



# City of Tualatin

www.tualatinoregon.gov

**"NECESSARY PARTIES"**  
**MARKED BELOW**

## NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION       CONDITIONAL USE PERMIT       PLAN TEXT AMENDMENT  
 ARCHITECTURAL REVIEW       PLAN MAP AMENDMENT       OTHER:

**CASE/FILE: AR-15-01**

(Community Development Dept.: Planning Division)

<b>PROPOSAL</b>	To construct an industrial park, Tualatin Business Park, with three speculative multi-tenant Buildings 1-3 respectively of 36,648 square feet (sq ft), 32,985 sq ft, and 30,000 sq ft for a total of 99,633 sq ft. SW 112 <sup>th</sup> Avenue bisects the site development area of 6.99 acres into the 2.58-acre west Site A (19871 SW 112 <sup>th</sup> Ave; Lot 200), which has Building 1, and the 4.41-acre east Site B (11120 SW Myslony St; Lot 300), which has Buildings 2 and 3.
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<b>PROPERTY</b>	<input type="checkbox"/> n/a	<b>Name of Application</b>	TUALATIN BUSINESS PARK			
		<b>Street Address</b>	19871 SW 112 <sup>th</sup> Ave and 11120 SW Myslony St			
		<b>Tax Map and Lot No(s).</b>	2S1 22DC 00200 and 300			
		<b>Planning District</b>	General Manufacturing (MG)	<b>Overlays</b> <input type="checkbox"/>	<b>NRPO</b> <input type="checkbox"/>	<b>Flood Plain</b> <input type="checkbox"/>
		<b>Previous Applications</b>	AR-08-10	<b>Additional Applications:</b> n/a	<b>CIO</b> COMMERCIALMANUFACTURING	

<b>DATES</b>	<b>Receipt of application</b>	1/08/2015	<b>Deemed Complete</b>	1/09/2015	<b>CONTACT</b>	<b>Name:</b> Colin Cortes
	<b>Notice of application submittal</b>			1/13/2015		<b>Title:</b> Assistant Planner
	<b>Project Status / Development Review meeting</b>			1/22/2015		<b>E-mail:</b> ccortes@ci.tualatin.or.us
	<b>Comments due for staff report</b>			1/27/2015		<b>Phone:</b> 503-691-3024
	<b>Public meeting:</b> <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					<b>Notes:</b> You may view the application materials through this City web page: <a href="http://www.tualatinoregon.gov/projects">www.tualatinoregon.gov/projects</a>
	<b>City Council (CC)</b>			<input checked="" type="checkbox"/> n/a		

### City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Dev. Director
- Community Services Director
- Economic Dev. liaison
- Engineering Associate\*
- Finance Director
- GIS technician(s)
- IS Manager
- Operations Director\*
- Parks and Recreation Coordinator
- Planning Manager
- Street/Sewer Supervisor
- Water Supervisor

### Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Dev. Dept.

- Wilsonville Planning Div.

### \*Paper Copies

#### Counties

- Clackamas County Dept. of Transportation and Dev.
- Washington County Dept. of Land Use and Transportation (AR's)
- Washington County LRP (Annexations)

#### Regional Government

- Metro

#### School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

#### State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation

- (ODOT) Region 1
- ODOT Maintenance Dist. 2A
- ODOT Rail Div.

#### Utilities

- Republic Services
- Clean Water Services (CWS)
- Comcast [cable]\*
- Frontier Communications [phone]
- Northwest Natural [gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (USPS) (Washington; 18850 SW Teton Ave)
- USPS (Clackamas)
- Washington County Consolidated Communications Agency (WCCCA)

#### Additional Parties

- Tualatin Citizen Involvement Organization (CIO)
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- 1.032: Burden of Proof
- 31.071 Architectural Review Procedure
- 31.074 Architectural Review Application Review Process
- 31.077 Quasi-Judicial Evidentiary Hearing Procedures
- Metro Code 3.09.045 Annexation Review Criteria
- 32.030 Criteria for Review of Conditional Uses
- 33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility
- 33.022 Criteria for Granting a Sign Variance
- 33.024 Criteria for Granting a Minor Variance
- 33.025 Criteria for Granting a Variance
- 34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited
- 34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit
- 34.230 Criteria (tree removal)
- 35.060 Conditions for Granting Reinstatement of Nonconforming Use
- 36.160 Subdivision Plan Approval
- 36.230 Review Process (partitioning)
- 36.330 Review Process (property line adjustment)
- 37.030 Criteria for Review (IMP)
- 40.030 Conditional Uses Permitted (RL)
- 40.060 Lot Size for Conditional Uses (RL)
- 40.080 Setback Requirements for Conditional Uses (RL)
- 41.030 Conditional Uses Permitted (RML)
- 41.050 Lot Size for Conditional Uses (RML)
- 41.070 Setback Requirements for Conditional Uses (RML)
- 42.030 Conditional Uses Permitted (RMH)
- 42.050 Lot Size for Conditional Uses (RMH)
- 42.070 Setback Requirements for Conditional Uses (RMH)
- 43.030 Conditional Uses Permitted (RH)
- 43.060 Lot Size for Conditional Uses (RH)
- 43.090 Setback Requirements for Conditional Uses (RH)
- 44.030 Conditional Uses Permitted (RH-HR)
- 44.050 Lot Size for Conditional Uses (RH-HR)
- 44.070 Setback Requirements for Conditional Uses (RH-HR)
- 49.030 Conditional Uses (IN)
- 49.040 Lot Size for Permitted and Conditional Uses (IN)
- 49.060 Setback Requirements for Conditional Uses (IN)
- 50.020 Permitted Uses (CO)
- 50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)
- 50.040 Conditional Uses (CO)
- 52.030 Conditional Uses (CR)
- 53.050 Conditional Uses (CC)
- 53.055 Central Urban Renewal Area – Conditional Uses (CC)
- 54.030 Conditional Uses (CG)
- 56.030 Conditional Uses (MC)
- 56.045 Lot Size for Conditional Uses (MC)
- 57.030 Conditional Uses (MUCOD)
- 60.040 Conditional Uses (ML)
- 60.041 Restrictions on Conditional Uses (ML)
- 61.030 Conditional Uses (MG)
- 61.031 Restrictions on Conditional Uses (MG)
- 62.030 Conditional Uses (MP)
- 62.031 Restrictions on Conditional Uses (MP)
- 64.030 Conditional Uses (MBP)
- 64.050 Lot Size for Permitted and Conditional Uses (MBP)
- 64.065 Setback Requirements for Conditional Uses (MBP)
- 68.030 Criteria for Designation of a Landmark
- 68.060 Demolition Criteria
- 68.070 Relocation Criteria
- 68.100 Alteration and New Construction Criteria
- 68.110 Alteration and New Construction Approval Process
- 73.130 Standards
- 73.160 Standards
- 73.190 Standards – Single-Family and Multi-Family Uses
- 73.220 Standards
- 73.227 Standards
- 73.230 Landscaping Standards
- 73.300 Landscape Standards – Multi-Family Uses
- 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses
- 73.320 Off-Street Parking Lot Landscaping Standards
- 73.470 Standards



# City of Tualatin

www.tualatinoregon.gov

## APPLICATION FOR ARCHITECTURAL REVIEW

<b>Direct Communication to:</b>			
Name: Curt Trolan		Title: Project Manager	
Company Name: Mildren Design Group			
Current address: 7650 SW Beveland St, Ste 120			
City: Tigard		State: Oregon	ZIP Code: 97223
Phone: 503-244-0552	Fax: 503-244-0417	Email: curt@mdgpc.com	
<b>Applicant</b>			
Name: Mildren Design Group		Company Name: Mildren Design Group	
Address: 7650 SW Beveland St, Ste 120			
City: Tigard		State: Oregon	ZIP Code: 97223
Phone: 503-244-0552	Fax: 503-244-0417	Email: curt@mdgpc.com	
Applicant's Signature: <i>Curt Trolan</i>		Date: 1/7/2015	
<b>Property Owner</b>			
Name: Pacific NW Properties			
Address: 6600 SW 105th, Ste 175			
City: Beaverton		State: Oregon	ZIP Code: 97005
Phone: 503-626-3500	Fax:	Email:	
Property Owner's Signature: <i>Pawel Korman</i>		Date: 1-06-15	
<b>(Note: Letter of authorization is required if not signed by owner)</b>			
<b>Architect</b>			
Name: Mildren Design Group		Gene Mildren	
Address: 7650 SW Beveland St, Ste 120			
City: Tigard		State: Oregon	ZIP Code: 97223
Phone: 503-244-0552	Fax: 503-244-0417	Email: gene@mdgpc.com	
<b>Landscape Architect</b>			
Name: AAI Engineering		Michael O'Brien	
Address: 4875 SW Griffith Dr, Ste 300			
City: Beaverton		State: Oregon	ZIP Code: 97005
Phone: 503-620-3030	Fax: 503-620-5539	Email: michael@aaieng.com	
<b>Engineer</b>			
Name: TM Rippey Consulting Engineers		Karl Koroch	
Address: 7650 SW Beveland St, Ste 100			
City: Tigard		State: Oregon	ZIP Code: 97223
Phone: 503-443-3900	Fax: 503-443-3700	Email: kkoroch@tmrippey.com	
<b>Project</b>			
Project Title: Tualatin Business Park			
Address: 19871 -19929 SW 112th Ave (West site), 19850-19930 SW 112th Ave (East Site)			
City: Tualatin		State: Oregon	ZIP Code: 97062
Brief Project Description: Three new concrete tilt up buildings and associated parking and landscaping.			
Proposed Use: Multi-tenant industrial			

Value of Improvements: \$4,000,000

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:



Date:

1/7/2015

### Office Use

Case No:

Date Received:

Received by:

Fee: Complete Review (\$115-\$5040):

Receipt No:

Application Complete as of:

ARB hearing date (if applicable):

Posting Verification:

6 copies of drawings (folded)

1 reproducible 8 1/2" X 11" vicinity map

1 reproducible 8 1/2" X 11" site, grading, LS, Public Facilities plan

Neighborhood/Developer meeting materials

<b>GENERAL INFORMATION</b>	
Site Address:	19871 -19929 SW 112th Ave (West Site), 19850-19930 SW 112th Ave (East Site)
Assessor's Map and Tax Lot #:	R2177291, 2S122DC 200 and R2177292, 2S122DC 300
Planning District:	MG
Parcel Size:	2.59 acres west site + 4.42 acres east site = 7.01 Acres total
Property Owner:	Pacific NW Properties
Applicant:	Mildren Design Group
Proposed Use:	Multi-tenant industrial

<b>ARCHITECTURAL REVIEW DETAILS</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial	
Number of parking spaces:	Pacific NW Properties
Square footage of building(s):	99,631 sf
Square footage of landscaping:	50,321 sf
Square footage of paving:	155,737 sf
Proposed density (for residential):	

<p><b>For City Personnel to complete:</b></p> <p>Staff contact person:</p>    
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<b>GENERAL INFORMATION</b>	
Site Address:	19871 -19929 SW 112th Ave (West Site)
Assessor's Map and Tax Lot #:	R2177291, 2S122DC 200
Planning District:	MG
Parcel Size:	2.59 acres
Property Owner:	Pacific NW Properties
Applicant:	Mildren Design Group
Proposed Use:	Multi-tenant industrial

<b>ARCHITECTURAL REVIEW DETAILS</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial	
Number of parking spaces:	Pacific NW Properties
Square footage of building(s):	36,646 sf
Square footage of landscaping:	18,599 sf
Square footage of paving:	57,983 sf
Proposed density (for residential):	

<p><b>For City Personnel to complete:</b></p> <p>Staff contact person:</p>    
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<b>GENERAL INFORMATION</b>	
Site Address:	19850-19930 SW 112th Ave (East Site)
Assessor's Map and Tax Lot #:	R2177292, 2S122DC 300
Planning District:	MG
Parcel Size:	4.42 acres
Property Owner:	Pacific NW Properties
Applicant:	Mildren Design Group
Proposed Use:	Multi-tenant industrial

<b>ARCHITECTURAL REVIEW DETAILS</b>	
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial	
Number of parking spaces:	Pacific NW Properties
Square footage of building(s):	32,985 + 30,000 = 62,985 sf
Square footage of landscaping:	31,722 sf
Square footage of paving:	97,737 sf
Proposed density (for residential):	

<p><b>For City Personnel to complete:</b></p> <p>Staff contact person:</p>    
--

**CITY OF TUALATIN FACT SHEET**

**General**

Proposed use: Multi-tenant industrial Building 1					
Site area:	2.59	acres	Building footprint:	36,646	sq. ft.
Development area:	2.59	acres	Paved area:	57,986	sq. ft.
	113,228	Sq. ft.	Development area coverage:	100	%

**Parking**

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) Office @ ____/1000 GFA = <u>9.8</u> .10 .25 .65 Manuf @ ____/1000 GFA = <u>14.6</u> WH @ ____/1000 GFA = <u>7.1</u> Total parking required: 32 spaces Handicapped accessible = 2 Van pool = 2 Compact = (max. 35% allowed) = 11.2 Loading berths = 2	Spaces provided: Total parking provided: 68 spaces Standard = 61 Handicapped accessible = 4 Van pool = 3 Compact = 0 Loading berths = 7
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**Bicycles**

Covered spaces required: 6	Covered spaces provided: 6
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**Landscaping**

Landscaping required: <u>15</u> % of dvpt. area 16,984 Square feet	Landscaping provided: <u>16.4</u> % of dvpt. area 18,599 Square feet
Landscaped parking island area required: 1575 sf	Landscaped parking island area provided: 2366 sf

**Trash and recycling facility**

Minimum standard method: 230 square feet required
Other method: provided = 240 square feet

**For commercial/industrial projects only**

Total building area:	36,646	sq. ft.	2 <sup>nd</sup> floor:	sq. ft.
Main floor:	36,646	sq. ft.	3 <sup>rd</sup> floor:	sq. ft.
Mezzanine:		sq. ft.	4 <sup>th</sup> floor:	sq. ft.

**For residential projects only**

Number of buildings:	Total sq. ft. of buildings:	sq. ft.
Building stories:		

**CITY OF TUALATIN FACT SHEET**

**General**

Proposed use: Multi-tenant industrial Buildings 2+3					
Site area:	4.42	acres	Building footprint:	62,985	sq. ft.
Development area:	24.42	acres	Paved area:	97,737	sq. ft.
	192,444	Sq. ft.	Development area coverage:	100	%

**Parking**

.10  
.25  
.65

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) Office @ ____/1000 GFA = <u>17</u> Manuf @ ____/1000 GFA = <u>25.2</u> WH @ ____/1000 GFA = <u>12.2</u> Total parking required: 55 spaces Handicapped accessible = 5 Van pool = 5 Compact = (max. 35% allowed) = 19.25 Loading berths = 3	Spaces provided: Total parking provided: 112 spaces Standard = 82 Handicapped accessible = 5 Van pool = 6 Compact = 19 Loading berths = 9
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**Bicycles**

Covered spaces required: 11	Covered spaces provided: 12
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**Landscaping**

Landscaping required: <u>15</u> % of dvpt. area 28,867 Square feet	Landscaping provided: <u>16.5</u> % of dvpt. area 31,722 Square feet
Landscaped parking island area required: 2800 sf	Landscaped parking island area provided: 4074 sf

**Trash and recycling facility**

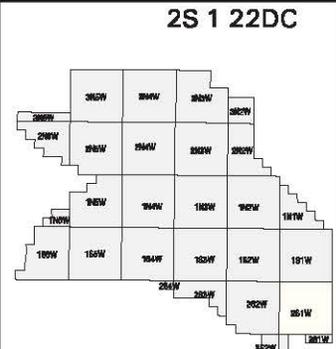
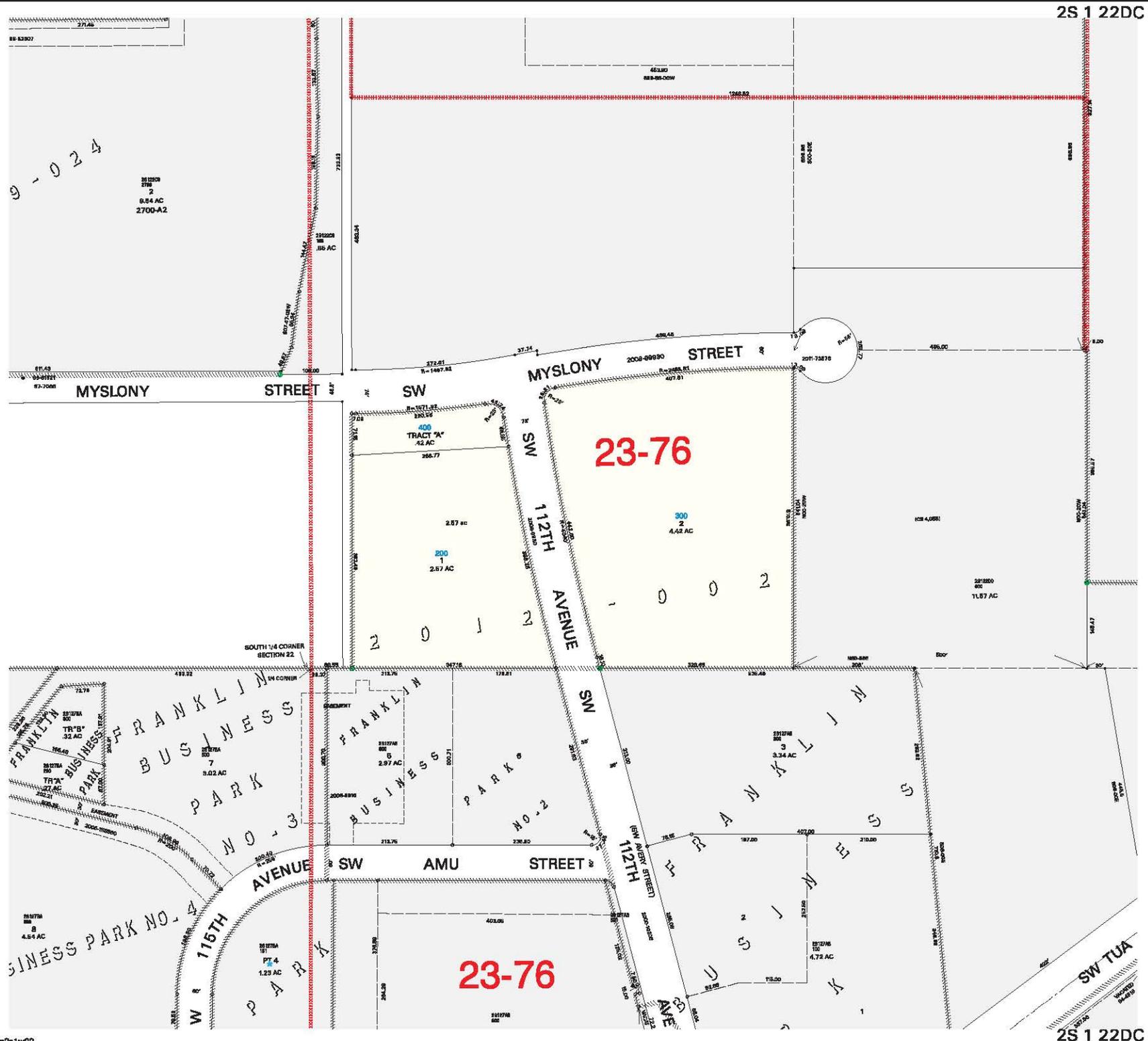
Minimum standard method: 388 square feet required
Other method: provided = 405 square feet

**For commercial/industrial projects only**

Total building area:	62,985	sq. ft.	2 <sup>nd</sup> floor:	sq. ft.
Building 2:	32,985	sq. ft.	3 <sup>rd</sup> floor:	sq. ft.
Building 3:	30,000	sq. ft.	4 <sup>th</sup> floor:	sq. ft.

**For residential projects only**

Number of buildings:	Total sq. ft. of buildings:	sq. ft.
Building stories:		



WASHINGTON COUNTY OREGON  
SW 1/4 SE 1/4 SECTION 22 T2S R11W W.M.  
SCALE 1" = 100'

30	31	32	33	34	35	36	37
1	8	5	4	3	2	1	8
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
38	31	32	33	34	35	36	31
1	8	5	4	3	2	1	8

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

BB	BA	AB	AA
(B)		(A)	
BC	BD	AC	AD
SECTION 22			
CB	CA	DB	DA
(C)		(D)	
CC	CD	DC	DD

Cancelled Taxlots For: 2S122DC  
150, 151,



PLOT DATE: January 31, 2012  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not include the most current property boundaries. Please consult the appropriate map for the most current information.

TUALATIN  
2S 1 22DC

Note: Prior PLA authorized under CWS ER File #07-003814

CWS ER File 06-003055

Approved  
Clean Water Services  
for environmental Plan Review  
By JW Date 4-16-09

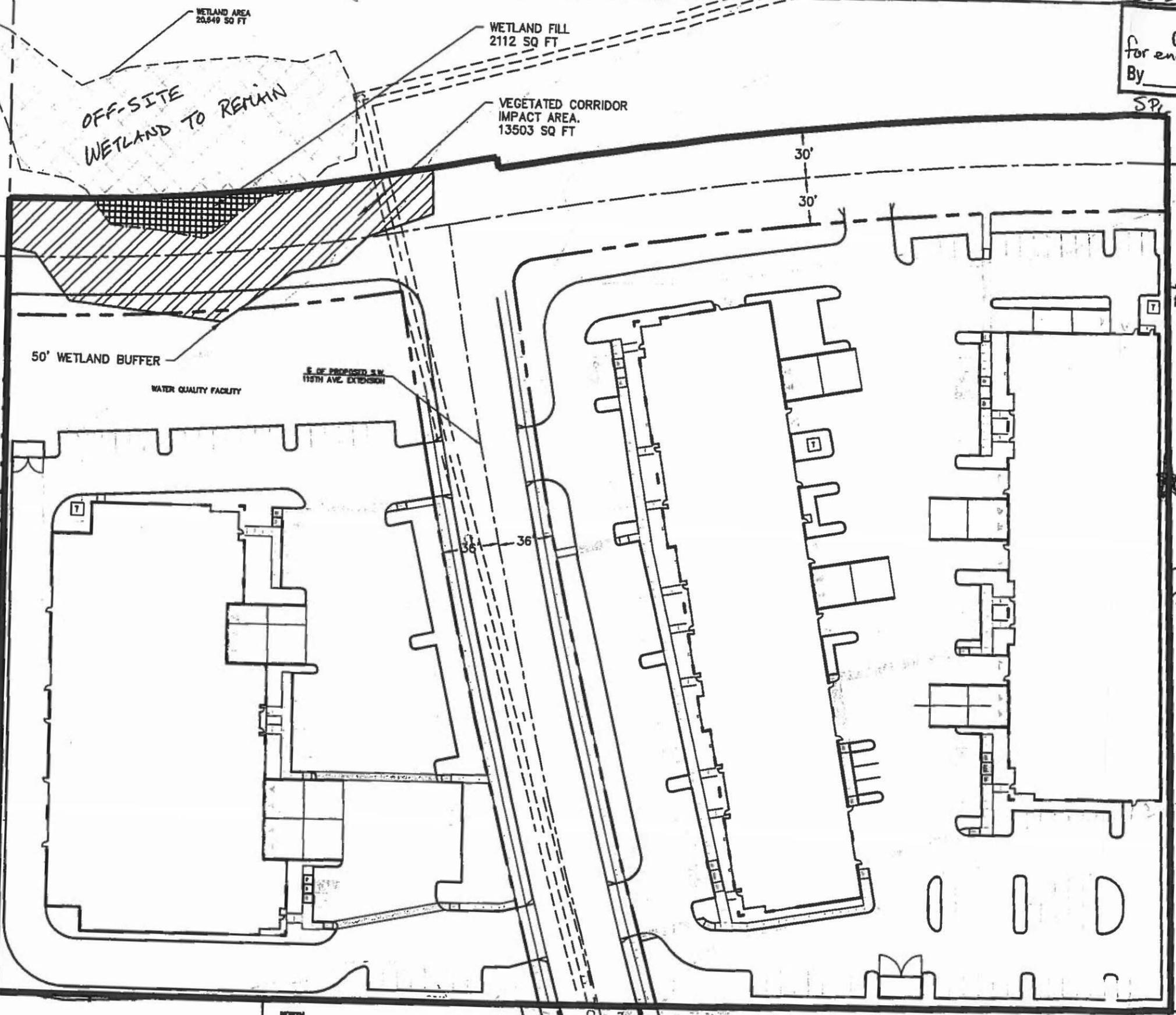
SP Attachment 1 of 1

TMR  
T.M. RIPPY  
CONSULTING ENGINEERS

TUALATIN BUSINESS PARK

TUALATIN, OREGON

Site Plan



\*Applicant mitigating for lost VC through Payment to Provide.

No on-site Sensitive area/VC to remain following Phase 1 Development

NORTH  
GITE PLAN  
SCALE 1" = 60'

DATE: APR 16 2009  
 FILE NAME: JARED  
 DRAWN BY: JAR  
 CHECK BY: JAR

PROJECT NO. 6301



01199568200701306810040047

I, Richard Hobemicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk



RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

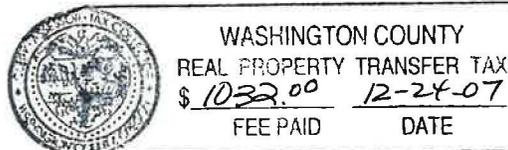
GRANTOR'S NAME:  
Gary Walgraevae and Ricky Walgraevae

GRANTEE'S NAME:  
Pacific N.W. Properties Limited Partnership an Oregon limited partnership

SEND TAX STATEMENTS TO:  
Pacific N.W. Properties Limited Partnership an Oregon limited partnership  
6600 SW 105th Avenue #175  
Beaverton, Or 97008

AFTER RECORDING RETURN TO:  
Pacific N.W. Properties Limited Partnership an Oregon limited partnership  
6600 SW 105th Avenue #175  
Beaverton, Or 97008

Escrow No: 1115129-FTPOR01



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED – STATUTORY FORM**  
(INDIVIDUAL or CORPORATION)

Gary Walgraevae and Ricky Walgraevae , as tenants in common

Grantor, conveys and warrants to

Pacific N.W. Properties Limited Partnership an Oregon limited partnership

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE LEGAL DESCRIPTION ATTACHED HERETO

ENCUMBRANCES: As Per Exhibit "Two" Attached Hereto

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

The true consideration for this conveyance is \$1,031,895.00

Dated December 21, 2007.

Gary Walgraevae  
Gary Walgraevae

Ricky Walgraevae  
Ricky Walgraevae

20-  
15-  
1032

FIDELITY NATIONAL TITLE CO. 01 - 1115129

STATE OF OREGON,

County of Multnomah

} ss.

On December 21, 2007  
DATE

, before me personally appeared Ricky Walgraeve

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



VICKI LEE KRYSZAK

Vicki Lee Kryszak  
Notary Public for Oregon

408583

My commission expires 8/10/2010

August 10, 2010

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

STATE OF OREGON,

County of Multnomah

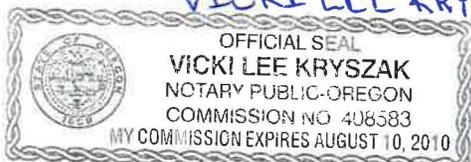
} ss.

On December 21, 2007  
DATE

, before me personally appeared Gary Walgraeve

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



VICKI LEE KRYSZAK

Vicki Lee Kryszak  
Notary Public for Oregon

OREGON

My commission expires 8/10/2010

408583

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

**EXHIBIT "ONE"**

A tract of land being a portion of the certain tract of land described in Deed to Gary Walgraeve and Ricky Walgraeve recorded November 12, 1993. as Fee No. 93094118, Washington County Deed Records, in the Southeast quarter of Section 22, Township 2 South, Range 1 West of the Willamette Meridian, County of Washington and State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Walgraeve tract, said point bears North  $89^{\circ}37'22''$  East, 69.55 feet from a 3-1/4" aluminum disk marking the South quarter corner of said Section 22; thence along the West line of said Walgraeve tract North  $00^{\circ}27'50''$  West 507.64 feet; thence leaving said West line North  $89^{\circ}22'07''$  East, 6.87 feet to the beginning of a 1497.92 foot radius curve to the left; thence along the arc of said curve 272.61 feet through a central angle of  $10^{\circ}25'38''$  (the long chord bears North  $84^{\circ}09'18''$  East, 272.23 feet) to the beginning of a 2560.81 foot radius reverse curve to the right; thence along the arc of said curve 37.74 feet through a central angle of  $0^{\circ}50'40''$  (the long chord bears North  $79^{\circ}21'49''$  East, 37.74 feet); thence along a radial line SSouth  $10^{\circ}12'52''$  East, 7.00 feet to the beginning of a 2553.81 foot radius curve to the right, said curve being concentric with the aforementioned curve; thence along the arc of said curve through a central angle of  $9^{\circ}50'14''$  (the long chord bears North  $84^{\circ}42'15''$  East, 437.93 feet); thence South  $00^{\circ}22'38''$  East, 30.00 feet to the Northwest corner of that certain tract of land conveyed to Pascuzzi Investment L.L.C. by Quitclaim Deed recorded June 2, 1995, as Fee No. 95037906, said Deed records; thence along the West line of said Pascuzzi tract South  $00^{\circ}20'09''$  East, 540.98 feet to the South line of said Section 22; thence along said South line South  $89^{\circ}37'22''$  West, 751.35 feet to the point of beginning.

Exhibit "Two" to Statutory Warranty Deed

1. **Terms and provisions of connection charge** as established by the City of Tualatin,  
For: Establishing connection charges in lieu of assessments for properties benefited by the construction of certain sanitary sewer system improvements in association with LID No. 33-83-SS  
Ordinance No.: 685-86  
Recorded: January 27, 1986, Recorder's No. 86003933
  
2. **Terms and provisions of connection charge** as established by the City of Tualatin,  
For: Establishing connection charge in lieu of assessment upon properties benefited by the construction of certain water system improvements in association with LID No. 32-83-WA  
Ordinance No.: 684-86  
Recorded: January 27, 1986, Recorder's No. 86003934
  
3. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.  
Granted to: City of Tualatin, Oregon  
Purpose: Sanitary sewer line  
Recorded: May 12, 1987, Recorder's No. 87024140  
Affects: See document for specifics



Fidelity National Financial, Inc.  
Customer Service  
900 SW 5<sup>th</sup> Ave, Mezzanine  
Portland, OR 97204  
tel: 503-796-6663 fax: 503-796-6631  
[csrequest@fnf.com](mailto:csrequest@fnf.com)

**Thursday, September 18, 2014**

**The enclosed radius search was created using data purchased from Core Logic and Metro. This data is derived from county tax records and is deemed reliable, but is not guaranteed. Fidelity National Title cannot be held liable for any additions, deletions, or errors in this search.**

**This research was completed on the date stated above.**

**Thank you.**

**Enclosures:**

- **Data summary of parcels to be notified**
- **Map of subject parcel, radius, and parcels to be notified**
- **County assessor maps for parcels to be notified**
- **Labels**

**# 1** -----: **Fidelity National Title Company Of Oregon / Washington (OR)**-----

Parcel #	: R2177291	Ref Parcel#	: 2S122DC 00200
Owner	: <b>Pacific NW Properties Ltd Ptrshp</b>	Document #	:
Site	: 19871 SW 112th Ave Tualatin 97062	Sale Date	:
Mail	: 6600 SW 105th Ave #175 Beaverton Or 97008	Price	:
Use	: 3000 Vacant,Industrial	Market Total	: \$299,540
Improvement	:	Market Land	: \$299,540
Legal	: 2012-002 Partition Plat, Lot 1,	Market Imps	:
	: ACRES 2.59	13-14 Taxes	: \$4,468.24
	:	M-5 Rate	: 16.3427
	:	Bldg #	Of
Map Grid	: 685 C4	Phone #	:
Bedrooms:	Baths:	Year Built:	BldgSF: LotSqFt: 112,820 Acres: 2.59

**# 2** -----: **Fidelity National Title Company Of Oregon / Washington (OR)**-----

Parcel #	: R2177292	Ref Parcel#	: 2S122DC 00300
Owner	: <b>Pacific NW Properties Ltd Ptrshp</b>	Document #	: 130681
Site	: 11100 SW Mylsony St Tualatin 97062	Sale Date	: 12/24/2007
Mail	: 6600 SW 105th Ave #175 Beaverton Or 97008	Price	: \$1,031,895
Use	: 3000 Vacant,Industrial	Market Total	: \$501,650
Improvement	:	Market Land	: \$501,650
Legal	: 2012-002 Partition Plat, Lot 2,	Market Imps	:
	: ACRES 4.42	13-14 Taxes	: \$7,483.07
	:	M-5 Rate	: 16.3427
	:	Bldg #	Of
Map Grid	:	Phone #	:
Bedrooms:	Baths:	Year Built:	BldgSF: LotSqFt: 192,535 Acres: 4.42

**Fidelity National Title Company Of Oregon / Washington (OR)**

<b>Ref Parcel #</b>	<b>Owner Name</b>	<b>Site Address</b>	<b>Phone #</b>
2S122C0 01500	Tualatin Yards LLC	11640 SW Myslony St Tualatin 97062	
2S122C0 01502	Marine Lumber Company	11800 SW Myslony St Tualatin 97062	
2S122C0 01502	Marine Lumber Company	11800 SW Myslony St Tualatin 97062	
2S122C0 01502	Marine Lumber Company	11800 SW Myslony St Tualatin 97062	
2S122C0 01502	Marine Lumber Company	11800 SW Myslony St Tualatin 97062	
2S122C0 01502	Marine Lumber Company	11800 SW Myslony St Tualatin 97062	
2S122DD 00700	Pascuzzi Investment LLC	10775 SW Tualatin Sherwood Rd Tualatin	
2S127AA 00500	Pascuzzi Investment LLC	10835 SW Tualatin Rd Tualatin 97062	
2S122D0 00600	Pascuzzi Investment LLC	11045 SW Tualatin Sherwood Rd Tualatin	
2S127A0 00100	Koch Samuel A Et Al	*no Site Address* Tualatin 97062	
2S127BA 00400	Powin Pacific Properties LLC	*no Site Address* Tualatin 97062	
2S127AB 00900	Powin Pacific Properties LLC	20550 SW 115th Ave Tualatin 97062	
2S127AC 00100	Hutchens Carol Lynn RI Ronald D RI T	11250 SW Tualatin Sherwood Rd Tualatin	
2S127A0 00105	Sure Power Inc	10955 SW Avery St Tualatin 97062	
2S127AA 00400	A Storage Place of Tualatin L L	20255 SW Avery Ct #B Tualatin 97062	
2S122C0 00105	Tualatin City	*no Site Address* Tualatin 97062	
2S122C0 02100	D & B Property Leasing LLC	19470 SW 118th Ave Tualatin 97062	
2S127AA 01700	Tonic Properties LLC	20166 SW Avery Ct Tualatin 97062	
2S127AA 01800	Black Lab Investments LLC	20140 SW Avery Ct Tualatin 97062	
2S122C0 02600	Norstar Business Center	19650 SW 118th Ave Tualatin 97062	
2S122C0 02700	Niemeyer John	11555 SW Myslony St Tualatin 97062	
2S127AB 00100	Pnwp LLC	20100 SW 112th Ave Tualatin 97062	
2S127AB 00300	Cui Properties LLC	20000 SW 112th Ave Tualatin 97062	
2S127BA 00100	Franklin Business Park LLC	*no Site Address* Tualatin 97062	
2S127BA 00200	Tualatin City	*no Site Address* Tualatin 97062	
2S127BA 00300	Franklin Business Park	*no Site Address* Tualatin 97062	
2S127AB 00600	Amu Properties LLC	11211 SW Amu St Tualatin 97062	
2S122DD 00100	Bt Property LLC	10800 SW Manhasset Dr Tualatin 97062	
2S122DA 90000	Manhasset Drive Industrial	*no Site Address* Tualatin 97062	
2S127BA 00500	Ofiplex & LLC	11401 SW Amu St Tualatin 97062	
2S127AA 90000	Arlington Commons At Tualatin	*no Site Address* Tualatin 97062	
2S127BA 00600	Franklin Business Park LLC	*no Site Address* Tualatin 97062	
2S122D0 00550	Walgraeve Gary	*no Site Address* Tualatin 97062	
2S122DC 00200	Pacific NW Properties Ltd Ptrshp	19871 SW 112th Ave Tualatin 97062	
2S122DC 00300	Pacific NW Properties Ltd Ptrshp	11100 SW Myslony St Tualatin 97062	
2S122DC 00400	Tualatin City	*no Site Address* Tualatin 97062	
2S127AB 01000	Hedges R LLC	*no Site Address* Tualatin 97062	
2S127AB 01100	Hedges A LLC	*no Site Address* Tualatin 97062	
2S127AB 01200	Hedges B LLC	*no Site Address* Tualatin 97062	



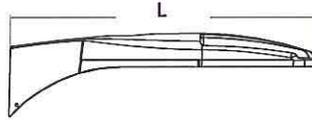
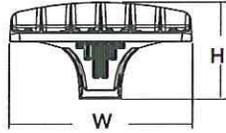
# D-Series Size 0 LED Area Luminaire



d#series

## Specifications

<b>EPA:</b>	0.8 ft <sup>2</sup> (.07 m <sup>2</sup> )
<b>Length:</b>	26" (66.0 cm)
<b>Width:</b>	13" (33.0 cm)
<b>Height:</b>	7" (17.8 cm)
<b>Weight (max):</b>	16 lbs (7.25 kg)



Catalog Number
Notes
Type <b>'A'</b>

Fill the top key entrance over the object to equal the object's depth.

## Introduction

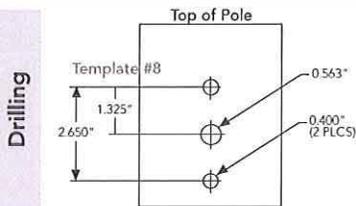
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED																							
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Mounting	Control options	Other options	Finish (required)											
DSX0 LED	<b>Forward optics</b>	530	530 mA	30K	3000 K 80 CRI min.)	T1S	Type I short	MVOLT <sup>4</sup>	<b>Shipped included</b>		<b>Shipped installed</b>		DDBXD Dark bronze										
		700	700 mA		T2S	Type II short	SPA		Square pole mounting	PER	NEMA twist-lock receptacle only (no controls) <sup>8</sup>	HS		House-side shield <sup>13</sup>	DBLXD Black								
		20C	20 LEDs (one engine)	1000	1000 mA (1 A) <sup>2</sup>	40K	4000 K (70 CRI min.)		T2M	Type II medium	208 <sup>4</sup>	RPA		Round pole mounting	DMG	0-10V dimming driver (no controls) <sup>9</sup>	SF	Single fuse (120, 277, 347V) <sup>14</sup>	DNAXD Natural aluminum				
	40C	40 LEDs (two engines)	50K	5000 K (70 CRI)	AMBPC	Amber phosphor converted <sup>3</sup>	T3S	Type III short	240 <sup>4</sup>	WBA	Wall bracket	DCR	Dimmable and controllable via ROAM <sup>®</sup> (no controls) <sup>10</sup>	DF	Double fuse (208, 240, 480V) <sup>14</sup>	DDBTXD Textured dark bronze							
							T3M	Type III medium	277 <sup>4</sup>								SPUMBA	Square pole universal mounting adaptor <sup>6</sup>	PIR	Motion sensor, 8-15' mounting height <sup>11</sup>	R90	Right rotated optics <sup>1</sup>	DBLBXD Textured black
							T4M	Type IV medium	347 <sup>5</sup>														
	Rotated optics <sup>1</sup>	30C	30 LEDs (one engine)	TFTM	Forward throw medium	TSVS	Type V very short	480 <sup>5</sup>	Shipped separately <sup>7</sup>	KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)	BL30	Bi-level switched dimming, 30% <sup>12</sup>	BL50	Bi-level switched dimming, 50% <sup>12</sup>	DWHGXD Textured white							
																	T5S	Type V short	BL30	Bi-level switched dimming, 30% <sup>12</sup>	BL50	Bi-level switched dimming, 50% <sup>12</sup>	
																	T5M	Type V medium					BL30
	T5W	Type V wide	BL30	Bi-level switched dimming, 30% <sup>12</sup>	BL50	Bi-level switched dimming, 50% <sup>12</sup>																	



## Drilling

DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° **
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

\*Round pole top must be 3.25" O.D. minimum.  
\*\*For round pole mounting (RPA) only.

## Tenon Mounting Slipfitter \*\*

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

## Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>15</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>15</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>15</sup>
SC U	Shorting cap <sup>15</sup>
DSX0HS 20CU	House-side shield for 20 LED unit <sup>13</sup>
DSX0HS 30CU	House-side shield for 30 LED unit <sup>13</sup>
DSX0HS 40CU	House-side shield for 40 LED unit <sup>13</sup>
DSX0DDL U	Diffused drop lens (polycarbonate) <sup>13</sup>
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) <sup>7</sup>

For more control options, visit DCL and ROAM online.

## NOTES

- 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
- 1000mA is not available with AMBPC.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single-board, 530 mA product (20C 530 or 30C 530). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish) U.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- DMG option for 347v or 480v requires 1000mA.
- Specifies a ROAM<sup>®</sup> enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM<sup>®</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 85 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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				20C (20 LEDs) <tr> <td rowspan="30">20C (20 LEDs)</td> <td rowspan="10">530 mA</td> <td rowspan="10">35W</td> <td>T1S</td><td>2,904</td><td>1</td><td>0</td><td>1</td><td>83</td><td>3,655</td><td>1</td><td>0</td><td>1</td><td>104</td><td>3,941</td><td>1</td><td>0</td><td>1</td><td>113</td> </tr> <tr> <td>T2M</td><td>2,902</td><td>1</td><td>0</td><td>1</td><td>83</td><td>3,652</td><td>1</td><td>0</td><td>1</td><td>104</td><td>3,937</td><td>1</td><td>0</td><td>1</td><td>112</td> </tr> <tr> <td>T2S</td><td>2,959</td><td>1</td><td>0</td><td>1</td><td>85</td><td>3,723</td><td>1</td><td>0</td><td>1</td><td>106</td><td>4,014</td><td>1</td><td>0</td><td>1</td><td>115</td> </tr> <tr> <td>T3M</td><td>2,952</td><td>1</td><td>0</td><td>1</td><td>84</td><td>3,715</td><td>1</td><td>0</td><td>1</td><td>106</td><td>4,005</td><td>1</td><td>0</td><td>1</td><td>114</td> </tr> <tr> <td>T3S</td><td>2,923</td><td>1</td><td>0</td><td>1</td><td>84</td><td>3,679</td><td>1</td><td>0</td><td>1</td><td>105</td><td>3,966</td><td>1</td><td>0</td><td>1</td><td>113</td> </tr> <tr> <td>T4M</td><td>2,937</td><td>1</td><td>0</td><td>1</td><td>84</td><td>3,696</td><td>1</td><td>0</td><td>1</td><td>106</td><td>3,984</td><td>1</td><td>0</td><td>1</td><td>114</td> </tr> <tr> <td>T5M</td><td>3,037</td><td>2</td><td>0</td><td>1</td><td>87</td><td>3,823</td><td>2</td><td>0</td><td>1</td><td>109</td><td>4,121</td><td>3</td><td>0</td><td>1</td><td>118</td> </tr> <tr> <td>T5S</td><td>3,074</td><td>2</td><td>0</td><td>0</td><td>88</td><td>3,869</td><td>2</td><td>0</td><td>0</td><td>111</td><td>4,171</td><td>2</td><td>0</td><td>0</td><td>119</td> </tr> <tr> <td>TSVS</td><td>3,028</td><td>2</td><td>0</td><td>0</td><td>87</td><td>3,811</td><td>2</td><td>0</td><td>0</td><td>109</td><td>4,109</td><td>2</td><td>0</td><td>0</td><td>117</td> </tr> <tr> <td>T5W</td><td>3,044</td><td>2</td><td>0</td><td>1</td><td>87</td><td>3,831</td><td>3</td><td>0</td><td>1</td><td>109</td><td>4,130</td><td>3</td><td>0</td><td>1</td><td>118</td> </tr> <tr> <td>TFTM</td><td>2,903</td><td>1</td><td>0</td><td>1</td><td>83</td><td>3,653</td><td>1</td><td>0</td><td>1</td><td>104</td><td>3,939</td><td>1</td><td>0</td><td>2</td><td>113</td> </tr> <tr> <td rowspan="10">700 mA</td> <td rowspan="10">45W</td> <td>T1S</td><td>3,599</td><td>1</td><td>0</td><td>1</td><td>80</td><td>4,524</td><td>1</td><td>0</td><td>1</td><td>101</td><td>4,902</td><td>1</td><td>0</td><td>1</td><td>109</td> </tr> <tr> <td>T2M</td><td>3,596</td><td>1</td><td>0</td><td>1</td><td>80</td><td>4,520</td><td>1</td><td>0</td><td>1</td><td>100</td><td>4,898</td><td>1</td><td>0</td><td>1</td><td>109</td> </tr> <tr> <td>T2S</td><td>3,667</td><td>1</td><td>0</td><td>1</td><td>81</td><td>4,608</td><td>1</td><td>0</td><td>1</td><td>102</td><td>4,994</td><td>1</td><td>0</td><td>1</td><td>111</td> </tr> <tr> <td>T3M</td><td>3,658</td><td>1</td><td>0</td><td>1</td><td>81</td><td>4,598</td><td>1</td><td>0</td><td>1</td><td>102</td><td>4,983</td><td>1</td><td>0</td><td>2</td><td>111</td> </tr> <tr> <td>T3S</td><td>3,623</td><td>1</td><td>0</td><td>1</td><td>81</td><td>4,554</td><td>1</td><td>0</td><td>1</td><td>101</td><td>4,935</td><td>1</td><td>0</td><td>1</td><td>110</td> </tr> <tr> <td>T4M</td><td>3,639</td><td>1</td><td>0</td><td>1</td><td>81</td><td>4,574</td><td>1</td><td>0</td><td>2</td><td>102</td><td>4,957</td><td>1</td><td>0</td><td>2</td><td>110</td> </tr> <tr> <td>T5M</td><td>3,764</td><td>2</td><td>0</td><td>1</td><td>84</td><td>4,731</td><td>3</td><td>0</td><td>1</td><td>105</td><td>5,127</td><td>3</td><td>0</td><td>1</td><td>114</td> </tr> <tr> <td>T5S</td><td>3,810</td><td>2</td><td>0</td><td>0</td><td>85</td><td>4,788</td><td>2</td><td>0</td><td>0</td><td>106</td><td>5,189</td><td>2</td><td>0</td><td>0</td><td>115</td> </tr> <tr> <td>TSVS</td><td>3,753</td><td>2</td><td>0</td><td>0</td><td>83</td><td>4,717</td><td>2</td><td>0</td><td>0</td><td>105</td><td>5,112</td><td>2</td><td>0</td><td>0</td><td>114</td> </tr> <tr> <td>TSW</td><td>3,772</td><td>3</td><td>0</td><td>1</td><td>84</td><td>4,741</td><td>3</td><td>0</td><td>1</td><td>105</td><td>5,138</td><td>3</td><td>0</td><td>1</td><td>114</td> </tr> <tr> <td>TFTM</td><td>3,598</td><td>1</td><td>0</td><td>1</td><td>80</td><td>4,522</td><td>1</td><td>0</td><td>2</td><td>100</td><td>4,900</td><td>1</td><td>0</td><td>2</td><td>109</td> </tr> <tr> <td rowspan="10">1000 mA</td> <td rowspan="10">72W</td> <td>T1S</td><td>4,654</td><td>1</td><td>0</td><td>1</td><td>65</td><td>6,206</td><td>2</td><td>0</td><td>2</td><td>86</td><td>6,640</td><td>2</td><td>0</td><td>2</td><td>92</td> </tr> <tr> <td>T2M</td><td>4,650</td><td>1</td><td>0</td><td>1</td><td>65</td><td>6,200</td><td>2</td><td>0</td><td>2</td><td>86</td><td>6,634</td><td>2</td><td>0</td><td>2</td><td>92</td> </tr> <tr> <td>T2S</td><td>4,741</td><td>1</td><td>0</td><td>1</td><td>66</td><td>6,322</td><td>2</td><td>0</td><td>2</td><td>88</td><td>6,764</td><td>2</td><td>0</td><td>2</td><td>94</td> </tr> <tr> <td>T3M</td><td>4,730</td><td>1</td><td>0</td><td>2</td><td>66</td><td>6,307</td><td>2</td><td>0</td><td>2</td><td>88</td><td>6,749</td><td>2</td><td>0</td><td>2</td><td>94</td> </tr> <tr> <td>T3S</td><td>4,685</td><td>1</td><td>0</td><td>1</td><td>65</td><td>6,246</td><td>1</td><td>0</td><td>2</td><td>87</td><td>6,684</td><td>2</td><td>0</td><td>2</td><td>93</td> </tr> <tr> <td>T4M</td><td>4,706</td><td>1</td><td>0</td><td>2</td><td>65</td><td>6,275</td><td>1</td><td>0</td><td>2</td><td>87</td><td>6,714</td><td>2</td><td>0</td><td>2</td><td>93</td> </tr> <tr> <td>T5M</td><td>4,868</td><td>3</td><td>0</td><td>1</td><td>68</td><td>6,490</td><td>3</td><td>0</td><td>1</td><td>90</td><td>6,945</td><td>3</td><td>0</td><td>1</td><td>96</td> </tr> <tr> <td>T5S</td><td>4,926</td><td>2</td><td>0</td><td>0</td><td>68</td><td>6,568</td><td>2</td><td>0</td><td>0</td><td>91</td><td>7,028</td><td>2</td><td>0</td><td>0</td><td>98</td> </tr> <tr> <td>TSVS</td><td>4,853</td><td>2</td><td>0</td><td>0</td><td>67</td><td>6,471</td><td>2</td><td>0</td><td>0</td><td>90</td><td>6,924</td><td>3</td><td>0</td><td>0</td><td>96</td> </tr> <tr> <td>TSW</td><td>4,878</td><td>3</td><td>0</td><td>1</td><td>68</td><td>6,504</td><td>3</td><td>0</td><td>2</td><td>90</td><td>6,959</td><td>3</td><td>0</td><td>2</td><td>97</td> </tr> <tr> <td>TFTM</td><td>4,652</td><td>1</td><td>0</td><td>2</td><td>65</td><td>6,203</td><td>1</td><td>0</td><td>2</td><td>86</td><td>6,637</td><td>1</td><td>0</td><td>2</td><td>92</td> </tr> 40C (40 LEDs) <tr> <td rowspan="30">40C (40 LEDs)</td> <td rowspan="10">530 mA</td> <td rowspan="10">68W</td> <td>T1S</td><td>5,579</td><td>1</td><td>0</td><td>1</td><td>82</td><td>7,019</td><td>2</td><td>0</td><td>2</td><td>103</td><td>7,565</td><td>2</td><td>0</td><td>2</td><td>111</td> </tr> <tr> <td>T2M</td><td>5,574</td><td>2</td><td>0</td><td>2</td><td>82</td><td>7,012</td><td>2</td><td>0</td><td>2</td><td>103</td><td>7,558</td><td>2</td><td>0</td><td>2</td><td>111</td> </tr> <tr> <td>T2S</td><td>5,683</td><td>1</td><td>0</td><td>1</td><td>84</td><td>7,150</td><td>2</td><td>0</td><td>2</td><td>105</td><td>7,706</td><td>2</td><td>0</td><td>2</td><td>113</td> </tr> <tr> <td>T3M</td><td>5,670</td><td>1</td><td>0</td><td>2</td><td>83</td><td>7,133</td><td>2</td><td>0</td><td>2</td><td>105</td><td>7,688</td><td>2</td><td>0</td><td>2</td><td>113</td> </tr> <tr> <td>T3S</td><td>5,615</td><td>1</td><td>0</td><td>2</td><td>83</td><td>7,065</td><td>2</td><td>0</td><td>2</td><td>104</td><td>7,614</td><td>2</td><td>0</td><td>2</td><td>112</td> </tr> <tr> <td>T4M</td><td>5,641</td><td>1</td><td>0</td><td>2</td><td>83</td><td>7,097</td><td>2</td><td>0</td><td>2</td><td>104</td><td>7,649</td><td>2</td><td>0</td><td>2</td><td>112</td> </tr> <tr> <td>T5M</td><td>5,835</td><td>3</td><td>0</td><td>1</td><td>86</td><td>7,340</td><td>3</td><td>0</td><td>1</td><td>108</td><td>7,912</td><td>3</td><td>0</td><td>2</td><td>116</td> </tr> <tr> <td>T5S</td><td>5,905</td><td>2</td><td>0</td><td>0</td><td>87</td><td>7,429</td><td>3</td><td>0</td><td>0</td><td>109</td><td>8,007</td><td>3</td><td>0</td><td>1</td><td>118</td> </tr> <tr> <td>TSVS</td><td>5,817</td><td>2</td><td>0</td><td>0</td><td>85</td><td>7,318</td><td>3</td><td>0</td><td>0</td><td>108</td><td>7,888</td><td>1</td><td>0</td><td>2</td><td>116</td> </tr> <tr> <td>TSW</td><td>5,847</td><td>3</td><td>0</td><td>1</td><td>86</td><td>7,355</td><td>3</td><td>0</td><td>2</td><td>108</td><td>7,928</td><td>3</td><td>0</td><td>2</td><td>117</td> </tr> <tr> <td>TFTM</td><td>5,576</td><td>1</td><td>0</td><td>2</td><td>82</td><td>7,015</td><td>1</td><td>0</td><td>2</td><td>103</td><td>7,561</td><td>2</td><td>0</td><td>2</td><td>111</td> </tr> <tr> <td rowspan="10">700 mA</td> <td rowspan="10">91W</td> <td>T1S</td><td>7,074</td><td>2</td><td>0</td><td>2</td><td>78</td><td>8,930</td><td>2</td><td>0</td><td>2</td><td>98</td><td>9,619</td><td>2</td><td>0</td><td>2</td><td>106</td> </tr> <tr> <td>T2M</td><td>7,068</td><td>2</td><td>0</td><td>2</td><td>78</td><td>8,922</td><td>2</td><td>0</td><td>2</td><td>98</td><td>9,610</td><td>2</td><td>0</td><td>2</td><td>106</td> </tr> <tr> <td>T2S</td><td>7,207</td><td>2</td><td>0</td><td>2</td><td>79</td><td>9,097</td><td>2</td><td>0</td><td>2</td><td>100</td><td>9,798</td><td>2</td><td>0</td><td>2</td><td>108</td> </tr> <tr> <td>T3M</td><td>7,190</td><td>2</td><td>0</td><td>2</td><td>79</td><td>9,076</td><td>2</td><td>0</td><td>2</td><td>100</td><td>9,776</td><td>2</td><td>0</td><td>2</td><td>107</td> </tr> <tr> <td>T3S</td><td>7,121</td><td>2</td><td>0</td><td>2</td><td>78</td><td>8,988</td><td>2</td><td>0</td><td>2</td><td>99</td><td>9,682</td><td>2</td><td>0</td><td>2</td><td>106</td> </tr> <tr> <td>T4M</td><td>7,153</td><td>2</td><td>0</td><td>2</td><td>79</td><td>9,029</td><td>2</td><td>0</td><td>2</td><td>99</td><td>9,726</td><td>2</td><td>0</td><td>2</td><td>107</td> </tr> <tr> <td>T5M</td><td>7,399</td><td>3</td><td>0</td><td>2</td><td>81</td><td>9,339</td><td>3</td><td>0</td><td>2</td><td>103</td><td>10,060</td><td>3</td><td>0</td><td>2</td><td>111</td> </tr> <tr> <td>T5S</td><td>7,488</td><td>3</td><td>0</td><td>0</td><td>82</td><td>9,452</td><td>3</td><td>0</td><td>1</td><td>104</td><td>10,181</td><td>3</td><td>0</td><td>1</td><td>112</td> </tr> <tr> <td>TSVS</td><td>7,377</td><td>3</td><td>0</td><td>0</td><td>81</td><td>9,311</td><td>3</td><td>0</td><td>1</td><td>102</td><td>10,030</td><td>3</td><td>0</td><td>1</td><td>110</td> </tr> <tr> <td>TSW</td><td>7,414</td><td>3</td><td>0</td><td>2</td><td>81</td><td>9,359</td><td>4</td><td>0</td><td>2</td><td>103</td><td>10,080</td><td>4</td><td>0</td><td>2</td><td>111</td> </tr> <tr> <td>TFTM</td><td>7,071</td><td>1</td><td>0</td><td>2</td><td>78</td><td>8,926</td><td>2</td><td>0</td><td>3</td><td>98</td><td>9,614</td><td>2</td><td>0</td><td>3</td><td>106</td> </tr> <tr> <td rowspan="10">1000 mA</td> <td rowspan="10">138W</td> <td>T1S</td><td>9,557</td><td>2</td><td>0</td><td>2</td><td>69</td><td>12,020</td><td>2</td><td>0</td><td>2</td><td>87</td><td>12,957</td><td>3</td><td>0</td><td>3</td><td>94</td> </tr> <tr> <td>T2M</td><td>9,548</td><td>2</td><td>0</td><td>2</td><td>69</td><td>12,009</td><td>3</td><td>0</td><td>3</td><td>87</td><td>12,946</td><td>3</td><td>0</td><td>3</td><td>94</td> </tr> <tr> <td>T2S</td><td>9,735</td><td>2</td><td>0</td><td>2</td><td>71</td><td>12,245</td><td>3</td><td>0</td><td>3</td><td>89</td><td>13,199</td><td>3</td><td>0</td><td>3</td><td>96</td> </tr> <tr> <td>T3M</td><td>9,713</td><td>2</td><td>0</td><td>2</td><td>70</td><td>12,217</td><td>2</td><td>0</td><td>3</td><td>89</td><td>13,169</td><td>3</td><td>0</td><td>3</td><td>95</td> </tr> <tr> <td>T3S</td><td>9,619</td><td>2</td><td>0</td><td>2</td><td>70</td><td>12,099</td><td>2</td><td>0</td><td>2</td><td>88</td><td>13,042</td><td>2</td><td>0</td><td>2</td><td>95</td> </tr> <tr> <td>T4M</td><td>9,663</td><td>2</td><td>0</td><td>2</td><td>70</td><td>12,154</td><td>2</td><td>0</td><td>3</td><td>88</td><td>13,102</td><td>2</td><td>0</td><td>3</td><td>95</td> </tr> <tr> <td>T5M</td><td>9,995</td><td>3</td><td>0</td><td>2</td><td>72</td><td>12,571</td><td>4</td><td>0</td><td>2</td><td>91</td><td>13,552</td><td>4</td><td>0</td><td>2</td><td>98</td> </tr> <tr> <td>T5S</td><td>10,115</td><td>3</td><td>0</td><td>1</td><td>73</td><td>12,723</td><td>3</td><td>0</td><td>1</td><td>92</td><td>13,715</td><td>3</td><td>0</td><td>1</td><td>99</td> </tr> <tr> <td>TSVS</td><td>9,965</td><td>3</td><td>0</td><td>1</td><td>72</td><td>12,534</td><td>3</td><td>0</td><td>1</td><td>91</td><td>13,511</td><td>3</td><td>0</td><td>1</td><td>98</td> </tr> <tr> <td>TSW</td><td>10,015</td><td>4</td><td>0</td><td>2</td><td>73</td><td>12,597</td><td>4</td><td>0</td><td>2</td><td>91</td><td>13,579</td><td>4</td><td>0</td><td>2</td><td>98</td> </tr> <tr> <td>TFTM</td><td>9,552</td><td>2</td><td>0</td><td>3</td><td>69</td><td>12,015</td><td>2</td><td>0</td><td>3</td><td>87</td><td>12,951</td><td>1</td><td>0</td><td>2</td><td>94</td> </tr>																20C (20 LEDs)	530 mA	35W	T1S	2,904	1	0	1	83	3,655	1	0	1	104	3,941	1	0	1	113	T2M	2,902	1	0	1	83	3,652	1	0	1	104	3,937	1	0	1	112	T2S	2,959	1	0	1	85	3,723	1	0	1	106	4,014	1	0	1	115	T3M	2,952	1	0	1	84	3,715	1	0	1	106	4,005	1	0	1	114	T3S	2,923	1	0	1	84	3,679	1	0	1	105	3,966	1	0	1	113	T4M	2,937	1	0	1	84	3,696	1	0	1	106	3,984	1	0	1	114	T5M	3,037	2	0	1	87	3,823	2	0	1	109	4,121	3	0	1	118	T5S	3,074	2	0	0	88	3,869	2	0	0	111	4,171	2	0	0	119	TSVS	3,028	2	0	0	87	3,811	2	0	0	109	4,109	2	0	0	117	T5W	3,044	2	0	1	87	3,831	3	0	1	109	4,130	3	0	1	118	TFTM	2,903	1	0	1	83	3,653	1	0	1	104	3,939	1	0	2	113	700 mA	45W	T1S	3,599	1	0	1	80	4,524	1	0	1	101	4,902	1	0	1	109	T2M	3,596	1	0	1	80	4,520	1	0	1	100	4,898	1	0	1	109	T2S	3,667	1	0	1	81	4,608	1	0	1	102	4,994	1	0	1	111	T3M	3,658	1	0	1	81	4,598	1	0	1	102	4,983	1	0	2	111	T3S	3,623	1	0	1	81	4,554	1	0	1	101	4,935	1	0	1	110	T4M	3,639	1	0	1	81	4,574	1	0	2	102	4,957	1	0	2	110	T5M	3,764	2	0	1	84	4,731	3	0	1	105	5,127	3	0	1	114	T5S	3,810	2	0	0	85	4,788	2	0	0	106	5,189	2	0	0	115	TSVS	3,753	2	0	0	83	4,717	2	0	0	105	5,112	2	0	0	114	TSW	3,772	3	0	1	84	4,741	3	0	1	105	5,138	3	0	1	114	TFTM	3,598	1	0	1	80	4,522	1	0	2	100	4,900	1	0	2	109	1000 mA	72W	T1S	4,654	1	0	1	65	6,206	2	0	2	86	6,640	2	0	2	92	T2M	4,650	1	0	1	65	6,200	2	0	2	86	6,634	2	0	2	92	T2S	4,741	1	0	1	66	6,322	2	0	2	88	6,764	2	0	2	94	T3M	4,730	1	0	2	66	6,307	2	0	2	88	6,749	2	0	2	94	T3S	4,685	1	0	1	65	6,246	1	0	2	87	6,684	2	0	2	93	T4M	4,706	1	0	2	65	6,275	1	0	2	87	6,714	2	0	2	93	T5M	4,868	3	0	1	68	6,490	3	0	1	90	6,945	3	0	1	96	T5S	4,926	2	0	0	68	6,568	2	0	0	91	7,028	2	0	0	98	TSVS	4,853	2	0	0	67	6,471	2	0	0	90	6,924	3	0	0	96	TSW	4,878	3	0	1	68	6,504	3	0	2	90	6,959	3	0	2	97	TFTM	4,652	1	0	2	65	6,203	1	0	2	86	6,637	1	0	2	92	40C (40 LEDs)	530 mA	68W	T1S	5,579	1	0	1	82	7,019	2	0	2	103	7,565	2	0	2	111	T2M	5,574	2	0	2	82	7,012	2	0	2	103	7,558	2	0	2	111	T2S	5,683	1	0	1	84	7,150	2	0	2	105	7,706	2	0	2	113	T3M	5,670	1	0	2	83	7,133	2	0	2	105	7,688	2	0	2	113	T3S	5,615	1	0	2	83	7,065	2	0	2	104	7,614	2	0	2	112	T4M	5,641	1	0	2	83	7,097	2	0	2	104	7,649	2	0	2	112	T5M	5,835	3	0	1	86	7,340	3	0	1	108	7,912	3	0	2	116	T5S	5,905	2	0	0	87	7,429	3	0	0	109	8,007	3	0	1	118	TSVS	5,817	2	0	0	85	7,318	3	0	0	108	7,888	1	0	2	116	TSW	5,847	3	0	1	86	7,355	3	0	2	108	7,928	3	0	2	117	TFTM	5,576	1	0	2	82	7,015	1	0	2	103	7,561	2	0	2	111	700 mA	91W	T1S	7,074	2	0	2	78	8,930	2	0	2	98	9,619	2	0	2	106	T2M	7,068	2	0	2	78	8,922	2	0	2	98	9,610	2	0	2	106	T2S	7,207	2	0	2	79	9,097	2	0	2	100	9,798	2	0	2	108	T3M	7,190	2	0	2	79	9,076	2	0	2	100	9,776	2	0	2	107	T3S	7,121	2	0	2	78	8,988	2	0	2	99	9,682	2	0	2	106	T4M	7,153	2	0	2	79	9,029	2	0	2	99	9,726	2	0	2	107	T5M	7,399	3	0	2	81	9,339	3	0	2	103	10,060	3	0	2	111	T5S	7,488	3	0	0	82	9,452	3	0	1	104	10,181	3	0	1	112	TSVS	7,377	3	0	0	81	9,311	3	0	1	102	10,030	3	0	1	110	TSW	7,414	3	0	2	81	9,359	4	0	2	103	10,080	4	0	2	111	TFTM	7,071	1	0	2	78	8,926	2	0	3	98	9,614	2	0	3	106	1000 mA	138W	T1S	9,557	2	0	2	69	12,020	2	0	2	87	12,957	3	0	3	94	T2M	9,548	2	0	2	69	12,009	3	0	3	87	12,946	3	0	3	94	T2S	9,735	2	0	2	71	12,245	3	0	3	89	13,199	3	0	3	96	T3M	9,713	2	0	2	70	12,217	2	0	3	89	13,169	3	0	3	95	T3S	9,619	2	0	2	70	12,099	2	0	2	88	13,042	2	0	2	95	T4M	9,663	2	0	2	70	12,154	2	0	3	88	13,102	2	0	3	95	T5M	9,995	3	0	2	72	12,571	4	0	2	91	13,552	4	0	2	98	T5S	10,115	3	0	1	73	12,723	3	0	1	92	13,715	3	0	1	99	TSVS	9,965	3	0	1	72	12,534	3	0	1	91	13,511	3	0	1	98	TSW	10,015	4	0	2	73	12,597	4	0	2	91	13,579	4	0	2	98	TFTM	9,552	2	0	3	69	12,015	2	0	3	87	12,951
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40C (40 LEDs)	530 mA	68W	T1S	5,579	1	0	1	82	7,019	2	0	2	103	7,565	2	0	2	111																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T2M	5,574	2	0	2	82	7,012	2	0	2	103	7,558	2	0	2	111																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T2S	5,683	1	0	1	84	7,150	2	0	2	105	7,706	2	0	2	113																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T3M	5,670	1	0	2	83	7,133	2	0	2	105	7,688	2	0	2	113																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T3S	5,615	1	0	2	83	7,065	2	0	2	104	7,614	2	0	2	112																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T4M	5,641	1	0	2	83	7,097	2	0	2	104	7,649	2	0	2	112																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T5M	5,835	3	0	1	86	7,340	3	0	1	108	7,912	3	0	2	116																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T5S	5,905	2	0	0	87	7,429	3	0	0	109	8,007	3	0	1	118																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			TSVS	5,817	2	0	0	85	7,318	3	0	0	108	7,888	1	0	2	116																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			TSW	5,847	3	0	1	86	7,355	3	0	2	108	7,928	3	0	2	117																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
	TFTM	5,576	1	0	2	82	7,015	1	0	2	103	7,561	2	0	2	111																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	700 mA	91W	T1S	7,074	2	0	2	78	8,930	2	0	2	98	9,619	2	0	2	106																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T2M	7,068	2	0	2	78	8,922	2	0	2	98	9,610	2	0	2	106																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T2S	7,207	2	0	2	79	9,097	2	0	2	100	9,798	2	0	2	108																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T3M	7,190	2	0	2	79	9,076	2	0	2	100	9,776	2	0	2	107																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T3S	7,121	2	0	2	78	8,988	2	0	2	99	9,682	2	0	2	106																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T4M	7,153	2	0	2	79	9,029	2	0	2	99	9,726	2	0	2	107																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T5M	7,399	3	0	2	81	9,339	3	0	2	103	10,060	3	0	2	111																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T5S	7,488	3	0	0	82	9,452	3	0	1	104	10,181	3	0	1	112																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			TSVS	7,377	3	0	0	81	9,311	3	0	1	102	10,030	3	0	1	110																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			TSW	7,414	3	0	2	81	9,359	4	0	2	103	10,080	4	0	2	111																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
	TFTM	7,071	1	0	2	78	8,926	2	0	3	98	9,614	2	0	3	106																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	1000 mA	138W	T1S	9,557	2	0	2	69	12,020	2	0	2	87	12,957	3	0	3	94																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T2M	9,548	2	0	2	69	12,009	3	0	3	87	12,946	3	0	3	94																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T2S	9,735	2	0	2	71	12,245	3	0	3	89	13,199	3	0	3	96																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T3M	9,713	2	0	2	70	12,217	2	0	3	89	13,169	3	0	3	95																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T3S	9,619	2	0	2	70	12,099	2	0	2	88	13,042	2	0	2	95																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T4M	9,663	2	0	2	70	12,154	2	0	3	88	13,102	2	0	3	95																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T5M	9,995	3	0	2	72	12,571	4	0	2	91	13,552	4	0	2	98																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
			T5S	10,115	3	0	1	73	12,723	3	0	1	92	13,715	3	0	1	99																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
TSVS			9,965	3	0	1	72	12,534	3	0	1	91	13,511	3	0	1	98																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
TSW			10,015	4	0	2	73	12,597	4	0	2	91	13,579	4	0	2	98																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
TFTM	9,552	2	0	3	69	12,015	2	0	3	87	12,951	1	0	2	94																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.



## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	1.00
40°C	104°F	0.99

### Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.35	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

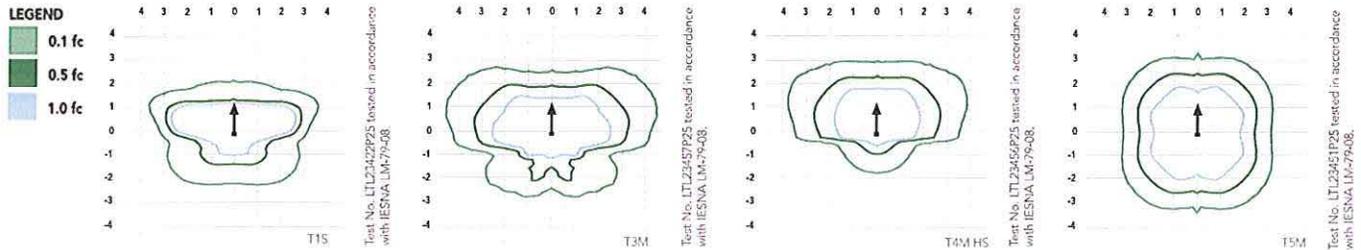
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX0 LED 20C 1000			
	1	0.97	0.94	0.90
	DSX0 LED 40C 1000			
	1	0.94	0.90	0.84
DSX0 LED 40C 700				
1	0.99	0.98	0.96	

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area homepage](#).

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



## FEATURES & SPECIFICATIONS

### INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft<sup>2</sup>) for optimized pole wind loading.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five-year limited warranty. Full warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

Note: Specifications subject to change without notice.



Catalog Number
Notes
Type 'B' & 'BE'

## FEATURES & SPECIFICATIONS

**INTENDED USE** — Recessed downlight that provides volumetric lighting by filling the entire volume of space with light, delivering the ideal amount of light to walls, cubicles, work surfaces and people. Typical applications include corridors, lobbies, conference rooms and private offices. The system maintains 70% lumen output at more than 50,000 hours.

**CONSTRUCTION** — Rugged, galvanized steel frame with four (4) remodel ARC clips.

Galvanized steel junction box with four (4) romex knock outs, two (2) 3/4" and four (4) 1/2" nominal conduit knock outs with pryout slots. Removable door for easy access.

Rated for 90°C supply wire.

Ground wire provided.

**ELECTRICAL** — Utilizes high-brightness LEDs mounted to a metal core circuit board, ensuring cool-running operation, 3500K, CRI > 80.

Thermal control ensures cool running LEDs.

Thermal protection provided against improper insulation use.

High-efficiency, electronic LED driver mounted in the junction box.

Luminaire should be installed in applications where ambient temperatures do not exceed 50°C. Ambient temperatures that exceed 50°C will result in reduced lamp life and will void warranty.

Input wattage for 600L is 15.6W. Input wattage for 900L is 25.0W.

The DOM6R LED with DIM option operates with all 0-10V dimming switches. The following dimming switches have been confirmed to dim to 10% output:

Synergy® model number: [ISD BC 120/277](#)

Leviton® model number: IP710-DLX

Lutron® model number: NTFTV-WH

**LISTINGS** — CSA Certified to US and Canadian safety standards. Damp location listed.

**WARRANTY** — Five-year limited warranty. Complete warranty terms located at:

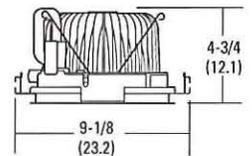
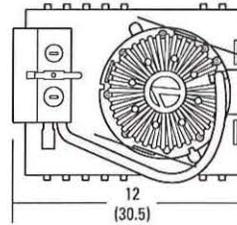
[www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

Note: Specifications subject to change without notice.

# DOM DOM6R LED



REMODEL  
6" OPEN  
LED



### Specifications

Aperture: 6-3/4 (17.1)

Ceiling opening: 7 (17.8)

Overlap trim: 7-1/2 (19.0)

Height: 4-3/4 (12.1)

Length: 12 (30.5)

Standard width: 9-1/8 (23.2)

All dimensions are inches (centimeters) unless otherwise specified.

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your local sales representative.

**Example:** DOM6R LED 900L 35K 120 D06

DOM6R LED	Lumen output <sup>1</sup>	Color temperature	Voltage	Reflector	Options
DOM6R LED	600L 900L	35K 3500K 40K 4000K	120 277 347 <sup>2</sup>	D06 White open <sup>3</sup> D06A Clear diffuse open D06AZ Semi-specular open D06MW Matte white <sup>3</sup>	TRW White flange with anodized reflectors TRBL Black flange with anodized reflectors DIM 0-10V dimming driver, 10% minimum light output ELRB722 Bodine® emergency battery pack with remote test switch provides 86% light output or roughly 770 lumens, for up to 90 minutes (900L only) <sup>4</sup> NSD Sensor Switch® nLight® one 5A relay with one 0-10 VDC dimming output; requires bus power, such as nPP16 power pack. Refer to <a href="#">nSP5-D</a> . Not for use with emergency options. <sup>5</sup>

**Accessories:** Order as separate catalog number.

IDS BC 120/277 WH	Synergy white switch
IDS BC 120/277 IV	Synergy ivory switch
NSPS D ER KIT	Sensor Switch nLight secondary relay and dimming pack device used to switch and dim luminaires powered via an emergency circuit. Refer to <a href="#">NSPS D ER KIT</a> .

### Notes

1 Total system delivered lumens; power factor > 0.90.

2 Not available with ELRB722.

3 White integral flange standard.

4 ELRB722 available with 900L only.

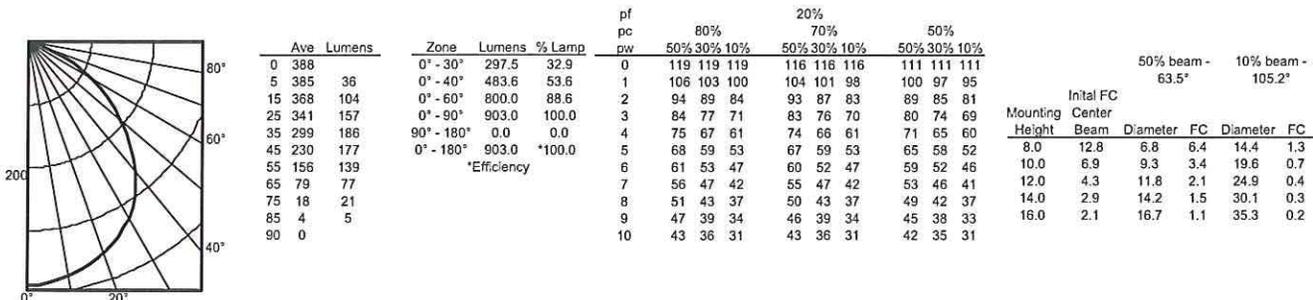
5 For Emergency applications order non-nLight enabled fixture and NSPS D ER KIT as an accessory. Refer to [NSPS D ER KIT](#).

# DOM6R LED 6" OPEN LED

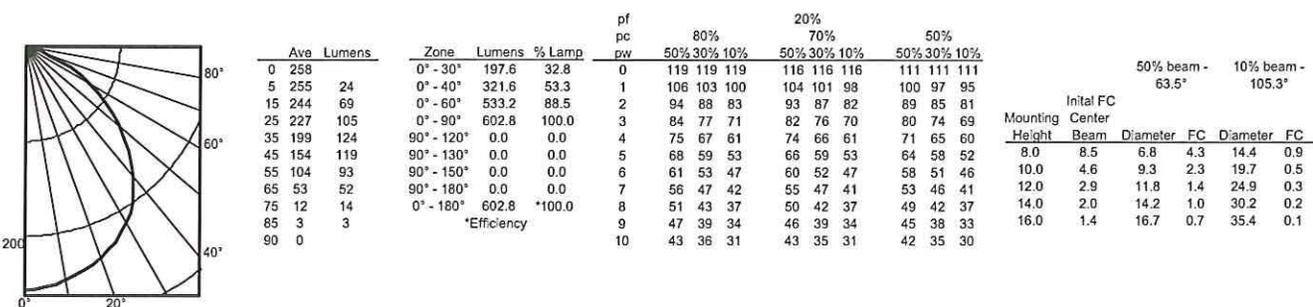
## PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
--------------------	-------------------	-------------	----------------------------	--

DOM6R 900L D06; 903 delivered lumens, input watts: 25.0, Test No. LTL 17007, tested in accordance with IESNA LM-79-2008



DOM6R 600L D06; 603 delivered lumens, input watts: 15.6, Test No. LTL 17014, tested in accordance with IESNA LM-79-2008



### Notes

- Actual performance may differ as a result of end-user environment and application.
- Actual wattage may differ by +/-5% when operating between 120-347V +/-10%.



DOM6R\_LED\_OPEN



# WSR LED

## Architectural Wall Sconce



Inverted available with WLU option only.

Catalog Number

Notes

Type

CE

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

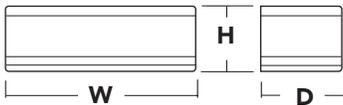
#### Luminaire

**Height:** 7-1/4"  
(18.4 cm)

**Width:** 18"  
(45.7 cm)

**Depth:** 9"  
(22.8 cm)

**Weight:** 17 lbs  
(7.7 kg)

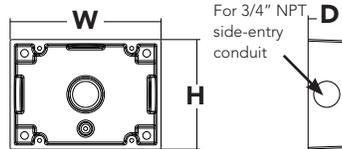


### Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)



### Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSR LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

### Ordering Information

**EXAMPLE:** WSR LED 2 10A700/40K SR3 MVOLT DBBTD

WSR LED							
Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options <sup>3</sup>	Finish (required)
WSR LED	1 One engine (10 LEDs)	<b>700 mA options:</b> 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II	MVOLT <sup>1</sup>	<b>Shipped included</b> (blank) Surface mount	<b>Shipped installed</b> PE Photoelectric cell, button type <sup>4,5</sup> SF Single fuse (120, 277, 347V) <sup>4</sup> DF Double fuse (208, 240, 480V) <sup>4</sup> DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup <sup>6</sup> WLU Wet location door for up orientation <sup>7</sup> PIR Motion/ambient light sensor <sup>8</sup>	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTDXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum
	2 Two engines (20 LEDs)		SR3 Type III	120 <sup>1</sup> 208 <sup>1</sup> 240 <sup>1</sup> 277 <sup>1</sup> 347 480			

### Emergency Battery Operation

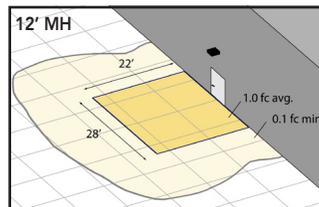
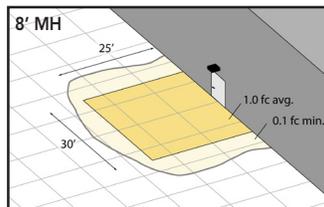
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples at right show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4 MVOLT ELCW  
10' x 10' Gridlines  
8' and 12' Mounting Height



### NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE option) or fusing (SF, DF options).
- May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the SensorSwitch SFOD-7-ODD control (photocell included); see Motion Sensor Guide for details. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Actual performance may differ as a result of end-user environment and application.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT <sup>1</sup> )	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.10
10°C	1.06
20°C	1.02
25°C	1.00
30°C	0.98
40°C	0.92

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WSR LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

### Electrical Load

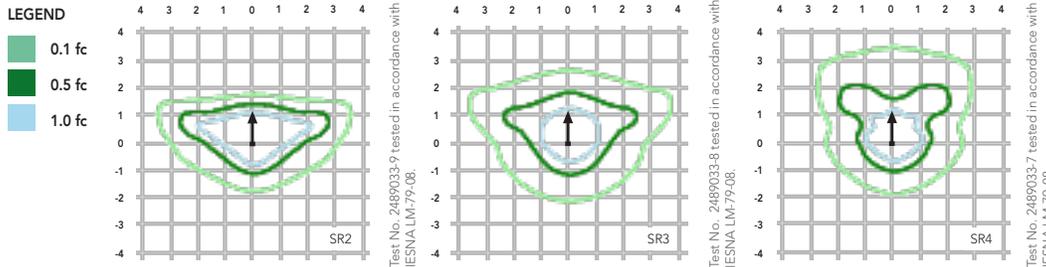
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W <sup>1</sup>	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W <sup>1</sup>	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

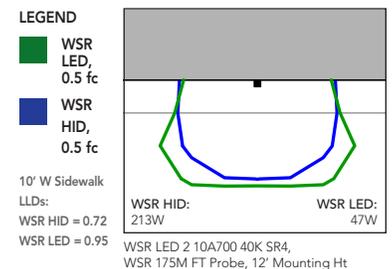
## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WSR LED homepage](#).

Isfootcandle plots for the WSR LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



## FEATURES & SPECIFICATIONS

### INTENDED USE

The classic architectural shape of the WSR LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

### CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

### OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSR LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

### INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The integral bubble level on the mounting plate provides assistance for level placement on every installation.

### LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five year limited warranty. Full warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Specifications subject to change without notice.





**TM RIPPEY**  
CONSULTING ENGINEERS

7650 SW Beveland Street, Suite 100  
Tigard, Oregon 97223

Phone: 503 443 3900  
Fax: 503 443 3700

September 26, 2012

**NEIGHBORHOOD MEETING NOTICE**

RE: Tualatin Business Park  
19877 SW 112<sup>th</sup> Ave.  
Tualatin, OR 97062

Dear Property Owner:

You are cordially invited to attend a meeting on October 14, 2014 at 6:00 pm at the Juanita Pohl Center, located at 8513 SW Tualatin Road. This meeting shall be held to discuss a proposed project located at the intersection of SW Myslony Street and SW 112<sup>th</sup> Avenue. The proposal is to submit for Architectural Review of a single light industrial building on tax lot 200 and two light industrial buildings on tax lot 300. The subject parcels are currently vacant and are part of a preceding development completed in 2010.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Sincerely,

Alex Stout  
TM Rippey Consulting Engineers  
503 443 3900  
astout@tmrippey.com

Letterhead (if available)

(Date)

(Name)

(Address)

(City, State Zip)

RE: (Project name, description, location)

Dear Property Owner:

You are cordially invited to attend a meeting on (this date) at (this time) and at (this location). This meeting shall be held to discuss a proposed project located at (address of property, cross streets). The proposal is to (describe proposal here).

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Regards,

(Your name)

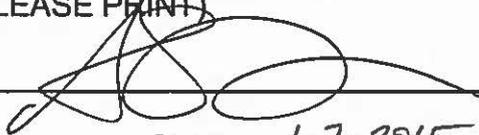
(Company name)

(Contact phone number and email)

---

As the applicant for the TUALATIN BUSINESS PARK  
project, I hereby certify that on this day, SEPT. 30, 2014 notice of the  
Neighborhood / Developer meeting was mailed in accordance with the requirements of the  
Tualatin Development Code and the Community Development Department - Planning  
Division.

Applicant's Name: Alexander Stout  
(PLEASE PRINT)

Applicant's Signature: 

Date: 1-7-2015

**NEIGHBORHOOD/DEVELOPER MEETING  
AFFIDAVIT OF MAILING**

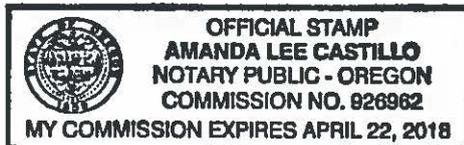
STATE OF OREGON )  
                  CLACKAMAS ) SS  
COUNTY OF WASHINGTON )

I, ALEXANDER STOUT, being first duly sworn, depose and say:

That on the 30<sup>th</sup> day of SEPTEMBER, 2014, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

  
\_\_\_\_\_  
Signature

SUBSCRIBED AND SWORN to before me this 07 day of JANUARY,  
2015.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 04/22/2018

RE: \_\_\_\_\_

## NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

<p style="text-align: center;"><b>NOTICE</b></p> <p style="text-align: center;"><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p style="text-align: center;">__/__/2010 __:__.m.</p> <p style="text-align: center;">SW _____</p> <p style="text-align: center;">503-____-____</p>	18"
24"	

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < [www.tualatinoregon.gov/planning/land-use-application-sign-templates](http://www.tualatinoregon.gov/planning/land-use-application-sign-templates) >.

As the applicant for the

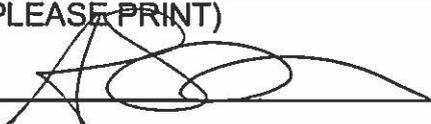
TUALATIN BUSINESS PARK project, I

hereby certify that on this day, FOUR sign(s) was/were posted on the

subject property in accordance with the requirements of the Tualatin Development Code

and the Community Development Department - Planning Division.

Applicant's Name: Alexander Stoot  
(PLEASE PRINT)

Applicant's Signature: 

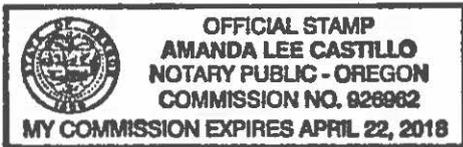
Date: 1-7-2015

**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of OREGON } ss.  
County of CLATSOP }

On this the 07 day of JANUARY, 2015, before me,  
AMANDA LEE CASTILLO, the undersigned Notary Public,  
Name of Notary Public  
personally appeared ALEXANDER STOUT  
Name(s) of Signer(s)

- personally known to me - OR -
- proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Amanda Lee Castillo  
Signature of Notary Public

EXP: 04-22-2018

Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

**OPTIONAL**

Not required by law, this information can be useful to those relying on the document and prevent fraud.

**Description of Any Attached Document**

Title or Type of Document: NEIGHBORHOOD DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

Document Date: 01-07-2015 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

# TUALATIN BUSINESS PARK

NEIGHBOR / DEVELOPER MEETING

## PLEASE SIGN IN

NAME	ADDRESS
Paul Zimmerman	
Colin Cortes	
Joe Bonica	
Ron Moholt	





**TM RIPPEY**  
CONSULTING ENGINEERS

7650 SW Beveland Street, Suite 100  
Tigard, Oregon 97223

Phone: 503 443 3900  
Fax: 503 443 3700

October 14, 2014

### **NEIGHBORHOOD MEETING MINUTES**

The meeting was started promptly at 6:00pm. The three owners of an adjacent site were at the meeting at 6:00pm and Colin Cortes of the City of Tualatin showed up at approximately 6:15pm.

Mr. Cortes was there to answer any questions that might be directed towards the City. None were asked.

The business partners had a few simple questions about who the tenants were, when it was going to be constructed and if the developers would be interested in purchasing their adjacent parcel. Mr. Stout responded that he did not know the tenants at that time; construction was projected to begin in the spring/summer of 2015; and referred the partners to Gene Mildren of Mildren Design Group (project architect) for pursuing the sale of their parcel.

The meeting adjourned at approximately 6:30pm.

AR-15-01

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.



10295 SW Ridder Road, Wilsonville, OR 97070  
O: 503.570.0626 F: 503.982.9307 republicservices.com

Curt Trolan  
Mildren Design Group P.C.  
7650 SW Beveland St.  
Suite 120  
Tigard, OR 97223

Re: Tualatin Business Park

Dear Curt;

Thank you, for sending us the final site plans for this development in Tualatin.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

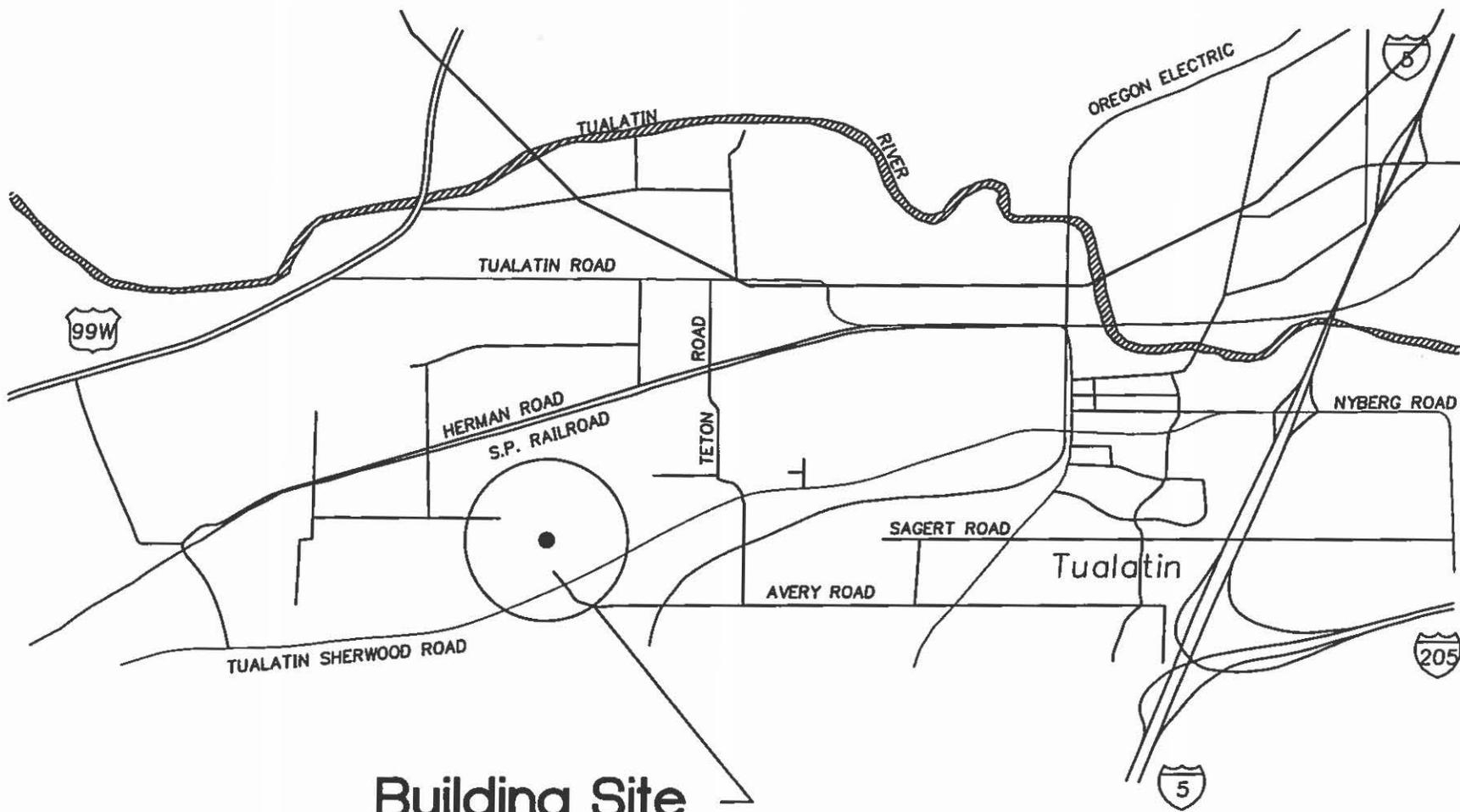
The location of both enclosures looks very accessible for my trucks. Thank you for increasing the front gate openings, and the size of the enclosures. My containers will fit fine within. While not needed for my services; a permanent side opening for the tenants to bring material in for disposal is preferred, instead of them going through the front gates.

Thanks Curt for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in black ink that reads "Frank J. Lonergan".

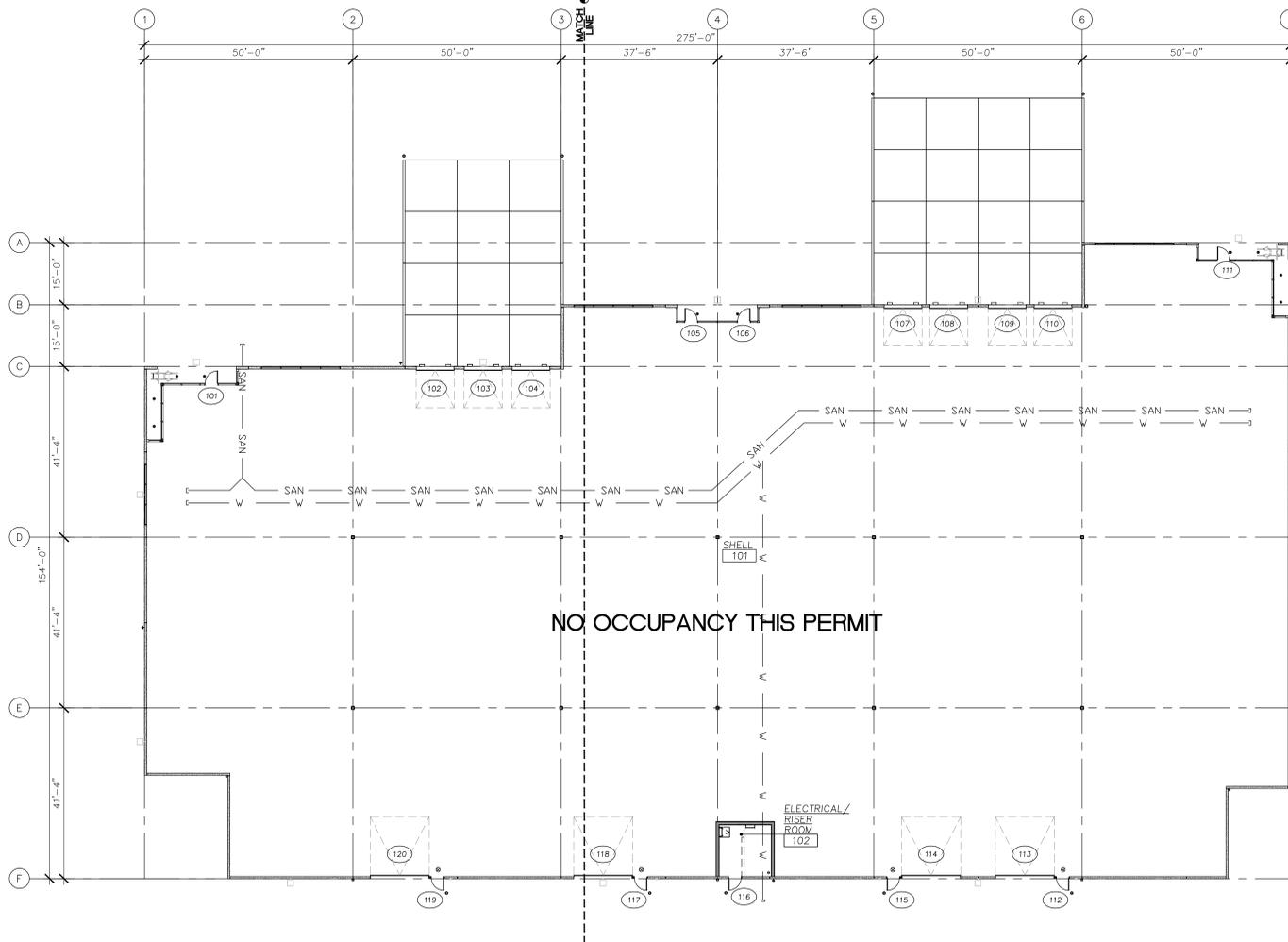
Frank J. Lonergan  
Operations Manager  
Republic Services Inc.



Building Site



Vicinity Map

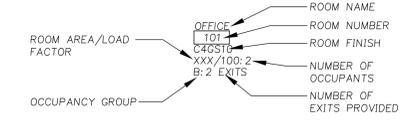


**Overall Floor Plan**

**Symbol Legend**

⊗ LIGHTED EXIT SIGN ON EMERGENCY BACKUP

**Room Symbol Legend**



**General Notes**

- A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK.
- B. ALL HARDWARE IN ACCORDANCE WITH ANSI 117.1
- C. PROVIDE (1) APPROVED FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A:10B FOR EACH 3,000 SQ.FT. OF FLOOR AREA TRAVEL FROM ANY PORTION OF BUILDING NOT TO EXCEED 75'.

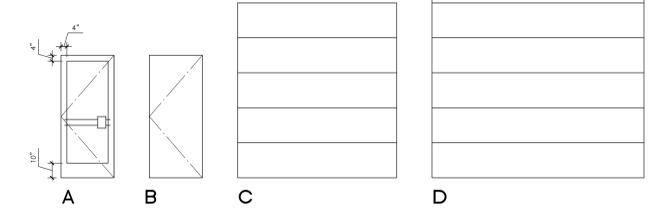
**Door Schedule**

MARK	NOMINAL SIZE WIDTH	HEIGHT	THICK	FRAME MAT'L	FINISH	DOOR MAT'L	FINISH	TYPE	HARDWARE GROUP	REMARKS
101	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1	
102	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
103	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
104	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
105	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1	
106	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1	
107	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
108	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
109	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
110	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
111	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1	
112	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2	
113	14'-0"	14'-0"	-	STL	PT	STL	PT	D	-	
114	14'-0"	14'-0"	-	STL	PT	STL	PT	D	-	
115	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2	
116	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	3	
117	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2	
118	14'-0"	14'-0"	-	STL	PT	STL	PT	D	-	
119	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2	
120	14'-0"	14'-0"	-	STL	PT	STL	PT	D	-	

**LEGEND**

AL ALUMINUM  
STL STEEL  
HM HOLLOW METAL  
FF FACTORY FINISH  
PT PAINT

**Door Types**



Owner:  
**Pacific NW Properties**

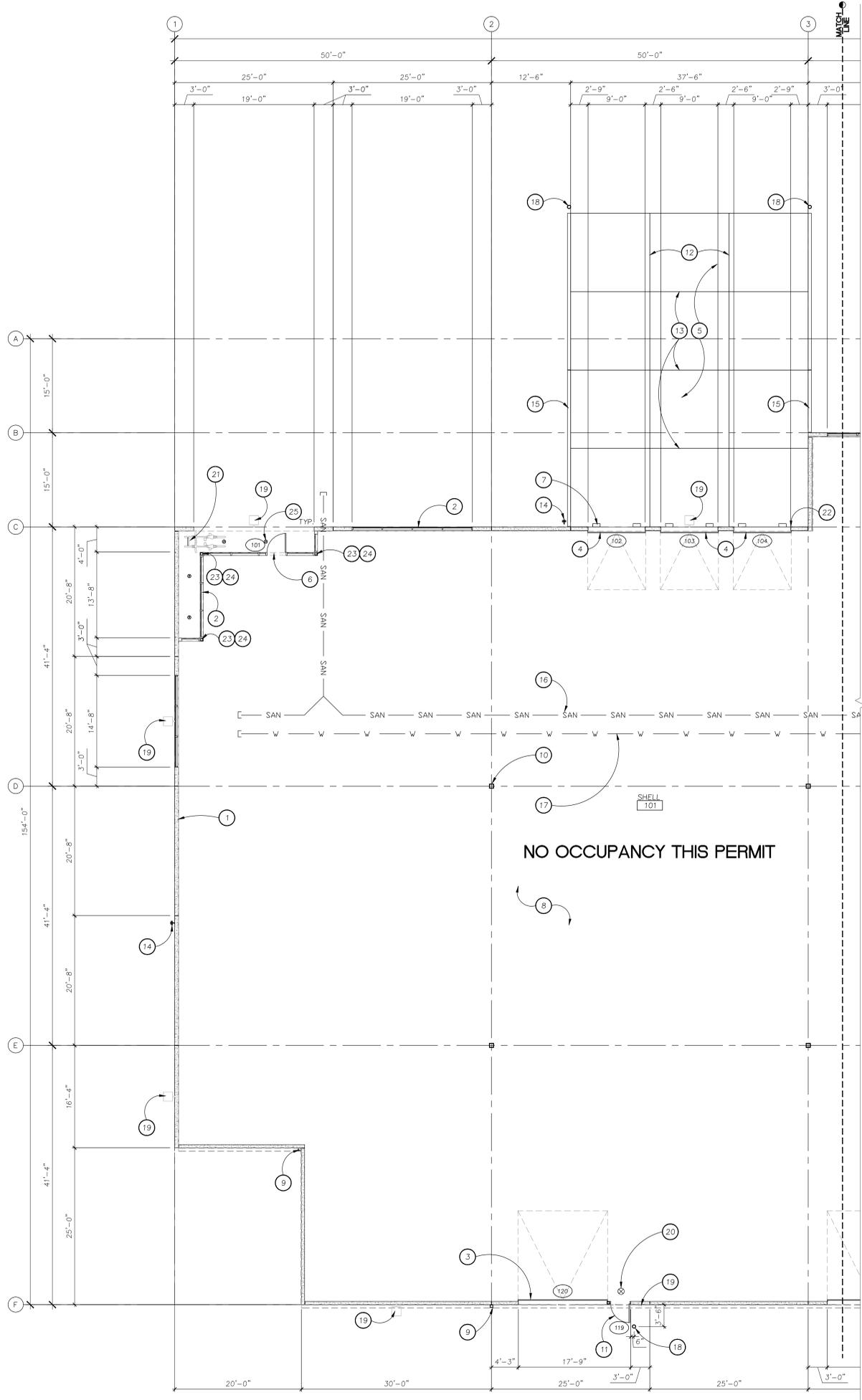
6600 SW 105th, Ste 175  
Beaverton, OR 97005

Project:  
**Tualatin Business Park Building 1**  
19871-19929 SW 112th Ave.  
Tualatin, OR

Sheet Title:  
**Overall Floor Plan**

Revisions:

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Date: 7 January 2015  
Drawn by: CLT/MRW Checked by: WEM  
Job Number: 105196  
Sheet



**Keynotes**

1. CONCRETE TILT-UP WALL
2. THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1" INSULATED GLAZING UNITS
3. DRIVE-IN OVERHEAD DOOR
4. DOCK-HIGH OVERHEAD DOOR
5. CONCRETE TRUCK APRON
6. PROVIDE SIGNAGE AT THIS DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
7. DOCK BUMPERS, TYPICAL AT ALL DOCK DOORS
8. SLAB ON GRADE
9. 5"x 5" DOWNSPOUT
10. TS COLUMN
11. HOLLOW METAL DOOR AND FRAME WITH TRANSOM ABOVE
12. CONSTRUCTION JOINT
13. SAW CUT CONTROL JOINT
14. FROST FREE HOSE BIBB
15. CONCRETE RETAINING WALL WITH 3'-6" CONCRETE GUARD
16. 4"Ø SANITARY SEWER; SLOPE AT 2%. PROVIDE CLEANOUTS AS REQUIRED BY SECTION 707 OF THE 2014 OREGON PLUMBING SPECIALTY CODE. LOCATE CLEANOUTS AT A MINIMUM OF 12" FROM A GRID LINES TO AVOID FUTURE DEMISING WALLS.
17. 1 1/2"Ø OVERHEAD INSULATED WATER LINE
18. CONCRETE-FILLED PIPE BOLLARD
19. WALL MOUNTED LIGHT - SEE ELEVATIONS
20. LIGHTED EXIT SIGN
21. BIKE RACK
22. DOOR ARMOR, TYPICAL AT ALL OVERHEAD DOORS
23. TS SUPPORT AT CORNER STOREFRONT SYSTEM
24. PROVIDE BREAK METAL CLOSURE AT TS SUPPORT TO MATCH STOREFRONT FINISH
25. RECESSED CAN LIGHTS TO MEET EGRESS LIGHTING REQUIREMENTS PER OSSC 1006



Owner:  
Pacific  
NW Properties

6600 SW 105th, Ste 175  
Beaverton, OR 97005

Project:  
Tualatin  
Business  
Park  
Building 1  
19871-19929 SW 112th Ave.  
Tualatin, OR

Sheet Title:  
Floor Plan  
North

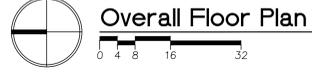
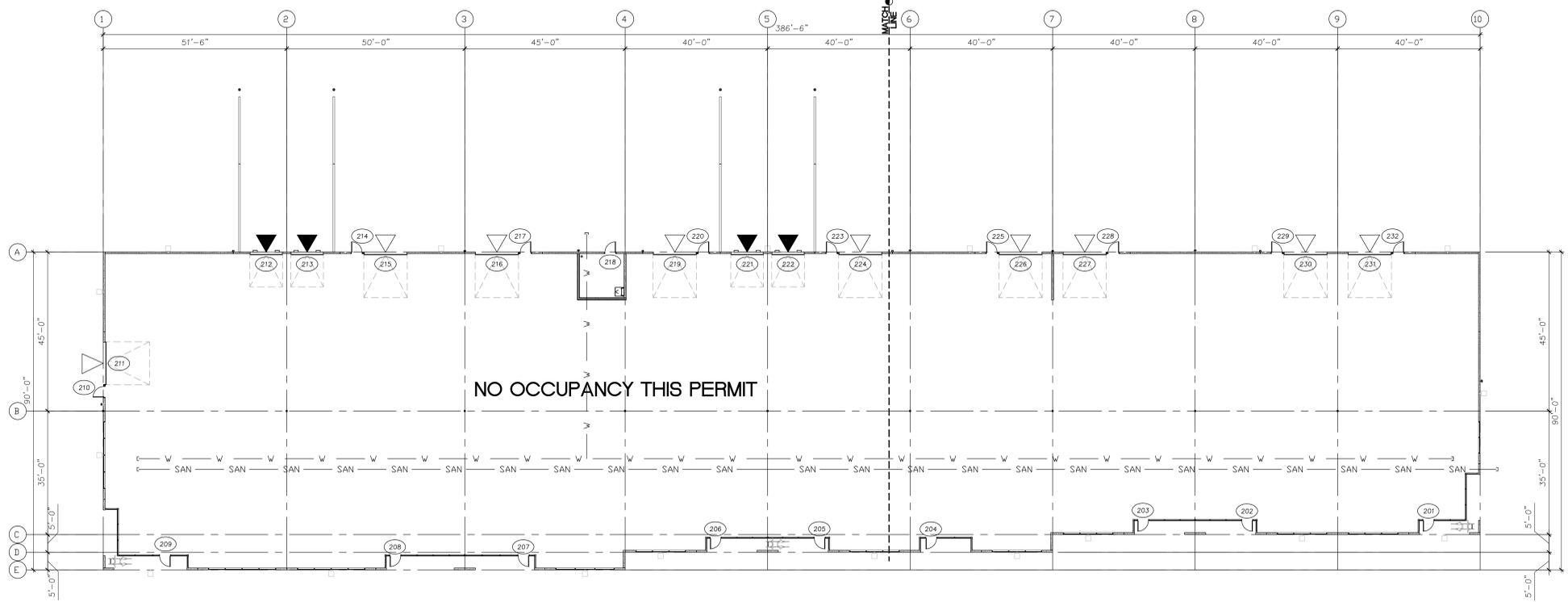
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Date: 7 January 2015  
Drawn by: CLT/MRW Checked by: WEM  
Job Number: 105196  
Sheet





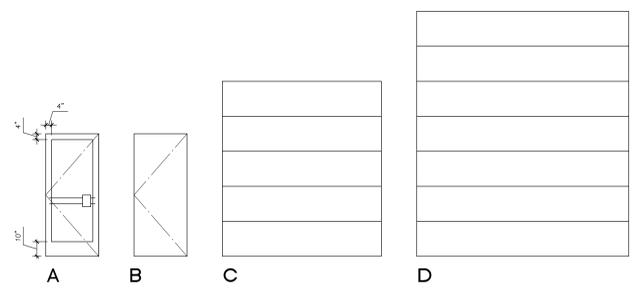




Door Schedule									
MARK	NOMINAL SIZE		FRAME		DOOR		HARDWARE		REMARKS
	WIDTH	HEIGHT	THICK	MAT'L	FINISH	MAT'L	FINISH	GROUP	
201	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
202	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
203	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
204	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
205	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
206	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
207	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
208	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
209	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
210	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2
211	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-
212	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-
213	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-
214	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2
215	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-
216	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-
217	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2
218	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	3
219	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-
220	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2
221	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-
222	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-
223	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2
224	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-
225	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2
226	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-
227	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-
228	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2
229	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2
230	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-
231	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-
232	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2

LEGEND  
 AL ALUMINUM FF FACTORY FINISH  
 STL STEEL PT PAINT  
 HM HOLLOW METAL

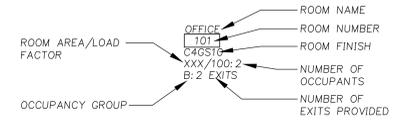
### Door Types



### General Notes

- A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK.
- B. ALL HARDWARE IN ACCORDANCE WITH ANSI 117.1
- C. PROVIDE (1) APPROVED FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A:10B FOR EACH 3,000 SQ.FT. OF FLOOR AREA TRAVEL FROM ANY PORTION OF BUILDING NOT TO EXCEED 75'.

### Room Symbol Legend



### Symbol Legend

- ⊗ LIGHTED EXIT SIGN ON EMERGENCY BACKUP

**MILDREN DESIGN GROUP, P.C.**  
 ARCHITECTURE • SPACE PLANNING  
 7650 S.W. Beveland, Suite 120  
 Tigard, Oregon 97223-5692  
 Voice: 503-244-0532  
 Fax: 503-244-0417



Owner:  
**Pacific NW Properties**

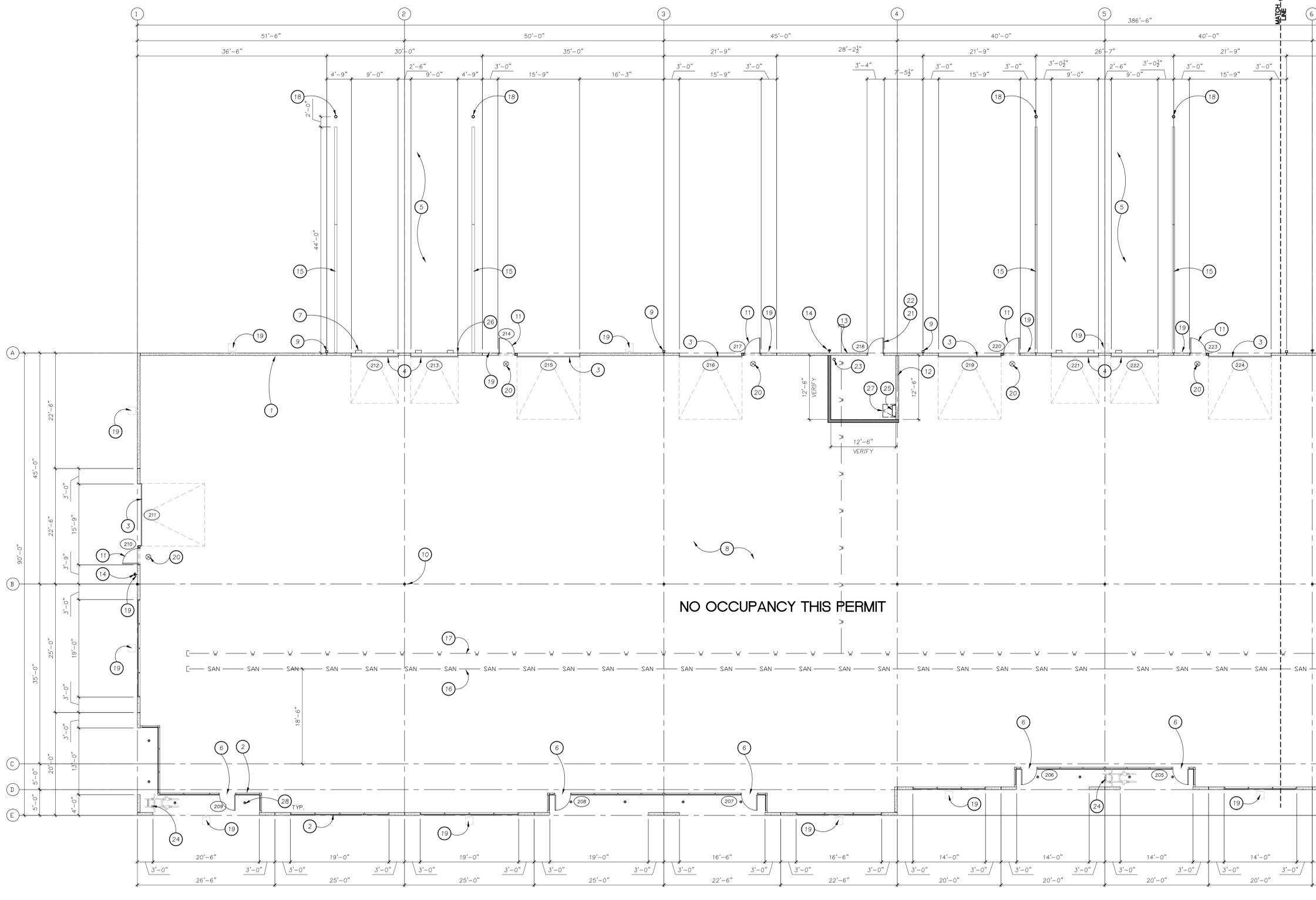
6600 SW 105th, Ste 175  
 Beaverton, OR 97005

Project:  
**Tualatin Business Park Building 2**  
 19850-19930 SW 112th Ave.  
 Tualatin, OR

Sheet Title:  
**Overall Floor Plan**

Revisions:

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 Date: 7 January 2015  
 Drawn by: CLT/MRW Checked by: WEM  
 Job Number: 105196  
 Sheet



- ### Keynotes
1. CONCRETE TILT-UP WALL
  2. THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1" INSULATED GLAZING UNITS
  3. DRIVE-IN OVERHEAD DOOR
  4. DOCK-HIGH OVERHEAD DOOR
  5. ASPHALT TRUCK APRON
  6. PROVIDE SIGNAGE AT THIS DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
  7. DOCK BUMPERS, TYPICAL AT ALL DOCK DOORS
  8. SLAB ON GRADE
  9. 5"x 5" DOWNSPOUT
  10. TS COLUMN
  11. HOLLOW METAL DOOR AND FRAME WITH TRANSOM ABOVE
  12. CONCRETE SHEAR WALL
  13. KNOX BOX, VERIFY LOCATION WITH FIRE MARSHAL, PROVIDE STICKER AT ALL FRONT DOORS WITH DIRECTIONS TO KNOX BOX AND FIRE CONTROL ROOM
  14. FROST FREE HOSE BIBB
  15. CONCRETE RETAINING WALL WITH 3'-6" CONCRETE GUARD
  16. 4" Ø SANITARY SEWER; SLOPE AT 2%. PROVIDE CLEANOUTS AS REQUIRED BY SECTION 707 OF THE 2014 OREGON PLUMBING SPECIALTY CODE. LOCATE CLEANOUTS AT A MINIMUM OF 12" FROM A GRID LINES TO AVOID FUTURE DEMISING WALLS.
  17. 2" Ø OVERHEAD INSULATED WATER LINE
  18. CONCRETE-FILLED PIPE BOLLARD
  19. WALL MOUNTED LIGHT - SEE ELEVATIONS
  20. LIGHTED EXIT SIGN
  21. HOLLOW METAL DOOR AND FRAME
  22. PROVIDE SIGNAGE AT THE EXTERIOR OF THIS DOOR STATING "FIRE CONTROL ROOM"
  23. SPRINKLER RISER
  24. BIKE RACK
  25. LADDER TO ROOF HATCH
  26. DOOR ARMOR, TYPICAL AT ALL OVERHEAD DOORS
  27. ROOF HATCH
  28. RECESSED CAN LIGHTS TO MEET EGRESS LIGHTING REQUIREMENTS PER OSSC 1006



Owner:  
**Pacific  
 NW Properties**

6600 SW 105th, Ste 175  
 Beaverton, OR 97005

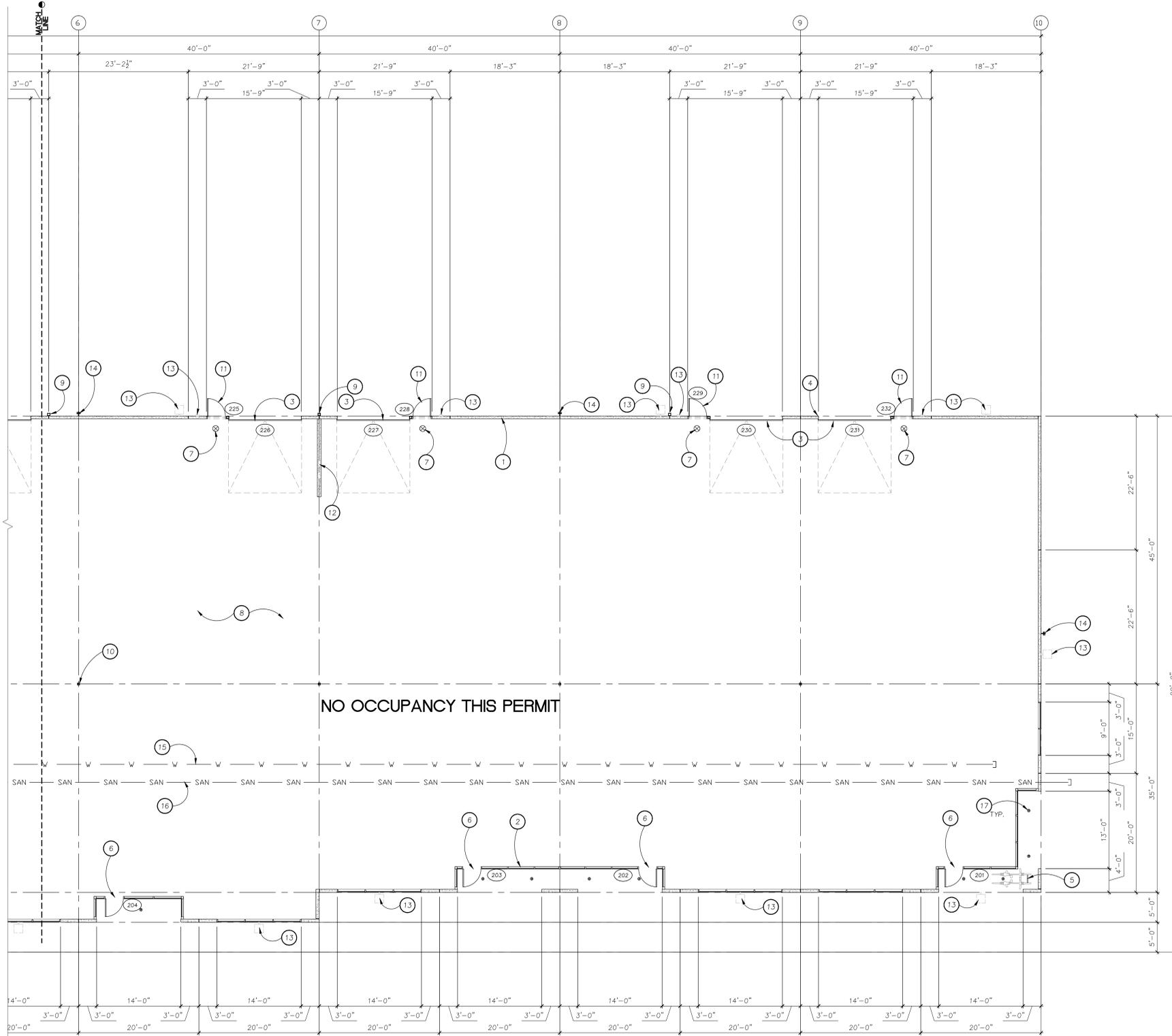
Project:  
**Tualatin  
 Business  
 Park  
 Building 2**  
 19850-19930 SW 112th Ave.  
 Tualatin, OR

Sheet Title:  
**Floor Plan  
 North**

Revisions:



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 Date: 7 January 2015  
 Drawn by: CLT/MRW Checked by: WEM  
 Job Number: 105196  
 Sheet



**Keynotes**

1. CONCRETE TILT-UP WALL
2. THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1" INSULATED GLAZING UNITS
3. DRIVE-IN OVERHEAD DOOR
4. DOOR ARMOR, TYPICAL AT ALL OVERHEAD DOORS
5. BIKE RACK
6. PROVIDE SIGNAGE AT THIS DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
7. LIGHTED EXIT SIGN
8. SLAB ON GRADE
9. 5" x 5" DOWNSPOUT
10. TS COLUMN
11. HOLLOW METAL DOOR AND FRAME WITH TRANSOM ABOVE
12. CONCRETE SHEAR WALL
13. WALL MOUNTED LIGHT - SEE ELEVATIONS
14. FROST FREE HOSE BIBB
15. 2"Ø OVERHEAD INSULATED WATER LINE
16. 4"Ø SANITARY SEWER; SLOPE AT 2%. PROVIDE CLEANOUTS AS REQUIRED BY SECTION 707 OF THE 2014 OREGON PLUMBING SPECIALTY CODE. LOCATE CLEANOUTS AT A MINIMUM OF 12" FROM A GRID LINES TO AVOID FUTURE DEMISING WALLS.
17. RECESSED CAN LIGHTS TO MEET EGRESS LIGHTING REQUIREMENTS PER OSSC 1006



Owner:  
Pacific  
NW Properties

6600 SW 105th, Ste 175  
Beaverton, OR 97005

Project:  
Tualatin  
Business  
Park  
Building 2  
19850-19930 SW 112th Ave.  
Tualatin, OR

Sheet Title:  
Floor Plan  
South

Revisions:

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Date: 7 January 2015  
Drawn by: CLT/MRW Checked by: WEM  
Job Number: 105196  
Sheet

**Legend**

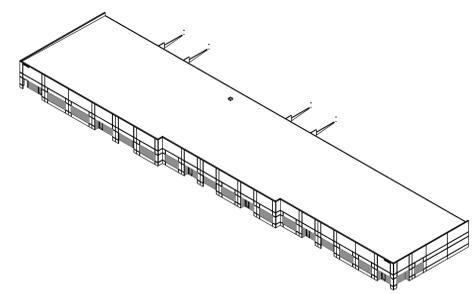
- ① PROVIDE TEMPERED GLAZING IN ACCORDANCE WITH I.B.C. SECTION 2406

**Paint Legend**

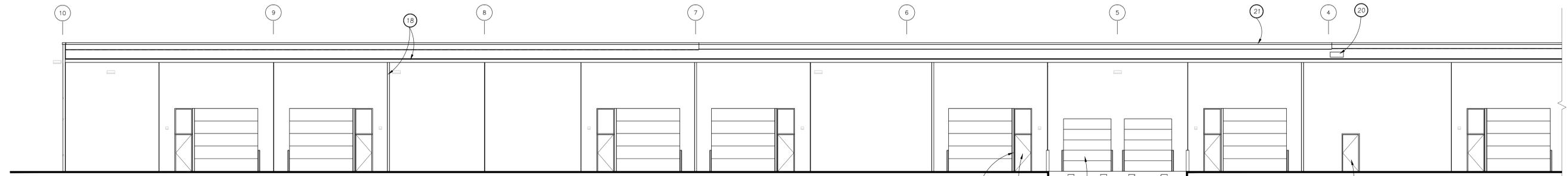
- P-1 MILLER PAINT 8671W BURBURY BEIGE
- P-2 MILLER PAINT 8673M TAVERN TAUPE
- P-3 MILLER PAINT 8695D THATCH ROOF

**Keynotes**

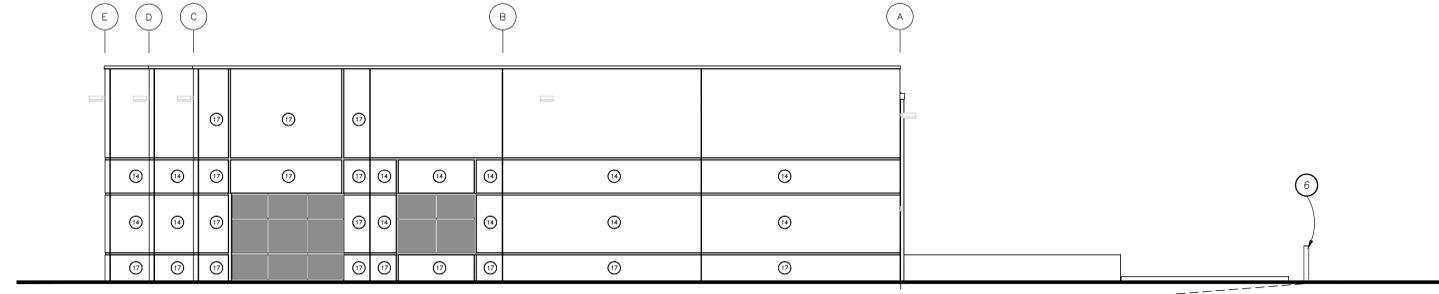
- 1. CONCRETE TILT-UP WALL, PAINTED P-1 TYPICAL
- 2. ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING
- 3. OVERHEAD DRIVE IN DOOR, PAINTED P-3
- 4. OVERHEAD DOCK HIGH DOOR, PAINTED P-3
- 5. HOLLOW METAL DOOR AND FRAME, PAINTED P-3
- 6. 6" CONCRETE FILLED PIPE BOLLARD, PAINTED HAZARD YELLOW
- 7. WALL MOUNTED LIGHT - PAINT HOUSING TO MATCH ADJACENT WALL COLOR
- 8. DOCK BUMPERS
- 9. CONCRETE RETAINING WALL AND GUARD, PAINTED P-3
- 10. CAP FLASHING, PAINTED P-3
- 11. HOLLOW METAL DOOR AND FRAME WITH TRANSOM ABOVE, DOOR AND FRAME PAINTED P-3
- 12. BIKE RACK, PAINTED P-3
- 13. 2" REVEAL
- 14. PAINT CONCRETE PANEL P-2
- 15. 2" VERTICAL REVEAL
- 16. BUILDING SIGNAGE, 12" HIGH, 1" THICK DYNAFOAM WITH PLASTIC OVERLAY
- 17. PAINT CONCRETE PANEL P-3
- 18. GUTTER AND DOWN SPOUT, P-3
- 19. TS JAMB, PAINTED P-3
- 20. ROOF HATCH
- 21. CONCRETE TILT-UP WALL, BEYOND



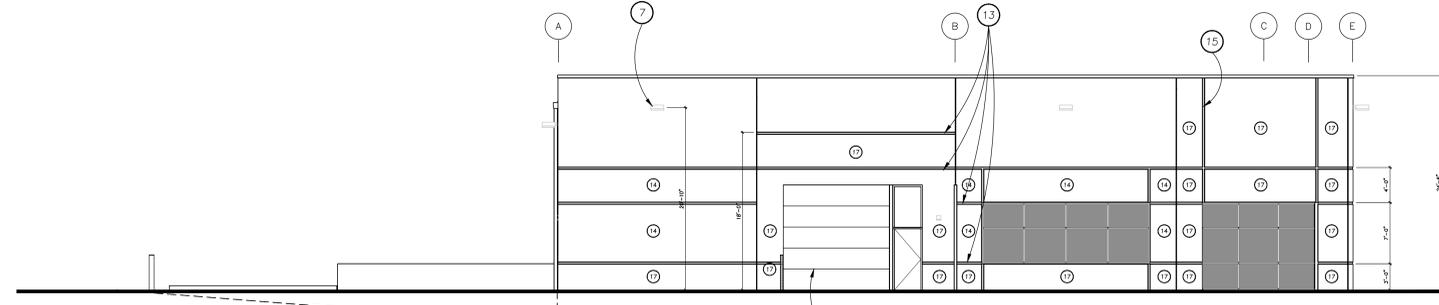
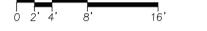
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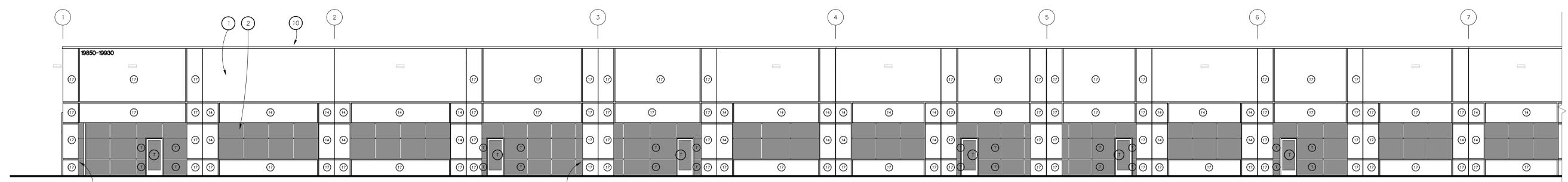
East Elevation



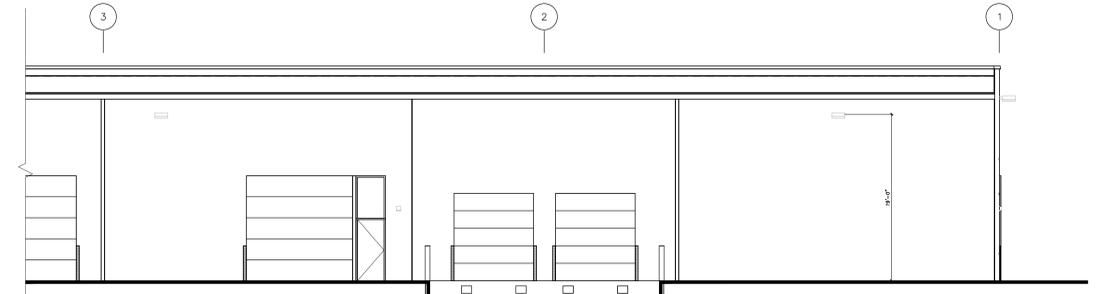
South Elevation



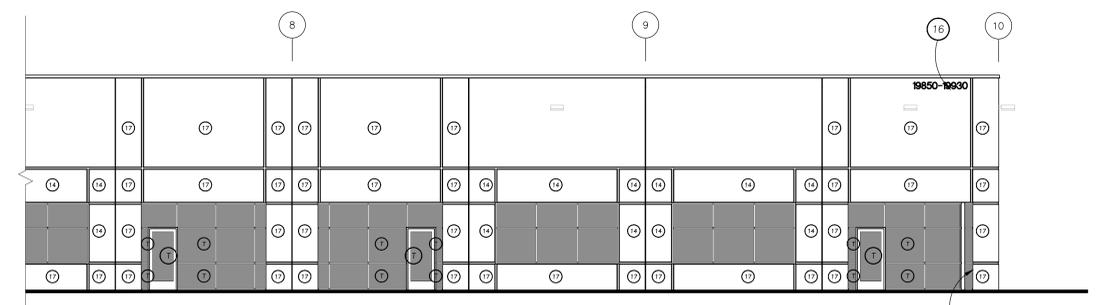
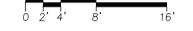
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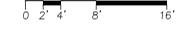
West Elevation



East Elevation - Continued



West Elevation - Continued



Owner:  
 Pacific  
 NW Properties

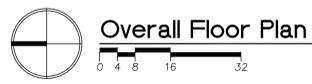
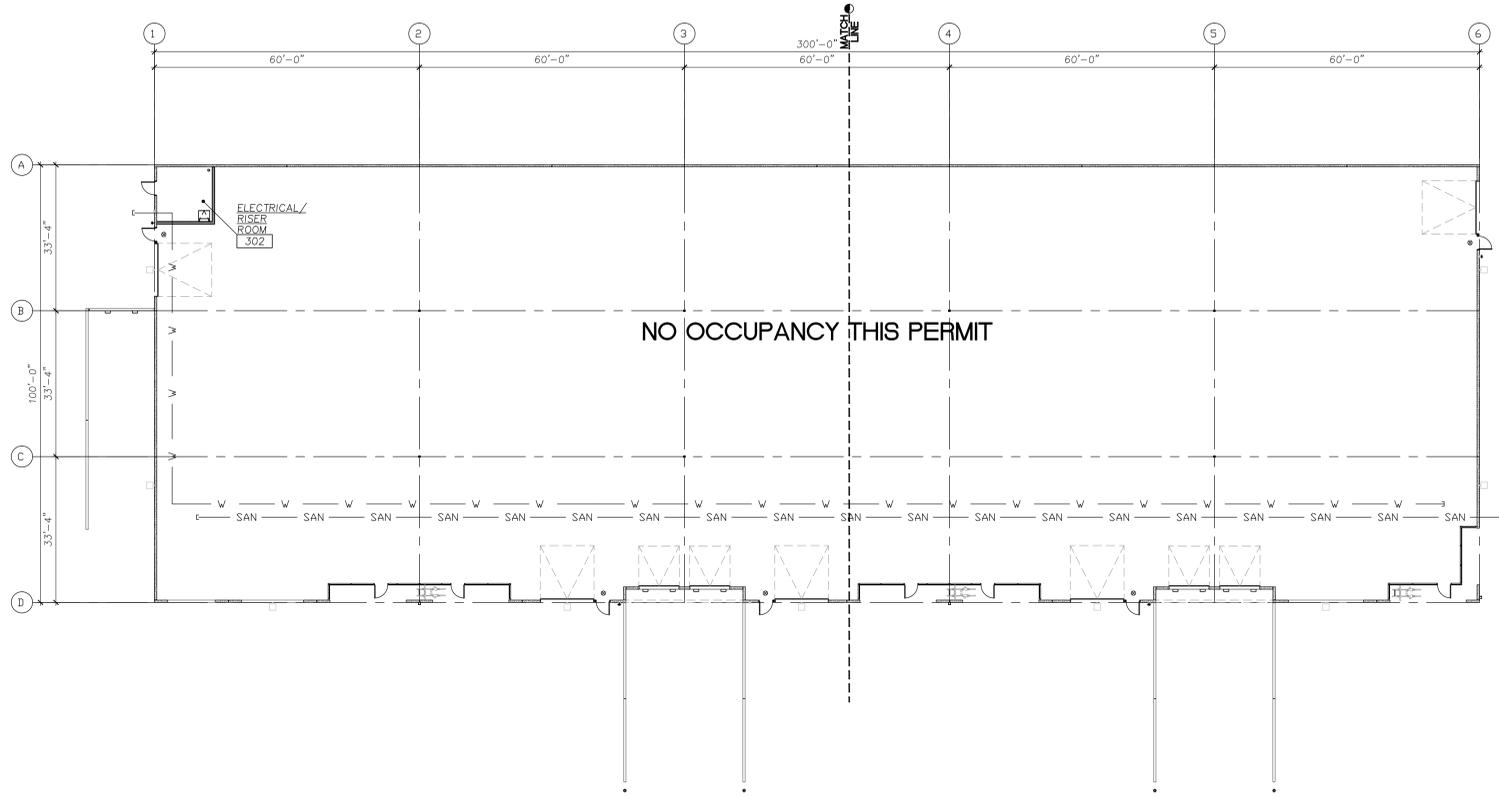
6600 SW 105th, Ste 175  
 Beaverton, OR 97005

Project:  
 Tualatin  
 Business  
 Park  
 Building 2  
 19850-19930 SW 112th Ave.  
 Tualatin, OR

Sheet Title:  
 Building  
 Elevations

Revisions:

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 Date: 7 January 2015  
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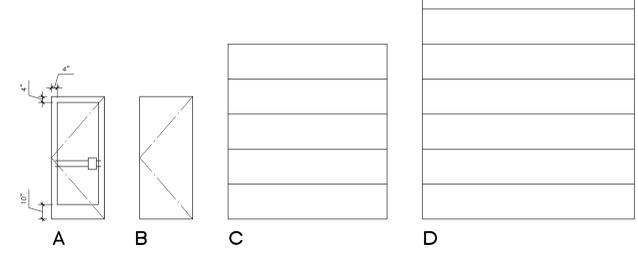
**Overall Floor Plan**

**Door Schedule** (100) DOOR NUMBER SYMBOL

MARK	NOMINAL SIZE			FRAME		DOOR			HARDWARE GROUP	REMARKS
	WIDTH	HEIGHT	THICK.	MAT'L	FINISH	MAT'L	FINISH	TYPE		
301	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1	
302	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
303	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
304	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2	
305	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-	
306	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1	
307	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1	
308	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-	
309	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2	
310	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
311	9'-0"	10'-0"	-	STL	PT	STL	PT	C	-	
312	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2	
313	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-	
314	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1	
315	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1	
316	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-	
317	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2	
318	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	3	
319	12'-0"	14'-0"	-	STL	PT	STL	PT	D	-	
320	3'-0"	7'-0"	1-3/4"	HM	PT	HM	PT	B	2	

LEGEND  
 AL ALUMINUM  
 STL STEEL  
 HM HOLLOW METAL  
 FF FACTORY FINISH  
 PT PAINT

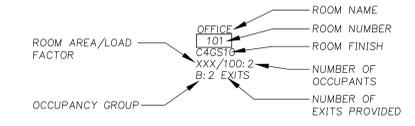
**Door Types**



**General Notes**

- A. VERIFY AND CONFIRM ALL DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO START OF WORK.
- B. ALL HARDWARE IN ACCORDANCE WITH ANSI 117.1
- C. PROVIDE (1) APPROVED FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2-A:10B FOR EACH 3,000 SQ.FT. OF FLOOR AREA TRAVEL FROM ANY PORTION OF BUILDING NOT TO EXCEED 75'.

**Room Symbol Legend**



**Symbol Legend**

- ⊗ LIGHTED EXIT SIGN ON EMERGENCY BACKUP

**MILDREN DESIGN GROUP, P.C.**  
 ARCHITECTURE • SPACE PLANNING  
 7650 S.W. Beveland, Suite 120  
 Tigard, Oregon 97223-5692  
 Voice: 503-244-0532  
 Fax: 503-244-0417



Owner:  
**Pacific NW Properties**

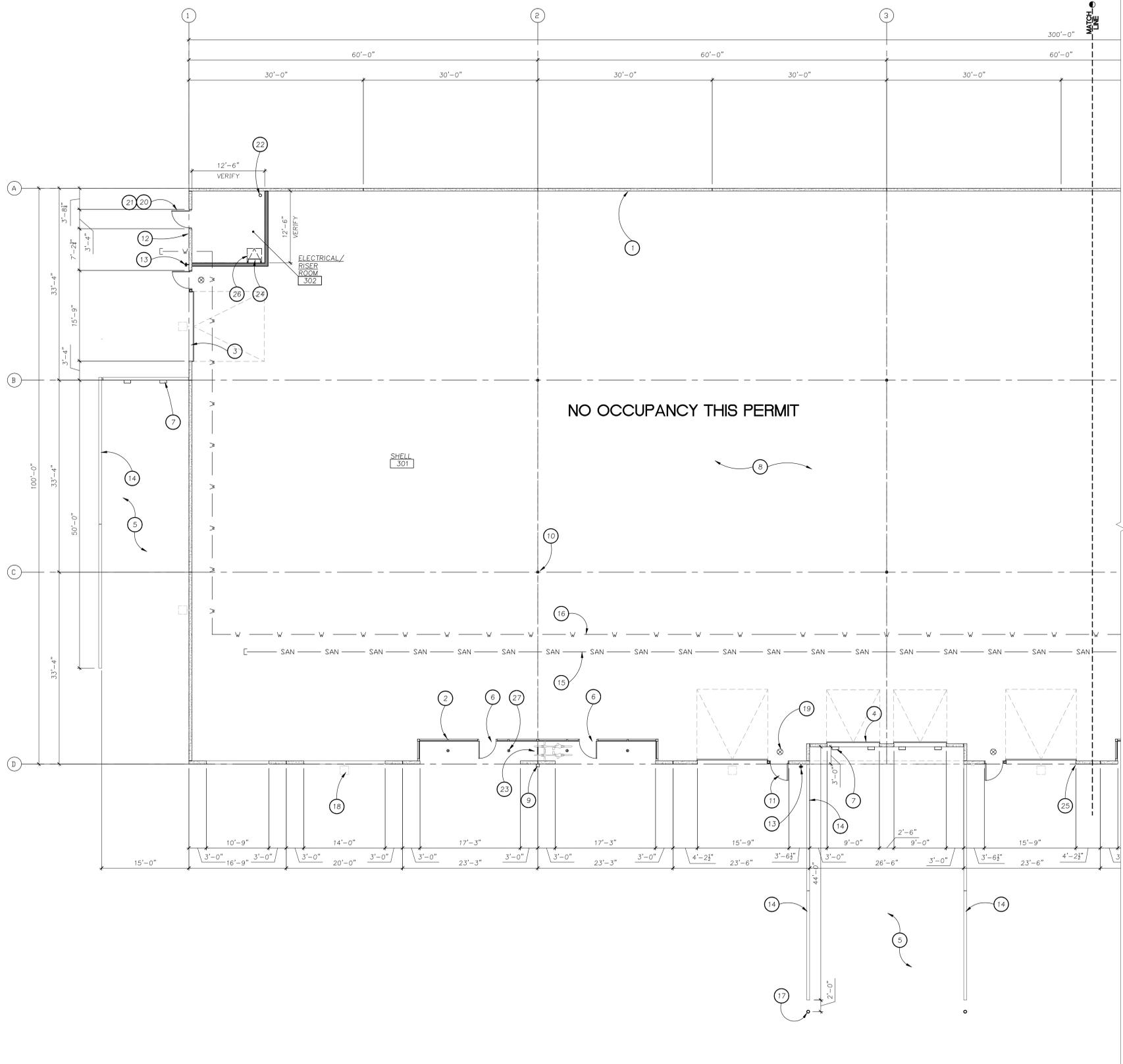
6600 SW 105th, Ste 175  
 Beaverton, OR 97005

Project:  
**Tualatin Business Park Building 3**  
 11100-11178 SW Myslonny St  
 Tualatin, OR

Sheet Title:  
**Overall Floor Plan**

Revisions:

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 Date: 7 January 2015  
 Drawn by: CLT/MRW Checked by: WEM  
 Job Number: 105196  
 Sheet



**Keynotes**

1. CONCRETE TILT-UP WALL
2. THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1" INSULATED GLAZING UNITS
3. DRIVE-IN OVERHEAD DOOR
4. DOCK-HIGH OVERHEAD DOOR
5. ASPHALT TRUCK APRON
6. PROVIDE SIGNAGE AT THIS DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
7. DOCK BUMPERS, TYPICAL AT ALL DOCK DOORS
8. SLAB ON GRADE
9. 5" x 5" DOWNSPOUT
10. TS COLUMN
11. HOLLOW METAL DOOR AND FRAME WITH TRANSOM ABOVE
12. KNOX BOX, VERIFY LOCATION WITH FIRE MARSHAL, PROVIDE STICKER AT ALL FRONT DOORS WITH DIRECTIONS TO KNOX BOX AND FIRE CONTROL ROOM
13. FROST FREE HOSE BIBB
14. CONCRETE RETAINING WALL WITH 3'-6" CONCRETE GUARD
15. 4" Ø SANITARY SEWER; SLOPE AT 2%. PROVIDE CLEANOUTS AS REQUIRED BY SECTION 707 OF THE 2014 OREGON PLUMBING SPECIALTY CODE. LOCATE CLEANOUTS AT A MINIMUM OF 12" FROM A GRID LINES TO AVOID FUTURE DEMISING WALLS.
16. 1/2" Ø OVERHEAD INSULATED WATER LINE
17. CONCRETE-FILLED PIPE BOLLARD
18. WALL MOUNTED LIGHT - SEE ELEVATIONS
19. LIGHTED EXIT SIGN
20. HOLLOW METAL DOOR AND FRAME
21. PROVIDE SIGNAGE AT THE EXTERIOR OF THIS DOOR STATING "FIRE CONTROL ROOM"
22. SPRINKLER RISER
23. BIKE RACK
24. LADDER TO ROOF HATCH
25. DOOR ARMOR, TYPICAL AT ALL OVERHEAD DOORS
26. ROOF HATCH
27. RECESSED CAN LIGHTS TO MEET EGRESS LIGHTING REQUIREMENTS PER OSSC 1006



7650 S.W. Beveland, Suite 120  
Tigard, Oregon 97223-5692  
Voice: 503-244-0532  
Fax: 503-244-0417



Owner:  
**Pacific  
NW Properties**

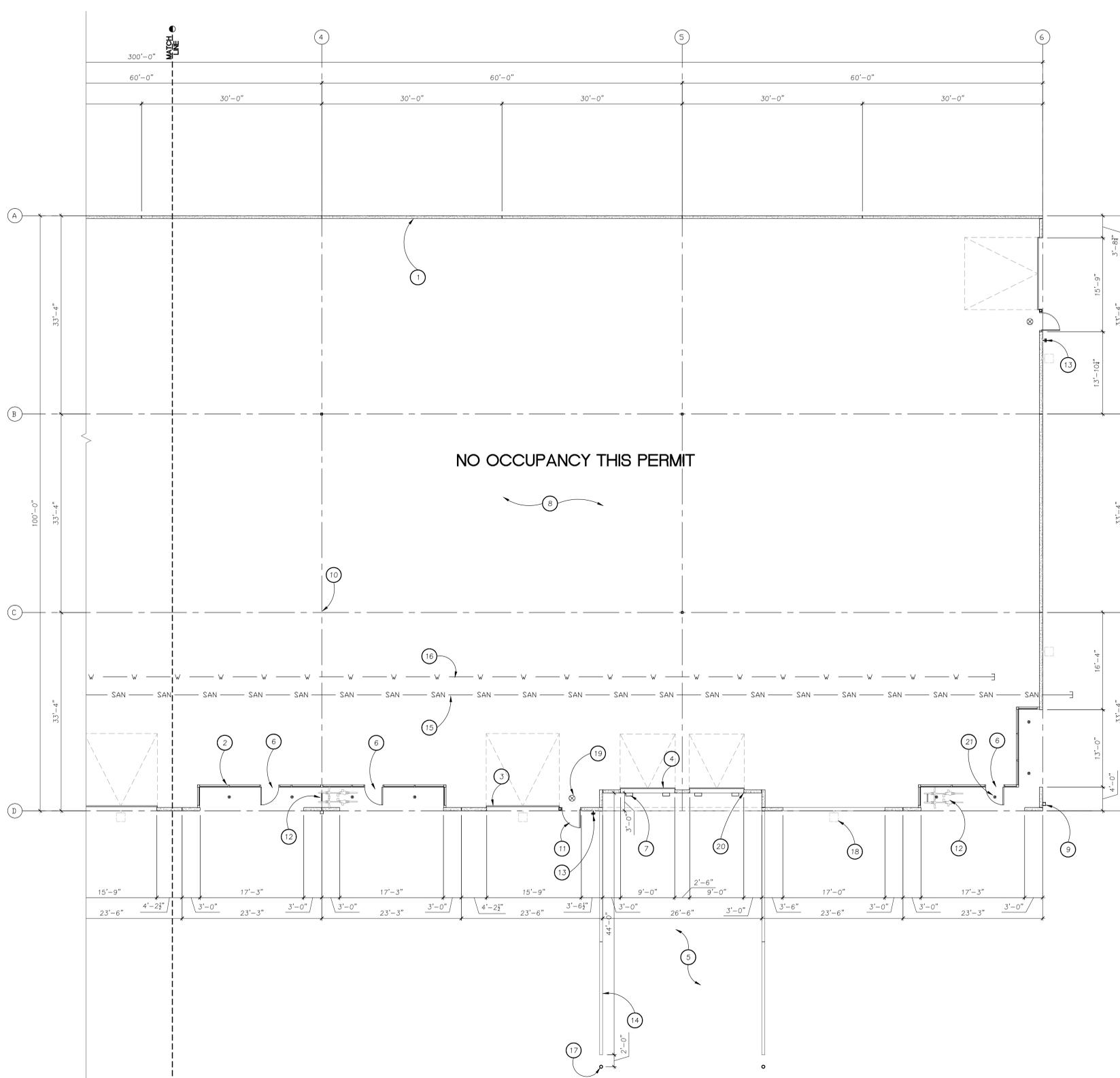
6600 SW 105th, Ste 175  
Beaverton, OR 97005

Project:  
**Tualatin  
Business  
Park  
Building 3**  
11100-11178 SW Myslony St  
Tualatin, OR

Sheet Title:  
**Floor Plan  
North**

Revisions:

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Date: 7 January 2015  
Drawn by: CLT/MRW Checked by: WEM  
Job Number: 105196  
Sheet



**Floor Plan South**

**Keynotes**

1. CONCRETE TILT-UP WALL
2. THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1" INSULATED GLAZING UNITS
3. DRIVE-IN OVERHEAD DOOR
4. DOCK-HIGH OVERHEAD DOOR
5. ASPHALT TRUCK APRON
6. PROVIDE SIGNAGE AT THIS DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
7. DOCK BUMPERS, TYPICAL AT ALL DOCK DOORS
8. SLAB ON GRADE
9. 5" x 5" DOWNSPOUT
10. TS COLUMN
11. HOLLOW METAL DOOR AND FRAME WITH TRANSOM ABOVE
12. BIKE RACK
13. FROST FREE HOSE BIBB
14. CONCRETE RETAINING WALL WITH 3'-6" CONCRETE GUARD
15. 4" Ø SANITARY SEWER; SLOPE AT 2%. PROVIDE CLEANOUTS AS REQUIRED BY SECTION 707 OF THE 2014 OREGON PLUMBING SPECIALTY CODE. LOCATE CLEANOUTS AT A MINIMUM OF 12" FROM A GRID LINES TO AVOID FUTURE DEMISING WALLS.
16. 1 1/2" Ø OVERHEAD INSULATED WATER LINE
17. CONCRETE-FILLED PIPE BOLLARD
18. WALL MOUNTED LIGHT - SEE ELEVATIONS
19. LIGHTED EXIT SIGN
20. DOOR ARMOR, TYPICAL AT ALL OVERHEAD DOORS
21. RECESSED CAN LIGHTS TO MEET EGRESS LIGHTING REQUIREMENTS PER OSSC 1006



Owner:  
Pacific  
NW Properties

6600 SW 105th, Ste 175  
Beaverton, OR 97005

Project:  
Tualatin  
Business  
Park  
Building 3  
11100-11178 SW Myslonny St  
Tualatin, OR

Sheet Title:  
Floor Plan  
South

Revisions:

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Date: 7 January 2015  
Drawn by: CLT/MRW Checked by: WEM  
Job Number: 105196  
Sheet

**Legend**

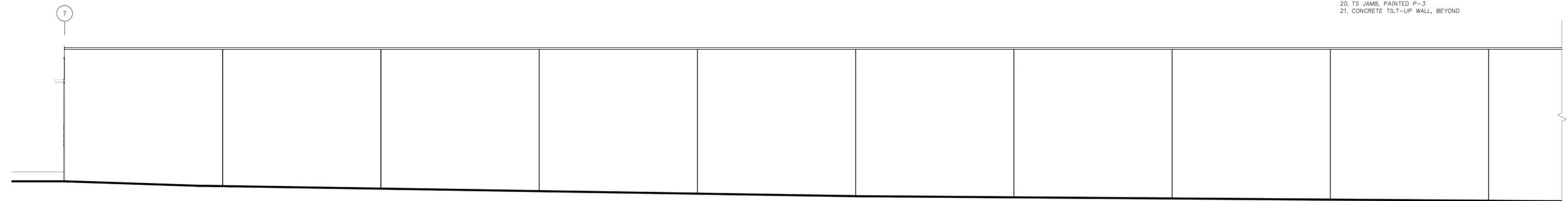
- ① PROVIDE TEMPERED GLAZING IN ACCORDANCE WITH I.B.C. SECTION 2406

**Paint Legend**

- P-1 MILLER PAINT 8671W BURBURY BEIGE
- P-2 MILLER PAINT 8673M TAVERN TAUPE
- P-3 MILLER PAINT 86950 THATCH ROOF

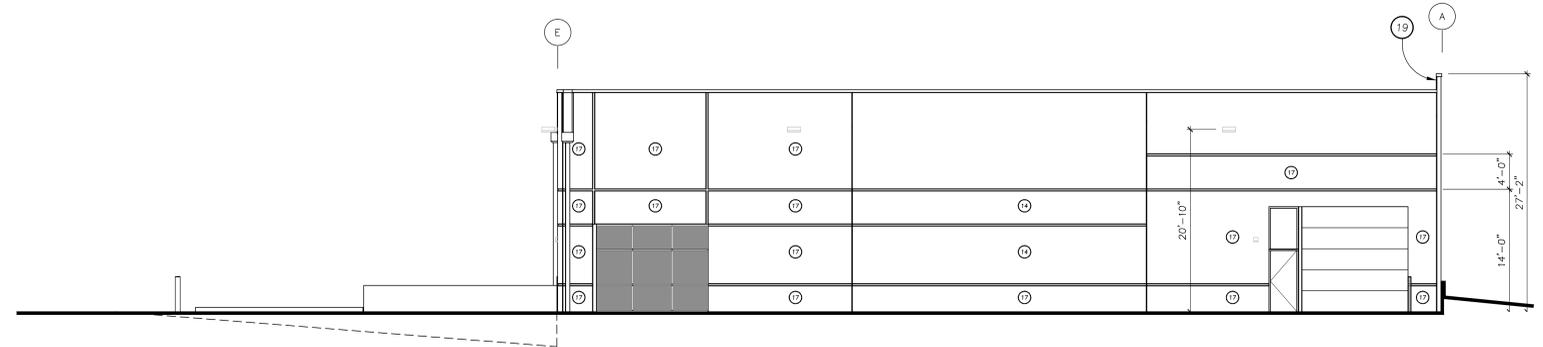
**Keynotes**

- 1. CONCRETE TILT-UP WALL, PAINTED P-1 TYPICAL
- 2. ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING
- 3. OVERHEAD DRIVE IN DOOR, PAINTED P-3
- 4. HOLLOW METAL DOOR AND FRAME, PAINTED P-3
- 5. HOLLOW METAL DOOR AND FRAME, PAINTED P-3
- 6. 6" CONCRETE FILLED PIPE BOLLARD, PAINTED HAZARD YELLOW
- 7. WALL MOUNTED LIGHT - PAINT HOUSING TO MATCH ADJACENT WALL COLOR
- 8. DOCK BUMPERS
- 9. CONCRETE RETAINING WALL AND GUARD, PAINTED P-3
- 10. CAP FLASHING, PAINTED P-3
- 11. HOLLOW METAL DOOR AND FRAME WITH TRANSOM ABOVE, DOOR AND FRAME PAINTED P-3
- 12. BIKE RACK, PAINTED P-3
- 13. 2" REVEAL
- 14. PAINT CONCRETE PANEL P-2
- 15. 2" VERTICAL REVEAL
- 16. BUILDING SIGNAGE, 12" HIGH, 1" THICK DYNAFOAM WITH PLASTIC OVERLAY
- 17. PAINT CONCRETE PANEL P-3
- 18. SCUPPER AND DOWNSPOUT
- 19. PARAPET
- 20. TS JAMB, PAINTED P-3
- 21. CONCRETE TILT-UP WALL, BEYOND



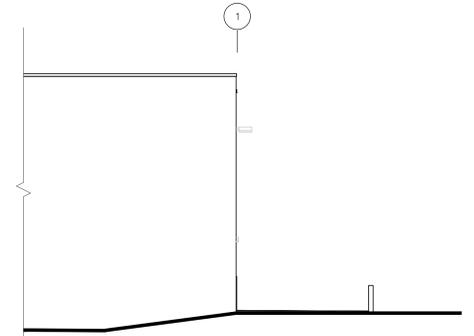
**East Elevation**

0 2' 4' 8' 16'



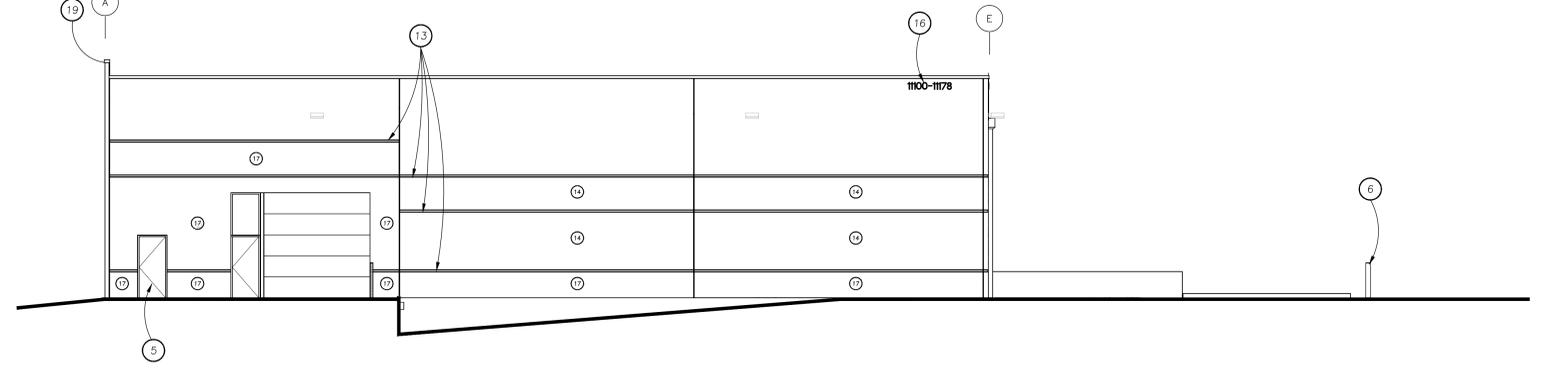
**South Elevation**

0 2' 4' 8' 16'



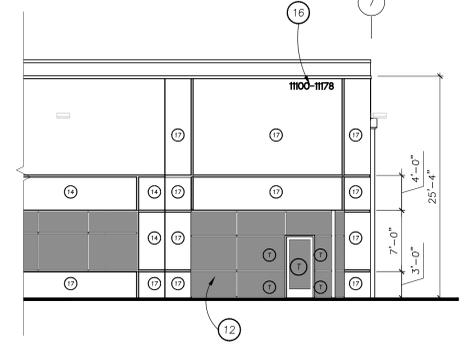
**East Elevation - Continued**

0 2' 4' 8' 16'



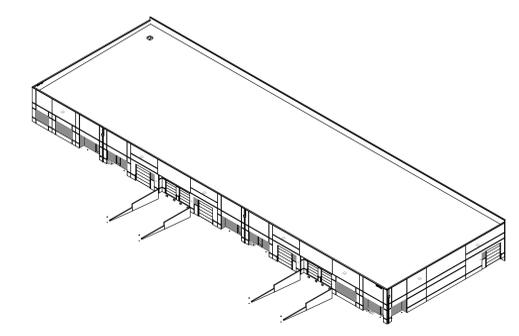
**North Elevation**

0 2' 4' 8' 16'



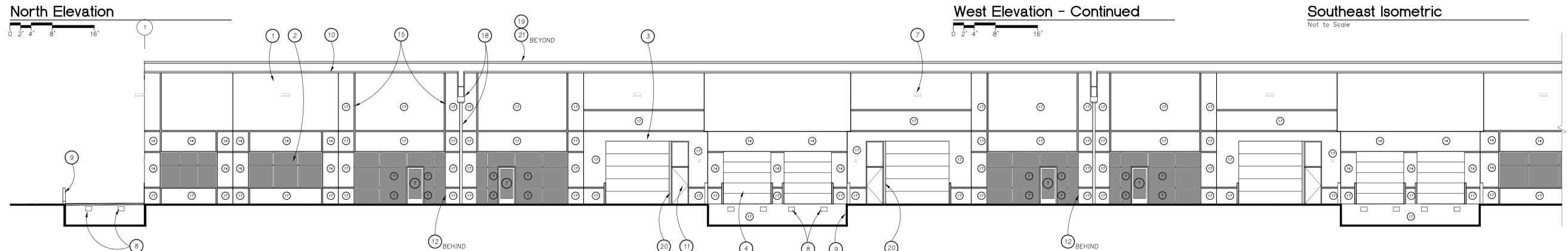
**West Elevation - Continued**

0 2' 4' 8' 16'



**Southeast Isometric**

Not to Scale



**West Elevation**

0 2' 4' 8' 16'

Owner:  
 Pacific  
 NW Properties

6600 SW 105th, Ste 175  
 Beaverton, OR 97005

Project:  
 Tualatin  
 Business  
 Park  
 Building 3  
 11100-11178 SW Myslonky St  
 Tualatin, OR

Sheet Title:  
 Building  
 Elevations

Revisions:

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Date: 7 January 2015  
 Drawn by: CLT/MRW  
 Checked by: WEM  
 Job Number: 105196  
 Sheet

**BENCHMARK**

WASHINGTON COUNTY BENCH MARK NO. 89. ELEVATION = 279.48'.  
 TRANSFERRED TO TBM IN PREVIOUS SURVEY. TBM IS SHOWN HEREON.  
 ORIGINAL BENCH MARK HAS BEEN DESTROYED.

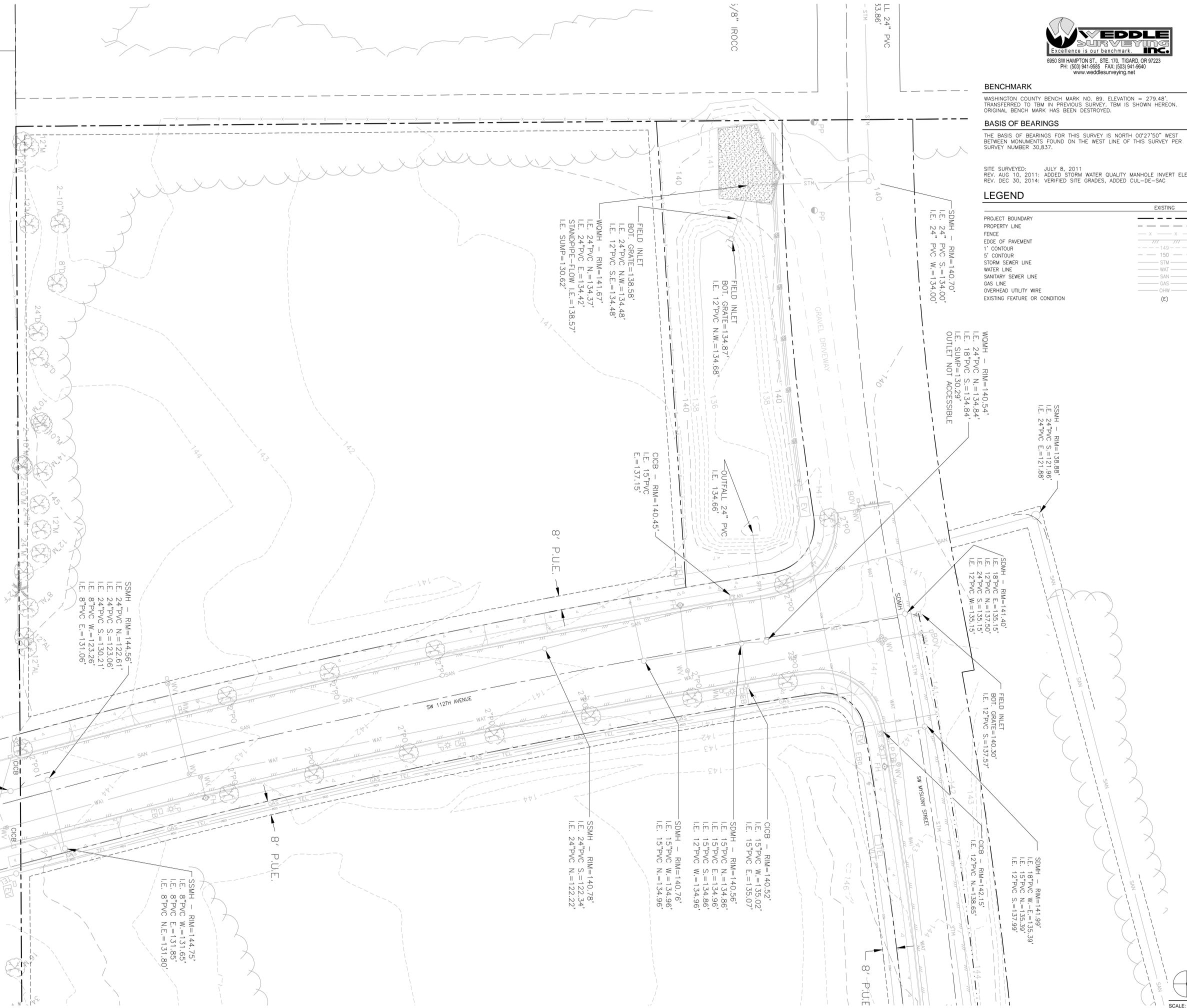
**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°27'50" WEST  
 BETWEEN MONUMENTS FOUND ON THE WEST LINE OF THIS SURVEY PER  
 SURVEY NUMBER 30,837.

SITE SURVEYED: JULY 8, 2011  
 REV. AUG 10, 2011: ADDED STORM WATER QUALITY MANHOLE INVERT ELEVATIONS  
 REV. DEC 30, 2014: VERIFIED SITE GRADES, ADDED CUL-DE-SAC

**LEGEND**

	EXISTING
PROJECT BOUNDARY	---
PROPERTY LINE	---
FENCE	X - X - X
EDGE OF PAVEMENT	
1" CONTOUR	- - - 149 - - -
5" CONTOUR	- - - 150 - - -
STORM SEWER LINE	STM
WATER LINE	WAT
SANITARY SEWER LINE	SAN
GAS LINE	GAS
OVERHEAD UTILITY WIRE	OHW
EXISTING FEATURE OR CONDITION	(E)



SDMH - RIM=140.70'  
 I.E. 24" PVC S.=134.00'  
 I.E. 24" PVC W.=134.00'

WOMH - RIM=140.54'  
 I.E. 24" PVC N.=134.84'  
 I.E. 18" PVC S.=134.84'  
 I.E. SUMP=130.29'  
 OUTLET NOT ACCESSIBLE

SSMH - RIM=138.88'  
 I.E. 24" PVC S.=121.96'  
 I.E. 24" PVC E.=121.88'

SDMH - RIM=141.40'  
 I.E. 18" PVC E.=135.15'  
 I.E. 12" PVC N.=137.50'  
 I.E. 24" PVC S.=135.15'  
 I.E. 12" PVC W.=135.15'

FIELD INLET  
 BOT. GRATE=140.30'  
 I.E. 12" PVC S.=137.57'

SDMH - RIM=141.99'  
 I.E. 18" PVC W.-E.=135.39'  
 I.E. 15" PVC N.=135.39'  
 I.E. 12" PVC S.=137.99'

SDMH - RIM=140.76'  
 I.E. 15" PVC W.=134.96'  
 I.E. 15" PVC N.=134.96'

SSMH - RIM=140.78'  
 I.E. 24" PVC S.=122.34'  
 I.E. 24" PVC N.=122.22'

CICB - RIM=140.52'  
 I.E. 15" PVC W.=135.02'  
 I.E. 15" PVC E.=135.07'

SDMH - RIM=140.56'  
 I.E. 15" PVC N.=134.86'  
 I.E. 15" PVC E.=134.86'  
 I.E. 15" PVC S.=134.86'  
 I.E. 12" PVC W.=134.96'

CICB - RIM=140.45'  
 I.E. 15" PVC  
 E.=137.15'

FIELD INLET  
 BOT. GRATE=134.87'  
 I.E. 12" PVC N.W.=134.68'

FIELD INLET  
 BOT. GRATE=138.58'  
 I.E. 24" PVC N.W.=134.48'  
 I.E. 12" PVC S.E.=134.48'  
 WOMH - RIM=141.67'  
 I.E. 24" PVC N.=134.37'  
 I.E. 24" PVC E.=134.42'  
 STANDPIPE-FLOW I.E.=138.57'  
 I.E. SUMP=130.62'

SSMH - RIM=144.56'  
 I.E. 24" PVC N.=122.61'  
 I.E. 24" PVC S.=123.06'  
 I.E. 24" PVC S.=130.21'  
 I.E. 8" PVC W.=123.26'  
 I.E. 8" PVC E.=131.06'

SSMH - RIM=144.90'  
 I.E. 24" PVC N.=130.50'  
 I.E. ? S.=132.10'  
 I.E. ? W.=131.00'

SSMH - RIM=144.75'  
 I.E. 8" PVC W.=131.85'  
 I.E. 8" PVC E.=131.85'  
 I.E. 8" PVC N.E.=131.80'

Owner:  
 Pacific  
 NW Properties

6600 SW 105th, Ste 175  
 Beaverton, OR 97005

Project:  
 Tualatin  
 Business  
 Park

SW 112th Avenue  
 Tualatin, OR

Sheet Title:  
 Existing  
 Conditions  
 Plan  
 Bldg. 1

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Date: 7 January 2015  
 Drawn by: Checked by:

TMR Job Number: 14305  
 Sheet



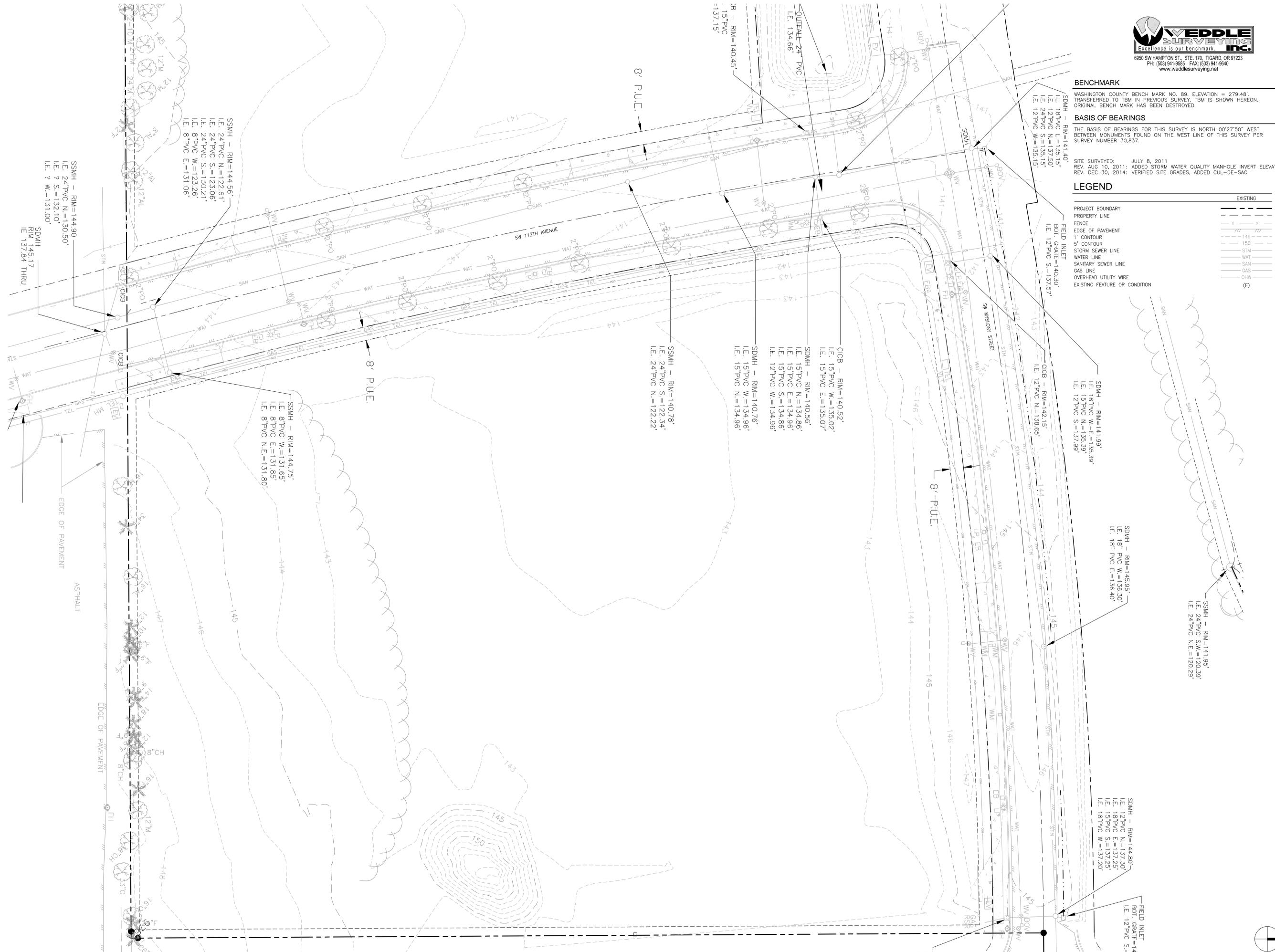
**BENCHMARK**  
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 REV. DEC 30, 2014: VERIFIED SITE GRADES, ADDED CUL-DE-SAC

**LEGEND**

	EXISTING
PROJECT BOUNDARY	---
PROPERTY LINE	---
FENCE	X --- X
EDGE OF PAVEMENT	---
1" CONTOUR	--- 149 ---
5" CONTOUR	--- 150 ---
STORM SEWER LINE	--- STM ---
WATER LINE	--- WAT ---
SANITARY SEWER LINE	--- SAN ---
GAS LINE	--- GAS ---
OVERHEAD UTILITY WIRE	--- OHW ---
EXISTING FEATURE OR CONDITION	(E)



FIELD INLET  
 BOT. GRATE=140.30'  
 I.E. 12" PVC S=137.57'

SDMH - RIM=141.40'  
 I.E. 18" PVC E=135.15'  
 I.E. 12" PVC N=137.50'  
 I.E. 24" PVC S=135.15'  
 I.E. 12" PVC W=135.15'

SDMH - RIM=141.99'  
 I.E. 18" PVC W-E=135.39'  
 I.E. 15" PVC N=133.39'  
 I.E. 12" PVC S=137.99'

SDMH - RIM=142.15'  
 I.E. 12" PVC N=138.65'

SDMH - RIM=141.95'  
 I.E. 18" PVC W=136.30'  
 I.E. 18" PVC E=136.40'

SDMH - RIM=144.80'  
 I.E. 12" PVC N=137.30'  
 I.E. 18" PVC E=137.25'  
 I.E. 15" PVC S=137.25'  
 I.E. 18" PVC W=137.20'

FIELD INLET  
 BOT. GRATE=143.1'  
 I.E. 12" PVC S=143.1'

SSMH - RIM=144.56'  
 I.E. 24" PVC N=122.61'  
 I.E. 24" PVC S=123.06'  
 I.E. 24" PVC S=130.21'  
 I.E. 8" PVC W=123.26'  
 I.E. 8" PVC E=131.06'

SSMH - RIM=144.90'  
 I.E. 24" PVC N=130.50'  
 I.E. ? S=132.10'  
 I.E. ? W=131.00'

SDMH RIM 145.17  
 I.E. 17.84 THRU

CIGB - RIM=140.52'  
 I.E. 15" PVC W=135.02'  
 I.E. 15" PVC E=135.07'

SDMH - RIM=140.56'  
 I.E. 15" PVC N=134.86'  
 I.E. 15" PVC E=134.96'  
 I.E. 15" PVC S=134.86'  
 I.E. 12" PVC W=134.96'

SDMH - RIM=140.76'  
 I.E. 15" PVC W=134.96'  
 I.E. 15" PVC N=134.96'

SSMH - RIM=140.78'  
 I.E. 24" PVC S=122.34'  
 I.E. 24" PVC N=122.22'

SSMH - RIM=144.75'  
 I.E. 8" PVC W=131.65'  
 I.E. 8" PVC E=131.85'  
 I.E. 8" PVC NE=131.80'

SSMH - RIM=141.95'  
 I.E. 24" PVC SE=120.39'  
 I.E. 24" PVC NE=120.29'

Owner:  
**Pacific  
 NW Properties**

6600 SW 105th, Ste 175  
 Beaverton, OR 97005

Project:  
**Tualatin  
 Business  
 Park**

SW 112th Avenue  
 Tualatin, OR

Sheet Title:  
**Existing  
 Conditions  
 Plan  
 Bldg. 2 & 3**

Revisions:

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Date: 7 January 2015  
 Drawn by: Checked by:

TMR Job Number: 14305  
 Sheet



**LEGEND**

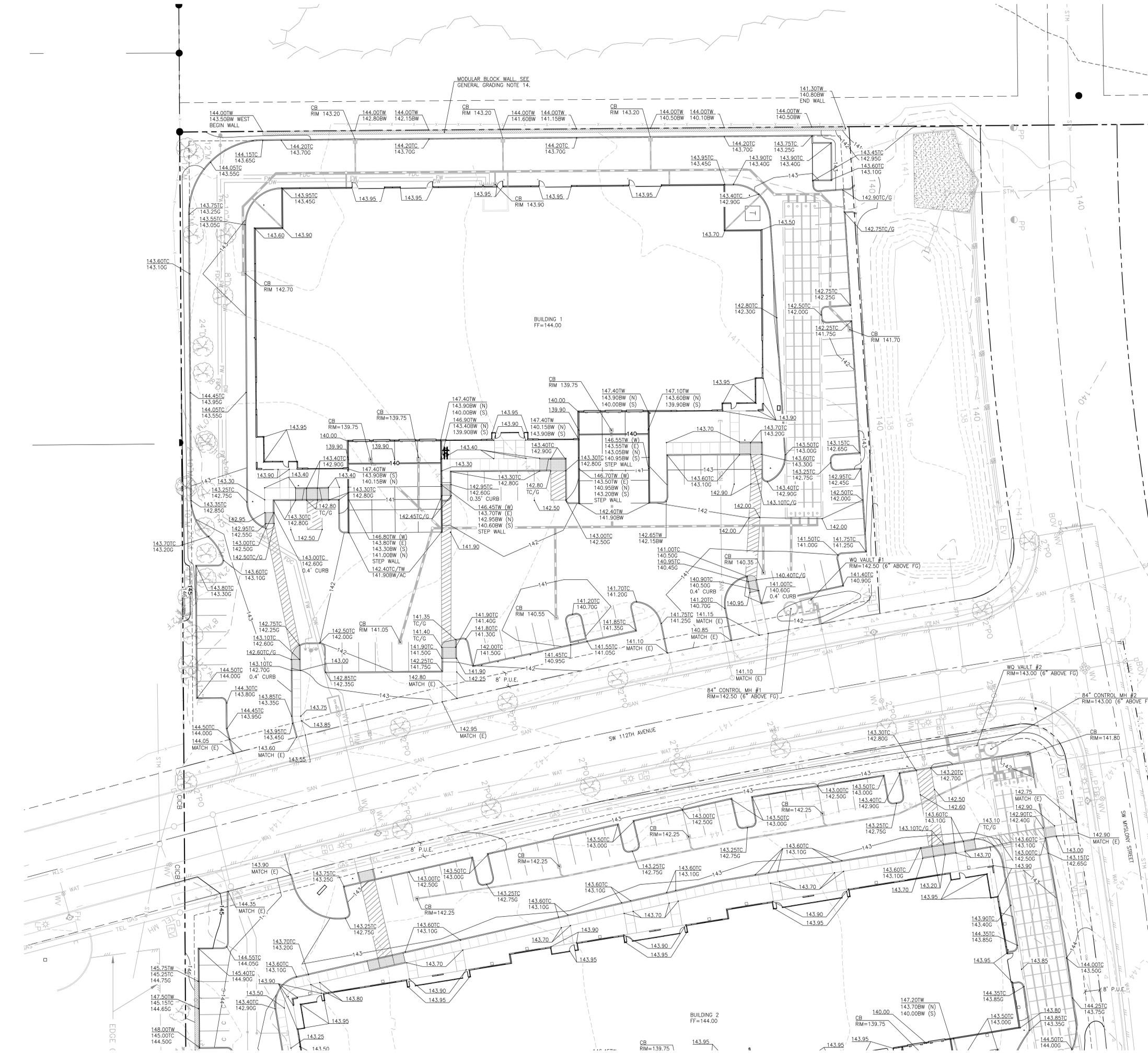
	PROPOSED	EXISTING
PROJECT BOUNDARY	---	---
PROPERTY LINE	---	---
FENCE	---	---
EDGE OF PAVEMENT	---	---
1' CONTOUR	---	---
5' CONTOUR	---	---
STORM SEWER LINE	---	---
WATER LINE	---	---
DOMESTIC WATER LINE	---	---
FIRE WATER LINE	---	---
SANITARY SEWER LINE	---	---
GAS LINE	---	---
OVERHEAD UTILITY WIRE	---	---
EXISTING FEATURE OR CONDITION		(E)
CATCH BASIN	CB	
TOP OF CURB	TC	
OUTTER	G	
TOP OF WALL	TW	
FG AT BOTTOM OF WALL	BW	
TOP OF STEP	TS	
BOTTOM OF STEP	BS	
FINISHED GRADE	FG	
BACK OF WALK	BWALK	
CONCRETE	CONC	
DOWNSPOUT	DS	
FORCE MAIN	FM	
SANITARY SEWER CLEANOUT	SS CO	
STORM CLEANOUT	STM CO	

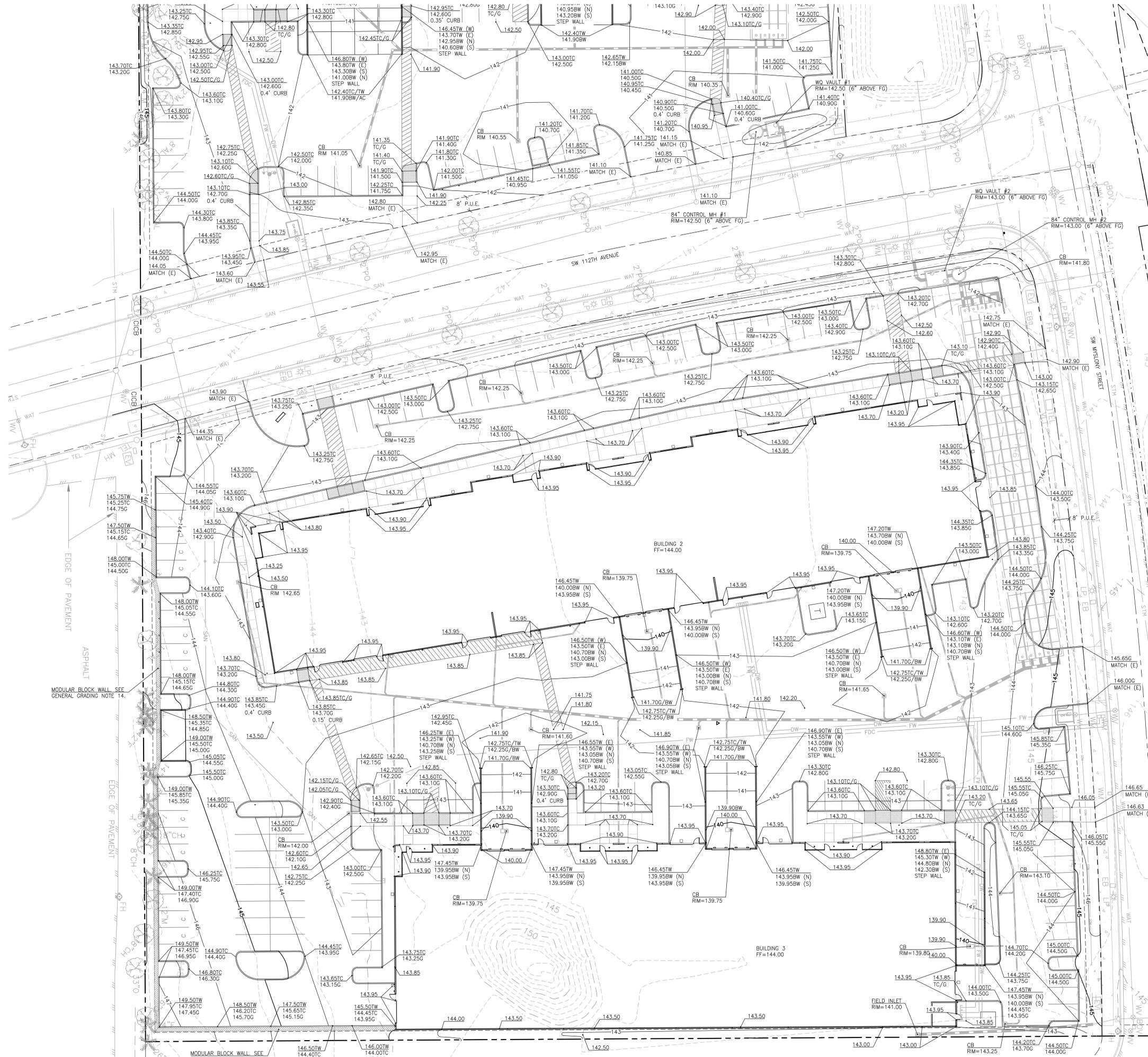
**GENERAL GRADING NOTES**

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE JURISDICTION AND THE PROJECT GEOTECHNICAL INVESTIGATION.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY THE OREGON UTILITY NOTIFICATION CENTER 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION BY CALLING 800 332 2344.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY PREPARED BY WEDDLE SURVEYING, INC., DATED DECEMBER 2006 AND UPDATED DECEMBER 2014.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF PRIVATE FRANCHISE UTILITIES SUCH AS GAS, TELEPHONE, POWER, DATA, CABLE TELEVISION, ETC. CONFIRM VAULT LOCATIONS WITH THE ARCHITECT.
- THE CONTRACTOR SHALL KEEP THE ARCHITECT AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 48 HOURS NOTICE IS REQUIRED.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (PUBLIC WORKS, GRADING, SEWER, WATER, ETC) BEFORE COMMENCING WORK. WORK IN THE RIGHT OF WAY REQUIRES A SEPARATE PERMIT FROM CITY OF TUALATIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT LAND CORNERS, DISTURBED PROPERTY MARKERS, BENCHMARKS, ETC. SHALL BE REPLACED AT THE CONTRACTOR'S COST USING THE SERVICES OF A REGISTERED SURVEYOR LICENSED IN THE STATE OF OREGON.
- SURFACE GRADES ARE TO BE BOUGHT TO WITHIN 0.08 FEET IN 10 FEET OF THE FINISHED GRADE AT SUBGRADE AND WITHIN 0.03 FEET IN 10 FEET AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
- GRADING ELEVATIONS SHOWN ON GRADING PLAN ARE FINISHED GRADE, WHICH INCLUDES SUBGRADE SOIL, PAVING, BASE ROCK, TOPSOIL, SOIL AMENDMENTS, ROCKERY, AND RUNOFF PROTECTION. CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.
- FINISHED GRADES WITHIN ADA PARKING AND LOADING AREAS SHALL NOT EXCEED 2% SLOPE. CROSS SLOPES AT WALKS AND CROSSINGS SHALL NOT EXCEED 2%.
- ALL PAVING, GRADING, EXCAVATION, AND FILL PLACEMENT TO CONFORM TO RECOMMENDATIONS IN PROJECT GEOTECHNICAL ANALYSIS BY GEODESIGN, INC., DATED MARCH 2007.
- ASPHALT PAVING AND BASE ROCK TO BE AS DESCRIBED ON PROJECT PAVING PLAN AND SHALL CONFORM TO THE REQUIREMENTS PROVIDED IN THE GEOTECHNICAL ANALYSIS AND PAVING AND EARTHWORK SPECIFICATION SECTIONS.
- DESIGN AND CONSTRUCTION OF MODULAR BLOCK RETAINING WALLS TO BE BY GENERAL CONTRACTOR'S DESIGN-BUILD SUBCONTRACTOR.



SCALE: 1" = 20'





### LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY	---	---
PROPERTY LINE	---	---
EDGE OF PAVEMENT	---	---
FENCE	---	---
1" CONTOUR	---	---
5' CONTOUR	---	---
STORM SEWER LINE	---	---
WATER LINE	---	---
DOMESTIC WATER LINE	---	---
FIRE WATER LINE	---	---
SANITARY SEWER LINE	---	---
GAS LINE	---	---
OVERHEAD UTILITY WIRE	---	---
EXISTING FEATURE OR CONDITION		(E)
CATCH BASIN	CB	
TOP OF CURB	TC	
OUTTER	G	
TOP OF WALL	TW	
FG AT BOTTOM OF WALL	BW	
TOP OF STEP	TS	
BOTTOM OF STEP	BS	
FINISHED GRADE	FG	
BACK OF WALK	BWALK	
CONCRETE	CONC	
DOWNSPOUT	DS	
FORCE MAIN	FM	
SANITARY SEWER CLEANOUT	SS CO	
STORM CLEANOUT	STM CO	

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  - THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS (PUBLIC WORKS, GRADING, SEWER, WATER, ETC) BEFORE COMMENCING WORK. WORK IN THE RIGHT OF WAY REQUIRES A SEPARATE PERMIT FROM CITY OF TUALATIN.
  - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT LAND CORNERS, DISTURBED PROPERTY MARKERS, BENCHMARKS, ETC. SHALL BE REPLACED AT THE CONTRACTOR'S COST USING THE SERVICES OF A REGISTERED SURVEYOR LICENSED IN THE STATE OF OREGON.
  - SURFACE GRADES ARE TO BE BOUGHT TO WITHIN 0.08 FEET IN 10 FEET OF THE FINISHED GRADE AT SUBGRADE AND WITHIN 0.03 FEET IN 10 FEET AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
  - GRADING ELEVATIONS SHOWN ON GRADING PLAN ARE FINISHED GRADE, WHICH INCLUDES SUBGRADE SOIL, PAVING, BASE ROCK, TOPSOIL, SOIL AMENDMENTS, ROCKERY, AND RUNOFF PROTECTION. CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.
  - FINISHED GRADES WITHIN ADA PARKING AND LOADING AREAS SHALL NOT EXCEED 2% SLOPE. CROSS SLOPES AT WALKS AND CROSSINGS SHALL NOT EXCEED 2%.
  - ALL PAVING, GRADING, EXCAVATION, AND FILL PLACEMENT TO CONFORM TO RECOMMENDATIONS IN PROJECT GEOTECHNICAL ANALYSIS BY GEODESIGN, INC., DATED MARCH 2007.
  - ASPHALT PAVING AND BASE ROCK TO BE AS DESCRIBED ON PROJECT PAVING PLAN AND SHALL CONFORM TO THE REQUIREMENTS PROVIDED IN THE GEOTECHNICAL ANALYSIS AND PAVING AND EARTHWORK SPECIFICATION SECTIONS.
  - DESIGN AND CONSTRUCTION OF MODULAR BLOCK RETAINING WALLS TO BE BY GENERAL CONTRACTOR'S DESIGN-BUILD SUBCONTRACTOR.

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Owner:  
**Pacific NW Properties**

6600 SW 105th, Ste 175  
 Beaverton, OR 97005

Project:  
**Tualatin Business Park**

SW 112th Avenue  
 Tualatin, OR

Sheet Title:  
**Grading Plan Bldg. 2 & 3**

Revisions:

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 Date: 7 January 2015  
 Drawn by: AS Checked by: KJK  
 TMR Job Number: 14305  
 Sheet

**LEGEND**

	PROPOSED	EXISTING
PROJECT BOUNDARY	---	---
PROPERTY LINE	---	---
EDGE OF PAVEMENT	---	---
FENCE	---	---
1" CONTOUR	---	---
5' CONTOUR	---	---
STORM SEWER LINE	---	---
WATER LINE	---	---
DOMESTIC WATER LINE	---	---
FIRE WATER LINE	---	---
SANITARY SEWER LINE	---	---
GAS LINE	---	---
OVERHEAD UTILITY WIRE	---	---
EXISTING FEATURE OR CONDITION	(E)	
CATCH BASIN	CB	
TOP OF CURB	TC	
GUTTER	G	
TOP OF WALL	TW	
FG AT BOTTOM OF WALL	BW	
TOP OF STEP	TS	
BOTTOM OF STEP	BS	
FINISHED GRADE	FG	
BACK OF WALK	BWALK	
CONCRETE	CONC	
DOWNPOUT	DS	
FORCE MAIN	FM	
SANITARY SEWER CLEANOUT	SS CO	
STORM CLEANOUT	STM CO	
PERFORATED PERIMETER	PERF CO	
DRAIN CLEANOUT		

**GENERAL UTILITY NOTES**

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE PLUMBING CODE, BUILDING CODE, AND THE FIRE CODE. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA TO THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY THE OREGON UTILITY NOTIFICATION CENTER, THREE BUSINESS DAYS PRIOR TO ANY EXCAVATION BY CALLING 800 332 2344.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY PREPARED BY WEDDLE LAND SURVEYING, INC., DATED DECEMBER 2006 AND UPDATED DECEMBER 2014.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ADJUSTMENT OF PRIVATE UTILITIES SUCH AS GAS, TELEPHONE, POWER, CABLE TELEVISION, ETC.
- THE CONTRACTOR SHALL KEEP THE ARCHITECT INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 48-HOUR NOTICE IS REQUIRED.
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- THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
- UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE PLUMBING CODE.
- INSTALL CLEANOUTS AT 100' MAX AND AT EACH 135 DEGREES OF AGGREGATE BEND. INSTALL CLEANOUTS AT EACH BUILDING RAIN DRAIN.
- CHANGES IN DIRECTION OF STORM AND SANITARY PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS AND SHALL BE OF THE ANGLES PRESENTED BY ONE-SIXTEENTH BEND, ONE-EIGHTH BEND, ONE-SIXTH BEND OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
- CITY OF TUALATIN TO INSTALL NEW 1.5-INCH DOMESTIC METER IN EXISTING METER BOX. CONTRACTOR TO COORDINATE WITH CITY WATER DEPARTMENT TO OBTAIN METER AND FOR INSTALLATION. CONTRACTOR TO EXTEND 2-INCH DOMESTIC SERVICE PIPE TO BUILDING AND INSTALL 2-INCH BALL VALVE SHUT OFF IN APPROVED BOX THREE FEET FROM BUILDING EXTERIOR. APPROVED 2-INCH REDUCED PRESSURE TYPE BACKFLOW PREVENTER TO BE INSTALLED WITHIN BUILDING. SEE BUILDING PLUMBING DRAWINGS FOR SPECIFIC INFORMATION ON BACKFLOW PREVENTER AND CONTINUATION OF PIPING WITHIN BUILDING. DOMESTIC SERVICE LINE SIZE, METER SIZE, AND BACKFLOW PREVENTER SIZE IS ASSUMED. BUILDING PLUMBING DESIGNER TO CONFIRM WATER METER SIZE, SERVICE LINE SIZE, AND BACKFLOW PREVENTER TYPE AND SIZING PRIOR TO CONSTRUCTION OR ORDERING MATERIAL. SEE GENERAL UTILITY NOTES 6, 12, AND 13.
- CITY OF TUALATIN TO INSTALL NEW 1.5-INCH IRRIGATION METER IN EXISTING METER BOX. CONTRACTOR TO COORDINATE WITH CITY WATER DEPARTMENT TO OBTAIN METER AND FOR INSTALLATION. APPROVED IRRIGATION BACKFLOW PREVENTER TO BE INSTALLED ADJACENT TO RIGHT OF WAY OR AS DIRECTED BY CITY INSPECTOR. SEE IRRIGATION PLAN FOR SPECIFIC INFORMATION ON BACKFLOW PREVENTER AND CONTINUATION OF IRRIGATION PIPING. IRRIGATION SERVICE LINE SIZE, METER SIZE, AND BACKFLOW PREVENTER SIZE IS ASSUMED. IRRIGATION SYSTEM DESIGNER TO CONFIRM METER SIZE, SERVICE LINE SIZE, AND BACKFLOW PREVENTER TYPE AND SIZING PRIOR TO CONSTRUCTION OR ORDERING MATERIAL. SEE GENERAL UTILITY NOTES 6, 11, AND 13.
- PROVIDE NEW SITE AND BUILDING FIRE SERVICE. REMOVE EXISTING PUBLIC BLOW OFF ASSEMBLY AND INSTALL APPROVED DDOV AND VAULT PER CITY OF TUALATIN STANDARD DRAWING 614. CONTRACTOR TO EXTEND SERVICE TO BUILDING AND SITE HYDRANTS. SITE AND BUILDING FIRE LINE SIZE AND BACKFLOW PREVENTER SIZE IS ASSUMED. BUILDING FIRE SYSTEM DESIGNER TO CONFIRM SERVICE LINE AND BACKFLOW PREVENTER SIZES BASED ON THEIR FLOW TESTING. SEE BUILDING FIRE SYSTEM PLANS FOR CONTINUATION WITHIN BUILDING. INSTALL FDC AUTOMATIC DRAIN VALVE IN APPROVED AND ADEQUATELY SIZED ACCESS BOX AT LOW POINT OF FDC LINE. PROVIDE 1/2-HP PUMP WITH DISCHARGE TO HEALTH DEPARTMENT APPROVED LOCATION. PROVIDE CONDUIT, CONDUCTOR, AND CONTROLS TO BUILDING ELECTRICAL ROOM. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE A DEDICATED CIRCUIT FOR PUMP. DIRECT DISCHARGE FROM PUMP TO CITY APPROVED LOCATION. SEE BUILDING GENERAL UTILITY NOTES 6, 11, AND 12.
- LOCATION OF EXISTING SITE SEWER LATERAL FOR BUILDING 1 BASED ON PUBLIC STREET RECORD DRAWINGS. LOCATION AND DEPTH ARE TO BE CONFIRMED BY POT-HOLING PRIOR TO CONSTRUCTION. SEE GENERAL UTILITY NOTE 6. CONNECTION TO EXISTING LATERAL REQUIRES SEPARATE PUBLIC WORKS PERMIT.
- SITE RUNOFF FOR STORM PIPE SIZING HAS BEEN QUANTIFIED USING RATIONAL METHOD ANALYSIS BASED ON A 10-YEAR RECURRENCE AND PEAK RAINFALL INTENSITY OF THREE INCHES PER HOUR PER CLEAN WATER SERVICES RESOLUTION AND ORDER 07-20. DRAWING 1275. PIPE SIZING IS BASED ON MANNING'S EQUATION WITH A ROUGHNESS COEFFICIENT, N OF 0.013.
- STORM FITTINGS TO BE ECCENTRIC.
- INLETS AND OUTLETS OF ON-SITE MANHOLES AND TREATMENT DEVICES SHALL HAVE FLEXIBLE FITTINGS NO CLOSER THAN 12 INCHES AND NO FARTHER THAN 36 INCHES FROM STRUCTURE.
- WORK SHOWN WITHIN PUBLIC RIGHTS OF WAY TO CONFORM TO THE REQUIREMENTS OF THE CITY OF TUALATIN PUBLIC WORKS AND WATER DEPARTMENTS. SEPARATE PERMITS ARE REQUIRED FOR WORK WITHIN THE RIGHTS OF WAY. OTHER THAN WORK ON THE WATER SYSTEM NO OTHER WORK WITHIN THE RIGHTS OF WAY IS INCLUDED AS PART OF THESE PLANS.
- THE CONTRACTOR SHALL CLEAN ALL CATCH BASINS AND STORM LINES IMPACTED BY SITE DEVELOPMENT FOLLOWING COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF TUALATIN. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE STORM SYSTEM.

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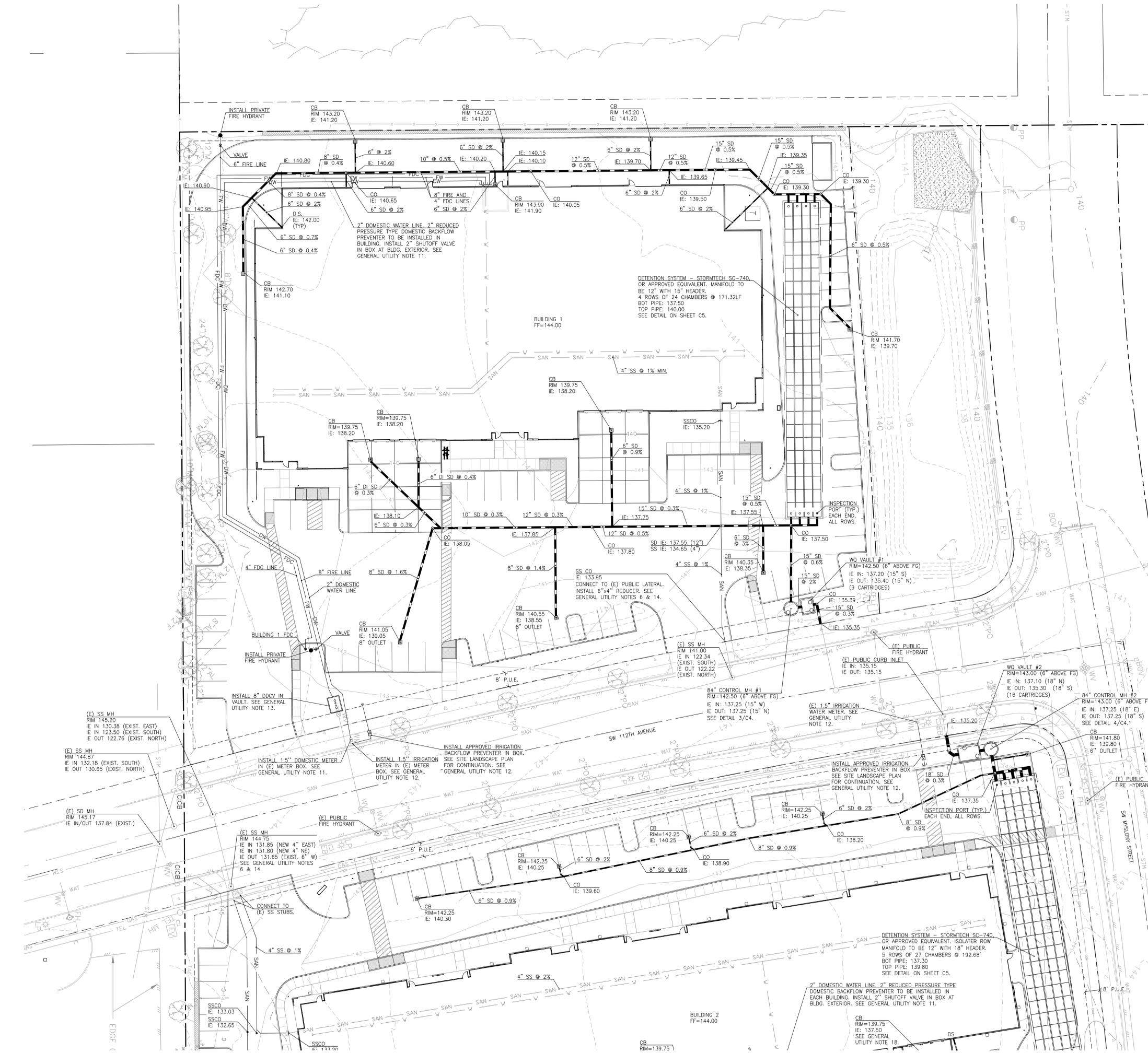
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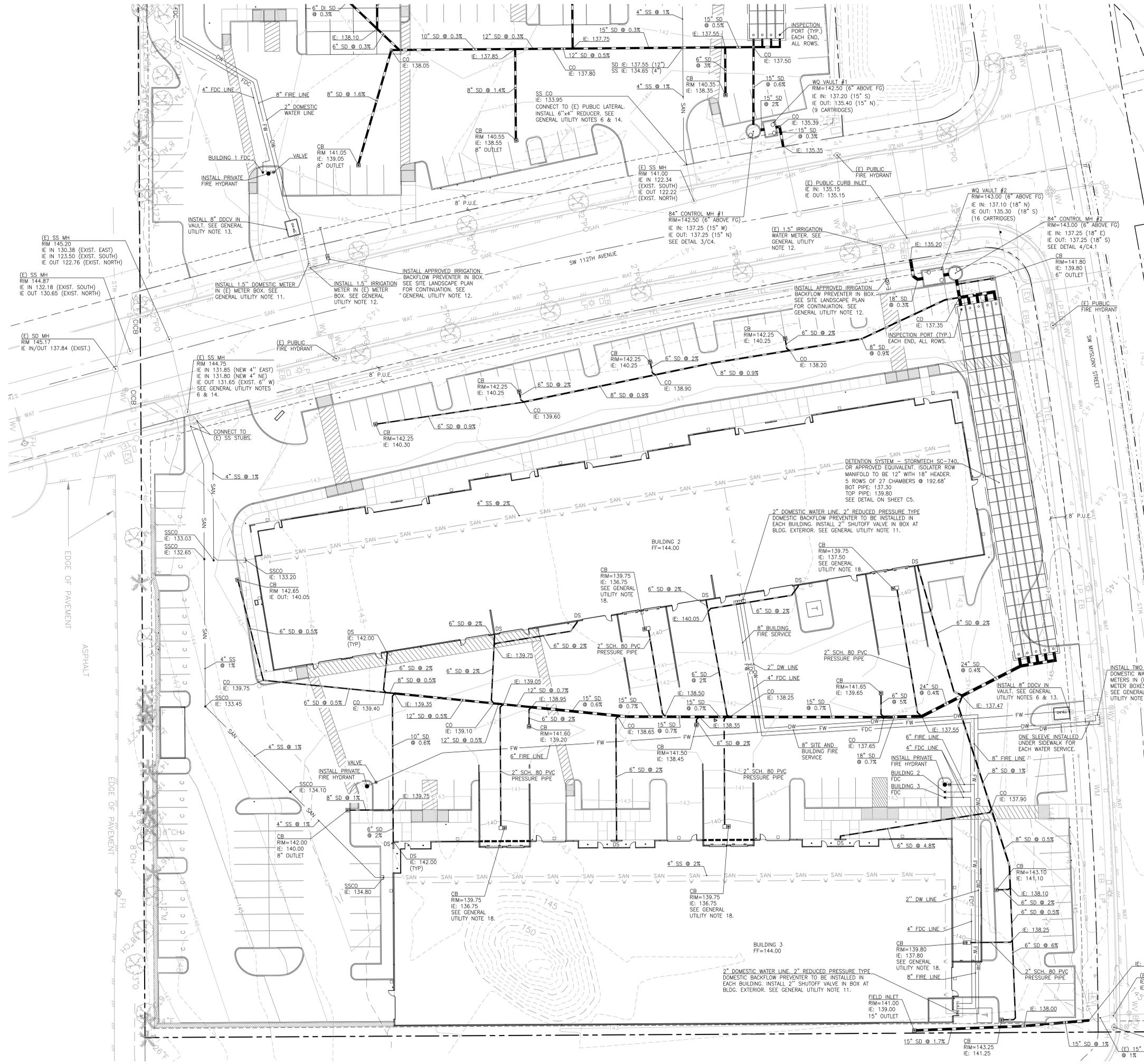
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**Utility Plan Bldg. 1**

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 Date: 7 January 2015  
 Drawn by: AS  
 Checked by: KJK  
 TMR Job Number: 14305  
 Sheet

SCALE: 1" = 20'





### LEGEND

PROPOSED	EXISTING
PROJECT BOUNDARY	---
PROPERTY LINE	---
EDGE OF PAVEMENT	---
FENCE	---
1" CONTOUR	---
5' CONTOUR	---
STORM SEWER LINE	---
WATER LINE	---
DOMESTIC WATER LINE	---
FIRE WATER LINE	---
SANITARY SEWER LINE	---
GAS LINE	---
OVERHEAD UTILITY WIRE	---
EXISTING FEATURE OR CONDITION	(E)
CATCH BASIN	CB
TOP OF CURB	TC
GUTTER	G
TOP OF WALL	TW
FG AT BOTTOM OF WALL	FW
TOP OF STEP	TS
BOTTOM OF STEP	BS
FINISHED GRADE	FG
BACK OF WALK	BWALK
CONCRETE	CONC
DOWNPOUT	DS
FORCE MAIN	FM
SANITARY SEWER CLEANOUT	SS CO
STORM CLEANOUT	STM CO

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  - THE CONTRACTOR SHALL NOTIFY THE OREGON UTILITY NOTIFICATION CENTER, THREE BUSINESS DAYS PRIOR TO ANY EXCAVATION BY CALLING 800.332.2344.
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  - CITY OF TUALATIN TO INSTALL TWO NEW 1.5-INCH DOMESTIC METERS IN EXISTING METER BOXES. CONTRACTOR TO COORDINATE WITH CITY WATER DEPARTMENT TO OBTAIN METERS AND FOR INSTALLATION. CONTRACTOR TO EXTEND 2-INCH DOMESTIC SERVICE PIPES TO BUILDINGS AND INSTALL 2-INCH BALL VALVE SHUT OFF IN APPROVED BOX THREE FEET FROM BUILDING EXTERIOR. APPROVED 2-INCH REDUCED PRESSURE TYPE BACKFLOW PREVENTERS TO BE INSTALLED WITHIN EACH BUILDING; SEE BUILDING PLUMBING DRAWINGS FOR SPECIFIC INFORMATION ON BACKFLOW PREVENTER AND CONTINUATION OF PIPING WITHIN BUILDINGS. DOMESTIC SERVICE LINE SIZE, METER SIZE, AND BACKFLOW PREVENTER SIZES ARE ASSUMED. BUILDING PLUMBING DESIGNER TO CONFIRM WATER METER SIZES, SERVICE LINE SIZES, AND BACKFLOW PREVENTER TYPES AND SIZING PRIOR TO CONSTRUCTION OR ORDERING MATERIAL. SEE GENERAL UTILITY NOTES 6, 12, AND 13.
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  - CONNECTION TO EXISTING PUBLIC SANITARY MANHOLE TO SERVE BUILDINGS 2 AND 3 TO BE MADE BY CORING MANHOLE IN CONFORMANCE WITH CITY OF TUALATIN PUBLIC WORKS STANDARDS. CONSTRUCT SMOOTH WATERWAY WITHIN MANHOLE. IF DIRECTED BY CITY INSPECTOR, RELOCATE MANHOLE STEPS TO CLEAR NEW PENETRATIONS AND ROTATE MANHOLE CONE AND LID AS REQUIRED TO ALIGN WITH NEW STEP LOCATION. GROUT MANHOLE JOINTS AND TEST MANHOLE AS REQUIRED BY INSPECTOR. CONNECTION TO EXISTING MANHOLE REQUIRES SEPARATE PUBLIC WORKS PERMIT.
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  - LOADING DOCK CATCH BASINS TO BE TWO COMPARTMENT TYPE WITH BOLT DOWN LID AND WELDED OUTLET FOR DISCHARGE. PROVIDE PUMP SYSTEM IN EACH DOCK CATCH BASIN. EACH PUMP TO HAVE 100 GPM AND 15 FT. TDH DISCHARGE CAPACITY. CONTRACTOR TO PROVIDE COMPLETE PUMP SYSTEM, INCLUDING PUMPS, CATCH BASIN/SUMP/PUMP CHAMBER, CONTROLS, FLOATS, CONDUIT, CONDUCTORS, AND DEDICATED ELECTRICAL CIRCUIT. PROVIDE VENT TO ABOVE ADJACENT BUILDING WALL. PRESSURE LINES AND FITTINGS FROM PUMP TO MAIN STORM LINE TO BE SCHEDULE 80 PVC. THE SYSTEM SHALL BE DESIGNED TO MEET CITY OF TUALATIN STANDARDS.
  - WORK SHOWN WITHIN PUBLIC RIGHTS OF WAY TO CONFORM TO THE REQUIREMENTS OF THE CITY OF TUALATIN PUBLIC WORKS AND WATER DEPARTMENTS. SEPARATE PERMITS ARE REQUIRED FOR WORK WITHIN THE RIGHTS OF WAY. OTHER THAN WORK ON THE WATER SYSTEM AND CONNECTION TO EXISTING SANITARY MANHOLE, NO OTHER WORK WITHIN THE RIGHTS OF WAY IS INCLUDED AS PART OF THESE PLANS.
  - THE CONTRACTOR SHALL CLEAN ALL CATCH BASINS AND STORM LINES IMPACTED BY SITE DEVELOPMENT FOLLOWING COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF TUALATIN. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE STORM SYSTEM.

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Owner:  
**Pacific NW Properties**

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 Beaverton, OR 97005

Project:  
**Tualatin Business Park**

SW 112th Avenue  
 Tualatin, OR

Sheet Title:  
**Utility Plan Bldg. 2 & 3**

Revisions:

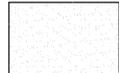
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 Date: 7 January 2015  
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**GENERAL PAVING NOTES**

- PAVING AND BASE ROCK PLACEMENT SHALL CONFORM TO THE CITY OF TUALATIN REQUIREMENTS AND TO THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL INVESTIGATION.
- PAVING:
  - CAR PARKING PAVING TO BE 2.5 INCHES OF ASPHALT CONCRETE ON 12 INCHES OF COMPACTED AGGREGATE ON COMPACTED SUBGRADE.
  - LIGHT TRUCK ROUTE PAVING TO BE 3 INCHES OF ASPHALT CONCRETE ON 13 INCHES OF COMPACTED AGGREGATE ON COMPACTED SUBGRADE.
- ADDITIVE ALTERNATE PAVING:
  - CAR PARKING PAVING TO BE 2.5 INCHES OF ASPHALT CONCRETE ON 4 INCHES OF COMPACTED AGGREGATE ON 12 INCHES OF CEMENT AMENDED SUBGRADE.
  - LIGHT TRUCK ROUTE PAVING TO BE 3 INCHES OF ASPHALT CONCRETE ON 4 INCHES OF COMPACTED AGGREGATE ON 12 INCHES OF CEMENT AMENDED SUBGRADE.
- NO PAVING TO OCCUR PRIOR TO THE INSTALLATION AND APPROVAL BY THE CITY OF THE STORM TREATMENT AND DETENTION SYSTEMS.

**LEGEND**

-  CAR PARKING AREA
-  LIGHT TRUCKING ROUTES
-  CONCRETE TRUCK DOCK: SEE ARCHITECTURAL PLANS FOR TRUCK DOCK SECTION.

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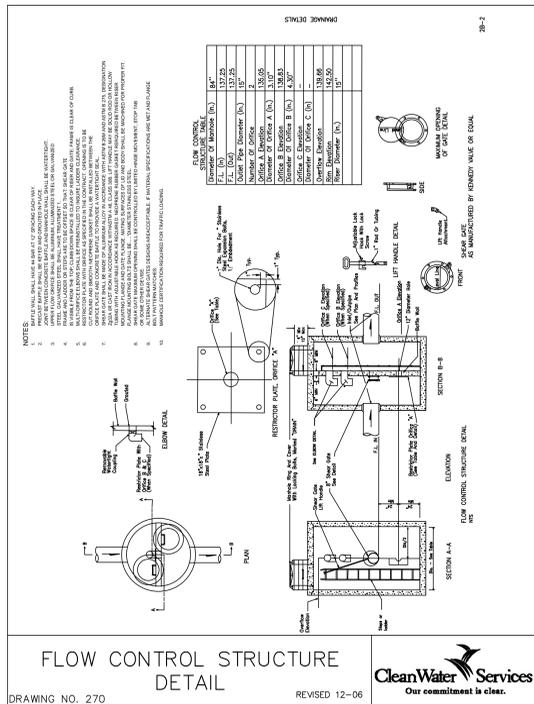
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**Paving Plan**

Revisions:

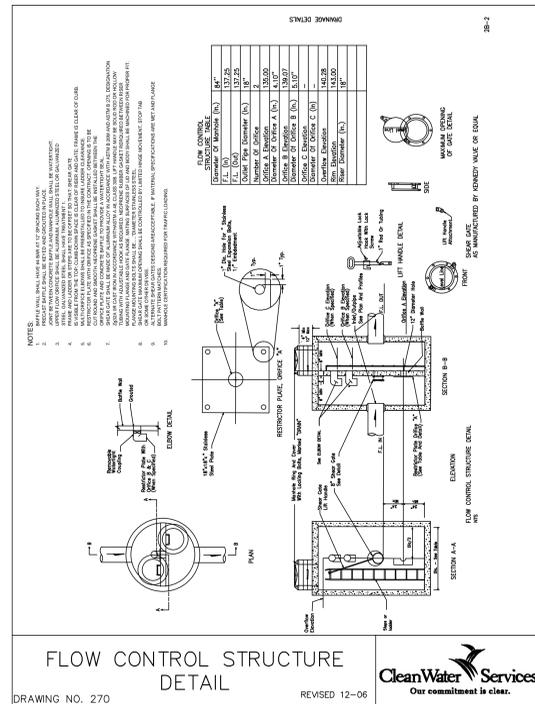
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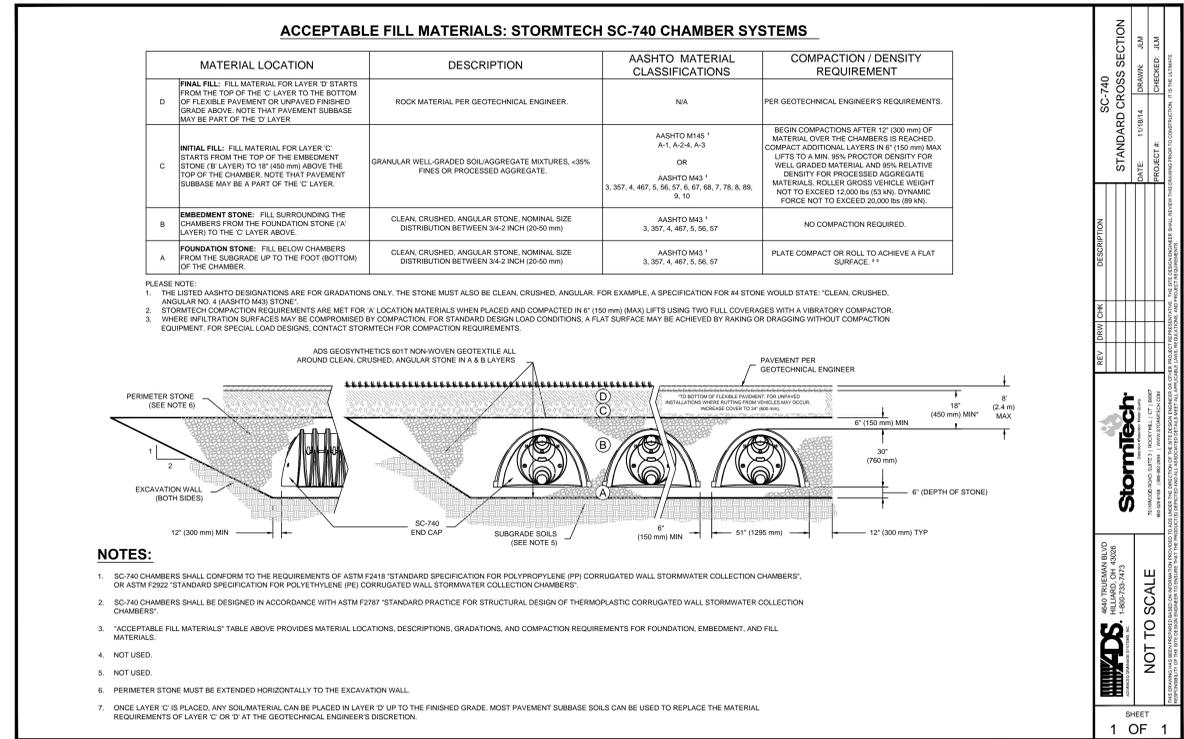
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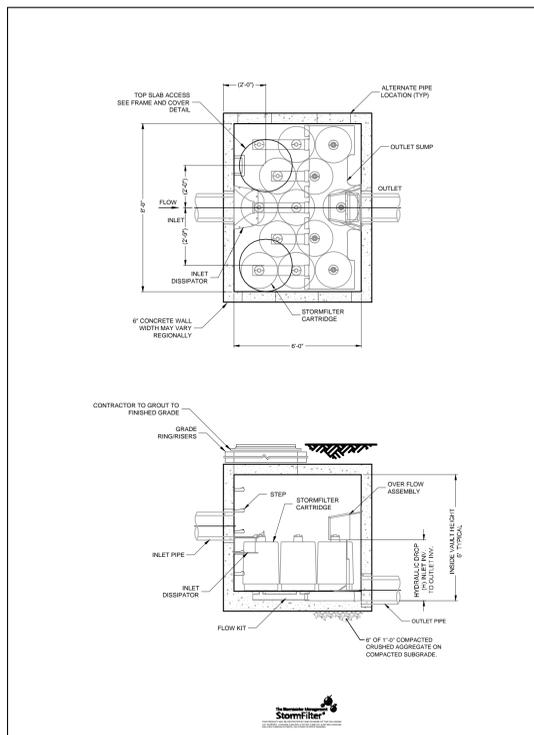
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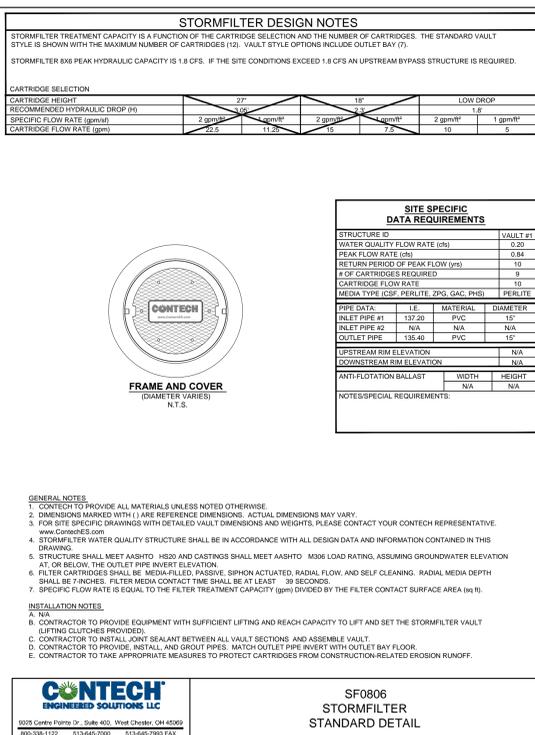
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NOT TO SCALE



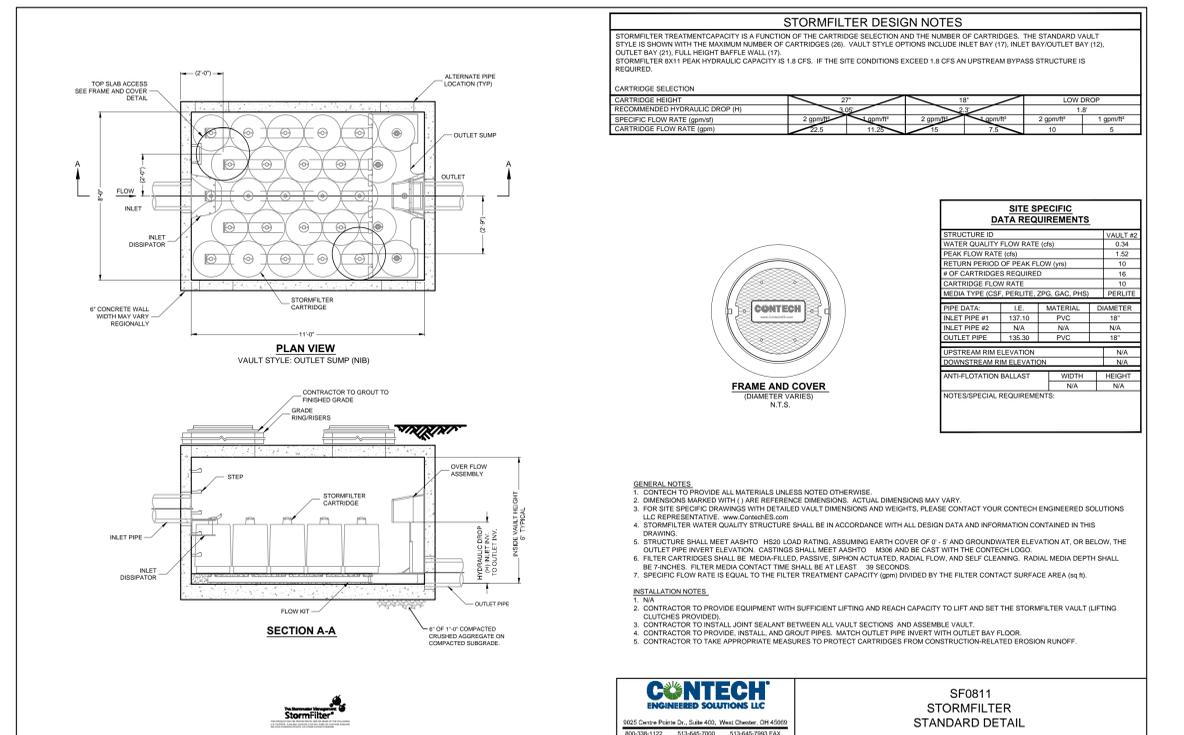
3 STORMTECH SC-740 DETENTION SYSTEM DETAIL  
NOT TO SCALE



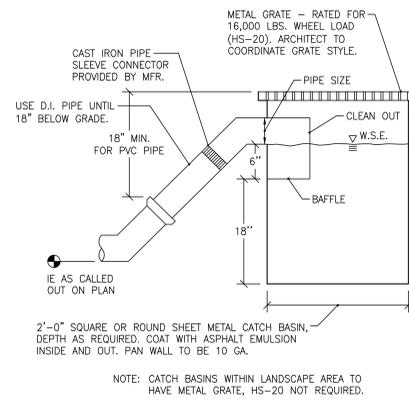
4 WATER QUALITY VAULT #1 DETAIL  
NOT TO SCALE



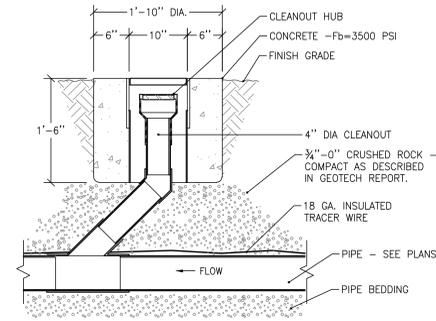
5 WATER QUALITY VAULT #2 DETAIL  
NOT TO SCALE



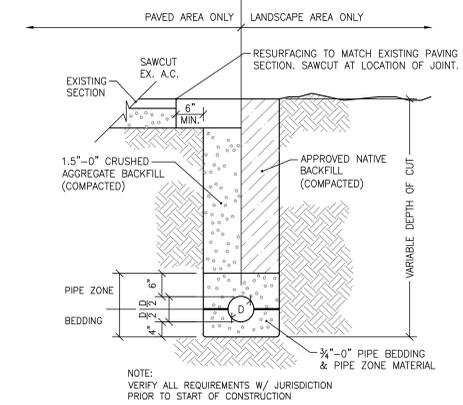
6 WATER QUALITY VAULT #2 DETAIL  
NOT TO SCALE



**1** CATCH BASIN / FIELD INLET DETAIL  
NOT TO SCALE



**2** TYPICAL CLEANOUT SECTION  
NOT TO SCALE



**3** TRENCH BACKFILL DETAIL  
NOT TO SCALE



Owner:  
**Pacific  
NW Properties**

6600 SW 105th, Ste 175  
Beaverton, OR 97005

Project:  
**Tualatin  
Business  
Park**

SW 112th Avenue  
Tualatin, OR

Sheet Title:  
**Details**

Revisions:



EXPRES 12-31-16



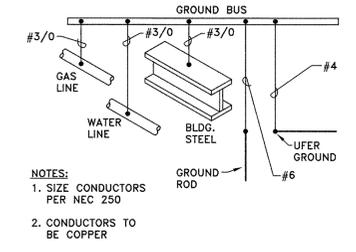
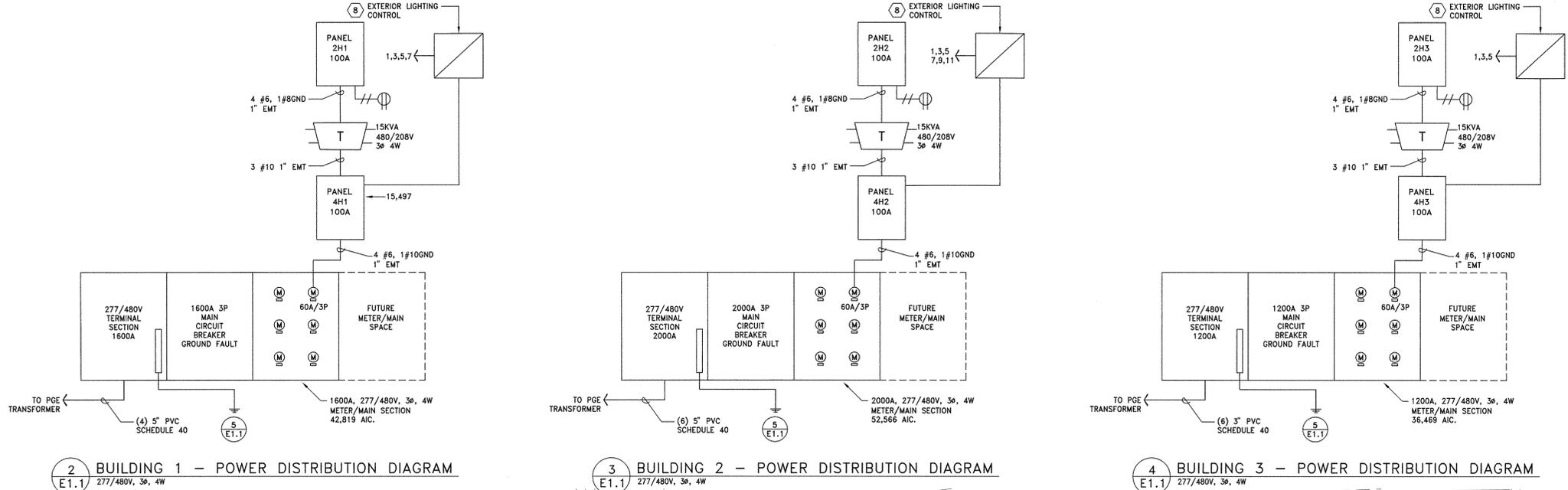
Owner:  
**Pacific NW Properties**  
 6600 SW 105th, Ste 175  
 Beaverton, OR 97005

Project:  
**Tualatin Business Park**  
 SW 112th Avenue  
 Tualatin, OR

Sheet Title:  
**ELECTRICAL SITE PLAN**

Revisions:

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 Date: 7 January 2015  
 Drawn by: NM Checked by: HB  
 Job Number: 105196  
 Sheet



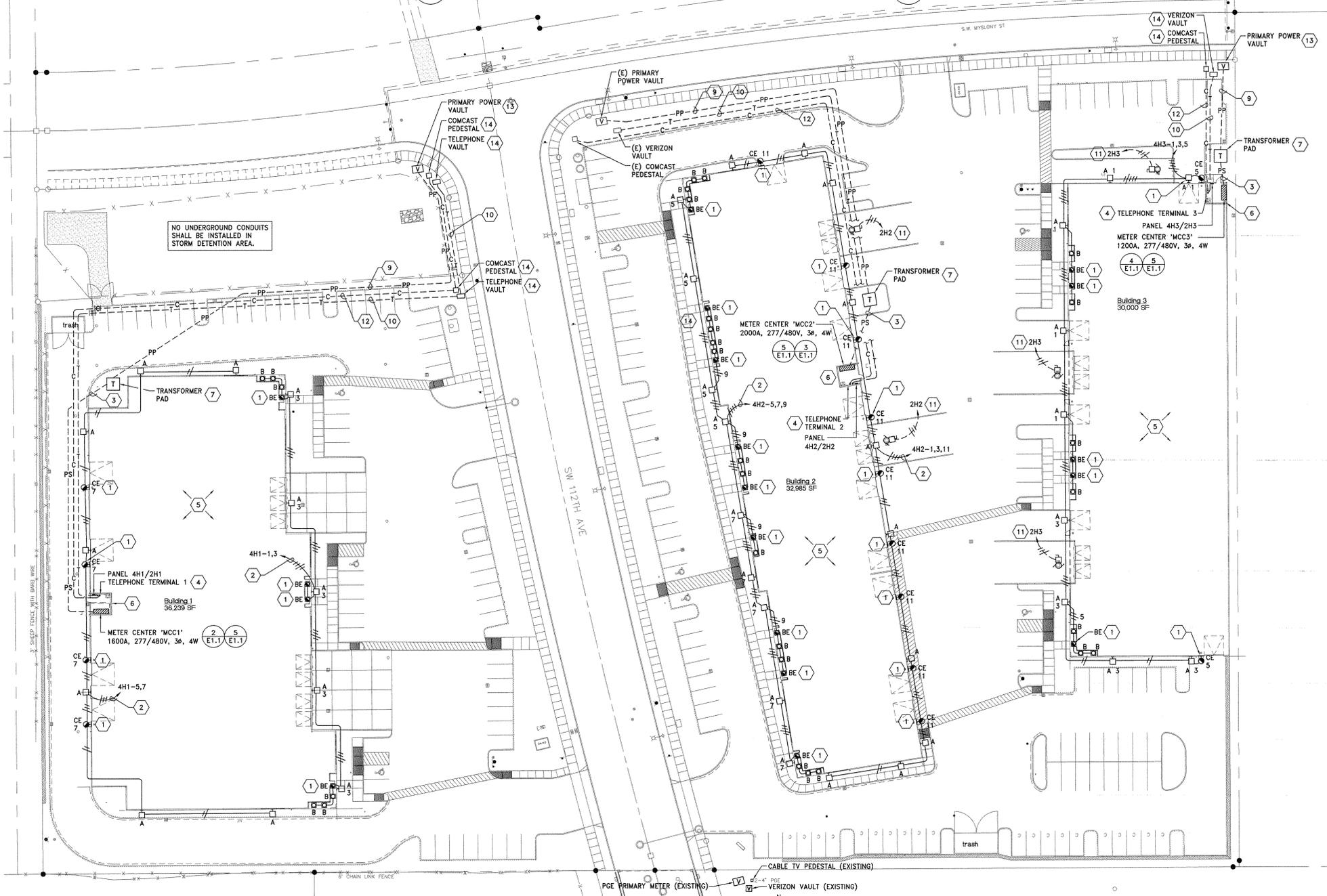
NOTES:  
 1. SIZE CONDUCTORS PER NEC 250  
 2. CONDUCTORS TO BE COPPER

2 BUILDING 1 - POWER DISTRIBUTION DIAGRAM  
 E1.1 277/480V, 3Ø, 4W

3 BUILDING 2 - POWER DISTRIBUTION DIAGRAM  
 E1.1 277/480V, 3Ø, 4W

4 BUILDING 3 - POWER DISTRIBUTION DIAGRAM  
 E1.1 277/480V, 3Ø, 4W

5 GROUNDING DETAIL  
 E1.1 SCALE: N.T.S.



LIGHTING SCHEDULE	
TYPE	DESCRIPTION
A	WALL MOUNT, LED LUMINAIRE, TYPE TSM DISTRIBUTION, MOUNTED AS SHOWN ON ARCHITECTURAL. 277 OPERATION. 9700 LUMENS LITHONIA DSX0-40C-100MA-40K-TSM-INVOLT-WBA-FINISH.
B	RECESSED LED LUMINAIRE, SPECULAR CONE, 600 LUMENS @ 15.6W, DAMP LABEL. LITHONIA DOM6R-LED-600L-40K-277-D06A
BE	SAME AS 'B' EXCEPT PROVIDE COLD WEATHER EMERGENCY BATTERY BALLAST TO PROVIDE 1 F.C. EGRESS ILLUMINATION.
CE	WALL MOUNT, LED, 24W, 2000 LUMENS, LUMINAIRE, 277V, FORWARD THROW, COLD WEATHER EMERGENCY BATTERY BALLAST. LITHONIA WSR-LED, GARDCO, HE WILLIAMS OR EQUIVALENT.

- GENERAL NOTES:**
- SEE EXTERIOR ELEVATIONS FOR LOCATION OF WALL MOUNTED LUMINAIRES.
  - PROVIDE OWNER/ARCHITECT WITH ELECTRICAL ROOM EQUIPMENT LAYOUT PRIOR TO ANY CONDUIT INSTALLATION.

- KEYED NOTES:**
- PROVIDE UNSWITCHED/CONTROLLED 277V POWER TO BATTERY IN EMERGENCY LUMINAIRE.
  - ROUTE VIA EXTERIOR LIGHTING CONTROLLER. SEE ONE-LINE RISER DIAGRAM. PROVIDE A SEPARATE NEUTRAL PER CIRCUIT.
  - SEE ONE-LINE POWER DIAGRAM FOR SECONDARY POWER REQUIREMENTS.
  - PROVIDE AND INSTALL TELEPHONE TERMINAL REQUIREMENTS AS FOLLOWS:
    - a) 4'x8' PLYWOOD BACKBOARD.
    - b) QUAD RECEPTACLE
    - c) #6 CU GND W/ GROUND ROD PER UTILITY REQUIREMENTS.
  - CONNECT 480V, 3Ø UNIT HEATERS FOR FREEZE PROTECTION AS PROVIDED BY MECHANICAL CONTRACTOR. COORDINATE WITH MECHANICAL CONTRACTOR/GENERAL CONTRACTOR.
  - PROVIDE 2 LAMP FLUORESCENT STRIP IN ELECTRICAL ROOM WITH LIGHT SWITCH AT DOOR. PROVIDE SMOKE DETECTOR AND PULL STATION.
  - PROVIDE TRANSFORMER PAD AS DIRECTED BY PGE.
  - PROVIDE AND INSTALL GREENGATE LK8 OR WATTSTOPPER 8 RELAY LIGHTING CONTROL PANEL.
  - PROVIDE AND INSTALL (1) 4" PVC SCHEDULE 40 FOR PGE PRIMARY CONDUIT.
  - PROVIDE AND INSTALL (2) 4" PVC SCHEDULE 40 FOR VERIZON TELEPHONE SERVICE.
  - PROVIDE 208V, 3Ø, 20A DEDICATED CIRCUIT TO STORM WATER SUMP PUMP. COORDINATE WITH INSTALLER/GC AND CONNECT COMPLETE. PROVIDE 20A, 3P BREAKER IN HOUSE PANEL.
  - PROVIDE (1) 2" PVC SCHEDULE 40 FOR CABLE TELEVISION (CATV) SERVICE.
  - PROVIDE AND INSTALL UTILITY VAULT CO. 5106-PGE PRIMARY POWER VAULT. PROVIDE DIAMOND PLATE TOP/LID AS DIRECTED BY PGE. CONNECT TO 4" PRIMARY STUB.
  - PROVIDE TELEPHONE VAULT AND CABLE TV (CATV) VAULT OR PEDESTAL AS DIRECTED BY UTILITY.

1 ELECTRICAL SITE PLAN  
 E1.1 SCALE: 1"=30'-0"

PLOTTED: IAN SWIFT 1/6/2015 2:29 PM  
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# Tualatin Business Park

## Architectural Review Tualatin, OR.

### Project Contacts:

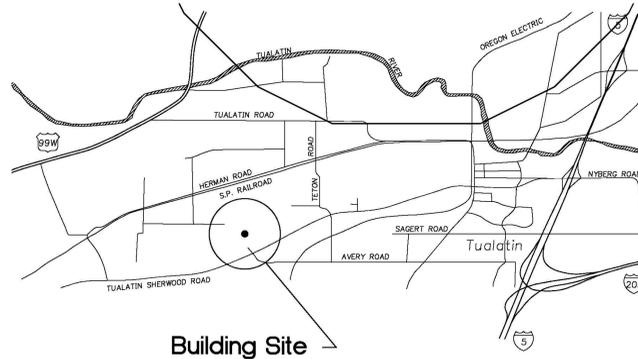
OWNER:  
PACIFIC NW PROPERTIES  
6600 S.W. 105th Avenue, Suite 175  
Beaverton, Oregon 97005  
VOICE: 503-626-3500 FAX: 503-671-0211

ARCHITECT:  
Mildren Design Group, P.C.  
7650 SW Beveland St., Suite 120  
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T.M. RIPPEY CONSULTING ENGINEERS  
7650 S.W. Beveland, Suite 100  
Tigard, Oregon 97223  
VOICE: 503-443-3900 FAX 503-443-3700  
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CIVIL ENGINEER:  
T.M. RIPPEY CONSULTING ENGINEERS  
7650 S.W. Beveland, Suite 100  
Tigard, Oregon 97223  
VOICE: 503-443-3900 FAX 503-443-3700  
CONTACT PERSON: Karl Koroch

LANDSCAPE ARCHITECT:  
AAI ENGINEERING  
4875 SW Griffith Drive Suite 300  
Beaverton, OR 97005  
VOICE: 503-352-7682  
CONTACT PERSON: Mike O'Brien



### Legal Description

LOT 502, SE 1/4 SECTION 22 T 2 S, R 1 W, W.M., CITY OF TUALATIN,  
WASHINGTON COUNTY, OREGON

### Project Information

ZONING MG MAP NUMBER 25122D, LOT 502

DESCRIPTION  
ONE NEW BUILDING SHELL OF 36,648 SF, TWO STORY, SPRINKLED, CONCRETE TILT-UP BUILDING, AND TWO NEW BUILDING SHELLS OF 32,985 SF AND 30,000 SF, ONE STORY, SPRINKLED, CONCRETE TILT-UP BUILDINGS LOCATED ON 112TH AVENUE

### Sheet Index

A0.1	COVER SHEET
A1.1	SITE PLAN
C1	EXISTING CONDITIONS PLAN BUILDING 1
C1.1	EXISTING CONDITIONS PLAN BUILDING 2 AND 3
C2	GRADING PLAN - BUILDING 1
C2.1	GRADING PLAN - BUILDING 2 AND 3
C3	UTILITY PLAN - BUILDING 1
C3.1	UTILITY PLAN - BUILDING 2 AND 3
C4	PAVING PLAN
C5	DETAILS
C5.1	DETAILS
L1.1	PLANTING PLAN - BUILDING 1
L1.2	PLANTING PLAN - BUILDING 2 AND 3
L2.1	IRRIGATION AND PLANTING DETAILS
E1.1	ELECTRICAL SITE PLAN
1A2.1.0	OVERALL FLOOR PLAN
1A2.1.1	FLOOR PLAN NORTH
1A2.1.2	FLOOR PLAN SOUTH
1A3.1	BUILDING ELEVATIONS
2A2.1.0	OVERALL FLOOR PLAN
2A2.1.1	FLOOR PLAN NORTH
2A2.1.2	FLOOR PLAN SOUTH
2A3.1	BUILDING ELEVATIONS
3A2.1.0	OVERALL FLOOR PLAN
3A2.1.1	FLOOR PLAN NORTH
3A2.1.2	FLOOR PLAN SOUTH
3A3.1	BUILDING ELEVATIONS

### Site Data: Individual Sites

SITE	AREA:	% COVERAGE:	% COVERAGE ALLOWED:
PROPOSED SITE A	113,228 SF	N.A.	N.A.
IMPERVIOUS AREA			
BUILDING 1 (FOOTPRINT):	36,646 SF	32.4%	
PAVING AREA	55,698 SF	49.2%	
SIDEWALK	2,285 SF	2.0%	
TOTAL IMPERVIOUS AREA:	94,629 SF	83.6%	

LANDSCAPING	AREA:	% COVERAGE:	% COVERAGE ALLOWED:
LANDSCAPING LOT	18,599 SF	16.4%	15%
PARKING LOT LANDSCAPING	2,366 SF		1,700 SF REQUIRED

	# SPACES PROVIDED:	# SPACES REQUIRED:
PARKING		
STANDARD:	56	10K OFFICE 3,864 SF 2.7/1000 4.1/1000 5/1000
HANDICAP:	3	20K MANUFACTURING 9,162 SF 1.6/1000 UNLIMITED 1/1000
CAR/VANPOOL:	4	50K WAREHOUSE 23,821.2 SF 3/1000 5/1000 11.9
COMPACT:	0	TOTAL 38,648 SF 55 UNLIMITED 6
TOTAL SPACES PROVIDED:	63	32-UNLIMITED

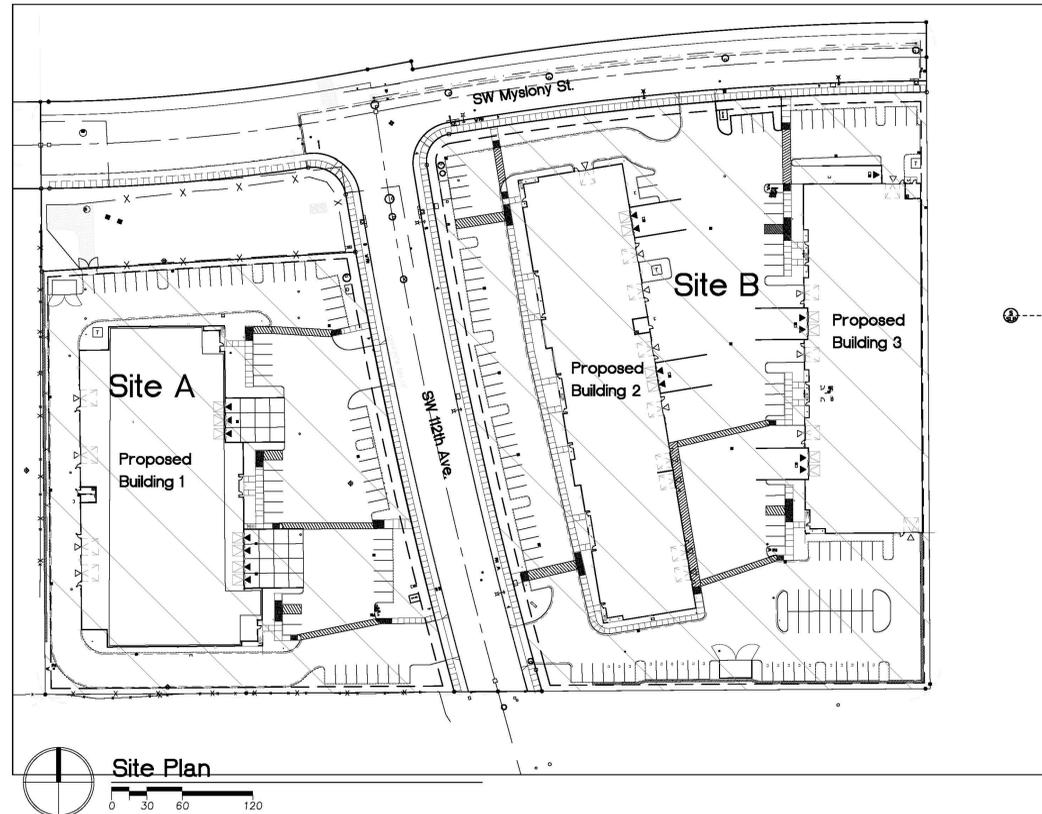
BICYCLE PARKING	6	6
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SITE	AREA:	% COVERAGE:	% COVERAGE ALLOWED:
PROPOSED SITE B	192,444 SF	N.A.	N.A.
IMPERVIOUS AREA			
BUILDING 2 (FOOTPRINT):	32,985 SF	17.1%	
BUILDING 3 (FOOTPRINT):	30,000 SF	15.6%	
PAVING AREA	91,907 SF	47.7%	
SIDEWALK	5,830 SF	3.0%	
TOTAL IMPERVIOUS AREA:	160,722 SF	83.5%	

LANDSCAPING	AREA:	% COVERAGE:	% COVERAGE ALLOWED:
LANDSCAPING LOT	31,722 SF	16.5%	15%
PARKING LOT LANDSCAPING	4,074 SF		3,025 SF REQUIRED

	# SPACES PROVIDED:	# SPACES REQUIRED:
PARKING		
STANDARD:	82	10K OFFICE 6,298.5 SF 2.7/1000 4.1/1000 5/1000
HANDICAP:	5	20K MANUFACTURING 15,748.25 SF 1.6/1000 UNLIMITED 1/1000
CAR/VANPOOL:	6	50K WAREHOUSE 45,940.25 SF 3/1000 5/1000 11.9
COMPACT:	19	TOTAL 62,862 SF 85 UNLIMITED 11
TOTAL SPACES PROVIDED:	111	55-UNLIMITED

BICYCLE PARKING	12	11
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Owner:  
Pacific  
NW Properties

6600 SW 105th, Ste 175  
Beaverton, OR 97005

Project:  
Tualatin  
Business  
Park

SW 112th Avenue  
Tualatin, OR

Sheet Title:  
Cover  
Sheet

Revisions:

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Date: 7 January 2015

Drawn by: CLT Checked by: WEM

Job Number: 105196

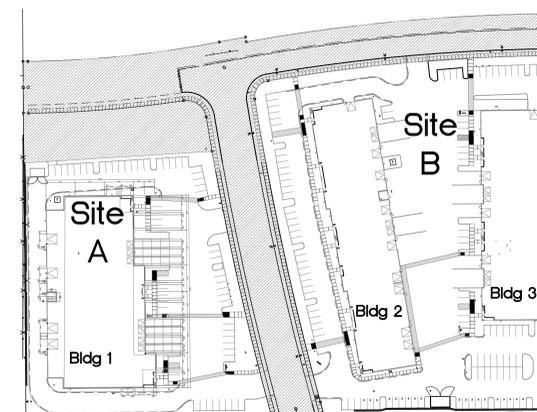
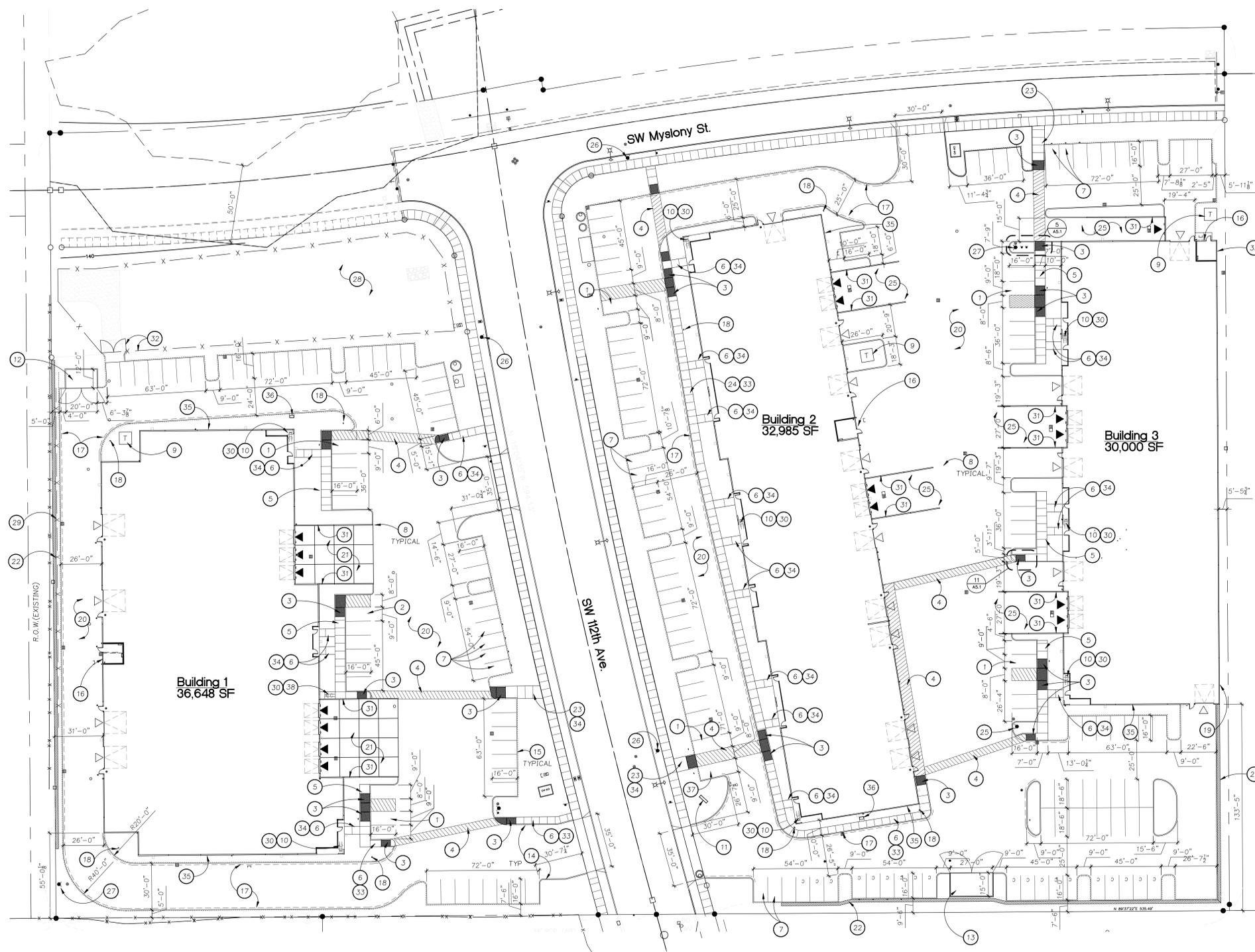
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**Keynotes**

1. ACCESSIBLE PARKING SPACE, AISLE, SIGNAGE AND RAMP
2. VAN ACCESSIBLE PARKING SPACE, AISLE, SIGNAGE AND RAMP
3. ACCESSIBLE CURB RAMP
4. STRIPED PAINTING AT ACCESSIBLE ROUTE TO PUBLIC STREET
5. 7'-0" MONOLITHIC CURB AND SIDEWALK
6. 5'-0" SIDEWALK
7. VANPOOL/CARPOOL SPACE AND SIGNAGE
8. CONCRETE FILLED BOLLARD, PAINTED HAZARD YELLOW
9. 8'-0" X 8'-0" CONCRETE TRANSFORMER PAD
10. COVERED BICYCLE PARKING FOR (2) BIKES
11. PROVIDE 2" DIA. CONDUIT TO MONUMENT SIGNAGE, MONUMENT SIGNAGE UNDER SEPARATE PERMIT
12. 240 SF TRASH AND RECYCLING ENCLOSURE WITH CONCRETE WALL PANELS AND GATE WITH METAL PANELS FOR BUILDING
13. 405 SF TRASH AND RECYCLING ENCLOSURE WITH CONCRETE WALL PANELS AND GATE WITH METAL PANELS FOR BUILDING 2 AND 3
14. CAST IN PLACE CURB WHERE POCHÉ IS SOLID
15. EXTRUDED CURB WHERE POCHÉ IS BROKEN
16. KNOX BOX
17. YELLOW PAINTED CURB WITH "NO PARKING FIRE LANE" PAINTED IN 6" BLACK LETTERS EVERY 25' PER TVF&R
18. NO PARKING SIGNAGE
19. WATER PROOFING WHERE FINISHED GRADE IS ABOVE FINISHED FLOOR ELEVATION
20. ASPHALT PAVING. SEE GEOTECHNICAL RECOMMENDATIONS FOR ASPHALT AND BASE ROCK SECTIONS.
21. CONCRETE PAVING. SEE GEOTECHNICAL RECOMMENDATIONS FOR CONCRETE AND BASE ROCK SECTIONS AND STRUCTURAL FOR JOINTS.
22. MODULAR BLOCK RETAINING WALL CONTRACTOR'S DESIGN BUILD SUBCONTRACTOR TO COORDINATE DESIGN AND PERMITTING.
23. 8'-0" SIDEWALK
24. 6'-0" SIDEWALK
25. ASPHALTIC CONCRETE PAVING AT LOADING DOCK
26. PUBLIC FIRE HYDRANT, EXISTING
27. PRIVATE FIRE HYDRANT - SEE CIVIL
28. PUBLIC STORM WATER FACILITY, EXISTING
29. 6'-0" TALL CHAIN LINK FENCE AT TOP OF RETAINING WALL
30. BIKE PARKING SIGNAGE, MOUNT TO FACE OF BUILDING
31. CONCRETE RETAINING WALL AND GUARD
32. 4'-0" TALL CHAIN LINK FENCE AND GATE, EXISTING
33. MONOLITHIC CURB AND SIDEWALK
34. CONCRETE SIDEWALK
35. GAS METER LOCATION - VERIFY FINAL LOCATION WITH GAS COMPANY AND VERIFY LOCATION WITH OWNER
36. MAILBOX LOCATION - VERIFY WITH OWNER
37. WHEEL CHAIR ONLY ACCESSIBLE PARKING SPACE, AISLE, SIGNAGE AND RAMP
38. BICYCLE PARKING FOR (2) BIKES

**Legend**

- △ DRIVE-IN DOOR
- ▲ DOCK-HIGH DOOR
- CAST IN PLACE CURB
- EXTRUDED CURB
- FIRE HYDRANT, MAINTAIN 3'-0" CLEAR BETWEEN FIRE HYDRANT AND FACE OF CURB
- (FDC) FIRE DEPARTMENT CONNECTION, MAINTAIN 3'-0" CLEAR BETWEEN FDC AND FACE OF CURB
- T ELECTRICAL TRANSFORMER



**Key Plan**

Owner:  
**Pacific  
 NW Properties**

6600 SW 105th, Ste 175  
 Beaverton, OR 97005

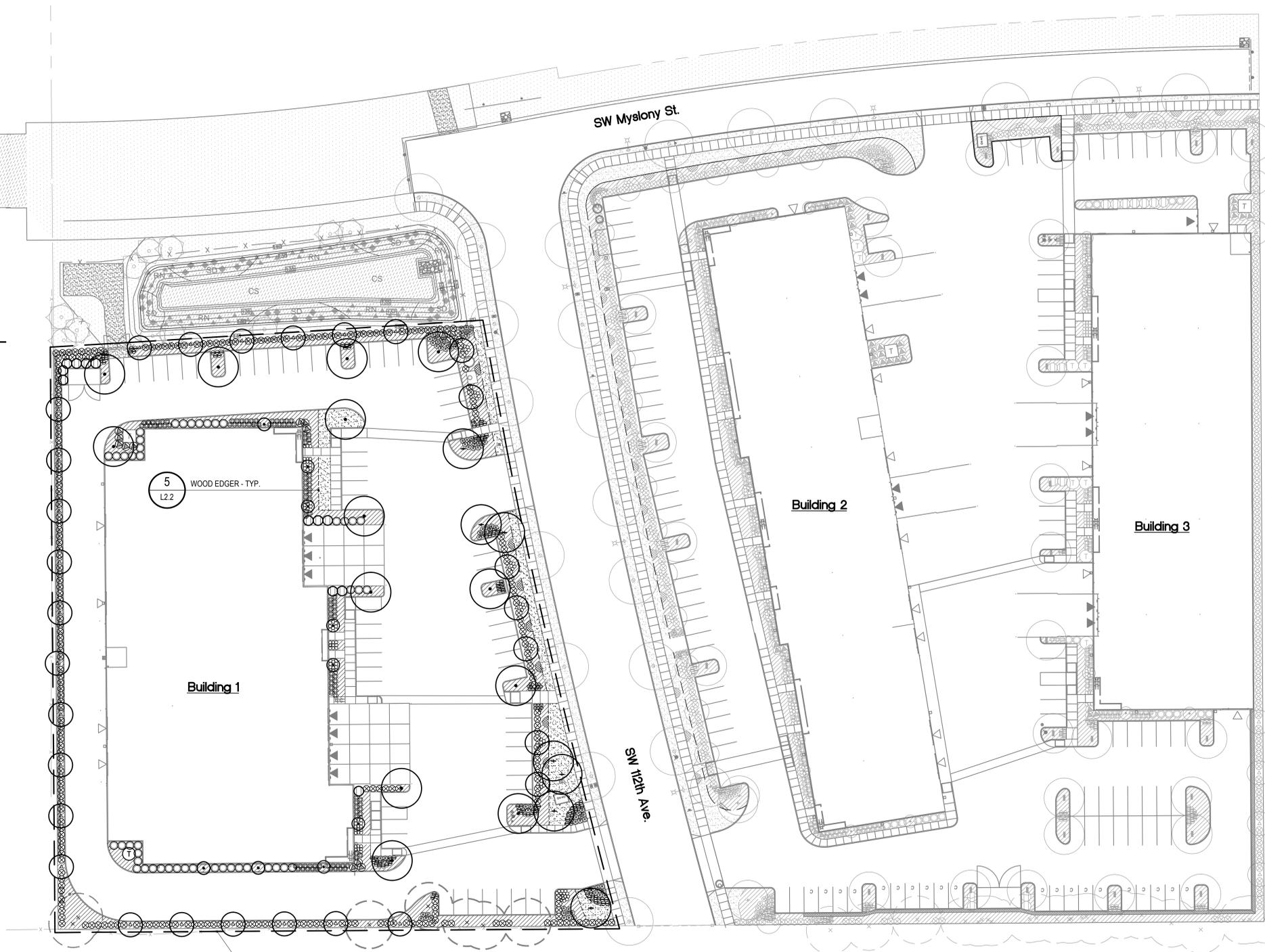
Project:  
**Tualatin  
 Business  
 Park**

SW 112th Avenue  
 Tualatin, OR

Sheet Title:  
**Site Plan**

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 Date: 7 January 2015  
 Drawn by: CLT/MRW  
 Checked by: WEM  
 Job Number: 105196  
 Sheet



**PLANTING LEGEND**

- TREES**
- 3 L2.2 RHMUS TYPHINA - STAGHORN SUMAC  
8' B&B, WELL BRANCHED, 3 STEM MIN. AT BASE
  - 4 L2.2 ACER RUBRUM 'ARMSTRONG' - ARMSTRONG MAPLE  
2' CAL. B&B, WELL BRANCHED, LIMB TO 6'
  - ROBINIA PSEUDOACACIA 'FRISIA' - GOLDEN LOCUST  
2' CAL. B&B, WELL BRANCHED
  - ACER X 'WARRENRED' - PACIFIC SUNSET MAPLE  
2' CAL. B&B, WELL BRANCHED, LIMB TO 6'
  - T THUJA PLICATA 'VIRESCENS' - VIRESCENS WESTERN CEDAR  
8' B&B, FULL TREES, BRANCHED TO GROUND
  - X EXISTING TREES TO REMAIN  
SEE SPECIFICATIONS
- SHRUBS AND GROUNDCOVER**
- 1 L2.2 BERBERIS THUNBERGII 'CRIMSON PYGMY' - JAPANESE BARBERRY  
1 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - 2 L2.2 CALAMEGROSIS X ACUTIFLORA 'KARL FOESTER' - FEATHER REED GRASS  
1 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - MYRICA CALIFORNICA - PACIFIC WAXMYRTLE  
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - BERBERIS DARWINII - DARWIN'S BARBERRY  
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - MISCANTHUS SINENSIS PURPURASCENS - FLAME GRASS  
1 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - PIERIS JAPONICA 'VALLEY VALENTINE' - JAPANESE PIERIS  
2 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - PRUNUS LAUROCERASUS 'OTTO LUYKEN' - OTTO LUYKEN ENGLISH LAUREL  
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - ROSA V. MIKROTAL - SCARLET MEIDLILAND ROSE  
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - VIBURNUM DAVIDII - DAVID VIBURNUM  
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - ARCTOSTAPHYLOS UVA-URSI - KINNIKINNICK  
1 GAL. CONT., FULL PLANTS, 30" O.C.
  - HEMEROCALLIS 'STELLA D' ORO' - DAYLILY  
4" POTS, FULL PLANTS, 12" O.C.
  - SEEDED FINE LAWN  
SEE SPECIFICATIONS
  - NON-IRRIGATED SEEDED FIELDGRASS  
SEE SPECIFICATIONS

**NOTES**

1. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL AS PER SPECIFICATIONS.
2. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS.
3. QUANTITIES ARE LISTED FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL COUNTS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. IN THE CASE OF A DISCREPANCY BETWEEN THE LEGEND AND PLAN, PLANTS INDICATED ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN THE LEGEND.
4. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATIC, PERMANENT, UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT DESIGN-BUILD IRRIGATION SHOP DRAWINGS PER SPECIFICATIONS.
5. SEE CIVIL PLANS TO VERIFY LOCATION OF LIGHT STANDARDS.
6. CONTRACTOR TO ENGAGE A CITY OF TUALATIN APPROVED ARBORIST AND TO HAVE ARBORIST PRESENT DURING ANY WORK WITHIN THE DRIP LINE OF TREES NOTED TO REMAIN. COMPLY WITH PROVISIONS OF THE FINAL DECISION OF AR-08-10, CONDITION AR-3.

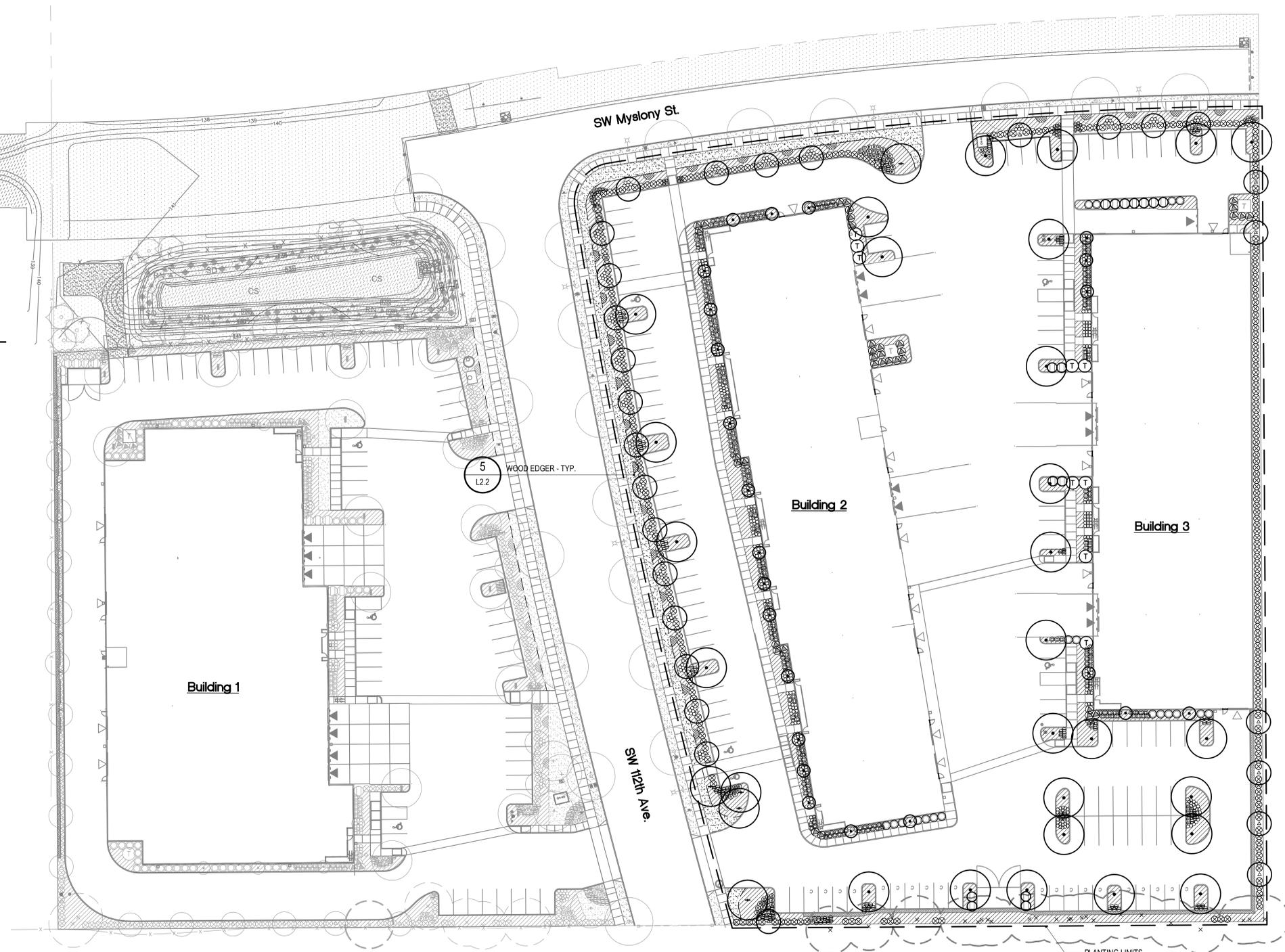
**MANDATORY INSPECTIONS**

CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE VISITS PER SPECIFICATIONS:

1. PRE-CONSTRUCTION AND ROUGH GRADE INSPECTION
2. IRRIGATION PERFORMANCE AND PLANT MATERIAL INSPECTION
3. FINAL LANDSCAPE AREA INSPECTION (PUNCHLIST)

1 PLANTING PLAN  
 L1.1 SCALE: 1"=30'-0"





**PLANTING LEGEND**

- TREES**
- 3 L2.2: RHUS TYPHINA - STAGHORN SUMAC  
8' B&B, WELL BRANCHED, 3 STEM MIN. AT BASE
  - 4 L2.2: ACER RUBRUM 'ARMSTRONG' - ARMSTRONG MAPLE  
2' CAL. B&B, WELL BRANCHED, LIMB TO 6'
  - ROBINIA PSEUDOACACIA 'FRISIA' - GOLDEN LOCUST  
2' CAL. B&B, WELL BRANCHED
  - ACER X 'WARRENRED' - PACIFIC SUNSET MAPLE  
2' CAL. B&B, WELL BRANCHED, LIMB TO 6'
  - T: THUJA PLICATA 'VIRESCENS' - VIRESCENS WESTERN CEDAR  
8' B&B, FULL TREES, BRANCHED TO GROUND
  - x: EXISTING TREES TO REMAIN  
SEE SPECIFICATIONS
- SHRUBS AND GROUNDCOVER**
- 1 L2.2: BERBERIS THUNBERGII 'CRIMSON PYGMY' - JAPANESE BARBERRY  
1 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - 2 L2.2: CALAMEGROSTIS X ACUTIFLORA 'KARL FOESTER' - FEATHER REED GRASS  
1 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - MYRICA CALIFORNICA - PACIFIC WAXMYRTLE  
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  - PIERIS JAPONICA 'VALLEY VALENTINE' - JAPANESE PIERIS  
2 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - PRUNUS LAUROCERASUS 'OTTO LUYKEN' - OTTO LUYKEN ENGLISH LAUREL  
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - ROSA V. MIKROTA - SCARLET MEIDLILAND ROSE  
5 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - VIBURNUM DAVIDII - DAVID VIBURNUM  
3 GAL. CONT., FULL PLANTS, SPACE AS SHOWN
  - ARCTOSTAPHYLOS UVA-URSI - KINNINNICK  
1 GAL. CONT., FULL PLANTS, 30" O.C.
  - HEMEROCALLIS 'STELLA D' ORO' - DAYLILY  
4" POTS, FULL PLANTS, 12" O.C.
  - SEEDED FINE LAWN  
SEE SPECIFICATIONS
  - NON-IRRIGATED SEEDED FIELDGRASS  
SEE SPECIFICATIONS

**NOTES**

1. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL AS PER SPECIFICATIONS.
2. ALL PLANTS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS.
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4. ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATIC, PERMANENT, UNDERGROUND IRRIGATION SYSTEM UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT DESIGN-BUILD IRRIGATION SHOP DRAWINGS PER SPECIFICATIONS.
5. SEE CIVIL PLANS TO VERIFY LOCATION OF LIGHT STANDARDS.
6. CONTRACTOR TO ENGAGE A CITY OF TUALATIN APPROVED ARBORIST AND TO HAVE ARBORIST PRESENT DURING ANY WORK WITHIN THE DRIP LINE OF TREES NOTED TO REMAIN. COMPLY WITH PROVISIONS OF THE FINAL DECISION OF AR-08-10, CONDITION AR-3.

**MANDATORY INSPECTIONS**

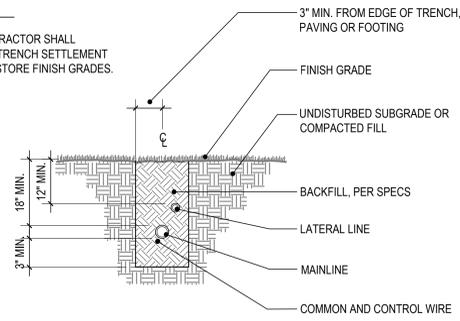
- CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE VISITS PER SPECIFICATIONS:
1. PRE-CONSTRUCTION AND ROUGH GRADE INSPECTION
  2. IRRIGATION PERFORMANCE AND PLANT MATERIAL INSPECTION
  3. FINAL LANDSCAPE AREA INSPECTION (PUNCHLIST)

1 PLANTING PLAN  
 L1.1 SCALE: 1"=30'-0"



**NOTES**

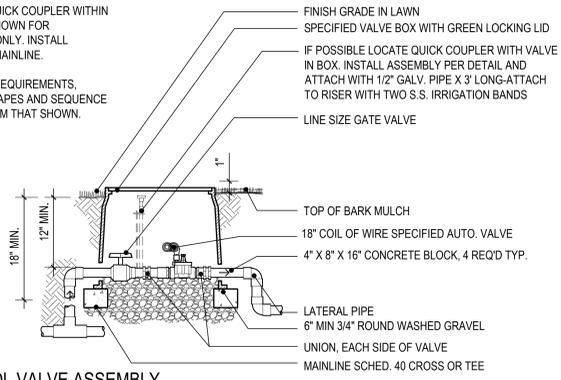
1. CONTRACTOR SHALL REPAIR TRENCH SETTLEMENT AND RESTORE FINISH GRADES.



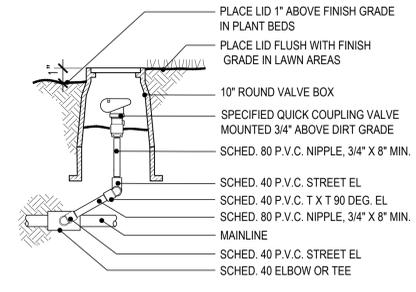
**1 TRENCHING IN PLANTING AREA**  
L2.1 SCALE: 1/2" = 1'-0"

**NOTES**

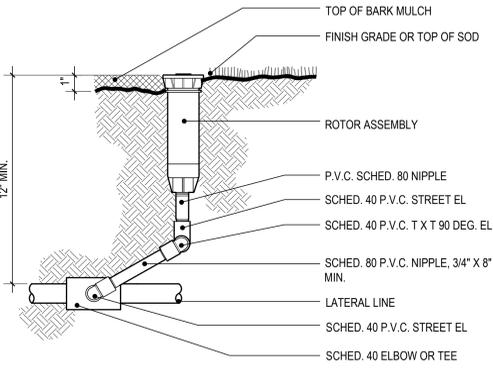
A. LOCATION OF QUICK COUPLER WITHIN VALVE BOX IS SHOWN FOR CLARIFICATION ONLY. INSTALL OFF-SET FROM MAINLINE.  
B. EXACT FITTING REQUIREMENTS, COMPONENT SHAPES AND SEQUENCE MAY DIFFER FROM THAT SHOWN.



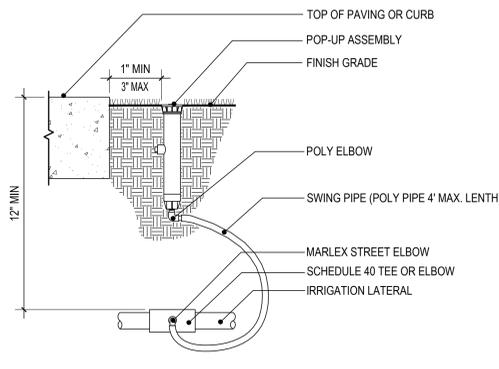
**2 CONTROL VALVE ASSEMBLY**  
L2.1 SCALE: 1" = 1'-0"



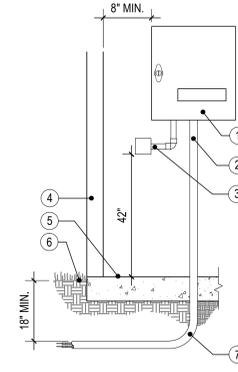
**3 QUICK COUPLER VALVE**  
L2.1 SCALE: 1" = 1'-0"



**4 ROTOR HEAD - SWING JOINT ASSEMBLY**  
L2.1 SCALE: 3" = 1'-0"



**5 SPRAY HEAD - FLEXPIPE ASSEMBLY**  
L2.1 SCALE: 3" = 1'-0"



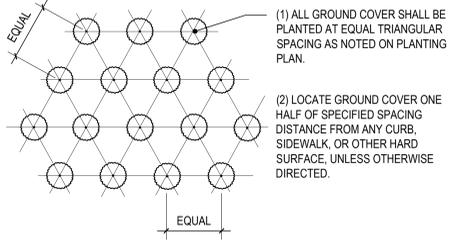
**LEGEND**

- ① AUTOMATIC CONTROLLER WITH LOCKING ACCESS DOOR.
- ② 2" DIA. P.V.C. CONDUIT FOR COMMON AND CONTROL WIRES TO 5' BEYOND EDGE OF BUILDING.
- ③ CONDUIT FOR 120 VOLT ELECTRICAL SERVICE WITH JUNCTION BOX.
- ④ BUILDING WALL.
- ⑤ BUILDING FLOOR.
- ⑥ FINISH GRADE.
- ⑦ SWEEP EL ON ALL ELECTRICAL CONDUIT.

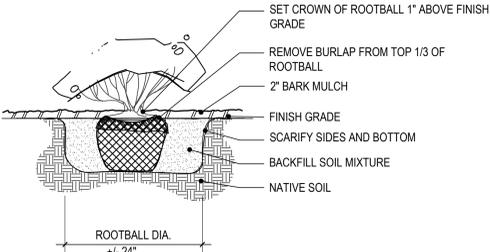
**NOTES**

A ALL WIRES TO BE INSTALLED AS PER LOCAL CODE.  
B VERIFY LOCATION PRIOR TO INSTALLATION.  
C INSTALL CONTROLLER PER MANUFACTURER'S INSTRUCTIONS.

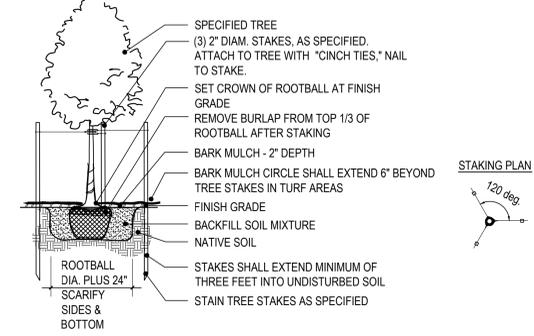
**6 WALL-MOUNT CONTROLLER**  
L2.1 SCALE: 1" = 1'-0"



**7 GROUNDCOVER PLANTING**  
L2.1 SCALE: 1/2" = 1'-0"

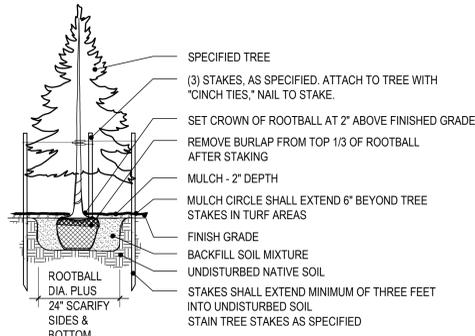


**8 SHRUB PLANTING**  
L2.1 SCALE: 1/2" = 1'-0"

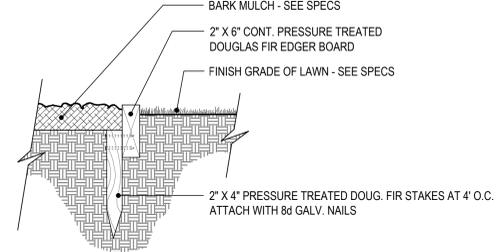


**9 DECIDUOUS TREE PLANTING**  
L2.1 SCALE: 1/4" = 1'-0"

**STAKING PLAN**



**10 CONIFEROUS TREE PLANTING**  
L2.1 SCALE: 1/4" = 1'-0"



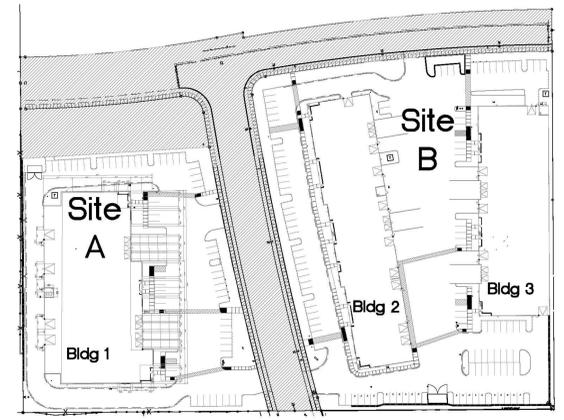
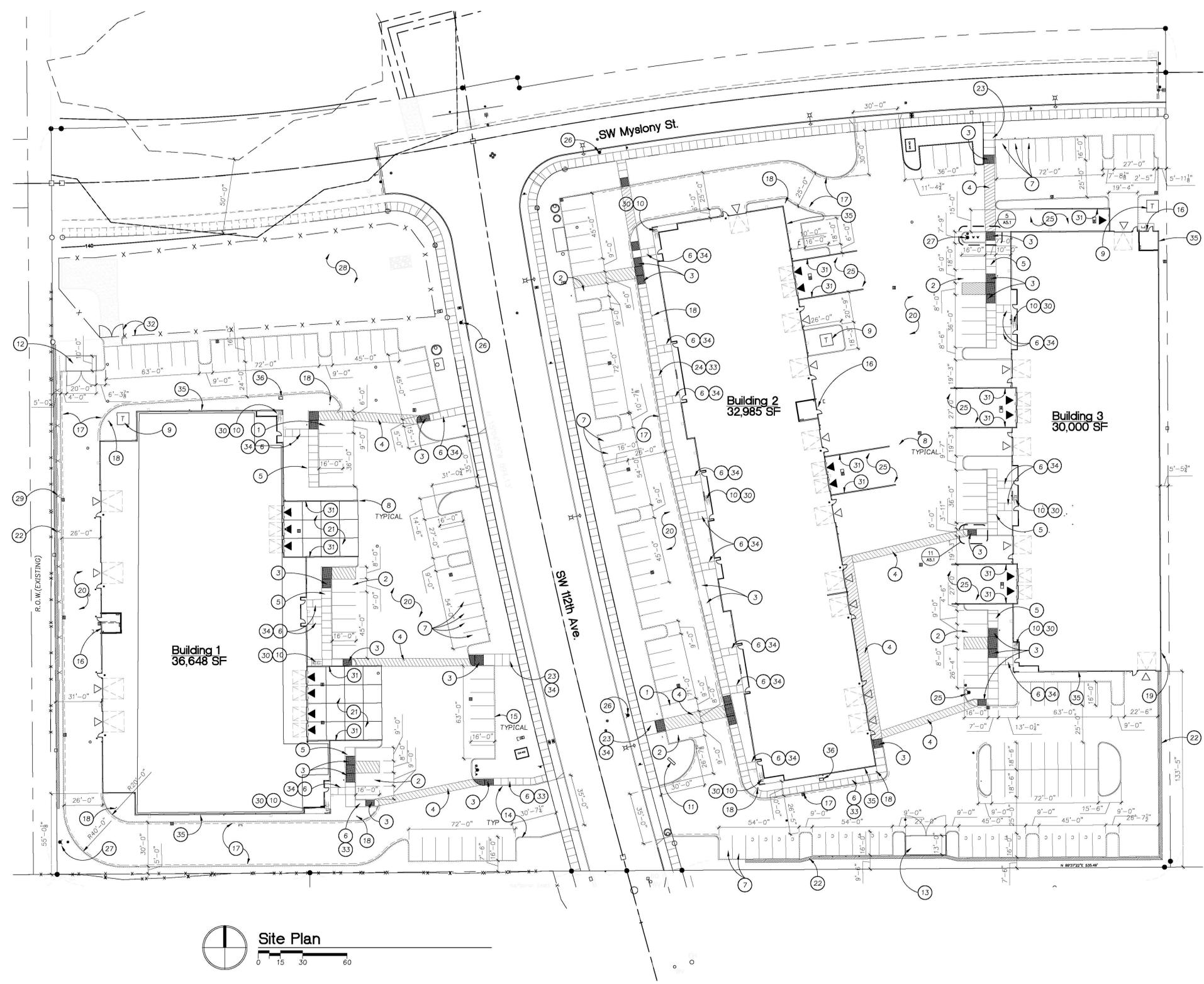
**11 WOOD EDGING**  
L2.1 SCALE: 1-1/2" = 1'-0"

**Keynotes**

1. ACCESSIBLE PARKING SPACE, AISLE, SIGNAGE AND RAMP
2. VAN ACCESSIBLE PARKING SPACE, AISLE, SIGNAGE AND RAMP
3. ACCESSIBLE CURB RAMP
4. STRIPED PAINTING AT ACCESSIBLE ROUTE TO PUBLIC STREET
5. 7'-0" MONOLITHIC CURB AND SIDEWALK
6. 5'-0" SIDEWALK
7. VANPOOL/CARPOOL SPACE AND SIGNAGE
8. CONCRETE FILLED BOLLARD, PAINTED HAZARD YELLOW
9. 8'-0" X 8'-0" CONCRETE TRANSFORMER PAD
10. COVERED BICYCLE PARKING FOR (2) BIKES
11. PROVIDE 2" DIA. CONDUIT TO MONUMENT SIGNAGE, MONUMENT SIGNAGE UNDER SEPARATE PERMIT
12. 230 SF TRASH AND RECYCLING ENCLOSURE WITH CONCRETE WALL PANELS AND GATE WITH METAL PANELS FOR BUILDING
13. 388 SF TRASH AND RECYCLING ENCLOSURE WITH CONCRETE WALL PANELS AND GATE WITH METAL PANELS FOR BUILDING 2 AND 3
14. CAST IN PLACE CURB WHERE POCHÉ IS SOLID
15. EXTRUDED CURB WHERE POCHÉ IS BROKEN
16. KNOX BOX
17. YELLOW PAINTED CURB WITH "NO PARKING FIRE LANE" PAINTED IN 6" BLACK LETTERS EVERY 25' PER TVF&R
18. NO PARKING SIGNAGE
19. WATER PROOFING WHERE FINISHED GRADE IS ABOVE FINISHED FLOOR ELEVATION
20. ASPHALT PAVING. SEE GEOTECHNICAL RECOMMENDATIONS FOR ASPHALT AND BASE ROCK SECTIONS.
21. CONCRETE PAVING. SEE GEOTECHNICAL RECOMMENDATIONS FOR CONCRETE AND BASE ROCK SECTIONS AND STRUCTURAL FOR JOINTS.
22. MODULAR BLOCK RETAINING WALL CONTRACTOR'S DESIGN BUILD SUBCONTRACTOR TO COORDINATE DESIGN AND PERMITTING.
23. 8'-0" SIDEWALK
24. 6'-0" SIDEWALK
25. ASPHALTIC CONCRETE PAVING AT LOADING DOCK
26. PUBLIC FIRE HYDRANT, EXISTING
27. PRIVATE FIRE HYDRANT
28. PUBLIC STORM WATER FACILITY, EXISTING
29. 6'-0" TALL CHAIN LINK FENCE AT TOP OF RETAINING WALL
30. BIKE PARKING SIGNAGE, MOUNT TO FACE OF BUILDING
31. CONCRETE RETAINING WALL AND GUARD
32. 4'-0" TALL CHAIN LINK FENCE AND GATE
33. MONOLITHIC CURB AND SIDEWALK
34. CONCRETE SIDEWALK
35. GAS METER LOCATION - VERIFY FINAL LOCATION WITH GAS COMPANY AND VERIFY LOCATION WITH OWNER
36. MAILBOX LOCATION - VERIFY WITH OWNER

**Legend**

- △ DRIVE-IN DOOR
- ▲ DOCK-HIGH DOOR
- CAST IN PLACE CURB
- EXTRUDED CURB
- ▶ FIRE HYDRANT, MAINTAIN 3'-0" CLEAR BETWEEN FIRE HYDRANT AND FACE OF CURB
- ▼ (FDC) FIRE DEPARTMENT CONNECTION, MAINTAIN 3'-0" CLEAR BETWEEN FDC AND FACE OF CURB
- T ELECTRICAL TRANSFORMER



**Key Plan**

Owner:  
**Pacific  
 NW Properties**

6600 SW 105th, Ste 175  
 Beaverton, OR 97005

Project:  
**Tualatin  
 Business  
 Park**

SW 112th Avenue  
 Tualatin, OR

Sheet Title:  
**Site Plan**

Revisions:

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 Date: 7 January 2015  
 Drawn by: CLT/MRW  
 Checked by: WEM  
 Job Number: 105196  
 Sheet



Clean Water Services File Number

15-000018

### Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S 22 DG, Tax lots 200 and 300  
2s 1 22 DC  
Site Address: Not yet assigned--19871 to 19929 (TL 200) and 19850  
City, State, Zip: Tualatin, Oregon  
Nearest Cross Street: Myslony

3. Owner Information

Name: Paul Gram  
Company: Pacific NW Properties  
Address: 6600 SW 105th Avenue Suite 175  
City, State, Zip: Beaverton, OR 97008  
Phone/Fax: 503 626 3500  
E-Mail: Paul.Gram@pnwprop.com

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment       Minor Land Partition
- Residential Condominium       Commercial Condominium
- Residential Subdivision       Commercial Subdivision
- Single Lot Commercial       Multi Lot Commercial
- Other \_\_\_\_\_

5. Applicant Information

Name: Karl Koroch, PE  
Company: TM Rippey Consulting Engineers  
Address: 7650 SW Beveland Street  
City, State, Zip: Tigard, Oregon 97223  
Phone/Fax: 503 443 3900p 503 443 3700 f  
E-Mail: kkoroch@tmrippy.com

6. Will the project involve any off-site work?  Yes  No  Unknown

Location and description of off-site work \_\_\_\_\_

7. Additional comments or information that may be needed to understand your project \_\_\_\_\_

Streets that abut the site are constructed so this is just site development.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Karl Koroch, PE Print/Type Title Civil Principal

ONLINE SUBMITTAL

Date 1/2/2015

#### FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.

The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2) NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED. Partition plat 2012-002

Reviewed by Laurie Harris Date 01/06/15