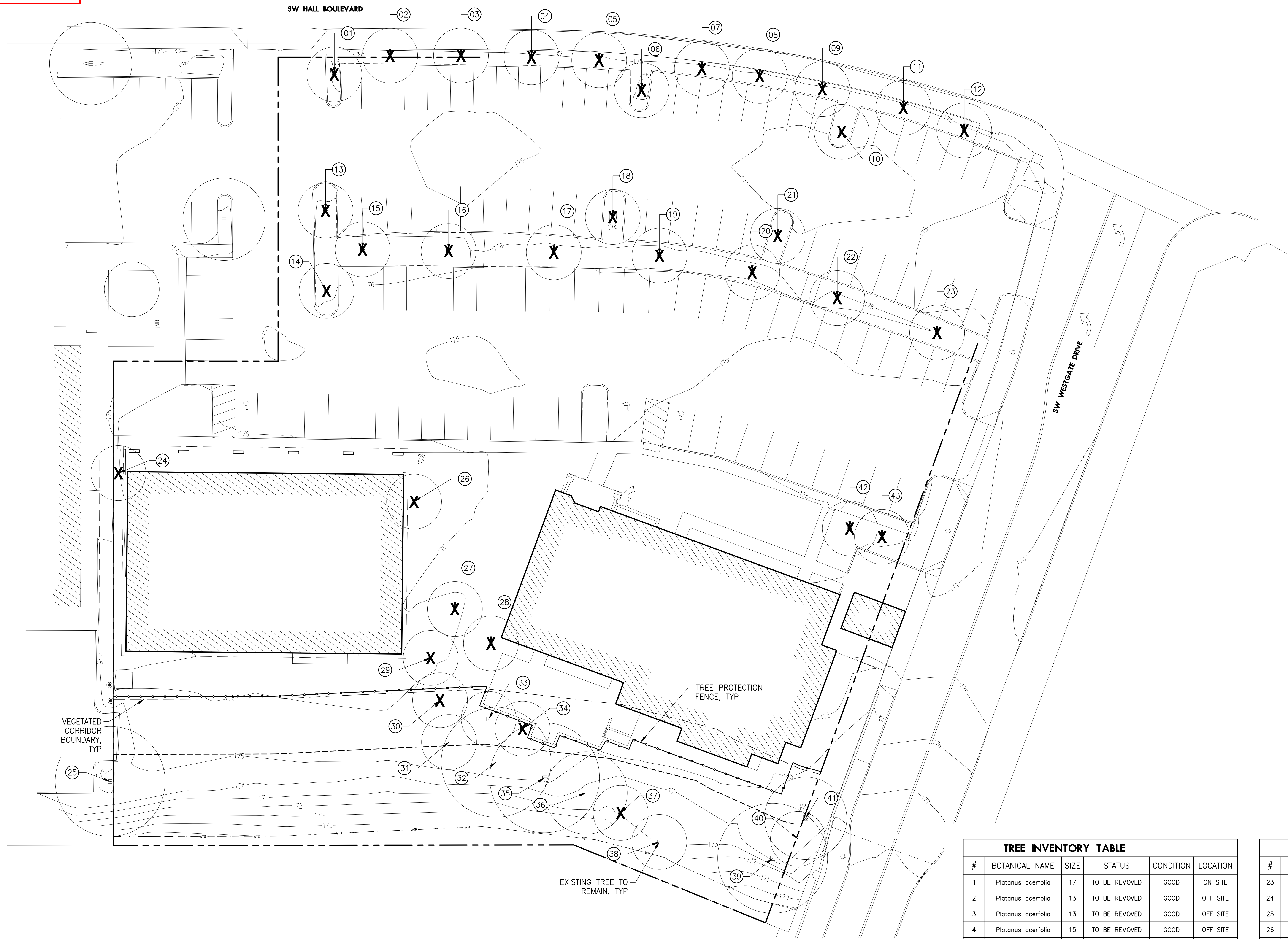
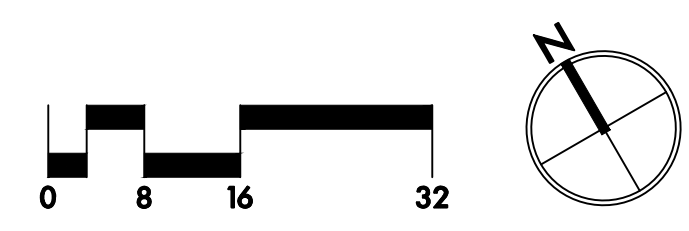


