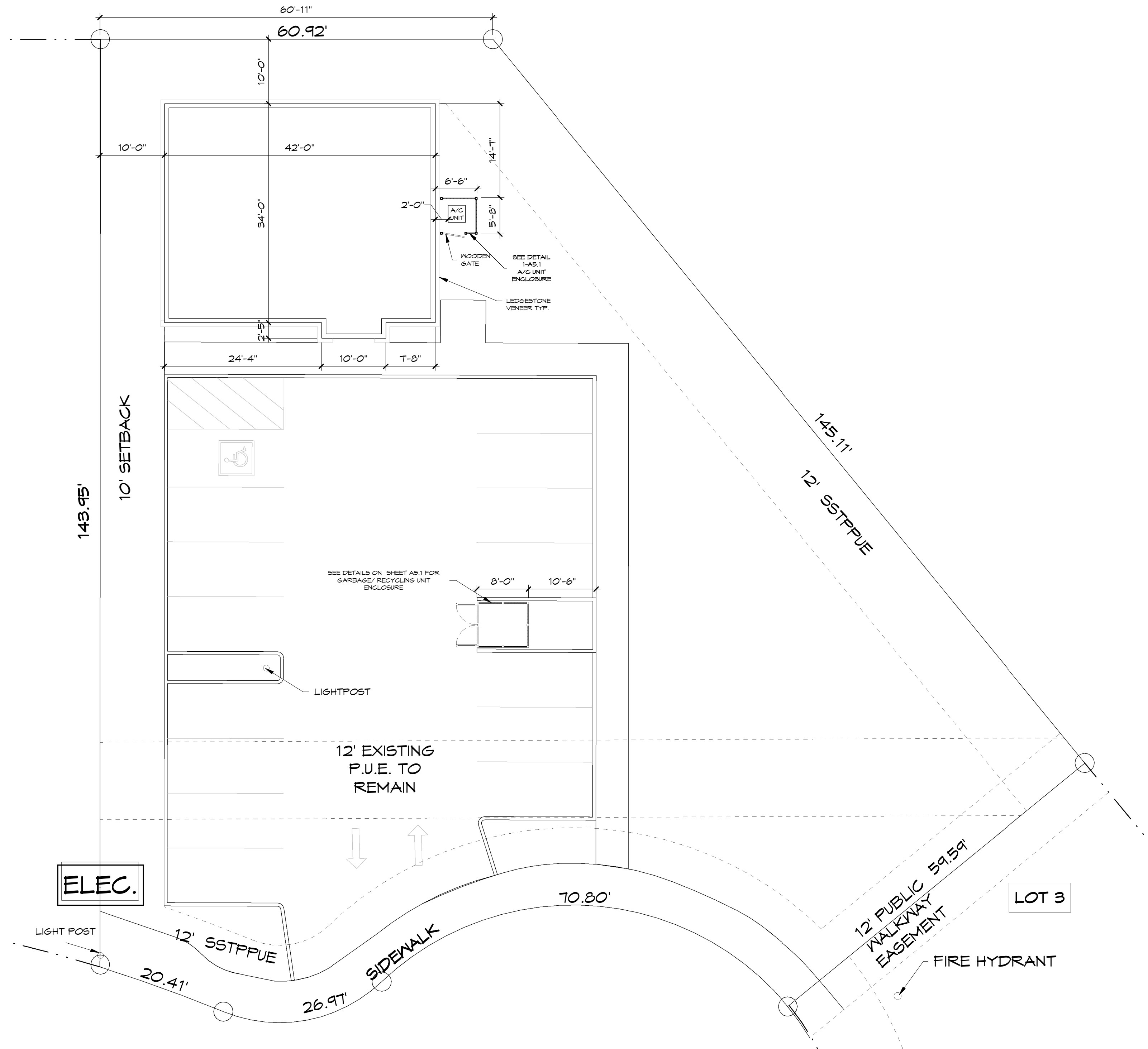




STUDIOB7.DESIGN@GMAIL.COM

SCHEMATIC

Colima Construction
Office Building

1568 SE 3rd Ct, Canby OR,
97013

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[illegible]

Colima Construction Office Building

SITE-SCHEMATIC

PROJECT NUMBER:	Designer
DATE:	08/17/2021
DRAWN BY:	SB7
PROPERTY OF:	SB7

A0.0

SCALE	3/32" = 1'-0"
-------	---------------



1568 SE 3rd Ct, Canby OR,
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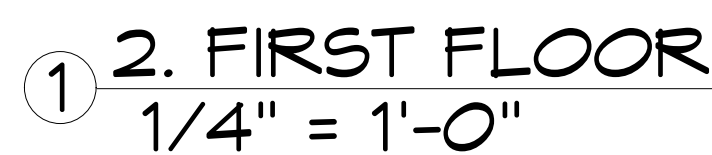
Colima Construction Office Building

FLOOR PLAN

PROJECT NUMBER:	
DATE:	08/17/2021
DRAWN BY:	B.O.G.
PROPERTY OF:	STUDIO B7

A2

PRINT DATE: 8/17/2021 10:25:29 AM



WINDOW SCHEDULE						
Mark	Type Mark	Rough Opening		Comments	Header Height	Count
		Width	Height			
1	FIXED	3' - 0 1/2"	5' - 0 1/2"	FIXED	T - 6"	1
2	FIXED	3' - 0 1/2"	5' - 0 1/2"	FIXED	T - 6"	1
3	FIXED	3' - 0 1/2"	5' - 0 1/2"	FIXED	T - 6"	1
4	FIXED	3' - 0 1/2"	5' - 0 1/2"	FIXED	T - 6"	1
5	FIXED	3' - 0 1/2"	5' - 0 1/2"	FIXED	T - 6"	1
6	FIXED	3' - 0 1/2"	5' - 0 1/2"	FIXED	T - 6"	1
7	CSM	2' - 6 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
8	CSM	2' - 6 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
9	CSM	2' - 6 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
11	422	4' - 0 1/2"	3' - 0 1/2"	OPERABLE	T - 6"	1
12	CSM	3' - 0 1/2"	4' - 0 1/2"	TEMP	T - 6"	1
13	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
14	FIXED	3' - 0 1/2"	4' - 0 1/2"	FFIXED	T - 6"	1
15	FIXED	2' - 0 1/2"	4' - 0 1/2"	FIXED	T - 6"	1
16	FIXED	2' - 0 1/2"	4' - 0 1/2"	FIXED	T - 6"	1
17	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
18	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
19	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
20	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
21	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
22	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
23	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
24	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
25	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
26	CSM	3' - 0 1/2"	4' - 0 1/2"	OPERABLE	T - 6"	1
27	CSM	3' - 0 1/2"	4' - 0 1/2"	TEMP	T - 6"	1
28	CSM	3' - 0 1/2"	4' - 0 1/2"	TEMP	T - 6"	1
29	421	2' - 0 1/2"	4' - 0 1/2"	FIXED	T - 6"	1
grand total: 26						

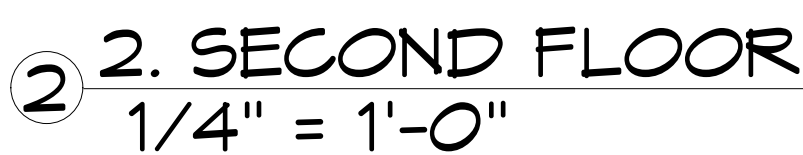
THIS PLAN REVIEWED AS CONTINUOUSLY SHEATHED WALL BRACING METHOD 3 -- 7/16 PANEL SHEATHING REQUIRED 18% FULL HEIGHT PANELS. NOTE: ALL SHEATHING EDGES TO BE BLOCKED AND NAILED AT 6" O.C. AND 12" IN FIELD UNLESS NOTED OTHERWISE.

