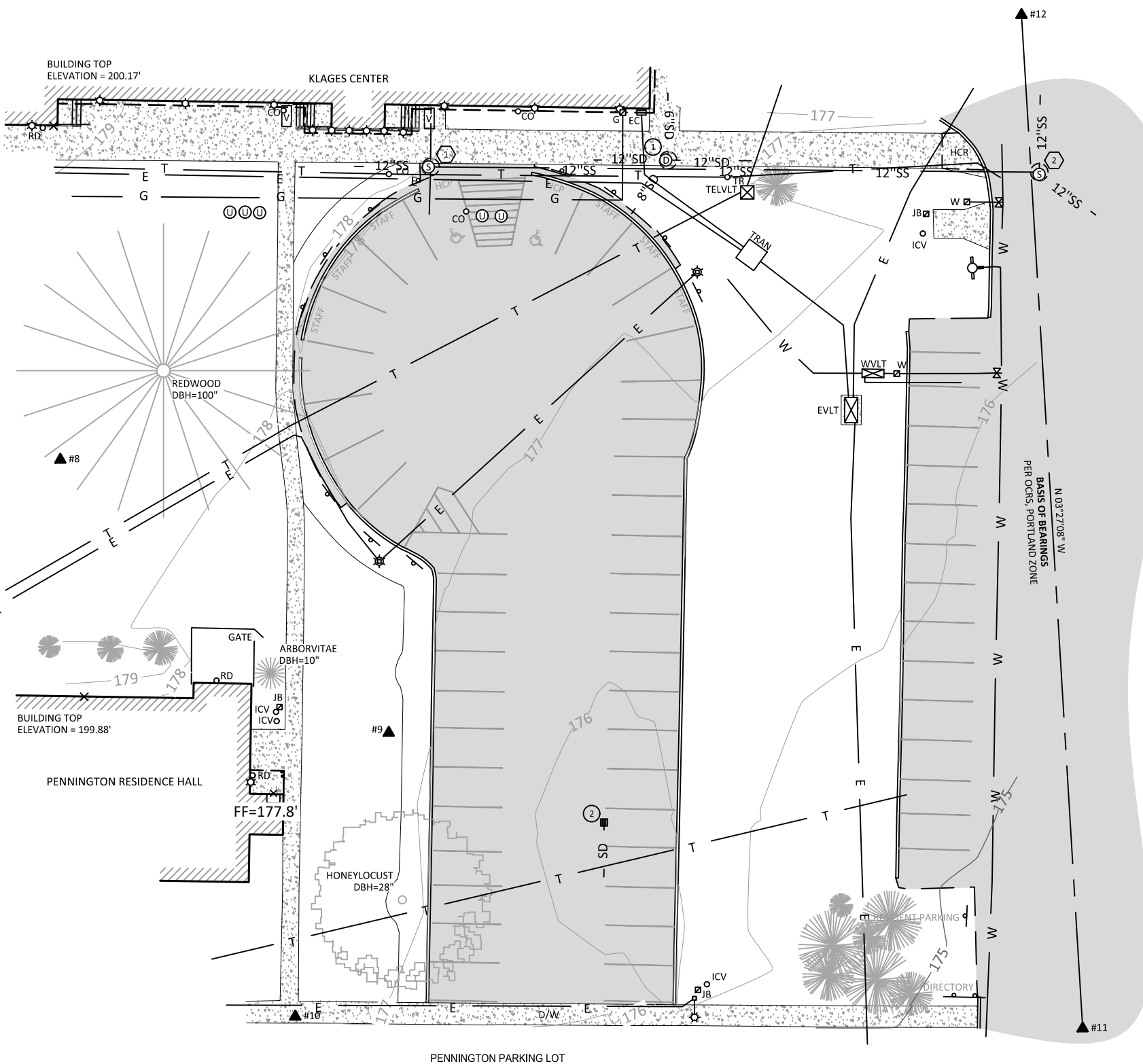


TOPOGRAPHIC SURVEY

LOCATED IN THE NW QUARTER OF SECTION 20
TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF NEWBERG, YAMHILL COUNTY, OREGON
FIELD SURVEYED: DECEMBER 16, 2021



LEGEND:

	BUILDING OUTLINE WITH DOOR
	CONCRETE SURFACE
	ASPHALT SURFACE
	BUILDING OVERHANG
	CURB LINE
	EDGE OF ASPHALT
	STORM LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	TELECOMMUNICATIONS LINE
	ELECTRICAL LINE
	SIGN
	DOUBLE POST SIGN
	BOLLARD
	DRIVEWAY ENTRY
	HANDICAP RAMP
	ROOF DRAIN
	ELECTRICAL JUNCTION BOX
	ELECTRICAL METER
	ELECTRICAL RISER
	ELECTRICAL CABINET
	ELECTRICAL SWITCH
	ELECTRICAL VAULT
	TRANSFORMER
	LUMINAIRE
	OVERHEAD LIGHT
	POWER POLE/OVERHEAD LIGHT
	GAS METER
	SANITARY MANHOLE WITH STRUCTURE
	STORM MANHOLE WITH STRUCTURE
	CATCH BASIN
	SANITARY/STORM CLEAN OUT
	SANITARY/STORM STRUCTURE #
	TELECOMMUNICATIONS RISER
	TELECOMMUNICATIONS VAULT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	WATER VAULT
	IRRIGATION CONTROL VALVE
	UTILITY VENT
	UTILITY MANHOLE
	DECIDUOUS TREE -PERIMETER REPRESENTS DRIPLINE
	CONIFEROUS TREE -PERIMETER REPRESENTS DRIPLINE
	SHRUB
	PROJECT CONTROL POINT

NOTES:

- VERTICAL DATUM: CITY OF NEWBERG (NGVD 29)
BENCHMARK: 3" BRASS CAP SET AT TOP OF CURB ON WEST SIDE OF VILLA ROAD APPROXIMATELY 225' SOUTH OF THE CENTERLINE OF E. LAUREL DRIVE
BENCHMARK NO. 84
ELEVATION = 185.04'
- BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF A LINE BETWEEN CONTROL POINT 11 AND CONTROL POINT 12 IS NORTH 03°27'08" WEST.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

STORM TABLE:

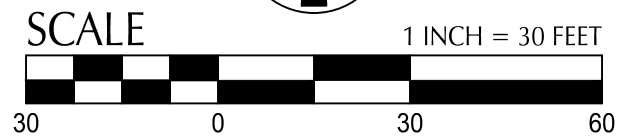
1	STORM MANHOLE RIM = 177.27' IE 8" IN (SW) = 168.17' IE 12" IN (W) = 161.97' IE 6" IN (SW) = 166.52' IE 12" OUT (E) = 161.92'
2	CATCH BASIN (SUMP TYPE) RIM = 175.40' WATER ELEVATION = 174.65'

SANITARY TABLE:

1	SANITARY MANHOLE RIM = 178.03' IE 6" IN (S) = 175.03' IE 12" IN (W) = 163.38' IE 12" IN (N) = 166.83' IE 12" OUT (E) = 162.98'
2	SANITARY MANHOLE RIM = 176.20' IE 12" IN (W) = 160.80' IE 12" IN (N) = 161.85' IE 12" OUT (SE) = 160.75'

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
8	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	92144.37	272068.14	178.57'
9	5/8" IR W/ RED PLASTIC CAP "KPFF CONTROL"	92081.58	272143.65	177.26'
10	1-1/8" BRASS CAP "KPFF CONTROL"	92016.34	272122.16	177.31'
11	1-1/8" BRASS CAP "KPFF CONTROL"	92013.60	272303.20	174.66'
12	1-1/8" BRASS CAP "KPFF CONTROL"	92246.65	272289.14	176.87'



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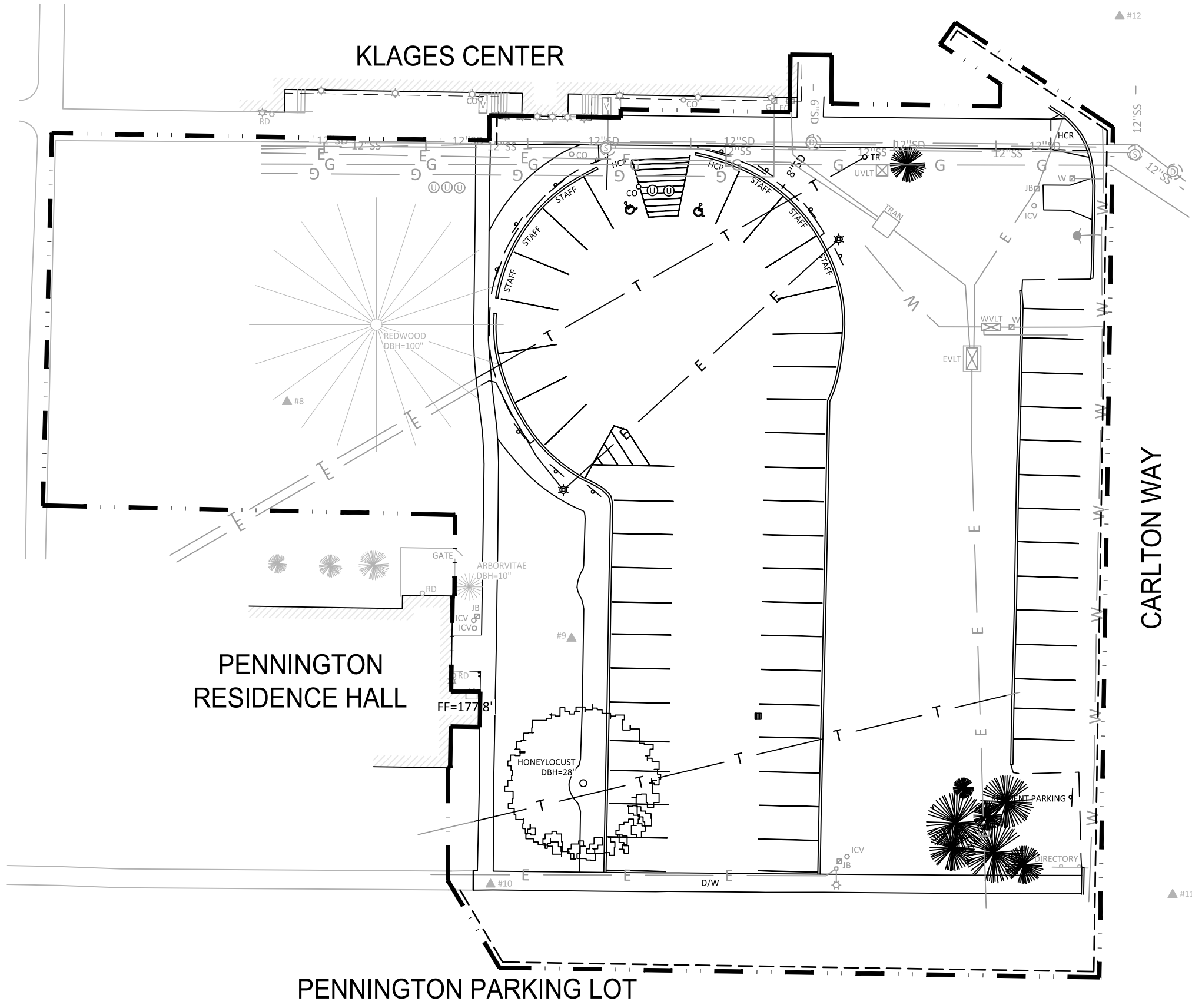
EXISTING CONDITIONS PLAN



111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.2860
F: 503.224.4681
www.kpff.com

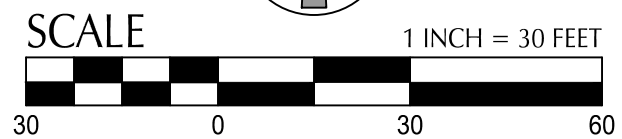
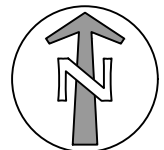
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SHEET LEGEND

- DEMOLITION / WORK LIMITS. BOLD LINEWORK DENOTES ITEMS TO BE REMOVED / DEMOLISHED (SHOWN OFFSET FOR CLARITY)
- SAWCUT LINE



DEMOLITION PLAN



SHEET NOTES


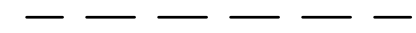

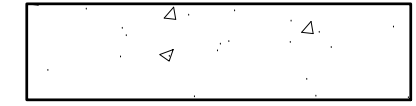

PARKING TALLY
45 STALLS REMOVED

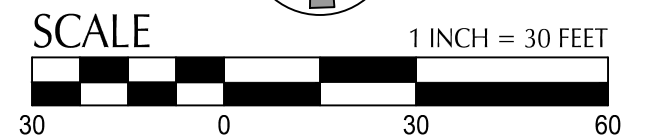
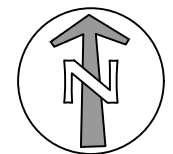
SITE AREA
TOTAL WORK EXTENTS AREA: 48,217 SF
PRE-DEV IMPERVIOUS AREA: 22,543 SF
PRE-DEV PERVIOUS AREA: 25,674 SF (53%)

POST-DEV IMPERVIOUS AREA: 31,082 SF
POST-DEV PERVIOUS AREA: 17,135 SF (36%)

STORMWATER MANAGEMENT
THE PROJECT PROPOSES TO INCREASE THE IMPERVIOUS AREA. HOWEVER, THIS INCREASE REPLACES VEHICULAR POLLUTION-GENERATING SURFACES FOR PEDESTRIAN AND ROOFTOP IMPERVIOUS SURFACES, THEREFORE, A STORMWATER QUALITY MANAGEMENT FACILITY IS NOT PROPOSED. ADDITIONALLY, THERE IS NOT SPACE ENOUGH TO PROVIDE A STORMWATER TREATMENT AND DETENTION FACILITY DUE TO THE AMOUNT OF UNDERGROUND UTILITIES AND PEDESTRIAN CIRCULATION REQUIRED IN THIS AREA. A FEE-IN-LIEU PAYMENT WILL BE MADE AND A FULL STORMWATER REPORT INCLUDED FOR THE BUILDING PERMIT REVIEW.

SHEET LEGEND

-  DEMOLITION / WORK LIMITS (SHOWN OFFSET FOR CLARITY)
-  SAWCUT LINE
-  CONCRETE SIDEWALK (PER LANDSCAPE PLANS)
-  CONCRETE PAVEMENT
-  STANDARD ASPHALT PAVEMENT



KLAGES CENTER

ART BUILDING

FFE=178.33'

PENNINGTON RESIDENCE HALL

BUILDING OVERHANG LINE, TYP

PENNINGTON PARKING LOT

CARLTON WAY

(X) **KEY NOTES**

- | # | DESCRIPTION |
|---|--|
| 1 | SITE WALL PER ARCHITECTURE PLANS |
| 2 | REFERENCE LANDSCAPE PLANS FOR ON-SITE PEDESTRIAN AREAS |
| 3 | STANDARD CONCRETE CURB |
| 4 | RE-STRIPE ANGLED PARKING STALLS |
| 5 | ADA PARKING STALLS |

SITE PLAN



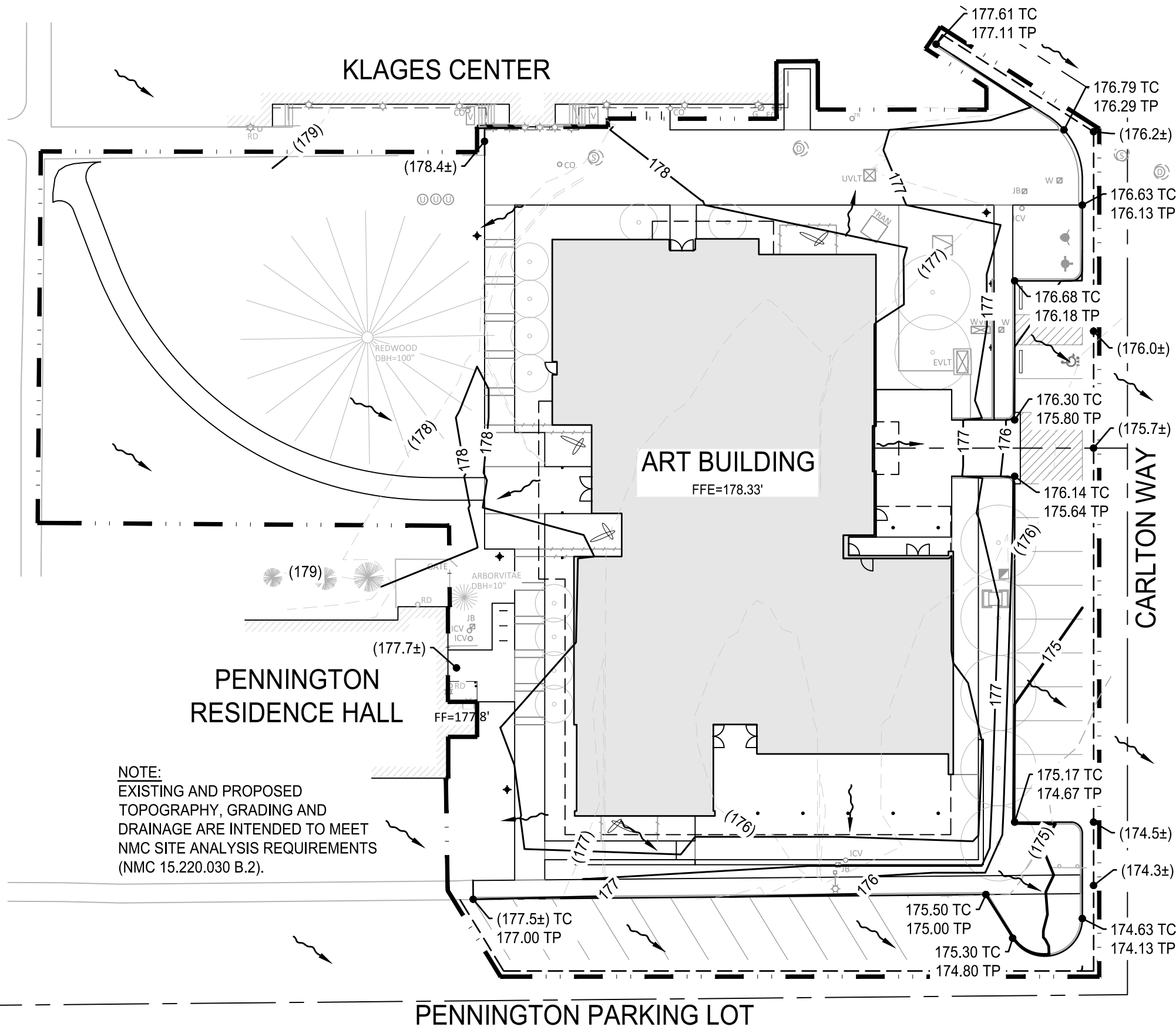
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GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
XX.XX XX	SPOT ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
(XXX.X±)	EXISTING GRADE (MATCH WHERE APPLICABLE)
	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG

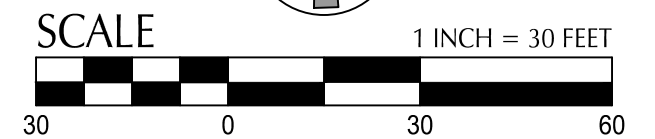
SHEET LEGEND

	DRAINAGE FLOW DIRECTION
(176) - - - - -	EX. CONTOUR MINOR
(175) - - - - -	EX. CONTOUR MAJOR
176 ————	CONTOUR MINOR (FG)
175 ————	CONTOUR MAJOR (FG)

EARTHWORK VOLUME ESTIMATE

CUT: 65 CY
 FILL: 1,300 CY
 NET: 1,235 CY (FILL)

NOTE:
 EARTHWORK VOLUMES ARE "CLEAN" AND DO NOT INCLUDE EXCAVATION FOR PLACEMENT OF PAVEMENT BASE LAYERS, BUILDING BASEMENTS OR FOUNDATIONS, AND UTILITY TRENCHES.



KLAGES CENTER

ART BUILDING
FFE=178.33'

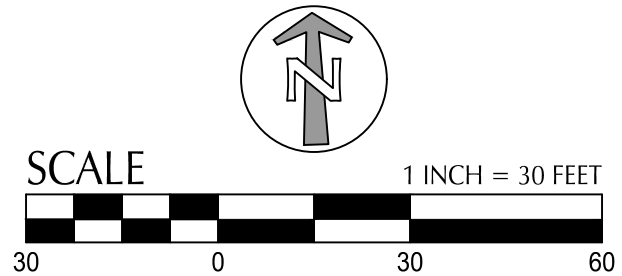
PENNINGTON
RESIDENCE HALL
FF=177.8'

PENNINGTON PARKING LOT

CARLTON WAY

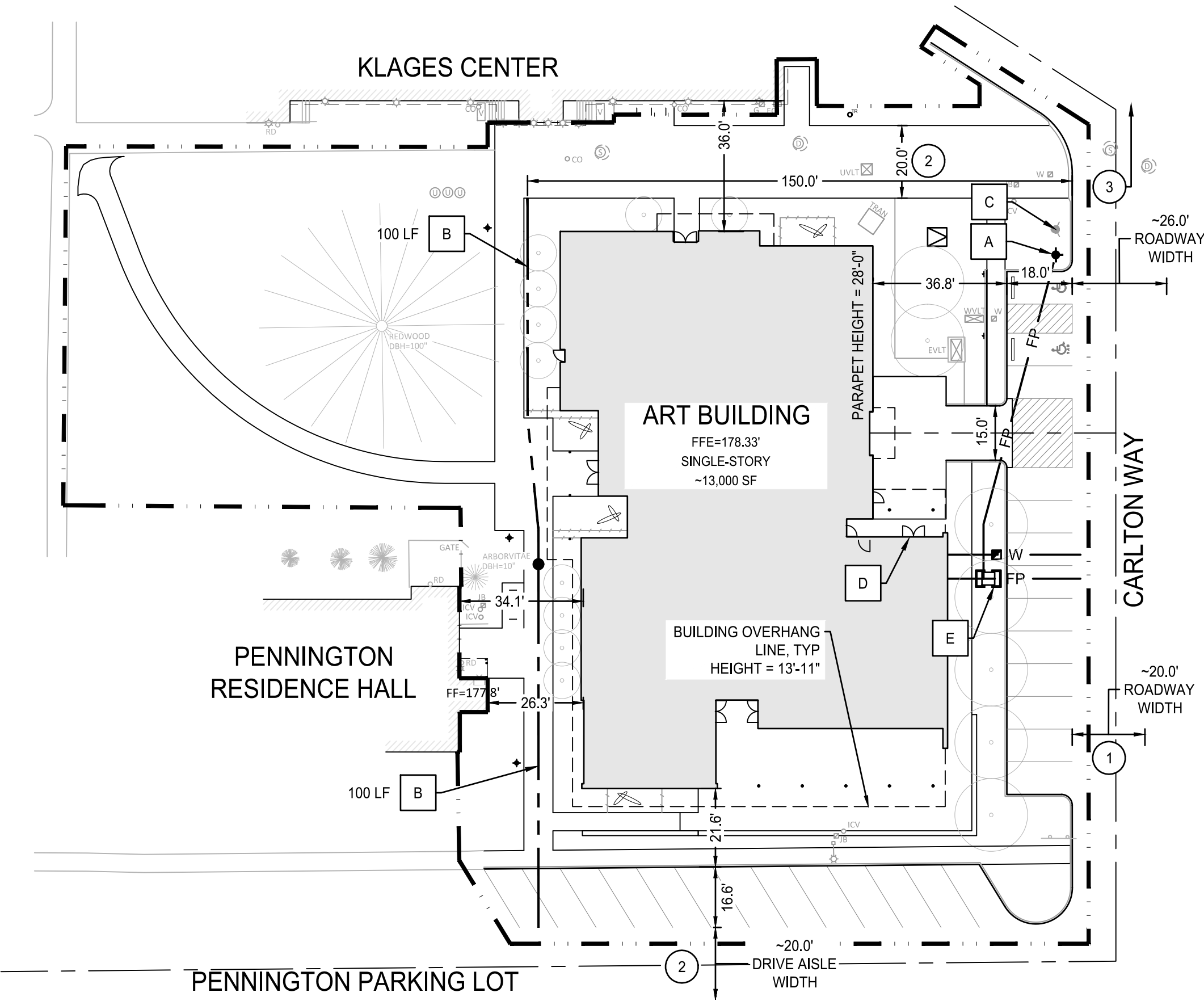
X UTILITY KEY NOTES

NOTE	DESCRIPTION
1	PROPOSED ELECTRICAL TRANSFORMER
2	RE-ROUTE EX TELECOM
3	RE-ROUTE EX POWER
4	RE-ROUTE EX SANITARY SEWER
5	RE-ROUTE EX STORM DRAINAGE
6	PERFORATED PERIMETER FOUNDATION DRAIN
7	RELOCATED TELECOM RISER
DCD	DOUBLE CHECK DETECTOR VAULT
E	CONNECT TO ELECTRICAL SYSTEM. SEE ELECTRICAL PLANS FOR CONTINUATION
FDC	FIRE DEPARTMENT CONNECTION STANDPIPE
FH	EX PUBLIC FIRE HYDRANT
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
T	CONNECT TO TELECOM SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION
WM	DOMESTIC WATER METER



UTILITY PLAN





SHEET NOTES

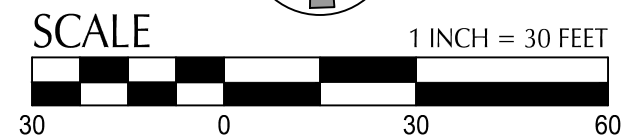
1. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS AND SHALL BE SURFACED WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
2. FOR ADDITIONAL LIFE SAFETY DESIGN INFORMATION SEE ARCHITECTURAL PLANS.
3. TEMPORARY ADDRESSES OF 6-INCHES SHALL BE PROVIDED AT EACH CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION MATERIALS OR WORKERS ARRIVING ONSITE.
4. THE BUILDING ADDRESSING SHALL MEET THE OREGON FIRE ADDRESSING POLICY.

X FIRE STRUCTURE KEY NOTES

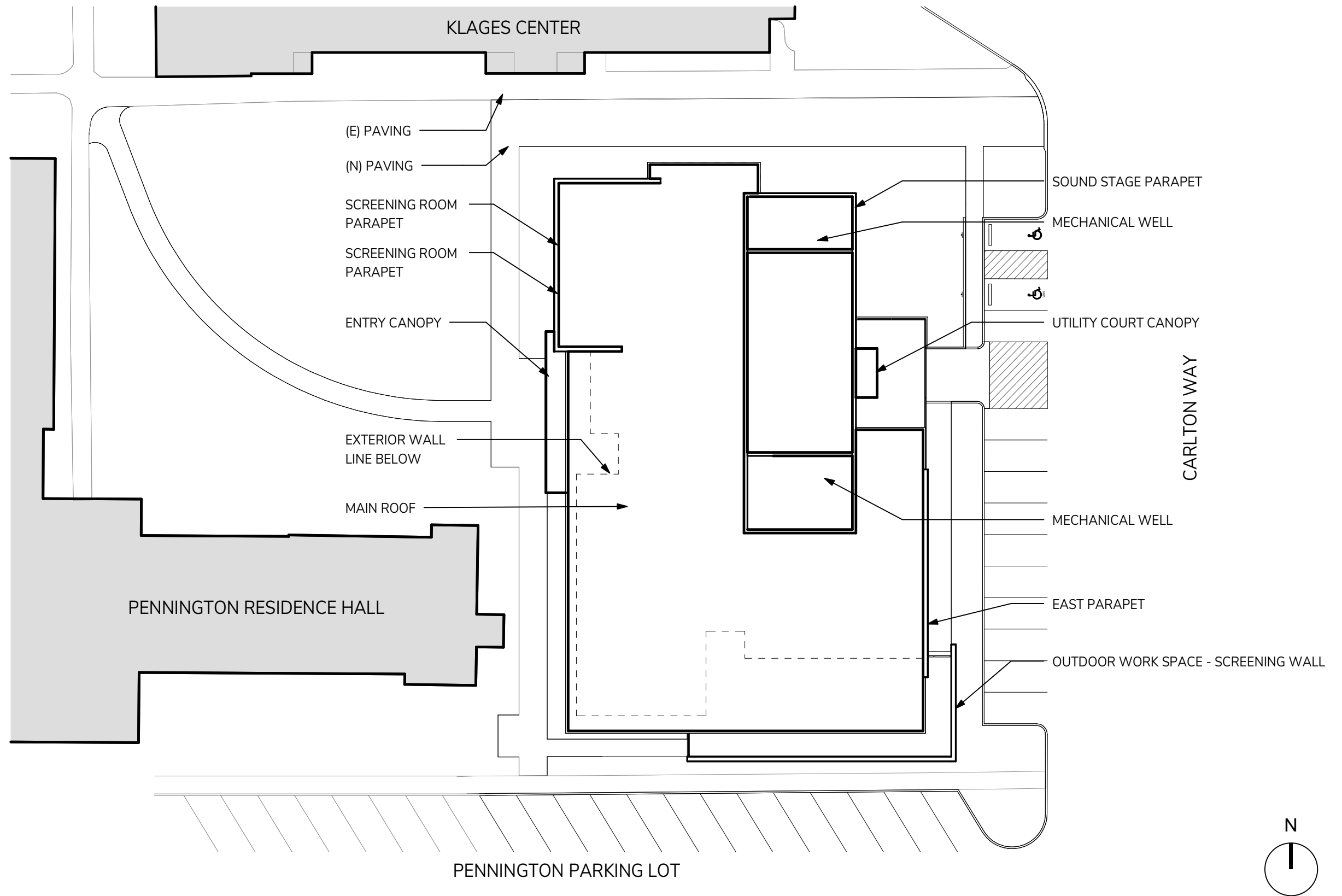
- A' PROPOSED FIRE DEPARTMENT CONNECTION
- B FIRE HOSE REACH PATH AROUND BUILDING. LENGTH AS NOTED
- C EXISTING PUBLIC FIRE HYDRANT
- D BUILDING FIRE RISER ROOM ACCESS WITH KNOX BOX
- E FIRE SUPPLY DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT

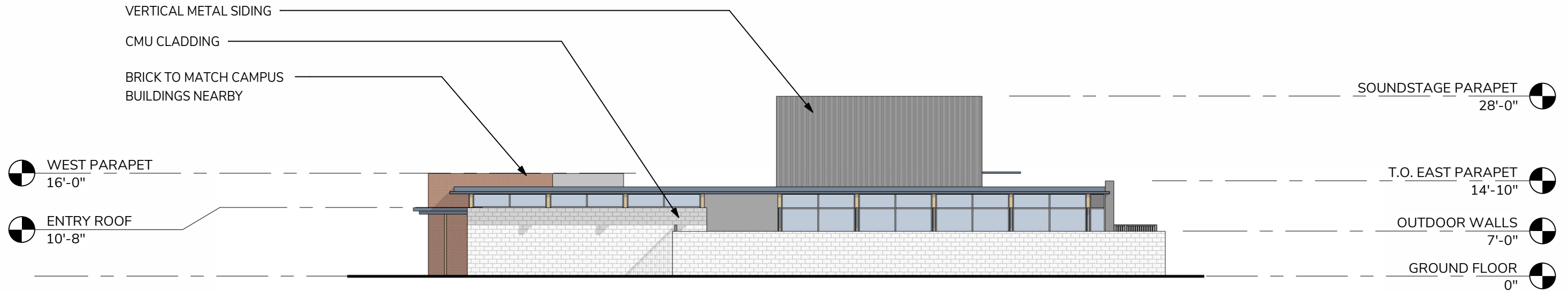
(X) FIRE ACCESS KEY NOTES

- 1' PRIMARY FIRE ACCESS POINT
- 2 SECONDARY FIRE ACCESS POINT
- 3 DEAD-END FIRE TURNAROUND LOCATED BETWEEN MURDOCK LIBRARY AND KLAGES CENTER

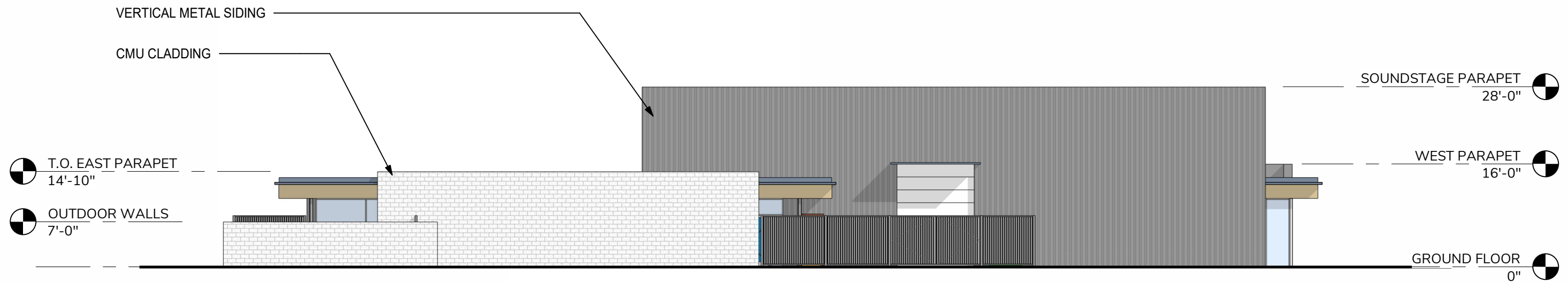






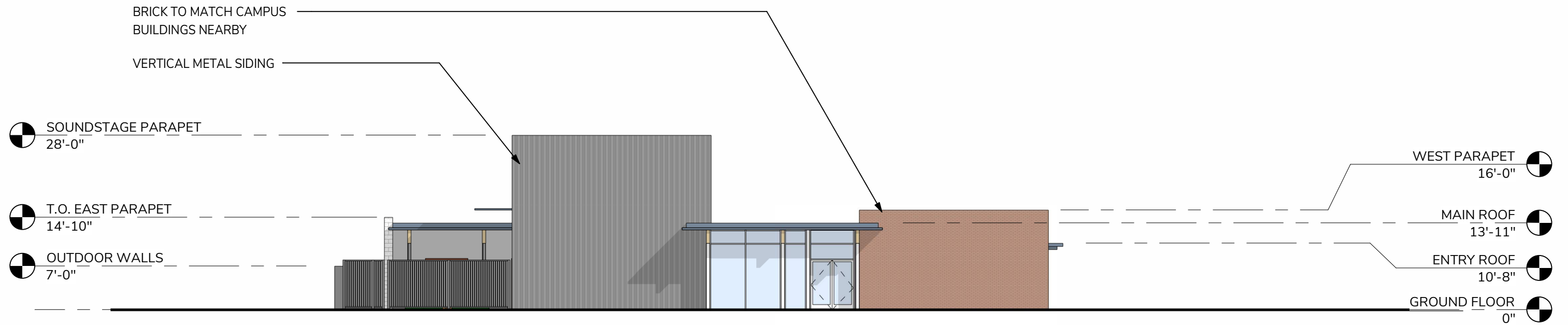


ARCHITECTURAL ELEVATION - SOUTH
 1/16" = 1'-0"

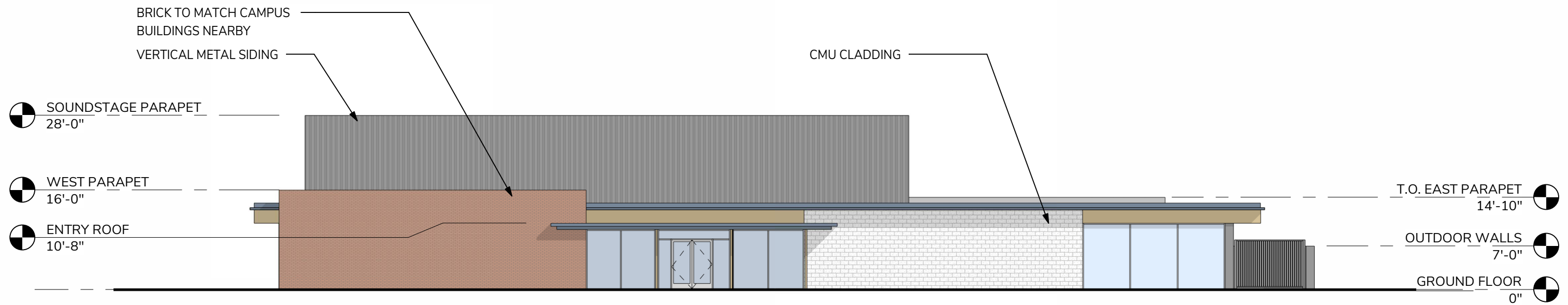


ARCHITECTURAL ELEVATION - EAST
 1/16" = 1'-0"





ARCHITECTUAL ELEVATION - NORTH
 1/16" = 1'-0"



ARCHITECTUAL ELEVATION - WEST
 1/16" = 1'-0"





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AERIAL VIEW

Cinematic Arts Building | A-05

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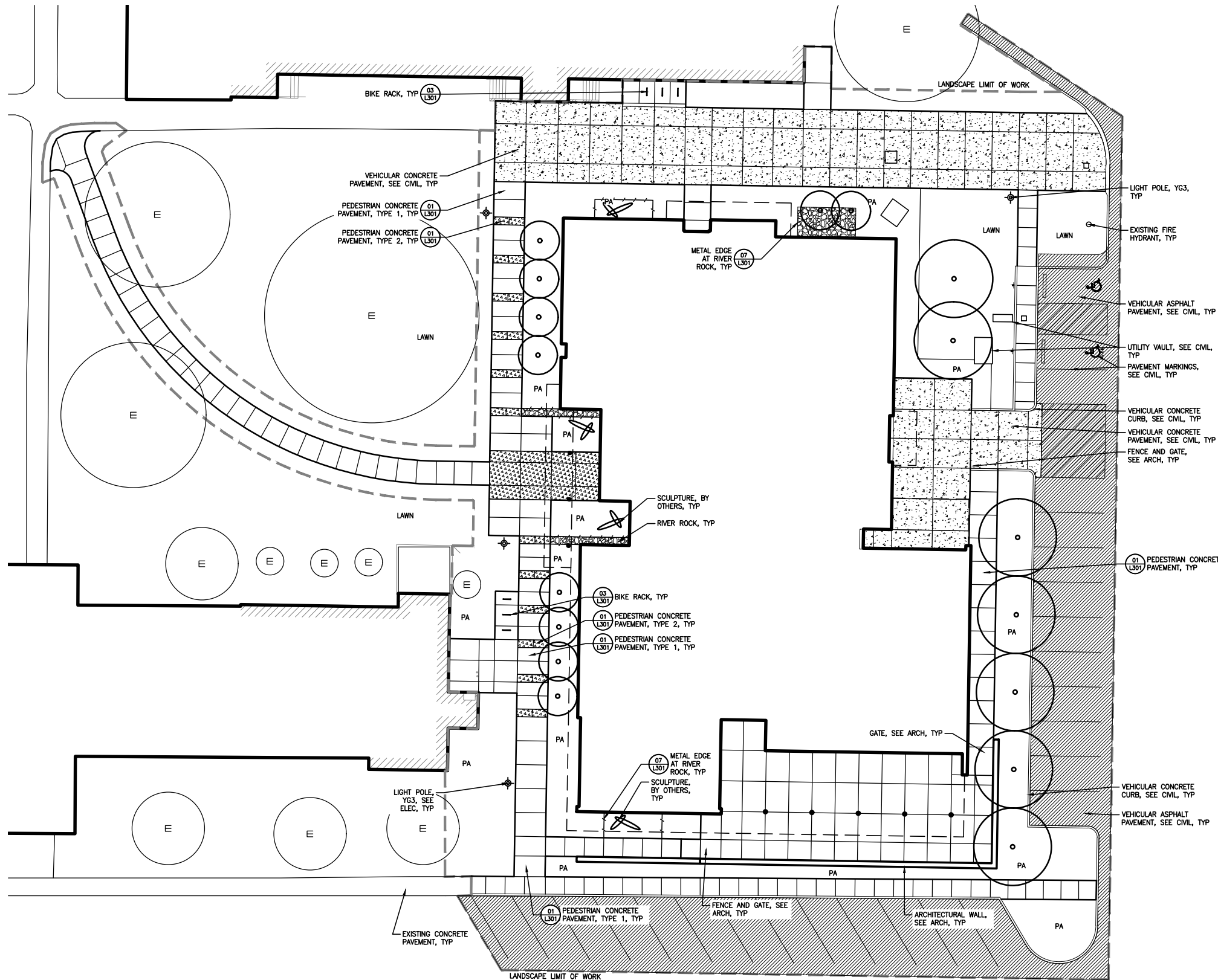


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VIEW FROM PENNINGTON

Cinematic Arts Building | A-06

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LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- [Grid Pattern] PEDESTRIAN CONCRETE PAVEMENT, TYPE 1
- [Cross-hatch Pattern] PEDESTRIAN CONCRETE PAVEMENT, TYPE 2
- [Diagonal Lines] VEHICULAR CONCRETE PAVEMENT, SEE CIVIL
- [Diagonal Lines] VEHICULAR ASPHALT PAVEMENT, SEE CIVIL
- [Stippled Pattern] RIVER ROCK
- CONCRETE CURB
- BIKE RACK
- ⊕ LIGHT POLE, YG3, SEE ELEC
- AREA DRAIN, SEE CIVIL
- ⊙ E EXISTING TREE TO REMAIN

MATERIALS NOTES

1. THIS PLAN IS BASED ON A SURVEY BY KPFF DATED 01/21/2022. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
4. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LIGHTING AND ELECTRIC UTILITIES.
5. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE.

ABBREVIATIONS

ARCH	ARCHITECTURAL
CONC	CONCRETE
DWG	DRAWINGS
ELEC	ELECTRICAL
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
SIM	SIMILAR
SPECS	SPECIFICATIONS
STRUC	STRUCTURAL
TYP	TYPICAL
W/	WITH

1 MATERIALS PLAN DESIGN REVIEW

Plan
SCALE: 1" = 30'-0"

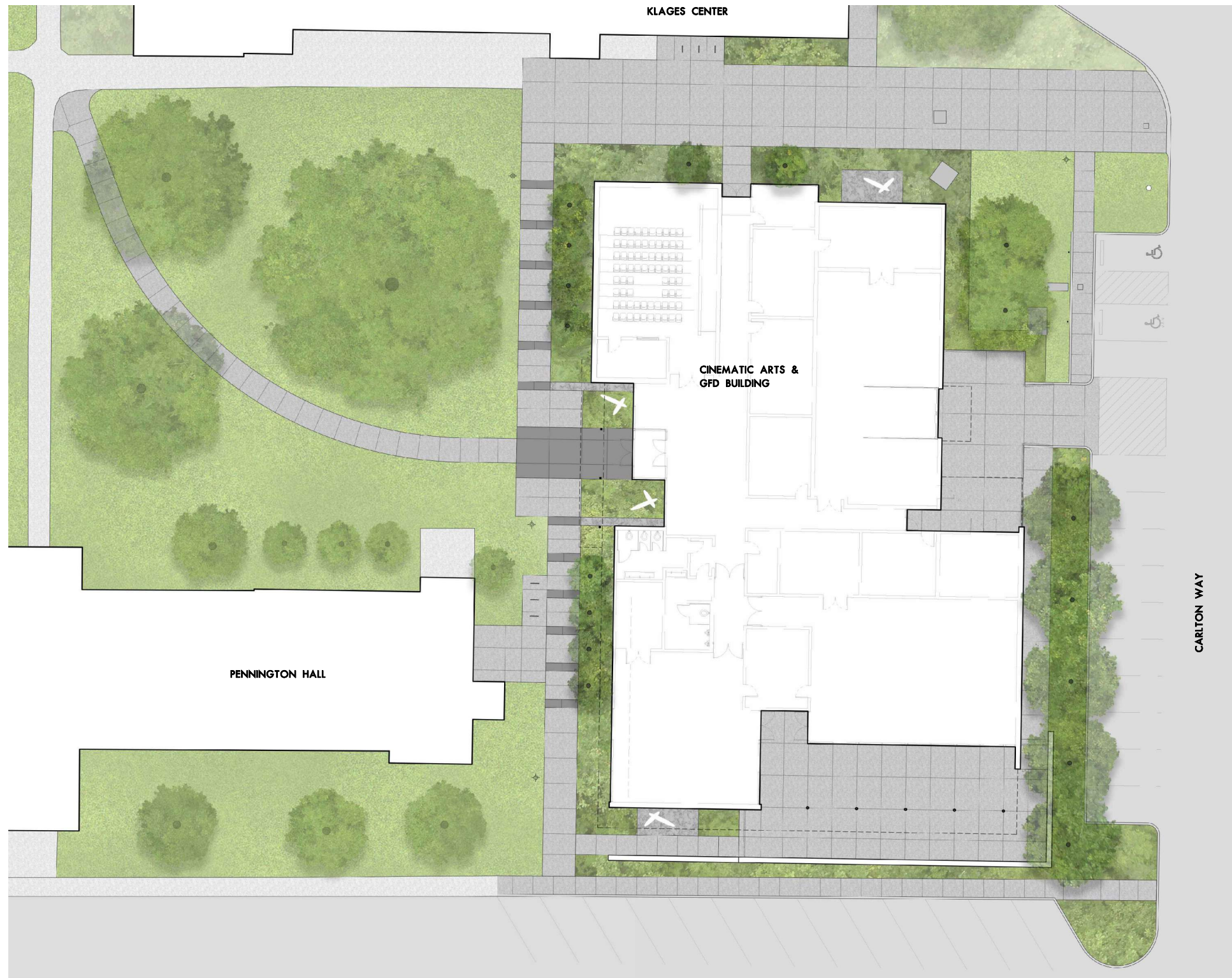


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**MATERIALS PLAN
DESIGN REVIEW**



Design Review
L101
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1 ILLUSTRATIVE PLAN DESIGN REVIEW

Plan
SCALE: 1" = 30'-0"

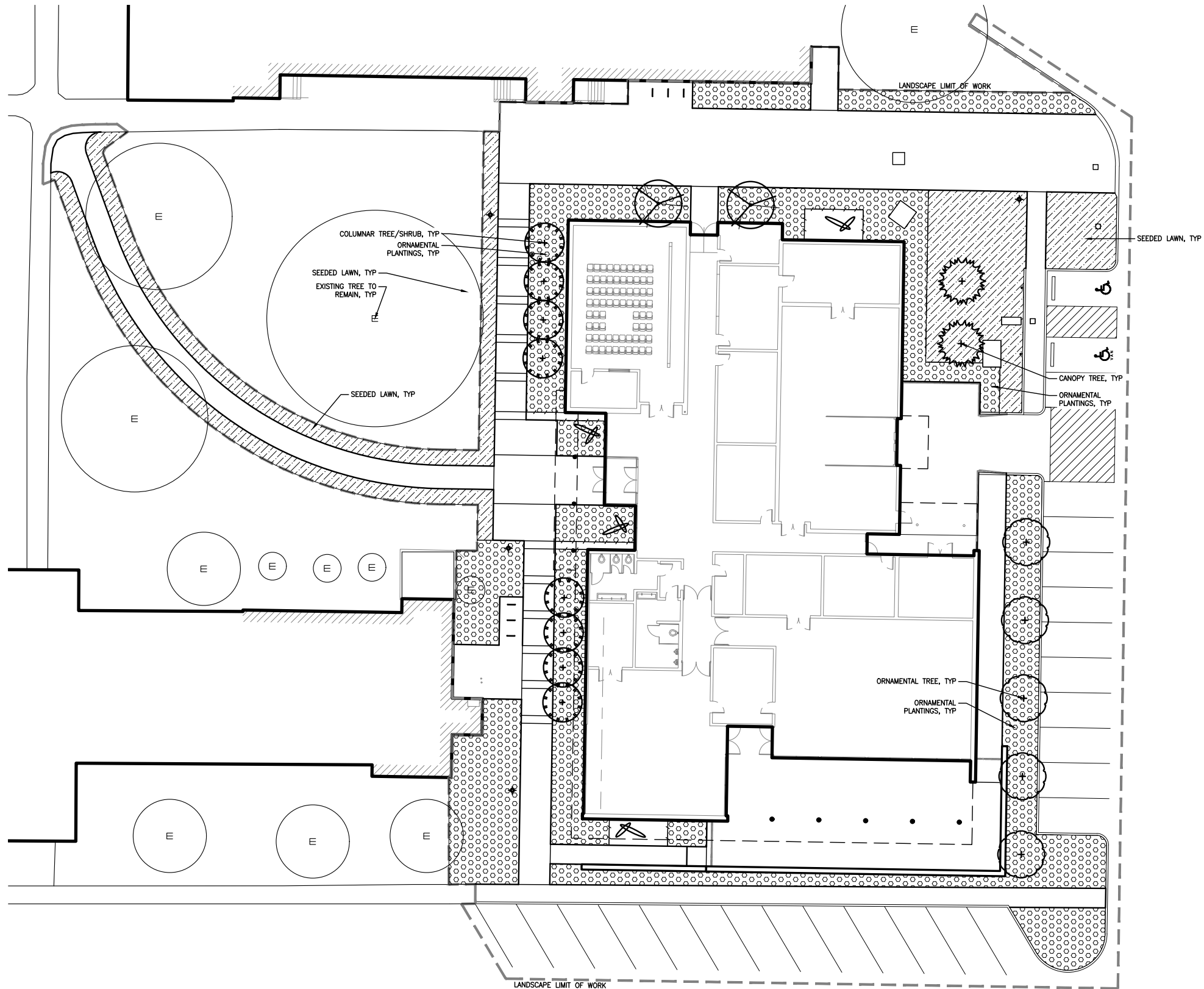


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ILLUSTRATIVE PLAN DESIGN REVIEW

lango.hansen
LANDSCAPE ARCHITECTS
1100 n.w. glisan #3b
portland or 97209

Design Review
L102
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LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- ◻ (with pattern) ORNAMENTAL PLANTING
- ▨ (with diagonal lines) SEEDED LAWN
- CONCRETE CURB
- BIKE RACK
- ⊕ SITE LIGHT, SEE ELEC
- ▣ AREA DRAIN, SEE CIVIL
- ⊙ (with 'E') 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

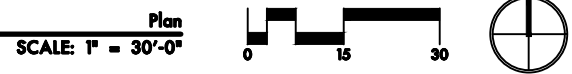
1. THIS PLAN IS BASED ON A SURVEY BY KPFF DATED 01/21/2022. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. ALL 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.
4. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
5. 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.
6. 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/L302.
7. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.
8. REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE 329100 AND 329300.
9. ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
10. ALL PARKING LOT TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.

DESIGN REVIEW NOTES

A MINIMUM OF 15% OF THE LOT AREA SHALL BE LANDSCAPED.
 SITE AREA: 40,597 SF
 REQUIRED LANDSCAPED AREA: 6,090 (15%)

LAWN: 3,063 SF
 ORNAMENTAL PLANTING: 6,255 SF
 TOTAL PROPOSED LANDSCAPED AREA: 9,318 SF (23%)

1 PLANTING PLAN DESIGN REVIEW



Cinematic Arts & GFD
 George Fox University
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**PLANTING PLAN
 DESIGN REVIEW**



**Design Review
 L201**
 Soderstrom Architects

PLANT SCHEDULE						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	SPACING	QUANTITY
TREES						
	AG	Abies grandis	Grand Fir	8' HEIGHT B&B	AS SHOWN	2
	CB	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	3" CAL B&B	AS SHOWN	2
	GB	Ginkgo biloba 'PNI 2720'	Princeton Sentry Ginkgo	3" CAL B&B	AS SHOWN	8
	PS	Prunus serrulata 'Kwanzan'	Kwanzan on Serrula Flowering Cherry	3" CAL B&B	AS SHOWN	5

PLANT SCHEDULE					
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	SPACING
ORNAMENTAL PLANTINGS					
	ARUV	Arctostaphylos uva-ursi	Kinnikinnick	#1/CONT.	18" O.C.
	CAJA	Camellia japonica 'Nuccio's Bella Rossa'	Nuccio's Bella Rossa Camellia	#15/CONT.	AS SHOWN
	CEGR	Ceanothus griseus var horizontalis 'Diamond Heights'	Diamond Heights Carmel Creeper	#1/CONT.	AS SHOWN
	ILGL	Ilex glabra 'Shamrock'	Inkberry	#5/CONT.	AS SHOWN
	LAST	Lavandula stoechas 'Otto Quast'	Lavander Otto Quast	#5/CONT.	AS SHOWN
	LJA	Ligustrum japonicum 'Texanum'	Waxleaf Privet	#5/CONT.	AS SHOWN
	LIMU	Liriope muscari 'Royal Purple'	Lilyturf	#2/CONT.	AS SHOWN
	MASC	Mahonia 'Soft Caress'	Soft Caress Mahonia	#5/CONT.	AS SHOWN
	NATE	Nassella tenuissima	Mexican Feather Grass	#3/CONT.	AS SHOWN
	PEHA	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#3/CONT.	AS SHOWN
	POMU	Polystichum munitum	Sword Fern	#5/CONT.	AS SHOWN
	PRLA	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Dwarf English Laurel	#5/CONT.	AS SHOWN
	RUCA	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Creeping Raspberry	#1/CONT.	18" O.C.
	SARU	Sarcococca ruscifolia	Fragrant Sweetbox	#5/CONT.	AS SHOWN

