



City of Tualatin

www.tualatinoregon.gov

"NECESSARY PARTIES"
MARKED BELOW

NOTICE OF APPLICATION SUBMITTAL

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

CASE/FILE: AR-15-02

(Community Development Dept.: Planning Division)

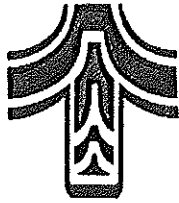
PROPOSAL	To construct an addition of 14,000 square feet (sq ft) for warehousing to the southwest of the existing industrial building owned and occupied by Barker Cabinets.
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PROPERTY	<input type="checkbox"/> n/a	Name of Application	BARKER CABINETS BUILDING ADDITION			
		Street Address	19355 SW 125 th Ct			
		Tax Map and Lot No(s).	2S1 21DA 00600			
		Planning District	General Manufacturing (MG)	Overlays <input type="checkbox"/>	NRPO <input type="checkbox"/>	Flood Plain <input checked="" type="checkbox"/>
		Previous Applications	AR-95-54	Additional Applications: n/a	CIO COMMERCIAL MANUFACTURING	

DATES	Receipt of application	2/10/2015	Deemed Complete	2/27/2015	CONTACT	Name: Colin Cortes		
	Notice of application submittal					3/3/2015	Title: Assistant Planner	
	Project Status / Development Review meeting					3/12/2015	E-mail: ccortes@ci.tualatin.or.us	
	Comments due for staff report					3/17/2015	Phone: 503-691-3024	
	Public meeting: <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a						Notes: You may view the application materials through this City web page: www.tualatinoregon.gov/projects	
	City Council (CC)					<input checked="" type="checkbox"/> n/a		

- | | | |
|---|--|--|
| <p>City Staff</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> City Manager <input checked="" type="checkbox"/> Building Official <input checked="" type="checkbox"/> Chief of Police <input checked="" type="checkbox"/> City Attorney <input checked="" type="checkbox"/> City Engineer <input checked="" type="checkbox"/> Community Dev. Director <input checked="" type="checkbox"/> Community Services Director <input checked="" type="checkbox"/> Economic Dev. liaison <input checked="" type="checkbox"/> Engineering Associate* <input checked="" type="checkbox"/> Finance Director <input checked="" type="checkbox"/> GIS technician(s) <input checked="" type="checkbox"/> IS Manager <input checked="" type="checkbox"/> Operations Director* <input checked="" type="checkbox"/> Parks and Recreation Coordinator <input checked="" type="checkbox"/> Planning Manager <input checked="" type="checkbox"/> Street/Sewer Supervisor <input checked="" type="checkbox"/> Water Supervisor <p>Neighboring Cities</p> <ul style="list-style-type: none"> <input type="checkbox"/> Durham <input type="checkbox"/> King City Planning Commission <input type="checkbox"/> Lake Oswego <input type="checkbox"/> Rivergrove PC <input type="checkbox"/> Sherwood Planning Dept. <input type="checkbox"/> Tigard Community Dev. Dept. | <ul style="list-style-type: none"> <input type="checkbox"/> Wilsonville Planning Div. <p>*Paper Copies</p> <p>Counties</p> <ul style="list-style-type: none"> <input type="checkbox"/> Clackamas County Dept. of Transportation and Dev. <input checked="" type="checkbox"/> Washington County Dept. of Land Use and Transportation (AR's) <input type="checkbox"/> Washington County LRP (Annexations) <p>Regional Government</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Metro <p>School Districts</p> <ul style="list-style-type: none"> <input type="checkbox"/> Lake Oswego School Dist. 7J <input checked="" type="checkbox"/> Sherwood SD 88J <input type="checkbox"/> Tigard-Tualatin SD 23J (TTSD) <input type="checkbox"/> West Linn-Wilsonville SD 3J <p>State Agencies</p> <ul style="list-style-type: none"> <input type="checkbox"/> Oregon Dept. of Aviation <input type="checkbox"/> Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice) <input checked="" type="checkbox"/> Oregon Dept. of State Lands: Wetlands Program <input checked="" type="checkbox"/> Oregon Dept. of Transportation | <ul style="list-style-type: none"> (ODOT) Region 1 <input type="checkbox"/> ODOT Maintenance Dist. 2A <input type="checkbox"/> ODOT Rail Div. <p>Utilities</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Republic Services <input checked="" type="checkbox"/> Clean Water Services (CWS) <input checked="" type="checkbox"/> Comcast [cable]* <input checked="" type="checkbox"/> Frontier Communications [phone] <input checked="" type="checkbox"/> Northwest Natural [gas] <input checked="" type="checkbox"/> Portland General Electric (PGE) <input checked="" type="checkbox"/> TriMet <input checked="" type="checkbox"/> Tualatin Valley Fire & Rescue (TVF&R) <input checked="" type="checkbox"/> United States Postal Service (USPS) (Washington; 18850 SW Teton Ave) <input type="checkbox"/> USPS (Clackamas) <input checked="" type="checkbox"/> Washington County Consolidated Communications Agency (WCCCA) <p>Additional Parties</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Tualatin Citizen Involvement Organization (CIO) <input type="checkbox"/> <input type="checkbox"/> |
|---|--|--|

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



City of Tualatin

www.tualatinoregon.gov

CITY OF TUALATIN
RECEIVED

FEB 10 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to:			
Name: AS MICHAUD		Title: PROJECT MANAGER	
Company Name: TS GRAY CONSTRUCTION			
Current address: PO BOX 1000			
City: SHERWOOD		State: OR	ZIP Code: 97140
Phone: 503-692-4675	Fax: 503-692-9292	Email: a.michaud@tsgrayconstruction.com	
Applicant			
Name: AS MICHAUD		Company Name: TS GRAY CONSTRUCTION	
Address:			
City:	State:		ZIP Code:
Phone:	Fax:	Email:	
Applicant's Signature: <i>AS Michaud</i>		Date: 2/2/15	
Property Owner			
Name: BRUCE BARKER			
Address: 19355 SW 125TH CT			
City: TUALATIN		State: OR	ZIP Code: 97062
Phone: 503-476-1060	Fax:	Email:	
Property Owner's Signature: <i>BL Barker</i>		Date: 2/2/15	
(Note: Letter of authorization is required if not signed by owner)			
Architect			
Name: HAYDEN CONSULTING ENGINEERS			
Address: 12480 SW 68TH AVE			
City: TIGARD		State: OR	ZIP Code: 97223
Phone: 503-968-9994	Fax:	Email:	
Landscape Architect			
Name:			
Address:			
City:	State:		ZIP Code:
Phone:	Fax:	Email:	
Engineer			
Name: HAYDEN CONSULTING ENGINEERS			
Address:			
City:	State:		ZIP Code:
Phone:	Fax:	Email:	
Project			
Project Title: BARKER CABINET EXPANSION			
Address: 19355 SW 125TH CT			
City: TUALATIN		State: OR	ZIP Code: 97062
Brief Project Description: 14,000 SF ADD TO TILT-UP BUILDING			
Proposed Use: STORAGE			

Value of Improvements: \$682,424

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: *AS McLeod* Date: 2/2/15

Office Use		
Case No: AR-15-02	Date Received: 2/10/15	Received by: <i>[Signature]</i>
Fee: Complete Review (\$115-\$5040): \$2410.00	Receipt No: 125086	
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		

CITY OF TUALATIN FACT SHEET

General

Proposed use: WAREHOUSE STORAGE			
Site area:	2.2	acres	Building footprint: 28665 + 14000
Development area:		acres	Paved area: 31,044
	94,452	Sq. ft.	Development area coverage: %

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) 42665 @ 0.3 /1000 GFA = 12.8 _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ Total parking required: 13 spaces Handicapped accessible = 2 Van pool = ϕ Compact = (max. 35% allowed) = ϕ Loading berths = 2	Spaces provided: Total parking provided: 29 spaces Standard = 27 Handicapped accessible = 2 Van pool = ϕ Compact = 2 Loading berths = 2
--	--

Bicycles

Covered spaces required: 4	Covered spaces provided: 4
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Landscaping

Landscaping required: _____ % of dvpt. area Square feet	Landscaping provided: 19.9 % of dvpt. area 18,610 Square feet
Landscaped parking island area required: _____ %	Landscaped parking island area provided: 1.9 % 3,114 SF

Trash and recycling facility

Minimum standard method: _____ square feet
Other method: _____ square feet

For commercial/industrial projects only

Total building area:	sq. ft.	2 nd floor:	sq. ft.
Main floor: 42,665	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:		

Architectural Review Checklist for Commercial, Industrial & Public - Page 11

GENERAL INFORMATION	
Site Address:	19355 SW 125 TH CT
Assessor's Map and Tax Lot #:	2S121DA00600
Planning District:	
Parcel Size:	94,452 SF
Property Owner:	BARKER PROPERTIES - BRUCE BARKER
Applicant:	TS GRAY CONSTRUCTION
Proposed Use:	STORAGE

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	46 CURRENTLY 29 PROPOSED
Square footage of building(s):	28,665 SF + 14,000 SF
Square footage of landscaping:	21,724 SF
Square footage of paving:	31,044 SF
Proposed density (for residential):	

For City Personnel to complete:

Staff contact person:



City of Tualatin

www.tualatinoregon.gov

February 12, 2015

AJ Michaud, Project Manager
TS Gray Construction
P.O. Box 1000
Sherwood, OR 97140-1000

RE: Status of AR-15-02 "Barker Cabinets Building Addition" at 19355 SW 125th Ct (Tax Lot 2S1 21DA 00600)

Dear Mr. Michaud:

Staff reviewed the degree of completion of the Architectural Review (AR) application for the aforementioned tax lots received February 10, 2015 and determined it quantitatively *incomplete* as of February 12, 2015. You are receiving this letter in compliance with Oregon Revised Statutes (ORS) 227.178(2).

What's necessary to make the submittal complete per the Tualatin Development Code (TDC) is listed below:

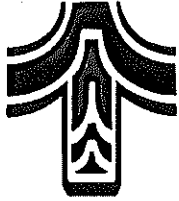
<i>Item</i>	<i>TDC Requirement</i>
1. Neighborhood/developer meeting packet: <u>Mailing affidavit</u> ; refer to form in <u>n/d meeting packet</u> .	<u>31.063(10)(b) & (c)</u>
2. Neighborhood/developer meeting packet: <u>Sign posting certification</u> ; refer to form in <u>n/d meeting packet</u> .	<u>31.063(10)(c), 31.064(2)(c)</u>
3. Clean Water Services (CWS) Service Provider Letter (SPL)	<u>31.071(1)(r)</u>

Regarding Item 3, CWS marked a box on the filled Pre-Screening form (file 14-002723) that states:

"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."