Received
Planning Division
09/25/2023



1 TREE PROTECTION PLAN

Section
SCALE: 1/16" = 1'-0"



LEGEND

- LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- TREE PROTECTION FENCE
- E EXISTING TREE TO REMAIN
- X EXISTING TREE TO BE REMOVED

ABBREVIATIONS

- ARCH ARCHITECTURAL
- CAL CALIPER
- DBH DIAMETER AT BREAST HEIGHT
- EX EXISTING
- FS FINISH SURFACE
- SF SQUARE FEET

TREE PROTECTION AND REMOVAL NOTES

1. THIS PLAN IS BASED ON A SURVEY BY NORTHEAST SURVEYING, INC DATED 08/18/2022. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES. INSTALL PROTECTIVE FENCING WHERE INDICATED ON THE TREE PROTECTION PLAN. PROTECTIVE BARRIERS SHALL BE PLACED BEFORE PHYSICAL DEVELOPMENT STARTS AND SHALL STAY IN PLACE UNTIL AFTER PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST.
3. TREE PROTECTION FENCING SHALL BE CHAIN LINK, MINIMUM OF 6' HEIGHT, SECURED WITH STEEL POSTS, INSTALLED 5' BEYOND THE EDGE OF THE ROOT ZONE OR AS INDICATED ON THE TREE REMOVAL AND PROTECTION PLAN.
4. EXCAVATION WITHIN THE TREE PROTECTION ZONE WILL BE PERFORMED USING ONLY NON-MOTORIZED HANDHELD TOOLS AND SHALL BE THE MINIMUM NECESSARY TO ACCOMPLISH THE PURPOSE FOR THE EXCAVATION AND TO ENSURE LONG-TERM SURVIVAL OF THE TREE.
5. TREE PROTECTION FENCING SHALL BE FLUSH WITH THE INITIAL UNDISTURBED GRADE.
6. APPROVED SIGNS SHALL BE ATTACHED TO PROTECTION FENCING, AND VISIBLY STATING THAT INSIDE THE FENCING IS A TREE PROTECTION ZONE, NOT TO BE DISTURBED UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE PROJECT ARBORIST.
7. NO CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE, INCLUDING, BUT NOT LIMITED TO DUMPING OR STORAGE OF MATERIALS SUCH AS BUILDING SUPPLIES, SOIL, WASTE ITEMS, OR PARKED VEHICLES AND EQUIPMENT.
8. THE TREE PROTECTION ZONE SHALL REMAIN FREE OF CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS SUCH AS PAINTS, THINNERS, CLEANING SOLUTIONS, PETROLEUM PRODUCTS, AND CONCRETE OR DRY WALL EXCESS, CONSTRUCTION DEBRIS, OR RUNOFF.
9. NO EXCAVATION, TRENCHING, GRADING, ROOT PRUNING OR OTHER ACTIVITY SHALL OCCUR WITHIN THE TREE PROTECTION ZONE UNLESS DIRECTED BY AN ARBORIST PRESENT ON SITE.
10. NO FILL OR COMPACTION SHALL OCCUR WITHIN THE CRITICAL ROOT ZONES OF ANY OF THE TREES. IF COMPACTION IS UNAVOIDABLE, MEASURES SHALL BE TAKEN AS RECOMMENDED BY A CERTIFIED ARBORIST TO REDUCE OR MITIGATE THE IMPACT OF THE FILL OR COMPACTION.