NOTE:
1. WINDOWS TO MEET EGRESS REQUIREMENTS
2. SKYLIGHT
ALL WINDOW GLAZING TO BE $U= .40$ OR LESS
ALL SKYLIGHT GLAZING TO BE $U= .50$ OR LESS

NOTE:
TEMP - TEMPERED
PLATE 45 - 3/4 HR
RATED ASM. TI -
TEMPERED INSULATED

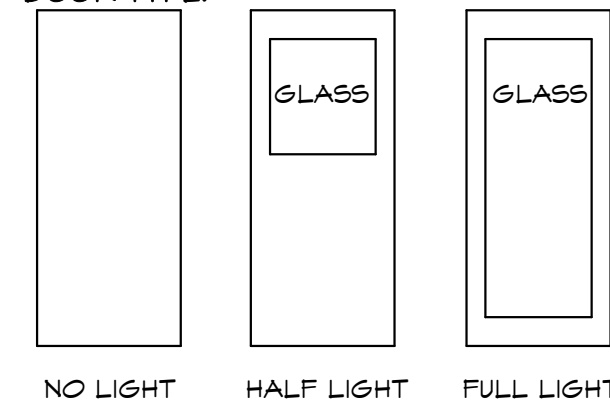
FRAME TYPE:
FIX - FIXED (PICTURE)
CSM - CASEMENT
AW - AWNING

BLDG	SQFT
FIRST FLOOR	1452 SF
SECOND FLOOR	1298 SF
TOTAL:	2750 SF



DOOR SCHEDULE					
MODEL	Door Number	Count	Finish	Function	Swing Direction
			Comments		
2'-6" x 6'-8"	B	1		interior	
3'-0" x 6'-8"	C	1		interior	
3'-0" x 6'-8"	D	1		interior	
3'-0" x 6'-8"	E	1		interior	
3'-0" x 6'-8"	F	1		interior	
3'-0" x 6'-8"	I	1		Exterior	OUTSWING
3'-0" x 6'-8"	J	1		interior	
3'-0" x 6'-8"	M	1		interior	
3'-0" x 6'-8" 2	N	1		interior	
3'-0" x 6'-8"	P	1		interior	
3'-0" x 6'-8"	Q	1		interior	
2'-6" x 6'-8"	R	1		interior	
3'-0" x 6'-8"	S	1		interior	
3'-0" x 6'-8"	T	1		interior	
6'-2" x 6'-10" ANDERSEN	V	1	FULL LIGHT	Exterior	OUTSWING
Grand total: 16					

DOOR TYPE:



SWING TYPE:
LH - LEFT HAND SWING
RH - RIGHT HAND SWING
BF - BI-FOLD
PK - POCKET
DB - DOUBLE
BP - BI-PASS



Colima
Construction
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97013

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[illegible]

ELEVATIONS

A4

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SHINGLE ROOFING



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Office Building

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97013

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AN ARCHITECT OR ENGINEER

Colima Construction Office Building

DETAILS

PROJECT NUMBER:	Designer
DATE:	08/17/2021
DRAWN BY:	Author
PROPERTY OF:	Checker

A5.1

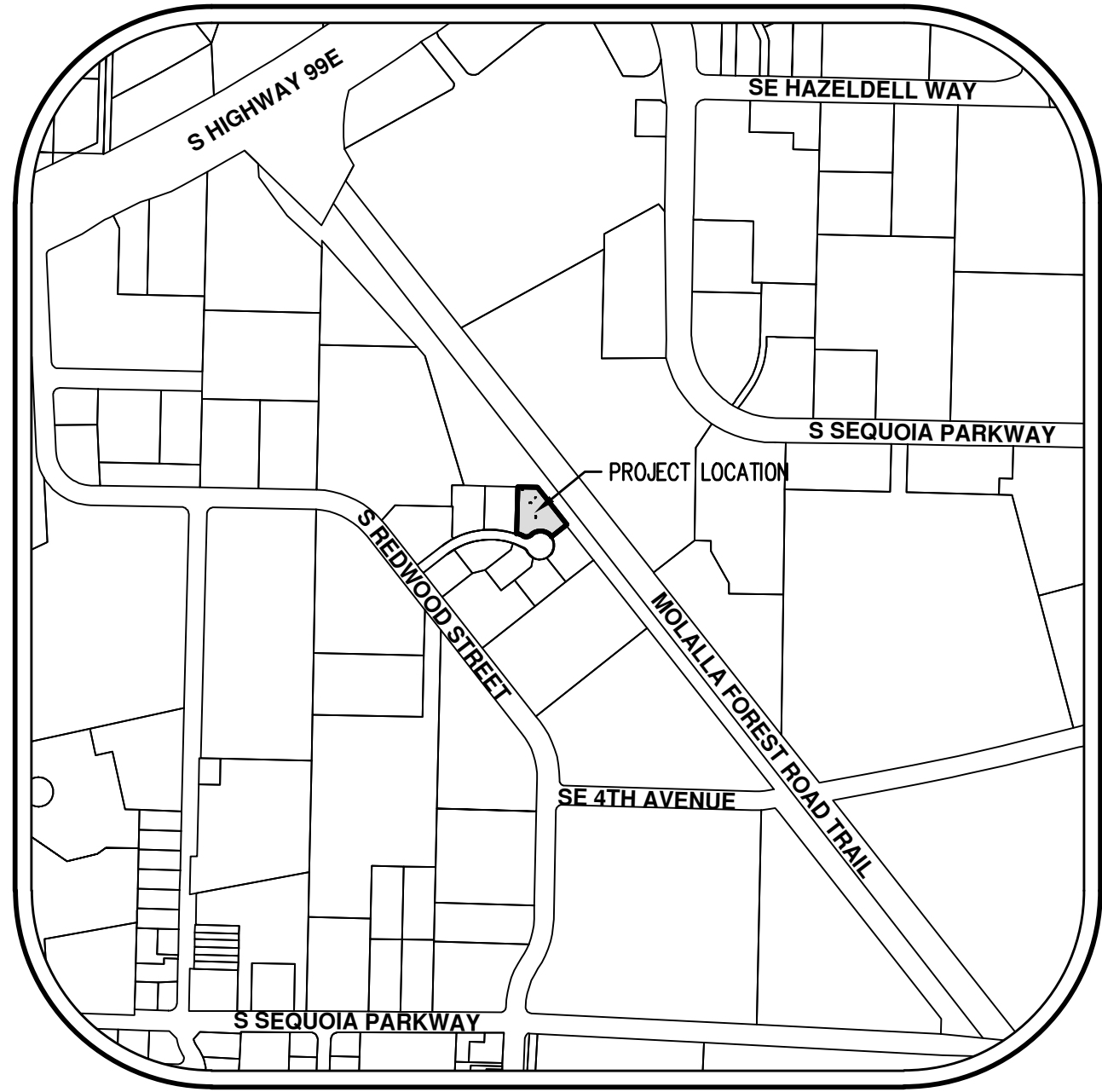
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PRINT DATE: 8/17/2021 10:25:40 AM