Because CWS determined that the Pre-Screening does not serve as an SPL, the AR submittal lacks an SPL and is therefore incomplete. The Pre-Screen status is available at <http://www.cleanwaterservices.org/PermitCenter/PermitStatus/EnvReview>.

Additionally, as requested in the AR application packet please provide an Adobe PDF or PDFs of the application materials. The applicant may submit a compact disc (CD) or make use of the City file transfer protocol (FTP) site.



City of Tualatin

www.tualatinoregon.gov

February 27, 2015

AJ Michaud, Project Manager
TS Gray Construction
P.O. Box 1000
Sherwood, OR 97140-1000

RE: Status of AR-15-02 "Barker Cabinets Building Addition" at 19355 SW 125th Ct (Tax Lot 2S1 21DA 00600)

Dear Mr. Michaud:

Staff reviewed the degree of completion of the Architectural Review (AR) application for the aforementioned tax lots based on the additional information received February 23 and 27, 2015 in response to the prior incompleteness letter and determined it quantitatively complete as of February 27, 2015. You are receiving this letter in compliance with Oregon Revised Statutes (ORS) 227.178(2).

Staff will decide on the application administratively; the application will not go to a public hearing before an advisory committee or the City Council. Planning staff will draft an AR decision report. Upon completion, staff will schedule a meeting with the applicant to discuss the draft decisions and related conditions of approval. Staff will issue final decisions simultaneously on a date ranging up to approximately six to eight weeks after the date of determination of completeness.

You may contact me at 503-691-3024 or ccortes@ci.tualatin.or.us.

Sincerely,

A handwritten signature in cursive script that reads "Colin Cortes".

Colin Cortes, AICP, CNU-A
Assistant Planner

cmc

cc: Bruce Barker, Barker Cabinets, 19355 SW 125th Ct, Tualatin, OR 97062-8026
Aquilla Hurd-Ravich, AICP, Planning Manager
Bethany Veil, Engineering Associate
Lynette Sanford, Office Coordinator
Tony Doran, EIT, Engineering Associate

file: AR-15-02

**NEIGHBORHOOD / DEVELOPER MEETING
CERTIFICATION OF SIGN POSTING**

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

18"

24"

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

As the applicant for the

BARKER CABINET EXPANSION project, I

hereby certify that on this day, 1/6/2015 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: AS MICHAUD
(PLEASE PRINT)

Applicant's Signature: *AS Michaud*

Date: 1/6/2015

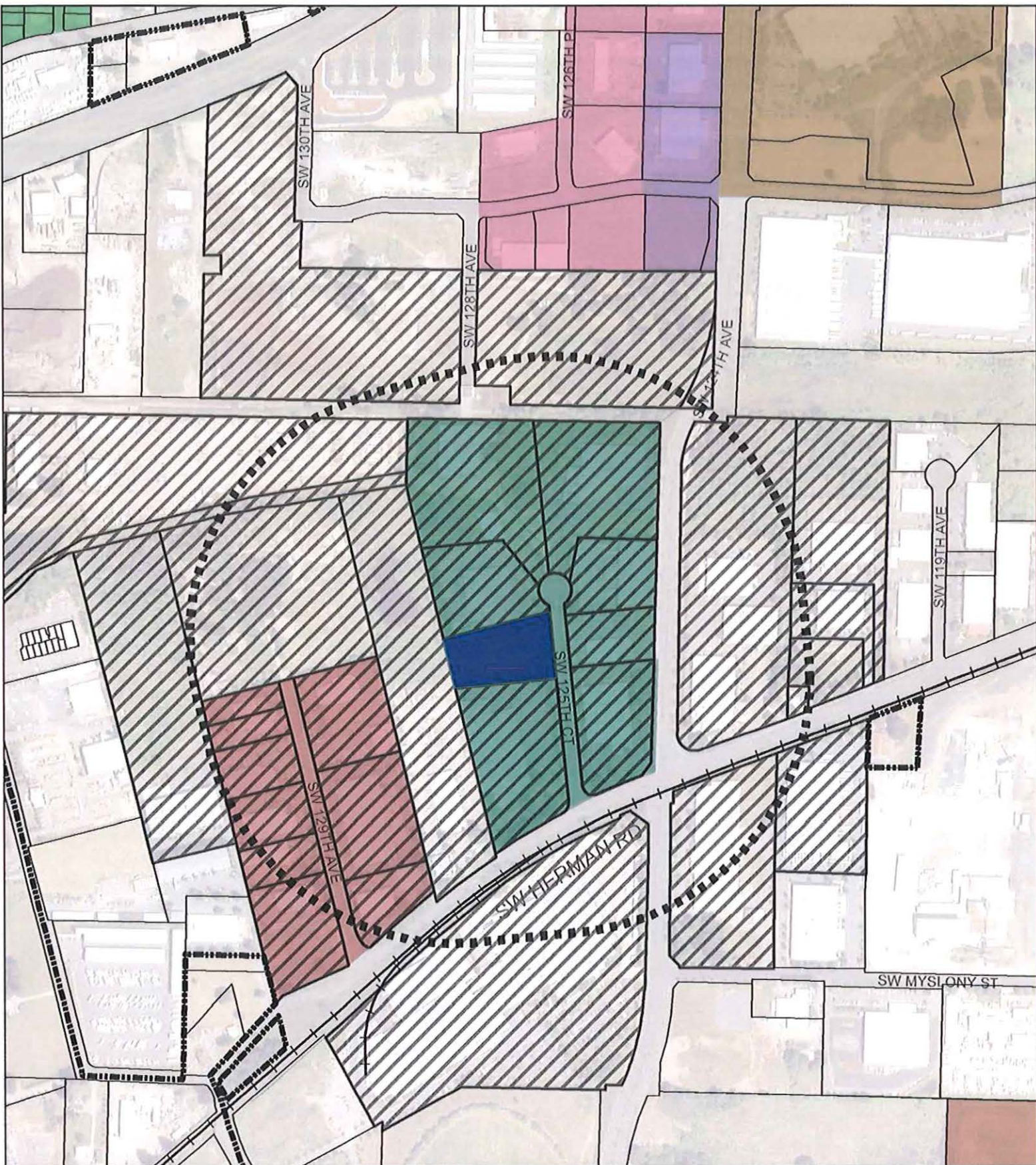
CITY OF TUALATIN
RECEIVED

FEB 23 2015


COMMUNITY DEVELOPMENT
PLANNING DIVISION

AR-15-02

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



 1000' Buffer

 Selected Taxlots



**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

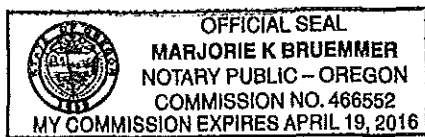
I, AS MICHAUD, being first duly sworn, depose and say:


That on the 6th day of JANUARY 2015, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



Signature

SUBSCRIBED AND SWORN to before me this 6th day of January, 2015
20 .





Notary Public for Oregon
My commission expires: 4-19-2016

RE: _____

CITY OF TUALATIN
RECEIVED

FEB 23 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION

ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



24"

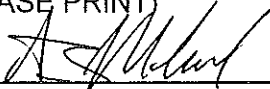
18"

The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

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

As the applicant for the BARKER CABINETS EXPANSION project, I hereby certify that on this day, _____ sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: AS MICHAUD - TS GRAY CONSTRUCTION
(PLEASE PRINT)

Applicant's Signature: 

Date: _____



February 5th, 2014

RE: Neighborhood/Developer Meeting for Proposed Addition to Barker Cabinets Building

Dear Property Owner/Neighborhood Representative:

There were no attendees to the neighbor meeting conducted at 5:00 PM on January 22nd, 2014 therefore there are no meeting minutes.

Regards,

A handwritten signature in black ink, appearing to read "AJ Michaud". The signature is fluid and cursive, with a large initial "A" and "M".

AJ Michaud
TS Gray Construction
503-692-4675



February 5th, 2014

RE: Legal Description for the Subject Property

Dear Property Owner/Neighborhood Representative:

Description on the deed is as follows:

Herman Road Business Center Lot 6

Regards,

A handwritten signature in black ink, appearing to read "AJ Michaud".

AJ Michaud
TS Gray Construction
503-692-4675

SITE VICINITY MAP





Clean Water Services File Number

14-002723

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: CITY OF TUALATIN

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 2S121DA00600

Site Address: 19355 SW 125TH CT

City, State, Zip: TUALATIN, OR 97062

Nearest Cross Street: IAS + HERMAN

3. Owner Information

Name: BRUCE BARKER

Company: BARKER CABINETS

Address: 19355 SW 125TH CT

City, State, Zip: TUALATIN, OR 97062

Phone/Fax: _____

E-Mail: _____

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 14,000 SF ADD TO BLDG OVER EXISTING PARKING LOT

5. Applicant Information

Name: AS MICHAUD

Company: TS GRAY CONSTRUCTION

Address: PO BOX 1000

City, State, Zip: SHERWOOD, OR 97140

Phone/Fax: 503-692-4675 / 503-692-9292

E-Mail: aj@rgpi.net

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 _____

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 AS MICHAUD

Print/Type Title PROJ MNGR

Signature *AS Michaud*

Date 9/30/14

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.

Reviewed by Laurie Harris

Date 10/09/14

FEB 27 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION



CWS File Number

14-002723

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction: City of Tualatin Review Type: Allowed Use
 Site Address: 19355 SW 125th CT SPL Issue Date: February 25, 2015
 / Location: Tualatin, OR 97062 SPL Expiration Date: February 24, 2017

Applicant Information:		Owner Information:	
Name	<u>AJ Michaud</u>	Name	<u>Bob Gray</u>
Company	<u>TS GRAY CONSTRUCTION</u>	Company	<u>BARKER PROPERTIES LLC</u>
Address	<u>PO BOX 1000</u>	Address	<u>19355 SW 125TH CT</u> <u>TUALATIN OR 97062</u>
Phone/Fax	<u>(503) 692-4675</u>	Phone/Fax	<u>(503) 476-1060</u>
E-mail:	<u>ajmichaud@tsgrayconstruction.net</u>	E-mail:	<u></u>

Tax lot ID	Development Activity
<u>2S121DA00600</u>	<u>Redevelopment – 13,086 sq. ft. addition to replace a portion of the existing parking lot</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

Pre-Development Site Conditions:		Post Development Site Conditions:	
Sensitive Area Present: <input checked="" type="checkbox"/> On-Site <input checked="" type="checkbox"/> Off-Site	Sensitive Area Present: <input checked="" type="checkbox"/> On-Site <input checked="" type="checkbox"/> Off-Site		
Vegetated Corridor Width: <u>25</u>	Vegetated Corridor Width: <u>25</u>		
Vegetated Corridor Condition: <u>Degraded</u>			

Enhancement of Remaining Vegetated Corridor Required: Square Footage to be enhanced: 5,167

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Storm drain outfall (replacement mitigation not required per section 3.05.5.c)</u>	<u>25</u>
<u></u>	<u></u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>None</u>	<u>0</u>
<u></u>	<u></u>

Conditions Attached Development Figures Attached (3) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

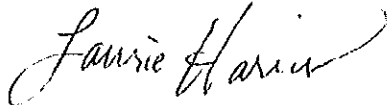
16. Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.
17. Clean Water Services shall require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.

FINAL PLANS

18. Final construction plans shall include landscape plans. In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
19. A Maintenance Plan shall be included on final plans including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
20. Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
21. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. Fencing and signage details to be included on final construction plans.

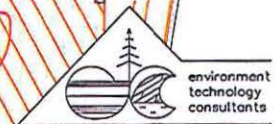
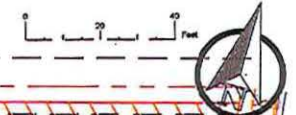
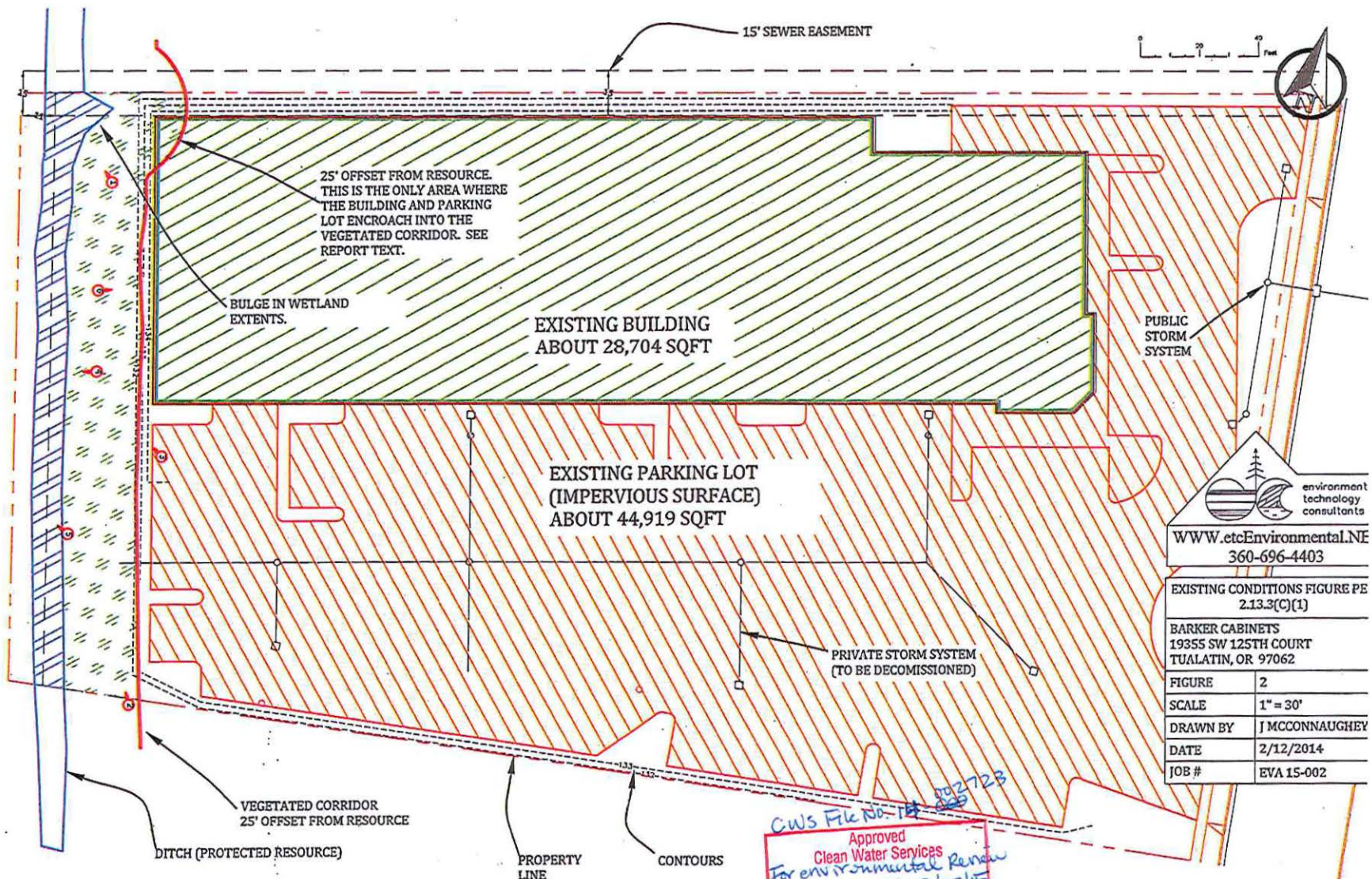
This Service Provider Letter is not valid unless CWS-approved site plan is attached.

Please call (503) 681-3639 with any questions.



**Laurie Harris
Environmental Plan Review**

Attachments (7)



WWW.etcEnvironmental.NE
360-696-4403

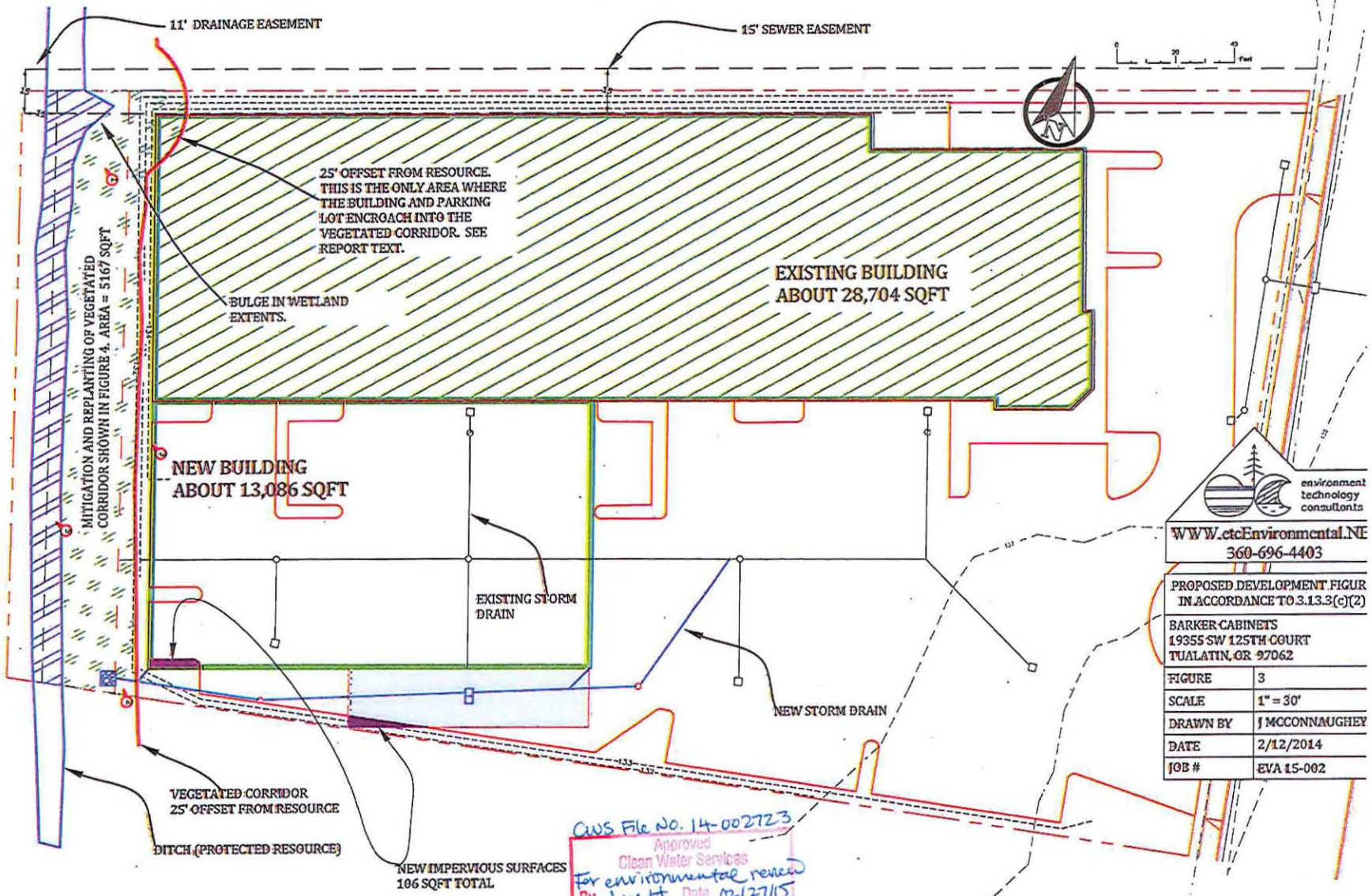
EXISTING CONDITIONS FIGURE PE 2.13.3(C)(1)

BARKER CABINETS
19355 SW 125TH COURT
TUALATIN, OR 97062

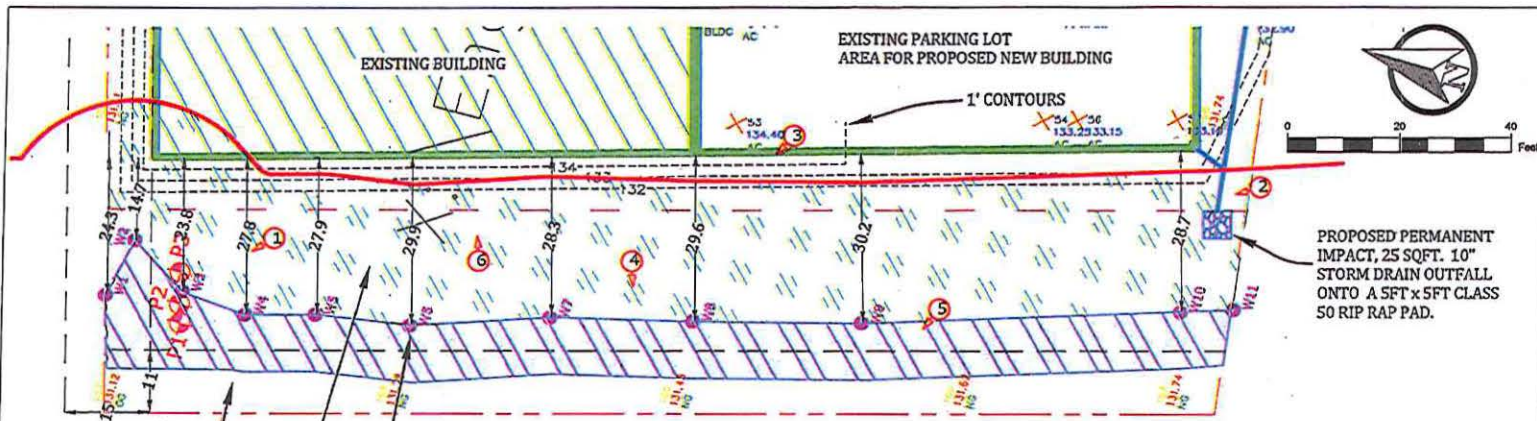
FIGURE	2
SCALE	1" = 30'
DRAWN BY	J MCCONNAUGHEY
DATE	2/12/2014
JOB #	EVA 15-002

CWS File No. 15-002723

Approved
Clean Water Services
For environmental Review
By Lmt Date 02/27/15
SPL Attachment 1 of 7



CWS File No. 14-002723
 Approved
 Clean Water Services
 for environmental review
 By *Lmbt* Date *02/27/15*
 SPL Attachment 2 of 7



environmental
technology
consultants

WWW.etcEnvironmental.NE
360-696-4403

FINAL CONDITIONS SITE PLAN PER 3.13.3(c)(3), SHOWING VEGETATED CORRIDOR REVEGETATION PLAN

BARKER CABINETS
19355 SW 125TH COURT
TUALATIN, OR 97062

FIGURE	4
SCALE	1" = 20'
DRAWN BY	J MCCONNAUGHEY
DATE	2/12/2014
JOB #	EVA 15-002

PROPOSED PERMANENT IMPACT, 25 SQFT. 10" STORM DRAIN OUTFALL ONTO A 5FT x 5FT CLASS 50 RIP RAP PAD.

RESEEDING

THE VEGETATED AREA NEEDS TO BE RESEED AS SOON AS POSSIBLE. ETC RECOMMENDS RESEEDING AND TREETING THE AREA AS FOLLOWS. SUNMARK SEED MIXES ARE SPECIFIED ALTHOUGH THESE CAN BE REPLACED WITH SIMILAR SEED MIXES FROM OTHER COMPANIES IF DESIRED.

FOR THE WETTER AREAS (3' STRIP ALONG THE DITCH) SEED WITH 0.5 POUNDS OF SUNMARK "NATIVE MIX - PHYTOREMEDIATION"

FOR THE REMAINING AREAS SEED WITH 6 POUNDS OF SUNMARK MEADOW MIX COMBINED WITH 1.5 POUNDS OF WOODLANDS MIX.

ALL BARE AREAS SHOULD BE COVERED FOR EROSION CONTROL. 600 LBS OF SUNMARK "PERMAMATRIX" ARE RECOMMENDED. SUBSTITUTE EROSION CONTROL COVERS INCLUDE 2" OF HAY, OR 2" MULCH.

REPLANTING

THE VEGETATED CORRIDOR NEEDS TO BE REPLANTED PER R&O 07-20 APPENDIX "A". AN ANNOTATED COPY OF APPENDIX "A" IS ATTACHED AS REFERENCE.

THE REQUIRED PLANTING DENSITY IS DEFINED IN APPENDIX "A" PARAGRAPH 2.3.c. FOR A VEGETATED CORRIDOR OF 5,167 SQFT PARAGRAPH 2.3.c REQUIRES THAT 48 TREES AND 241 SHRUBS BE PLANTED. THERE ARE PRESENTLY 10 WESTERN RED CEDAR TREES ABOUT 10 TO 12 INCH DIAMETER IN THE CORRIDOR ALREADY, AND SO WE HAVE REDUCED THE REQUIRED PLANTING BY THAT NUMBER.

ADJUSTED PLANTING REQUIREMENT PER APPENDIX "A" 2.3.c:
~~4238~~ TREES
~~258~~ 241 SHRUBS

APPROXIMATELY 333 SQFT OF THE CORRIDOR CLOSEST TO THE DITCH ARE WET OR RIPARIAN CONDITIONS AND SHOULD BE PLANTED USING PLANTS FROM THE RIPARIAN FOREST (RF) PORTION OF TABLE A-1. THE REMAINING 4,837 SQFT SHOULD BE PLANTED AS AN UPLAND FOREST PER THE UPLAND FOREST (UF) PORTION OF TABLE A-1.

ETC'S RECOMMENDED SPECIES AND NUMBERS FOR PLANTING CAN BE FOUND IN MARGINS OF THE ABOVE MENTIONED TABLES. SUBSTITUTIONS ARE ALLOWED DEPENDING ON AVAILABILITY.

IN ADDITION ETC RECOMMENDS PLANTING 50 BLACK TWIN BERRY LIVE STAKES AND 50 WILLOW LIVE STAKES AS THESE PROVIDE RELATIVELY INEXPENSIVE ASSURANCE THAT ACCEPTABLE SURVIVAL NUMBERS WILL BE MET.

A TEMPORARY IRRIGATION SYSTEM IS REQUIRED.

SEWER LINE EASEMENT 15"

DRAINAGE EASEMENT 11"

WETLAND 2,113 SQFT R3UB3

25' WIDE VEGETATED CORRIDOR 5,167 SQFT



WETLAND DATA SAMPLING POINT SEE APPENDIX B



WETLAND BOUNDARY FLAG AND DISTANCE TO NEAREST BUILDING OR OTHER IMPERVIOUS SURFACE



PHOTO LOCATION AND DIRECTION

CWS File No. 14-002723
 Approved
 Clean Water Services
 For environmental review
 By LMH Date 02/27/15
 SPL Attachment 3 of 7

SUGGESTED PLANT COMMUNITIES FOR REVEGETATION
FOR WETTER AREAS WITHIN ABOUT 3 FEET OF DITCH EDGE

live stake

Plant Communities	Minimum Species Composition	Plant Category	Water Requirements	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
Shrub / Scrub Wetland (SS)							
Pacific willow (<i>Salix lasiandra</i>)	50	Tree	Wet	Sun	Live stake	3'	Single
Silka willow (<i>Salix sitchensis</i>)		Tree	Moist	Sun	1 gal	3'	Cluster
Douglas hawthorne (<i>Crataegus douglasii</i>)		Tree	Moist	Part	2 gal	2'	Cluster
Pacific Crabapple (<i>Malus fusca</i>)		Tree	Moist	Part	2 gal	2'	Cluster
Scouler willow (<i>Salix scouleriana</i>)	50	Shrub	Moist	Sun	1 gal	3'	Cluster
Red-osler dogwood (<i>Cornus sericea</i>)		Shrub	Wet	Part	1 gal	2'	Cluster
Clustered rose (<i>Rosa pisocarpa</i>)		Shrub	Wet	Part	1 gal	1.5'	Cluster
Douglas's spiraea (<i>Spiraea douglasii</i>)		Shrub	Wet	Sun	1 gal	1.5'	Cluster
Nodding beggarlick (<i>Bidens cernua</i>)		Herb	Wet	Sun	1 gal	1.5'	Cluster
Spreading rush (<i>Juncus patens</i>)		Herb	Moist	Part	plugs	6"	Mass
Western manna-grass (<i>Glyceria occidentalis</i>)		Grass	Wet	Sun	seed	na	Mass
Emergent Marsh (EM)							
Nodding beggarstick (<i>Bidens cernua</i>)		Herb	Moist	Sun	1 gal	1.5'	Cluster
Hardstem bulrush (<i>Scirpus acutus</i>)		Herb	Wet	Sun	plugs	1.5'	Cluster
Small-fruited bulrush (<i>Scirpus microcarpus</i>)		Herb	Wet	Sun	plugs	6"	Mass
Creeping spike rush (<i>Eleocharis palustris</i>)		Herb	Wet	Sun	seed, plugs	4"	Mass
Wapato (<i>Sagittaria latifolia</i>)		Herb	Wet	Sun	bulbs	na	Cluster
American water plantain (<i>Alisma plantago-</i>		Herb	Wet	Sun	bulbs	na	Cluster
Soft stemmed bulrush (<i>Scirpus tabernaemontani</i>)		Herb	Wet	Sun	plugs	1.5'	Cluster
American brooklime (<i>Veronica americana</i>)		Herb	Wet	Sun	plugs	na	Cluster
Marsh speedwell (<i>Veronica scutellata</i>)		Herb	Wet	Sun	plugs	na	Cluster
American sloughgrass (<i>Beckmannia</i>		Grass	Wet	Sun	seed, plugs	na	Mass
Western manna-grass (<i>Glyceria occidentalis</i>)		Grass	Wet	Sun	seed	na	Mass

CWS File No. 14-002723
 Approved
 Clean Water Services
 For environmental review
 By LWH Date 02/27/15
 SPA Attachment 4 of 7

**SUGGESTED PLANT COMMUNITIES FOR REVEGETATION
FOR DRYER AREAS ABOVE DITCH WETTED ZONE**

Plant Communities	ETC Recommended numbers	Plant Category	Water Require	Light Requirements	Minimum Rooting Size	Minimum Plant Height	Spacing Format
Upland Forest (UF)							
Red alder (<i>Alnus rubra</i>)		Tree	Moist	Sun	1 gal	3'	Single
Big leaf maple (<i>Acer macrophyllum</i>)	10	Tree	Dry	Sun	2gal	3'	Single
Douglas Fir (<i>Pseudotsuga menziesii</i>)		Tree	Dry	Sun	2gal	3'	Single
Grand fir (<i>Abies grandis</i>)		Tree	Dry	Sun	2 gal	2'	Single
Pacific yew (<i>Taxus brevifolia</i>)		Tree	Moist	Shade	2 gal	2'	Single
Cascara (<i>Rhamnus purshiana</i>)		Tree	Dry	Part	2 gal	2'	Single
Pacific dogwood (<i>Cornus nuttallii</i>)	18	Tree	Moist	Shade	1 gal	2'	Single
Bitter cherry (<i>Prunus emarginata</i>)		Tree	Moist	Part	2 gal	2'	Single
Vine Maple (<i>Acer circinatum</i>)		Tree	Moist	Part	2 gal	2'	Single
Oceanspray (<i>Holodiscus discolor</i>)	50	Shrub	Dry	Sun	1 gal	1.5'	Single
Red elderberry (<i>Sambucus racemosa</i>)		Shrub	Moist	Part	1 gal	1.5'	Single
Red flowering currant (<i>Ribes sanguineum</i>)	50	Shrub	Dry	Sun	1 gal	1.5'	Cluster
Cascade Oregon grape (<i>Mahonia nervosa</i>)		Shrub	Moist	Part	1 gal	4"	Cluster
Tall Oregon grape (<i>Mahonia aquifolium</i>)	41	Shrub	Dry	Sun	1 gal	6"	Single
Red huckleberry (<i>Vaccinium parvifolium</i>)		Shrub	Moist	Shade	1 gal	1.5'	Cluster
Thimbleberry (<i>Rubus pariflorus</i>)		Shrub	Moist	Shade	1 gal	1.5'	Cluster
Snowberry (<i>Symphoricarpos albus</i>)	50	Shrub	Dry	Part	1 gal	1.5'	Cluster
Baldhip Rose (<i>Rosa gymnocarpa</i>)		Shrub	Dry	Part	1 gal	1.5'	Cluster
Serviceberry (<i>Amelanchier alnifolia</i>)	50	Shrub	Dry	Part	2 gal	2'	Single
Sword fern (<i>Polystichum munitum</i>)		Shrub	Moist	Shade	2 gal	na	Cluster
Deer fern (<i>Blechnum spicant</i>)		Herb	Moist	Shade	1 gal	na	Cluster
Orange honeysuckle (<i>Lonicera ciliosa</i>)		Herb	Moist	Shade	2 gal	na	Single
Salal (<i>Gaultheria shallon</i>)		Herb	Moist	Part	1 gal	4"	Cluster
Wood strawberry (<i>Fragaria vesca</i>)		Herb	Moist	Shade	4"	na	Cluster
Western trillium (<i>Trillium ovatum</i>)		Herb	Moist	Shade	4"	na	Cluster
Five-stemmed mitrewort (<i>Mitella pentandra</i>)		Herb	Moist	Shade	1 gal	na	Cluster
Red columbine (<i>Aquilegia formosa</i>)		Herb	Dry	Part	4"	na	Cluster
False solomon's seal (<i>Smilacina racemosa</i>)		Herb	Moist	Shade	4"	na	Cluster
Native California brome (<i>Bromus carinatus</i>)		Grass	Dry	Sun	seed	na	Mass
Blue Wildrye (<i>Elymus glaucus</i>)		Grass	Dry	Part	seed	na	Mass

CWS File No. 14-002723
 Approved
 Clean Water Act
 For environmental review
 By Lmtt 02/27/15
 SPL Attachment 6 of 7



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

AJ Michaud
Project Manager
TS GRAY Construction
PO Box 1000
Sherwood, OR 97140

Re: Barker Building Expansion

Dear AJ;

Thank you, for sending us your site plans for this building expansion in Tualatin.

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

I do not see where this building expansion will affect or disrupt our capabilities of servicing this site like we currently are.

Thank you AJ, for your help and concerns for our services prior to this project being developed.

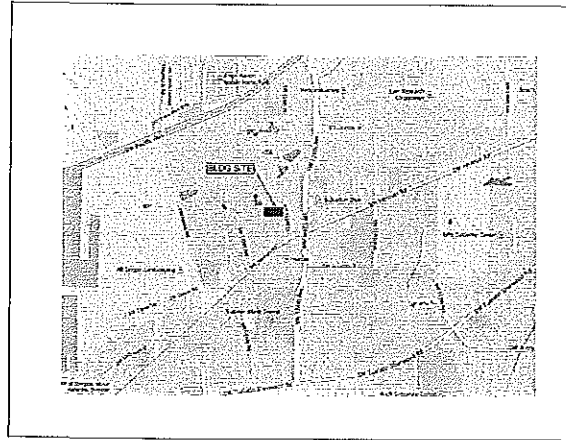
Sincerely,

Frank J. Lonergan
Operations Manager
Republic Services Inc.

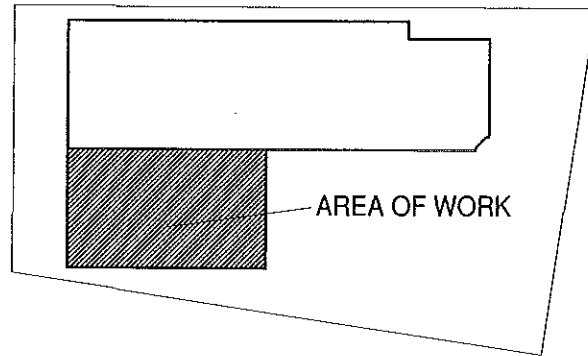


BARKER CABINETS ADDTION

19355 SW 125TH CT
TUALATIN, OR 97062
TAX LOT: 2S121DA00600



VICINITY MAP



SITE MAP

BUILDING CODE DATA

BASED ON 2010 OREGON STRUCTURAL SPECIALTY CODE

GENERAL CODE ANALYSIS
CONSTRUCTION TYPE: III-B
SINGLE STORY

ALLOWABLE AREA = $A_a = 17500 + (17500 \times 3) = 70,000$ SF

FIRE PROTECTION: FULLY SPRINKLERED

OCCUPANCY: S-1

EXISTING BUILDING AREA: 29,104 SF

BUILDING AREA ADD: 13,083 SF

SECTION 503: NO HEIGHT MODIFICATIONS PROPOSED
SECTION 506: NO AREA MODIFICATIONS PROPOSED
SECTION 706: EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS SHALL BE CONSIDERED A SEPARATE BUILDING. PROPOSED NEW 13,083 SF IS SEPARATED FROM EXISTING BUILDING BY 6½" THICK CONCRETE WALL (3-HR PROTECTION)

TEAM MEMBERS

CONTRACTOR

TS GRAY CONSTRUCTION
PO BOX 1000
SHERWOOD, OR 97140
PH: 503-692-4675
FAX: 503-692-9292
CONTACT: AJ MICHAUD 503-793-8011

CIVIL ENGINEER

SISUL ENGINEERING
375 PORTLAND AVE
GLADSTONE, OR 97027
PH: 503-657-0188
FAX: 503-657-5779
CONTACT: TOM SISUL

STRUCTURAL EENGINEGGER

HAYDEN CONSULTING ENGINEERS
12480 SW 68TH AVE
TIGARD, OR 97223
PH: 503-968-9994
FAX: 503-968-8444
CONTACT: DARRON HAYDEN

INDEX OF DRAWINGS

T1.0 TITLE SHEET & CODE ANALYSIS
A1.0 SITE PLAN
L1.0 LANDSCAPING PLAN

CIVIL

1 STORM DRAIN PLAN
2 DETAILS

STRUCTURAL

S1.0 GENERAL NOTES & SCHEDULE
S2.0 FOUNDATION PLAN
S3.0 ROOF FRAMING PLAN
S4.0 WALL PANEL ELEVATIONS
S4.1 EXTERIOR ELEVATIONS & SECTION
S5.0 FOUNDATION & CONCRETE DETAILS
S6.0 ROOF FRAMING DETAILS

DEFERRED SUBMITTALS

(SEE STRUCT FOR ADDITIONAL DEF. SUBMITTALS)

MECHANICAL

ELECTRICAL & LIGHTING

FIRE SPRINKLERS

REVISIONS BY

Barker Cabinets

TITLE SHEET

SHEET CONTENT

PO BOX 1000
SHERWOOD, OR 97140
PH: 503-692-4675
FAX: 503-692-9292
COB# 198759

TS GRAY CONSTRUCTION

DATE 12/8/14

SCALE NTS

DRAWN AJM

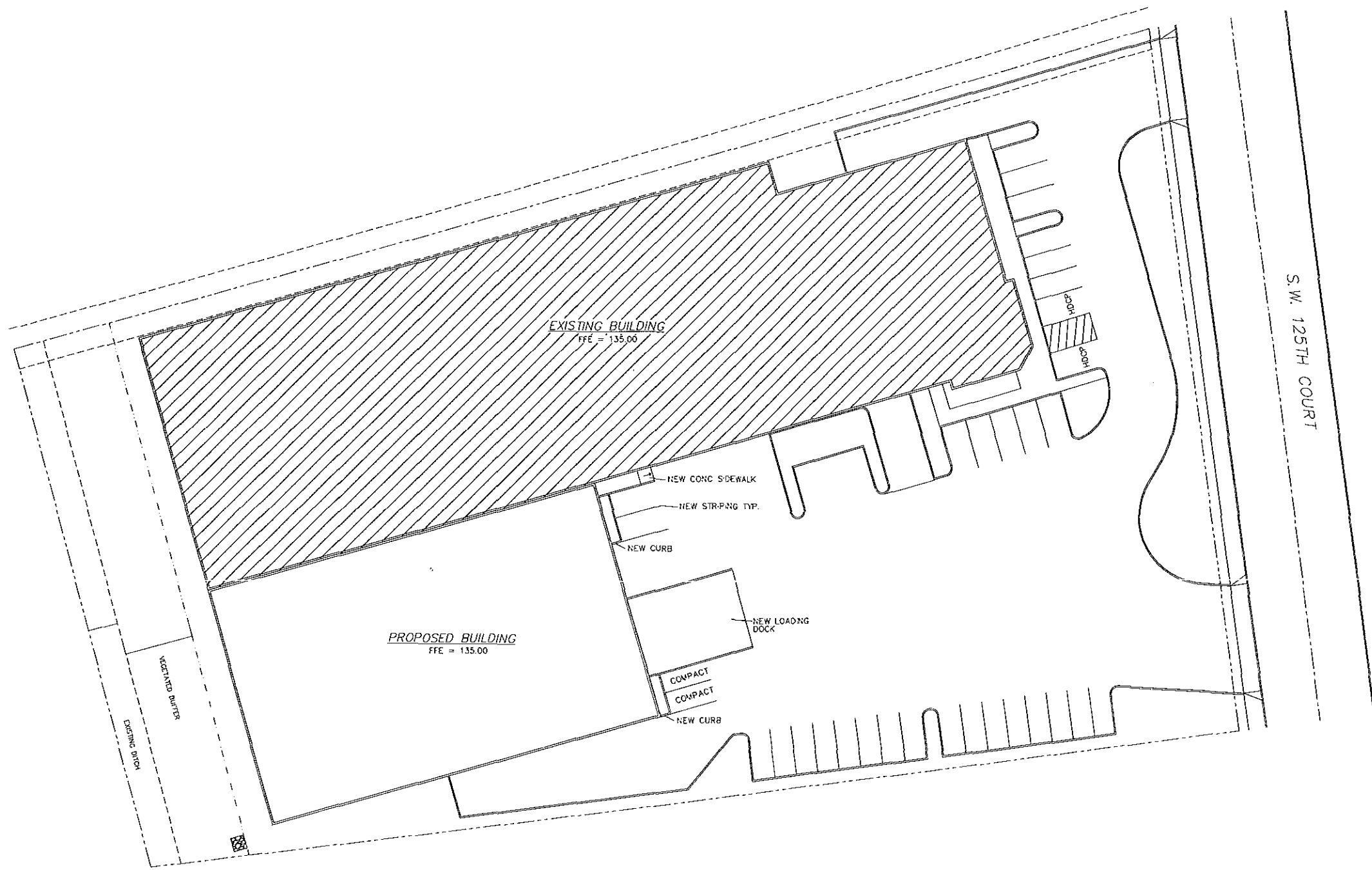
JOB 1412

SHEET T1.0

CITY OF TUALATIN
RECEIVED

FEB 10 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION



REVISIONS	BY

Barker Cabinets

SHEET CONTENT
SITE PLAN

PO BOX 1000
SHERWOOD, OR 97140
PH: 503-692-4675
FAX: 503-692-9292
CCB# 198759



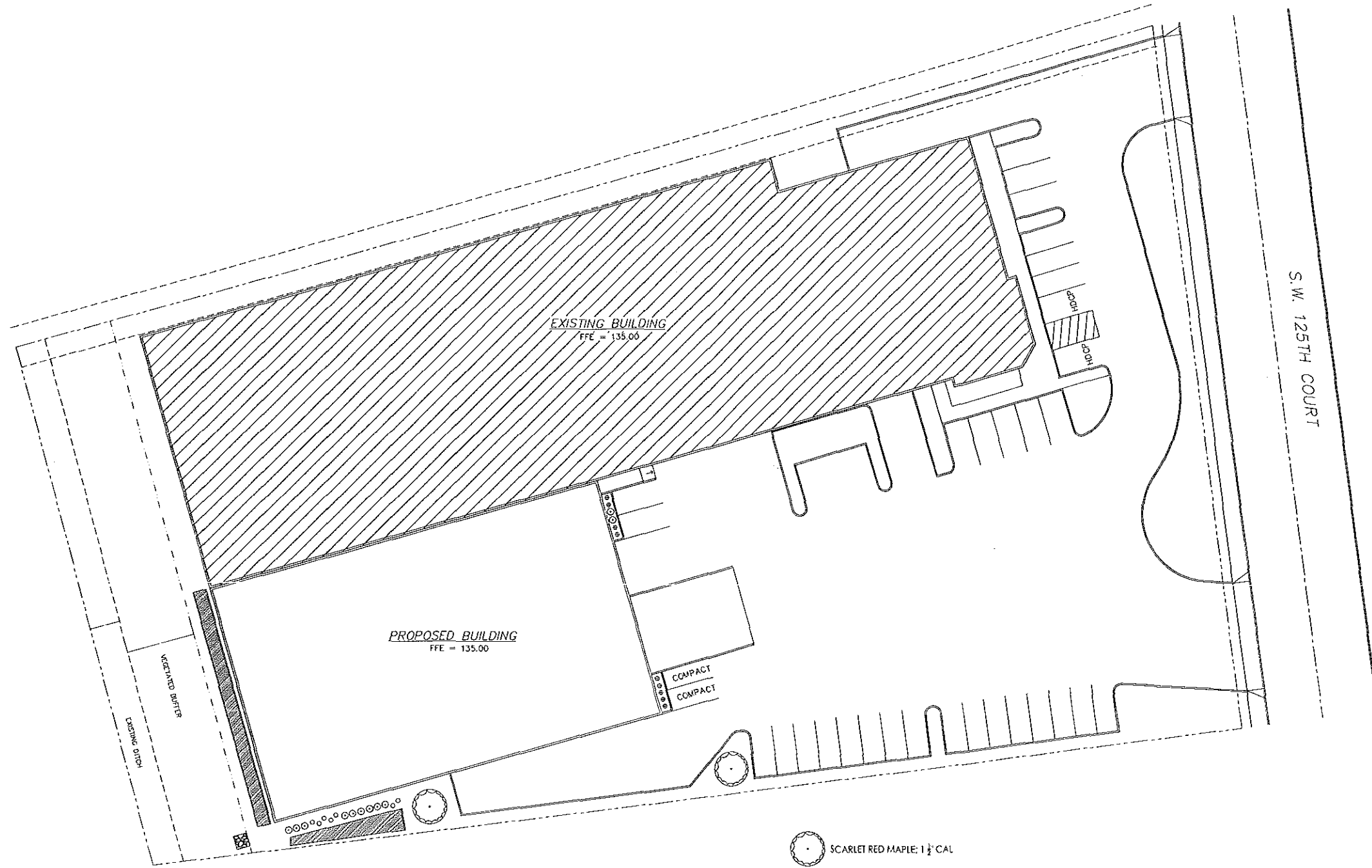
DATE 12/8/14

SCALE 1"=20'

DRAWN AJM

JOB 1412

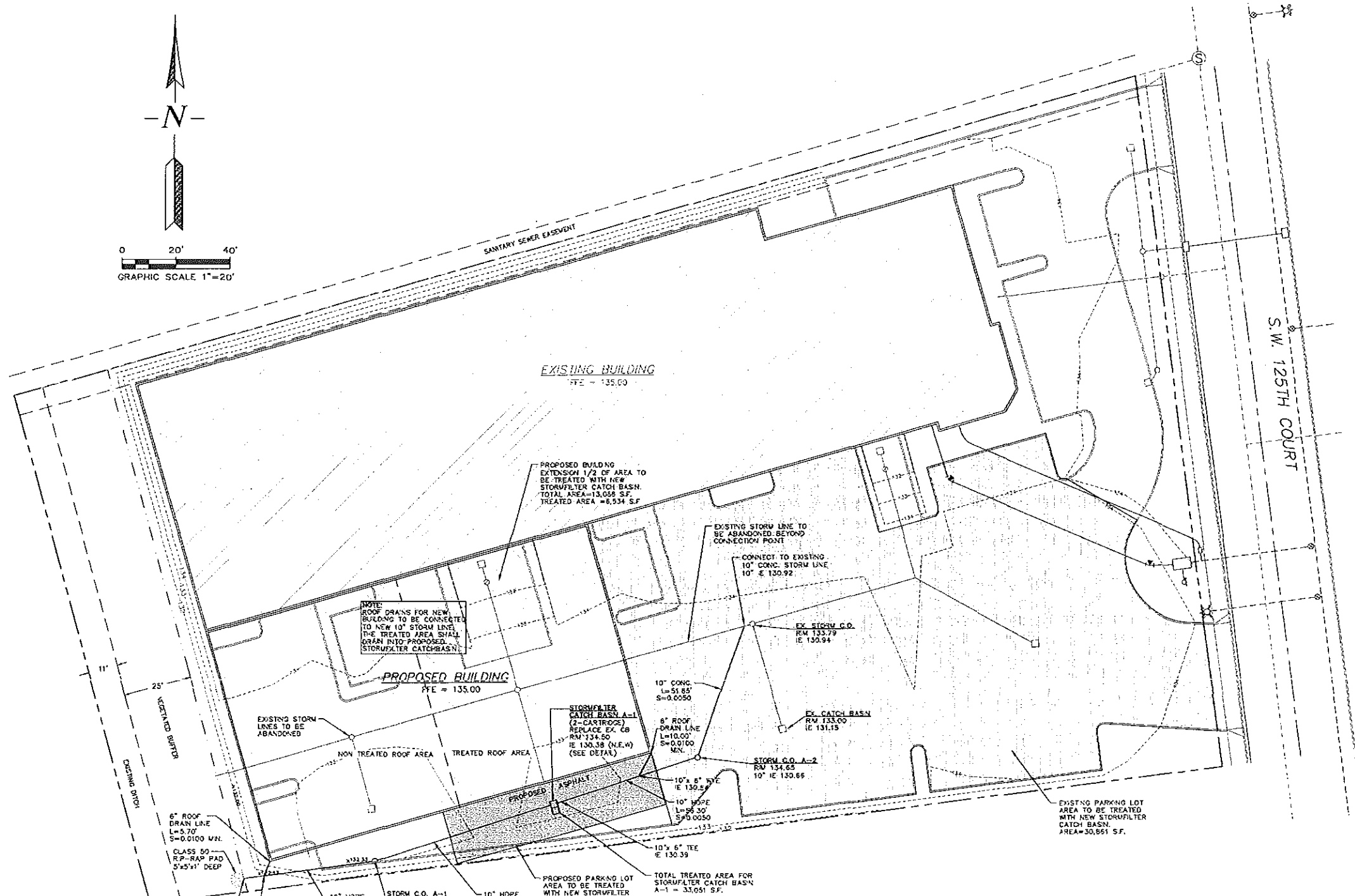
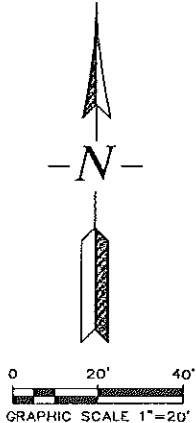
SHEET
A1.0



- SCARLET RED MAPLE: 1 1/2' CAL
- DRAWF HEAVENLY BAMBOO: 2 GAL
- PURPUREUM PHORMIUM TENAX: 5 GAL
- EVERGREEN HUCKLEBERRY: 5 GAL
- ▨ KINN/KINNICK: 18" O.C.: 1 GAL

REVISIONS	BY

Barker Cabinets
LANDSCAPING PLAN
SHEET CONTENT
LANDSCAPING PLAN
PO BOX 1000 SHERWOOD, OR 97140 PH: 503-692-4675 FAX: 503-692-9292 CONSTRUCTION CCB# 198759
DATE 12/8/14
SCALE 1"=20'
DRAWN AJM
JOB 1412
SHEET L1.0



- Private Storm Drain Notes:
1. Concrete pipe shall be Class III conforming to ASTM C-14, Class 3. Ductile iron pipe shall be Class 52, cement-mortar lined and sea-coated and shall conform with ASTM 538, AWWA C151, AWWA C104, and AWWA C111. Pipe installed within (5) five feet of any building shall be Schedule 40 PVC DWV pipe or schedule 40 ABS DWV pipe.
 2. All pipe shall be bedded and backfilled to surface with crushed aggregate backfill (3/4-0"). Crushed aggregate backfill shall be compacted to 95% of maximum dry density per ASTM D-1557 test method.
 3. Storm drain cleanout pipe, fittings and joints shall be the same specifications as for pipe. Cleanouts shall meet the requirements of Section 707 of the Oregon State Plumbing Code.
 4. All materials, installation, tests and inspections to be made in strict accordance with the 2011 Oregon State Plumbing Specialty Code and the City of Tualatin Plumbing Department.



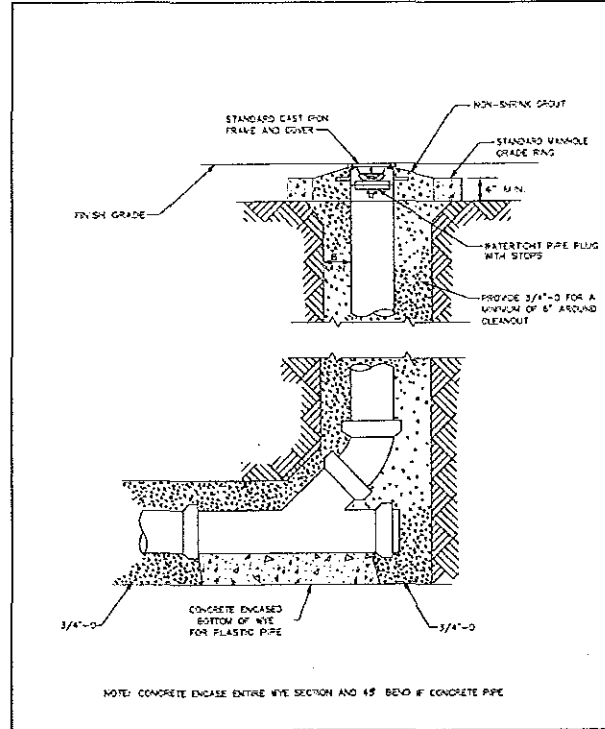
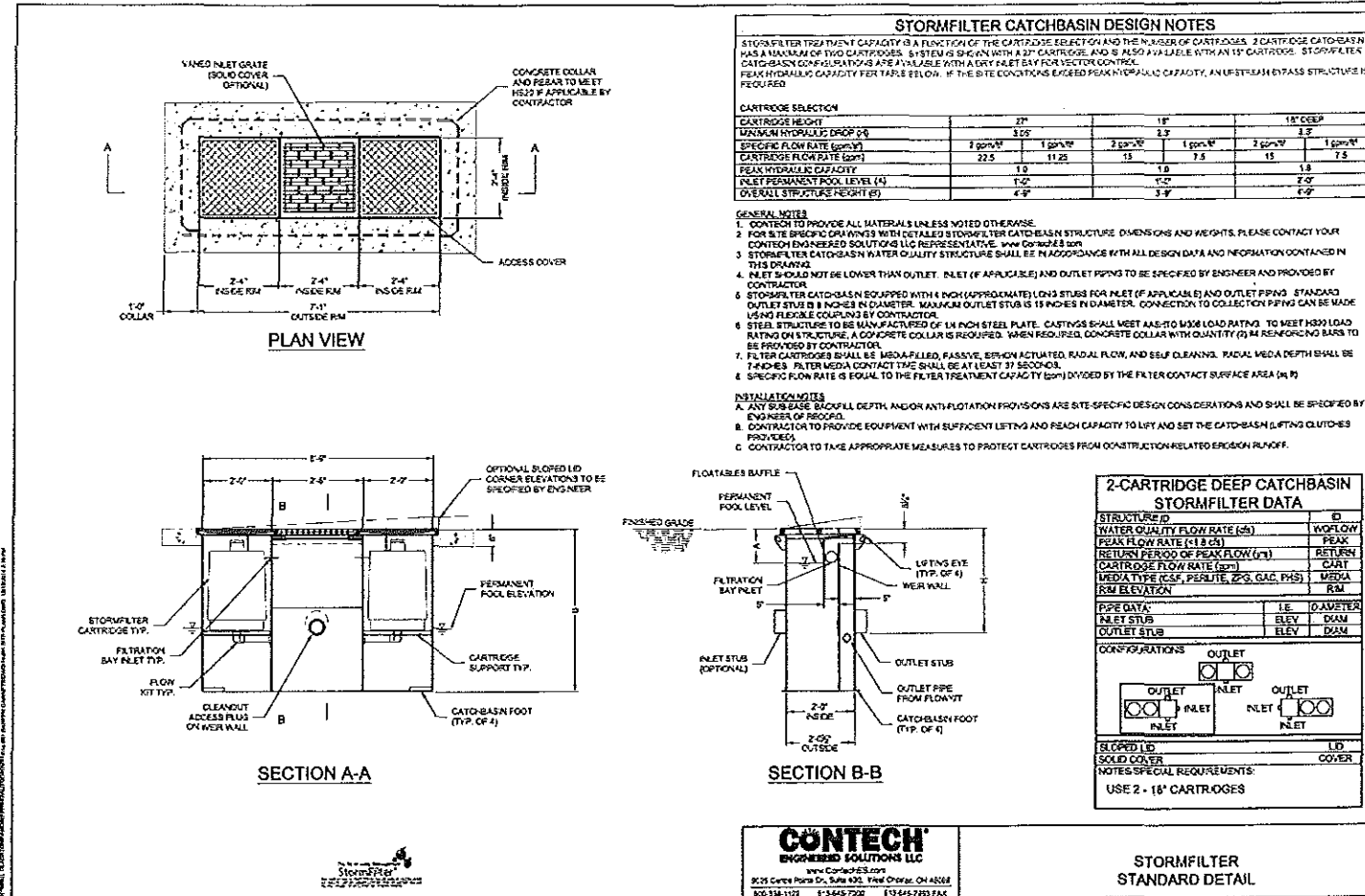
REVISIONS	BY

BARKER CABINETS ADDITION
TS GRAY CONSTRUCTION

Storm Drain Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
CLATSOP, OREGON 97027
(503) 657-0185
DRAWING: 14-001 "Site Plumbing"

DATE	NOV. 2014
SCALE	1"=20'
DRAWN	D.J.
FOR	SGL 14-CB1
SHEET	1
OF 2	SHEETS



STANDARD CLEANOUT

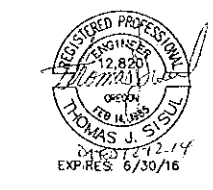
REVISIONS	BY

BARKER CABINETS ADDITION
TS GRAY CONSTRUCTION

Details

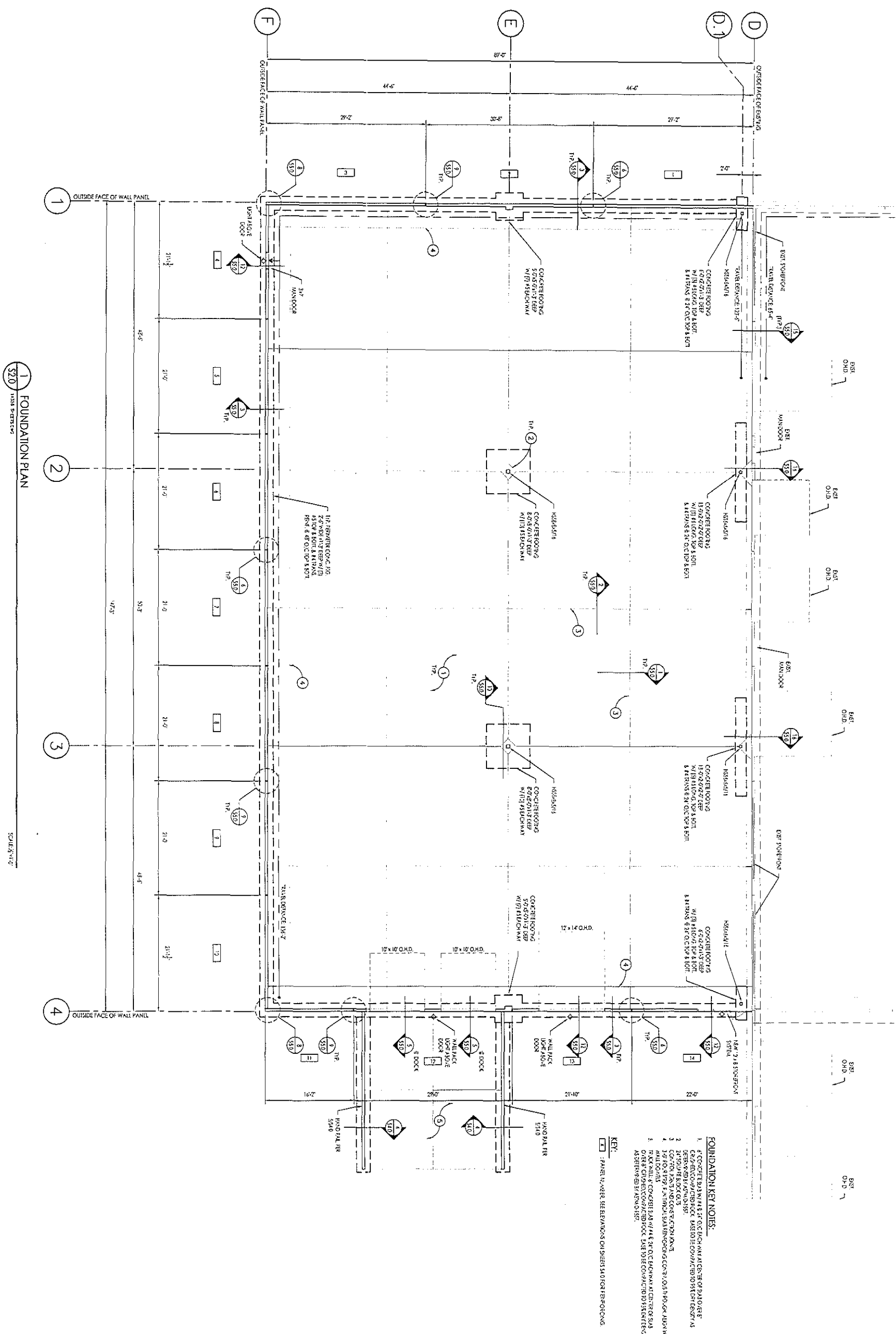
SISUL ENGINEERING
2025 PORTLAND AVENUE
CLATSOP COUNTY, OREGON 97027
(503) 657-0188
DRAWING: 14-001 Site Planning

