMCAST BEAVERTON
1750 NW 173RD AVE
BEAVERTON, OR 97006

SHEET TITLE:
**GRADING/
DRAINAGE PLAN
& DETAILS**

PROJECT NUMBER: 22391.001	DATE: 9/13/2022
DRAFTER: DLS	PROFESSIONAL OF RECORD HMD
REVISION NO:	SHEET NO: SD-2