



CITY OF TUALATIN
Community Development Department-Planning Division
Land Use Application—Type II

PROPOSAL NAME South Lake Center

PROPOSAL SUMMARY (Brief description)
Exterior Aesthetic upgrades for the existing South Lake Center

PROPERTY INFORMATION

Location (address if available): 16869 SW 65th Ave
 Tax Map & Lot #(s): Tax Map 2S113AD, Tax Lot 00600 Planning District: CG
 Total site size: 3.28 acres Developed Undeveloped

APPLICANT/CONTACT INFORMATION

Applicant or Primary Contact Name: Q Sterry - Inspired Architecture, LLC / Quince Sterry
 Mailing Address: P.O. Box 50096
 City/State: Eugene, Oregon Zip: 97405
 Phone: 541-517-3737 Email: Q@Qsterry.com

Applicant's Signature: Date: 8.17.2018

I hereby acknowledge that I have read this application and understand the requirements for approving and denying the application, that the information provided is correct, that I am the owner or authorized agent of the owner, and that plans submitted are in compliance with the City of Tualatin Development (TDC) and Municipal (TMC) Codes.

PROPERTY OWNER/DEED HOLDER INFORMATION (Attach list if more than one)

Name: South Lake Center, LLC
 Mailing Address: P.O. Box 529
 City/State: Eugene, Oregon Zip: 97440
 Phone: 541-465-1600 Email: conniel@ggroup.com

Property Owner Signature: Date: 8/17/18
 Power of attorney or letter of authorization required if application not signed by the property owner/deed holder.

LAND USE APPLICATION TYPE

- Architectural Review (AR)
- Historic Landmark (HIST)
- Interpretation (INT)
- Minor Variance (MVAR)
- Tree Removal (TCP)
- Other _____

FOR STAFF USE ONLY	
Case No.:	_____
Date Received:	_____
By:	_____
Fee Amount \$:	_____
Received by:	_____

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South Lake Center – Façade Renovations

16825 SW. 65TH Ave.
Lake Oswego, OR 97034

Project Summary

The South Lake Center is an existing retail building located at the address above. This development was originally permitted and constructed around 1986 and has never been aesthetically updated. In recent years, some attractive retail developments have been constructed nearby putting pressure on this development to update aesthetically in order to be relative. This project proposes voluntary architectural aesthetic improvements to be attractive for current and future tenant investment. To help achieve the goal of being an attractive long term investment for quality tenants, this proposal also includes provisions for taller sign bands facing the I-5 corridor. No additional conditioned square footage is proposed.

No modifications to the existing habitable spaces is proposed or required. No change of use is proposed. No increases to the pervious surfaces are proposed beyond the maximum threshold of 1000 sf, therefore no pretreatment of the additional pervious surface run-off is required. No modification to the existing drywells is proposed or required. No modifications to the site access, parking and/ or circulation are proposed or required with this application. This proposal is exclusively an exterior upgrade, all efforts have been made to limit construction activities to the exterior of the existing tenant spaces. Construction protection for the tenants and patrons is paramount to the ongoing business activities and the success of this project.

Due to sensitivities of some of the building's tenants, construction activities can only occur between January 1st and June 30th. The applicant would greatly appreciate City's assistance and partnership to concurrently review Construction drawings for permit and this Architectural Review application to help meet these immovable timeframes.

Site Description

The development site, (address referenced above) is located within tax lot ID # 2S113AD00600. The property is currently Zoned General Commercial, (CG) and is bound by the north, East, and South sides by properties with the same zone. The Property is bound on the West by the I-5 corridor. The property is located just north of the Lower Boones Ferry Rd and to the west of SW 65th Ave. The site is generally flat with minor grade changes. There is a large grade difference between Lower Boones Ferry road and the development making access from Lower Boones Ferry Rd unfeasible. There is one vehicle entrance and (2) vehicle exits off of SW 65th Ave serving the entire development including adjacent properties and developments. One of the existing vehicle exits allows a right-out only condition. This development provides shared vehicle access and parking for adjacent lots to the south and south east.

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Section 31.020 Classification of Planning District.

In order to carry out the objectives of the Tualatin Community Plan, land within the City is divided into planning districts. The established planning districts shall be designated on the Plan Map, and the planning district designations shall be as follows:

Planning District	Abbreviated Designation
Low Density Residential	RL
Medium-Low Density Residential	RML
Medium-High Density Residential	RMH
High Density Residential	RH
High Density Residential - High Rise	RH-HR
Institutional	IN
Office Commercial	CO
Neighborhood Commercial	CN
Recreational Commercial	CR

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Central Commercial	CC
General Commercial	CG
Light Manufacturing	ML
General Manufacturing	MG
Manufacturing Park	MP

[Ord. 590-83 §1, 4/11/83; Ord. 592-83, 6/13/83; Ord. 1216-06, 7/24/06]

Response: As shown on the City of Tualatin zoning map, the subject property is within the GC Planning district. Therefore this narrative will address all applicable code regulations pertaining to the GC Planning District

Section 31.063 Neighborhood/ Developer Meetings.

(1) This section applies to the following types of Land Use applications: Annexations; Architectural Reviews, except Level I (Clear and Objective) Single-family Architectural Review; Conditional Uses; Historic Landmark actions, including designation, removal of designation, demolition, relocation, or alteration or new construction; Industrial Master Plans; Partitions; Plan Map Amendments for a specific property; Plan Text Amendments for a specific property; Subdivisions; Tree Removal Permit; Transitional Use Permit; and Variances, except for variances to existing single family residences.

Response: A neighborhood meeting for this proposal was held on August 1st, 2018 from 5:00 - 7:00 Pm at the Tualatin City Library, Conference Rm located at 18878 SW Martinazzi Ave, Tualatin, OR 97062. Notice to adjacent property owners and the Community Involvement Organizations was sent out on Monday the 16th, 2018 and (2) signs were posted on site to meet the 14 calendar day notice requirement.

Section 31.064 Land Use Applications.

This section applies to the following types of Land Use applications: Annexations; Architectural Reviews, except Level I (Clear and Objective) Single-family Architectural Review; Conditional Uses; Historic Landmark actions, including designation, removal of designation, demolition, relocation, or alteration or new construction; Industrial Master Plans; Partitions; Plan Map Amendments for a specific property; Plan Text Amendments for a specific property; Subdivisions; Tree Removal Permit; Transitional Use Permit; and Variances, except for variances to existing single family residences.

(1) Mail: An applicant shall mail notice of a Neighborhood/Developer Meeting and the City shall mail notice of application submittal as follows:

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(a) Recipients: The mailing recipients shall be the applicant, the owners of the subject property, owners of property within the Mailing Area of [TDC 31.064\(1\)\(c\)](#) recognized neighborhood associations as defined in [TDC 31.060](#) recognized through [TDC 31.065](#) and within the Mailing Area of [TDC 31.064\(1\)\(c\)](#), and designated representatives of recognized Citizen Involvement Organizations as established in [TMC Chapter 11-9](#).

(b) Recipient Identification: The City shall use the names and addresses of the owner or owners of record as shown in the current, or within thirty (30) days of a completed application, computer roll of the County Assessor. The applicant shall be responsible for having one of the following prepare the list: a land title company; a land use planning consultant authorized by the State of Oregon to conduct business in the state; a registered architect, landscape architect, engineer, surveyor, or attorney; or where the City is the applicant, the Community Development Director or when applicable the City Engineer. The applicant shall update the list of property owners no less than every ninety (90) days until a final land use decision is rendered. The applicant shall provide a copy of the list of recipients and their current mailing addresses as part of the land use application.

(c) Mailing Area, Buffer, or Distance: The mailing area shall extend 1,000 feet from the boundaries of the subject property. If the 1,000-foot area includes lots within a platted residential subdivision, the notice area shall extend to include the entire subdivision of which the lots are part, and the applicant shall identify these subdivisions for staff as part of the mailing notification list. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases.

(d) ARB: The notice of application submittal for an Architectural Review application subject to review by the Architectural Review Board (ARB) shall have the minimum information pursuant to [TDC 31.074\(3\)](#).

Response:

A neighborhood meeting for this proposal was held on August 1st, 2018 from 5:00 - 7:00 Pm at the Tualatin City Library, Conference Rm located at 18878 SW Martinazzi Ave, Tualatin, OR 97062. Notice to adjacent property owners and the Community Involvement Organizations was sent out on Monday the 16th, 2018 and (2) signs were posted on site to meet the 14 calendar day notice requirement. All neighborhood material and affidavits of mailing and postings are provided in Exhibit E. The applicant's agent has also posted signage on site on the same day that the application was submitted.

(2) Sign Posting: The applicant shall as follows both provide and post on the subject property a sign that conforms to the standard design established by the City for signs notifying the public of land use actions:

(a) Minimum Design Requirements: The sign shall be waterproof, and the face size shall be eighteen (18) by twenty-four (24) inches (18 x 24) with text being at least two (2) inches tall.

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(b) On-site Placement: Prior to land use application submittal, the applicant shall place a sign along the public street frontage of the subject property or, if there is no public street frontage, along the public right-of-way (ROW) of the street nearest the subject property. A subject property having more than one public street frontage shall have at least one posted sign per frontage with each frontage having one sign.

For a subject property that has a single frontage that is along a dead-end street, the applicant shall post an additional sign along the public ROW of the nearest through street. The applicant shall not place the sign within public ROW pursuant to TDC 38.100(1); however, for a subject property that has no public street frontage or that has a single frontage that is along a dead-end street, the applicant may place the sign within public ROW of the nearest street.

(c) Proof of Posting: The applicant shall submit as part of the land use application submittal an affidavit of posting to the Community Development Director or when applicable the City Engineer.

(d) Removal: If the sign disappears prior to the final decision date of the subject land use application, the applicant shall replace it within forty-eight (48) hours. The applicant shall remove the sign no later than fourteen (14) days after the City makes a final decision on the subject land use application. [Ord. 1304-10 §29, 05/14/10; Ord. 1338-12 §4, 01/23/12]

Response:

On Monday the 16th, 2018 and (2) signs were posted on site to meet the 14 calendar day notice requirement. All neighborhood material and affidavits of mailing and postings are provided in Exhibit E. All neighborhood material and affidavits of mailing and postings are provided in Exhibit E. The applicant's agent has also posted signage on site on the same day that the application was submitted.

TDC Chapter 54: General Commercial Planning District (CG)

Section 54.020 Permitted Uses.

No building, structure or land shall be used except for the following uses when conducted wholly within a completely en-closed building, except for utility facilities and wireless communication facilities, and provided retail uses on land designated Corridor or Industrial Area on **Map 9-4** shall not be greater than 60,000 square feet of gross floor area per building or business.

(1) Any use permitted outright in a Central Commercial Planning District, as provided in **TDC 53.020.**

Response:

All existing uses in the building are to remain, no change of use or occupancy is proposed. All existing uses are permitted outright as outlined in TDC 53.020 and TDC 54.020.

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Section 54.030 Conditional Uses.

The following uses are permitted when authorized in accordance with **TDC Chapter 32**, and provided retail uses on land designated Corridor or Industrial Area on **Map 9-4** shall not be greater than 60,000 square feet of gross floor area per building or business.

- (1) Any conditional use permitted in a Central Commercial Planning District in accordance with **TDC 53.050**.

Response: All existing uses in the building are to remain, no change of use or occupancy is proposed. All existing uses are permitted outright as outlined in TDC 53.020 and TDC 54.020 and are not considered a conditional use.

Section 54.040 Lot Size.

Except for lots for public utility facilities, natural gas pumping stations and a wireless communication facility which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following requirements shall apply:

- (1) The minimum lot size shall be 10,000 square feet.

Response: **Not Applicable** - The existing lot size has been established as originally permitted and is estimated to be 140,496 sf.

- (2) The minimum average lot width shall be 75 feet.

Response: **Not Applicable** - The existing lot has been established as originally permitted. The average lot width is estimated to be 307 feet.

- (3) The minimum lot width at the street shall be 40 feet.

Response: **Not Applicable** - The existing lot has been established as originally permitted, the existing width at the street is 301'-6".

- (4) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in **TDC 73.400(8) to (12)**.

Response: **Not Applicable** - Not a flag lot.

- (5) The minimum lot width at the street shall be 40 feet on a cul-de-sac street. [Ord. 866-92, §16, 4/27/92; Ord. 965-96, §54, 12/9/96]

Response: **Not Applicable** - Not a cul-de-sac.

Section 54.050 Central Urban Renewal Area - Lot Sizes.

Except for lots for public utility facilities and natural gas pumping stations which shall be established through the Subdivision, Partition or Lot Line Adjustment process, and except a

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lot in the Core Area Parking District where TDC 54.050(1)-(5) apply, the minimum lot size in the Central Urban Renewal District shall conform to the lot sizes described on **Map 9-3**:

Response: Not Applicable - Project is not located within the Central Renewal District

Section 54.060 Setback Requirements.

(1) Front yard. The minimum front yard setback shall be 5 to 20 feet, as determined through the Architectural Review Process.

Response: Existing building was constructed as originally permitted. Existing Building setback from the front yard property line is 9'-10". New construction at roof overhangs will be constructed to within 8'-4" from the front property line. See Site Plan

(2) Side yard. Zero to 15 feet, as determined through the Architectural Review process, except where a side lot line ad-joins a Residential or Manufacturing Park District, a minimum side yard setback of 5 feet shall be required.

Response: Existing building was constructed as originally permitted. Existing Building setback from the side yard property line varies but is 9'-5" at its nearest point. Proposed construction does not encroach any further in the side yard setbacks. See Site Plan

(3) Rear yard. Zero to 15 feet, as determined through the Architectural Review process, except where a rear lot line ad-joins a Residential or Manufacturing Park District, a minimum rear yard setback of five (5) feet shall be required.

Response: Existing building was constructed as originally permitted. Existing Building setback from the rear yard property line varies but is 33'-0" at its nearest point. New construction will be to within 32'-2" from this rear yard property line. See site plan

(4) Corner lot yards. Zero to 20 feet for a sufficient distance to provide adequate sight distance for vehicular and pedestrian traffic at an intersection, as determined through the Architectural Review process.

Response: Not Applicable - Existing lot is not a Corner Lot.

(5) Off-street parking and vehicular circulation areas shall be set back a minimum of five (5) feet from any public right-of-way or property line, except as approved through the Architectural Review process.

Response: Not Applicable - Existing building and associated parking was constructed as originally permitted. NO changes to the existing parking are proposed or required with this application.

(6) No fence shall be constructed within 5 feet of a public right-of-way.

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Response: **Not Applicable** - Existing building was constructed as originally permitted. No fences exist within 5' of a public right-of-way. No fences are proposed or required with this development.

(7) Setbacks for a wireless communication facility shall be established through the Architectural Review process, shall consider TDC 73.510, shall be a minimum of 5 feet, and shall be set back from an RL District, or an RML District with an approved small lot subdivision, no less than 175 feet for a monopole that is no more than 35 feet in height and the setback shall increase five feet for each one foot increase in height up to 80 feet in height, and the setback shall increase 10 feet for each one foot increase in height above 80 feet. [Ord. 621-84, §3, 2/13/84; Ord. 862-92, §29 & 30, 3/23/92; Ord. 904-93, §30, 31 & 32, 9/13/93; Ord. 965-96, §56, 12/9/96; Ord. 1098-02, 2/11/02]

Response: **Not Applicable** - No wireless communication facilities exist on site and none are proposed with this development.

Section 54.070 Structure Height.

(1) Except for flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag which shall not exceed 100 feet in height above grade, and except as provided in TDC 54.070(2), the maximum height of any structure is 45 feet.

Response: The maximum height proposed with in this application is 17'-5", therefore no structure will exceed the 45' maximum height limit stated in section 54.070.

(2) Maximum structure height for a wire-less communication support structure and antennas located within 300 feet of the centerline of I-5 is 120 feet.

Response: **Not Applicable** - No wireless communication facilities exist on site and none are proposed with this development.

(3) Maximum structure height for the Gateway Tower Element is 60 feet.

Response: **Not Applicable** - No gateway tower element is proposed.

(4) Maximum structure height of any structure on property designated General Commercial within the Leveton Tax Increment District is 60 feet. [Ord. 792-90 §3, 1/8/90; Ord. 965-96 §57, 12/9/96; Ord. 1026-99 §64, 8/9/99; Ord. 1116-02, 8/26/02; Ord. 1214-06, 7/10/06; Ord. 1219-06, 8/28/06]

Response: The maximum height proposed with in this application is 17'-5", therefor no structure will exceed the 60' maximum height limit within the Leveton Tax Increment District

Section 54.080 Access.

All lots created after September 1, 1979, shall abut a public street, except secondary condominium lots, which shall conform to the access provisions in **TDC 73.400** and **TDC Chapter 75**. Lots and tracts created to preserve wetlands, greenways, Natural Areas and Stormwater Quality Control Facilities identified by **TDC Chapters 71, 72, Figure 3-4** of the Parks and Recreation Master Plan and the Surface Water Management Ordinance, **TMC Chapter 3-5**, as amended, respectively, or for the purpose of preserving park lands in accordance with the Parks and Recreation Master Plan, may not be required to abut a public street. [Ord. 872-92 §14, 6/29/92; Ord. 979-97 §22, 7/14/97; Ord. 1026-99 §65, 8/9/99]

Response: The existing development abuts a public street. See site plan.

Section 54.090 Off-Street Parking and Loading.

Refer to **TDC Chapter 73**.

TDC Chapter 73: Community Design Standards

Section 73.050 Criteria and Standards.

(1) In exercising or performing his or her powers, duties, or functions, the Community Development Director shall determine whether there is compliance with the following:

(a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved;

Response: The proposed does not include any significant changes to the overall footprint of building on site. The proposed uses and occupancies are to remain as is. The application package includes a plan set and architectural elevations demonstrating compliance with all applicable standards of the TDC. All applicable standards of the TDC are addressed specifically within this narrative, with references to the plan set and other documents in the application package. The narrative and application package adequately demonstrate compliance with all applicable standards.

(b) The proposed design of the development is compatible with the design of other developments in the general vicinity; and

Response: The design of the proposed renovations are intended to bring the exterior aesthetic of the building to a minimum baseline standard set by other similar uses and occupancies in the vicinity. It is the intention of this proposal to be compatible and competitive with other developments in the general vicinity.

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(c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.

Response: The design of the proposed renovations including building materials and colors that are intended to bring the exterior aesthetic of the building to a minimum baseline standard set by other similar uses and occupancies in the vicinity. No obtrusive or flashy colors are to be used, materials and colors will be similar to materials and colors found in similar developments in the vicinity.

(2) In making his or her determination of compliance with the above requirements, the Community Development Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.

Response: **Not Applicable** - No utility facilities, or public utility facilities are proposed within this application.

(3) In determining compliance with the requirements set forth, the Community Development Director shall consider the effect of his or her action on the availability and cost of needed housing. The Community Development Director shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Community Development Director from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this Code. As part of the Architectural Review process, the Community Development Director has no authority to reduce dwelling unit densities.

Response: **Not Applicable** - The exterior aesthetic modifications proposed do not include housing.

(4) As part of Architectural Review, the property owner may apply for approval to remove trees, in addition to those exemptions allowed in TDC 34.200(3), by submitting information concerning proposed tree removal, pursuant to TDC 34.210(1). The granting or denial of a tree removal permit shall be based on the criteria in TDC 34.230.

Response: **Not Applicable** - The exterior aesthetic modifications proposed do not include removal of any trees.

(5) Conflicting Standards. In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply. If TDC Chapters 57, 73 and other applicable Chapters, conflict or are different, they shall be resolved in accordance with TDC 57.200(2). [Ord. 637-84, §5, 6/11/84; Ord. 725-87, §2, 6/22/87; Ord. 743-88, §33, 3/28/88; Ord. 862-92, §51, 3/23/1992; Ord.

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864-92, §14, 4/13/82; Ord. 963-96, §5, 6/24/96; Ord. 1025-99, §32, 7/26/99; Ord. 1062.00, §22, 12/11/00; Ord. 1062-00, 1/3/01; Ord. 1227-07 §12, 2/12/07]

Response: No Conflicts have been determined.

Section 73.100 Landscaping Installation and Maintenance.

- (1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

Response: Not Applicable - No Landscaping modifications are proposed or required with this application.

- (2) All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director Approval. [Ord. 862-92, § 51, 3/23/92; Ord. 904-93, § 45, 9/13/93]

Response: All building modifications are intended to be continuously monitored & maintained by the building owner or owner's representatives. It is in the building owner best interest to monitor and maintain the building to keep it an attractive investment for existing and future tenants.

Section 73.160 Standards.

The following standards are minimum requirements for commercial, industrial, public and semi-public development, and it is expected that development proposals shall meet or exceed these minimum requirements.

- (1) Pedestrian and Bicycle Circulation.

- (a) For commercial, public and semi-public uses:

- (i) a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;

- (ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious

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surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;

(iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;

(iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;

(v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.

(vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.

(vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

(b) For Industrial Uses:

(i) a walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet wide and constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.

(ii) Walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.

(iii) Accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane;

(iv) Accessways may be gated for security purposes;

(v) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

Response:

There is an existing comprehensive network of walkways and accessways within the existing development site. All existing walkways and accessways will continue to provide

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connections between the entrances of the tenants and the main entrance to the development from the public right-of-way. No changes are proposed.

(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

Response:

Existing curb ramps are located at the primary vehicle entrance, crossing the accessway. One new curb ramp is proposed at the southeast corner of the development where the existing walkway crosses an internal accessway providing connection to the south adjacent GC zoned property. This new curb ramp is provided to remove the barrier of a 6" curb and the end of a walkway intended to connect to the adjacent building and development direct to the south.

(d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.

Response:

Not Applicable - No new accessways are proposed with this application.

(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's re-view and approval.

Response:

Not Applicable - There are no undeveloped parcels or undeveloped transit facilities on or adjacent to the existing development.

(f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.

Response:

Not Applicable - There are no designated greenways or wetlands on or adjacent to the existing development.

(g) Accessways shall be constructed, owned and maintained by the property owner.

Response:

All existing accessways are intended to be continuously monitored and maintained by the owner or owner's representatives.

(2) Drive-up Uses.

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- (a) Drive-up uses shall provide a minimum stacking area clear of the public right-of-way and parking lot aisles from the window serving the vehicles as follows:
- (i) Banks--each lane shall provide a minimum capacity for five automobiles.
 - (ii) Restaurants--each lane shall provide a minimum capacity for eight automobiles.
 - (iii) Other Drive-Up Uses--each lane shall provide a minimum capacity for two to eight automobiles, as determined through the architectural review process.
 - (iv) For purposes of this Section, an automobile shall be considered no less than twenty feet in length. The width and turning radius of drive-up aisles shall be approved through the architectural review process.
- (b) Parking maneuvers shall not occur in the stacking area. The stacking area shall not interfere with safe and efficient access to other parking areas on the property.
- (c) Locate drive-up aisles and windows a minimum of 50 feet from residential planning districts to avoid adverse impacts. A wall or other visual or acoustic may be required through the architectural review process.

Response: Not Applicable - No drive-up facilities exist or are proposed with this application.

(3) Safety and Security.

- (a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.

Response: Not applicable - The existing building and associated tenant infills have been per permitted plans. No change to existing windows are proposed or required. All existing tenants have windows to the public parking areas. All existing parking areas are well-lit with standard parking lot lighting as originally permitted. Existing parking and loading areas located directly behind the building are intended to be utilized as employee parking/loading and not generally intended for the public. As these are functions are located in the back of the building, no windows have been installed in this location. No proposed modifications to the parking/ loading area are included with this application, (beyond the reduction of 2 parking spaces).

- (b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.

Response: Not Applicable - The existing building and associated tenant infills have been per permitted plans. No change to existing windows are proposed or required. All existing tenants have windows to the public parking areas.

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(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.

Response: **Not Applicable** - The existing building and associated parking lot was constructed as originally permitted. No change to the existing parking lot lighting are proposed or required. All existing tenants have windows to the public parking areas. All existing parking areas are lit with standard parking lot lighting as originally permitted. Existing parking located directly behind the building are intended to be utilized as employee parking and not generally intended for the public use.

(d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.

Response: The building and all of its tenants are to be clearly addressed and identified.

(e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.

Response: **Not Applicable** - All existing parking landscaping is to remain as is. No changes to the existing parking configuration/ landscape screening are proposed with this application.

(f) Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations shall provide a minimum 6' tall security fence or wall.

Response: **Not Applicable** - There are no above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, or above ground natural gas pumping stations on or immediately adjacent to the existing development.

(4) Service, Delivery and Screening.

(a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.

Response: All existing on and above grade electrical and mechanical equipment is screened with sight obscuring fences, walls or landscaping.

(b) Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under [TDC 73.227](#), shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.

Response: **Not Applicable** - there are no outdoor storage areas, (excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227) that are proposed or required with this application.

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(c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations shall be screened with sight-obscuring fences or walls and landscaping.

Response: Not Applicable - There are no above ground pumping stations, pressure reading stations, water reservoirs, electrical substations, or above ground natural gas pumping stations on or immediately adjacent to the existing development.

(5) **The Federal Americans with Disabilities Act (ADA)** applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the **Oregon Structural Specialty Code's (OSSC) accessibility standards** as requirements to be reviewed during the Architectural Review process, compliance with the **OSSC** is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the **OSSC**.

Response: The 2014 OSSC requires up to 20% of the construction budget to be spent on accessibility upgrades as are required. As this proposal is only for exterior aesthetic upgrades, accessible parking and building/ site accessibility upgrades will be addressed as required by the 2014 OSSC. This proposal does contain the provisions for accessible parking and building accessibility modifications as are required.

(6) (a) All industrial, institutional, retail and office development on a transit street designated in **TDC Chapter 11 (Figure 11-5)** shall provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.

(b) In addition to (a) above, new retail, office and institutional uses abutting major transit stops as designated in **TDC Chapter 11 (Figure 11-5)** shall:

(i) locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;

(ii) provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;

(iii) provide a transit passenger landing pad accessible to disabled persons;

(iv) provide an easement or dedication for a passenger shelter as determined by the City; and

(v) provide lighting at the major transit stop. [Ord. 862-92, §51, 3/23/92; Ord. 895-93, §9, 5/24/93; Ord. 898-93, §5, 6/14/93; Ord. 904-93, §48, 49 and 50, 9/13/93; Ord. 947-95, §8, 9, 10 and 11, 7/24/95; Ord. 965-96, §83 and 84, 12/9/96; Ord. 1008-98, §6, 7/13/98; Ord. 1046-00 §35, 2/14/00; Ord. 1103-02, , 3/25/02; Ord. 1224-06 §23, 11/13/06: Ord. 1354-13 §11, 02/25/13]

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Response: **Not Applicable** - The building and site development were constructed in accordance with original permitted documents and drawings. Exterior aesthetic upgrades do not require the installation of a transit stop.

Section 73.227 Standards.

The following standards are minimum requirements for mixed solid waste and source separated recyclables storage areas. To provide for flexibility in designing functional storage areas, this section provides four different methods to meet the objectives of providing adequate storage for mixed solid waste and source separated recyclables and improving the efficiency of collection. An applicant shall choose and implement one of the following four methods to demonstrate compliance: 1) minimum standards; 2) waste assessment; 3) comprehensive recycling plan; or 4) franchised hauler review, as more fully described in subsections (2), (3), (4) and (5) of this section.

(1) The mixed solid waste and source separated recyclables storage standards shall apply to all new or expanded multi-family residential developments containing five or more units and to new or expanded commercial, industrial, public and semi-public development.

Response: **Not Applicable** - proposed modifications are not a "New or Expanded" multifamily residential development.

(2) **Minimum Standards Method.** This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

Response: **Not Applicable** - proposed modifications are not a "New or Expanded" development.

(a) The size and location of the storage area(s) shall be indicated on the site plan. Compliance with the requirements set forth below are reviewed through the Architectural Review process.

(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.

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(ii) Storage areas for multiple uses on a single site may be combined and shared.

(iii) The specific requirements are based on an assumed storage area height of 4 feet for mixed solid waste and source separated recyclables. Vertical storage higher than 4 feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans shall include drawings to illustrate the layout of the storage area and dimensions for containers.

(iv) Multi-family residential developments containing 5-10 units shall provide a minimum storage area of 50 square feet. Multi-family residential developments containing more than 10 units shall provide 50 square feet plus an additional 5 square feet per unit for each unit above 10.

(v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: Office - 4 square feet/1000 square feet gross leasable area (GLA); Retail - 10 square feet/1000 square feet GLA; Wholesale/ Warehouse/ Manufacturing - 6 square feet/1000 square feet GLA; Educational and institutional - 4 square feet/1000 square feet GLA; and other - 4 square feet/1000 square feet GLA.

Response: Not Applicable - Proposed modifications do not represent a "New or Expanded" development.

(3) Waste Assessment Method. This method tailors the storage area size to a waste assessment and management program for the specific user of a new or expanded building. It is most appropriate when the specific use of a building is known and the type and volume of mixed solid waste to be generated can be estimated. A pre-application conference is required if the waste assessment method is proposed. The applicant shall obtain a waste assessment form from the Planning Department. The form shall be used to estimate the volumes of both mixed solid waste and source separated recyclables generated. From this information, the applicant can design a specific management, storage and collection system.

Techniques such as a compactor or cardboard baler may be implemented to minimize the square footage of the storage area. If this method of compliance is selected the waste assessment form shall be completed and submitted as part of the Architectural Review application. The plans must identify the size and location of interior, or exterior storage area(s) or both, specialized equipment to be used, and collection schedule required to accommodate the volumes of waste projected in the waste assessment. The application shall demonstrate that the mixed solid waste and source separated recyclable volumes expected to be generated can be stored in less space than required by the Minimum Standards Method. If the application does not demonstrate that the waste assessment method requires less space, through the Architectural Review

process the minimum standards method may be required. The waste assessment method shall be reviewed and approved as part of the Architectural Review process.

Response: **Not Applicable** - Existing waste facilities and management are per original permitted drawings/ documents and as needed per tenant. No modifications to the Waste management facilities are proposed or required by this application.

(4) Comprehensive Recycling Plan Method. The comprehensive recycling plan method is most appropriate when an applicant has independently developed a comprehensive recycling plan which addresses mixed solid waste and source separated recyclable collection and storage for the proposed use. This method can be used when a comprehensive recycling plan has been developed for a specific development. It is most suited to uses such as hospitals, schools and industrial developments. The comprehensive recycling plan shall be submitted at the time plans are submitted for Architectural Review. The applicant shall submit plans and text that show how mixed solid waste and source separated recyclables generated by the proposed development will be served under a comprehensive recycling plan.

The application shall also demonstrate that the mixed solid waste and source separated recyclables volumes expected to be generated can be stored in less space than is required by the Minimum Standards Method. If the application does not demonstrate that the comprehensive recycling plan method requires less space, through the Architectural Review process the minimum standards method may be required. The comprehensive recycling plan method shall be reviewed and approved as part of the Architectural Review process.

Response: **Not Applicable** - Existing waste facilities and management are per original permitted drawings/ documents and as needed per tenant. No modifications to the Waste management facilities are proposed or required by this application.

(5) Franchised Hauler Review Method. The franchised hauler review method provides for a coordinated review of the pro-posed site plan by the franchised hauler serving the subject property. This method can be used when there are unique conditions associated with the site, use, or waste stream that make compliance with any of the three other methods impracticable. The objective of this method is to match a specific hauler program (types of equipment, frequency of collection, etc.) to the unique characteristic(s) of the site or development. The applicant shall coordinate with the franchised hauler to develop a plan for storage and collection of mixed solid waste and source separated recyclables to be generated. A narrative describing how the proposed site meets one or more unique conditions, plus site plan and architectural drawings showing the size and location of storage area(s) required to accommodate anticipated volumes shall be submitted for Architectural Review. Additionally, a letter from the franchised hauler shall be submitted with the application that de-scribes the level of service to be provided by the hauler, including any special equipment and collection frequency, which will keep the storage area from exceeding its capacity. For purposes of this subsection the following constitute unique conditions:

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- (a) Use of either of the three other methods of compliance would interfere with the use of the proposed development by reducing the productive space of the proposed development, or make it impossible to comply with the minimum off-street parking requirements of the underlying planning district, or
- (b) The site is of an irregular shape or possesses steep slopes that do not allow for access by collection vehicles typically used by the franchised hauler to serve uses similar in size and scope to the proposed use, or
- (c) The proposed use will generate unique wastes that can be stacked, folded, or easily consolidated without the need for specialized equipment, such as a compactor, and can therefore be stored in less space than is required by the Minimum Standards Method.

If the application does not demonstrate that the franchised hauler method requires less space, through the Architectural Review process the minimum standards method may be required. The franchised hauler method shall be reviewed and approved as part of the Architectural Review process.

Response:

Not Applicable - Existing waste facilities and management are per original permitted drawings/ documents and as needed per tenant. No modifications to the Waste management facilities are proposed or required by this application.

(6) Location, Design and Access Standards for Storage Areas. The following location, design and access standards are applicable for storage areas:

(a) Location Standards

- (i) To encourage its use, the storage area for source separated recyclables may be co-located with the storage area for mixed solid waste.
- (ii) Indoor and outdoor storage areas shall comply with Building and Fire Code requirements.
- (iii) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.
- (iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.
- (v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.
- (vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process. Storage areas shall be appropriately screened according to [TDC 73.227\(6\)\(b\)\(iii\)](#).

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(vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.

