

TYPE II/III APPLICATION

OFFICIAL USE ONLY

File # _____ Fee Paid _____
 Date Received _____ Receipt # _____
 Received by _____

Location	Site Address			Zone
	Township / Range 38-1W-	Section(s)	Tax Lot(s)	Overlay(s)

Contact	Owner	Name			
		Mailing address	City	State	Zip
		Phone	Email		
	Applicant	Name			
		Mailing address	City	State	Zip
		Phone	Email		
	Agent	Name			
		Mailing address	City	State	Zip
		Phone	Email		

Project Type	Appeal	Site Design Review
	Conditional Use	Variance
	Floodplain Development	Zoning Map Change
	Modification to Approval	
	Brief Description	

Required Submittals	Plot Plan / Site Plan
	Applicant Narrative (addressing all applicable Phoenix Land Development Code requirements)
	Supplemental Information (as necessary)

Consent & Certification	I hereby state that the facts related in the above application and the plans and documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.			
	Signature*	Applicant	Agent	Owner

* This application must be signed by the property owner to demonstrate consent. Alternatively, a Letter of Authorization on City letterhead may be accepted.

City of Phoenix Planning Department- Land Use Application

For Pacific Wall Systems

Project Address: 100 Houston Road, Phoenix OR

TAX LOT: 38-1W-90DC 3700

SECTION 1 – Narrative

The project involves an addition to an existing metal building and the construction of a new metal structure for assembly and fabrication. Both new structures will be open-sided with a covered roof. The site is part of a General Industrial development located off Houston Road.

This proposal represents a minor revision to the previously approved project, as it does not adversely impact adjacent properties, increase access ways, reduce setbacks, or introduce other modifications that would constitute a major change.

As part of these site adjustments, we have made minor modifications to the landscaping plan (Ch. 3.3) to improve on-site maneuverability. Additionally, we have refined the internal access layout (Ch. 3.2) by adjusting the previously proposed access for larger transportation vehicles. The footprint of the previously approved building (Ch. 2.5) has also been slightly modified, though its design is still being finalized. In the interim, we are proposing two smaller structures to ensure operational continuity during construction. Maintaining uninterrupted operations is critical to the ongoing success of the business, and this phased approach allows for a seamless transition while the new buildings are completed.

SECTION 2 – Site Plan

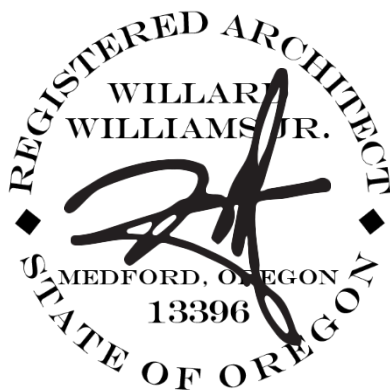
See Site Plan

SECTION 3 – Additional information

1. Number of acres in development: 8.73 Acres (380,279 sq. ft.)

2. Total gross square footage of existing structures: 63,664 sq. ft.
3. Total proposed square footage of new structures Phase 1: 14,088 sq. ft. (ref. site plan)
4. (E) Wall Fabrication Shop- 1-story 47,275 sq. ft.
5. (E) Floor Fabrication Shop and Lumber Preparation- 1-story 4,630 sq. ft.
6. (E) Lumber Storage- 1-story 6,900 sq. ft.
7. (E) Office Space- 1-story 2,482 sq. ft.
8. (E) Office Space- 1-story 2,379 sq. ft.
9. Proposed Metal Buildings:
 - a. Building 1: TBD
 - b. Building 2: (E) 3,200 sq. ft. (N) 3,280 sq. ft. = Total 6,480 sq. ft.
 - c. Building 3: (N) 7,688 sq. ft.
10. Indicate number of and square footage of:
 - a. Dwelling units: N/A
 - b. Office spaces: (E)(2)- 4,860 sq. ft.
 - c. Retail units: N/A
 - d. Other Spaces: Industrial spaces - 73,000 sq. ft.
11. Percentage of lot coverage by:
 - a. Structures: 26 %
 - b. Streets & Roads: N/A
 - c. Parking Areas/ Driveways: 26 %
 - d. Recreation Areas: N/A
 - e. Landscaping existing: none
 - f. Number of parking spaces: 55 provided
 - g. Total square footage of landscaped areas proposed: 47,000 sq. ft.
Approximately, 15,000 sq. ft. Gravel, and 9,200 sq. Ft. Hardscape.
 - h. Other pertinent information of the proposed development: N/A

Prepared by:



Signature and Title

Willard E. Williams Jr., NCARB, AIA

City of Phoenix Planning Department- Land Use Application

 PROPERTY LINE
 CONCRETE PAD, TO BE REMOVED
 GRAVEL AREA, TO BE REMOVED
 BUILDING, TO REMAIN
 6' HIGH CHAIN LINK FENCE, TO REMAIN
 6' HIGH CHAIN LINK FENCE, TO BE RELOCATED
 EXISTING VEGETATION, TO REMAIN

KEYNOTE	DESCRIPTION
CB	CATCH BASIN
CI	CURB INLET
CO	CLEANOUT
DT/B	DIESEL TANK W/ BOLLARDS
FH	FIRE HYDRANT
GC	GAS CONNECT
GV	GAS VALVE
JP	JOINT POLE
JP/2W	JOINT POLE W/ 2 GUYS
JP/3W	JOINT POLE W/ 3 GUYS
MB	MAILBOX
MS	MONUMENT SIGN
P	POLE
PB	PULLBOX
S	SIGN
SDMH	STORM DRAIN MANHOLE
SP/B	STAND PIPE WITH BOLLARDS
SSMH	SANITARY SEWER MANHOLE
TPED	TELECOMMUNICATION PEDESTAL
UG/B	UNDERGROUND ELECTRICAL W/ BOLLARDS
V	VAULT
WM	WATER METER

* SURVEY LEGEND SHOWN IN THIS PLAN IS FOR REFERENCE ONLY, SEE TOPOGRAPHIC SURVEY BY HOFFBUHR & ASSOCIATES, INC., DATED MARCH 7, 2024.

KEYNOTE	DESCRIPTION
D01	CONCRETE PAD, TO BE REMOVED
D02	GRAVEL AREA, TO BE REMOVED
D04	EXISTING 6' HIGH CHAIN LINK FENCE, RELOCATE TO EDGE OF PROPERTY LINE
D05	EXTERIOR RAW MATERIAL STORAGE, TO BE RELOCATED TO THE BACK OF THE PROPERTY
D06	EXTERIOR FINISH PRODUCT STORAGE, TO BE RELOCATED TO THE BACK OF THE PROPERTY

KEYNOTE	DESCRIPTION
E01	EXISTING ONE-STORY COMMERCIAL BUILDING (2,480 SQ FT), TO REMAIN
E02	EXISTING ONE-STORY COMMERCIAL BUILDING (2,379 SQ FT), TO REMAIN
E03	EXISTING WALL FABRICATION BUILDING (47,275 SQ FT), TO REMAIN
E04	WALL FABRICATION - REPAIR IN SEPARATE PERMIT
E05	EXISTING COVERED STORAGE BUILDING (4,210 SQ FT), TO REMAIN
E06	EXISTING EMPLOYEE PARKING AREA (13 PARKING SPOTS + 1 ADA SPOT), TO REMAIN
E07	EXISTING CUSTOMER/PUBLIC PARKING AREA(18 PARKING SPOTS), TO REMAIN
E08	EXISTING ASPHALT CONCRETE PAVEMENT, TO REMAIN
E09	EXISTING CONCRETE PAVEMENT, TO REMAIN
E10	EXISTING CONCRETE PAD, TO REMAIN
E11	EXISTING GRAVEL AREA, TO REMAIN
E12	EXISTING LOADING AND UNLOADING FENCE FOR WAREHOUSE BUILDING, TO REMAIN
E13	EXISTING 6' HIGH CHAIN LINK FENCE, TO REMAIN
E14	EXISTING MOTORIZED 6' HIGH SLIDING GATE, TO REMAIN
E15	EXISTING STRIPPED PEDESTRIAN CROSSWALK, TO REMAIN
E16	EXISTING SIDEWALK - 6' WIDE
E17	EXISTING LIGHT POLE, TO REMAIN
E18	EXISTING FINISH PRODUCT STORAGE, TO REMAIN
E19	COVERED STORAGE BUILDING, TO REMAIN

PROJECT: **PACIFIC WALL SYSTEMS -
BUILDINGS 'C' & 'D'**

CLIENT:
PACIFIC WALL SYSTEMS, INC.

LOCATION:
100 HOUSTON RD.,
PHOENIX, OR., 97535
MAP 38-1W-09DC, TAY

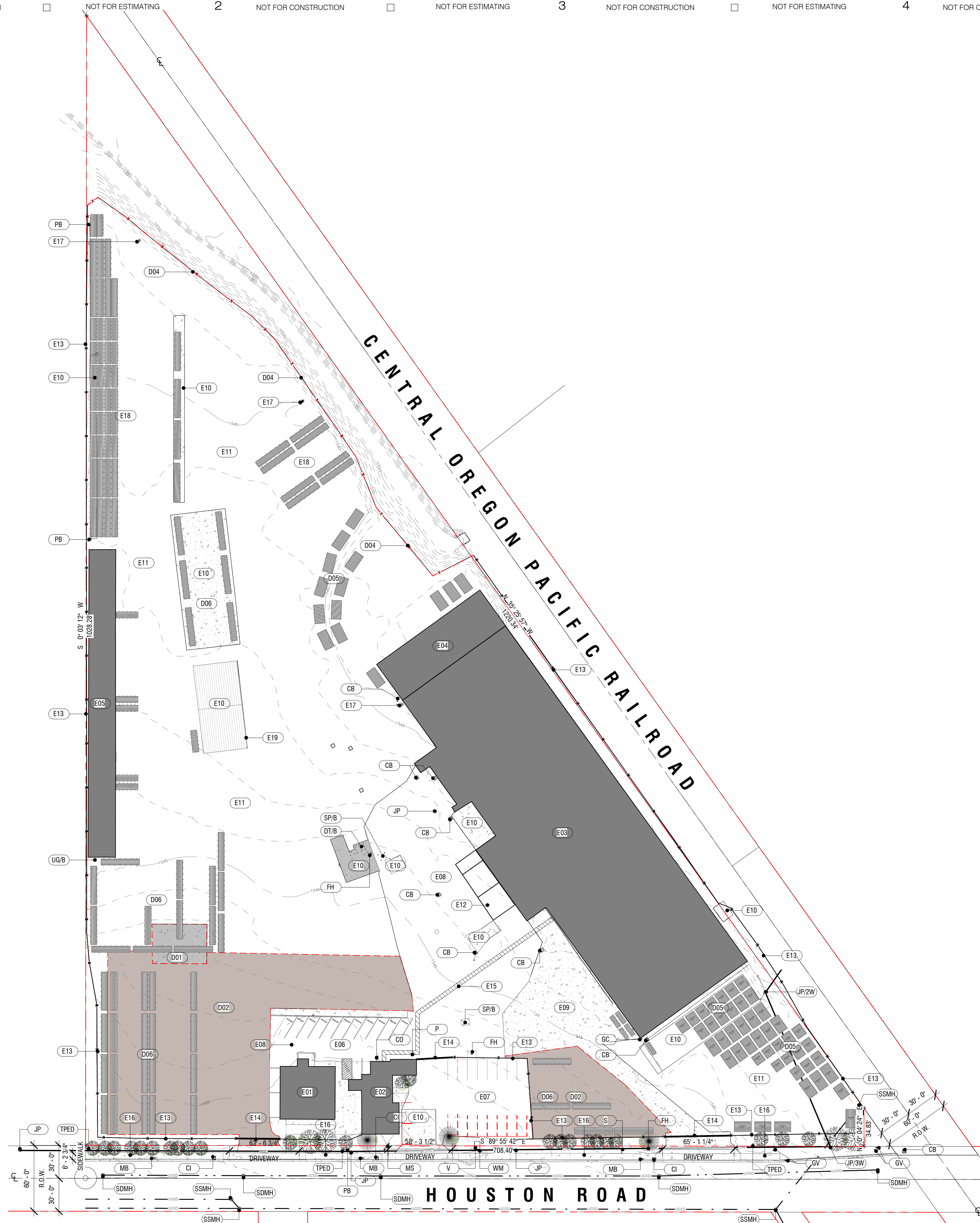
No.	Date	Description

ISSUE:	01/21/25
PROJECT NO:	2408-24
DRAWN BY:	NPR
CHECKED BY:	WEW

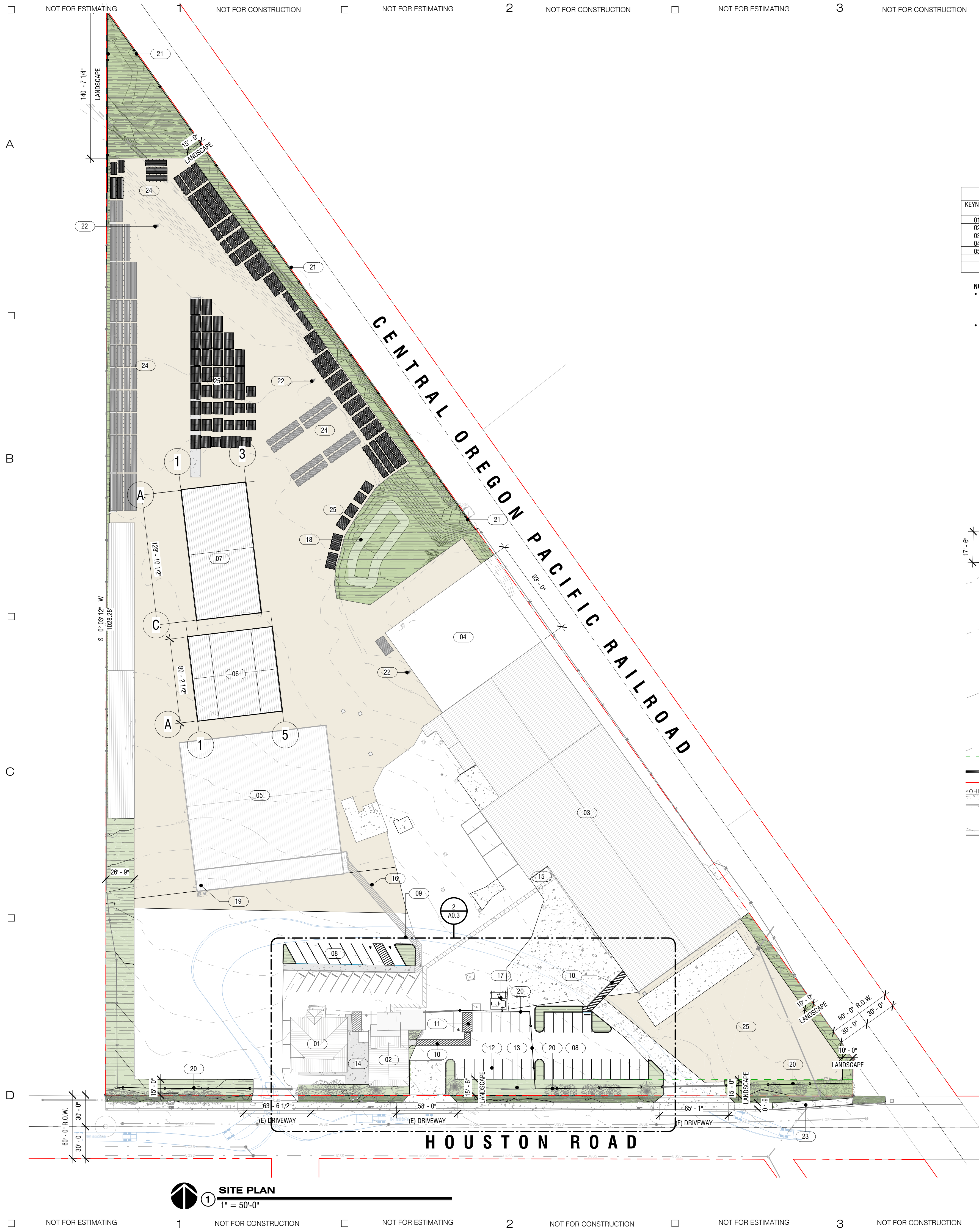
SHEET TITLE:
**EXISTING COND. &
DEMO PLAN**

A0.2

NOT ESTIMATING SET
DESIGN DEVELOPMENT - 01



1 SITE PLAN - EXISTING CONDITIONS & DEMO PLAN
1" = 50'-0"



REQUIRED LANDSCAPE AREA		
	LOT AREA	376,558.29 SF
	LANDSCAPE AREA (20% OF LOT AREA)	75,311.57 (REQUIRED)
	HARDSCAPE AREA (20% OF LANDSCAPE)	15,062.57 (ALL ALLOWED)
	NON-PLANT GROUND COVER (20% OF LANDSCAPE)	15,062.57 (ALLOWED)
	LANDSCAPE AREA SHOWN	46,104.57
	HARDSCAPE AREA SHOWN	9,282.57
	NON-PLANT GROUND COVER SHOWN	15,062.57 (CONSIDERED FROM TOTAL)
	TOTAL LANDSCAPE AREA	70,448.57 (SHOWN)

NOTE:

- TREES SHOWN ON THIS SHEET ARE EXISTING, ALL NEW TREES, SHRUBS AND OTHER TYPE OF VEGETATIONS ARE SPECIFIED ON THE LANDSCAPE DRAWINGS.

PARKING PROVIDED					
KEYNOTE:	EXISTING PARKING:	USE CATEGORY	NO. EMPLOYEES	PROVIDED: PARKING	PROVIDED BIKE PARKING
01	ONE-STORY COMMERCIAL BUILDING (EXISTING)	COMMERCIAL	6	6	5
02	ONE-STORY COMMERCIAL BUILDING (EXISTING)	COMMERCIAL	5	5	
03	WALL FABRICATION BUILDING (EXISTING)	INDUSTRIAL	40	20	5
04	WALL FABRICATION - REPAIR	INDUSTRIAL	8	4	
05	NEW SHOP (NEW BUILDING)	INDUSTRIAL	20	10	
	ADDITIONAL PARKING SPOTS			10	
		TOTAL PROVIDED PARKING		55	10

NOTE:

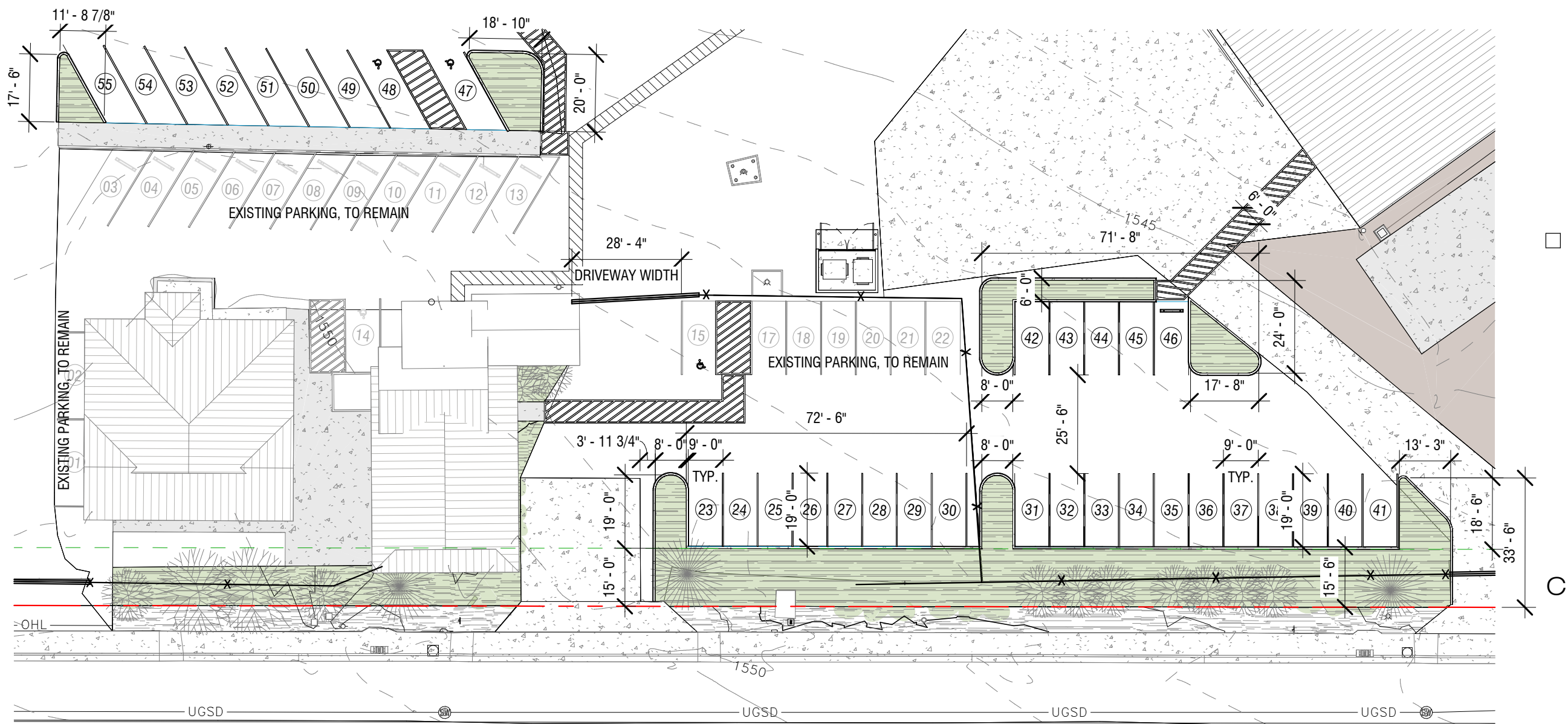
- **VEHICLE PARKING REQUIREMENTS PER TABLE 7.3.4.3.4 OF PLDCC**
 - **COMMERCIAL USES:** GENERAL OFFICES: ONE SPACE PER 450 SQUARE FEET OF GROSS FLOOR AREA.
 - **INDUSTRIAL USES:** ONE SPACE PER TWO EMPLOYEES ON THE LARGEST SHIFT OR FOR EACH 700 SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER IS LESS, PLUS ONE SPACE PER COMPANY VEHICLE.
- **BICYCLE PARKING REQUIREMENTS PER TABLE 3.4.4.4 OF PLDCC**
 - **COMMERCIAL USE:** OFFICE AND BUSINESS SERVICES: THE GREATER OF 4 SPACES OR 1 SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA.
 - **INDUSTRIAL USE:** GENERAL MANUFACTURING AND PRODUCTION: THE GREATER OF 4 SPACES OR 1 SPACE PER 20,000 SQUARE FEET OF GROSS FLOOR AREA.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES.
2. EXISTING CONDITIONS BASED ON CIVIL DESIGN BY POWELL ENGINEERING, AND GEOTECHNICAL INVESTIGATION REPORT BY MARQUESS & ASSOCIATES, INC.
3. STORM DRAIN AND WATER TREATMENT DESIGN BY CIVIL, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
4. SITE ELECTRICAL BY OTHERS. NEW AND EXISTING CONDITIONS SHOWN IN THIS PLAN ARE ASSUMED AND GENERIC IN NATURE, AND NOT IN CONTRACT (N.I.C.).
5. SITE UTILITIES (WATER, SEWER, ETC.) BY OTHERS. NEW AND EXISTING CONDITIONS SHOWN IN THIS PLAN ARE ASSUMED AND GENERIC IN NATURE, AND NOT IN CONTRACT (N.I.C.).

KEYNOTE - SITE CONDITIONS

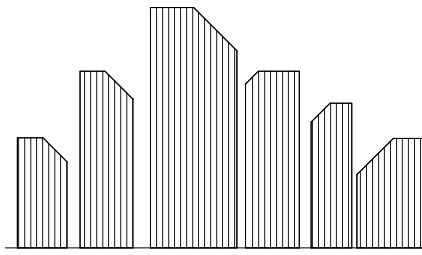
KEYNOTE	DESCRIPTION
01	EXISTING ONE-STORY COMMERCIAL BUILDING (2,480 SQ FT), TO REMAIN
02	EXISTING ONE-STORY COMMERCIAL BUILDING (3,379 SQ FT), TO REMAIN
03	EXISTING WALL FABRICATION BUILDING (47,275 SQ FT), TO REMAIN
04	PHASE 1 - EXTENSION TO WALL FABRICATION - REPAIR (IN SEPARATE PERMIT) (4,630 SQ FT)
05	PHASE 2 - NEW SHOP BUILDING 'B' (SQ FT TBD)
06	PHASE 1 - BUILDING 'C', EXTENSION TO EXISTING BUILDING (6,480 SQ FT TOTAL)
07	PHASE 1 - BUILDING 'D', NEW BUILDING OVER EXISTING SLAB (7,688 SQ FT)
08	NEW PARKING AREA
09	PEDESTRIAN CROSSWALK TO NEW BUILDING
10	PEDESTRIAN CROSSWALK TO EXISTING BUILDING
11	EXISTING PARKING SPOT REPLACED WITH ADA AISLE
12	IMPROVED EXISTING PARKING AREA
13	IMPROVED LANDSCAPE
14	EXISTING BICYCLE PARKING FOR COMMERCIAL AREA
15	PROPOSED BICYCLE PARKING FOR WAREHOUSE (WALL FABRICATION BUILDING) AREA
16	PROPOSED NEW BICYCLE PARKING AREA
17	PROPOSED TRASH ENCLOSURE LOCATION, SEE DETAIL 9/A0.4
18	PROPOSED BOWSALE LOCATION
19	PROPOSED EXTERIOR HVAC EQUIPMENT LOCATION, SCREENED BY CHAIN LINK FENCE, SEE DETAIL 14/A0.4
20	EXISTING FENCE TO BE IMPROVED, SIGHT OBSCURING SLATS TO BE ADDED TO FENCE ALONG HOUSTON RD.
21	RELOCATED Ø 6 HIGH CHAIN LINK FENCE
22	EXISTING LIGHT POLE, TO REMAIN
23	NEW SIDEWALK, Ø 6 WIDE, VERIFY LENGTH
24	EXTERIOR FINISHED PRODUCT STORAGE
25	EXTERIOR RAW MATERIAL STORAGE



SITE PLAN - PARKING AREA

$$1'' = 30'-0''$$

ARCHITECT



WILLARD E. WILLIAMS JR.
ARCHITECT

**ARCHITECTURE
PLANNING**

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Post Office Box 4460 97501

Member American Institute Of Architects

STAMP



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CCB No. 240157

Web: WWW.JBSTEELINC.COM



PROJECT: **PACIFIC WALL SYSTEMS - BUILDINGS 'C' & 'D'**

No.	Date	Description

ISSUE:	01/21/25
PROJECT NO:	2408-24
DRAWN BY:	NPR
CHECKED BY:	WEW

SHEET TITLE:
SITE PLAN

A0.3

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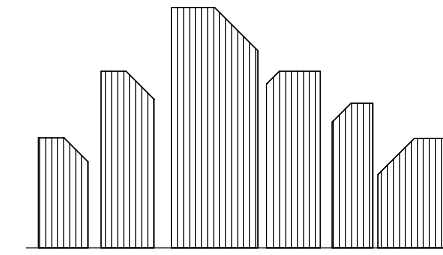
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C

D

ARCHITECT



WILLARD E. WILLIAMS JR.
ARCHITECT

ARCHITECTURE
PLANNING
190 North Ross Lane, Medford, Oregon
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PACWALL
PACIFIC WALL SYSTEMS

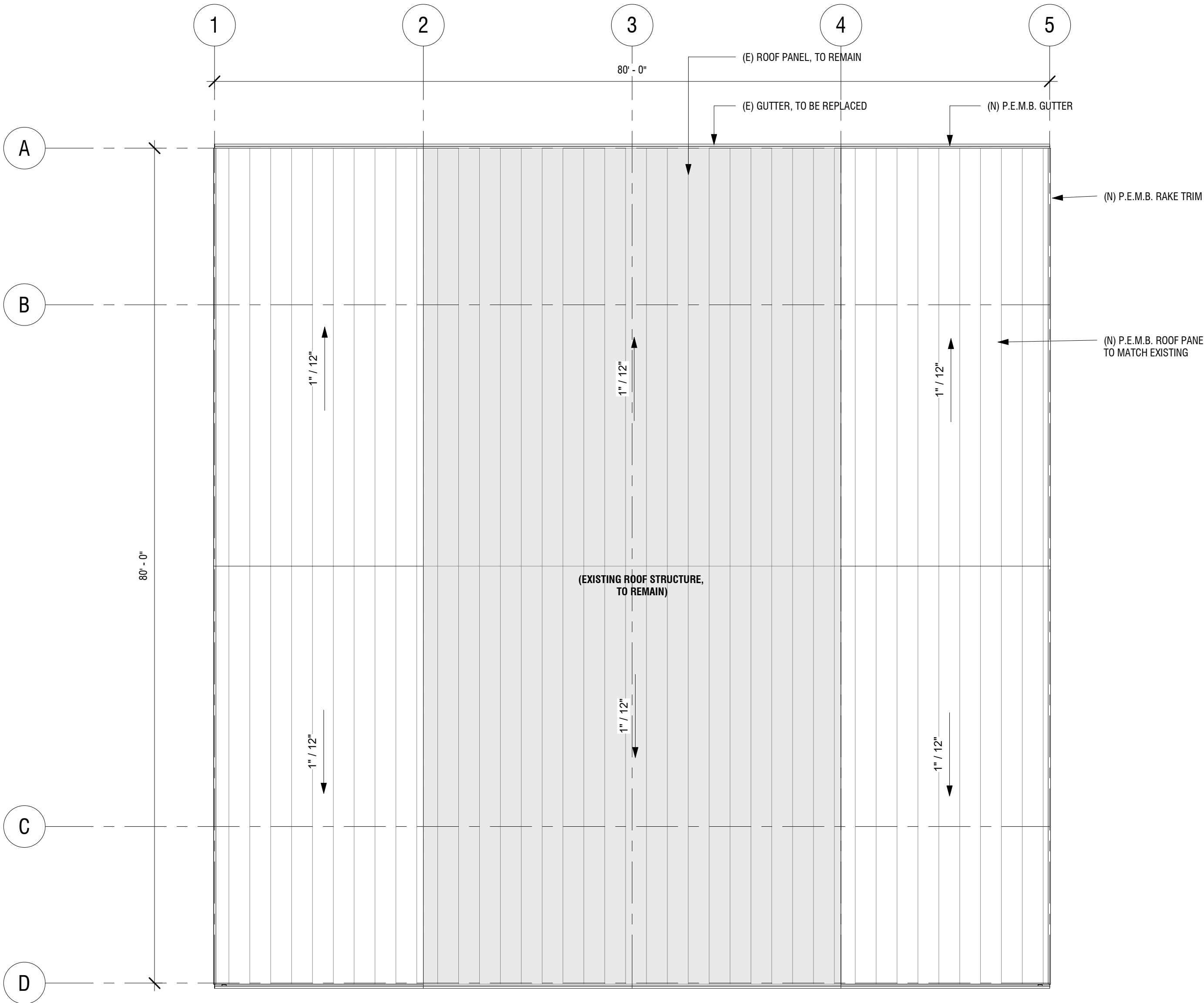
PROJECT: **PACIFIC WALL SYSTEMS - BUILDINGS 'C' & 'D'**
CLIENT: PACIFIC WALL SYSTEMS, INC.
LOCATION: 100 HOUSTON RD., PHOENIX, OR. 97535
MAP 38-1W-09DC, TAX LOT 3700

No.	Date	Description

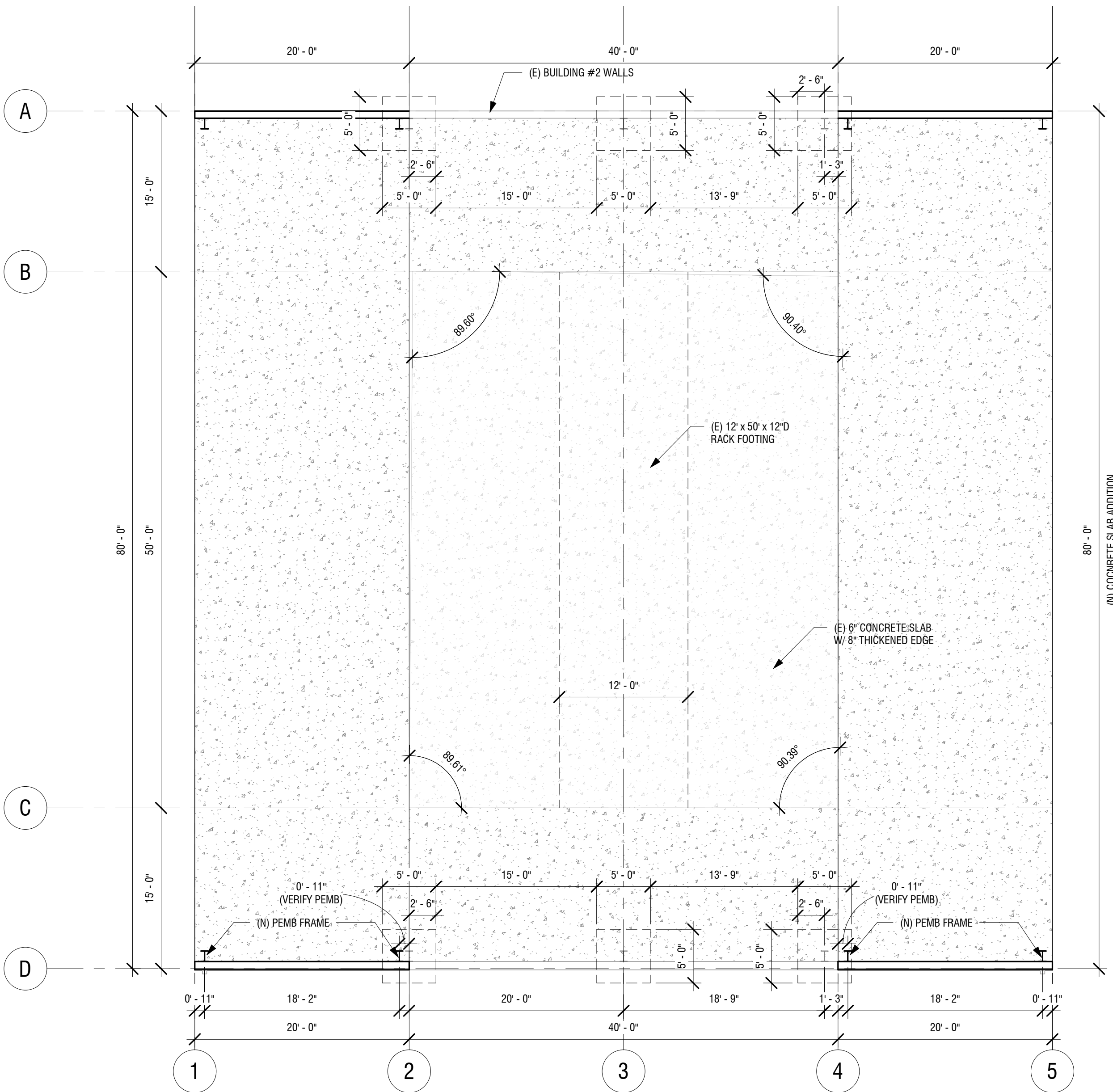
ISSUE: 01/21/25
PROJECT NO: 2408-24
DRAWN BY: NPR
CHECKED BY: WEW

SHEET TITLE:
FLOOR PLAN -
ENLARGED VIEWS

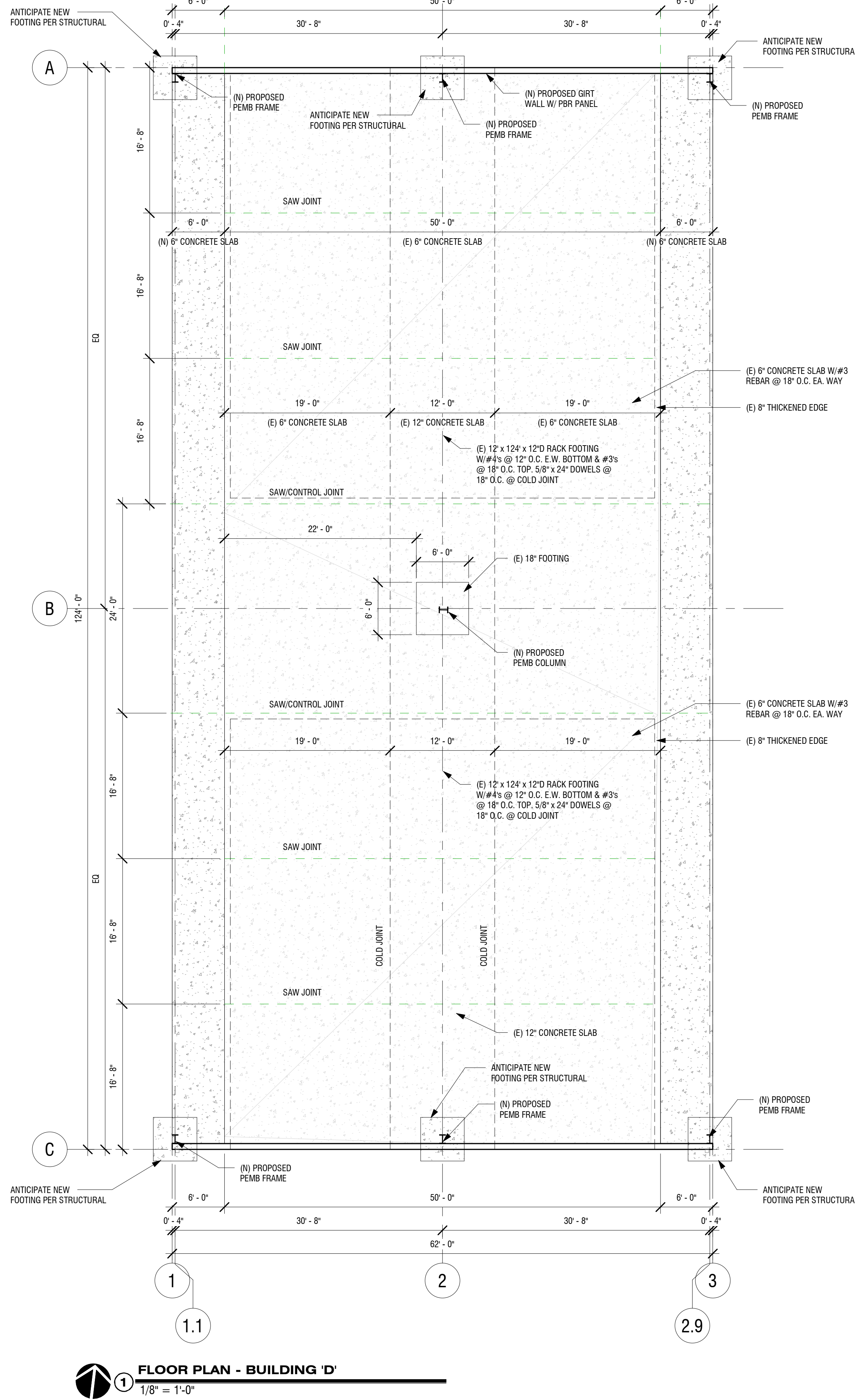
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DESIGN DEVELOPMENT - 01



2 ROOF PLAN - BUILDING 'C'
1/8" = 1'-0"



1 FLOOR PLAN - BUILDING 'C'
1/8" = 1'-0"



NPR
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NOT FOR ESTIMATING

1

NOT FOR CONSTRUCTION



NOT FOR ESTIMATING

2

NOT FOR CONSTRUCTION



NOT FOR ESTIMATING

3

NOT FOR CONSTRUCTION



NOT FOR ESTIMATING

4

NOT FOR CONSTRUCTION



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5

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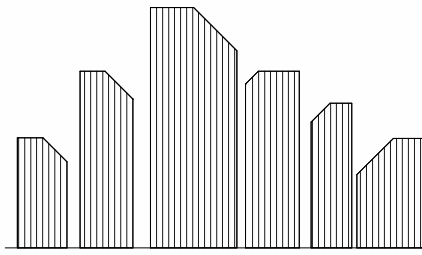


GENERAL NOTES

ELEVATIONS KEYNOTES

NOTE
NUMBER DESCRIPTION

ARCHITECT



WILLARD E. WILLIAMS JR.
ARCHITECT

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PLANNING
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PACWALL
PACIFIC WALL SYSTEMS

PROJECT: **PACIFIC WALL SYSTEMS -
BUILDINGS 'C' & 'D'**
CLIENT: PACIFIC WALL SYSTEMS, INC.
LOCATION: 100 HOUSTON RD.,
PHOENIX, OR. 97535
MAP 38-1W-09DC, TAX LOT 3700

No.	Date	Description

ISSUE: 01/21/25
PROJECT NO: 2408-24
DRAWN BY: NPR
CHECKED BY: WEW

SHEET TITLE:
EXTERIOR
ELEVATIONS

A2.1

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DESIGN DEVELOPMENT - 01

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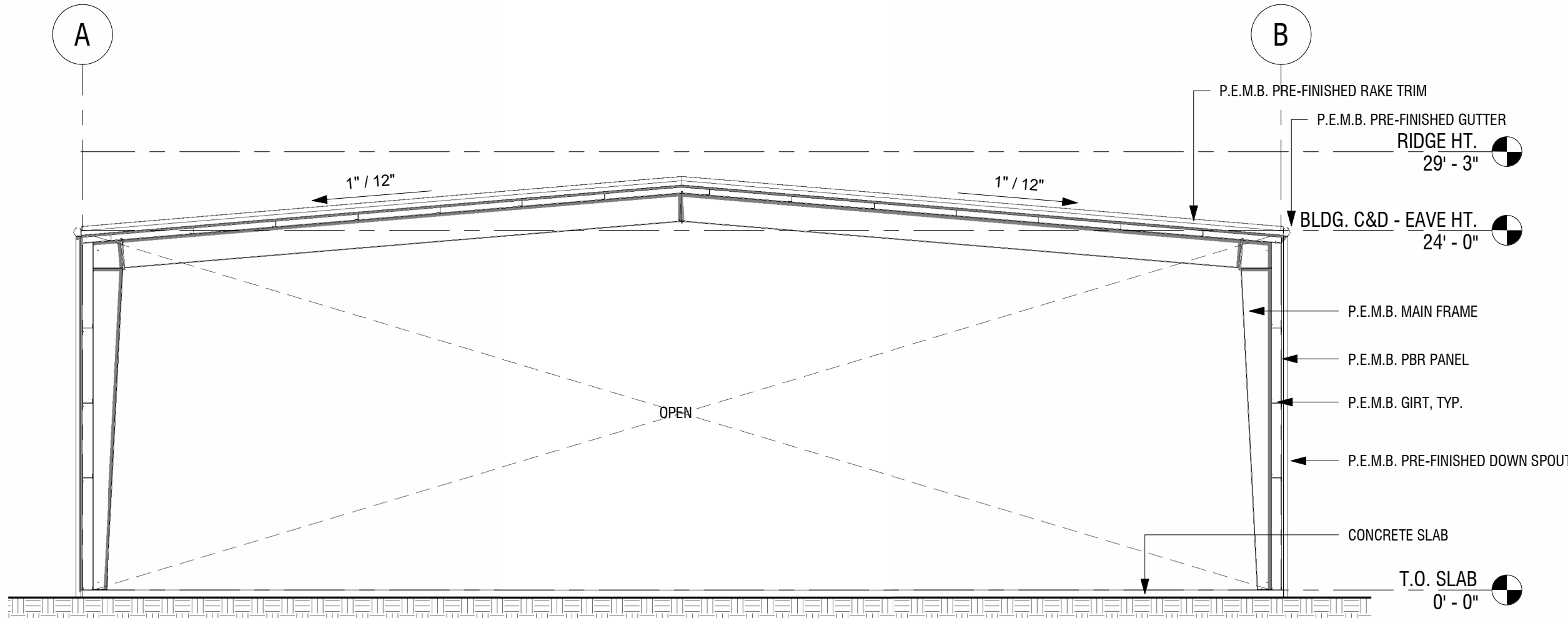
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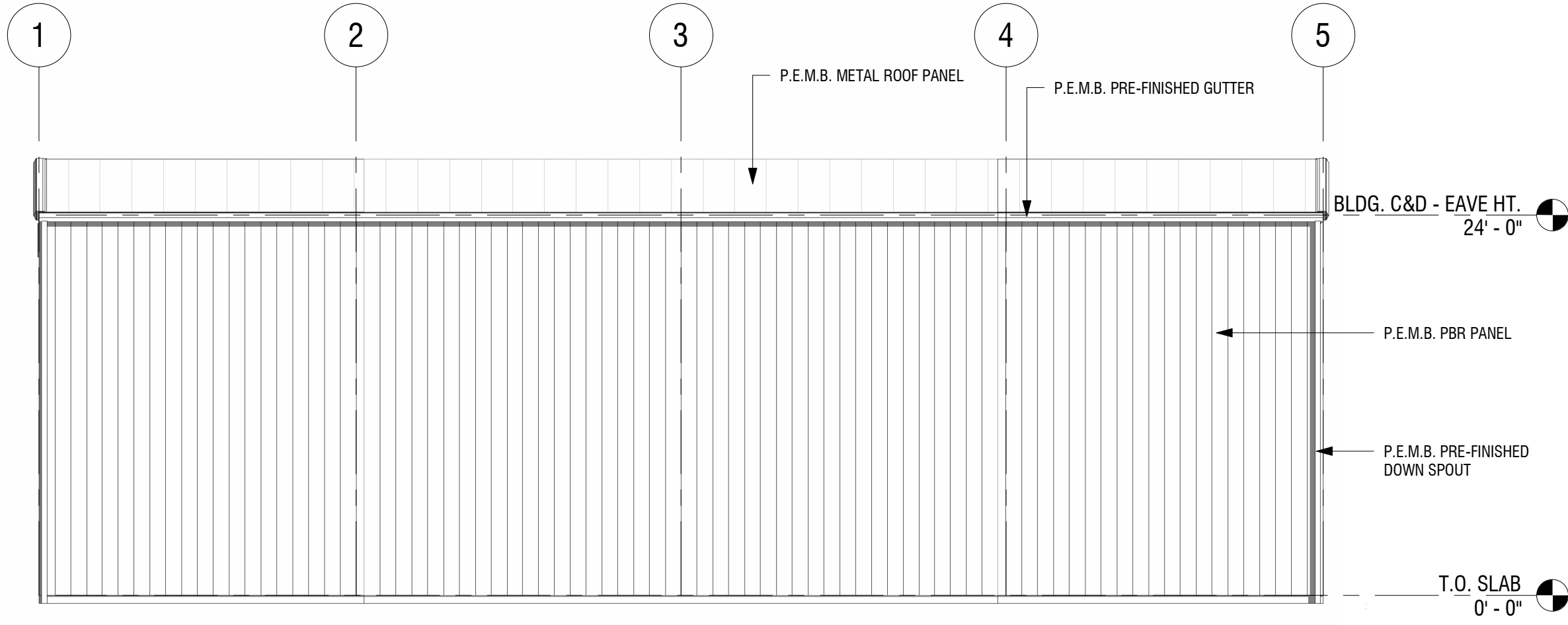
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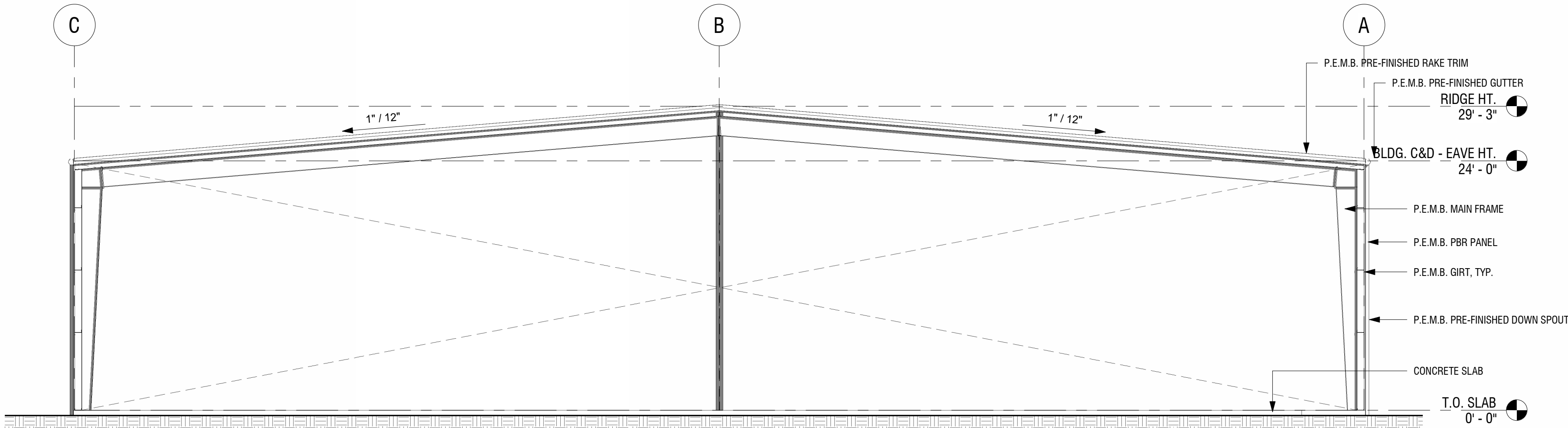
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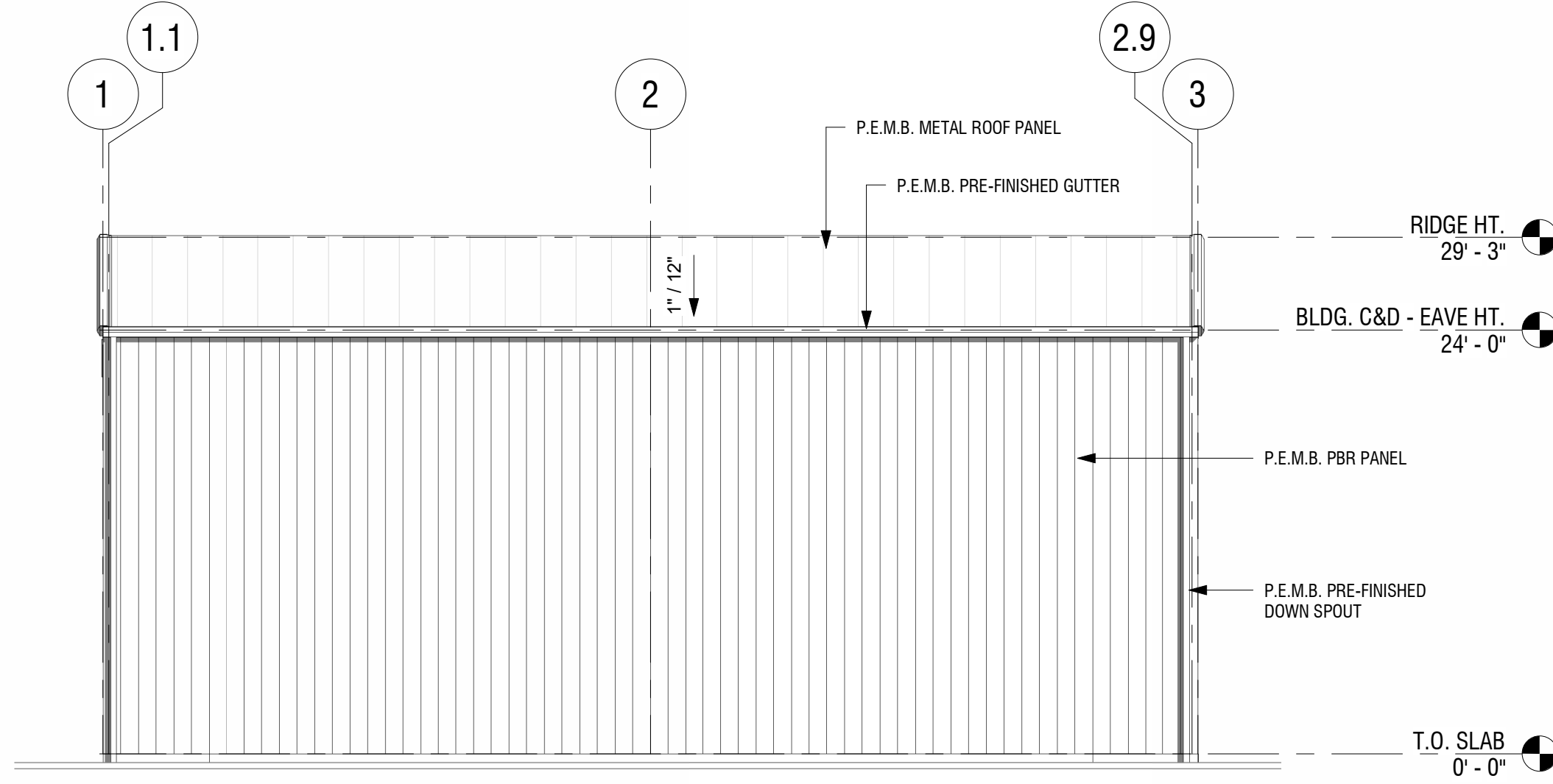
1 EAST ELEVATION - BUILDING 'C'
1/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING 'C'
1/8" = 1'-0"



3 EAST ELEVATION - BUILDING 'D'
1/8" = 1'-0"



4 SOUTH ELEVATION - BUILDING 'D'
1/8" = 1'-0"



NOT FOR ESTIMATING

1

NOT FOR CONSTRUCTION



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NOT FOR CONSTRUCTION



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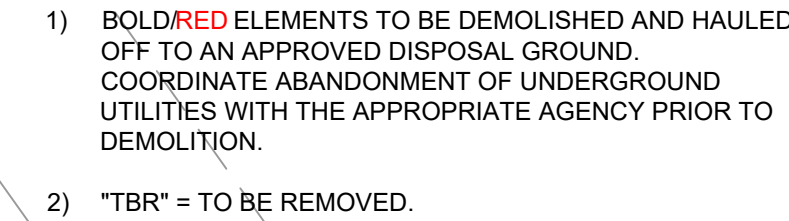


NOT FOR ESTIMATING

5

NOT FOR CONSTRUCTION





PACIFIC WALL SYSTEMS
CIVIL ENGINEERING DRAWINGS
MAP 38-1W-09-DC, TAX LOT 3700
100 HOUSTON ROAD, PHOENIX, OR 97535

DATE		REVISION DESCRIPTION	
NO.			
DRAWN BY:	TDP		
DESIGNED BY:	TDP		
CHECKED BY:	TDP		
ISSUE DATE:	01/20/25		
LAND USE SET			
JOB NO.			
24-014	ROUGH GRADING & DEMO PHASE C2.1		

REVISION DESCRIPTION		DATE
NO.		
DRAWN BY:	TDP	
DESIGNED BY:	TDP	
CHECKED BY:	TDP	
ISSUE DATE:	01/20/25	
LAND USE SET		
JOB NO.	CIVIL SITE PLAN C3.0	
24-014		



SCALE: 1" = 30' - 0" (24x36)



POWELL
engineering +
consulting

100 E. Main St., Suite O
Medford, OR 97501

541.613.0723 phone

www.powellengineeringconsulting.com



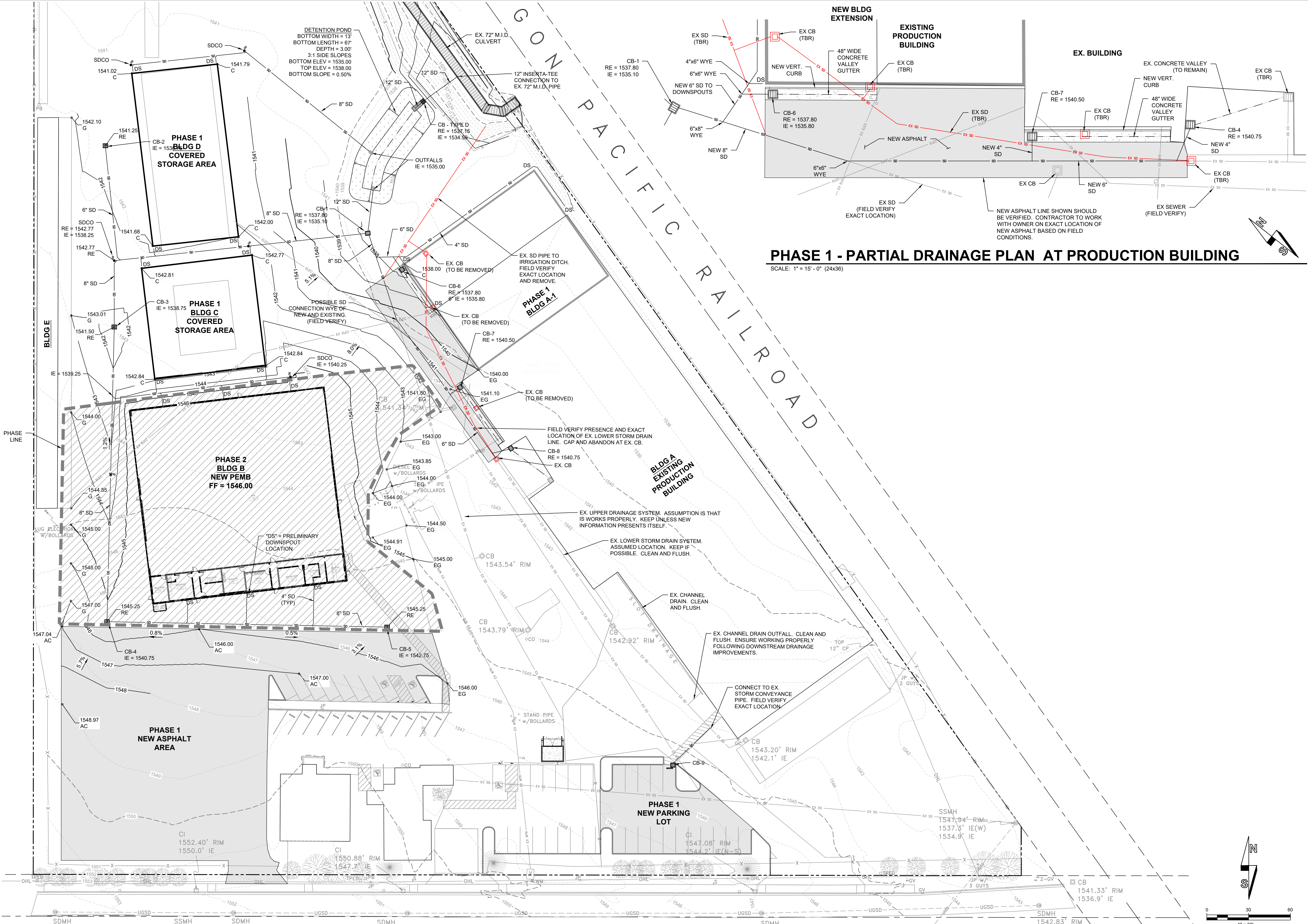
VERIFY SCALES

ORIGINAL DRAWING
HAS BEEN CHECKED
IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY

PACIFIC WALL SYSTEMS
CIVIL ENGINEERING DRAWINGS
MAP 38-1W-09-DC, TAX LOT 3700
100 HOUSTON ROAD, PHOENIX, OR 97535

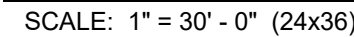
NO.	REVISION DESCRIPTION	DATE

DRAWN BY:	TDP
DESIGNED BY:	TDP
CHECKED BY:	TDP
ISSUE DATE:	01/20/25
LAND USE SET	
JOB NO.	24-014
DRAINAGE PLAN	
C4.0	



PLAN VIEW - DRAINAGE & GRADING PLAN

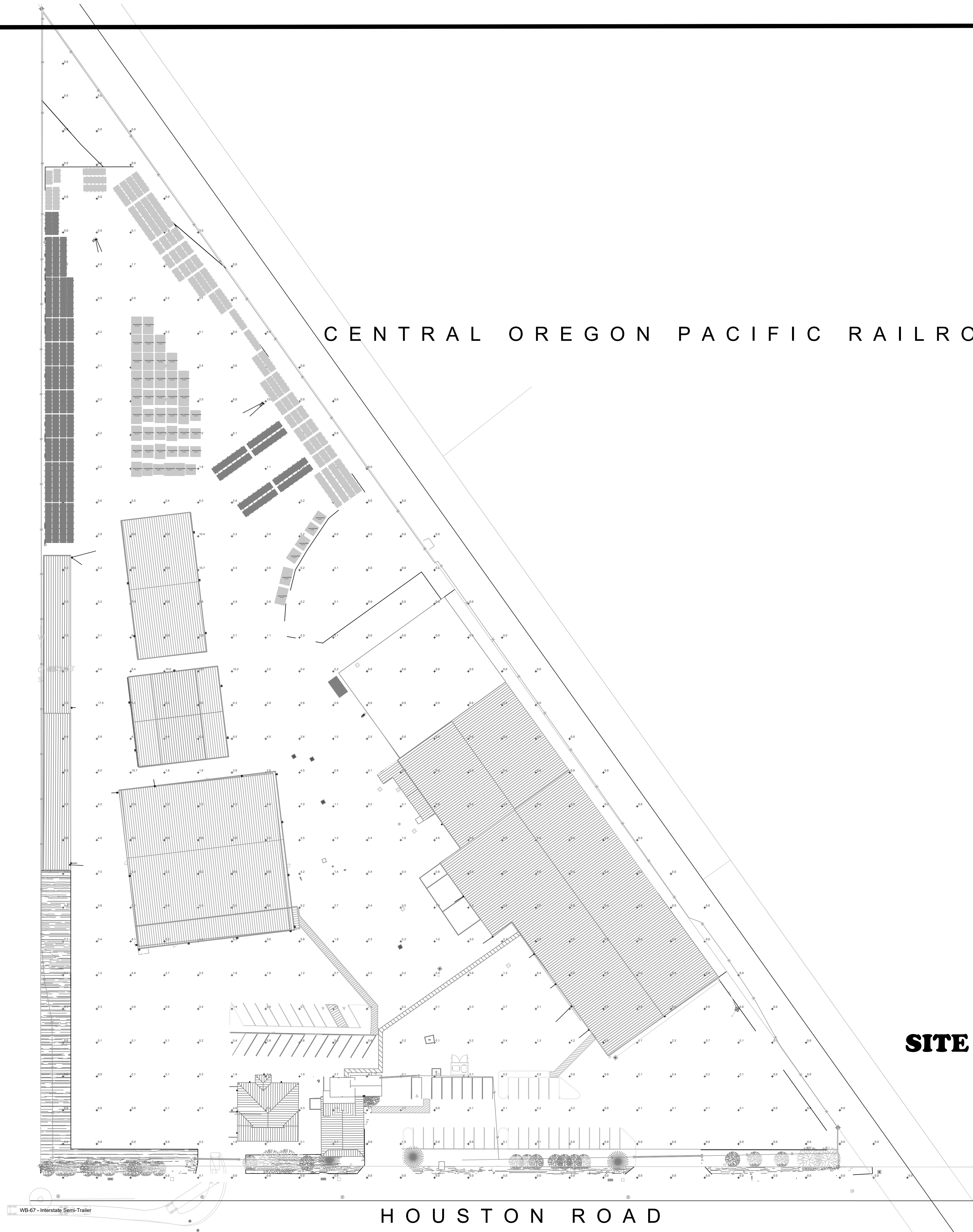
SCALE: 1" = 30' - 0" (24x36)



EXISTING UNDERGROUND UTILITIES ILLUSTRATED IN THESE PLANS ARE APPROXIMATED BASED ON MAPS OBTAINED FROM THE CITY OF PHOENIX PUBLIC WORKS, OR HAVE BEEN LOCATED BY A UTILITY LOCATE COMPANY. LAYOUT INDICATED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. ALL LINES WITHIN PROJECTED WORK ZONE SHALL BE FIELD VERIFIED AS REQUIRED PRIOR TO CONSTRUCTION.



DATE					
REVISION DESCRIPTION					
NO.					
DRAWN BY:					TOP
DESIGNED BY:					TOP
CHECKED BY:					TOP
ISSUE DATE:					01/20/25
LAND USE SET					
JOB NO.	SITE UTILITY PLAN C5.0				
24-014					



CENTRAL OREGON PACIFIC RAILROAD

SITE PHOTOMETRIC PLAN

HOUSTON ROAD

OWNERSHIP OF DOCUMENTS
THIS DOCUMENT, THE IDEAS AND THE DESIGN INCORPORATED HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE IN THE PROPERTY OF RAMSAY ELECTRIC, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF RAMSAY ELECTRIC, INC.

RAMSAY ELECTRIC
P.O. BOX 5148
Central Point, OR 97502
(541) 772-1398
shane@ramsayelectric.com
OR CC#34490 Lic #15-143-C

SUPERVISOR #41605:

PACIFIC WALL SYSTEM
100 HOUSTON ROAD
PHOENIX, OREGON

DRAWN BY: S.R.

JOB NO.:

SCALE: NTS

DATE 1/27/25

REVISIONS BY

SHEET

E.1

ABBREVIATIONS

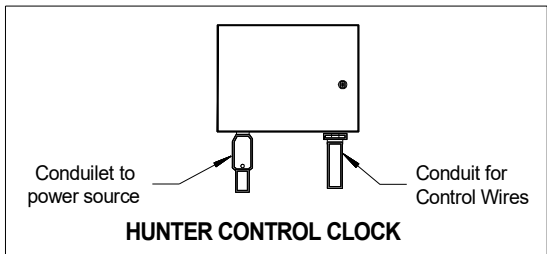
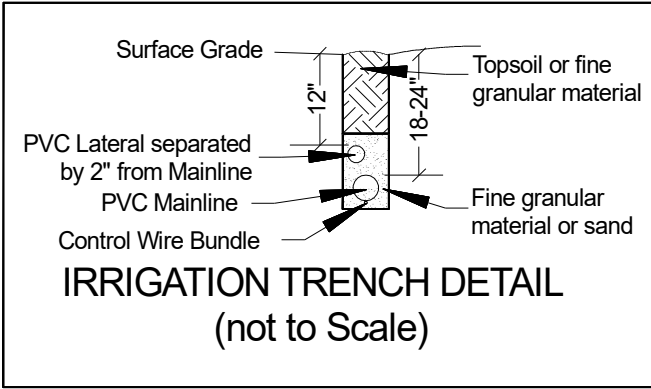
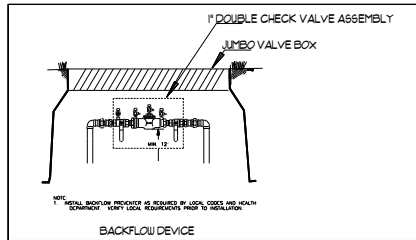
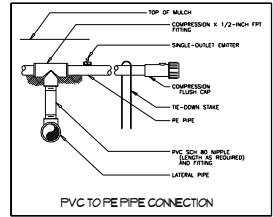
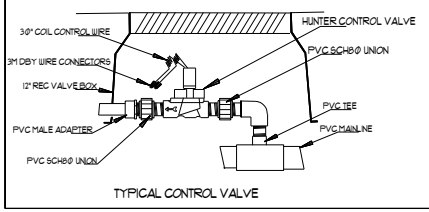
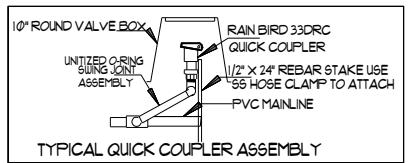
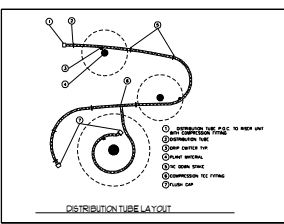
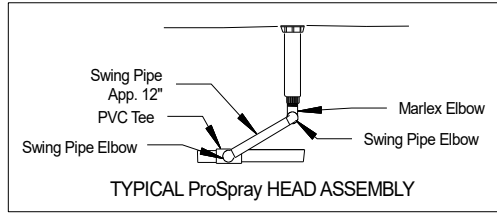
A			L
A.B.	Anchor Bolt	LAM.	Laminate
A.C.	Air Conditioning	LAV.	Lavatory
ACT.	Acoustical Ceiling Tile	LB.	Pounds
A.D.	Area Drain	L.F.	Linear Feet
A.D.A.	American Disability Act	LT.	Light
ADJ.	Adjustable	LTG.	Lighting
AFF.	Above Finish Floor	LVR.	Louver
AGGR.	Aggregate		
ALUM.	Aluminum	M	
ALT.	Alternate	MACH.	Machine
ANOD.	Anodized	MATL.	Material
AP.	Access Panel	MAX.	Maximum
APPROX.	Approximate	MECH.	Mechanical
ARCH.	Architect/Architectural	MEMBR.	Membrane
ASSY.	Assembly	MFRG.	Manufacturer
		MH.	Manhole
		MIN.	Minimum
		MISC.	Miscellaneous
BD.	Board	MTD.	Mounted
BLDG.	Building	MTL.	Metal
BLKG.	Blocking	MTRL.A.	Material
BM.	Beam	MEZZ.B.	Mezzanine
BOT.	Bottom		
BRG.	Bearing	N	
BRK.	Brick	N.	North
BRZ.	Bronze	N/A.	Not Applicable
B/S.	Building Standard	NIC.	Not in Contract
BSMT.	Basement	NO.	Number
B.U.	Built Up	NOM.	Nominal
		N.T.S.	Not to Scale
C		O	
CABT.	Cabinet	O.A.	Overall
CEM.	Cement	O.C.	On Center
C.G.	Corner Guard	O.D.	Outside Diameter
CJ.	Control Joint	O.F.R.D.	Overflow Roof Drain
CL.	Center Line	OPG.	Opening
CLR.	Clear	OPP.	Opposite
CLG.	Ceiling	O.S.	Overflow Scupper
CLOS.	Closet		
C.M.U.	Concrete Masonry Unit	P	
CONC.	Concrete	P.LAM.	Plastic Laminate
COL.	Column	PL.	Plate
CONST.	Construction	P.L.	Property Line
CONT.	Continuous	PLYD.	Plywood
CORR.	Corridor	PR.	Pair
CPT.	Carpet	P.S.F.	Pounds per Square Foot
C.T.	Ceramic Tile	P.S.I.	Pounds per Square Inch
CU.FT.	Cubic Foot	PT.	Paint
CU.YD.	Cubic Yard	P.T.D.	Paper Towel Dispenser
C.W.L.	Cold Water Line	P.T.R.	Paper Towel Receptacle
		P.H.	Pavement
D		Q	
DEM.	Demolition	QT.	Quarry Tile R. Riser
DET.	Detail	QTY.	Quantity
D.F.	Drinking Foundation		
DIA.	Diameter	R	
DIM.	Dimension	R.A.	Return Air
DN.	Down	R.B.	Rubber Base
DR.	Door	R.D.	Radius
D.S.	Down spout	RAD.	Radius
D.W.	Dishwasher	REFR.	Refrigerator
DWG.	Drawing	REINF.	Reinforcing
		REFL.	Reflected
E		REQD.	Required
E.	East	RM.	Room
EA.	Each	R.O.	Rough Opening
(E)	Existing	RES.	Resilient
EXST.	Existing	REV.	Revision / Reverse
EXP. JT.	Expansion Joint	R.T.	Resilient Tile
ELEC.	Electrical	S	
EL.	Elevation (Height)	S.	South
ELEV.	Elevation (View) / Elevator	S.C.	Solid Core
		SCHED.	Schedule
EQ.	Equal	SECTN.	Section
EQUIP.	Equipment	SHT.	Sheet
EXIST.	Existing	SHTG.	Sheathing
EXP.	Expansion	SIM.	Similar
EXT.	Exterior	S.O.G.	Slab on Grade
		SPEC.	Specification
F		SO.	Square
F.D.	Floor Drain	SO.FT.	Square Feet
FND.	Foundation	S.S.	Stainless Steel
F.E.	Fire Extinguisher	STL.	Steel
F.E.C.	Fire Extinguisher Cabinet	STD.	Standard
F.F.	Finish Face	STOR.	Storage
FIN.	Finish	STRUCT.	Structure / Structural
FLUOR.	Fluorescent	SUSP.	Suspended
FLR.	Floor	SYM.	Symmetrical
F.O.S.	Face of Stud		
F.O.C.	Face of Concrete	T	
F.O.F.	Face of Finish	T.	Tread
F.O.M.	Face of Masonry	T.B.	Towel Bar
FP.	Fireproofing	TELE.	Telephone
FT.	Foot / Feet	TEMP.	Tempered
F.R.T.	Fire Retardant Treated	THK.	Thick
FTG.	Footing	T & G.	Tongue and Groove
FURN.	Furnish	T.O.S.	Top of Slab
		T.P.D.	Toilet Paper Dispenser
		TYP.	Typical
G		U	
GALV.	Galvanized	U.N.D.	Unless Noted Otherwise
GA.	Gauge	UR.	Urinal
G.B.	Grab Bar	UTIL.	Utility
G.F.R.C.	Glass Fiber Reinf. Conc.		
GL.	Glass / Glazing	V	
G.W.B.	Gypsum Wall Board	V.	Vinyl
GYP.	Gypsum	VB.	Vinyl Base
		V.C.T.	Vinyl Composition Tile
H		VENT.	Ventilation
H.C.	Hollow Core	VERT.	Vertical
H.B.	Hose Bilo	VEST.	Vestibule
HDCP.	Handicap	V.W.C.	Vinyl Wall Covering
HDR.	Header		
H.V.A.C.	Heating/Ventilation/Air-Conditioning	W	
HWDR.	Hardware	W/.	With
HOWD.	Hardwood	W.	West
HM.	Hollow Metal	W/O.	Without
HORIZ.	Horizontal	WC.	Water Closet
HR.	Hour	WD.	Wood
HT.	Height	WP.	Waterproofing
HC.	Handicapped	WWF.	Welded wire fabric
I			
ID.	Inside Diameter		
IN.	Inch / Inches		
INCL.	Incandescent		
INSUL.	Insulation		
INT.	Interior		
J			
JAN.	Janitor		
JF.	Joint Filler		
JT.	Joint		
JST.	Joint		

COORDINATION WITH THE EXCAVATING AND SITE CONTRACTOR IS IMPERATIVE.

1. ALL PLANTING BEDS TO BE EXCAVATED TO DEPTH OF 12" AS DETERMINED BY THE SURROUNDING CONCRETE AND HARDSCAPES. THIS MAY REQUIRE ADDING OR SUBTRACTING VIABLE NATIVE SOIL TO ACHIEVE CONSISTENT SUBGRADE FOR THE SUBSEQUENT TOP SOIL FILL AS NOTED BELOW. (SEE DETAIL.) VIABLE NATIVE SOIL DOES NOT INCLUDE CONCRETE, ROCK GREATER THAN 1 1/2" DIAMETER, STRICTLY CLAY SOIL, OR NON-NATIVE DEBRIS. SITE CONTRACTOR RESPONSIBLE FOR CREATING CONSISTENT SUB-BASE OF NATIVE SOIL REQUIRED FOR THE SPECIFIED 12" OF NET TOP SOIL FILL ADDING OR SUBTRACTING NATIVE MATERIALS AS REQUIRED.
2. FILL PLATERS WITH LOCALLY SOURCED SCREENED TOP SOIL THAT HAS BEEN TESTED AND SHOWN TO PROVIDE FOR SUPERIOR PLANT GROWTH AT APPROVED SOIL TESTING COMPANY. PLACE SOIL IN LIFTS OF NO MORE THAN 6" AT A TIME AND COMPACT ENTIRE SURFACE WITH A WATER FILLED ROLLER BEFORE PLACING SUBSEQUENT LIFTS.
3. PLACEMENT OF ANY SOIL TO BE DONE IN CON-ORDINATION WITH SUITABLE WEATHER CONDITIONS SO AS TO PREVENT DAMAGE TO SOIL STRUCTURE FROM EXCESSES OF MOISTURE.
4. SUB-GRADING AND FINAL GRADE TO CONSIST OF A SMOOTH EVEN GRADE, NO UNDULATION GREATER THEN PLUS OR MINUS 1" WITHIN ANY 10 LINEAL FEET OF DISTANCE.
5. ALL SUB-GRADES TO BE ADEQUATELY FIRM WITHOUT BEING OVERLY COMPACTED.
6. ONCE TOP SOIL HAS BEEN PLACED THE LANDSCAPE CONTRACTOR IS TO ADD MATURE COMPOST AT A RATE OF 3 CU. YDS. PER 1,000 SQ. FT. AND THEN RIP TO BLEND WITH TOP SOIL TO A DEPTH OF 8". PRE-BLENDED SOIL MEETING THESE REQUIREMENTS IS ACCEPTABLE.
7. FINISH GRADE IN SHRUB AREAS TO BE A SMOOTH EVEN GRADE MOUNDED 3" HIGH IN THE MIDDLE OF BEDS AND ENDING 3" BELOW SURROUNDING AREAS. ALL FINISH GRADING TO PROMOTE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TO BE DONE IN SUCH A WAY AS TO ELIMINATE PUDDLING OF COLLECTION OF WATER.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADDRESSING ANY DRAINAGE PROBLEMS ENCOUNTERED DURING THE COURSE OF THE CONSTRUCTION, WITH SITE CONTRACTOR.
9. SEE DETAIL FOR PROFILE.

IRRIGATION DETAILS

1. AN AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED FOR ALL PLANT MATERIALS AREAS IN ACCORDANCE WITH INDUSTRY STANDARDS. SYSTEM IS INTENDED TO PERFORM AT 15 GPM AND 50 PSI. CONFIRM ON-SITE BEFORE PROCEEDING DEPENDING ON THE AVAILABLE WATER SOURCE.
 - A) IRRIGATION SYSTEM TO BE ISOLATED FROM POTABLE WATER BY AN APPROVED BACKFLOW DEVICE INSTALLED TO LOCAL AND STATE STANDARDS.
2. ALL MATERIALS ARE TO BE NEW AND IN ORIGINAL CONDITION.
3. NO ZONE SHALL EXCEED 15 GPM PIPE SIZED TO HAVE LESS THAN 5 FT / SEC FLOWS.
4. PLACE MANUAL DRAIN VALVES AS NEEDED AT LOW POINTS IN MAINLINE.
5. MAINLINE SHOULD BE LOCATED IN AREA WITH LEAST CONFLICT WITH SURROUNDING UTILITIES.
6. HUNTER PROS-C SERIES FOR A DRIP ZONE IRRIGATION. - ADD NEW IRRIGATION TO EXISTING CONTROLLER.
7. ALL DRIP ZONES TO USE PVC LATERALS TO LOCATE A POINT OF CONNECTION IN EACH INDIVIDUAL PLANTING BED.
8. SHRUB AREAS TO BE IRRIGATED BY DRIP IRRIGATION AND LAWN & SWALE TO USE MP-20000 OR MP-10000 ROTOR NOZZLE.
 - A. ALL SURFACE DRIP TUBING TO BE 1/2" POLY TUBING. TUBING ENDS TO HAVE REMOVABLE CAPS.
 - B. TUBING TO BURIED A MINIMUM OF 3-5" AND HELD DOWN EVERY 5' WITH J-STAKES.
 - C. ALL DRIP ZONES TO INCLUDE A 200 MESH FILTER AND 30PSI PRESSURE REGULATOR
9. ANY TRENCING TO BE A MINIMUM OF 15" DEEP. BACKFILL IS TO BE CLEAN AND FREE OF ANY MATERIAL LARGER THAN 1 1/2" IN DIAMETER. BACKFILL SHALL BE ADEQUATELY COMPACTED AND GUARANTEED AGAINST FURTHER SETTLING.
10. CONTROL WIRES ARE TO BE A MINIMUM OF 14GA AND SPliced WITH WATER PROOF CONNECTIONS ONLY. PLACE ALL WIRING BELOW PIPING IN TRENCHES.
11. SLEEVING TO BE PROVIDED UNDER ALL HARDSCAPES BY GENERAL CONTRACTOR FOR IRRIGATION PURPOSES.
12. IRRIGATION SYSTEM TO BE GUARANTEED AGAINST DEFECTIVE MATERIAL OR WORKMANSHIP FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. DAMAGE OR LOSS DUE TO VANDALISM, FREEZING OR ACTS OF NEGLIGENCE BY OTHERS, IS EXEMPT FROM CONTRACTOR'S REPLACEMENT RESPONSIBILITY.
13. PROVIDE OWNER WITH AN ACCURATE AS-BUILT LOCATING ALL VALVES, WIRE SPICES, MAIN LINE AND ANY SLEEVING.
14. PROVIDE OWNER WITH PRELIMINARY WATERING SCHEDULE FOR THE ESTABLISHED LANDSCAPE.
15. PROVIDE OWNER WITH COMPLETE SET OF WRITTEN INSTRUCTIONS FOR OPERATION OF SPRINKLER SYSTEM INCLUDING SPRING START UP, CLOCK OPERATION, AND WINTERIZATION.
16. WALK OWNER THROUGH THE ENTIRE SYSTEM DESCRIBING THE OPERATING INSTRUCTIONS.
17. IRRIGATION TO BE DESIGED ON SITE, BY A LICENSGED LANDSCAPE CONTRACTOR



POC IS TO BE DETERMINED ON SITE BY A LICENSE LANDSCAPE TECHNICIAN

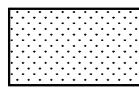
REQUIRED LANDSCAPE AREA		
LOT AREA	376,556.73 SF	
LANDSCAPE AREA (0.0% OF LOT AREA)	75.31 SF (REQUIRED)	
HARDSCAPE AREA (0.0% OF LANDSCAPE)	15.062 SF (ALLOWED)	
NON-PLANT GROUND COVER (0.0% OF LANDSCAPE)	15.062 SF (ALLOWED)	
LANDSCAPE AREA SHOWN	55.231 SF	
HARDSCAPE AREA SHOWN	3,282.56	
NON-PLANT GROUND COVER SHOWN	10,738.56 (CONSIDERED FROM TOTAL)	
TOTAL LANDSCAPE AREA	75.31 SF (SHOWN)	

NOTE: TREES SHOWN ON THIS SHEET ARE EXISTING. ALL NEW TREES, SHRUBS AND OTHER TYPE OF VEGETATIONS ARE SPECIFIED ON THE LANDSCAPE DRAWINGS.

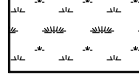
ADDITIONAL GRADING INFORMATION IS AVAILABLE ON ATTACHED CIVIL DRAWINGS

GENERAL CONSTRUCTION NOTES

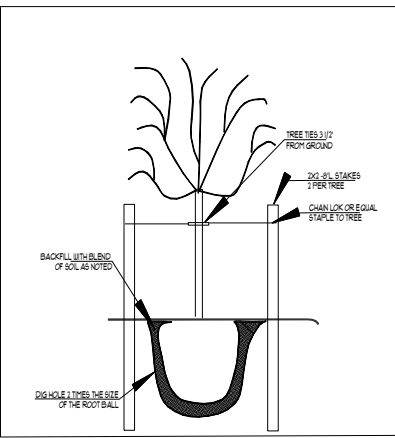
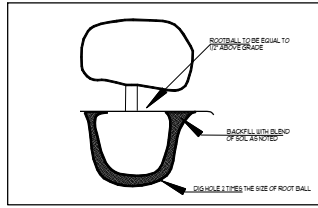
1. GENERAL PREPARATION OF SITE TO INCLUDE:
 - A. ERADICATION OF WEEDS THROUGH THE CERTIFIED APPLICATION OF HERBICIDES, ALLOWING ADEQUATE TIME FOR KILL.
 - B. REMOVAL, FROM SITE, OF ALL EXISTING SURFACE ROCK AND/OR DEBRIS IN PLANTING BEDS.
2. ALL SHRUB BEDS TO BE FINISH RAKED TO A SMOOTH CONDITION PRIOR TO MULCHING.
3. MEDIUM DARK MULTI-BARK TO BE PLACED IN ALL SHRUB BEDS TO A DEPTH OF 3".
4. MAINTENANCE UP TO DATE DAY OF ACCEPTANCE, INCLUDING BUT NOT LIMITED TO:
 - A. MAINTAIN PLANTING AREAS IN A HEALTHY, WEED-FREE CONDITION THROUGH A MINIMUM OF BI-WEEKLY VISITS.
 - B. REPLACE ANY MATERIAL SHOWING SIGNS OF STRESS.
 - C. MONITOR IRRIGATION FOR CORRECT TIMING.
 - D. PROVIDE OWNER WITH COMPLETE LIST OF INSTRUCTIONS FOR CONTINUED CARE.
5. PLAN IS DIAGRAMMATIC AND MEASUREMENTS SHOULD BE CONFIRMED ON-SITE. ANY CHANGES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER'S REPRESENTATIVE.



NATIVE BIOSWALE MIX - SUNMARK SEEDS - 1 LB. PER 100 SQ. FT.



TALL FESCUE SOD OR NATIVE ECO TURF LOW MAINTENANCE HYDROSEED
JB INSTANT LAWN
SUNMARK SEED 1 LB. PER 1000 SQ. FT.



PLANTING

1. PLANT MATERIAL TO BE PROVIDED IN ACCORDANCE WITH SPECIES, SIZES AND QUANTITIES INDICATED BELOW. SUBSTITUTIONS TO BE MADE WITH THE APPROVAL OF LANDSCAPE ARCHITECT.
2. NO PLANTING TO PROCEED UNTIL IRRIGATION SYSTEM IS FULLY FUNCTIONING IN THE AREA TO BE PLANTED.
3. ALL PLANT HOLES TO BE DUG 2 TIMES THE VOLUME OF THEIR ROOT BALL SIZE. BACKFILL SHALL CONSIST OF 1/3 ORGANIC MULCH, 2/3 TOP SOIL, MICORRHIZAE SUPPLEMENT AND 16-16-16 FERTILIZER AS FOLLOWS.
 - 1 GAL 1 OZ
 - 3-5 GAL 2 OZ
 - LARGER 4 OZ
4. PLANT UPRIGHT AND FACE TO GIVE BEST APPEARANCE OR RELATIONSHIP TO PLANTS, STRUCTURES AND PREDOMINANT VIEWING ANGLE. TREES ARE TO BE PLANTED SO AS TO BE STRAIGHT UP AND DOWN WITHOUT THE ASSISTANCE OF STAKING. STAKING IS SOLELY FOR SUPPORT AGAINST OUTSIDE FORCES.
5. LOOSEN AND REMOVE TWINE BINDING AND BURLAP FROM AROUND TOP OF EACH ROOT BALL. SCARIFY ROOT BALLS OF PLANTS EXHIBITING A ROOT BOUND CONDITION, BEING CAREFUL NOT TO DAMAGE THE ROOT BALLS INTEGRITY. STAKE AND GUY TREES IMMEDIATELY AFTER THIS WORK.
6. PLACE AND COMPACT BACKFILL SOIL MIXTURE CAREFULLY TO AVOID INJURY TO ROOTS, AND FILL ALL VOIDS.
7. WHEN HOLE IS 2/3 FILLED WITH SOIL, COMPLETELY SOAK AND ALLOW WATER TO SOAK AWAY AT LEAST TWO TIMES OR MORE, AS NECESSARY TO COMPLETELY WATER INDIVIDUAL PLANTS.
8. GUARANTEE PLANT MATERIALS AND RELATED WORKMANSHIP OF INSTALLATION, BEGINNING AFTER WRITTEN ACCEPTANCE OF WORK, FOR ONE YEAR.
 - A. REPLACE PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING GUARANTEE PERIOD.
 - B. PERFORM ALL REPLACEMENT WORK IN ACCORDANCE WITH ORIGINAL SPECIFICATIONS AT NO ADDITIONAL COST TO OWNER.
 - C. DAMAGE OR LOSS OF PLANT MATERIALS DUE TO VANDALISM, FREEZING OR ACTS OF NEGLIGENCE BY OTHERS, IS EXEMPT FROM CONTRACTOR'S REPLACEMENT RESPONSIBILITY.



1" = 50'-0"

SITE PLAN - TRUE NORTH



FIGUEROA'S
LANDSCAPING & CONSTRUCTION LLC.

CCB 222017 | LCB 9664

Landscape Design by:

FIGUEROA'S LANDSCAPING & CONST., LLC.
P.O. BOX 4709
MEDFORD, OR 97501
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FIGULAND@HOTMAIL.COM
ADRIANA FIGUEROA
LCB:9664
CCB:222017

Date: 1/27/2025

Landscape Plan:

PACIFIC WALL SYSTEMS

LOCATION:
100 HOUSTON ROAD
PHOENIX, OR 97535
MAP 58-1W-080C, TAX LOT 3700

CLIENT:
PACIFIC WALL SYSTEMS, INC.

Scale: 1" = 50'

Revision #:

JB STEEL™

JB STEEL
P.O. Box 4460
MEDFORD, OR 97501
541-630-3325 TEL
541-773-6523

PLANTING