



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-15-0018 (Community Development Dept.: Planning Division)

PROPOSAL	To partially redevelop the site for use by the Emergency Veterinary Clinic through remodel of a vacant building of 7,196 square feet (sq ft), construction of an addition of 586 sq ft, and improvement of landscaping and parking.
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PROPERTY	Name of Application	EMERGENCY VETERINARY CLINIC			
	<input type="checkbox"/> n/a Street Address	8250 SW Tonka St			
	Tax Map and Lot No(s).	2S1 24CB 01700			
	Planning District	General Commercial (CG)	Overlays <input type="checkbox"/>	NRPO <input type="checkbox"/>	Flood Plain <input checked="" type="checkbox"/>
	Previous Applications	AR-99-20	Additional Applications: none		CIO COMMERCIAL

DATES	Receipt of application	6/03/2015	Deemed Complete	7/27/2015	CONTACT	Name: Colin Cortes
	Notice of application submittal			7/29/2015		Title: Assistant Planner
	Project Status / Development Review meeting			8/06/2015		E-mail: ccortes@ci.tualatin.or.us
	Comments due for staff report			8/12/2015		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		

City Staff

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

Neighboring Cities

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

*Paper Copies

Counties

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

Regional Government

- Metro

School Districts

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

State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A

- ODOT Rail Div.

Utilities

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

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)
-

- 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*
- 73.500 *Standards*



City of Tualatin

www.tualatinoregon.gov

CITY OF TUALATIN
RECEIVED

JUN 03 2015

APPLICATION FOR ARCHITECTURAL REVIEW

COMMUNITY DEVELOPMENT
PLANNING DIVISION

Direct Communication to:			
Name: <u>Rebecca Kerr</u>		Title:	
Company Name:			
Current address:			
City:		State:	ZIP Code:
Phone:	Fax:	Email:	
Applicant			
Name: <u>Rebecca Kerr</u>		Company Name: <u>CIDA, Inc.</u>	
Address: <u>15895 SW 72nd Ave. Suite 200</u>			
City: <u>Portland</u>		State: <u>OR</u>	ZIP Code: <u>97224</u>
Phone: <u>(503) 226-1285</u>	Fax: <u>(503) 637-3326</u>	Email: <u>rebeckak@cidainc.com</u>	
Applicant's Signature: <u>Rebecca Kerr</u>		Date: <u>5/29/2015</u>	
Property Owner			
Name: <u>JoAnne Wisniewski</u>			
Address: <u>19314 SW Mohave Ct</u>			
City: <u>Tualatin</u>		State: <u>OR</u>	ZIP Code: <u>97062</u>
Phone: <u>503-691-7922</u>	Fax: <u>503-691-7925</u>	Email: <u>JWISN2466@gmail.com</u>	
Property Owner's Signature: <u>JoAnne Wisniewski</u>		Date: <u>5/22/15</u>	
(Note: Letter of authorization is required if not signed by owner)			
Architect			
Name: <u>Jennifer Beattie</u>			
Address: <u>15895 SW 72nd Ave. Suite 200</u>			
City: <u>Portland</u>		State: <u>OR</u>	ZIP Code: <u>97224</u>
Phone: <u>(503) 226-1285</u>	Fax: <u>(503) 637-3326</u>	Email:	
Landscape Architect			
Name: <u>AAI Engineering</u>			
Address: <u>4825 SW Griffith Dr. Suite 300</u>			
City: <u>Beaverton</u>		State: <u>Oregon</u>	ZIP Code: <u>97005</u>
Phone: <u>503 620-3030</u>	Fax:	Email: <u>Craig D AAIeng.com</u>	
Engineer			
Name: <u>Craig Harris</u>			
Address: <u>4875 SW Griffith Pr. Suite 300</u>			
City: <u>Beaverton</u>		State: <u>OR</u>	ZIP Code: <u>97005</u>
Phone: <u>(503) 620-3030</u>	Fax:	Email: <u>craig@aaientg.com</u>	
Project			
Project Title: <u>Emergency Veterinary Clinic of Tualatin</u>			
Address: <u>8250 SW Tonka Pr. Streets</u>			
City: <u>Tualatin</u>		State: <u>OR</u>	ZIP Code: <u>97062</u>
Brief Project Description: <u>Tenant improvement of existing ~7,000 SF building w/ 680 SF additions proposed.</u>			
Proposed Use: <u>B</u>			

Value of Improvements: \$ 429,714

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.

Rebecca Kerr

Applicant's Signature: Date: 6/3/2015

Office Use		
Case No: AR-15-0018	Date Received: 6/3/15	Received by: <i>[Signature]</i>
Fee: Complete Review (\$115-\$5040): \$1645.00	Receipt No: 22919	
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:	8250 SW Tonka Rd.
Assessor's Map and Tax Lot #:	25 1W 24 CB 1700 A & 1805
Planning District:	CG
Parcel Size:	Parcel 1: 1.21 AC Parcel 2: 0.03 AC
Property Owner:	Jo Ann Wisniewski
Applicant:	Rebecca Kerr
Proposed Use:	B

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	32
Square footage of building(s):	7,078 SF
Square footage of landscaping:	10,987 SF
Square footage of paving:	34,839 SF
Proposed density (for residential):	

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

\$ 429,714

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:

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		

CITY OF TUALATIN FACT SHEET

General

Proposed use: <u>B</u>			
Site area:	<u>1.26</u>	acres	Building footprint: <u>5,391 TOTAL- 682 NEW</u> sq. ft.
Development area:	<u>1.26</u>	acres	Paved area: <u>34,839</u> sq. ft.
	<u>54,746</u>	Sq. ft.	Development area coverage: <u>63</u> %

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) Medical office @ <u>3.9</u> /1000 GFA = <u>20.67</u> Gen. office @ <u>2.7</u> /1000 GFA = <u>6.7</u> @ <u> </u> /1000 GFA = <u> </u> Total parking required: <u>27</u> spaces Handicapped accessible = <u>2</u> Van pool = <u>0</u> Compact = (max. 35% allowed) = <u>0</u> Loading berths = <u>1</u>	Spaces provided: Total parking provided: <u>32</u> spaces Standard = <u>30</u> Handicapped accessible = <u>2</u> Van pool = <u>0</u> Compact = <u>0</u> Loading berths = <u>1</u>
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Bicycles

Covered spaces required: <u>2</u>	Covered spaces provided: <u>2</u>
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Landscaping

Landscaping required: <u>20</u> % of dvpt. area <u>10,789</u> Square feet	Landscaping provided: <u>27</u> % of dvpt. area <u>14,716</u> Square feet
Landscaped parking island area required: <u> </u> % <u>800 SF</u>	Landscaped parking island area provided: <u> </u> % <u>1000 SF</u>

Trash and recycling facility

Minimum standard method: <u>31.5</u> square feet
Other method: <u> </u> square feet

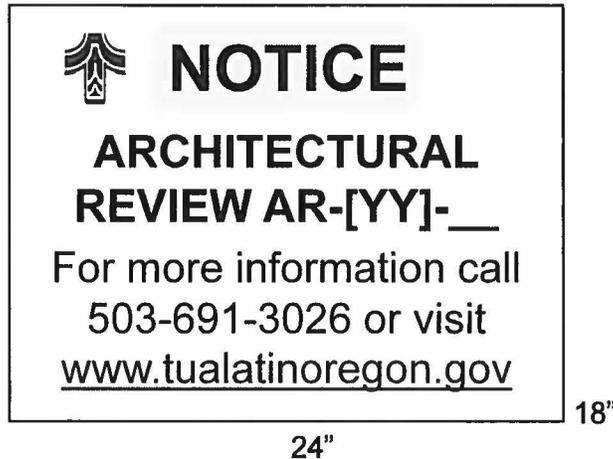
For commercial/industrial projects only

Total building area: <u>7,878</u> sq. ft.	2 nd floor: <u>2,487</u> sq. ft.
Main floor: <u>5,391</u> sq. ft.	3 rd floor: <u>—</u> sq. ft.
Mezzanine: <u>—</u> sq. ft.	4 th floor: <u>—</u> sq. ft.

For residential projects only

Number of buildings: <u> </u>	Total sq. ft. of buildings: <u> </u> sq. ft.
Building stories: <u> </u>	

ARCHITECTURAL REVIEW CERTIFICATION OF SIGN POSTING



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 _____
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: _____
(PLEASE PRINT)

Applicant's Signature: _____

Date: _____

ARCHITECTURE

ENGINEERING

P L A N N I N G

I N T E R I O R S

L A N D S C A P E



May 4, 2015

15895 SW 72ND
AVE
SUITE 200
PORTLAND, OR
97224

PHONE:
503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

RE: Emergency Veterinary Clinic of Tualatin Proposed Development
8250 SW Tonka Rd., Tualatin, Oregon

Dear Property Owner:

You are cordially invited to attend a meeting to discuss a proposed project located at 8250 SW Tonka Rd., Tualatin. The meeting shall be held in the front parking lot of the project site on May 20 at 5 pm.

The purpose of this meeting is to provide an opportunity for the applicant and surrounding property owners to meet and discuss the project.

The project involves an interior remodel to an existing building (which is currently empty) as well as two small new additions to the north side of the structure. Other exterior changes may include the addition of a number of small windows along the north and south facades, changes to the signage, and parking lot improvements such as additional landscape islands.

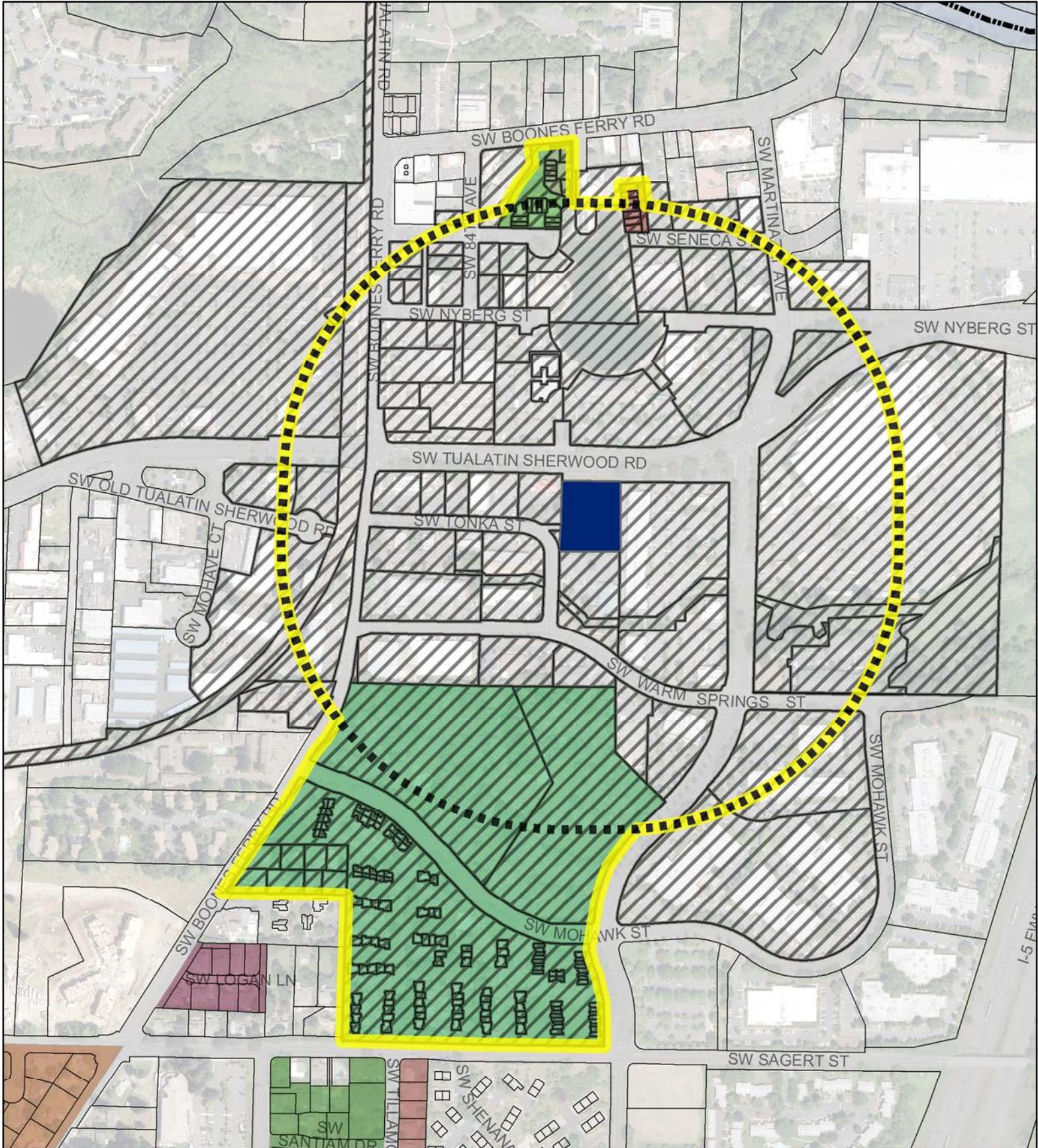
If you have questions or comments and are unable to attend, please email me at the address below.

Thank you, on behalf of Emergency Veterinary Clinic of Tualatin.

A handwritten signature in black ink that reads "Rebecca Kerr".

Rebecca Kerr,
Job Captain
503.226.1285
rebeccak@cidainc.com

c: City of Tualatin
Tualatin Citizen Involvement Organizations contacts
File



1000' Buffer

1000' Buffer with Subdivisions

Selected Taxlots



NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

5/20/2015 5:00 p.m.

8250 SW Tonka Rd.

503-226-1285

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
Emergency Veterinary Clinic of Tualatin project, I
hereby certify that on this day, 5/6/2015 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: Sander Kohler
(PLEASE PRINT)

Applicant's Signature: 

Date: 5/6/15



May 4, 2015

RE: Emergency Veterinary Clinic of Tualatin Proposed Development
8250 SW Tonka Rd., Tualatin, Oregon

15895 SW 72ND AVE
SUITE 200
PORTLAND, OR 97224
PHONE: 503.226.1285
FAX: 503.226.1670
INFO@CIDAINC.COM
WWW.CIDAINC.COM

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If you have questions or comments and are unable to attend, please email me at the address below.

Thank you, on behalf of Emergency Veterinary Clinic of Tualatin.

A handwritten signature in black ink that reads "Rebecca Kerr".

Rebecca Kerr,
Job Captain
503.226.1285
rebeccak@cidainc.com

c: City of Tualatin
Tualatin Citizen Involvement Organizations contacts
File

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

AR-15-0018

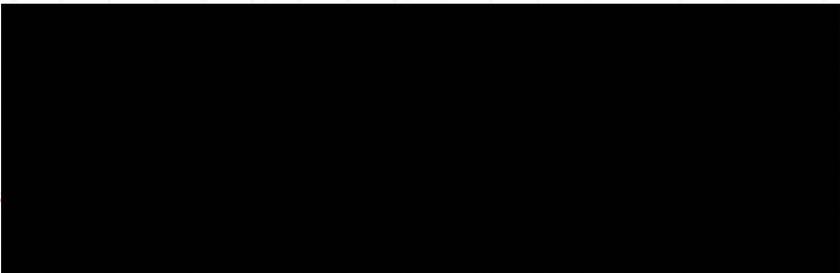
To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.

