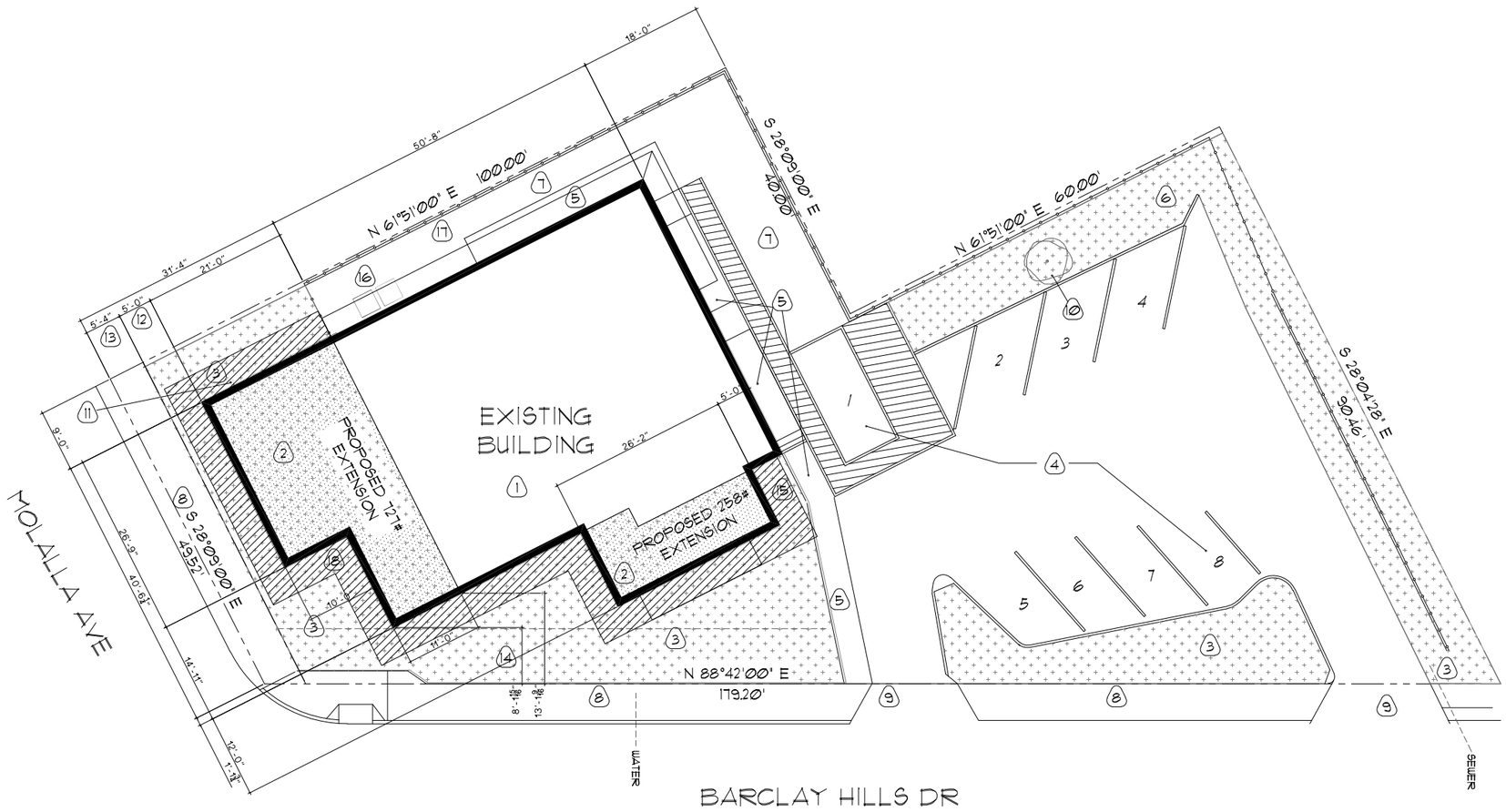


SCALE : 1" = 20'-0"

EXISTING LOT COVERAGE

BUILDING & PARKING	7625.9 SQ. FT.
LOT AREA	11,997.5 SQ. FT.
PERCENTAGE	63.5%

PROPOSED LOT COVERAGE

BUILDING & PARKING	8610.9 SQ. FT.
LOT AREA	11,997.5 SQ. FT.
PERCENTAGE	71.7%

SITEPLAN KEY NOTES

1. EXISTING BUILDING
2. PROPOSED ADDITIONAL SPACE
3. EXISTING LANDSCAPING, CHANGE ONLY AT PROPOSED EXT.
4. EXISTING PARKING, NO CHANGES PROPOSED (NCP.)
5. EXISTING WALKWAY, RAMP & STAIRS, NCP
6. EXISTING FENCE, CHANGE ONLY AT PROPOSED EXT.
7. EXISTING ASPHALT, CHANGE ONLY AT PROPOSED EXT.
8. EXISTING SIDEWALK, NCP
9. EXISTING DRIVEWAY, NCP
10. EXISTING TREE TO REMAIN
11. EXISTING TREE TO BE REMOVED
12. PROPOSED UTILITY EASEMENT/MOLLALA SET BACK
13. PROPOSED ROW DEDICATION
14. PROPOSED BARCLAY HILLS SET BACK
15. 5'-0" LANDSCAPE BUFFER
16. EXISTING A/C UNITS
17. EXISTING TRASH CAN STORAGE AREA
18. MINIMUM LANDSCAPE IMPACT 663 SQ. FT.

PARKING CALCULATIONS

REQUIRED MIN 2.7 PER 1000 SF.
REQUIRED MAX 3.33 PER 1000 SF.

TOTAL AREA PROPOSED	3167 SQ. FT.
PARKING SPACES REQ'D MIN	8.55
TOTAL PARKING SPACES	8

GENERAL NOTES

1. ZONE IS MUC-1

5/22/2020 HLL
09/16/2019 HLL
05/15/2019 HLL

ALAN MASCORD DESIGN ASSOCIATES, INC. IS NOT LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO FIELD LOCATE ALL CONDITIONS. ANY FILL PLACED ON THE SITE AND NOTIFY THE OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

ALAN MASCORD DESIGN ASSOCIATES, INC.
3766 SW CUMMINS COURT PORTLAND, OR 97239
503/235-3961 FAX 503/235-0933 http://www.mascord.com

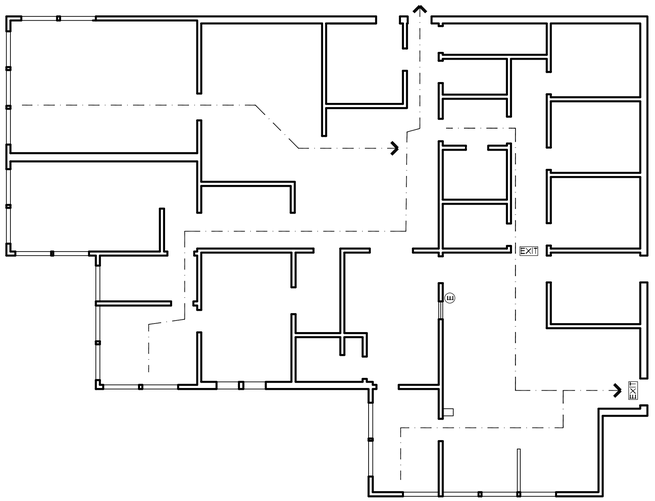
Mascord COLLECTION

OREGON CITY/CLACKAMAS
865 MOLALLA AVE
97405

BARCLAY HILLS ANIMAL CLINIC

(11,997.5 SQ. FT.)

BY : HLL



EGRESS PLAN

SCALE : 1/8" = 1'-0"

EXIT — EXISTING EXIT SIGN. NEW EXIT SIGN TO BE INSTALLED IN EXAM RM. 1 AT NEW EXTERIOR DOOR

Ⓔ — EXISTING FIRE EXTINGUISHER

— → — PATH OF TRAVEL

ROOM SCHEDULE

ROOM		FLOOR		WALL		CEILING		
NO.	NAME	FINISH	TRIM	SUB	FINISH	MAT'L	FINISH	NOTES
100	LOBBY	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	SEE 123 NEW LOBBY
101	HALL	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
102	EXAM RM 1	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
103	EXAM RM 2	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
104	EXAM RM 3	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
105	EXAM RM 4	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
106	TOILET	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
107	EXAM RM 5	TILE	RUBBER	GYP.	PAINT	TILE	PRE	FLR TILE & PAINT COLORS TBD
108	STORAGE	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
109	STAIR	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
110	TREATMENT 1	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	SEE 119 TREATMENT 2
111	NURSE	TILE	RUBBER	GYP.	PAINT	TILE	PRE	FLR TILE & PAINT COLORS TBD
112	PREP	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
113	SURGERY	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
114	OFFICE	TILE	RUBBER	GYP.	PAINT	TILE	PRE	FLR TILE & PAINT COLORS TBD
115	DRS OFFICE	TILE	RUBBER	GYP.	PAINT	TILE	PRE	FLR TILE & PAINT COLORS TBD
116	KENNEL	TILE	RUBBER	GYP. [2]	PAINT	TILE	PRE	FLR TILE & PAINT COLORS TBD
117	ISO	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
118	TOILET	EXIST.	EXIST.	GYP.	EXIST.	EXIST.	EXIST.	
119	TREATMENT 2	TILE	RUBBER	GYP.	PAINT	GYP.	PAINT	MATCH EXIST. FINISHES, COLORS TBD
120	BREAK	TILE	RUBBER	GYP.	PAINT	TILE	PRE	FLR TILE & PAINT COLORS TBD
121	XRAY	TILE	RUBBER	GYP. [3]	PAINT	TILE	PRE	FLR TILE & PAINT COLORS TBD
122	DENTAL	TILE	RUBBER	GYP.	PAINT	TILE	PRE	FLR TILE & PAINT COLORS TBD
123	NEW LOBBY	TILE	RUBBER	GYP.	PAINT	GYP.	PAINT	MATCH EXIST. FINISHES, COLORS TBD

1. PROVIDE 1 - 2 LAYERS OF SOUND DEADENING GYP. W/ SOUND INSULATION.

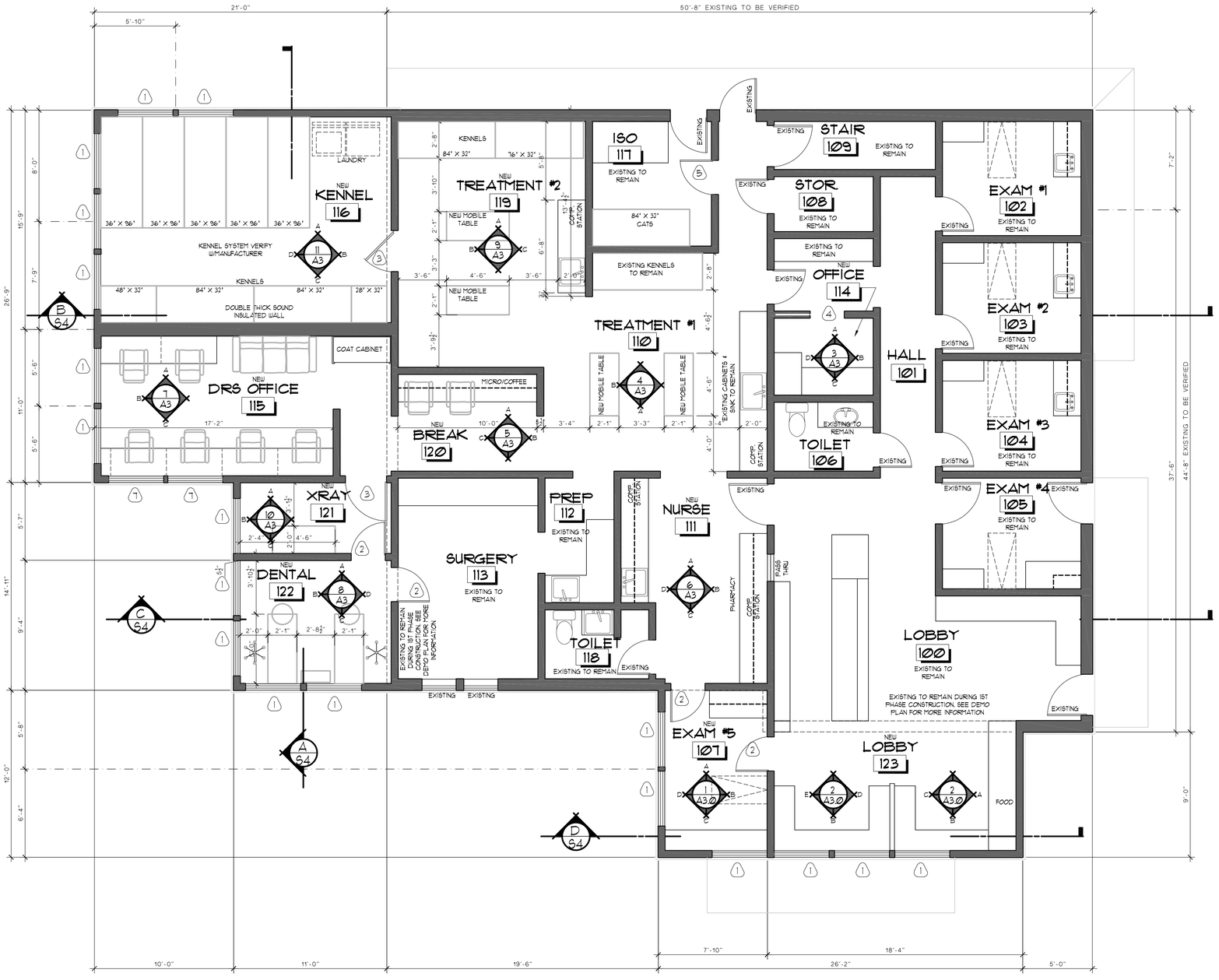
2. DOUBLE WALL STUDS FOR EXTRA SOUND REDUCTION.