| TREE INVENTORY TABLE | | | | | | |
|----------------------|---------------------|------|---------------|-----------|----------|--|
| # | BOTANICAL NAME | SIZE | STATUS | CONDITION | LOCATION | |
| 1 | Platanus acerifolia | 17 | TO BE REMOVED | GOOD | ON SITE | |
| 2 | Platanus acerifolia | 13 | TO BE REMOVED | GOOD | OFF SITE | |
| 3 | Platanus acerifolia | 13 | TO BE REMOVED | GOOD | OFF SITE | |
| 4 | Platanus acerifolia | 15 | TO BE REMOVED | GOOD | OFF SITE | |
| 5 | Platanus acerifolia | 23 | TO BE REMOVED | FAIR | OFF SITE | |
| 6 | Platanus acerifolia | 14 | TO BE REMOVED | GOOD | ON SITE | |
| 7 | Platanus acerifolia | 12 | TO BE REMOVED | GOOD | OFF SITE | |
| 8 | Platanus acerifolia | 15 | TO BE REMOVED | GOOD | OFF SITE | |
| 9 | Platanus acerifolia | 12 | TO BE REMOVED | GOOD | OFF SITE | |
| 10 | Platanus acerifolia | 13 | TO BE REMOVED | GOOD | ON SITE | |
| 11 | Platanus acerifolia | 13 | TO BE REMOVED | GOOD | OFF SITE | |
| 12 | Platanus acerifolia | 15 | TO BE REMOVED | GOOD | OFF SITE | |
| 13 | Platanus acerifolia | 12 | TO BE REMOVED | GOOD | ON SITE | |
| 14 | Platanus acerifolia | 13 | TO BE REMOVED | GOOD | ON SITE | |
| 15 | Platanus acerifolia | 15 | TO BE REMOVED | GOOD | ON SITE | |
| 16 | Platanus acerifolia | 17 | TO BE REMOVED | GOOD | ON SITE | |
| 17 | Platanus acerifolia | 15 | TO BE REMOVED | GOOD | ON SITE | |
| 18 | Platanus acerifolia | 14 | TO BE REMOVED | GOOD | ON SITE | |
| 19 | Platanus acerifolia | 13 | TO BE REMOVED | GOOD | ON SITE | |
| 20 | Platanus acerifolia | 11 | TO BE REMOVED | GOOD | ON SITE | |
| 21 | Platanus acerifolia | 13 | TO BE REMOVED | GOOD | ON SITE | |
| 22 | Platanus acerifolia | 13 | TO BE REMOVED | GOOD | ON SITE | |

| TREE INVENTORY TABLE | | | | | | |
|----------------------|----------------------|------|---------------|-----------|----------|--|
| # | BOTANICAL NAME | SIZE | STATUS | CONDITION | LOCATION | |
| 23 | Platanus acerifolia | 11 | TO BE REMOVED | GOOD | ON SITE | |
| 24 | Acer circinatum | 4 | TO BE REMOVED | POOR | ON SITE | |
| 25 | Platanus acerifolia | 35 | TO REMAIN | GOOD | OFF SITE | |
| 26 | Acer circinatum | 4 | TO BE REMOVED | POOR | ON SITE | |
| 27 | Pinus nigra | 19 | TO BE REMOVED | FAIR | ON SITE | |
| 28 | Acer circinatum | 3 | TO BE REMOVED | GOOD | ON SITE | |
| 29 | Pinus nigra | 22 | TO BE REMOVED | FAIR | ON SITE | |
| 30 | Pinus nigra | 21 | TO BE REMOVED | GOOD | ON SITE | |
| 31 | Pinus nigra | 23 | TO REMAIN | FAIR | ON SITE | |
| 32 | Pinus nigra | 22 | TO REMAIN | FAIR | ON SITE | |
| 33 | Chamaecyparis obtusa | 3 | TO REMAIN | POOR | ON SITE | |
| 34 | Chamaecyparis obtusa | 20 | TO BE REMOVED | DEAD | ON SITE | |
| 35 | Pinus nigra | 20 | TO REMAIN | GOOD | ON SITE | |
| 36 | Pinus nigra | 17 | TO REMAIN | FAIR | ON SITE | |
| 37 | Pinus nigra | 22 | TO BE REMOVED | DEAD | ON SITE | |
| 38 | Quercus spp | 9 | TO REMAIN | GOOD | ON SITE | |
| 39 | Pinus nigra | 23 | TO REMAIN | FAIR | ON SITE | |
| 40 | Pinus nigra | 12 | TO REMAIN | FAIR | OFF SITE | |
| 41 | Pinus nigra | 16 | TO REMAIN | GOOD | OFF SITE | |
| 42 | Pinus nigra | 16 | TO BE REMOVED | FAIR | ON SITE | |
| 43 | Pinus nigra | 18 | TO BE REMOVED | GOOD | ON SITE | |

