PACIFIC NW PROPERTIES

LEVETON 99 - ARCHITECTURE REVIEW

TUALATIN, OR

ZONING ANALYSIS

JURISDICTION
CITY OF TUALATIN, OREGON
TUALATIN DEVELOPMENT CODE (TDC)

CHAPTER 61.200 - GEMERAL MANUFACTURING (MG) ZONE
WAREHOUSE AND FREIGHT MOVEMENT — PERMITTED OUTRIGHT

CHAPTER 61.300 - DEVELOPMENT STANDARDS
MINIMUM LOT SIZE — 20,000 SF < 4.3 ACRES, OKAY
MINIMUM LOT WIDTH — 100 FT < 270 FT, OKAY
MINIMUM SET BACKS
- FRONT: 30 FT
- SIDE: 0-50 FT
- REAR: 0-50 FT
- PARKING AND CIRCULATION AREAS: 5 FT

CHAPTER 73A.110 GENERAL DESIGN STANDARDS
CONCRETE WALKWAYS TO BE MINIMUM 5FT WIDE

CHAPTER 73B LANDSCAPING STANDARDS
TDC 73B.020: MINIMUM LANDSCAPE AREA 15% OF TOTAL AREA -16% PROVIDED, OKAY
TDC 73B.040: MINIMUM 5FT WIDE ALONG BUILDING PERIMETERS
TDC 73B.060: MINIMUM LANDSCAPE STANDARDS
- SEE LANDSCAPING DRAWINGS

TDC 73B.070: MINIMUM STANDARDS TREES AND PLANTS
- SEE LANDSCAPE DRAWINGS

CHAPTER 73C PARKING STANDARDS
TDC 73C.030(9) - PROVIDE CARPOOL / VANPOOL PARKING SPACES AT LEAST 10% OF TOTAL PARKING
- 77 PARKING SPACES * 10% = 7.7 - 8 CARPOOL / VANPOOL PARKING SPACES PROVIDED, OKAY

TDC 73C.030(10) - PROVIDE ELECTRICAL SERVICE CAPACITY TO 20% OF TOTAL PARKING
- 77 PARKING SPACES * 20% = 15.4 - 16 EV READY PARKING SPACES PROVIDED, OKAY

TDC 73C.030(12) - TREE CANOPY COVERAGE PER LANDSCAPING
TDC 73C.030(13) - CLIMATE MITIGATION: INSTALLATION OF SOLAR PANELS OR PROVIDE TREE CANOPY AS REQUIRED.
TDC 73C.040 - OFF STREET VEHICLE AND BICYCLE PARKING QUALITY REQUIREMENTS
- MAX PARKING — NONE
- MINIMUM BICYCLE — 0.1 PER 1,000 GROSS SF= 2.25; 2 PER BUILDING REQUIRED - 3 PROVIDED, OKAY
- PERCENTAGE BICYCLE PARKING COVERED — 5 SPACES OR 30 PERCENT = ALL, OKAY

TDC 73C.050 - BICYCLE PARKING REQUIREMENTS
TDC 73C.080 - OFF STREET LOADING FACILITIES REQUIREMENTS
TDC 73C.090 - PARKING LOT DRIVEWAY AND WALKWAY REQUIREMENTS
TDC 73C.210 - GENERAL PARKING LOT LANDSCAPING REQUIREMENTS
- SEE LANDSCAPE DRAWINGS

CHAPTER 73D WASTE AND RECYCLABLES MANAGEMENT STANDARDS
TDC 73D.030 MINIMUM STANDARDS
- WHOLESALE/WAREHOUSE/MANUFACTURING: 6 SF PER 1,000 GROSS SF = 270 SF < 276 SF PROPOSED, OKAY.

BUILDING CODE ANALYSIS

GOVERNING CODES
2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)*
2022 OREGON FIRE CODE
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2023 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2023 OREGON PLUMBING SPECIALTY CODE (OPSC)
2025 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
2019 NFPA 13 OREGON FIRE SPRINKLER CODE
2019 NFPA 72 OREGON FIRE ALARM CODE
2019 NFPA 110 OREGON EMERGENCY AND STANDBY POWER CODE
2017 A117.1 OREGON ACCESSIBILITY CODE
2019 OREGON STRUCTURAL CONCRETE CODE
2010 OREGON CONCRETE CONSTRUCTION TOLERANCE CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
**NEXT OSSC EDITION ANTIPICATED TO BE EFFECTIVE 10.01.2025 (BASED ON 2024 IBC)*

OCCUPANCY AND CONSTRUCTION — PER IBC 304, 306, 311 AND 602.2
OCCUPANCY: B, F-1, S-1
CONSTRUCTION TYPE: III-B
REQUIRED SEPARATION: B, F-1, S-1 NO SEPARATION REQUIREMENT PER OSSC SECTION 508.3

BUILDING HEIGHT AND AREA — PER OSSC TABLES 504.3, 504.4, 506.2
ALLOWABLE HEIGHT: B, F-1, S-1: 75'
ALLOWABLE STORIES: B, S-1: 4; F-1: 3 MOST RESTRICTIVE
PROPOSED HEIGHT: 27' < 75', OKAY
PROPOSED STORIES: 1 < 3, OKAY

ALLOWABLE AREA: F-1 (S1): 48,000 SF
III-B SINGLE STORY SPRINKLERED (S1): S-1 (S1): 70,000 SF; B (S1): 76,000 SF
ACTUAL BUILDING AREA: 22,500 SF EACH BUILDING < 48,000 SF, OKAY

FIRE-RESISTANCE RATING REQUIREMENTS — PER OSSC TABLE 601 AND 602

STRUCTURAL FRAME: 0 HRS
EXTERIOR BEARING WALLS: 2 HRS
EXTERIOR NON-BEARING WALLS: 0 HRS
INTERIOR NON-BEARING WALLS: 0 HRS
FLOOR CONSTRUCTION: 0 HRS
ROOF CONSTRUCTION: 0 HRS

OPENING PROTECTION IN EXTERIOR WALLS: PER OSSC TABLE 705.8
\> 30 FT — NO LIMIT, UNPROTECTED/ SPRINKLERED

FIRE PROTECTION — BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE PROTECTION SYSTEM THROUGHOUT IN IAW OSSC 903.3.1.1 AND DESIGNED TO ACCOMMODATE COMMODITY CLASSES 1-4, WITH AN INTERIOR CLEAR HEIGHT OF 26'-0"

HIGH PILED STORAGE: ESFR SYSTEM PROVIDED IN LIEU OF SMOKE AND HEAT VENTS IN ACCORDANCE WITH TABLE 435.5.1 FOOTNOTE H

INTERIOR FINISH
B, F, & S: CLASS C - ROOMS AND ENCLOSED SPACES

EXIT TRAVEL DISTANCE
B OCCUPANCY:
- 1006.2.1: <49 OCC, COMMON PATH OF EGRESS < 100'-0" (SPRINKLERED)
- 1017.2: EXIT ACESS TRAVEL DISTANCE < 300'-0" (SPRINKLERED)

F-1 OCCUPANCY:
- 1006.2.1: <49 OCC, COMMON PATH OF EGRESS < 100'-0" (SPRINKLERED)
- 1017.2: EXIT ACESS TRAVEL DISTANCE < 250'-0" (SPRINKLERED)

S-1 OCCUPANCY:
- 1006.2.1: <29 OCC, COMMON PATH OF EGRESS < 100'-0" (SPRINKLERED)
- 1017.2: EXIT ACESS TRAVEL DISTANCE < 250'-0" (SPRINKLERED)

FREEZE PROTECTION: GAS FIRED UNIT HEATING SYSTEM LOCATED IN WAREHOUSE WITH A THERMOSTAT HAVING A MAXIMUM SET POINT CAPACITY OF 45°F MOUNTED NOT LOWER THAN THE HEATING UNIT WITH AN OUTPUT CAPACITY NOT EXCEEDING 15 Btu/hr.ft2 OR 4 Watts/ft2 OF HEATED FLOOR AREA.

SOLAR-READY CONSTRUCTION — PER OSSC 3111.4.3
SOLAR-READY ZONE SHALL BE LOCATED ON THE ROOF OF BUILDINGS THAT ARE ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH OR HAVE LOW SLOPE ROOFS (ROOF SLOPE < 2:12).
SOLAR READY ZONE AREA
- \>/= 40% OF USABLE ROOF AREA (GROSS AREA CALCULATED PER 3111.4.5)
- GROSS ROOF AREA = 22,500 SF EACH
- 22,500 SF - 7,200 SF UNUSABLE AREA = 15,300 SF
- 0.4 x 15,300 SF = 6,120 SF REQUIRED </= 6,175 SF PROPOSED EACH, OKAY

ERRC — BUILDING TO UTILIZE TUALATIN VALLEY FIRE AND RESCUE MOBILE EMERGENCY RADIO RESPONDER COVERAGE (MERRC) PROGRAM FOR THE EMERGENCY RADIO RESPONDER COVERAGE REQUIREMENTS PER OSSC 918

ENERGY CODE ANALYSIS

TABLE 5.5-4 BUILDING ENVELOPE REQUIREMENTS FOR CLIMATE ZONE 4 (C)

ROOFS:
- INSULATION ENTIRELY ABOVE DECK: R-30 C.I., NON-RESIDENTIAL </= R-30 PROPOSED, OKAY; R-10 C.I., SEMI-HEATED </= R-30 PROPOSED, OKAY

WALLS ABOVE GRADE:
- MASS: R-9.5 C.I., NON-RESIDENTIAL </= R-9.5 PROPOSED, OKAY; NR, SEMI-HEATED
- STEEL-FRAMED: R-13 + R-7.5 C.I., NON-RESIDENTIAL </= R-13 + R-7.5 C.I. PROPOSED, OKAY; R-13, SEMI-HEATED </= R-13 PROPOSED, OKAY
- WOOD-FRAMED AND OTHER: R-13 + R-3.8 C.I. OR R-20, NON-RESIDENTIAL </= R-20 PROPOSED, OKAY; R-13 </= R-9.5 PROPOSED, OKAY

WALLS BELOW GRADE:
- N/A: R-7.5 C.I., NON-RESIDENTIAL; NR, SEMI-HEATED

SLAB-ON-GRADE FLOORS:
- UNHEATED: R-15 FOR 24" </= R-15 FOR 24" PROPOSED, OKAY; NR, SEMI-HEATED

OPAQUE DOORS:
- SWINGING: U-0.370, SEMI-HEATED >/= 0.36 PROPOSED, OKAY
- NON-SWINGING: U-0.360, SEMI-HEATED >/= 0.136 PROPOSED, OKAY

VERTICAL FENESTRATION:
- FIXED: 0.36, ASSY MAX U, NON-RESIDENTIAL >/= 0.29 PROPOSED, OKAY; 0.36, ASSY MAX SHGC, NON-RESIDENTIAL >/= 0.29 PROPOSED, OKAY; 1.10, ASSY MIN VT/ SHGC, NON-RESIDENTIAL </= 2.31 PROPOSED, OKAY
- OPERABLE: 0.45, ASSY MAX U, NON-RESIDENTIAL >/= 0.29 PROPOSED, OKAY; 0.33, ASSY MAX SHGC, NON-RESIDENTIAL >/= 0.29 PROPOSED, OKAY; 1.10, ASSY MIN VT/ SHGC, NON-RESIDENTIAL </= 2.31 PROPOSED, OKAY
- ENTRANCE DOOR: 0.63, ASSY MAX U, NON-RESIDENTIAL >/= 0.29 PROPOSED, OKAY; 0.33, ASSY MAX SHGC, NON-RESIDENTIAL >/= 0.29 PROPOSED, OKAY; 1.10, ASSY MIN VT/ SHGC, NON-RESIDENTIAL </= 2.31 PROPOSED, OKAY

SKYLIGHT:
- ALL TYPES: 0.50, ASSY MAX U, NON-RESIDENTIAL; 0.40, ASSY MAX SHGC, NON-RESIDENTIAL; NR, SEMI-HEATED; NR, SEMI-HEATED

SKYLIGHT SIZE/ QUANTITY:
- DAYLIGHT AREA UNDER SKYLIGHT: .7 x 22 FT CEILING HEIGHT = 15.4' x 2 = 30.8' EACH WAY (EW); (4'W + 30.8' EW = 34.8'W) x (8'L + 30.8' EW = 38.8'L) = 1,350 SF
- BUILDING AREA / DAYLIGHT AREA
- BUILDING 1: 50% x 15,606 SF* = 7,803 SF / 1,350 SF = 5.78 REQ'D < 6 PROPOSED, OKAY; EACH WAREHOUSE AREA TO INCLUDE 1 SKYLIGHT; *TOTAL WAREHOUSE AREA = 15,606 SF (OFFICE AREA DOES NOT REQUIRE SKYLIGHTS).
- BUILDING 2: 50% x 17,733 SF* = 8,867 SF / 1,350 SF = 6.57 REQ'D < 8 PROPOSED, OKAY; EACH WAREHOUSE AREA TO INCLUDE AT LEAST 1 SKYLIGHT; *TOTAL WAREHOUSE AREA = 17,733 SF (OFFICE AREA DOES NOT REQUIRE SKYLIGHTS).

SECTION 5.4.3.1.2 CONTINUOUS AIR BARRIER DESIGN AND INSTALLATION

CONTINUOUS AIR BARRIER SHALL BE DESIGNED TO RESIST POSITIVE AND NEGATIVE PRESURES FROM WIND, STACK EFFECT, AND MECHANICAL VENTILATION AND ALLOW FOR ANTICIPATED MOVEMENTS.

THE FOLLOWING AREAS OF THE CONTINUOUS AIR BARRIER IN THE BUILDING ENVELOPE SHALL BE WRAPPED, SEALED, CAULKED, GASKETED OR TAPED IN AN APPROVED MANNER TO MINIMIZE AIR LEAKAGE:
A. JOINTS AROUND FENESTRATION AND DOOR FRAMES.
B. JUNCTIONS BETWEEN WALLS AND FLOORS, BETWEEN WALLS AT BUILDING CORNERS AND BETWEEN WALLS AND ROOFS.
C. PENETRATIONS THROUGH THE CONTINUOUS AIR BARRIER IN BUILDING ENVELOPE ROOFS, WALLS AND FLOORS.
D. BUILDING ASSEMBLIES USED AS DUCTS OR PLENUMS.
E. JOINTS, SEAMS, CONNECTIONS BETWEEN PLANES AND OTHER CHANGES IN CONTINUOUS AIR BARRIER MATERIALS.

SHEET INDEX

NUMBER	SHEET NAME	ARCHITECTURE REVIEW
01 GENERAL		
CS	COVER SHEET	■
G0.1	PROJECT DATA	■
G1.0	SITE SURVEY AND EXISTING CONDITIONS	■
G2.0	PERSPECTIVES	■
02 CIVIL		
C1.2	CIVIL - EXISTING CONDITIONS	■
C2.1	CIVIL - ONSITE UTILITY PLAN	■
C2.2	CIVIL - ONSITE GRADING PLAN	■
03 LANDSCAPE		
L1.0	LANDSCAPE PLAN	■
L1.1	LANDSCAPE PLAN	■
L2.0	LANDSCAPE SPECS & DETAILS	■
05 ARCHITECTURAL		
A1.1	SITE PLAN	■
A1.2	SITE DETAILS	■
A1.3	SITE DETAILS	■
A1.4	SITE PLAN - FIRE ACCESS	■
1-A2.1	BUILDING 1 - FLOOR PLAN	■
1-A3.1	BUILDING 1 - ELEVATIONS	■
2-A2.1	BUILDING 2 - FLOOR PLAN	■
2-A3.1	BUILDING 2 - ELEVATIONS	■
09 ELECTRICAL		
EL1.0	SITE LIGHTING CUT SHEETS	■
EL1.1	SITE LIGHTING PHOTOMETRIC	■

PROJECT TEAM

OWNER
PACIFIC NW PROPERTIES

660 SW 105TH AVE #175
BEAVERTON, OR 97008
CONTACT PERSON: TOM STERN
EMAIL: TOM.STERN@PNWPROP.COM

CIVIL ENGINEER
WDY CIVIL ENGINEERS

6443 SW BEAVERTON HILLSDALE HWY #210
PORTLAND, OR 97221
CONTACT PERSON: SCOTT WALKER
EMAIL: SCOTT@WDYI.COM

LANDSCAPE ARCHITECT
OTTEN & ASSOCIATES

3933 S KELLY AVE SUITE B
PORTLAND, OR 97239
CONTACT PERSON: ERIN HOLSONBACK
EMAIL: ERIN@OTTENLA.COM

SURVEYOR
WEDDLE SURVEYING INC.

6950 SW HAMPTON ST #170
TIGARD, OR 97223
CONTACT PERSON: ANTHONY RYAN
EMAIL: TONY@WEELESURVEYING.COM

ARCHITECT
MDG ARCHITECTURE | INTERIORS

4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OR 97005
VOICE: 503-244-0552
CONTACT PERSON: CURT TROLAN
EMAIL: CURT@MDGPC.COM

STRUCTURAL ENGINEER
TM RIPPEY CONSULTING ENGINEERS

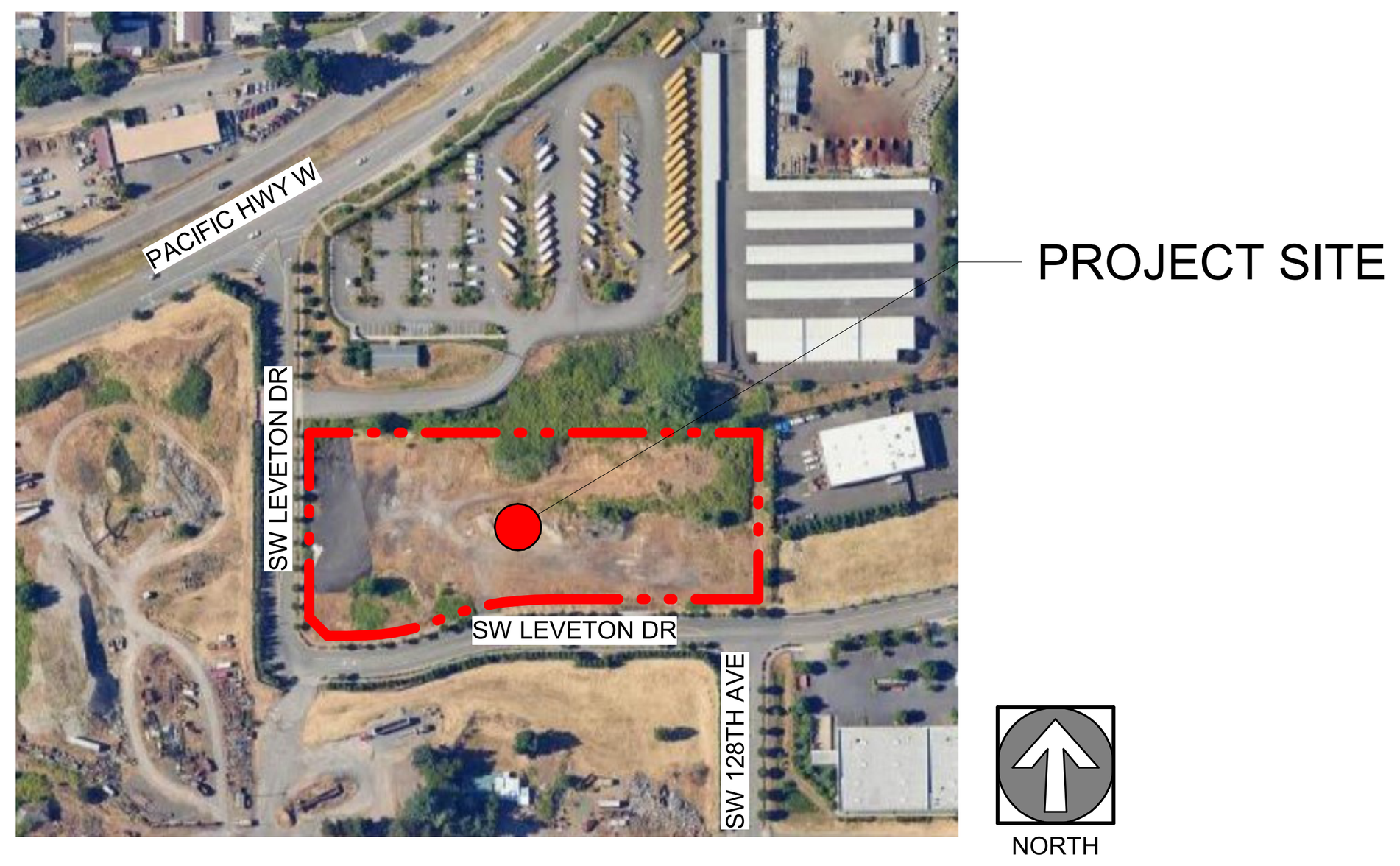
7650 SW BEVELAND STREET #100
TIGARD, OR 97223
CONTACT PERSON: GEOFF GORE
EMAIL: GGORE@TMRIPPEY.COM

PLANNER
FIRST FORTY FEET

1716 SE 29TH AVE
PORTLAND, OR 97214
CONTACT PERSON: WILL GRIMM
EMAIL: WILL@FIRSTFORTYFEET.COM

GENERAL CONTRACTOR
T.B.D.

VICINITY MAP



PROJECT SUMMARY

PROJECT DESCRIPTION

PROPOSED DEVELOPMENT OF (2) CONCRETE TILT-UP BUILDINGS OF 22,500 SF EACH. EACH BUILDING TO INCLUDE WAREHOUSE AREAS WITH LOADING DOCKS AND DRIVE-IN DOORS AND BUSINESS AREAS FOR (6) TENANTS EACH. SITE TO INCLUDE 77 PARKING STALLS AND EXTERIOR TRASH ENCLOSURE.

LOT DESCRIPTION

TAX MAP AND LOT NO: 2S121A, TAXLOT 2201

PROPERTY AT NE CORNER OF SW LEVETON DRIVE AND SW 130TH AVE

ARCHITECTURAL REVIEW - 2025

MDG
ARCHITECTURE | INTERIORS
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OREGON 97005
O | 503.244.0552

NOT FOR CONSTRUCTION

Client/ Owner:
PACIFIC NW PROPERTIES

6600 SW 105TH AVE,
SUITE 175
BEAVERTON, OR 97008

Project:
LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:
COVER SHEET

Revisions:

#	Description	Date

Date: 04/22/2025
Job Number: 124064
Sheet
CS

ABREVIATIONS

A/V	AUDIO VISUAL
AB	ANCHOR BOLT
AC	AIR CONDITIONING, ASPHALTIC CONCRETE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUST, ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AL	ALIGN
ALUM	ALUMINUM
AP#	APPLIANCE TYPE
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
B#	BASE TYPE
B/	BOTTOM OF
BALC	BALCONY
BD	BOARD
BITUM	BITUMINOUS
BKR	BACKER
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOC	BOTTOM OF CURB
BOT/BTM	BOTTOM
BOW	BOTTOM OF WALL
BSMT	BASEMENT
BTR	BETTER
BU	BUILT-UP
CAB	CABINET
CATV	CABLE TV
CB	CATCH BASIN
CEM	CEMENT, CEMENTITIOUS
CG	CORNER GUARD
CHEM	CHEMICAL
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT#	CARPET TYPE
CTR	CENTER
CU	CUBIC
CUST	CUSTOM
CW	CURTAINWALL
CW#	CURTAINWALL TYPE
D/W	DISHWASHER
DBL	DOUBLE
DEFL	DEFLECTION
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DWG	DRAWING
(E)	EXISTING
EA	EACH
EF	EXHAUST FAN
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EOP	EDGE OF PANEL
EOS	EDGE OF SLAB
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQPM	EQUIPMENT
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F	FABRIC, FIBER
FA	FIRE ALARM, FLUID APPLIED
FAB	FABRICATIONS
FB	FLAT BAR
FC	FOOTCANDLE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR, FACTORY FINISH
FF SAM	FOIL FACED SELF-ADHERED MEMBRANE
FFE	FINISH FLOOR ELEVATION
FG	FULL GLASS
FGL	FIBERGLASS
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLRG	FLOORING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FIRE RATED, FIRE RESISTIVE
FRT	FIRE RETARDANT TREATED
FT	FOOT, FEET
FTG	FOOTING
FUT	FUTURE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GAR	GARAGE
GB	GRAB BAR
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS, GLAZING
GL#	INTERIOR GLAZING TYPE
GLB	GLU-LAMINATED BEAM
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HT SAM	HIGH TEMPERATURE SELF-ADHERED MEMBRANE
IAW	IN ACCORDANCE WITH
ID	INSIDE DIAMETER
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT, JOINTS
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAL FEET
LIN	LINEAR
LIN FT	LINEAL FEET
LT	LIGHT

ABREVIATIONS

MACH	MACHINE
MAINT	MAINTENANCE
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTL	METAL
MUL	MULLION
N-C	NO CEILING
NC	NON-COMBUSTIBLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER-FURNISHED/ CONTRACTOR-INSTALLED
OFF	OFFICE
OFOI	OWNER-FURNISHED/ OWNER-INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
OZ	OUNCE
P#	INTERIOR PAINT TYPE
P/L	PROPERTY LINE
PC	PRECAST
PED	PEDESTRIAN
PERF	PERFORATED
PH	PENTHOUSE
PKG	PARKING
PL	PLATE
PL#	PLASTIC LAMINATE (PLAM) TYPE
PLAST	PLASTER, PLASTIC
PNL	PANEL
POLYISO	POLYISOCYANURATE
PP	POWER POLE
PR	PAIR
PREFIN	PREFINISHED
PRELIM	PRELIMINARY
PREM	PREMIUM
PROP	PROPERTY
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED, POST-TENSIONED
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER AND RECEPTACLE
PWD	PLYWOOD
R	RISER, RISERS
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REHAB	REHABILITATION
REINF	REINFORCED, REINFORCING
REQ	REQUIREMENTS, REQUIRED
RF	RESILIENT FLOORING
RFG	ROOFING
RL#	RELITE TYPE
RM	ROOM
RO	ROUGH OPENING
RR	REST ROOM
SAM	SELF-ADHERED MEMBRANE
SBS	STYRENE BUTADIENE STYRENE
SC	SEALED CONCRETE, SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SECT	SECTION, SECTIONAL
SF	SQUARE FEET, STOREFRONT
SF#	STOREFRONT TYPE
SG	SAFETY GLASS
SGL	SINGLE
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
SS#	SOLID SURFACE TYPE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR, STAIRS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL, SYMBOL
T	TREAD, TREADS
T#	TILE TYPE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&M	TIME AND MATERIALS
T/	TOP OF
TA#	TOILET ACCESSORY TYPE
TEL	TELEPHONE, TELECOMM
THK	THICK
TOC	TOP OF CURB
TOPL	TOP OF PLATE
TOPV	TOP OF PAVEMENT
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VEG	VEGETATED
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VG	VERTICAL GRAIN
VNR	VENEER
VP	VENEER PLASTER
VR	VAPOR RETARDER
W/	WITH
W/H	WATER HEATER
W/O	WITHOUT
WC	WALLCOVERING, WATER CLOSET
WD	WOOD
WF	WOOD FLOORING
WH	WALL HUNG
WP	WATERPROOF
WPFG	WATERPROOFING
WR	WATER RESISTANT, WATER RESISTIVE
WRB	WEATHER RESISTIVE BARRIER
WT	WEIGHT
WWF	WOVEN OR WELDED WIRE FABRIC
XGL#	EXTERIOR GLAZING TYPE
XP#	EXTERIOR PAINT TYPE
XPS	EXTRUDED POLYSTYRENE
YD	YARD

TAGS

Tag	Example	Legend
DOOR	FG #101a	TYPE MARK; DOOR NUMBER
KEYNOTE	?	KEYNOTE NUMBER
STOREFRONT	1i	STOREFRONT TYPE
REVISION	1 DESCRIPTION	REVISION NUMBER
EXTERIOR ELEVATION	1 / A101	ELEVATION NUMBER; SHEET NUMBER
INTERIOR ELEVATION	1 / A101	ELEVATION NUMBER; SHEET NUMBER
BUILDING SECTION	1 / A101	SECTION NUMBER; SHEET NUMBER
WALL SECTION	1 / A101	SECTION NUMBER; SHEET NUMBER
DETAIL	1 / A101	SECTION NUMBER; SHEET NUMBER
FLOOR, ROOF OR WALL ASSEMBLY	6A.8 / 0 555 B	WALL ASSEMBLY; MODIFIER, SEE G0.5 FOR MORE INFO; CORE WIDTH (WOOD CORES NOMINAL); FIRE RATING
CEILING	1t / 10'-0"	CEILING ASSEMBLY; CEILING HEIGHT, AFF
ROOM	Room name / 101	ROOM NUMBER
FIRE LIFE / SAFETY	NAME; OCC. GROUP B *; AREA X; LOAD FACTOR Y; OCC. LOAD X/Y	OCCUPANCY GROUP; OCCUPANT AREA (SF); ROOM OCCUPANT LOAD; OCCUPANT LOAD FACTOR

MATERIALS

DIVISION 03
- CONCRETE

DIVISION 05
- ALUMINUM
- STEEL

DIVISION 06
- PLYWOOD
- MOISTURE RESISTANT SHEATHING
- SAWN LUMBER: CONTINUOUS
- SAWN LUMBER: BLOCKING

DIVISION 07
- BATT INSULATION
- RIGID BOARD INSULATION
- MINERAL FIBER INSULATION
- BACKER ROD AND SEALANT

DIVISION 09
- GYPSUM WALLBOARD

SYMBOLS

GRID — A

NORTH ARROWS — NORTH; TRUE NORTH

ELEVATION DATUM — ###' - ##"

CENTER LINE — ℄

PROJECT NOTES

GENERAL
1. THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS ARE THE PROPERTY OF MDG AND SHALL NOT BE COPIED OR REUSED FOR ANY OTHER PROJECT.
2. THE VARIOUS CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, WHAT IS SHOWN FOR EITHER IS BINDING AND REQUIRED FOR ALL. PROVIDE WORK SHOWN OR REFERRED TO ON ONE SET OF DRAWINGS AS THOUGH SHOWN ON ALL RELATED DRAWINGS. CONTRACTOR TO COORDINATE ALL DRAWINGS AND SPECIFICATIONS TO COMPLETE THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPENCIES OR CONFLICTS.
3. THE SPECIFICATIONS AND/ OR BASIS OF DESIGN SCHEDULE CONTAIN PERTINENT DETAILED INFORMATION ABOUT EACH BUILDING COMPONENT; THEY ARE A PART OF THE CONTRACT DOCUMENTS AND MUST BE USED IN CONJUNCTION WITH THE DRAWINGS.
4. NO BUILDING COMPONENT SHOWN ON THESE DRAWINGS SHALL BE INCORPORATED INTO THE WORK UNTIL SHOP DRAWINGS, SAMPLES, BROCHURES OR OTHER SUBMITTALS CALLED FOR IN THE SPECIFICATIONS HAVE BEEN REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR AND SUBSEQUENTLY REVIEWED BY THE ARCHITECT.
5. VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
6. COORDINATE THE WORK OF DELEGATED DESIGNERS WITH THE WORK OF OTHER TRADES.
7. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE-TREATED.
8. CONCEALED WOOD USED IN TYPE I AND TYPE II CONSTRUCTION SHALL BE FIRE RETARDANT TREATED
9. FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE CORROSION RESISTANT.
10. PROVIDE BLOCKING OR OTHER CONCEALED SUPPORTS WITHIN WALLS AS REQUIRED FOR HANDRAILS, CASEWORK, GRAB BARS, ART WORK, SHELVING, AND OTHER APPLIED WALL MOUNTED FIXTURES, FINISHES OR EQUIPMENT.
11. COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL ACCESS DOOR LOCATIONS WITH ARCHITECT.

DIMENSIONS
1. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. DO NOT ADJUST CLEAR DIMENSIONS WITHOUT APPROVAL OF THE ARCHITECT.
3. DIMENSIONS ARE MEASURED FROM GRID LINES, PROPERTY LINES, FACE OF CONCRETE, FACE OF MASONRY, EXTERIOR FACE OF STUD AT EXTERIOR WALLS, CENTERLINE OF INTERIOR PARTITION STUD OR CENTERLINE OF THE AIR GAP (AT DOUBLE STUD INTERIOR PARTITIONS) AND CENTERLINE OF DOORS & WINDOWS UNLESS OTHERWISE NOTED.
4. DIMENSIONS NOTED AS ‘CLEAR’ OR ‘INSIDE CLEAR’ ARE MEASURED FROM THE FACE OF FINISHED SURFACE(S).
5. NOTES TO ‘ALIGN’ REFER TO FINISHED FACE OF INDICATED SURFACES.
6. LOCATE FACE OF HINGE SIDE DOOR JAMBS 4” AWAY FROM ADJACENT, PERPENDICULAR WALL UNLESS NOTED OTHERWISE
7. ‘FLOOR LINE’, ‘FLOOR’, 'FINISH FLOOR' OR ‘FLOOR LEVEL' REFER TO TOP OF CONCRETE SLAB OR TOP OF CEMENTITIOUS UNDERLAYMENT; SCHEDULED FLOORING MATERIAL IS INSTALLED ABOVE THE FLOOR LINE.

SIGNAGE
1. PROVIDE EXIT SIGNAGE IN ACCORDANCE WITH OSSC 1013.
2. PROVIDE ACCESSIBILITY SIGNAGE IN ACCORDANCE WITH OSSC 1112.
3. PROVIDE CODE-REQUIRED ‘IN CASE OF FIRE…’ SIGNAGE AT ELEVATOR CALL STATIONS.
4. IDENTIFY ALL FIRE-RATED ENCLOSURES CONCEALED ABOVE CEILINGS USING MIN. 3” HIGH RED LETTERING READING: ‘FIRE AND/OR SMOKE BARRIER – PROTECT ALL OPENINGS’.
5. AT ROOMS WITH AN OCCUPANT LOAD OF 50 OR GREATER, SIGNAGE WITH THE MAXIMUM ALLOWABLE OCCUPANT LOAD SHALL BE POSTED AT THE MAIN ENTRANCE TO THE ROOM.

HORIZONTAL AND VERTICAL ASSEMBLIES
1. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF, AND ADDITIONAL REQUIREMENTS FOR LOAD-BEARING AND SHEAR WALLS.
2. STUD SIZE AND CORE THICKNESSES ARE INDICATED ON THE ASSEMBLY TYPE TAGS ON THE DRAWINGS; REFER TO THE TAG LEGEND ON SHEET G0.1
3. GYPSUM BOARD IS 5/8” TYPE ‘X’ UNLESS NOTED OTHERWISE.
4. WEATHER-RESISTIVE BARRIERS AND/OR VAPOR RETARDERS DESIGNATED AS “AB” ALSO FUNCTION AS AIR BARRIERS. SEAL ALL EDGES, INTERSECTIONS AND LAPS, TO CREATE AN AIR-TIGHT ENCLOSURE
5. FIRE RATED ASSEMBLIES: SEAL ALL EDGES AND INTERSECTIONS WITH FIRE CAULKING; COVER ALL RECESSED DEVICES WITH FIRE PROTECTIVE COVERINGS TO MEET THE REQUIREMENTS OF THE LISTING SOURCE AND AUTHORITY HAVING JURISDICTION (AHJ). INSTALL ALL MATERIALS IN STRICT ACCORDANCE WITH THE PUBLISHED REQUIREMENTS OF THE LISTING SOURCE, INCLUDING BUT NOT LIMITED TO: STUD GAGE AND SPACING, FASTENER SIZE AND SPACING, ORIENTATION OF GYPSUM WALLBOARD, OFFSETS OF JOINTS BETWEEN ADJACENT LAYERS OR OPPOSITE SIDES OF WALL, BRIDGING AND CROSS BRACING.
6. FIRE RATING AGENCY REQUIREMENTS INDICATE THE MINIMUM NEEDED TO ACHIEVE FIRE RATING; ADDITIONAL LAYERS, OR THICKER LAYERS, OF GYPSUM WALLBOARD OR SHEATHING MAY BE SHOWN TO MEET OTHER PROJECT REQUIREMENTS.
7. SEAL AND OTHERWISE PROTECT PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION USING APPROVED FIRESTOPPING SYSTEMS TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY BEING PENETRATED.
8. USE ACOUSTICALLY RATED FIRE SEALANT WHEREVER FIRE RATED CONSTRUCTION IS ALSO ACOUSTICALLY RATED.
9. SEAL PENETRATIONS THROUGH ACOUSTICALLY-RATED CONSTRUCTION TO MAINTAIN THE ACOUSTICAL RATING OF THE ASSEMBLY BEING PENETRATED.
10. SEAL PENETRATIONS IN ACOUSTICALLY RATED WALLS. WRAP BACKS OF ALL RECESSED DEVICES WITH ACOUSTIC PADS RATED FOR THE ASSEMBLY.
11. PROVIDE WATERSTOPS AT COLD JOINTS IN BELOW GRADE CONCRETE ASSEMBLIES AT THE EXTERIOR WALLS OF THE BUILDING.
12. PROVIDE DEFLECTION COMPENSATION AT TOP OF WALLS SECURED TO THE UNDERSIDE OF CONCRETE SLABS OR METAL DECK.
13. INSTALL FIREBLOCKING IN WALLS OF COMBUSTIBLE FRAMING AT THE CEILING AND FLOOR LEVELS AND AT MAX HORIZONTAL INTERVALS OF 10 FEET OR AS REQUIRED BY THE AHJ.
14. INSTALL FIREBLOCKING AT THE INTERSECTION OF COMBUSTIBLE WALLS AND HORIZONTAL ASSEMBLIES WITH CONCEALED SPACES OF AS REQUIRED BY THE AHJ.
15. INSTALL FIREBLOCKING IN CONCEALED SPACES BEHIND EXTERIOR WALL COVERINGS OF COMBUSTIBLE MATERIALS AT MAX. 20 FOOT INTERVALS WITH NO CONCEALED SPACE EXCEEDING 100 SQUARE FEET OR AS REQUIRED BY THE AHJ.

MDG
ARCHITECTURE | INTERIORS
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OREGON 97005
O | 503.244.0552

NOT FOR CONSTRUCTION

Client/ Owner:
PACIFIC NW PROPERTIES

6600 SW 105TH AVE,
SUITE 175
BEAVERTON, OR 97008

Project:
LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:
PROJECT DATA

Revisions:

#	Description	Date

Date: 04/22/2025
Job Number: 124064
Sheet

TOPOGRAPHIC SURVEY

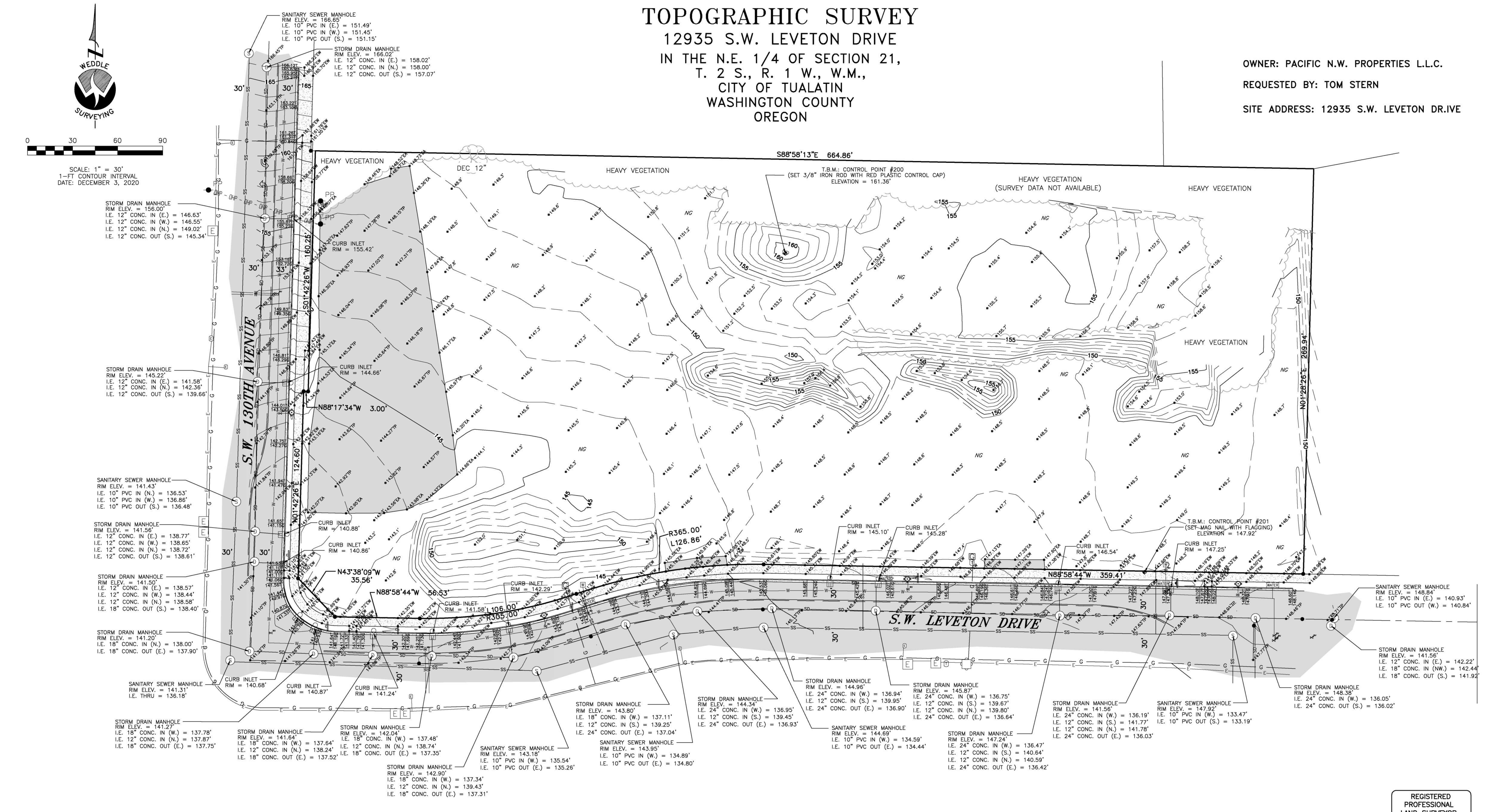
12935 S.W. LEVETON DRIVE

IN THE N.E. 1/4 OF SECTION 21,
T. 2 S., R. 1 W., W.M.,
CITY OF TUALATIN
WASHINGTON COUNTY
OREGON

OWNER: PACIFIC N.W. PROPERTIES L.L.C.

REQUESTED BY: TOM STERN

SITE ADDRESS: 12935 S.W. LEVETON DR.IVE



SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS SURVEY NO. 31947, WASHINGTON COUNTY PLAT RECORDS. THIS IS NOT A RECORDABLE SURVEY.
2. UNDERGROUND UTILITIES ARE SHOWN PER SURFACE MARKINGS AND AS-BUILT INFORMATION PROVIDED BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR MAKES NO GUARANTEE AS TO THE EXACT LOCATION, EXISTENCE, NON-EXISTENCE OR COMPLETENESS OF ANY SUBSURFACE UTILITIES SHOWN, OR NOT SHOWN ON THE MAP. CALL 811 BEFORE DIGGING.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS AN OPUS-DERIVED ELEVATION ON A 3/8" IRON ROD WITH A RED PLASTIC CONTROL CAP AND FLAGGING IN THE CENTER OF PROPERTY.

ELEVATION: 161.36' (GEOID 18B)

LEGEND

COMMUNICATION RISER
CURB INLET
CURB INLET LID
ELECTRIC BOX
ELECTRIC METER
ELECTRIC VAULT
FIRE HYDRANT
GAS RISER
NG NATURAL GROUND

PP POWER POLE
SANITARY SEWER MANHOLE
SIGN
SPOT ELEVATION
EA = EDGE OF ASPHALT
EW = EDGE OF WALK
G = GUTTER
T = TOP OF CURB
TP = TOP OF PAVEMENT

STORM DRAIN MANHOLE
SURVEY MONUMENT
T.B.M. = TEMPORARY BENCHMARK
TRANSFORMER
TURN ARROW
WATER METER
WATER VALVE
WATER VAULT

OHP – OHP ELECTRIC (OVERHEAD)
E ELECTRIC (UNDERGROUND)
G GAS
SS SEWER
SD STORM
STRIPES
VEGETATION
W WATER

ASPHALT
CONCRETE
DEC = DECIDUOUS

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2004
ANTHONY B. RYAN
58833
RENEWS: DECEMBER 31, 2020

WEDDLE SURVEYING INC.
Excellence is our benchmark.
6950 SW HAMPTON ST., STE. 170, TIGARD, OR 97223
PH: (503) 941-9585 FAX: (503) 941-9640
www.weddlesurveying.com

JOB NO. 5968

MDG
ARCHITECTURE | INTERIORS
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OREGON 97005
O | 503.244.0552

NOT FOR CONSTRUCTION

Client/ Owner:
PACIFIC NW PROPERTIES
6600 SW 105TH AVE, SUITE 175
BEAVERTON, OR 97008

Project:
LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:
SITE SURVEY AND EXISTING CONDITIONS

Revisions:

#	Description	Date

Date: 04/22/2025
Job Number: 124064
Sheet

NORTH

1 NE VIEW
NTS

2 SW VIEW

MATERIAL SCHEDULE

WALL PAINT WP-1
JUST ABOUT WHITE - 0024
MANUFACTURER: MILLER PAINT

WALL PAINT WP-2
SMOKEY WINGS - 0553
MANUFACTURER: MILLER PAINT

WALL PAINT WP-3
GREY LOCKS - 0570
MANUFACTURER: MILLER PAINT

KEYNOTES

03-002	CONCRETE LOADING DOCK SLAB
03-003	TILT-UP CONCRETE WALL
03-009	CONCRETE RETAINING WALL AT LOADING DOCK - 6"W X 42"H WHERE CHANGE OF GRADE IS GREATER THAN 30"
05-007	STEEL CANOPY, PAINTED
07-007	SINGLE PLY ROOFING
08-001	SKYLIGHT - 4' X 8'
08-003	OVERHEAD SECTIONAL DOOR TRACK
08-004	THERMALLY BROKEN CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1" INSULATED GLAZING UNITS
08-009	PEDESTRIAN DOOR WITH TRANSOM ABOVE, HOLLOW METAL
09-003	WALL PAINT WP-1
09-004	WALL PAINT WP-2
09-005	WALL PAINT WP-3
22-001	GUTTER WITH DOWNSPOUT
32-012	TRASH AND RECYCLING ENCLOSURE WITH CHAIN LINK GATES

ARCHITECTURAL REVIEW - 2025

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Sheet Title:
PERSPECTIVES

Revisions:

#	Description	Date

Date: 04/22/2025
Job Number: 124064
Sheet
G2.0

TOPOGRAPHIC SURVEY

12935 S.W. LEVETON DRIVE

IN THE N.E. 1/4 OF SECTION 21,
T. 2 S., R. 1 W., W.M.,
CITY OF TUALATIN
WASHINGTON COUNTY
OREGON

OWNER: PACIFIC N.W. PROPERTIES L.L.C.

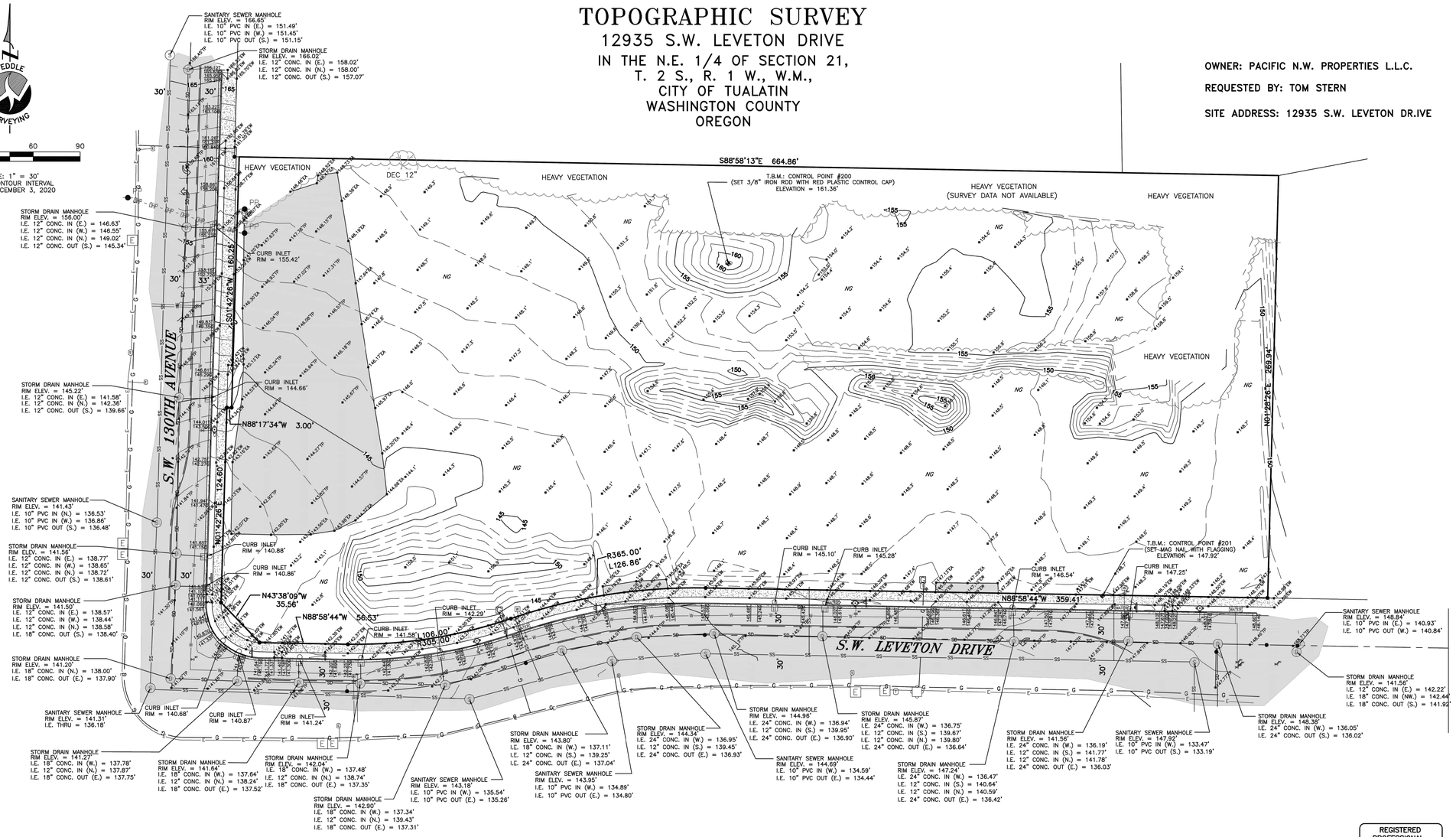
REQUESTED BY: TOM STERN

SITE ADDRESS: 12935 S.W. LEVETON DR.IVE

WEDDLE SURVEYING

0 30 60 90

SCALE: 1" = 30'
1-FT CONTOUR INTERVAL
DATE: DECEMBER 3, 2020



SURVEYOR'S NOTES

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BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS AN OPUS-DERIVED ELEVATION ON A 3" IRON ROD WITH A RED PLASTIC CONTROL CAP AND FLAGGING IN THE CENTER OF PROPERTY.

ELEVATION: 161.36' (GEOID 18B)

LEGEND

- COMMUNICATION RISER
- CURB INLET
- CURB INLET LID
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC VAULT
- FIRE HYDRANT
- GAS RISER
- NG = NATURAL GROUND
- POWER POLE
- SANITARY SEWER MANHOLE
- SIGN
- SPOT ELEVATION
  - EA = EDGE OF ASPHALT
  - EW = EDGE OF WALK
  - G = GUTTER
  - T = TOP OF CURB
  - TP = TOP OF PAVEMENT
- STORM DRAIN MANHOLE
- SURVEY MONUMENT
- T.B.M. = TEMPORARY BENCHMARK
- TRANSFORMER
- TURN ARROW
- WATER METER
- WATER VALVE
- WATER VAULT
- ELECTRIC (OVERHEAD)
- ELECTRIC (UNDERGROUND)
- GAS
- SEWER
- STORM
- STRIPES
- VEGETATION
- WATER
- ASPHALT
- CONCRETE
- DEC = DECIDUOUS

REGISTERED PROFESSIONAL LAND SURVEYOR
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JULY 23, 2004
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FOR REFERENCE ONLY

WDY
Structural · Civil Engineers
6443 SW Beaverton-Hillsdale Hwy, suite 210
Portland, Oregon 97221
ph:503.203.8111 fx:503.203.8122
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LEVETON 99 - BUILDING 1

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:
EXISTING CONDITIONS

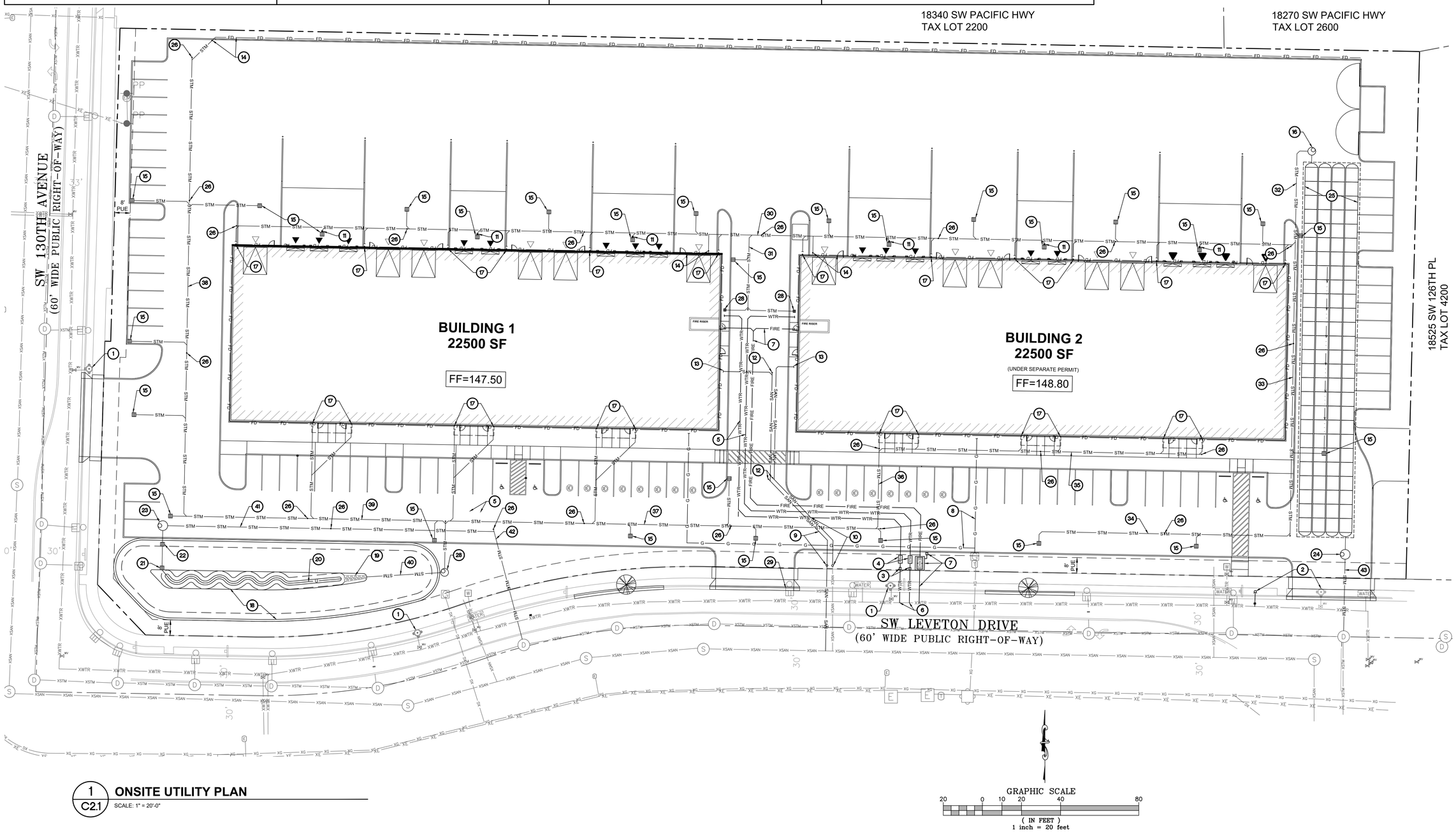
Revisions:

Date: 04/18/2025
Job Number: 124064

Sheet
C1.2

KEYNOTES FOR THIS SHEET

MARK - DESCRIPTION	MARK - DESCRIPTION	MARK - DESCRIPTION	MARK - DESCRIPTION
1 — PROTECT EXISTING FIRE HYDRANT TO REMAIN.	15 — INSTALL NEW CONCRETE CATCH BASIN. SEE GRADING PLAN FOR RIM ELEVATIONS. CONNECT TO SITE STORM WITH 6" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 1.0% MIN SLOPE.	24 — INSTALL NEW DETENTION CONTROL MANHOLE FOR STORMTECH CHAMBERS. IE (12" IN, N)= 136.60 IE (12" OUT, S)= 136.40	38 — INSTALL APPROX. 234 LF OF NEW 8" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 0.9% MIN SLOPE.
2 — EXISTING FIRE HYDRANT AND REFLECTIVE MARKER TO BE REMOVED AND RELOCATED.	16 — INSTALL NEW (X) CARTRIDGE ADS BAYFILTER 522 MANHOLE FOR WATER QUALITY TREATMENT. IE (12" IN, W)= 138.95 IE (12" OUT, S)= 136.60	25 — INSTALL (104) ADS MC-3500 STORMTECH CHAMBERS. IE= 136.60.	39 — INSTALL APPROX. 133 LF OF NEW 12" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 0.5% MIN SLOPE.
3 — INSTALL NEW WATER SERVICE AND METER. CONTRACTOR TO FIELD VERIFY SIZE AND LOCATION.	17 — INSTALL TYPICAL ROOF DRAIN DOWNSPOUT. CONNECT TO SITE STORM WITH 4" DIA. ABS SCHED. 40 STORM PIPE AT 1.5% MIN SLOPE. CONFIRM EXACT LOCATIONS WITH ARCH DRAWINGS.	26 — INSTALL NEW TYPICAL STORM C.O ASSEMBLY.	40 — INSTALL APPROX. 38 LF OF NEW 8" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 1.0% MIN SLOPE.
4 — INSTALL NEW ABOVE GROUND RPBA.	18 — INSTALL NEW 0.5' DEEP VEGETATED SWALE AND 4' DEEP DETENTION POND WITH UNDERDRAIN FOR STORMWATER MANAGEMENT. SWALE BOTTOM= 138.65 POND BOTTOM= 139.15 TOP OF PONDING= 143.15 TOP OF FREEBOARD= 144.15	27 — EXISTING CURB INLET TO BE REMOVED.	41 — INSTALL APPROX. 167 LF OF NEW 12" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 0.7% MIN SLOPE.
5 — EXTEND DOMESTIC WATER SERVICE TO BUILDING. SEE PLUMBING FOR CONTINUATION INTO BUILDING.	19 — INSTALL ODOT CLASS 100 RIP RAP SPLASH PAD AT PIPE OUTFALL TO BOTTOM OF BASIN. PLACE GEOTEXTILE BELOW RIP RAP.	28 — INSTALL NEW LANDSCAPE AREA DRAIN. CONNECT TO SITE STORM WITH 4" ASTM D3034, SDR 35 STORM PIPE AT 1.5% MIN SLOPE. SEE C2.2 FOR RIM ELEVATIONS.	42 — INSTALL APPROX. 57 LF OF NEW 12" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 0.7% MIN SLOPE. IE AT MANHOLE= 137.24.
6 — TAP EXISTING WATER MAIN AND INSTALL NEW D.I WATER SERVICE. EXTEND TO NEW METER.	20 — INSTALL 4" PERF PIPE IN FABRIC SOCK AT 0.5% SLOPE. CONNECT TO DITCH INLET.	29 — INSTALL NEW 48" WATER QUALITY MANHOLE PER CWS DETAILS 250 & 260.	43 — INSTALL APPROX. 37 LF OF NEW 12" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 0.5% MIN SLOPE. IE AT MANHOLE= 136.22.
7 — INSTALL NEW PRIVATE FIRE DOUBLE CHECK DETECTOR ASSEMBLY AND FDC. EXTEND DI FIRE PIPE TO BUILDING. SEE FIRE DESIGNER DRAWINGS FOR SIZR AND CONTINUATION INTO THE BUILDING. CONNECT FDC TO DCDA WITH 4" PVC AWWA C900 PIPE.	21 — INSTALL NEW DITCH INLET. RIM= 139.15 IE (12" OUT, N)= 138.48	30 — INSTALL APPROX. 541 LF OF NEW 8" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 0.5% MIN SLOPE.	
8 — NEW NATURAL GAS SERVICE OFF EXISTING METER. CONTRACTOR TO COORDINATE INSTALLATION WITH GAS PROVIDER.	22 — INSTALL NEW DITCH INLET. RIM= IE (12" IN, S)= 138.45 IE (12" OUT, N)= 139.18	31 — INSTALL APPROX. 38 LF OF NEW 6" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 1.0% MIN SLOPE.	
9 — INSTALL APPROX. 153 LF OF NEW 8" DIA. PVC ASTM D3034, SDR 35 SANITARY PIPE AT 2.0% MIN SLOPE. INSTALL C.O. AT PROPERTY LINE.	23 — INSTALL NEW DETENTION CONTROL MANHOLE FORDETENTION POND. IE (12" IN, S)= 139.15 IE (12" OUT, E)= 138.95	32 — INSTALL APPROX. 51 LF OF NEW 12" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 0.5% MIN SLOPE.	
10 — INSTALL APPROX. 122 LF OF NEW 8" DIA. PVC ASTM D3034, SDR 35 SANITARY PIPE AT 2.0% MIN SLOPE. INSTALL C.O. AT PROPERTY LINE. SEE PLUMBING FOR CONTINUATION INTO BUILDING		33 — INSTALL APPROX. 149 LF OF NEW 6" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 1.0% MIN SLOPE.	
11 — INSTALL VALVE FOR SPILL PROTECTION CONTROL, SEE SIMILAR VALVE BOX DETAIL X. VALVE TO REMAIN OPEN		34 — INSTALL APPROX. 127 LF OF NEW 6" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 1.0% MIN SLOPE.	
12 — INSTALL NEW TYPICAL SANITARY C.O. ASSEMBLY.		35 — INSTALL APPROX. 164 LF OF NEW 6" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 1.0% MIN SLOPE.	
13 — INSTALL NEW 8" DIA. PVC ASTM D3034, SDR 35 SANITARY PIPE. CONNECT TO SITE STORM AT 2.0% MIN SLOPE. SEE PLUMBING FOR CONTINUATION INTO BUILDING.		36 — INSTALL APPROX. 40 LF OF NEW 6" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 1.0% MIN SLOPE.	
14 — INSTALL 4" DIA. PERIMETER FOUNDATION DRAIN AT 0.5% SLOPE TO B-W-V. CONNECT TO SITE STORM WITH 4" ABS, SCHED. 40 STORM PIPE AT 1.5% MIN SLOPE.		37 — INSTALL APPROX. 221 LF OF NEW 6" DIA. PVC ASTM D3034, SDR 35 STORM PIPE AT 1.0% MIN SLOPE.	



1 C2.1 **ONSITE UTILITY PLAN**
SCALE: 1" = 20'-0"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 feet

ARCHITECTURAL REVIEW - 2025

MDG ARCHITECTURE | INTERIORS

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Project:
LEVETON 99 - BUILDING 1

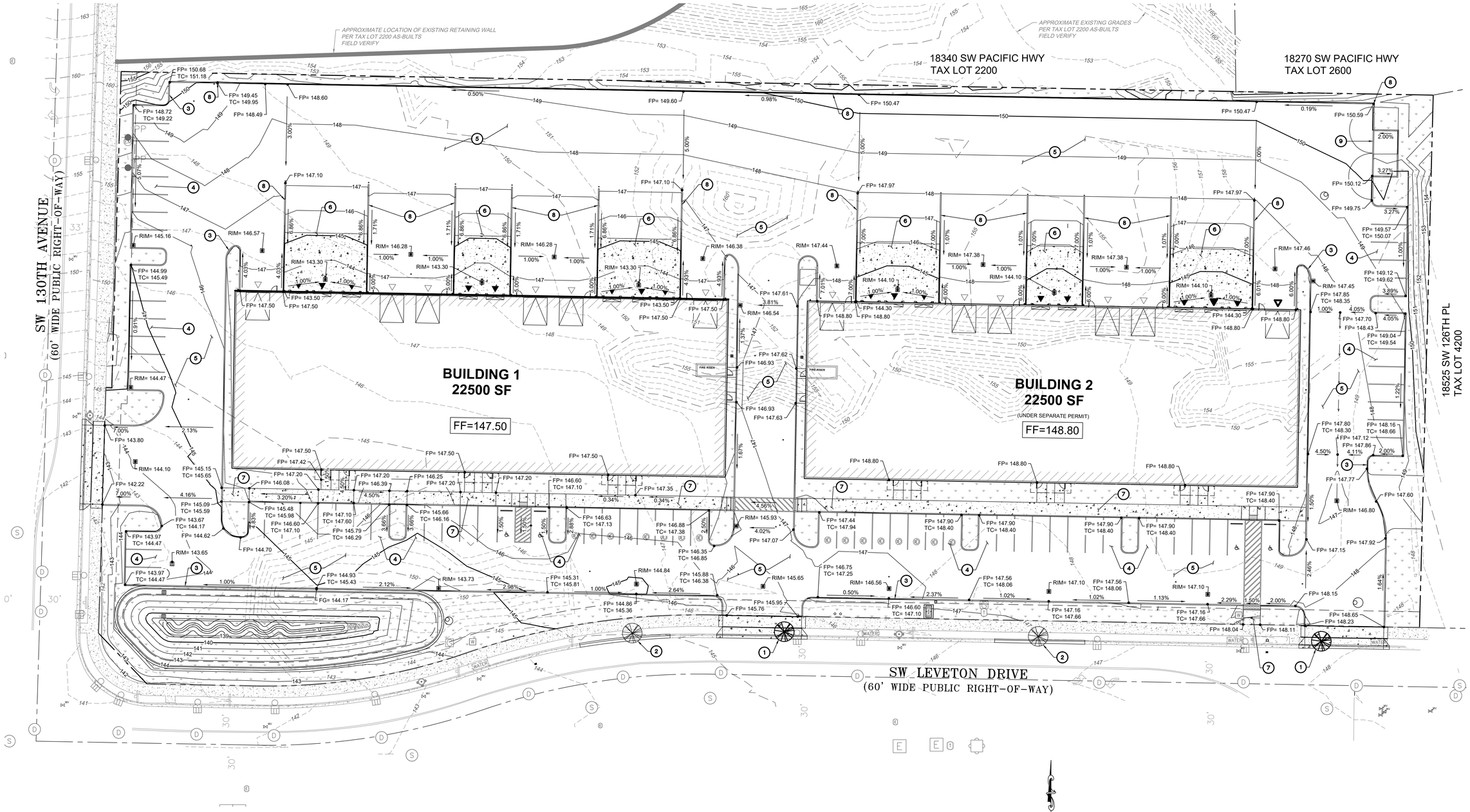
12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:
ONSITE UTILITY PLAN

Revisions:

Date: 04/18/2025
Job Number: 124064
Sheet
C2.1

KEYNOTES FOR THIS SHEET	
MARK	DESCRIPTION
1	EXISTING STREET TREE TO BE REMOVED.
2	INSTALL NEW STREET TREE.
3	INSTALL NEW CURB PER DETAIL X.
4	INSTALL NEW TYPICAL ASPHALT PAVEMENT IN PARKING STALLS PER DETAIL X.
5	INSTALL NEW HEAVY ASPHALT PAVEMENT IN DRIVE AISLE PER DETAIL X.
6	INSTALL NEW CONCRETE PAVEMENT AT LOADING DOCKS PER DETAILS X/C3.0 AND X/C3.0.
7	INSTALL NEW CONCRETE SIDEWALK PER DETAIL X.
8	INSTALL NEW RETAINING WALL, BY OTHERS.
9	TRASH ENCLOSURE, SEE ARCH DRAWINGS.



1 C2.2 **ONSITE GRADING PLAN**
SCALE: 1" = 20'-0"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 feet

ARCHITECTURAL REVIEW - 2025

NOT FOR CONSTRUCTION

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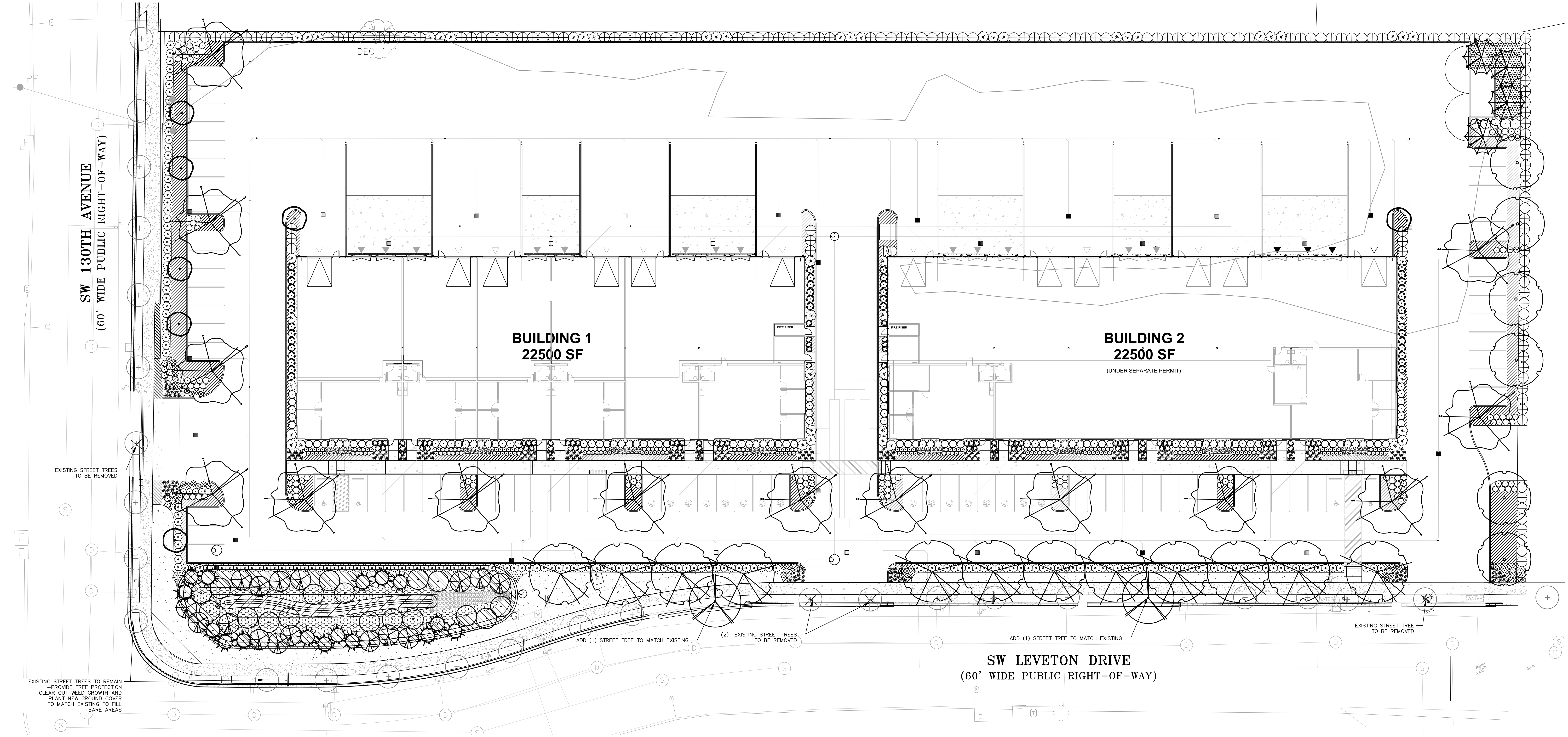
Sheet
C2.2



LANDSCAPE PLAN

SCALE 1" = 20'-0"

PARKING LOT LANDSCAPE REQUIREMENTS:

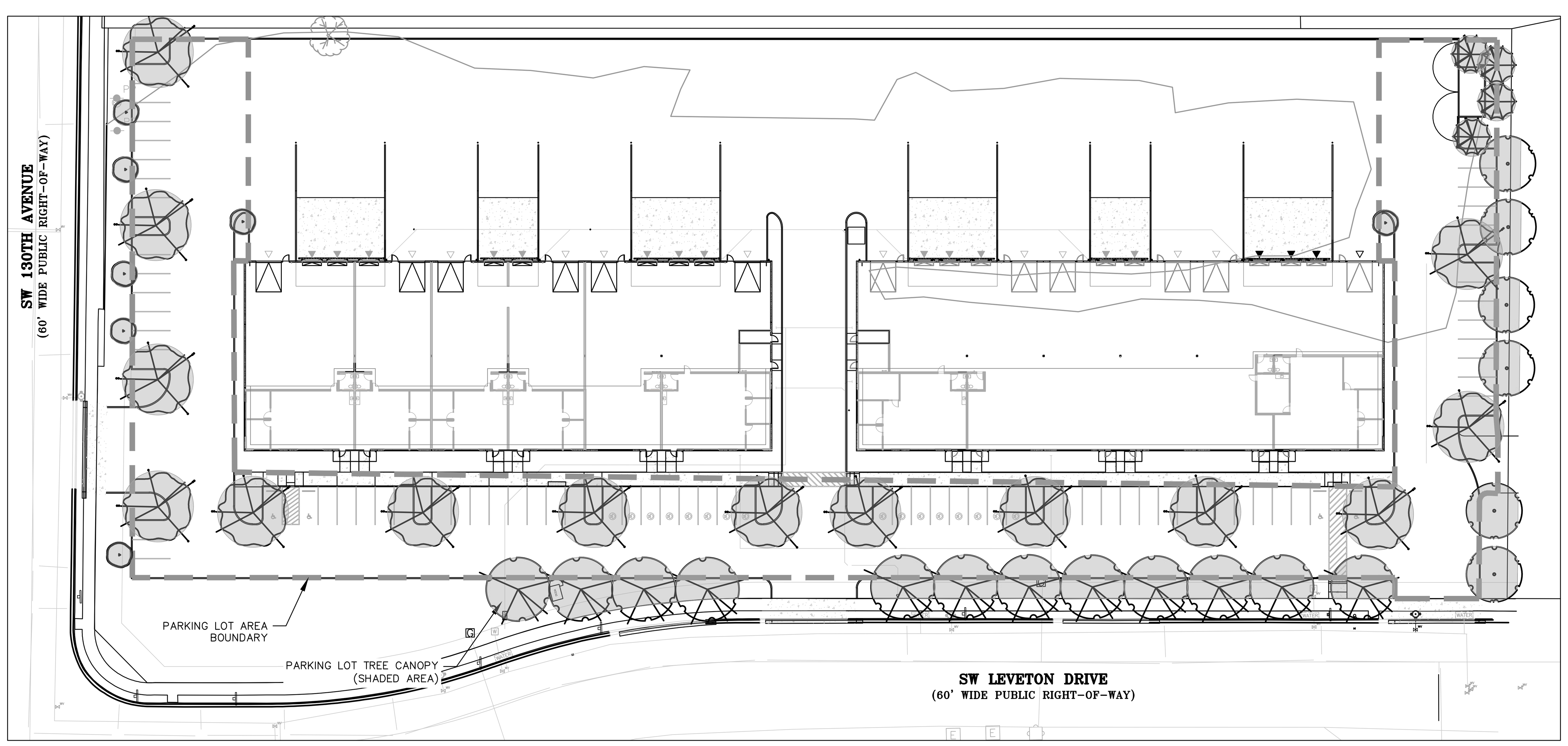
OF PARKING SPACES=74
INTERIOR LANDSCAPE AREA REQUIRED=1,850 (25 SF PER SPACE)
INTERIOR LANDSCAPE AREA PROPOSED=3,369 SF
INTERIOR TREES REQUIRED=19 (1 PER 4 SPACES)
INTERIOR TREES PROPOSED=21

PARKING LOT TREE CANOPY COVERAGE

PARKING LOT LANDSCAPE AREA=51,715 SF
PARKING LOT TREE CANOPY COVERAGE REQUIRED (40%)= 20,686 SF
PARKING LOT TREE CANOPY COVERAGE PROPOSED= 26,603 (51%)

GENERAL NOTES:

1. Contractor is to verify all plant quantities.
2. Adjust plantings in the field as necessary.
3. All plants are to be fully foliaged, well branched and true to form.
4. Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.



PARKING LOT TREE CANOPY DIAGRAM

NOTE: TREES SHOWN AT 75% MATURE WIDTH

SCALE 1" = 40-0"

ARCHITECTURAL REVIEW - 2025

MDG
ARCHITECTURE | INTERIORS
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OREGON 97005
O | 503.244.0552

NOT FOR CONSTRUCTION

OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE
3933 South Kelly Avenue, Suite B
Portland, OR, 97239
(503) 972-0311
www.ottenla.com

REGISTERED LANDSCAPE ARCHITECT
LA793
ERIN HOLSONBACK
OREGON
5/10/2013
EXP. 5/31/26

Client/ Owner:
PACIFIC NW PROPERTIES
6600 SW 105TH AVE, SUITE 175
BEAVERTON, OR 97008

Project:
LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:
LANDSCAPE PLAN

Revisions: # Description Date

Date: 06/02/2025
Job Number: 124064
Sheet
L1.0

PLANT LIST:

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
	STREET TREES			
	2	* MATCH EXISTING STREET TREE SPECIES	2" cal.	As Shown
	SITE TREES			
	6	ACER RUBRUM 'OCTOBER GLORY' October Glory Red Maple	1-1/2" cal.	As Shown
	7	CARPINUS BETULUS 'FRANS FONTAINE' Autumn Fest Maple	1-1/2" cal.	As Shown
	12	GINKGO BILOBA 'AUTUMN GOLD' Autumn Gold Ginkgo	1-1/2" cal.	As Shown
	4	PINUS FLEXILIS 'VANDERWOLF"S PYRAMID' Vanderwolf's Pyramid Limber Pine	5' ht.	As Shown
	14	ZELOVA SERRATA 'GREEN VASE' Green Vase Zelkova	1-1/2" cal.	As Shown

PLANT LIST CONTINUED:

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
	SHRUBS			
	62	ABELIA X GRANDIFLORA 'LUCKY LOTS' Lucky Lots Abelia	2 gal.	3' o.c.
	192	BERBERIS THUNBERGII 'CONCORDE' Concorde Japanese Barberry	2 gal.	2' o.c.
	41	CHOISYA TERNATA 'AZTEC PEARL' Aztec Pearl Mexican Orange	5 gal.	4' o.c.
	28	CISTUS PURPUREUS Purple Rock Rose	5 gal.	4' o.c.
	161	EUONYMUS KIAUTSCHOVICUS 'MANHATTAN' Manhattan Euonymus	5 gal.	5' o.c.
	190	ILEX GLABRA 'COMPACTA' Compact Inkberry	5 gal.	4' o.c.
	51	JUNIPERUS CHINENSIS 'BLUE POINT' Spartan Juniper	4'-5' ht.	5' o.c.
	82	NANDINA DOMESTICA "MOON BAY" Moon Bay Nandina	2 gal.	3' o.c.
	31	SPIREA 'BLUE KAZOO' Double Play Blue Kazoo Spirea	2 gal.	3' o.c.
	112	VIBURNUM DAVIDII David Viburnum	2 gal.	3' o.c.
	79	VIBURNUM TINUS 'SPRING BOUQUET' Spring Bouquet Viburnum	5 gal.	4' o.c.
	PERENNIALS & GROUNDCOVER			
	577	ARCTOSTAPHYLOS UVA-URSI "MASS." Massachusetts Kinnikinnick	1 gal.	3' o.c.
	235	CAREX TESTACEA Orange Sedge	1 gal.	2' o.c.
	128	EUONYMUS FORTUNEI 'EMERALD GAIETY' Emerald Gaiety Wintercreeper	1 gal.	3' o.c.
	106	MAHONIA REPENS Creeping Oregon Grape	1 gal.	30" o.c.
	112	LAVANDULA STOECHAS 'ANOUK' Anouk Spanish Lavender	1 gal.	2' o.c.
	4,985 SF	FINE LAWN See Specifications		

PLANT LIST: STORMWATER FACILITIES

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
	TREES			
	16	PSEUDOTSUGA MENZIESII Douglas Fir	2 gal./3' ht.	As Shown
	16	RHAMNUS PURSHIANA Cascara	2 gal./2' ht.	As Shown
	17	POPULUS TREMULOIDES Quaking Aspen	2 gal./2' ht.	As Shown
	SHRUBS-MOIST AREA			
	33	CORNUS SERICEA Red Osier Dogwood	1 gal./2' ht.	4'-5' o.c.
	33	PHYSOCARPUS CAPITATUS Pacific Ninebark	1 gal./2' ht.	4'-5' o.c.
	33	SPIRAEA DOUGLASII Douglas Spirea	1 gal./1.5' ht.	4'-5' o.c.
	SHRUBS-DRY AREA			
	48	HOLODISCUS DISCOLOR Oceanspray	1 gal./2' ht.	4'-5' o.c.
	48	RIBES SANGUINEUM Red-Flowering Currant	1 gal./2' ht.	4'-5' o.c.
	48	SYMPHORICARPUS ALBUS Snowberry	1 gal./1.5' ht.	4'-5' o.c.
	HERBACEOUS PLANTS			
	1,238	JUNCUS PATENS Spreading Rush	6" Plugs	6 per SF
	1,238	CAREX ROSSII Rossi Sedge	4" Plugs	6 per SF
	1,238	SCIRPUS MICROCARPUS Small Fruited Bulrush	6" Plugs	6 per SF

STORM WATER FACILITY CALCULATIONS
PER CLEAN WATER SERVICES STANDARDS

FACILITY AREA= 5,489 SF
TREATMENT AREA= 619 SF
HEBACEOUS PLANTS REQUIRED (6 PER SF)= 3,714
FREEBOARD AREA= 4,870 SF
TREES REQUIRED (4,870*.01)= 49
SHRUBS REQUIRED (4,870*.05)= 244

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Sheet Title:
LANDSCAPE PLAN

Revisions: # Description Date

Date: 06/02/2025
Job Number: 124064
Sheet

LANDSCAPE SPECIFICATIONS

GENERAL: The apparent omission from the Specifications and Plans as to any detail, or description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. Contractor shall follow all local laws and regulations pertaining to the execution of the work.

Landscape contractor must visit site prior to bidding to view existing conditions.

PERFORMANCE QUALITY ASSURANCE: Use adequate numbers of skilled workers who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

NOTIFICATION: Give Landscape Architect a minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at Contractor's expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

SUBSTITUTIONS: Only as approved by the Landscape Architect or the Owner's Representative.

GUARANTEE AND REPLACEMENT: All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant. Landscape Contractor shall keep available on site all receipts for soil amendment and topsoil deliveries for Owner's Representative's,

PROTECTION: Call 811 Dig prior to doing work a minimum of 48 hours but no longer than 10 days to verify location of underground utilities. Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Install erosion–control measures to prevent erosion, run–off, or airborne dust dispersing to adjacent properties. Repair any damage to service lines, existing features, etc. caused by landscaping installation to existing condition or better .

PLANT QUALITY ASSURANCE: Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours. All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon. Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition. Container grown stock: small container–grown plants in removable containers, shall be well rooted to ensure healthy growth, and grown in containers a minimum of one year. Bare root stock: Roots well–branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

SOIL CONDITION: Landscape Contractor is to supply and place 12" of topsoil in planting beds and 6" in lawn areas, where subgrade is comprised of soil material. Where the subgrade is gravel or construction debris, the minimal topsoil requirement is 3' for trees, 2' for shrubs, and 12" for ground cover. Prior to starting work, Landscape Contractor is to verify with the General Contractor if the on–site topsoil is conducive to proper plant growth. If on–site topsoil is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor to obtain a soil analysis test of the topsoil by a qualified soil testing laboratory stating percentages of organic matter; gradation of sand, silt and clay content; cation exchange capacity; deleterious material; pH; and plant nutrient content. Report to Landscape Architect soil testing results, and the recommended fertilizer application quantities and soil amendments to be added to produce topsoil suitable for planting.

PLANTING PRODUCTS:

HERBICIDE: Selective post–emergent and pre–emergent products shall be approved for use in the State of Oregon, appropriate for weed species present on site and application season and selected with consideration of the site location in relation to significant water resources. Application shall not harm newly–planted trees, shrubs or seeded species.

MANUFACTURED OR IMPORTED TOPSOIL: Soil produced off–site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil. Shall be a sandy loam, free of all weeds, chemicals and debris harmful to lawn or plant growth. Soil to have a PH range of 5.5 to 7, a minimum of 15%–30% organic material content; 30%–60% sand content, 20%–40% silt content, and 5% –20% clay content; free of stones 1" or larger.

COMPOST: Well decomposed, stable and weed–free organic matter, PH range of 5.5 to 8; moisture content 35%–55% by weight; 100% passing through 1" sieve. Shall be derived from: agricultural, food, or industrial residual. Shall contain no substances toxic to plants, possess no objectionable odor, and not resemble the raw material from which it was derived.

FERTILIZER: Commercial grade complete fertilizer suitable for the appropriate application, of neutral character, consisting of fast and slow–release nitrogen, 50% derived from natural organic sources. It is recommended that mycorrhizal amendments and compost tea be used in conjunction with commercial fertilizer and applied based on soil test results. DO NOT apply fertilizer to Water Quality Swale.

LIME: Agricultural limestone containing a minimum 80% calcium carbonate.

MULCH: Dark, aged, medium grind fir or hemlock bark.

TREE STAKES: Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'–0". Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro–Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire.

ROOT BARRIER: Rigid plastic interlocking or continuous panels, 18–24" depth. 10' length centered on trunk for each application.

METAL EDGING: 6" metal edging shall be placed between different surface materials, at the edge of fine lawn areas, and gravel pathways. Edging shall be secured at regular intervals and as recommended by manufacturer with minimum 12' stakes.

SEED: Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.
Fine Lawn Seed Mix: To contain 50% Top Hat Perennial Ryegrass, 30% Derby Supreme Ryegrass, 20% Longfellow Chewings Fescue (Hobbs and Hopkins Pro–Time 303 Lawn Mix or as approved). Sow Seed at 5 lbs. / 1000 sq. ft.

EXECUTION:

WEED CONTROL: All planting areas shall be prepared so that they are weed and debris free at the time of planting and until the completion of the project. Where applicable, integrated pest management strategies shall be exercised to reduce environmental impacts. Manual and mechanical weed removal removal is preferred, especially near water drainage areas. When necessary, herbicide may be used in strict accordance with the manufacturer's instructions and local regulations. Pre–emergent herbicide may be applied after planting and prior to bark mulch installation to help control weed growth.

SOIL PREPARATION: Work all areas by rototilling to a minimum depth of 8". Remove all stones over 1" size, sticks, mortar, large clumps of vegetation, roots or construction debris.. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades. In groundcover areas add 2" of compost and till in to the top 6" of soil. Finished grade to be an even distribution of topsoil. Grades and slopes shall be as indicated on plans. Planting bed grades shall be approximately 3" below adjacent walks or paving to allow for bark application. Finish grading shall remove all depressions or low areas and provide positive drainage throughout the area.

PLANTING HOLE EXCAVATION: Lay out all plant locations and excavate soil from planting holes to 2–1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole and scarify sides if needed. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems. Excavation using mechanical augers is not acceptable.

Prepare soil mix backfill by mixing:
2 part topsoil
1 part compost

Fertilizer is to be thoroughly mixed in planting hole at rate according to plant type and size. Fertilizer quantity shall be applied based on recommendation from soil test results. Strictly follow fertilizer product application directions.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids. When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

ROOT BARRIER: Where tree are planted 5' or less from paving or curbs, or as required by local jurisdiction, root barrier shall be installed at the edge of the hard surface. Install according to manufacture's instructions, flush or slightly below surrounding grade.

STAKING OF TREES: Stake or guy all trees. Drive stake firmly 1'–6" below the planting hole. Staking and guying shall be loose enough to allow movement of tree while holding tree upright. At the Contractor's expense, tree stakes shall be removed after one year.

MULCHING OF PLANTINGS: Prior to mulch installation, apply granulated pre–emergent herbicide to all planting areas according to manufacturer's instructions. Mulch all planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2–1/2" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water thoroughly, then hose down planting area with fine spray to wash leaves of plants.

SEEDING: In fine lawn area apply approporate fertilizer and rake into soil surface. Establish an even, fine textured seedbed meeting grades, surfaces and texture. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover. Install edging at lawn boundary according toe manufacturer's instructions. In rough seeded area, establish an evenly graded seedbed. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover. Water consistently to maintain soil moisture for seed germination.

IRRIGATION: Project is to be irrigated by an automatic, underground system using low–flow sprinklers and/or drip irrigation components and weather–sensing technology. System shall provide full coverage for all plant material and minimize runoff. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Submit shop drawing and product data to Landscape Architect.

For sites with existing irrigation, contractor shall evaluate the existing system to determine if expanded irrigation can be accommodated. Modify and/or repair the existing system as needed for new development and connect new zones to existing controller if compatible.

MAINTENANCE: Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth. Lawn areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding. After 30 days, or after the second mowing, apply commercial fertilizer. Mow and keep at 1½" to 2" in height. Remove clippings and dispose of off site.

CLEAN–UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.

WATER QUALITY SWALE AND VEGETATED CORRIDOR SPECIFICATIONS PER APPENDIX A OF CLEAN WATER SERVICES DESIGN & CONSTRUCTION STANDARDS:

SITE PREPARATION: Landscape contractor shall asses the existing soil conditions of the vegetated swale and/or corridor to determine the appropriate soil preparation methods, as follows:

For areas with at least one foot of native topsoil, but containing non–native or invasive plants, remove undesirable plants, roots and seeds prior to planting.

For areas with either disturbed or compacted soils, or less than one foot of topsoil and containing non–native or invasive plants:
1. Remove undesireable plants, roots and seeds prior to adding topsoil.
2. Till the sub–grade in these areas to a depth of at least 4" and add at least 12" of clean compost–amended topsoil. The compost amended topsoil shall have the following characteristics to ensure a good growing medium:
   A) Texture – material passes through 1" screen
   B) Fertility – 35% organic matter
3. In the event of flood plain grading, over–excavate the sub grade to ensure 12" of topsoil can be applied without impacting surface water elevations.

Where appropriate and necessary for erosion control or to enhance organic matter, leaf compost may be placed uniformly on the topsoil. (Refer to Chapter 6, Erosion Prevention and Sediment Control). Other amendments, conditioners, and bio amendments may be added as needed to support the specified plants or adjust the soil pH. Traditional fertilization techniques (appplying N–P–K) are not necessary for native plants.

TIMING: Containerized stock shall be installed between February 1 and May 1, or between October 1 and November 15. Bare root stock shall be installed only from December 15 through April 15 (bare root stock must be 12–16 inches long). Notify Landscape Architect if planting must be performed outside these times, as additional approved measures may be needed to assure survival.

EROSION CONTROL: Grading, soil preparation, and seeding shall be performed during optimal weather conditions and at low flow levels to minimize sediment impacts. Site disturbance shall be minimized and desirable vegetation retained, where possible. Slopes shall be graded to support the establishment of vegetation. Where seeding is used for erosion control, an appropriate native grass, Regreen (or its equivalent), or sterile wheat shall be used to stabilize slopes until permanent vegetation is established.

Biodegradable fabrics (coir, coconut, or approved jute matting (minimum 1/4" square holes) may be used to stabilize slopes and channels. Fabrics such as burlap may be used to secure plant plugs in place and to discourage floating upon inundation. Non–structural flow through planters and rain gardens shall have high density jute or coconut matting installed over the entire treatment area surface or other base stabilization method as approved by the District. Fabric shall be secured according to manufacturer's instructions. No plastic mesh that can entangle wildlife is permitted.

Grades and slopes shall be as indicated on civil plans. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area. Storm water shall not be allowed to enter the facility until treatment area plantings are established.

Consult CWS Chapter 6 – Erosion Prevention and Sediment Control for additional information.

INVASIVE SPECIES CONTROL: Mechanical control by hand consistent with Clean Water Services' Integrated Vegetated and Animal Management Guide (March 2003) is recommended to control invasive spread prior to installing plantings. Invasive species control to be conducted as needed based upon the site inspections. Invasive species include: Himalayan and evergreen blackberry (Rubus discolor and R. laciniatus), reed canarygrass (Phalaris arundinacea), teasel (Dipsacus fullonum), Canada and bull thistle (Cirsium arvense and C. vulgare), Scotch broom (Cytisus scoparius), purple loosestrife (Lythrum salicaria), Japanese knotweed (Polygonium cuspidatum), morning glory (Convolvulus species, giant hogweed (Heracleum mantegazzianum), English ivy (Hedera helix), nightshade (Solanum species), and clematis (Clematis ligusticifolia and C. vitalba.

FERTILIZER: Do not apply fertilizer to any plantings within the Water Quality Swale or Wetland Buffer.

PLANTING TREES AND SHRUBS: Plant upright and face to give best appearance or relationship to adjacent plants and structures. Loosen and remove twine binding and burlap from top one–half of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.

MULCHING: Trees, shrubs, and groundcovers planted in upland areas shall be mulched a minimum of 3" in depth and 18" in diameter, to retain moisture and discourage weed growth around newly installed plant material. Appropriate mulches are made from composted bark or leaves that have not been chemically treated. The use of mulch in frequently inundated areas shall be limited, to avoid any possible water quality impacts including the leaching of tannins and nutrients, and the migration of mulch into waterways.

For vegetated swales, see CWS Standard Detail 710 for mulching of the treatment area plantings.

WILDLIFE PROTECTION: Depending on site conditions, appropriate measures shall taken to limit wildlife–related damage (deer, beaver, nutria, mice and voles). Examples include installing tree protector tubes or wire mesh cylinders around newly installed plantings.

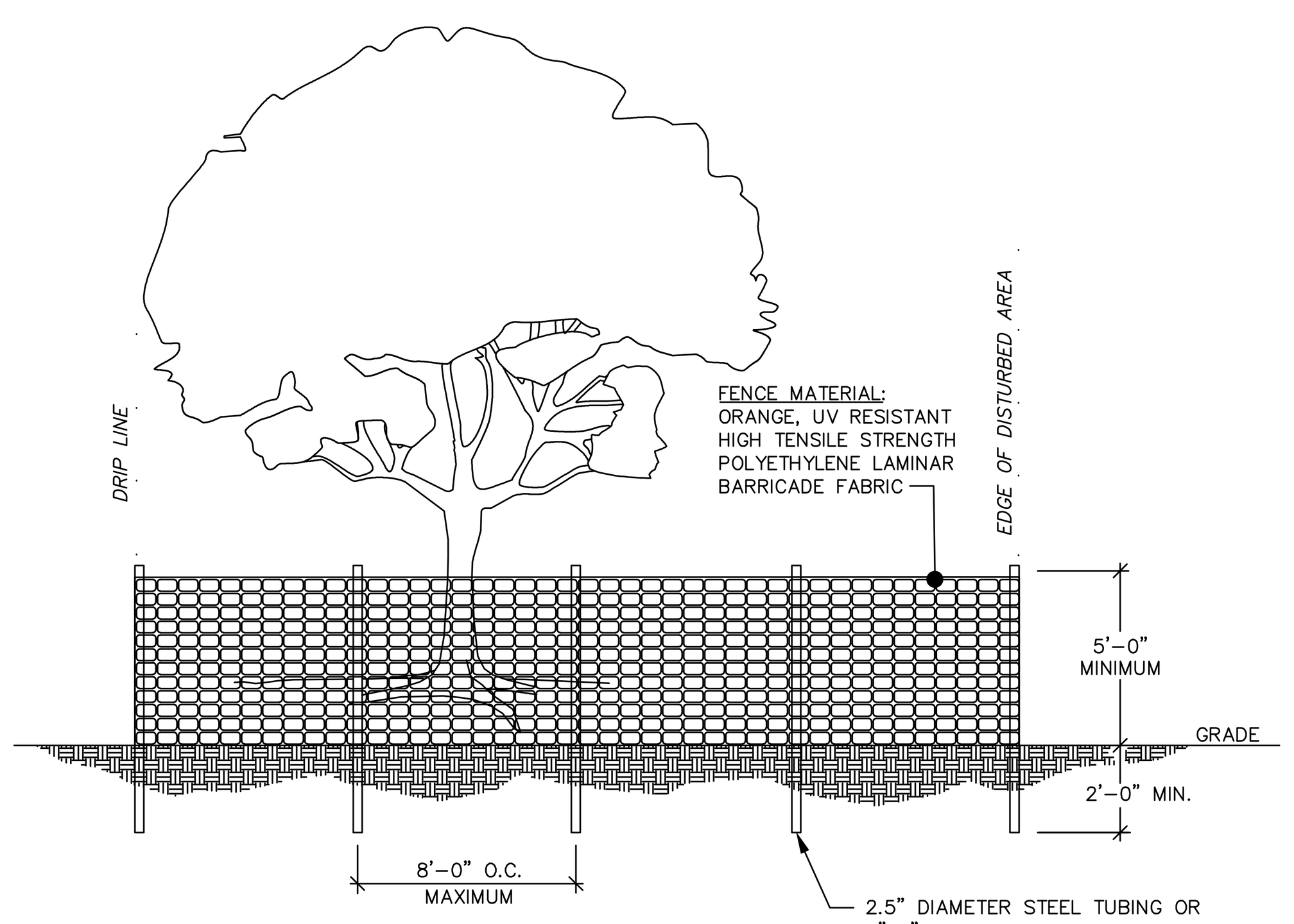
SEED: Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.
Freeboard Area Seed: To contain 40% Dwarf Tall Fescue, 30% Dwarf Perennial Rye, 25% Creeping Red Fescue and 5% Colonial Bent Grass. Apply at a rate of 2.75 lbs. / 1,000 sq.ft.

IRRIGATION: Plantings shall be watered using an approved temporary irrigation system (or equivalent) during the two year establishment period. Irrigation system shall be design/build by landscape contractor. All plantings under CWS jurisdiction are to be watered one inch per week from June 15 through October 15 for the duration of the two year maintenance period.

MAINTENANCE: The permitee is responsible for the maintenance of this facility to assess the status of plantings, irrigation, and mulchingfor for a minimum of two years following the acceptance of the facility by Clean Water Services. Owners Representative shall inspect the facility twice annually (Spring by June 1st & Fall by September 30th) throughout the two–year maintenance period. If at any time during the warranty period the landscaping falls below 80% survival of trees and shrubs, or 90% aerial coverage of herbaceous plants, or if the amount of invasive non–native species exceeds 20%, the Owner shall remove the undesirable vegetation and reinstall all deficient planting at the next appropriate time. The cause of plant loss and corrective measures taken shall be documented, and the two–year maintenance period shall begin again from the date of replanting.

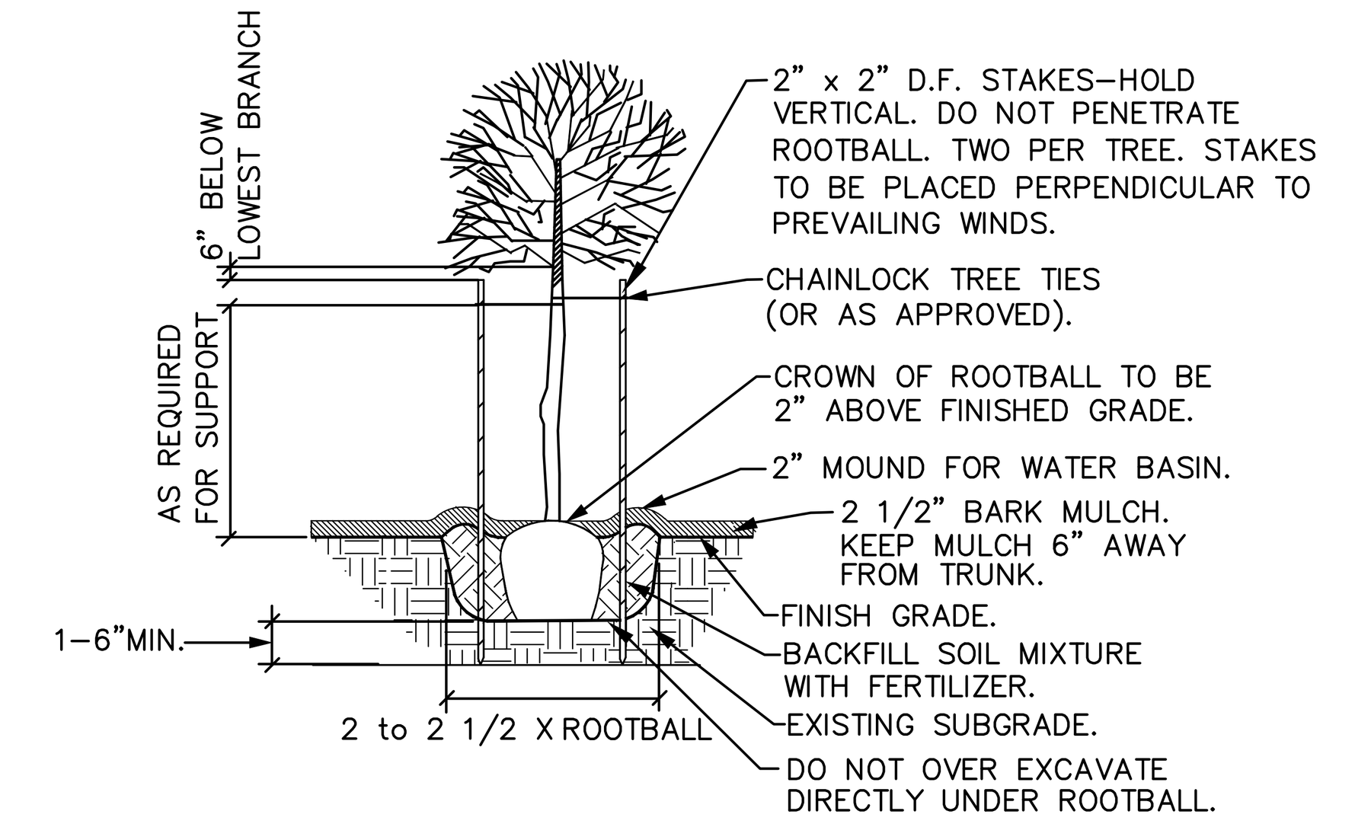
Responsible Party:
Name
Address
Phone:

CLEAN–UP: At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.



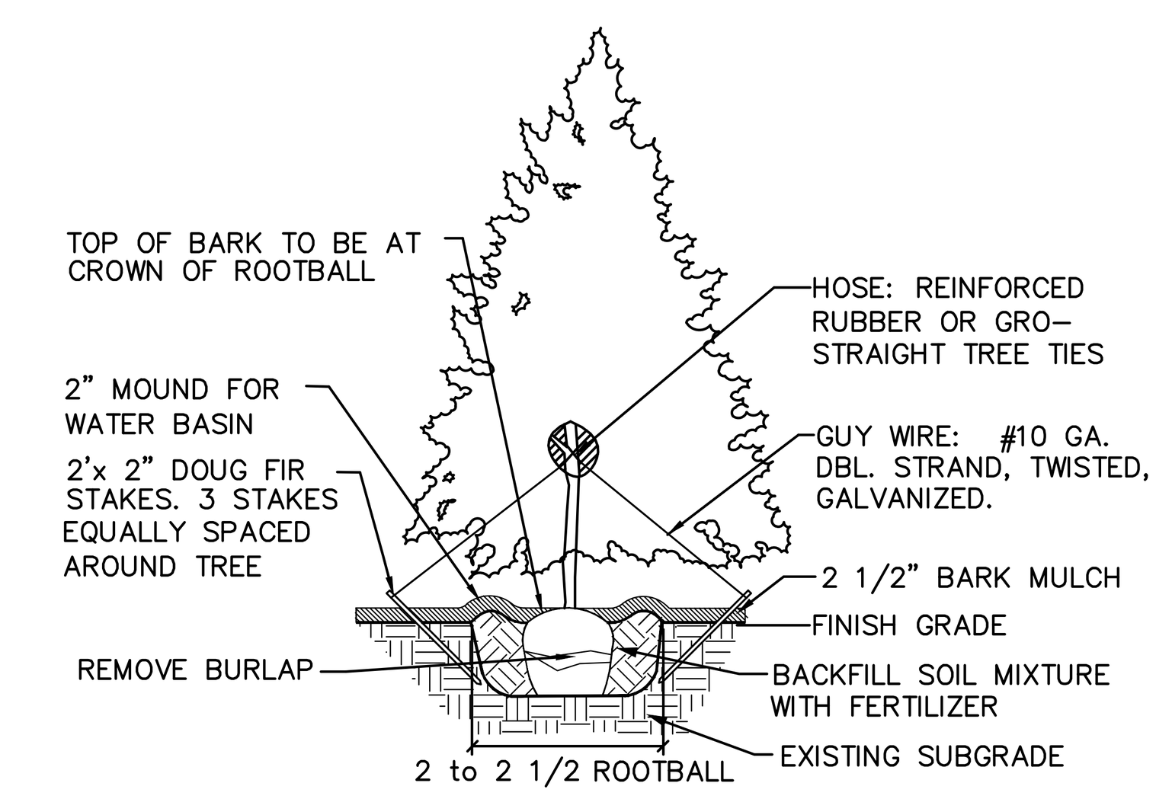
TREE PROTECTION FENCING

N.T.S

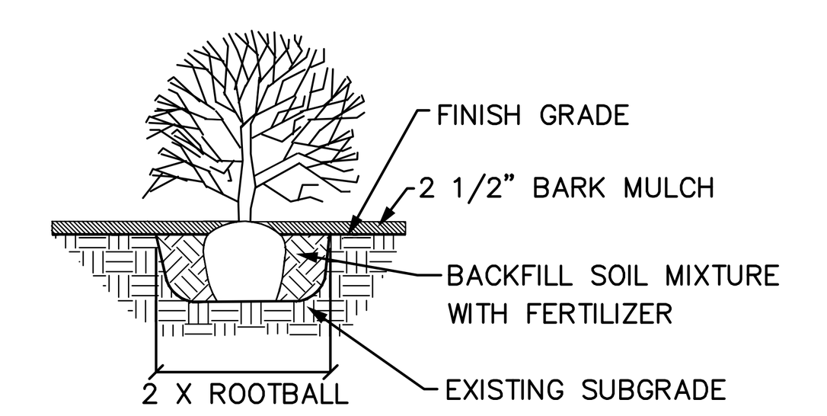


NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

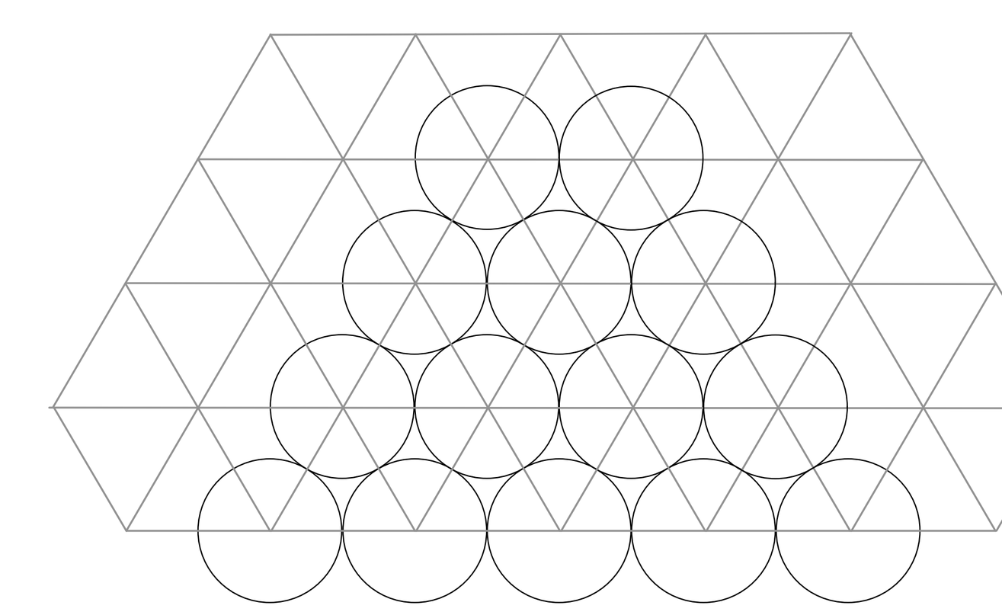
GENERAL DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



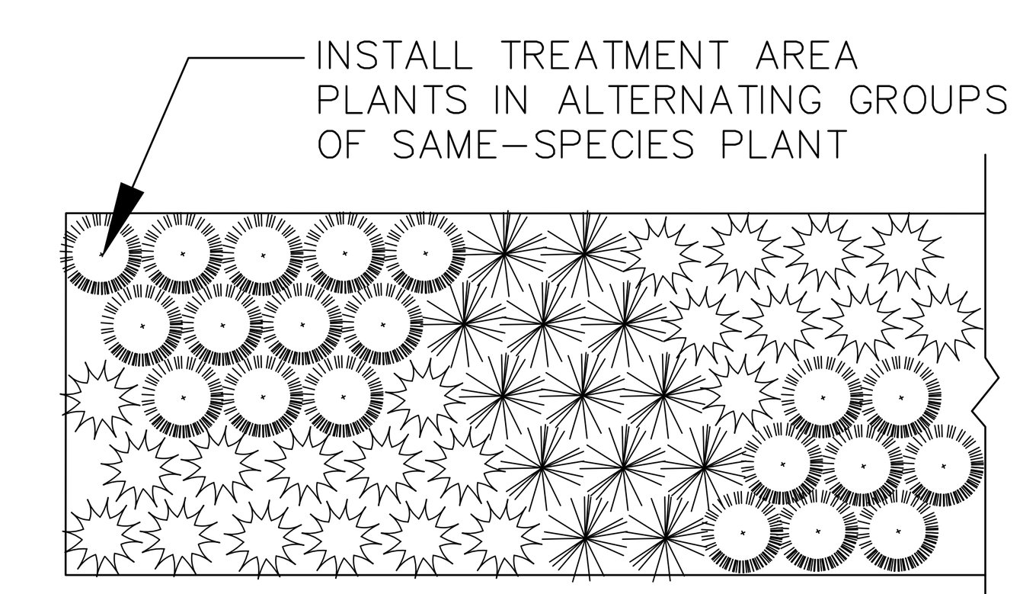
EVERGREEN TREE STAKING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



STORMWATER FACILITY PLANTING DETAIL
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BEAVERTON, OREGON 97005
O | 503.244.0552

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OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE
3933 South Kelly Avenue, Suite B
Portland, OR, 97239
(503) 972-0311
www.ottenla.com

Client/ Owner:

PACIFIC NW PROPERTIES

6600 SW 105TH AVE,
SUITE 175
BEAVERTON, OR 97008

Project:

LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:

LANDSCAPE DETAILS & SPECIFICATIONS

Revisions: #	Description	Date

Date: 06/03/2025
Job Number: 124064
Sheet

ARCHITECTURAL REVIEW - 2025

L2.0

GENERAL NOTES - SITE PLAN

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION, CONFLICTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION RELATED TO SUCH.
2. CONTRACTORS SHALL VERIFY LOCATIONS OF EXISTING UTILITIES, CONTRACTOR RESPONSIBLE FOR DAMAGE TO OR DISTURBANCE OF EXISTING UTILITIES.
3. COORDINATE AND INSTALL FOUNDATION DRAINAGE IN ACCORDANCE WITH OWNER'S GEOTECHNICAL REPORT REQUIREMENTS.
4. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL PUBLIC RIGHT-OF-WAY IMPROVEMENTS.
5. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOK-UP.
6. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY.
7. DELEGATED DESIGN NFPA 13 FIRE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH OSSC 903.3.1.1 WILL BE A DEFERRED SUBMITTAL.

ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE
SHALL BE PROVIDED IN ACCORDANCE WITH DIVISION 460 STRUCTURAL AND ENERGY EFFICIENCY SPECIALTY CODES SECTION 918-460-0200 SUMMARIZED GENERALLY AS FOLLOWS. CONTRACTOR TO VERIFY REQUIREMENTS AND COMPLY WITH MOST CURRENT REQUIREMENTS.

2A – NO LESS THAN 20%, ROUNDED UP TO THE NEAREST WHOLE NUMBER, OF THE SPACES IN THE GARAGE OR PARKING AREA FOR THE BUILDING; OR
2B – IF LOCAL JURISDICTION REQUIRES MORE THAN THE QUANTITY NOTED IN ITEM 2A ABOVE, SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION'S REQUIREMENTS.
3A – PROVISION OF BUILDING ELECTRICAL SERVICE, SIZED FOR THE ANTICIPATED LOAD OF ELECTRIC VEHICLE CHARGING STATIONS (EVCS'), THAT HAS OVERCURRENT DEVICES NECESSARY FOR EVCS' OR HAS ADEQUATE SPACE TO ADD OVERCURRENT DEVICES;
3B – A DESIGNATED SPACE WITHIN A BUILDING TO ADD ELECTRICAL SERVICE WITH CAPACITY FOR EVCS'; OR
3C – A DESIGNATED LOCATION ON BUILDING PROPERTY, IN OR ADJACENT TO A LANDSCAPED AREA, FOR INSTALLING REMOTE SERVICE FOR EVCS'.
4 – A CONDUIT SYSTEM INSTALLED FROM THE BUILDING ELECTRICAL SERVICE, OR FROM THE DEDICATED SPACE OR LOCATION FOR A FUTURE ELECTRICAL SERVICE AS DESCRIBED IN SUBSECTION 3B OR 3C TO PARKING SPACES THAT CAN SUPPORT, AT A MINIMUM, ELECTRICAL WIRING FOR INSTALLATION OF LEVEL 2 EVCS'. BOTH ENDS OF THE CONDUIT MUST BE LABELED TO SHOW THAT THE CONDUIT IS PROVIDED FOR FUTURE EVCS'.
5 – THE INSTALLATION OF A LEVEL 2 OR BETTER EVCS AT A PARKING SPACE SATISFIES THE INFRASTRUCTURE REQUIREMENTS OF THIS RULE FOR THAT PARKING SPACE.
6 – ALL ELECTRICAL INSTALLATIONS MUST COMPLY WITH THE PROVISIONS OF THE OREGON ELECTRICAL SPECIALTY CODE.

PROPOSED PARKING = 77 STALLS
TOTAL PARKING = 77 STALLS X 20% = 15.4 ~ 16 EVCS STALLS REQUIRED ≤ 16 PROPOSED, OKAY

KEYNOTES

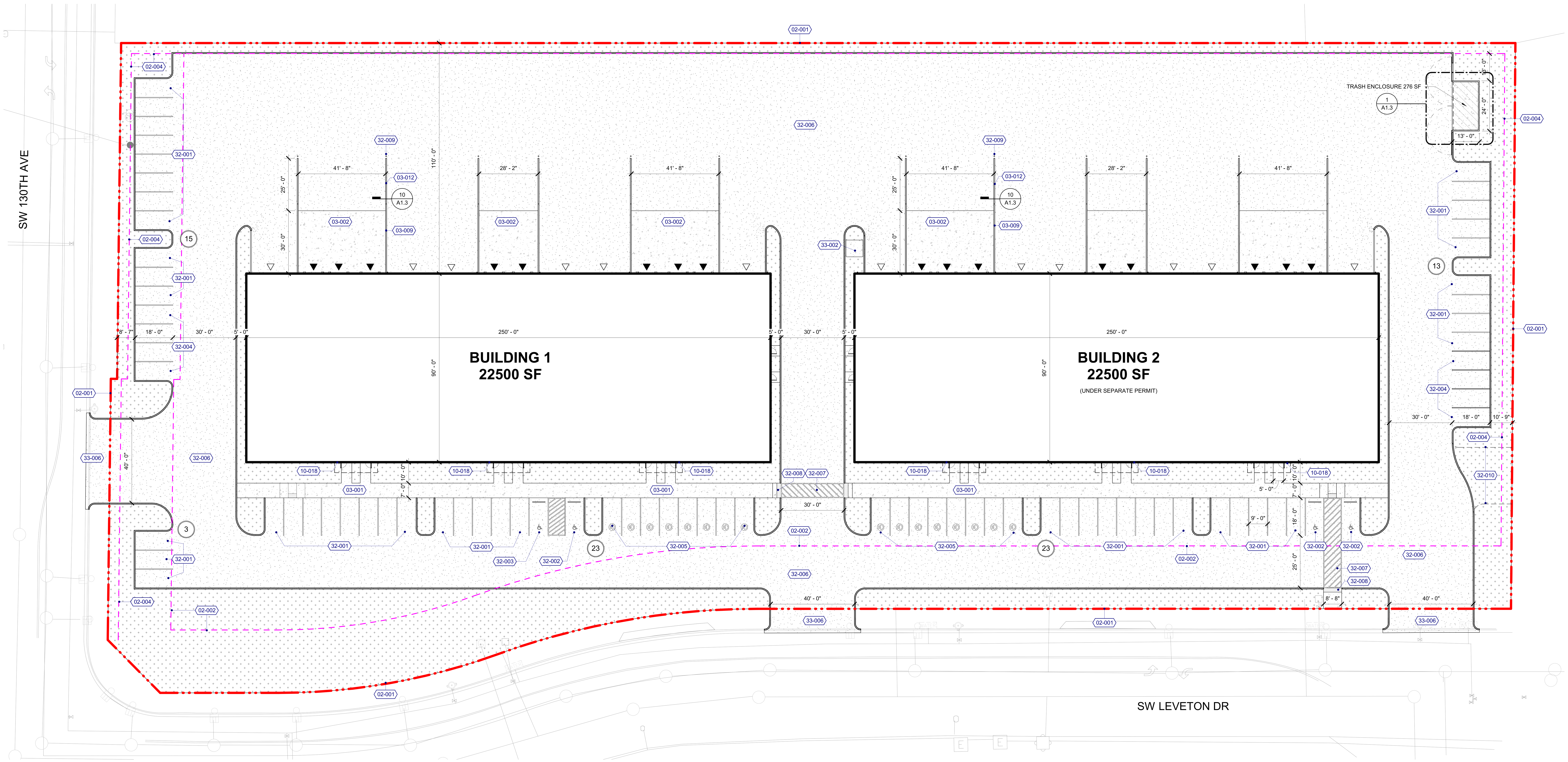
02-001	PROPERTY LINE
02-002	30 FT SET BACK AT FRONT
02-004	5 FT SET BACK FOR PARKING
03-001	CONCRETE SIDEWALK
03-002	CONCRETE LOADING DOCK SLAB
03-009	CONCRETE RETAINING WALL AT LOADING DOCK - 6"W X 42"H WHERE CHANGE OF GRADE IS GREATER THAN 30"
03-012	CONCRETE WALL / CURB AT ENTRY OF LOADING DOCK - 6"W X 6"H WHERE CHANGE OF GRADE IS LESS THAN 30"
10-018	MUTCD COMPLIANT BIKE PARKING SIGNAGE
32-001	STANDARD PARKING STALL
32-002	ACCESSIBLE PARKING STALL
32-003	ACCESSIBLE VAN PARKING STALL
32-004	CARPOOL / VANPOOL PARKING ONLY
32-005	STANDARD PARKING STALL - EV CHARGING INFRASTRUCTURE, VERIFY LOCATIONS WITH OWNER
32-006	ASPHALT - DRIVEWAY AND PARKING
32-007	ACCESSIBLE ROUTE, PAINTED
32-008	ACCESSIBLE RAMP WITH DETECTABLE WARNING
32-009	6" CONCRETE FILLED BOLLARD
32-010	POSSIBLE CONNECTION WITH ADJACENT LOT
33-002	CONCRETE PAD / VAULT FOR ELECTRICAL TRANSFORMER
33-006	COMMERCIAL DRIVEWAY PER CITY STANDARDS

PARKING COUNT

PARKING STALL	COUNT
STANDARD	75
ACCESSIBLE	3
VAN ACCESSIBLE	1
TOTAL PARKING	79

LEGEND

- PROPERTY LINE
- SET BACK LINE
- DRIVE-IN DOOR
- DOCK-HEIGHT DOOR
- PARKING COUNT SUBTOTAL
- LANDSCAPE
- CONCRETE FLATWORK
- ASPHALT (DRIVEWAY & PARKING)
- ELECTRIC VEHICLE CHARGING STATION INFASTRUCTRE



1 SITE PLAN
1" = 20'-0"

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Sheet Title:
SITE PLAN

Revisions:

#	Description	Date

Date: 04/22/2025
Job Number: 124064
Sheet A1.1

NORTH

ARCHITECTURAL REVIEW - 2025

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OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

MINIMUM STANDARD
SINGLE-ACCESSIBLE PARKING SPACE
(VAN-ACCESSIBLE DESIGNATION REQUIRED)

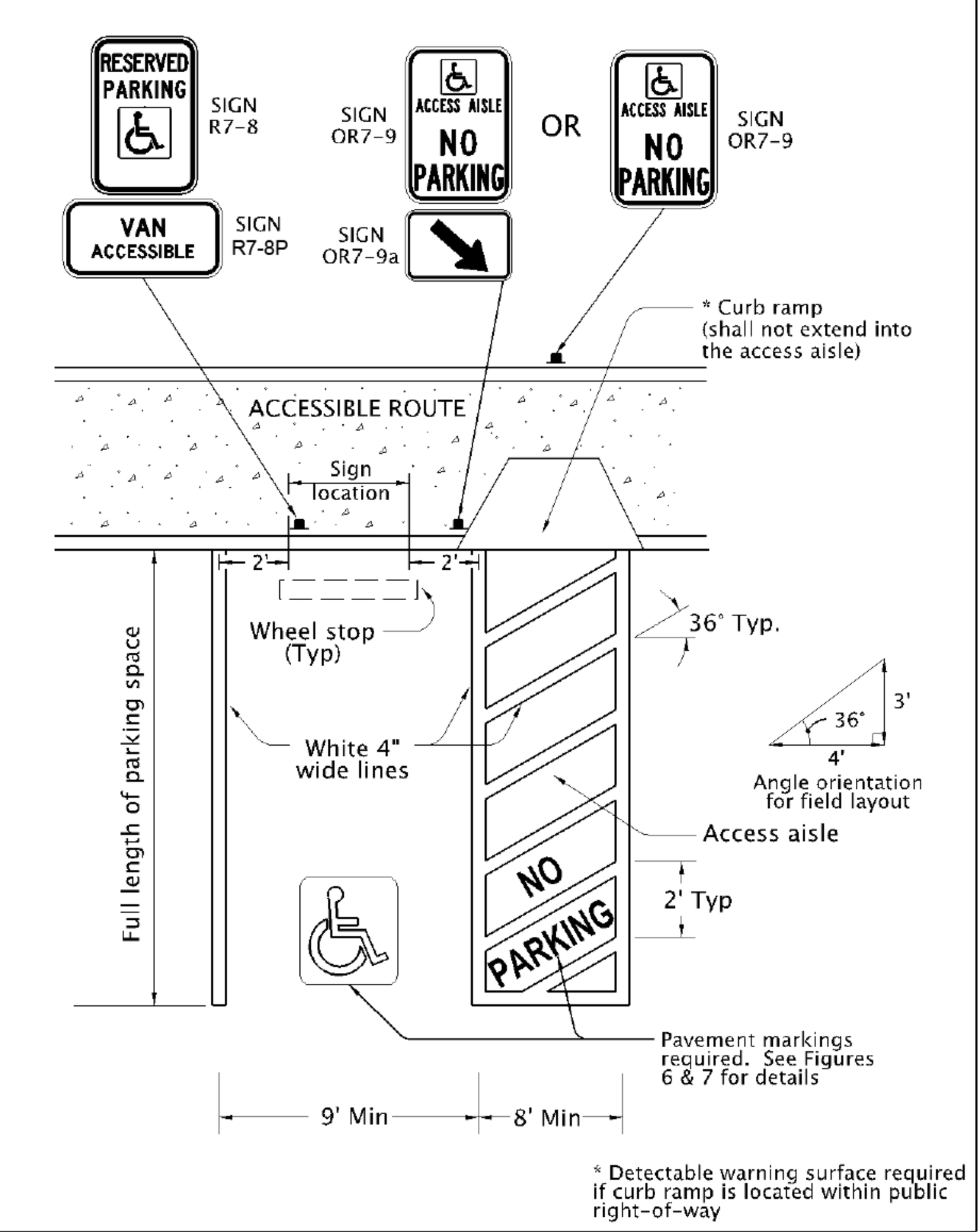


Figure 1

6

6 ODOT - SINGLE-ACCESSIBLE PARKING SPACE
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN
SIGN NO. R7-8

Sign Background: White, Retroreflective sheeting
Sign Legend: Green, Retroreflective sheeting
Sign Symbol: White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

The Disabled Person parking sign is used to designate a parking area reserved for vehicles with DMV permit as stated.

Figure 8

13

7 ODOT - SIGN R7-8
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN

Sign Background: White, Retroreflective sheeting
Sign Legend: Red, Retroreflective sheeting
Sign Symbol: White on Blue, Retroreflective sheeting
Sign OR7-9a: Use when back of walk directly behind access aisle is not available for sign placement and sign must be placed to one side of pedestrian access ramp.

The No Parking in Access Aisle sign is used to designate an access aisle reserved for persons use parking with DMV permit. Install sign in locations where "No Parking" pavement marking may not be visible regularly from snow or sand. Place sign to have direct view from end of access aisle when possible outside of accessible route.

Figure 11

16

8 ODOT - SIGN OR7-9
12" = 1'-0"

9 RESRVED CARPOOL
6" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

MINIMUM STANDARD
DOUBLE-ACCESSIBLE PARKING SPACE
(ONE VAN-ACCESSIBLE DESIGNATION REQUIRED)

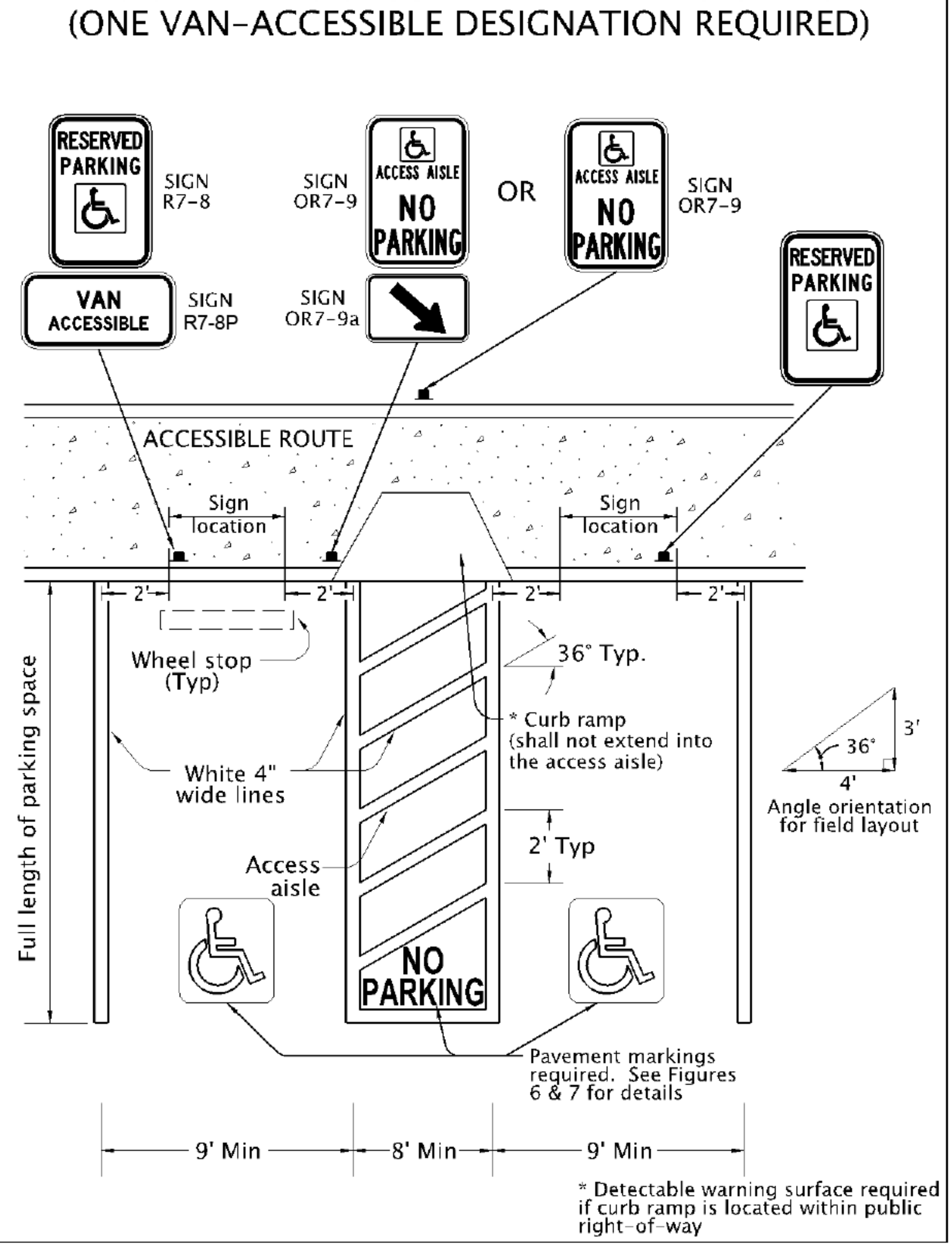


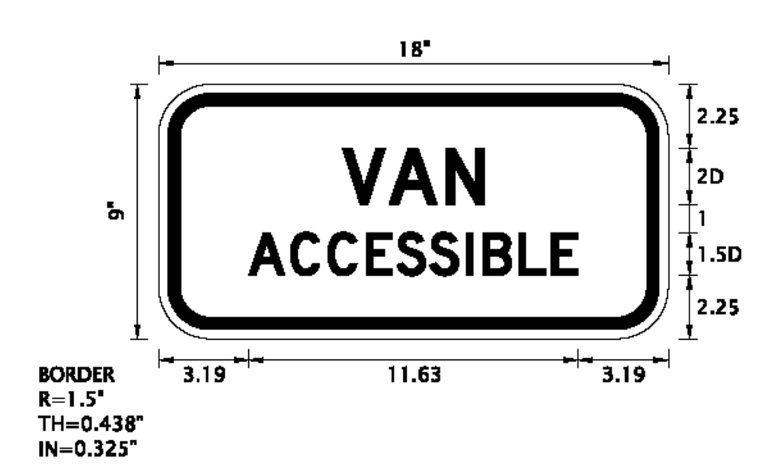
Figure 2

7

16 ODOT - DOUBLE-ACCESSIBLE PARKING SPACE
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

SIGN DESIGN
SIGN NO. R7-8P



Sign Background: White, Retroreflective sheeting
Sign Legend: Green, Retroreflective sheeting

Refer to Standard Highway Signs book for details and dimensions.

The VAN-ACCESSIBLE sign shall only be used with sign R7-8 to designate the parking spaces that have an access aisle 8 ft or wider

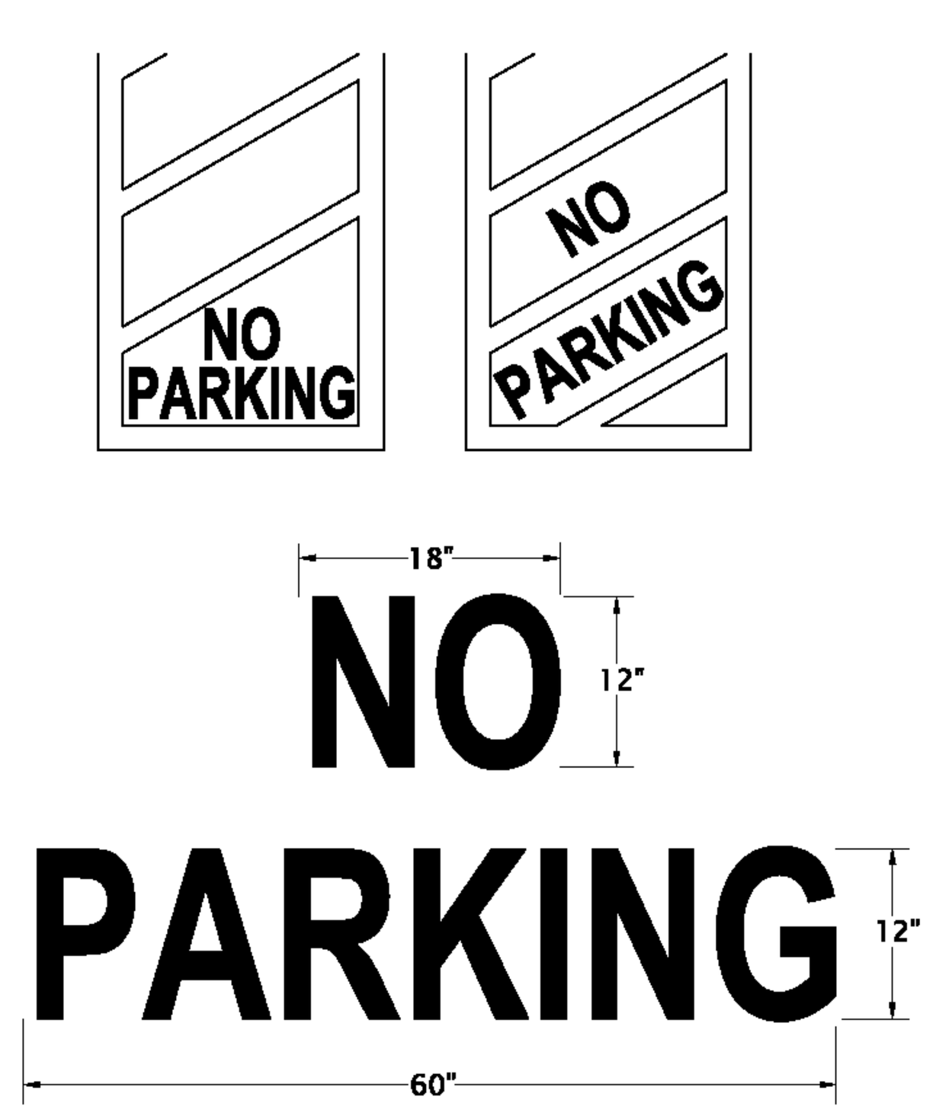
Figure 9

14

17 ODOT - SIGN R7-8P
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING LEGEND



Pavement Marking Legend: White or Yellow, Retroreflective

The "No Parking" pavement marking is used to designate an access aisle reserved for persons use parking with a DMV permit. This marking shall be required for all access aisles next to accessible parking spaces. Engineering judgement should be used for placement location to give best visual location to prevent illegal use of access aisle. Yellow may be used instead of white to increase contrast between access aisle white lines and the "No Parking" legend.

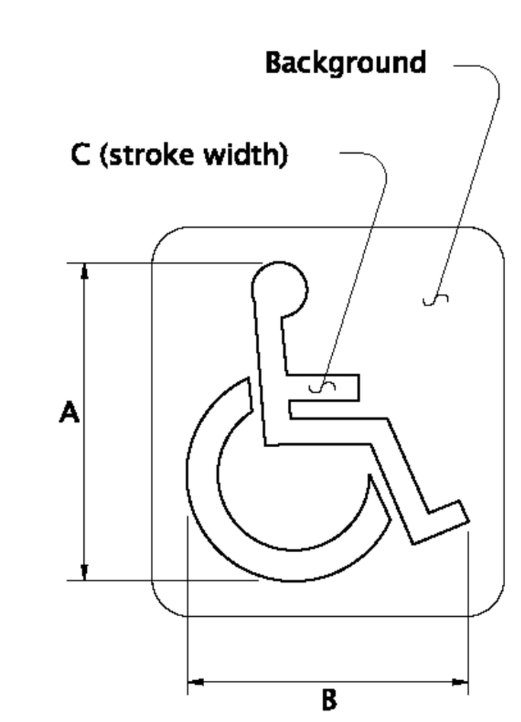
Figure 7

12

18 ODOT - MARKING LEGEND
12" = 1'-0"

OREGON TRANSPORTATION COMMISSION
Standards for Accessible Parking Places
August 2018

PAVEMENT MARKING STENCIL



Pavement Marking Background: Optional: Blue, Retroreflective
Pavement Marking Stencil: White, Retroreflective

LEGEND	DIMENSIONS (INCHES)						
	A	B	C	D	E	F	G
MINIMUM	28	24	3				
STANDARD	41	36	4				

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.

Figure 6

11

19 ODOT - MARKING STENCIL
12" = 1'-0"

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Sheet Title:
SITE DETAILS

Revisions:

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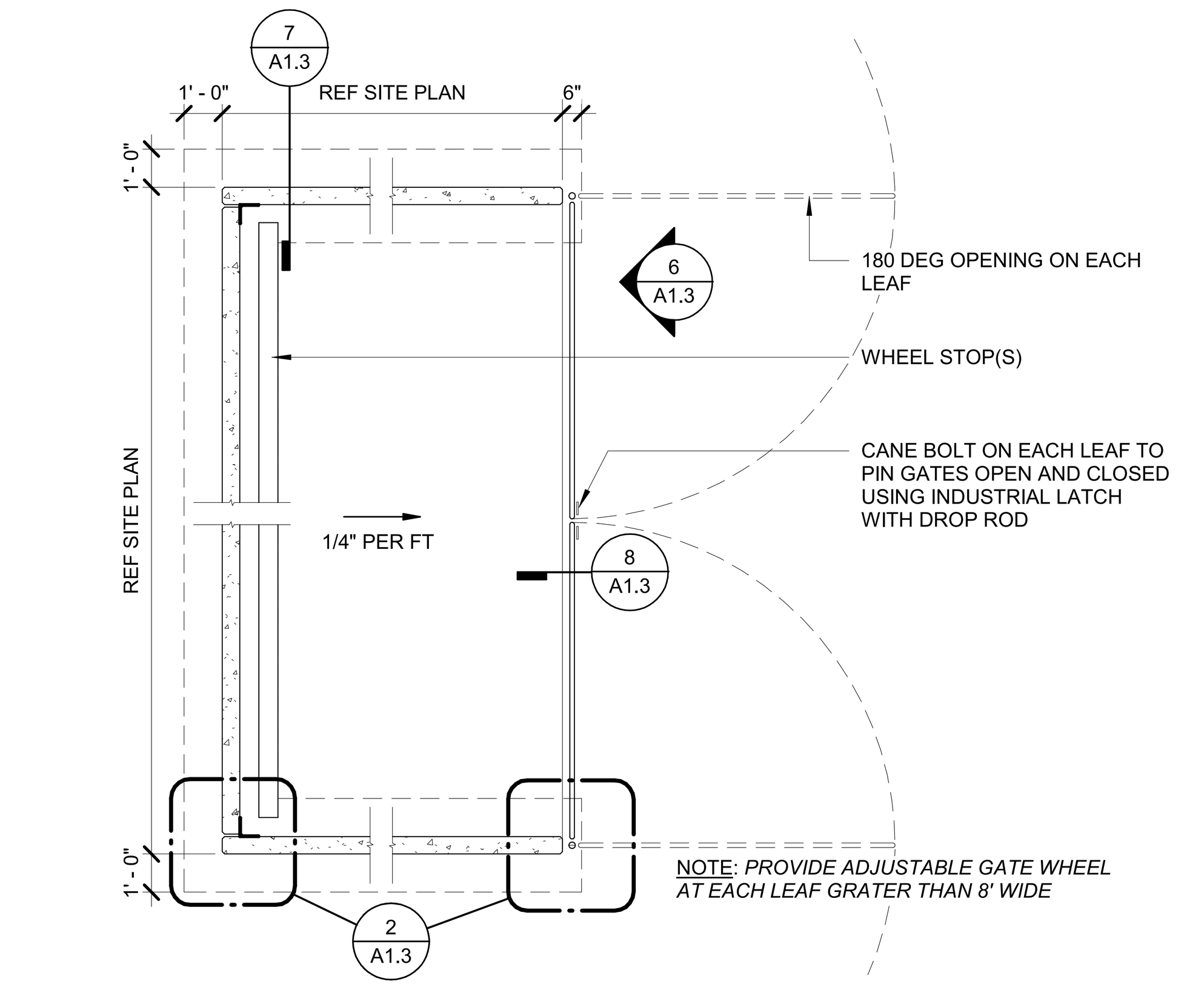
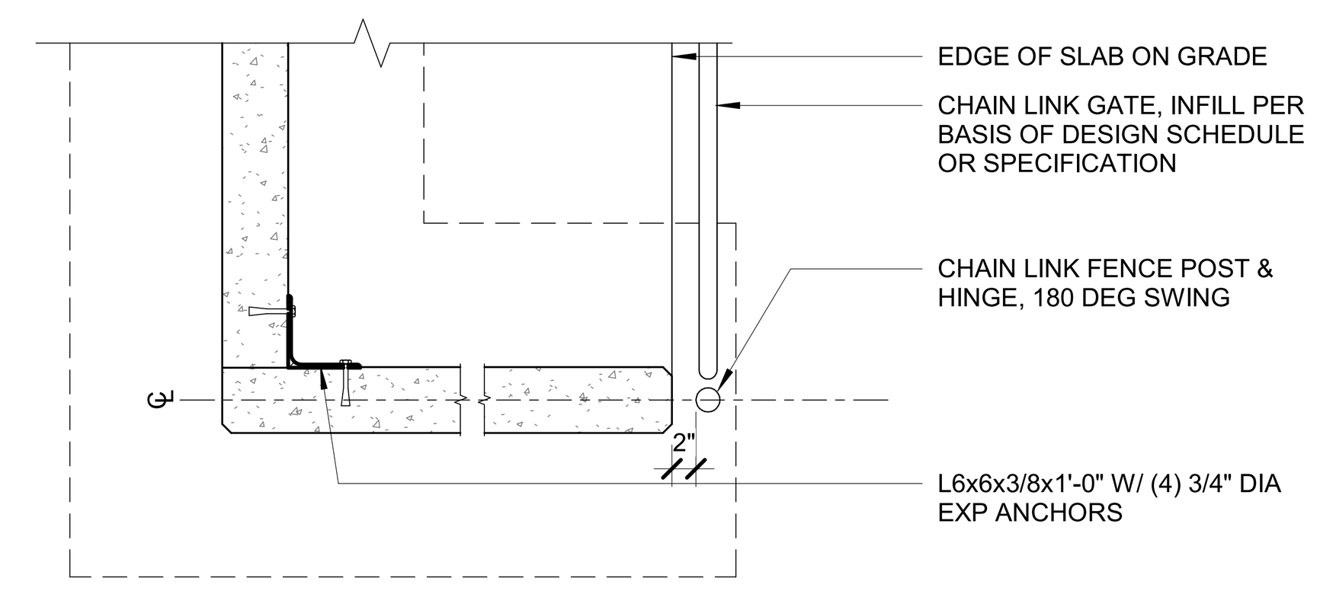
ARCHITECTURAL REVIEW - 2025

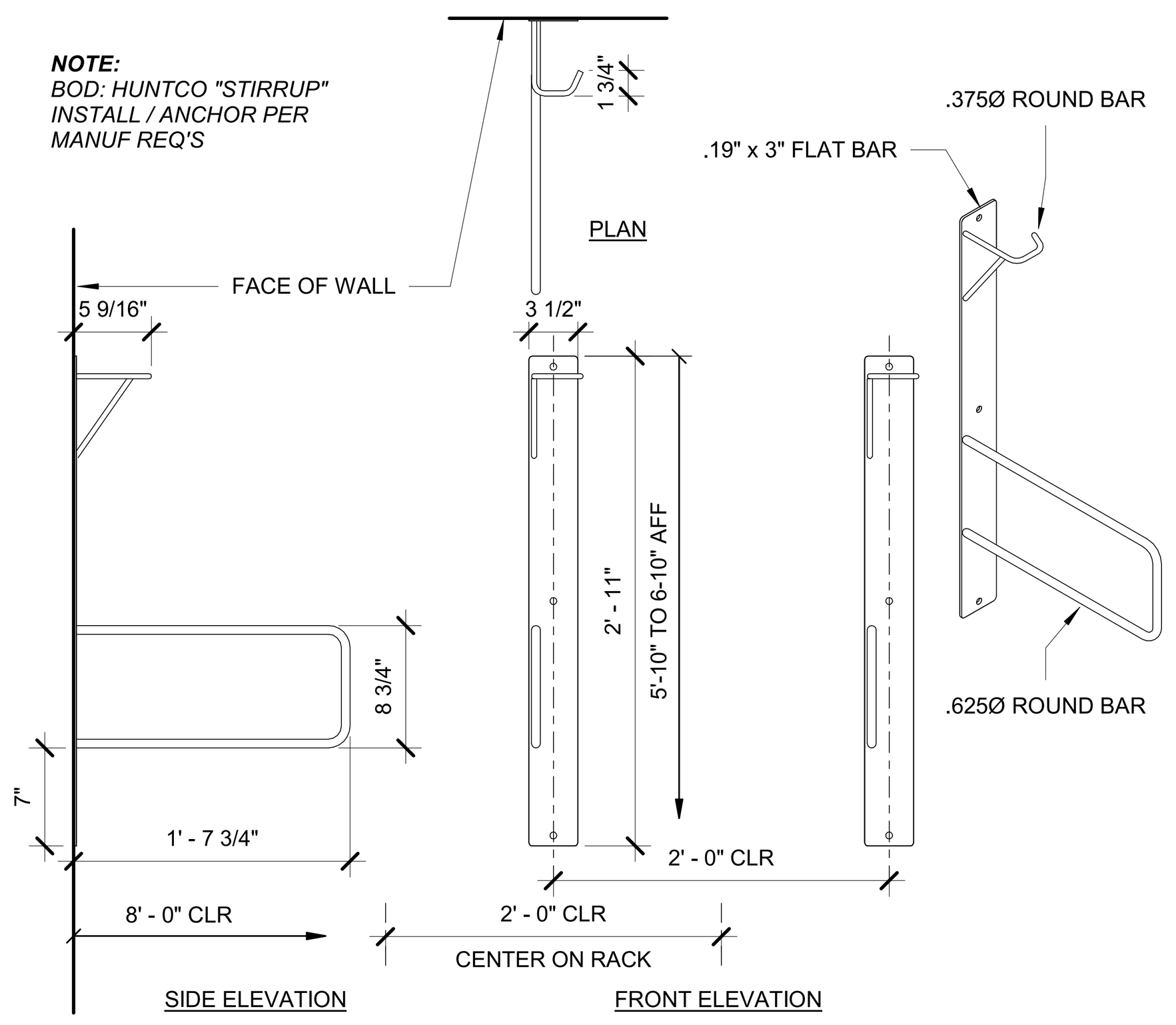
A1.2



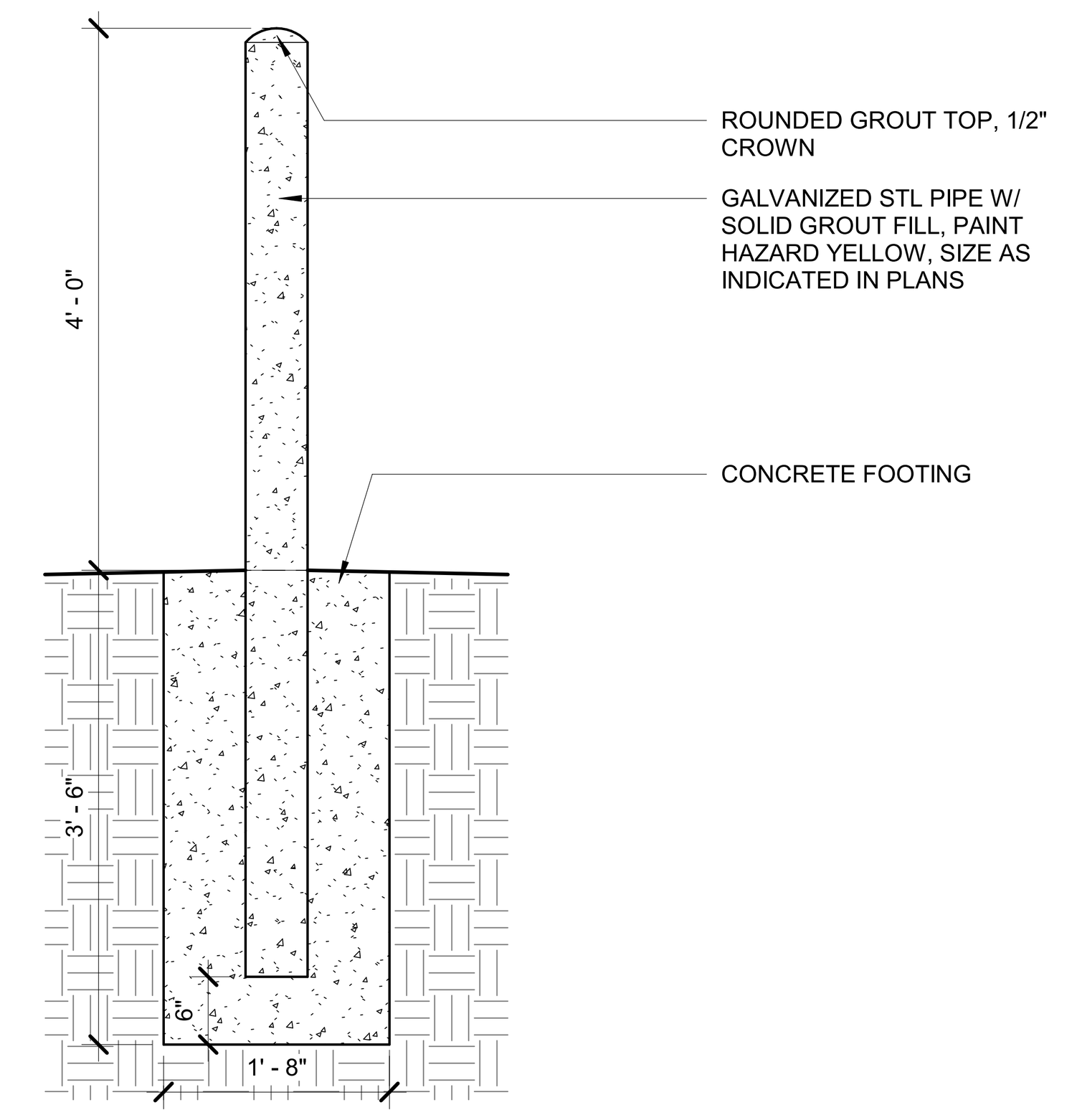
1 TRASH ENCL PLAN
1/4" = 1'-0"



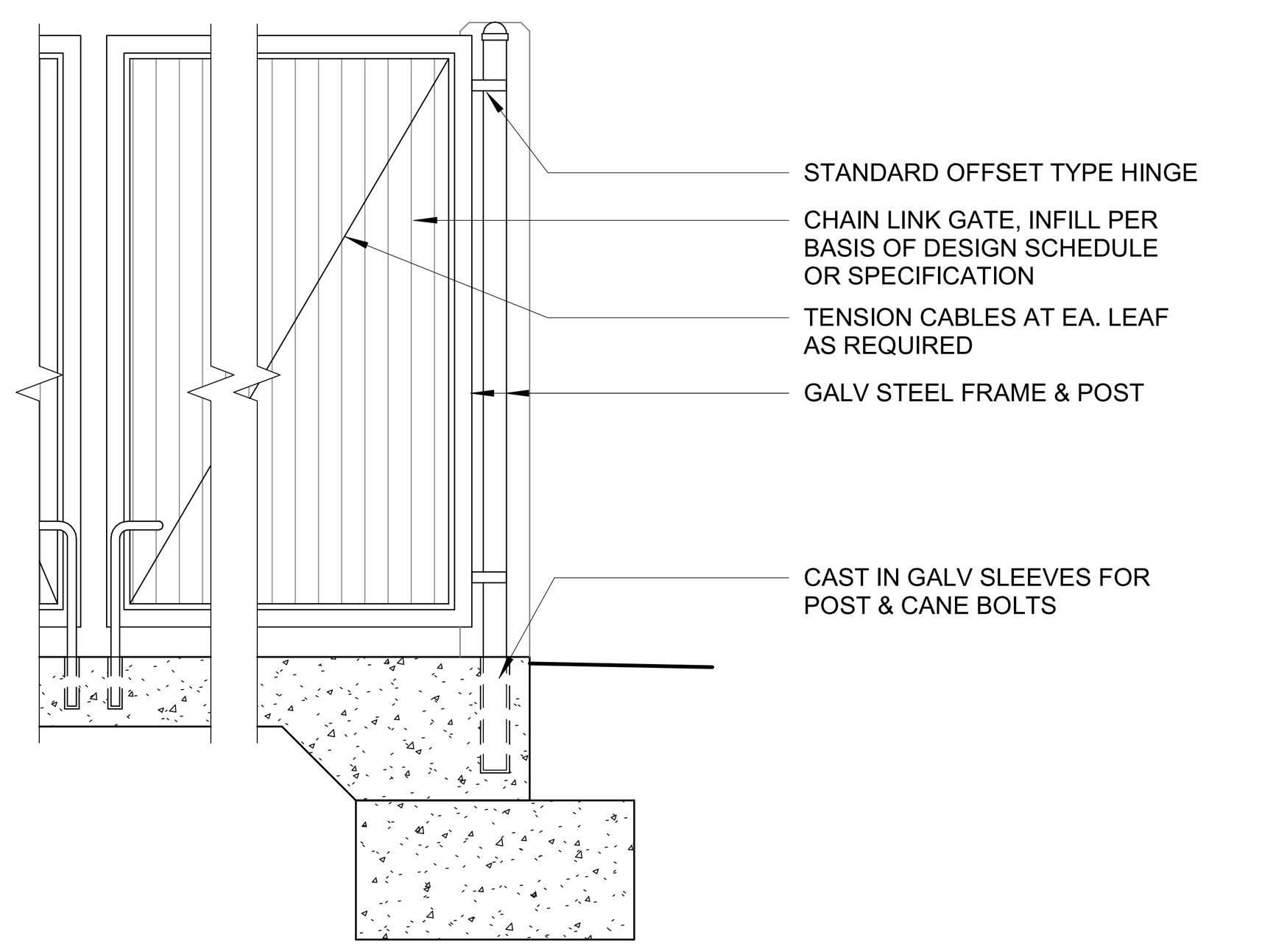
2 TRASH ENCL ENLARGED PLAN
3/4" = 1'-0"



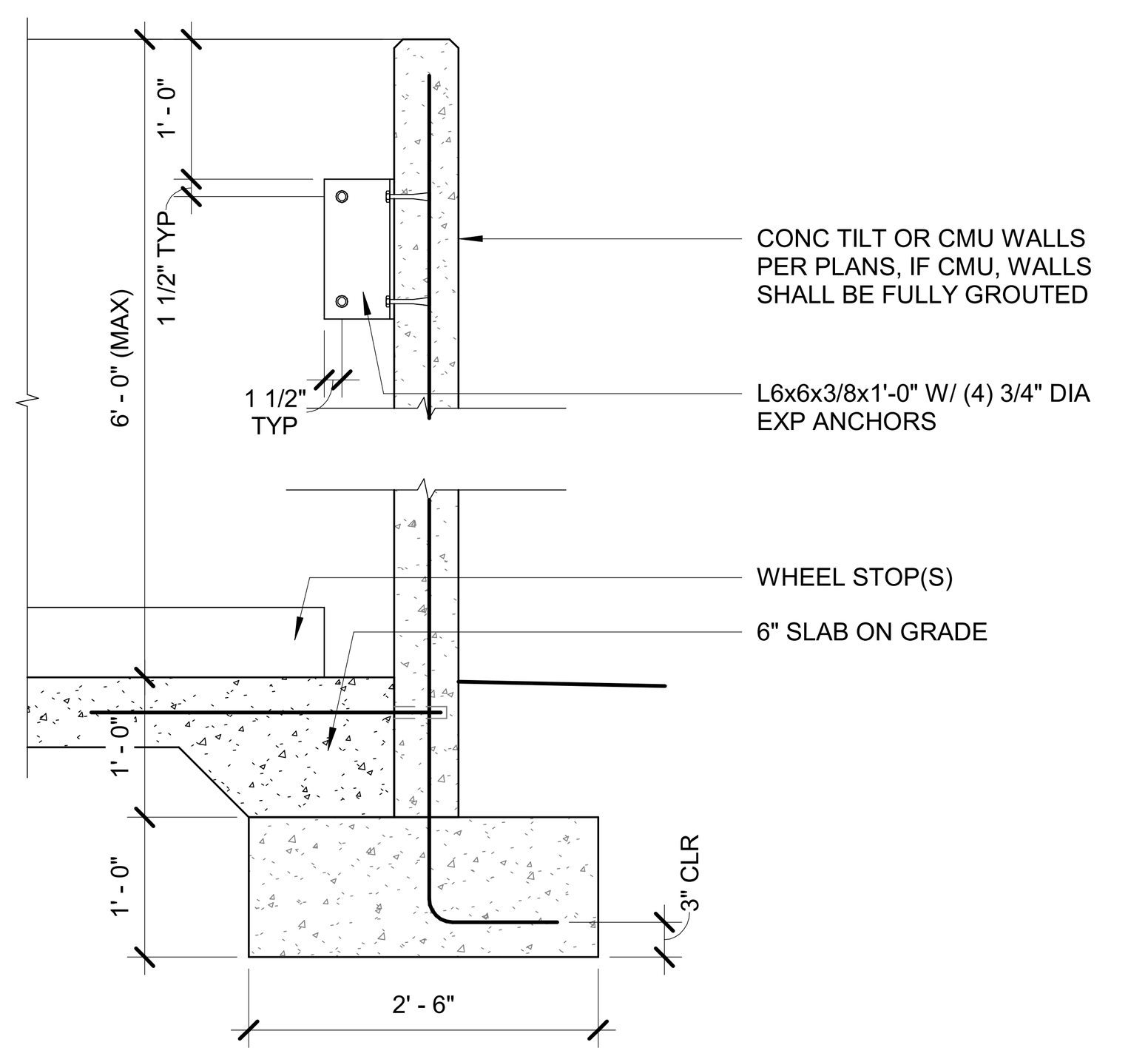
3 WALL MOUNTED BICYCLE RACK
1" = 1'-0"



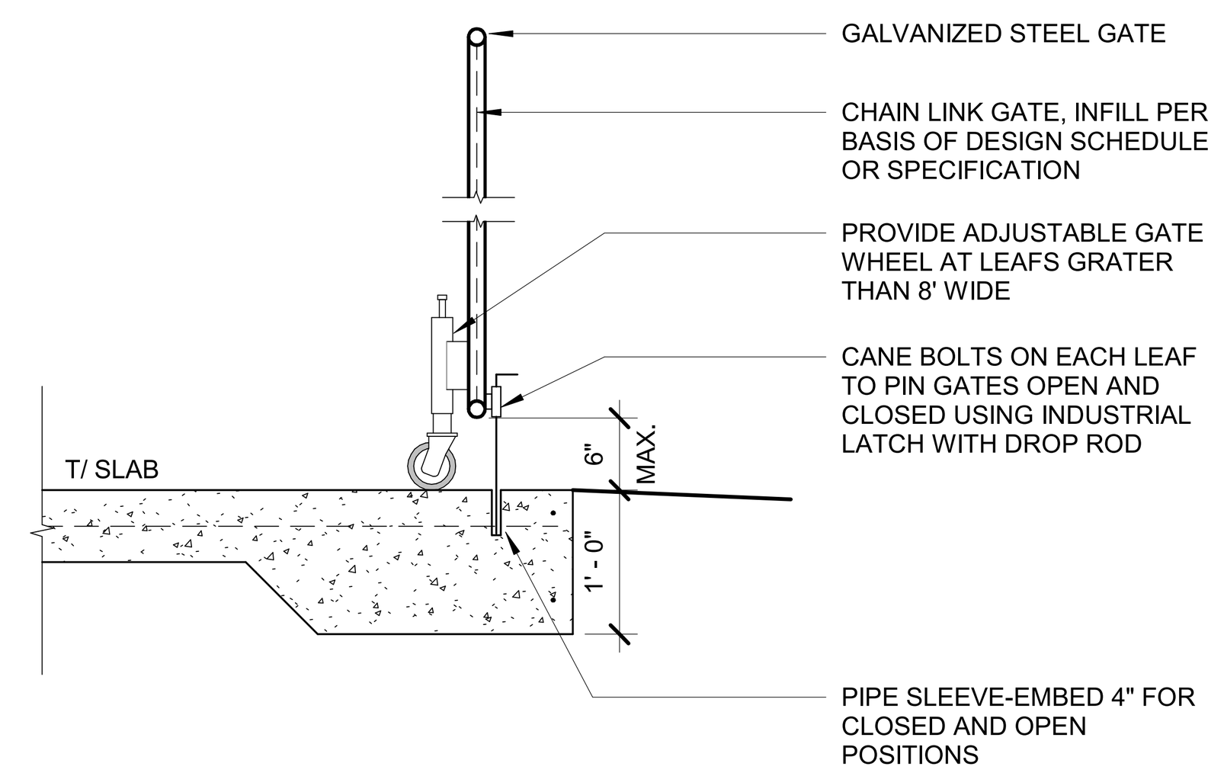
4 BOLLARD
3/4" = 1'-0"



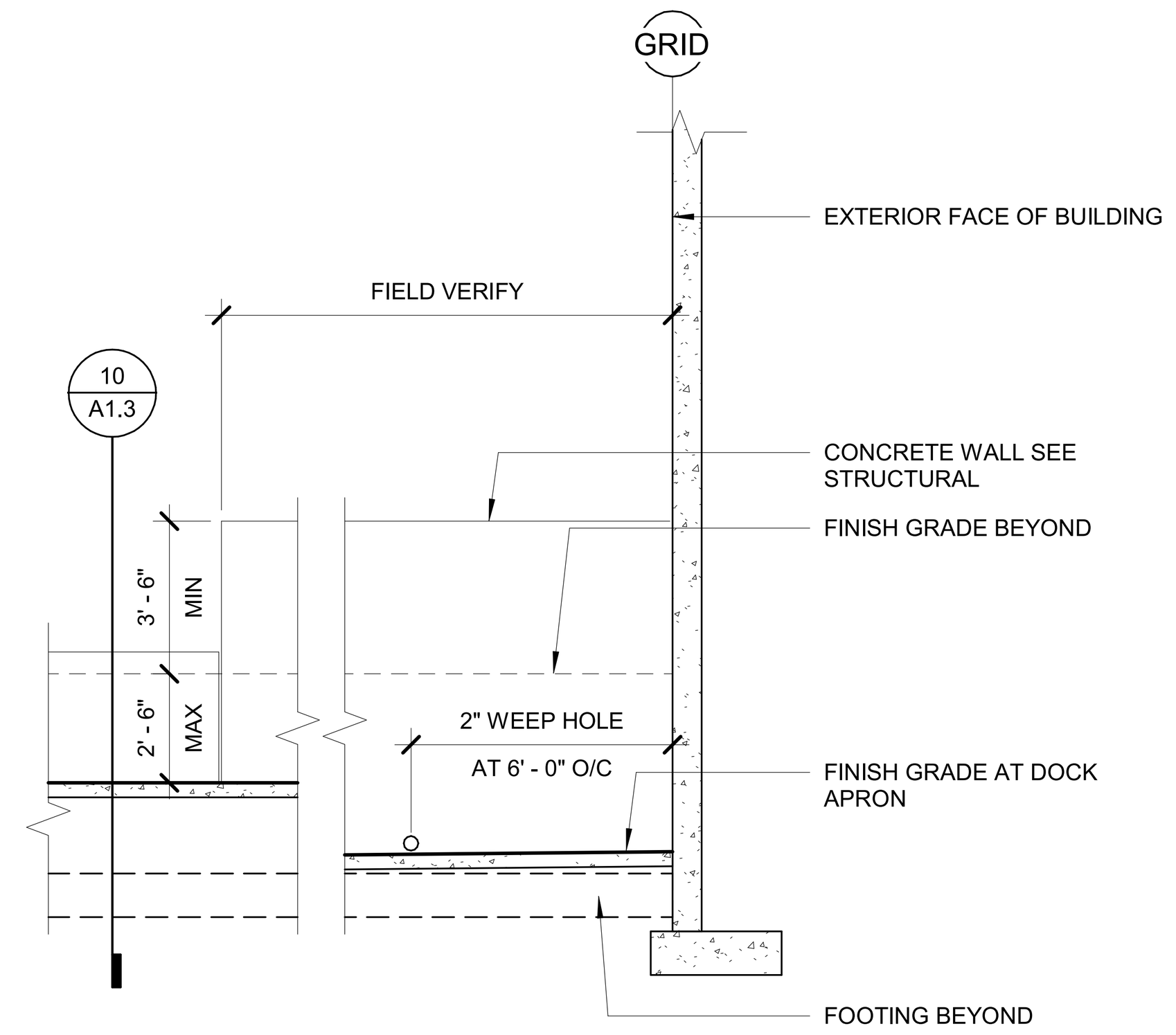
6 TRASH ENCL GATE ELEVATION
3/4" = 1'-0"



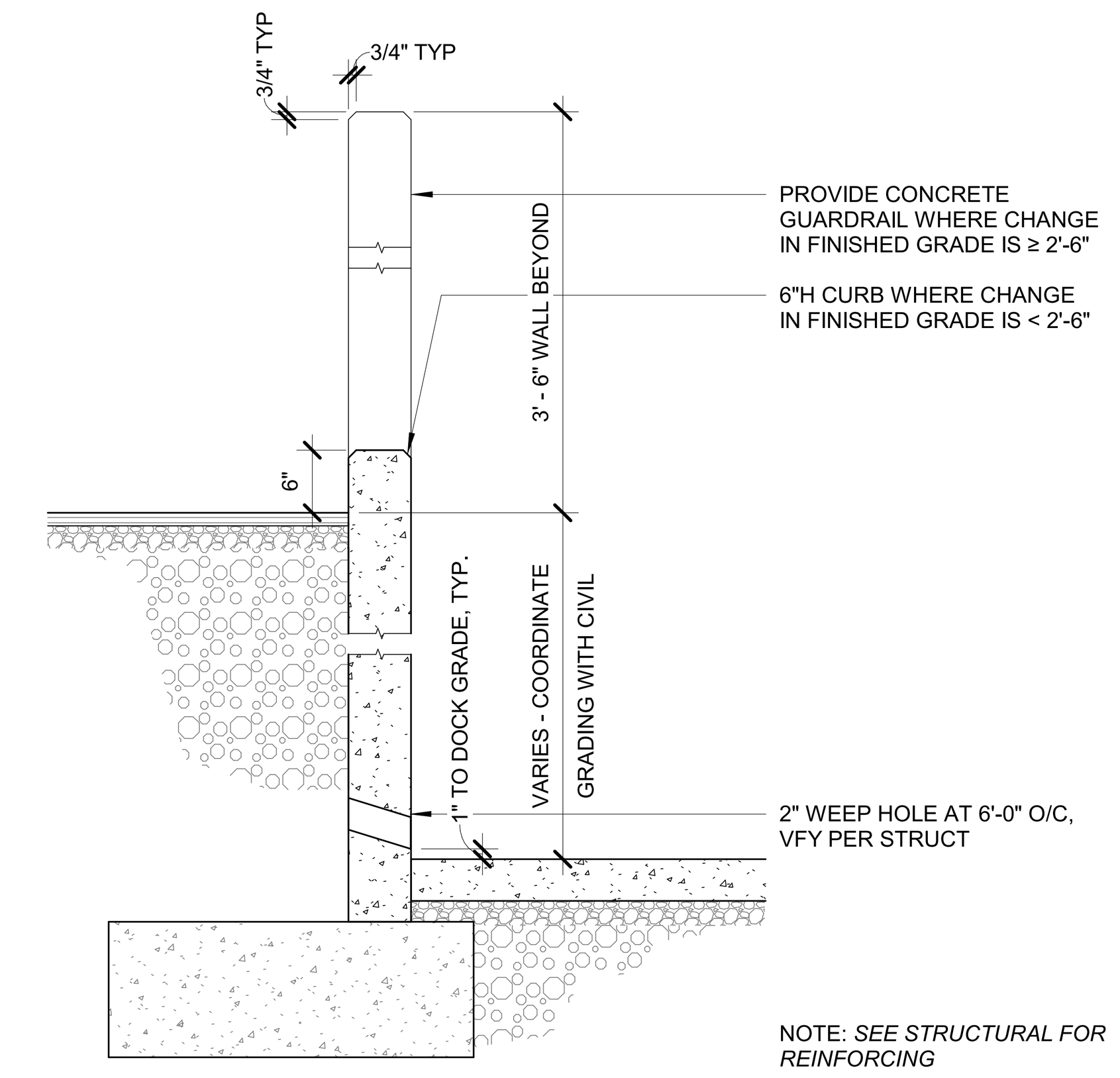
7 TRASH ENCL WALL SECTION
3/4" = 1'-0"



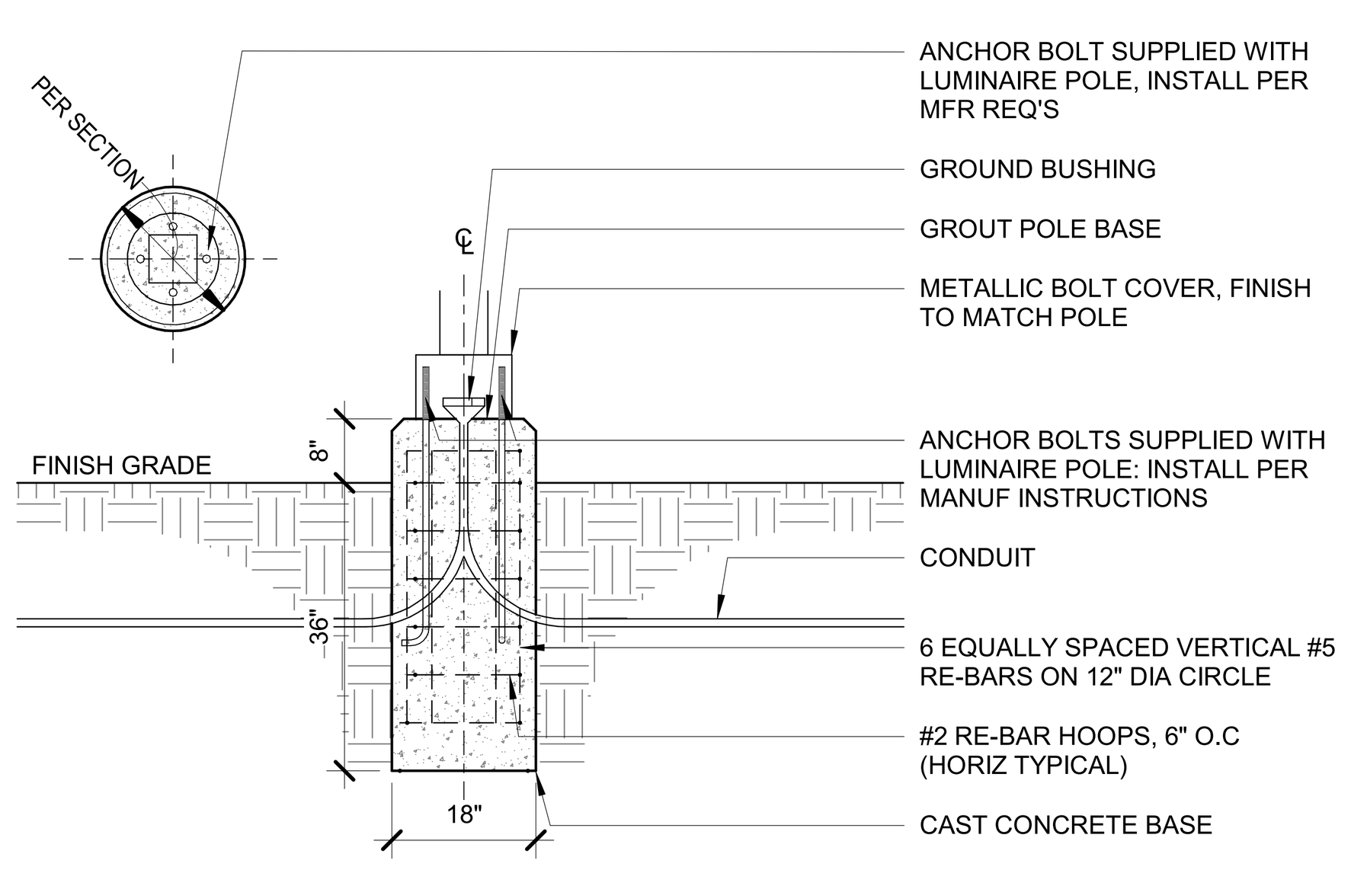
8 TRASH ENCLOSURE - GATE
3/4" = 1'-0"



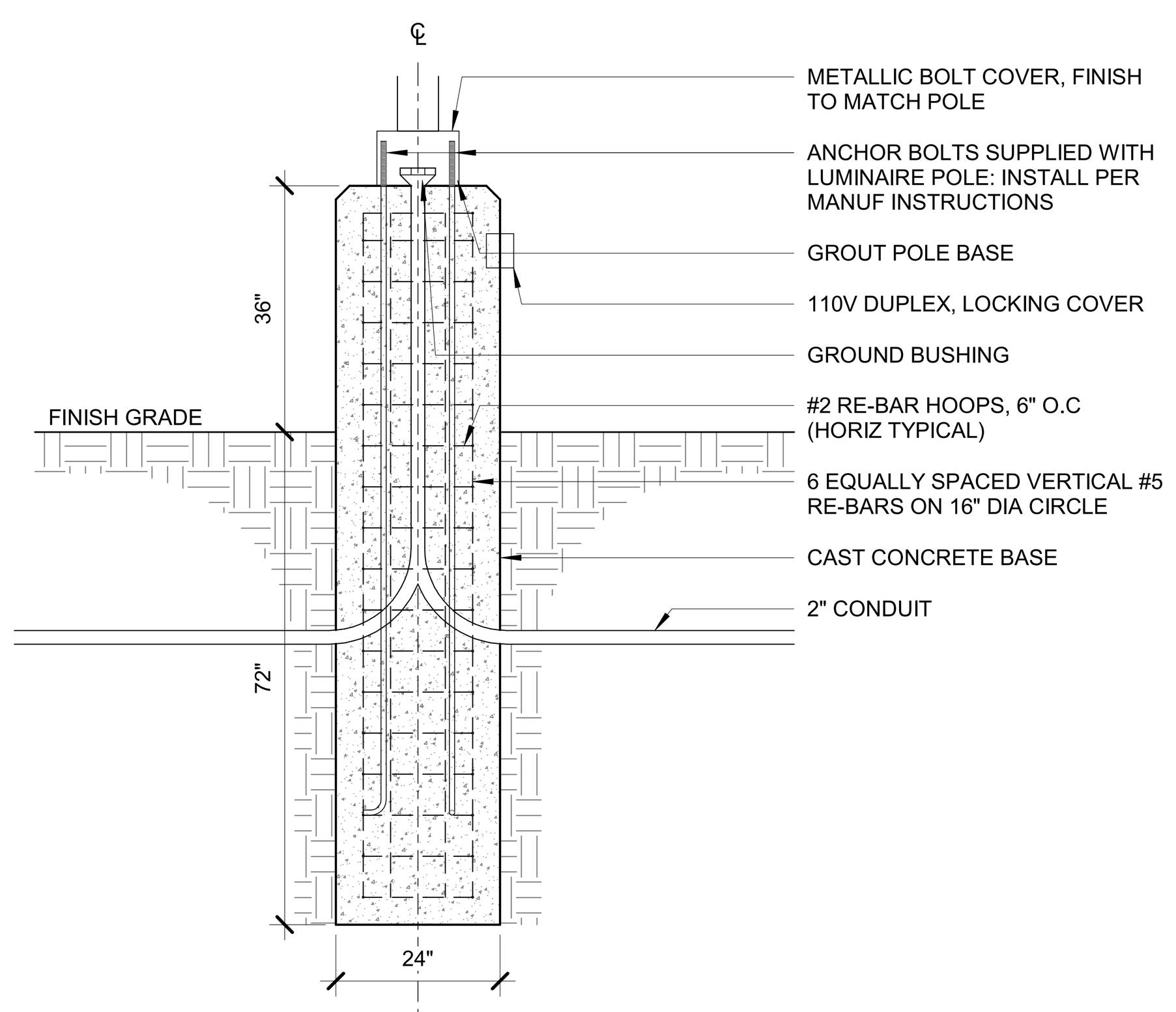
9 GUARDRAILL ELEV @ RECESSED DOCK
1/4" = 1'-0"



10 GUARDRAIL WALL SECTION @ RECESSED DOCK
3/4" = 1'-0"



11 LIGHT POLE BASE, TYPICAL (LPB-A)
1/2" = 1'-0"



12 LIGHT POLE BASE @ PARKING (LPB-B)
1/2" = 1'-0"

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BEAVERTON, OREGON 97005
O | 503.244.0552

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SITE DETAILS

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Date: 04/22/2025
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ARCHITECTURAL REVIEW - 2025

A1.3

KEYNOTES

02-001	PROPERTY LINE
10-001	'ELECTRICAL ROOM' SIGNAGE AT EXTERIOR DOOR
10-002	'FIRE RISER ROOM' SIGNAGE AT EXTERIOR DOOR
21-004	FIRE APPARATUS ACCESS LANE
21-007	FIRE ALARM PANEL(S) LOCATION
21-008	EXISTING FIRE HYDRANT
21-009	KNOX BOX, COORDINATE FINAL LOCATION(S) WITH FIRE MARSHAL
21-010	FIRE LAND CURB, PAINTED RED - MARKED "NO PARKING FIRE LANE" AT 25 FT INTERVALS , WHITE LETTERING AT 1" STROKE 6" HIGH
33-003	GAS METER
33-004	HYDRANT, RELOCATED
33-005	FDC, NEW

GENERAL NOTES - FIRE ACCESS

1. APPROVED FIRE DEPARTMENT ACCESS ROADS, REQURIED WATER SUPPLY, FIRE HYDRANTS AND SAFETY PRECAUTIONS SHALL BE MADE AVAILABLE PRIOR TO COMBUSTIBLE MATERIALS ARRIVING ON SITE.
2. FIRE LANES SHALL BE DESIGNED WITH A UNIFORM ALL-WEATHER DRIVING SURFACE TO SUPPORT THE IMPOSED GVW OF 75,000 LBS WITH A WHEEL LOAD OF 12,500 LBS AND A VERTICAL CLEARANCE OF NOT LESS THAN 13'-6". GRADING SHALL NOT EXCEED 10% IN DIRECTION OF TRAVEL OR 5% CROSS-SLOPE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT "NO PARKING - FIRE LANE" SIGNS COMPLYING WITH OFC APPENDIX D103.6. FIRE APPARATUS ACCESS ROADS 20-26 FT WIDE SHALL BE POSTED ON BOTH SIDES, AND ON ONE SIDE WHERE > 26 FT WIDE.
4. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CU YD OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FT OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EVES UNLESS AREA IS PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM.
5. ABOVE-GROUND GAS METERS, REGULATORS AND PIPING EXPOSED TO VEHICULAR DAMAGE DUE TO PROXIMITY TO ALLEYS, DRIVEWAYS OR PARKING AREAS SHALL BE PROTECTED IN AN APPROVED MANNER.
6. 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. WHERE EXPOSED TO VEHICULAR DAMAGE, 4-INCH CONCRETE FILLED BOLLARDS SHALL BE PLACED 3 FT FROM HYDRANTS ROTATED 45-DEGREES FROM (4) QUADRANTS. HYDRANTS SHALL BE COATED WITH APPROVED PAINT COLOR AND MARKINGS.
7. DELEGATED DESIGN NFPA 13 FIRE SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH OSSC 903.3.1.1 WILL BE A DEFERRED SUBMITTAL.
8. PLANS FOR FIRE DEPARTMENT CONNECTION (FDC) INDICATING SHUTOFF VALVES (WIV OR PIV) AND WATER VAULTS FOR FIRE SUPPRESSION SYSTEMS SHALL BE SUBMITTED TO THE FIRE OFFICIAL FOR APPROVAL PRIOR TO CONSTRUCTION.
9. HYDRANT PROXIMITY PER OFC 507.5.1:
   A. DISTANCE FROM HYDRANT TO FURTHEST PORTION OF FACILITY OR BUILDING WHEN INSTALLED WITH AN AUTOMATIC SPRINKLER SYSTEM </= 600 FT (SPRINKLERED): PROPOSED = 312 FT < 600 FT, OKAY
11. FIRE FLOW DEMAND PER OFC APPENDIX B:
   A. PER TABLE B105.2, SECTION 903.3.1.1 DESIGN STANDARD:
      TABLE B105.1(2) - TYPE IIIB; 45,000 SF:
         FIRE FLOW RATE: 5,750 GPM
         FIRE FLOW DURATION: 4 HRS
      TABLE B105.2 REQUIRED FIRE FLOW - SPRINKLERED PER IFC 903.3.1.1:
         FIRE FLOW REDUCTION: 5,750 GPM x 0.25 = 1,437.5 GPM[a]
            [a]THE REDUCED FIRE FLOW RATE SHALL NOT BE LESS THAN 1,000 GPM
      MIN REQUIRED FIRE FLOW RATE = 1,438 GPM
      MIN REQUIRED FIRE FLOW DURATION = 4 HRS
12. FIRE HYDRANT LOCATIONS & DISTRIBUTION PER OFC APPENDIX C:
   A. TABLE C102.1 - REQUIRED NUMBER AND SPACING OF HYDRANTS
         FIRE FLOW REQUIREMENT: 1,750 OR LESS
         MIN. NUMBER OF HYDRANTS: 1
         AVG. HYDRANT SPACING: 500 x 1.5[f] = 750 FT
            [f]50% SPACING INCREASE WHEN SPRINKLERED IAW 903.3.1.1
      MIN HYDRANTS REQUIRED = 1 </= 3 EXISTING, OKAY
      AVG HYDRANT SPACING = 230 < 750, OKAY
      MAX DISTANCE FROM HYDRANT TO STREET = 2 < 250, OKAY
13. SIGNAGE NOTES:
   A. PER OFC 509.1, ROOMS CONTAINING FIRE PROTECTION EQUIPMENT (AIR CONDITIONING SYSTEMS, FIRE SPRINKLER RISERS AND VALVES OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS) SHALL BE IDENTIFIED IN AN APPROVED MANNER. REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. SIGNAGE TO BE APPROVED PRIOR TO OCCUPANCY.
   B. PER OFC 605.3.1 AND NFPA 20: DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN STATING "ELECTRICAL ROOM". SIGNAGE TO BE APPROVED PRIOR TO OCCUPANCY.
   C. PER OSCC1011.4 A SIGN STATING "EXIT" IN RAISED LETTERS AND BRAILLE AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR IN AN AREA OF REFUGE, EXTERIOR AREA FOR ASSISTED RESCUE, EXIT STAIRWAY, EXIT RAMP, EXIT PASSAGEWAY AND EXIT DISCHARGE.
   D. FIRE DEPARTMENT ACCESS DOORS SHALL BE LABELED ON THE EXTERIOR SIDE WITH THE FOLLOWING SIGN OR OTHER APPROVED SIGN:

      FIRE DEPARTMENT ACCESS DOOR
      DO NOT BLOCK

      LETTERING SHALL BE IN A CONTRASTING COLOR TO THE BACKGROUND. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 2 INCHES (51 MM) WITH A MINIMUM STROKE OF 3/8 INCH (10 MM).

FIRE ACCESS PLAN LEGEND

- PROPERTY LINE
- EGRESS PATH TO PUBLIC WAY
- FIRE HYDRANT
- FIRE APPARATUS ACCESS ROAD, 20'W x 13.5'H (CLR), UNO
- SIGN "NO PARKING - FIRE LANE" PER OFC D103.6
- HOSE PULL, 150' MAX
- HYDRANT PROXIMITY
- HYDRANT SPACING

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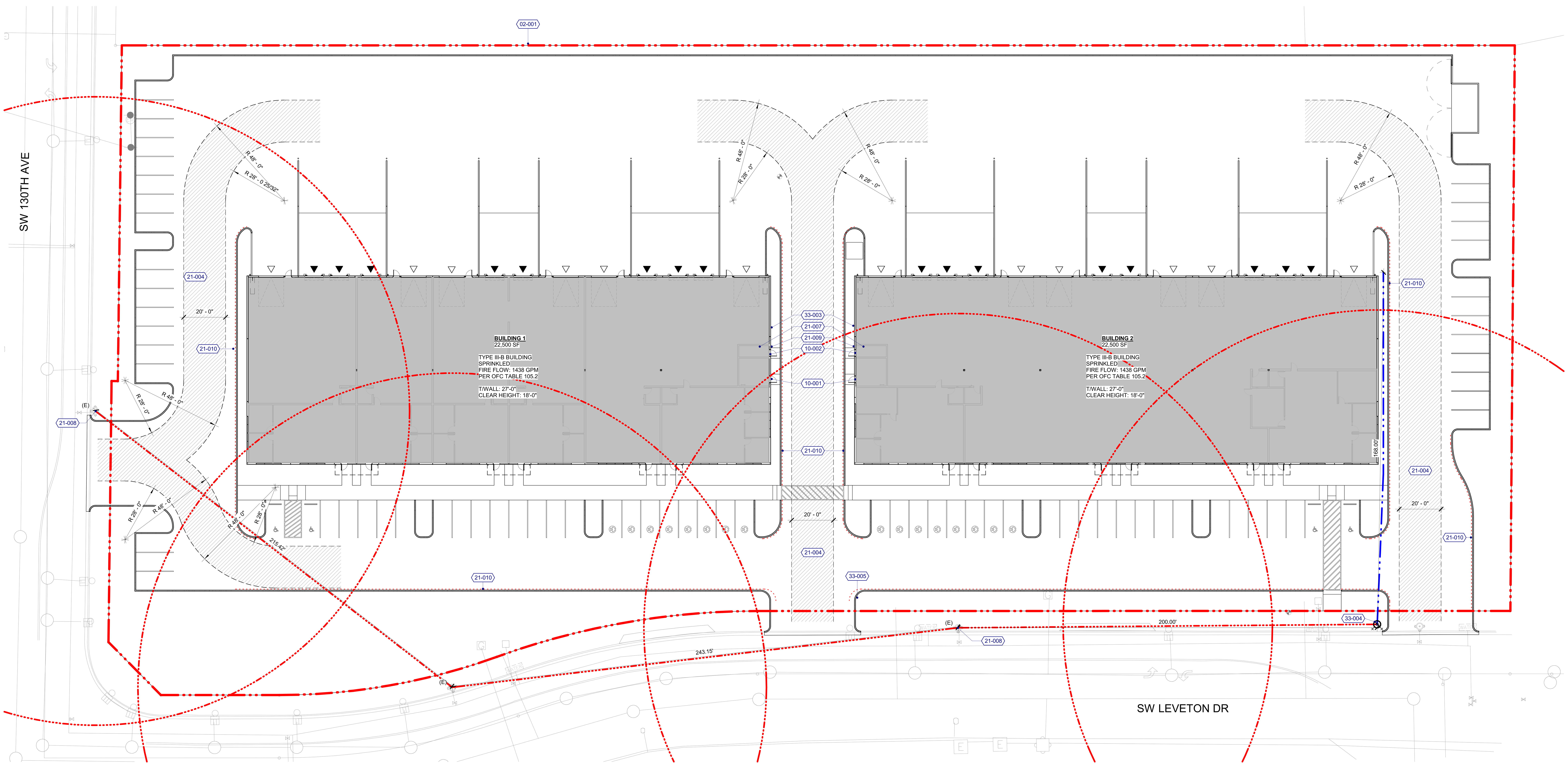

1 FIRE ACCESS AND WATER SUPPLY PLAN
1" = 20'-0"

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Sheet Title:
SITE PLAN - FIRE ACCESS

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NORTH

LEGEND

- EXTENT OF UNDER SLAB VAPOR BARRIER
- PERIMETER SLAB INSULATION
- WALL RATING, FIRE BARRIER, 1 HOUR
- ▲ DOCK-HEIGHT DOOR
- △ DRIVE-IN DOOR

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET G0.1 FOR 'PROJECT DATA' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING GENERAL CONTRACTOR TO VERIFY PLUMBING, PIPES, CONDUIT, DUCTWORK, ELECTRICAL DEVICES, CASEWORK, FIXTURES, ETC. HAVE BEEN COORDINATED. UNCOORDINATED WALL SIZES SHALL BE REINSTALLED SOLELY AT CONTRACTOR'S EXPENSE.
3. SEE SHEET G0.3 FOR WALL, FLOOR AND ROOF ASSEMBLIES.
4. SEE FIRE/LIFE SAFETY SHEET(S) FOR LOCATIONS OF FIRE EXTINGUISHERS, EXIT SIGNS, ETC.
5. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL, BEAM SIZES AND SO ON.
6. VERIFY AND COORDINATE SLAB PENETRATIONS INCLUDING SLEEVES & BLOCKOUTS AS REQUIRED FOR PLUMBING, MECHANICAL, ELECTRICAL, ETC. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.
7. USE THE FOLLOWING DEFAULT ASSEMBLY TYPES UNLESS OTHERWISE NOTED ON THE DRAWINGS:
   A. EXTERIOR WALLS — TYPE W1 / 8" CORE
   B. INTERIOR PARTITIONS — TYPE P2 / SEE WALL TAGS
8. POWER & DATA OUTLETS INSTALLED 18" AFF, UNO.
9. PARTITIONS WITH SOLID FILL PATTERN DENOTE ACOUSTICALLY RATED, UNO. PROVIDE ACOUSTICAL SEALANT, BATTS, PUTTY PADS, ETC.
10. PROVIDE UTILITY ROUTING & ELECTRICAL STUB AT EACH SIDE OF LOADING DOCK DOOR PER DETAIL 14/A5.1
11. OFFICE SPACES ARE CONDITIONED.
12. WAREHOUSE SPACES ARE SEMI-HEATED FOR FREEZE PROTECTION.

KEYNOTES

03-003	TILT-UP CONCRETE WALL
07-003	EXTENT OF UNDER SLAB VAPOR BARRIER
07-004	PERIMETER SLAB INSULATION AT OFFICE AREAS
08-003	OVERHEAD SECTIONAL DOOR TRACK
08-004	THERMALLY BROKEN CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1" INSULATED GLAZING UNITS
08-005	10' X 10' OPENING
12-008	WALL MOUNTED BIKE RACK

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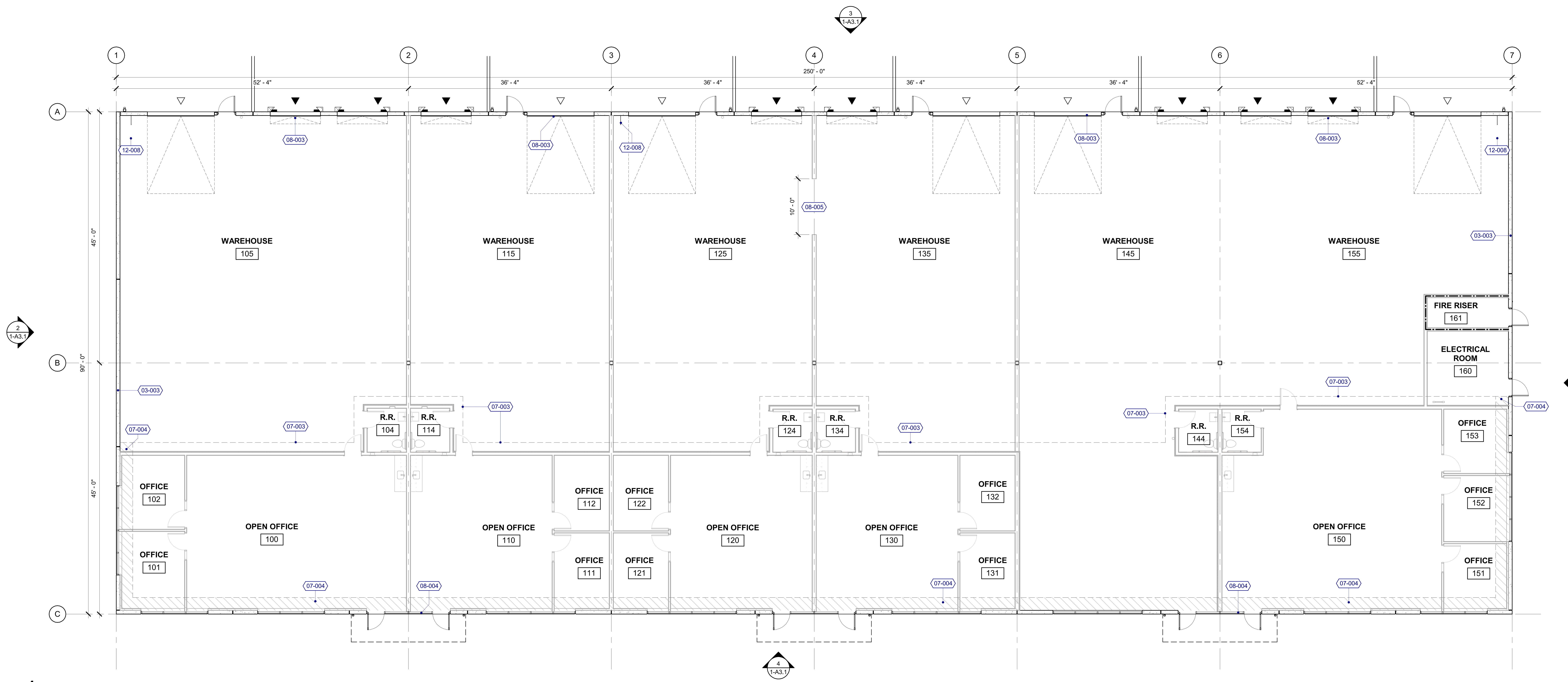


1 BUILDING 1 - FLOOR PLAN
1/8" = 1'-0"

Client/ Owner:
PACIFIC NW PROPERTIES
6600 SW 105TH AVE, SUITE 175
BEAVERTON, OR 97008

Project:
LEVETON 99
12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:
BUILDING 1 - FLOOR PLAN

Revisions:

#	Description	Date

Date: 04/22/2025
Job Number: 124064
Sheet

ARCHITECTURAL REVIEW - 2025

MATERIAL SCHEDULE

WALL PAINT WP-1
JUST ABOUT WHITE - 0024
MANUFACTURER: MILLER PAINT

WALL PAINT WP-2
SMOKEY WINGS - 0553
MANUFACTURER: MILLER PAINT

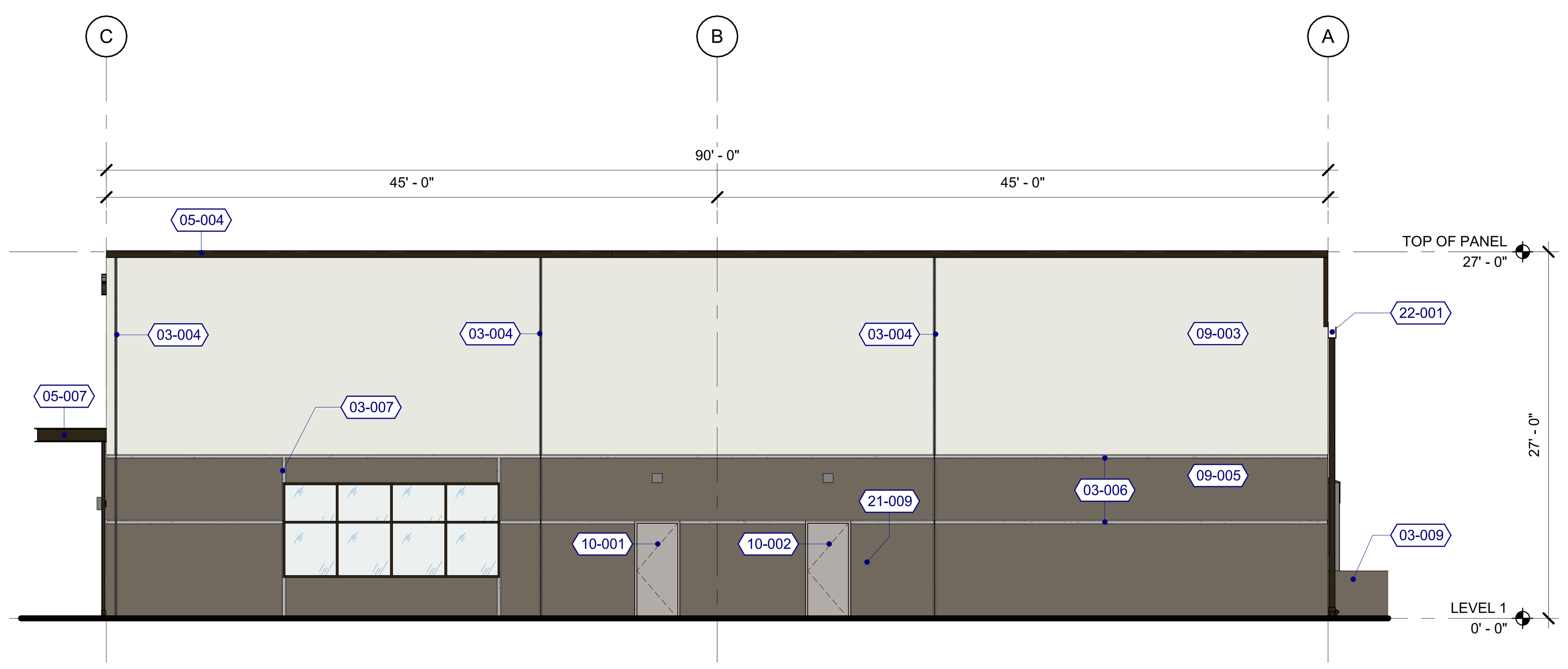
WALL PAINT WP-3
GREY LOCKS - 0570
MANUFACTURER: MILLER PAINT

GENERAL NOTES - EXTERIOR ELEVATIONS

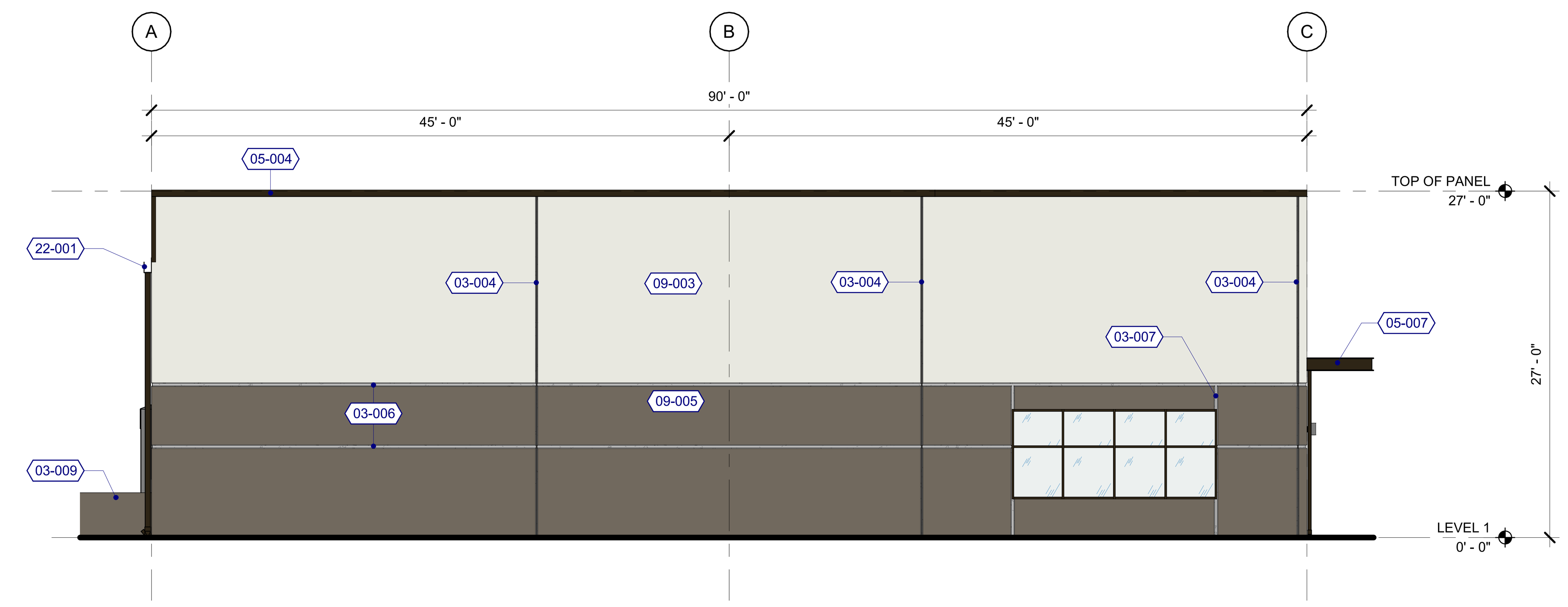
1. REFER TO SHEET G0.1 FOR 'PROJECT DATA' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. ELEVATIONS NOTED ARE RELATIVE TO PROJECT DATUM.
3. REFER TO SHEET G0.3 FOR VERTICAL AND HORIZONTAL ASSEMBLY TYPES.
4. CONTRACTOR TO VERIFY SAFETY GLAZING REQUIREMENTS & LOCATIONS.
5. EXTERIOR GLAZING TYPE GL-X, UNO.

KEYNOTES

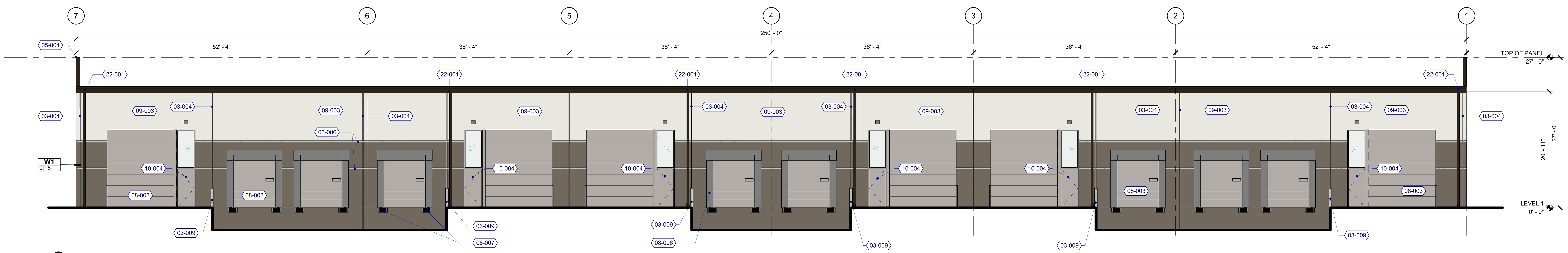
03-004	TILT-UP CONCRETE WALL JOINT
03-006	HORIZONTAL REVEAL, SEE WALL SECTIONS FOR LOCATION
03-007	VERTICAL REVEAL, ALIGN WITH OPENING
03-009	CONCRETE RETAINING WALL AT LOADING DOCK - 6"W X 42"H WHERE CHANGE OF GRADE IS GREATER THAN 30"
05-004	PRE-FINISHED METAL COPING WITH HEMMED EDGES
05-007	STEEL CANOPY, PAINTED
08-003	OVERHEAD SECTIONAL DOOR TRACK
08-004	THERMALLY BROKEN CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1" INSULATED GLAZING UNITS
08-006	DOCK SEALS
08-007	DOCK BUMPERS
09-003	WALL PAINT WP-1
09-004	WALL PAINT WP-2
09-005	WALL PAINT WP-3
10-001	'ELECTRICAL ROOM' SIGNAGE AT EXTERIOR DOOR
10-002	'FIRE RISER ROOM' SIGNAGE AT EXTERIOR DOOR
10-004	4" BLACK VINYL ADDRESS LETTERS AT HOLLOW METAL DOORS
10-005	ADDRESS NUMBERS, 18" HIGH WITH 1" STROKE
10-006	4" WHITE VINYL ADDRESS LETTERS AT TRANSOM OVER STOREFRONT DOOR
21-009	KNOX BOX, COORDINATE FINAL LOCATION(S) WITH FIRE MARSHAL
22-001	GUTTER WITH DOWNSPOUT



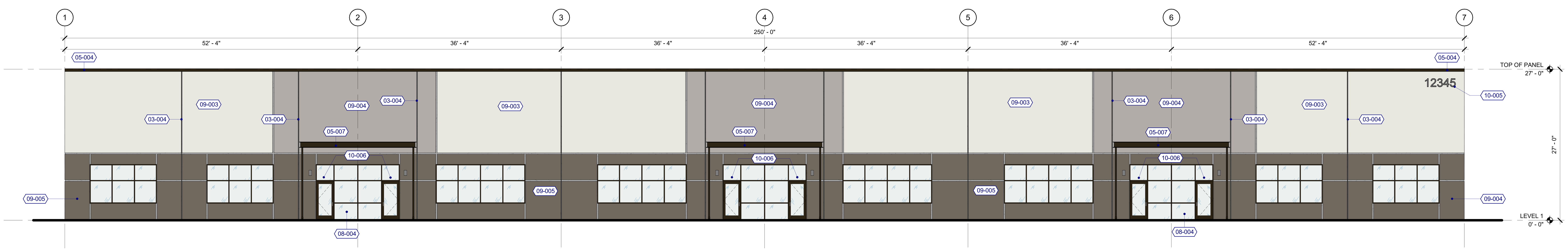
1 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"



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



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

ARCHITECTURAL REVIEW - 2025

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Project:

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12935 SW LEVETON DR
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Sheet Title:

BUILDING 1 - ELEVATIONS

Revisions:

#	Description	Date

Date: 04/22/2025

Job Number: 124064

Sheet

1-A3.1

LEGEND

- EXTENT OF UNDER SLAB VAPOR BARRIER
- PERIMETER SLAB INSULATION
- WALL RATING, FIRE BARRIER, 1 HOUR
- ▲ DOCK-HEIGHT DOOR
- △ DRIVE-IN DOOR

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET G0.1 FOR 'PROJECT DATA' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING GENERAL CONTRACTOR TO VERIFY PLUMBING, PIPES, CONDUIT, DUCTWORK, ELECTRICAL DEVICES, CASEWORK, FIXTURES, ETC. HAVE BEEN COORDINATED. UNCOORDINATED WALL SIZES SHALL BE REINSTALLED SOLELY AT CONTRACTOR'S EXPENSE.
3. SEE SHEET G0.3 FOR WALL, FLOOR AND ROOF ASSEMBLIES.
4. SEE FIRE/LIFE SAFETY SHEET(S) FOR LOCATIONS OF FIRE EXTINGUISHERS, EXIT SIGNS, ETC.
5. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL, BEAM SIZES AND SO ON.
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KEYNOTES

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07-003	EXTENT OF UNDER SLAB VAPOR BARRIER
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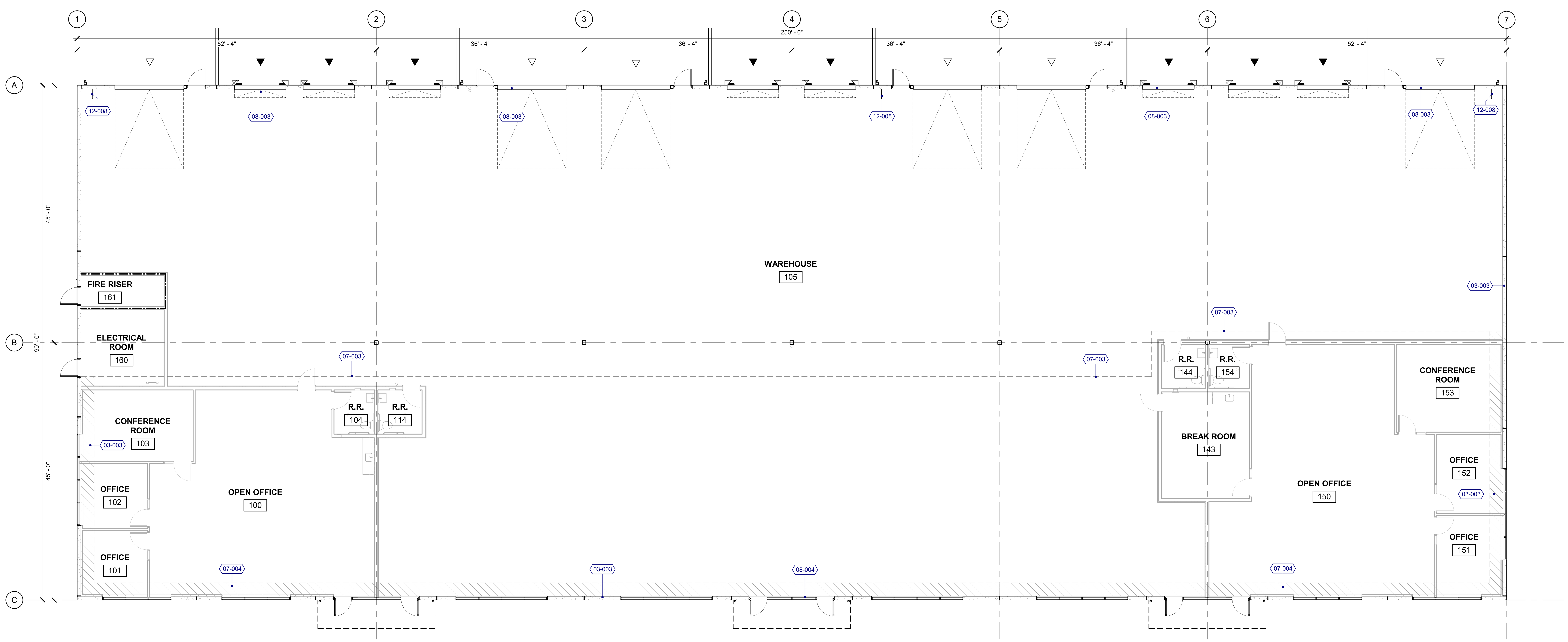
08-004	THERMALLY BROKEN CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH OFFSET 1" INSULATED GLAZING UNITS
12-008	WALL MOUNTED BIKE RACK



1 BUILDING 2 - FLOOR PLAN
1/8" = 1'-0"

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Project:
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TUALATIN OR 97062

Sheet Title:
BUILDING 2 - FLOOR PLAN

Revisions:

#	Description	Date

Date: 04/22/2025
Job Number: 124064
Sheet
2-A2.1

NORTH

MATERIAL SCHEDULE

WALL PAINT WP-1
JUST ABOUT WHITE - 0024
MANUFACTURER: MILLER PAINT

WALL PAINT WP-2
SMOKEY WINGS - 0553
MANUFACTURER: MILLER PAINT

WALL PAINT WP-3
GREY LOCKS - 0570
MANUFACTURER: MILLER PAINT

GENERAL NOTES - EXTERIOR ELEVATIONS

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2. ELEVATIONS NOTED ARE RELATIVE TO PROJECT DATUM.
3. REFER TO SHEET G0.3 FOR VERTICAL AND HORIZONTAL ASSEMBLY TYPES.
4. CONTRACTOR TO VERIFY SAFETY GLAZING REQUIREMENTS & LOCATIONS.
5. EXTERIOR GLAZING TYPE GL-X, UNO.

KEYNOTES

03-004	TILT-UP CONCRETE WALL JOINT
03-006	HORIZONTAL REVEAL, SEE WALL SECTIONS FOR LOCATION
03-007	VERTICAL REVEAL, ALIGN WITH OPENING
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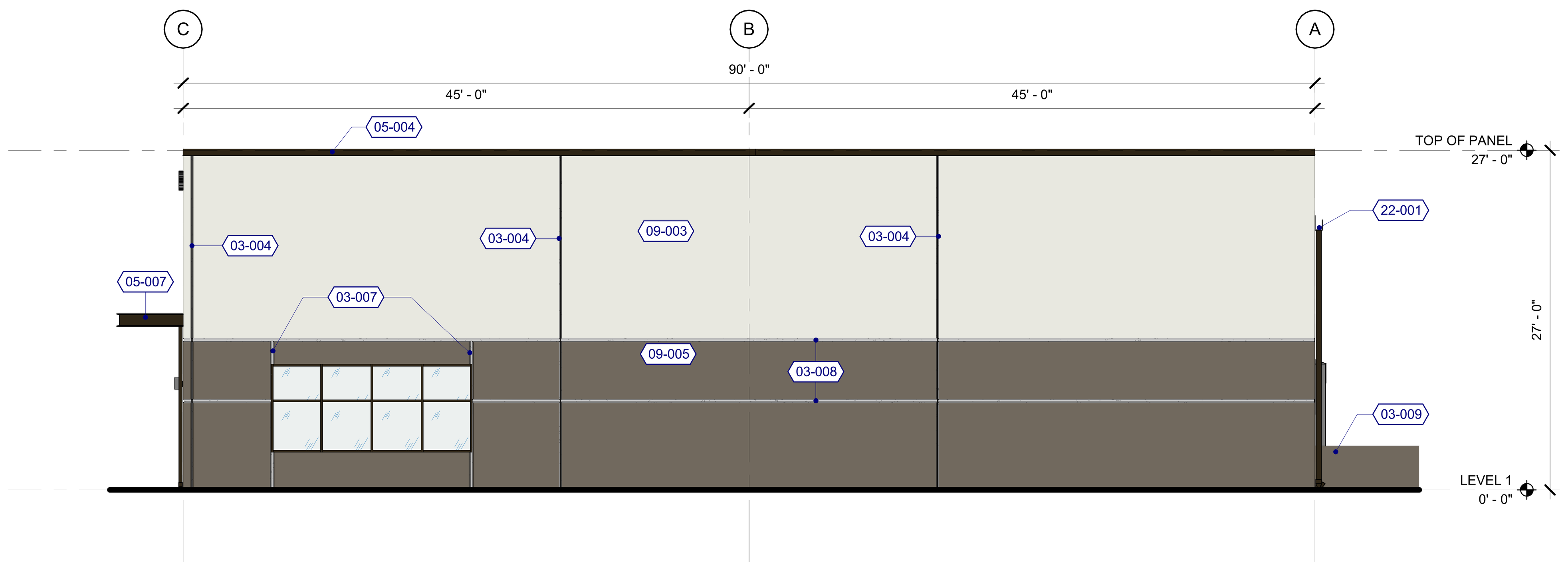
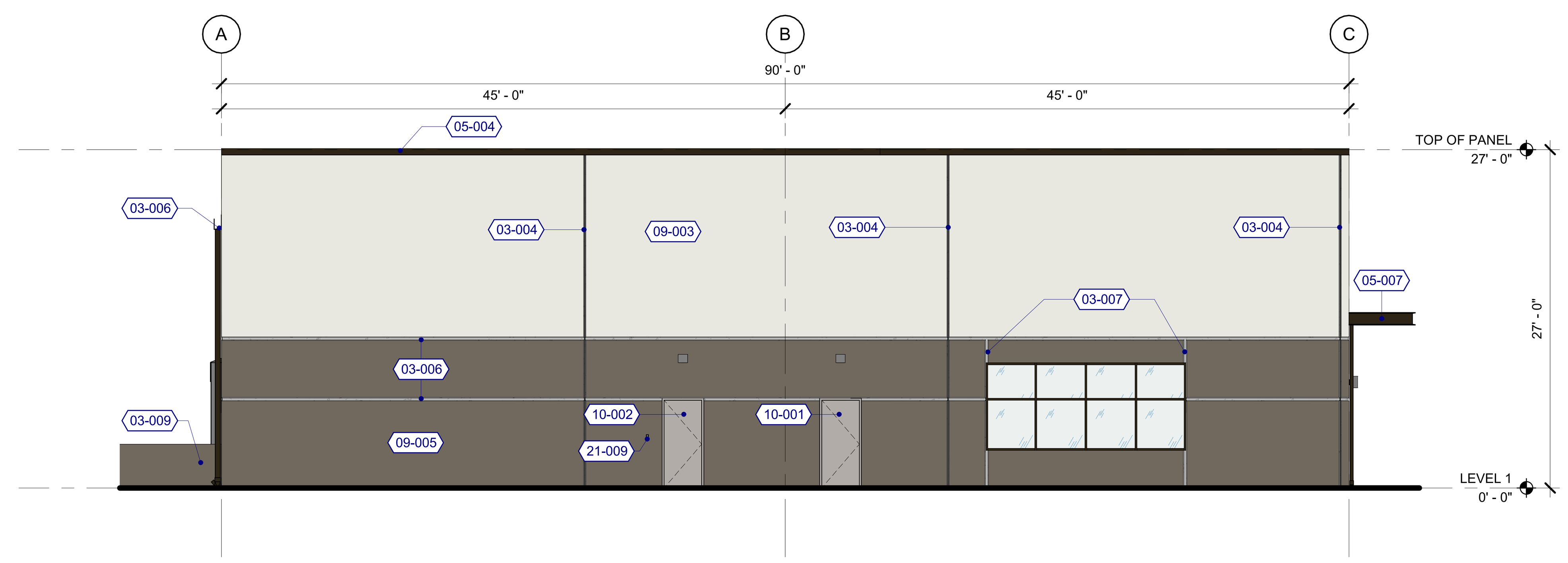
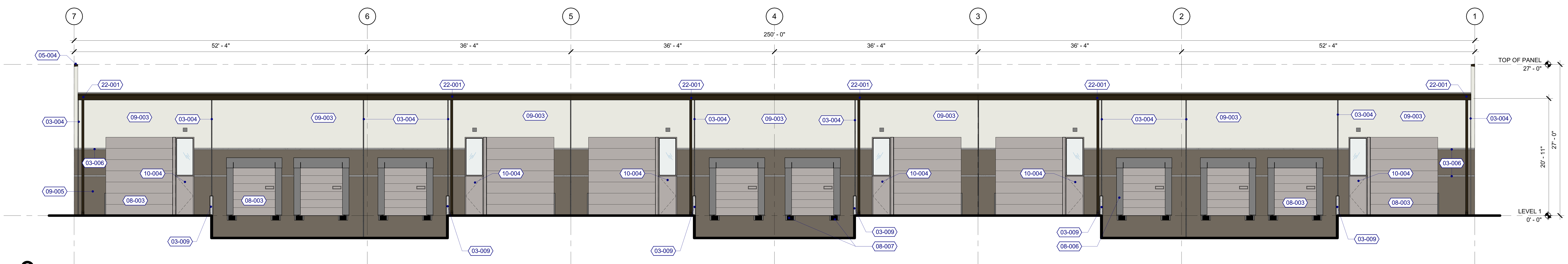


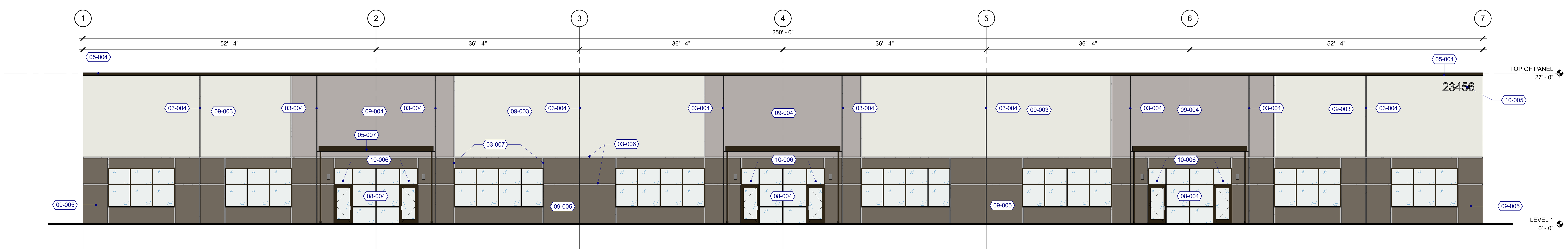
1 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"



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

ARCHITECTURAL REVIEW - 2025

MDG
ARCHITECTURE | INTERIORS
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OREGON 97005
O | 503.244.0552

NOT FOR CONSTRUCTION

Client/ Owner:

PACIFIC NW PROPERTIES

6600 SW 105TH AVE,
SUITE 175
BEAVERTON, OR 97008

Project:

LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:

BUILDING 2 - ELEVATIONS

Revisions:

#	Description	Date

Date: 04/22/2025

Job Number: 124064

Sheet

2-A3.1

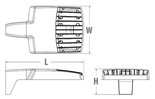
RSX1 LED
Area Luminaire

Catalog Number
Notes
Type SA, SB, SC

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

Specifications

EPA (ft²/180°): 0.57 ft² (0.05 m²)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (SPA mount): 22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 SA, SC P2 SB P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide SA R3 Type 3 Wide R5 Type 5 Short SC R4 Type 4 Wide SB R4S Type 4 Short R5 Type 5 Wide[1] R5S Type 5 Short[1] AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V)[1] HVOLT (347V-480V)[1] XVOLT (277V-480V)[1] (see specific voltage for options as noted)	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 1, 3, 4 at 90°, 3.9" min. dia. RND pole for 1 at 90°, 2 at 180°, 2 at 120°) MA Mast arm adapter (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon)[2] WBA Wall bracket[3] SA, SB WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting[4] AARP Adjustable tilt arm round pole mounting[4] AAWB Adjustable tilt arm with wall bracket[4] AAWSC Adjustable tilt arm wall bracket and surface conduit box[4]

Options		Finish
Shipped Installed	**Shipped Installed**	DDBXD Dark Bronze
HS House-side shield[1]	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)	DBLXD Black
PE Photocontrol, button style[5]	NLTAIR2 nLight AIR generation 2, with Networked, Bi-level motion/ambient sensor[6,7,8,9,10]	DNAXD Natural Aluminum
PER7 Seven-wire twist-lock receptacle only (no controls)[1,10,11]	BAA Buy America(n) Act and/or Build America Buy America Qualified	DWHXD White
SF Single fuse (120, 277, 347)[1]	CCE Coastal Construction[10]	DDBTXD Textured Dark Bronze
DF Double fuse (208, 240, 480)[1]	*Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.	DBLBXD Textured Black
SPD20KV 20KV Surge pack (10KV standard)	**Shipped Separately (requires some field assembly)**	DNATXD Textured Natural Aluminum
FAO Field adjustable output[4]	EGS External glare shield[1]	DWHGXD Textured White
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[1]	EGFV External glare full visor (360° around light aperture)[1]	
	BS Bird spikes[10]	

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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Lithonia RSX1 Area LED
Rev. 04/02/25
Page 1 of 9

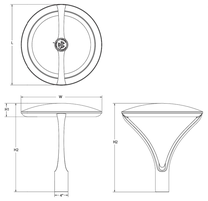
Radean Post Top
LED Area Luminaire

Catalog Number RADPT LED P1 40K SYM
Notes
Type SD

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

Specifications

EPA: 1.02 ft² (0.105 m²)
Length: 24" (61cm)
Width: 24" (61cm)
H1 Luminaire Height: 4" (10.16cm)
H2 Luminaire Height: 26" (66.04cm)
Weight: 38lbs (17.24Kg)



Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PE DNAXD

RADPT LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting (required)
RADPT LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 10,000 Lumens P5 15,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway type III	MVOLT 277[1] 120[1] 347 208[1] 480 240[1]	PT4[2] Slips inside a 4" OD round metal pole RADPT20 Slips over a 2 3/8" diameter tenon (4" tall tenon required) RADPT25 Slips over a 2 7/8" diameter tenon (4" tall tenon required)

Control options	Other options	Finish (required)
Shipped installed	SF Single Fuse[1]	**Shipped installed**	DDBXD Dark bronze	DDBTXD Textured dark bronze
NLTAIR2 nLight AIR 2 enabled[1]	DF Double Fuse[1]	HS Houseside shield[1]	DBLXD Black	DBLBXD Textured black
PE Button photocell[3]	RQG Rotated optics[4]		DNAXD Natural aluminum	DNATXD Textured natural aluminum
FAO Field adjustable output[4]			DWHXD White	DWHGXD Textured white
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[1]				

LITHONIA LIGHTING
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RADPT LED
Rev. 11/14/24

LIGHTING DEVICES

WALL MOUNTED LUMINAIRES
POLE ARM MOUNT LUMINAIRE
POST TOP POLE MOUNTED LUMINAIRE

DRAWING INDEX

DWG	DESCRIPTION
EL1.0	TITLE SHEET AND CUT SHEETS
EL1.1	SITE LIGHTING - PHOTOMETRIC

ABBREVIATIONS

(E)	EXISTING TO REMAIN
(F)	FUTURE
(R)	EXISTING TO BE RELOCATED
(D)	EXISTING TO BE DEMOLISHED
AC	ALTERNATING CURRENT
A, AMP	AMPERES
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT CIRCUIT INTERRUPTER
AHJ	AUTHORITY HAVING JURISDICTION
AIC	EQUIPMENT SHORT CIRCUIT INTERRUPT RATING
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CO	CARBON MONOXIDE
CR	CONTROLLED RECEPTACLE
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
DISC	DISCONNECT
DIA	DIAMETER
DMX	DIGITAL MULTIPLEX
DWG	DRAWING
EF	EXHAUST FAN
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FBO	FURNISHED BY OTHERS
FC	FOOT CANDLES
FLA	FULL LOAD AMPERES
FSD	FIRE & SMOKE DAMPER
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFEP	GROUND FAULT EQUIPMENT PROTECTION
GND	GROUND
HP	HORSEPOWER
HTR	HEATER
IG	ISOLATED GROUND
IR	INFRARED
INV	INVERTER
KCM	THOUSAND CIRCULAR MILS
KW	THOUSAND WATTS
KVA	THOUSAND VOLT-AMPERES
LTG	LIGHTING
LCP	LIGHTING CONTROL PANEL
MB	MAIN BREAKER
MCA	MINIMUM CIRCUIT AMPERES
MDP	MAIN DISTRIBUTION PANEL
MIN	MINIMUM
MLO	MAIN LUGS ONLY
NAC	NOTIFICATION APPLIANCE CIRCUIT
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MFGR'S ASSOCIATION.
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OS	OCCUPANCY SENSOR
PH, Ø	PHASE
PNL	PANEL
SDP	SUB DISTRIBUTION PANEL
TEL	TELEPHONE
TK	TOE KICK MOUNTED
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UC	UNDERCABINET
UPS	UNINTERRUPTIBLE POWER SUPPLY
USB	UNIVERSAL SERIAL BUS
V	VOLTS
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT
WP	WEATHERPROOF
XFMR	TRANSFORMER

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Project:

LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:

SITE LIGHTING CUT SHEETS

Revisions:

#	Description	Date

Date: 04/17/2025
Job Number: 124064

Sheet

EL1.0

6915 S MACADAM AVE
SUITE 200
PORTLAND, OREGON 97219
CONTACT: DANIEL DEHNEMER
PHONE: (503) 892-1188
engineering@mke-inc.com
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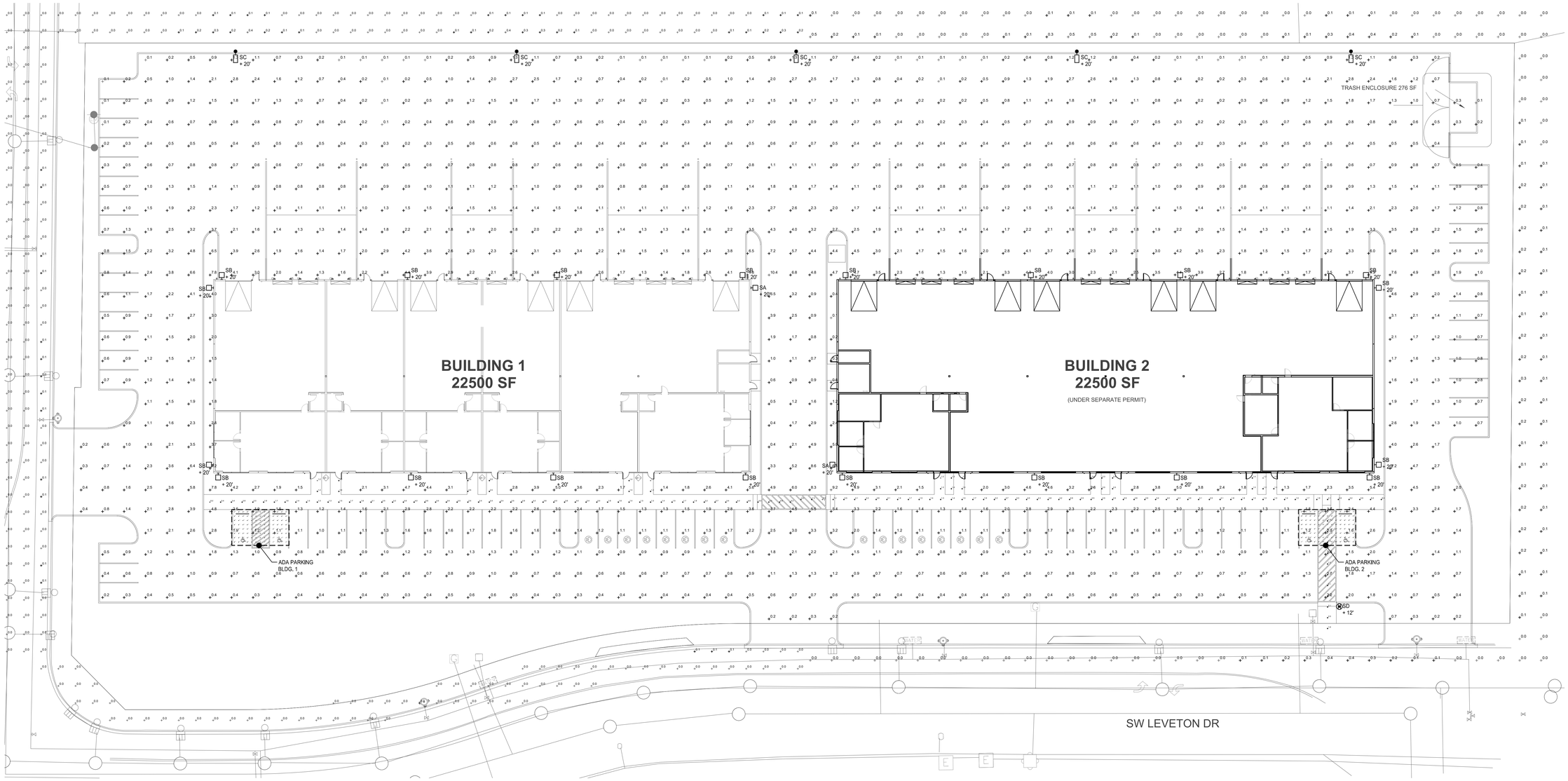
CONSULTING ENGINEERS
MECHANICAL AND ELECTRICAL SYSTEMS



1 SITE LIGHTING PHOTOMETRIC
1"=20'-0"

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Input Power	Distribution
	SA	2	Lithonia Lighting	RSX1 LED P1 40K R2	1	7121	0.95	51.3435	TYPE II, SHORT, BUG RATING: B1 - U0 - G1
	SB	20	Lithonia Lighting	RSX1 LED P2 40K R4	1	9972	0.95	72.95	TYPE IV, SHORT, BUG RATING: B2 - U0 - G2
	SC	5	Lithonia Lighting	RSX1 LED P1 40K R3S HS	1	4725	0.95	51.34	TYPE II, SHORT, BUG RATING: B1 - U0 - G1
	SD	1	Lithonia Lighting	RADPT LED P1 40K SYM	1	3244	0.95	25.4	TYPE I, VERY SHORT, BUG RATING: B2 - U1 - G1

Statistics							
Description	Symbol	Avg	Target Avg	Max	Min	Max/Min	Avg/Min
ADA PARKING BLDG 1	+	1.4 fc	1.0 fc	2.5 fc	1.0 fc	2.5:1	1.4:1
PARKING AND DRIVEWAYS BLDG 1	+	1.5 fc	1.0 fc	9.8 fc	0.1 fc	98.0:1	15.0:1
PEDESTRIAN PATH BLDG 1	+	2.5 fc	1.0 fc	6.2 fc	1.2 fc	5.2:1	2.1:1
LIGHT TRESSPASS BLDG 1	+	0.1 fc	<0.5fc	0.4 fc	0.0 fc	N/A	N/A
ADA PARKING BLDG 2	+	1.4 fc	1.0 fc	2.5 fc	1.0 fc	2.5:1	1.4:1
PARKING AND DRIVEWAYS BLDG 2	+	1.5 fc	1.0 fc	8.9 fc	0.1 fc	89.0:1	15.0:1
PEDESTRIAN PATH BLDG 2	+	2.6 fc	1.0 fc	7.5 fc	1.2 fc	6.3:1	2.2:1
LIGHT TRESSPASS BLDG 2	+	0.1 fc	<0.5fc	0.5 fc	0.0 fc	N/A	N/A

6915 S MACADAM AVE
SUITE 200
PORTLAND, OREGON 97219
CONTACT: DANIEL DERHEIMER
PHONE: (503) 892-1188
engineering@mke-inc.com
Since 1979

MKE & ASSOCIATES, INC.
CONSULTING ENGINEERS
MECHANICAL AND ELECTRICAL SYSTEMS

MDG
ARCHITECTURE | INTERIORS
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OREGON 97005
O | 503.244.0552

NOT FOR CONSTRUCTION

Client/ Owner:

PACIFIC NW PROPERTIES

8600 SW 105TH AVE,
SUITE 175
BEAVERTON, OR 97008

Project:

LEVETON 99

12935 SW LEVETON DR
TUALATIN OR 97062

Sheet Title:

SITE LIGHTING PHOTOMTERIC

Revisions:

#	Description	Date

Date: 04/17/2025

Job Number: 124064

Sheet

EL1.1

PLOTTED: DANIEL DERHEIMER 10/30/2025 11:35 AM
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