3. LEAD LINED DRYWALL FOR X-RAY.

DOOR & WINDOW SCHEDULE

	SIZE			DOOR / WINDOW		FRAME		
TAG	WIDTH	HEIGHT	THKN.	MATERIAL	FINISH	MATERIAL	FINISH	REMARKS
1	4'-0"	6'-0"		VINYL	PRE	WOOD		MILGUARD FIXED PANE - VERIFY MFR.
2	2'-6"	7'-0"	1 3/4"	S.C. WOOD	PAINT	STEEL	PAINT	PAINT COLORS TBD
3	3'-0"	7'-0"	1 3/4"	S.C. WOOD	PAINT	STEEL	PAINT	PAINT COLORS TBD
4	2'-6"	7'-0"	1 3/4"	S.C. WOOD	PAINT	STEEL	PAINT	POCKET DR. PAINT COLORS TBD
5	2'-6"	7'-0"	1 3/4"	S.C. WOOD	PAINT	STEEL	PAINT	1 LITE DR. (TEMP.) PAINT COLORS TBD

SEE DEMOLITION PLAN FOR EXISTING WALLS TO REMAIN AND TO BE REMOVED.



PROPOSED FLOOR PLAN

SCALE : 1/4" = 1'-0"

Mascord COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
http://www.mascord.com
216 NW 63RD ST, SUITE 100 CLIVE, IOWA 50325 515.225.1963

PLAN FOR:

BARCLAY HILLS ANIMAL CLINIC

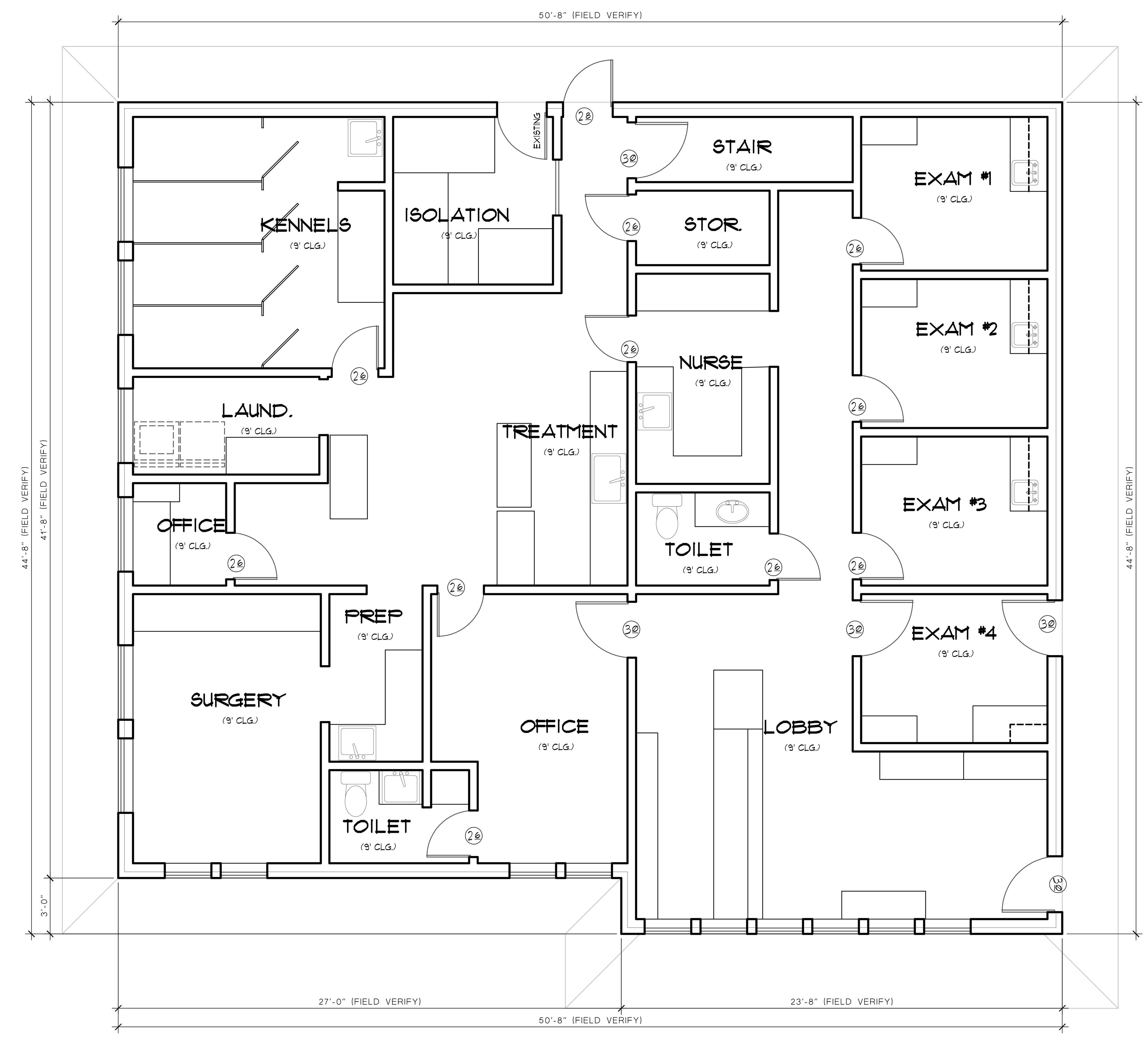
BOJANGLES AVENUE
OREGON CITY, OREGON 97405

25# SNOW LOAD

EXISTING MAIN FLR.	2182 SQ. FT.	
PROPOSED ADDITION	998 SQ. FT.	
PROPOSED TOTAL AREA	3367 SQ. FT.	
BASEMENT AREA	+ 997 SQ. FT.	

BARCLAYHILLS-A1.1
PROJECT MANAGER HLL
DRAWN 05/22/20 HLL

BARCLAYHILLS
A 1.1



EXISTING FLOOR PLAN

SCALE : 1/4" = 1'-0"

Mascord COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
2187 NW REED ST, SUITE 100 PORTLAND, OR 97210 503/225-9161 FAX 503/961-1961 http://www.mascord.com

BARCLAYHILLS-A1.2
PROJECT MANAGER:HLL
DRAWN 05/04/19 HLL

PLANS FOR:

BARCLAY HILLS ANIMAL CLINIC

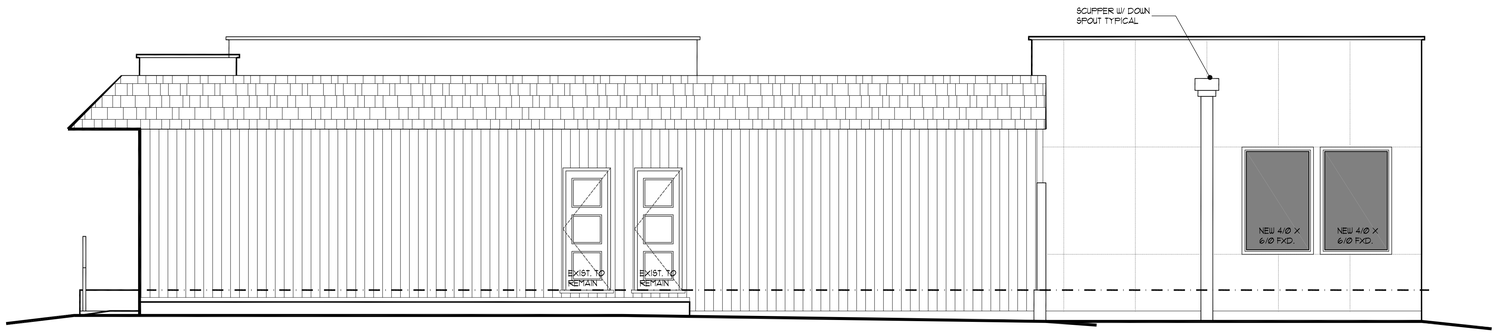
865 MOLLA AVENUE
OREGON CITY, OREGON 97405

25# SNOW LOAD

EXISTING MAIN FLR	2182 SQ. FT.
PROPOSED ADDITION	985 SQ. FT.
PRPOSED TOTAL AREA	3167 SQ. FT.
BASEMENT AREA	+ 997 SQ. FT.

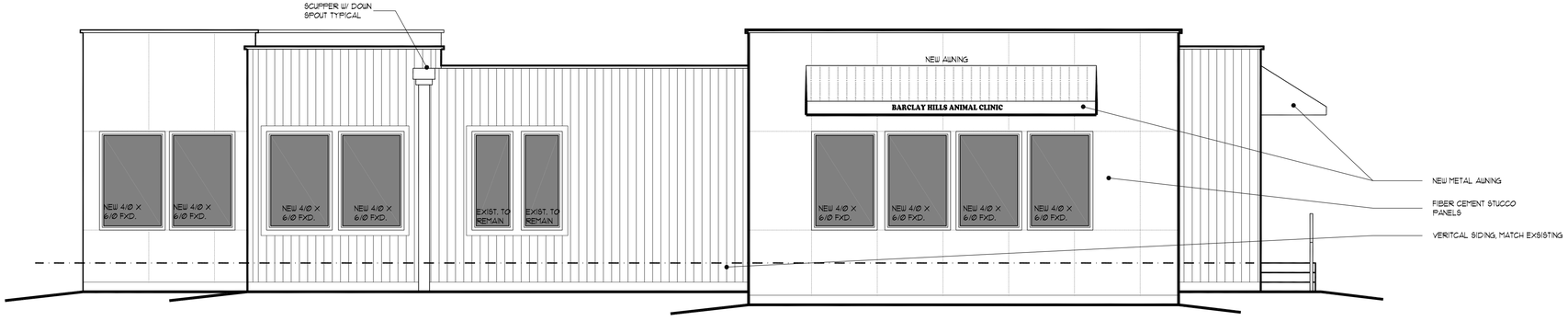
BARCLAYHILLS

A 1.2



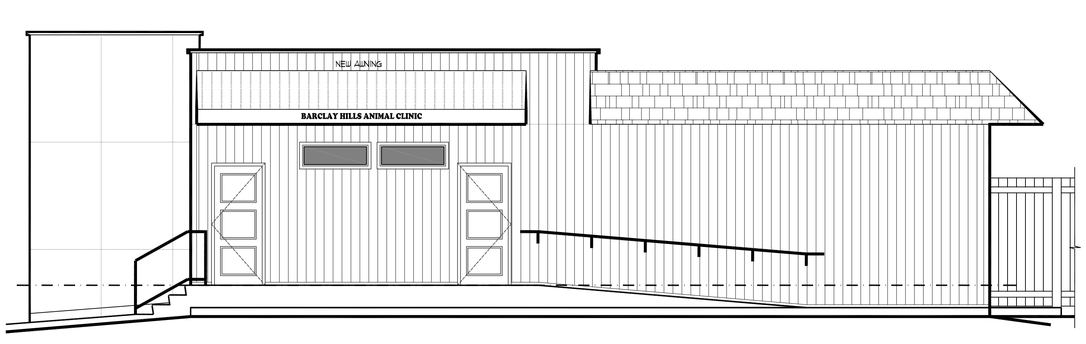
PROPOSED SIDE YARD ELEVATION

SCALE : 1/4" = 1'-0"



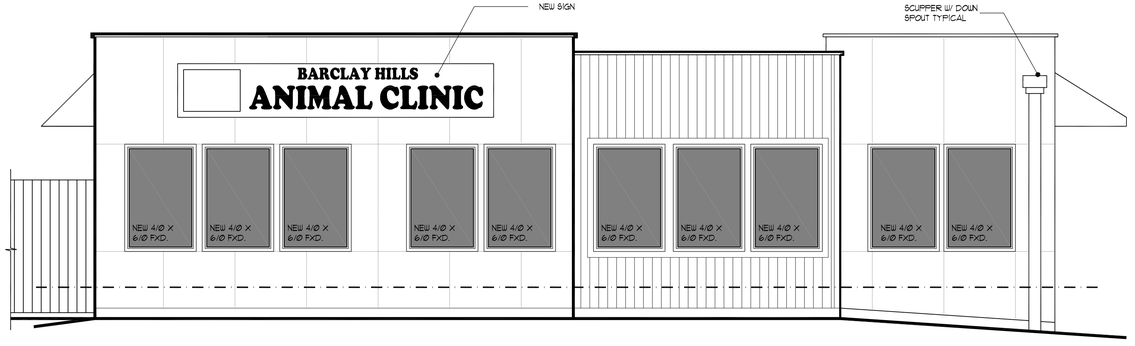
PROPOSED BARCLAY HILLS DR ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED REAR YARD ELEVATION

SCALE : 1/4" = 1'-0"



PROPOSED MOLLALA AVE ELEVATION

SCALE : 1/4" = 1'-0"

ALAN MASCORD DESIGN ASSOCIATES, INC.
2516 MARGUERITE PLACE, SUITE 101 EVERETT, WA 98201 425.252.8086 FAX 425.252.8585
http://www.mascord.com

Yasord COLLECTION

BARCLAYHILLS-A2.1
PROJECT MANAGER:HLL
DRAWN 05/15/19 HLL

PLANS FOR:

BARCLAY HILLS ANIMAL CLINIC

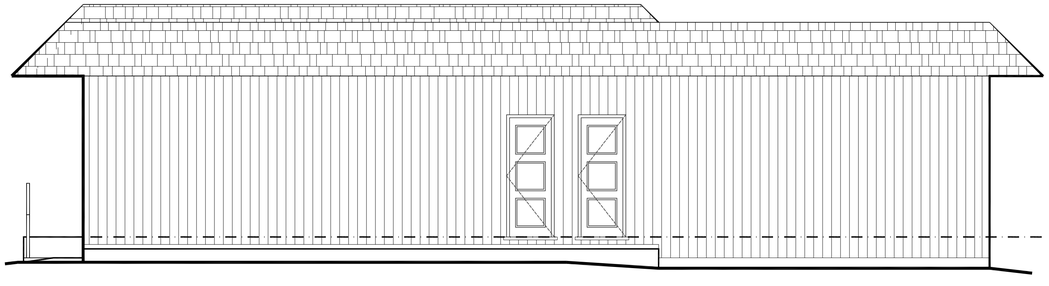
803 MOLLALA AVENUE
OREGON CITY, OREGON 97045

25# SNOW LOAD

EXISTING MAIN FLR. 2182 SQ. FT.
PROPOSED ADDITION 985 SQ. FT.
PROPOSED TOTAL AREA 3167 SQ. FT.

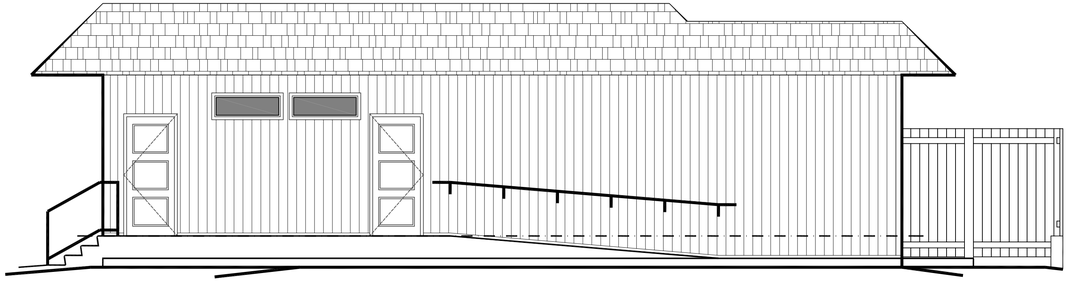
BASEMENT AREA • 997 SQ. FT.

BARCLAYHILLS
A 2.1



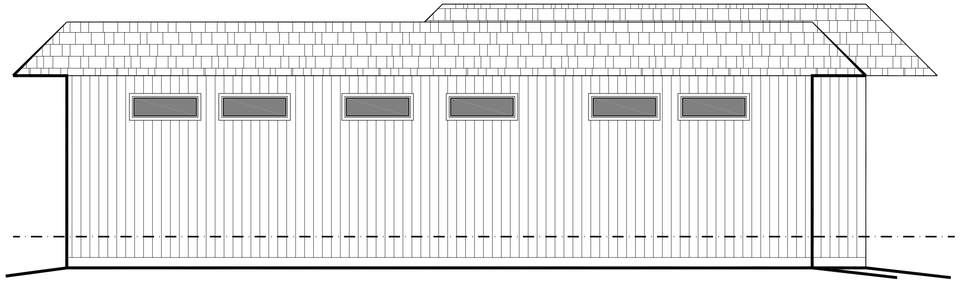
EXISTING SIDE YARD ELEVATION

SCALE : 1/4" = 1'-0"



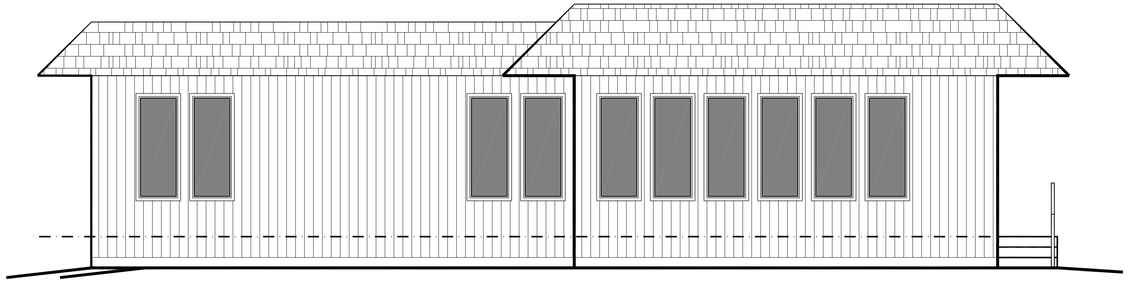
EXISTING REAR YARD ELEVATION

SCALE : 1/4" = 1'-0"



EXISTING MOLLALA AVE ELEVATION

SCALE : 1/4" = 1'-0"



EXISTING BARCLAY HILLS DR ELEVATION

SCALE : 1/4" = 1'-0"

ALAN MASCORD DESIGN ASSOCIATES, INC.
210 NW 165TH PLACE, SUITE B ∙ BEAVERTON, OR 97006 ∙ 503/690-2484 ∙ 503/690-2488
http://www.mascord.com

BARCLAYHILLS-A2.2
PROJECT MANAGER HLL
DRAWN 05/15/19 HLL

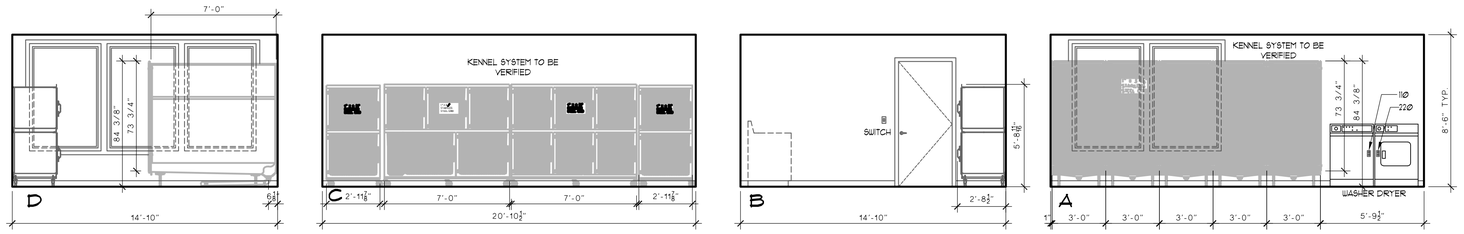
Mascord COLLECTION

PLANS FOR
BARCLAY HILLS ANIMAL CLINIC
805 MOLLALA AVENUE
OREGON CITY, OREGON 97045

25# SNOW LOAD

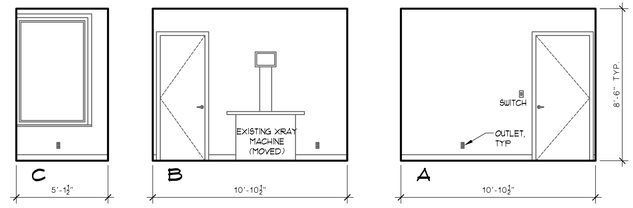
EXISTING MAIN FLR. 2182 SQ. FT.
PROPOSED ADDITION 993 SQ. FT.
PROPOSED TOTAL AREA 3167 SQ. FT.
BASEMENT AREA + 997 SQ. FT.

BARCLAYHILLS
A 2.2



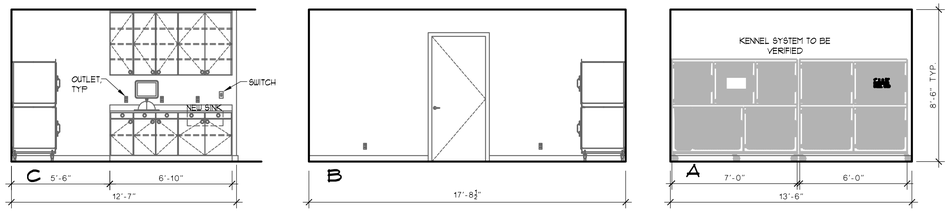
11 KENNEL 116

SCALE : 1/4" = 1'-0"



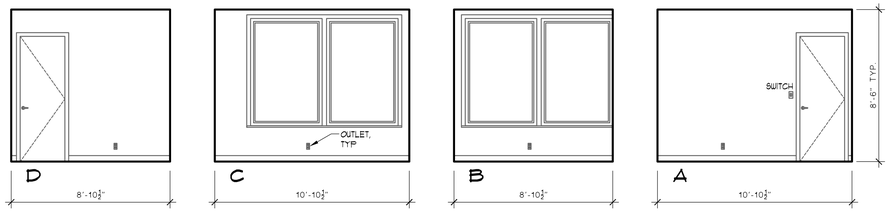
10 XRAY 121

SCALE : 1/4" = 1'-0"



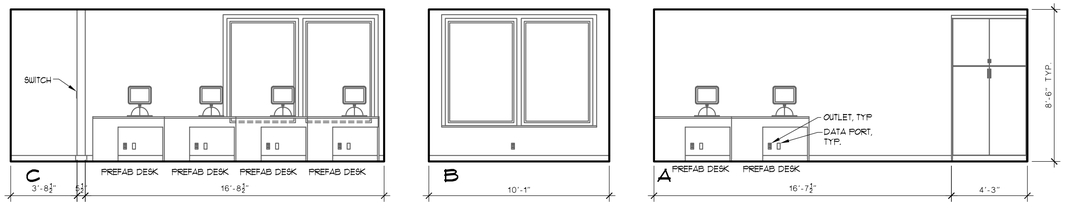
9 TREATMENT 2 119

SCALE : 1/4" = 1'-0"



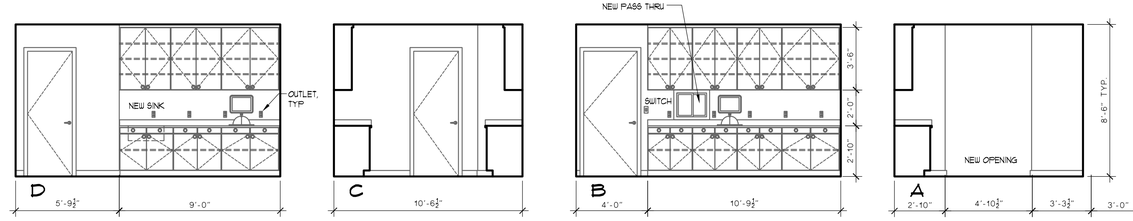
8 DENTAL 122

SCALE : 1/4" = 1'-0"



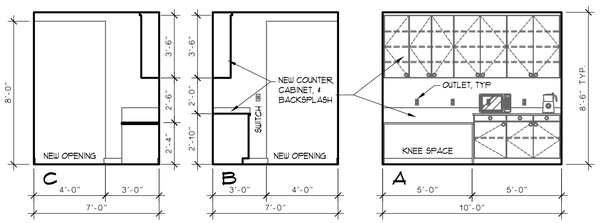
7 DRS OFFICE 115

SCALE : 1/4" = 1'-0"



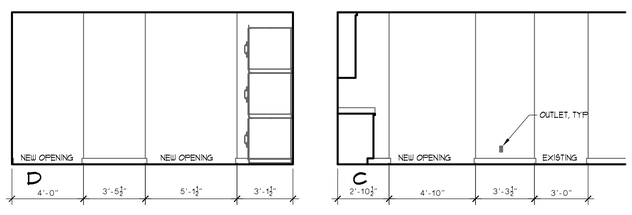
6 NURSES 111

SCALE : 1/4" = 1'-0"



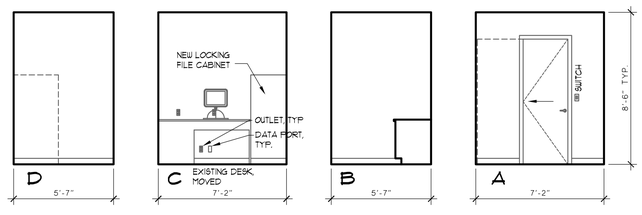
5 BREAK 120

SCALE : 1/4" = 1'-0"



4 TREATMENT 1 110

SCALE : 1/4" = 1'-0"

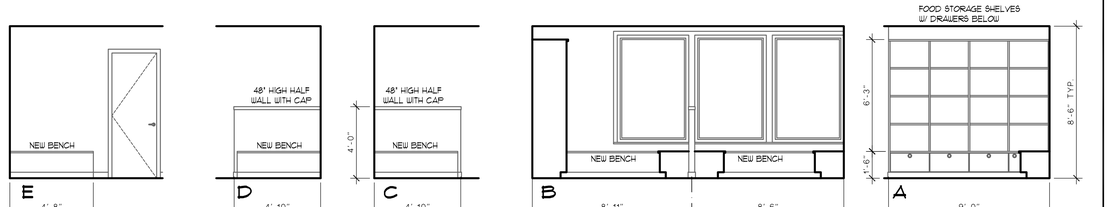


3 OFFICE 114

SCALE : 1/4" = 1'-0"

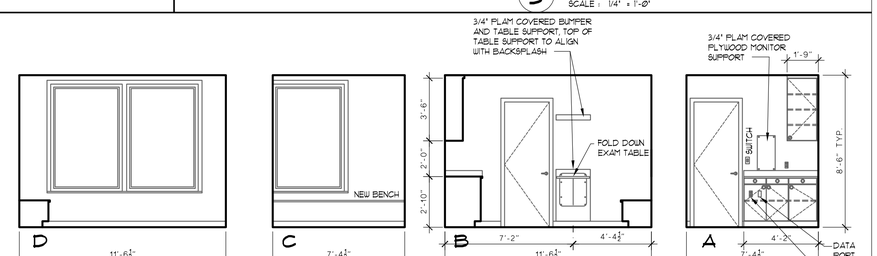
GENERAL NOTES

1. REFER TO SHEET A1.1 FOR FINISH SCHEDULES
2. VERIFY CABINET FINISHES AND STYLES WITH NVA REPRESENTATIVE.
3. ALL BASE CABINETS TO HAVE TOPS SELECTED BY NVA REPRESENTATIVE. SOLID SURFACE OR LAMINATE TBD.
4. VERIFY ALL OUTLETS, DATA PORTS, AND SWITCHES WITH NVA REPRESENTATIVE PRIOR TO INSTALLATION. CROSS REFERENCE WITH ELECTRICAL PLAN.



2 LOBBY 123

SCALE : 1/4" = 1'-0"



1 EXAM RM 5 107

SCALE : 1/4" = 1'-0"

Vasoo COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
PO BOX 5222 | SUN RIVER, OR 97702 | 503.705.8954 | alanmascord.com

BARCLAYHILLS-A3.1
PROJECT MANAGER:HLL
DRAWN 05/04/19 HLL

PLANS FOR:

BARCLAY HILLS ANIMAL CLINIC

802 MOLLIA AVENUE
OREGON CITY, OREGON 97045

25# SNOW LOAD

EXISTING MAIN FLR.	2788 SQ. FT.	
PROPOSED ADDITION	986 SQ. FT.	
PROPOSED TOTAL AREA	3767 SQ. FT.	
BASEMENT AREA	997 SQ. FT.	

BARCLAYHILLS

A3

DEMOLITION PLAN

SCALE : 1/4" = 1'-0"

ALAN MASCORD DESIGN ASSOCIATES, INC.
21 NW 3RD ST., SUITE 100 CORVALLIS, OR 97330 541/753-8075 FAX 753-8076
http://www.alanmascord.com

Mascord COLLECTION

BARCLAYHILLS-D1
PROJECT MANAGER:HLL
DRAWN 05/04/19 HLL

PLANS FOR:

BARCLAY HILLS ANIMAL CLINIC

803 HOLLA AVENUE
OREGON CITY, OREGON 97045

25# SNOW LOAD

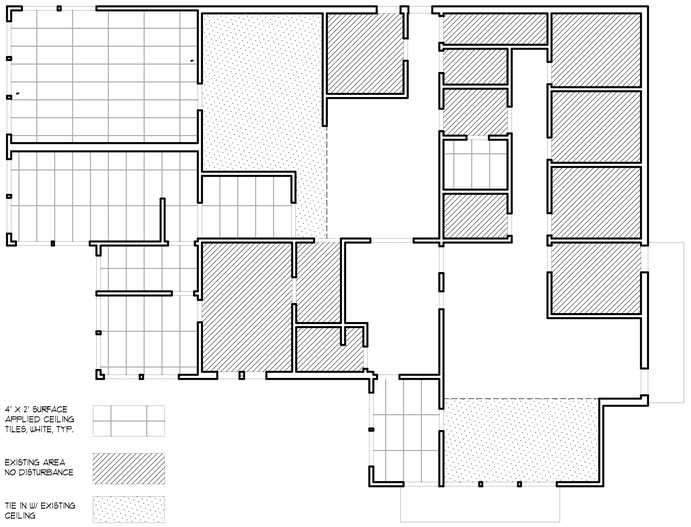
EXISTING MAIN FLR. 2182 SQ. FT.
PROPOSED ADDITION 986 SQ. FT.

PROPOSED TOTAL AREA 3167 SQ. FT.

BASEMENT AREA • 997 SQ. FT.

BARCLAYHILLS

D 1



PROPOSED CEILING PLAN

SCALE : 1/8" = 1'-0"

LEGEND

- RECESSED LIGHT
- WALL-MOUNT LIGHT
- SURFACE-MOUNT LIGHT
- SURFACE MOUNTED FLUORESCENT
- RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
- DUPLEX OUTLET
- GFI DUPLEX OUTLET
- 220V OUTLET
- TELEPHONE OUTLET
- DATA OUTLET
- SMOKE / CO DETECTOR (SEE 'GENERAL NOTES' FOR OTHER SPEC'S)

S-FURLOND 07/18/16

PROPOSED ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

BARCLAYHILLS-A4.1
PROJECT MANAGER:HLL
DRAWN 05/04/19 HLL

PLANS FOR

BARCLAY HILLS ANIMAL CLINIC

20340 OLLA AVENUE
CANBY CITY, OREGON 97405

25# SNOW LOAD

EXISTING MAIN FLR.	2182 SQ. FT.	
PROPOSED ADDITION	999 SQ. FT.	
PROPOSED TOTAL AREA	3367 SQ. FT.	
BASEMENT AREA	± 997 SQ. FT.	

BARCLAYHILLS

E 1

SECTION 02 36 00 - VEGETATION CONTROL

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:
1. Provide soil sterilization in areas not disturbed or treated by General Contractor (parking lot and building locations). This shall include the planting areas adjacent to the buildings, along property lines, along with removal of all blackberry bushes on the site.

B. Related Sections:
1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specifications Sections apply to this Section.
2. Section 32 84 23 - Irrigation
3. Section 32 91 13 - Soil Preparation
4. Section 32 93 00 - Plants

1.2 USE OF HERBICIDES

A. Applications of herbicides for weed control to be in accordance with Label requirements and made only by an applicator licensed in State where project is located and approved by Landscape Architect.

B. In general, the area to receive landscape and irrigation shall be treated and maintained free and clear of weeds until substantial completion.

C. Areas considered to be "Wetlands", "Water Quality Planters" or "Detention/Retention Ponds" Shall in no way be treated with chemicals of any nature. Hand removal of weeds only, shall occur in these areas.

D. Remove all blackberry bushes from the site prior to construction.

1.3 SUBMITTALS

A. Submittals will include to the following:
1. Name and certification of licensed applicator.
2. Material Safety and Data Sheet
3. Manufacturer's written instructions for application and rates.

1.4 PROTECTION

A. Protect site improvements, personnel, and adjacent soil areas from contamination.

1.5WEATHER CONDITIONS

B. Do not apply herbicides when wind velocity is greater than 10 mph or (label requirements), whichever is more stringent.

PART 2 PRODUCTS

2.1 HERBICIDES

A. Pre-Emergent Weed Control: As recommended to prohibit weeds in newly rehabilitated plant beds.

B. Selective herbicide: Milestone, Curtail, 2,4-D or other as approved.

C. Arbico-Organics Bio-Scape Bio-Weed Pre-Emergent. Contact: 1-800-827-2847

D. Non-selective herbicide: Roundup or other approved.

PART 3 EXECUTION

3.1 PREPARATION

A. Protect soil within four feet of sterilized area by covering with a Waterproof Barrier.

3.2 APPLICATION

A. Apply Bio-Scape at a rate of 20-40 pounds per 1,000 square feet of lawn, shrub and groundcover areas. Apply once after fine grading is completed and once after all plantings are installed.

END OF SECTION 02 36 00

SECTION 32 84 23 IRRIGATION SYSTEM

PART 1 GENERAL

1.1 SUMMARY

A. Provide Irrigation System as indicated on drawings and specified herein.

1.2 RELATED SECTIONS

1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specifications Sections apply to this Section.
2. Section 02 36 00 - Vegetation Control
3. Section 32 91 13 - Soil Preparation
4. Section 32 93 00 - Plant

1.3 SUBMITTALS

A. Section 01 33 00 - Submittal Procedures: Submittal procedures.

B. Product Data: Within 10 days after date indicated in the Notice to Proceed:
1. Submit to the Landscape Architect one set of manufacturer's technical data, installation instructions, operating instructions, and maintenance procedures for Flow-Through Deduct Meter.
2. Submit to the Landscape Architect one set of manufacturer's technical data, installation instructions, operating instructions, and maintenance procedures for Automatic Controller.
3. Submit to the Landscape Architect one set of manufacturer's technical data, installation instructions, operating instructions, and maintenance procedures for Flow Sensor.
4. Submit to the Landscape Architect a copy of the Irrigator's license.

C. "As Built" Drawing: At completion of system installation submit two copies of "as built" Drawings to Landscape Architect for review. Upon approval of Landscape Architect submit original reproducible "as built" Drawing to Owner.

D. Maintenance Data: At Final Completion Review, provide written instructions covering yearly recommended maintenance and schedules of operation.

E. Maintenance Tools: At Final Completion Review, provide 3 sets of all manufacturers' tools for accessing / adjusting valves and delivery components.

1.4 QUALITY ASSURANCE

A. Layout:
1. The layout of the irrigation system is diagrammatic. Follow as closely as practicable. Contractor shall provide for adequate water coverage for healthy plant growth without over spraying paved areas.
2. Before proceeding with the installation of each section or unit of the irrigation system, check and verify the correlation between ground measurements and the drawings.
3. No changes, alterations, omissions from or additions to the work shall be made without the approval of the Landscape Architect.

B. Testing and Inspection: Notify the Landscape Architect 24 hours or one working day in advance of inspections or tests required for the work.

C. Obtain and pay for any permits and/or inspections required by governing agencies and utility companies. Conform to local codes governing work described in these specifications.

D. Maintain during construction and provide the Owner with exact "as built" drawings showing arrangement and locations of all lines, valves, heads, etc. Major underground elements shall be noted with triangular measurements from a permanent feature. These shall be prepared on reproducible velum or mylar drawing material.

E. Contractor shall conduct a final walk through with the Owner's representative to review operating procedures, equipment technical requirements and locations of system components.

F. Contractor shall be licensed in the State in which the project is located to install irrigation systems.

1.5 PRODUCT DELIVERY

A. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed analysis.

1.6 PROTECTION

A. Protect utility lines, storm drainage lines, site improvements, and underground sprinkler system during rototilling.

B. Protect integrity of roof assembly; repair any damage to existing roof assembly, roof drains, or related facilities at contractor's expense.

1.7 GUARANTEES

A. Unless provided otherwise, guarantee against all defects and malfunctions due to faulty workmanship or defective material for a period of one year from the date of final acceptance by the Owner. Upon being informed by Owner of any defects or malfunctions, affect all necessary repairs and/or replace in a reasonable expedient manner at no additional cost to the Owner.

B. Guarantee will include spring start-up and winterizing of system within the one (1) year time and development of approved water application schedule. Winter damage due to improper winterization is the responsibility of the Contractor.

C. All repairs and servicing required under the guarantee period shall be made under the observation of the maintenance crew to help train them in the proper operation and repair of the system.

D. Emergency repairs, when necessary, may be made by the Owner without relieving the contractor of his guarantee obligation.

E. Repair any settling of backfilled trenches which may occur during the guarantee period.

F. If the Contractor does not respond to the Owner's request for repair work within a period of 15 days, the Owner may proceed with such necessary repairs and charge the Contractor for all expenses incurred in the repair work.

PART 2 PRODUCTS

2.1 MATERIALS:

A. PVC Pipe:
1. Main Lines: 1- ½" Schedule 40 PVC
2. Sleeving: 4" Class 200 PVC; 6" Schedule 40 PVC
3. Lateral Lines: Class 200 PVC
4. Fittings:
   a. Solvent Welded Socket Type: ASTM D 2466, PVC pipe fittings, Schedule 40
   b. Threaded Type: ASTM D 2466, PVC pipe fittings, Schedule 80
5. Jointing Material:
   a. PVC Solvent Cement: NFS approved solvent for PVC through 4 inch, meeting requirements of ASTM D 2564
   b. PVC Primer and Cleaner: Compatible with or designed for PVC pipe
   c. Teflon Tape Sealer: 1/2-inch wide, used at all threaded joints

B. Poly-pipe and Fittings: Thick walled polyethylene pipe specifically designed for connection of irrigation sprinklers to lateral lines. Fittings shall be those specifically designed for use with poly-pipe.

C. Low voltage wire: 24-Volt solid wire, UL listed for direct burial in ground. Minimum wire size shall be 14-gauge. All wire to be Paige wire or approved substitution.
1. Provide red and white pair for system
2. Expansion Curls: Expansion curls shall be provided within three (3') feet of each wire connection to solenoid and at least every three hundred (300') feet in length. (Expansion curls are formed by wrapping at least five (5) turns or wire around a rod or pipe 1" or more in diameter, then withdrawing the rod.)

2.2 BACKFLOW PREVENTER

A. Febco 850 or approved equal

2.3 AUTOMATIC CONTROLLER EQUIPMENT

A. Manufacturer: Hunter Irrigation, www.hunterindustries.com
1. Hunter X-Core 4 Station Modular Controller, outdoor, 120V (XC-400)
2. Additional modules to accommodate valve quantity shown on plans
3. Outdoor plastic wall mount enclosure

2.4 VALVES

A. Install all valves except quick couplers in the specified boxes.

B. Gate Valve: Nibco Class 125 Bronze Gate Valve or approved equal.

C. Quick Coupler Valves: Hunter or approved equal. Purple thermoplastic rubber cover. Furnish hose swivels and operating keys for each size coupler to Owner.

D. Remote Control Valves:
1. Spray Zone Valves:
   i. Hunter ICV Valve, sizes as noted on Irrigation Plans
2. 0.1-20 gpm Spray Zone Valves:
   i. Hunter ICV-101G or approved equal
3. 20-40 gpm Spray Zone Valves:
   i. Hunter ICV-151G or approved equal

E. Manual Drain Valve: Sized to fit main line

2.5 BOXES

A. Double Check Valve: Heavy duty plastic box Ametek or approved equal, size as required, with locking cover.

B. Gate Valves: Heavy duty round plastic box with a 6-1/2 inch diameter snap fit cover, with the words "Valve Box" in raised letters on the lid. Provide three "T" handle socket wrenches of 5/8-inch round stock with sufficient length to extend two feet above the top of the deepest valve box cover.

C. Automatic Remote Control Valves: Heavy duty plastic box Ametek or as shown on plans, size as required, with locking cover, with the words "Control Valve" on the lid in raised letters.

2.6 SPRINKLER HEADS

A. Hunter models as shown on plans and as needed to provide complete and even coverage:
1. MP800SR-90-180°
2. MP1000SR-90-90°
3. MP1000SR-90-120°
4. MP1000SR-90-180°
5. MP1000SR-210-270°
6. MP2000SR-90-90°
7. MP-LCS-515
8. MP-RCS-515
9. MP-SS-530
10. MP-CORNER

Use Hunter PRS40 series spray bodies for all heads
   a. Use PRS40 6" spray bodies in all plant beds.

2.7 DRAINS

A. Air hose connections of approved design shall be provided for winterizing at several locations so that the entire system can be drained by blowing it out with compressed air. The compressor shall be capable of varying pressures.

2.8 LOW VOLTAGE WIRE

A. Wire: 24-Volt solid wire, UL listed for direct burial in ground. Minimum wire size shall be 14-gauge. All wire to be Paige wire or approved substitution.

B. Expansion Curls: Expansion curls shall be provided within three (3') feet of each wire connection to solenoid and at least every three hundred (300') feet in length. (Expansion curls are formed by wrapping at least five (5) turns of wire around a rod or pipe 1" or more in diameter, then withdrawing the rod).

2.9 AGGREGATES

A. Drainage rock: Washed rounded river pea gravel

2.10 ELECTRICAL POWER SUPPLY EQUIPMENT

A. Use equipment which meets or exceeds city and state codes or standards.

PART 3 EXECUTION

3.1 GENERAL

A. Storage: Store PVC pipe and fittings out of direct sunlight.

B. Environmental Conditions: In freezing weather (below 45F) or in extreme heat (above 85F), no solvent welding of PVC pipe will be permitted. In rainy weather, solvent weld PVC pipe only under cover.

C. Inspection: Do not allow any work to be covered or enclosed until it has been inspected and pressure tested.

D. Installation of all materials and equipment shall be in strict accordance with manufacturer's written specifications and recommendations, local and state codes.

3.2 TRENCHING

A. Install pipe in trenches straight or "snaked" slightly, allowing for expansion and contraction of PVC pipes. Allow sufficient width to tamp around pipe.

B. Trench bottoms on uniform slopes, with no variations in grade. Bottoms shall be smooth and free of sharp rocks or other objects that may damage pipes.

C. Allow minimum coverage depth as follows:
1. Lateral lines: 12-inches
2. Mainline pipe: 18-inches
3. All lines below pavement: 18-inches

D. Backfill excess excavation with suitable material free of rock or other materials that may damage pipe. Thoroughly compact to give full support to the pipe.

E. Provide bell holes in base of trench to ensure support of pipe over its entire length.

F. Fill piping with water at approximately 25 PSI during backfilling operation.

G. Backfill to finish grade, place backfill carefully around and over piping, removing rock or other material that may damage pipe; wet and tamp earth in layers not over 6 inches thick until thoroughly compacted and settled. Top layer to be topsoil quality and depth as specified in Section 32 91 13.

H. Remove all excess excavated material from project site. Dispose legally.

3.3 SLEEVING

A. Install under all pavement for passage of control wiring and piping; minimum of 18-inches deep. Solvent weld joints, make watertight. Schedule 40 PVC size indicated on Drawing.

3.4 PIPE

A. Lay PVC pipe in accordance with standard and acceptable practice.

B. Slope main line and lateral pipes at 1/2% minimum to drain.

C. PVC pipe joints, solvent welded except as indicated. Cut pipe square, debur, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement; make joints in accordance with manufacture's recommendations. Use Teflon thread sealant (tape or liquid) at all treaded joints.

D. G.I. Piping: Clean out threads of standard lengths, not more than two threads showing at joints. Make joints up with pipe compound applied to male threads only.

3.5 AUTOMATIC CONTROLLER

A. Unless otherwise specified, the installation of the automatic controller shall include the furnishing and installing of concrete, sleeves, brackets, electrical work, controllers, and all other work in accordance with the plans, specifications, and construction details.

B. Automatic controller shall be set plumb and level at the location indicated on the plans or as directed by Owner's Representative.

C. Automatic controllers shall be the type and size indicated on the plans.

3.6 CONTROLLER WIRE

A. Lay in trenches under supply or branch lines when practical, for maximum protection, minimum depth 18 inches. Place in conduit where required.

B. Controller Wire:
1. Single wires (red) to each solenoid from control and a common neutral wire (white) to all solenoids from the control. Wire sizes shall meet minimum requirements of manufacturer of automatic control valves installed.
   a. Make all splices moisture proof using specified electrical connectors. Bundle wires together and wrap with electrical tape at 5 foot intervals. Provide expansion curls at least every 100 feet of wire on runs more than 100 feet in length. Provide 18 inches of slack at connection to control valves.

3.7 VALVES

A. Install valves complete with valve boxes as indicated on Drawings and Details.

B. Provide threaded union and gate valve at each automatic control valve.

3.8 SPRINKLER HEADS

A. Install complete sprinkler heads as indicated on Drawings and Details.

B. All sprinklers shall be installed on an adjustable riser assembly (double swing joint) assembled by the use of at least three (3) street ells as indicated on the construction detail.

C. Install sprinkler heads of types, sizes, and coverage called for in the irrigation legend, at the locations shown and as indicated on drawings. It shall be the responsibility of the Landscape Contractor to ensure complete irrigation coverage.

D. All sprinkler heads shall be set perpendicular to the finished grade unless otherwise indicated on the plans or construction details.

3.9 FLUSHING AND TESTING

A. All mainlines shall be thoroughly flushed prior to backfilling and the installation of control valves.

B. After flushing, all mainline outlets shall be capped or plugged tight and mainline shall be tested under maximum operating pressure for not less than 1hour.

C. Testing to be accomplished at the expense of the Contractor, and in the presence of the Owner.

D. Upon approval by Owner of pressure test, mainline may be backfilled.

E. After control valves are installed, lateral lines shall be flushed one at a time for a sufficient period of time to ensure thorough cleaning.

F. After lateral lines are flushed, sprinkler heads may be installed and tested for operation.

G. Upon completion of the system, contractor shall contact the BES Submeter Coordinator at 503-823-7856 to schedule inspection and approval of the Flow-through Deduct Meter.

H. Upon completion and approval of the system the contractor will provide a walk through demonstration to the Owner's representative and/or Landscape Architect of the completed irrigation system. During the walk through the Contractor will point out how to operate the system, where everything is located and provide other needed information.

I. Provide a manual of equipment installed in this job, listing make and model of each piece.

3.10 CLEAN-UP

A. Keep premises reasonably clean and tidy at all times. Remove all debris, equipment and surplus materials on completion of work and leave the premises in an orderly and neat fashion.

3.11 PROTECTION

A. Contractor shall be responsible for work until finally inspected, tested and accepted. After delivery, and before and after installation, protect work against theft, injury or damage. Protect open ends of work with temporary covers or plugs during construction, to prevent entry of obstruction material.

END OF SECTION 12 84 23

REGISTERED 204 LANDSCAPE ARCHITECT LAUREL A. MACDONALD OREGON

MACDONALD ENVIRONMENTAL PLANNING, PC WWW.MEP-PC.COM

SCALE : 1" = 16' - 0"

Mascord COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
1305 NW 18th AVE., PORTLAND OR 97209
503.223.5944 FAX 503.223.1248 mail@mascord.com

BY : HLL

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OREGON CITY/CLACKAMAS
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05/15/2019 HLL

SECTION 32 91 13 - SOIL PREPARATION

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Soil preparation and amendments as indicated on drawings and specifications.

B. Related Sections:

1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specifications Sections apply to this Section.
2. Section 02 36 00 - Vegetation Control
3. Section 32 84 23 - Irrigation
4. Section 32 91 13 - Soil Preparation
5. Section 32 93 00 - Plants

1.2 SUBMITTALS

A. Quantity certifications of compost blend and bark mulch delivered to site.

B. Samples of each soil, compost and bark mulch to the Landscape Architect for approval prior to delivery to site. Sample size shall be one, 1-gallon size Ziploc bag, filled, closed and labeled with sample type and source information; submit separate bags of each soil, compost and bark mulch.

C. Copy of State Landscape Contractors license to Contracting Officer prior to commencement of work.

1.3 DEFINITIONS

A. Weeds: Any plant life not specified or scheduled, including, but not limited to: Barnyard Grass, Bull Thistle, Mustard, Yellow Foxtail, Blackberries and any other weed listed as noxious by the State of Washington or the Clark County Weed Control District. Includes seeds and roots.

1.4 QUALITY ASSURANCE

A. Contractor's Qualifications

1. Valid Oregon Landscape Contractor's license.

2. Valid Oregon Landscape Business license.

3. Herbicide applicators must have valid State of Oregon Herbicide Applicator's license.

1.5 DELIVERY, STORAGE AND HANDLING

A. Deliver packaged materials to site in original unopened containers showing weight, certification analysis, name and address of manufacturer, and indication of conformance with state and federal laws, as applicable.

B. Bulk Materials:

1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants. Keep bulk materials in dry storage, away from contaminants.

2. Provide erosion control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.

1.6 PROTECTION

A. Protect utility lines, storm drainage lines, site improvements, and underground sprinkler system during rototilling.

B. Contact local utility companies for verification of the location of all underground utilities within the project area prior to starting excavation. Protect utilities and maintain in continuous operation or operational condition during work. Repair all damage to known utilities or related facilities in an approved manner and at Contractor's expense.

C. Application of herbicides for weed control is to be in accordance with label requirements and made only by an applicator licensed in Oregon and approved by the BPA.

1. Protect site improvements, personnel, and adjacent soils and plants from contamination.

2. See Appendix 1 - Environmental Standards & Procedures - Vegetation Management, List of Approved Herbicides

3. See Appendix 2 - Herbicide Treatment Definitions - Buffer Widths

4. Submit documentation regarding any and all herbicide treatments; including date(s) of application, product(s) used, application methods and rates, to Contracting Officer's Technical Representative (COTR).

1.7 WEATHER CONDITIONS

A. Do not apply herbicides when wind velocity is greater than 10 mph or (label requirements), whichever is more stringent.

PART 2 PRODUCTS

2.1 SOIL MATERIALS

A. Local Sandy Loam: Native, local, sandy loam soil, free from noxious weeds, to be sourced locally.

B. Compost Mulch: Suitable compost mulch free from noxious weed, seed and all foreign material harmful to plant life. Compost is to be sourced locally.

B. Bark Mulch: Mulch shall be shredded Fir or Hemlock bark, maximum size to pass ¼" mesh screen, free from noxious weed, seed and all foreign material harmful to plant life. Bark Mulch to be sourced locally and approved by Owner's Representative.

2.2 HERBICIDES

A. Pre-Emergent Weed Control: As recommended to prohibit weeds in newly rehabilitated plant beds.

B. Selective herbicide: Milestone, Curtail, 2,4-D or other as approved.

C. Non-selective herbicide: Roundup or other approved.

PART 3 EXECUTION

3.1 EXAMINATION

A. Prior to installation of Work of this Section, carefully inspect the work of others and verify that all such work is complete to the point where this installation may properly commence.

B. Verify that materials and surfaces to receive work specified herein are accurately sized, shaped and located; sound, secure, true, complete, and otherwise properly prepared.

C. Verify sub-grades produce positive drainage and allow for placement of Soil Material, Amendments, and Mulch to specified depths.

D. Do not install Work of this Section until all unsatisfactory conditions have been corrected. Beginning Work of this Section signifies acceptance of existing conditions.

E. Protect soils and plant materials within four feet of area to receive herbicide treatment from unintentional overspray by covering with a waterproof barrier

3.2 TOLERANCES

A. Perform earthwork true to lines and grades, and to prevent ponding of water, with maximum variation in elevations of +/- 1/2 inch at sub-grades and 1/4 inch at finish grades.

B. Compacted thickness of materials within 1/4 inch of specified thickness.

3.3 SUB-GRADE PREPARATION AND SOIL MATERIALS PLACEMENT

A. Soil placement shall occur in all areas shown on plans. See plans for additional information.

B. Prepare subsoil to eliminate uneven areas or low spots. Protect the roots of existing trees to remain. Make changes in grade gradual. Blend slopes to meet curbs as shown in detail.

C. At all areas designated for Soil Materials Placement: Verify that all debris, sticks, roots, clods, stones, gravel, rock, all soils contaminated by petroleum products, and all materials larger than 2" have been removed.

D. Place soil materials during dry weather and on dry unfrozen sub-grade. Suspend Soil Material placement if sub-grade or Soil Material becomes saturated.

E. Phase soil materials placement so that equipment does not travel over Soil Materials already installed.

F. Place soil materials in a relatively dry state, to depths specified and at locations shown on drawings.

1. Remove stones, roots, grass, weeds, debris, and foreign material while placing soil materials.

2. Manually spread soil materials around existing trees, paving and other structures to prevent damage.

3. Establish levels, profiles, slopes, contours, and uniform gradients between given grade points as shown on drawings.

4. Eliminate uneven or low spots at lawns and plant beds.

5. fine grade soil material within specified tolerances.

3.4 PREPARATION OF PLANTING BEDS

A. Spray to kill all existing lawn.

B. Remove all ground cover, shrubs, small trees and other plant materials as shown on plans

C. Remove or spray as required to eradicate noxious weed growth and roots.

D. Remove stones, mortar, concrete, asphalt, rubbish, debris, and any materials larger than 2" harmful to plant life from planting areas.

E. Till Soil in all Planting areas to a depth of 12 inches.

F. Place four (4) inches of topsoil in plant bed areas.

G. Spread compost mulch at a minimum depth of two (2) inches in all planting beds. Till into topsoil to a minimum depth of 12 inches.

H. Spread local Sandy Loam soil as needed to achieve/ maintain grades.

I. Compact soil and float landscape areas to perimeter elevations providing for proper drainage. Slope planting areas with 6-inch crown or 2% minimum slope. Grade of planting area soils should be 3" below the top of curbs, walks or walls.

J. Soil preparation may be diminished or modified in areas where excavation and cultivation would adversely impact existing underground utilities.

K. See section 32 90 00 - Plants

3.5 PREPARATION OF SEEDED AREAS

A. Remove all ground cover, shrubs, small trees and other plant materials as shown on plans. Removal within root protection zones shall be done by hand.

B. Remove or spray as required to eradicate noxious weed growth and roots.

C. Remove stones, mortar, concrete, asphalt, rubbish, debris, and any materials larger then 2" harmful to plant life from planting areas.

D. Spread two (2) inches compost over entire area to receive seed. Compost must be incorporated immediately into plant beds, no stock piling is permitted.

E. Thoroughly rototill into the top six (6) inches of Soil.

F. Compact and float landscape areas to perimeter elevations providing for proper drainage. Slope planting areas with 6-inch crown or 2% minimum slope. Grade of seeded area soils should be 1" below the top of curbs, walks, or walls.

G. Soil preparation may be diminished or modified in areas where excavation and cultivation would adversely impact existing underground utilities.

H. See Section 32 92 23 - Seeded Grasses

END OF SECTION 32 91 13

SECTION 32 93 00 - PLANTS

PART 1 GENERAL

1.1 SUMMARY

A. Requirements for Nursery Stock

B. Inspections and supervision.

1.2 RELATED SECTIONS

1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specifications Sections apply to this Section.
2. Section 02 36 00 - Vegetation Control
3. Section 32 84 23 - Irrigation
4. Section 32 91 13 - Soil Preparation
5. Section 32 93 00 - Plant

1.3 QUALITY ASSURANCE

A. Field Superintendent: Provide one person who shall:

1. Be present at all times during execution of work in this Section.
2. Be familiar with the materials and best methods for installation.
3. Direct work performed under this Section.

B. Government Inspection: plants and planting materials to meet or exceed the specifications of federal, state and county laws requiring inspection for plant disease and control.

C. Industry Standards:

1. Quality definitions, grading tolerances, and caliper to height ratios to be no less than minimums specified in the current edition of the American Standards for Nursery Stock, published by American Association of Nurserymen, Inc., ANSI Z60.1-1973.
2. Plants shall be installed and maintained in accordance with the current edition of ANSI A300.6 - Tree Care Operations Standard Practices for Tree, Shrub and Other Woody Plant Maintenance.

D. Landscape Contractors License: Contractor to be licensed in the state where the project is located.

1.4 SUBMITTALS

A. Plant Material Procurement List: Contractor shall submit the list of plant names, sizes, quantities of materials purchased/procured for project to Landscape Architect for review prior to requesting inspection of plant material delivered to site.

1.5 PRODUCT DELIVERIES, STORAGE AND HANDLING

A. Delivery: Notify Landscape Architect of delivery schedule so plant materials may be inspected upon job site delivery. Remove unacceptable products immediately from job site.

B. Storage and Handling: Protect products against damage or dehydration. Cover plant roots and root balls with soil or other accepted material upon job site delivery, if not to be planted within four hours. Store Plant Materials in shade and protect against harmful weather until planted. Maintain Plant Materials not to be planted within four hours.

1.6 PROTECTION

A. Protect Existing Site Improvements: Verify location of underground facilities prior to doing work. Protect active service lines whether indicated or not. Repair and make good any damage to service lines or improvements caused by planting operations.

1.7 WARRANTEE

A. Plant materials must be in healthy condition at the end of one (1) growing season.

B. Replace unhealthy plants as directed by the Landscape Architect.

C. Warrantee begins at date of certificate of substantial completion.

1.8 REVIEWS

A. Request the following required reviews by Landscape Architect two (2) days in advance.

B. Review schedule:

1. Plant Materials
2. Completion

PART 2 PRODUCTS

2.1 GENERAL PLANT REQUIREMENTS

A. Provide healthy nursery stock, well branched and rooted, full foliage when in leaf, free of disease, injury, insects, weeds and weed roots. Do not use cold storage plants. All plants to be checked for quality according to both size specifications and general health of plants before they are taken off of delivery trucks for every delivery.

B. Root Protection:

1. Large plants (B & B) balled and burlapped with natural ball of size to ensure healthy growth.
2. Small plants container grown furnished in removable containers or integral peat pots well rooted to ensure healthy growth.
   a. Grow container plants in containers from six months to two years prior to delivery, with roots filling container but not root bound.

C. Plant Names: Plants to be true to name and one of each bundle or lot to be tagged with common and botanical name and size of plants in accordance with standards of practice of the American Association of Nurserymen and to conform to Standardized Plant Names. 1942 edition, published by J. Horace McFarland Company.

1. Botanical names shall take precedence over common names.

2.2 PLANT MATERIALS

A. Listed on Drawings

2.3 PLANTING SOIL MATERIALS

A. Top Soil: Topsoil to be supplied locally and approved by Landscape Architect. Topsoil shall be clean, fertile, friable, natural loam, free of debris, roots, stones, weeds, and grass. Noxious weed seed content not to exceed .01% of total blend.

B. Compost Mulch: Fine Compo-Stuff by McFarlane's Bark, Inc. phone (503) 659-4240 or approved equal.

C. Organic Planting Tablets: "Agriform" 10 and 21 gram tablets, 20-10-5 as manufactured by Agriform International Chemicals, Inc., Newark, California or approved equal.

D. Lime: Dolomite lime, calcium magnesium carbonate.

E. Bark Mulch: Free from noxious weed, seed and all foreign material harmful to plant life. Mulch shall be shredded Fir or Hemlock bark, maximum size to pass 3/4" mesh screen. Compo Stuff as listed above is approved for Bark Mulch locations.

F. Stakes and Guys: Provide stakes and dead men of sound new hardwood, treated softwood, or redwood, free of knotholes and other defects. Provide miscellaneous Hardware, Wire and accessories as shown on details.

PART 3 EXECUTION

3.1 EXCAVATION

A. Excavate pit with sloping sides, to two times diameter of root ball or root system and not less than 6 inches deeper for shrubs and twelve inches deeper for trees.

3.2 PLANTING TREES AND SHRUBS

A. Install tree anchor into planter bases. Provide adequate slack on cables to allow for tree planting.

B. Compact prepared soil mix and float landscape areas to perimeter elevations indicated on Drawings. Slope planting areas with 6-inch crown or 2% minimum slope.

C. Root ball Base: Place 6 inch minimum lightly compacted layer of prepared planting soil under root system. Remove the pots of container grown plants and loosen the roots prior to planting.

C. Plant upright and face to give best appearance or relationship to adjacent plants and structures.

D. If plant is balled and burlapped, cut twine and burlap away from the top of the root ball and pull burlap away from sides of the root ball. The burlap may be removed or placed in the bottom of the plant pit so that no more than the bottom ¼ of the root ball is covered.

E. Cut off cleanly all broken or frayed roots.

F. Place and compact prepared planting soil carefully to avoid injury to roots, fill all voids and air pockets.

G. When planting hole is three-fourths filled, place planting tablets evenly spaced around each plant in the following quantities per Plant:

1. Gallon container shrubs up to 12 inch spread: two 10 gram tablets.
2. Shrubs 12 inch to 36 inch spread: four 10 gram tablets.
3. Shrubs 36 inches and larger spread: three 21 gram tablets.

H. Adjust turnbuckles on tree anchors, providing adequate stability without damaging root system of tree.

I. When hole is 4 inches deep, fill with water and let stand until water is absorbed by Soil.

1. Fill to finish grade and provide 2 inch depressed water basin at each Shrub and Tree. Initial watering-in of trees and shrubs by underground sprinkler system is not permitted.

J. Stake and guy trees except those with tree anchors immediately after planting.

3.3 FIELD PRUNING

A. Prune trees and shrubs to remove damaged branches, improve natural shape and thin not more than 15% of branches.

3.4 BARK MULCHING

A. Apply 2 inch layer of Bark Mulch over all planting beds within two days after planting.

B. Reinstall Plants not located as indicated on Drawings.

C. Reshape finish grade and remove excess materials from the site as directed by Landscape Architect.

3.5 CLEAN-UP

A. Keep premises reasonably clean and tidy at all time. Remove all debris, equipment and surplus materials on completion of work and leave the premises in an orderly and neat fashion.

END OF SECTION 32 90 00

REGISTERED 204 LANDSCAPE ARCHITECT LAUREL A. MACDONALD OREGON

MACDONALD ENVIRONMENTAL PLANNING, PC WWW.MEP-PC.COM

SCALE : 1" = 16' - 0"

Nusgard COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
1305 NW 18th AVE., PORTLAND OR 97209
503.274.0611 FAX 503.223.5937 mail@alanmascord.com

BY : HLL

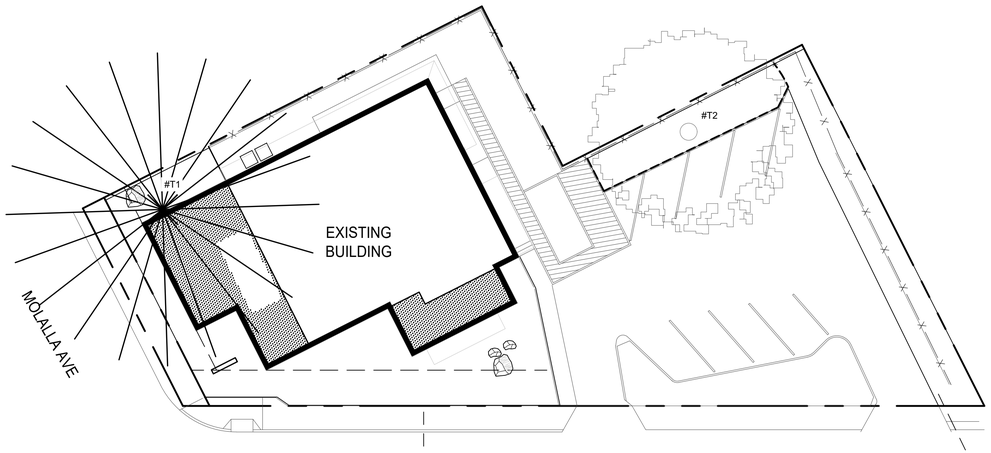
BARCLAY HILLS ANIMAL CLINIC

OREGON CITY/CLACKAMAS
865 MOLALLA AVE
97405

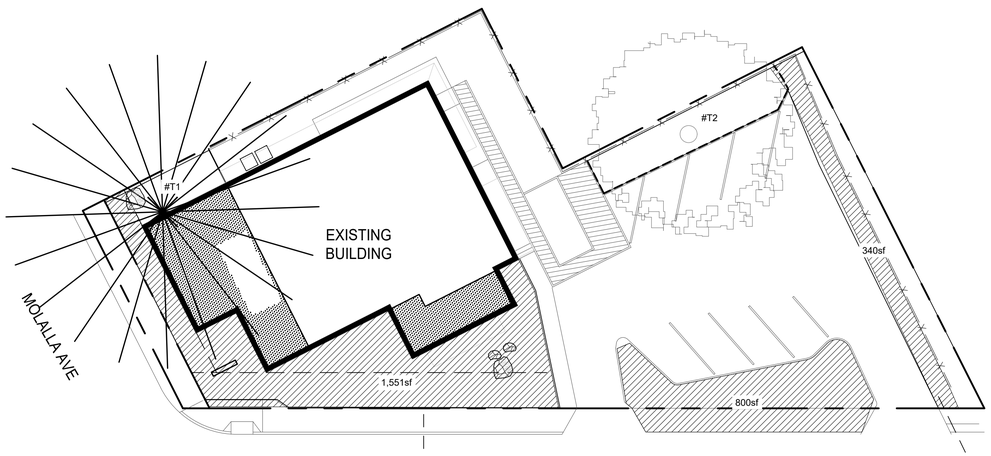
(11,997.5 SQ. FT.)

L.2

6/11/2020 HLL
5/22/2020 HLL
09/6/2019 HLL
05/15/2019 HLL



1 TREE PROTECTION PLAN
SCALE: 1/16"=1'



2 LANDSCAPE DEMO CALCULATIONS
SCALE: 1/16"=1'

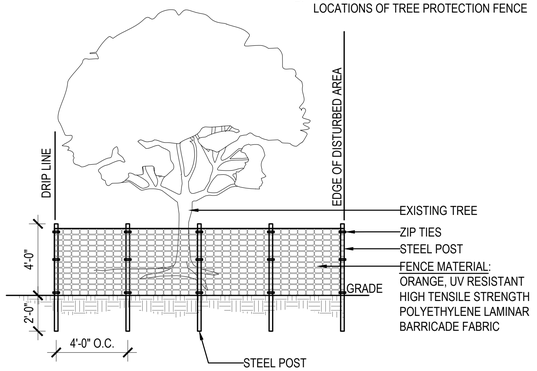
LANDSCAPE DEMO AREA TAKEOFFS

DEMO LANDSCAPE AREA
1,551 + 800 + 340 = 2,691

NOTES:

A. SEE TREE PROTECTION NOTE ON L0.1 FOR MORE DETAIL.

B. SEE TREE PROTECTION PLAN FOR LOCATIONS OF TREE PROTECTION FENCE



3 FABRIC TREE PROTECTION FENCE
SCALE: NTS

TREE PRESERVATION LEGEND

TREE PROTECTION FENCING - TO BE INSTALLED AT EDGE OF ROOT PROTECTION ZONE OF EACH TREE/ GROUP OF TREES

EXISTING DECIDUOUS TREE TO REMAIN

EXISTING CONIFEROUS TREE TO REMAIN

EXISTING DECIDUOUS TREE TO BE REMOVED

EXISTING CONIFEROUS TREE TO BE REMOVED

NOTE:
ORIGINAL SURVEY AMENDED TO DISTINGUISH BETWEEN TREES TO BE REMOVED AND TREES TO REMAIN

TREE PRESERVATION NOTES

1. ROOT PROTECTION ZONE IS DEFINED AS ONE-FOOT (1') IN RADIUS FOR EACH ONE-INCH (1") OF TREE CALIPER, AS MEASURED AT A HEIGHT OF 4 1/2' ABOVE GRADE.
2. PRESERVED AND RETAINED TREES ARE TO BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY STURDY FENCING. THE FENCING MATERIAL SHALL BE HIGHLY VISIBLE, 6-FEET HIGH, CHAIN-LINK, ATTACHED SECURELY TO 8' HIGH, METAL FENCE POSTS DRIVEN INTO THE GROUND AT 6-FOOT INTERVALS.
3. WHERE EXISTING INFRASTRUCTURE PREVENTS POSTS FROM BEING DRIVEN INTO THE GROUND, METAL T-POSTS OR CONCRETE BLOCKS MAY BE USED TO SECURE THE PROTECTION FENCING.
4. TREE PROTECTION FENCING SHALL BE INSTALLED BEFORE ANY CONSTRUCTION STARTS AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
5. TREE PROTECTION DEVICES SHALL BE INSTALLED TO PROTECT THE ROOT ZONES OF TREES LOCATED ON ADJOINING PROPERTIES IF ANY TYPE OF ACTIVITY WILL BE DISTURBING THE ROOT PROTECTION ZONE.
6. THE FOLLOWING DEVELOPMENT IS NOT ALLOWED WITHIN ROOT PROTECTION ZONES:
   A. NEW BUILDINGS
   B. GRADE CHANGE OR CUT AND FILL DURING OR AFTER CONSTRUCTION.
   C. NEW IMPERVIOUS SURFACES
   D. UTILITY OR DRAINAGE FIELD PLACEMENT
   E. STAGING OR STORAGE OF MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
   F. VEHICLE MANEUVERING AREAS DURING CONSTRUCTION.
7. TREE PROTECTION TO COMPLY WITH CITY OF PORTLAND CODE TITLES 33.248 AND 33.930 AT TIME OF BUILDING PERMIT.

ONSITE TREE INVENTORY

TREE #	SPECIES	CAL	CONDITION	STATUS
#1	BLUE ATLAS CEDAR	35"	HEALTHY	TO BE REMOVED
#2	MAPLE SPECIES	24"	HEALTHY	TO REMAIN

REGISTERED
204
LAUREL A. MACDONALD
OREGON
LANDSCAPE ARCHITECT

MACDONALD
ENVIRONMENTAL PLANNING, PC
WWW.MEP-PC.COM

SCALE : 1" = 16'-0"

Mascord
COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
1305 NW 18th AVE., PORTLAND OR 97209
503.224.9470 FAX 503.224.1334 mascord.com

BY : HLL

BARCLAY HILLS ANIMAL CLINIC

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(11,997.5 SQ. FT.)

L.3

6/11/2020	HLL
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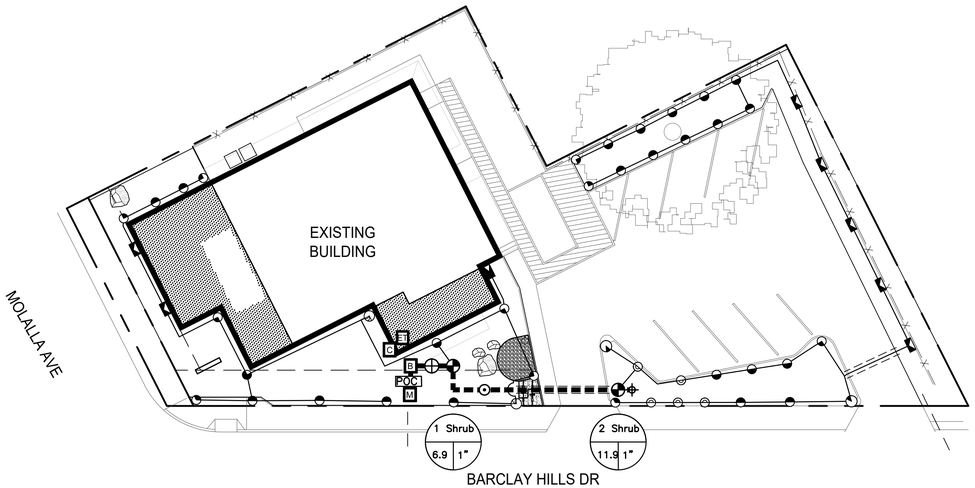

1 IRRIGATION PLAN

SCALE: 1/16"=1'

0 8 16 32 64

NORTH

IRRIGATION NOTES

1. LOCATE CONTROLLER IN APPROXIMATE LOCATION SHOWN. VERIFY WITH ARCHITECT. WALL MOUNT CONTROLLER AT EYE LEVEL. PROVIDE SEPARATE 15 AMP CIRCUIT AND 12O V.A.C. POWER TO CONTROLLER. PROVIDE 1" CONDUIT FROM CONTROLLER TO NEAREST PLANTING AREA AS SHOWN. EXTEND 24" INTO PLANTING AREA, 18" BELOW GRADE, CAP AND FLAG.
2. ADJUST ALL IRRIGATION HEADS TO PROVIDE MAXIMUM COVERAGE, MINIMUM OVERSPRAY AND NO FOGGING. SET ALL HEADS BACK FROM CURBS, PAVING AND WALLS.
3. LOCATION OF IRRIGATION MAINLINE, LATERALS AND SLEEVING ARE SCHEMATIC ONLY, AND SHALL OCCUR IN PLANTING AREAS UNLESS SLEEVING IS SHOWN. MAKE MINOR CHANGES TO COORDINATE WITH ACTUAL AS-BUILT CONDITIONS AND DIMENSIONS.
4. INSTALL ALL COMPONENTS ACCORDING TO MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
5. REFER TO IRRIGATION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

IRRIGATION LEGEND

- C — HUNTER X-CORE 4 STATION CONTROLLER (XC-400)
- M — WATER METER BY CIVIL
- E — HUNTER SOLAR SYNC SENSOR
- POC — POINT OF CONNECTION
- B — 1" DOUBLE CHECK VALVE ASSEMBLY
- HUNTER HQ-44RC-AV QUICK COUPLING VALVE
- DRAIN VALVE
- GATE VALVE - LINE SIZE
- HUNTER ICV VALVE - SEE PLAN FOR SIZING
- SCHEDULE 40 PVC SLEEVE - SEE DETAIL FOR SIZING
- 1" SCHEDULE 40 MAIN LINE
- CLASS 200 PVC LATERAL LINE - SIZE PER SIZING CHART
- 1L — STATION NUMBER
- 36 / 1.5" — VALVE SIZE
- GPM

SPRAY HEAD LEGEND

SYMBOL	MODEL #	OPTIMAL OPERATING PRESSURE
NOZZLES TO BE INSERTED ONTO HUNTER PRS40 BODIES		
	HUNTER MP800 ROTATORS	40 PSI
	MP-800SR-90-180°	
	HUNTER MP1000 ROTATORS	40 PSI
	MP-1000-90-90°	
	MP-1000-90-120°	
	MP-1000-90-180°	
	MP-1000-210-270°	
	HUNTER MP2000 ROTATORS	40 PSI
	MP-2000-90-90°	
	MP-LCS-515	40 PSI
	MP-RCS-515	40 PSI
	MP-SS-530	40 PSI
	MP-CORNER	40 PSI

SIZE LATERAL LINES ACCORDING TO THE FOLLOWING SCHEDULE:

LATERAL LINE SIZING CHART CLASS 200		
GPM	SYMBOL	SIZE
0-10		3/4"
10-17	/	1"
17-36	//	1 1/2"
36-56	///	2"
56-83	////	2 1/2"

ZONE SUMMARY

ZONE NUMBER	GPM	VALVE SIZE
1 Shrub	6.86	1"
2 Shrub	11.93	1"

REGISTERED LANDSCAPE ARCHITECT
204
LAUREL A. MACDONALD
OREGON

MACDONALD ENVIRONMENTAL PLANNING, PC
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SCALE : 1" = 16'-0"

Masord COLLECTION

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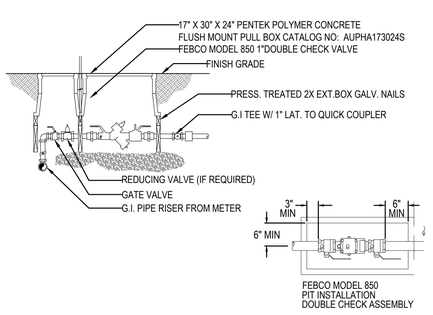
503.223.5941 FAX 503.223.2701 mail@alanmascord.com

BY : HLL

1. SEE PLANS FOR SLEEVE LOCATIONS.
2. ALL SLEEVES SHALL EXTEND 5' BEYOND ANY FLATWORK
3. CAP ENDS OF SLEEVES PRIOR TO BACKFILLING
4. MARK EACH SLEEVE END WITH A METAL T-POST
5. INSTALL A 1/4" NYLON PULL CORD EXTENDING
6. INSTALL 1 PVC SLEEVE FOR MAINLINE AND OR CURBS SHOWN ON PLANS, 10' BEYOND MEDIAN CURBS
7. IF THREE SLEEVES ARE NOTED ON PLANS, ADD (1)-2" PVC SLEEVE FOR LATERAL PIPE
8. SLEEVING ON PLANS IS SHOWN IN DIAGRAMMATIC SLEEVES ARE SIDE BY SIDE IN SAME TRENCH AND MAY DIFFER IN ACTUAL FIELD CONDITIONS. ENTIRE LENGTH OF SLEEVE EXTENDING 2' ABOVE FINISHED GRADE & PAINTED ORANGE
9. IF SLEEVES INSTALLED BY BORING, THE MAIN SLEEVE SHALL BE LARGE ENOUGH TO CONTAIN TWO SMALLER
10. PERMANENTLY MARK CURB OR PAVEMENT BY SAW CUTTING OR SCORING AN "X" IN THE CONCRETE AT THE LOCATION OF THE SLEEVE.

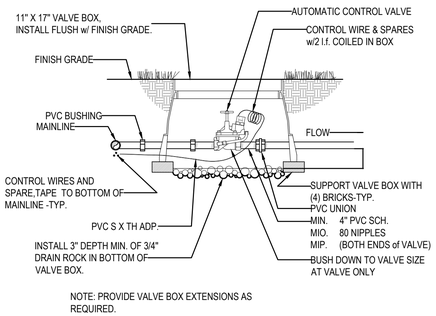
2 SLEEVING DETAIL

SCALE: NTS



3 DOUBLE CHECK VALVE ASSEMBLY

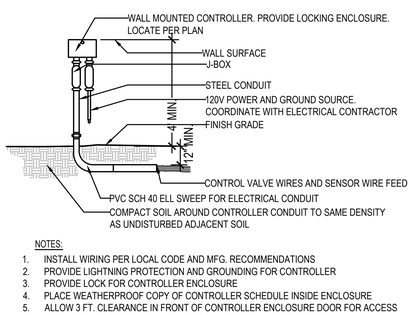
SCALE: NTS



NOTE: PROVIDE VALVE BOX EXTENSIONS AS REQUIRED.

4 REMOTE CONTROL VALVE

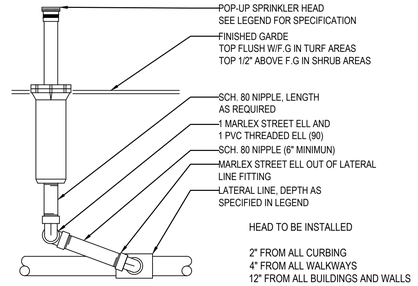
SCALE: NTS



NOTES:
1. INSTALL WIRING PER LOCAL CODE AND MFG. RECOMMENDATIONS
2. PROVIDE LIGHTNING PROTECTION AND GROUNDING FOR CONTROLLER
3. PROVIDE LOCK FOR CONTROLLER ENCLOSURE
4. PLACE WEATHERPROOF COPY OF CONTROLLER SCHEDULE INSIDE ENCLOSURE
5. ALLOW 3 FT. CLEARANCE IN FRONT OF CONTROLLER ENCLOSURE DOOR FOR ACCESS
6. PROVIDE WATERPROOF SEALANT FOR ALL CONTROLLER OPENINGS

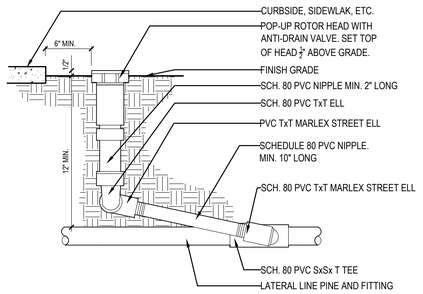
5 CONTROLLER, WALL MOUNT

SCALE: NTS



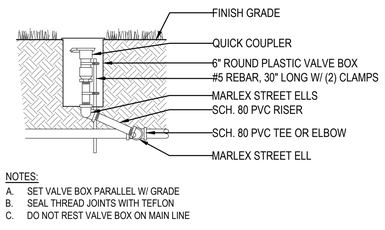
6 POP-UP ROTARY NOZZLE

SCALE: NTS



7 POP-UP ROTOR

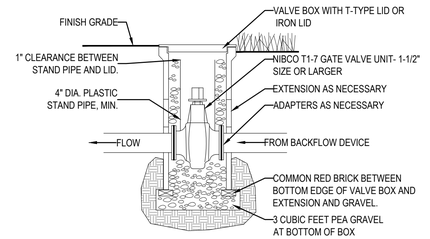
SCALE: NTS



NOTES:
A. SET VALVE BOX PARALLEL W/ GRADE
B. SEAL THREAD JOINTS WITH TEFLON
C. DO NOT REST VALVE BOX ON MAIN LINE

8 QUICK COUPLER

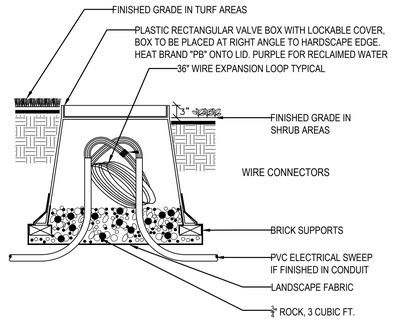
SCALE: NTS



SECTION

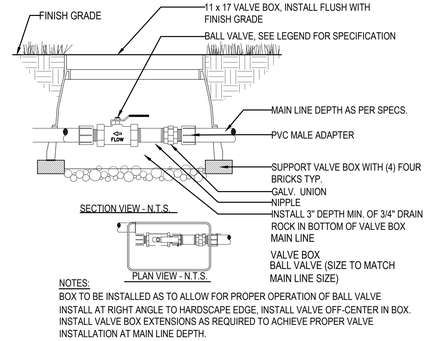
9 NIBCO GATE VALVE

SCALE: NTS



10 WIRE PULL BOX

SCALE: NTS



NOTES:
BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE
INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE OFF-CENTER IN BOX.
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

11 ISOLATION VALVE

SCALE: NTS

BARCLAY HILLS ANIMAL CLINIC

OREGON CITY/CLACKAMAS
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97405

(11,997.5 SQ. FT.)

L.4

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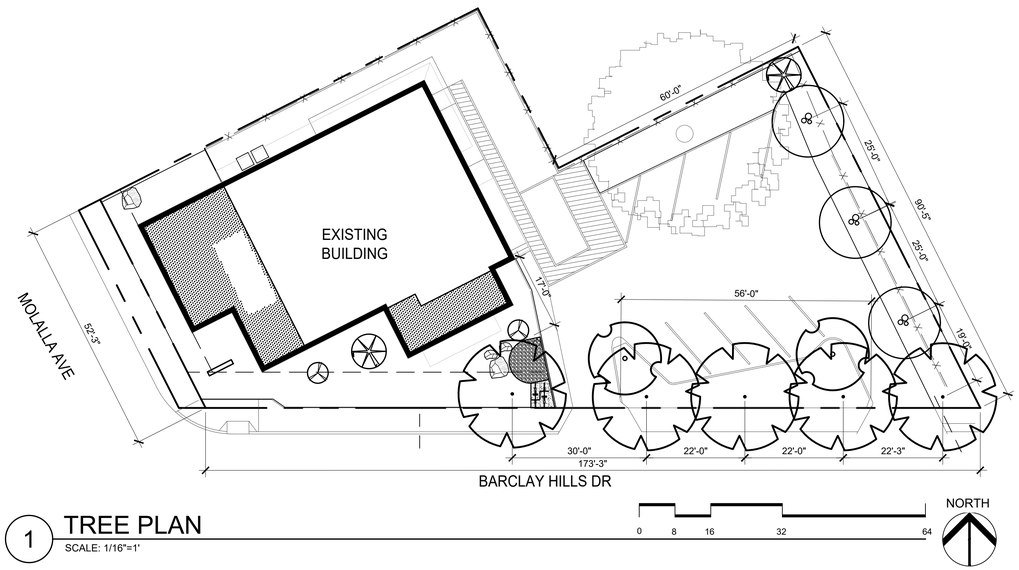


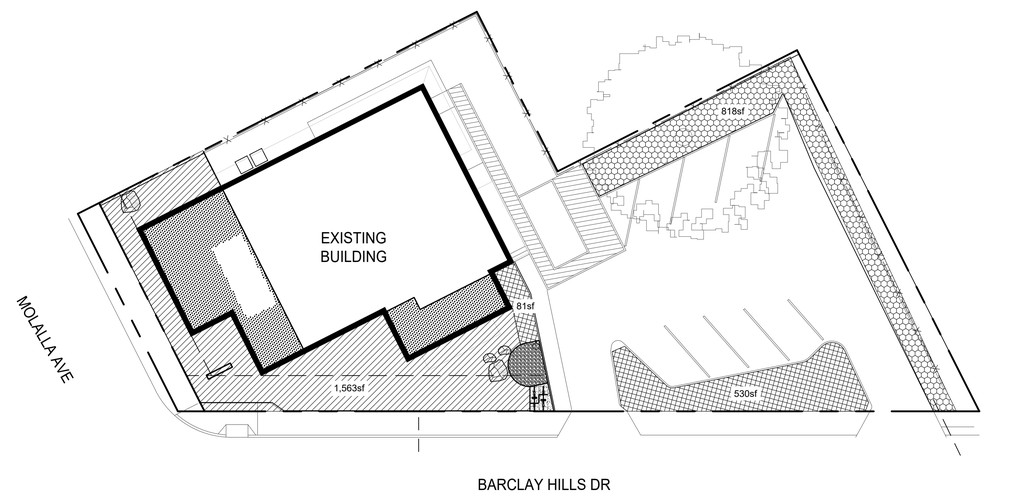
1 TREE PLAN
SCALE: 1/16"=1'

AREA TAKEOFFS

GENERAL LANDSCAPE AREA FOR 15%
1,563

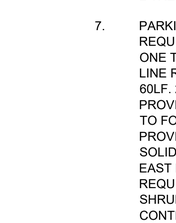
PERIMETER LANDSCAPE AREA
818=818

PARKING INTERIOR LANDSCAPE AREA
81+530=611



2 AREA CALCULATIONS
SCALE: 1/16"=1'

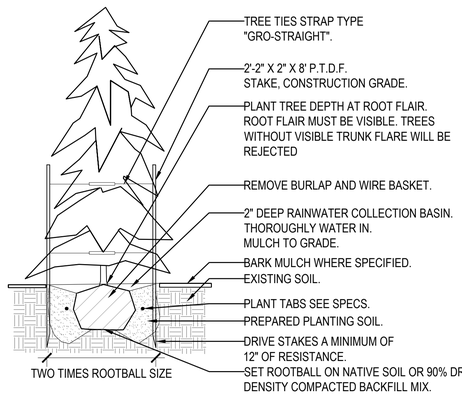
TREE LEGEND



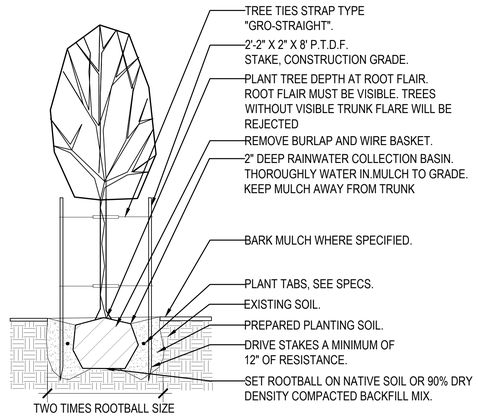
TREES	NAME	QTY.	SIZE	TYPE	WATER USE
	CERCIDIPHYLLUM JAPONICUM 'ROTFUCHS' Red Fox Katsura	3	8-10' HT.	3 TRUNK MIN.	MODERATE
	CHAMACYPARIS NOOTKATENSIS Alaska Cedar	2	8-9' HT.	B&B	LOW
	GINKGO BILOBA Golden Colonade Ginkgo	5	2 " CAL.	B&B	MODERATE
	PARROTIA PERSICA 'INGE'S RUBY VASE' Ruby Vase Parrotia	2	2" CAL.	B&B	LOW
	TSUGA MERTENSIANA Mountain Hemlock	2	6-7' HT.	B&B	LOW

LANDSCAPE NOTES

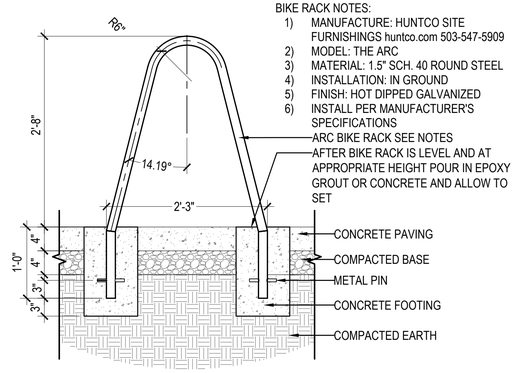
1. LANDSCAPE CONTRACTOR SHALL SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
2. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED BEST INDUSTRY STANDARDS FOR PLANTING PROCEDURES.
3. PLANT MATERIALS SHALL BE OF HIGH GRADE, AND SHALL MEET THE QUALITY AND SIZE STANDARDS FOR NURSERY STOCK.
4. PLANTS INDICATED AS SPECIMEN ARE TO BE HAND SELECTED BY LANDSCAPE ARCHITECT.
5. PARKING INTERIOR LANDSCAPING:
   10% OF PARKING IMPERVIOUS SURFACES MUST BE LANDSCAPED:
   PARKING IMPERVIOUS SURFACE = 3,230SF X 0.1 = 323SF OF INTERIOR LANDSCAPING REQUIRED. 611SF PROVIDED
6. INTERIOR PARKING TREE CALCULATIONS:
   PARKING SPACES 7
   ONE TREE FOR EVERY 6 PARKING SPACES:
   2 TREES REQUIRED, 2 TREES PROVIDED.
7. PARKING BUFFER LANDSCAPE REQUIREMENT:
   ONE TREE FOR EVERY 35LF OF PROPERTY LINE REQUIRED. NORTH PROPERTY LINE 60LF. 2 TREES REQUIRED 2 TREES PROVIDED. TALL GRASSES SPACED AT 3' O.C. TO FORM A CONTINUOUS VISUAL BARRIER PROVIDED ALONG WITH THE EXISTING 6' SOLID WOOD FENCE.
   EAST PROPERTY LINE 90LF. 3 TREES REQUIRED 3 TREES PROVIDED. EVERGREEN SHRUBS SPACED AT 2'-6" TO FORM A CONTINUOUS HEDGE PROVIDED ALONG WITH THE EXISTING 6' SOLID WOOD FENCE.
   SOUTH PROPERTY LINE 56LF. 2 INTERIOR PARKING LOT TREES PROVIDED AND ADDITIONAL TREES COUNTING AS STREET TREES PROVIDED.EVERGREEN SHRUBS SPACED AT 3' O.C. TO FORM A CONTINUOUS HEDGE.
   WEST PROPERTY LINE BETWEEN BUILDING AND PARKING 17LF. 1 TREE REQUIRED 1 TREE PROVIDED. EVERGREEN SHRUBS SPACED AT 2'-6" TO FORM A CONTINUOUS HEDGE.
8. STREET TREE REQUIREMENTS:
   1 TREE EVERY 35LF REQUIRED.
   BARCLAY HILLS DRIVE 173LF.
   173 / 35 = 4.94 = 5
   TREES REQUIRED. 5 TREES PROVIDED.
   MOLALLA AVE 52LF. 52 / 35 = 1.48 = 2 TREES REQUIRED. 0 PROVIDED, OWNER WILL PAY THE FEE IN LIEU FOR MISSING STREET TREES.
9. LANDSCAPED SITE AREA REQUIREMENTS:
   SITE AREA IS 11,724
   15% REQUIRED LANDSCAPED AREAS
   15%=1,759SF REQUIRED
   1,563+818+611=2,992
10. LANDSCAPE SHALL BE IN COMPLIANCE WITH L1 STANDARDS BY CITY OF PORTLAND. PLANT QUANTITIES MUST BE ACCURATELY REFLECTED ON THE PLAN AND PLANT LEGEND TO DEMONSTRATE COMPLIANCE WITH THE PLANT DIVERSITY AND PLANTING SPECIFICATIONS.
11. LANDSCAPE SHALL COMPLY WITH OREGON CITY CODE CHAPTER 17 AT TIME OF BUILDING PERMIT.



3 EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



4 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



BIKE RACK NOTES:
1) MANUFACTURE: HUNTCO SITE FURNISHINGS huntco.com 503-547-5909
2) MODEL: THE ARC
3) MATERIAL: 1.5" SCH. 40 ROUND STEEL
4) INSTALLATION: IN GROUND
5) FINISH: HOT DIPPED GALVANIZED
6) INSTALL PER MANUFACTURER'S SPECIFICATIONS

5 ARC BIKE RACK
SCALE: 1"=1'-0"

REGISTERED
204
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LANDSCAPE ARCHITECT

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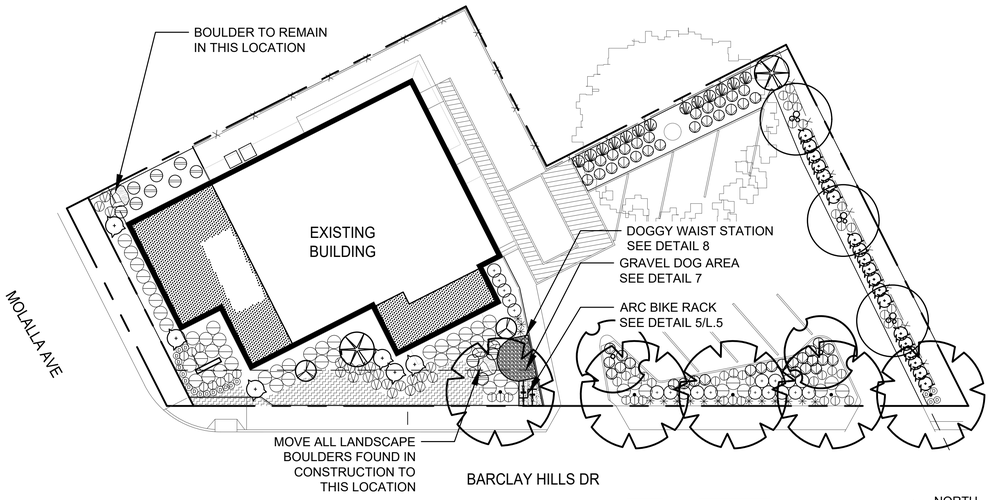

1 PLANTING PLAN

SCALE: 1/16"=1'

LANDSCAPE NOTES

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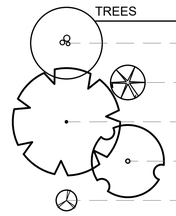
2. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED BEST INDUSTRY STANDARDS FOR PLANTING PROCEDURES.
3. PLANT MATERIALS SHALL BE OF HIGH GRADE, AND SHALL MEET THE QUALITY AND SIZE STANDARDS FOR NURSERY STOCK.
4. PLANT QUANTITIES SHOWN IN PLANS TAKE PRECEDENCE OVER QUANTITIES LISTED IN LEGEND.
5. LANDSCAPE SHALL COMPLY WITH OREGON CITY CODE CHAPTER 17 AT TIME OF BUILDING PERMIT.

PLANT LEGEND



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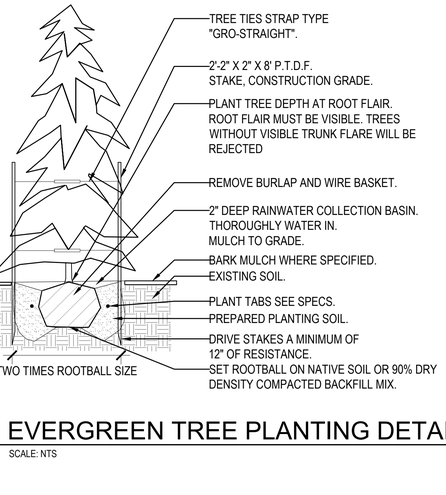
	CHAMACYPARIS NOOTKATENSIS Alaska Cedar	2	8-9' HT.	B&B	LOW
	GINKGO BILOBA Golden Colonade Ginkgo	5	2 " CAL.	B&B	MODERATE
	PARROTIA PERSICA 'INGE'S RUBY VASE' Ruby Vase Parrotia	2	2" CAL.	B&B	LOW
	TSUGA MERTENSIANA Mountain Hemlock	2	6-7' HT.	B&B	LOW
SHRUBS					
	BERBERIS THUNBERGII 'CRIMSON PYGMY' Crymson Pygmy Barberry	49	2 GAL.	CONTAINER	MODERATE
	CORNUS SERICEA 'KELSEYI' Kelsey Red Osier Dogwood	22	2 GAL.	CONTAINER	MODERATE
	ILEX CRENATA 'CONVEXA' Japanese Holly	19	15-18"	CONTAINER	MODERATE
	ESCALLONIA 'COMPAKTA' Compact Escallonia	53	3 GAL.	CONTAINER	MODERATE
	OSMANTHUS HETEROPHYLLUS 'GOSHIIKI' Goshiki Variegated False Holly	20	24-30"	CONTAINER	MODERATE
	PIERIS JAPONICA 'FOREST FLAME' Forest Flame Andromeda	6	24-30"	CONTAINER	MODERATE
	POLYSTICHUM MUNITUM Western Sword Fern	11	2 GAL.	CONTAINER	MODERATE
					MODERATE
GROUND COVERS & PERENNIALS					
	ARCHTOSTAPHYLOS UVA URSI 'MASSACHUSETTS' Kinnickinnick	158	1 GAL	18"O.C.	LOW
	HEMEROCALLIS 'STELLA DE ORO' Day Lily	20	1 GAL	AS SHOWN.	MODERATE
GRASSES & VINES					
	CALAMAGROSTIS ACUTIFOLIA 'KARL FOERSTER' Karl Foerster's Feather Reed Grass	13	3 GAL.	AS SHOWN	LOW
	CAREX MORROWII 'AUREA VARIEGATA' Variegata Sedge	15	2 GAL.	CONTAINER	MODERATE
	HELICTOTRICHON SEMPERVIRENS Blue Oat Grass	49	1 GAL	12"O.C.	LOW



2 GROUNDCOVER PLANTING DETAIL

SCALE: NTS

3 SHRUB PLANTING DETAIL

SCALE: NTS

4 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

5 EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

NOTE:
A. PLACE BOULDER SUCH THAT 1/4 OF THE MASS OF EACH BOULDER IS BELOW FINISH GRADE

6 BOULDER INSTALLATION

SCALE: NTS

7 GRAVEL DOG AREA

SCALE: 3"=1'-0"

MODEL NUMBER: JJB006-GREEN
THE SENTRY DOG WASTE STATION WITH
ROLL BAG SYSTEM
MATERIALS: POWDER COATED STEEL
COLORS: POWDER COATED GREEN
COMPANY: ZEROWASTEUSA.COM
PHONE:800.789.2563
OWNER FURNISHED AND CONTRACTOR
INSTALLED
INSTALL PER MANUFACTURE
SPECIFICATIONS

8 DOGGY WASTE STATION

SCALE: 1"=1'-0"

REGISTERED
204
LAUREL A. MACDONALD
OREGON
LANDSCAPE ARCHITECT

MACDONALD
ENVIRONMENTAL PLANNING, PC
WWW.MEP-PC.COM

SCALE : 1" = 16'-0"

Mascord
COLLECTION

ALAN MASCORD DESIGN ASSOCIATES, INC.
1305 NW 18th AVE., PORTLAND OR 97209
503.223.5941 FAX 503.223.2949 mail@mascord.com

BY: HLL

BARCLAY HILLS ANIMAL CLINIC

OREGON CITY/CLACKAMAS
865 MOLALLA AVE
97405

(11,997.5 SQ. FT.)

L.6

6/11/2020 HLL
5/22/2020 HLL
09/6/2019 HLL
05/15/2019 HLL