NOT FOR CONSTRUCTION



38 NORTHWEST DAVIS, SUITE 300
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portland or 97209



WESTGATE AND HALL
3775 SW HALL BOULEVARD, BEAVERTON, OR 97005

CEDARST

| REVISION | DATE | REASON FOR ISSUE |
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TREE PROTECTION PLAN

SCHEMATIC DESIGN

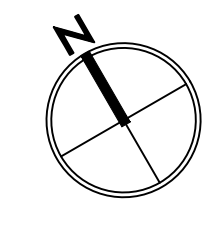
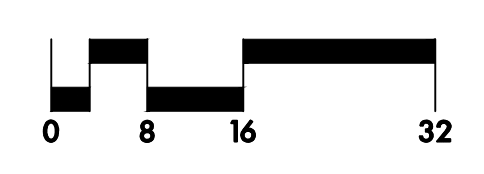
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SHEET NUMBER: 1000



1 LANDSCAPE PLAN

Section
SCALE: 1/16" = 1'-0"



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LANDSCAPE ARCHITECTS
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CEDARst

| REVISION | DATE | REASON FOR ISSUE |
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| | | |

LANDSCAPE PLAN

SCHEMATIC DESIGN

DATE: 01/27/2023 PROJECT NUMBER: 221970

SHEET NUMBER: L001



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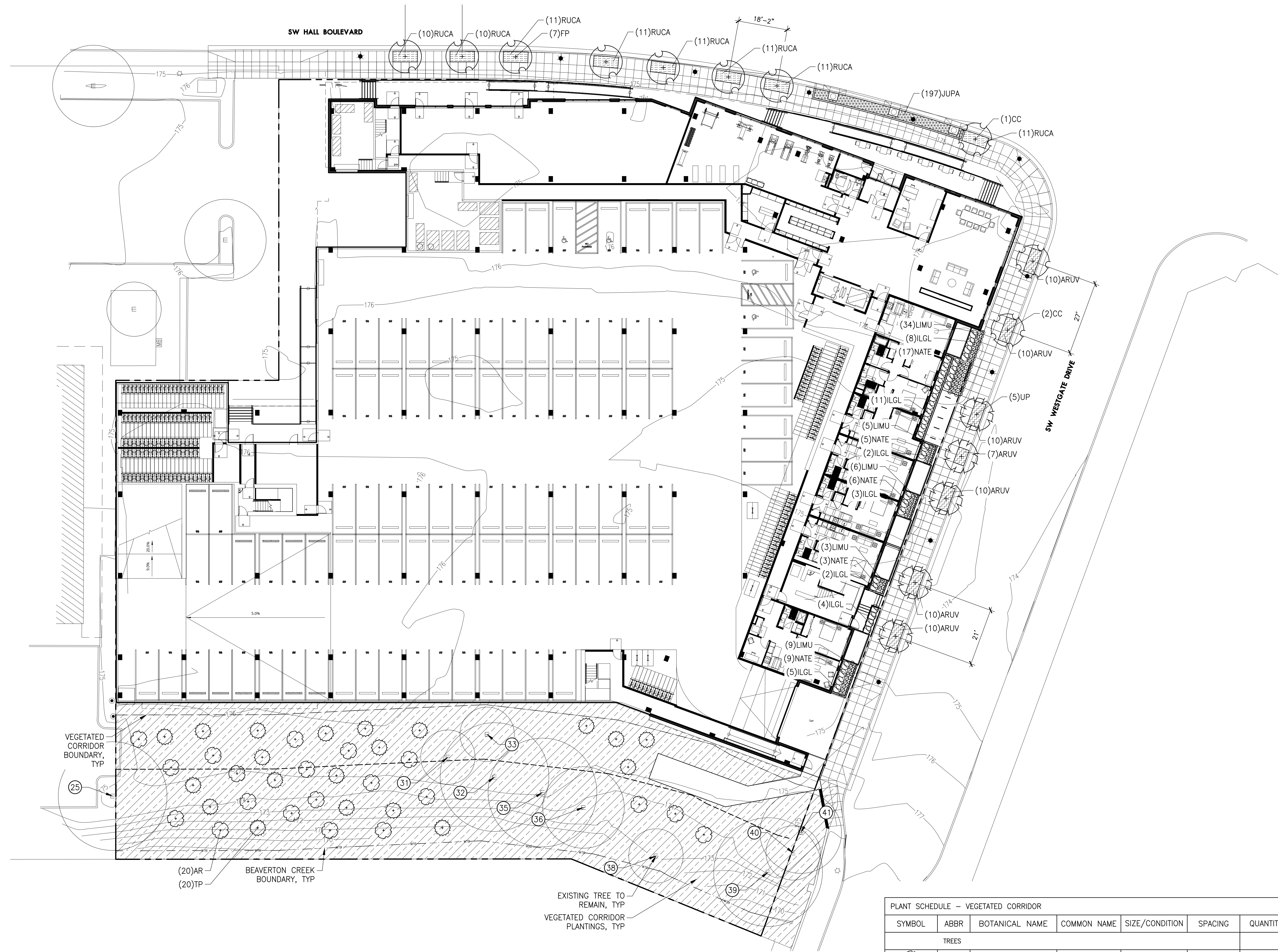
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PLANTING PLAN LEVEL 1