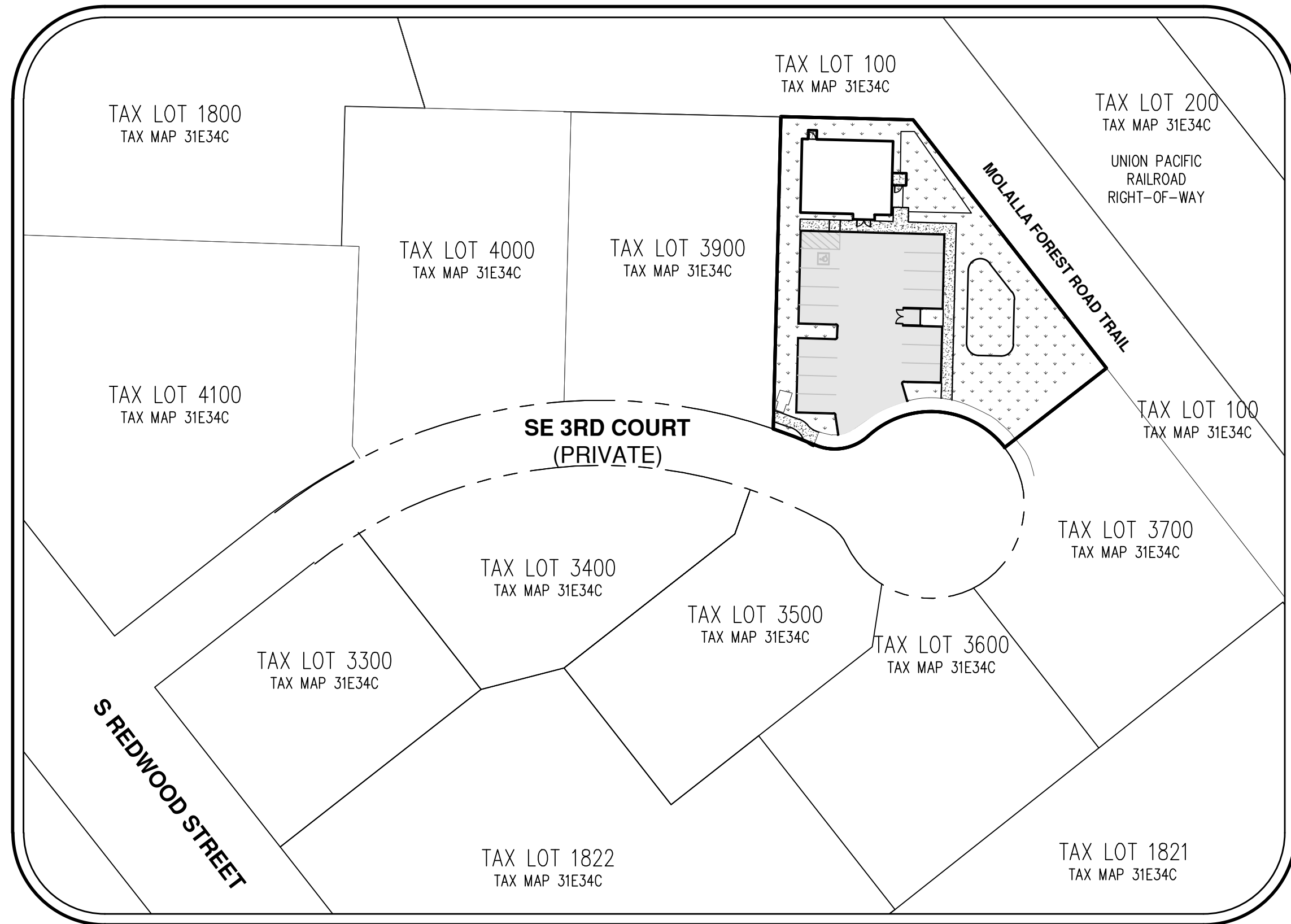
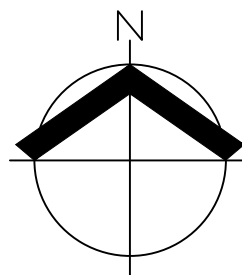
COLIMA CONSTRUCTION OFFICE BUILDING

SITE DESIGN REVIEW PLANS



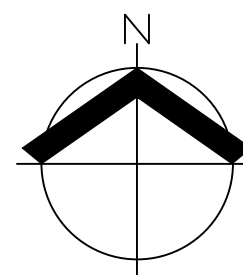
VICINITY MAP

SCALE: 1"=500'



SITE MAP

SCALE: 1"=50'



APPLICANT:

COLIMA CONSTRUCTION LLC
PO BOX 180
CANBY, OR 97013

LAND USE PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE AND SURVEYING FIRM:

AKS ENGINEERING & FORESTRY, LLC
CONTACT: CHRIS GOODELL
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OREGON 97062
PH: 503-563-6151
FAX: 503-563-6152

PROJECT LOCATION:

1568 SE 3RD COURT
CANBY, OR 97013
ADJACENT (NORTHERLY) TO THE
TERMINUS OF SE 3RD COURT (PRIVATE
ROAD) CANBY, OREGON

PROPERTY DESCRIPTION:

TAX LOT 3800, CLACKAMAS COUNTY TAX
ASSESSOR'S MAP 31E34C WILLAMETTE
MERIDIAN, CANBY, OREGON

SITE AREA:

± 0.37 ACRES

EXISTING LAND USE:

VACANT LOT IN AN EXISTING
COMMERCIAL/INDUSTRIAL SUBDIVISION

PROJECT PURPOSE:

NEW OFFICE BUILDING.

ZONING:

COMMERCIAL MANUFACTURING (C-M)

VERTICAL DATUM:

VERTICAL DATUM: ELEVATIONS ARE BASED
ON NGS BENCHMARK WITH DESIGNATION A
14 (PID RD0255). LOCATED 100 FEET
SOUTH OF THE SOUTHERN PACIFIC CO.
STATION, 150 WEST OF THE TRACK
ELEVATION = 156.54 FEET (NAVD 88).