PROJECT NAME: _____ PROJ. No. _____ SHEET _____

TITLE: _____ BY: _____ DATE: _____

Neighborhood Meeting 5/20/15 5pm to 5:21
Emergency Vet of Tualatin

Jennifer Beattie
Rebecca Kerr
Jon Wisniewski
Jo-Anne Wisniewski
Clare Fuchs



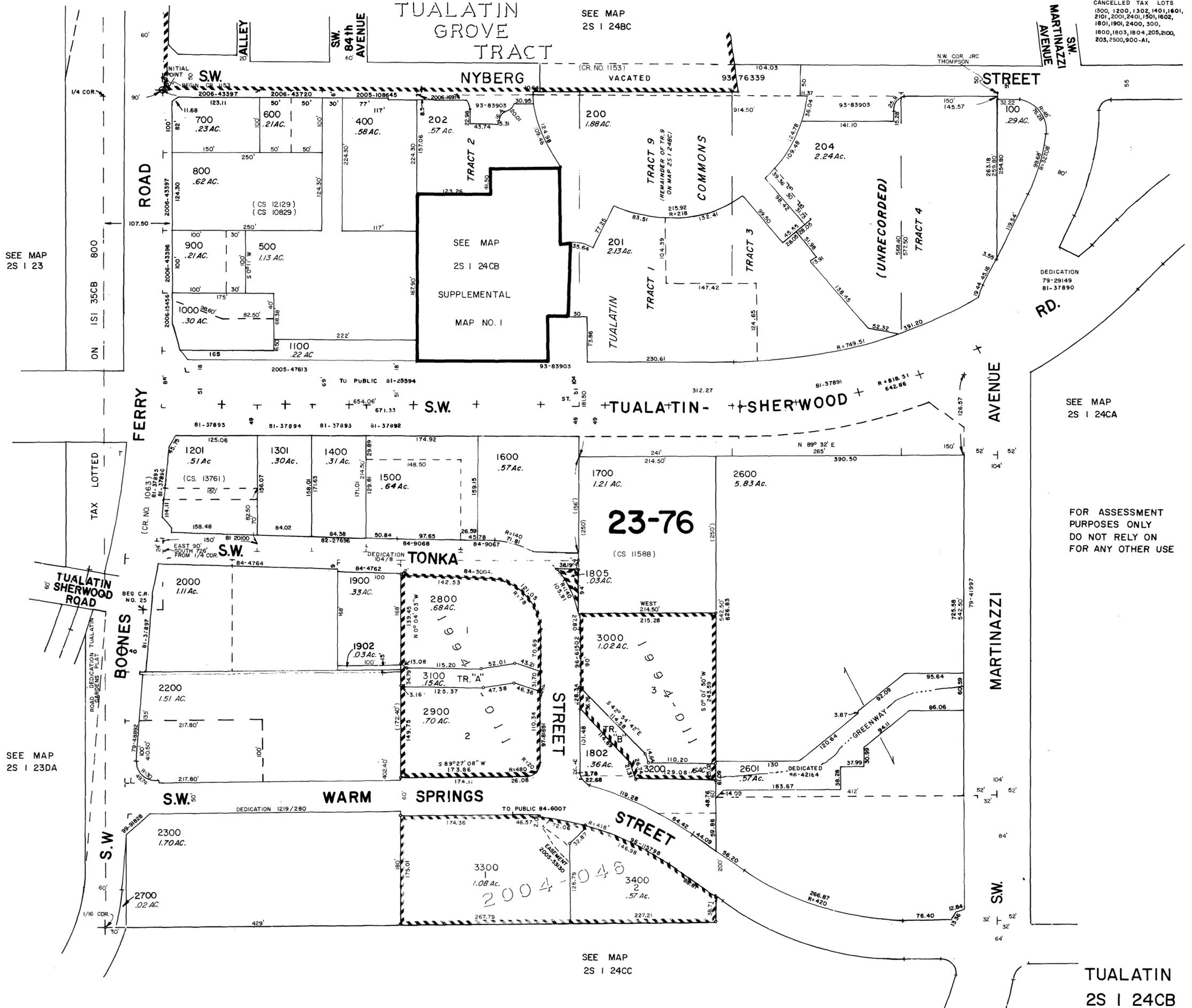
No questions & No Concerns
No Neighbors attended

NW 1/4 SW 1/4 SECTION 24 T2S RIW W.M.

2S | 24CB

WASHINGTON COUNTY OREGON

SCALE 1"=100'



SEE MAP 2S | 23

SEE MAP 2S | 24BC

CANCELLED TAX LOTS 1300, 1200, 1302, 1401, 1601, 2101, 2001, 2401, 1501, 1602, 1801, 1901, 2400, 300, 1800, 1803, 1804, 205, 2100, 203, 2500, 900-A1.

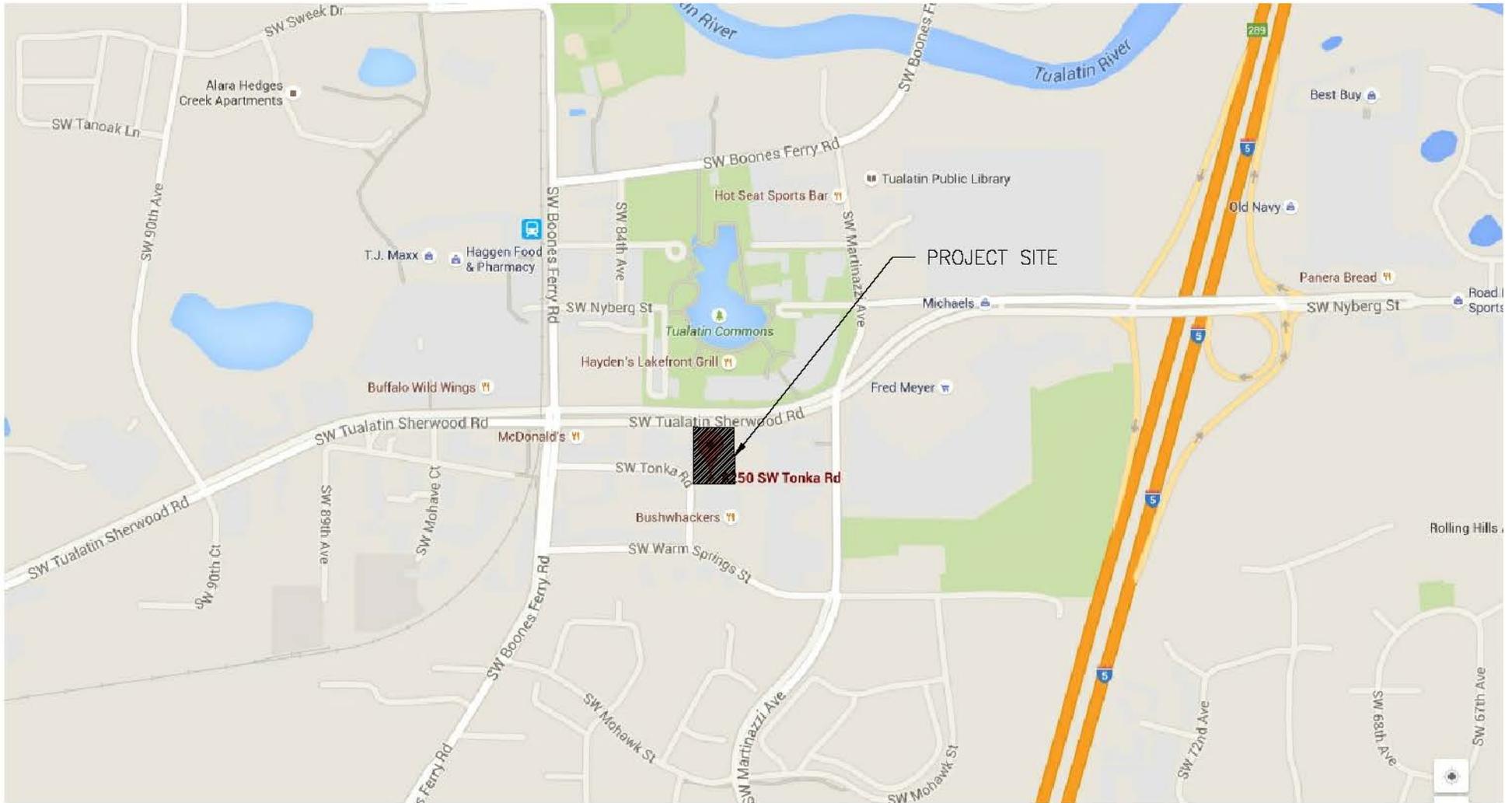
SEE MAP 2S | 24CA

FOR ASSESSMENT PURPOSES ONLY DO NOT RELY ON FOR ANY OTHER USE

SEE MAP 2S | 24CC

TUALATIN 2S | 24CB

Handwritten signature and date: 12-22-80



EMERGENCY VETERINARY CLINIC OF TUALATIN TUALATIN OREGON

15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Sander Kohler, being first duly sworn, depose and say:

That on the 5th day of May, 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 05 day of May, 2015.



Susan A. Nichols
Notary Public for Oregon
My commission expires: MARCH 10, 2019

RE: _____

MEMORANDUM

DATE: July 20, 2015
BY: Craig Harris, PE *CH*
SUBJECT: Preliminary Stormwater Memo
PROJECT: Tualatin Vet Clinic – 8250 SE Tonka Road, Tualatin, OR
PROJECT NO.: A15111.11

This memorandum is to outline the suitability of the existing WQ swale to serve this project post improvements.

There is an existing WQ swale that is located in the northern portion of the site. It captures and treats the flows from the existing AC and concrete pads. Post improvements, we will be reducing the existing impervious area slightly to 39,342SF. To verify this existing swale has the capacity to treat the flows from the post improvement site, we utilized a spread sheet "Mannings Equation - Bioswale". By entering in the swales length, running slope, width, side slopes and WQ cfs it calculates the residency time. The WQ cfs was calculated by the equations below.

Water Quality Volume is 0.36 inches over the impervious building, parking, sidewalk and drive lane areas.

$$\begin{aligned}
 \text{Water Quality Volume (WQV)} &= \frac{0.36 \text{ in.} \times \text{Area}}{12 \text{ in./ft.}} \\
 &= \frac{0.36 \text{ in.} \times 39,342 \text{ ft.}^2}{12 \text{ in./ft.}}
 \end{aligned}$$

$$\text{Water Quality Volume} = 1,180.26 \text{ ft}^3$$

The Water Quality Flow is the average design flow anticipated from the water quality storm.

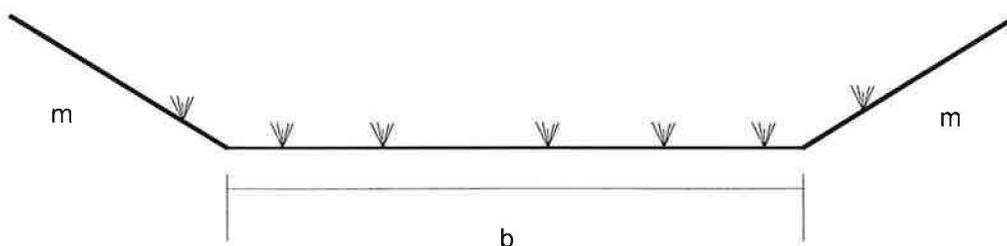
$$\begin{aligned}
 \text{Water Quality Flow (WQF)} &= \frac{WQV}{14,400 \text{ sec.}} \\
 &= \frac{1,180.26 \text{ ft.}^3}{14,400 \text{ sec.}}
 \end{aligned}$$

$$\text{Water Quality Flow (WQF)} = 0.082 \text{ ft}^3/\text{sec} = 0.082 \text{ cfs}$$

The existing swales is (133' long, 0.8% slope, 6' wide and 4:1 side slopes) with a residency time of 110.83 minutes. Minimum values for a Bioswale are (100' long, 0.5% slope, 2' wide and 3:1 side slopes. 9 minutes residency). This existing swale exceeds the minimum requirements for a Bioswale and therefore is adequately sized to provide WQ treatment for this project.

Mannings Equation — Bioswale

Water Quality Flow 0.08 cfs
 Longitudinal Slope 0.8%
 Treatment Depth 0.500 ft
 Travel Time 110.83 min



Manning's Equation

$$Q = \frac{1.496 A R^{2/3} S^{1/2}}{n} \quad (\text{for open channel flow})$$

Q	Water Quality Flow	0.08 cfs
b	Base Width	6 feet
m	Side Slope (H/V)	4:1
d	Depth	0.500'
A	Cross Sectional Area	4.00 sq ft
Pw	Wetted Perimeter	10.12 feet
R	Hydraulic Radius (A/Pw)	0.40 feet
S	Longitudinal Slope	0.8%
(n)	Manning's Roughness Coefficient.....	0.240
(v)	Velocity (Q/A)	0.02 fps
(L)	Length	133 feet
(t)	Travel Time (L/v)	6650 sec
	 110.83 min



Clean Water Services File Number

15-001450

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): _____

Site Address: 8250 SW Tonka Rd.

City, State, Zip: Tualatin, OR 97062

Nearest Cross Street: SW Warm Springs St.

3. Owner Information

Name: JoAnne Wisniewski

Company: Emergency Veterinary Clinic of Tualatin

Address: 8250 SW Tonka Rd.

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 _____

5. Applicant Information

Name: Sander Kohler

Company: CIDA Inc.

Address: 15895 SW 72nd

City, State, Zip: Portland

Phone/Fax: 5032261670

E-Mail: sanderk@cidainc.com

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

Location and description of off-site work Sidewalk improvements

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

Owners as listed on this application will be closing on the property imminently.

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 Sander Kohler Print/Type Title _____

ONLINE SUBMITTAL

Date 5/14/2015

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 1 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 05/15/15

EMERGENCY VETERINARY CLINIC OF TUALATIN

TUALATIN, OREGON

CHERRY TREE PROPERTIES, LLC.

19314 SW MOHAVE CT
TUALATIN, OREGON 97062
(T): (503) 691-7922
(F): (503) 691-7925
CONTACT: JOANNE WISNIEWSKI

OWNER

CIDA, INC.

15895 SW 72ND AVE, SUITE 200
PORTLAND, OREGON 97224
(T): (503) 226-1285
(F): (503) 226-1670
CONTACT: REBECCA KERR

ARCHITECT

AAI ENGINEERING

4875 SW GRIFFITH DR., SUITE 300
BEAVERTON, OREGON 97005
(T): (503) 620-3030
(F): (503) 620-5539
CONTACT: CRAIG HARRIS

CIVIL ENGINEER/ LANDSCAPE

PACIFIC CREST STRUCTURES, INC.

17750 SW UPPER BOONES FERRY RD., SUITE 190
DURHAM, OR 97224
(T): (503) 968-8948
CONTACT: STEVE CLOSE
CCB# 66915

CONTRACTOR

LEGAL DESCRIPTION

TAX LOT: 1700 AND 1805
TAX MAP: 2S 1W 24CB

Per Ticor Title Company of Oregon Preliminary Report
Order Number: 3626072948CDW-TIPOR50
Effective date: January 14, 2015

LEGAL DESCRIPTION

PARCEL I:
A portion of the Southwest one-quarter of Section 24, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:
Beginning at the Southwest corner of said Section 24; thence North along the West line of said Section 24, a distance of 2060.3 feet to a point; thence East parallel with the South line of said Section 24, a distance of 739.5 feet to the true point of beginning; thence South parallel with the West line of said Section 24, a distance of 250 feet to a point; thence East parallel with the South line of said Section 24, a distance of 214.5 feet to a point; thence North parallel with the West line of said Section 24, a distance of 250 feet to a point; thence West parallel with the South line of said Section 24, a distance of 214.5 feet to the true point of beginning.

PARCEL II:
A portion of Parcel 3, PARTITION PLAT NO. 1994-011, in the City of Tualatin, County of Washington and State of Oregon, described as follows:
Beginning at the Easterly Northeast corner of said Parcel 3; thence South 89°27'08" West, 214.99 feet to the true point of beginning; thence continuing South 9°27'08" West, 2.32 feet to a point on the East line of SW Tonka Road; thence Northwesterly on said East line, 80.41 feet along the arc of a 140.0 foot radius curve to the left, the chord of which bears 26°57'24" West, 79.31 feet; thence South 88°59'04" East, 38.19 feet; thence South 00°04'03" East, 70.0 feet to the true point of beginning.

BUILDING CODE INFORMATION

BUILDING CODE: 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

OCCUPANCY CLASSIFICATION: B

CONSTRUCTION TYPE: V-B

(E) BUILDING FIRST FLOOR: 4,615 SF
(E) BUILDING SECOND FLOOR: 2,581 SF
(N) BUILDING FIRST FLOOR ADDITION: 882 SF
TOTAL: 7878 SF

ZONING CODE INFORMATION

PLANNING DISTRICT DESIGNATION: CG- GENERAL COMMERCIAL

TOTAL BUILDING SQUARE FOOTAGE: 7,878 SF
1ST FLOOR SQUARE FOOTAGE: 5,297 SF
2ND FLOOR SQUARE FOOTAGE: 2,581 SF

MIN. PARKING STALLS REQUIRED: 28
1ST FLOOR - MEDICAL/DENTAL OFFICE
3.9 PER 1,000 SF = 3.9 X 5,297 = 20,6583

2ND FLOOR - GENERAL OFFICE
2.7 PER 1,000 SF = 2.7 X 2,581 = 6,9687
TOTAL MIN.: 20,6583 + 6,9687 = 27,627 (28)

MAX. PARKING STALLS REQUIRED: 35
1ST FLOOR - MEDICAL/DENTAL OFFICE
4.9 PER 1,000 SF = 4.9 X 5,297 = 25,9553

2ND FLOOR - GENERAL OFFICE
3.4 PER 1,000 SF = 3.4 X 2,581 = 8,7754
TOTAL MAX.: 25,9553 + 8,7754 = 34,7307 (35)

(E) PARKING: 9 STALLS
PROPOSED PARKING: 28 STALLS

PARKING SPACES PROVIDED:

TYPE	SIZE	# PROVIDED
STANDARD	9' x 16'	24
H/C ACCESSIBLE	9' x 16'	2
CARPOOL/VANPOOL	9' x 16'	2
TOTAL:		28 STALLS

LOADING BERTH REQUIRED: 1
LOADING BERTHS PROVIDED: 1

BICYCLE PARKING REQUIRED: 4
BICYCLE PARKING PROVIDED: 4 COVERED

LANDSCAPING REQUIRED: 20% (10,990 SF)
LANDSCAPING PROVIDED: 25% (13,696 SF)

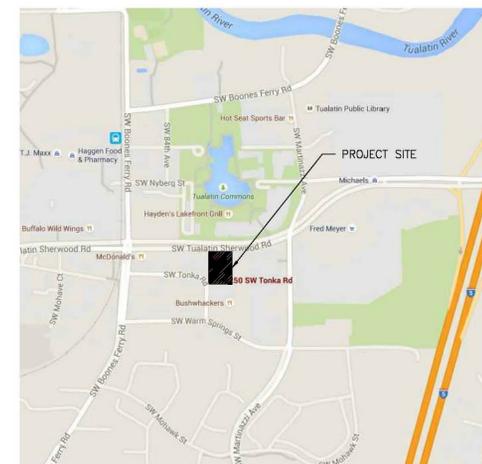
PARKING LOT LANDSCAPE REQUIRED:
- 700 SF
- 1 TREE PER 4 PARKING STALL

PARKING LOT LANDSCAPE PROVIDED:
- (E) 748 SF
- (N) 578 SF
TOTAL: 1,326 SF
- 6 TREES

SITE AREA: 54,951 SF (1.26 ACRES)

BUILDING FOOTPRINT: 5,297 SF (EXISTING: 4,615 SF)
SITE COVERAGE: 9.6%

(E) IMPERVIOUS AREA: 39,976 SF INCLUDING BUILDING
(N) IMPERVIOUS AREA: 38,974 SF INCLUDING BUILDING



NO.	DATE	DESCRIPTION	COVER SHEET		CIVIL		LANDSCAPE		ARCHITECTURAL		LIGHTING	
			ISSUED	REVISIONS	ISSUED	REVISIONS	ISSUED	REVISIONS	ISSUED	REVISIONS	ISSUED	REVISIONS
1	06/02/15	ARCHITECTURAL REVIEW										
2	07/21/15	ARCHITECTURAL REVIEW REVISIONS										

PRELIMINARY
PLAN
ONLY-NOT
FOR
CONSTRUCTION

ISSUED DATE
1 06/04/2015 AR REVIEW
2 07/21/2015 AR REVIEW REVISIONS



15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670
WWW.CIDAINC.COM

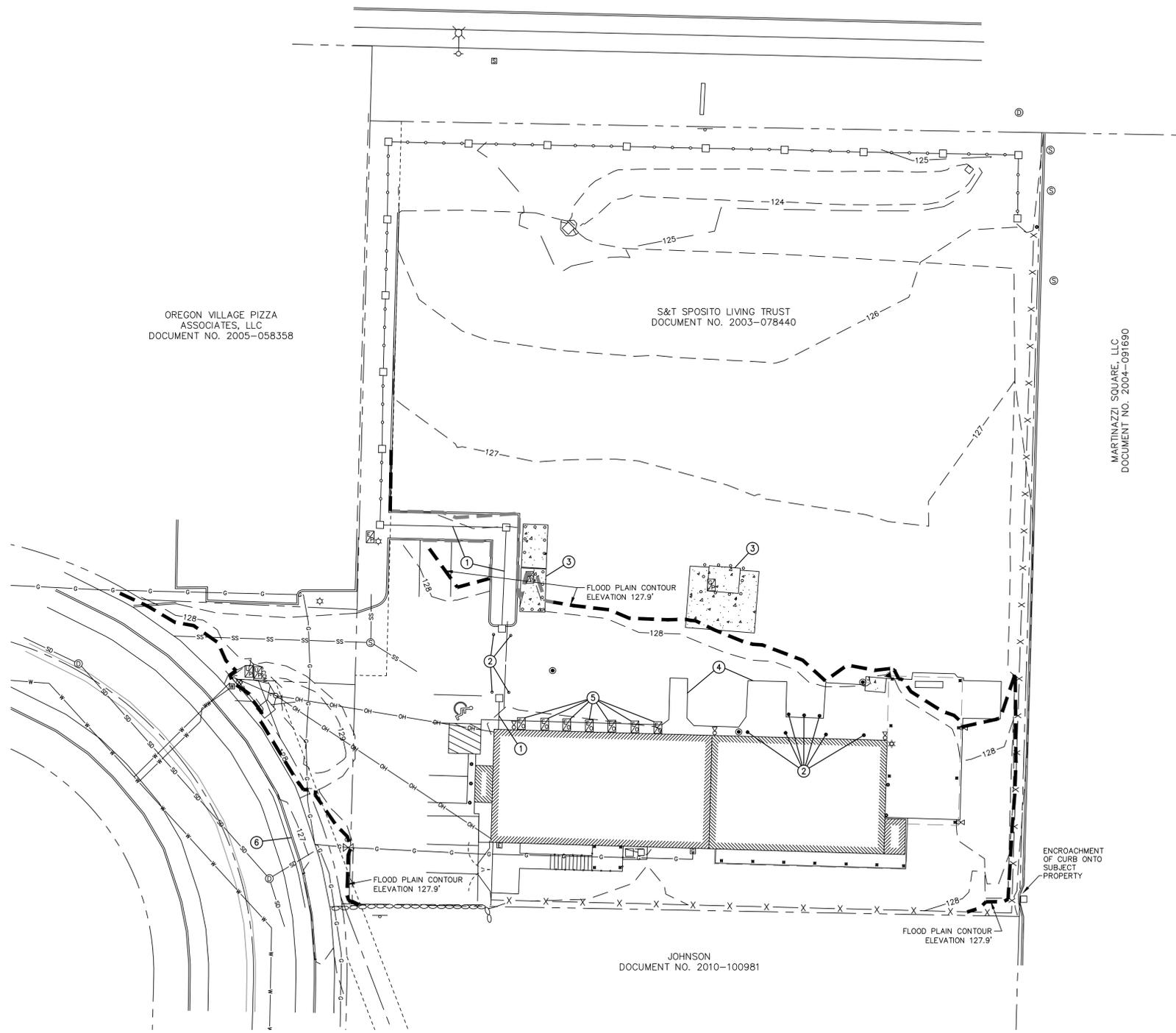
TENANT IMPROVEMENT AND ADDITION FOR
EMERGENCY VETERINARY CLINIC OF TUALATIN
8250 SW TONKA ROAD
TUALATIN, OREGON 97062

COVER SHEET

CS1

JOB NO. 140221.02

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SURVEY LEGEND - EXISTING FEATURES

	1' HIGH CONCRETE BLOCK WALL
	IRON FENCE W/ BRICK PILLARS
	8' CHAIN LINK FENCE W/ SLATS
	CURB LINE
	GUTTER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	WATER LINE
	OVERHEAD UTILITIES LINE
	COMMUNICATIONS LINE
	DOWN SPOUT
	WATER METER/SERVICE
	WATER VALVE
	EYE WASH STATION
	STORM DRAIN MANHOLE
	CATCH BASIN / AREA DRAIN
	SANITARY SEWER MANHOLE
	UTILITY CLEAN OUT
	UTILITY VAULT
	UTILITY POLE
	UTILITY GUY WIRE
	LIGHT POLE
	LIGHT SIGNAL POLE WITH ARM
	LIGHT SIGNAL JUNCTION BOX
	FLOOD LIGHTS
	ELECTRIC METER/SERVICE
	ELECTRIC PEDESTAL
	ELECTRIC OUTLET
	GAS VALVE
	GAS METER/SERVICE
	PROPANE STUB
	SIGN POST
	SURVEY FOUND MONUMENT
	SUPPORT POST
	BOLLARD
	HANDICAP PARKING SPACE
	SIDEWALK
	ASPHALTIC CONCRETE

GENERAL NOTES

- PROPERTY ADDRESS PER TITLE REPORT:
8250 SW TONKA STREET
TUALATIN, OREGON 97062
- PER TITLE REPORT ORDER NO.: 3626072948CDW-TTPOR50 (DATED JANUARY 14, 2015). SURVEY RELATED TITLE COMMITMENT EXCEPTIONS ARE SHOWN AND NOTED HEREON.
- THE BASIS OF BEARINGS NOTED HEREON ARE BASED UPON A GEODETIC BEARING BASE UTILIZING THE NAD83 OREGON STATE PLANE (POLYCONIC) NORTH ZONE COORDINATE SYSTEM.
- WASHINGTON COUNTY BENCHMARK NO. 448: AN OREGON STATE HIGHWAY DEPARTMENT DISC STAMPED "L 632 1971" LOCATED IN THE TOP OF THE GUARDRAIL AT THE SOUTHWEST CORNER OF THE BRIDGE OVER I-5 ON SW SAGERT RD. 3.3 FEET ABOVE THE ROAD SURFACE. ELEVATION 231.978 (NGVD 29)
- UNDERGROUND UTILITIES SHOWN HEREON ARE FROM READILY IDENTIFIABLE SURFACE INDICATORS AND UTILITY SERVICE PROVIDER PAINT MARKS.
- THERE IS A CURB ENCROACHMENT ONTO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AS NOTED AND SHOWN HEREON.

DEMO NOTES

- DEMO EXISTING FENCE
- DEMO EXISTING BOLLARDS
- DEMO EXISTING CONCRETE PADS, BOLLARDS & PROPANE STUBS
- DEMO EXISTING CONCRETE
- DEMO EXISTING ELECTRICAL OUTLETS (7) PLACES
- DEMO EXISTING DRIVEWAY DROP (SEE PUBLIC IMPROVEMENT PLANS)

LEGAL DESCRIPTION

PER TICOR TITLE COMPANY OF OREGON PRELIMINARY REPORT
ORDER NUMBER: 3626072948CDW-TTPOR50
EFFECTIVE DATE: JANUARY 14, 2015

LEGAL DESCRIPTION
EXHIBIT "A"

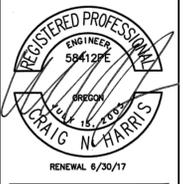
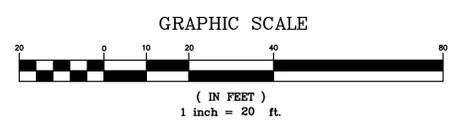
PARCEL I:
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 2060.3 FEET TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 739.5 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 250 FEET TO A POINT;
THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 214.5 FEET TO A POINT;
THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 250 FEET TO A POINT;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 214.5 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:
A PORTION OF PARCEL 3, PARTITION PLAT NO. 1994-011, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EASTERLY NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH 89°27'08" WEST, 214.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 9°27'08" WEST, 2.32 FEET TO A POINT ON THE EAST LINE OF SW TONKA ROAD; THENCE NORTHWESTERLY ON SAID EAST LINE, 80.41 FEET ALONG THE ARC OF A 140.0 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS 26°57'24" WEST, 79.31 FEET; THENCE SOUTH 88°59'04" EAST, 38.19 FEET; THENCE SOUTH 0°04'03" EAST, 70.0 FEET TO THE TRUE POINT OF BEGINNING.



Know what's below.
Call before you dig.

EXISTING CONDITION AND DEMOLITION PLAN
SCALE 1" = 20'



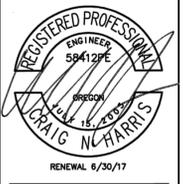
ISSUED DATE
1 06.04.2015 AR REVIEW
2 07.21.2015 AR REVIEW REVISIONS



15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.228.1288
FAX: 503.228.1870
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TENANT IMPROVEMENT AND ADDITION FOR
EMERGENCY VETERINARY CLINIC OF TUALATIN
8250 SW TONKA ROAD
TUALATIN, OREGON 97062

EXISTING CONDITIONS AND DEMOLITION PLAN
C0.0
JOB NO. 140221.02
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ISSUED DATE
 1 06/04/2015 AR REVIEW
 2 07/21/2015 AR REVIEW REVISIONS



TENANT IMPROVEMENT AND ADDITION FOR
EMERGENCY VETERINARY CLINIC OF TUALATIN
 8250 SW TONKA ROAD
 TUALATIN, OREGON 97062

GRADING, EROSION CONTROL,
 UTILITY & FLOOD PLAN
 MITIGATION PLAN
C1.0
 JOB NO. 140221.02
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LEGEND

EXISTING CONTOUR--1 TO 4 FOOT INTERVALS	---	102
EXISTING CONTOUR--5 FOOT INTERVALS	---	100
NEW CONTOUR--1 TO 4 FOOT INTERVALS	---	102
NEW CONTOUR--5 FOOT INTERVALS	---	100
SEDIMENT FENCE	○	
SPOT ELEVATION	100.00	
TOP FACE OF CURB ELEVATION	TC	
ASPHALT ELEVATION	AC	
GRADE	G	
DOOR JAMB	DJ	
EXISTING	(E)	

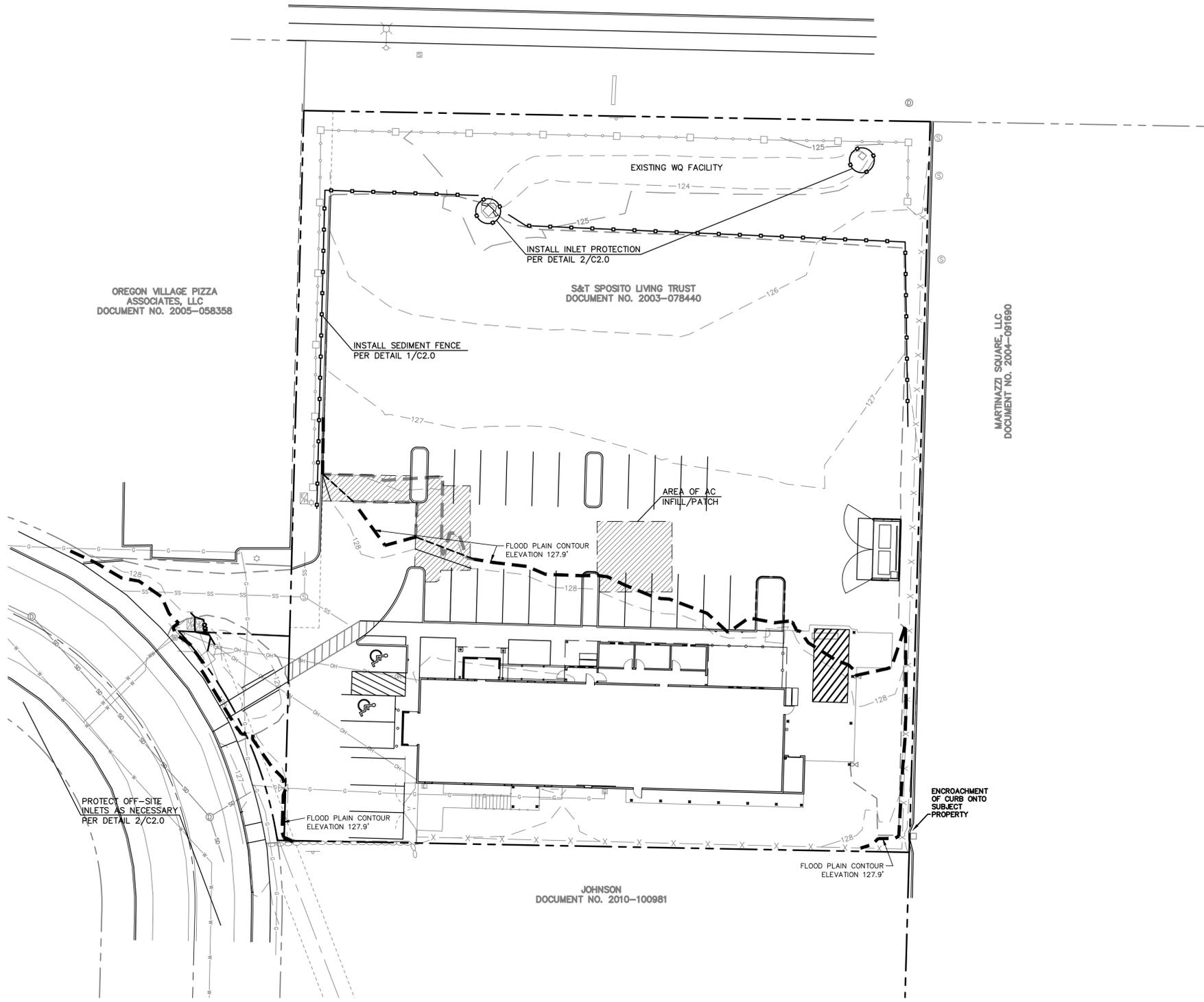
GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE JURISDICTION, THE GEOTECHNICAL INVESTIGATION FOR THIS PROJECT, AND THE PROJECT SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL COMPLY WITH ORS 757.541 TO 757.571 REQUIRING NOTIFICATION OF INTENDED EXCAVATION TO UTILITY PROVIDERS.
4. THE CONTRACTOR SHALL KEEP THE ENGINEER AND JURISDICTION INFORMED OF CONSTRUCTION PROGRESS TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
5. EXISTING CONDITIONS BASED ON TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY PREPARED BY SUMMIT LAND SURVEYORS DATED FEBRUARY 18, 2015.
6. FINISH GRADES ARE TO BE BROUGHT TO WITHIN 0.08 FT IN 10 FT OF THE GRADES SHOWN AT SUBGRADE AND TO WITHIN 0.03 FT IN 10 FT AT FINISH GRADE. CONTRACTOR TO ALLOW FOR PLACEMENT OF REQUIRED TOPSOIL IN ROUGH GRADING.
7. GRADING ELEVATIONS AS SHOWN ON SITE AND LANDSCAPE PLANS ARE FINISHED GRADE WHICH INCLUDES SUBGRADE SOIL, TOPSOIL, SOIL AMENDMENTS, ROCKERY AND RUNOFF PROTECTION CONTRACTOR IS RESPONSIBLE TO COORDINATE GRADING WITH BOTH EXCAVATOR AND LANDSCAPE CONTRACTOR.

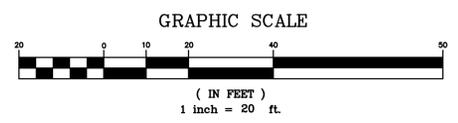
ALL UTILITIES TO THE EXISTING BUILDING TO BE PROTECTED IN PLACE & UTILIZED FOR REVISED BUILDING

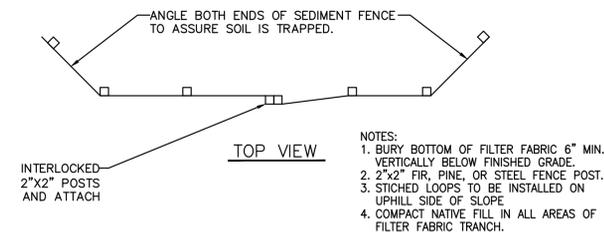
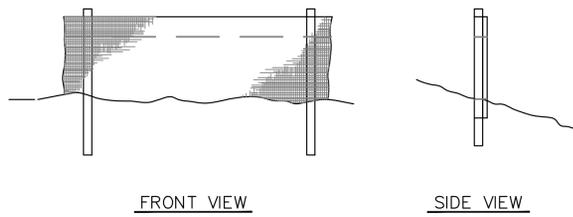
FLOOD PLAIN MITIGATION TABLE

ELEV	EXISTING		PROPOSED	
	AREA	VOLUME	AREA	VOLUME
124	1,258	2,874	1,258	2,874
125	4,490	8,575	4,490	8,575
126	12,659	17,894	12,659	17,894
127	23,128	17,894	23,128	17,894
127.9	34,255	25,822	34,553	25,956
TOTAL		55,164		55,298

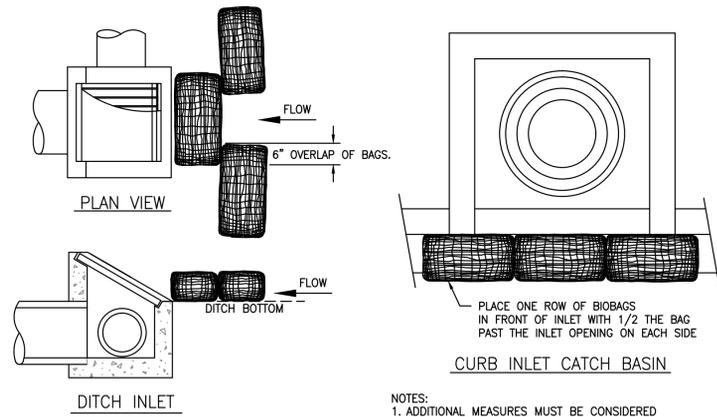
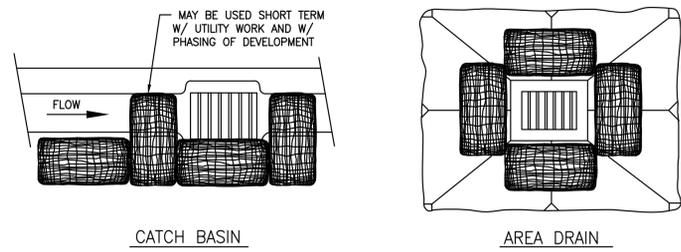


GRADING, EROSION CONTROL, UTILITY & FLOOD PLAN MITIGATION PLAN
 SCALE 1" = 20'

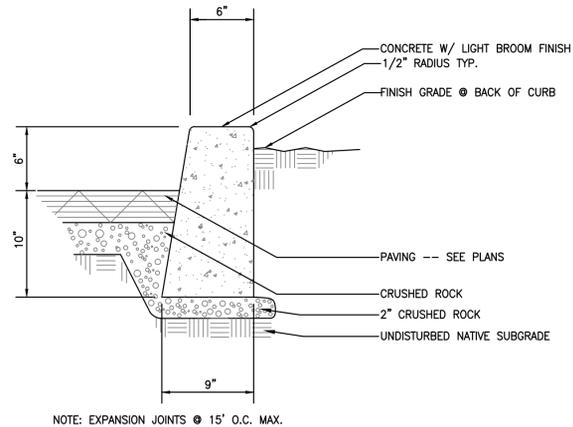




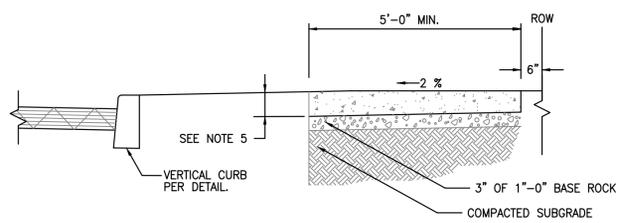
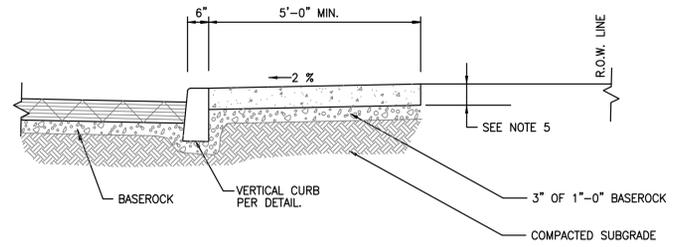
1 SEDIMENT FENCE
C2.0 NOT TO SCALE



2 BIO-FILTER BAG INLET BARRIERS
C2.0 NOT TO SCALE

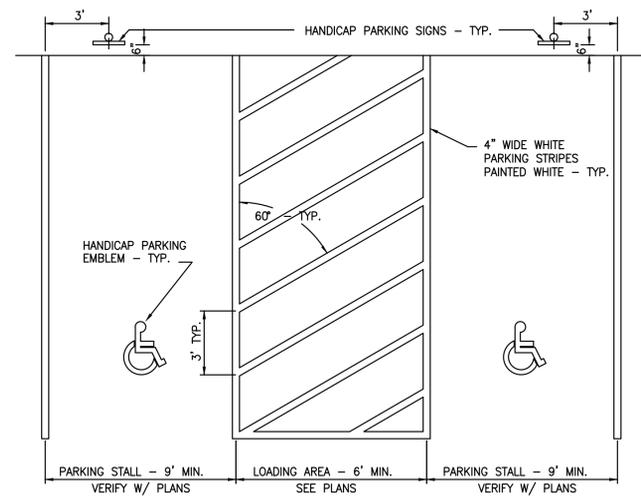


3 VERTICAL CONCRETE CURB
C2.0 NOT TO SCALE



- NOTES**
- CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1-1/2" TO 3".
 - PANELS SHALL BE 5 FEET LONG.
 - EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 45 FEET.
 - FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
 - SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
 - DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

4 PRIVATE CONCRETE SIDEWALK
C2.0 NOT TO SCALE



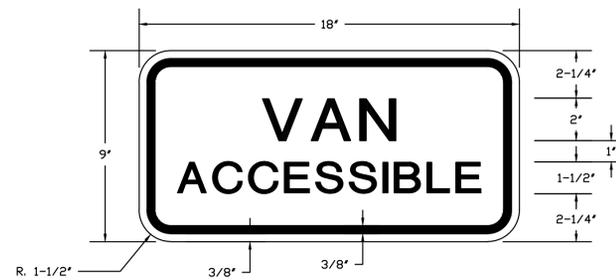
5 DOUBLE LOADED HANDICAP PARKING STALL
C2.0 NOT TO SCALE



- SIGN BACKGROUND: WHITE, RETRO-FLECTIVE SHEETING
 SIGN LEGEND: GREEN, RETRO-FLECTIVE
 SYMBOL: WHITE ON BLUE BACKGROUND, RETRO-FLECTIVE
 SIGN: STANDARD FEDERAL R7-8 WITHOUT ARROW FROM THE STANDARDS HIGHWAY AND MARKINGS HANDBOOK

THE ACCESSIBLE PERSON PARKING SIGN IS USED TO DESIGNATE A PARKING AREA RESERVED FOR VEHICLES WITH DMV PERMIT AS STATED.

6 HANDICAP "RESERVED PARKING" SIGN
C2.0 NOT TO SCALE

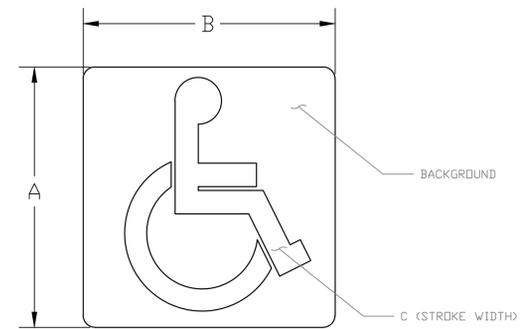


- SIGN BACKGROUND: WHITE, RETRO-FLECTIVE SHEETING
 SIGN LEGEND: GREEN, RETRO-FLECTIVE

REFER TO STANDARD HIGHWAY SIGN HANDBOOK FOR DETAILS.

THE VAN-ACCESSIBLE SIGN SHALL ONLY BE USED WITH SIGN R7-8 TO DESIGNATE THE PARKING SPACES THAT HAVE AN ACCESS AISLE 8 FT OR WIDER.

7 HANDICAP "VAN ACCESSIBLE" SIGN
C2.0 NOT TO SCALE

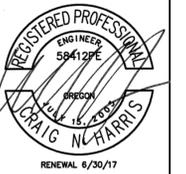


- PAVEMENT MARKING BACKGROUND: OPTIONAL: BLUE, RETRO-FLECTIVE
 PAVEMENT MARKING STENCIL: RETRO-FLECTIVE SHEETING

LEGEND	DIMENSIONS (INCHES)		
	A	B	C
MINIMUM	28	24	3

THE PAVEMENT MARKING STENCIL SHALL BE USED TO DESIGNATE AN ACCESSIBLE PARKING AREA RESERVED FOR VEHICLES WITH DMV PERMITS.

8 HANDICAP PARKING EMBLEM
C2.0 NOT TO SCALE



- ISSUED DATE
 1 06/04/2015 AR REVIEW
 2 07/21/2015 AR REVIEW REVISIONS



TENANT IMPROVEMENT AND ADDITION FOR
EMERGENCY VETERINARY CLINIC OF TUALATIN
 8250 SW TONKA ROAD
 TUALATIN, OREGON 97062

ESC AND CONSTRUCTION DETAILS

C2.0

JOB NO. 140221.02

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PLANTING LEGEND

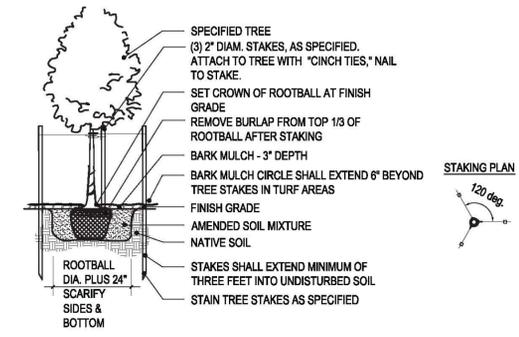
TREES	QTS.	SCIENTIFIC NAME / COMMON NAME	1
□	6	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE 1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	L1.0

SHRUBS	QTS.	SCIENTIFIC NAME / COMMON NAME	2
⊙	5	ABELIA X GRANDIFLORA / GLOSSY ABELIA 3 GAL. CONT., FULL PLANTS, 4" O.C.	L1.0
●	3	FATSIA JAPONICA / JAPANESE FATSIA 5 GAL. CONT., FULL PLANTS, 6" O.C.	
⊕	19	NANDINA DOMESTICA 'COMPACTA' / HEAVENLY BAMBOO 2 GAL. CONT., FULL PLANTS, 3" O.C.	
⊕	16	VIBURNUM DAVIDII / DAVID VIBURNUM 2 GAL. CONT., FULL PLANTS, 3" O.C.	
⊕	10	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY 2 GAL. CONT., FULL PLANTS, 3" O.C.	
⊕	11	ROSA PISOCARPA / CLUSTERED ROSE 2 GAL. CONT., FULL PLANTS, 3" O.C.	

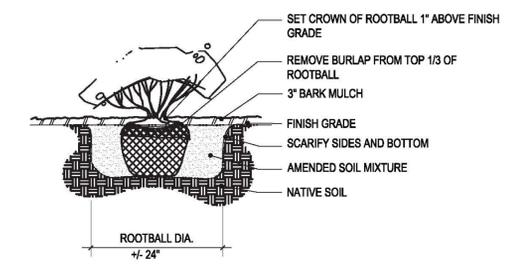
GROUNDCOVER	QTS.	SCIENTIFIC NAME / COMMON NAME	3
▨	64	ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK 1 GAL. CONT., FULL PLANTS, 24" O.C.	L1.0
▩	91	FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE 4 INCH POT, FULL PLANTS, 12" O.C.	
▧	20	MAHONIA REPENS / CREEPING OREGON GRAPE 1 GAL. CONT., FULL PLANTS, 24" O.C.	

NOTES

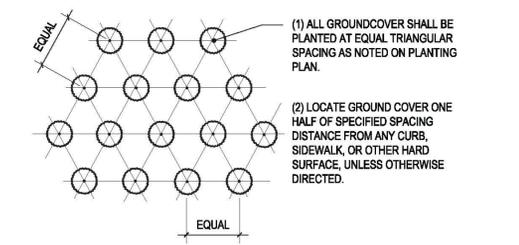
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER GROWING CONDITIONS FOR PROPOSED PLANTINGS.
- CONTRACTOR SHALL IDENTIFY DEAD PLANTS, INCLUDING TREES, SHRUBS, GROUNDCOVERS, HERBACEOUS PLANTS AND LAWN, IN THE EXISTING WATER QUALITY SWALE AND REPLACE THEM WITH NEW PLANTS OF THE SAME SPECIES. THE SIZE OF NEW PLANTS SHALL BE 1.5 INCHES IN CALIPER FOR DECIDUOUS TREES, 6 FEET OR HIGHER FOR EVERGREEN TREES, 5-GALLON CONTAINER FOR SHRUBS, AND 4-INCH POT FOR GROUNDCOVERS AND HERBACEOUS PLANTS.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS WELL AS DETAIL DRAWINGS AND SPECIFICATIONS.
- ALL PLANTS SHALL BE IRRIGATED BY A FULLY AUTOMATED, PERMANENT IRRIGATION SYSTEM SEPARATED FROM THE EXISTING SYSTEM.
- CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM SEPARATED FROM THE EXISTING SYSTEM AND PROVIDE OWNER WITH SHOP DRAWINGS FOR APPROVAL.
- PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE OWNER WITH AS-BUILT PLANS OF THE INSTALLATION, COPIES OF ALL OPERATION MANUALS AND WARRANTY DOCUMENTS.
- ALL NEW PLANTS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.



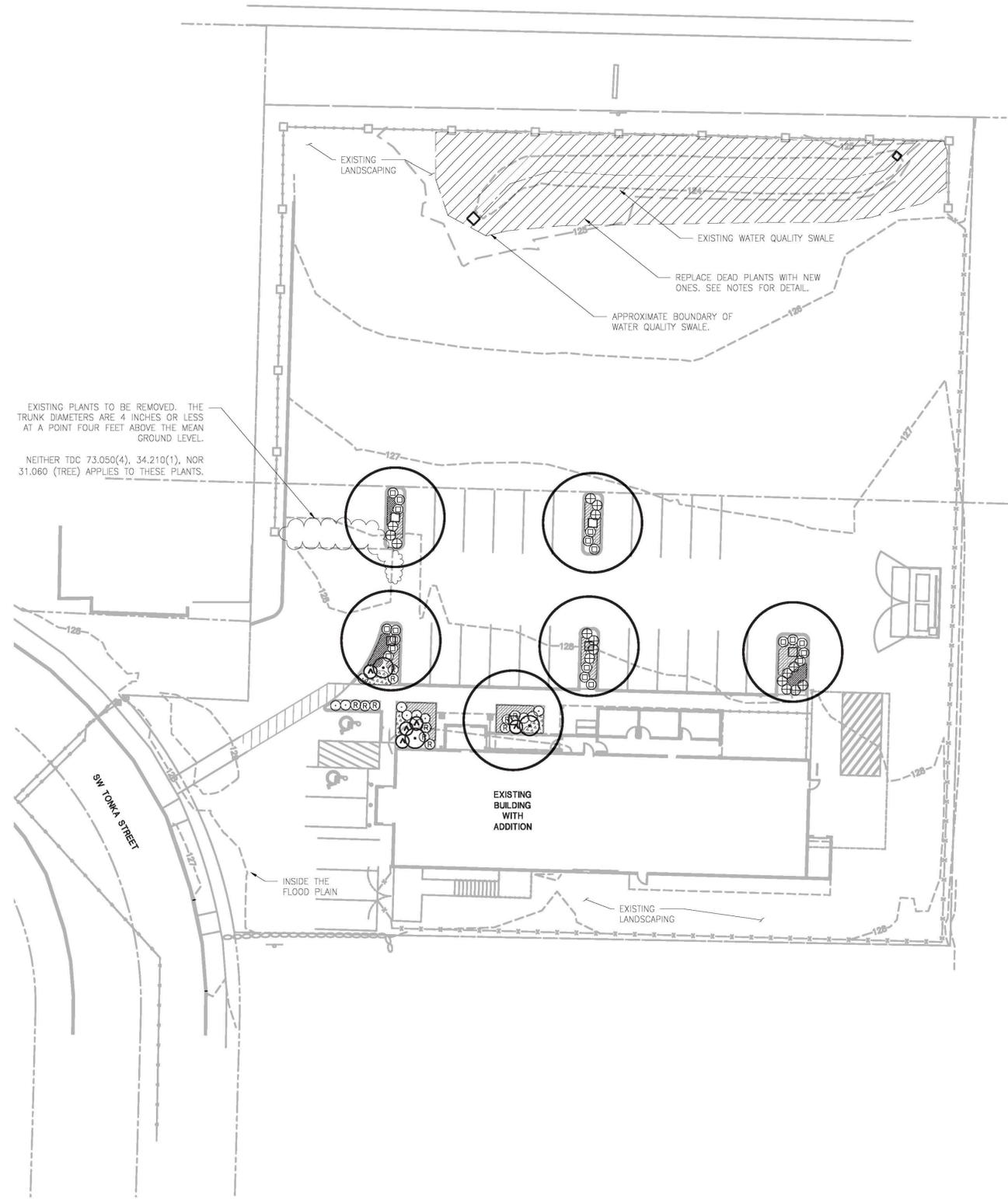
1 DECIDUOUS TREE PLANTING
L1.0 SCALE: NTS SECTION



2 SHRUB PLANTING
L1.0 SCALE: NTS SECTION

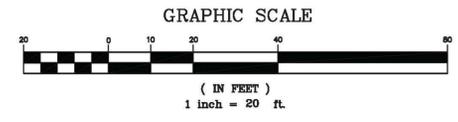


3 GROUNDCOVER PLANTING
L1.0 SCALE: NTS PLAN



EXISTING PLANTS TO BE REMOVED. THE TRUNK DIAMETERS ARE 4 INCHES OR LESS AT A POINT FOUR FEET ABOVE THE MEAN GROUND LEVEL.
NEITHER TDC 73.050(4), 34.210(1), NOR 31.060 (TREE) APPLIES TO THESE PLANTS.

PLANTING PLAN
SCALE 1" = 20'
NORTH

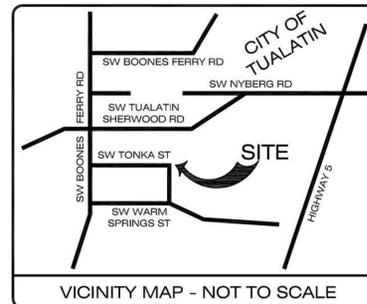
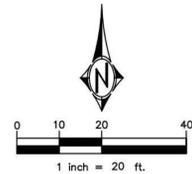


SURVEY LEGEND - EXISTING FEATURES

- 1' HIGH CONCRETE BLOCK WALL
- IRON FENCE W/ BRICK PILLARS
- 8' CHAIN LINK FENCE W/SLATS
- CURB LINE
- GUTTER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- WATER LINE
- OVERHEAD UTILITIES LINE
- COMMUNICATIONS LINE
- DOWN SPOUT
- WATER METER/SERVICE
- WATER VALVE
- EYE WASH STATION
- STORM DRAIN MANHOLE
- CATCH BASIN / AREA DRAIN
- SANITARY SEWER MANHOLE
- UTILITY CLEAN OUT
- UTILITY VAULT
- UTILITY POLE
- UTILITY GUY WIRE
- LIGHT POLE
- LIGHT SIGNAL POLE WITH ARM
- LIGHT SIGNAL JUNCTION BOX
- FLOOD LIGHTS
- ELECTRIC METER/SERVICE
- ELECTRIC PEDESTAL
- ELECTRIC OUTLET
- GAS VALVE
- GAS METER/SERVICE
- PROPANE STUB
- SIGN POST
- SURVEY FOUND MONUMENT
- SUPPORT POST
- BOLLARD
- HANDICAP PARKING SPACE
- SIDEWALK
- ASPHALTIC CONCRETE

GENERAL NOTES

1. PROPERTY ADDRESS PER TITLE REPORT:
8250 SW TONKA STREET
TUALATIN, OREGON 97062
- ***LEGAL DESCRIPTION CALLS OUT STREET NAME AS SW TONKA ROAD. STREET NAME PER WASHINGTON COUNTY TAX MAP IS SW TONKA STREET***
2. PER TITLE REPORT ORDER NO.: 3626072948CDW-TTPOR50 (DATED JANUARY 14, 2015), SURVEY RELATED TITLE COMMITMENT EXCEPTIONS ARE SHOWN AND NOTED HEREON.
3. THE BASIS OF BEARINGS NOTED HEREON ARE BASED UPON A GEODETIC BEARING BASE UTILIZING THE NAD83 OREGON STATE PLANE (POLYCONIC) NORTH ZONE COORDINATE SYSTEM.
4. WASHINGTON COUNTY BENCHMARK NO. 448: AN OREGON STATE HIGHWAY DEPARTMENT DISC STAMPED "L 632 1971" LOCATED IN THE TOP OF THE GUARDRAIL AT THE SOUTHWEST CORNER OF THE BRIDGE OVER I-5 ON SW SAGERT RD. 3.3 FEET ABOVE THE ROAD SURFACE. ELEVATION 231.978 (NGVD 29)
BENCHMARK ELEVATION NOTE
3.484 FT HAVE BEEN ADDED TO THE BENCHMARK ELEVATION AS WELL AS ALL ELEVATIONS DEPICTED HEREON TO DISPLAY ELEVATIONS IN ACCORDANCE WITH THE CITY OF TUALATIN'S FLOOD ELEVATION DATUM OF NAVD 88. THEREFORE, FOR THE PURPOSES OF THIS SURVEY, WASHINGTON COUNTY BENCHMARK NO. 448 HAS AN ELEVATION OF 235.462 (NAVD 88).
5. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM READILY IDENTIFIABLE SURFACE INDICATORS AND UTILITY SERVICE PROVIDER PLAIN MARKS.
6. THERE IS A CURB ENCROACHMENT ONTO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AS NOTED AND SHOWN HEREON.



ALTA/ACSM LAND TITLE SURVEY

SITUATED IN NW1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

SURVEYOR'S CERTIFICATION

TO: JOANNE WISNIEWSKI
TICOR TITLE COMPANY OF OREGON

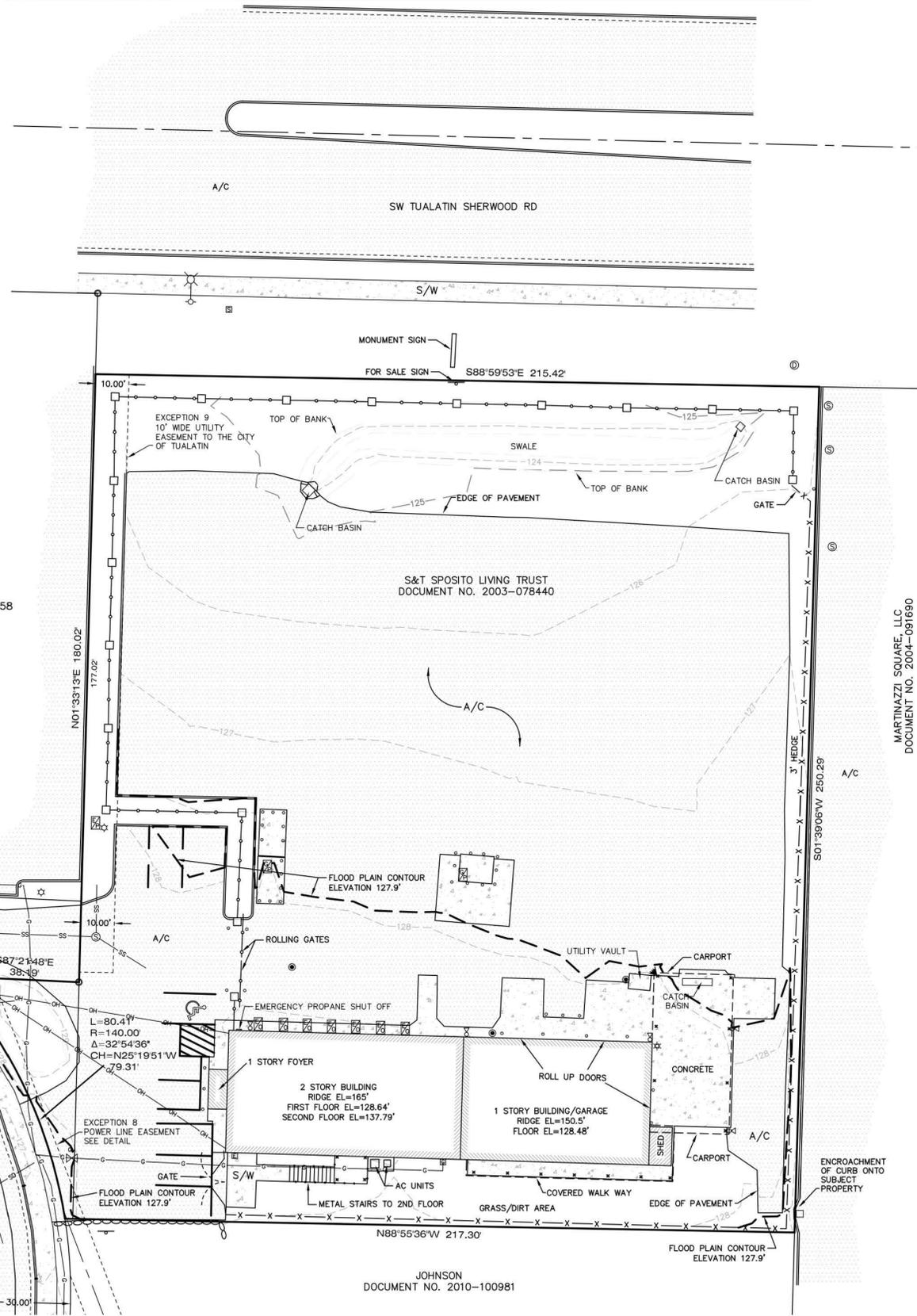
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2015.

(Signature)

JOHN R. WADE
REGISTERED LAND SURVEYOR NO. 59999 LS
IN THE STATE OF OREGON

DATE OF MAP: FEBRUARY 18, 2015

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
FEBRUARY 08, 2000
JOHN R. WADE
59999 LS
EXPIRES: 06/30/16



LEGAL DESCRIPTION

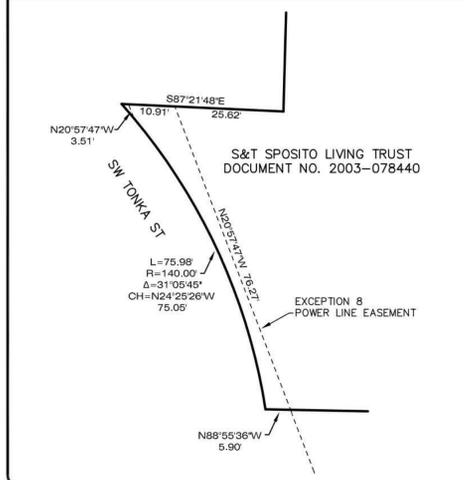
Per Ticor Title Company of Oregon Preliminary Report
Order Number: 3626072948CDW-TTPOR50
Effective date: January 14, 2015

LEGAL DESCRIPTION EXHIBIT "A"

PARCEL I:
A portion of the Southwest one-quarter of Section 24, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, County of Washington and State of Oregon, described as follows:
Beginning at the Southwest corner of said Section 24; thence North along the West line of said Section 24, a distance of 206.3 feet to a point; thence East parallel with the South line of said Section 24, a distance of 739.5 feet to the true point of beginning;
thence South parallel with the West line of said Section 24, a distance of 250 feet to a point;
thence East parallel with the South line of said Section 24, a distance of 214.5 feet to a point;
thence North parallel with the West line of said Section 24, a distance of 250 feet to a point;
thence West parallel with the South line of said Section 24, a distance of 214.5 feet to the true point of beginning.

PARCEL II:
A portion of Parcel 3, PARTITION PLAT NO. 1994-011, in the City of Tualatin, County of Washington and State of Oregon, described as follows:
Beginning at the Easterly Northeast corner of said Parcel 3; thence South 89°27'08" West, 214.99 feet to the true point of beginning; thence continuing South 92°7'08" West, 2.32 feet to a point on the East line of SW Tonka Road; thence Northwestly on said East line, 80.41 feet along the arc of a 140.0 foot radius curve to the left, the chord of which bears 26°57'24" West, 79.31 feet; thence South 88°59'04" East, 38.19 feet; thence South 00°04'03" East, 70.0 feet to the true point of beginning.

DETAIL - SCALE 1"=20'



EXCEPTIONS

Ticor Title Company of Oregon Order No.: 3626072948CDW-TTPOR50
Effective date: January 14, 2015

SPECIFIC ITEMS AND EXCEPTIONS:

6. City Liens, if any, in favor of the City of Tualatin. None found as of January 26, 2015.
NOT SURVEY RELATED
7. Rights of the public to any portion of the Land lying within streets, roads and highways.
NOT SURVEY RELATED
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Entitled: Easement, including the terms and provisions thereof,
In favor of: Julius Martinazzi
Purpose: Power line
Recording Date: October 27, 1952
Recording No: Book 338, Page 165
Affects: Parcel II—also shown on plat
SURVEY RELATED - EASEMENT IS SHOWN AND NOTED HEREON
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Entitled: Easement, including the terms and provisions thereof,
In favor of: City of Tualatin
Purpose: Utilities
Recording Date: July 11, 1969
Recording No: Book 749, Page 829
Affects: West 10 feet Parcel I
SURVEY RELATED - EASEMENT IS SHOWN AND NOTED HEREON
10. Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat
Name of Plat: Partition Plat No. 1994-011
Affects: Parcel II
NOT SURVEY RELATED
11. Although we have reason to believe the following Deeds of Trust has been paid in full, we find no releases of record.
A. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$18,000.00
Dated: August 29, 1988
Trustor/Grantor: Stan C. Sposito
Trustee: Gary Bisaccio
Beneficiary: Dolores Simonatti
Loan No.: none
Recording Date: October 7, 1988
Recording No: 88-044748
Affects: Parcel I
B. A deed of trust to secure an indebtedness in the amount shown below,
Amount: \$95,000.00
Dated: February 16, 1989
Trustor/Grantor: Stanley C. Sposito
Trustee: Transamerica Title Insurance Company
Beneficiary: The Wilkinson Real Estate Trust
Loan No.: none
Recording Date: February 17, 1989
Recording No: 89-007261
Affects: Parcel I
NOT SURVEY RELATED
12. The terms of the trust agreement under which S&T Sposito Living Trust, herein holds title.
NOT SURVEY RELATED
13. If requested to issue an extended coverage ALTA loan policy, the following matters must be addressed:
a) The rights of tenants holding unrecorded leases or tenancies
b) Any facts which would be disclosed by an accurate survey of the Land
c) Matters disclosed by a statement as to parties in possession and as to any construction, alterations or repairs to the Land within the last 75 days. The Company must be notified in the event that any funds are to be used for construction, alterations or repairs.
NOT SURVEY RELATED



TENANT IMPROVEMENT AND ADDITION FOR
EMERGENCY VETERINARY OF TUALATIN
8250 SW TONKA ROAD
TUALATIN, OREGON 97062

SURVEY

A0.0

JOB NO. 140221.02
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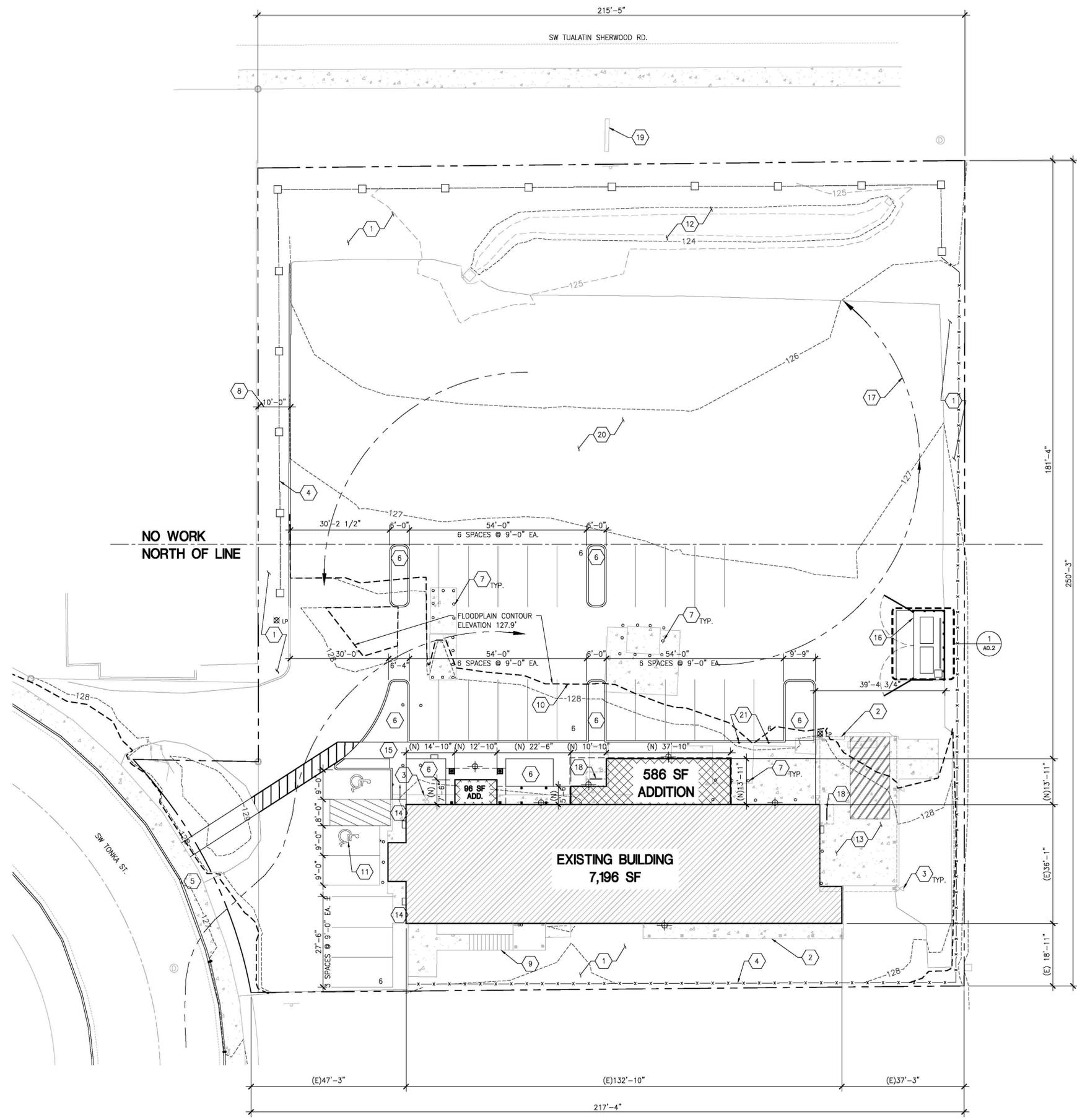
SURVEY NO.:	247-003
DRAWN BY:	JRW/CLM
SURVEY DATE:	2/16/15
PREPARED FOR:	CIDA
MODIFIED:	
MODIFIED:	
MODIFIED:	
TOPOGRAPHIC SURVEY	
TONKA ST ALTA EL CERT	
ALTA / ACSM LAND TITLE SURVEY	
TAX LOT 1700A AND 1805	
TAX MAP 2S 1W 24 CB	
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON	



SHEET
1
OF 1



TENANT IMPROVEMENT AND ADDITION FOR
**EMERGENCY VETERINARY CLINIC OF
TUALATIN**
8250 SW TONKA ROAD
TUALATIN, OREGON 97062



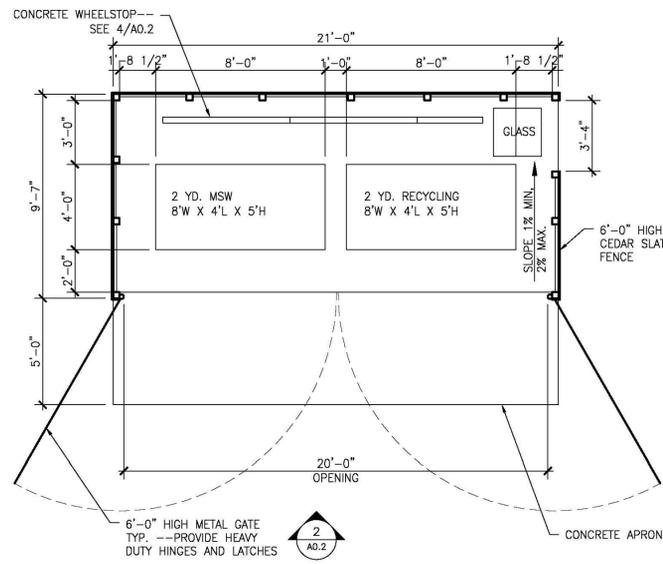
LEGEND

○ DS	DOWNSPOUT
△	HANDICAP PARKING STALL
●	COMPACT PARKING STALL
○	MANHOLE/DRYWELL
● FH	FIRE HYDRANT
●	FIRE DEPARTMENT CONNECTION
(N)	NEW
(E)	EXISTING
○	DOWNSPOUT
○ LP	(E) LIGHT POLE
○	(E) BUILDING MOUNTED LIGHT
○	(N) BUILDING MOUNTED LIGHT
○	(E) IRON FENCE W/ BRICK PILLARS
—x—x—x—x—	(E) 8" HIGH CHAIN-LINK FENCE
—SS—SS—SS—	SANITARY SEWER LINE
—SD—SD—SD—	STORM DRAIN LINE
—G—G—G—G—	GAS LINE
—W—W—W—W—	WATER LINE

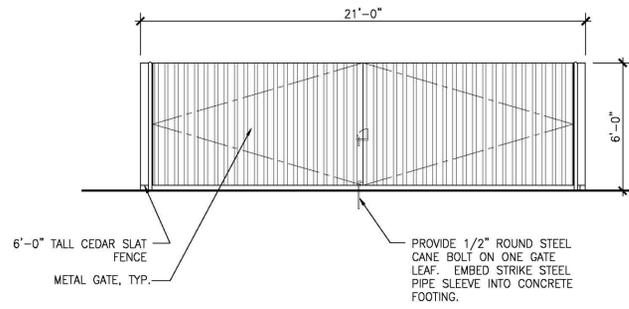
KEYNOTES

- | | |
|---|------------------------------------|
| ① (E) LANDSCAPING TO REMAIN | ⑭ (E) SIDEWALK TO REMAIN |
| ② (E) ROOF OVERHEAD | ⑮ (N) SIDEWALK |
| ③ (E) DOWNSPOUTS | ⑯ (N) TRASH ENCLOSURE |
| ④ (E) FENCE TO REMAIN, TYP. | ⑰ TRUCK TURNING RADIUS |
| ⑤ (E) PUBLIC SIDEWALK | ⑱ COVERED BIKE PARKING, SEE 3/A0.2 |
| ⑥ (N) LANDSCAPING | ⑲ (E) MONUMENT SIGN TO REMAIN |
| ⑦ (E) BOLLARDS TO BE REMOVED PATCH TO MATCH (E) ASPHALT. | ⑳ (E) PAVING TO REMAIN |
| ⑧ (E) UTILITY EASEMENT | ㉑ CARPOOL/VANPOOL RESERVED SIGN |
| ⑨ (E) EXTERIOR STAIR | |
| ⑩ EDGE OF FLOOD PLAIN. AS DETERMINED BY JOHN R. WADE ON FEB. 18TH 2015. | |
| ⑪ RE-STRIPE (E) PARKING SPACE FOR ADA PARKING SPACE. SEE CIVIL DRAWINGS FOR DETAIL. | |
| ⑫ (E) SWALE TO REMAIN | |
| ⑬ (E) CONCRETE PAD TO REMAIN | |

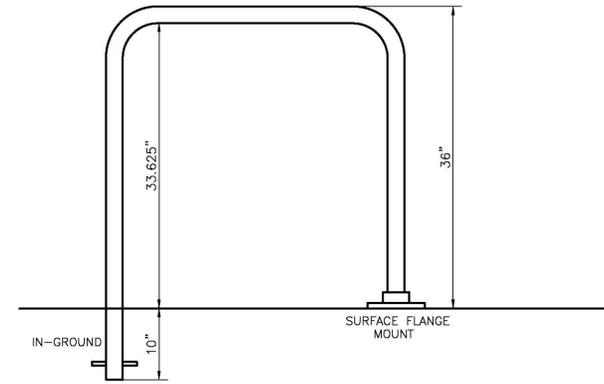
1 SITE PLAN
1/16" = 1'-0"
NORTH



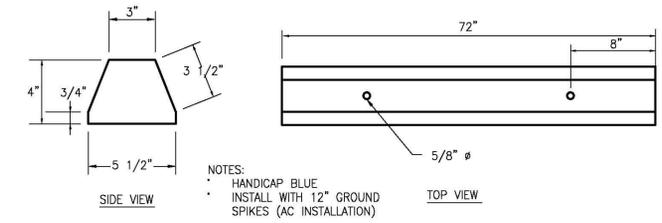
1 TRASH ENCLOSURE PLAN
A0.2 NOT TO SCALE



2 TRASH ENCLOSURE ELEVATION
A0.2 NOT TO SCALE



3 BICYCLE RACK
A0.2 SCALE: NOT TO SCALE 02580-08



4 PRECAST CONCRETE WHEEL STOP
A0.2 SCALE: NOT TO SCALE 02580-06

MSW AND RECYCLING STORAGE SIZING

BUILDING SIZE: 5370.9 SF @ 4 SF STORAGE/1000 SF GLA = 21.5 SF

21.5 SF
+10 SF BASE
31.5 SF TOTAL

(2) 2-YD CONTAINERS = 45.5 SF STORAGE SPACE PROVIDED (EXPANSION CAPABILITY FOR 3 YD. CONTAINER)

PRELIMINARY
PLAN
ONLY-NOT
FOR
CONSTRUCTION

ISSUED DATE
1 06/04/2015 AR REVIEW
2 07/21/2015 AR REVIEW REVISIONS



15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.228.1285
FAX: 503.228.1670
WWW.CIDAINC.COM

TENANT IMPROVEMENT AND ADDITION FOR
EMERGENCY VETERINARY CLINIC OF TUALATIN
8250 SW TONKA ROAD
TUALATIN, OREGON 97062

SITE DETAILS

A0.2

JOB NO. 140221.02

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ISSUED DATE
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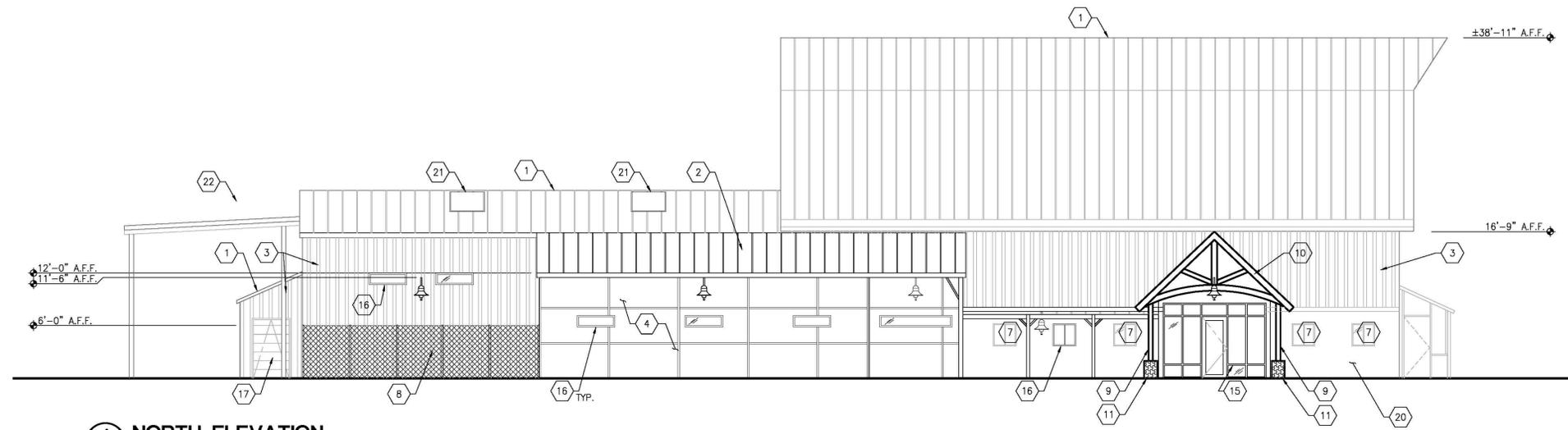
TENANT IMPROVEMENT AND ADDITION FOR
EMERGENCY VETERINARY CLINIC OF TUALATIN
8250 SW TONKA ROAD
TUALATIN, OREGON 97062

EXTERIOR ELEVATIONS

A2.1

JOB NO. 140221.02

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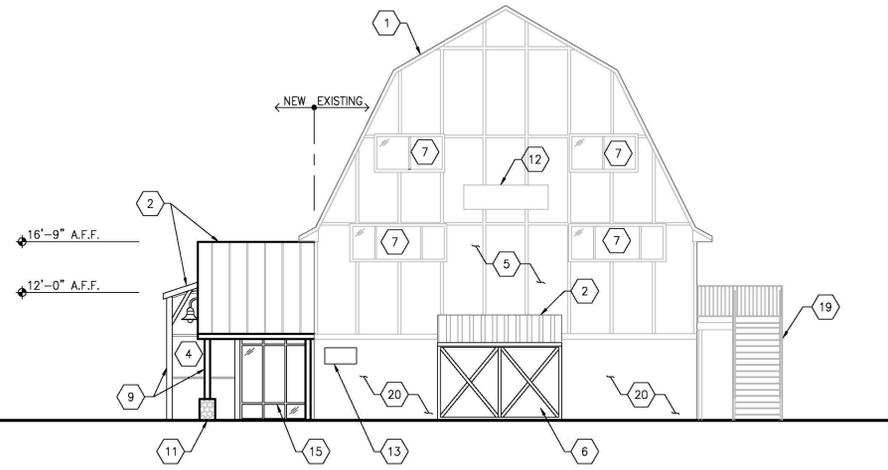


1 NORTH ELEVATION
A2.1 1/8" = 1'-0"

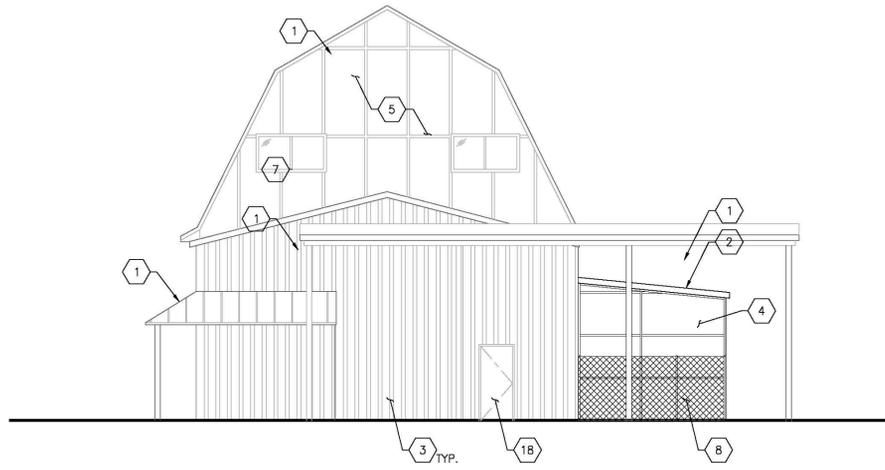
KEYNOTES

- 1 EXISTING METAL ROOF
- 2 NEW METAL ROOF TO MATCH EXISTING
- 3 EXISTING METAL SIDING
- 4 NEW 4'X8' HARDIE PANEL SIDING
- 5 EXISTING BOARD AND BATT SIDING
- 6 NEW BOARD AND BATT SIDING
- 7 EXISTING ALUMINUM WINDOWS
- 8 6' BLACK VINYL FENCE
- 9 HEAVY TIMBER COLUMNS
- 10 HEAVY TIMBER TRUSSES
- 11 NEW MANUFACTURED STONE COLUMN BASES
- 12 18 SF OF EXISTING SIGNAGE TO REMAIN
- 13 NEW WAYFINDING SIGNAGE
- 14 EXISTING STOREFRONT WINDOW
- 15 NEW STOREFRONT WINDOW
- 16 NEW ALUMINUM WINDOW
- 17 EXISTING O.H. DOOR
- 18 EXISTING DOOR
- 19 EXISTING STAIR
- 20 EXISTING CONCRETE WALLS
- 21 NEW 4X8 SKYLIGHTS
- 22 EXISTING COVERED OUTDOOR AREA

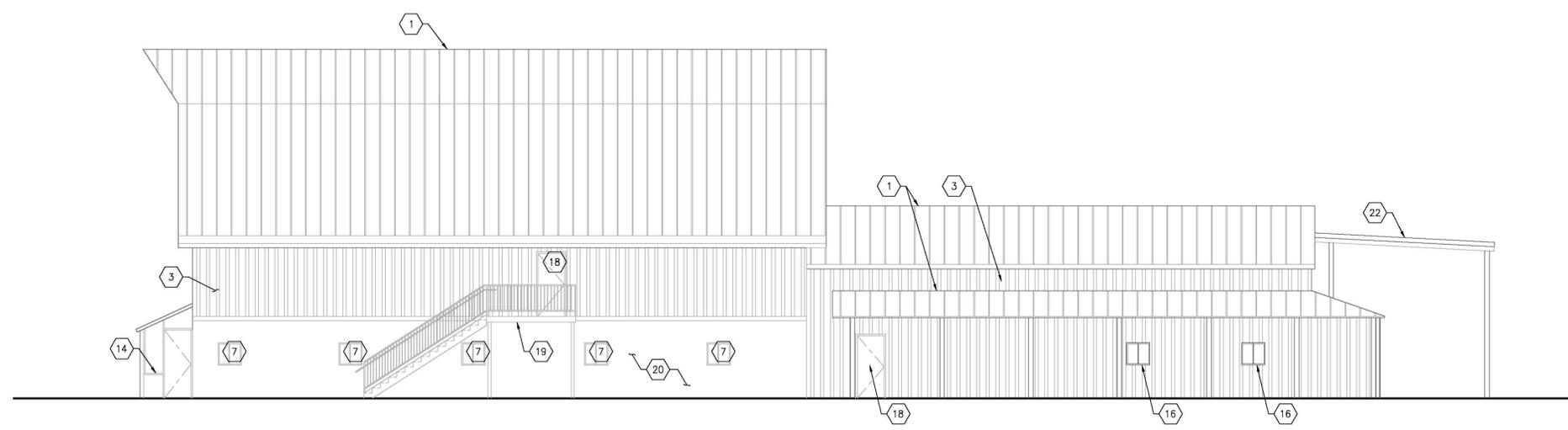
MATERIAL	COLOR
(E) METAL SIDING	"AURORA BROWN"
(E) CONCRETE WALL	"AURORA BROWN"
(E) & (N) BOARD SIDING	"AURORA BROWN"
(E) STOREFRONT	DARK BRONZE
(N) STOREFRONT	DARK BRONZE - TO MATCH EXISTING
(E) & (N) TRIM	"GARDENIA"
WOOD GLULAM TRUSS & COLUMNS	NATURAL WOOD CLEAR SEALER
(N) STANDING-SEAM METAL ROOF	TO MATCH EXISTING



2 WEST ELEVATION
A2.1 1/8" = 1'-0"



3 EAST ELEVATION
A2.1 1/8" = 1'-0"



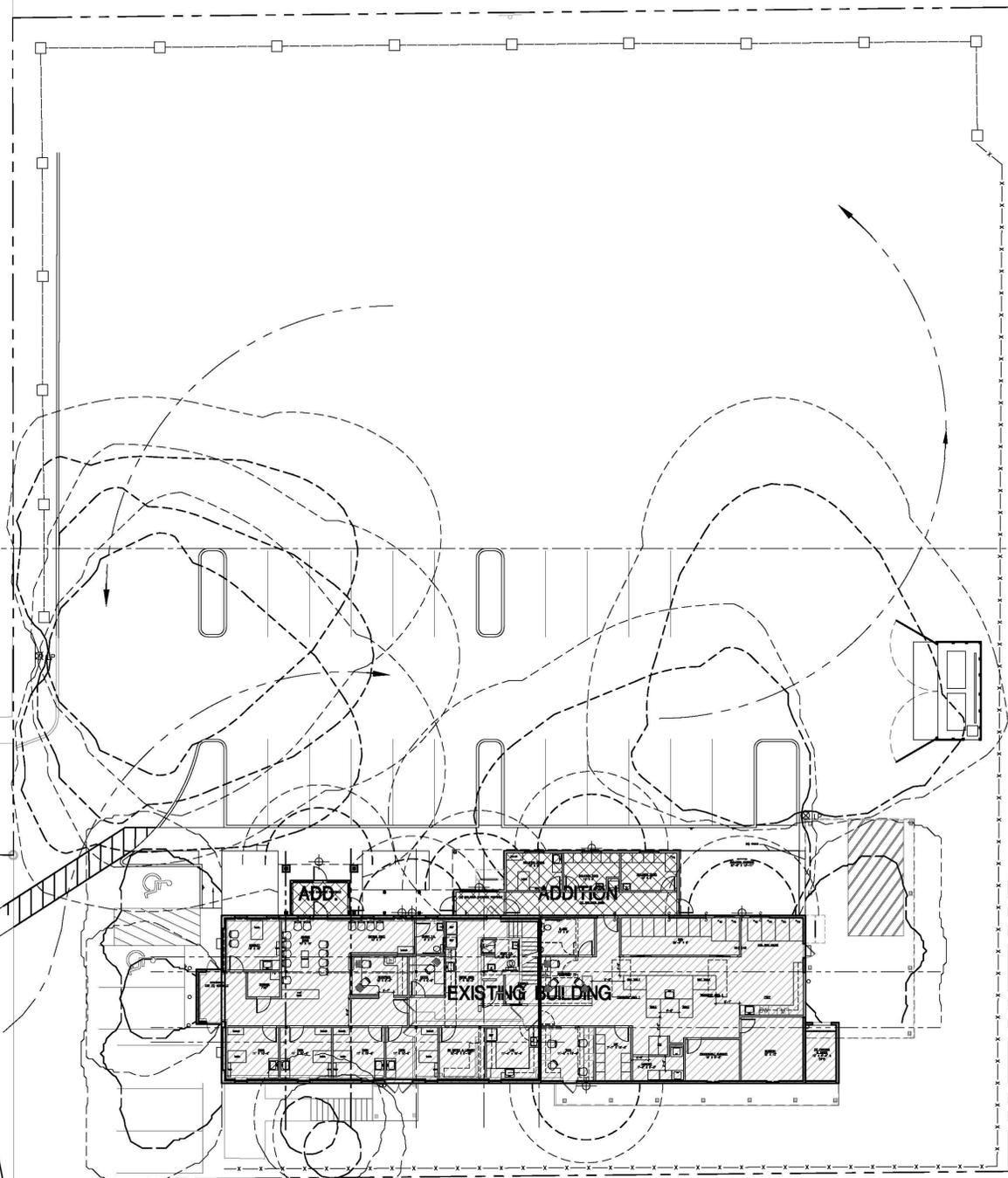
4 SOUTH ELEVATION
A2.1 1/8" = 1'-0"

NO WORK THIS ELEVATION EXCEPT WINDOW 16 & PAINT.

SW TUALATIN SHERWOOD RD.

NO WORK
NORTH OF LINE

SW TONKA ST.



SITE LIGHTING PLAN GENERAL NOTES

SITE LIGHTING IS DIAGRAMATIC. FINAL DESIGN SHALL BE BY ELECTRICAL CONTRACTOR.

ISOLUMS SHOWN ILLUSTRATE APPROXIMATE .5 FC AND 1 FC RINGS IN PARKING AND ACCESSIBLE AREAS

ALL LIGHTING SHOWN SHALL BE MODIFIED WITH CUTOFF FIXTURES AS REQUIRED TO PREVENT LIGHT FROM SHINING DIRECTLY OFF DEVELOPED AREA.

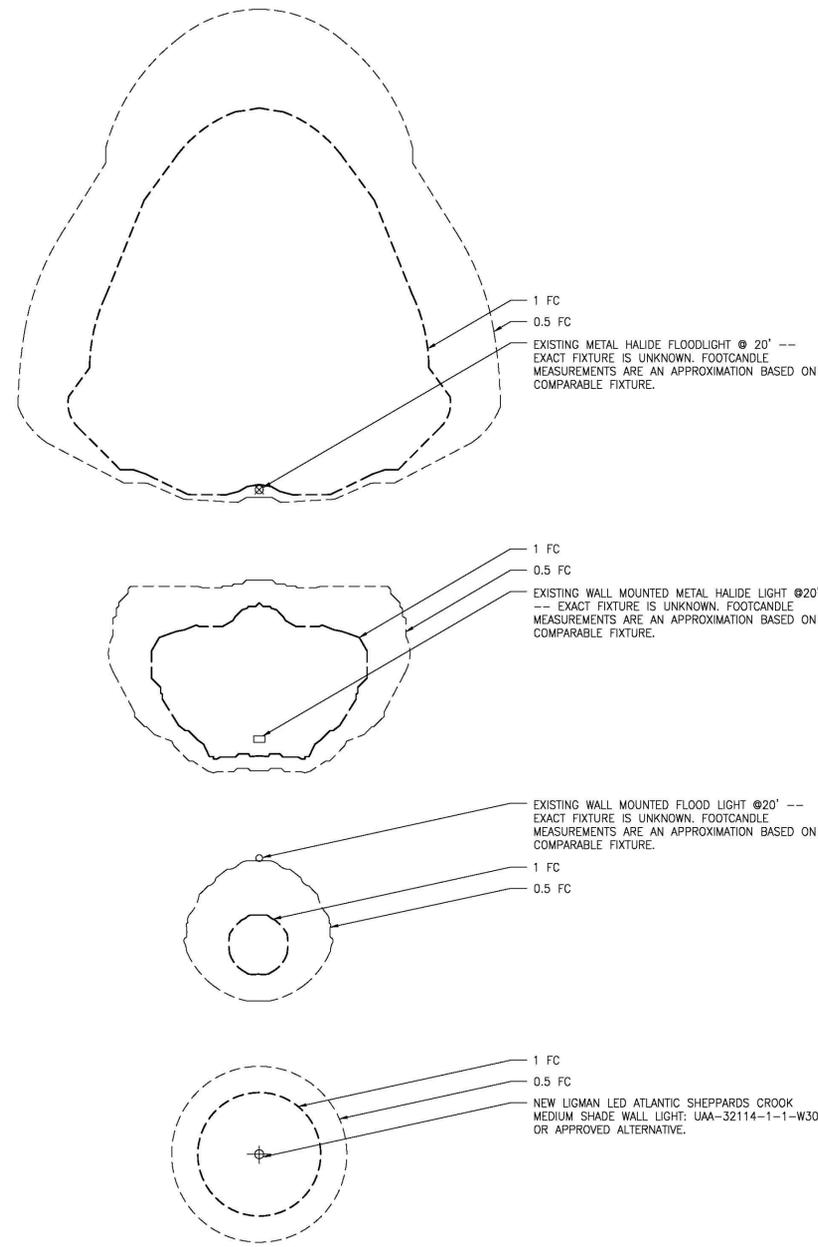
NEW FIXTURES AND POLES SHALL BE DARK BRONZE ANODIZED

LIGHT SOURCE TO BE LED, UNLESS INDICATED OTHERWISE

SEE FIXTURE CUT-SHEETS FOR ADDITIONAL INFORMATION

SITE LIGHTING PLAN LEGEND

- (E) LIGHT POLE MOUNTED AT 20'-0"±
- (E) BUILDING MOUNTED LIGHT AT 20'-0"±
- (E) BUILDING MOUNTED LIGHT AT 20'-0"±
- (N) BUILDING MOUNTED LIGHT --- LIGMAN LED ATLANTIC SHEPPARDS CROOK MEDIUM SHADE WALL LIGHT MODEL# UAA-32114-1-1-W30 OR APPROVED ALTERNATIVE.
- (E) IRON FENCE W/ BRICK PILLARS
- (E) 8' HIGH CHAIN-LINK FENCE



NORTH
1 SITE LIGHTING PLAN
1/16" = 1'-0"

PRELIMINARY
PLAN
ONLY-NOT
FOR
CONSTRUCTION

ISSUED DATE
1 06/04/2015 AR REVIEW
2 07/21/2015 AR REVIEW REVISIONS

CIDA
ARCHITECTURE
ENGINEERING
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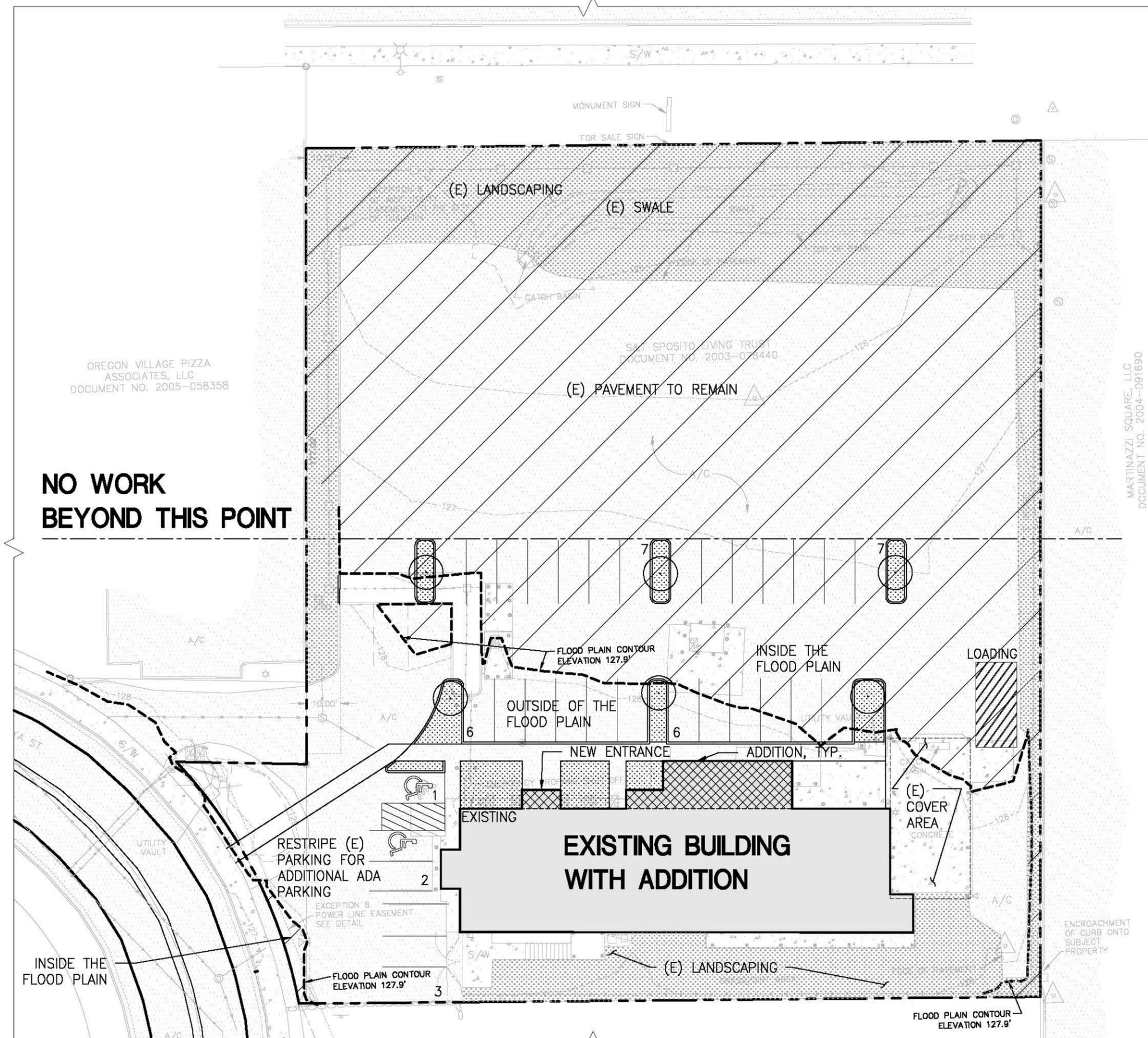
TENANT IMPROVEMENT AND ADDITION FOR
**EMERGENCY VETERINARY CLINIC OF
TUALATIN**
8250 SW TONKA ROAD
TUALATIN, OREGON 97062

SITE LIGHTING PLAN
SL1.1
JOB NO. 140221.02
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EMERGENCY VET OF TUALATIN TUALATIN, OREGON



15895 SW 72ND AVE SUITE 200
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FLOOD PLAIN NOTES

THE EXISTING BUILDING IS SITED ABOVE THE FLOOD PLAIN BY .7 FEET.

LANDSCAPING

(E) 12,988 SF = 24%

(N) 1,249 SF

14,237 SF = 25.9%

TOTAL SITE AREA= 54,951 SF

PRE-APPLICATION SITE PLAN

4.24.2015 RSPK

1"=30'
140226.01