



City of Tualatin

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February 18, 2015

ARCHITECTURAL REVIEW FINDINGS AND DECISION

**** APPROVAL WITH CONDITIONS ****

Case #: AR-15-01
Project: Tualatin Business Park
Location: [19871 SW 112th Ave](#) and 11120 SW Myslony St (Tax Lots 2S1 22DC 00200 & 300)
Applicant: Curt Trolan, Project Manager, Mildren Design Group (503-244-0552) (Mildren Design Group Job No. 105196)

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503-691-3026 and allow as much lead time as possible.

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I. INTRODUCTION

Pacific NW Properties proposes to construct an industrial park, Tualatin Business Park, with three speculative multi-tenant Buildings 1-3 respectively of 36,648 square feet (sq ft), 32,985 sq ft, and 30,000 sq ft for a total of 99,633 sq ft. SW 112th Avenue bisects the site development area of 6.99 acres into the 2.58-acre west Site A (19871 SW 112th Ave; Lot 200), which has Building 1, and the 4.41-acre east Site B (11120 SW Myslony St; Lot 300), which has Buildings 2 and 3.

The disturbed but undeveloped site, previously known as the Walgraeve Property, is roughly centered along SW 112th Avenue and bound by SW Myslony Street to the north and Franklin Business Park Buildings C and D / Lots 3, 6, and 5 (east to west) to the south.

The City had approved site development almost identical in plan to that presently proposed through AR-08-10 on July 3, 2008; however, the approval expired December 31, 2012.

The neighborhood/developer meeting was on October 14, 2014. Staff received no letters of comment from property owners within 1,000 feet (ft) of the subject property, including pursuant to Tualatin Development Code (TDC) 31.064(1) within any residential subdivisions platted through the City, during the comment period that ended January 27, 2015.

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, AR-15-01 is approved, subject to the following Architectural Review conditions:

AR-1 Prior to obtaining a building permit, the applicant shall submit revised plans as hard copy sets – two in plan size (24 x 36 inches), two in ledger (11 x 17 inches), and one in letter (8½ by 11 inches) – and in Adobe PDF for review and approval to the Planning Division with the following changes:

- a. To meet the requirement of 73.227(6)(b)(iii), exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height.

AR-2 a. To meet the requirement of 73.100(2), all building exterior improvements approved through

the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.

- b. To meet the requirement of 73.100(1), all landscaping approved through architectural review (AR) shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered through AR.

AR-3 The applicant shall make the site development comply with the noise limits of 63.051(1).

AR-4 The applicant shall separately from this AR submit [sign permit](#) applications for any proposed signage.

AR-5 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the Engineering Division.

Notes:

- The plan size (24 x 36 inches) and ledger (11 x 17 inches) plan sets must be folded, not rolled.
- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy (CO). This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

III. FINDINGS

Reviewing this application in terms of the Tualatin Development Code ([TDC](#)) and other ordinances, the following findings are relevant. All references are to sections in the TDC unless otherwise noted.

A. Previous Land Use Actions:

- AR-08-10 approved site development almost identical in plan to that presently proposed through this AR-15-01, but the recession of December 2007 through June 2009 stalled the project, which did not achieve substantial construction, and the approval expired December 31, 2012.
- Property Line Adjustment PLA-07-07.

B. Other Permit Actions:

ER File 06-003055: CWS approved wetland fill and payment as mitigation.

C. Planning Districts and Adjacent Land Uses:

The subject property is located in the [General Manufacturing \(MG\) Planning District](#) where manufacturing, warehousing/distribution, wholesaling and other uses are permitted pursuant to TDC [61.020](#).

Adjacent planning districts and land uses are:

- N: MG / FD-10 undeveloped Walgraeve Property (Lot 550), the southern portion of which is within city limits and the remainder within unincorporated Washington County
- E: MG undeveloped (Pascuzzi Investment LLC Property)
- S: MG Franklin Business Park Buildings C and D
- W: MG Tualatin Yards, LLC

D. Lot Sizes:

61.050

- (1) The minimum lot area shall be 20,000 square feet.
- (2) The minimum lot width shall be 100 feet.
- (3) The minimum average lot width at the building line shall be 100 feet.
- (4) The minimum lot width at the street shall be 100 feet.
- (5) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in Section 73.400(9) to (12).
- (6) The minimum lot width at the street shall be 50 feet on a cul-de-sac street.

31.060 “Definitions:”

“Lot Line, Rear.” A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or other-shaped lot, a line ten feet in length within the lot, parallel to and at a maximum distance from the front lot line. On a corner lot, the shortest lot line abutting adjacent property that is not a street shall be considered a rear lot line.

“Lot Width.” The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line, at the center of the lot, or, in the case of a corner lot, the horizontal distance between the front lot line and a side lot line.

“Lot Width, Average.” The sum of the length of the front lot line and the rear lot line divided by 2.

Lots 200 and 300 are 2.57 and 4.42 acres respectively, exceeding the requirement of (1). Lots 200 and 300 have minimum average lot widths of 374.4 and 368.6 feet (ft) respectively, and meet the requirements of (2) and (3). Lots 200 and 300 have lot widths along SW 112th Avenue and SW Myslony Street respectively of 386.3 and 407.8 ft respectively, meeting the requirement of (4). Because neither lot is a flag lot, the requirement of (5) is not applicable. Lot 300 borders a cul-de-sac, SW Myslony Street, and because it meets the requirement of (4) it also meets the requirement of (5).

E. Setback Requirements:

61.060(1) Front yard. The minimum setback is 30 feet. When the front yard is across the street from a residential or Manufacturing Park (MP) District, a front yard setback of 50' is required.

61.060(2) Side yard. The minimum setback is 0 to 50 feet, as determined through the Architectural Review process.

61.060(3) Rear yard. The minimum setback is 0 to 50 feet as determined through the Architectural Review process. When the rear yard is adjacent to a property line or across the street from a residential or Manufacturing Park (MP) district, a rear yard setback of 50 feet is required.

61.060(4) Corner lot yards. The minimum setback is the maximum setback prescribed for each yard for a sufficient distance from the street intersections and driveways to provide adequate sight distance for vehicular and pedestrian traffic at intersections and driveways, as determined through the Architectural Review process.

Based on the above definitions and as shown on the site plan, the setbacks in feet are:

<i>Attribute</i>	<i>Yard</i>	<i>Front</i>	<i>Rear</i>	<i>Side 1 (Left)</i>	<i>Side 2</i>
<i>Lot 200: Bldg 1</i>	<i>Direction</i>	East:	West	South	North
	<i>Minimum Required</i>	30	0 to 50	0 to 50	0 to 50
	<i>Proposed</i>	123.0	31.0	40.0	51.0
<i>Lot 300: Bldg 2</i>	<i>Direction</i>	Two: SW Myslony St (North) & SW 112 th Ave (West)	South	East	n/a
	<i>Minimum Required</i>	Sight Distance	0 to 50	0 to 50	n/a
	<i>Proposed</i>	Myslony: 45.0 112 th : 69.0	60.0	n/a, deeper than Bldg 3	n/a
<i>Lot 300: Bldg 3</i>	<i>Direction</i>	Two: SW Myslony St (North) & SW 112 th Ave (West)	South	East	n/a
	<i>Minimum Required</i>	Sight Distance	0 to 50	0 to 50	n/a
	<i>Proposed</i>	Myslony: 75.0 112 th : n/a, deeper than Bldg 2	132.5	5.0	n/a

The proposal exceeds the minimum requirements.

61.060(5) The minimum parking and circulation area setback is 5 feet, except when a yard is adjacent to public streets or Residential or Manufacturing Park District, the minimum setback is 10 feet.

None of the lots adjoins a residential or MP Planning District. The site plans illustrate parking and circulation area setbacks of at least 5 ft. The proposal meets the requirement.

61.060(8) No fence shall be constructed within 10 feet of a public right-of-way.

Because no existing fence is within 10 ft of a public right-of-way (ROW), and the site plans propose no fencing, the requirement does not apply.

F. Structure Height:

61.080(1) Except as provided in subsection (2), (3) or (4) of this Section, no structure within an MG District shall exceed a height of 60 feet and flagpoles which display the flag of the United States of America either alone or with the State of Oregon flag shall not exceed 100 feet above grade provided that the setbacks are not less than a distance equal to one and one-half times the flagpole height.

The elevations (Sheets 1A3.1, 21A3.1, and 31A3.1) show building heights in ft:

<i>Bldg</i>	<i>Proposed</i>
1	30.0
2	24.5
3	27.5

The proposal meets the requirement.

G. Site Planning:

73.050(1)(a) The proposed site development, including the site plan, architecture, landscaping and graphic design, conforms to the standards of this and other applicable City ordinances, insofar as the location, height, appearance, etc. of the proposed development are involved.

Staff has reviewed this project based on TDC standards and other applicable general ordinances of the City of Tualatin. The proposed location, height, appearance, etc. of the development comply with the TDC and other applicable general ordinances as identified in this report, and with applicable conditions of approval will be in compliance.

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

73.160(1) Pedestrian and Bicycle Circulation.

(b) For Industrial Uses:

- (i) a concrete or asphalt paved pedestrian walkway shall be provided from the main building entrance to sidewalks in the public right-of-way and other on-site buildings and accessways. The walkway shall be a minimum of 5 feet in width.**
- (ii) walkways through parking areas, drive aisles and loading areas shall have a different appearance than the adjacent paved vehicular areas.**
- (iii) accessways shall be provided as a connection between the development's walkway and bikeway circulation system and an adjacent bike lane.**
- (v) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

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

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

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

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

31.060

Accessway. A non-vehicular, paved pathway designed for pedestrian and bicycle use and providing convenient linkages between a development and adjacent residential and commercial properties and areas intended for public use such as schools, parks, and adjacent collector and arterial streets where transit stops or bike lanes are provided or designated. An accessway is not a sidewalk.

Outdoor Recreational Access Route. A pedestrian path that provides access to a recreation trail. These trails are on City-owned property, exclusive rights-of-way or easements, but are not necessarily located in a designated greenway. They are typically 1/4 mile or less in length.

Walkway. A pedestrian facility which provides a paved surface for pedestrian circulation within a development. A walkway may be shared with bicycles and may cross vehicle areas.

Walkways

As required by the definition of "walkway" above and 73.160(1)(b)(i), Building 1 on Lot 200 needs one walkway, to SW 112th Avenue; Building 2 on Lot 300 needs two, one each to SW 112th Avenue and SW Myslony Street; and Building 3 on Lot 300 needs one, to SW Myslony Street. The site plan (Sheet A1.1) illustrates that:

- Building 1 has three connections to the public sidewalk along SW 112th Avenue, two of them as 5-ft wide walkways, and one as an 8-ft wide accessway, exceeding the walkway minimum requirement.
- Building 2 has two connections, one each to SW 112th Avenue and SW Myslony Street, the former as an 8-ft accessway and the latter as a 5-ft wide walkway, exceeding the walkway minimum requirement.
- Building 3 has one connection to SW Myslony Street as a 5-ft wide walkway, meeting the walkway requirement.

Accessways

TDC Figure 11-1 “Functional Classification and Traffic Signal Plan” dated January 8, 2013 (Attachment 105) designates the adjoining segments of SW 112th Avenue as Major Collector and SW Myslony Street as Industrial Connector. TDC Figures 74-2C & E illustrate the street design standards (i.e. cross sections) for these classes. Major Collector includes bike lanes, while Connector doesn’t. No TriMet bus service presently runs along either street segment, and Figure 11-5 Tualatin Transit Plan illustrates no future transit running along the street segments. The adjoining street segments have been constructed for approximately six years to public street standards similar to contemporary City standards, and these segments double as a designated segment of the regional Ice Age Tonquin Trail (Attachment 109).

Per the definition of “accessway” above, an accessway is required each from Buildings 1 and 2 to SW 112th Avenue because this street segment is among “adjacent collector and arterial streets where transit stops or bike lanes are provided or designated.”

The site plan illustrates two such accessways 8 ft wide, meeting accessway requirements.

Outdoor Recreation Access Route

None of the Parks and Recreation Master Plan Figure 3-4 (1984), TDC Figure 11-4: Bicycle and Pedestrian Plan (2013; Attachment 106), TDC Map 72-1 Greenway Locations (Attachment 107), or TDC Map 72-2 Greenway Development Plan: Pedestrian and Bike Path Locations (2012; Attachment 108) designate a greenway path or trail or any Outdoor Recreational Access Route through or adjacent to the site development area. For this reason, the requirements of (1)(b)(v) are not applicable.

73.160(1)(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

The site plan illustrates that curb ramps exist wherever a walkway or accessway crosses a curb, meeting the requirement.

73.160(3)

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

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

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way.

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

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

The elevations illustrate Buildings 1-3 with storefront windows visible from SW 112th Avenue and SW Myslony Street, and through the electrical site plan (Sheet E1.1) the applicant opts to provide exterior lighting, meeting the requirements of (a)-(c).

The elevations indicate each building with two sets of address numerals, meeting the requirement of (d).

With proper maintenance and pruning, the proposed planting plans (Sheets L1.1 and L1.2) will meet the requirement of (e).

73.160(4)(a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.

The site plans shows no rooftop equipment and three at-grade transformers, one adjacent to each building, and the planting plans illustrate landscaping that screens them, meeting the requirement.

Note: Any rooftop equipment that the applicant, an owner, or a tenant might propose in the indefinite future would require compliance with the screening requirement, review such as Architectural Review (AR), and approval by the Planning Division.

73.160(4)(b) Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.

Because the applicant proposes no outdoor storage, excluding mixed solid waste and source separated recyclables storage, the requirement is not applicable.

Note: Any such outdoor storage that the applicant, an owner, or a tenant might propose in the indefinite future would require compliance with the requirement, review such as AR, and approval by the Planning Division.

61.075(1) Sound barrier construction shall be used to intercept all straight-line lateral paths of 450 feet or less between a residential property within a residential planning district and any side edge of an overhead door or other doorway larger than 64 square feet, at a minimum height of eight feet above the floor elevation of the doorway.

Because there exists no straight-line lateral path of 450 or fewer ft between a residential property within a residential planning district and any side edge of an overhead door or other doorway larger than 64 sq ft, the requirement is not applicable.

H. Structure Design:

73.050(1)

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

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

The vicinity of this project includes the MG District areas on SW 112th Avenue, SW Avery Court, and SW Tualatin-Sherwood Road including FedX / Kinkos / SurePower (formerly Fine Arts Graphics), the former Treske building, Tillinghast Sales, and Georgetown Manor; the Hunt Air facility located on SW Myslony Street to the north of the Franklin Business Park; and

industrial development on SW Tualatin-Sherwood Road east of SW Avery to SW Teton Avenue including the UPS facility, the Vitas Building, Air Liquide, Lakeside Lumber, and NW Door and Supply. Developments in the area utilize a variety of building layouts and exterior materials. The unifying theme is tilt-up concrete construction. There are existing buildings on the Franklin Business Park properties, which are not referenced for comparison because they were constructed prior to AR requirements.

The applicant is proposing tilt-up concrete construction with storefront windows (aluminum frame and glazed glass) and entries on the east elevation of Building 1 and on the west elevations of Buildings 2 and 3 and loading areas and landscaping improvements for this project that are consistent with TDC requirements. Overall, the proposed Tualatin Business Park Buildings 1-3 provide a design compatible with other industrial development in the vicinity, meeting the requirement.

73.100(2) All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.

73.220(1)

(a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.

(b) Provide an identification system, which clearly identifies and locates buildings and their entries.

(c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.

Staff examined these requirements as part of 73.160(3).

I. Mixed Solid Waste and Source Separated Recyclables Storage Areas:

73.227(2)(a)(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.

The proposal is for three speculative multi-tenant buildings of manufacturing use.

73.227(2)(a)(ii) Storage areas for multiple uses on a single site may be combined and shared.

The applicant proposes to exercise this option for Buildings 2 and 3 on Lot 300 through a single trash enclosure.

**73.227(2)(a)(v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus:
 office - 4 square feet/1000 square feet gross leasable area (GLA);
 Retail - 10 square feet/1000 square feet GLA;
 Wholesale/Warehouse/Manufacturing - 6 square feet/1000 square feet GLA; Educational and institutional - 4 square feet/1000 square feet GLA; and
 other - 4 square feet/1000 square feet GLA.**

The applicable rate for Buildings 1-3 is wholesale/warehouse/ manufacturing at 6 sq ft per 1,000 sq ft gross leasable area (GLA) applied as follows:

Lot	Building	Use	Sq Ft	Applied Rate	Storage Area (Sq Ft)	
					Required	Proposed
200	1	Industrial	36,648	10 + ([36,648 / 1,000]*6)	229.9	240.0
300	2	Industrial	32,985	10 + ([32,985 / 1,000]*6)	207.9	405.0
	3	Industrial	30,000	10 + ([30,000 / 1,000]*6)	190.0	
	Total					

The proposal meets the requirement.

73.227(6)(a)

(iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.

(v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.

(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process.

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

The proposed trash and recycling enclosures are sited such that they meet the requirements.

73.227(6)(b)

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

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

Regarding (6)(b)(iii), the site plan illustrates each trash enclosure with a gate opening exceeding the minimum of 10 ft wide and capable of being secured in a closed and open position and regarding (iv) shows paved flooring. However, though the site plan illustrates enclosure walls, because none of the site plan or other application materials provide notation or elevation view of the height of the walls, and it is unclear from the site plan whether the walls and gates rise to a height of 6 ft.

For this reason, the applicant needs to provide graphic or written information demonstrating that the height of the enclosure is at least 6 ft, and staff is applying a condition.

Condition

To meet the requirement of 73.227(6)(b)(iii), exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height.

73.227(6)(c)

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

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

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

Because the application materials include an undated letter to the applicant from the waste hauler, Republic Services, confirming that the proposed trash enclosures are sufficient, and the application materials suggest no covering of the enclosures, meaning unlimited vertical clearance, the proposal meets the requirements.

J. Landscaping:

73.100(1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

The development will have landscaping to maintain. To meet the requirement of 73.100(1), all landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered through the AR process.

73.240(3) The minimum area requirement for landscaping for uses in CO, CR, CC, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total area to be developed, except within the Core Area Parking District, where the minimum area

requirement for landscaping shall be 10 percent. When a dedication is granted on the subject property for a greenway or natural area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

Because the site development area isn't within the Core Area Parking District, and the applicant proposes no dedication for a greenway or natural area, the minimum area requirement for landscaping is 15%. The site plan cover sheet (Sheet A0.1) lists within the site data tables total landscaping as follows:

<i>Landscaping Attribute</i>	<i>Lot 200</i>	<i>Lot 300</i>
Parking Landscape Area	2,366	4,074
Landscape Area Total sq ft	18,599	31,722
Landscape Area % of Each Lot	16.4%	16.5%

The proposal for each lot exceeds the minimum requirement.

73.240(8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning district but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.

Because none of the site development area abuts an RL or MP Planning District, the requirement is not applicable.

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

The planting plans (Sheets L1.1 and L1.2) illustrate the yards along SW 112th Avenue and SW Myslony Street planted to live groundcover and trees and shrubs in a manner providing a park-like character, meeting the requirement.

73.240(10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.

The planting plans illustrate such yards of the two lots planted with trees, shrubs, grass, or other live groundcover, meeting the requirement.

73.240(11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone.

The planting plans illustrate that less than 10% of landscaped area is covered with unvegetated areas of bark chips, rock or stone, meeting the requirement.

73.260(1)(a) Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1½”) caliper measured six inches (6”) above ground, balled and burlapped. Bare root trees will be accepted to plant during their dormant season. Trees shall be characteristically shaped specimens.

The planting plan legends (Sheets L1.1 and L1.2) list four deciduous tree species of at least 2-inch caliper, exceeding the minimum requirement.

73.260(1)(b) Coniferous trees shall be a minimum five feet (5’) in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.

The planting plan legends list a coniferous tree species of 8-inch caliper, exceeding the minimum requirement.

73.260(1)(c) Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.

The landscape plan plant legends list shrub species of 1 to 5 gallon size or equivalent, meeting the requirement.

73.260(1)(d) Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (Hedera helix) is considered a high maintenance material, which is detrimental to other landscape materials and buildings and is therefore prohibited.

The planting plan plant legends list groundcover species of 1 to 5 gallon size or equivalent and none of which is English ivy, meeting the requirement.

73.280 Landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

The irrigation and planting details sheet (Sheet L2.1) confirms an automatic underground irrigation system, meeting the requirement.

73.290(1) Where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.

Because the site though undeveloped is disturbed, has remaining neither forest nor wetlands not approved for fill, and in its entirety is either affected by the landscaping requirements or to be occupied by structures or other improvements, the requirement is not applicable.

73.310(1) A minimum 5-foot-wide landscaped area must be located along all building perimeters, which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.

The landscape plan illustrates building perimeter landscaping at least 5 ft wide along all building perimeters viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations, and

excepting where the distance along a wall between two vehicle or pedestrian access openings is fewer than 8 ft, meeting the requirement.

73.310(2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children’s play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.

The applicant has chosen not to exercise this option.

73.310(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.

The landscape plan shows landscaping in all areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas, meeting the requirement.

73.340(1) A clear zone shall be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level, except for parking structures and underground parking, where this provision shall not apply.

The site and planting plans illustrate no vertical improvement or landscaping that encroaches upon the minimum vision clearance areas illustrated in [Figure 73-2](#) “Vision Clearance Area,” meeting the requirement.

73.340(2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas).

(a) The landscape area shall contain:

- (i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of 73.360(7).**
- (ii) Plantings which reach a mature height of 30 inches in 3 years which provide screening of vehicular headlights year round.**
- (iii) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years.**

The landscape plan illustrates for both lots perimeter site landscaping at least 5 ft wide with the required contents, meeting the requirement.

73.360

(1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs. These landscape areas shall be dispersed throughout the parking area [see 73.380(3)].

(2) All landscaped island areas with trees shall be a minimum of 5 feet in width (60 inches from inside of curb to curb) and protected with curbing from surface runoff and damage by vehicles. Landscaped areas shall contain groundcover or shrubs and deciduous shade trees.

(3) Provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot. The trees shall meet the requirements of 73.360(7).

(4) Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking. Based on the table on the site plans cover sheet:

Attribute		Lot 200 / Bldg 1	Lot 300 / Bldg 2	Lot 300 / Bldg 3	Site Development Area
Parking Spaces Proposed		62	53	61	176
Landscape Island Area (sq ft)	Required	62 x 25 = 1,550	53 x 25 = 1,325	61 x 25 = 1,525	176 x 25 = 4,400
	Proposed	2,366	2,716	1,358	6,440
Trees	Required	62 / 4 = 15.5 → 16	53 / 4 = 13.3 → 14	61 / 4 = 15.3 → 16	46
	Proposed	36	34	35	105

Landscape islands exceed the minimum required total area, are dispersed throughout the parking area for the three lots, and are at least 5 ft wide between insides of curbs. The landscape plans illustrate deciduous trees evenly distributed throughout the parking lots, and landscape islands cap the ends of all parking aisles, the proposal meets the requirements.

73.360(6)(a) Except as in (b) [Central Design District] below, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development.

The landscape plans illustrate landscaping at least 5 ft wide extending 30 ft along each side of the driveways from SW 112th Avenue and SW Myslony Street, meeting the requirement.

73.360(7) Deciduous shade trees shall meet the following criteria:

- (a) Reach a mature height of 30 feet or more**
- (b) Cast moderate to dense shade in summer**
- (c) Long lived, i.e., over 60 years**
- (d) Do well in an urban environment**
 - (i) Pollution tolerant**
 - (ii) Tolerant of direct and reflected heat**
- (e) Require little maintenance**
 - (i) Mechanically strong**
 - (ii) Insect and disease resistant**
 - (iii) Require little pruning**
- (f) Be resistant to drought conditions**
- (g) Be barren of fruit production.**

The landscape plan proposes deciduous tree species that meet the requirements.

74.765 All trees, plants or shrubs planted in the right-of-way of the City shall conform in species and location and in accordance with the street tree plan in Schedule A.

Because SW 112th Avenue and SW Myslony Street are already constructed with street trees to City standards, and the applicant proposes no changes, the requirement is not applicable.

K. Tree Preservation:

73.050(4) As part of Architectural Review, the property owner may apply for approval to cut trees in addition to those allowed in TDC 34.200. The granting or denial of a tree-cutting permit shall be based on the criteria in TDC 34.230.

34.230 The Community Development Director shall consider the following criteria when approving, approving with conditions, or denying a request to cut trees.

The Community Development Director may approve a request to cut a tree when the applicant can satisfactorily demonstrate that any of the following criteria are met:

- (a) The tree is diseased, and**
 - (i) The disease threatens the structural integrity of the tree; or**
 - (ii) The disease permanently and severely diminishes the aesthetic value of the tree; or**
 - (iii) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or aesthetic value.**
- (b) The tree represents a hazard, which may include but not be limited to:**
 - (i) The tree is in danger of falling;**
 - (ii) Substantial portions of the tree are in danger of falling.**
- (c) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.**

Because the applicant proposes no tree removal from the site development area, which is a disturbed but undeveloped site, the requirement is not applicable.

73.250

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

(2) During the construction process:

- (a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.**
- (b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.**
- (c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.**
- (d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.**
- (e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.**
- (f) Tree root ends shall not remain exposed.**

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

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.
 Because no trees remain within the site development area and therefore the applicant doesn't propose to save any, the requirement is not applicable.

L. Grading:

73.270(1) After completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

The proposed overall grading plans (Sheets C2 and C2.1) contain notes that indicate that the proposal meets the requirement.

73270(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

The grading plans illustrate that storm drainage will be directed away from buildings, outdoor areas, and landscape areas, meeting the requirement.

M. Bicycle Parking, Off-Street Parking and Loading:

Bicycle Parking:

73.370(2)(a):

Use	Bicycle Parking Requirement	Percentage of Bicycle Parking to Be Covered
Industrial (i) Manufacturing	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater

Bike Parking Supply

Bldg	Use	Sq Ft	Applied Rate	Bicycle Parking	
				Required	Proposed
1	Industrial Manufacturing	36,648	2 or $([36,648 / 1,000] * 0.1) = 3.8$	3.7 → 4	6
2	Industrial Manufacturing	32,985	2 or $([32,985 / 1,000] * 0.1) = 3.8$	3.3 → 4	4
3	Industrial Manufacturing	30,000	2 or $([30,000 / 1,000] * 0.1) = 3.8$	3.0	6
	Total			11	16

The proposed supplies exceed the minimums required.

Bike Parking Coverage

As the site plan illustrates, the coverage is:

<i>Bldg</i>	<i>Supply</i>		
	<i>Total</i>	<i>Covered</i>	<i>Percentage</i>
1	6	4	66.7%
2	4	2	50.0%
3	6	4	66.7%

The proposal meets the bike parking coverage requirement.

73.370(1)

(n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist’s lock securing the frame and both wheels.

(o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.

(r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.

(s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.

(u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the *Manual on Uniform Traffic Control Devices (MUTCD)* (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.

The site plan illustrates and notes bike parking at each of Buildings 1, 2, and 3 in the form of outdoor racks with the minimum dimensions of clearance, nearby lighting, and signage at each rack location. The proposal meets the requirements.

Off-Street Vehicle Parking:

73.370(2)(a):

Use	Minimum Motor Vehicle Parking Requirement	Maximum
<u>Industrial (i)</u> Manufacturing	1.60 spaces per 1,000 sq. ft. of gross floor area	None

The site development area is within Zone B per Figure 73-3 Parking Maximum Map.

Bldg	Use	Sq Ft	Applied Rate	Vehicle Parking	
				Required	Proposed
1	Industrial Manufacturing	36,648	$([36,648 / 1,000] * 1.6) = 58.6$	58.6 → 59	62
2	Industrial Manufacturing	32,985	$([32,985 / 1,000] * 1.6) = 52.8$	52.8 → 53	53
3	Industrial Manufacturing	30,000	$([30,000 / 1,000] * 1.6) = 48.0$	48	61
	Total			159.4 → 160	176

The minimum requirements are exceeded.

73.370(3) The minimum number of off-street Vanpool and Carpool parking for commercial, institutional, and industrial uses is as follows:

Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

As examined for the requirement of 73.370(2)(a):

Bldg	Total Required Parking	Carpool/Vanpool Parking	
		Required	Proposed
1	59	$59 / 25 = 2.4 \rightarrow 3$	4
2	53	$53 / 25 = 2.1 \rightarrow 3$	4
3	48	$48 / 25 = 1.9 \rightarrow 2$	2

The proposal meets the requirement.

73.370(1)(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

Keynote 7 on the site plan indicates designation and marking of C/V parking stalls from among standard size stalls, meeting the requirement.

73.380

(1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.

(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by Section 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.

(3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation.

(4) Areas used for standing or maneuvering of vehicles shall have paved asphalt or concrete surfaces maintained adequately for all-weather use and so drained as to avoid the flow of water across sidewalks.

(8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.

(9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.

(11) On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.

Regarding (1), the site plan illustrates standard and compact parking stalls noted pursuant to [Figure 73-1](#), meeting the requirement.

Regarding (2), the applicant has chosen to provide no compact parking for Building 1, ten stalls as 18.9% percent of the required parking supply for Building 2, and ten stalls as 20.8% percent of the required parking supply for Building 3.

Regarding (3), the site plan illustrates no row of parking having more than eight continuous spaces without a landscape separation, meeting the requirement.

Regarding (4), the proposed site plan illustrates that all parking and vehicle circulation area is paved, and the grading plan (Sheet C1.0) shows drainage that would prevent water flow across sidewalks, meeting the requirement.

Regarding (8), the proposed parking lots meet the requirement.

Regarding (9), all of the parking area has curbing adjacent to street ROW, landscaped areas, or pedestrian walkways, meeting the requirement.

Regarding (11), the drive aisles are each at least 22 ft, meeting or exceeding the minimum requirement.

N. Lighting:

73.160(3)(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.

73.380(6) Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.