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
DECIDUOUS TREE		STORM SEWER CLEAN OUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER AREA DRAIN	
WATER BLOWOFF		STORM SEWER MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		POWER POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	

EXISTING

PROPOSED

RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE		
OVERHEAD WIRE		
COMMUNICATIONS LINE		
FIBER OPTIC LINE		
GAS LINE		
STORM SEWER LINE		
SANITARY SEWER LINE		
WATER LINE		

SHEET INDEX

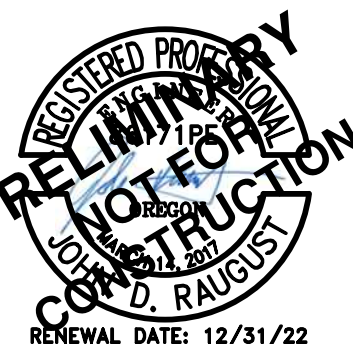
- P-01 COVER SHEET WITH VICINITY AND SITE MAPS
- P-02 EXISTING CONDITIONS PLAN
- P-03 OVERALL AERIAL PHOTOGRAPH
- P-04 PRELIMINARY SITE PLAN WITH AERIAL PHOTOGRAPH
- P-05 PRELIMINARY SITE PLAN
- P-06 PRELIMINARY DEMOLITION, GRADING, AND EROSION CONTROL PLAN
- P-07 PRELIMINARY COMPOSITE UTILITY PLAN
- P-08 PRELIMINARY LIGHTING PLAN
- P-09 PRELIMINARY LANDSCAPE PLAN



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503-563-6151
WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

COVER SHEET WITH VICINITY AND SITE MAPS
COLIMA CONSTRUCTION OFFICE BUILDING
CANBY, OREGON



JOB NUMBER:	8639
DATE:	08/17/2021
DESIGNED BY:	JDR
DRAWN BY:	RLB
CHECKED BY:	MBH

EXISTING CONDITIONS PLAN
COLIMA CONSTRUCTION OFFICE BUILDING

CANBY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
JANUARY 1, 2005
BORIS D. RETTIG
60124LS
RENEWS: 12/31/22

JOB NUMBER: 8639
DATE: 08/17/2021
DESIGNED BY: JDR
DRAWN BY: MTB
CHECKED BY: RDR

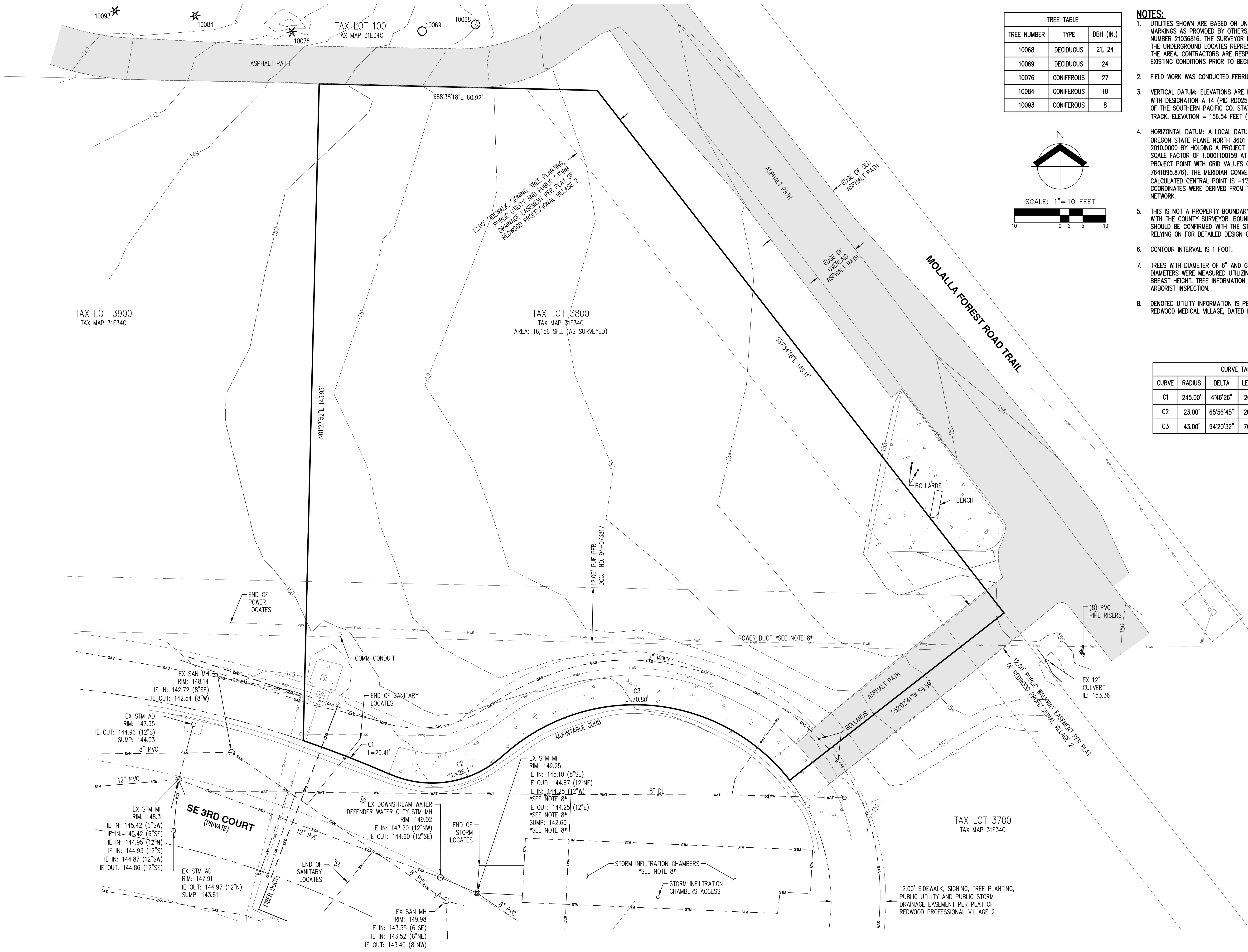
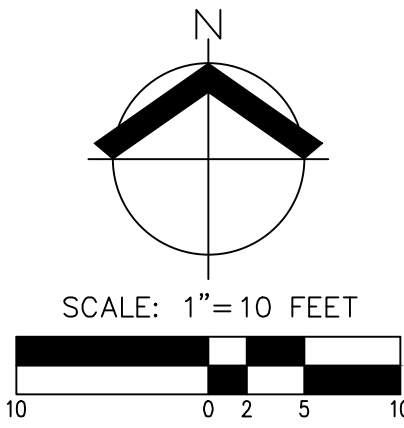
P-02

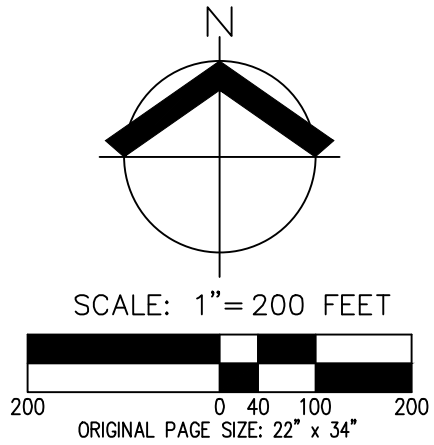
NOTES:

- UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PER UTILITY LOCATE TICKET NUMBER 21036816. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- FIELD WORK WAS CONDUCTED FEBRUARY 10, 2021.
- VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK WITH DESIGNATION A 14 (PID RD0255), LOCATED 100 FEET SOUTH OF THE SOUTHERN PACIFIC CO. STATION, 150 FEET WEST OF THE TRACK. ELEVATION = 156.54 FEET (NAVD 88).
- HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE NORTH 3601 NAD83(2011) EPOCH 2010.0000 BY HOLDING A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.0001100159 AT A CALCULATED CENTRAL PROJECT POINT WITH GRID VALUES OF (NORTH 589796.939, EAST 7641895.876). THE MERIDIAN CONVERGENCE ANGLE AT THE CALCULATED CENTRAL POINT IS -1°32'36". THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.
- THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES ARE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
- CONTOUR INTERVAL IS 1 FOOT.
- TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
- DENOTED UTILITY INFORMATION IS PER THE AS-BUILTS OF REDWOOD MEDICAL VILLAGE, DATED MARCH 2006.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	245.00'	4°46'26"	20.41'	N68°44'53"W 20.41'
C2	23.00'	65°56'45"	26.47'	S80°39'57"W 25.04'
C3	43.00'	94°20'32"	70.80'	N85°08'09"W 63.07'

TREE TABLE		
TREE NUMBER	TYPE	DBH (IN.)
10068	DECIDUOUS	21, 24
10069	DECIDUOUS	24
10076	CONIFEROUS	27
10084	CONIFEROUS	10
10093	CONIFEROUS	8



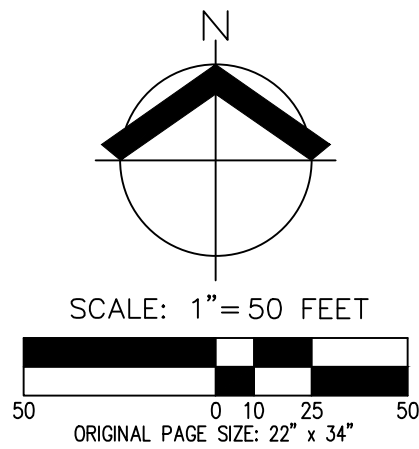


OVERALL AERIAL PHOTOGRAPH
COLIMA CONSTRUCTION OFFICE BUILDING
CANBY, OREGON

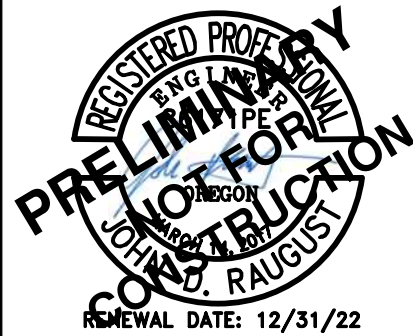


JOB NUMBER:	8639
DATE:	08/17/2021
DESIGNED BY:	JDR
DRAWN BY:	RLB
CHECKED BY:	MBH

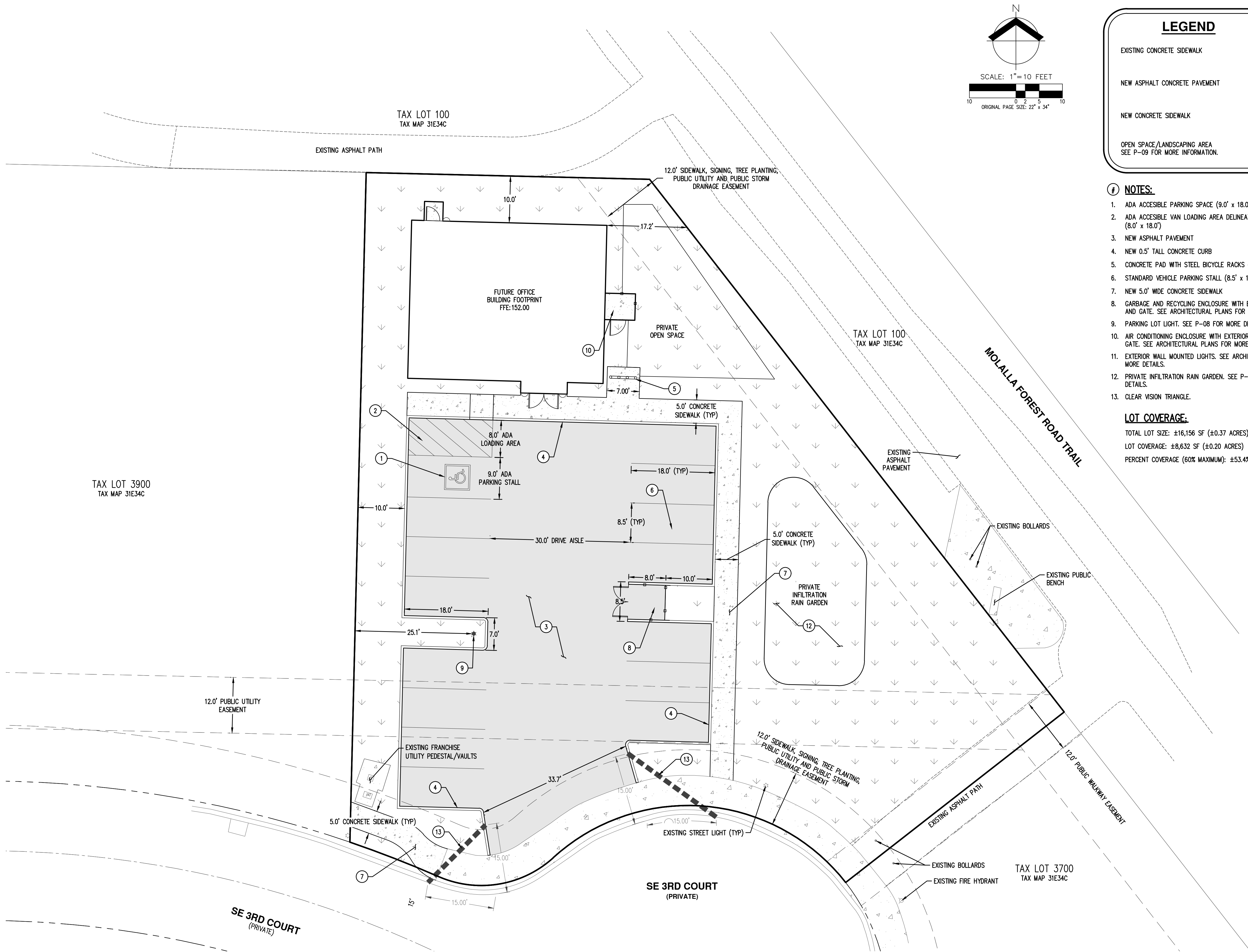
AKS DRAWING FILE: 8639 AERIAL PLANDWG | LAYOUT: P-04



PRELIMINARY SITE PLAN WITH AERIAL PHOTOGRAPH
COLIMA CONSTRUCTION OFFICE BUILDING
CANBY, OREGON



JOB NUMBER:	8639
DATE:	08/17/2021
DESIGNED BY:	JDR
DRAWN BY:	RLB
CHECKED BY:	MBH



LEGEND

EXISTING CONCRETE SIDEWALK

NEW ASPHALT CONCRETE PAVEMENT

NEW CONCRETE SIDEWALK

OPEN SPACE/LANDSCAPING AREA
SEE P-09 FOR MORE INFORMATION.