SCHEMATIC DESIGN

DATE: 01/27/2023 PROJECT NUMBER: 221970

SHEET NUMBER: L002



LEGEND

- LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- ▨ VEGETATED CORRIDOR PLANTINGS
- CONCRETE CURB
- ★ SITE LIGHT, SEE ELEC
- ⊙ EXISTING TREE TO REMAIN

ABBREVIATIONS

- B&B BALLED & BURLAPPED
- CAL CALIPER
- CONT CONTAINER
- DIA DIAMETER
- DBH DIAMETER AT BREAST HEIGHT
- EQ EQUAL
- HT HEIGHT
- MIN MINIMUM
- MAX MAXIMUM
- NO NUMBER
- O.C. ON CENTER
- SIM SIMILAR
- SL SEEDED LAWN
- SPECS SPECIFICATIONS
- TYP TYPICAL
- # CONTAINER SIZE

PLANTING NOTES

- THIS PLAN IS BASED ON A SURVEY BY NORTHEAST SURVEYING, INC DATED 08/18/2022. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
- PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
- PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL 01/L303.
- CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- TREES TO BE RETAINED AND/OR PLANTED SHALL BE WATERED AS NECESSARY TO MINIMIZE STRESS TO THE TREE, PROMOTE ROOT GROWTH, AND ENSURE SURVIVAL, THROUGHOUT THE CONSTRUCTION PERIOD AND THE FIRST THREE GROWING SEASONS AFTER PLANTING. TREES SHALL BE MULCHED WITH COMPOST MULCH, SEE SPECIFICATIONS. PROTECTIVE BARRIERS SHALL STAY IN PLACE UNTIL PLANNING OFFICIAL AUTHORIZES THEIR REMOVAL OR A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED, WHICHEVER OCCURS FIRST. STAKING & FERTILIZING SHALL BE REQUIRED WHERE DEEMED NECESSARY BY PLANNING OFFICIAL.
- ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
- ALL PLANTING AREAS ARE TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM EXCEPT VEGETATED CORRIDOR PLANTING AREAS. PERMANENT IRRIGATION SYSTEM TO BE SUBSURFACE DRIP IRRIGATION. TEMPORARY IRRIGATION SYSTEM TO BE USED DURING 2-YEAR ESTABLISHMENT PERIOD.
- ALL STREET TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.
- VEGETATED CORRIDOR AREA: 14,712 SF
- VEGETATED CORRIDOR PLANTINGS AND IRRIGATION TO CONFORM TO CLEAN WATER SERVICES STANDARDS FOR PLANTING. STANDARDS ARE AVAILABLE ONLINE: CURRENT DESIGN & CONSTRUCTION STANDARDS - R&O 17-05 APPENDIX A.

1 PLANTING PLAN LEVEL 1

Section
 SCALE: 1/16" = 1'-0"
 0 8 16 32

TREE INVENTORY TABLE

| # | BOTANICAL NAME | SIZE | STATUS | CONDITION | LOCATION |
|----|----------------------|------|-----------|-----------|----------|
| 25 | Platanus acerifolia | 35 | TO REMAIN | GOOD | OFF SITE |
| 31 | Pinus nigra | 23 | TO REMAIN | FAIR | ON SITE |
| 32 | Pinus nigra | 22 | TO REMAIN | FAIR | ON SITE |
| 33 | Chamaecyparis obtusa | 3 | TO REMAIN | POOR | ON SITE |
| 35 | Pinus nigra | 20 | TO REMAIN | GOOD | ON SITE |
| 36 | Pinus nigra | 17 | TO REMAIN | FAIR | ON SITE |
| 38 | Quercus spp | 9 | TO REMAIN | GOOD | ON SITE |
| 39 | Pinus nigra | 23 | TO REMAIN | FAIR | ON SITE |
| 40 | Pinus nigra | 12 | TO REMAIN | FAIR | OFF SITE |
| 41 | Pinus nigra | 16 | TO REMAIN | GOOD | OFF SITE |

PLANT SCHEDULE - RIGHT OF WAY

| SYMBOL | ABBR | BOTANICAL NAME | COMMON NAME | SIZE/CONDITION | SPACING | QUANTITY | METHOD OF PLANTING |
|----------------------|-------------------------------------|-----------------------------------|----------------------------|----------------|----------|-------------|--------------------|
| TREES | | | | | | | |
| + | CC | Carpinus caroliniana | Palisade American Hornbeam | 3" CAL B&B | AS SHOWN | 3 | B&B |
| + | FP | Frangula purshiana | Cascara | 3" CAL B&B | AS SHOWN | 7 | B&B |
| + | UP | Ulmus propinqua 'JFS-Bieberich' | Emerald Sunshine Elm | 3" CAL B&B | AS SHOWN | 5 | B&B |
| ORNAMENTAL PLANTINGS | | | | | | | |
| ARUV | Arctostaphylos uva-ursi | Kinnikinnick | #1/CONT. | 24" O.C. | 67 | FULL PLANTS | |
| JUPA | Juncus patens | Spreading Rush | #1/CONT. | 12" O.C. | 197 | FULL PLANTS | |
| RUCA | Rubus calycinoides 'Emerald Carpet' | Emerald Carpet Creeping Raspberry | #1/CONT. | 24" O.C. | 86 | FULL PLANTS | |

PLANT SCHEDULE - VEGETATED CORRIDOR

| SYMBOL | ABBR | BOTANICAL NAME | COMMON NAME | SIZE/CONDITION | SPACING | QUANTITY |
|----------------------------------|------|----------------------|-----------------------|---------------------|-----------|----------|
| TREES | | | | | | |
| AR | AR | Alnus rubra | Red Alder | #2/CONT., 2' HT MIN | AS SHOWN | 20 |
| TP | TP | Thuja plicata | Western Red Cedar | #2/CONT., 2' HT MIN | AS SHOWN | 20 |
| SHRUBS, GRASSES, AND GROUNDCOVER | | | | | | |
| HODI | HODI | Holodiscus discolor | Oceanspray | #1/CONT. | AS SHOWN | 39 |
| MANE | MANE | Mahonia nervosa | Cascade Oregon Grape | #1/CONT. | AS SHOWN | 39 |
| RISA | RISA | Ribes sanguineum | Red Flowering Currant | #1/CONT. | AS SHOWN | 40 |
| ROGY | ROGY | Rosa gymnocarpa | Baldhip Rose | #1/CONT. | AS SHOWN | 40 |
| SYAL | SYAL | Symphoricarpos albus | Snowberry | #1/CONT. | AS SHOWN | 40 |
| Sunmark Seeds Streambank Mix | | | | 1 PLS lbs/1000SF | 15,370 sf | 16 lbs |

PLANT SCHEDULE - LEVEL 1

| SYMBOL | ABBR | BOTANICAL NAME | COMMON NAME | SIZE/CONDITION | SPACING | QUANTITY | METHOD OF PLANTING |
|----------------------|------|----------------------------|-----------------------|----------------|----------|----------|--------------------|
| ORNAMENTAL PLANTINGS | | | | | | | |
| ILGL | ILGL | Ilex glabra 'Shamrock' | Inkberry | #5/CONT. | AS SHOWN | 34 | FULL PLANTS |
| LIMU | LIMU | Liriope muscari 'Big Blue' | Big Blue Lilyturf | #1/CONT. | AS SHOWN | 56 | FULL PLANTS |
| NATE | NATE | Nassella tenuissima | Mexican Feather Grass | #2/CONT. | AS SHOWN | 40 | FULL PLANTS |

- CITY OF BEAVERTON NOTES**
- 70.20.05.8.A.S1 MINIMUM LANDSCAPE
 - REQUIRED PERCENT: 10% (7,769 SF)
 - PROPOSED PERCENT: 27.13% (21,079 SF) ON-SITE LEVELS 1 AND 3
 - 70.20.05.8.A.S5.A.2 TREES IN REQUIRED LANDSCAPE
 - REQUIREMENT (1 TREE PER 3000 SF)
 - REQUIRED TREES: 3 TREES
 - PROPOSED TREES: 6 EXISTING TREES