Response:

Not Applicable - Existing waste facilities and management are per original permitted drawings/ documents and as needed per tenant. No modifications to the Waste management facilities are proposed or required by this application.

(b) Design Standards

(i) The dimensions of the storage area shall accommodate containers consistent with current methods of local collection at the time of Architectural Review approval.

(ii) Storage containers shall meet Fire Code standards and be made and covered with water proof materials or situated in a covered area.

(iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.

(iv) Exterior storage areas shall have either a concrete or asphalt floor surface.

(v) Storage areas and containers shall be clearly labeled to indicate the type of material accepted.

Response:

Not Applicable - Existing waste facilities and management are per original permitted drawings/ documents and as needed per tenant. No modifications to the Waste management facilities are proposed or required by this application.

(c) Access Standards

(i) Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.

(ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.

(iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion. [Ord. 898-93, §8, 6/4/93]

Response: Not Applicable - Existing waste facilities and management are per original permitted drawings/ documents and as needed per tenant. No modifications to the Waste management facilities are proposed or required by this application.

Section 73.240 Landscaping General Provisions.

(1) The following standards are minimum requirements.

(2) The minimum area requirement for landscaping for conditional uses for RL, RML, RMH, RH and RH/HR Planning Districts, listed in TDC 40.030, 41.030, 42.030, 43.030 and 44.030, excluding 40.030(3), 40.030 (4)(i), 40.030 (4)(m), 40.030 (4)(n) and 41.030(2) shall be twenty-five (25) percent of the total area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping shall be twenty (20) percent of the total area to be developed as determined through the AR process.

(3) The minimum area requirement for landscaping for uses in CO, CR, CC, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total land area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

(4) The minimum area requirement for landscaping for uses in IN, CN, CO/MR, MC and MP Planning Districts shall be twenty-five (25) percent of the total land area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

(5) The minimum area requirement for landscaping for uses in the Industrial Business Park Overlay Planning District and the Manufacturing Business Park Planning District shall be twenty (20) percent of the total land area to be developed.

(6) The minimum area requirement for landscaping for approved Industrial Master Plans shall be 20% of the total land area to be developed.

(7) For properties within the Hedges Creek Wetland Protection District which have signed the "Wetlands Mitigation Agreement", the improved or unimproved wetland

buffer area may reduce the required landscaping to 12.5 percent as long as all other landscape requirements are met.

(8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning District, but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.

(9) Yards adjacent to public streets, except as described in the Hedges Creek Wetlands Mitigation Agreement, [TDC 73.240\(7\)](#), shall be planted to lawn or live groundcover and trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.

(10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.

(11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

(12) In the MP District, wetland buffer areas up to 50 feet in width may be counted toward the required percentage of site landscaping, subject to the following:

(a) The amount of wetland buffer area which may be counted as landscaping is limited to a maximum of two and one-half percent (2.5 percent) of the total land area to be developed.

(b) All portions of the required buffer area to be counted as landscape shall be within the boundaries of the subject property. No credit may be claimed for wetland buffer areas lying outside the lot lines of the subject parcel.

(c) Where wetlands mitigation in the buffer has not yet occurred at the time of development, the developer shall perform, or bear the cost of, all necessary mitigation work in the course of site development, in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers and the Unified Sewerage Agency.

(d) Where wetlands mitigation in the buffer has already been performed in accordance with a Removal/Fill Permit or permits issued by the Oregon Division of State Lands and the US Army Corps of Engineers, the developer shall include an

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enhanced mitigation plan approved by the Oregon Division of State Lands and the Unified Sewerage Agency as part of the Architectural Review submittal. The developer shall complete all work required by the enhanced wetland mitigation plan in conjunction with development of the site.

(13) Landscape plans for required landscaped areas that include fences should carefully integrate any fencing into the plan to guide wild animals toward animal crossings under, over, or around transportation corridors. [Ord. 882-92 §15, 12/14/92; Ord. 890-93 §9, 4/12/93; Ord. 904-93 §53 and 54, 9/13/93; Ord. 993-94 §48, 11/28/94; Ord. 1025-99 §41, 7/26/99; Ord. 1035-99 §16, 11/8/99; Ord. 1070-01 §11, 4/9/01; Ord. 1070-01, 4/9/01; Ord. 1216-06, 7/24/06; Ord. 1224-06 §25, 11/13/06; Ord. 1321-11 §49, 4/25/11]

Response: Not Applicable - No new landscape plantings are proposed or required by this application.

Section 73.250 Tree Preservation.

(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

Response: Not Applicable - Proposed development does not impact critical root zone of existing trees or shrubs therefore a planting/ grading plan is not provided with this application.

(2) During the construction process:

(a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.

(b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.

(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in [TDC 31.060](#).

(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip-line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

Response: Not Applicable - Proposed development does not impact critical root zone of existing trees or shrubs therefore a planting/ grading plan is not provided beyond the limited areas previously defined with this application.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

Response: **Not Applicable** - Proposed development does not impact critical root zone of existing trees or shrubs therefore a planting/ grading plan is not provided with this application.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials. Native trees are encouraged

Response: **Not Applicable** - Proposed development does not impact critical root zone of existing trees or shrubs therefore a planting/ grading plan is not provided with this application.

(5) Pruning for retained deciduous shade trees shall be in accordance with National Arborist Association "Pruning Standards For Shade Trees," revised 1979.

Response: **Not Applicable** - Proposed development does not impact critical root zone of existing trees or shrubs therefore a planting/ grading plan is not provided with this application.

(6) Except for impervious surface areas, one hundred percent (100%) of the area preserved under any tree or group of trees retained in the landscape plan (as approved through the Architectural Review process) shall apply directly to the percentage of landscaping required for a development. [Ord. 904-93, §55, 9/13/93; Ord. 1224-06, §26, 11/13/06]

Response: **Not Applicable** - Proposed development does not impact critical root zone of existing trees or shrubs therefore a planting/ grading plan is not provided with this application.

Section 73.260 Tree and Plant Specifications.

(1) The following specifications are minimum standards for trees and plants:

(a) Deciduous Trees:

Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1 1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.

(b) Coniferous Trees.

Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.

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(c) Evergreen and Deciduous Shrubs.

Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.

(d) Groundcovers.

Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (*Hedera helix*) is considered a high maintenance material which is detrimental to other landscape materials and buildings and is therefore prohibited.

(e) Lawns.

Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.

Response: Not Applicable - No new landscape plantings are proposed or required with this application.

(2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).

Response: Not Applicable - No new landscape plantings are proposed or required with this application.

(3) The following guidelines are suggested to ensure the longevity and continued vigor of plant materials:

(a) Select and site permanent landscape materials in such a manner as to produce a hardy and drought-resistant landscaped area.

(b) Consider soil type and depth, spacing, exposure to sun and wind, slope and contours of the site, building walls and overhangs, and compatibility with existing native vegetation preserved on the site or in the vicinity.

Response: Not Applicable - No new landscape plantings are proposed or required with this application.

(4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.

Response: Not Applicable - No new landscape plantings are proposed or required with this application.

(5) All plant growth in landscaped areas of developments shall be controlled by pruning, trimming or otherwise so that:

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(a) It will not interfere with designated pedestrian or vehicular access; and

(b) It will not constitute a traffic hazard because of reduced visibility. [Ord. 904-93, §57, 9/13/93]

Response: Not Applicable - No new landscape plantings are proposed or required with this application.

Section 73.270 Grading.

(1) After completion of site grading, top-soil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

(2) All planting areas shall be graded to provide positive drainage.

(3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.

(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

Response: Not Applicable - No new landscape plantings are proposed or required with this application.

Section 73.280 Irrigation System Required.

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip irrigation system. [Ord. 1025-99, §42, 7/26/99]

Response: Not Applicable - No new landscape plantings are proposed or required with this application.

Section 73.310 Landscape Standards - Commercial, Industrial, Public and Semi-Public Uses.

(1) A minimum 5-foot-wide landscaped area must be located along all building perimeters which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.

Response: Not Applicable - The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

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(2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.

Response: **Not Applicable** - The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped. [Ord. 882-92, §16, 12/14/92; Ord. 904-93, §58, 9/13/93]

Response: **Not Applicable** - The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

Section 73.320 Off-Street Parking Lot Landscaping Standards.

(1) General Provisions. In addition to the goals stated in TDC 73.110 and 73.140, the goals of the off-street parking lot standards are to create shaded areas in parking lots, to reduce glare and heat buildup, provide visual relief within paved parking areas, emphasize circulation patterns, reduce the total number of spaces, reduce the impervious surface area and stormwater runoff and enhance the visual environment. The design of the off-street parking area shall be the responsibility of the developer and should consider visibility of signage, traffic circulation, comfortable pedestrian access, and aesthetics. Trees shall not be cited as a reason for applying for or granting a variance on placement of signs.

Response: **Not Applicable** - The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

**(2) Application. Off-street parking lot landscaping standards shall apply to any surface vehicle parking or circulation area.
[Ord. 904-93, §59, 9/13/93; Ord. 1224-06 §28, 11/13/06]**

Response: **Not Applicable** - The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

Architectural Review Narrative
South Lake Center Ext. Improvements



Date: August 20, 2018

Section 73.340 Off-Street Parking Lot and Loading Area Landscaping - Commercial, Industrial, Public and Semi-Public Uses, and Residential and Mixed Use Residential Uses within the Central Design District.

(1) A clear zone shall be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level, except for parking structures and underground parking where this provision shall not apply.

(2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas). For conditional uses in multifamily residential planning districts the landscape width shall be at least 10 feet except for uses allowed by [TDC 40.030\(3\)](#), [40.030\(5\)\(j\)](#), [40.030\(5\)\(m\)](#), [40.030\(5\)\(n\)](#) and [41.030\(2\)](#).

(a) The landscape area shall contain:

(i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of [TDC 73.360\(7\)](#).

(ii) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round.

(iii) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years.

(iv) Native trees and shrubs are encouraged.

(b) Where off-street parking areas on separate lots are adjacent to one another and are connected by vehicular access, the landscaped strips required in subsection (2) of this section are not required. [Ord. 882-92, §18, 12/14/92; Ord. 904-93, § 61, 9/13/93; Ord. 920-94, §19, 4/11/94; Ord. 1224-06 §30, 11/13/06]

Response:

Not Applicable - The buildings, parking lots, and walks were construction according to original permit requirements. Proposed exterior aesthetic modifications do not require modifications to the existing landscape plan.

Section 73.360 Off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses. - Not Applicable

Response:

Not Applicable - The existing parking lot was originally permitted in 1986. There are no plans to modify the main parking lot and upgrades to the existing parking lot are not required with this application.

Architectural Review Narrative South Lake Center Ext. Improvements



Date: August 20, 2018

Section 73.370 Off-Street Parking and Loading. - Not Applicable

Response: **Not Applicable** - The existing parking lot was originally permitted in 1986. There are no plans to modify the parking lot or loading area.

Section 73.380 Off-Street Parking Lots. - Not Applicable

Response: **Not Applicable** - The existing parking lot was originally permitted in 1986. There are no plans to modify the existing parking lot.

Section 73.390 Off-Street Loading Facilities. - Not Applicable

Response: **Not Applicable** - The existing parking lot was originally permitted in 1986. There are no plans or requirements to modify the loading facilities.

Section 73.400 Access.

(1) The provision and maintenance of vehicular and pedestrian ingress and egress from private property to the public streets as stipulated in this Code are continuing requirements for the use of any structure or parcel of real property in the City of Tualatin. Access management and spacing standards are provided in this section of the TDC and TDC Chapter 75. No building or other permit shall be issued until scale plans are presented that show how the ingress and egress requirement is to be fulfilled. If the owner or occupant of a lot or building changes the use to which the lot or building is put, thereby increasing ingress and egress requirements, it shall be unlawful and a violation of this code to begin or maintain such altered use until the required increase in ingress and egress is provided.

Response: Access to the site and adjacent developments has been maintained since originally permitted. All existing access to the site including ingress and egress is to be continuously monitored and maintained by the owners or their representatives.

(2) Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use. Copies of said deeds, easements, leases or contracts shall be placed on permanent file with the City Recorder.

Response: Access to the site and adjacent developments has been maintained as originally permitted. All existing access to the site and adjacent sites including ingress and egress is to be continuously monitored and maintained by the owners or their representatives. Due to unsurmountable grade changes and proximity to a major signaled traffic intersection, the immediately adjacent parcels to the south and southeast require a shared access agreement. No changes to this shared access or agreement are proposed with this application. See attached Title Report.

(3) Joint and Cross Access.

(a) Adjacent commercial uses may be required to provide cross access drive and pedestrian access to allow circulation between sites.

(b) A system of joint use driveways and cross access easements may be required and may incorporate the following:

(i) a continuous service drive or cross access corridor extending the entire length of each block served to provide for driveway separation consistent with the access management classification system and standards.

(ii) a design speed of 10 mph and a maximum width of 24 feet to accommodate two-way travel aisles designated to accommodate automobiles, service vehicles, and loading vehicles;

(iii) stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross access via a service drive;

(iv) a unified access and circulation system plan for coordinated or shared parking areas.

Response:

The existing permitted parking lot is intended to provide parking and vehicular circulation for the development in question in addition to immediately adjacent developments with similar zoning to the south and south east. This arrangement is documented with a shared access & parking agreement, see attached title report.

(c) Pursuant to this section, property owners may be required to:

(i) Record an easement with the deed allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;

(ii) Record an agreement with the deed that remaining access rights along the roadway will be dedicated to the city and pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;

(iii) Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners;

(iv) If (i-iii) above involve access to the state highway system or county road system, ODOT or the county shall be contacted and shall approve changes to (i-iii) above prior to any changes.

Response:

A title report is provided with this application (as required) which depicts the recorded shared access and parking agreement.

(4) Requirements for Development on Less than the Entire Site.

(a) To promote unified access and circulation systems, lots and parcels under the same ownership or consolidated for the purposes of development and comprised of more than one building site shall be reviewed as one unit in relation to the access standards. The number of access points permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage. All necessary easements, agreements, and stipulations shall be met. This shall also apply to phased development plans. The owner and all lessees within the affected area shall comply with the access requirements.

(b) All access must be internalized using the shared circulation system of the principal commercial development or retail center. Driveways should be designed to avoid queuing across surrounding parking and driving aisles.

Response: Not Applicable - Existing site circulation and access to remain as was originally permitted. This application does not require modifications to the existing permitted access.

(5) Lots that front on more than one street may be required to locate motor vehicle accesses on the street with the lower functional classification as determined by the City Engineer.

Response: Not Applicable - Existing site circulation and access to remain as originally permitted. This application does not require modifications to the existing permitted access.

(6) Except as provided in [TDC 53.100](#), all ingress and egress shall connect directly with public streets. [Ord. 882-92, § 24,12/14/92]

Response: Not Applicable - Existing site circulation and access to remain as originally permitted. This application does not require modifications to the existing permitted access.

(7) Vehicular access for residential uses shall be brought to within 50 feet of the ground floor entrances or the ground floor landing of a stairway, ramp or elevator leading to dwelling units.

Response: Not Applicable - Existing site circulation and access to remain as originally permitted. This application does not require modifications to the existing permitted access.

(8) To afford safe pedestrian access and egress for properties within the City, a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks shall be constructed to a design and in a manner approved by the City Engineer. Sidewalks approved by the City Engineer may include temporary

sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks shall provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction shall include construction of the curb and gutter section to grades and alignment established by the City Engineer.

Response: A new pedestrian curb ramp is to be installed at the south east corner of the site to provide safe access to adjacent development. Curb Cuts on adjacent properties are the responsibility of adjacent property owner(s) and are not required by this application.

(9) The standards set forth in this Code are minimum standards for access and egress, and may be increased through the Architectural Review process in any particular instance where the standards provided herein are deemed insufficient to protect the public health, safety, and general welfare.

Response: Existing safe on site circulation has been provided and/ or are existing. No additional requirements are required.

(10) Minimum access requirements for residential uses:

(a) Ingress and egress for single-family residential uses, including townhouses, shall be paved to a minimum width of 10 feet. Maximum driveway widths shall not exceed 26 feet for one and two car garages, and 37 feet for three or more car garages. For the purposes of this section, driveway widths shall be measured at the property line.

(b) Ingress and egress for multi-family residential uses shall not be less than the following:

Dwelling Units	Minimum Number Required	Minimum Width	Walkways, Etc.
2	1	16 feet	No walkways or curbs required
3-19	1	24 feet	No walkways or curbs required
20-49	1 or	24 feet	6-foot walkway, 1 side only; curbs required

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	2	16 feet (one way)	
50-499	1 or 2	32 feet 24 feet	6-foot walkway, 1 side only; curbs required
Over 500	As required by City Engineer	As required by City Engineer	As required by City Engineer

Response: No Applicable - development does not include or propose residential uses.

(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses.

In the Central Design District, when driveway access is on local streets, not collectors or arterials and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, ingress and egress shall not be less than 24 feet. In all other cases, ingress and egress for commercial uses shall not be less than the following:

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-99	1	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
100-249	2	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
Over 250	As required by City	As required by City	As required by City

Architectural Review Narrative
South Lake Center Ext. Improvements



Date: August 20, 2018

	Engineer	Engineer	Engineer
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Response: **Not applicable** - The proposed does not trigger changes to the required parking counts and therefore does not require modifications to the existing access widths or walkways.

(12) Minimum Access Requirements for Industrial Uses.
Ingress and egress for industrial uses shall not be less than the following:

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-250	1	36 feet for first 50' from ROW, 24' thereafter	No curbs or walkway required
Over 250	As required by City Engineer	As required by City Engineer	As required by City Engineer

Response: **Not Applicable** - No Industrial uses exist or proposed within this application.

(13) One-way Ingress or Egress.

When approved through the Architectural Review process, one-way ingress or egress may be used to satisfy the requirements of Subsections (7), (8), and (9). However, the hard surfaced pavement of one-way drives shall not be less than 16 feet for multi-family residential, commercial, or industrial uses.

Response: **Not Applicable** - No modifications to existing Ingress or Egress are proposed or required by the application.

(14) Maximum Driveway Widths and Other Requirements.

- (a) Unless otherwise provided in this chapter, maximum driveway widths shall not exceed 40 feet.**
- (b) Except for townhouse lots, no driveways shall be constructed within 5 feet of an adjacent property line, except when two adjacent property owners elect to provide joint access to their respective properties, as provided by Subsection (2).**

Date: August 20, 2018

(c) There shall be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Engineer.

Response: Not Applicable - No modifications to existing Ingress or Egress are proposed or required by the application.

(15) Distance between Driveways and Intersections.

Except for single-family dwellings, the minimum distance between driveways and intersections shall be as provided below. Distances listed shall be measured from the stop bar at the intersection.

(a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.

(b) At the intersection of two local streets, driveways shall be located a minimum of 30 feet from the intersection.

(c) If the subject property is not of sufficient width to allow for the separation between driveway and intersection as provided, the driveway shall be constructed as far from the intersection as possible, while still maintaining the 5-foot setback between the driveway and property line as required by TDC 73.400(14)(b).

(d) When considering a public facilities plan that has been submitted as part of an Architectural Review plan in accordance with [TDC 31.071\(6\)](#), the City Engineer may approve the location of a driveway closer than 150 feet from the intersection of collector or arterial streets, based on written findings of fact in support of the decision. The written approval shall be incorporated into the decision of the City Engineer for the utility facilities portion of the Architectural Review plan under the process set forth in [TDC 31.071](#) through [31.077](#).

Response: Not Applicable - No modifications to existing Ingress or Egress are proposed or required by the application.

(16) Vision Clearance Area.

(a) Local Streets - A vision clearance area for all local street intersections, local street and driveway intersections, and local street or driveway and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 10 feet from the intersection point of the right-of-way lines, as measured along such lines (see [Figure 73-2](#) for illustration).

(b) Collector Streets - A vision clearance area for all collector/arterial street intersections, collector/arterial street and local street intersections, and collector/arterial street and railroad intersections shall be that triangular area

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formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 25 feet from the intersection point of the right-of-way lines, as measured along such lines. Where a driveway intersects with a collector/arterial street, the distance measured along the driveway line for the triangular area shall be 10 feet (see [Figure 73-2](#) for illustration).

(c) Vertical Height Restriction - Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction shall be permitted between 30 inches and 8 feet above the established height of the curb in the clear vision area (see [Figure 73-2](#) for illustration).

Response: Vision Clearance triangles are to be monitored and maintained. See site plan.

(17) Major driveways, as defined in 31.060, in new residential and mixed-use areas are required to connect with existing or planned streets except where prevented by topography, rail lines, freeways, pre-existing development or leases, easements or covenants, or other barriers. [Ord. 895-93 §3, 5/24/93; Ord. 945-95, 5/8/95; Ord. 1025-99, §7, 7/26/99; Ord. 1026-99 §97, 8/9/99; Ord. 1103-02, 3/25/02; Ord. 1096-02, 1/28/02; Ord. 1354-13 §16, 02/25/13]

Response: Not Applicable - No modifications to existing Ingress or Egress are proposed or required by the application.

Section 73.410 Street Tree Plan.

A person who desires to plant a street tree shall comply with [TDC 74.765](#), which comprises the street tree plan. [Ord. 1279-09, §2, 3/23/09]

Response: Not Applicable - There are no new street trees proposed with this application.

Section 73.600 Central Design District Design Guidelines. - Not Applicable

END OF NARRATIVE

CITY OF TUALATIN FACT SHEET

General

Proposed use: No Change to existing use (M) mercantile, shopping center			
Site area: 142,906 SF	acres 3.28	Building footprint: 35,585	sq. ft.
Development area: 119,300 SF	acres Sq. ft. 2.74	Paved area: 83,715	sq. ft.
		Development area coverage: 83.5	%

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ parking required: _____ ADA accessible = _____ Van pool = _____ Compact = (max. 35% allowed) = Loading berths = _____	-NA- No change to existing parking layout Total spaces	Spaces provided: Existing no change Total parking provided: 188 spaces Standard = 136 ADA accessible = 3 Van pool = _____ Compact = 49 Loading berths = 0
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Bicycles

Covered spaces required: -NA- No change	Covered spaces provided: -NA- No change
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Landscaping

Landscaping required: 7.4 % of dvpt. area Square feet	Landscaping provided: 16 % of dvpt. area Square feet
Landscaped parking island area required: 3.9%	Landscaped parking island area provided: 8.3 %

Trash and recycling facility

Minimum standard method: _____ square feet
Other method: No change to existing trash enclosure _____ square feet

For commercial/industrial projects only

Total building area: 35,585	sq. ft.	2 nd floor: -NA-	sq. ft.
Main floor: 35,585	sq. ft.	3 rd floor: -NA-	sq. ft.
Mezzanine: -NA-	sq. ft.	4 th floor: -NA-	sq. ft.

For residential projects only

Number of buildings: -NA-	Total sq. ft. of buildings: _____	sq. ft.
Building stories: _____		

Sensitive Area Pre-Screening Site Assessment

1. **Jurisdiction:** Tualatin

2. **Property Information** (example 1S234AB01400)

Tax lot ID(s): 2S113AD00600

Site Address: ~~16925 SW 65th Ave~~ 16825 SW 65TH AVE

City, State, Zip: Lake Oswego, Oregon, 97035

Nearest Cross Street: Lower Boons Ferry road

3. **Owner Information**

Name: Brian Craner and Dan Nicol

Company: G Group, LLC

Address: 200 International Way

City, State, Zip: Eugene, Oregon, 97477

Phone/Fax: 15415173737

E-Mail: brianc@ggroup.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 Cosmetic upgrades to existing strip mall

5. **Applicant Information**

Name: Quince A Sterry

Company: Q Sterry - Inspired Architecture, LLC

Address: P.O. Box 50096

City, State, Zip: Eugene, Oregon, 97405

Phone/Fax: 541-517-3737

E-Mail: q@qsterry.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** _____

No new impervious areas are proposed. Existing pervious areas to remain. Existing storm water to monitored dry wells.

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 Quince A Sterry Print/Type Title Q Sterry - Inspired Architecture, LLC

ONLINE SUBMITTAL

Date 5/17/2018

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 17-05, 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.

Reviewed by Chuck Beckham Date 5/21/18



First American

First American Title Insurance Company

121 SW Morrison Street, Suite 300
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

MULTNOMAH COUNTY TITLE UNIT

FAX (877)242-3513

Title Officer: Dona Cramer
(503)222-3651
dcramer@firstam.com

LOT BOOK SERVICE

Q Sterry - Inspired Architecture, LLC
1203 Willamette St. Suite 150
Eugene, OR 97401

Order No.: 7019-3108784
August 13, 2018

Attn: Quince A. Sterry
Phone No.: - Fax No.:
Email: q@qsterry.com

Re:

Fee: \$300.00

We have searched our Tract Indices as to the following described property:

The land referred to in this report is described in Exhibit A attached hereto.

and as of August 02, 2018 at 8:00 a.m.

We find that the last deed of record runs to

South Lake Center, LLC, an Oregon limited liability company

We find the following apparent encumbrances prior to the effective date hereof:

1. Statutory powers and assessments of Clean Water Services.
2. Mineral reservation as contained in Deed:
Reserved By: The Oregon Iron and Steel Company
Recorded: March 07, 1928
Recording Information: Book 138, Page 83

(Affects Parcel IX)
3. Mineral reservation as contained in Deed:
Reserved By: The Oregon Iron and Steel Company

Recorded: August 23, 1928
Recording Information: Book 139, Page 329

(Affects Parcel VIII)

4. Abutter's rights of ingress and egress to or from I-5 have been relinquished in the by virtue of suits filed in the Circuit Court for Washington County, filed as Case Nos. 33-450 and 28-568.
(Affects Parcels V and VI)
5. Abutter's rights of ingress and egress to or from I-5 have been relinquished by virtue of suits filed in the Circuit Court for Washington County, filed as Case Nos. 33-482 and 33-570.
(Affects Parcel IX)
6. Abutter's rights of ingress and egress to or from I-5 have been relinquished in the document recorded September 12, 1985 as Fee No. 85035949.
(Affects Parcel VIII)
7. Covenants, conditions and restrictions contained in Deed.
Recorded: September 12, 1985
Recording Information: Fee No. 85035949
Affects: Parcel VIII
8. The rights, if any, of a city, public utility or special district, pursuant to Ordinance No. 678-85, to preserve a public easement in S.W. Jean Road as the same was vacated by the document recorded November 13, 1985 as Fee No. 85045410 and also recorded January 06, 1986 as Fee No. 86000961 and also recorded October 27, 1987 as Fee No. 87054111.
(Affects Parcels VII and X)
9. Agreement, including terms and provisions thereof.
Recorded: March 05, 1986 as Fee No. 86009444 and re-recorded March 19, 1986 as Fee No. 86011565
(Affects Parcels VII through XII)
10. Agreement To Place Real Property Under Reciprocal Use, including terms and provisions thereof.
Recorded: October 06, 1986 as Fee No. 86045486
11. Limited access provisions contained in Deed to the State of Oregon, by and through State Highway Commission recorded September 25, 1987 as Fee No. 87048870 Deed of Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
(Affects Parcel VIII)

Document declaring correction thereof recorded September 30, 1987 as Fee No. 87049660.

12. Covenants, conditions and restrictions contained in Deed.
Recorded: September 25, 1987
Recording Information: Fee No. 87048870
Affects: Parcel VIII

Document declaring correction thereof recorded September 30, 1987 as Fee No. 87049660.

13. Deed of Trust and Assignment of Rents.
 Grantor/Trustor: South Lake Center, LLC, an Oregon limited liability company
 Grantee/Beneficiary: Wells Fargo Bank, National Association
 Trustee: Wells Fargo Financial National Bank
 Amount: \$6,750,000.00
 Recorded: May 02, 2016
 Recording Information: Fee No. 2016 032741

14. Subordination, Non-Disturbance, Attornment and Estoppel Agreement, including terms and provisions thereof.
 Recorded: August 17, 2016 as Fee No. 2016 065387

15. Financing Statement, indicating a Security Agreement
 Debtor: Backyard Bird Shop, Inc.
 Secured Party: U.S. Bank, N.A.
 Recorded: October 05, 2016
 Recording Information: Fee No. 2016 081589

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

1. Taxes for the fiscal year 2018-2019 a lien due, but not yet payable.

2. We are unable to report on unpaid taxes as the amounts are not available at this time. As soon as we receive said information we will advise you.
 (Affects APN R1409345 of Parcel III and R1369744 of Parcels VIII and IX and a portion of Parcel VII)

NOTE: Taxes for the year 2017-2018 PAID IN FULL

Tax Amount: \$91,119.38
 Map No.: 2S113AD-00600
 Property ID: R513938
 Tax Code No.: 023.76
 (Affects Parcels I, II, IV, V, VI, X and a portion of Parcels III and VII)

3. City liens, if any, of the City of Lake Oswego.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

Exhibit "A"

Real property in the County of Washington, State of Oregon, described as follows:

PARCEL I:

The South 137.0 feet of the East 110.0 feet of the North one-half of Lot 40, Rosewood Acre Tracts, in the County of Washington and State of Oregon.

EXCEPT the East 10.0 feet as described in Deed of Dedication recorded August 21, 1985, as Fee No. 85-032640.

PARCEL II:

The North one-half of the East 49.5 feet of Lot 38 and the North one-half of Lots 39 and 40, excepting the South 137.0 feet of the East 110.0 feet of said North one-half of Lot 10, Rosewood Acre Tracts, in the County of Washington and State of Oregon.

EXCEPT the East 10.0 feet as described in Deed of Dedication recorded August 21, 1985, as Fee No. 85-032640.

PARCEL III:

The South one-half of Lot 40 and the South one-half of the East 61.5 feet of Lot 39, Rosewood Acre Tracts, in the County of Washington and State of Oregon.

EXCEPT the East 10.0 feet as described in Deed of Dedication recorded August 21, 1985, as Fee No. 85-032640.

EXCEPTING THEREFROM any portion of vacated S.W. Jean Road.

PARCEL IV:

A parcel of land in Section 13, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, and being a part of Tracts 38 and 39, Rosewood Acre Tracts, being more particularly described as follows:

Beginning at an iron pipe in the Northerly right-of-way line of S.W. Jean Road, which is the Southwest corner of said Tract 39, Rosewood Acre Tracts; from said place of beginning; thence North 89°37'00" East along said Northerly right-of-way line of Jean Road 70.5 feet to an iron pipe; thence leaving said Jean Road, North 157.03 feet to an iron pipe; thence North 89°47'00" West 70.5 feet to a point in the Westerly line of said Tract 39, which point is North 157.76 feet from said Southwest corner of Tract 39; thence continuing North 89°47'00" West 49.5 feet to an iron pipe; thence South 158.28 feet to an iron pipe in the Northerly right-of-way line of said Jean Road; thence North 89°37'00" East along said Northerly right-of-way line of Jean Road 49.5 feet to the place of beginning.

EXCEPTING THEREFROM any portion of vacated S.W. Jean Road.

PARCEL V:

That portion of the South 95 feet of Lots 24 and 25, Rosewood Acre Tracts lying East of the Baldock Freeway, in the County of Washington and State of Oregon.

PARCEL VI:

That portion of Lots 36, 37, the West one-half of Lot 38 and the Westerly 16.5 feet of the East one-half of Lot 38, Rosewood Acre Tracts, lying East of the Baldock Freeway, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM any portion of vacated S.W. Jean Road.

PARCEL VII:

A tract of land 45 feet in width, 20 feet wide on the North side and 25 feet wide on the South side when measured at right angles to the following described centerline located in the Northeast one-quarter of the Southeast one-quarter of Section 13, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and more particularly described as follows:

Beginning at the Northeast corner of the Northeast one-quarter of the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, said point also being the centerline terminus of County Road No. 922; thence West 30 feet along said centerline to the true point of beginning; thence running Westerly 385 feet.

EXCEPTING THEREFROM that portion lying Easterly of the Northerly extension of the West line of the following described parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South $89^{\circ}37'$ West, 203.00 feet; thence South $00^{\circ}23'00''$ East, 25.00 feet to the Northeast corner of Lot 80, Tualatin Valley Homes on the South right-of-way of S.W. Jean Road and a 5/8 inch iron rod, and being the true point of beginning of the herein described parcel; thence leaving said right-of-way South $51^{\circ}01'$ West 89.73 feet along the Easterly line of said Lot 80 to a 5/8 inch iron rod; thence North $00^{\circ}23'00''$ West 55.98 feet to a 5/8 inch iron rod on the South right-of-way of S.W. Jean Road; thence North $89^{\circ}37'$ East, along the South right-of-way of S.W. Jean Road 70.13 feet to a 5/8 inch iron rod and the true point of beginning.

ALSO EXCEPTING THEREFROM that portion lying Westerly of the Easterly right-of-way line of Interstate Highway No. 5.

PARCEL VIII:

A parcel of land lying in Lot 80, Tualatin Valley Homes, Washington County, Oregon and said parcel being that portion of said lot 80 lying Northerly and Easterly of the following described line:

Beginning on the North line of Lot 51, Tualatin Valley Homes at the most Northerly Northwest corner of that property designated as Parcel I and acquired by the State of Oregon, by and through its State Highway Commission in that certain judgment dated February 27, 1975, entered as Circuit Court Case Nos. 33-482 and 33-570, Washington County, Oregon; thence Southerly at right angles to said North line 110 feet to the true point of beginning; thence Westerly along the Northerly line of said State of Oregon property 260 feet, more or less to the Southeasterly line of said Lot 80; thence continuing along the Westerly extension of said Northerly line to the Southerly extension of the Easterly line of that property acquired by the State of Oregon, by and through its State Highway Commission in that certain Judgment dated June 26, 1974, entered as Circuit Court Case No. 33-450, Washington County, Oregon; thence Northerly along the Southerly extension of said Easterly line to the Southeast corner of said last mentioned State of Oregon property.