- #NOTES:
1. ADA ACCESSIBLE PARKING SPACE (9.0' x 18.0')

2. ADA ACCESSIBLE VAN LOADING AREA DELINEATED BY PAVEMENT STRIPING (8.0' x 18.0')

3. NEW ASPHALT PAVEMENT

4. NEW 0.5' TALL CONCRETE CURB

5. CONCRETE PAD WITH STEEL BICYCLE RACKS (MINIMUM 3 SPACES)

6. STANDARD VEHICLE PARKING STALL (8.5' x 18.0')

7. NEW 5.0' WIDE CONCRETE SIDEWALK

8. GARBAGE AND RECYCLING ENCLOSURE WITH EXTERIOR WOODEN FENCE AND GATE. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.

9. PARKING LOT LIGHT. SEE P-08 FOR MORE DETAILS

10. AIR CONDITIONING ENCLOSURE WITH EXTERIOR WOODEN FENCE AND GATE. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.

11. EXTERIOR WALL MOUNTED LIGHTS. SEE ARCHITECTURAL PLANS FOR MORE DETAILS.

12. PRIVATE INFILTRATION RAIN GARDEN. SEE P-07 AND P-09 FOR MORE DETAILS.

13. CLEAR VISION TRIANGLE.
- LOT COVERAGE:

TOTAL LOT SIZE: ±16,156 SF (±0.37 ACRES)

LOT COVERAGE: ±8,632 SF (±0.20 ACRES)

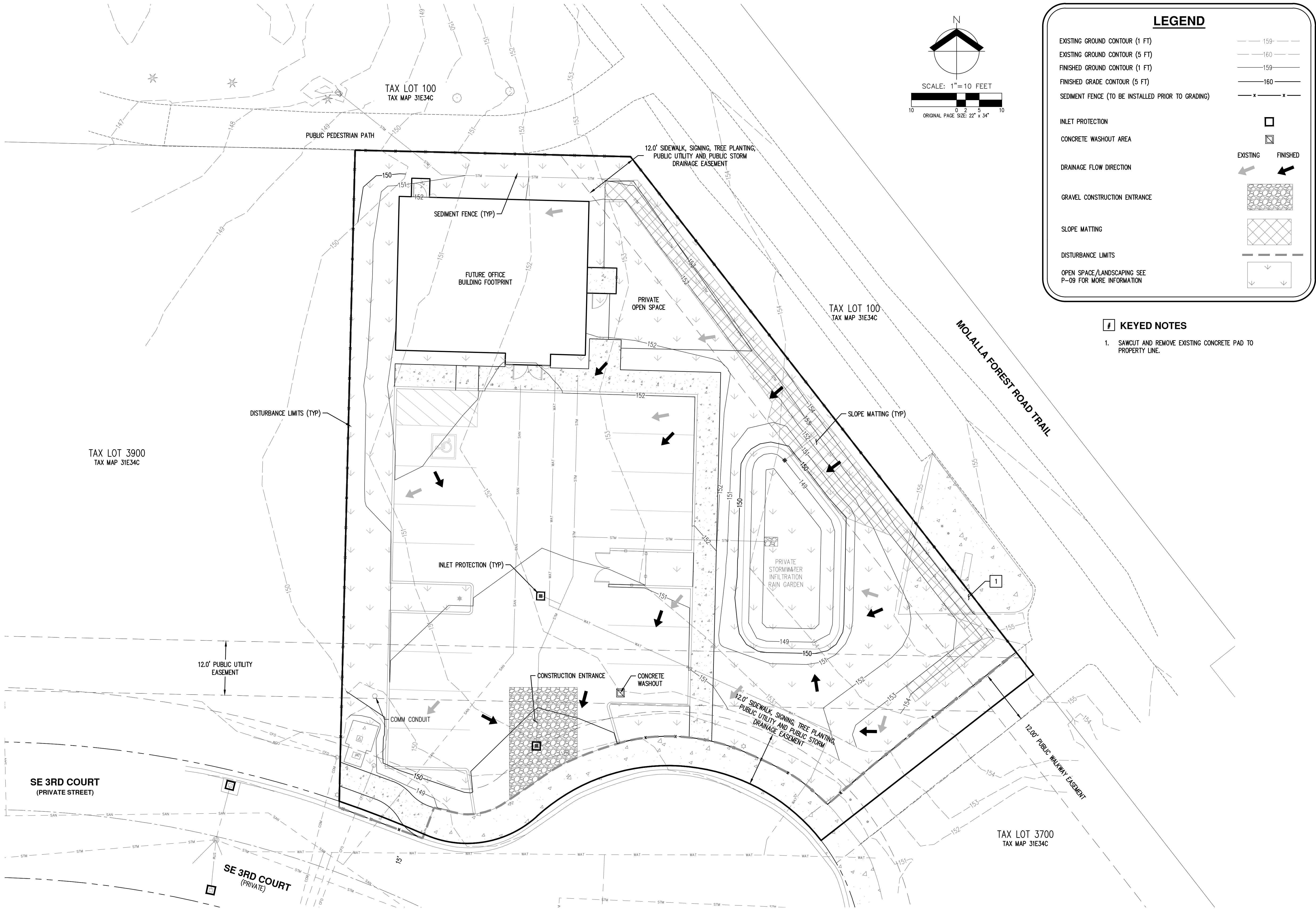
PERCENT COVERAGE (60% MAXIMUM): ±53.4%

PRELIMINARY SITE PLAN

COLIMA CONSTRUCTION OFFICE BUILDING

CANBY, OREGON

REGISTERED PROPERTY	12/31/22
PRELIMINARY	NOT FOR CONSTRUCTION
RENEWAL DATE: 12/31/22	
JOB NUMBER:	8639
DATE:	08/17/2021
DESIGNED BY:	JDR
DRAWN BY:	RLB
CHECKED BY:	MBH