The electrical site plan (Sheet E1.1) and lighting cut sheets indicate full cut-off exterior ceiling-mounted and wall-mounted lighting fixtures that would not shine or create glare in the ROW of SW 112th Avenue or SW Myslony Street or into Hedges Creek and associated wetlands west of but not adjacent to Lot 200. The proposal meets the requirement.

O. Loading Berths:

73.390

(1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:

<u>Square Feet of Floor Area</u>	<u>Number of Berths</u>
Less than 5,000	0
5,000 - 25,000	1
25,000-60,000	2
60,000 and over	3

(2) Loading berths shall conform to the following minimum size specifications:

- (b) Industrial uses - 12' x 60'**
- (c) Berths shall have an unobstructed height of 14'**
- (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.**

(3) Required loading areas shall be screened from public view from public streets and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.

The site plan indicates loading berths of at least 12 ft width by 14 ft height by 60 ft length as follows:

<i>Bldg</i>	<i>Sq Ft</i>	<i>Loading Berths</i>	
		<i>Required</i>	<i>Proposed</i>
1	36,648	2	7
2	32,985	2	4
3	30,000	2	5

The proposal meets the requirements.

P. Access:

73.400(9) Ingress and egress for industrial uses shall not be less than 36 feet for the first 50 feet from the right-of-way, and 24 feet thereafter (Applies to industrial uses with less than 250 required parking spaces).

The proposal includes four driveways, three from SW 112th Avenue and one from SW Myslony Street, all of which are 36 ft wide extending 50 ft onto the subject property, meeting the requirement.

Vision clearance requirements at the driveways and street intersection shall comply with the requirements of 73.400(13).

The site plans illustration no intrusion into the vision clearance areas specified by TDC [Figure 73-2](#), meeting the requirement.

Q. Environmental:

63.051(1) Except as otherwise provided in this section, all industrial development shall comply with the Oregon State Department of Environmental Quality standards relating to noise. From 9:00 p.m. to 7:00 a.m., a dBA reading from an industrial development, whether new or existing, shall not exceed an L-max of 60 dBA when measured from a noise sensitive property.

Because staff cannot determine compliance until after approval of this AR, staff is applying a condition.

Condition

The applicant shall make the site development comply with the noise limits of 63.051(1).

R. Signs:

Condition

The applicant shall separately from this AR submit [sign permit](#) applications for any proposed signage.

S. Time Limit on Approval:

73.056 Architectural Review approvals shall expire after two years unless:

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division;**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:**
 - (a) The applicant submitted a written extension request prior to the original expiration date.**
 - (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
 - (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states**

that conditions have not changed after the original approval and that no new study is warranted.

- (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
- (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
- (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party, then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on **March 4, 2015**, unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., March 4, 2015.** **The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The plans and appeal forms are available at the Tualatin Library and at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Colin Cortes, AICP, CNU-A
Assistant Planner

Attachments:

- 101. Vicinity & Tax Maps
- 102. Site Plans and Elevations
- 103. Additional Application Materials
- 104. Agency Comments: CWS, NW Natural [Gas], & TVF&R
- 105. Figure 11-1 Functional Classification Plan
- 106. Figure 11-4 Bicycle and Pedestrian Plan
- 107. Map 72-1 Natural Resources Protection Overlay District (NRPO) and Greenway Locations
- 108. Map 72-2 Greenway Development Plan: Pedestrian and Bike Path Locations
- 109. Tonquin Trail Master Plan Preferred Alignment Tile 17: Hedges Creek Greenway (Western Portion) (April 2013)

file: AR-15-01

The Public Facilities Recommendation (PFR) complement to the AR starts on the next page.



City of Tualatin

CITY ENGINEER'S PUBLIC FACILITIES FINDINGS & RECOMMENDED DECISION

**** APPROVAL WITH CONDITIONS ****

February 18, 2015

The following are the Public Facilities findings for AR 15-01, Tualatin Business Park. All references are to sections in the Tualatin Development Code (TDC) or Tualatin Municipal Code (TMC) unless otherwise noted.

TDC 74.120 ...No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.

TDC 74.140 (1) All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy.

TDC 74.330 Utility Easements

- (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.**
- (4) ...For both on-site and off-site easement areas, a utility easement shall be granted to the City; Building Permits shall not be issued for the development prior to acceptance of the easement by the City.**
- (5) The width of the public utility easement shall meet the requirements of the Public Works Construction Code.**

TMC 4-1.010 This development is subject to all applicable building code requirements and all applicable building and development fees.

FINDINGS

These comments are a result of site investigation, developer comments, and review of the submitted plan sheets dated January 7, 2015.

1. Fire and Life Safety:

TMC 4-2.010 (1) Every application for a building permit and accompanying plans shall be submitted to the Building Division for review of water used for fire protection, the approximate location and size of hydrants to be connected, and the provisions for access and egress for firefighting equipment. If upon such review it is determined that the fire protection facilities are not required or that they are adequately provided for in the plans, the Fire and Life Safety Reviewer shall recommend approval to the City Building Official.

The submitted plans show two existing public fire hydrants on SW 112th Avenue and two on SW Myslony Street with two proposed private fire hydrants onsite on the west lot and two on the east lot. During the review of Building Permits the Building Official may determine that additional fire protection devices may be necessary upon recommendation of Tualatin Valley Fire & Rescue (TVF&R). The applicant will need to submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).

Note: any new fire hydrants will be private onsite.

Prior to issuance of a Building Permit:

- *The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).*

2. Transportation:

TDC 11.610 Transportation Goals and Objectives (2) (e) For development applications, including, but not limited to subdivisions and architectural reviews, a LOS of at least D and E are encouraged for signalized and unsignalized intersections, respectively.

TDC 73.400 (5)...a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards,...

TDC 74.420 (6) All required street improvements shall include curbs, sidewalks, storm drainage, streetlights, street signs, street trees, and, where designated, bikeways and transit facilities.

TDC 74.660 Underground.

(1) All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities shall be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines, and utility transmission lines operating at 50,000 volts or above may be placed above ground. The applicant shall make all necessary arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface-mounted transformers.

TDC 75.060 Existing Driveways and Street Intersections (2) The City Engineer may restrict existing driveways and street intersections to right-in and right-out by construction of raised median barriers or other means.

TDC 74.120 ...No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.

TDC 74.140 (1) All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy.

Under a previous expired architectural review, AR 08-10, similar proposed development provided a traffic study resulting in a requirement to construct public streets SW 112th Avenue and SW Myslony Street adjacent to the development plus record a Street Improvement Agreement for a portion of SW Myslony Street north of the west side of this site. The required improvements were constructed and the Street Improvement Agreement remains valid for future construction, however the proposed buildings were not constructed. As the development is similar to the previous proposal, no changes are proposed for either SW 112th Avenue or SW Myslony Street and none are required. This requirement is met.

3. Access:

73.400 Access

- (2) Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use.**
- (10) Minimum access requirements for residential uses: (b) Ingress and egress for multi-family residential uses shall not be less than the following:...for 50-499 parking spaces a minimum of one 32-foot wide access or two 24-foot wide accesses are required.**
- (11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses. If 1-99 parking spaces are required, only one access is required. If 100-249 parking spaces are required, two accesses are required. Ingress and egress shall not be less than 32 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.**
- (12) Minimum Access Requirements for Industrial Uses. If 1-250 parking spaces are required, only one access is required. Ingress and egress shall not be less than 36 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.**
- (14) (a) Unless otherwise herein provided, maximum driveway widths shall not exceed 40 feet.**
- (15) Distance between Driveways and Intersections. Distances listed shall be measured from the stop bar at the intersection. (a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.**

The west development's lot has two existing 35-foot wide accesses to SW 112th Avenue while the east lot has one existing 35-foot wide access to SW 112th Avenue and one 30-foot wide to SW Myslony Avenue. No access changes are proposed and none are required.

4. Water:

TDC 74.610 (1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.

TMC 3-3.040 (2) For nonresidential uses, separate meters shall be provided for each structure.

TMC 3-3.120 (2) The owner of property to which City water is furnished for human consumption shall install in accordance with City standards an appropriate backflow prevention device on the premises where any of the following circumstances exist: (b)

Where there is a fire protection service, and irrigation service or a nonresidential service connection which is two inches or larger in size;

TMC 3-3.120 (4) requires all irrigation systems to be installed with a double check valve assembly.

TDC74.610 (3) As set forth in TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located.

The plans show new private connections to existing water service laterals within SW 112th Avenue and SW Myslony Street with a 1.5-inch domestic meters. No reduced pressure backflow devices are shown. These connections will need a reduced pressure backflow device. The applicant will need to submit revised plans that show reduced pressure backflow devices for domestic water services, for review and approval.

Prior to issuance of a Building Permit:

- *The applicant shall submit revised plans that show reduced pressure backflow devices for domestic water services, for review and approval.*

5. Sanitary Sewer:

TDC 74.620 (1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.

TDC 74.330 Utility Easements (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.

The plans show new private connections to existing sanitary sewer laterals within SW 112th Avenue and SW Myslony Street. No clean outs are shown at the property lines. Clean-outs area needed at property lines. The applicant will need to submit revised plans that show clean-outs for sanitary sewer lateral at the property line, for review and approval.

Prior to issuance of a Building Permit:

- *The applicant shall submit revised plans that show clean-outs for sanitary sewer lateral at the property line, for review and approval.*

6. Storm Drainage & Water Quality:

TDC 74.630 Storm Drainage System

- (1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.**
- (2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations (TMC 3-5).**

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control

- (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.**
- (3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.**

TMC 3-5-220 Criteria for Requiring On-Site Detention to be Constructed.

- (1) There is an identified downstream deficiency, as defined in TMC 3-5.210, and detention rather than conveyance system enlargement is determined to be the more effective solution.**
- (2) There is an identified regional detention site within the boundary of the development.**

TMC 3-5-330 Permit Required. Except as provided in TMC 3-5.310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.

TMC 3-5-380 Criteria for Granting Exemptions to Construction of On-Site Water Quality Facilities. A regional public facility may be constructed to serve private non-residential development provided:

- (1) The facility serves more than one lot; and**
- (2) All owners sign a stormwater facility agreement; and**
- (3) Treatment accommodates reasonable worst case impervious area for full build-out, stormwater equivalent to existing or proposed roof area is privately treated in LIDA facilities, and any detention occurs on each lot.**

The plans show proposed underground piped detention storages and mechanical filter vaults treating all impervious area prior to release to the public system for each lot. This is acceptable. The applicant will need to submit final stormwater system plans, for review and approval.

The applicant has submitted final stormwater treatment calculations that show adequate treatment and detention for the site. This is acceptable. This requirement is met.

Prior to the issuance of a Water Quality Permit:

- *The applicant shall submit final stormwater system plans, for review and approval.*

7. Grading:

TDC 74.640 (1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development. (2) A development applicant shall submit a grading plan

showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess materials from the development site.

The submitted plans appear to minimize the impact of stormwater runoff to adjacent properties and allow adjacent properties to drain as they did before the development. This requirement is met.

8. Erosion Control:

TDC 74.650 (3) ..the applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City. In order to reduce the amount of sediment discharged into the public storm system, erosion control measures are required during construction. If the site is over 1 acre in size a NPDES Erosion Control Permit is required.

If the development's disturbed area during construction is between 1 and 5 acres in size, a 1200-CN NPDES Erosion Control Permit is required. If it is over 5 acres, a 1200-C NPDES Erosion Control Permit is required. The proposed disturbed area of the development site is a total of approximately 7.01 acres. A NPDES Erosion Control Permit is required. The applicant has not obtained a NPDES Erosion Control Permit. The applicant will need to obtain a NPDES Erosion Control Permit.

A City of Tualatin erosion control permit is required if there is construction or disturbing of the site. The applicant has not obtained a City of Tualatin erosion control permit. The applicant will need to obtain a City of Tualatin erosion control permit.

Prior to the issuance of a Building Permit:

- *The applicant shall obtain a NPDES Erosion Control Permit.*
- *The applicant shall obtain a City of Tualatin erosion control permit.*

9. Stormwater Connection Permit:

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from the Unified Sewerage Agency.

The applicant has submitted a CWS Service Provider Letter (SPL) indicating that Sensitive Areas do not exist on-site. In the SPL the applicant has received an initial response indicating that their proposed development meets CWS requirements. CWS has submitted a Memorandum dated January 20, 2015, with review comments. CWS will indicate final approval of activities relating to wetlands & buffers after final permit plans are submitted prior to issuance of associated permits. Any vegetated corridor mitigation required in the SPL will need to be included in the Water Quality Permit. The applicant will need to submit final plans that comply with the Service Provider Letter and CWS Memorandum comments, for review and approval.

Prior to the issuance of a Water Quality Permit:

- *The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.*

[PFR continues next page.]

PUBLIC FACILITIES REQUIREMENTS

The following are the Public Facilities requirements for AR 15-01, Tualatin Business Park:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

- PFR-1 The applicant shall submit final stormwater system plans, for review and approval.
- PFR-2 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-3 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-4 The applicant shall submit revised plans that show reduced pressure backflow devices for domestic water services, for review and approval.
- PFR-5 The applicant shall submit revised plans that show clean-outs for sanitary sewer lateral at the property line, for review and approval.
- PFR-6 The applicant shall obtain a NPDES Erosion Control Permit.
- PFR-7 The applicant shall obtain a City of Tualatin erosion control permit.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- PFR-8 The applicant shall complete all the public improvements and have them accepted by the City.

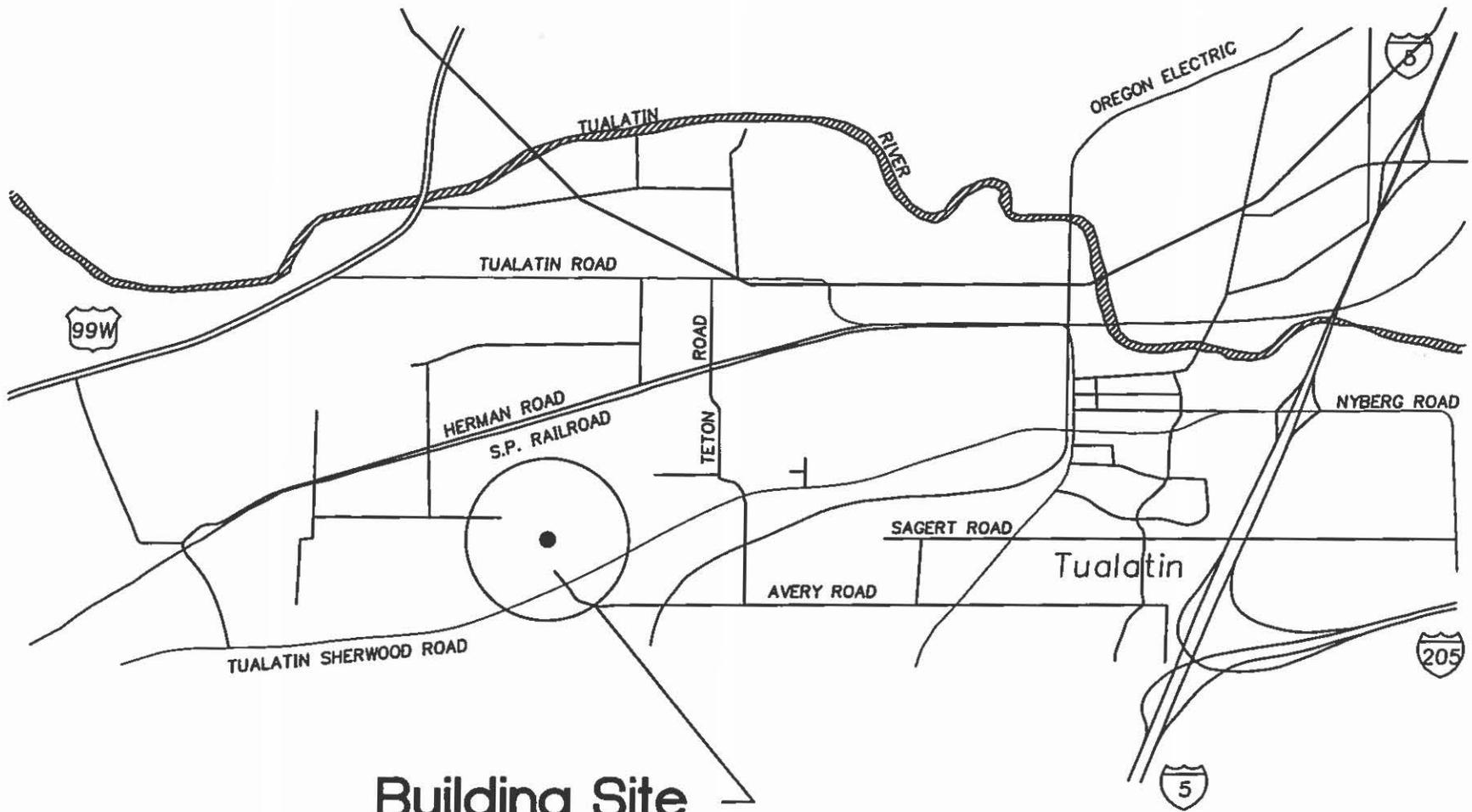
APPEAL

The Public Facilities Review portion of this decision is final after the expiration of 14 calendar days from the date of this decision, unless a written appeal is received on or before 5:00 p.m., on March 4, 2015 by the Engineering Division at 18880 SW Martinazzi Avenue, Tualatin, Oregon 97062. The appeal must be signed by the appellant, contain the information required by TDC 31.078 on the City appeal form, and contain the \$135 appeal filing fee. The plans and appeal forms are available at the Tualatin Library and at the City offices. Public Facilities appeals are reviewed by City Council.

Typed on behalf of the City Engineer,



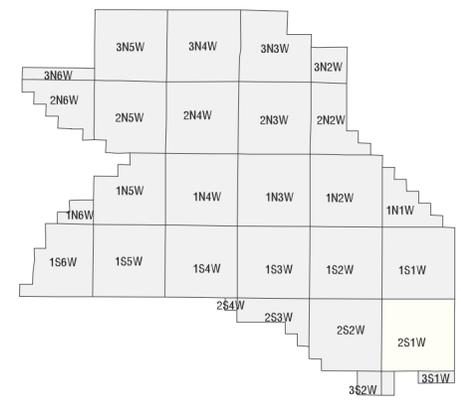
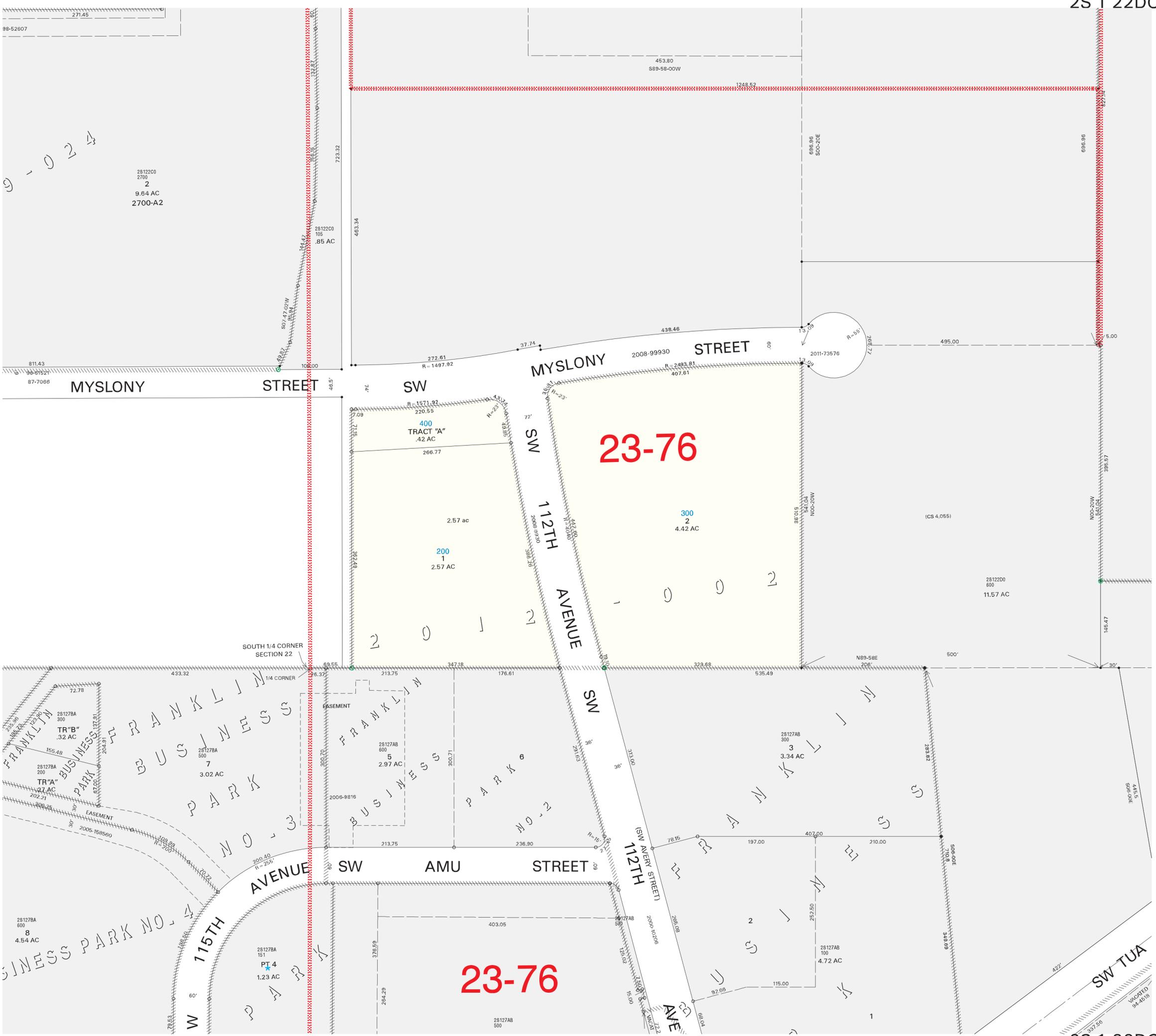
Tony Doran, EIT
Engineering Associate



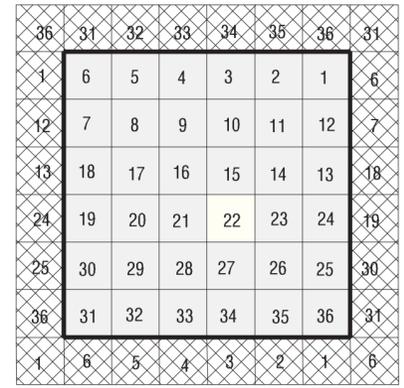
Building Site



Vicinity Map



WASHINGTON COUNTY OREGON
 SW1/4 SE1/4 SECTION 22 T2S R1W W.M.
 SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SECTION 22

Cancelled Taxlots For: 2S122DC
 150,151.



WASHINGTON COUNTY OREGON

Assessment
CARTOGRAPHY
Taxation

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

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

Tualatin Business Park

Architectural Review Tualatin, OR.

Project Contacts:

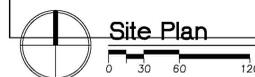
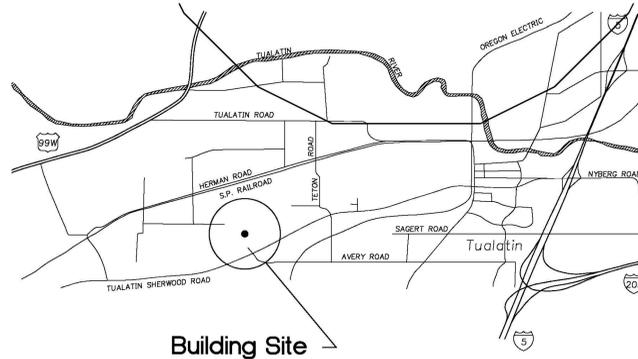
OWNER:
PACIFIC NW PROPERTIES
6600 S.W. 105th Avenue, Suite 175
Beaverton, Oregon 97005
VOICE: 503-626-3500 FAX: 503-671-0211

ARCHITECT:
Mildren Design Group, P.C.
7650 SW Beveland St., Suite 120
Tigard, Oregon 97223
VOICE: 503-244-0552 FAX 503-244-0417
CONTACT PERSON: Gene Mildren

STRUCTURAL ENGINEER:
T.M. RIPPEY CONSULTING ENGINEERS
7650 S.W. Beveland, Suite 100
Tigard, Oregon 97223
VOICE: 503-443-3900 FAX 503-443-3700
CONTACT PERSON: Ralph Turnbaugh

CIVIL ENGINEER:
T.M. RIPPEY CONSULTING ENGINEERS
7650 S.W. Beveland, Suite 100
Tigard, Oregon 97223
VOICE: 503-443-3900 FAX 503-443-3700
CONTACT PERSON: Karl Koroch

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



Legal Description

LOT 502, SE ¼ SECTION 22 T 2 S, R 1 W, W.M., CITY OF TUALATIN,
WASHINGTON COUNTY, OREGON

Project Information

ZONING MG MAP NUMBER 25122D, LOT 502

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

Sheet Index

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

Site Data: Individual Sites

SITE	AREA:	% COVERAGE:	% COVERAGE ALLOWED:
PROPOSED SITE A	113,228 SF	N.A.	N.A.
IMPERVIOUS AREA			
BUILDING 1 (FOOTPRINT):	36,646 SF	32.4%	
PAVING AREA	55,698 SF	49.2%	
SIDEWALK	2,285 SF	2.0%	
TOTAL IMPERVIOUS AREA:	94,629 SF	83.6%	
LANDSCAPING			
LANDSCAPING LOT	18,599 SF	16.4%	15%
PARKING LOT LANDSCAPING	2,366 SF		1,700 SF REQUIRED
	# SPACES PROVIDED:	# SPACES REQUIRED:	
PARKING			
STANDARD:	56	10K OFFICE	3,864 SF 2.7/1000 4.1/1000 5/1000
HANDICAP:	3	20K MANUFACTURING	9,162 SF 1.6/1000 UNLIMITED 1/1000
CAR/VANPOOL:	4	50K WAREHOUSE	23,821.2 SF 3/1000 5/1000 11.9
COMPACT:	0	TOTAL	38,648 SF 55 UNLIMITED 6
TOTAL SPACES PROVIDED:	63	32-UNLIMITED	
BICYCLE PARKING	6	6	

SITE	AREA:	% COVERAGE:	% COVERAGE ALLOWED:
PROPOSED SITE B	192,444 SF	N.A.	N.A.
IMPERVIOUS AREA			
BUILDING 2 (FOOTPRINT):	32,985 SF	17.1%	
BUILDING 3 (FOOTPRINT):	30,000 SF	15.6%	
PAVING AREA	91,907 SF	47.7%	
SIDEWALK	5,830 SF	3.0%	
TOTAL IMPERVIOUS AREA:	160,722 SF	83.5%	
LANDSCAPING			
LANDSCAPING LOT	31,722 SF	16.5%	15%
PARKING LOT LANDSCAPING	4,074 SF		3,025 SF REQUIRED
	# SPACES PROVIDED:	# SPACES REQUIRED:	
PARKING			
STANDARD:	82	10K OFFICE	6,298.5 SF 2.7/1000 4.1/1000 5/1000
HANDICAP:	5	20K MANUFACTURING	15,748.25 SF 1.6/1000 UNLIMITED 1/1000
CAR/VANPOOL:	6	50K WAREHOUSE	45,940.25 SF 3/1000 5/1000 11.9
COMPACT:	19	TOTAL	62,963 SF 55 UNLIMITED 11
TOTAL SPACES PROVIDED:	111	55-UNLIMITED	
BICYCLE PARKING	12	11	



Owner:
Pacific
NW Properties

6600 SW 105th, Ste 175
Beaverton, OR 97005

Project:
Tualatin
Business
Park

SW 112th Avenue
Tualatin, OR

Sheet Title:
Cover
Sheet

Revisions:

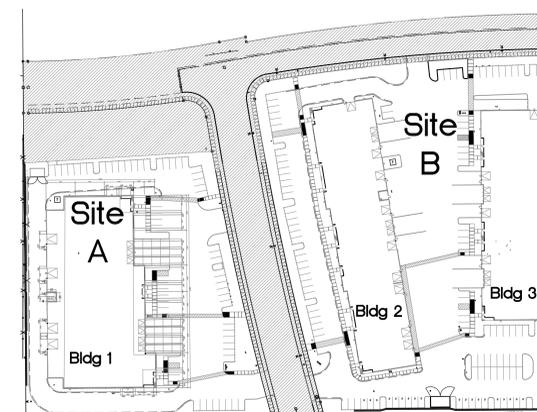
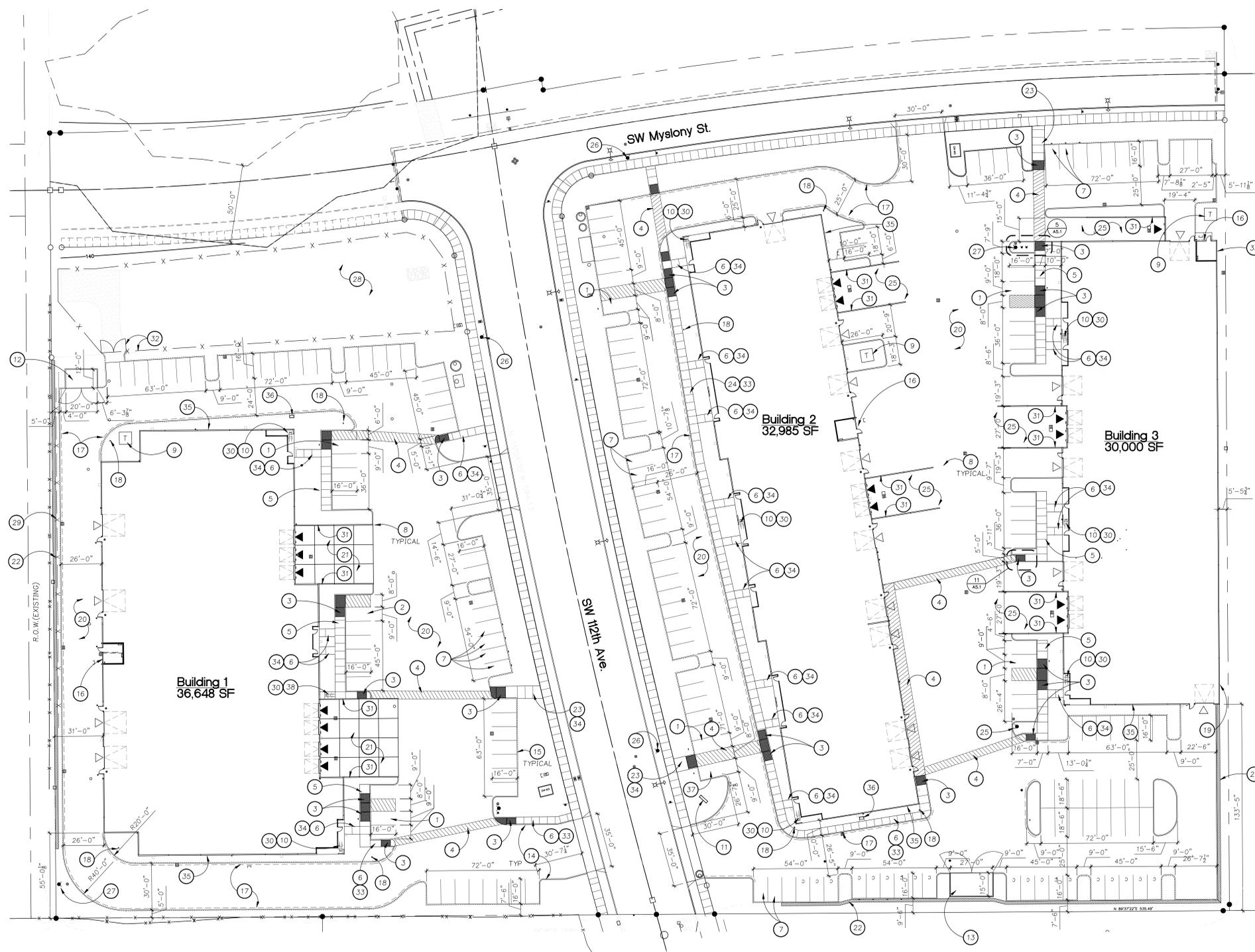
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Date: 7 January 2015
Drawn by: CLT Checked by: WEM
Job Number: 105196
Sheet

Keynotes

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

Legend

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



Key Plan



Owner:
**Pacific
 NW Properties**

6600 SW 105th, Ste 175
 Beaverton, OR 97005

Project:
**Tualatin
 Business
 Park**

SW 112th Avenue
 Tualatin, OR

Sheet Title:
Site Plan

Revisions:

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Date: 7 January 2015

Drawn by: CLT/MRW
 Checked by: WEM

Job Number: 105196

Sheet

BENCHMARK

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

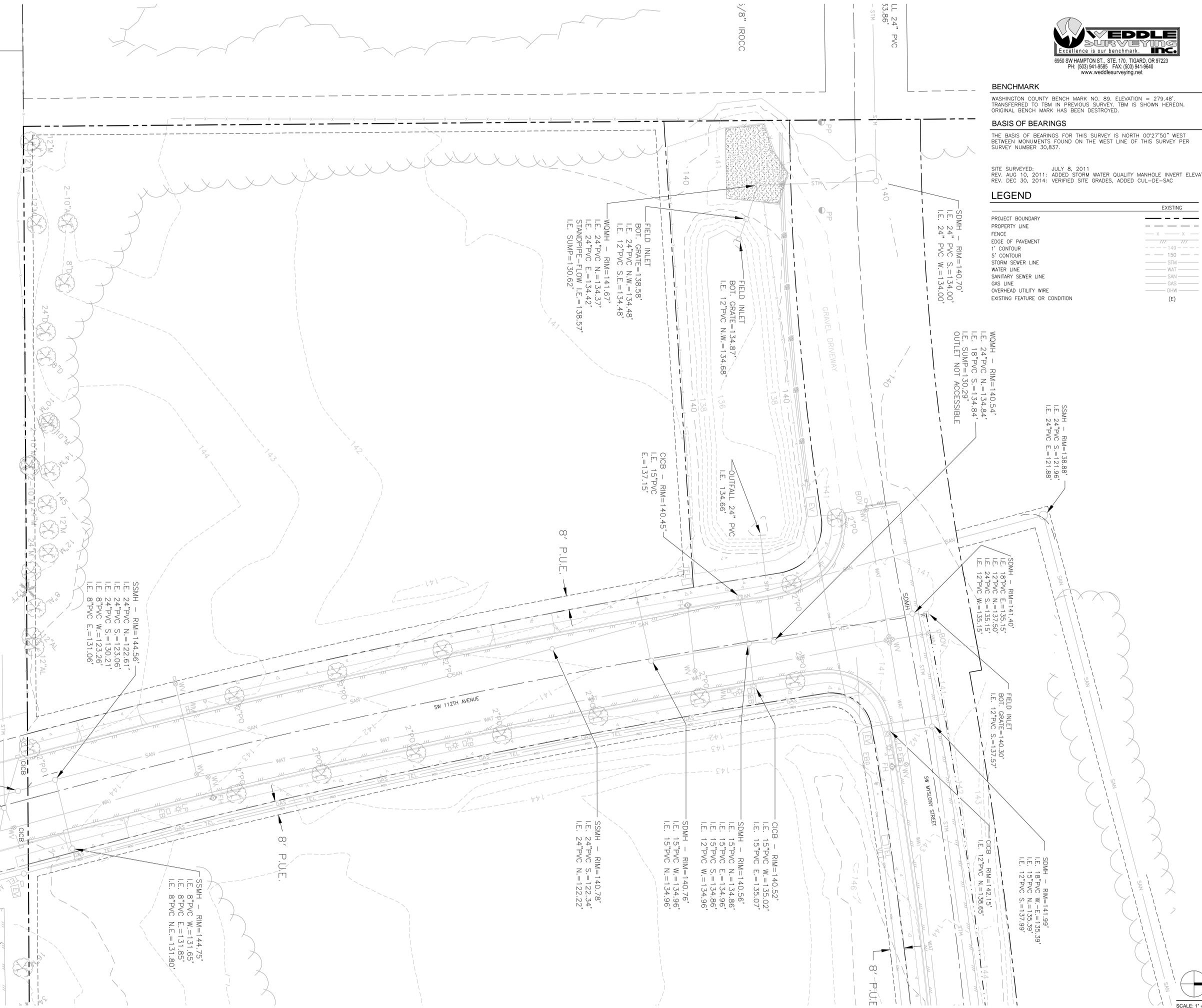
BASIS OF BEARINGS

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

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

LEGEND

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



Owner:
**Pacific
 NW Properties**

6600 SW 105th, Ste 175
 Beaverton, OR 97005

Project:
**Tualatin
 Business
 Park**

SW 112th Avenue
 Tualatin, OR

Sheet Title:
**Existing
 Conditions
 Plan
 Bldg. 1**

Revisions:

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 Drawn by: Checked by:

TMR Job Number: 14305
 Sheet



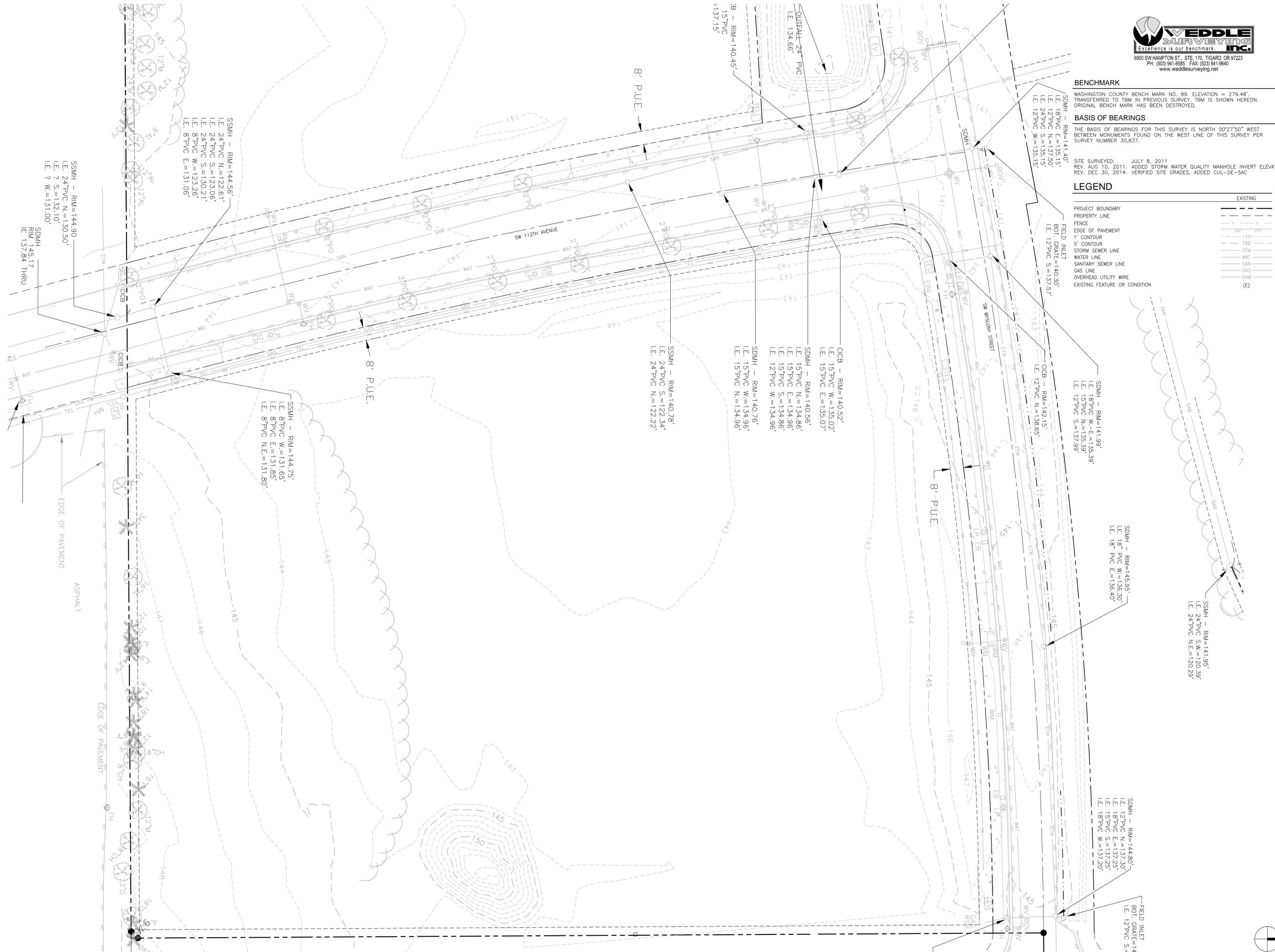
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 REV. DEC 30, 2014: VERIFIED SITE GRADES, ADDED CUL-DE-SAC

LEGEND

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



Owner:
**Pacific
 NW Properties**

6600 SW 105th, Ste 175
 Beaverton, OR 97005

Project:
**Tualatin
 Business
 Park**

SW 112th Avenue
 Tualatin, OR

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

Revisions:

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Date: 7 January 2015
 Drawn by: Checked by:

TMR Job Number: 14305
 Sheet



LEGEND

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

GENERAL GRADING NOTES

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

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Owner:
Pacific NW Properties

6600 SW 105th, Ste 175
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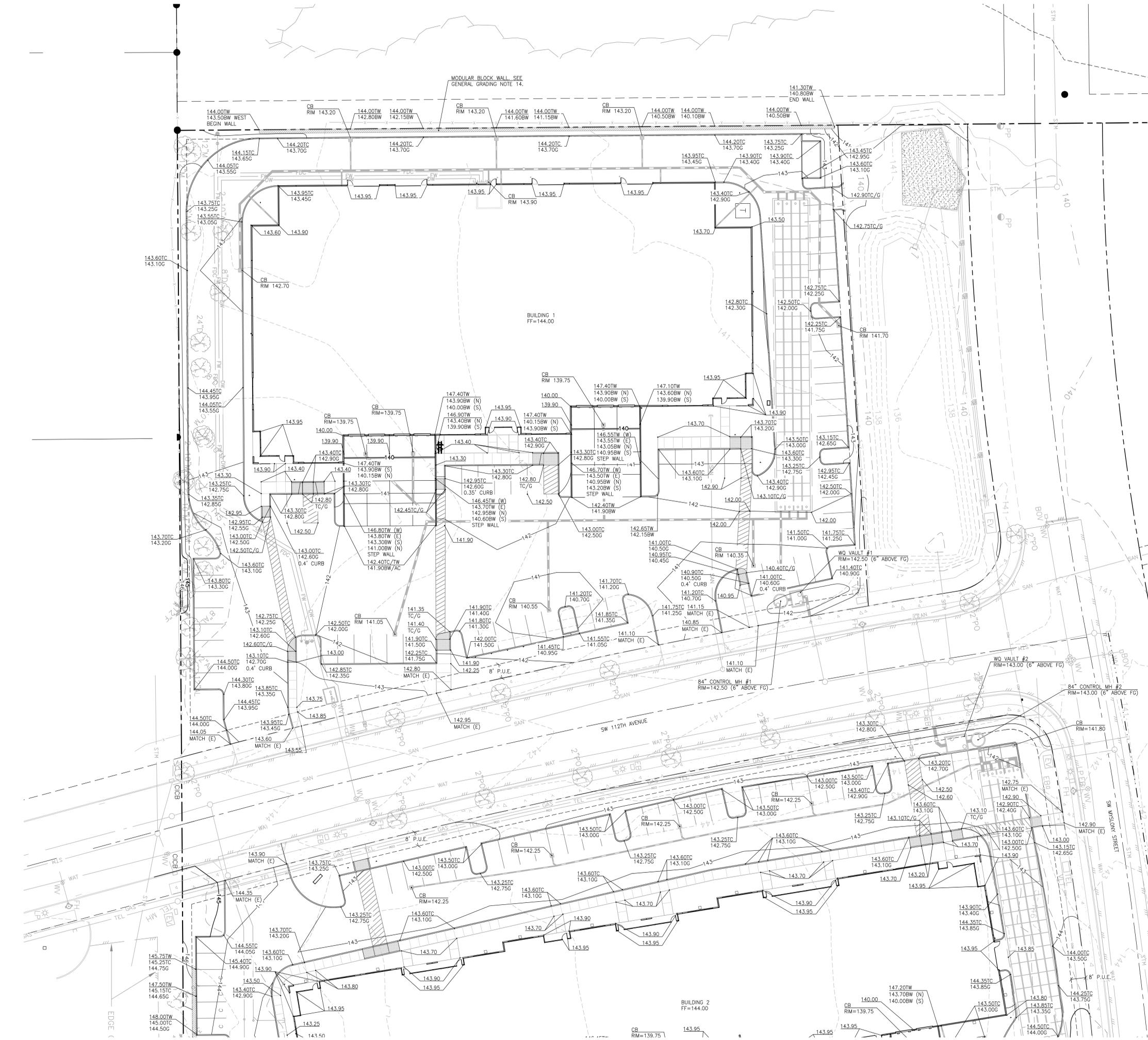
Project:
Tualatin Business Park

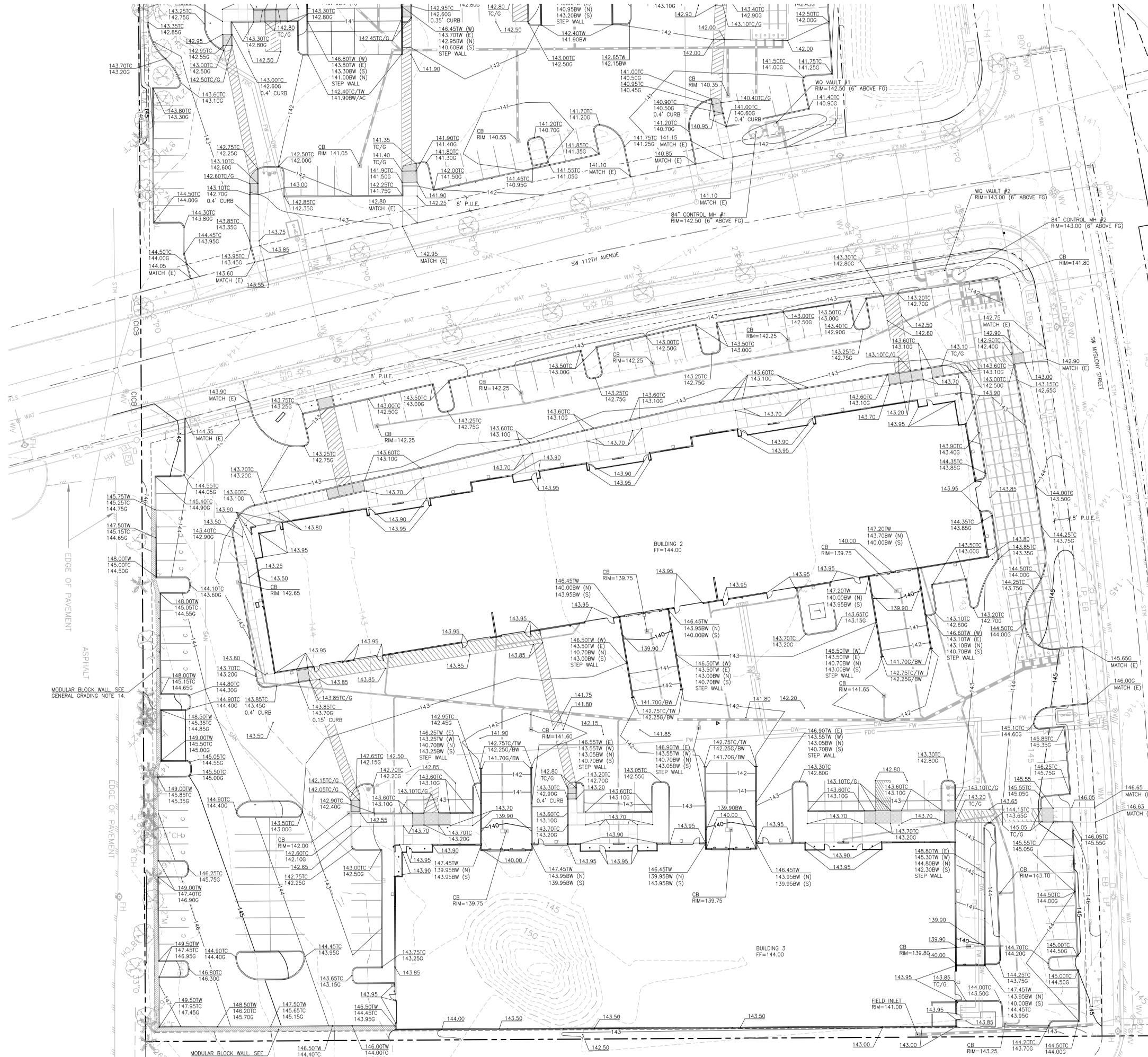
SW 112th Avenue
 Tualatin, OR

Sheet Title:
Grading Plan Bldg. 1

Revisions:

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





LEGEND

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

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- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE JURISDICTION AND THE PROJECT GEOTECHNICAL INVESTIGATION.
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 - THE CONTRACTOR SHALL NOTIFY THE OREGON UTILITY NOTIFICATION CENTER 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION BY CALLING 800 332 2344.
 - EXISTING CONDITIONS BASED ON TOPOGRAPHIC, BOUNDARY, AND UTILITY SURVEY PREPARED BY WEDDLE SURVEYING, INC., DATED DECEMBER 2008 AND UPDATED DECEMBER 2014.
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Owner:
Pacific NW Properties

6600 SW 105th, Ste 175
 Beaverton, OR 97005

Project:
Tualatin Business Park

SW 112th Avenue
 Tualatin, OR

Sheet Title:
Grading Plan Bldg. 2 & 3

Revisions:

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



LEGEND

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

GENERAL UTILITY NOTES

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- INSTALL CLEANOUTS AT 100' MAX AND AT EACH 135 DEGREES OF AGGREGATE BEND. INSTALL CLEANOUTS AT EACH BUILDING RAIN DRAIN.
- CHANGES IN DIRECTION OF STORM AND SANITARY PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS AND SHALL BE OF THE ANGLES PRESENTED BY ONE-SIXTEENTH BEND, ONE-EIGHTH BEND, ONE-SIXTH BEND OR OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.
- CITY OF TUALATIN TO INSTALL NEW 1.5-INCH DOMESTIC METER IN EXISTING METER BOX. CONTRACTOR TO COORDINATE WITH CITY WATER DEPARTMENT TO OBTAIN METER AND FOR INSTALLATION. CONTRACTOR TO EXTEND 2-INCH DOMESTIC SERVICE PIPE TO BUILDING AND INSTALL 2-INCH BALL VALVE SHUT OFF IN APPROVED BOX THREE FEET FROM BUILDING EXTERIOR. APPROVED 2-INCH REDUCED PRESSURE TYPE BACKFLOW PREVENTER TO BE INSTALLED WITHIN BUILDING. SEE BUILDING PLUMBING DRAWINGS FOR SPECIFIC INFORMATION ON BACKFLOW PREVENTER AND CONTINUATION OF PIPING WITHIN BUILDING. DOMESTIC SERVICE LINE SIZE, METER SIZE, AND BACKFLOW PREVENTER SIZE IS ASSUMED. BUILDING PLUMBING DESIGNER TO CONFIRM WATER METER SIZE, SERVICE LINE SIZE, AND BACKFLOW PREVENTER TYPE AND SIZING PRIOR TO CONSTRUCTION OR ORDERING MATERIAL. SEE GENERAL UTILITY NOTES 6, 12, AND 13.
- CITY OF TUALATIN TO INSTALL NEW 1.5-INCH IRRIGATION METER IN EXISTING METER BOX. CONTRACTOR TO COORDINATE WITH CITY WATER DEPARTMENT TO OBTAIN METER AND FOR INSTALLATION. APPROVED IRRIGATION BACKFLOW PREVENTER TO BE INSTALLED ADJACENT TO RIGHT OF WAY OR AS DIRECTED BY CITY INSPECTOR. SEE IRRIGATION PLAN FOR SPECIFIC INFORMATION ON BACKFLOW PREVENTER AND CONTINUATION OF IRRIGATION PIPING. IRRIGATION SERVICE LINE SIZE, METER SIZE, AND BACKFLOW PREVENTER SIZE IS ASSUMED. IRRIGATION SYSTEM DESIGNER TO CONFIRM METER SIZE, SERVICE LINE SIZE, AND BACKFLOW PREVENTER TYPE AND SIZING PRIOR TO CONSTRUCTION OR ORDERING MATERIAL. SEE GENERAL UTILITY NOTES 6, 11, AND 13.
- PROVIDE NEW SITE AND BUILDING FIRE SERVICE. REMOVE EXISTING PUBLIC BLOW OFF ASSEMBLY AND INSTALL APPROVED DDOV AND VAULT PER CITY OF TUALATIN STANDARD DRAWING 614. CONTRACTOR TO EXTEND SERVICE TO BUILDING AND SITE HYDRANTS. SITE AND BUILDING FIRE LINE SIZE AND BACKFLOW PREVENTER SIZE IS ASSUMED. BUILDING FIRE SYSTEM DESIGNER TO CONFIRM SERVICE LINE AND BACKFLOW PREVENTER SIZES BASED ON THEIR FLOW TESTING. SEE BUILDING FIRE SYSTEM PLANS FOR CONTINUATION WITHIN BUILDING. INSTALL FDC AUTOMATIC DRAIN VALVE IN APPROVED AND ADEQUATELY SIZED ACCESS BOX AT LOW POINT OF FDC LINE. PROVIDE 1/2-HP PUMP WITH DISCHARGE TO HEALTH DEPARTMENT APPROVED LOCATION. PROVIDE CONDUIT, CONDUCTOR, AND CONTROLS TO BUILDING ELECTRICAL ROOM. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE A DEDICATED CIRCUIT FOR PUMP. DIRECT DISCHARGE FROM PUMP TO CITY APPROVED LOCATION. SEE BUILDING GENERAL UTILITY NOTES 6, 11, AND 12.
- LOCATION OF EXISTING SITE SEWER LATERAL FOR BUILDING 1 BASED ON PUBLIC STREET RECORD DRAWINGS. LOCATION AND DEPTH ARE TO BE CONFIRMED BY POT-HOLING PRIOR TO CONSTRUCTION. SEE GENERAL UTILITY NOTE 6. CONNECTION TO EXISTING LATERAL REQUIRES SEPARATE PUBLIC WORKS PERMIT.
- SITE RUNOFF FOR STORM PIPE SIZING HAS BEEN QUANTIFIED USING RATIONAL METHOD ANALYSIS BASED ON A 10-YEAR RECURRENCE AND PEAK RAINFALL INTENSITY OF THREE INCHES PER HOUR PER CLEAN WATER SERVICES RESOLUTION AND ORDER 07-20. DRAWING 1275. PIPE SIZING IS BASED ON MANNING'S EQUATION WITH A ROUGHNESS COEFFICIENT, N OF 0.013.
- STORM FITTINGS TO BE ECCENTRIC.
- INLETS AND OUTLETS OF ON-SITE MANHOLES AND TREATMENT DEVICES SHALL HAVE FLEXIBLE FITTINGS NO CLOSER THAN 12 INCHES AND NO FARTHER THAN 36 INCHES FROM STRUCTURE.
- WORK SHOWN WITHIN PUBLIC RIGHTS OF WAY TO CONFORM TO THE REQUIREMENTS OF THE CITY OF TUALATIN PUBLIC WORKS AND WATER DEPARTMENTS. SEPARATE PERMITS ARE REQUIRED FOR WORK WITHIN THE RIGHTS OF WAY. OTHER THAN WORK ON THE WATER SYSTEM NO OTHER WORK WITHIN THE RIGHTS OF WAY IS INCLUDED AS PART OF THESE PLANS.
- THE CONTRACTOR SHALL CLEAN ALL CATCH BASINS AND STORM LINES IMPACTED BY SITE DEVELOPMENT FOLLOWING COMPLETION OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF TUALATIN. NO SEDIMENT SHALL BE ALLOWED TO ENTER THE STORM SYSTEM.

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Project:
Tualatin Business Park

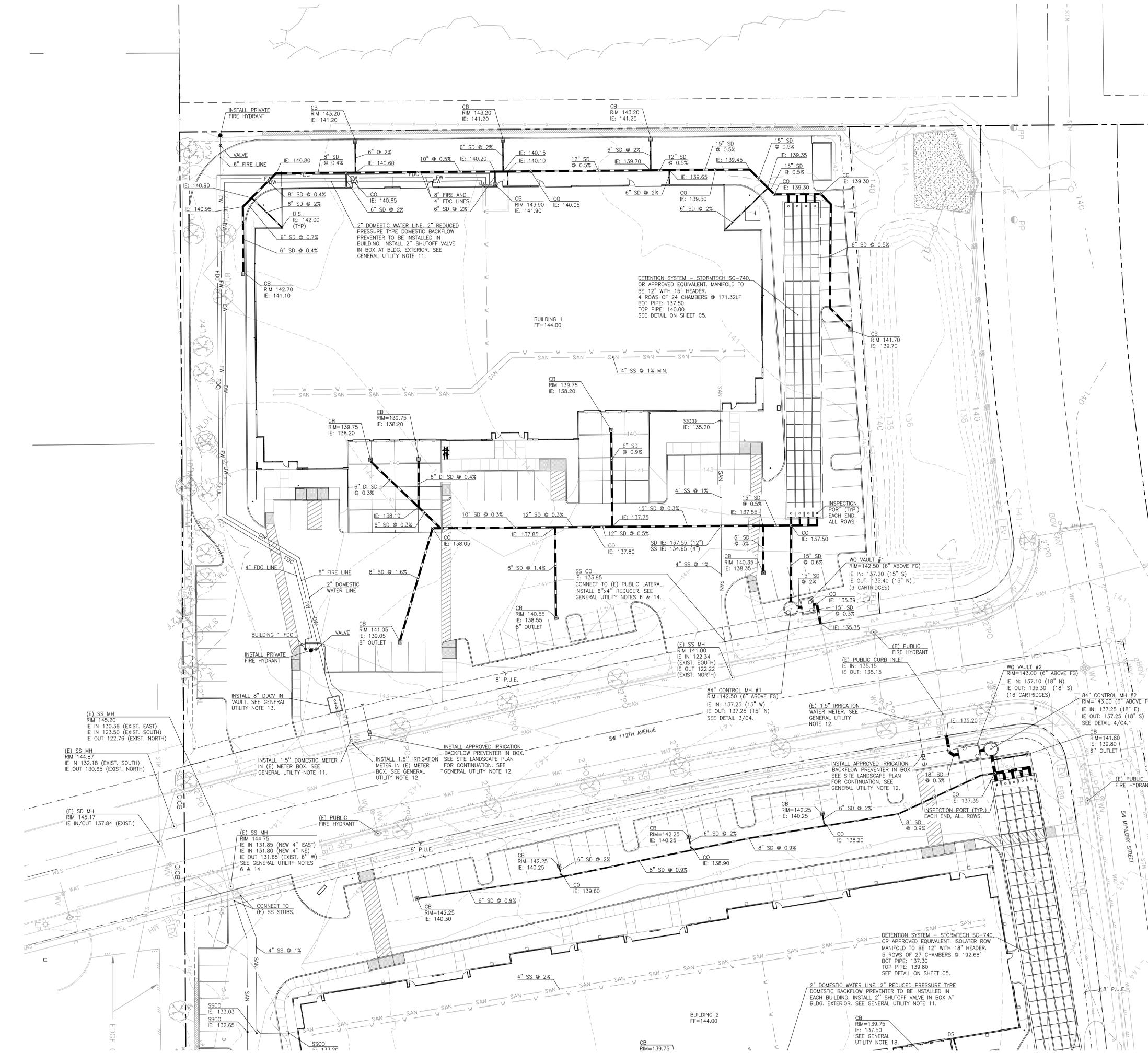
SW 112th Avenue
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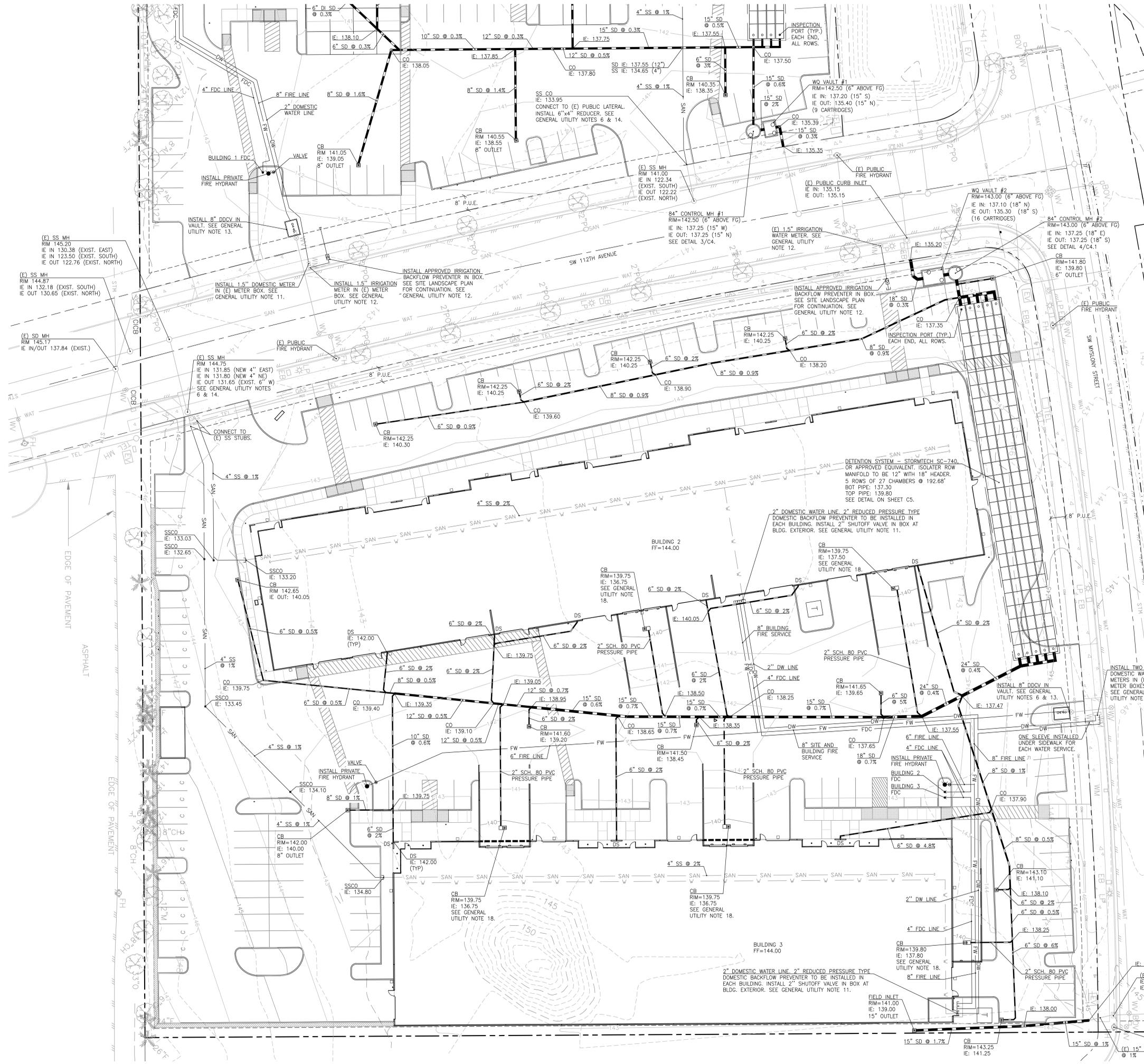
Sheet Title:
Utility Plan Bldg. 1

Revisions:

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

SCALE: 1" = 20'





LEGEND

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

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

6600 SW 105th, Ste 175
 Beaverton, OR 97005

Project:
Tualatin Business Park

SW 112th Avenue
 Tualatin, OR

Sheet Title:
Utility Plan Bldg. 2 & 3

Revisions:

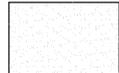
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 Date: 7 January 2015
 Drawn by: AS
 Checked by: KJK
 TMR Job Number: 14305
 Sheet



GENERAL PAVING NOTES

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

LEGEND

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

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Project:
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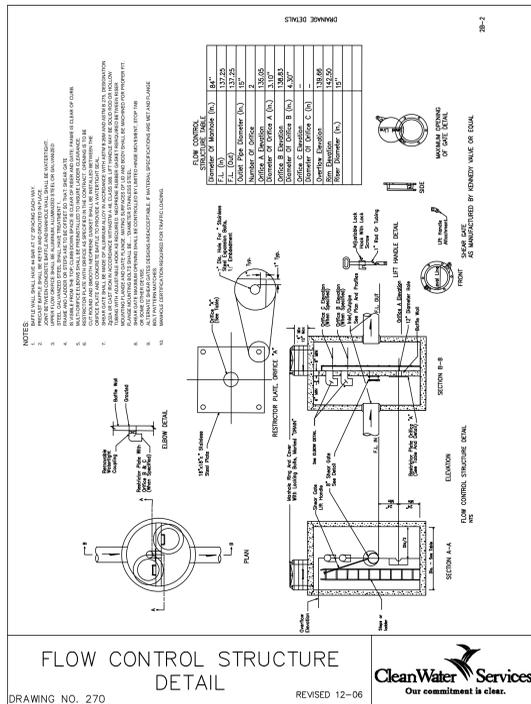
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Paving Plan

Revisions:

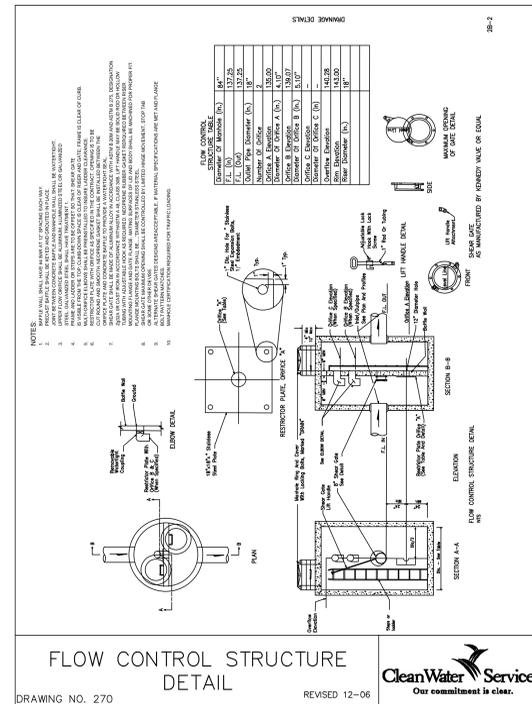
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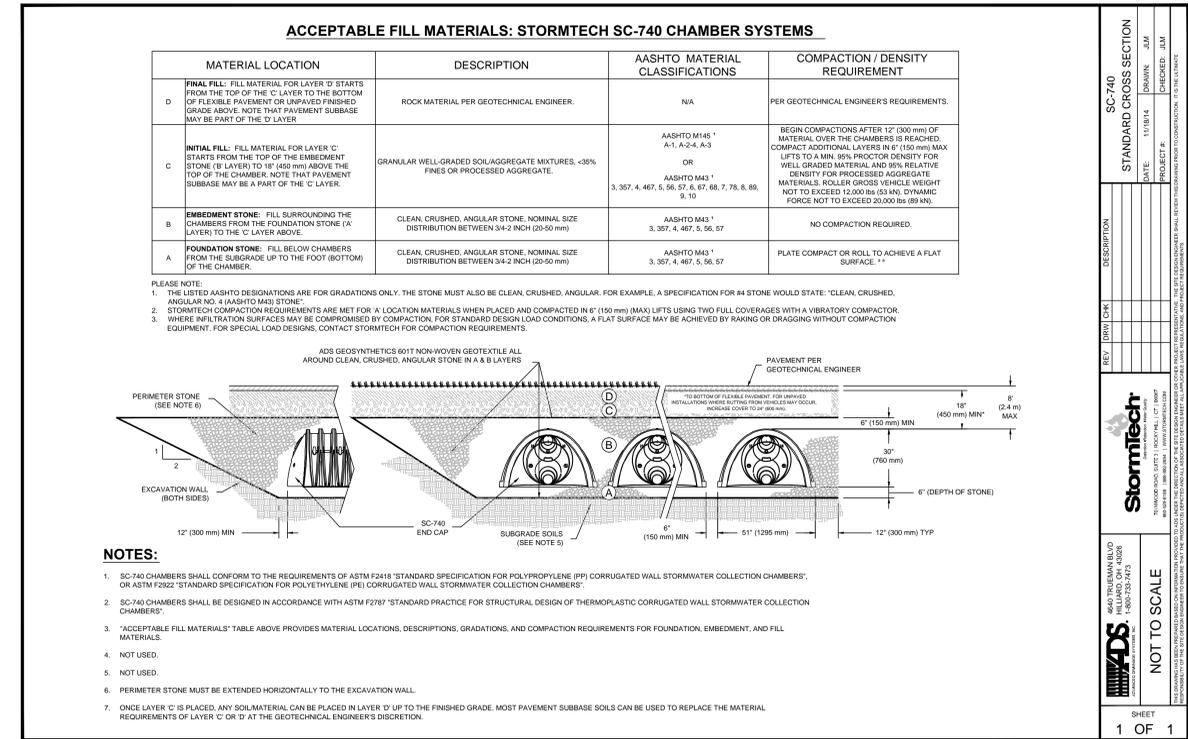
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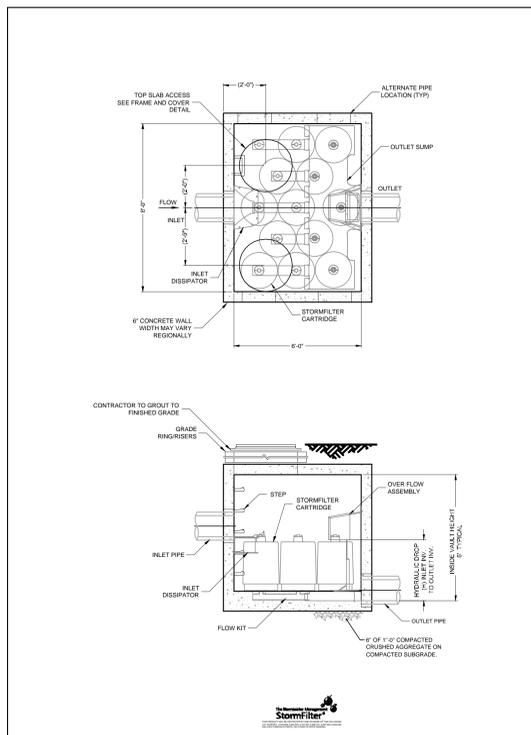
1 CONTROL MANHOLE #1 DETAIL
NOT TO SCALE



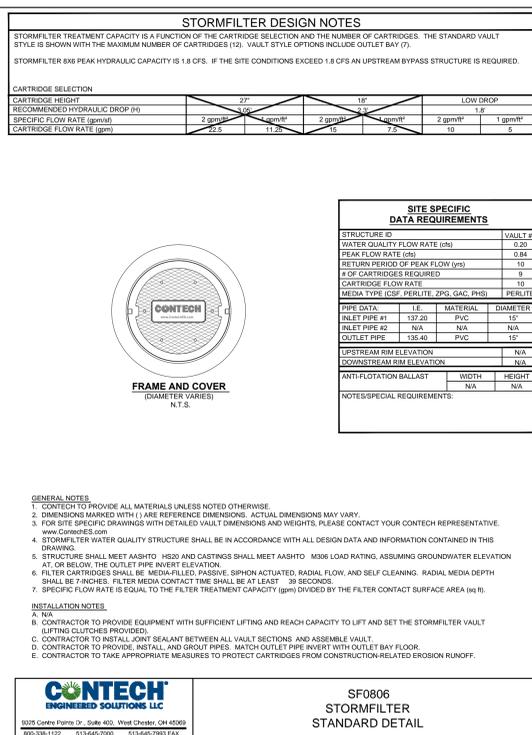
2 CONTROL MANHOLE #2 DETAIL
NOT TO SCALE



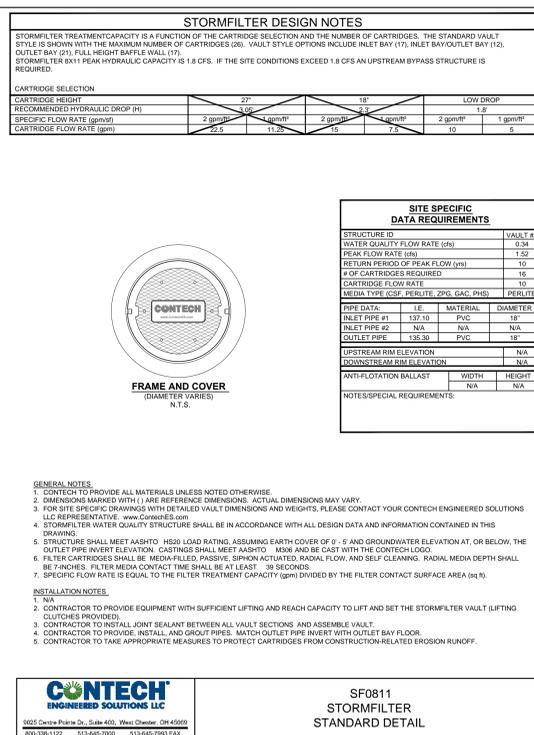
3 STORMTECH SC-740 DETENTION SYSTEM DETAIL
NOT TO SCALE



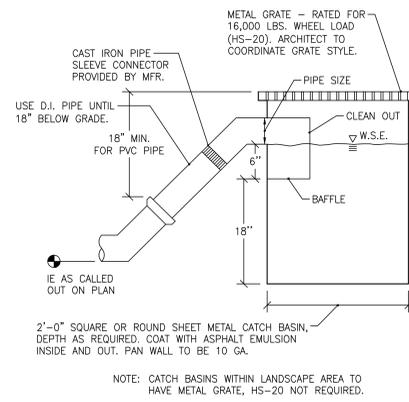
4 WATER QUALITY VAULT #1 DETAIL
NOT TO SCALE



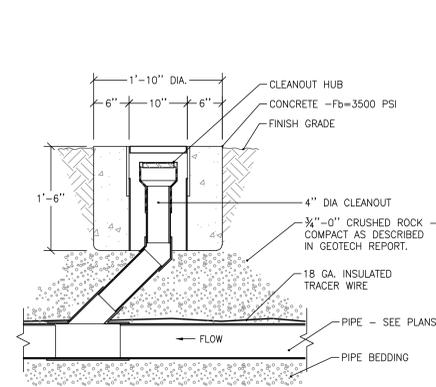
5 WATER QUALITY VAULT #2 DETAIL
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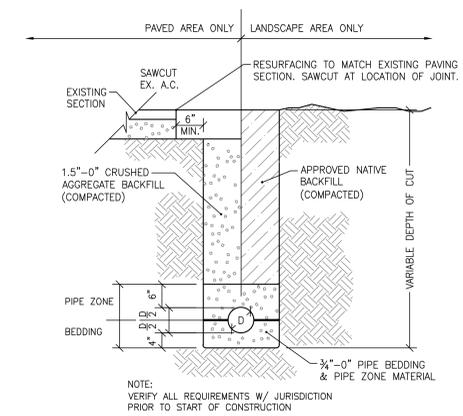
6 WATER QUALITY VAULT #2 DETAIL
NOT TO SCALE



1 CATCH BASIN / FIELD INLET DETAIL
NOT TO SCALE



2 TYPICAL CLEANOUT SECTION
NOT TO SCALE



3 TRENCH BACKFILL DETAIL
NOT TO SCALE

Owner:
**Pacific
NW Properties**

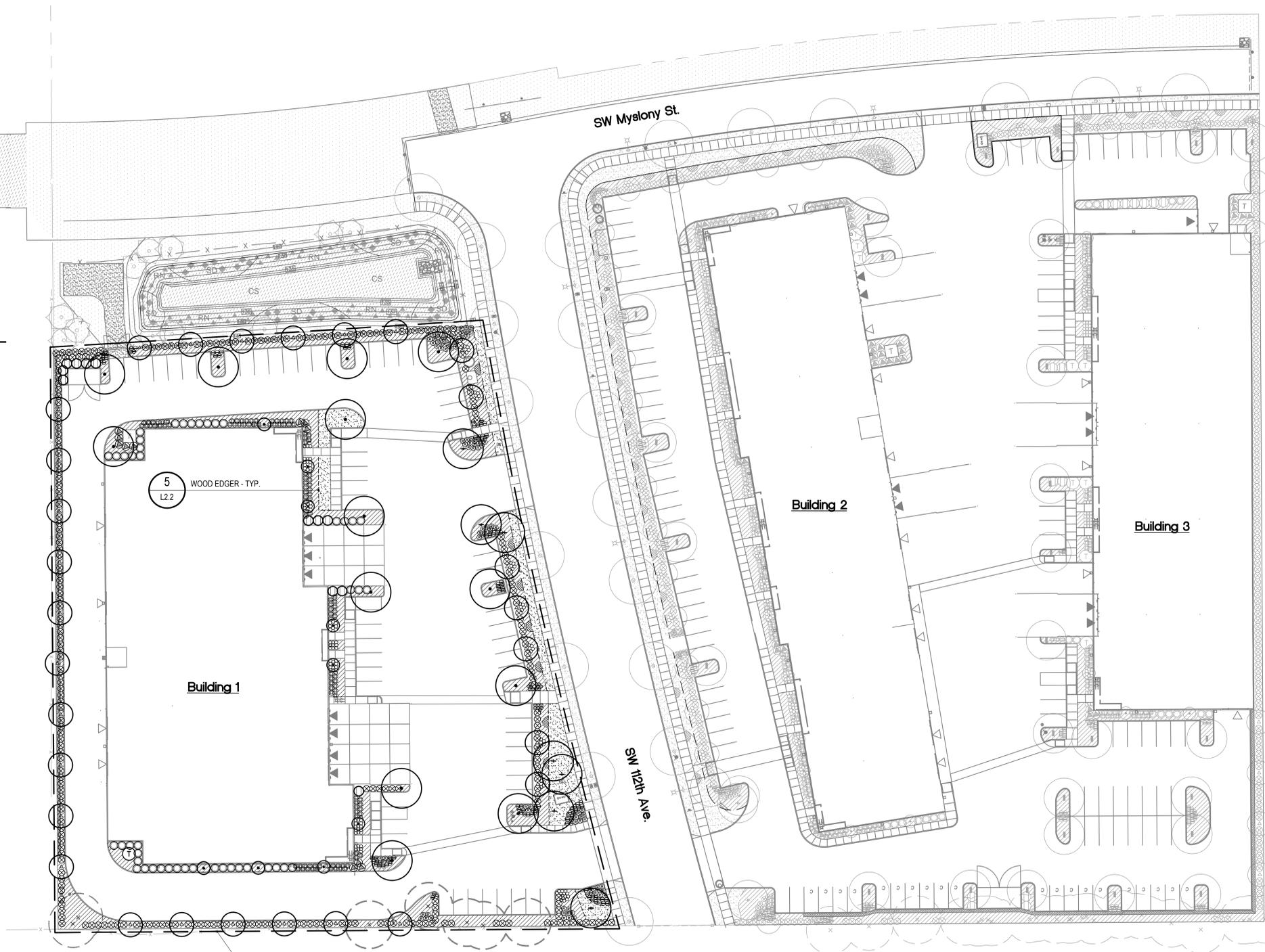
6600 SW 105th, Ste 175
Beaverton, OR 97005

Project:
**Tualatin
Business
Park**

SW 112th Avenue
Tualatin, OR

Sheet Title:
Details

Revisions:



PLANTING LEGEND

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

NOTES

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

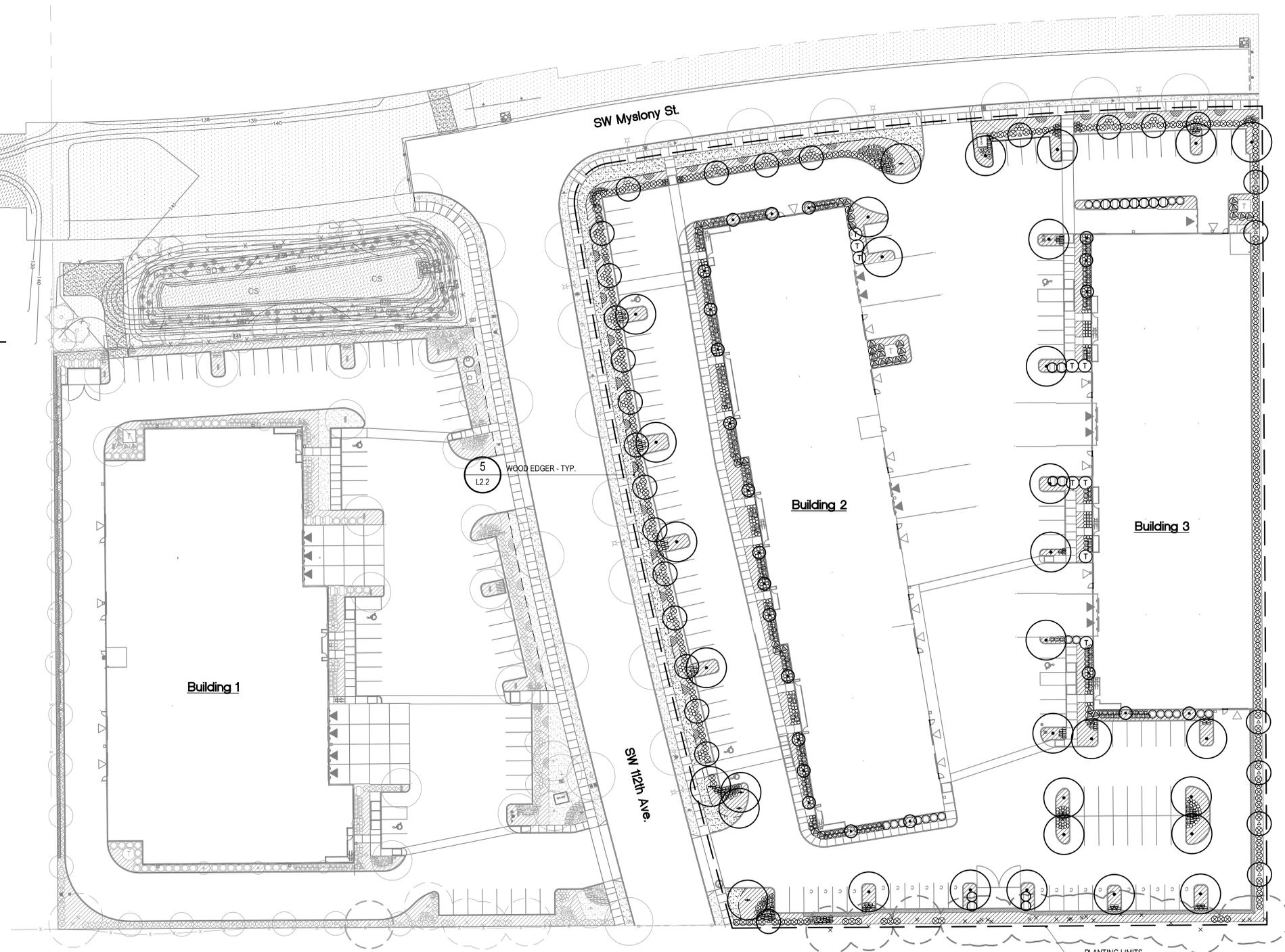
MANDATORY INSPECTIONS

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

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

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





PLANTING LEGEND

- TREES**
- 3 L2.2: RHUS TYPHINA - STAGHORN SUMAC
8" B&B, WELL BRANCHED, 3 STEM MIN. AT BASE
 - 4 L2.2: ACER RUBRUM 'ARMSTRONG' - ARMSTRONG MAPLE
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 - T: THUJA PLICATA 'VIRESCENS' - VIRESCENS WESTERN CEDAR
8" B&B, FULL TREES, BRANCHED TO GROUND
 - x: EXISTING TREES TO REMAIN
SEE SPECIFICATIONS
- SHRUBS AND GROUNDCOVER**
- 1 L2.2: BERBERIS THUNBERGII 'CRIMSON PYGMY' - JAPANESE BARBERRY
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1 GAL. CONT., FULL PLANTS, 30" O.C.
 - HEMEROCALLIS 'STELLA D' ORO' - DAYLILY
4" POTS, FULL PLANTS, 12" O.C.
 - SEEDED FINE LAWN
SEE SPECIFICATIONS
 - NON-IRRIGATED SEEDED FIELDGRASS
SEE SPECIFICATIONS

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5. SEE CIVIL PLANS TO VERIFY LOCATION OF LIGHT STANDARDS.
6. CONTRACTOR TO ENGAGE A CITY OF TUALATIN APPROVED ARBORIST AND TO HAVE ARBORIST PRESENT DURING ANY WORK WITHIN THE DRIP LINE OF TREES NOTED TO REMAIN. COMPLY WITH PROVISIONS OF THE FINAL DECISION OF AR-08-10, CONDITION AR-3.

MANDATORY INSPECTIONS

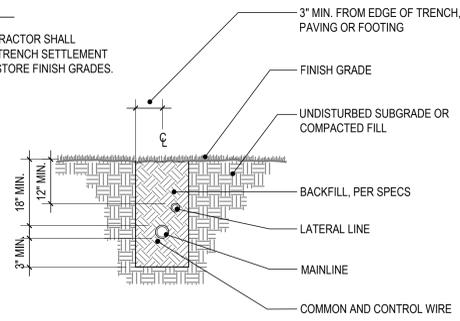
- CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE VISITS PER SPECIFICATIONS:
1. PRE-CONSTRUCTION AND ROUGH GRADE INSPECTION
 2. IRRIGATION PERFORMANCE AND PLANT MATERIAL INSPECTION
 3. FINAL LANDSCAPE AREA INSPECTION (PUNCHLIST)

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



NOTES

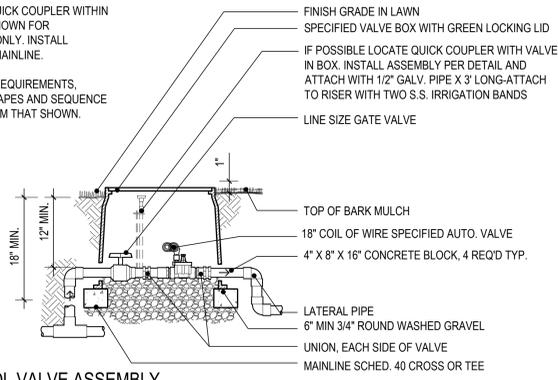
1. CONTRACTOR SHALL REPAIR TRENCH SETTLEMENT AND RESTORE FINISH GRADES.



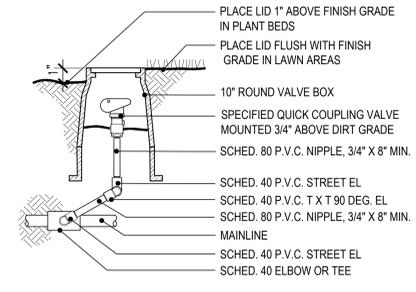
1 TRENCHING IN PLANTING AREA
L2.1 SCALE: 1/2" = 1'-0"

NOTES

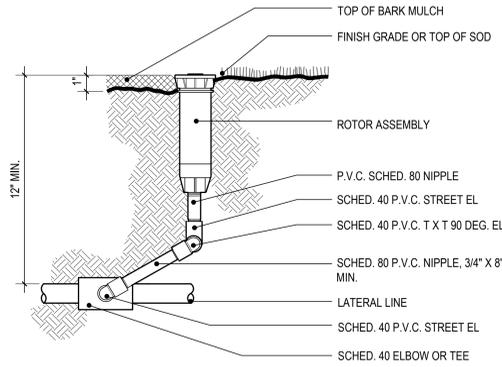
A. LOCATION OF QUICK COUPLER WITHIN VALVE BOX IS SHOWN FOR CLARIFICATION ONLY. INSTALL OFF-SET FROM MAINLINE.
B. EXACT FITTING REQUIREMENTS, COMPONENT SHAPES AND SEQUENCE MAY DIFFER FROM THAT SHOWN.



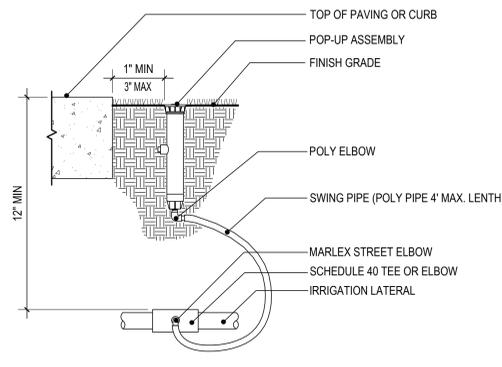
2 CONTROL VALVE ASSEMBLY
L2.1 SCALE: 1" = 1'-0"



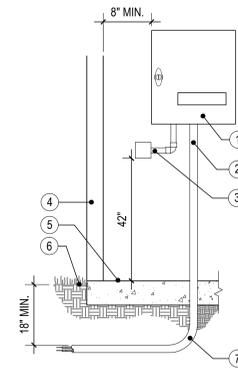
3 QUICK COUPLER VALVE
L2.1 SCALE: 1" = 1'-0"



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



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



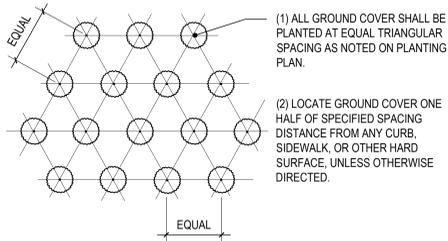
LEGEND

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

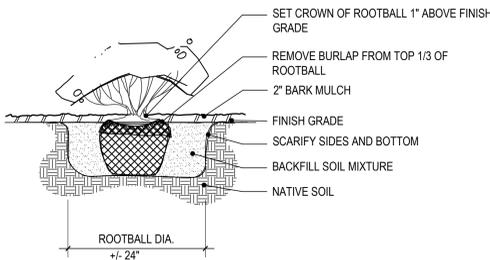
NOTES

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

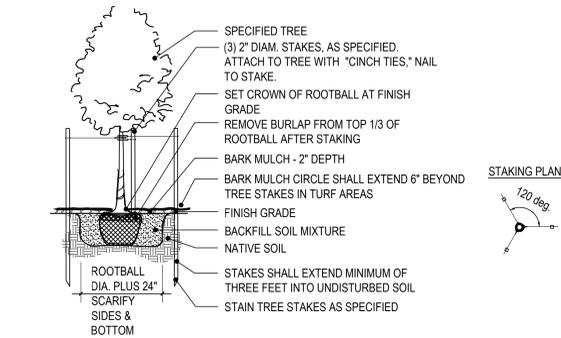
6 WALL-MOUNT CONTROLLER
L2.1 SCALE: 1" = 1'-0"



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

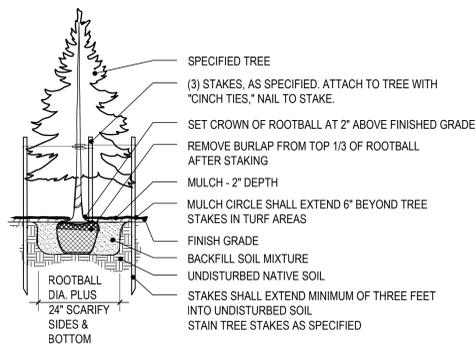


8 SHRUB PLANTING
L2.1 SCALE: 1/2" = 1'-0"

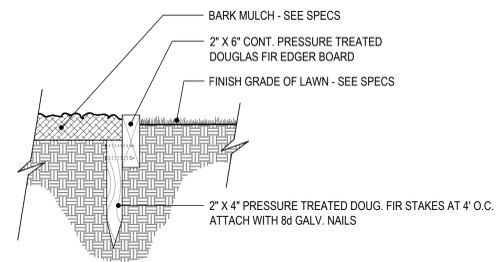


9 DECIDUOUS TREE PLANTING
L2.1 SCALE: 1/4" = 1'-0"

STAKING PLAN



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



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



EXPRES 12-31-16



Owner:
Pacific NW Properties

6600 SW 105th, Ste 175
 Beaverton, OR 97005

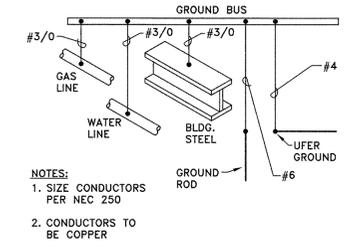
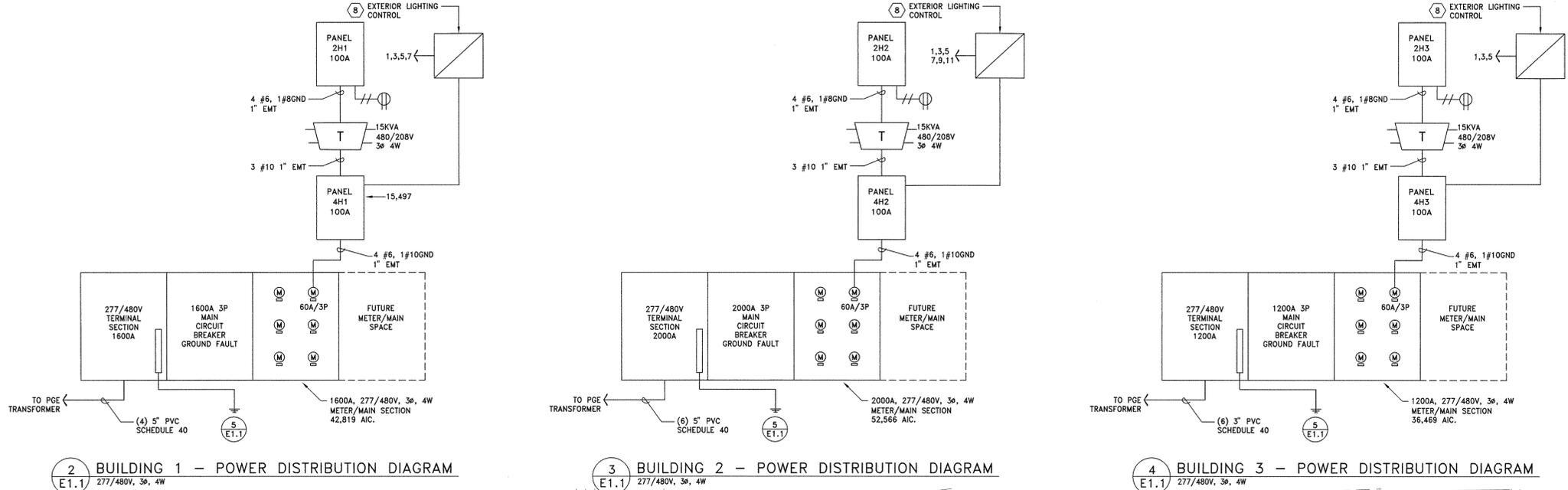
Project:
Tualatin Business Park

SW 112th Avenue
 Tualatin, OR

Sheet Title:
ELECTRICAL SITE PLAN

Revisions:

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



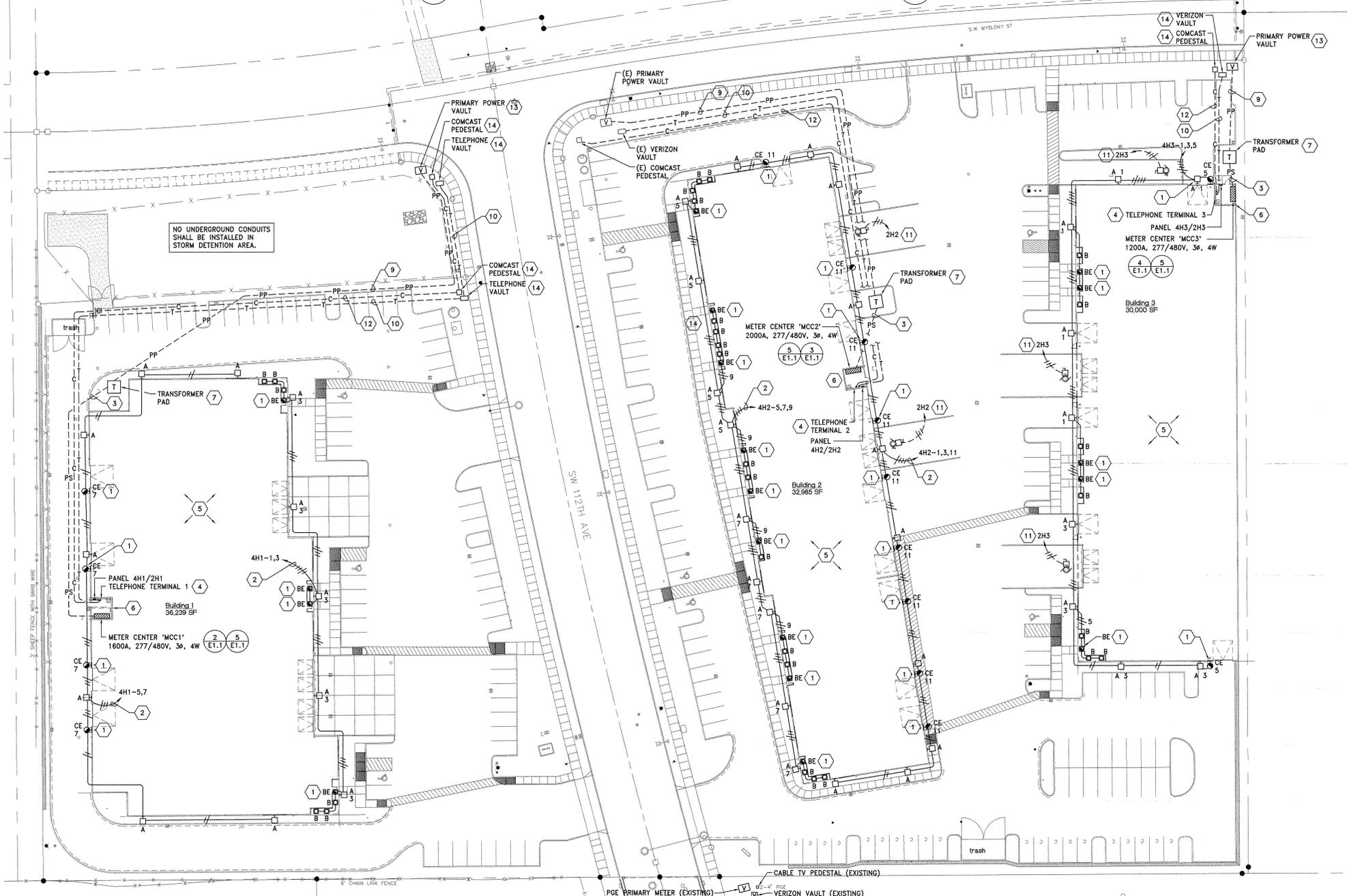
NOTES:
 1. SIZE CONDUCTORS PER NEC 250
 2. CONDUCTORS TO BE COPPER

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

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

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

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



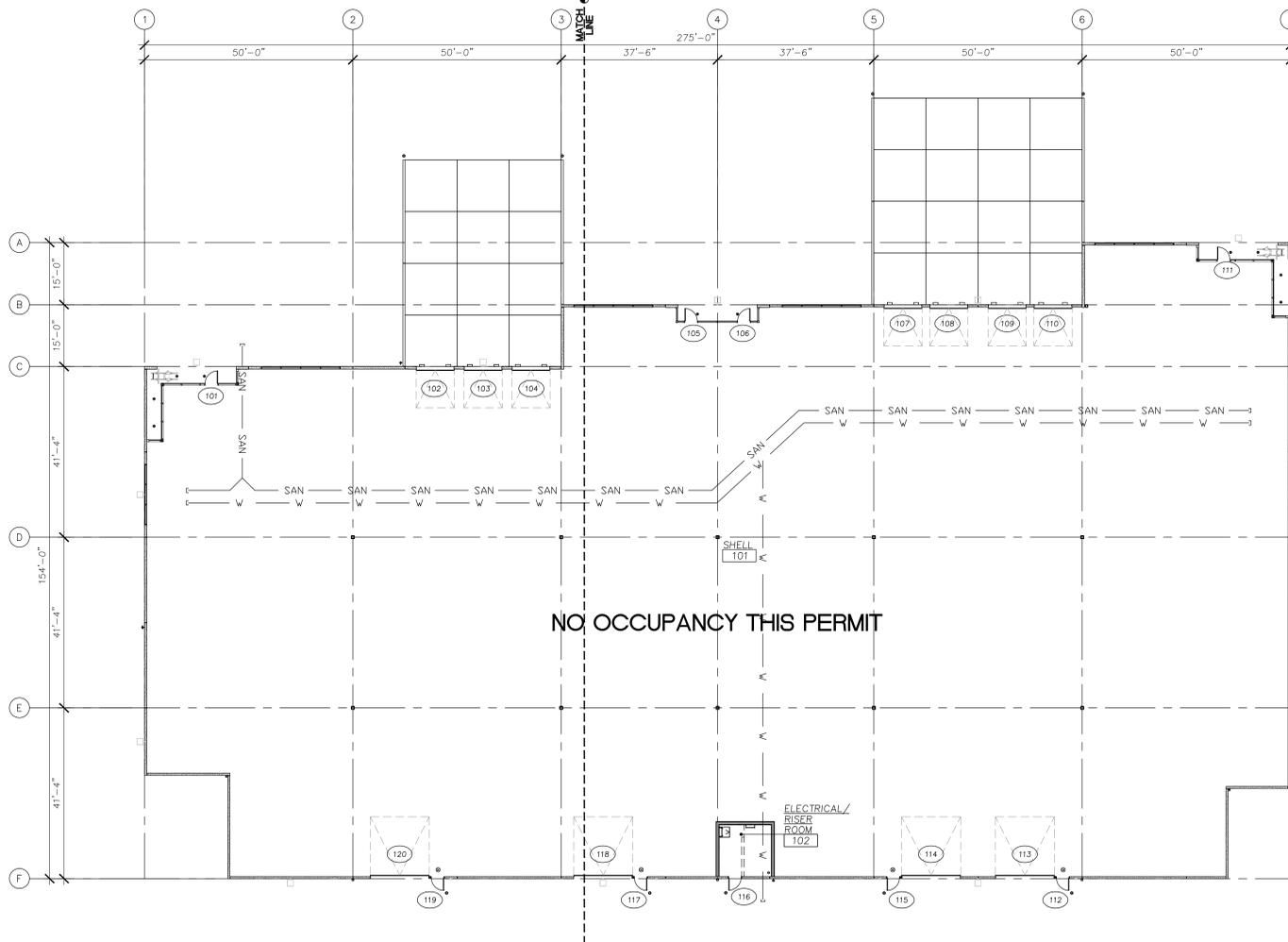
LIGHTING SCHEDULE	
TYPE	DESCRIPTION
A	WALL MOUNT, LED LUMINAIRE, TYPE TSM DISTRIBUTION, MOUNTED AS SHOWN ON ARCHITECTURAL. 277 OPERATION. 9700 LUMENS LITHONIA DSX0-40C-100MA-40K-TSM-INVOLT-WBA-FINISH.
B	RECESSED LED LUMINAIRE, SPECULAR CONE, 600 LUMENS @ 15.6W, DAMP LABEL. LITHONIA DOM6R-LED-600L-40K-277-D06A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

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

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

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

PLOTTED: IAN SWIFT 1/6/2015 2:29 PM
 X:\DWG\MDC\0917291E11

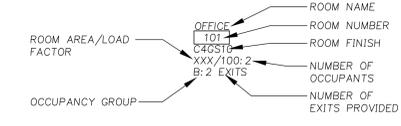


Overall Floor Plan

Symbol Legend

⊗ LIGHTED EXIT SIGN ON EMERGENCY BACKUP

Room Symbol Legend



General Notes

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

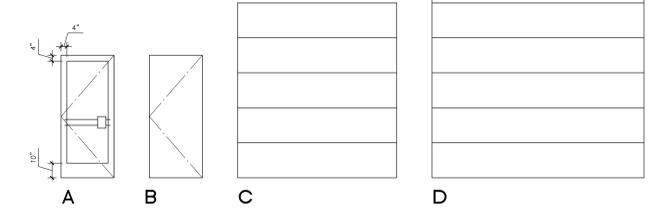
Door Schedule

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

LEGEND

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

Door Types



Owner:
Pacific NW Properties

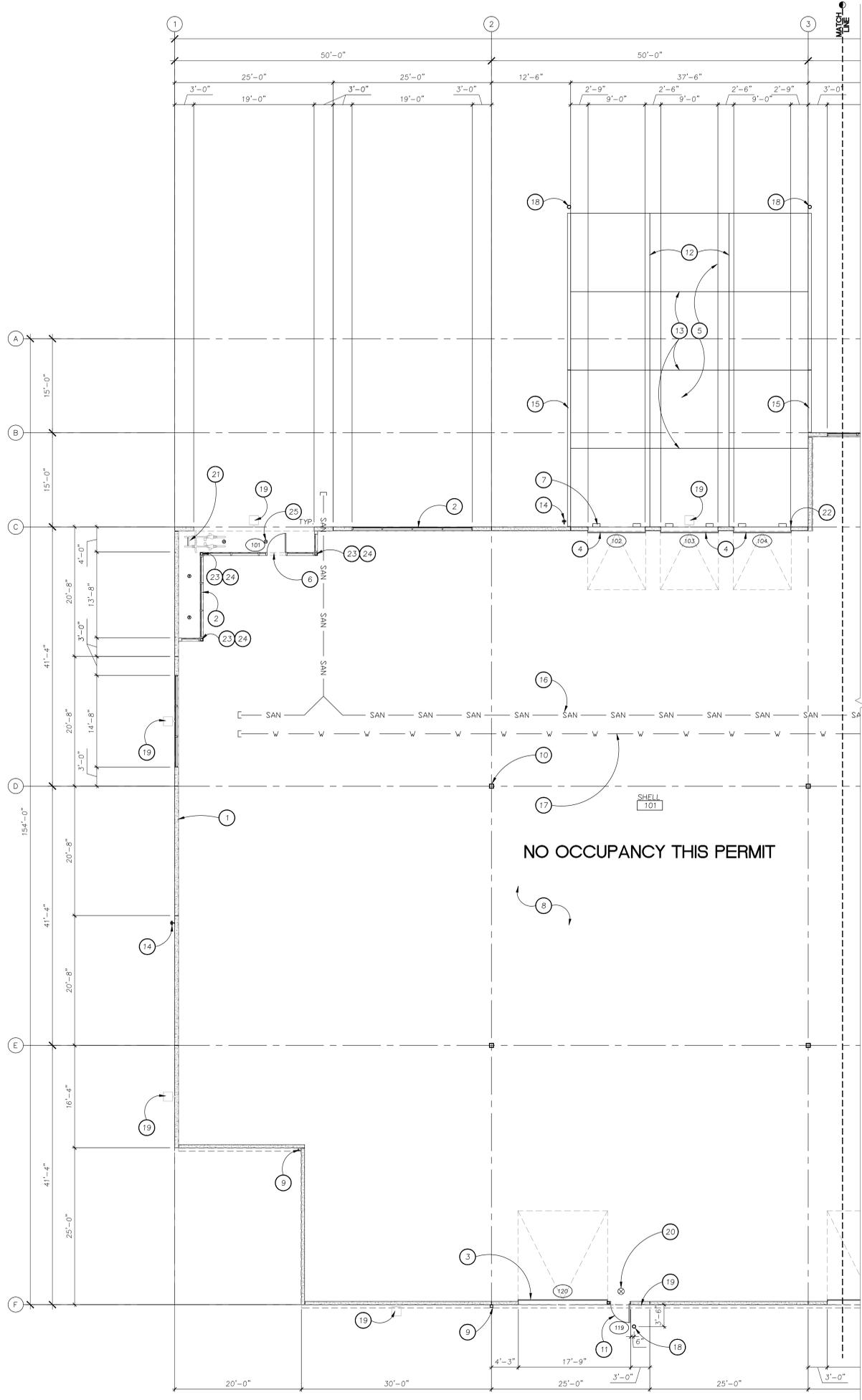
6600 SW 105th, Ste 175
Beaverton, OR 97005

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

Sheet Title:
Overall Floor Plan

Revisions:

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



Keynotes

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



Owner:
Pacific
NW Properties

6600 SW 105th, Ste 175
Beaverton, OR 97005

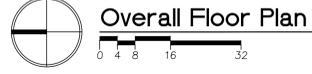
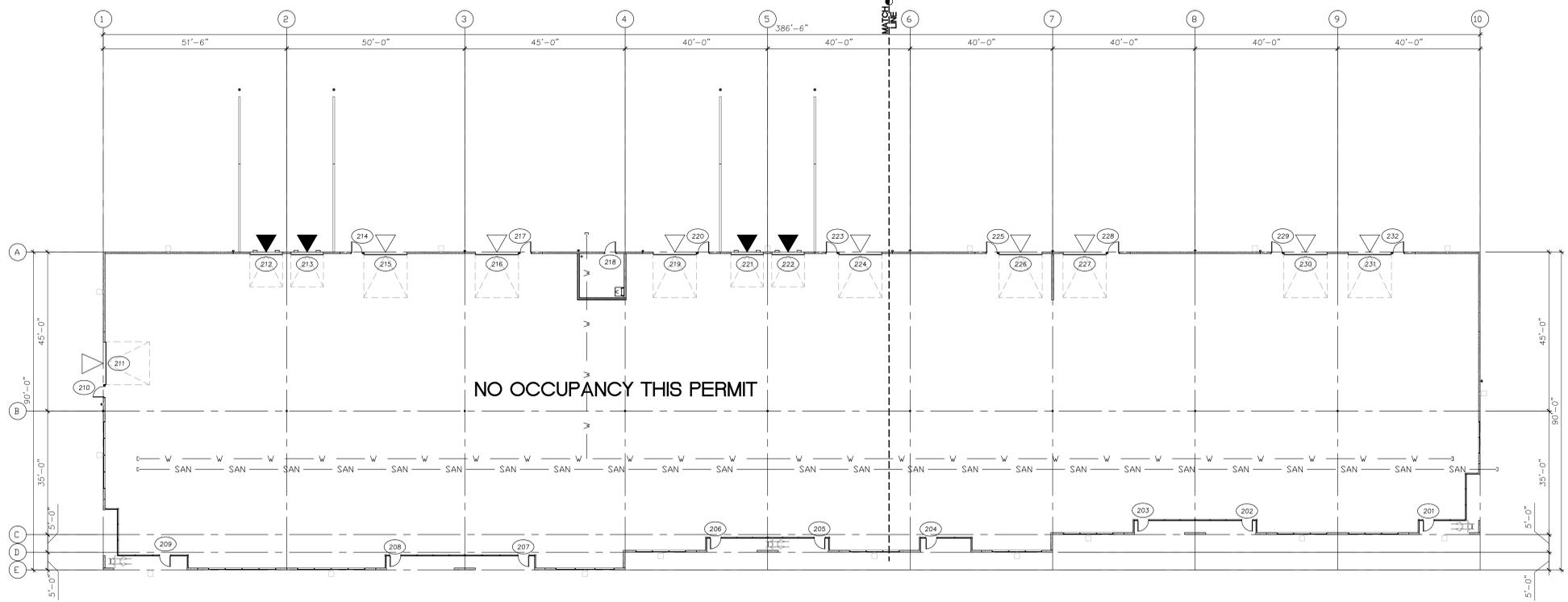
Project:
Tualatin
Business
Park
Building 1
19871-19929 SW 112th Ave.
Tualatin, OR

Sheet Title:
Floor Plan
North

Revisions:

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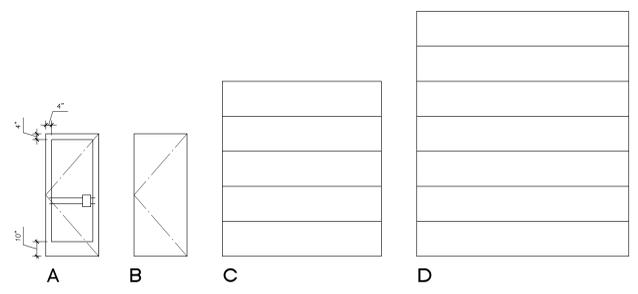




Door Schedule									
MARK	NOMINAL SIZE		FRAME		DOOR		HARDWARE		REMARKS
	WIDTH	HEIGHT	THICK	MAT'L	FINISH	MAT'L	FINISH	GROUP	
201	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
202	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
203	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
204	3'-0"	7'-0"	1-3/4"	AL	FF	AL	FF	A	1
205	3'-0"	7'-0"	1-3/4"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

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

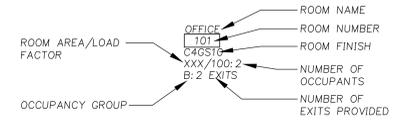
Door Types



General Notes

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

Room Symbol Legend



Symbol Legend

- ⊗ LIGHTED EXIT SIGN ON EMERGENCY BACKUP

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



Owner:
Pacific NW Properties

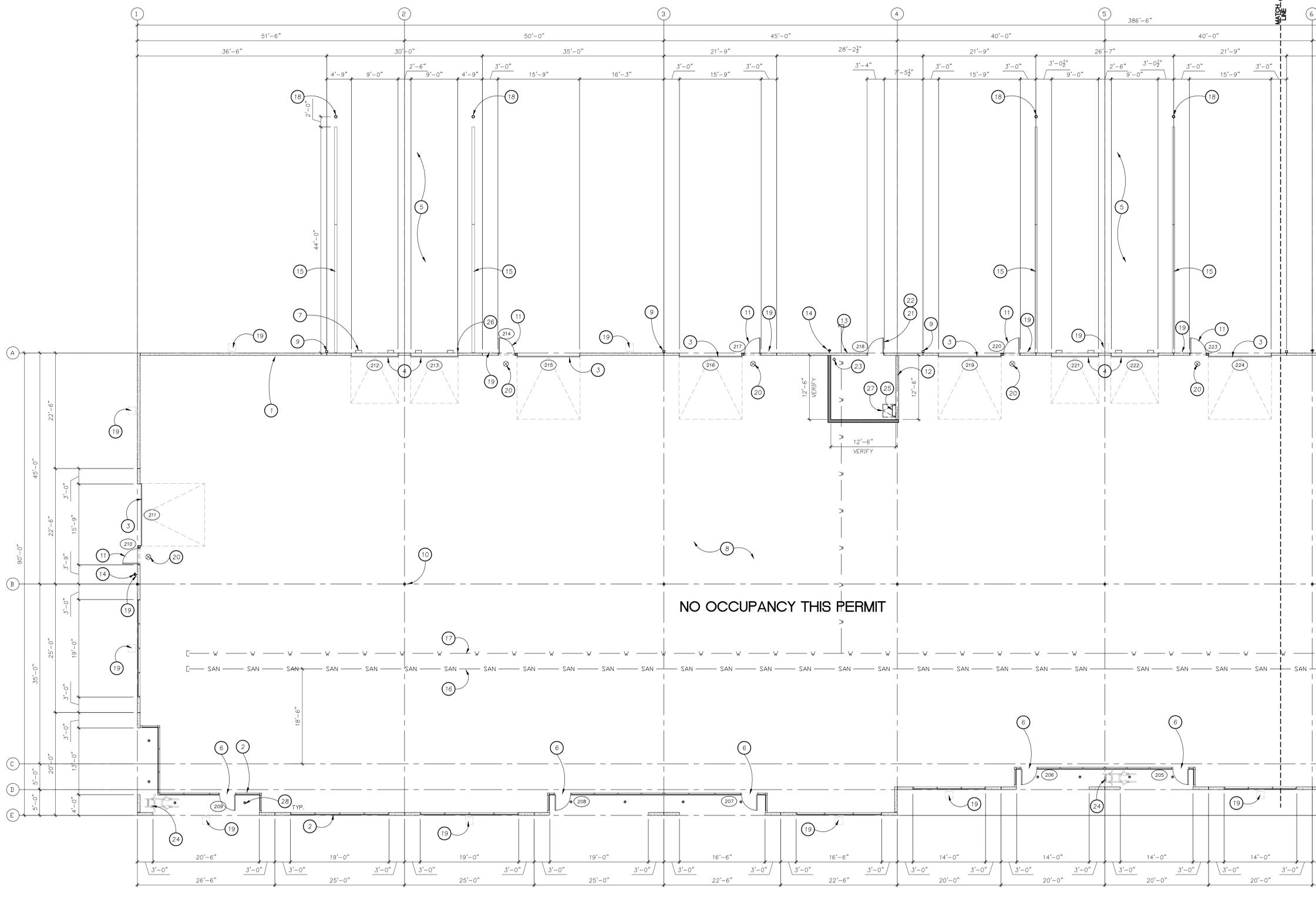
6600 SW 105th, Ste 175
 Beaverton, OR 97005

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

Sheet Title:
Overall Floor Plan

Revisions:

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



Keynotes

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



Owner:
Pacific
NW Properties

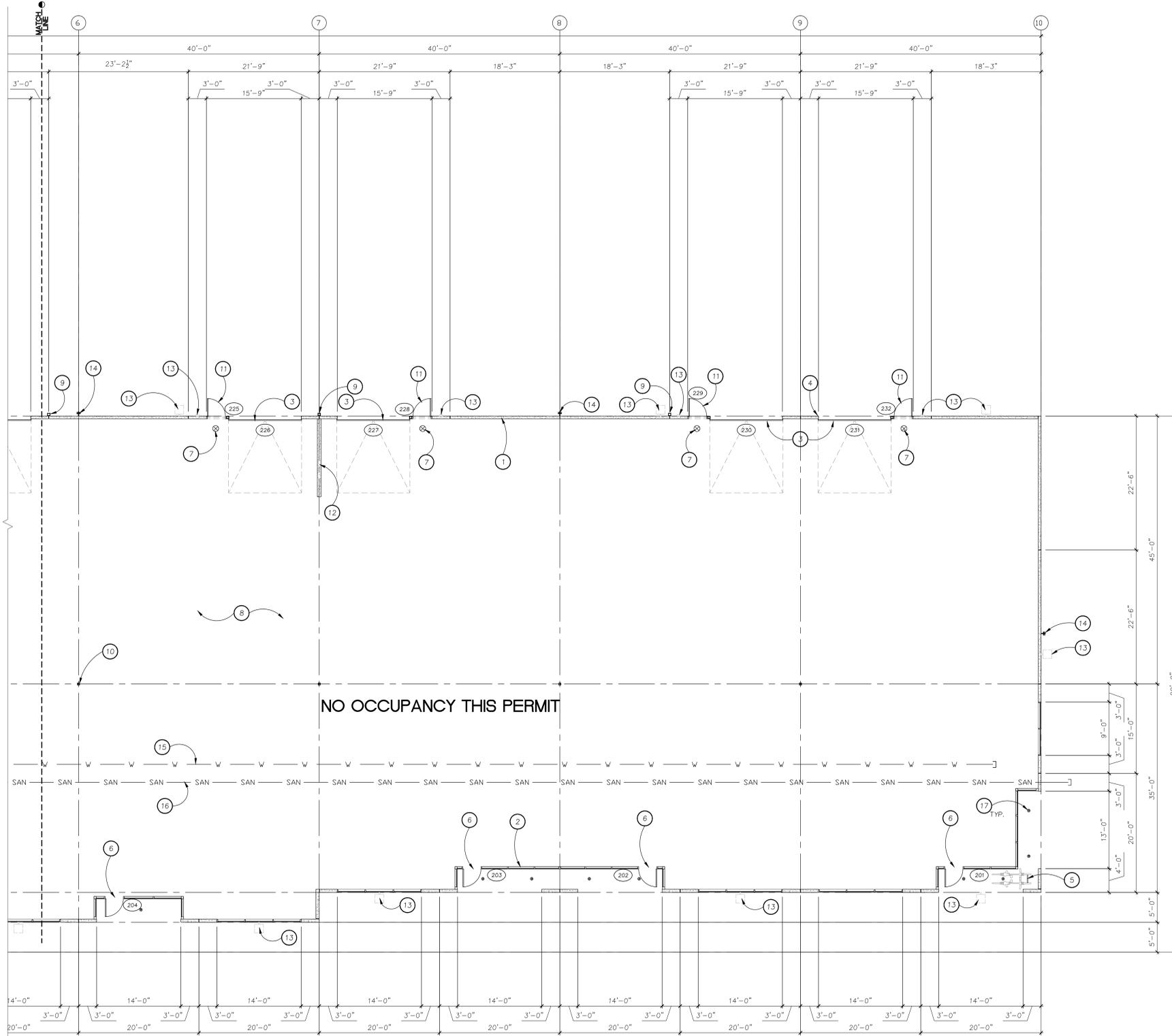
6600 SW 105th, Ste 175
Beaverton, OR 97005

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

Sheet Title:
Floor Plan
North

Revisions:

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



Floor Plan South

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



Owner:
Pacific
NW Properties

6600 SW 105th, Ste 175
Beaverton, OR 97005

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

Sheet Title:
Floor Plan
South

Revisions:

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

Legend

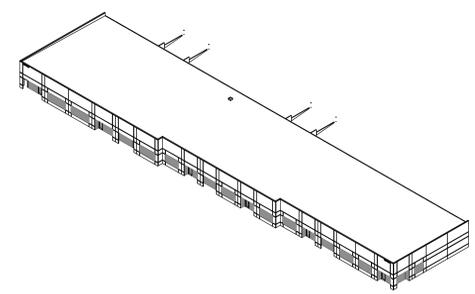
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Paint Legend

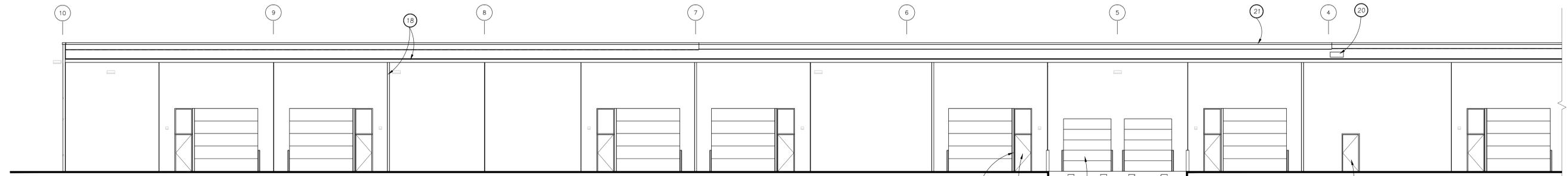
- P-1 MILLER PAINT 8671W BURBURY BEIGE
- P-2 MILLER PAINT 8673M TAVERN TAUPE
- P-3 MILLER PAINT 8695D THATCH ROOF

Keynotes

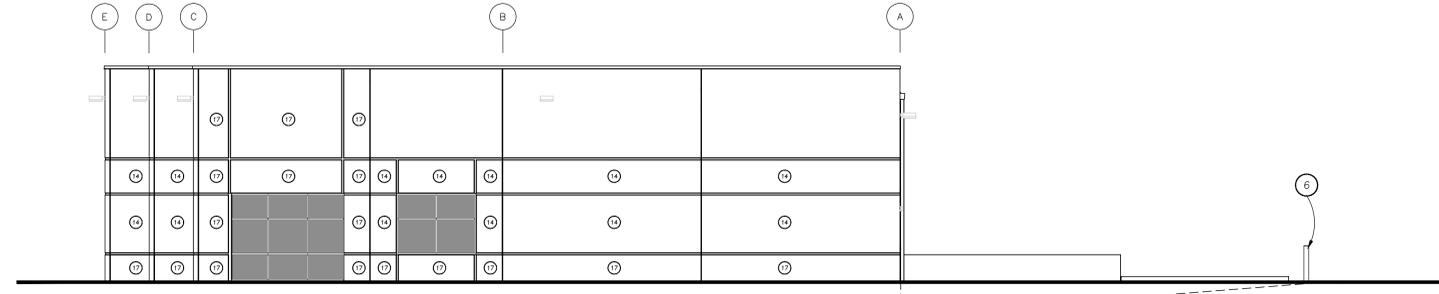
1. CONCRETE TILT-UP WALL, PAINTED P-1 TYPICAL
2. ALUMINUM STOREFRONT WITH 1" INSULATED GLAZING
3. OVERHEAD DRIVE IN DOOR, PAINTED P-3
4. OVERHEAD DOCK HIGH DOOR, PAINTED P-3
5. HOLLOW METAL DOOR AND FRAME, PAINTED P-3
6. 6" CONCRETE FILLED PIPE BOLLARD, PAINTED HAZARD YELLOW
7. WALL MOUNTED LIGHT - PAINT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



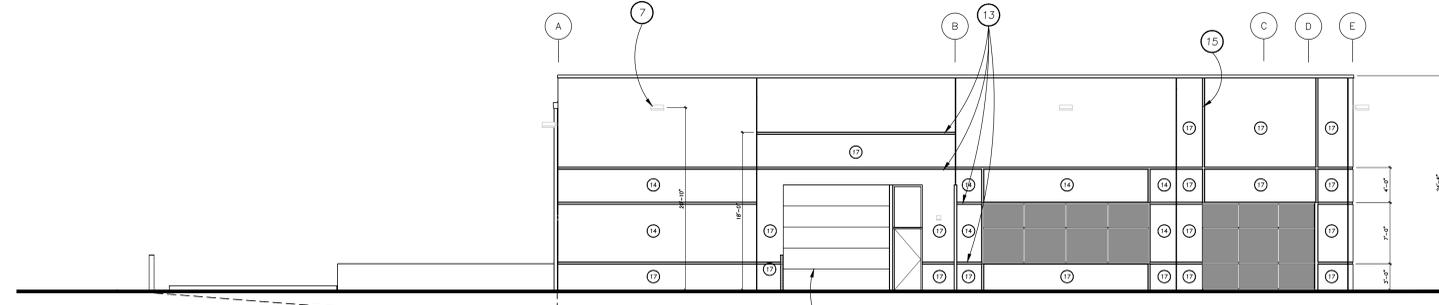
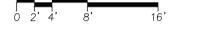
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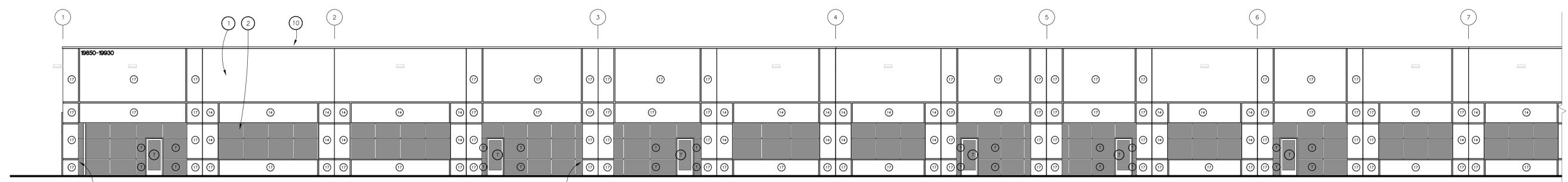
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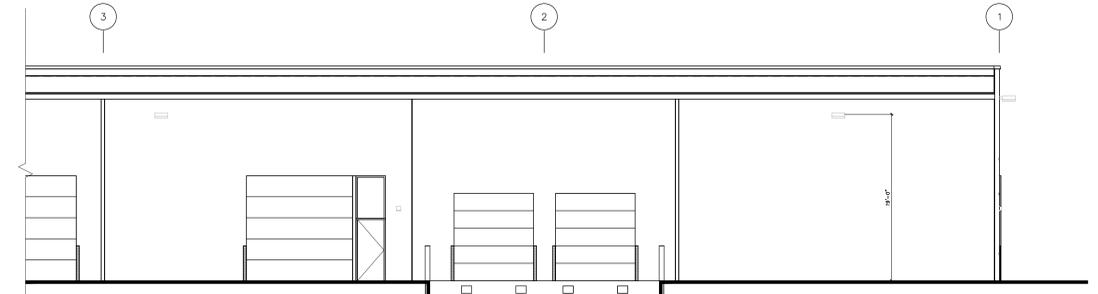
South Elevation



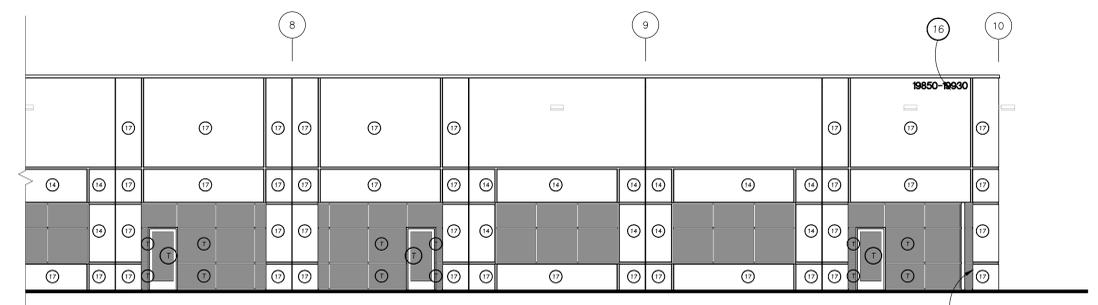
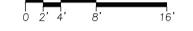
North Elevation



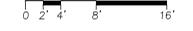
West Elevation



East Elevation - Continued



West Elevation - Continued



Owner:
 Pacific
 NW Properties

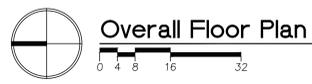
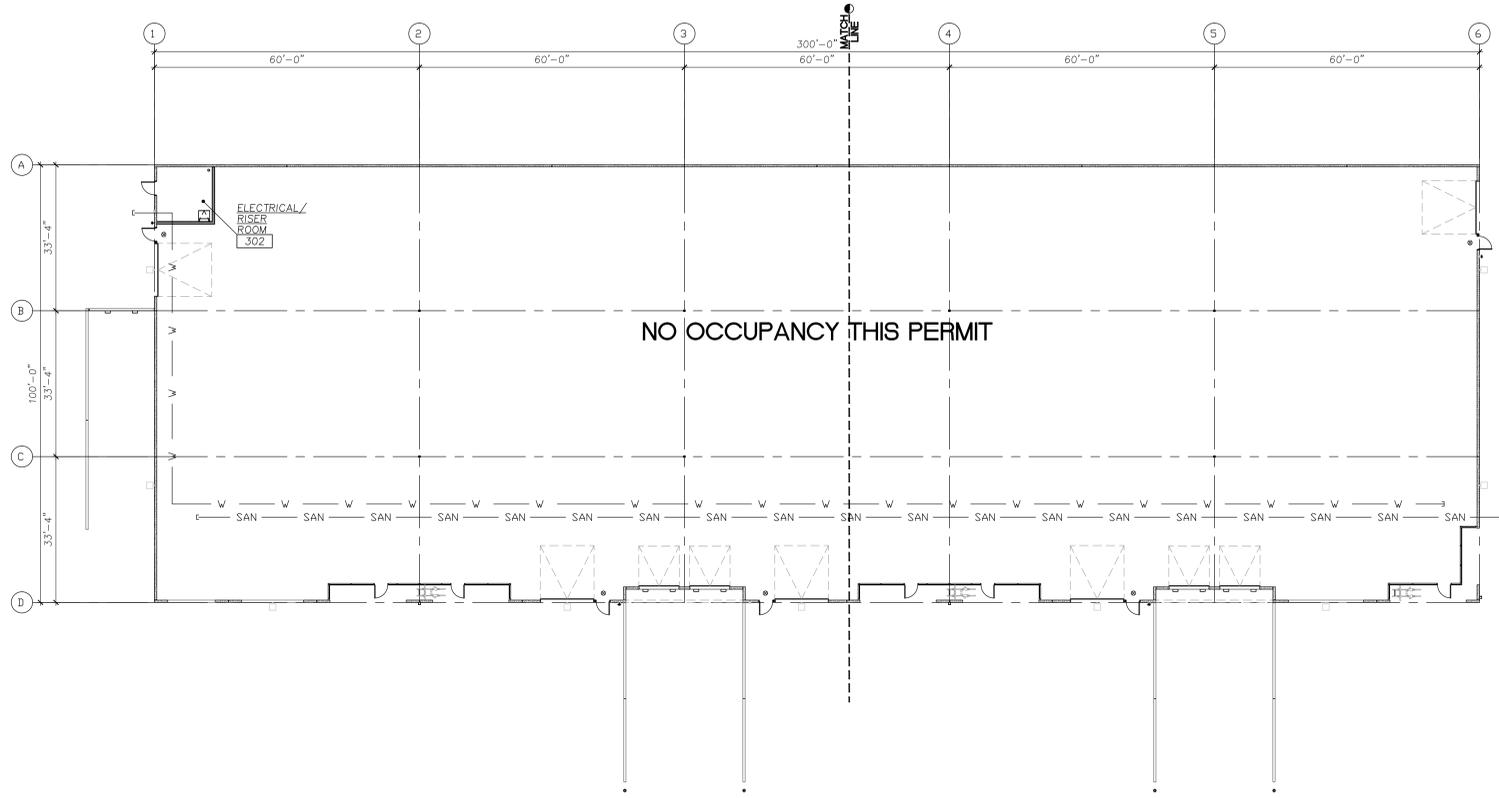
6600 SW 105th, Ste 175
 Beaverton, OR 97005

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

Sheet Title:
 Building
 Elevations

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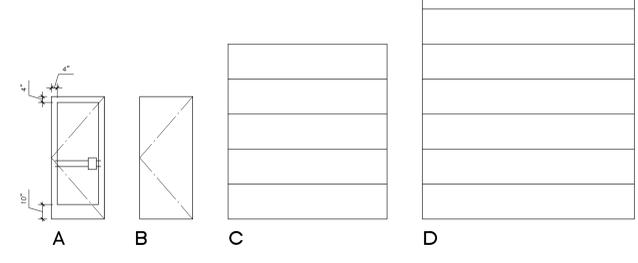
Overall Floor Plan

Door Schedule (100) DOOR NUMBER SYMBOL

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

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

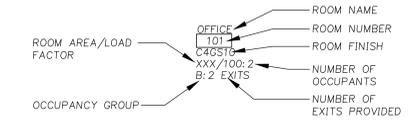
Door Types



General Notes

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

Room Symbol Legend



Symbol Legend

- ⊗ LIGHTED EXIT SIGN ON EMERGENCY BACKUP

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



Owner:
Pacific NW Properties

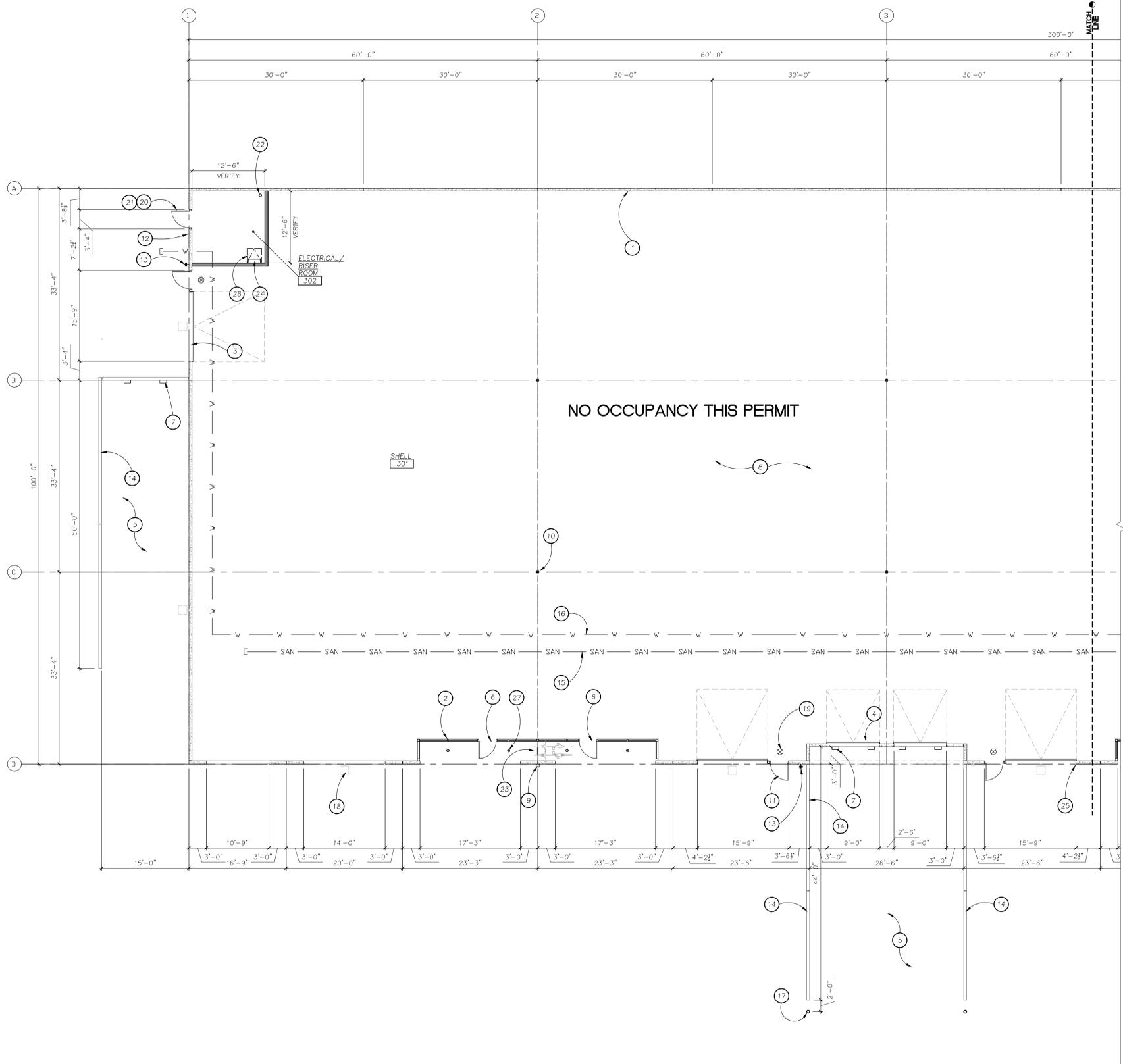
6600 SW 105th, Ste 175
 Beaverton, OR 97005

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

Sheet Title:
Overall Floor Plan

Revisions:

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



Keynotes

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



Owner:
**Pacific
 NW Properties**

6600 SW 105th, Ste 175
 Beaverton, OR 97005

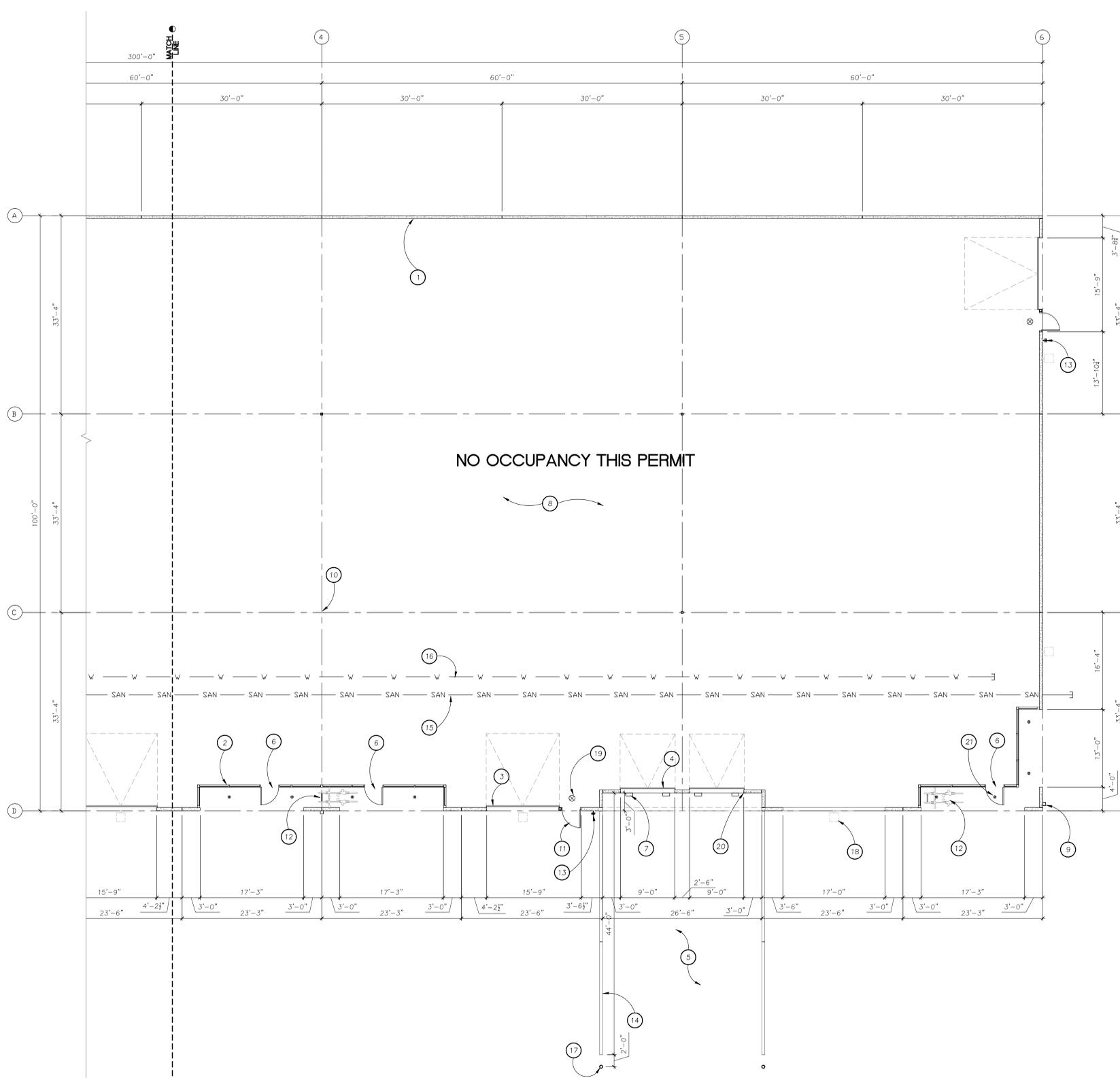
Project:
**Tualatin
 Business
 Park
 Building 3**
 11100-11178 SW Myslony St
 Tualatin, OR

Sheet Title:
**Floor Plan
 North**

Revisions:

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





Floor Plan South

Keynotes

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



Owner:
Pacific
NW Properties

6600 SW 105th, Ste 175
Beaverton, OR 97005

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

Sheet Title:
Floor Plan
South

Revisions:

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

Legend

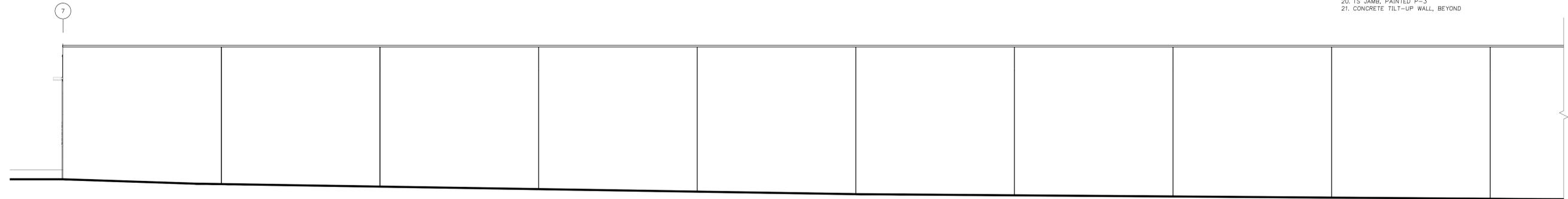
- ① PROVIDE TEMPERED GLAZING IN ACCORDANCE WITH I.B.C. SECTION 2406

Paint Legend

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

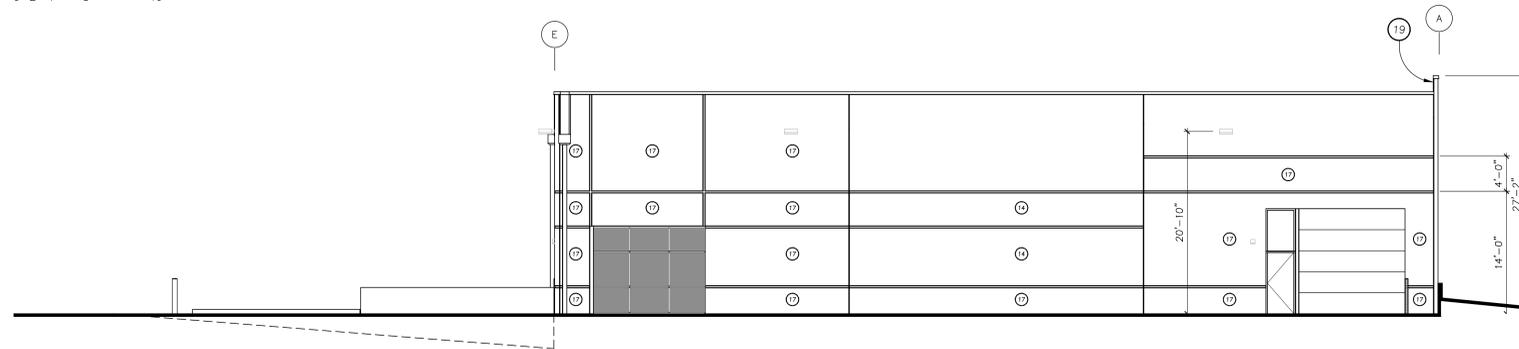
Keynotes

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



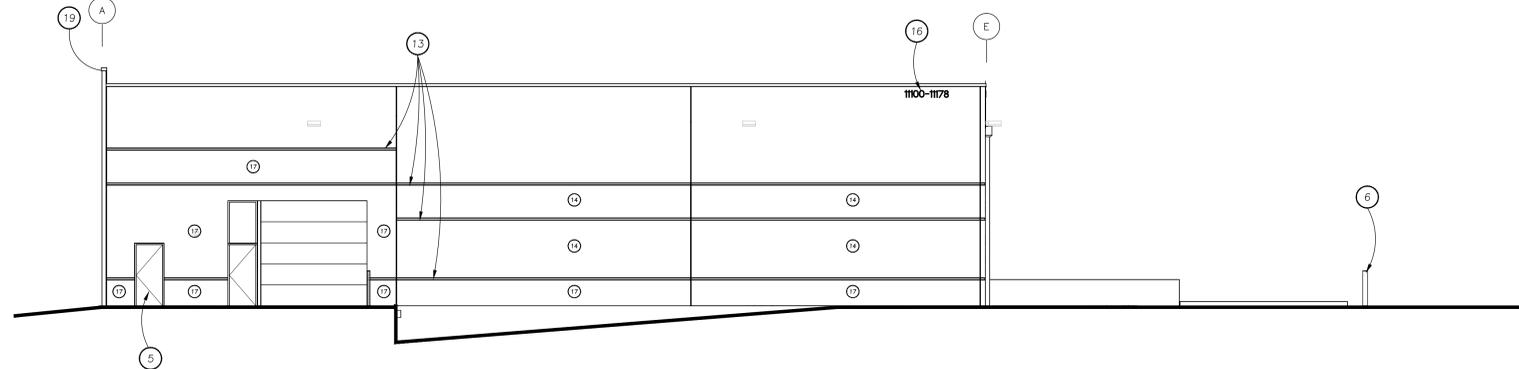
East Elevation

0 2' 4' 8' 16'



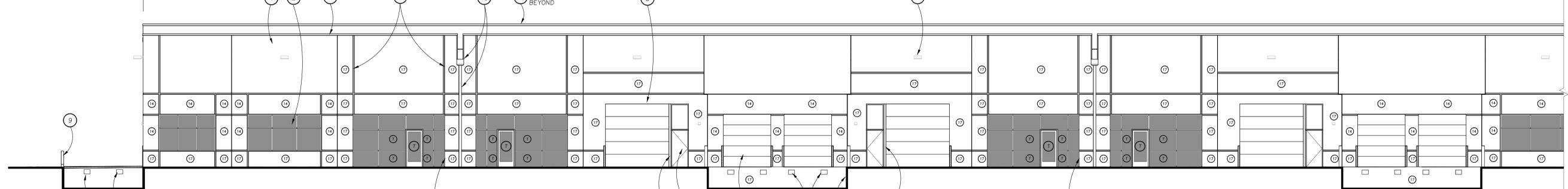
South Elevation

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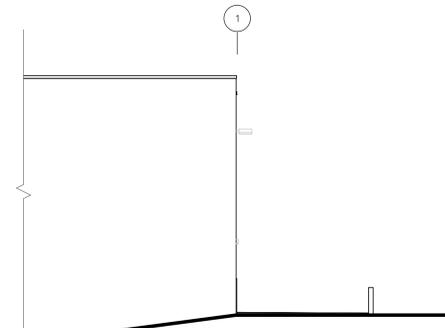
North Elevation

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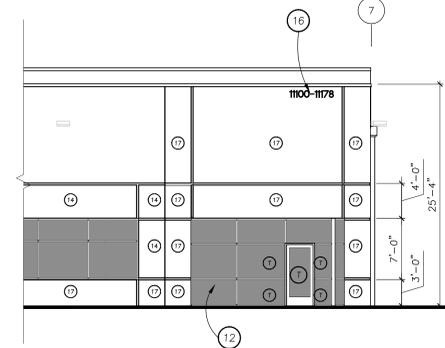
West Elevation

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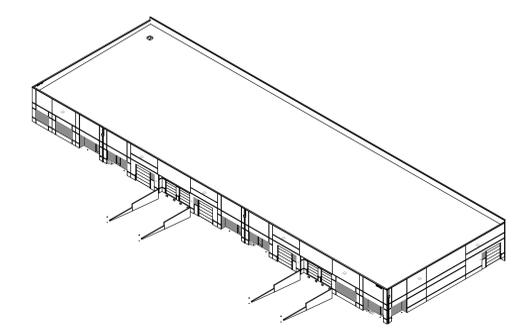
East Elevation - Continued

0 2' 4' 8' 16'



West Elevation - Continued

0 2' 4' 8' 16'



Southeast Isometric

Not to Scale

Owner:
 Pacific
 NW Properties

6600 SW 105th, Ste 175
 Beaverton, OR 97005

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

Sheet Title:
 Building
 Elevations

Revisions:

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



City of Tualatin

www.tualatinoregon.gov

APPLICATION FOR ARCHITECTURAL REVIEW

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

Value of Improvements: \$4,000,000

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

Applicant's Signature:



Date:

1/7/2015

Office Use

Case No:

Date Received:

Received by:

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

Receipt No:

Application Complete as of:

ARB hearing date (if applicable):

Posting Verification:

6 copies of drawings (folded)

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

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

Neighborhood/Developer meeting materials

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

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

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

GENERAL INFORMATION	
Site Address:	19871 -19929 SW 112th Ave (West Site)
Assessor's Map and Tax Lot #:	R2177291, 2S122DC 200
Planning District:	MG
Parcel Size:	2.59 acres
Property Owner:	Pacific NW Properties
Applicant:	Mildren Design Group
Proposed Use:	Multi-tenant industrial

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

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

GENERAL INFORMATION	
Site Address:	19850-19930 SW 112th Ave (East Site)
Assessor's Map and Tax Lot #:	R2177292, 2S122DC 300
Planning District:	MG
Parcel Size:	4.42 acres
Property Owner:	Pacific NW Properties
Applicant:	Mildren Design Group
Proposed Use:	Multi-tenant industrial

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

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

CITY OF TUALATIN FACT SHEET

General

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

Parking

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

Bicycles

Covered spaces required: 6	Covered spaces provided: 6
----------------------------	----------------------------

Landscaping

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

Trash and recycling facility

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

For commercial/industrial projects only

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

For residential projects only

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

CITY OF TUALATIN FACT SHEET

General

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

Parking

.10
.25
.65

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

Bicycles

Covered spaces required: 11	Covered spaces provided: 12
-----------------------------	-----------------------------

Landscaping

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

Trash and recycling facility

Minimum standard method: 388 square feet required
Other method: provided = <u>405</u> square feet

For commercial/industrial projects only

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

For residential projects only

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

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

CWS ER File 06-003055

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

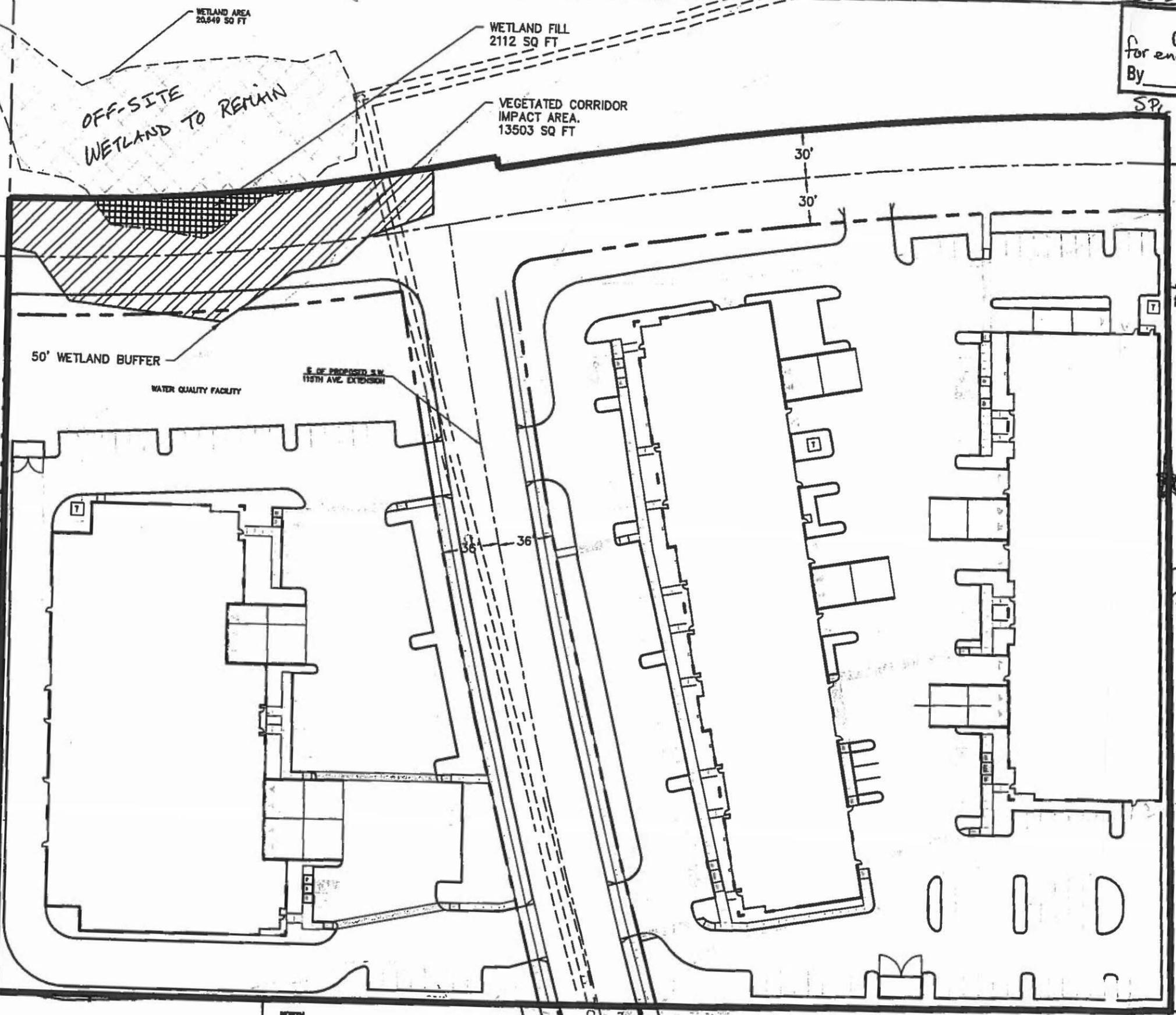
SP Attachment 1 of 1

TMR
T.M. RIPPY
CONSULTING ENGINEERS

TUALATIN BUSINESS PARK

TUALATIN, OREGON

Site Plan



*Applicant mitigating for lost VC through Payment to Provide.

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

NORTH
GITE PLAN
SCALE 1" = 60'

DATE: APR 16 2009
 FILE NAME: JARED
 DRAWN BY: JAR
 CHECK BY: JEM
 SHEET: 01

PROJECT NO. 6301



01199568200701306810040047

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

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



RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

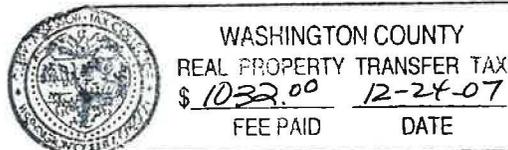
GRANTOR'S NAME:
Gary Walgraevae and Ricky Walgraevae

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

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

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

Escrow No: 1115129-FTPOR01



SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Gary Walgraevae and Ricky Walgraevae , as tenants in common

Grantor, conveys and warrants to

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

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

ENCUMBRANCES: As Per Exhibit "Two" Attached Hereto

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

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

Dated December 21, 2007.

Gary Walgraevae
Gary Walgraevae

Ricky Walgraevae
Ricky Walgraevae

20-
15-
1032

FIDELITY NATIONAL TITLE CO. 01 - 1115129

STATE OF OREGON,

County of Multnomah

} ss.

On December 21, 2007
DATE

, before me personally appeared Ricky Walgraeve

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

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



VICKI LEE KRYSZAK

Vicki Lee Kryszak
Notary Public for Oregon

408583 My commission expires 8/10/2010
August 10, 2010

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

STATE OF OREGON,

County of Multnomah

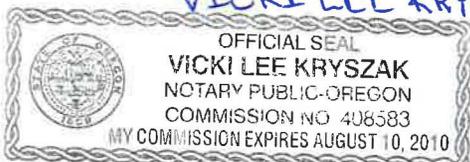
} ss.

On December 21, 2007
DATE

, before me personally appeared Gary Walgraeve

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

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



VICKI LEE KRYSZAK

Vicki Lee Kryszak
Notary Public for Oregon

OREGON My commission expires 8/10/2010
408583

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

EXHIBIT "ONE"

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

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

Exhibit "Two" to Statutory Warranty Deed

1. **Terms and provisions of connection charge** as established by the City of Tualatin,
For: Establishing connection charges in lieu of assessments for properties benefited by the construction of certain sanitary sewer system improvements in association with LID No. 33-83-SS
Ordinance No.: 685-86
Recorded: January 27, 1986, Recorder's No. 86003933

2. **Terms and provisions of connection charge** as established by the City of Tualatin,
For: Establishing connection charge in lieu of assessment upon properties benefited by the construction of certain water system improvements in association with LID No. 32-83-WA
Ordinance No.: 684-86
Recorded: January 27, 1986, Recorder's No. 86003934

3. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.
Granted to: City of Tualatin, Oregon
Purpose: Sanitary sewer line
Recorded: May 12, 1987, Recorder's No. 87024140
Affects: See document for specifics



Fidelity National Financial, Inc.
Customer Service
900 SW 5th Ave, Mezzanine
Portland, OR 97204
tel: 503-796-6663 fax: 503-796-6631
csrequest@fnf.com

Thursday, September 18, 2014

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

This research was completed on the date stated above.

Thank you.

Enclosures:

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

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

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

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

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

Fidelity National Title Company Of Oregon / Washington (OR)

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



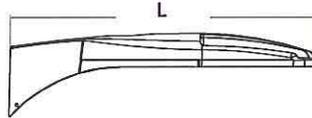
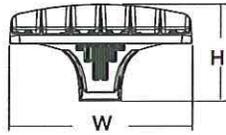
D-Series Size 0 LED Area Luminaire



d#series

Specifications

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



Catalog Number
Notes
Type

Fill in the top key information over the objects to help identify elements.

Introduction

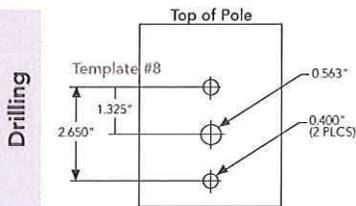
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

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

Ordering Information

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

DSX0 LED																															
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Mounting	Control options	Other options	Finish (required)																			
DSX0 LED	Forward optics	530	530 mA	30K	3000 K 80 CRI min.)	T1S	Type I short	MVOLT ⁴	Shipped included	Shipped installed	Shipped installed	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white																			
		700	700 mA	40K	4000 K (70 CRI min.)	T2S	Type II short	120 ⁴					SPA	Square pole mounting	PER	NEMA twist-lock receptacle only (no controls) ⁸	HS	House-side shield ¹³													
		1000	1000 mA (1 A) ²	50K	5000 K (70 CRI)	T2M	Type II medium	208 ⁴					RPA	Round pole mounting	DMG	0-10V dimming driver (no controls) ⁹	SF	Single fuse (120, 277, 347V) ¹⁴													
	20C	20 LEDs (one engine)	530	530 mA	40K	4000 K (70 CRI min.)	T3S	Type III short	240 ⁴	WBA	Wall bracket		DCR	Dimmable and controllable via ROAM [®] (no controls) ¹⁰	DF	Double fuse (208, 240, 480V) ¹⁴															
																	40C	40 LEDs (two engines)	530	530 mA	40K	4000 K (70 CRI min.)	T3M	Type III medium	347 ⁵	SPUMBA	Square pole universal mounting adaptor ⁶	PIR	Motion sensor, 8-15' mounting height ¹¹	R90	Right rotated optics ¹
	30C	30 LEDs (one engine)	530	530 mA	40K	4000 K (70 CRI min.)	TFTM	Forward throw medium	347 ⁵	TSVS	Type V very short		BL30	Bi-level switched dimming, 30% ¹²	BL50	Bi-level switched dimming, 50% ¹²															
																	530	530 mA	40K	4000 K (70 CRI min.)	T5S	Type V short	DM19AS	Single unit	DM29AS	2 at 90°*					
																											700	700 mA	40K	4000 K (70 CRI min.)	TSM
	1000	1000 mA (1 A) ²	50K	5000 K (70 CRI)	TSW	Type V wide	DM49AS	4 at 90°*	DM32AS	3 at 120°**																					
											530		530 mA	40K	4000 K (70 CRI min.)	AMBPC	Amber phosphor converted ³	KMA8	DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷											
	700	700 mA	40K	4000 K (70 CRI min.)	AMBPC	Amber phosphor converted ³	KMA8	DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷																						
1000										1000 mA (1 A) ²	50K	5000 K (70 CRI)	AMBPC	Amber phosphor converted ³	KMA8	DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷														
	530	530 mA	40K	4000 K (70 CRI min.)	AMBPC	Amber phosphor converted ³	KMA8	DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷																						
700										700 mA	40K	4000 K (70 CRI min.)	AMBPC	Amber phosphor converted ³	KMA8	DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷														
	1000	1000 mA (1 A) ²	50K	5000 K (70 CRI)	AMBPC	Amber phosphor converted ³	KMA8	DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷																						



Accessories

Ordered and shipped separately.

DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁵
DL1347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁵
DL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁵
SC U	Shorting cap ¹⁵
DSX0HS 20CU	House-side shield for 20 LED unit ¹³
DSX0HS 30CU	House-side shield for 30 LED unit ¹³
DSX0HS 40CU	House-side shield for 40 LED unit ¹³
DSX0DDL U	Diffused drop lens (polycarbonate) ¹³
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷

For more control options, visit [DCL](#) and [ROAM](#) online.

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

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

Example: SSA 20 4C DM19AS DDBXD

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

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

Tenon Mounting Slipfitter**

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

NOTES

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



Performance Data

Lumen Output

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

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

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



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

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

Electrical Load

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

Projected LED Lumen Maintenance

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

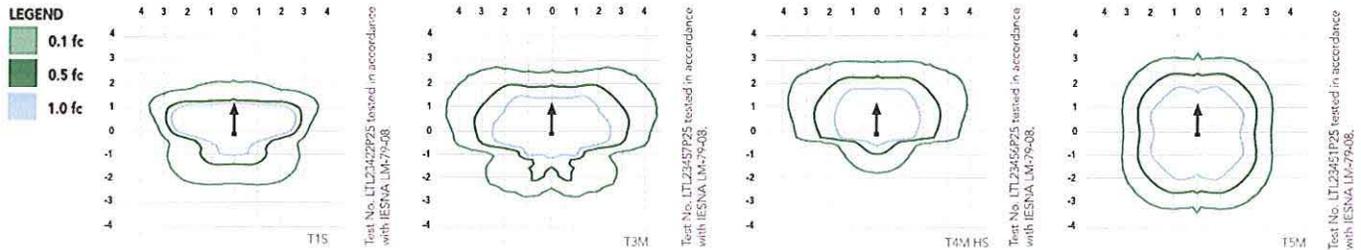
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

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

Photometric Diagrams

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

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



FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft²) for optimized pole wind loading.

FINISH

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

OPTICS

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

ELECTRICAL

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

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

INSTALLATION

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

LISTINGS

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

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

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.



Catalog Number
Notes
Type 'B' & 'BE'

FEATURES & SPECIFICATIONS

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

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

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

Rated for 90°C supply wire.

Ground wire provided.

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

Thermal control ensures cool running LEDs.

Thermal protection provided against improper insulation use.

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

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

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

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

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

Leviton® model number: IP710-DLX

Lutron® model number: NTFTV-WH

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

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

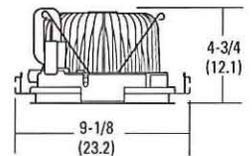
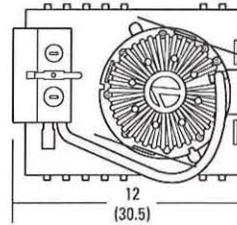
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

DOM DOM6R LED



REMODEL
6" OPEN
LED



Specifications

Aperture: 6-3/4 (17.1)

Ceiling opening: 7 (17.8)

Overlap trim: 7-1/2 (19.0)

Height: 4-3/4 (12.1)

Length: 12 (30.5)

Standard width: 9-1/8 (23.2)

All dimensions are inches (centimeters) unless otherwise specified.

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

Example: DOM6R LED 900L 35K 120 D06

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

Accessories: Order as separate catalog number.

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

Notes

- Total system delivered lumens; power factor > 0.90.
- Not available with ELRB722.
- White integral flange standard.
- ELRB722 available with 900L only.
- For Emergency applications order non-nLight enabled fixture and NSPS D ER KIT as an accessory. Refer to [NSPS D ER KIT](#).

DOM6R LED 6" OPEN LED

PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
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DOM6R 900L D06; 903 delivered lumens, input watts: 25.0, Test No. LTL 17007, tested in accordance with IESNA LM-79-2008

Distribution Curve	Ave Lumens	Zone	Lumens	% Lamp	pf	Coefficient of Utilization						Illuminance Data at 30" Above Floor for a Single Luminaire									
						pc	80%			20%			50%			Initial FC		50% beam -		10% beam -	
							pw	50%	30%	10%	50%	30%	10%	50%	30%	10%	Height	Beam	Diameter	FC	Diameter
	0	388	0° - 30°	297.5	32.9	0	119	119	119	116	116	116	111	111	111						
	5	385	0° - 40°	483.6	53.6	1	106	103	100	104	101	98	100	97	95						
	15	368	0° - 60°	800.0	88.6	2	94	89	84	93	87	83	89	85	81						
	25	341	0° - 90°	903.0	100.0	3	84	77	71	83	76	70	80	74	69						
	35	299	90° - 180°	0.0	0.0	4	75	67	61	74	66	61	71	65	60						
	45	230	0° - 180°	903.0	**100.0	5	68	59	53	67	59	53	65	58	52						
	55	156	*Efficiency				6	61	53	47	60	52	47	59	52	46					
	65	79				7	56	47	42	55	47	42	53	46	41						
	75	18				8	51	43	37	50	43	37	49	42	37						
	85	4				9	47	39	34	46	39	34	45	38	33						
90	0				10	43	36	31	43	36	31	42	35	31							

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

Distribution Curve	Ave Lumens	Zone	Lumens	% Lamp	pf	Coefficient of Utilization						Illuminance Data at 30" Above Floor for a Single Luminaire									
						pc	80%			20%			50%			Initial FC		50% beam -		10% beam -	
							pw	50%	30%	10%	50%	30%	10%	50%	30%	10%	Height	Beam	Diameter	FC	Diameter
	0	258	0° - 30°	197.6	32.8	0	119	119	119	116	116	116	111	111	111						
	5	255	0° - 40°	321.6	53.3	1	106	103	100	104	101	98	100	97	95						
	15	244	0° - 60°	533.2	88.5	2	94	88	83	93	87	82	89	85	81						
	25	227	0° - 90°	602.8	100.0	3	84	77	71	82	76	70	80	74	69						
	35	199	90° - 120°	0.0	0.0	4	75	67	61	74	66	61	71	65	60						
	45	154	90° - 130°	0.0	0.0	5	68	59	53	66	59	53	64	58	52						
	55	104	90° - 150°	0.0	0.0	6	61	53	47	60	52	47	58	51	46						
	65	53	90° - 180°	0.0	0.0	7	56	47	42	55	47	41	53	46	41						
	75	12	0° - 180°	602.8	**100.0	8	51	43	37	50	42	37	49	42	37						
	85	3				9	47	39	34	46	39	34	45	38	33						
90	0				10	43	36	31	43	35	31	42	35	30							

Notes

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



DOM6R_LED_OPEN



WSR LED

Architectural Wall Sconce



Inverted available with WLU option only.

Catalog Number

Notes

Type

CE

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

Specifications

Luminaire

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

Width: 18"
(45.7 cm)

Depth: 9"
(22.8 cm)

Weight: 17 lbs
(7.7 kg)

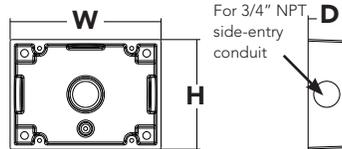


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

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

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



Introduction

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

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

Ordering Information

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

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

Emergency Battery Operation

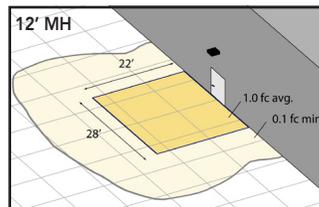
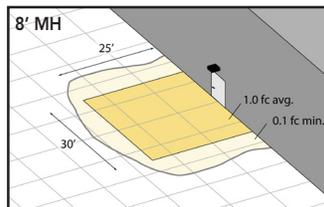
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

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

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

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

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



NOTES

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



Performance Data

Lumen Output

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

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

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

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

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

Electrical Load

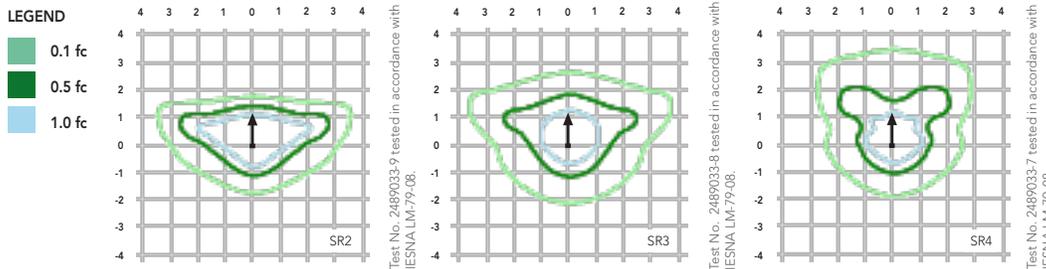
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W ¹	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W ¹	-	-	-	-	0.17	0.12

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

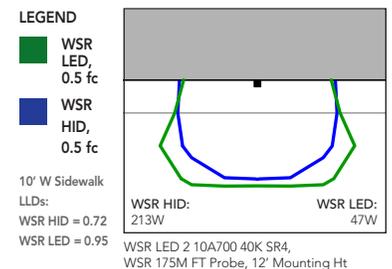
Photometric Diagrams

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

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



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

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

FINISH

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

OPTICS

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

ELECTRICAL

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

INSTALLATION

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

LISTINGS

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

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

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.





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

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

Re: Tualatin Business Park

Dear Curt;

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

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

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

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

Sincerely,

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

Frank J. Lonergan
Operations Manager
Republic Services Inc.



Clean Water Services File Number

15-000018

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

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

3. Owner Information

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

4. Development Activity (check all that apply)

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

5. Applicant Information

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

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

Location and description of off-site work _____

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

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

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

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

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

ONLINE SUBMITTAL

Date 1/2/2015

FOR DISTRICT USE ONLY

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

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

Reviewed by Laurie Harris Date 01/06/15

JAN 26 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION

MEMORANDUM

Date: January 20, 2015
To: Colin Cortes, Assistant Planner, City of Tualatin
From: Jackie Sue Humphreys, Clean Water Services (the District)
Subject: Tualatin Business Park, AR-08-10, 2S122DC00200, 00300

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (the District) Storm Water Connection Permit Authorization must be obtained. Application for the District's Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 07-20, (or current R&O in effect at time of Engineering plan submittal), and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.2.b-1.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.
- c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.

- e. If use of an existing, offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.
- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Application may require additional permitting and plan review from the District's Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.
- i. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute the District's approval of storm or sanitary sewer compliance to the NPDES permit held by the District. The District, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

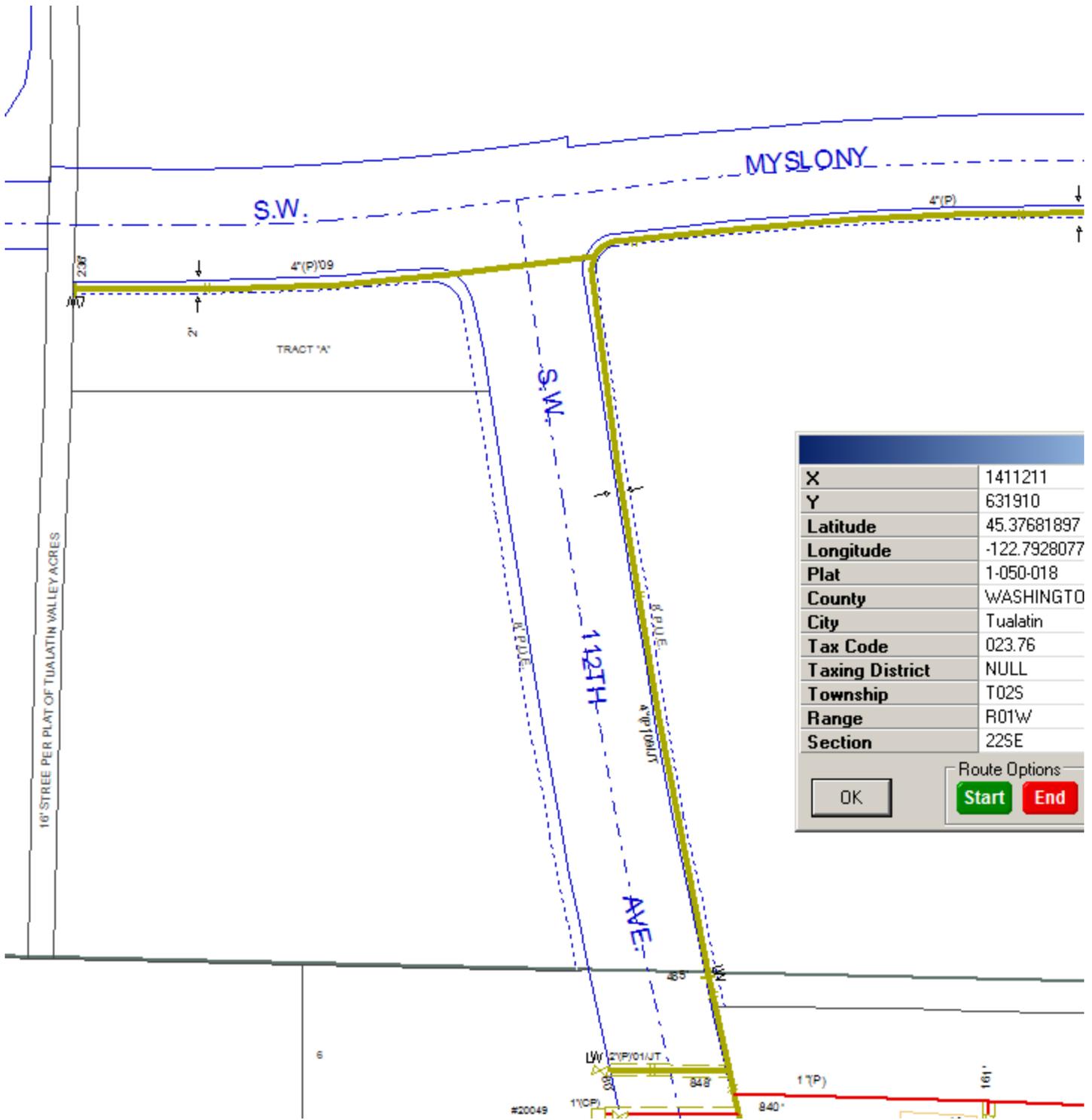
Colin Cortes

From: Lynette Sanford
Sent: Wednesday, January 21, 2015 8:25 AM
To: Colin Cortes
Subject: FW: Notice of Application Submittal - AR-15-01 - Tualatin Business Park

From: Ramsey, Douglas [mailto:douglas.ramsey@nwnatural.com]
Sent: Wednesday, January 21, 2015 6:54 AM
To: Lynette Sanford
Cc: Young, Andrew F.
Subject: FW: Notice of Application Submittal - AR-15-01 - Tualatin Business Park

Per NW Natural records and proposed construction drawings provided by City of Tualatin it appears that NW Natural has a 4" Poly Class B gas facilities that runs along the east side of SW 112th and the south side of SW Myslony in the PUE. Based on the link provided and NW Natural records, the proposed project should impact existing NW Natural gas facilities. See drawing below.

Prior to construction, the existing 4" line will need to be located vertically and horizontally by your contractor.



X	1411211
Y	631910
Latitude	45.37681897
Longitude	-122.7928077
Plat	1-050-018
County	WASHINGTON
City	Tualatin
Tax Code	023.76
Taxing District	NULL
Township	T02S
Range	R01W
Section	22SE

Route Options



If you have any questions or comments please contact me or Andrew Young (office: 503.226.4211 ext. 2980|cell: 360.281.6169 |email: Andrew.Young@nwnatural.com)

Thank you,

Doug Ramsey
NW Natural Gas
Engineering
503-226-4211 X-3504

From: Young, Andrew F.
Sent: Friday, January 16, 2015 3:31 PM
To: Ramsey, Douglas
Subject: FW: Notice of Application Submittal - AR-15-01 - Tualatin Business Park

Please review this, Doug.

Thank you.

Andrew F. Young, P.E.
Engineering - Field

NW Natural | 220 NW 2nd Avenue | Portland, Oregon 97209
office: 503.226.4211 ext. 2980|cell: 360.281.6169 |email: Andrew.Young@nwnatural.com

From: Lynette Sanford [<mailto:LSanford@ci.tualatin.or.us>]

Sent: Monday, January 12, 2015 12:17 PM

To: Clean Water Services; Frontier Communications; Young, Andrew F.; ODOT; PGE; PGE; PGE; Republic Services; Tigard Tualatin School District; Tri Met; TVFR; US Postal Service; Washington County - Naomi Vogel; WCCCA; Alice Cannon; Aquilla Hurd-Ravich; CARL SWITZER; Don Hudson; Jerald Postema; Jim Sayers; Kelsey Lewis; Kent Barker; Linda Moholt; Linda Odermott; Martin Loring; Matt Peckinpah; Mick Wilson; Paul Hennon; Rich Mueller; Sean Brady; Sherilyn Lombos; Tom Scott; Tom Steiger; Tony Doran; afamhouse@gmail.com; alan.jo@frontier.com; alex.simshaw@gmail.com; atasaedi@hotmail.com; cjben5915@hotmail.com; cmdarby@comcast.net; cphill9@comcast.net; dormanc@wcb.com; doug_ulmer@comcast.net; erik@johannesfamily.com; famtunstell1@frontier.com; gannett@oregonrn.org; jan.giunta@gmail.com; jbcgmag@comcast.net; jmakarowsky@comcast.net; john.howorth@3j.consulting.com; jon@tualatinlife.com; jraikoglo@aol.com; jrpride@frontier.com; kaydix@comcast.net; loop@klcorp.com; rachelcarpenterrealty@gmail.com; rfo@earthlink.com; robertekellogg@yahoo.com; roy@rueckco.com; s.caporale@comcast.net; s.caporale@yahoo.com; sander5389@comcast.net; Scott Miller; stefan@feuerherdtlaw.com; tualatincommercialcio@gmail.com; tualatinindustrialcio@gmail.com; willie.fisher@gmail.com

Cc: Colin Cortes; Clare Fuchs; Ginny Kirby

Subject: Notice of Application Submittal - AR-15-01 - Tualatin Business Park

We've received an Architectural Review application to construct an industrial park, Tualatin Business Park, with three speculative multi-tenant Buildings for a total of 99,633 sq ft. This is located at 19871 SW 112th Ave and 11120 SW Myslony St.

You may view the application materials on our projects web page: <http://www.tualatinoregon.gov/planning/ar-15-01-tualatin-business-park>

Lynette Sanford

Office Coordinator

City of Tualatin | Planning Division

503.691.3026 | www.tualatinoregon.gov

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January 20, 2015

Colin Cortes – Assistant Planner
City of Tualatin
18880 SW Martinazzi Ave.
Tualatin, OR 97062

Re: AR 15-01

Dear Mr. Cortes,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

FIRE APPARATUS ACCESS:

- FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)
- AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2)
- AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4)
- NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.)

Parking on emergency access roads shall be as follows (OFC D103.6.1-2):

1. 20-26 feet road width – no parking on either side of roadway (signage to indicate the no parking)
 2. 26-32 feet road width – parking is allowed on one side (signage to indicate the no parking side)
 3. Greater than 32 feet road width – parking is not restricted
5. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked “NO PARKING FIRE LANE” at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)
6. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
7. **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3)
8. **TURNING RADIUS:** The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)
9. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)
10. **TRAFFIC CALMING DEVICES:** Shall be prohibited unless approved by the Fire Code Official. (OFC 503.4.1)

FIREFIGHTING WATER SUPPLIES:

11. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (OFC Appendix B Table B105.2). The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.
- Note:** Appendix B, Section B106, Limiting Fire-Flow is also enforced, save and except for the following:
- In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
 - In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
 - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1
12. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they

were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

13. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS:

14. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
- This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
 - The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.
15. **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in (OFC Table C105.1)
16. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)
- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
 - Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
 - Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the fire code official.
 - Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.
17. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)
18. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the fire code official. (OFC C102.1)
19. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)
20. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)

21. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
22. **FIRE DEPARTMENT CONNECTIONS:** A fire hydrant shall be located within 100 feet of a fire department connection (FDC) or as approved. Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle. (OFC 912 & NFPA 13)
- Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.
 - FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrant.
23. **FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION:** Firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

BUILDING ACCESS AND FIRE SERVICE FEATURES

24. **KNOX BOX:** A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1)
25. **UTILITY IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)

If you have questions or need further clarification, please feel free to contact me at (503) 649-8577.

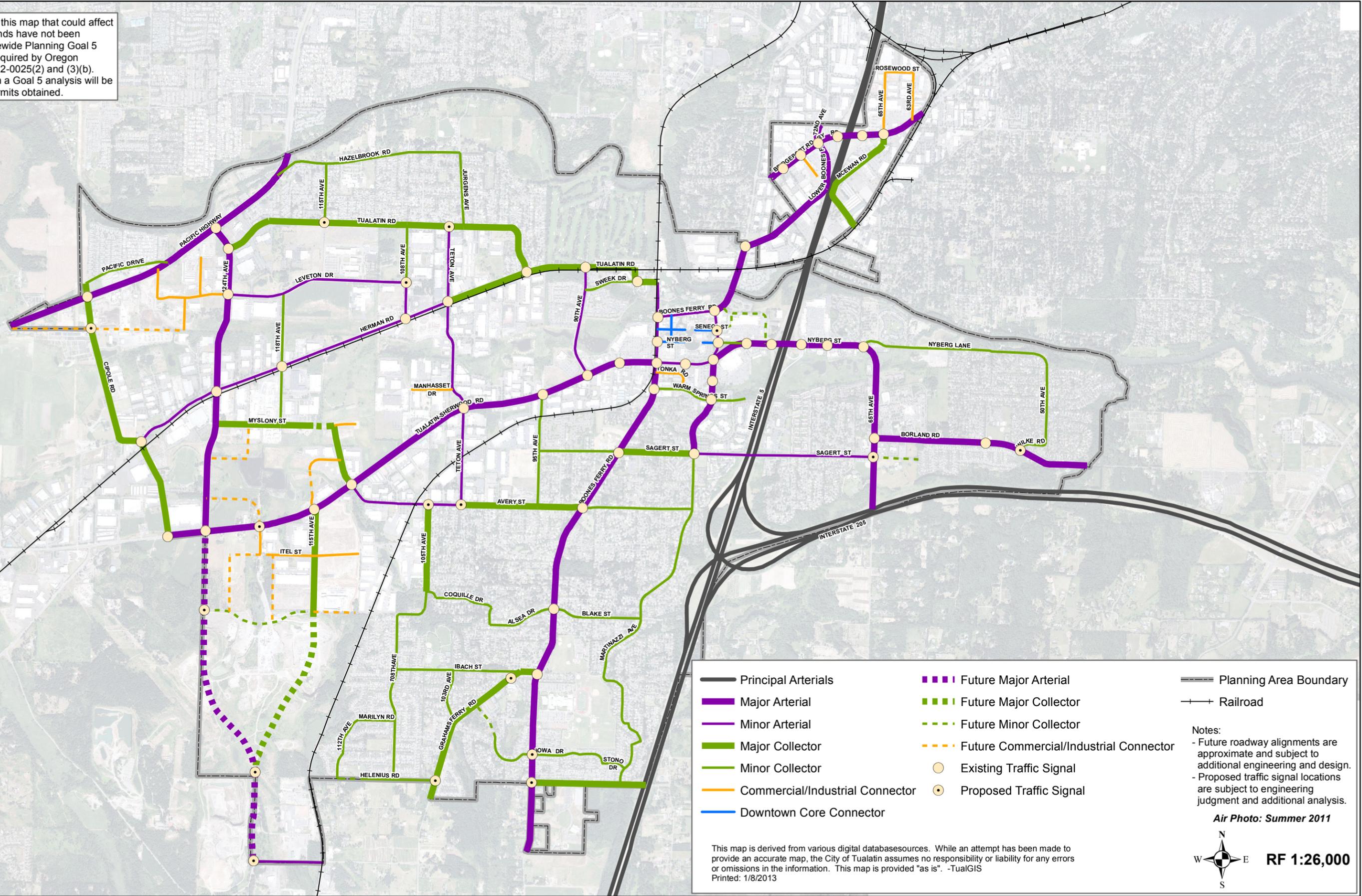
Sincerely,

Ty Darby

Deputy Fire Marshal

Figure 11-1: Functional Classification and Traffic Signal Plan

The projects embodied in this map that could affect rivers, streams and wetlands have not been analyzed in terms of Statewide Planning Goal 5 (Natural Resources) as required by Oregon Administrative Rule 660-12-0025(2) and (3)(b). Thus, prior to construction a Goal 5 analysis will be completed and proper permits obtained.



Principal Arterials	Future Major Arterial	Planning Area Boundary
Major Arterial	Future Major Collector	Railroad
Minor Arterial	Future Minor Collector	
Major Collector	Future Commercial/Industrial Connector	
Minor Collector	Existing Traffic Signal	
Commercial/Industrial Connector	Proposed Traffic Signal	
Downtown Core Connector		

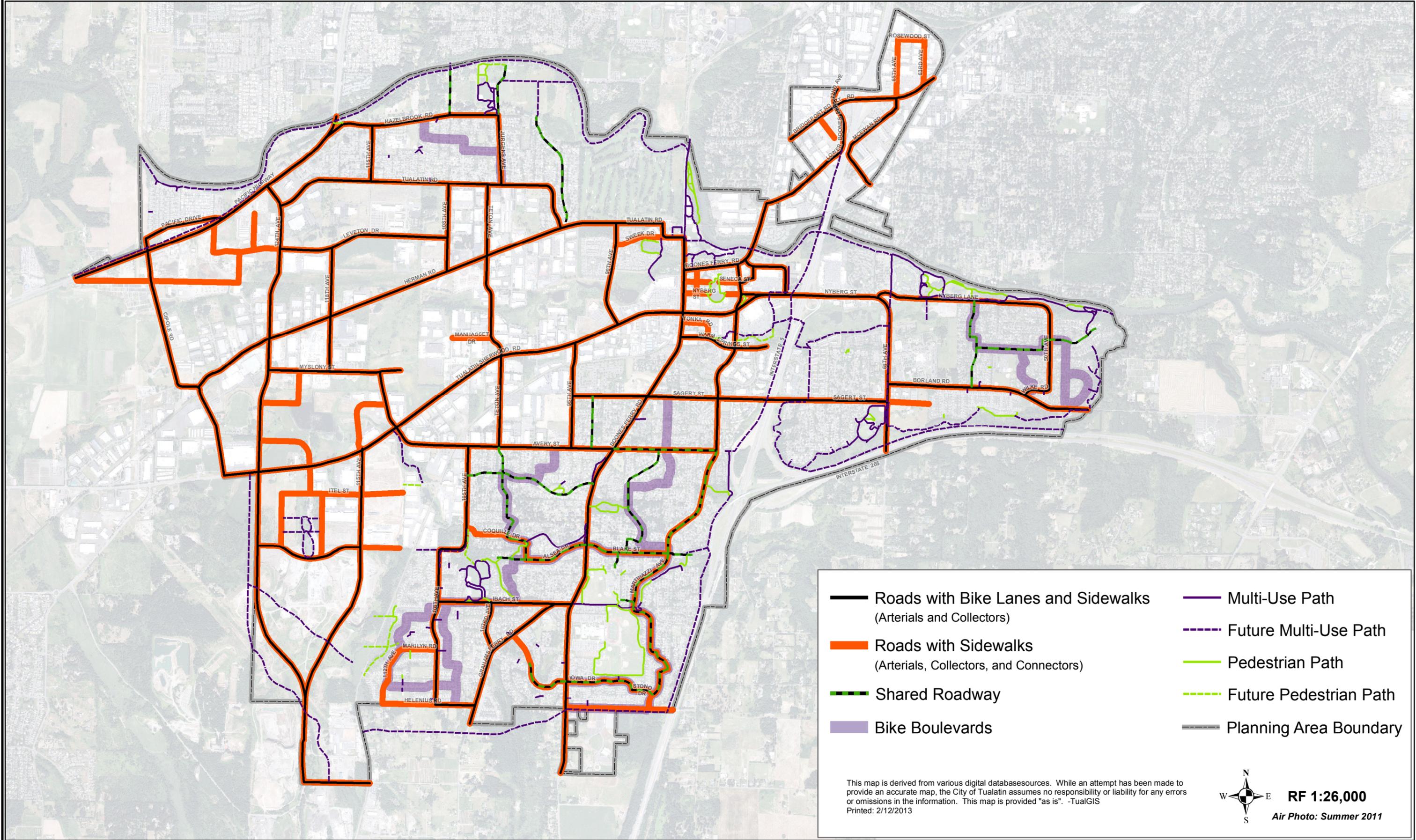
Notes:
 - Future roadway alignments are approximate and subject to additional engineering and design.
 - Proposed traffic signal locations are subject to engineering judgment and additional analysis.

Air Photo: Summer 2011

RF 1:26,000

This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -TualGIS
 Printed: 1/8/2013

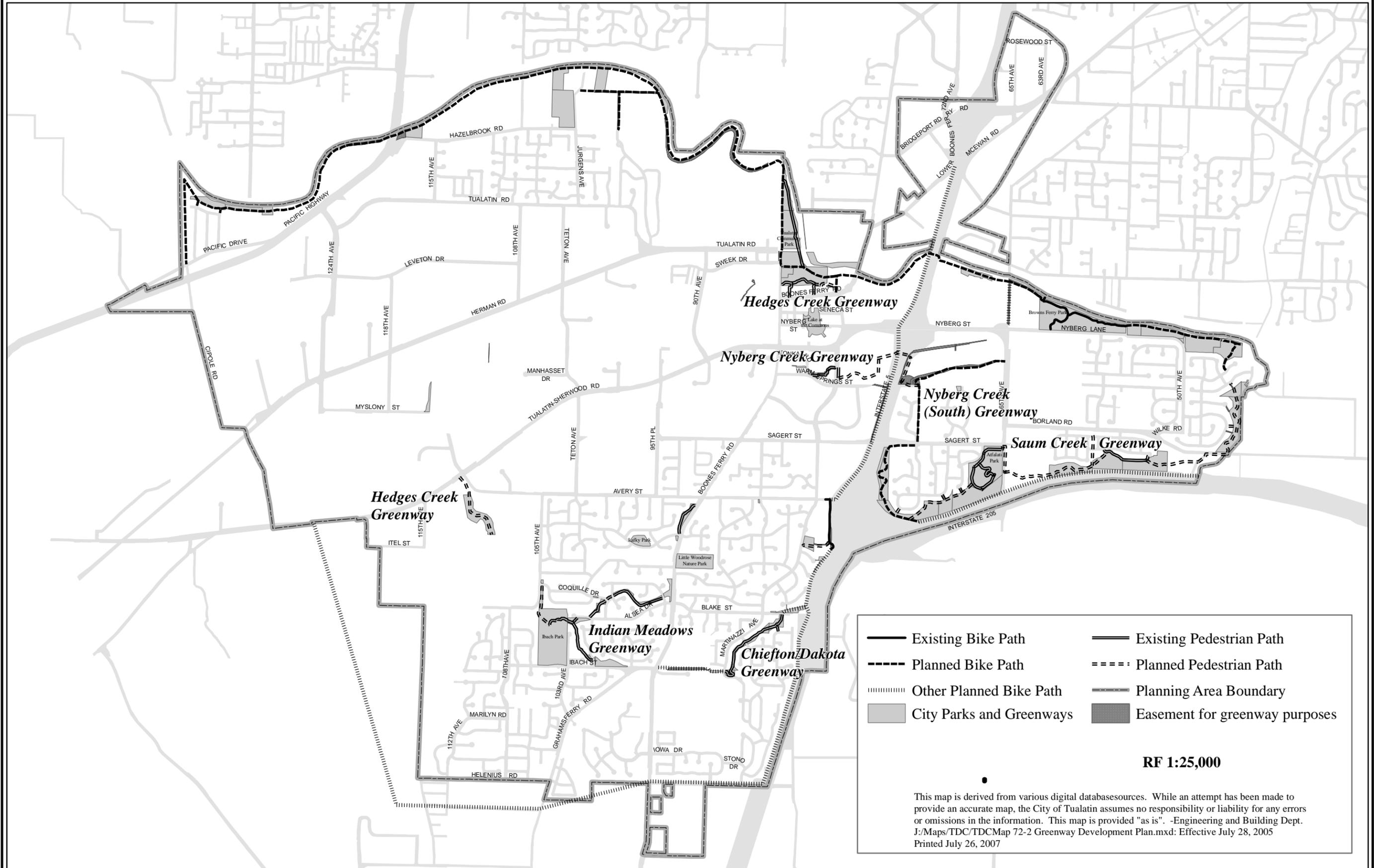
Figure 11-4: Bicycle and Pedestrian Plan



- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  Roads with Bike Lanes and Sidewalks
(Arterials and Collectors) |  Multi-Use Path |
|  Roads with Sidewalks
(Arterials, Collectors, and Connectors) |  Future Multi-Use Path |
|  Shared Roadway |  Pedestrian Path |
|  Bike Boulevards |  Future Pedestrian Path |
| |  Planning Area Boundary |

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Printed: 2/12/2013

Map 72-2: Greenway Development Plan Pedestrian and Bike Path Locations



	Existing Bike Path		Existing Pedestrian Path
	Planned Bike Path		Planned Pedestrian Path
	Other Planned Bike Path		Planning Area Boundary
	City Parks and Greenways		Easement for greenway purposes

RF 1:25,000

This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept. J:/Maps/TDC/TDCMap 72-2 Greenway Development Plan.mxd: Effective July 28, 2005 Printed July 26, 2007

Master Plan

Ice Age Tonquin Trail

Connecting the cities of Wilsonville, Tualatin,
and Sherwood in Oregon



April 2013

Project partners:

Metro, City of Wilsonville, City of Tualatin, City of Sherwood, Clackamas
County, and Washington County

Executive Summary

Located in the southwestern portion of the Portland metropolitan area, the Ice Age Tonquin Trail will provide a regional active transportation link between the Willamette and Tualatin Rivers, while enhancing local pedestrian and bicycle connectivity within and between the communities through which it passes.

The Ice Age Tonquin Trail Master Plan establishes a clearly defined roadmap for taking the trail from vision to reality. Building on work completed in the 2004 *Tonquin Trail Feasibility Study* and many other efforts, this Master Plan provides the information needed as local and regional partners embark on trail implementation efforts. Providing detailed alignment, design, and implementation guidance, this document represents the culmination of tremendous work efforts many stakeholders have undertaken over a multi-year period.

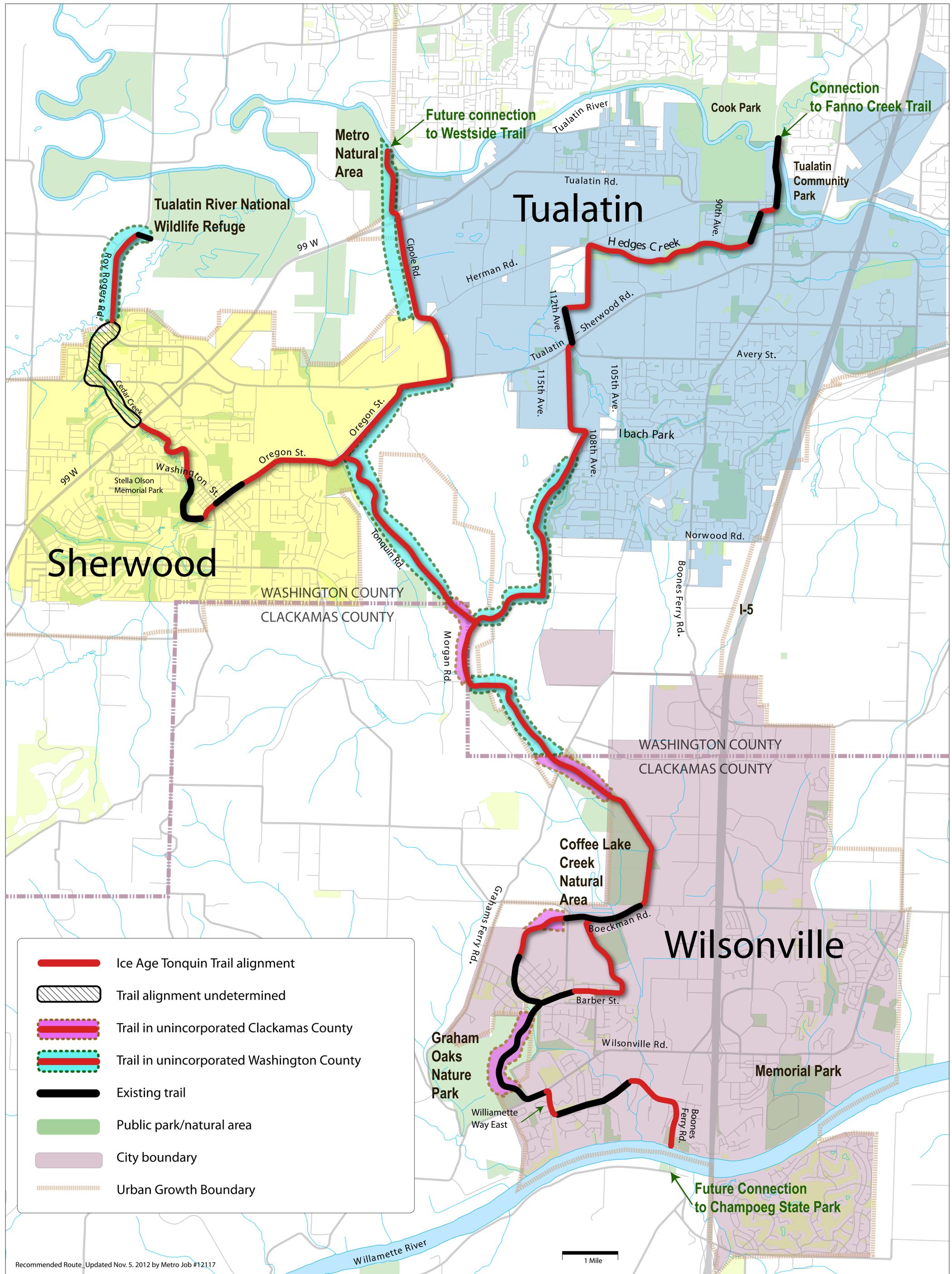
Spanning approximately 22 miles, the Ice Age Tonquin Trail will connect dozens of neighborhoods, businesses, schools, and parks as it travels through the communities of Wilsonville, Sherwood, and Tualatin (as shown on the Ice Age Tonquin Trail Route Map). The trail will provide a convenient, comfortable, and safe atmosphere for trail users of all ages and abilities.

The trail's name reinforces the primary theme to be interpreted throughout the corridor – the Glacial Lake Missoula Ice Age floods, a series of cataclysmic floods that formed the Columbia River Gorge and the Willamette Valley during the last Ice Age. Remains from the Ice Age floods that can be seen along the future trail include glacial erratics, scablands, kolk ponds, flood channels, and ripple marks. The trail's name also ties it to the National Park Service's Ice Age Floods National Geologic Trail, which increases the likelihood of trail funding opportunities and tourism in the cities the Ice Age Tonquin Trail will serve.

From its southern terminus at the Willamette River near Boones Ferry Park, the Ice Age Tonquin Trail may one day offer a connection south to Champoeg State Park via the proposed French Prairie Bridge. Heading north from the Willamette River, the trail will pass through several Wilsonville neighborhoods and Graham Oaks Nature Park before splitting into three segments. The western segment will traverse a bluff above Tonquin Road before descending into downtown Sherwood and Stella Olsen Park. This segment will follow Sherwood's majestic Cedar Creek corridor on its way to a Tualatin River National Wildlife Refuge trailhead near Roy Rogers Road. The central segment will follow Oregon Street and Cipole Road along the Sherwood/Tualatin boundary, access the Tualatin River at a Metro-owned natural area, and offer a connection to the future Westside Regional Trail. Making its way to Tualatin, the eastern segment will pass within close proximity of several historic and geologic features north of Tonquin Road. This segment will travel adjacent to Tualatin's Hedges Creek Greenway en route to Tualatin Community Park, and seamlessly link with the Fanno Creek Regional Trail via the existing Ki-a-Kuts Bridge traversing the Tualatin River.

The trail has garnered strong support from project partners (including the cities of Sherwood, Tualatin, and Wilsonville; Clackamas and Washington Counties; and Metro), who will work together to implement this Master Plan. Nearly 5 miles of the trail are built, but the majority of the Ice Age Tonquin Trail has not yet been completed. The trail will be constructed in phases by the jurisdictions (cities and counties) through which the trail passes, as funding becomes available. The trail partners will adopt the trail into their respective plans and policy documents (for example, comprehensive plans, zoning codes, and

transportation system plans). The three cities will be the primary jurisdictions responsible for operations and maintenance, while county maintenance will be less common and achieved through agreements with the cities. Any property acquired by Metro for the Ice Age Tonquin Trail will be acquired via a “willing seller” program.



Recommended Route Updated Nov. 5, 2012 by Metro Job #12117

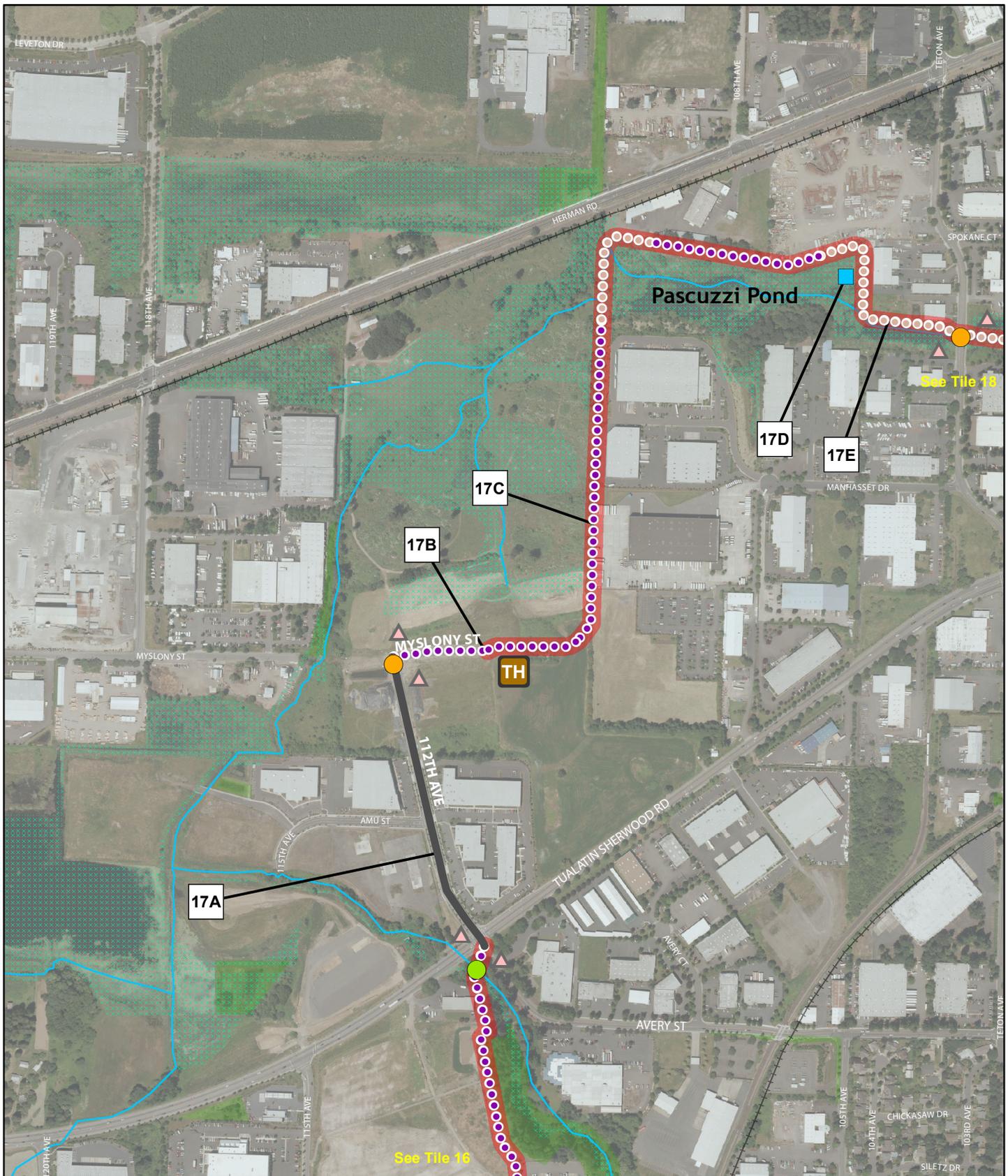


Ice Age Tonquin Trail Route

Ice Age Tonquin Trail Master Plan

Source: Metro Data Resource Center





Map 23: Tile 17 - Hedges Creek Greenway (Western Portion)

Ice Age Tonquin Trail Master Plan Preferred Alignment

Source: Metro Data Resource Center



- | | | |
|------------------------------------------|-------------------------------------------|----------------------------------------------|
| Alignment Undetermined | Proposed Grade-Separated Crossing | Art, Educational or Interpretive Opportunity |
| Potential Easement or Acquisition Needed | Proposed At-Grade Crossing (Signalized) | Proposed Trailhead |
| Proposed Bike Lanes/Sidewalks | Proposed At-Grade Crossing (Unsignalized) | Existing Parking or Trailhead |
| Proposed Boardwalk | Existing Neighborhood Connection | |
| Proposed Shared Roadway | Potential Future Connection | |
| Proposed Shared Use Path | Wetland | |
| | Park or Natural Area | |
| | River/Stream/Drainage Ditch | |
| | Potential Wayfinding Sign Location | |

Table 18 - Tile 17: Hedges Creek Greenway (Western Portion)

Reference # (see Tile 17 map)	Recommended Improvements and Opportunities
17A	Use existing 112 th Avenue bike lanes and sidewalks
17B	Trail alignment to follow north side of Myslony Street; new trailhead in this area
17C	Partial reconfiguration of truck storage area necessary to accommodate trail
17D	Potential Hedges Creek Greenway art, educational or interpretive opportunity
17E	Trail alignment to be sited on top of buried trunk sewer line easement through Hedges Creek Greenway to the greatest extent possible; trail to be constructed of boardwalk, as needed, in wet areas