EXCEPTING THEREFROM a parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South 89°27' West 203.00 feet; thence South 00°23'20" East, 25.00 feet to the Northeast corner of Lot 80, Tualatin Valley Homes on the South right-of-way of S.W. Jean Road and 5/8 inch iron rod, and being the true point of beginning of the herein described parcel; thence leaving said right-of-way South 51°01' West 89.73 feet along the Easterly line of said Lot 80 to a 5/8 inch iron rod; thence North 00°23'00" West 55.98 feet to a 5/8 inch iron rod on the South right-of-way of S.W. Jean Road; thence North 89°37' East along the South right-of-way of S.W. Jean Road 70.13 Feet to a 5/8 inch iron rod and the true point of beginning.

FURTHER EXCEPTING THEREFROM any portion of vacated S.W. Jean Road.

PARCEL IX:

A portion of Lot 51, Tualatin Valley Homes, Washington County, Oregon, being parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South 89°37' West 203.00 feet; thence South 00°23'00" East 25.00 feet to the Northeast corner of Lot 80, Tualatin Valley Homes on the South right-of-way of S.W. Jean Road; thence leaving said right-of-way South 51°01' West, 89.73 feet to a 5/8 inch iron rod and the true point of beginning of the herein described parcel; thence South 51°01' West 90.27 feet to a 5/8 inch iron rod on the Oregon State Highway Department's Interstate 5 right-of-way; thence along said right-of-way North 89°06'41" East 70.55 feet to a 5/8 inch iron rod; thence leaving said right-of-way North 00°23'00" West 55.70 feet to the true point of beginning.

PARCEL X:

The North 20 feet of the following described:

A tract of land 40 feet in width, 20 feet on each side when measured at right angles to the following described centerline located in the Northeast one-quarter of the Southeast one-quarter of Section 13, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and more particularly described as follows:

Beginning at the Northeast one-quarter of the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, said point also being the centerline terminus of County Road No. 922; thence West 30 feet along said centerline to the true point of beginning; thence running Westerly 385 feet.

EXCEPTING THEREFROM that portion lying Westerly of the Northerly extension of the West line of the following described parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South 89°37' West 203.00 feet; thence South 00°23'00" East, 25.00 feet to the Northeast corner of Lot 80, Tualatin Valley Homes on the South right-of-way of S.W. Jean Road and a 5/8 inch iron rod, and being the true point of beginning of the herein described parcel; thence leaving said right-of-way South 51°01' West 89.73 feet along the Easterly line of said Lot 80 to a 5/8 inch iron rod; thence North 00°23'00" West 55.98 feet to a 5/8 inch iron rod on the South right-of-way line of S.W. Jean Road; thence North 89°37' East, along the South right-of-way of S.W. Jean Road 70.13 feet to a 5/8 inch iron rod and the true point of beginning.

PARCEL XI:

A non-exclusive use easement for ingress, egress and utilities over that portion designated as common area referred to in that certain agreement recorded March 5, 1986, in Recorder's Fee No. 86-009444, re-recorded March 19, 1986, in Recorder's Fee No. 86-011565, Deed Records, and legal description as follows:

A parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South 89°37' West 83.00 feet to a point on the centerline of vacated S.W. Jean Road, County Road No. 922 and the true point of beginning of the herein described parcel; thence leaving said centerline South 00°23'00" East 135.00 feet; thence South 89°06'41" 190.13 feet to a 5/8 inch iron rod; thence North 00°23'00" West, 136.68 feet to the centerline of said vacated S.W. Jean Road; thence along said centerline North 89°37' East, 190.12 Feet to the true point of beginning.

PARCEL XII:

A non-exclusive easement as set forth in instrument executed by Ruben J. Menashe, Inc. and Edward B. Lilly, doing business as South Lake Center Partnership and Milton O. Brown and Oregon-Washington Lumber Company, recorded October 6, 1986 as Fee No. 86-045486 for the purposes set forth therein and affecting the following described property:

A parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter of said Section 13; thence South 89°37' West 30.00 feet to the true point of beginning of the herein described parcel; thence continuing South 89°37' West 53.00 feet; thence South 00°23'00" East 25.00 feet to the South right-of-way of vacated SW Jean Road; thence North 89°37' East along said right-of-way 53.00 feet; thence leaving said right-of-way North 00°23'00" West 25.00 feet to the true point of beginning.

EXCEPTING THEREFROM the East 10 feet.

NOTE: This legal description was created prior to January 1, 2008.

Washington County, Oregon

2003-006663

01/15/2003 10:49:01 AM

D-DW

Crt=1 Stn=4 A DUYCK

\$40.00 \$6.00 \$11.00 \$20.00 \$9,544.00 - Total = \$9,621.00



00243156200300066630080082

I, Jerry Hanson, 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.



Jerry Hanson
Jerry R. Hanson, Director of Assessment and Taxation,
Ex-Officio County Clerk



2003-6663

WEST

After Recording Return To:

South Lake Center, LLC
PO Box 529
Eugene, Oregon 97440

**Until a Change is Requested
Mail Tax Statements To:**

South Lake Center, LLC
PO Box 529
Eugene, Oregon 97440

9544

GRANTOR:

Pacific N.W. Properties Limited Partnership
The Stern Family Limited Partnership
9665 SW Allen Boulevard, Suite 115
Beaverton, Oregon 97005

GRANTEE:

South Lake Center, LLC,
an Oregon limited liability company
PO Box 529
Eugene, Oregon 97440

FIDELITY NATIONAL TITLE CO. 01-1100330-C

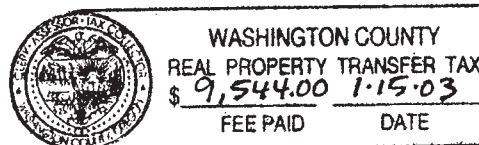
STATUTORY SPECIAL WARRANTY DEED

Pacific N.W. Properties Limited Partnership, an Oregon limited partnership, and The Stern Family Limited Partnership, an Oregon limited partnership, each as to an undivided fifty percent (50%) interest as tenants-in-common, hereinafter called Grantor, hereby conveys and specially warrants to ~~South Lake Center, LLC~~, an Oregon limited liability company, hereinafter called Grantee, and all of Grantee's heirs, successors and assigns, all of that certain real property with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, and together with all of Grantor's interest in any and all leases pertaining to said property, free of all encumbrances created or suffered by Grantor except as specifically set forth herein, situated in the County of Washington, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and by this reference specifically made a part hereof.

To Have and to Hold the same unto the Grantee and Grantee's heirs, successors and assigns forever. And the Grantor hereby covenants to and with the Grantee and Grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered by Grantor except:

1. Easements, conditions and restrictions of record as of September 6, 2001;
2. Covenants, conditions, restrictions, liens, encumbrances or other matters created or suffered by Grantee on or after September 6, 2001;



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3. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession;

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose; and

5. Rights of tenant under leases.

The true and actual consideration for this conveyance stated in dollars is \$ 9,543,474.86, which is paid to a Qualified Intermediary as part of a §1031 deferred exchange.

In construing this Deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this Deed shall apply equally to companies and to individuals.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.



2003-6663

IN WITNESS WHEREOF, the Grantor has executed this instrument effective this ___ day of January, 2003.

GRANTOR:

THE STERN FAMILY LIMITED PARTNERSHIP,
an Oregon limited partnership

By: Jerome H. Stern by Tom K. Stern

Jerome H. Stern, General Partner,
by Tom K. Stern, his attorney-in-fact

By: Helen R. Stern by Tom K. Stern

Helen R. Stern, General Partner,
by Tom K. Stern, her attorney-in-fact

PACIFIC N.W. PROPERTIES LIMITED PARTNERSHIP,
an Oregon limited partnership

By: Tom K. Stern, as Trustee of the TKS Trust, as restated and amended, its General and Managing Partner

Tom K. Stern

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me on this 13th day of January, 2003, by Tom K. Stern, as attorney-in-fact for Jerome H. Stern and Helen R. Stern, general partners of The Stern Family Limited Partnership, an Oregon limited partnership.



KLS
Notary Public for Oregon
My Commission Expires: 10-1-2004

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me on this 13th day of January, 2003, by Tom K. Stern, as trustee of the TKS Trust, general and managing partner of Pacific N.W. Properties Limited Partnership, an Oregon general partnership.



KLS
Notary Public for Oregon
My Commission Expires: 10-1-2004



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Exhibit A

Parcel I:

The South 137.0 feet of the East 110.0 feet of the North one-half of Lot 40, Rosewood Acre Tracts, in the County of Washington and State of Oregon.

Except the East 10.0 feet as described in Deed of Dedication recorded August 21, 1985, as Fee No. 85-032640.

Parcel II:

The North one-half of the East 49.5 feet of Lot 38 and the North one-half of Lots 39 and 40, excepting the South 137.0 feet of the East 110.0 feet of said North one-half of Lot 10, Rosewood Acre Tracts, in the County of Washington and State of Oregon.

Except the East 10.0 feet as described in Deed of Dedication recorded August 21, 1985 as Fee No. 85-032640.

Parcel III:

The South one-half of Lot 40 and the South one-half of the East 61.5 feet of Lot 39, Rosewood Acre Tracts, in the County of Washington and State of Oregon.

Except the East 10.0 feet as described in deed of Dedication recorded August 21, 1985 as Fee No. 85-032640.

Excepting Therefrom any portion of vacated S.W. Jean Road.

Parcel IV:

A parcel of land in Section 13, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, and being a part of Tracts 38 and 39, Rosewood Acre Tracts, being more particularly described as follows:

Beginning at an iron pipe in the Northerly right-of-way line of S.W. Jean Road, which is the Southwest corner of said Tract 39, Rosewood Acre Tracts, from said place of beginning; thence North 89°37'00" East along said Northerly right-of-way line of Jean Road 70.5 feet to an iron pipe; thence leaving said Jean Road, North 157.03 feet to an iron pipe; thence North 89°47'00" West 70.5 feet to a point in the Westerly line of said Tract 39 which point is North 157.76 feet from said Southwest corner of Tract 39; thence continuing North 89°47'00" West 49.5 feet to an iron pipe; thence South 158.28 feet to an iron pipe in the Northerly right-of-way line of said Jean Road; thence North 89°37'00" East along said Northerly right-of-way line of Jean Road 49.5 feet to the place of beginning.

Excepting Therefrom any portion of vacated S.W. Jean Road.

Parcel V:

That portion of the South 95 feet of Lots 24 and 25, Rosewood Acre Tracts lying East of the Baldock Freeway, in the County of Washington and State of Oregon.



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Parcel VI:

That portion of Lots 36, 37, the West one-half of Lot 38 and the Westerly 16.5 feet of the East one-half of Lot 38, Rosewood Acre Tracts, lying East of the Baldock Freeway, in the County of Washington and State of Oregon.

Excepting Therefrom any portion of vacated S.W. Jean Road.

Parcel VII:

A tract of land 45 feet in width, 20 feet wide on the North side and 25 feet wide on the South side when measured at right angles to the following described centerline located in the Northeast one-quarter of the Southeast one-quarter of Section 13, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and more particularly described as follows:

Beginning at the Northeast corner of the Northeast one-quarter of the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, said point also being the centerline terminus of County Road No. 922; thence West 30 feet along said centerline to the true point of beginning; thence running Westerly 385 feet.

Excepting therefrom that portion lying Easterly of the Northerly extension of the West line of the following described parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South 89°37' West, 203.00 feet; thence South 00°23'00" East, 25.00 feet to the Northeast corner of Lot 80, Tualatin Valley Homes on the South right-of-way of S.W. Jean Road and a 5/8 inch iron rod, and being the true point of beginning of the herein described parcel; thence leaving said right-of-way South 51°01' West 89.73 feet along the Easterly line of said Lot 80 to a 5/8 inch iron rod; thence North 00°23'00" West 55.98 feet to a 5/8 inch iron rod on the South right-of-way of S.W. Jean Road; thence North 89°37' East, along the South right-of-way of S.W. Jean Road 70.13 feet to a 5/8 inch iron rod and the true point of beginning.

Also Excepting Therefrom that portion lying Westerly of the Easterly right-of-way line of Interstate Highway No. 5.

Parcel VIII:

A parcel of land lying in Lot 80, Tualatin Valley Homes, Washington, County, Oregon and said parcel being that portion of said Lot 80 lying Northerly and Easterly of the following described line:

Beginning on the North line of Lot 51, Tualatin Valley Homes at the most Northerly Northwest corner of that property designated as Parcel I and acquired by the State of Oregon, by and through its State Highway Commission in that certain judgment dated February 27, 1975, entered as Circuit Court Case Nos. 33-482 and 33-570, Washington County, Oregon; thence Southerly at right angles to said North line 110 feet to the true point of beginning; thence Westerly along the Northerly line of said State of Oregon property 260 feet, more or less to the Southeasterly line of said Lot 80; thence continuing along the Westerly extension of said Northerly line to the Southerly extension of the Easterly line of that property acquired by the State of Oregon, by and through its State Highway Commission in that certain judgment dated June 26, 1974, entered as Circuit Court Case No. 33-450, Washington County, Oregon; thence Northerly along the Southerly extension of said Easterly line of the Southeast corner of said last mentioned State of Oregon property.



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Excepting therefrom a parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South 89°27' West 203.00 feet; thence South 00°23'20" East, 25.00 feet to the Northeast corner of Lot 80, Tualatin Valley homes on the South right-of-way of S.W. Jean Road and 5/8 inch iron rod, and being the true point of beginning of the herein described parcel; thence leaving said right-of-way South 51°01' West 89.73 feet along the Easterly line of said Lot 80 to a 5/8 inch iron rod; thence North 00°23'00" West 55.98 feet to a 5/8 inch iron rod on the South right-of-way of S.W. Jean Road; thence North 89°37' East along the South right-of-way of S.W. Jean road 70.13 feet to a 5/8 inch iron rod and the true point of beginning.

Further Excepting Therefrom the mineral rights reserved by the Oregon Iron & Steel Company in deed recorded August 23, 1928, in Book 139, page 329.

Further Excepting Therefrom any portion of vacated S.W. Jean Road.

Parcel IX:

A portion of Lot 51, Tualatin Valley Homes, Washington County, Oregon, being parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South 89°37' West 203.00 feet; thence South 00°23'00" East 25.00 feet to the Northeast corner of Lot 80, Tualatin Valley Homes on the South right-of-way of S.W. Jean Road; thence leaving said right-of-way South 51°01' West, 89.73 feet to a 5/8 inch iron rod and the true point of beginning of the herein described parcel; thence South 51°01' West 90.27 feet to a 5/8 inch iron rod on the Oregon State Highway Department's Interstate 5 right-of-way; thence along said right-of-way North 89°06'41" East 70.55 feet to a 5/8 inch iron rod; thence leaving said right-of-way North 00°23'00" West 55.70 feet to the true point of beginning.

Excepting Therefrom the mineral rights reserved by the Oregon Iron Steel Company in deed recorded March 6, 1928, in Book 138, Page 83.

Parcel X:

The North 20 feet of the following described:

A tract of land 40 feet in width, 20 feet on each side when measured at right angles to the following described centerline located in the Northeast one-quarter of the Southeast one-quarter of Section 13, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, and more particularly described as follows:

Beginning at the Northeast one-quarter of the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, said point also being the centerline terminus of County Road No. 922; thence West 30 feet along said centerline to the true point of beginning; thence running Westerly 385 feet.



Excepting therefrom that portion lying Westerly of the Northerly extension of the West line of the following described parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South 89°37' West 203.00 feet; thence South 00°23'00" East, 25.00 feet to the Northeast corner of Lot 80, Tualatin Valley Homes on the South right-of-way of S.W. Jean Road and a 5/8 inch iron rod, and being the true point of beginning of the herein described parcel; thence leaving said right-of-way South 51°01' West 89.73 feet along the Easterly line of said Lot 80 to a 5/8 inch iron rod; thence North 00°23'00" West 55.98 feet to a 5/8 inch iron rod on the South right-of-way line of S.W. Jean Road; thence North 89°37' East, along the South right-of-way of S.W. Jean Road 70.13 feet to a 5/8 inch iron rod and the true point of beginning.

Parcel XI:

A non-exclusive use easement for ingress, egress and utilities over that portion designated as common area referred to in that certain agreement recorded March 5, 1986, in Recorder's Fee No. 86-009444, re-recorded March 19, 1986 in Recorder's Fee No. 86-011565, Deed Records, and legal description as follows:

A parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter corner of said Section 13; thence South 89° 37' West 83.00 feet to a point on the centerline of vacated S.W. Jean Road, County Road No. 922 and the true point of beginning of the herein described parcel; thence leaving said centerline South 00°23'00" East 135.00 feet; thence South 89°06'41 " West, 190.13 feet to a 5/8 inch iron rod; thence North 00°23'00" West, 136.68 feet to the centerline of said vacated S.W. Jean Road; thence along said centerline North 89°37' East, 190.12 feet to the true point of beginning.

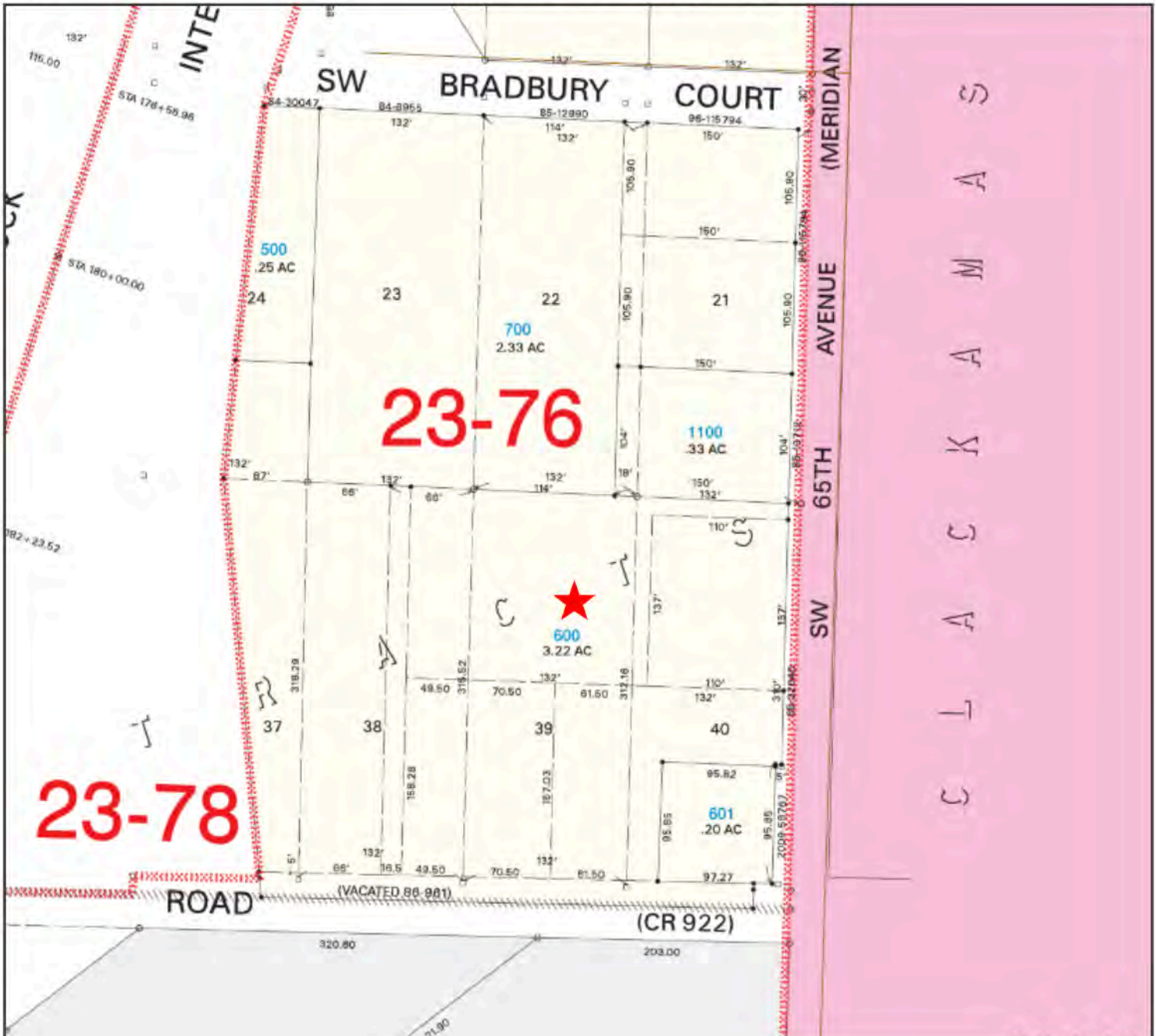
Parcel XII:

A non-exclusive easement as set forth in instrument executed by Ruben J. Menashe, Inc. and Edward B. Lilly, doing business as South Lake Center Partnership and Milton O. Brown and Oregon-Washington Lumber Company, recorded October 6, 1986 as Fee No. 86-045486 for the purposes set forth therein and affecting the following described property:

A parcel of land in the Southeast one-quarter of Section 13, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, described as follows:

Beginning at the East one-quarter of said Section 13; thence South 89°37' West 30.00 feet to the true point of beginning of the herein described parcel; thence continuing South 89°37' West 53.00 feet; thence South 00°23'00" East 25.00 feet to the South right-of-way of vacated S.W. Jean Road; thence North 89°37' East along said right-of-way 53.00 feet; thence leaving said right-of-way North 00°23'00" West 25.00 feet to the true point of beginning.

Excepting therefrom the East 10 feet.



2S 1 13



First American Title™

ParcelID: R513938

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

NOTICE
NEIGHBORHOOD / DEVELOPER MEETING
__/__/2010 __:__.m.
SW _____
503-____-____

24" 18"

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 >.

As the applicant for the

SOUTH LAKE CENTER project, I

hereby certify that on this day, 9.17.2018 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: _____

(PLEASE PRINT)

Applicant's Signature: _____

Date: _____

9/24/2018

NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING

STATE OF OREGON)
) SS
COUNTY OF ~~WASHINGTON~~)
)
 LANE

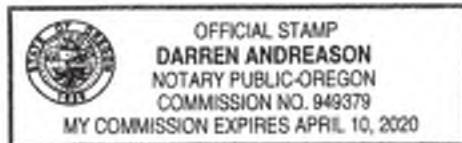
I, Quince Steffy being first duly sworn, depose and say:

That on the 17th day of September 2018, 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

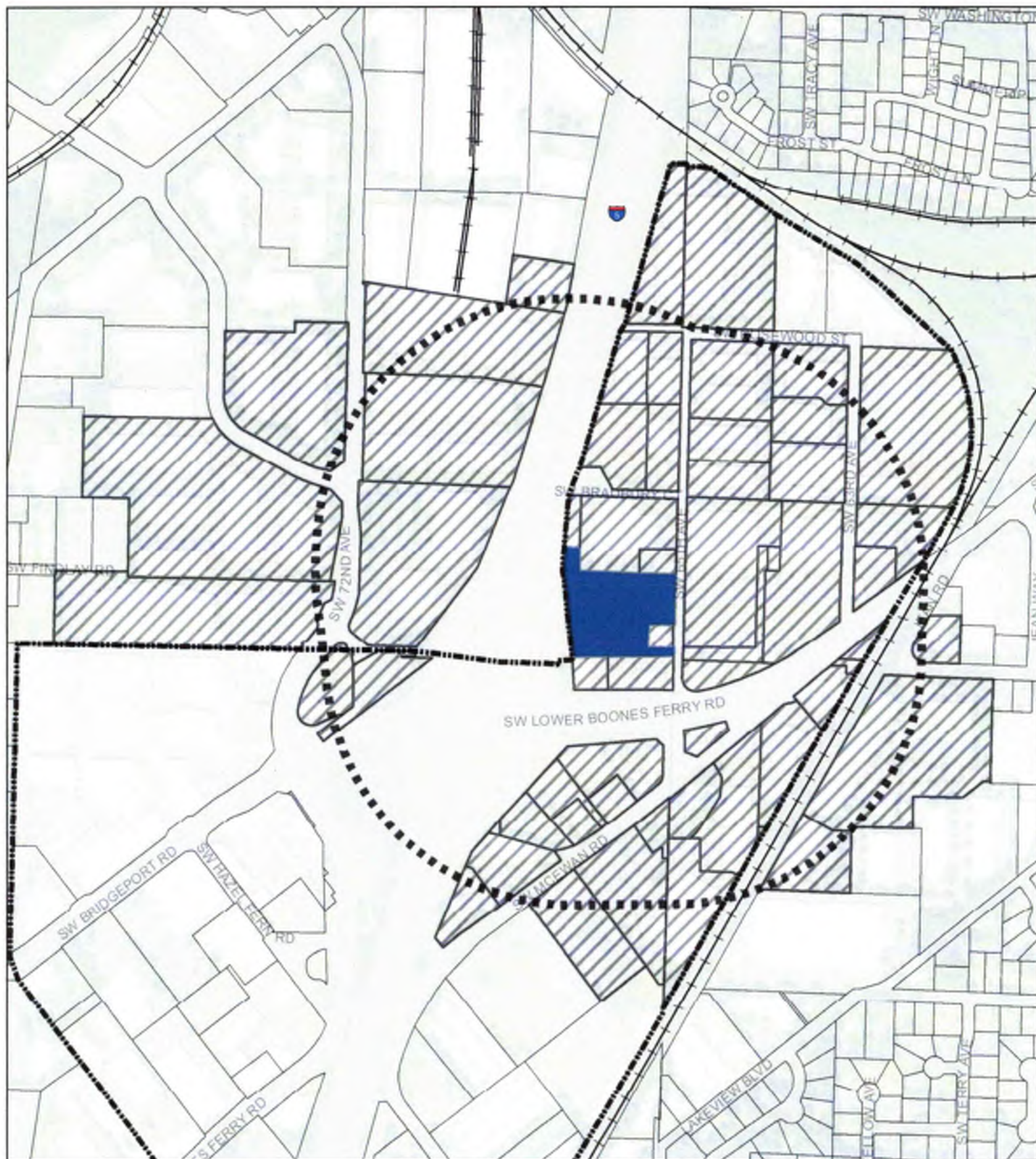
SUBSCRIBED AND SWORN to before me this 24th day of September, 2018.





Notary Public for Oregon
My commission expires: April 10, 2020

RE: _____



 1000' Buffer

 Selected Taxlots



6700 BRADBURY LLC
6700 SW BRADBURY CT
PORTLAND, OR 97224-7734

BERREY PROPERTIES LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

BRIDGEPORT LAND LLC
3939 NW ST HELENS RD
PORTLAND, OR 97210

FAHEY INVESTMENT LLC
9500 SW IMPERIAL DR
PORTLAND, OR 97225-4136

GOLDEN KEY LLC
309 10TH AVE
LAKE OSWEGO, OR 97034

HARRISON PROPERTIES INC
17540 SW 63RD AVE
LAKE OSWEGO, OR 97035

JAMES E BERREY LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

KEYBANK NATIONAL ASSOC TRUSTEE
100 PUBLIC SQUARE STE 600
CLEVELAND, OH 44113

LAMAR ADVERTISING OF EUGENE
PO BOX 66338
BATON ROUGE, LA 70896-6338

MARQUARDT INVESTMENTS LLC
6870 NW HELVETIA RD
HILLSBORO, OR 97124

BARTHOLOMEW JON
2550 SE CREIGHTON AVE
MILWAUKIE, OR 97267-2715

BERREY PROPERTIES LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

BV CENTERCAL LLC
1600 E FRANKLIN AVE
EL SEGUNDO, CA 90245

FARDANESH FARZAD
6155 SW SEYMOUR ST
PORTLAND, OR 97221-1137

HALTINER REV LIVING TRUST
23812 SW ROBSON TER
SHERWOOD, OR 97140-7057

JAMES E BERREY LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

JAMES E BERREY LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

KILKENNY-WATANABE PARTNER
PO BOX 117508
CARROLLTON, TX 75011-7508

LANDSHIRE ACRES COMPANY LLC
6135 JEAN RD
LAKE OSWEGO, OR 97035-5309

MICRO SYSTEMS ENGINEERING INC
6024 SW JEAN RD
LAKE OSWEGO, OR 97035

BERREY INVESTMENT LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

BERREY PROPERTIES LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

CST LLC
1815 SW HIGH ST
PORTLAND, OR 97201-1739

G6 HOSPITALITY PROPERTY LLC
PO BOX 117508
CARROLLTON, TX 75011-7508

HANSEN TRUST-LAKE OSWEGO LLC
PO BOX 1159
DEERFIELD, IL 60015-6002

JAMES E BERREY LLC
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

JBA PROPERTIES LLC
6216 SE RIVERSIDE DR
VANCOUVER, WA 98661-7643

LAKE CAR CARE JOINT VENTURE
2839 SW 2ND AVE
PORTLAND, OR 97201-4736

MADRONA WATUMULL LLC
210 SW MORRISON STE 600
PORTLAND, OR 97204

MIKE & MARK INVESTMENTS LLC
17555 SW 63RD AVE
LAKE OSWEGO, OR 97035

MOBIL OIL CORPORATION
PO BOX 64106
SPRING, TX 77387-4106

NORTHWEST NATURAL GAS CO
220 NW 2ND AVE
PORTLAND, OR 97209-3943

OREGON-DPP LLC
227 20TH ST STE 100
NEWPORT BEACH, CA 92663-4343

OREGON-DPP LLC
227 20TH ST STE 100
NEWPORT BEACH, CA 92663-4343

OREGON-DPP LLC
227 20TH ST STE 100
NEWPORT BEACH, CA 92663-4343

OREGON STATE OF
9200 SE LAWNSFIELD RD
CLACKAMAS, OR 97015

OREGON STATE OF
4040 FAIRVIEW INDUST DR SE
SALEM, OR 97302

ORWA PIONEER LLC
8320 NE HIGHWAY 99
VANCOUVER, WA 98665-8819

ORWA PIONEER LLC
8320 NE HIGHWAY 99
VANCOUVER, WA 98665-8819

ORWA PIONEER LLC
8320 NE HIGHWAY 99
VANCOUVER, WA 98665-8819

ORWA PIONEER LLC
8320 NE HIGHWAY 99
VANCOUVER, WA 98665-8819

PACIFIC REALTY ASSOCIATES
15350 SW SEQUOIA PKWY #300
PORTLAND, OR 97224

PACIFIC REALTY ASSOCIATES
15350 SW SEQUOIA PKWY #300
PORTLAND, OR 97224

PACIFIC REALTY ASSOCIATES
15350 SW SEQUOIA PKWY #300
PORTLAND, OR 97224

PACIFIC REALTY ASSOCIATES
15350 SW SEQUOIA PKWY #300
PORTLAND, OR 97224

PACIFIC REALTY ASSOCIATES
15350 SW SEQUOIA PKWY #300
PORTLAND, OR 97224

PLISKA INVESTMENTS LLC
PO BOX 1429
CLACKAMAS, OR 97015-1429

RIVER PRESERVATION LLC
PO BOX 513
WILSONVILLE, OR 97070-0513

SAFEWAY INC
1371 OAKLAND BLVD STE 200
WALNUT CREEK, CA 94596-8408

SOUTH LAKE CENTER LLC
PO BOX 529
EUGENE, OR 97440-0529

SOUTH LAKE CENTER LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770-3711

SOUTH LAKE CENTER LLC
PO BOX 529
EUGENE, OR 97440-0529

STEPHEN BERREY TRUST
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

STEPHEN BERREY TRUST
6305 SW ROSEWOOD ST STE D
LAKE OSWEGO, OR 97035

T/C INVESTMENTS LLC &
PO BOX 564
TUALATIN, OR 97062-0564

T/C INVESTMENTS LLC &
PO BOX 564
TUALATIN, OR 97062-0564

TUALATIN-LAKE OSWEGO LLC
1919 NW 19TH AVE
PORTLAND, OR 97209-1735

WATUMULL PROPERTIES CORP
307 LEWERS ST 6TH FLR
HONOLULU, HI 96815

YANG JULIE
309 W 16TH ST
VANCOUVER, WA 98660-2930

Exhibit 'A'

TLID	OWNER1	OWNER2	OWNERS	OWNERADDR	OWNERSTATE	OWNERZIP
25113AD00700	6700 BRADBURY LLC			6700 SW BRADBURY CT	OR	97224-7734
21E18CB00900				2550 SE CRIGHTON AVE	OR	97267-2715
21E18BC00700	BERREY INVESTMENT LLC			6305 SW ROSEWOOD ST STE D	OR	97035
21E18BC01000	BERREY PROPERTIES LLC			6305 SW ROSEWOOD ST STE D	OR	97035
21E18BC01103	BERREY PROPERTIES LLC			6305 SW ROSEWOOD ST STE D	OR	97035
21E18CB01900	BERREY PROPERTIES LLC			6305 SW ROSEWOOD ST STE D	OR	97035
25113AD01700	BRIDGEPORT LAND LLC			3939 NW ST HELENS RD	OR	97210
25113AC01201	BY CENTERCAL LLC		ATTN: [REDACTED]	1600 E FRANKLIN AVE	CA	90245
25113DA01400	CST LLC		[REDACTED] MGR	1815 SW HIGH ST	OR	97201-1739
25113AD00300	FAHEY INVESTMENT LLC			9500 SW IMPERIAL DR	OR	97225-4136
21E18CB00400				6155 SW SEYMOUR ST	OR	97221-1137
25113AD00400	GOLDEN KEY LLC		ATTN: TAX DEPT	PO BOX 117508	TX	75011-7508
25113AD00100	HANSEN TRUST-LAKE OSWEGO LLC		BY [REDACTED]	309 10TH AVE	OR	97034
21E18CB00600	HARRISON PROPERTIES INC		BY [REDACTED] TRS	23812 SW ROBSON TER	OR	97140-7057
21E18BC00202				PO BOX 1159	IL	60015-6002
21E18BC00200				17540 SW 63RD AVE	OR	97035
21E18BC00300				6305 SW ROSEWOOD ST STE D	OR	97035
21E18BC00500				6305 SW ROSEWOOD ST STE D	OR	97035
21E18BC00800				6305 SW ROSEWOOD ST STE D	OR	97035
25113AA01200	JBA PROPERTIES LLC			6305 SW ROSEWOOD ST STE D	OR	97035
21E18BC01201	KEYBANK NATIONAL ASSOC TRUSTEE			6216 SE RIVERSIDE DR	WA	98681-7643
25113DA01200	[REDACTED] PARTNER		BY G6 HOSPITALITY	100 PUBLIC SQUARE STE 600	OH	44113
21E18BC01500	LAKE CAR CAIRE JOINT VENTURE			PO BOX 117508	TX	75011-7508
25113AD00500	LAMAR ADVERTISING OF EUGENE			2839 SW 2ND AVE	OR	97201-4736
21E18BC01700	LANDSHIRE ACRES COMPANY LLC			PO BOX 66338	LA	70896-6338
21E18BC01001	MADRONA WATUMULL LLC			6135 JEAN RD	OR	97035-5309
25113AD01100	MARQUARDT INVESTMENTS LLC			210 SW MORRISON STE 600	OR	97204
21E18CB00201	MICRO SYSTEMS ENGINEERING INC			6870 NW HELVETIA RD	OR	97124
21E18BC00400	MIKE & MARK INVESTMENTS LLC			6024 SW JEAN RD	OR	97035
25113DA00300	MOBIL OIL CORPORATION		PROPERTY TAX DEPT	17555 SW 63RD AVE	OR	97035
21E18CB00300	NORTHWEST NATURAL GAS CO			PO BOX 64106	TX	77387-4106
21E18CB00801	OREGON DRP LLC			220 NW 2ND AVE	OR	97209-3943
25113DA00302	OREGON DRP LLC			227 20TH ST STE 100	CA	92663-4343
25113DA01000	OREGON STATE OF			227 20TH ST STE 100	CA	92663-4343
25113DA00200	OREGON STATE OF			227 20TH ST STE 100	CA	92663-4343
25113DA00100	ORWA PIONEER LLC			9200 SE LAWINDFIELD RD	CA	97015
25113DA00600	ORWA PIONEER LLC			4040 FAIRVIEW INDUST DR SE	OR	97302
25113DA00900	ORWA PIONEER LLC			8320 NE HIGHWAY 99	WA	98665-8819
25113AC00100	PACIFIC REALTY ASSOCIATES			8320 NE HIGHWAY 99	WA	98665-8819
25113AC00101	PACIFIC REALTY ASSOCIATES			8320 NE HIGHWAY 99	WA	98665-8819
25113AC00103	PACIFIC REALTY ASSOCIATES			8320 NE HIGHWAY 99	WA	98665-8819
25113AD01800	PACIFIC REALTY ASSOCIATES			8320 NE HIGHWAY 99	WA	98665-8819
25113AD01900	PACIFIC REALTY ASSOCIATES			15350 SW SEQUOIA PKWY #300	OR	97224
21E18BC00701	PUSKA INVESTMENTS LLC			15350 SW SEQUOIA PKWY #300	OR	97224
21E18BC01400	RIVER PRESERVATION LLC			15350 SW SEQUOIA PKWY #300	OR	97224
21E18BC01104	SAFEWAY INC			PO BOX 1429	OR	97224
25113AD00600	SOUTH LAKE CENTER LLC			PO BOX 513	OR	97015-1429
25113AD00601	SOUTH LAKE CENTER LLC			1371 OMLAND BLVD STE 200	CA	97070-0513
25113AD01500	SOUTH LAKE CENTER LLC			PO BOX 529	CA	94596-8408
21E18BC00300	[REDACTED] TRUST		BY PANDA RESTAURANT GROUP INC	1683 WALNUT GROVE AVE	CA	97440-0529
21E18BC00301	[REDACTED] TRUST			PO BOX 529	OR	97440-0529
25113AC01700	TIC INVESTMENTS LLC &			6305 SW ROSEWOOD ST STE D	OR	97035
25113DA001800	TIC INVESTMENTS LLC &			6305 SW ROSEWOOD ST STE D	OR	97035
25113AD00200	TUALATIN-LAKE OSWEGO LLC			PO BOX 564	OR	97062-0564
21E18CB00602	WATUMULL PROPERTIES CORP			PO BOX 564	OR	97062-0564
25113DA00200				1919 NW 19TH AVE	OR	97209-1735
				307 LEWERS ST 6TH FLR	HI	96915
				309 W 16TH ST	WA	98660-2030

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 SOUTH LAKE CENTER
project, I hereby certify that on this day, 9.17.2016 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: _____

(PLEASE PRINT)

Applicant's Signature: _____

Date: _____

9.24.2016

Meeting Invitation Letter
South Lake Center Renovations

Date: September 17, 2018



South Lake Center - Façade Renovations

16925 SW. 65TH Ave.
Lake Oswego, OR
97034

Exhibit 'B'

Dear Neighbor,

Q Sterry Inspired Architecture, LLC is representing DeChase Miksis Development, LLC who plans an exterior façade renovation of the existing South Lake Center Mall, located at 16925 SW. 65th Ave. Lake Oswego, OR 97034 (Tax Map 2S113AD, Tax Lot 00600), in the COM Zoning District. We are preparing and Architectural Review Application for the exterior renovation.

The purpose of this meeting is to provide a forum for the applicant and the surrounding property owners / residents to review the proposal and to identify issues so that they may be considered before the formal application is turned into the City of Tualatin. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with City of Tualatin's Community Development Code.

MEETING TIME AND PLACE

Tuesday, October 2nd, 2018 5:00pm – 7:00pm
Tualatin City Library, Small Meeting Room
18878 SW Martinazzi Ave.
Tualatin, OR 97062

Please note this meeting will be an informal meeting on preliminary renovation plans. These plans may be altered prior to submittal of the application to the City. Depending upon the type of land use action required you will receive official notice from the City of Tualatin upon submittal of a formal architectural review application.

We look forward to discussing the proposal in greater detail with you. Please feel free to call me at (541) 517-3737 if you have any questions.

Sincerely,

Q Sterry Inspired Architecture, LLC

A handwritten signature in green ink, appearing to read 'Quince Sterry'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Quince Sterry, AIA, NCARB

Neighborhood Meeting Sign Up Sheet
South Lake Center



Date: 9-2-2018

South Lake Center - Façade renovations
Project Address

16825 S.W. 65th
Ave.
Lake Oswego,
OR 97034

NEIGHBORHOOD MEETING SIGNUP SHEET


Neighborhood Meeting @ Tualatin City Library,
5:00 pm, September 7nd, 2018

Name

E-mail Address

Name	E-mail Address
Erin Engman	eengman@tualatin.gov

ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING

 NOTICE ARCHITECTURAL REVIEW AR-[YY]-__ For more information call 503-691-3026 or visit www.tualatinoregon.gov	18"
24"	

The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, 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>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

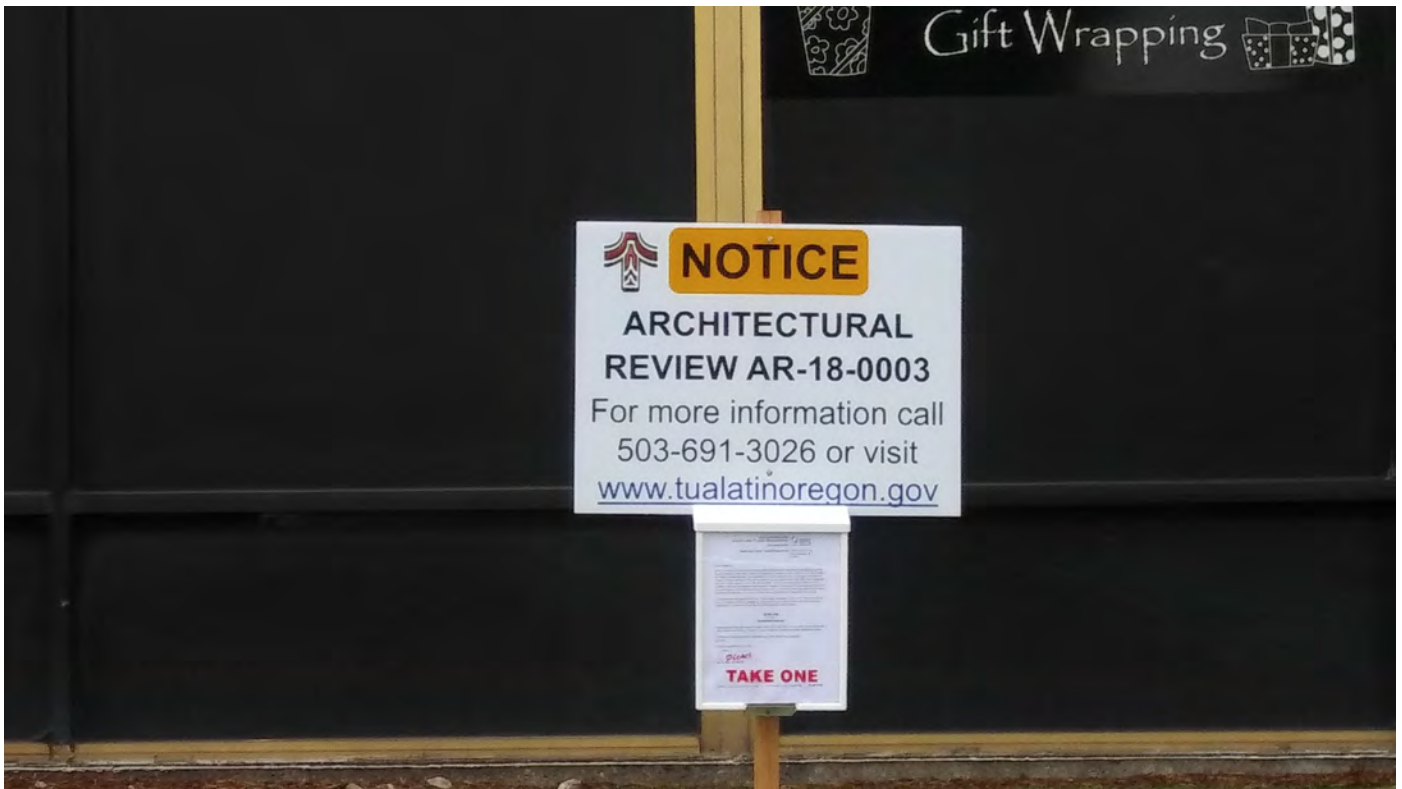
As the applicant for the SOUTH LAKE CENTER
project, I hereby certify that on this day, 8-27-2018 sign(s) was/were posted on the
subject property in accordance with the requirements of the Tualatin Development Code and the
Community Development Department - Planning Division.

Applicant's Name: _____

(PLEASE PRINT)

Applicant's Signature: _____

Date: 9/24/2018





City of Tualatin

COMMUNITY DEVELOPMENT PLANNING DIVISION

Scoping Meeting Request

CITY OF TUALATIN RECEIVED
MAR 20 2018
COMMUNITY DEVELOPMENT PLANNING DIVISION

The purpose of the Scoping and Pre-Application meetings is to offer early assistance in the land use and permitting process. This includes thoughtful feedback on preliminary design direction and visioning, outlining expectations, and to assist the applicant in attaining a complete application at first submittal.

PROJECT DESCRIPTION

Project name/title: SOUTH LAKE CENTER

What is the primary purpose of this scoping meeting (What would you like to accomplish)? (Attach additional sheets if needed.)

Discuss project to UNCOVER ANY SPECIFIC CODE CHALLENGES

PROPERTY INFORMATION

Property address/location(s): 16869 SW 65th AVE
LAKE OSWEGO
97035

Tax map and tax lot no.(s):

25113 A00600 Zoning: C6

PROPERTY OWNER/HOLDER INFORMATION

Name(s): South Lake Center
PO Box 529

Address: _____ Phone: _____

City/state: Eugene Zip: 97405

APPLICANT INFORMATION

Name: Q STERRY

Address: PO BOX 50046 Phone: 541-517-3737

City/state: EUGENE OR Zip: 97405

Contact person: Q

Phone: _____ Email: Q@Qsterry.com

Scoping Meeting Information

All of the information identified on this form is required and must be submitted to the Planning Division with this application. Conferences are scheduled subject to availability and a minimum of two weeks after receiving this application and all materials. Scoping meetings are one (1) hour long and are typically held on Mondays between the hours of 3-4 p.m. or Wednesdays between 2-4 p.m.

If more than four (4) people are expected to attend the scoping meeting in your group, please inform the City in advance so that alternate room arrangements can be made to accommodate the group.

REQUIRED SUBMITTAL ELEMENTS

(Note: Requests will not be accepted without the required submittal elements)

A complete application form.

1 hard copy and an electronic set of the following:

Preliminary site and building plans, drawn to scale, showing existing and proposed features. (Plans do not need to be professionally prepared; just accurate and reliable.)

A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.

A list of all questions or issues the applicant would like the City to address.

FOR STAFF USE ONLY

Case No.: SC 18-0010

Related Case No.(s): _____

Application accepted:

By: [Signature] Date: 3-20-18

Date of Scoping: 4-16-18

Time of Scoping: 2pm

Planner assigned to Scoping: Erin

Please provide the names of City, TVF&R, CWS, and County staff with whom you have already discussed this proposal:

NO

Is the property under enforcement action? If yes, please attached a notice of the violation.

Yes No

Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to your proposed development?

Are you familiar with the sections of the Tualatin Development Code (TDC) that pertain to

If yes, please identify an example project:

Yes No

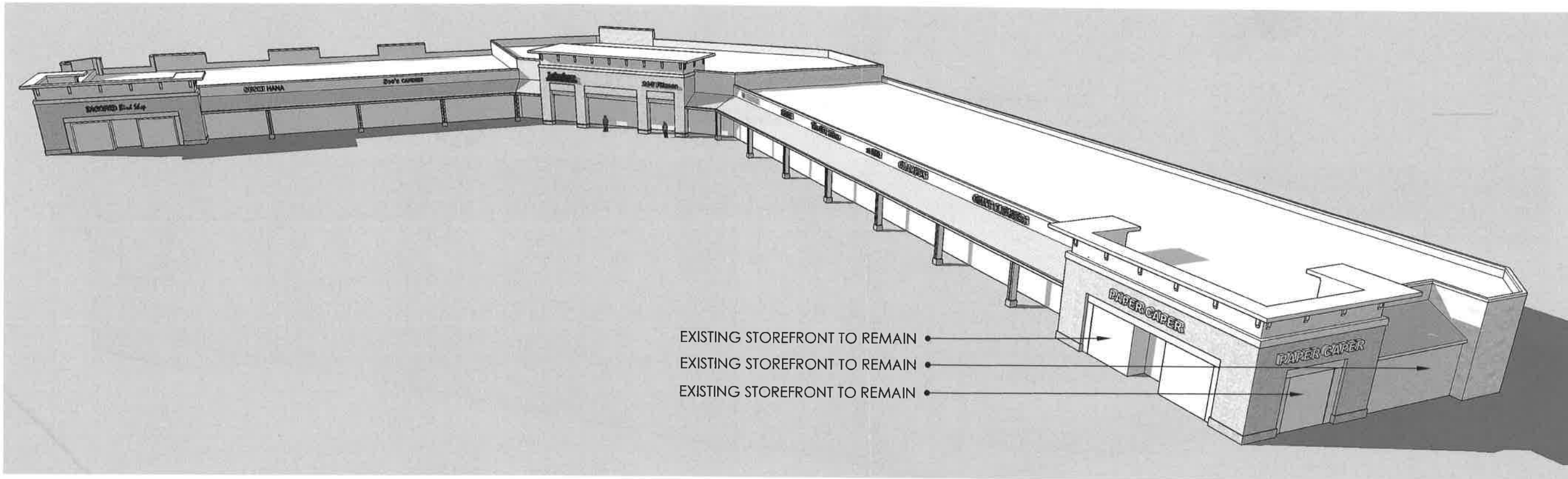
Are you familiar with the development process in Washington or Clackamas County or Tualatin?

Please provide a brief description of your project: (Attach additional sheets if needed.) Please include description of existing uses and structures in addition to what is proposed.

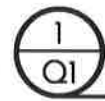
RESIDENTIAL REMODEL w/ VERY MINOR APPROVAL TO THE EXISTING SOUTH LAKE CENTER

Industrial Commercial Residential Institutional Mixed-use

What type of development are you proposing? (Check all that apply)

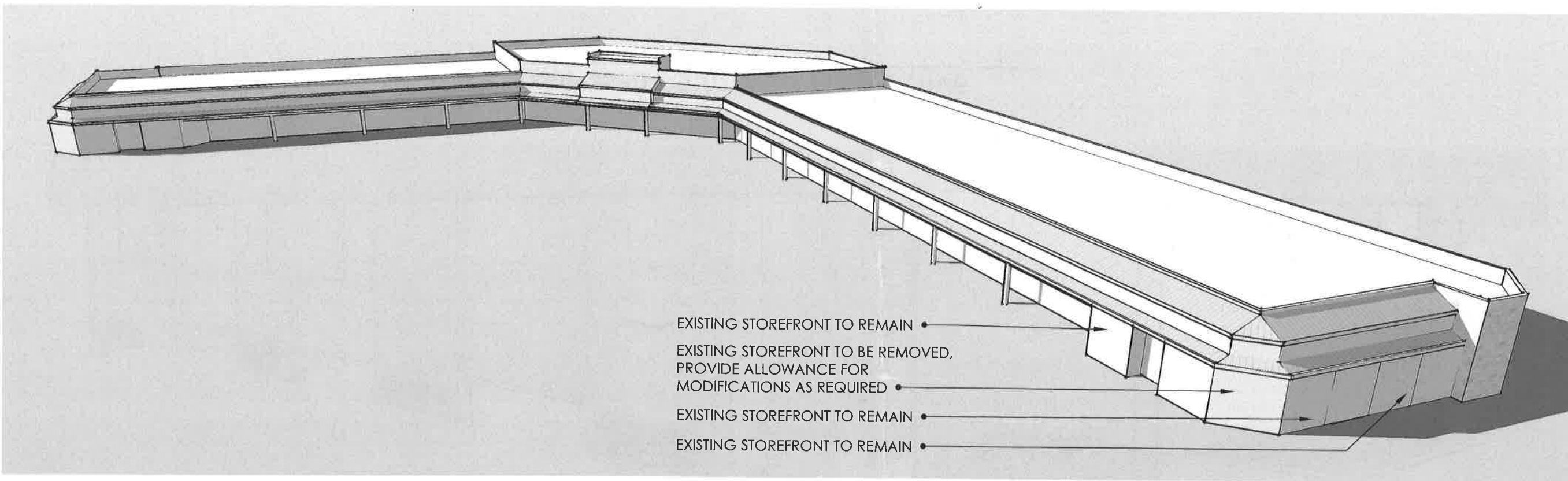


EXISTING STOREFRONT TO REMAIN ●
 EXISTING STOREFRONT TO REMAIN ●
 EXISTING STOREFRONT TO REMAIN ●

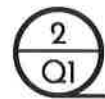


PROPOSED BIRDS-EYE PERSPECTIVE

NOT TO SCALE



EXISTING STOREFRONT TO REMAIN ●
 EXISTING STOREFRONT TO BE REMOVED,
 PROVIDE ALLOWANCE FOR
 MODIFICATIONS AS REQUIRED ●
 EXISTING STOREFRONT TO REMAIN ●
 EXISTING STOREFRONT TO REMAIN ●



EXISTING BIRDS-EYE PERSPECTIVE

NOT TO SCALE

SOUTH LAKE CENTER

16869 SW 65th Avenue
 Lake Oswego, 97035

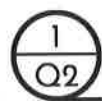
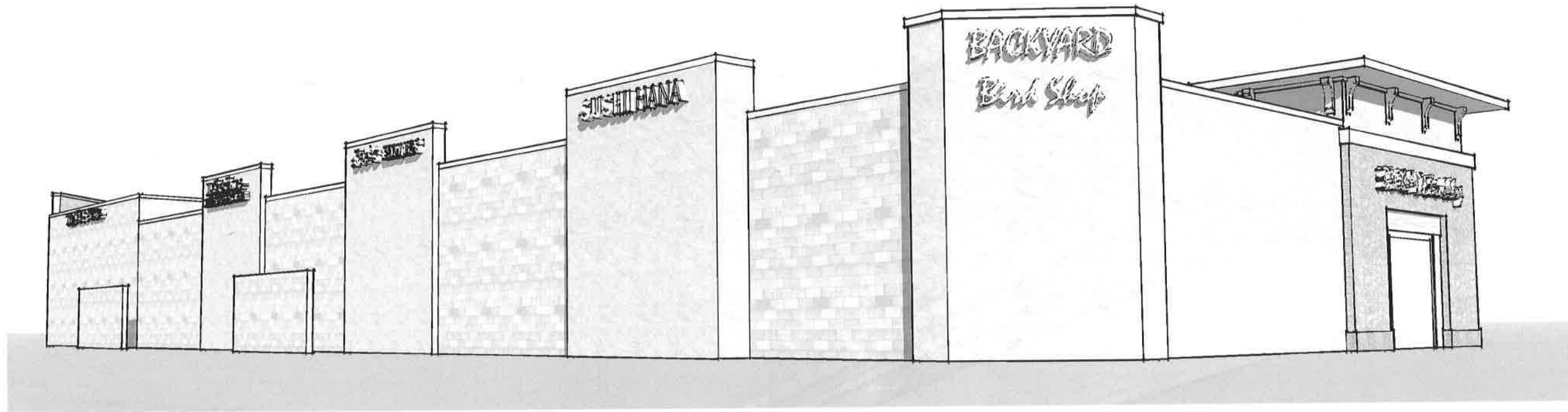


545 East 8th Ave. suit 'C'
 Eugene, Or 97401
 Email: Q@QSterry.com

541-517-3737

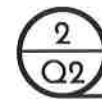
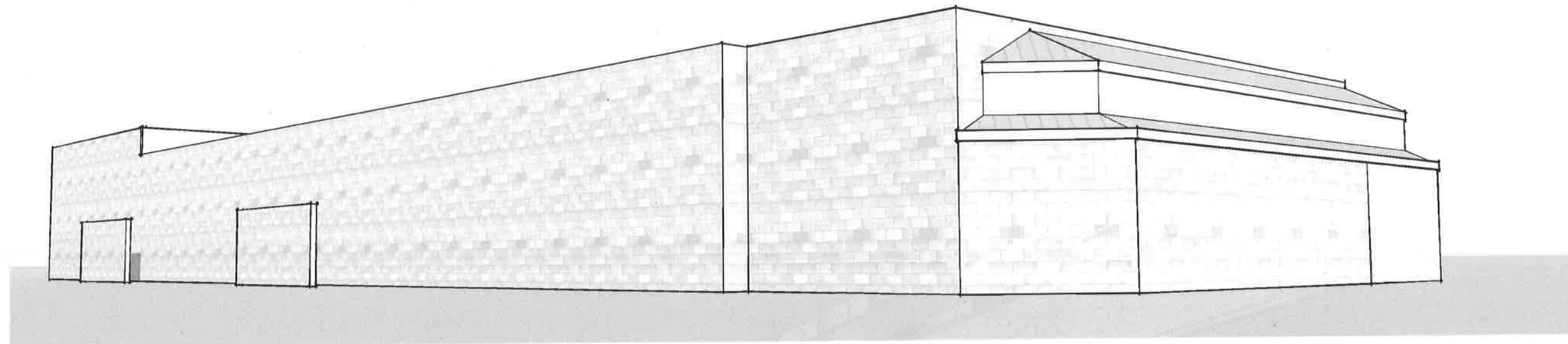
**PROPOSED &
 EXISTING
 BIRDS-EYE
 PERSPECTIVE**

PROJECT	201735
DRAWN	Q
CHECKED	Q
DATE	1.30.2017
SHEET	Q1



PROPOSED SOUTHWEST PERSPECTIVE

NOT TO SCALE



EXISTING SOUTHWEST PERSPECTIVE

NOT TO SCALE

SOUTH LAKE CENTER

16869 SW 65th Avenue
Lake Oswego, 97035

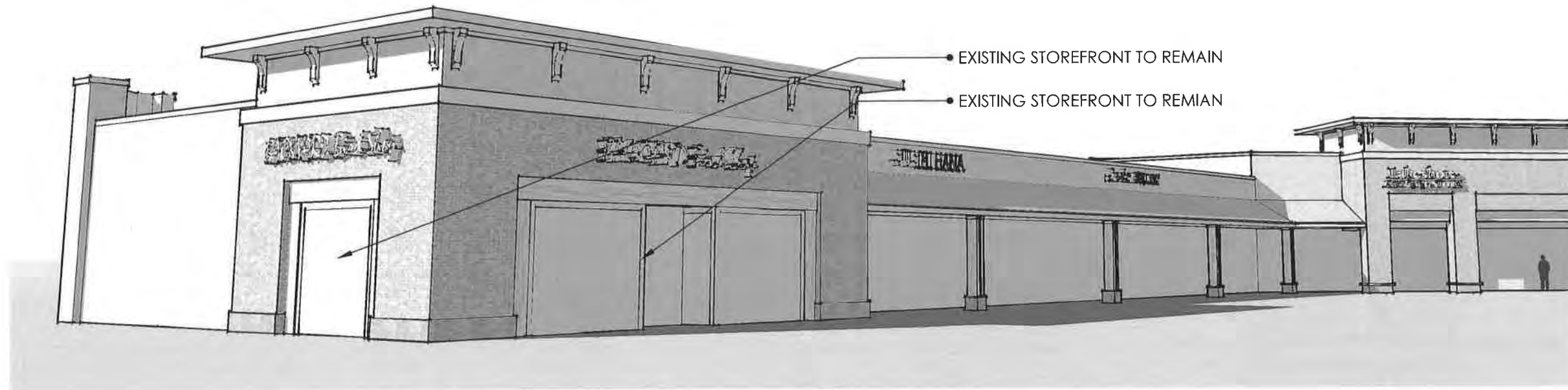


545 East 8th Ave. suit 'C'
Eugene, Or 97401
Email: Q@QSterry.com

541 • 517 • 3737

**PROPOSED &
EXISTING
SOUTHWEST
PERSPECTIVE**

PROJECT	201735
DRAWN	Q
CHECKED	Q
DATE	1.30.2017
SHEET	Q2

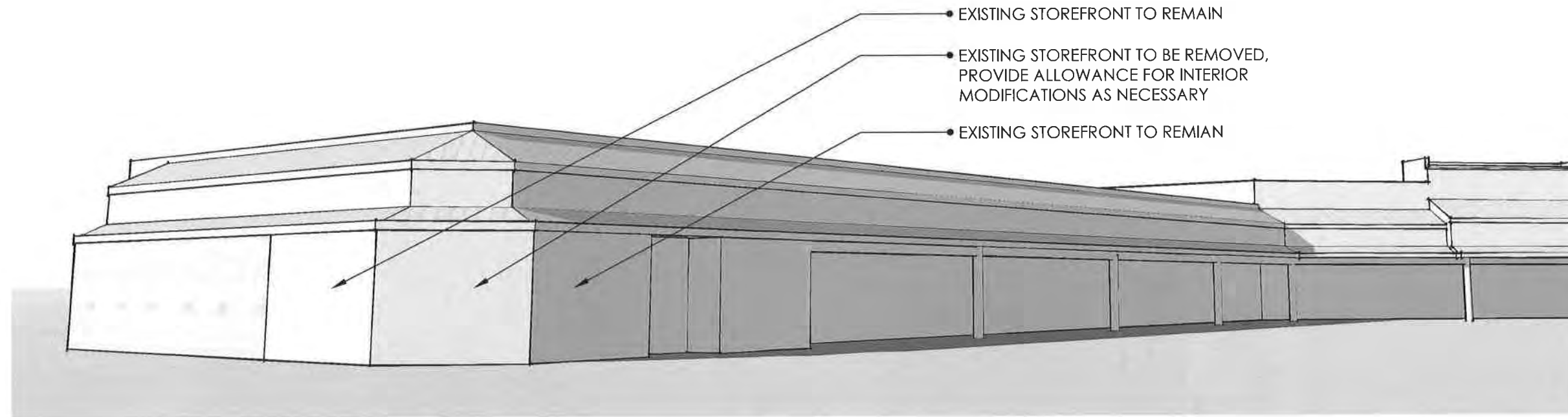


- EXISTING STOREFRONT TO REMAIN
- EXISTING STOREFRONT TO REMIAN

1
Q3

PROPOSED SOUTHEAST PERSPECTIVE

NOT TO SCALE



- EXISTING STOREFRONT TO REMAIN
- EXISTING STOREFRONT TO BE REMOVED, PROVIDE ALLOWANCE FOR INTERIOR MODIFICATIONS AS NECESSARY
- EXISTING STOREFRONT TO REMIAN

2
Q3

EXISTING SOUTHEAST PERSPECTIVE

NOT TO SCALE

SOUTH LAKE CENTER

16869 SW 65th Avenue
Lake Oswego, 97035



545 East 8th Ave. suit 'C'
Eugene, Or 97401
Email: Q@QSterry.com

541-517-3737

PROPOSED & EXISTING SOUTHEAST PERSPECTIVE

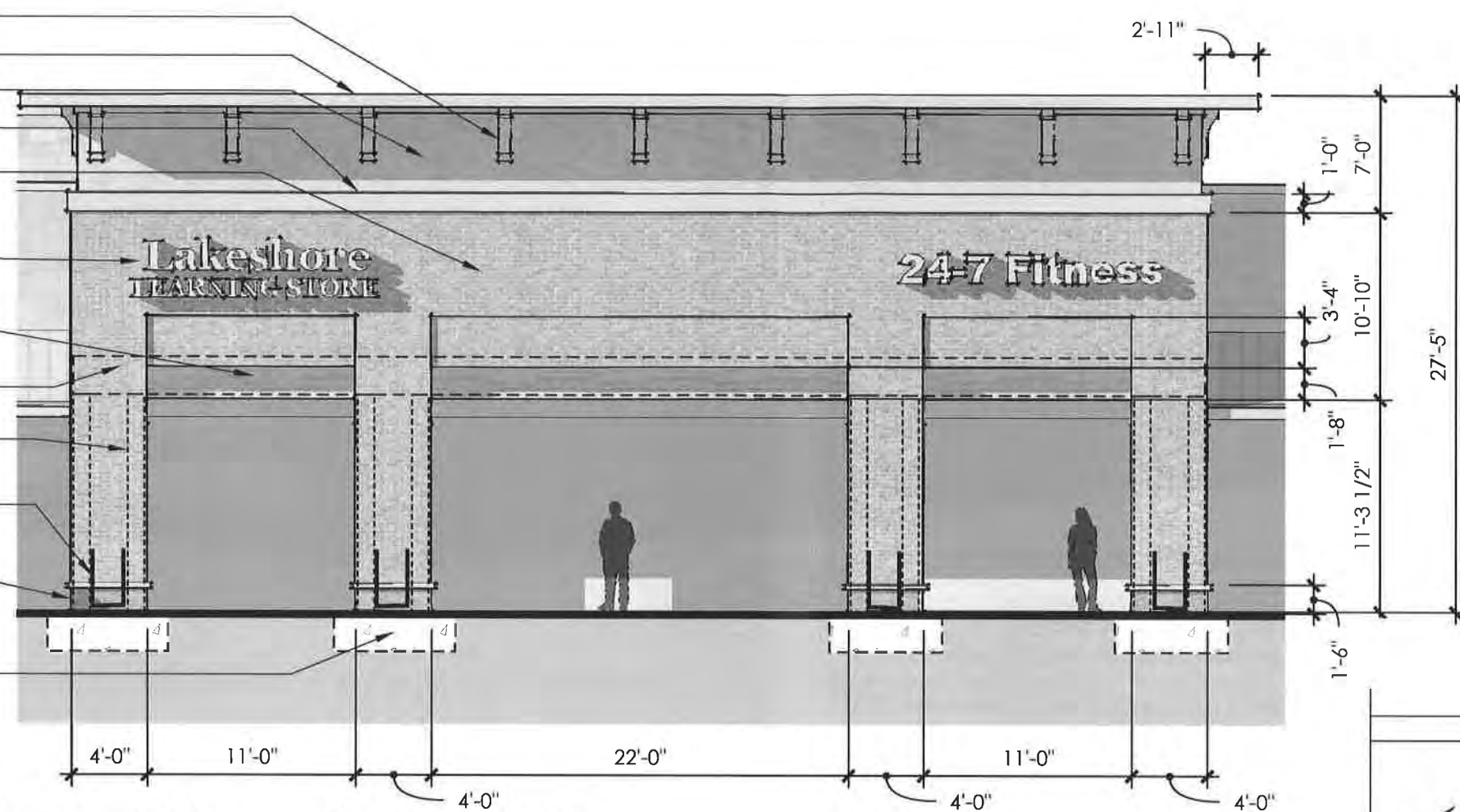
PROJECT	201735
DRAWN	Q
CHECKED	Q
DATE	1.30.2017
SHEET	Q3

- PAINTED WOOD CORBELS
- PREFINISHED SHT MTL TRIM
- PANELIZED STUCCO SYSTEM, TYP
- PREFINISHED SHT MTL TRIM, TYP
- BRICK VENEER SYSTEM, TYPICAL
- TENANT SIGNAGE, PROVIDE EPOWER FOR (3) LOCATIONS, THIS ELEVATION
- EXPOSED STAINED GLU-LAM BEAM, TYPICAL
- 5.5" X 18" GLU-LAM BEYOND, SHOWN DASHED
- 5-1/2" X 6" GLP, TYPICAL
- HDU8 W/ 7/8" THREADED ROOD @ EACH EMD OF WALL, TYP
- PRECAST CONCRETE BASES, 2-1/2" X 18" X 18", TYPICAL
- REINFORCED CONCRETE POST FOOTING, 42" WIDE X 12" THICK W/ #4 BARS @ 8" EACH WAY

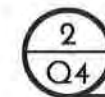


CENTER TOWER - FRONT ELEVATION

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

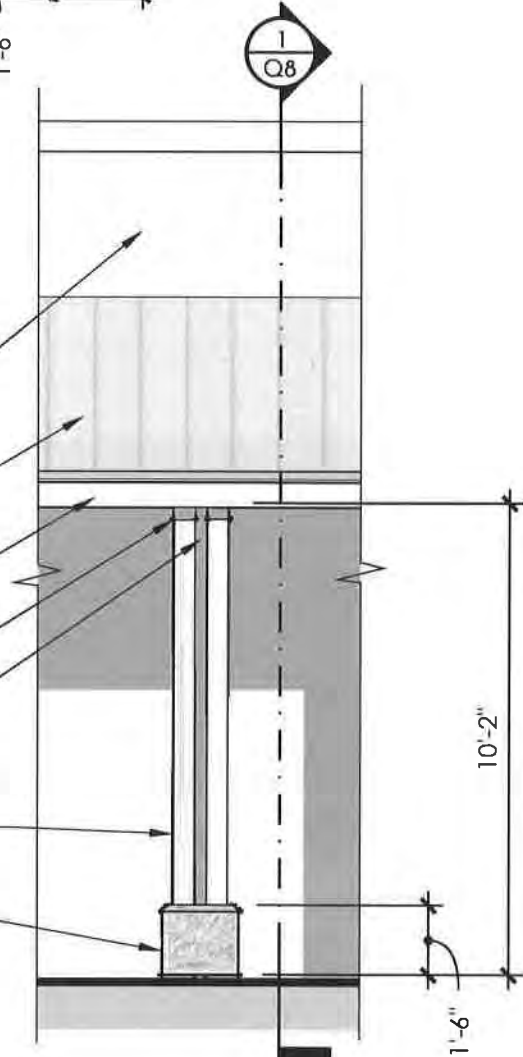


- PANELIZED STUCCO SYSTEM, INSTAL PER MANUFACTURER'S RECOMMENDATIONS
- PREFINISHED SHT METAL ROOFING AND GUTTER, SEE SECTION SKETCH
- PREFINISHED SHT MTL AT EXISTIN FASCIA, TYPICAL
- PREFINISHED SHT MTL FLASHING, TYPICAL
- EXISTING COLUMN, PAINT
- VERTICAL GLU-LAM POSTS ON (2) SIDES OF EXISTING POST
- PRECAST CONCRETE BASES, 2-1/2" X 18" X 18", TYPICAL



TYPICAL CANOPY COLUMN

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



SOUTH LAKE CENTER

16869 SW 65th Avenue
Lake Oswego, 97035

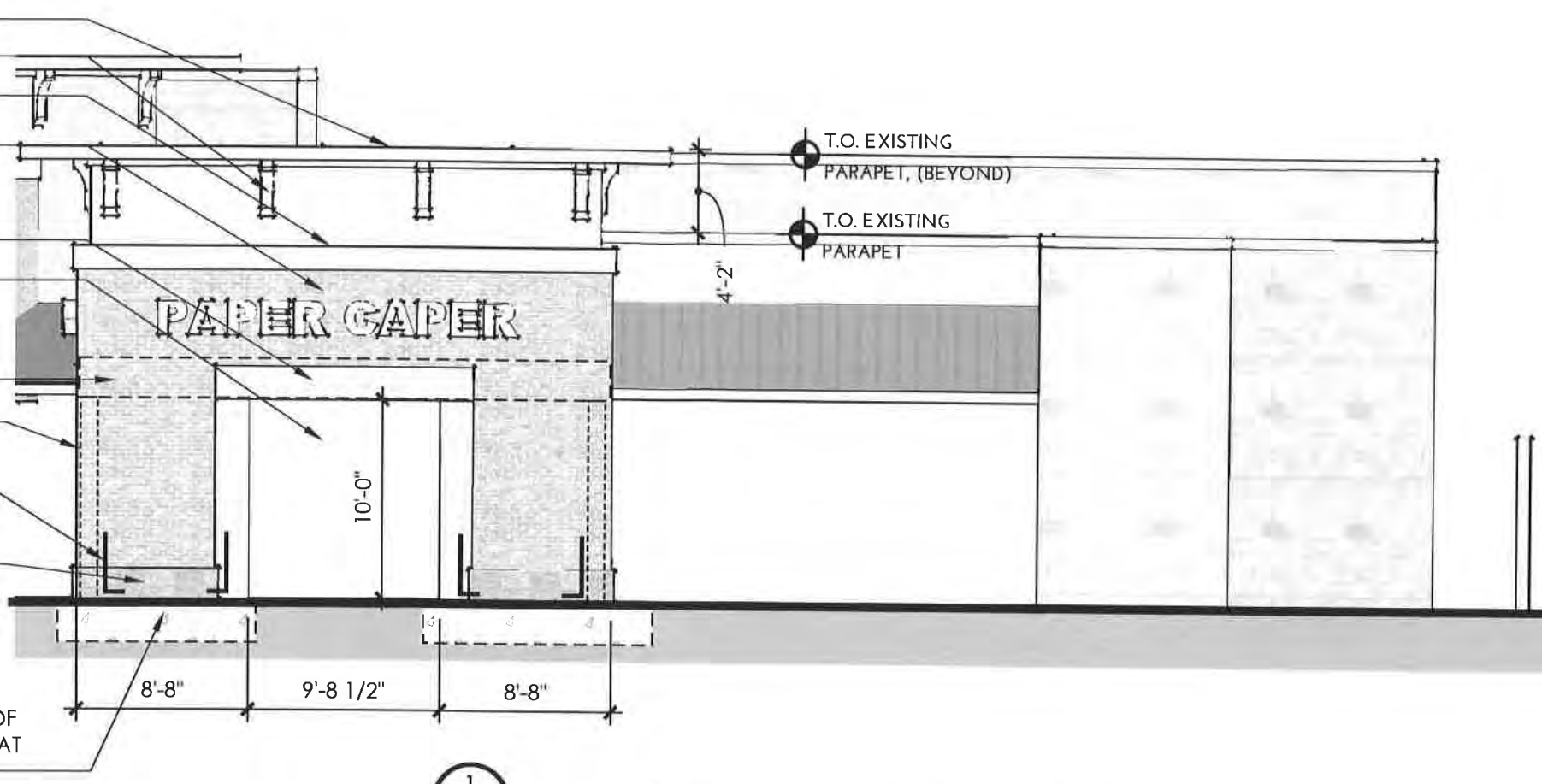


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541-517-3737

CENTER TOWER FRONT ELEVATION & TYPICAL COLUMN

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CHECKED	Q
DATE	1.30.2017
SHEET	Q4

- PREFINISHED SHT MTL TRIM
- PANELIZED STUCCO SYSTEM, TYP
- PREFINISHED SHT MTL TRIM, TYP
- CULTERED STONE, INSTALLED PER MANUFACTURER'S RECOMMENDATION
- LONGBOARD ALUMINUM SIDING, WOOD FINISH, TBD
- EXISTING STOREFRONT TO REMAIN, UNO
- 5.5" X 12" GLU-LAM BEYOND, SHOWN DASHED
- 5-1/2" X 6" GLP, TYPICAL
- HDU8 W/ 7/8" THREADED ROOD @ EACH EMD OF WALL, TYP
- PRECAST CONCRETE BASE, 2-1/2" X 18" X 18", TYPICAL
- 12" THICK REINFORCED CONCRETE FOOTING W/ #4 BARS @ 8" ON CENTER EACH WAY, DOWEL NEW FOOTING TO EXISTING WITH #4 BARS @ 18" O.C., EXTEND FOOTING MIN 18" PAST EDGE OF FRAMING IN ALL DIRECTIONS, TYPICAL AT ALL (2) CORNERS, EACH WING

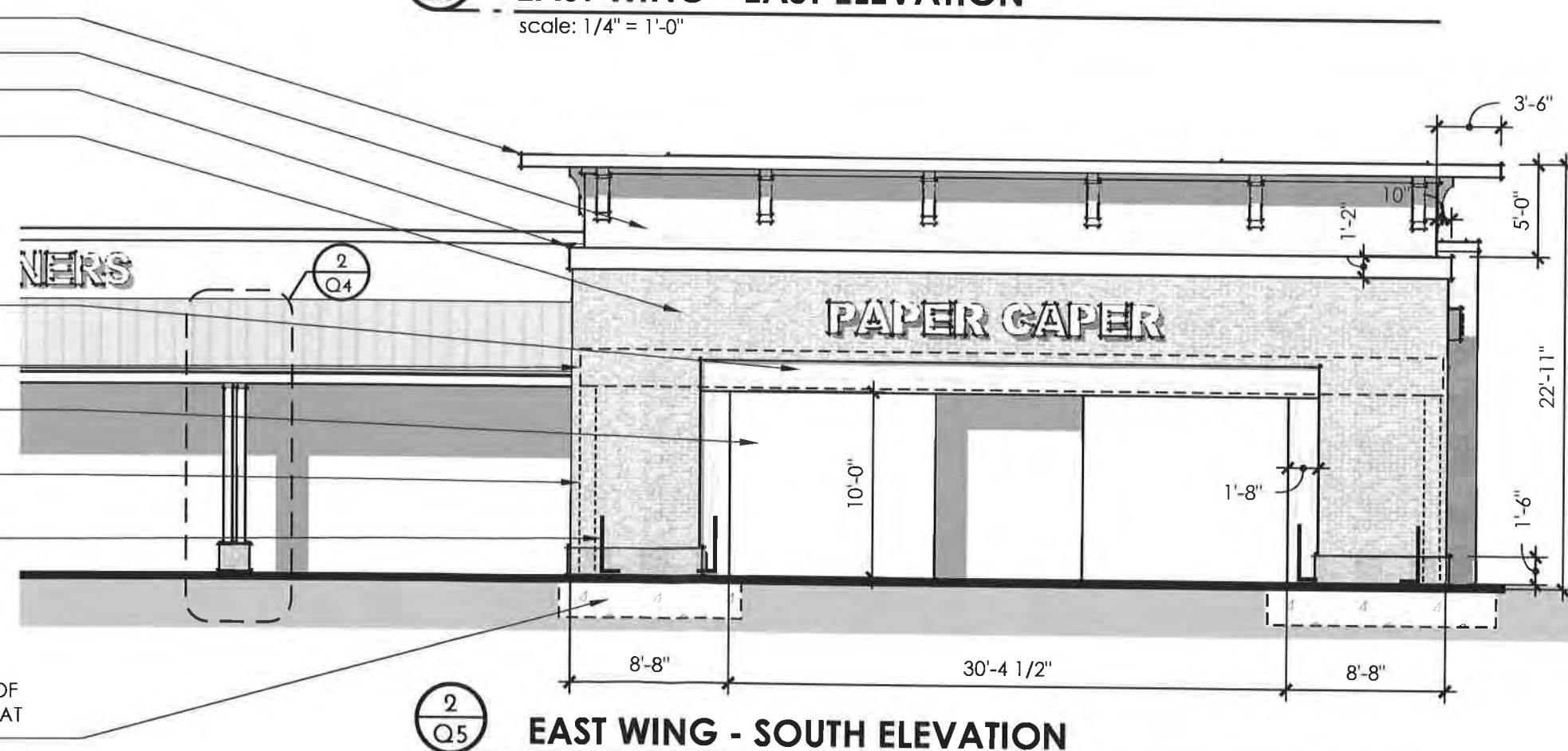


1
Q5

EAST WING - EAST ELEVATION

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

- PREFINISHED SHT MTL TRIM
- PANELIZED STUCCO SYSTEM, TYP
- PREFINISHED SHT MTL TRIM, TYP
- CULTERED STONE, INSTALLED PER MANUFACTURER'S RECOMMENDATION
- T.O. EXISTING PARAPET
- LONGBOARD ALUMINUM SIDING, WOOD FINISH, TBD
- 5.5" X 30" GLU-LAM BEYOND, SHOWN DASHED
- EXISTING STOREFRONT TO REMAIN, UNO
- 5-1/2" X 6" GLP, TYPICAL
- HDU8 W/ 7/8" THREADED ROOD @ EACH EMD OF WALL, TYP
- 12" THICK REINFORCED CONCRETE FOOTING W/ #4 BARS @ 8" ON CENTER EACH WAY, DOWEL NEW FOOTING TO EXISTING WITH #4 BARS @ 18" O.C., EXTEND FOOTING MIN 18" PAST EDGE OF FRAMING IN ALL DIRECTIONS, TYPICAL AT ALL (2) CORNERS, EACH WING



2
Q5

EAST WING - SOUTH ELEVATION

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

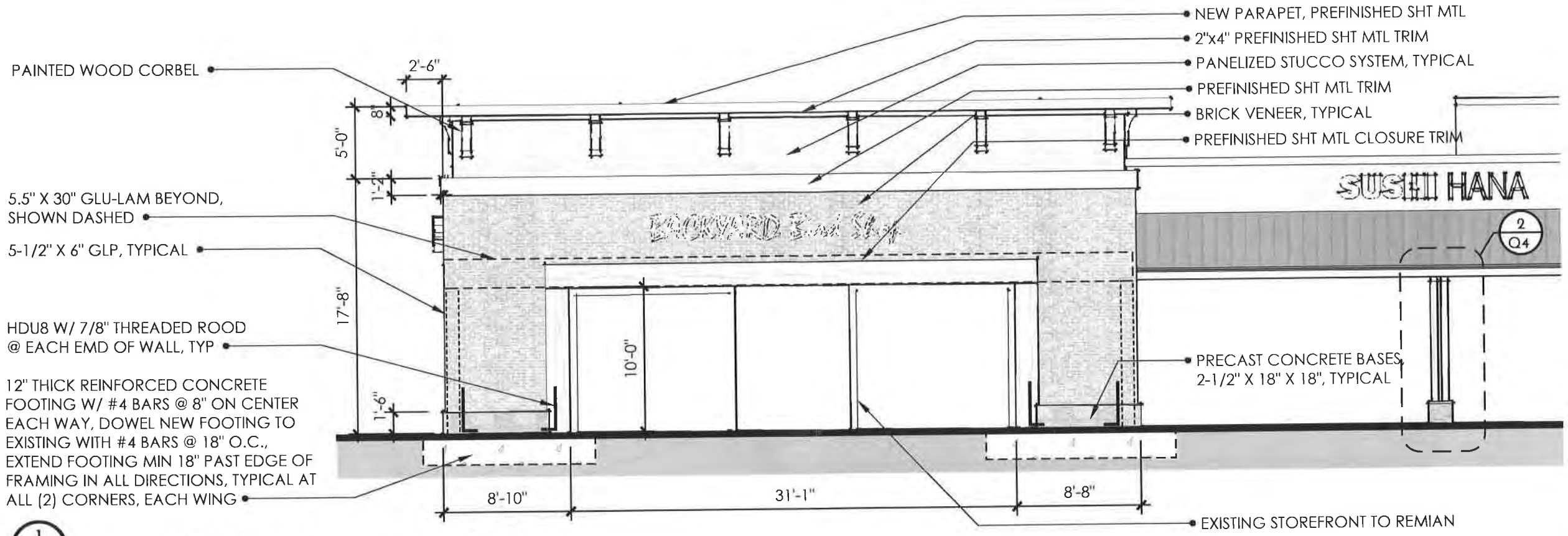
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EAST WING ELEVATIONS

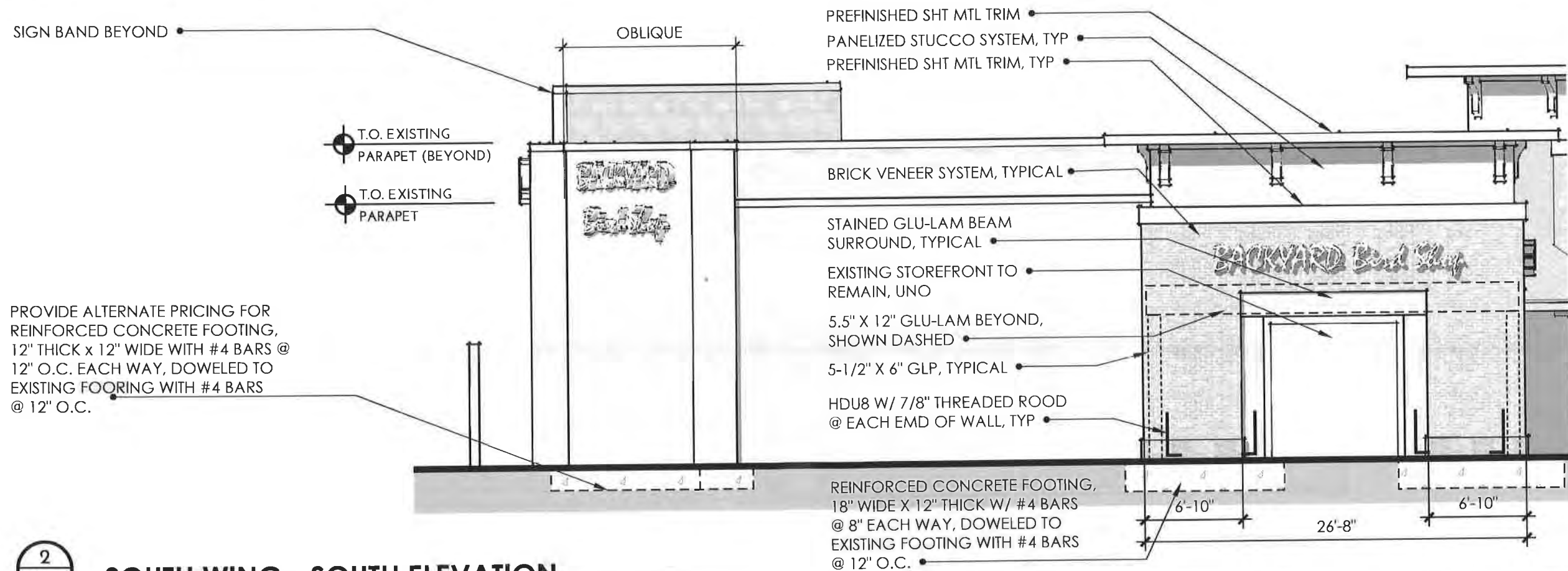
PROJECT	201735
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CHECKED	○
DATE	1.30.2017
SHEET	Q5



1
Q6

SOUTH WING - EAST ELEVATION

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



2
Q6

SOUTH WING - SOUTH ELEVATION

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

SOUTH LAKE CENTER

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Lake Oswego, 97035

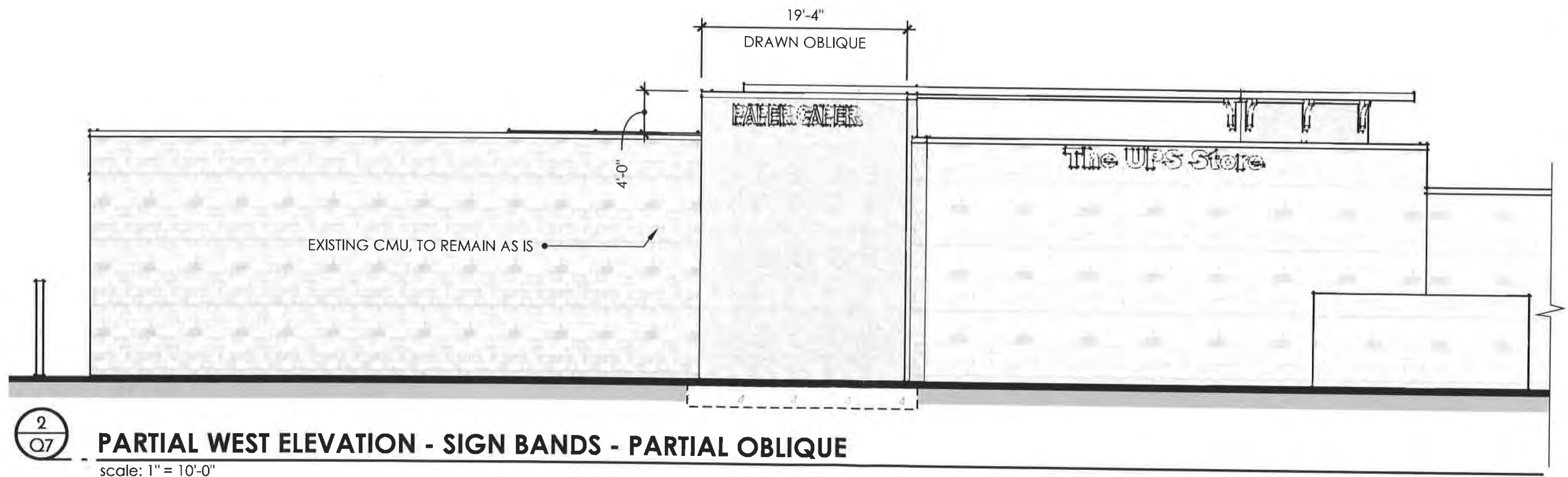
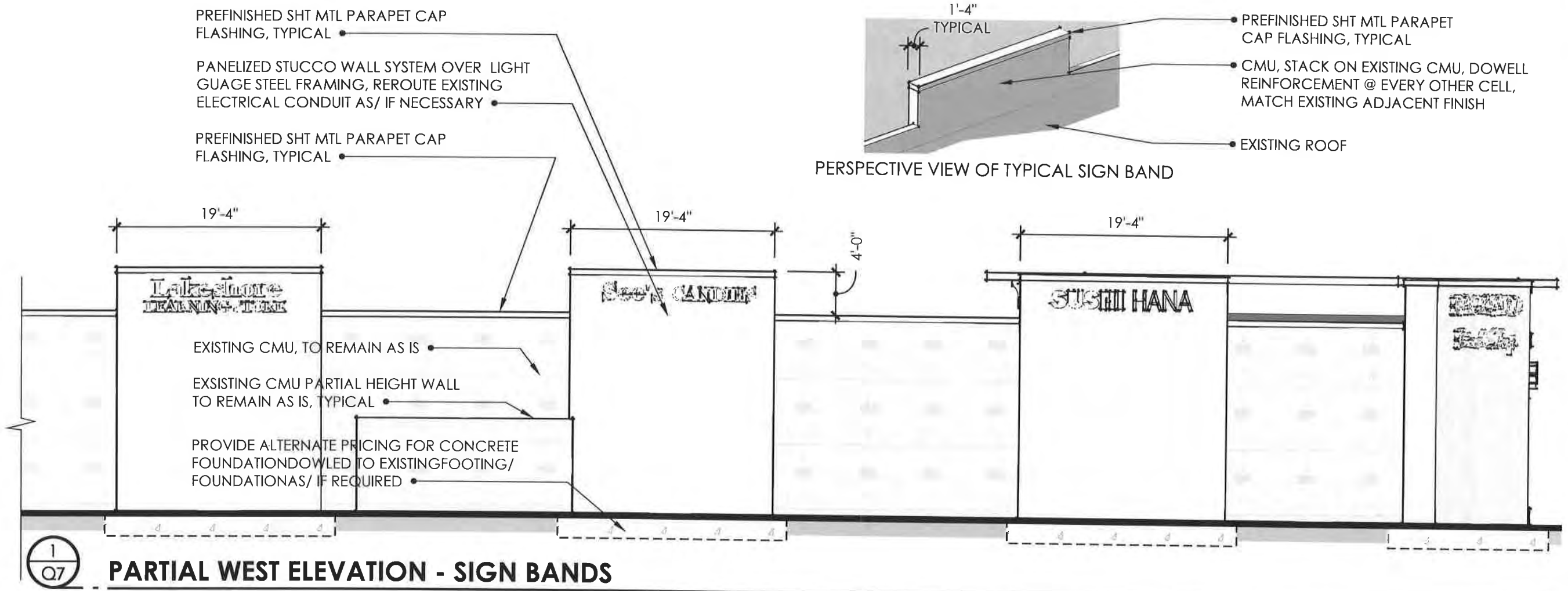
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SOUTH WING ELEVATIONS

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SHEET	Q6



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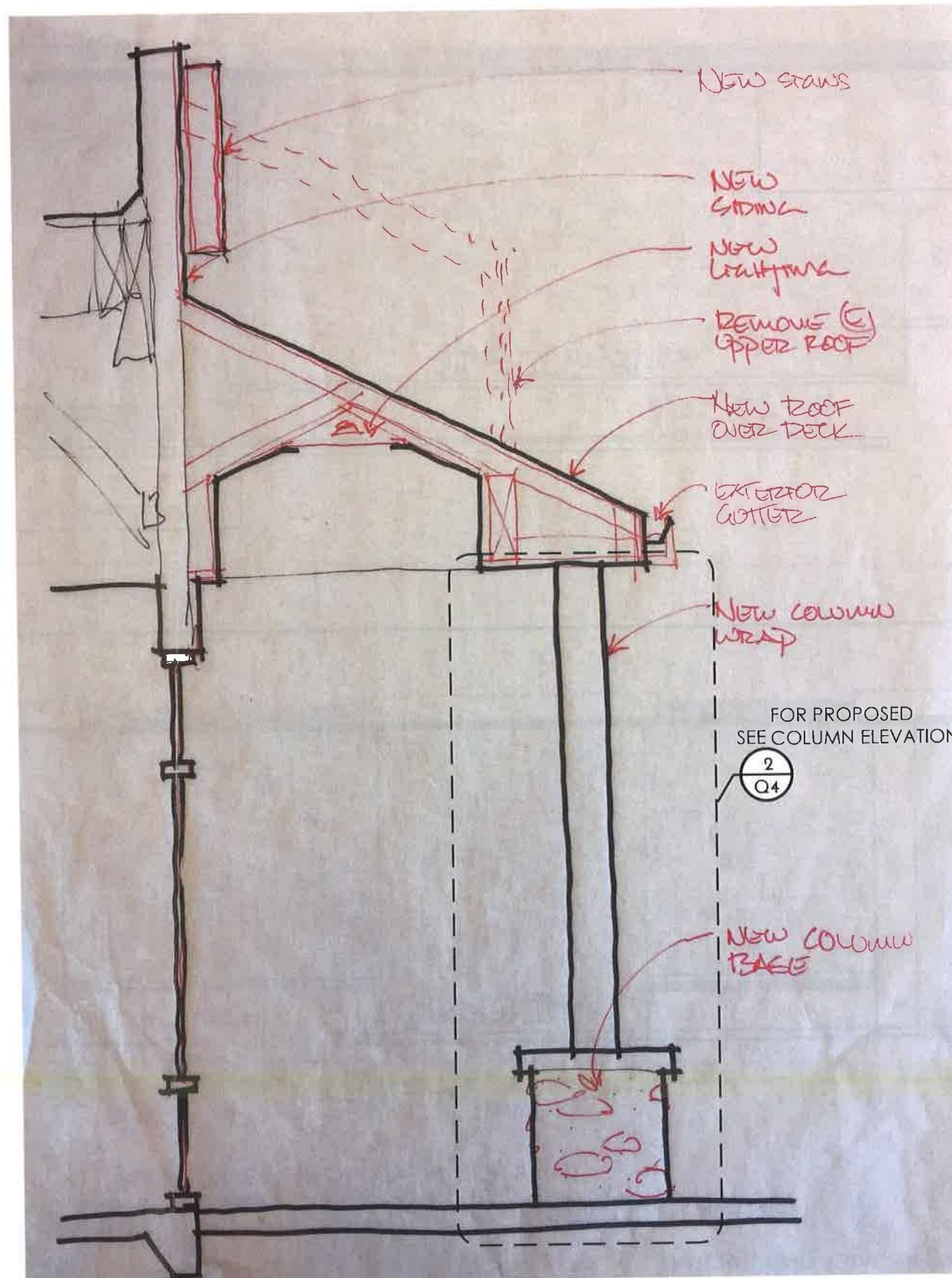
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 541-517-3737

WEST ELEVATION SIGN BANDS

PROJECT	201735
DRAWN	Q
CHECKED	Q
DATE	1.30.2017
SHEET	Q7

GENERAL NOTES TO CONTRACTOR

1. DIMENSIONS ARE TO FACE OF FACE OF FRAMING OR FACE OF MASONRY, UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE APPROXIMATE, WHEN IN DOUBT ROUND UP.
3. CONTRACTOR TO ASSUME ALL FRAMING TO BE LIGHT GAUGE STEEL TO ACCOMMODATE SCHEMATIC DESIGN ELEMENTS UNLESS OTHERWISE SPECIFIED
4. ALL CONCRETE DESIGN STRENGTH TO BE A MINIMUM 3000 PSI
5. PROVIDE AND INSTALL THERMAL INSULATION AS REQUIRED TO MEET CURRENT MINIMUM CODE(S)
6. ALL NEW FINISHES TO BE PREFINISHED OR PAINTED, OWNER/ ARCHITECT TO SELECT FINAL COLORS FINISHES
7. COORDINATE WITH OWNER AND PROVIDE / INSTALL TEMPORARY CONSTRUCTION BARRIERS TO PROTECT PUBLIC SAFETY AND TO ACCOMMODATE CONTINUED BUSINESS ACTIVITIES WHILE UNDER CONSTRUCTION
8. PROVIDE POWER FOR NEW SIGN LOCATIONS, FROM ASSOCIATED TENANT PANELS
9. PROVIDE LUMP-SUM FOR REVISED LIGHTING AT COVERED WALK, AND ADDED DECORATIVE WALL SCONCES. ASSUME LED WET LOCATION LIGHTING AT ALL NEW FIXTURES. PROVIDE POWER FOR GENERAL LIGHTING FROM HOUSE METER
10. PATCH AND REPAIR ALL FINISHES AFFECTED BY DEMOLITION OR CONSTRUCTION ACTIVITIES TO MATCH EXISTING ADJACENT WHERE NOT OTHERWISE SPECIFIED
11. RESTORE ANY EXISTING LANDSCAPE DAMAGED BY CONSTRUCTION ACTIVITIES TO IT ORIGINAL STATE
12. KEEP THE SITE CLEAN FROM DEBRIS AND OTHER UNSIGHTLY OR HAZARDOUS MATERIAL
13. COORDINATE STAGING AREAS WITH OWNER, PRIOR TO CONSTRUCTION
14. MODIFY EXISTING SPRINKLER SYSTEM AS REQUIRED TO ACCOMMODATE THE REVISED SCHEMATIC DESIGN
15. COORDINATE, PROVIDE AND INSTALL ANY UNDER-SLAB UTILITIES PRIOR TO CONCRETE POUR
16. COORDINATE WITH OWNER TO SALVAGE ALL MATERIAL SCHEDULED TO BE REMOVED
17. COORDINATE, PROVIDE, AND INSTALL ALL ROOFING ASSEMBLIES AND MATERIALS TO ENSURE A COMPLETE WATER-TIGHT ASSEMBLY
18. PROVIDE AND INSTALL PREFINISHED FLASHING AT ALL HORIZONTAL TRANSITION OF MATERIALS, VERIFY DIMENSIONS WITH ARCHITECT PRIOR TO ORDERING
19. PROVIDE AND INSTALL ENGINEERED SEALANT JOINT, (BACKER ROD AND SEALANT) AT ALL VERTICAL TRANSITIONS OF MATERIALS
20. CONTRACTOR TO CONFORM TO ALL APPLICABLE COLES AND LAWS
21. ALL EXISTING STOREFRONT TO REMAIN EXCEPT WHERE NOTED
22. PROVIDE ALTERNATE PRICING FOR COMPLETE REMOVAL AND REPLACEMENT OF EXISTING STOREFRONT



1
Q8

SCHEMATIC SECTION @ EXISTING COVERED WALK

NOT TO SCALE

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**SCHEMATIC
SECTION &
GEN NOTES
TO
CONTRACTOR**

PROJECT	201735
DRAWN	Q
CHECKED	Q
DATE	1.30.2017
SHEET	Q8

SOUTH LAKE CENTER ARCHITECTURAL REVIEW

16925 SW. 65TH AVE.
LAKE OSWEGO, OR 97034



BUILDING OWNER

South Lake Center, LLC
200 International Way
Springfield, OR 97440
PHONE: 541-465-1600
EMAIL: conniel@ggroup.com
CONTACT: Connie Lavine

OWNERS REPRESENTATIVE

deChase Miksis Development, LLC
P.O. Box 11942
EUGENE, OR 97440
PHONE: 541-232-2508
EMAIL: mark@dechase.com
CONTACT: Mark Miksis, AIA, LEED AP

ARCHITECT

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CONTACT: Quince A. Sterry, AIA, NCARB

ABBREVIATIONS

&	AND	LAM	LAMINATE
∠	ANGLE	LAV	LAVATORY
@	AT	MATL	MATERIAL
⊕	CENTERLINE	MAX	MAXIMUM
∅	DIAMETER	MB	MARKER BOARD
±	PLUS OR MINUS	MECH	MECHANICAL
#	POIND OR NUMBER	MFR	MANUFACTURER
(E)	EXISTING	MH	MANHOLE
A8	ANCHOR BOLT	MIN	MINIMUM
A/C	AIR CONDITIONING	MIRR	MIRROR
ACT	ACOUSTICAL CEILING TILE	MISC	MISCELLANEOUS
AD	AREA DRAIN	MTD	MOUNTED
AFF	ABOVE FINISHED FLOOR	MTL	METAL
AHU	AIR HANDLING UNIT	NIC	NOT IN CONTRACT
ALUM	ALUMINUM	NO	NUMBER
ARCH	ARCHITECTURAL	NTS	NOT TO SCALE
ASF	ALUMINUM STOREFRONT	OC	ON CENTER
BCS	BABY CHANGING STATION	OD	OUTSIDE DIAMETER
BD	BOARD	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
BLKG	BLOCKING	OFD	OVER FLOW DRAIN
BM	BEAM	OFF	OFFICE
BOT	BOTTOM	OFOI	OWNER FURNISHED OWNER INSTALLED
CB	CATCH BASIN OR CHALKBOARD	OPP	OPPOSITE
CBB	CEMENT BACKER BOARD	P-2	PAINT COLOR
CG	CORNER GUARD	PCC	PRECAST CONCRETE
CJ	CONTROL JOINT	PERF	PERFORATED
CLG	CEILING	PL	PROPERTY LINE
CLO	CLOSET	PLAM	PLASTIC LAMINATE
CLR	CLEAR	PLYWD	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PR	PAIR
CO	CLEANOUT	PS	PROJECTION SCREEN
COL	COLUMN	PTD	PAPER TOWEL DISPENSER
CONC	CONCRETE	QT	QUARRY TILE
CONT	CONTINUOUS	R	RADIUS OR RISER
CORR	CORRIDOR	RA	RETURN AIR
CPT	CARPET OR CARPET TILE	RB	RESILIENT BASE
CT	CERAMIC TILE	RD	ROOF DRAIN
DBL	DOUBLE	REF	REFRIGERATOR
DEPT	DEPARTMENT	REINF	REINFORCED
DEPT	DEPARTMENT	REQD	REQUIRED
DIA	DIAMETER	RESIL	RESILIENT
DIM	DIMENSION	RM	ROOM
DISP	DISPENSER	RO	ROUGH OPENING
DIV	DIVISION OR DIVIDE	SCD	SEAT COVER DISPENSER
DN	DOWN	SCHED	SCHEDULE
DS	DOWNSPOUT	SD	STORM DRAIN OR SOAP DISPENSER
DWG	DRAWING	SECT	SECTION
EA	EACH	SHT	SHEET
EJ	EXPANSION JOINT	SIM	SIMILAR
ELEC	ELECTRICAL	SND	SANITARY NAPKIN DISPOSAL
ELEV	ELEVATOR	SNV	SANITARY NAPKIN VENDOR
EOS	EDGE OF SLAB	SPEC	SPECIFICATION
EP	ELECTRICAL PANEL	SQ	SQUARE
EQ	EQUAL	SST	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EXH	EXHAUST	STL	STEEL
EXIST	EXISTING	STOR	STORAGE
EXT	EXTERIOR	STRUCT	STRUCTURAL
FA	FIRE ALARM	SUSP	SUSPEND
FD	FLOOR DRAIN	SV	SHEET VINYL
FE	FIRE EXTINGUISHER	T&G	TONGUE & GROOVE
FEC	FIRE EXTINGUISHER CABINET	TEL	TELEPHONE
FHC	FIRE HOSE CABINET	THRU	THROUGH
FN	FINISH	TO	TOP OF
FLR	FLOOR	TOC	TOP OF CURB
FLUOR	FLUORESCENT	TOS	TOP OF STRUCTURE OR SLAB
FOC	FACE OF CONCRETE OR CURB	TOW	TOP OF WALL
FOF	FACE OF FINISH	TPD	TOILET PAPER DISPENSER
FOS	FACE OF STUD	TPIN	TOILET PARTITION
FT	FOOT OR FEET	TYP	TYPICAL
FTG	FOOTING	UON	UNLESS OTHERWISE NOTED
GA	GALVE	UR	URNAL
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GB	GRAB BAR	VERT	VERTICAL
GWB	GYPSPUM WALL BOARD	VEST	VESTIBULE
HB	HOSE BIBB	VFY	VERIFY
HD	HAND DRYER	VIF	VERIFY IN FIELD
HDWD	HARDWOOD	W	WITH
HM	HOLLOW METAL	W/	WATER CLOSET or WOOD CEILING
HORIZ	HORIZONTAL	WD	WOOD
HR	HOUR	WDF	WOOD FLOORING
HSS	HOLLOW STRUCTURAL STEEL	WDP	WOOD VENEER FACED PANELING
HT	HEIGHT	WR	WASTE RECEPTACLE
HVAC	HEATING, VENTILATION, AIR CONDITIONING	W/O	WITHOUT
ID	INSIDE DIAMETER	WOM	WALK OFF MAT
INSUL	INSULATION	WP	WATERPROOF
INT	INTERIOR	WSCP	WAINSCOT
		WWF	WELDED WIRE FABRIC

NOTE: THIS LIST IS INCOMPLETE. VERIFY ABBREVIATIONS WITH ARCHITECT

SYMBOLS

ROOM IDENTIFICATION	
BUILDING STRUCTURE GRID	
DETAIL REFERENCES	
SECTION REFERENCES	
RELITE/ WINDOW MARK (SEE WINDOW SCHEDULE)	
DOOR MARK (SEE DOOR SCHEDULE)	
KEY NOTE	
WALL TYPE (SEE DETAILS)	
LEVEL TAG	
REVISION TAG	

PROJECT NARRATIVE

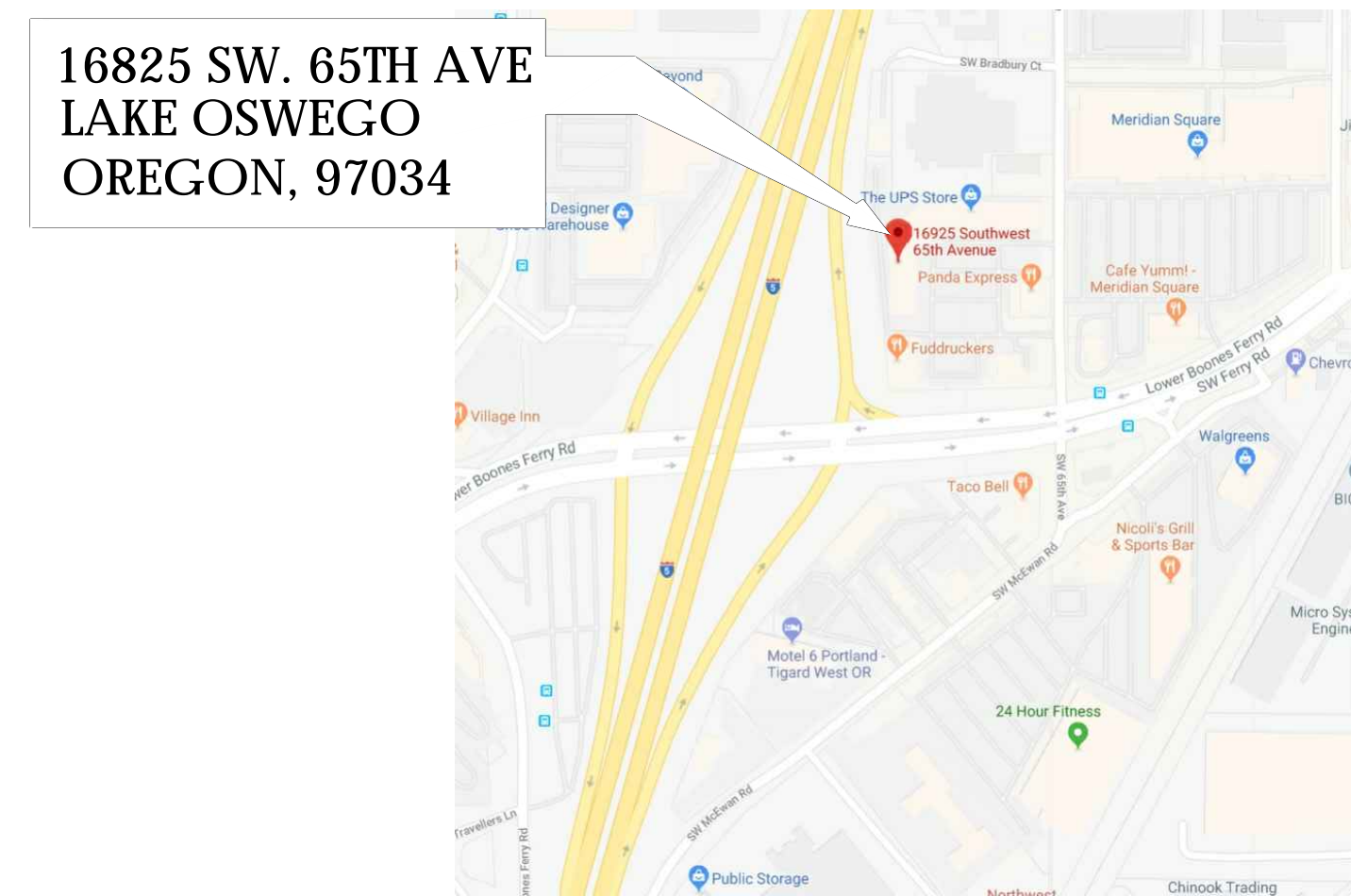
THIS PROJECT IS A FACADE REMODEL OF THE EXISTING SOUTH LAKE CENTER MALL. PORTIONS OF THE EXISTING FACADE WILL BE REMOVED, AND NEW FACADES WILL BE INSTALLED. NO WORK WILL BE PERFORMED AT THE INTERIOR OF THE BUILDING, BUT WILL BE LIMITED TO THE EXTERIOR FACADE ONLY.

DRAWING INDEX

TITLE SHEET	T1
ARCHITECTURAL	
Q0.1	SITE PLAN
Q1	FLOOR PLAN
Q1.1	FLOOR PLAN
Q1.2	FLOOR PLAN
Q2	ELEVATIONS
Q4	ROOF PLAN

VICINITY MAP

N.T.S.



PROJECT INFORMATION

CONSTRUCTION TYPE:	V-8, NOT RATED, WITH AREA SEPARATION (NO CHANGE)
OCCUPANCY GROUP:	M - MERCANTILE
BUILDING SF (E):	35,552 SF
BUILDING CODE:	2014 OSSC
FIRE PROTECTION:	FULLY SPRINKLERED

ASSESSORS MAP

TAXLOT# 2S113AD00600

LAND USE

ZONE: GC GENERAL COMMERCIAL
ACRES: 3.28 ACRES, OR 142,906 SF

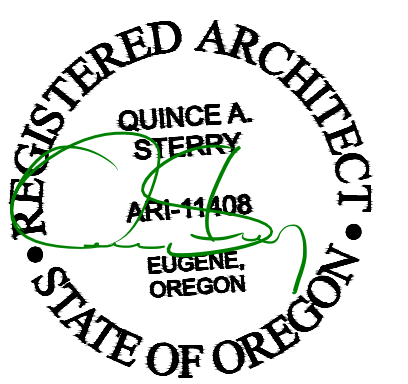
NOTES TO PLANS EXAMINER

- PLANS SUBMITTED ARE FOR EXTERIOR RENOVATIONS ONLY, INTERIOR TENANT SPACES TO REMAIN AS-IS.
- PLANS ARE INTENDED TO COMPLY WITH REQUIREMENTS OF THE 2014 OSSC.

SOUTH LAKE CENTER

ARCHITECTURAL REVIEW PACKAGE

16825 SW. 65TH AVE., LAKE OSWEGO, OR 97034



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Q@Qsterry.com
541-517-3737

CURRENT REVISION

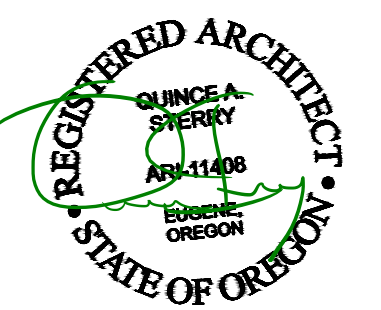
TITLE SHEET &
SITE PLAN

PROJECT # 2018XX
DRAWN PM
CHECKED Q
DATE 08.15.2018
SHEET

T1



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CURRENT REVISION

SITE PLAN

PROJECT # 2018XX
 DRAWN PM
 CHECKED Q
 DATE 09/24/2018

SHEET **Q0.1**

GENERAL SITE NOTES

1. SITE SQUARE FOOTAGE IS APPROX 142,906 SF
2. VERIFY ALL ADA PARKING SPACES MEET CURRENT STANDARDS FOR MINIMUM WIDTH AND DEPTH, AND RE-STRIPE AS REQUIRED.
3. VERIFY ALL ADA SIGNAGE IS IN PLACE AND IS CORRECT. REINSTALL IF NOT COMPLIANT.
4. VERIFY EXISTING CURB RAMPS MEET EXISTING ADA STANDARDS, UPGRADE IF REQUIRED.

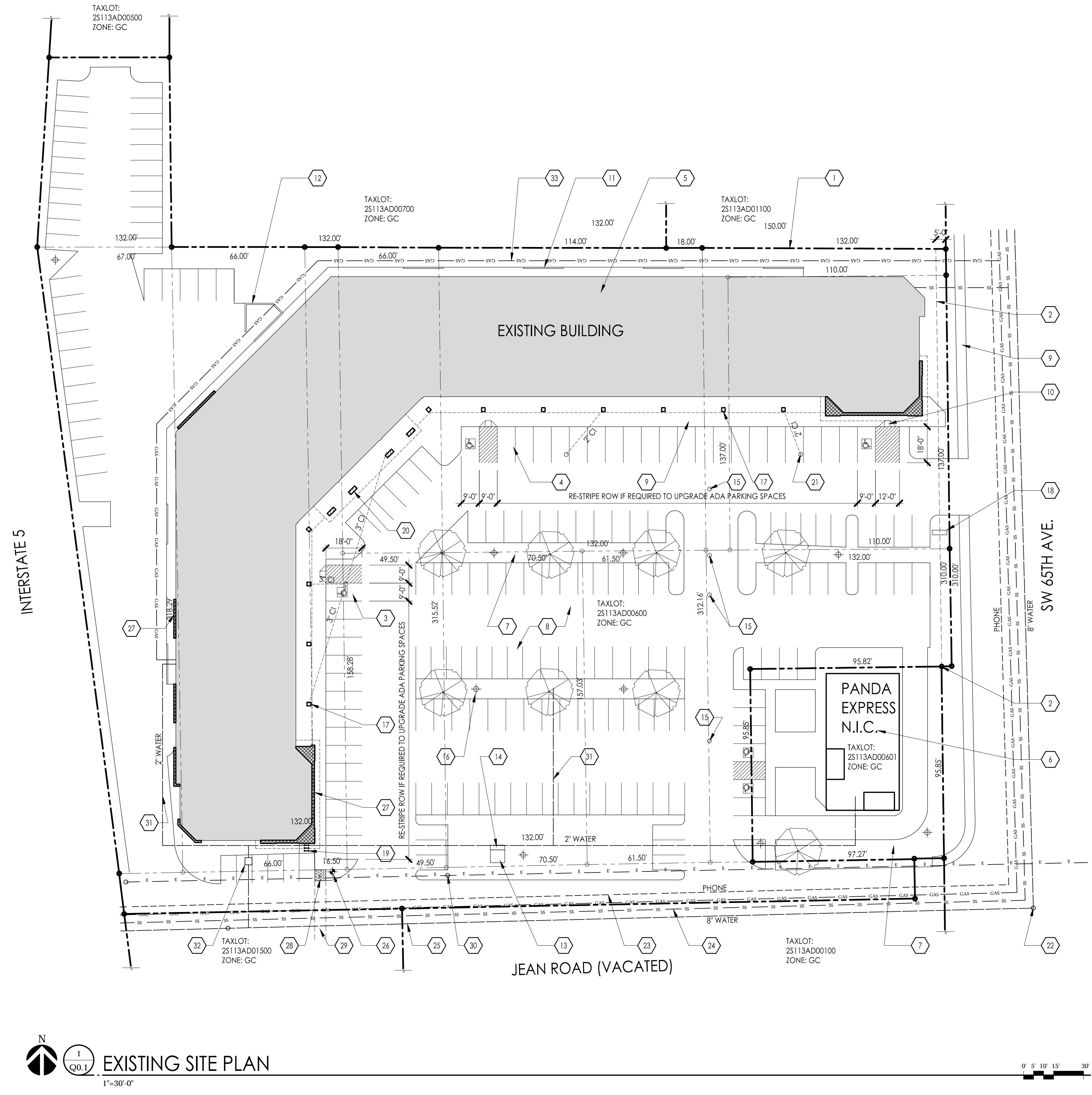
X SITE PLAN KEYNOTES

NOTE ITEMS NOTED WITH (E) ARE EXISTING, TYP.

1. PROPERTY LINE (E), TYP.
2. SETBACK
3. ACCESSIBLE PARKING SPACE (E), TYP. UPGRADE TO CURRENT STANDARDS IF REQUIRED. RE-STRIPE ROW IF REQUIRED.
4. STANDARD PARKING SPACE (E)
5. EXISTING SOUTH LAKE CENTER BUILDING
6. EXISTING PANDA EXPRESS BUILDING (N.I.C.)
7. LANDSCAPE PLANTING AREA, NO CHANGE (E), TYP.
8. PAVED PARKING LOT (E), TYP.
9. SIDEWALK (E), TYP.
10. VERIFY IF EXISTING CURB RAMP MEETS ADA STANDARDS. IF NOT INSTALL NEW CURB RAMP, TYP.
11. CONCRETE MASONRY SCREENING WALL (E), TYP.
12. CONCRETE MASONRY TRASH ENCLOSURE (E)
13. TRANSFORMER PAD (E)
14. METER PAD (E)
15. CATCH BASIN & DRY WELL (E)
16. LIGHT POLE (E), TYP.
17. BUILDING COLUMN TO CANOPY ABOVE (E) TO BE REFACED WITH GLU-LAM BEAMS AND NEW CONCRETE BASE. SEE PLANS
18. MONUMENT SIGN (E)
19. BIKE RACK (E)
20. NEW BUILDING COLUMN
21. UNDERGROUND DRY WELL (E), TYP.
22. SANITARY MANHOLE (E)
23. UNDERGROUND TELEPHONE LINE (E)
24. SANITARY SEWER (E)
25. WATER MAIN (E)
26. FIRE HYDRANT (E)
27. PROPOSED OUTLINE OF EXTERIOR BUILDING IMPROVEMENTS, TYP.
28. INSTALL NEW CURB CUT & RAMP, WITH DETECTABLE WARNING SURFACE
29. INSTALL NEW STRIPED PEDESTRIAN WALKWAY ACCESS TO ADJACENT FUDRUCKERS RESTAURANT SIDEWALK.
30. POWER POLE (E)
31. 2" WATER (E)
32. WATER METER (E)
33. UNDERGROUND GAS LINE (E)

LEGEND

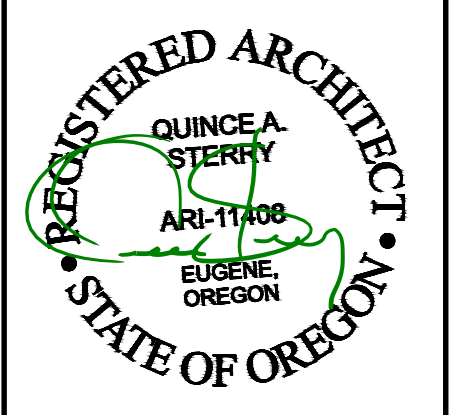
- PROPERTY LINE
- 8" SANITARY SEWER
- OVERHEAD ELECTRICAL LINE
- BURIED GAS LINE
- PHONE LINE
- FIRE HYDRANT (E)
- LIGHT POLE (E)
- 8" WATER
- EXISTING TREE TO REMAIN
- DETECTABLE WARNING AT NEW CURB RAMP TO MEET ADA STANDARDS
- ADA STRIPED PARKING LOADING ZONE. (NOTE: PROVIDE MIN OF 9'-0" WIDE LOADING ZONE AT SINGLE ADA PARKING SPACES)
- EXISTING BUILDING
- EXISTING BUILDING, NOT IN CONTRACT
- ADA PARKING SPACE (E)
NOTE: MINIMUM DIMENSIONS SHOWN, RE-STRIPE IF NOT MEETING STANDARDS
- AREA OF PROPOSED EXTERIOR IMPROVEMENTS ON EXISTING BUILDING



EXISTING SITE PLAN
 1"=30'-0"



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CURRENT REVISION

FLOOR PLAN

PROJECT # 2018XX
 DRAWN PM
 CHECKED Q
 DATE 08.15.2018
 SHEET

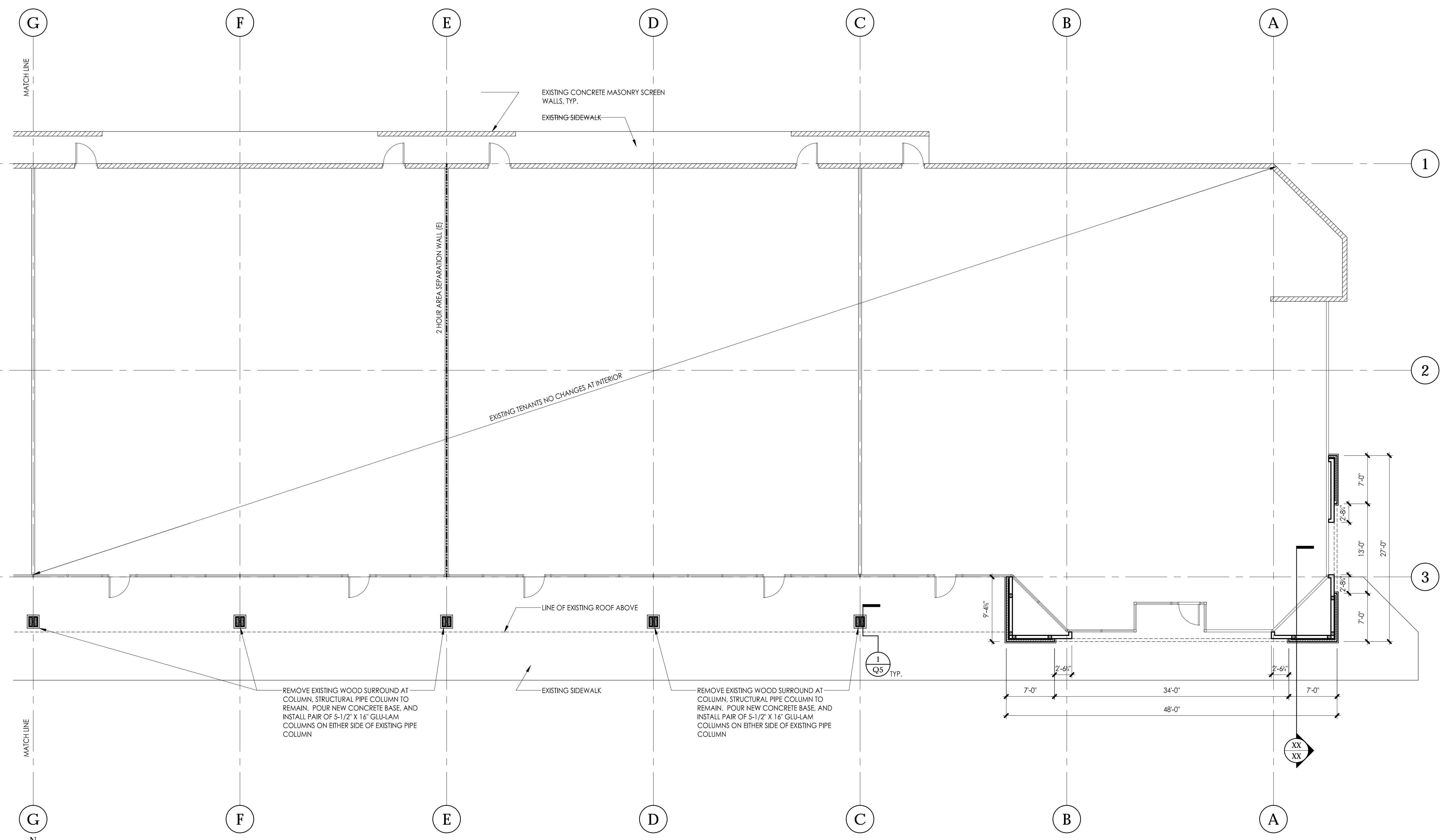
Q1

GENERAL NOTES

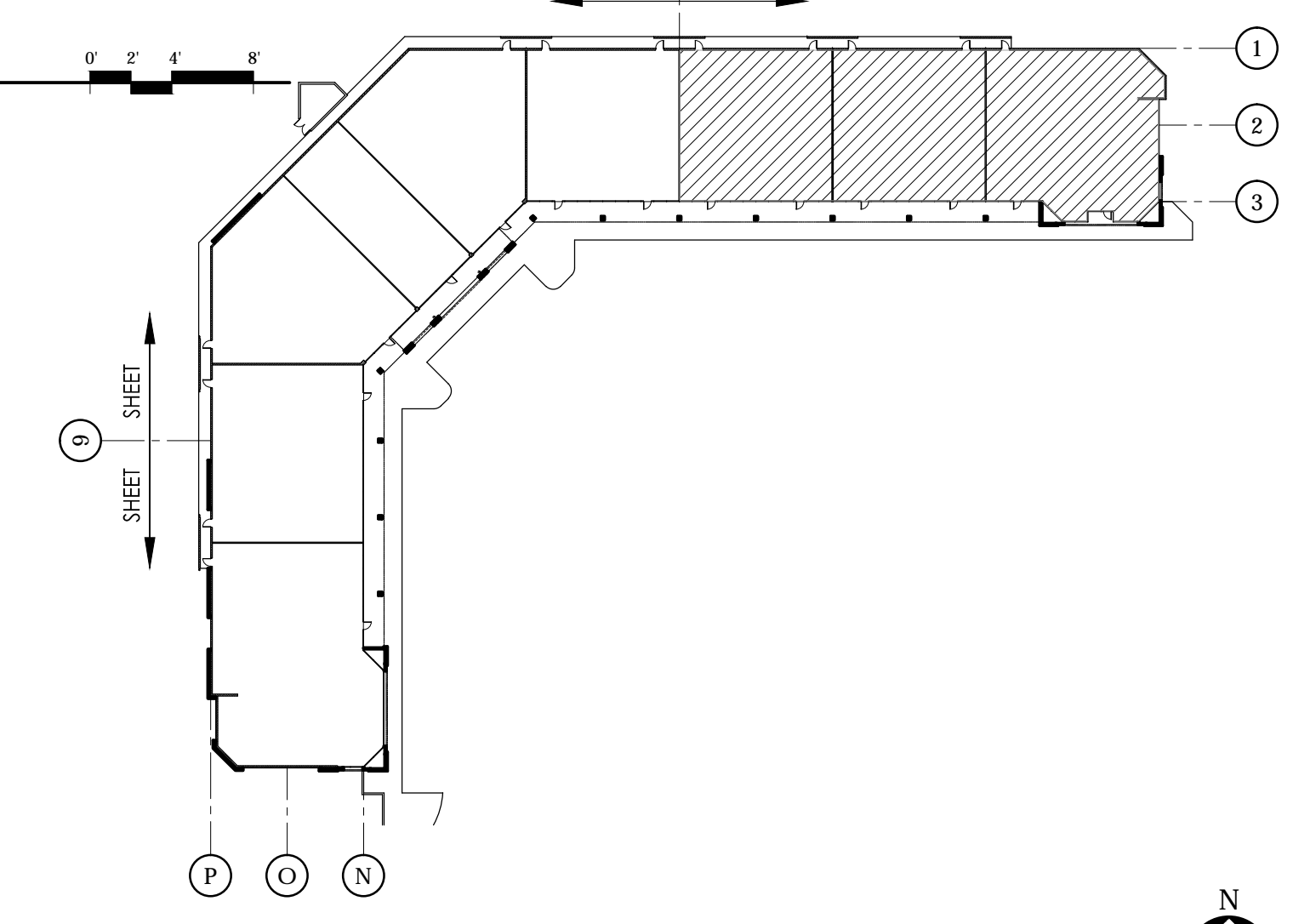
- COORDINATE WITH OWNER AND PROVIDE/INSTALL TEMPORARY CONSTRUCTION BARRIERS TO ACCOMMODATE CONTINUED BUSINESS ACTIVITIES WHILE UNDER CONSTRUCTION
- REFERENCE DEMOLITION PLAN FOR SCOPE OF EXISTING CONSTRUCTION TO BE REMOVED
- ALL STRUCTURAL GRID LINES ARE TO CENTERLINE OF COLUMN OR FACE OF MASONRY (FOM), U.O.N.
- ALL WALL DIMENSIONS ARE TO FACE OF STUD (FOS), U.O.N.
- COORDINATE ALL UNDERSLAB UTILITIES WITH DESIGN / BUILD SUBS
- CONTRACTOR TO COORDINATE REQUIREMENTS OF EQUIPMENT WITH LOCATION OF ELECTRICAL, LIGHTING, PLUMBING, MECHANICAL, AND FIRE PROTECTION ELEMENTS.

FLOOR PLAN LEGEND

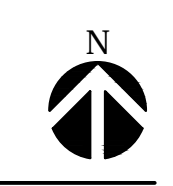
	(E) CONSTRUCTION TO REMAIN
	(E) 2-HR RATED WALL ASSEMBLY
	(E) MASONRY WALL TO REMAIN
	NEW WALL W/ BRICK VENEER MASONRY
	NEW 8' X 8' X 14' SPLIT FACE WALL W/ STEEL STUD FRAMED WALL ABOVE
	(E) COLUMN TO REMAIN
	NEW COLUMN
	LINE OF OVERHEAD CONSTRUCTION ABOVE
	FIRE EXTINGUISHER MTD TO WALL / COL

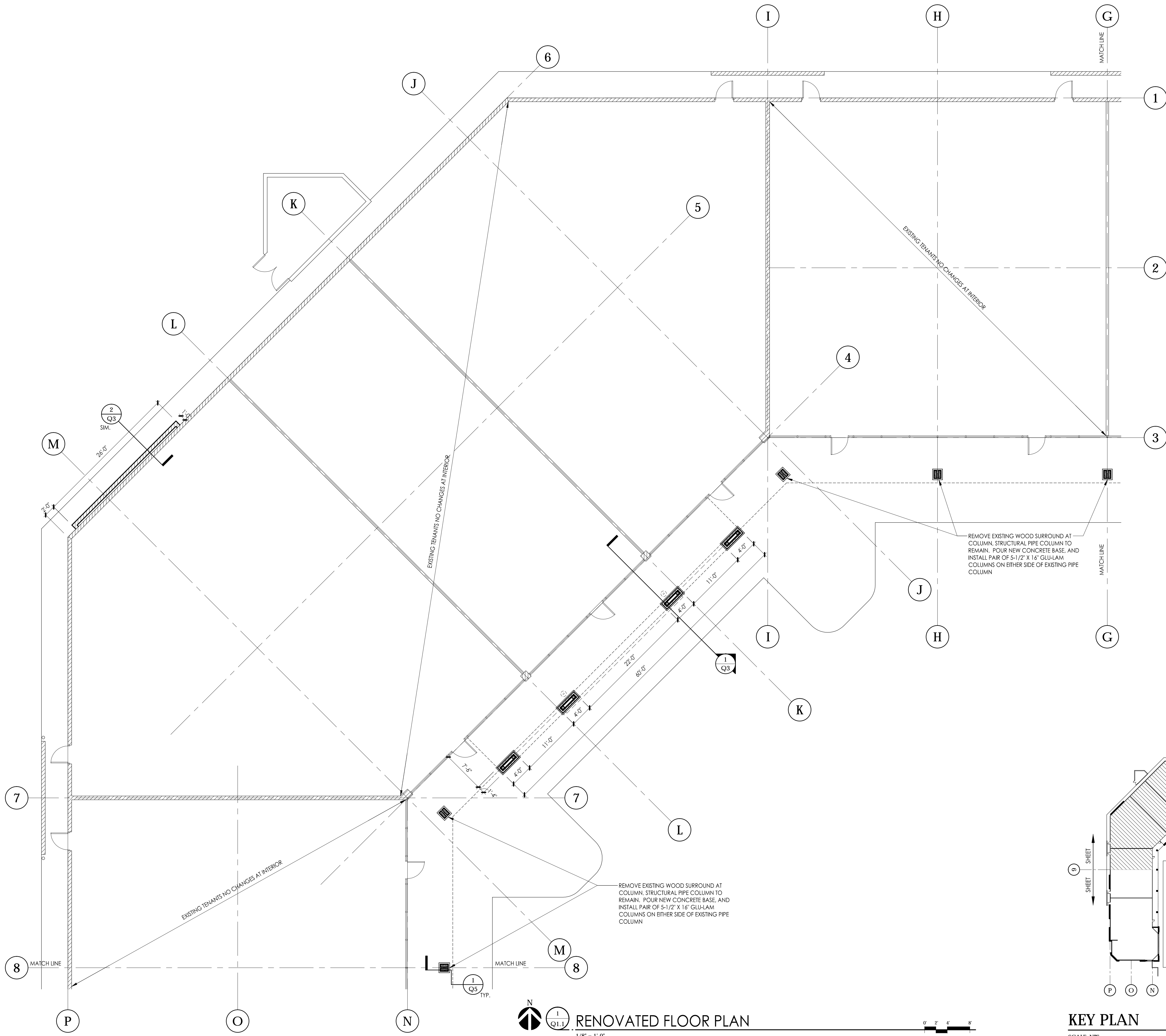


RENOVATED FLOOR PLAN
 1/8" = 1'-0"



KEY PLAN
 SCALE: NTS



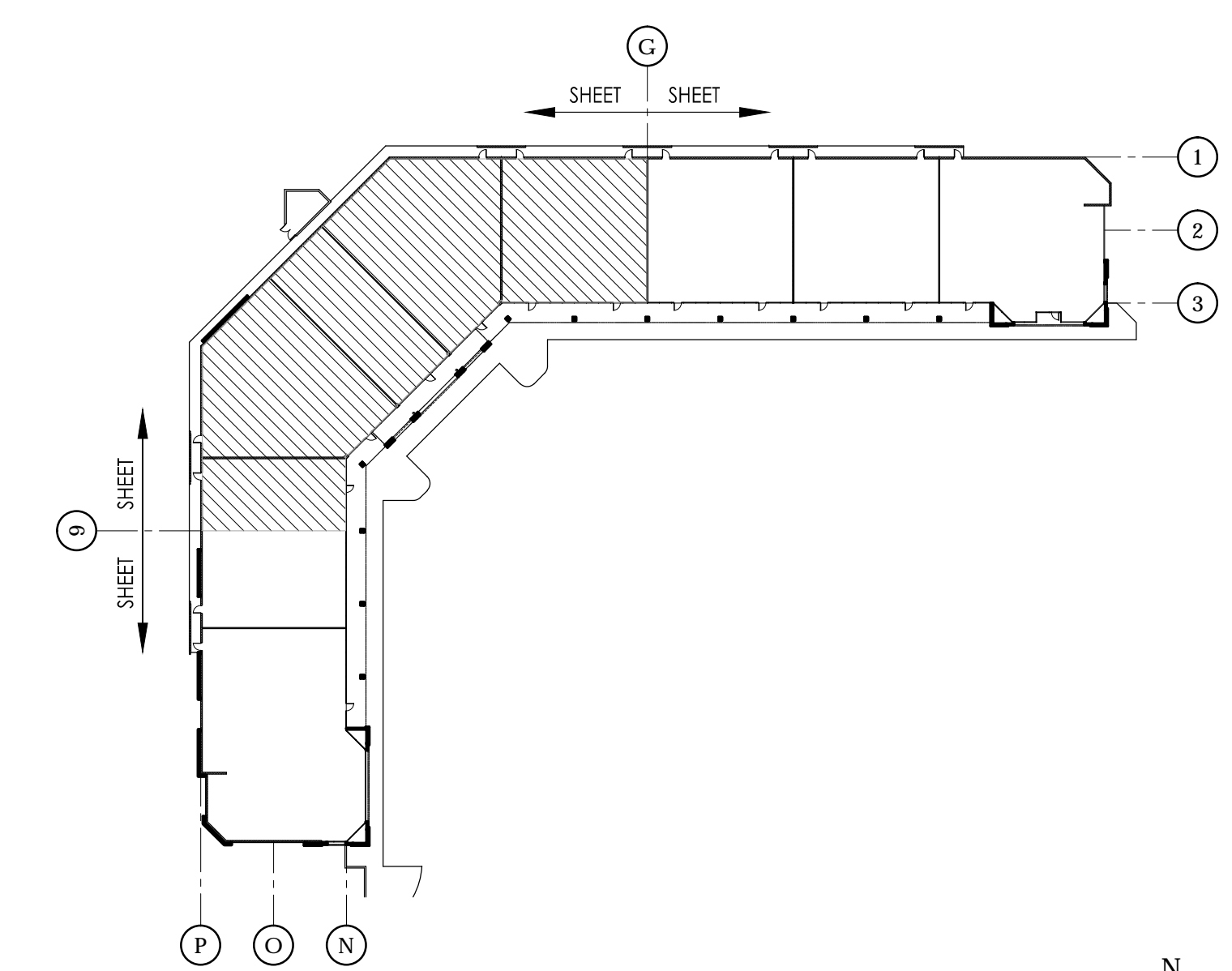


GENERAL NOTES

1. COORDINATE WITH OWNER AND PROVIDE/INSTALL TEMPORARY CONSTRUCTION BARRIERS TO ACCOMMODATE CONTINUED BUSINESS ACTIVITIES WHILE UNDER CONSTRUCTION
2. REFERENCE DEMOLITION PLAN FOR SCOPE OF EXISTING CONSTRUCTION TO BE REMOVED
3. ALL STRUCTURAL GRID LINES ARE TO CENTERLINE OF COLUMN OR FACE OF MASONRY (FOM), U.O.N.
4. ALL WALL DIMENSIONS ARE TO FACE OF STUD (FOS), U.O.N.
5. COORDINATE ALL UNDERSLAB UTILITIES WITH DESIGN / BUILD SUBS
6. CONTRACTOR TO COORDINATE REQUIREMENTS OF EQUIPMENT WITH LOCATION OF ELECTRICAL, LIGHTING, PLUMBING, MECHANICAL, AND FIRE PROTECTION ELEMENTS.

FLOOR PLAN LEGEND

	(E) CONSTRUCTION TO REMAIN
	(E) 2-HR RATED WALL ASSEMBLY
	(E) MASONRY WALL TO REMAIN
	NEW WALL W/ BRICK VENEER MASONRY
	NEW 8' X 8' X 14' SPLIT FACE WALL W/ STEEL STUD FRAMED WALL ABOVE
	(E) COLUMN TO REMAIN
	NEW COLUMN
	LINE OF OVERHEAD CONSTRUCTION ABOVE
	FIRE EXTINGUISHER MTD TO WALL / COL



KEY PLAN
SCALE: NTS

RENOVATED FLOOR PLAN
1/8" = 1'-0"



SOUTH LAKE CENTER
ARCHITECTURAL REVIEW PACKAGE
16825 SW. 65TH AVE., LAKE OSWEGO, OR 97034



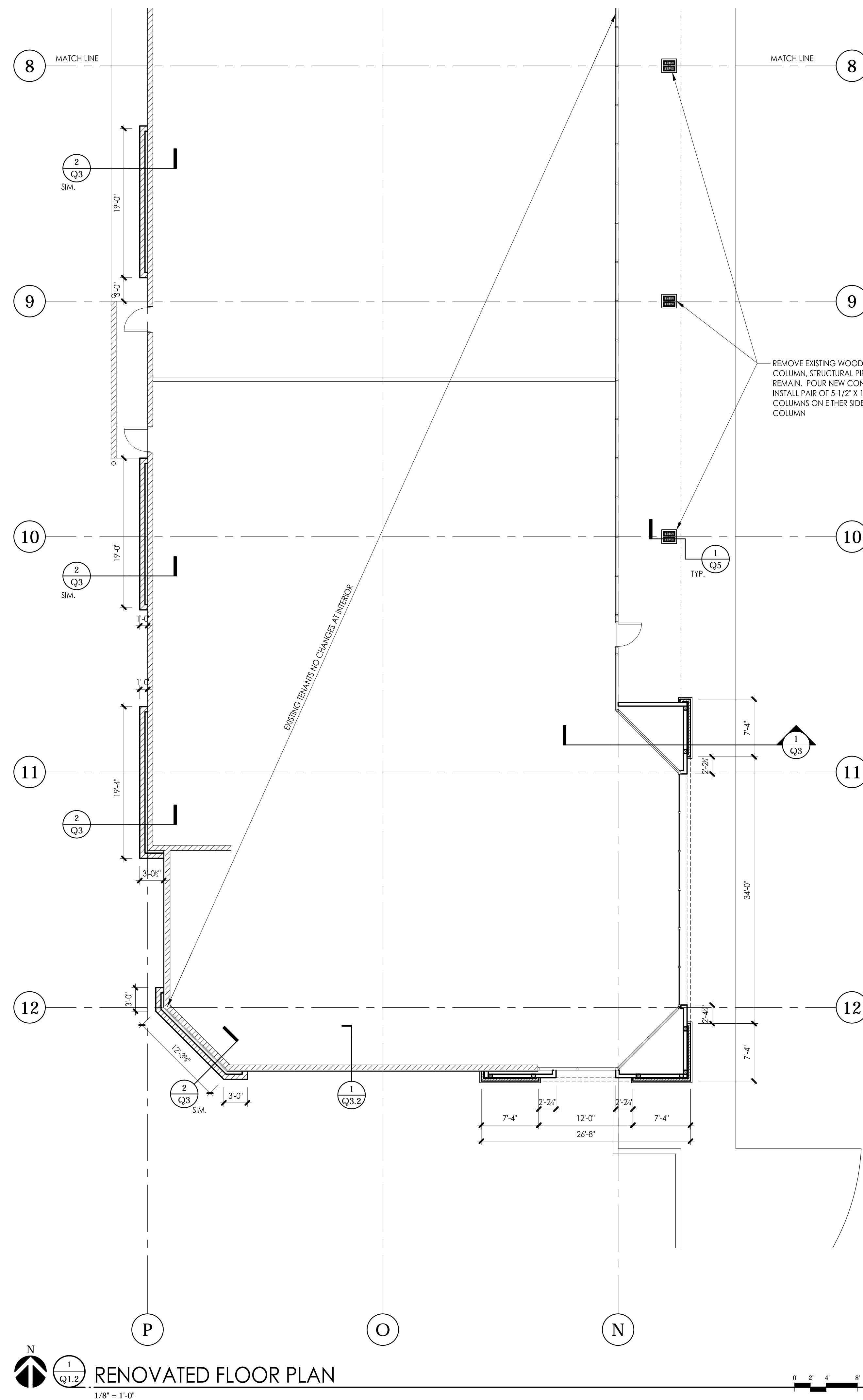
Q STERRY
INSPIRED • ARCHITECTURE, LLC
1203 Wilamette St. Ste 150
Eugene, Oregon 97401
Q@Qsterry.com
541-517-3737

CURRENT REVISION

FLOOR PLAN

PROJECT # 2018XX
DRAWN PM
CHECKED Q
DATE 08.15.2018

SHEET **Q1.1**

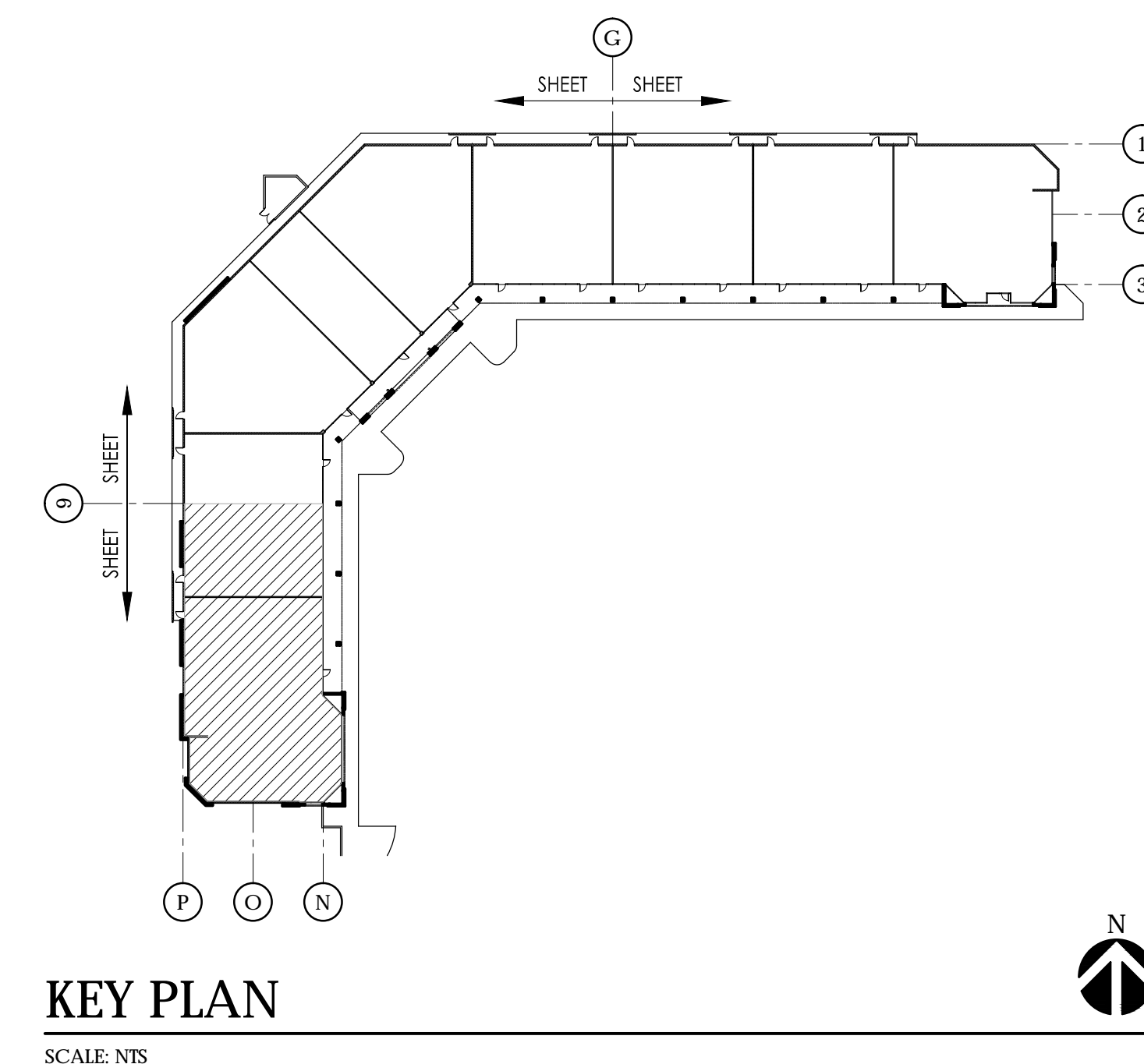


GENERAL NOTES

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FLOOR PLAN LEGEND

	(E) CONSTRUCTION TO REMAIN
	(E) 2-HR RATED WALL ASSEMBLY
	(E) MASONRY WALL TO REMAIN
	NEW WALL W/ BRICK VENEER MASONRY
	NEW 8" X 8" X 16" SPLIT FACE WALL W/ STEEL STUD FRAMED WALL ABOVE
	(E) COLUMN TO REMAIN
	NEW COLUMN
	LINE OF OVERHEAD CONSTRUCTION ABOVE
	FE FIRE EXTINGUISHER MTD TO WALL / COL



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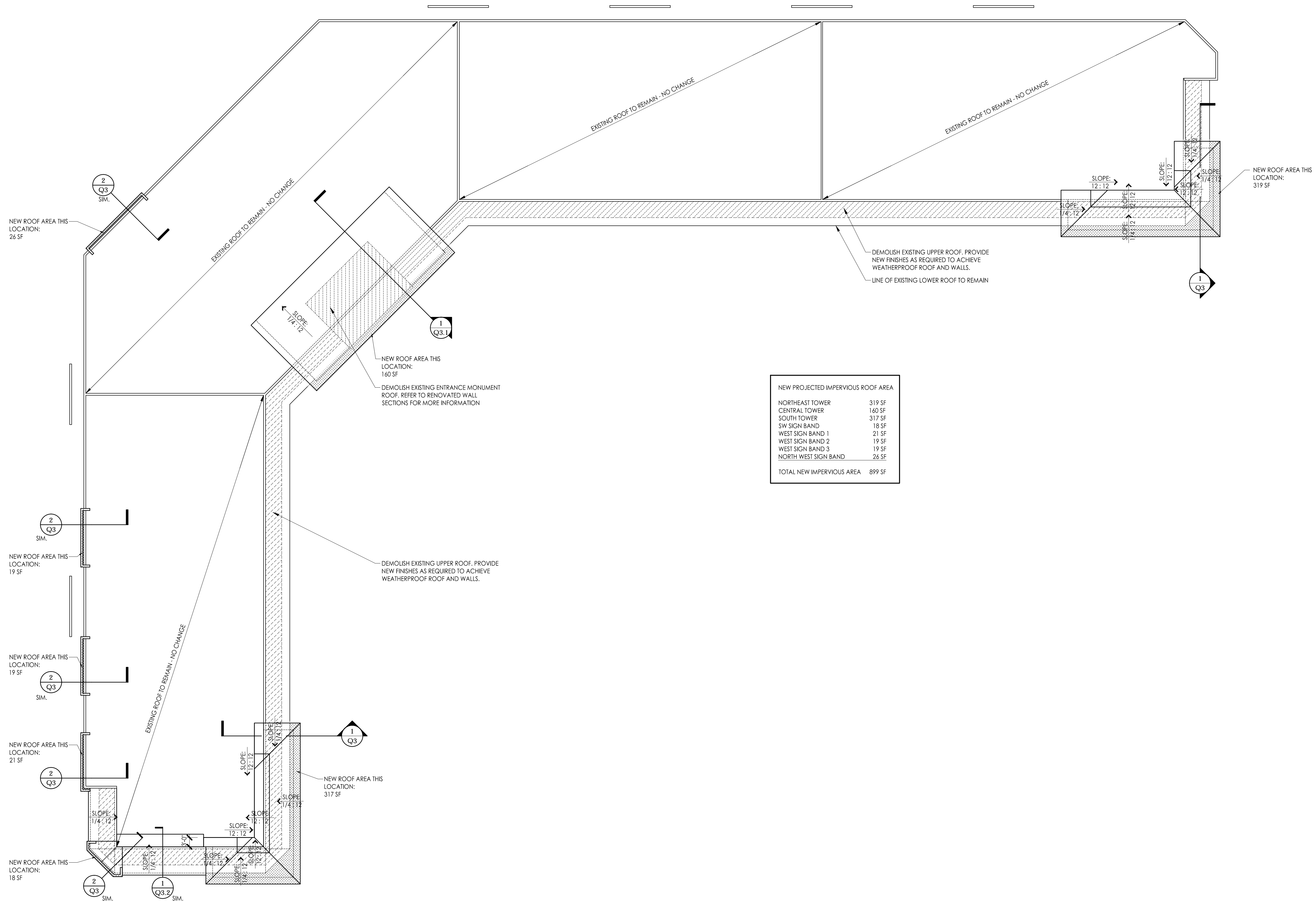
FLOOR PLAN

PROJECT # 2018XX
 DRAWN PM
 CHECKED Q
 DATE 08.15.2018

SHEET **Q1.2**

ROOF PLAN NOTES

1. X

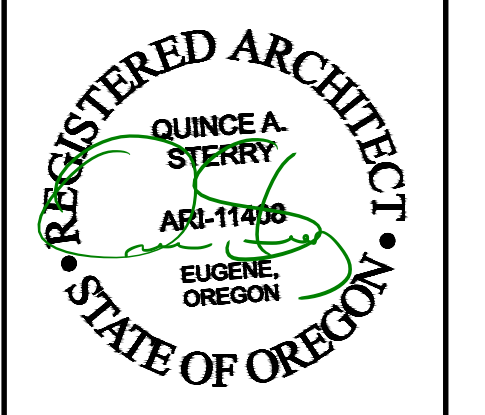


1/16" = 1'-0"

1 Q4 RENOVATED ROOF PLAN



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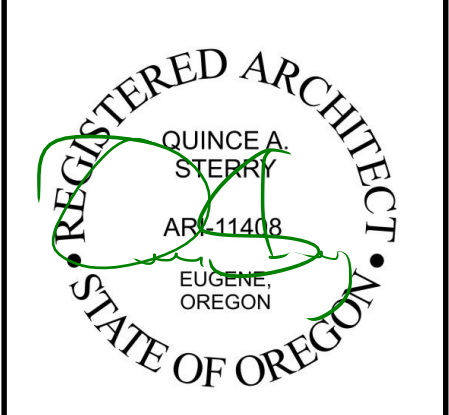
ROOF PLAN

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 DATE 06.15.2018
 SHEET

Q4



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COLORED ELEVATIONS-1

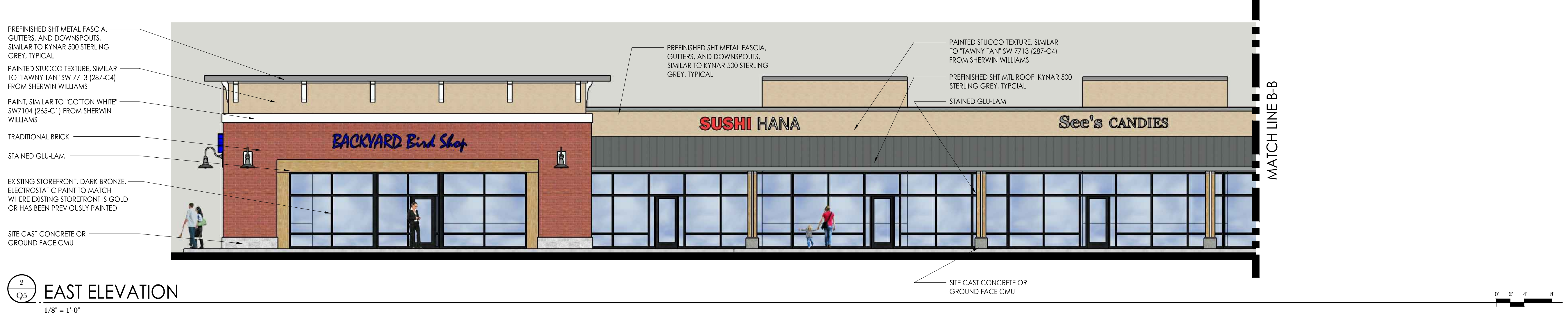
PROJECT #	201735
DRAWN	PM
CHECKED	Q
DATE	09/24/2016
SHEET	Q5



1 SOUTH ELEVATION
 1/8" = 1'-0"



2 SOUTH ELEVATION - CONTINUED
 1/8" = 1'-0"



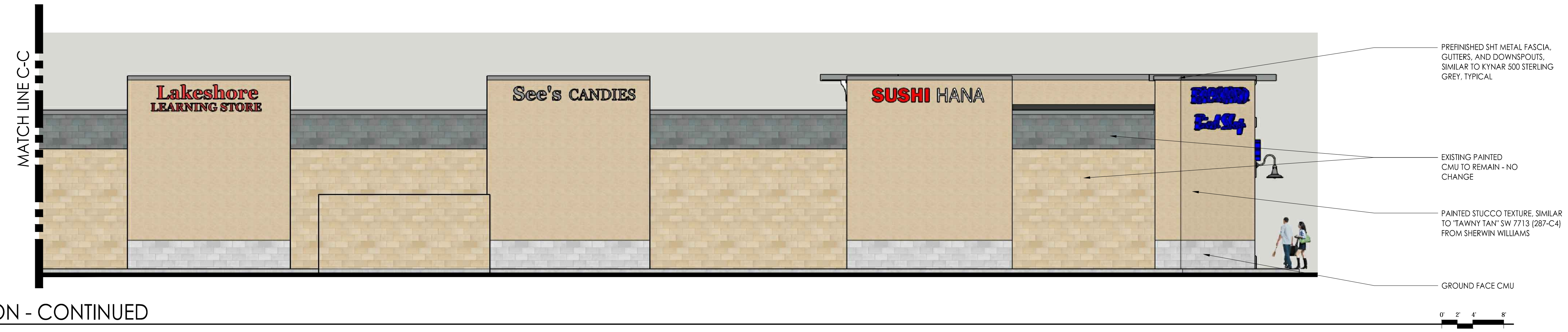
2 EAST ELEVATION
 1/8" = 1'-0"



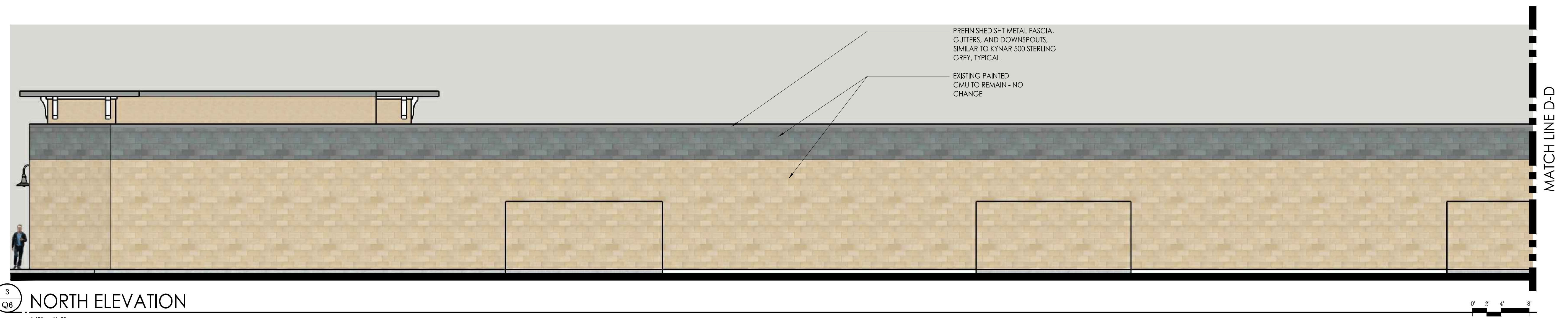
2 EAST ELEVATION
 1/8" = 1'-0"



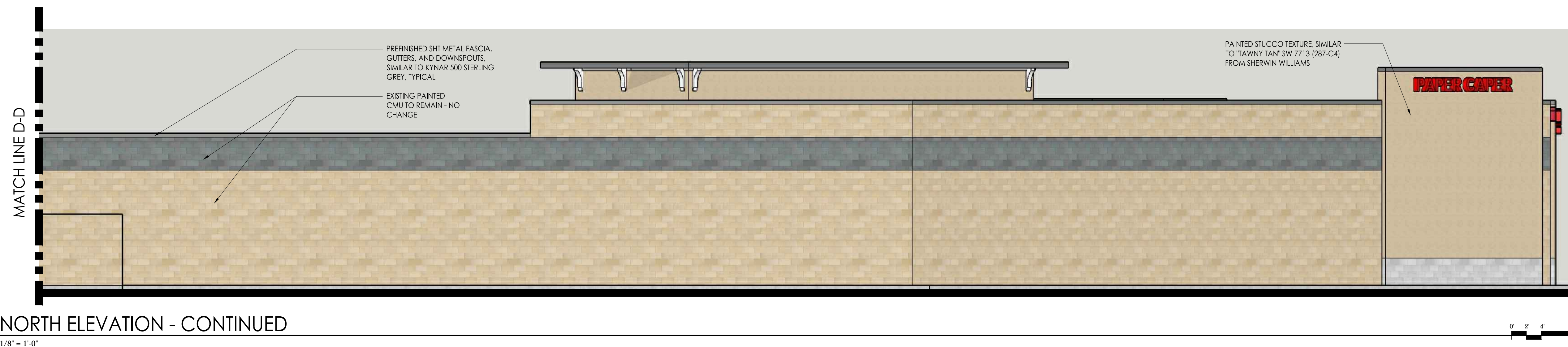
1
Q6 WEST ELEVATION
1/8" = 1'-0"



2
Q6 WEST ELEVATION - CONTINUED
1/8" = 1'-0"



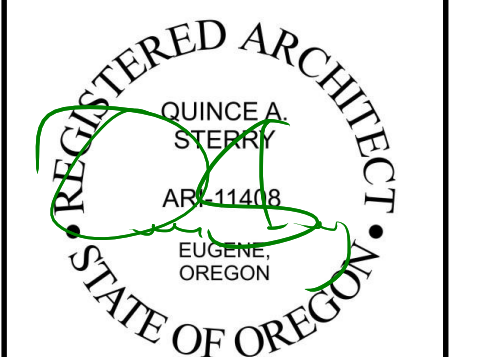
3
Q6 NORTH ELEVATION
1/8" = 1'-0"



4
Q6 NORTH ELEVATION - CONTINUED
1/8" = 1'-0"



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COLORED ELEVATIONS-2

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Q6

SALE



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Search



HOME BARN LIGHTS CUSTOMIZABLE OLDAGE INDOOR/OUTDOOR LED BARN LIGHT



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211

CUSTOMIZABLE OLDAGE INDOOR/OUTDOOR LED BARN LIGHT

★★★★★ 18 product reviews SKU: BOAW

\$259.00 - FREE SHIPPING - SHIPS WITHIN 24 HOURS



* Shade Size:

- 12"
- 14"
- 16"
- 18"
- 22"

* Shade & Base Finish :

- Black

* Stem Style:

- Rustic (+\$0)

* Stem Finish:

- Black

* Cage & Sensors:

- None

- Shade Dimensions
- Stem Dimensions
- Color Samples
- Product Specifications

Quantity:

1

ADD TO CART



LED Technology

Integrated LED bulb shines with natural yellow light



Indoor/Outdoor

Use MET Listed for installation indoors and out

Dimmable Lighting

Fully dimmable LEDs with a maximum brightness of 1600 lumens

Eco-Friendly

Energy efficient Cocoweb LEDs shine for over 50,000 hours



Our Oldage Barn Lights Update Vintage Rustic Lighting With 21st Century Style!

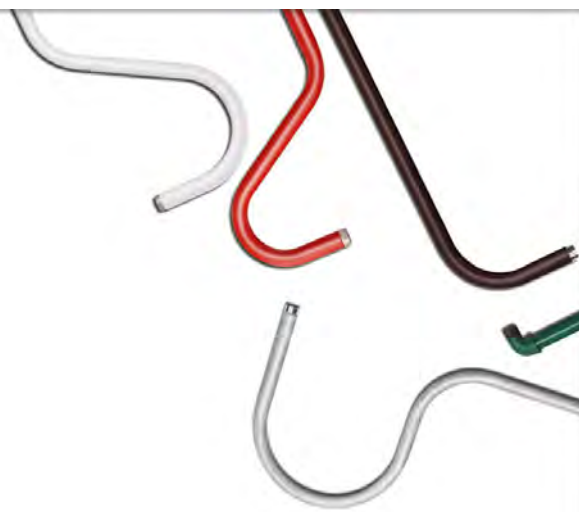


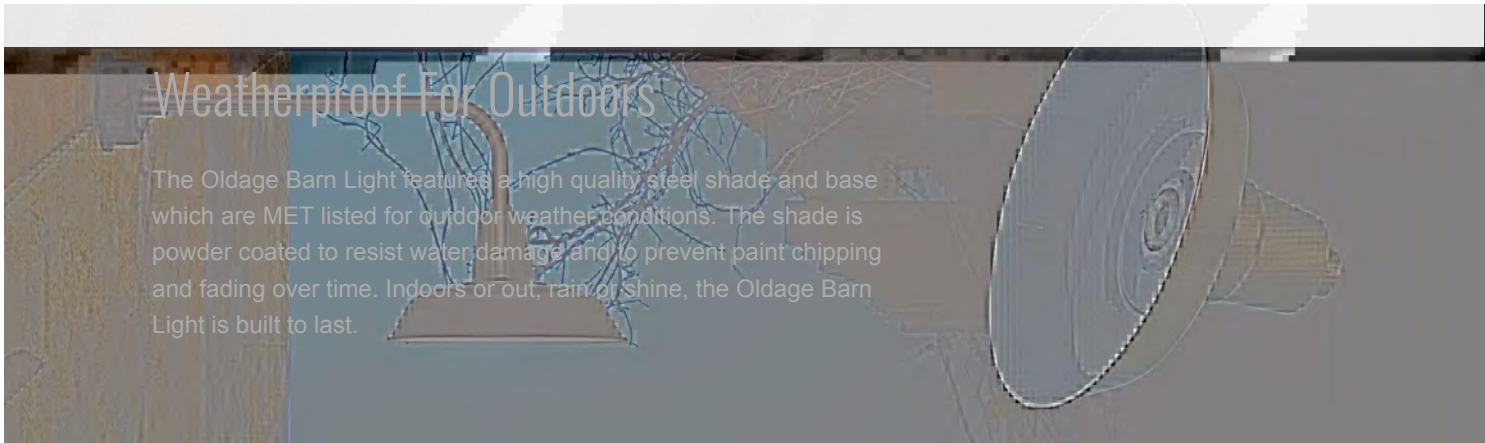
Barn Light - True Vintage Lighting

Our Oldage Barn Lights are modeled directly after the traditional wall lamps of rural America for that authentic rustic look. These gooseneck lights feature a wide curved shade that provides a wide swath of light. Perfect for porch lighting, kitchen lighting, garage lighting, and more, the Oldage is vintage design made modern again!

Fully Customizable

Available in a full range of sizes, the Oldage is perfect for indoor and outdoor lighting. The shade is sized at 12", 14", 16", 18", and 22" and is well-suited for any of our 7 gooseneck arm styles! Whether it's lighting for your authentic country barn or just your kitchen sink, the Oldage provides just the right amount of light for your needs. Available finishes include black, matte black, cobalt blue, cherry red, vintage green, galvanized silver, mahogany bronze, solid copper, and solid brass.





Weatherproof For Outdoors

The Oldage Barn Light features a high quality steel shade and base which are MET listed for outdoor weather conditions. The shade is powder coated to resist water damage and to prevent paint chipping and fading over time. Indoors or out, rain or shine, the Oldage Barn Light is built to last.

COCOWEB LED FLUORESCENT HALOGEN



BULBS USED IN 20 YEARS	1	6	20
AVERAGE POWER USAGE	24 watts	23 watts	120 watts
AVERAGE BRIGHTNESS	1600 Lumen	1600 Lumen	1600 Lumen
HEAT GENERATED	156°F	267.8°F	339.2°F
COLOR TEMPERATURE	2700 K	2700 - 6500 K	3050 K
ECO-FRIENDLY	Yes	No	No

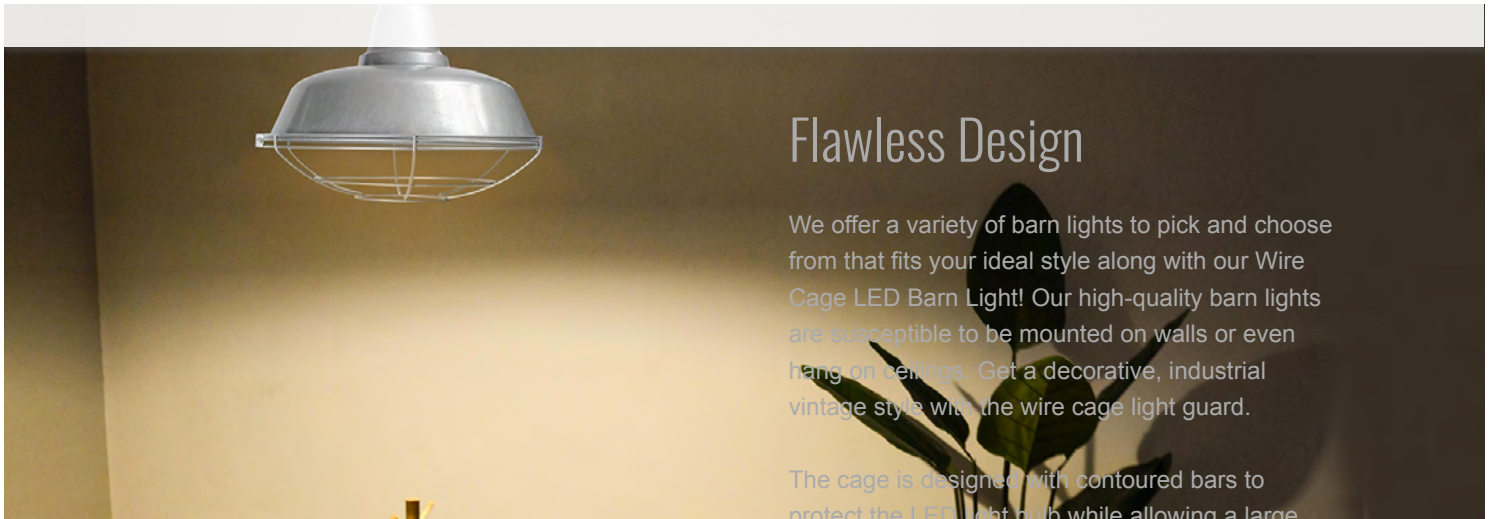
LED Technology

Integrated with an energy efficient LED bulb, our Oldage Barn Light produces a warm yellow illumination from its 24 LED nodes. Cocoweb LEDs are brighter than a 100W screw-in bulb and use only a quarter of the electricity. Best of all, our LEDs last for over 50,000 hours and are fully dimmable!

Cage LED Barn Lights

Our LED Barn Cage lights are designed for use in all environments including barns, livestock buildings, warehouses, workshop garages and more. It's Energy Efficient and Customizable!





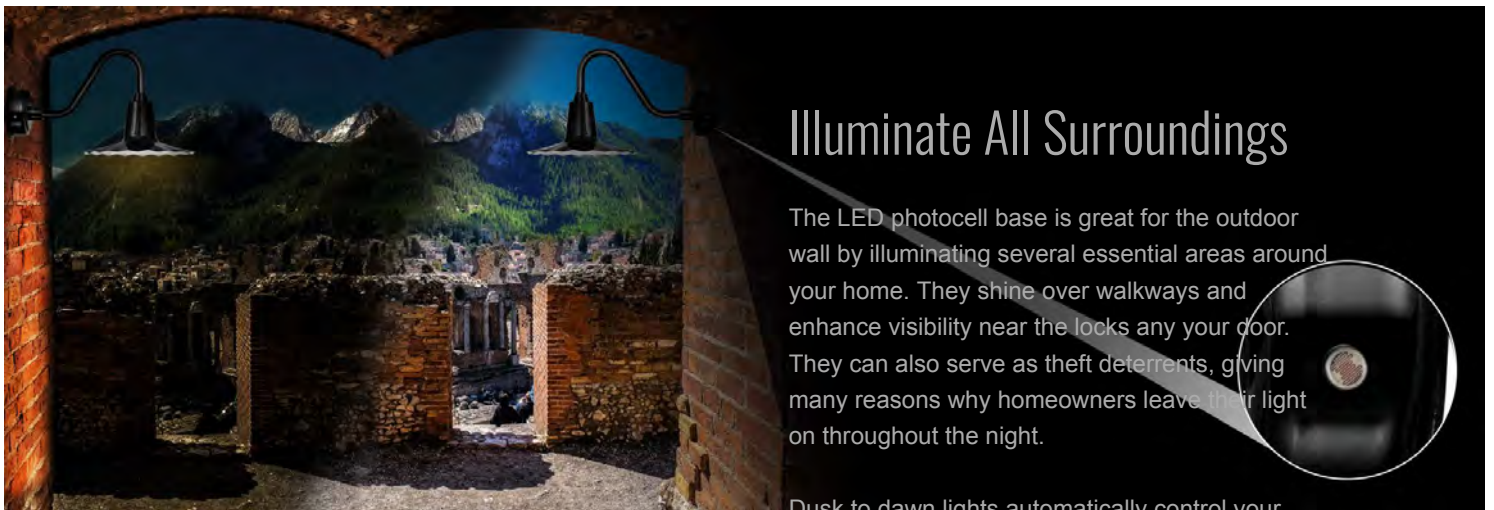
Flawless Design

We offer a variety of barn lights to pick and choose from that fits your ideal style along with our Wire Cage LED Barn Light! Our high-quality barn lights are susceptible to be mounted on walls or even hang on ceilings. Get a decorative, industrial vintage style with the wire cage light guard.

The cage is designed with contoured bars to protect the LED light bulb while allowing a large and accommodating light to shine through. Made from steel and completed with a Silver coating, our Barn lights are ideal in any location for the indoor or outdoor!

Motion Sensored LED Barn Lights

Cocoweb LED Barn lights contains patented technology that helps increase safety, security and conveniences around the home and installs anywhere in minutes.



Illuminate All Surroundings

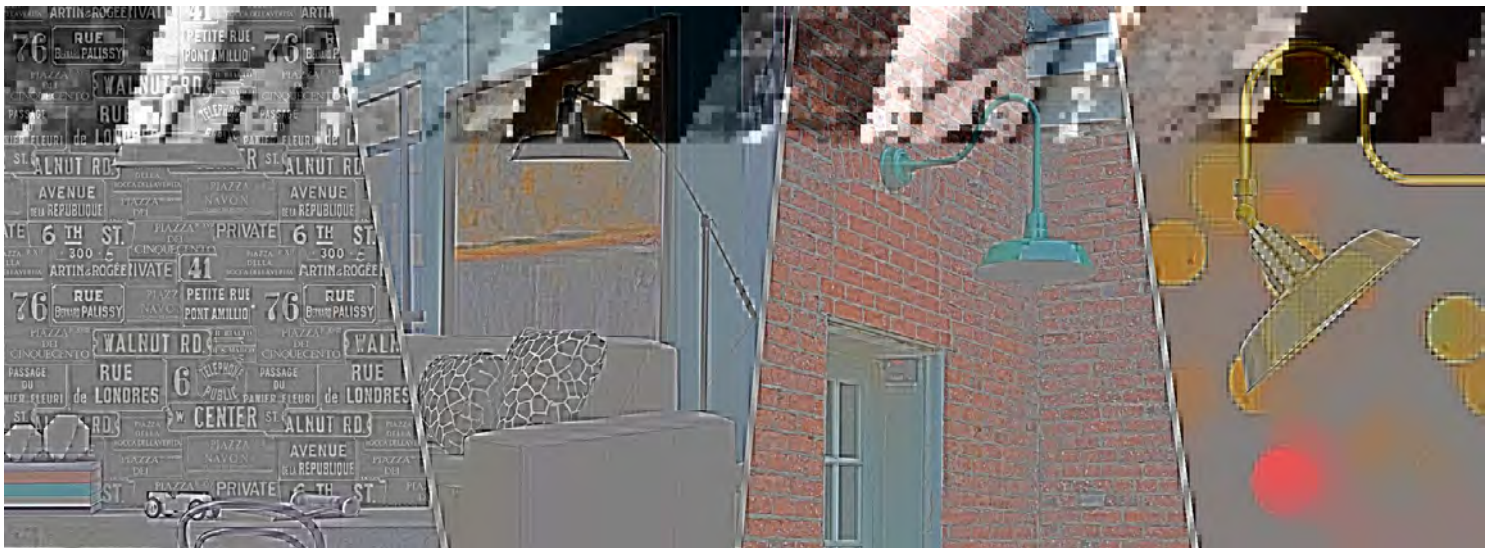
The LED photocell base is great for the outdoor wall by illuminating several essential areas around your home. They shine over walkways and enhance visibility near the locks any your door. They can also serve as theft deterrents, giving many reasons why homeowners leave their light on throughout the night.

Dusk to dawn lights automatically control your home's exterior lights with the photocell light bulb, so you don't have to turn them on every night manually.



Dusk Till Dawn Photocell LED Barn Lights

Photocell and Motion-Activated Dusk to Dawn Lights. Many lights use photocells for power. These units detect natural light and turn on the lights after sunset. They also shut everything down when the sun rises, so nothing burns power during the day.



Explore The Series

Our Oldage series of Barn Lights comes in a variety of different wall and floor installations to match perfectly with every area of your home! Complete your design with our Oldage Pendant Lamps, Wall Sconces, Floor Lamps, and Sign Lights!



Pendant Lights



Sconce Lights



Floor Lamps



Sign Lights

Product Specs

BARN LIGHTS

PICTURE LIGHTS

PIANO LAMPS

CEILING

WALL

OUTDOOR

FLOOR & TABLE

- Max Voltage: 24Vdc

o Brightness: 1600 lumen

o Color Temperature: 2700K

o Light Source: Integrated LED

o Average Bulb Life: 50,000 Hours

- Lighting Option: Drywall or Equivalent Only

o Input Voltage: 120 Vac 0.2A 60Hz

o Output Voltage: 24Vdc 1000mA

o Dimmable: Yes

o Recommended Dimmer: Lutron Skylark series,
Leviton Superslide series

*Not compatible with exposed junction box/wiring.

*Sensor disables dimming capabilities.

*Included in the Package

- o Barn Light Shade (1)
- o Barn Light Base (1)
- o Rubber Gasket (1)
- o Installation Screws & Hardware

*Selected Arm Style Ships Separately



Barn Light Shade Dimensions



Barn Light Arm Dimensions



Cage Dimensions



Installation Guide

[BARN LIGHTS](#)[PICTURE LIGHTS](#)[PIANO LAMPS](#)[CEILING](#)[WALL](#)[OUTDOOR](#)[FLOOR & TABLE](#)

OTHER DETAILS

Style: Oldage
Naming: Barn Light

PRODUCT REVIEWS

[WRITE REVIEW](#)

Showing reviews 1-10 of 18 | [Next](#)

1. Great Light ★★☆☆

Posted by Unknown on 22nd Feb 2018

Very nice light, good build quality and light output. The ordering process was difficult and I didn't get exactly what I wanted otherwise I would give stars.

2. Barn Is Complete ★★★★★

Posted by Tom Goodman on 10th Nov 2017

Beautiful barn door light. Complete the look we were going for.

3. Bright, Stylish Office Lamp ★★★★★

Posted by Geoff Goodman on 27th Aug 2017

I purchased a Cocoweb lamp for my office. I wanted a bright light, and Cocoweb provides plenty of light with its 1,600 lumens. The shade and arm look stylish, and the vintage green color perfectly matches my wallpaper.

4. Love These! ★★★★★

[BARN LIGHTS](#)[PICTURE LIGHTS](#)[PIANO LAMPS](#)[CEILING](#)[WALL](#)[OUTDOOR](#)[FLOOR & TABLE](#)

5. Nicely Boxed. ★★★★★

Posted by Ben D.C. on 30th Nov 2016

Great finish and lighting. Very easy well made product. The color is as good as it can be. The LED light is really bright.

6. Lights A Small Area ★★★★★

Posted by Brad on 19th Nov 2016

The light is very well made. Should last a like time. Only problem is the bulb is recessed to preventing it from lighting a very big area. The area it I now, however, is already bigger than the other light I bought from a different barn light company. But I like it very big.....Otherwise I would give it 5 stars.

7. WOW ★★★★★

Posted by Carole S on 11th Oct 2016

These barn lights look more beautiful than I imagined. Love that they are dimmable.

8. Nice ★★★★★

Posted by Mltch K. on 13th Sep 2016

i have ordered no other barn lights but this had a high shine and seems strong and good quality. i would like other options like a bigger led output the price was right.

9. Quality Lighting ★★★★★

Posted by Unknown on 23rd Mar 2016

Quality construction, built for the long haul. Just what we wanted for our home

10. Amazing! ★★★★★

Posted by Jeremy G on 27th Feb 2016

This was an amazing and great lamp. It has an amazing tone and I am about to buy another!

Showing reviews 1-10 of 18 | [Next](#)

CUSTOMERS ALSO VIEWED

BARN LIGHTS

PICTURE LIGHTS

PIANO LAMPS

CEILING

WALL

OUTDOOR

FLOOR & TABLE



Customizable Goodyear Indoor/Outdoor LED Barn Light

\$239.00

★★★★★



Customizable Peony Indoor/Outdoor LED Barn Light

\$239.00

★★★★★



Customizable Blackspot Indoor/Outdoor LED Barn Light

\$219.00

★★★★★



Customizable Calla Indoor/Outdoor LED Barn Light

\$259.00

★★★★★

RELATED PRODUCTS



Customizable Peony Indoor/Outdoor LED Barn Light

\$239.00

★★★★★



Customizable Calla Indoor/Outdoor LED Barn Light

\$259.00

★★★★★



Customizable Blackspot Indoor/Outdoor LED Barn Light

\$219.00

★★★★★



Customizable Iris Indoor/Outdoor Barn Light

\$259.00

★★★★★

3" Bronze Swivel Gimbal 7.5 Watt LED Remodel Recessed Kit - Style # 14F87

Write a Review | 1 Question, 1 Answer



^ OTHER OPTIONS



\$39.99

SHIPS FREE WITH ORDERS OVER \$49*

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IN STOCK - Ships in 1 to 2 Days



1

ADD TO CART

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With its adjustable swivel design and warm bronze finish trim, this energy-efficient LED recessed lighting kit is ideal for remodel applications.

MORE DETAILS >



MORE YOU MAY LIKE



\$39.99



\$24.95



\$19.95



\$14.95



\$16.95

PRODUCT DETAILS

This 3" swivel LED EP Series remodel complete kit includes a 3" non-IC remodel housing with a built-in driver. This recessed light fixture uses 88% less energy than a 50 watt incandescent lamp and extends the time between lamp replacements with its LED design, making it an energy-efficient solution that saves on maintenance costs. This light is suitable for damp locations.



- LED 3" remodel recessed lighting kit
- Bronze finish trim.
- Adjustable swivel design.
- 90-degree beam angle.
- Uses 7.5 watts of energy.
- Dimmable with most standard incandescent (TRIAC) and electronic low voltage dimmers (5-100 percent light control).
- Light output is 480 lumens.
- Light output comparable to a 50 watt incandescent bulb.
- 3000K color temperature.
- LED averages 35,000 hour lifespan.
- Damp location rated.
- ENERGY STAR compliant for residential applications.

RELATED VIDEOS



Recessed Lighting Buying Guide

Q & A

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ASK A QUESTION:

Have a question? Ask owners.

Start typing your question and we'll check if it was already asked and answered. [Learn More](#)

QUESTION:

Is this one dimmable?

A shopper on Jul 14, 2017

ANSWER:

Yes. It is dimmable with most standard incandescent (TRIAC) and electronic low voltage dimmers (5-100 percent light control).

[Reply](#) · [Inaccurate](#) · [Jon B](#) Staff on Jul 14, 2017

[Add Answer](#) · I Have This Question Too (1)

CUSTOMER REVIEWS

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FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:

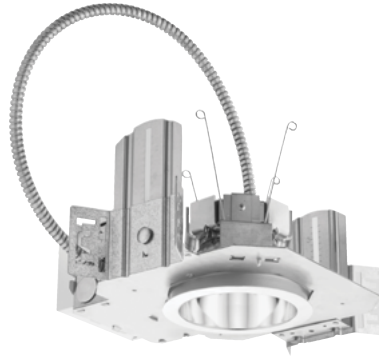
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number
Notes
Type



LDN4

**4" OPEN
Non-IC
New Construction Downlight**



A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4 35/15 L04AR LSS MVOLT EZ1

LDN4 Series	Color temperature	Lumens ¹	Aperture/Trim Color		Finish	Voltage
LDN4 4" round	27/ 2700K	05 500 lumens	L04	Downlight	AR Clear	MVOLT Multi-volt
	30/ 3000K	10 1000 lumens	LW4	Wallwash	WR ² White	120 120V
	35/ 3500K	15 1500 lumens			BR ² Black	277 277V
	40/ 4000K	20 2000 lumens				347 ³ 347V
	40/ 4000K	25 2500 lumens				
	50/ 5000K	30 3000 lumens				

Driver	Options	
GZ10 0-10V driver dims to 10%	SF ⁴	Single fuse
GZ1 0-10V driver dims to 1%	TRW ⁵	White painted flange
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL ⁵	Black painted flange
	EL ⁴	Emergency battery pack with integral test switch
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELR ⁴	Emergency battery pack with remote test switch
	ELSD	Emergency battery pack with self-diagnostics, integral test switch
	ELRSD	Emergency battery pack with self-diagnostics, remote test switch
	E10WCP	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch
	E10WCPR	Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch
	NPP16D ⁶	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
	NPP16DER ⁶	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	N80 ⁷	nLight™ Lumen Compensation
	NPS80EZ ⁶	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
	NPS80EZER ⁶	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	HAO ¹⁰	High ambient option (40°C)
	CP ¹¹	Chicago Plenum
	WL	Wet Location, specify for exterior use applications
	RRL___	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	NLTAIR2 ⁹	nLight® Air enabled
	NLTAIRER2 ⁹	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
	USPOM	US point of manufacture

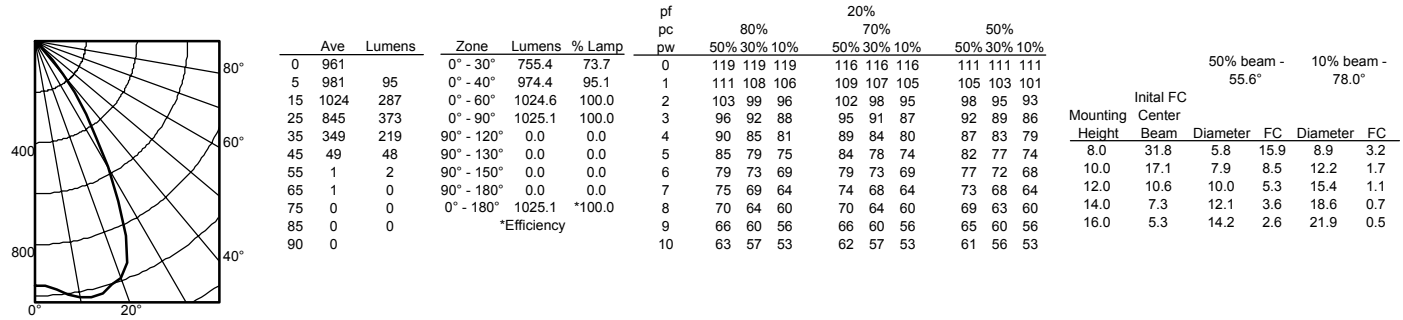
Notes

- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- Must specify voltage 120V or 277V.
- Available with clear (AR) reflector only.
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
- Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
- NLTAIR2 and NLTAIRER2 not recommended for metal ceiling installations.
- Fixture height is 5-11/16" for all lumen packages with HAO.
- Must specify voltage for 3000lm.

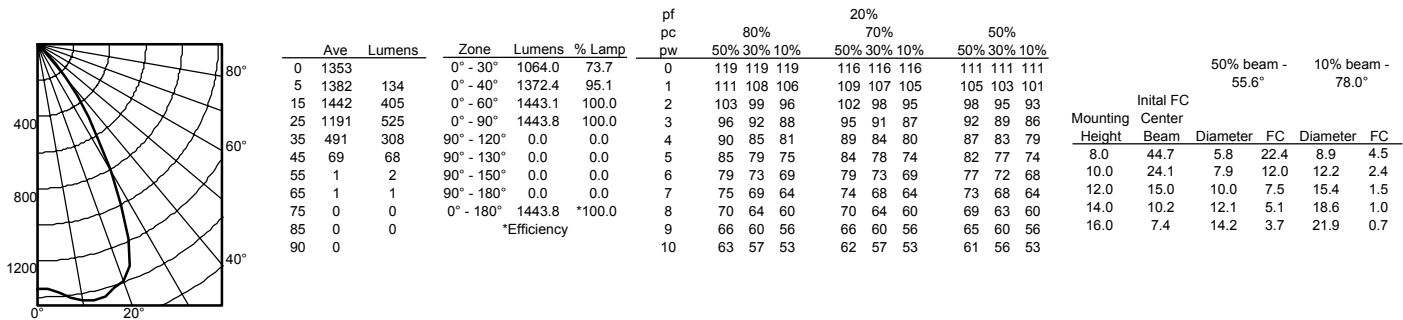
PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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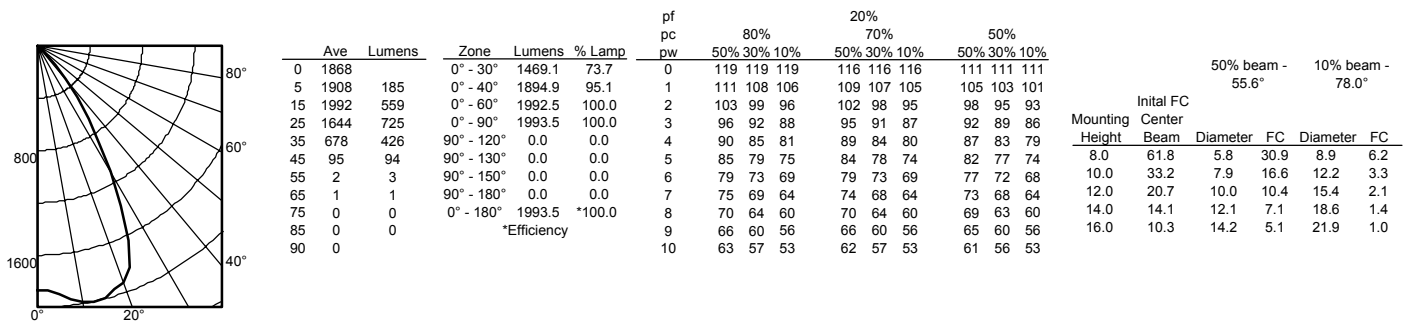
LDN4 35/10 L04AR, input watts: 12.69, delivered lumens: 1025.1, LM/W = 80.78, spacing criterion at 0= 1.04, test no. ISF 30712P31.



LDN4 35/15 L04AR, input watts: 20.44, delivered lumens: 1443.8, LM/W = 70.63, spacing criterion at 0= 1.04, test no. ISF 30712P28.



LDN4 35/20 L04AR, input watts: 22.52, delivered lumens: 1993.5, LM/W = 88.52, spacing criterion at 0= 1.04, test no. ISF 30712P25.



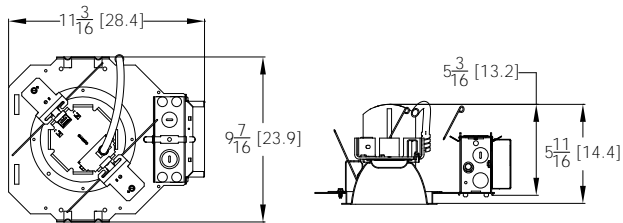
Accessories: Order as separate catalog numbers (shipped separately).

SCA4 Sloped ceiling adapter.
Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Refer to [TECH-190](#).

LDN4

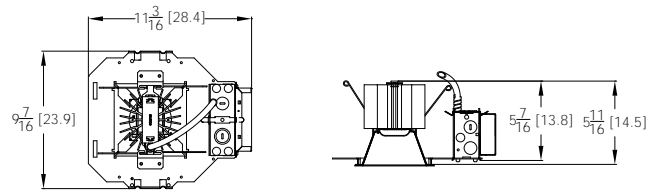
* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 1500 LUMEN



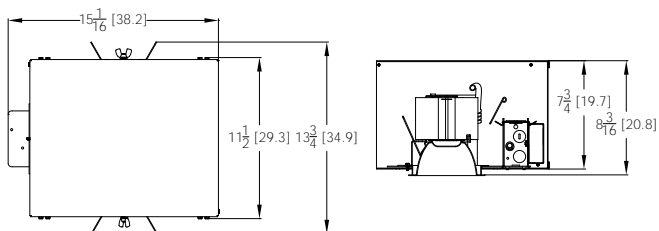
Aperture: 4-5/16 (11)
 Ceiling Opening: 5-1/8 (13)
 Overlap trim: 5-7/16 (13.8)

LDN4 3000 LUMEN



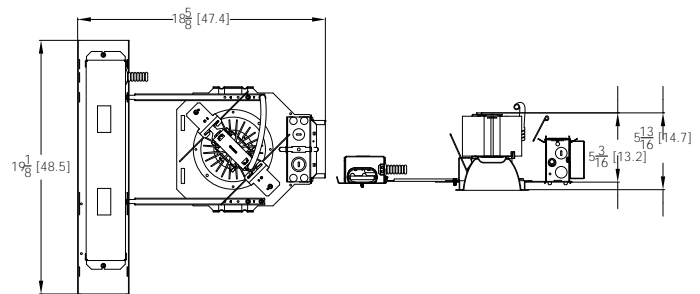
Aperture: 4-5/16 (11) Square
 Ceiling Opening: 5-1/8 (13) Square
 Overlap trim: 5-7/16 (13.8) Square

LDN4 CP



Aperture: 4-5/16 (11)
 Ceiling Opening: 5-1/8 (13)
 Overlap trim: 5-7/16 (13.8)

LDN4 EL-ELR



Aperture: 4-5/16 (11)
 Ceiling Opening: 5-1/8 (13)
 Overlap trim: 5-7/16 (13.8)

LDN4			
Target Lumen	Lumens @ 3500K	Wattage	LPW
500	688.8	8.5	80.8
1000	1025.1	12.7	80.7
1500	1443.8	20.4	70.8
2000	1993.5	22.5	88.6
2500	2659.0	30.1	88.3
3000	2860.1	34.8	82.2

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DVTV	
	Diva® DVSTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis OA2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a **shaded background***
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

LDN4

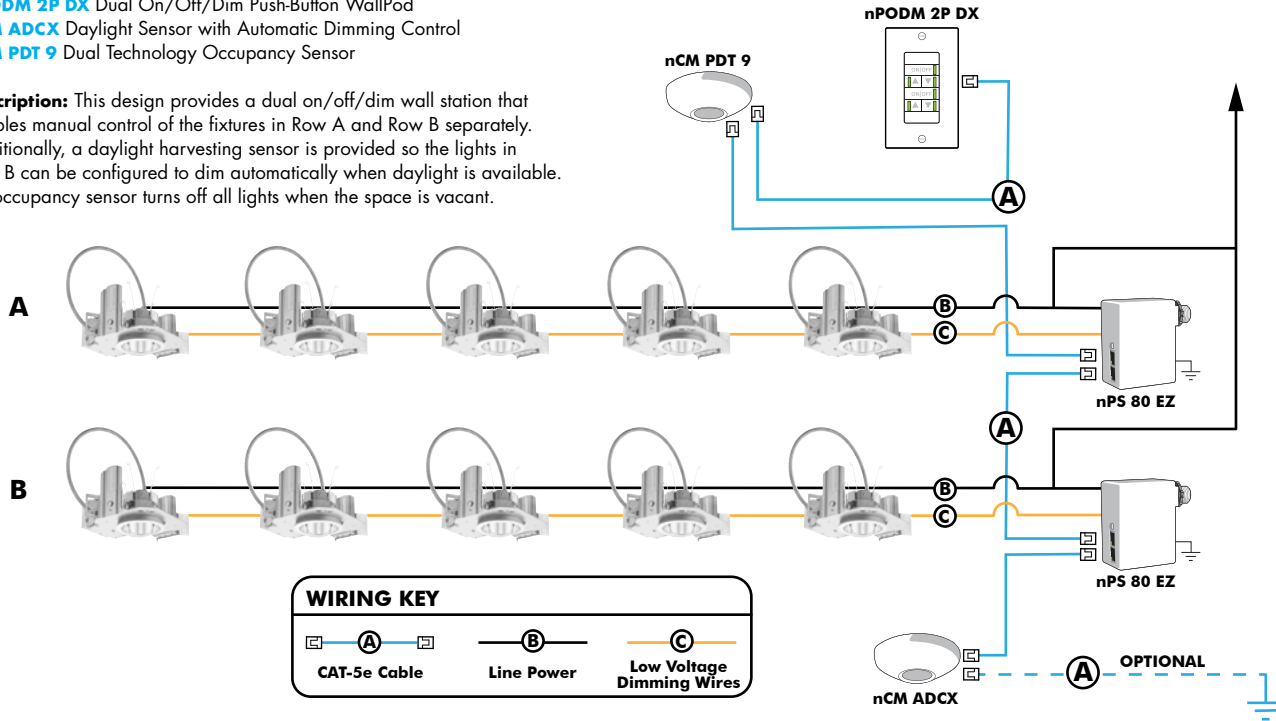
EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ** Dimming/Control Pack (qty: 2 required)
- nPODM 2P DX** Dual On/Off/Dim Push-Button WallPod
- nCM ADCX** Daylight Sensor with Automatic Dimming Control
- nCM PDT 9** Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod
Traditional tactile buttons and LED user feedback



Graphic Wallpod
Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CATS 10FT J1
		15, CAT5 15FT	CATS 15FT J1

nLight® AIR Control Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

- 1 Can only be ordered with the RES7Z zone control sensor version.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Indy L-Series Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.



Simple as 1,2,3

1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome



STARRY NIGHT LIGHTS

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18" Barn Light, LED

\$355.00

This metal barn light is suitable for indoor or outdoor use and is 18" W



with two stems for greater flexibility that allow for a 24.75" or 28.125" overall depth. The dimmable LED light engine provides the equivalent of a 100W incandescent bulb with the same color temperature (2700K). This fixture is available in 6 colors.

Color:

Quantity:

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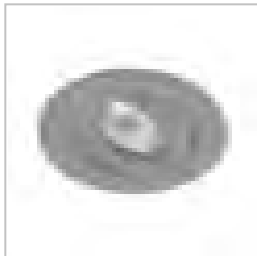
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ANSELL

Twistlock Outdoor Soffit Downlight, Silver Grey

> SKU592714L

\$14.93

RRP \$22.97 | Save \$8.04 (35%)

Available

One Day Dispatch

Choose Other Colours



Quantity

ADD TO BASKET

ADD TO WISHLIST

PRODUCT DETAILS

Ansell Twistlock Outdoor Die-Cast Gimbal Downlight, Silver Grey

- Brand: Ansell
- IP44 Outdoor
- Supplied with GU10 Mains & GU5.3 12V Leads
- Suitable for external soffit use
- DuPoint paint finish with 20year guarantee
- Height: 108mm
- Diameter: 95mm
- Cutout: 84mm

IP44 Outdoor Soffit Lighting Downlight in Graphite Silver Grey suitable for Twistlock Light has a 20 Year Paint Guarantee.

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Twistlock Outdoor Soffit Downlight, White

\$14.93

RRP \$22.97 | SAVE \$8.04



ANSELL

Twistlock Outdoor Soffit Downlight, Black

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City of Tualatin

Receipt Number
R5051

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ProjectTRAK			\$220.00
PRE18-0013	Address: 16869 SW 65TH AVE	Apn: 2S113AD00600	\$220.00
OTHER APPLICATION FEES			\$220.00
PRE-APPLICATION MEETING	XR02	0	\$220.00
TOTAL FEES PAID BY RECEIPT: R5051			\$220.00

Date Paid: Monday, April 16, 2018

Paid By: Q Sterry

Cashier: LSAN

Pay Method: CREDIT CARD 055621