DATE	NOV. 2014
SCALE	1"=20'
DRAWN	DJ
JOB	SGL 14-081
SHEET	2
OF 2 SHEETS	



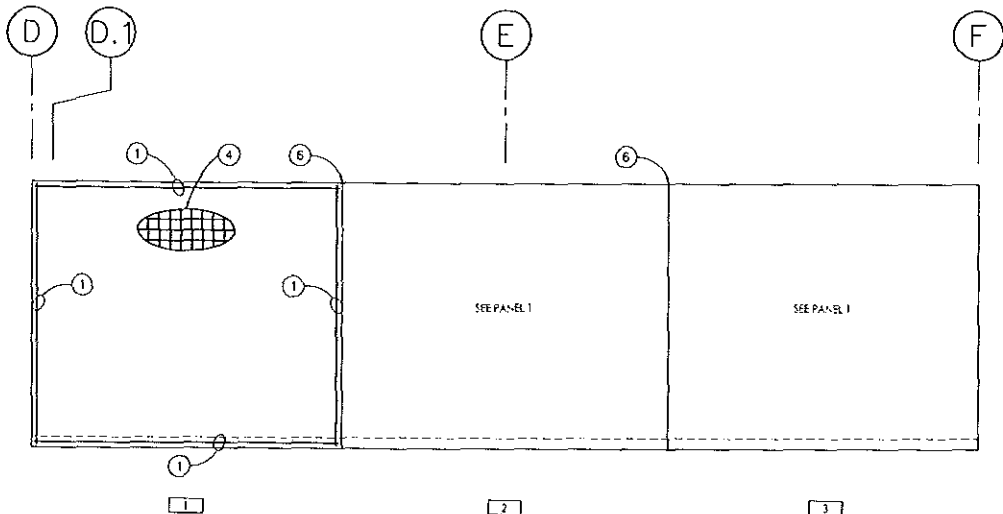
CONTECH
ENGINEERED SOLUTIONS LLC
www.contech.com
800.334.1122 534.457.7202 531.644.7283 FAX

STORMFILTER
STANDARD DETAIL

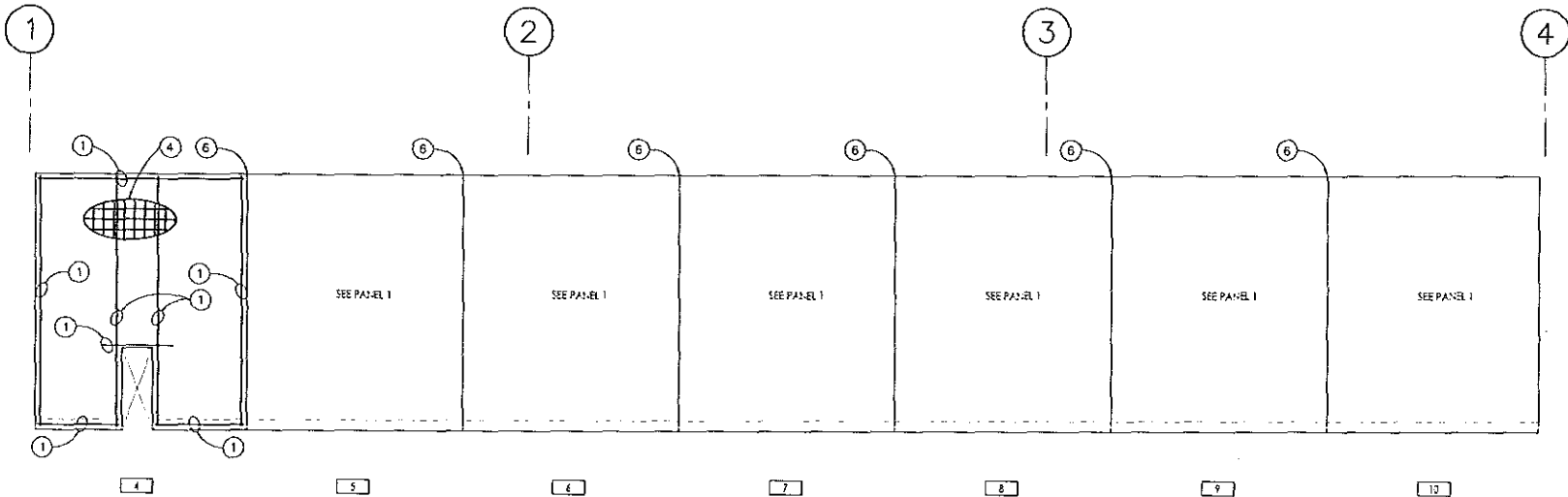


1 FOUNDATION PLAN
SCALE: 3/4" = 1'-0"

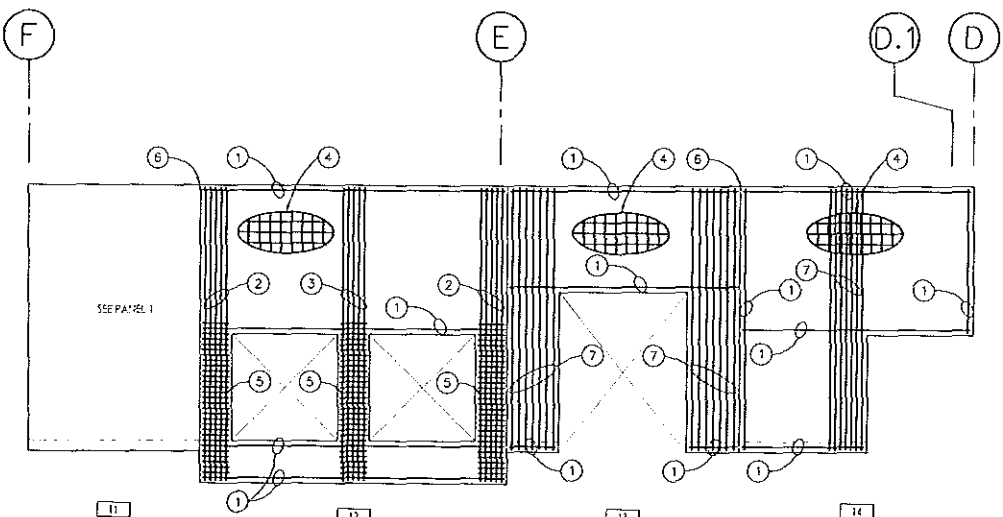
SHEET S2.0 of 7	PROJECT: Building Addition Barker Cabinets 19355 SW 125th Ct Tualatin, OR 97062	<p>HAYDEN Consulting Engineers STRUCTURAL ENGINEERING</p> <p>12480 SW 68th, Ave., Tigard, Oregon 97223 Phone: (503) 968-9994 / Fax: (503) 968-8444 WWW.HAYDEN-ENGINEERS.COM</p>
	SHEET CONTENT FOUNDATION PLAN	
	DRAWN BY: DLM DATE: 02.04.2015	
	CHECKED BY: CM/DH	
	14358	



1 WEST PANEL ELEVATION
 S4.0 [ALL PANELS THIS ELEVATION THICKNESS = 6/8"]
 SCALE: 1/4" = 1'-0"

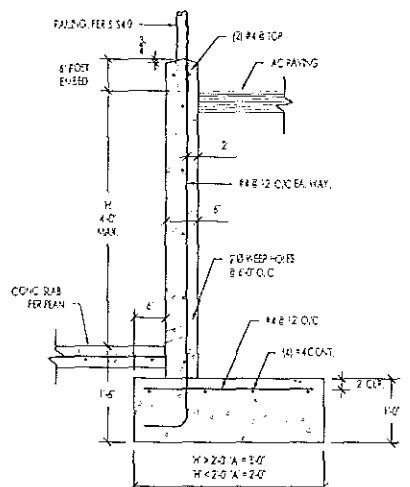


2 SOUTH PANEL ELEVATION
 S4.0 [ALL PANELS THIS ELEVATION THICKNESS = 6/8"]
 SCALE: 1/4" = 1'-0"

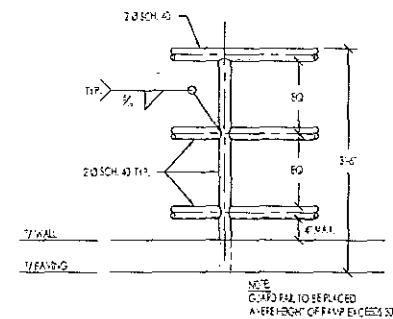


3 EAST PANEL ELEVATION
 S4.0 [ALL PANELS THIS ELEVATION THICKNESS = 6/8"]
 SCALE: 1/4" = 1'-0"

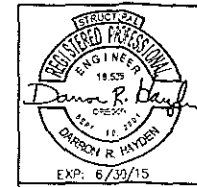
- PANEL KEYNOTES:**
- (1) #5 AT PANEL EDGES AND AROUND ALL OPENINGS EXTEND HORIZONTAL 35 MINIMUM PAST EDGE OF OPENINGS EXTEND VERTICAL FULL HEIGHT.
 - (2) #5 EACH FACE EQUALLY SPACED IN PANEL LEG OR 12" O.C. MAXIMUM.
 - (3) #2 #5 EACH FACE EQUALLY SPACED IN PANEL LEG OR 12" O.C. MAXIMUM.
 - (4) #4 @ 12" O.C. VERTICAL & #4 @ 12" O.C. HORIZONTAL CENTER BARS IN PANEL.
 - (5) #3 HOOPS @ 4" O.C. EXTEND 1'-0" PAST TOP & BOTTOM OF OPENINGS.
 - (6) SEE DETAIL 14350.
 - (7) #5 EACH FACE EQUALLY SPACED IN PANEL LEG OR 12" O.C. MAXIMUM.



4 TRUCK WELL WALL
 S4.0 [ALL SHEETS THIS ELEVATION THICKNESS = 6/8"]
 SCALE: 1/4" = 1'-0"



5 TRUCK WELL RAILING
 S4.0 [ALL SHEETS THIS ELEVATION THICKNESS = 6/8"]
 SCALE: 1/4" = 1'-0"



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PROJECT:
 Building Addition
 Barker Cabinets
 19355 SW 125th Ct
 Tualatin, OR 97062

SHEET CONTENT	
WALL PANEL ELEVATIONS	
JOB NO.	14358
DRAWN	CHECKED
DLM	CM/DH
DATE	02.04.2015
REVISIONS	
SHEET	S4.1 of 7

2/4/2015 11:37 AM