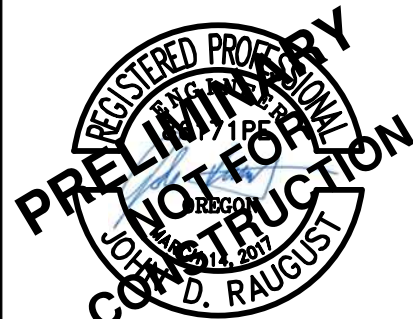
PRELIMINARY DEMOLITION, GRADING, AND EROSION CONTROL PLAN

COLIMA CONSTRUCTION OFFICE BUILDING

CANBY, OREGON

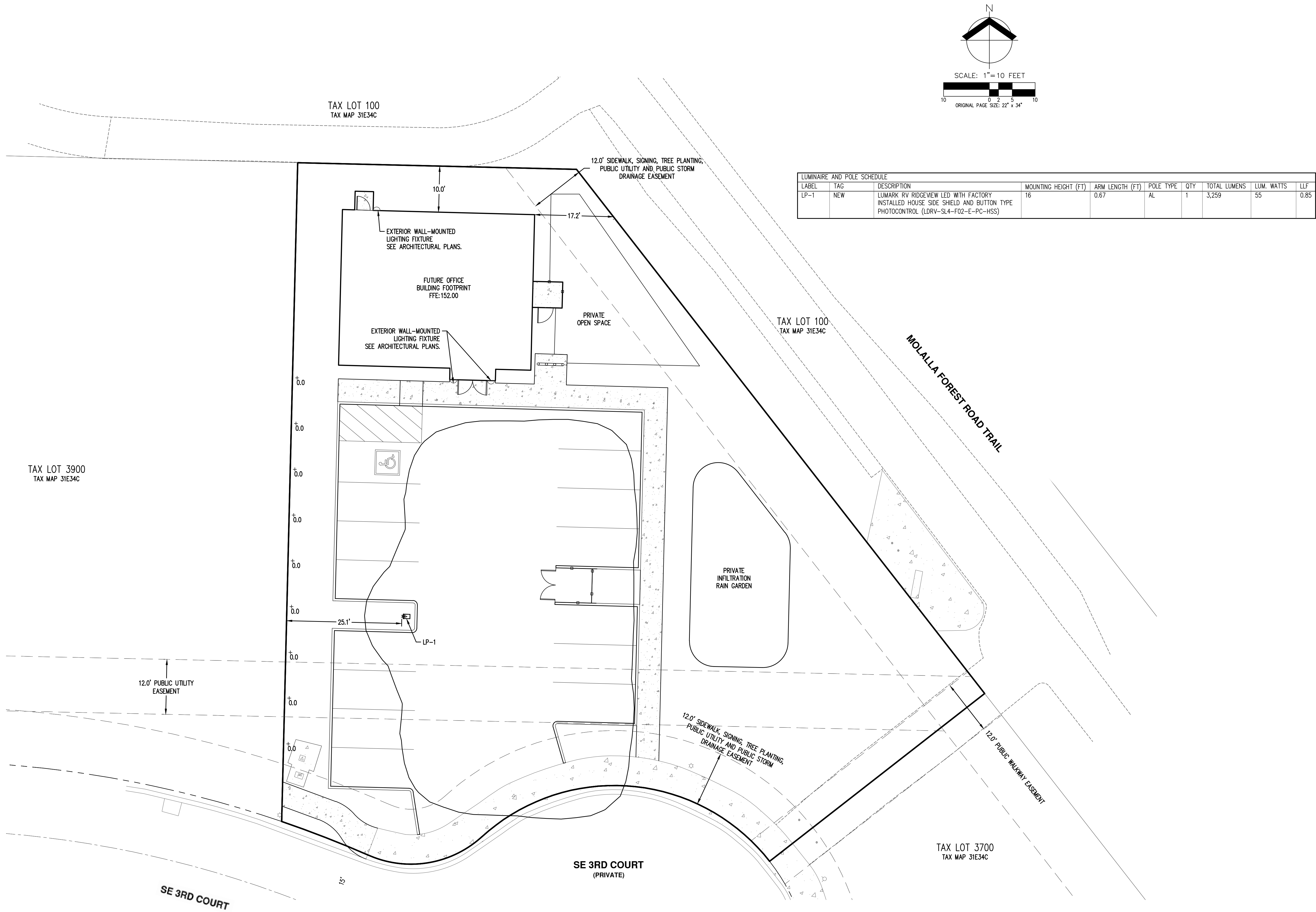
REGISTERED PROPERTY PRELIMINARY NOT FOR CONSTRUCTION D. RAUGUST	
RENEWAL DATE:	12/31/22
JOB NUMBER:	8639
DATE:	08/17/2021
DESIGNED BY:	JDR
DRAWN BY:	RLB
CHECKED BY:	MBH

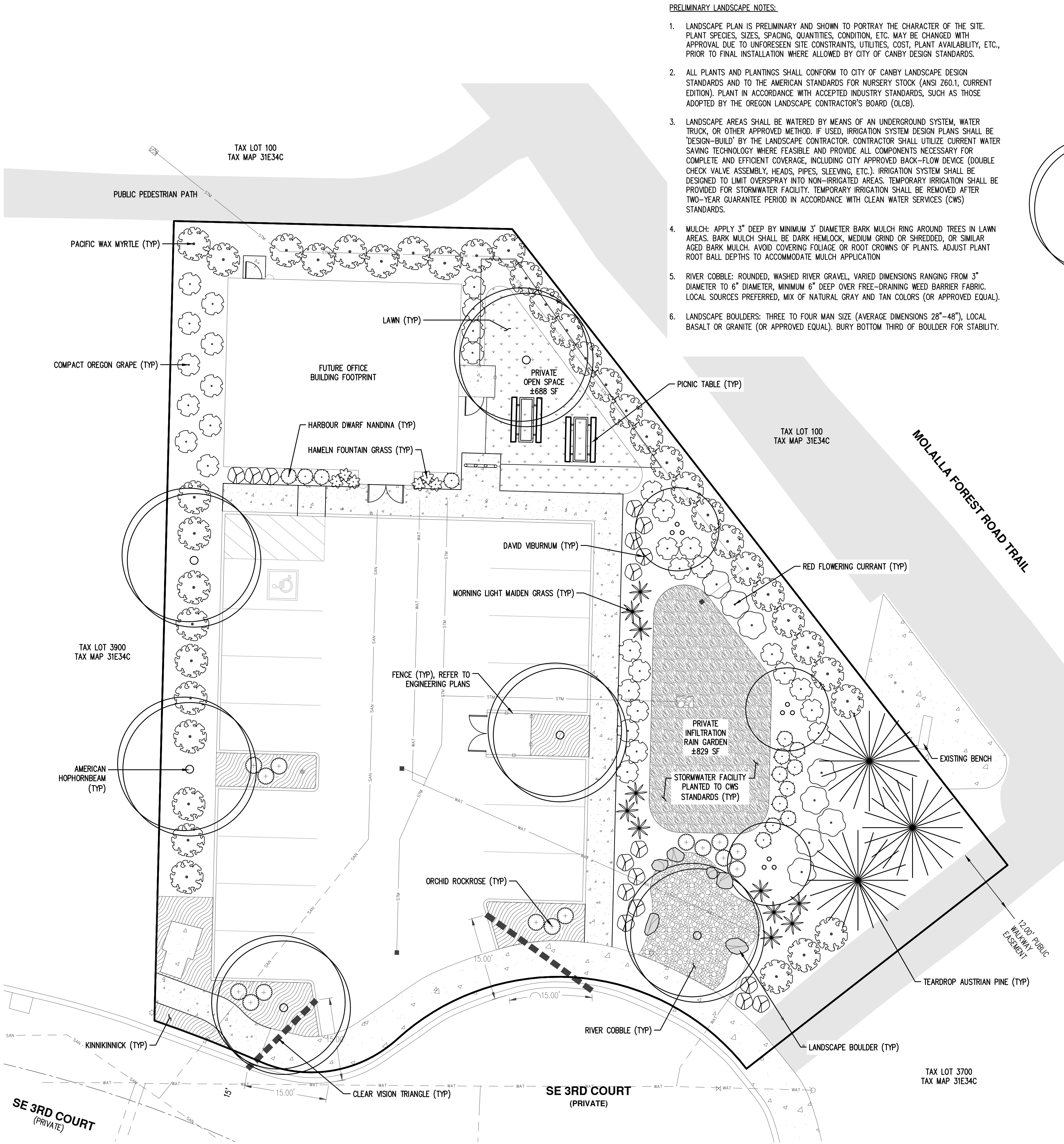
PRELIMINARY LIGHTING PLAN
COLIMA CONSTRUCTION OFFICE BUILDING
CANBY, OREGON



RENEWAL DATE:	12/31/22
JOB NUMBER:	8639
DATE:	08/17/2021
DESIGNED BY:	JDR
DRAWN BY:	RLB
CHECKED BY:	MBH

P-08





PRELIMINARY LANDSCAPE NOTES:

- LANDSCAPE PLAN IS PRELIMINARY AND SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLANT SPECIES, SIZES, SPACING, QUANTITIES, CONDITION, ETC. MAY BE CHANGED WITH APPROVAL DUE TO UNFORESEEN SITE CONSTRAINTS, UTILITIES, COST, PLANT AVAILABILITY, ETC., PRIOR TO FINAL INSTALLATION WHERE ALLOWED BY CITY OF CANBY DESIGN STANDARDS.
- ALL PLANTS AND PLANTINGS SHALL CONFORM TO CITY OF CANBY LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1, CURRENT EDITION), PLANT IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB).
- LANDSCAPE AREAS SHALL BE WATERED BY MEANS OF AN UNDERGROUND SYSTEM, WATER TRUCK, OR OTHER APPROVED METHOD. IF USED, IRRIGATION SYSTEM DESIGN PLANS SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR. CONTRACTOR SHALL UTILIZE CURRENT WATER SAVING TECHNOLOGY WHERE FEASIBLE AND PROVIDE ALL COMPONENTS NECESSARY FOR COMPLETE AND EFFICIENT COVERAGE, INCLUDING CITY APPROVED BACK-FLOW DEVICE (DOUBLE CHECK VALVE ASSEMBLY, HEADS, PIPES, SLEEVING, ETC.). IRRIGATION SYSTEM SHALL BE DESIGNED TO LIMIT OVERSPRAY INTO NON-IRRIGATED AREAS. TEMPORARY IRRIGATION SHALL BE PROVIDED FOR STORMWATER FACILITY. TEMPORARY IRRIGATION SHALL BE REMOVED AFTER TWO-YEAR GUARANTEE PERIOD IN ACCORDANCE WITH CLEAN WATER SERVICES (CWS) STANDARDS.
- MULCH: APPLY 3" DEEP BY MINIMUM 3' DIAMETER BARK MULCH RING AROUND TREES IN LAWN AREAS. BARK MULCH SHALL BE DARK HEMLOCK, MEDIUM GRIND OR SHREDDED, OR SIMILAR AGED BARK MULCH. AVOID COVERING FOLIAGE OR ROOT CROWNS OF PLANTS. ADJUST PLANT ROOT BALL DEPTHS TO ACCOMMODATE MULCH APPLICATION
- RIVER COBBLE: ROUNDED, WASHED RIVER GRAVEL, VARIED DIMENSIONS RANGING FROM 3" DIAMETER TO 6" DIAMETER, MINIMUM 6" DEEP OVER FREE-DRAINING WEED BARRIER FABRIC. LOCAL SOURCES PREFERRED, MIX OF NATURAL GRAY AND TAN COLORS (OR APPROVED EQUAL).
- LANDSCAPE BOULDERS: THREE TO FOUR MAN SIZE (AVERAGE DIMENSIONS 28"-48"), LOCAL BASALT OR GRANITE (OR APPROVED EQUAL). BURY BOTTOM THIRD OF BOULDER FOR STABILITY.

PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	WATER USE
	3	ACER CIRCINATUM (MULTI-STEM, CUMULATIVE TRUNKS)	VINE MAPLE	2" CAL. B&B	AS SHOWN	LOW/MODERATE
	6	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL. B&B	AS SHOWN	LOW/MODERATE
	3	PINUS NIGRA 'TEARDROP'	TEARDROP AUSTRIAN PINE	6'-8' HT/B&B	AS SHOWN	LOW
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	WATER USE
	15	CISTUS X PURPUREUS	ORCHID ROCKROSE	2 GAL. CONT.	36" o.c.	LOW
	32	MAHONIA AQUIFOLIUM 'COMPACTA' (NATIVE)	COMPACT OREGON GRAPE	2 GAL. CONT.	48" o.c.	LOW
	11	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GAL. CONT.	48" o.c.	LOW/MODERATE
	40	MYRICA CALIFORNICA (NATIVE)	PACIFIC WAX MYRTLE	5 GAL. CONT.	72" o.c.	LOW
	14	NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF NANDINA	2 GAL. CONT.	36" o.c.	MODERATE
	6	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.	MODERATE
	8	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL. CONT.	60" o.c.	MODERATE
	17	VIBURNUM DAVIDII	DAVID VIBURNUM	2 GAL. CONT.	36" o.c.	MODERATE
GROUND COVERS	QTY	DESCRIPTION		SIZE/CONTAINER	SPACING	WATER USE
	86	ARCTOSTAPHYLOS UVA-URSI (NATIVE)	KINNIKINNICK	1 GAL. CONT.	30" o.c.	LOW
	±617 SF	LAWN (8.7% OF TOTAL LANDSCAPE AREA)				HIGH
	±336 SF	RIVER COBBLE (2.1% OF TOTAL LANDSCAPE AREA)				N/A
	±829 SF	STORMWATER FACILITY PLANTED TO CWS STANDARDS				MODERATE

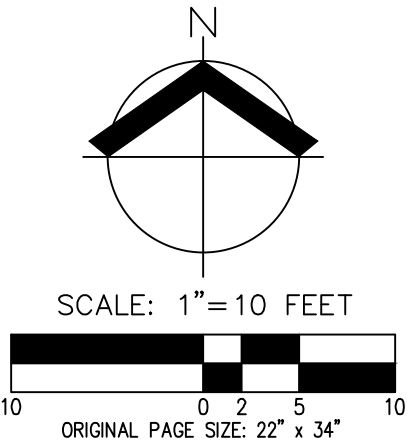
AREA CALCULATIONS:

TOTAL SITE AREA: ±16,156 SF

TOTAL LANDSCAPING: ±7,511 SF (±46.5% OF TOTAL AREA)
PARKING LOT LANDSCAPING: ±1,909 SF (±765 SF REQUIRED)
REMAINING LANDSCAPING: ±5,602 SF

TOTAL IMPERVIOUS AREA: ±8,645 SF (±53.5% OF TOTAL AREA)
NEW PARKING LOT IMPERVIOUS AREA: ±5,097 SF
NEW BUILDING AREA: ±1,452 SF
MISCELLANEOUS IMPERVIOUS AREA (SIDEWALK, PATIO, ETC): 1,093 SF
EXISTING IMPERVIOUS: ±1,003 SF

STORMWATER FACILITY: ±829 SF (±11.0% OF TOTAL LANDSCAPING)
PRIVATE OPEN SPACE: ±688 SF
DROUGHT TOLERANT LANDSCAPING: ±5,917 SF (78.7% OF TOTAL LANDSCAPING)



PRELIMINARY LANDSCAPE PLAN
COLIMA CONSTRUCTION OFFICE BUILDING
CANBY, OREGON

REGISTERED LANDSCAPE ARCHITECT NOT FOR CONSTRUCTION	
JOB NUMBER:	8639
DATE:	08/17/2021
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH