



City of Tualatin

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NOTICE OF DECISION

On September 11, 2015 the City of Tualatin approved with conditions AR 15-0018 for the Emergency Vet Clinic located at 8250 SW Tonka St. (Tax Lots: 2S124CB01700 & 1805).

This staff level decision will be final after 14 calendar days from the date of this mailing unless a written request for review is received by the **Community Development Department – Planning Division at 18880 SW Martinazzi Avenue, Tualatin, OR 97062 before 5:00 p.m.** The appeal must be submitted on the City Request for Review (i.e. Appeal) form with all the information requested, as required by TDC 31.075, and signed by the appellant. Only those persons who submitted comments during the notice period may submit a request for review. The plans and appeal forms are available at the Planning Counter. The appeal forms must include reasons, the appeal fee and meet the requirements of Section 31.076 of the Tualatin Development Code.

Date notice mailed: 9/11/2015

Date a Request for Review must be filed: 9/25/15

File: AR-15-0018



City of Tualatin

www.tualatinoregon.gov

September 11, 2015

ARCHITECTURAL REVIEW FINDINGS AND DECISION

**** APPROVAL WITH CONDITIONS ****

Case #:	AR-15-0018
Project:	Emergency Veterinary Clinic Remodel
Location:	8250 SW Tonka St (Tax Lots 2S1 24CB 01700 & 1805)
Applicant:	Rebecca Kerr, CIDA, Inc. (503-226-1285; Job No. 140221.02); JoAnne Wisniewski

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

O. Signs:.....26
P. Time Limit on Approval:27
IV. APPEAL28

I. INTRODUCTION

The proposal is to partially redevelop the subject property for use by the Emergency Veterinary Clinic through remodel of a vacant building and construction of two small additions raising the building square footage to 7,787, reconfiguration and addition of parking, and building perimeter and parking lot landscaping. The subject property of approximately 1.24 acres is at the northeast corner of the bend in SW Tonka Street, has additional frontage to the north along SW Tualatin-Sherwood Road, and is across the road from the Century Hotel and the Tualatin Commons at large.

The neighborhood/developer meeting was on May 20, 2015. Staff visited the site on August 6, 2015. Staff received no letters of comment from property owners within 1,000 ft of the subject property, including pursuant to Tualatin Development Code (TDC) 31.064(1) within any residential subdivisions platted through the City, during the comment period that ended August 12, 2015.

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, AR-15-0018 is approved, subject to the following Architectural Review conditions:

- AR-1 All further submittals shall be sent in one complete and full set. No piecemeal submittals will be accepted. Submittals prior to building permit shall contain one plan set, with one table of contents that includes all pages submitted. All plan set pages and documents shall be numbered in accordance with table of contents. All plan submittals must be on 24 x 36 inch paper. All submittals shall be stapled or bound together down the length of the bound side. Please do not use binder or paper clips. The entire set will be reviewed at one time. A narrative shall be included and will address each condition of approval. Each applicant narrative response shall include how the condition is being addressed and on what revised plan page the condition is shown to be met in drawn form. Each resubmittal will start a new 2-week minimum review period by staff.
- AR-2 Prior to obtaining a building permit, the applicant shall submit two hard copy revised plan sets – plan size and ledger (11 x 17) – along with an Adobe PDF for review and approval to the Planning Division with the following changes:
- a. To meet the requirement of 73.160(1)(a)(iv), accessways shall be provided as a connection from the development's internal bikeways and walkways to abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated.
 - The applicant shall revise the site plans to provide an accessway between the SW Tonka Street sidewalk and the building perimeter walkway. The proposed no-parking circulation area between the handicapped parking stalls may also serve as an accessway segment.

- b. To meet the requirement of 73.160(1)(c), curb ramps shall be provided wherever a walkway or accessway crosses a curb.
 - The applicant shall revise the site plans to illustrate a curb ramp wherever a walkway or accessway mounts a curb.
- c. To meet the requirements of 73.160(1)(d), accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable, and (g) accessways shall be constructed, owned and maintained by the property owner.
 - The applicant shall revise the site plans to illustrate and note that the required accessway is paved at least 8 feet wide and its drive aisle crossing is of a different appearance than the adjacent paved vehicular areas, such as through striping.
- d. To meet the requirement of 73.160(3)(d), provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
 - The applicant shall revise the elevations to illustrate or note address numerals that meet the needs of Tualatin Valley Fire & Rescue (TVF&R).
- e. To meet the requirement of 73.227(6)(b)(iii), in multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings.
 - The applicant shall revise the planting plan to illustrate evergreen shrubs along the trash and recycling enclosure walls.
- f. To meet the requirement of 73.240(9), yards adjacent to public streets, except as described in 73.240(7) [Hedges Creek Wetland Protection District], shall be planted to lawn or live groundcover and trees and shrubs and shall be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.
 - The applicant shall revise the planting plan to illustrate in the landscaped island between the driveways where a deciduous shade tree will be planted meeting the requirement of 73.260(1)(a) in the southern part of the island and south of the proposed walkway.
- g. To meet the requirement of 73.310(1), a minimum 5-foot-wide landscaped area must be located along all building perimeters, which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.
 - The applicant shall revise the planting plan to illustrate landscaping along the north side of the east addition.

- h. To meet the requirement of 73.360(4), landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.
 - The applicant shall revise the site plans to illustrate the east end of the north side of the east-west drive aisle capped with a landscaped island meeting the requirement of 73.360(2).
- i. To meet the requirement of 73.370(1)(u), bicycle parking areas and facilities shall be identified with appropriate signing as specified in the *Manual on Uniform Traffic Control Devices* (MUTCD) (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.
 - The applicant shall revise the site plans to illustrate and note bicycle parking signage, proposing at least one sign at the main entrance directing cyclists in the direction of the bicycle parking and one at each rack.
- j. To meet the requirement of 73.370(2)(a) Commercial (v) Medical & dental offices, the minimum required number of off-street parking spaces is 3.90 spaces per 1,000 sq ft of gross floor area.
 - The applicant shall either revise the site plans to illustrate 31 total off-street parking spaces or as allowed by 73.370(1)(a) submit evidence that a lesser number of vehicle parking spaces will be sufficient.
- k. Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.
 - The applicant shall revise the lighting plan to reference a full cut-off model, to make any additional north wall fixtures be full cut-off, and to submit a technical cut sheet or sheets for such a full cut-off model. The *Guidelines for Good Exterior Lighting Plans* (Attachment 104) is available as an implementation aid.

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

AR-3 To meet the requirement of 73.100(1), all landscaping approved through architectural review (AR) shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered through AR.

AR-4 The applicant shall separately from this AR submit sign permit applications for any changed or new signage.

Notes:

- The plan size (24 x 36 inches) and ledger (11 x 17 inches) plan sets must be folded, not rolled.

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

III. FINDINGS

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

A. Previous Land Use Actions:

- AR-75-27 approved site development for Whitaker Woodcraft.
- AR-84-05 approved a remodel for Rabbit Hutch, including a 1,200 sq ft canopy area for storage of cars.
- AR-99-20 approved site redevelopment for United Rentals, including building exterior improvements, additional parking, and the wrought iron fence with brick posts.

B. Other Permit Actions:

Clean Water Services (CWS) Service Provider Letter (SPL) No. 15-001450, May 15, 2015.

C. Planning Districts and Adjacent Land Uses:

The subject property is located in the [General Commercial \(CG\) Planning District](#) in which a range of commercial retail uses are permitted pursuant to [54.020](#). Subsection (2)(v) permits, “veterinarian's office or animal hospital”.

The subject property is also within the Central Urban Renewal Area, Block 11, pursuant to [Map 9-3](#). [54.020\(2\)\(w\)](#) permits “Pet Day Care (Indoor Only) [not in the Central Urban Renewal District (CURD) Blocks 11, 28, 29]”. Though excluded from Block 11, this use is distinct from veterinarian's office or animal hospital. Both are defined below through 31.060:

Animal Hospital (Including Veterinary Clinic). Any building or portion thereof de-signed or used for the care, observation or treatment of domestic animals.

Pet Day Care. A business providing pet care services for dogs and cats such as day care, sitting services, grooming, and retail sales of pet products. Pet Day Care is not allowed for animals other than dogs or cats including exotic animals or animals not considered ordinary household pets. Kennels for dog breeding and training are not allowed.

Adjacent planning districts and land uses are clockwise:

N: CC SW Tualatin-Sherwood Road, Tualatin Commons: Century Hotel
E: CC Martinazzi Square retail center: various tenants including Dickie Jo's Burgers at north end of main building
S: CG Bushwhackers Bar & Grill
W: CG SW Tonka Street, Pizza Hut

D. Lot Sizes:

54.040

- (1) The minimum lot area shall be 10,000 square feet.
- (2) The minimum average lot width shall be 75 feet.
- (3) The minimum lot width at the street shall be 40 feet.
- (4) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(8) to (12).
- (5) The minimum lot width at the street shall be 40 feet on a cul-de-sac street.

54.050 Central Urban Renewal Area

Except for lots for public utility facilities and natural gas pumping stations which shall be established through the Subdivision, Partition or Lot Line Adjustment process, and except a lot in the Core Area Parking District where TDC 54.050(1)-(5) apply, the minimum lot size in the Central Urban Renewal District shall conform to the lot sizes described on Map 9-3:

- (1) The minimum lot area shall be 25,000 square feet.
- (2) The average lot width shall be 100 feet.
- (3) The minimum lot width at the street shall be 40 feet.
- (4) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(8) to (12).
- (5) The minimum lot width at the street shall be 40 feet on a cul-de-sac street.

31.060 “Definitions:”

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

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

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

Because the proposal involves no property line adjustment, partition, or subdivision of the subject property, the requirements are not applicable.

E. Setback Requirements:

54.060

- (1) Front yard.** The minimum front yard setback shall be 5 to 20 feet, as determined through the Architectural Review Process.
- (2) Side yard.** Zero to 15 feet, as determined through the Architectural Review process, except where a side lot line adjoins a Residential or Manufacturing Park District, a minimum side yard setback of 5 feet shall be required.
- (3) Rear yard.** Zero to 15 feet, as determined through the Architectural Review process, except where a rear lot line adjoins a Residential or Manufacturing Park District, a minimum rear yard setback of five (5) feet shall be required.
- (4) Corner lot yards.** Zero to 20 feet for a sufficient distance to provide adequate sight distance for vehicular and pedestrian traffic at an intersection, as determined through the Architectural Review process.

The two small north additions do not decrease any existing setback because neither extends beyond the outermost northern, eastern, or western extent of the existing structure of which the setbacks AR-99-20 approved, meeting the requirement.

54.060(5) Off-street parking and vehicular circulation areas shall be set back a minimum of five (5) feet from any public right-of-way or property line, except as approved through the Architectural Review process.

The proposal includes no change to any off-street parking and vehicular circulation areas such that any would be within 5 ft of the right-of-way (ROW) of SW Tonka Street, meeting the requirement.

54.060(6) No fence shall be constructed within 5 feet of a public right-of-way.

Because the applicant proposes no change to any existing fence within 5 ft of a public ROW, and the site plans propose no such additional fencing, the requirement is not applicable.

F. Structure Height:

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

The elevations illustrate the building remodel such that that tallest volume is 39 ft, meeting the requirement.

G. Site Planning:

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

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

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

73.160(1) Pedestrian and Bicycle Circulation.

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

- (i) a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;**
- (iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;**
- (v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.**
- (vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.**
- (vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

31.060

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

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

Walkway

The site plans illustrate a walkway between the SW Tonka Street sidewalk and the main building entrance, meeting the requirements.

Accessway

No accessway (i.e. shared bike/pedestrian path) exists. Lot 1700 abuts SW Tonka Street, which because it is an abutting street upon which bike lanes are provided, an accessway is needed, and staff is applying a condition. (Because an accessway includes pedestrian accommodation as does a walkway, an accessway can subsume the proposed walkway.)

Condition

To meet the requirement of 73.160(1)(a)(iv), accessways shall be provided as a connection from the development's internal bikeways and walkways to abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated.

- The applicant shall revise the site plans to provide an accessway between the SW Tonka Street sidewalk and the building perimeter walkway. The proposed no-parking circulation area between the handicapped parking stalls may also serve as an accessway segment.

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

Because staff applied a condition to meet the requirement of 73.160(1)(a)(iv), staff is applying a condition.

Condition

To meet the requirement of 73.160(1)(c), curb ramps shall be provided wherever a walkway or accessway crosses a curb.

- The applicant shall revise the site plans to illustrate a curb ramp wherever a walkway or accessway mounts a curb.

73.160(1)

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

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

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

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

31.060

Accessway. A non-vehicular, paved pathway designed for pedestrian and bicycle use and providing convenient linkages between a development and adjacent residential and commercial properties and areas intended for public use such as schools, parks, and

adjacent collector and arterial streets where transit stops or bike lanes are provided or designated. An accessway is not a sidewalk.

Because staff applied a condition to meet the requirement of 73.160(1)(a)(iv), staff is applying a condition.

Condition

To meet the requirements of 73.160(1)(d), accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable, and (g) accessways shall be constructed, owned and maintained by the property owner.

- The applicant shall revise the site plans to illustrate and note that the required accessway is paved at least 8 feet wide and its drive aisle crossing is of a different appearance than the adjacent paved vehicular areas, such as through striping.

73.160(2) Drive-up Uses.

Because the proposal for the outbuilding involves no existing, changed, or new drive-up uses, the requirements are not applicable.

73.160(3)

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

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

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

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

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

The elevations and lighting plan illustrate existing and additional lighting as well as northwest storefront windows and an additional north window, the north window facing the parking and the storefront both the parking and SW Tonka Street, meeting the requirements of (a)-(c).

Because the elevations do not illustrate or note existing or modified address numerals, the requirement of (d) is not met, and staff is applying a condition.

Regarding (e), with proper pruning and maintenance the proposed shrubbery and trees can meet the requirement.

Condition

To meet the requirement of 73.160(3)(d), provide an identification system which clearly locates buildings and their entries for patrons and emergency services.

- The applicant shall revise the elevations to illustrate or note address numerals that meet the needs of Tualatin Valley Fire & Rescue (TVF&R).

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

Because the proposal involves no existing, changed, or new on and above grade electrical and mechanical equipment, the requirement is not applicable.

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

Because the proposal involves no existing, changed, or new outdoor storage, excluding mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

H. Structure Design:

73.050(1)

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

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

The vicinity is an area one tax lot deep around the boundaries of the subject property. To the north across SW Tualatin-Sherwood Road are two reddish brick buildings, the Century Hotel and an office building, that are part of the Tualatin Commons. To the east is the reddish brick Martinazzi Square retail center. To the south is the natural wood-sided Bushwhackers saloon with a front arcade of wood columns, rough rock masonry column bases, and a dark green metal arcade roof. To the southwest across SW Tonka Street is the Tualatin Transmission Center building with reddish brick appliqué along the base of the concrete building painted off white with a high horizontal teal trim. To the northwest is Pizza Hut, a concrete building painted burnt sienna with a reddish brick base and a high-pitched red metal roof resembling the pizza chain's iconic standard roof.

The proposal remodels the existing barn-like building to continue to be barn-like. It would be reddish brown with cream trim and the roof and canopies would be green metal. The storefront would have a canopy with a gable-end with a finished Douglas-fir wood truss and wood columns with bases of rough narrow stone. This is similar to the vicinity, meeting the requirements.

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

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

73.220(1)

- (a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.**
- (b) Provide an identification system, which clearly identifies and locates buildings and their entries.**
- (c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.**

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

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

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

Because the proposal is for one building use, the requirement is not applicable.

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

The applicable rate is commercial retail at 10 square feet (sq ft) per 1,000 sq ft gross leasable area (GLA) applied as follows:

Use	Sq Ft	Applied Rate	Storage Area (Sq Ft)	
			Required	Proposed
Commercial: Retail	7,782	$10 + ([7,782 / 1,000]*10)$	87.8	183.7

73.227 outlines four methods to provide required area, the first of which is “minimum standards”, using a ratio premised on building square footage. The proposal opts for this first method instead of the others including the fourth, the “franchised hauler review” method. The waste hauler received notice of this AR application and did not comment.

The proposal exceeds the minimum requirement.

73.227(6)(a)

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

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

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

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

The site plan illustrates that the proposed location of the trash and recycling enclosure meets the requirements.

73.227(6)(b)

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

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

The site details sheet illustrates the trash and recycling enclosure with a 6-foot wall, a gate opening of 20 ft and sight-obscuring gates capable of being secured in a closed and open position, and a separate pedestrian access. However, because the site redevelopment area is commercial and the enclosure lacks evergreen plants placed around its walls, the requirement is not met, and staff is applying a condition.

Condition

To meet the requirement of 73.227(6)(b)(iii), in multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings.

- The applicant shall revise the planting plan to illustrate evergreen shrubs along the trash and recycling enclosure walls.

73.227(6)(c)

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

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

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

The site plans illustrate a trash and recycling enclosure sited to maintain waste hauler access, with unlimited vertical clearance, and without need for a garbage truck to back onto SW Tonka Street, meeting the requirements.

J. Landscaping:

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

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

73.240(3) The minimum area requirement for landscaping for uses in CO, CR, CG, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted on the subject property for a greenway or natural area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

Because the site redevelopment area is not within the Core Area Parking District, and the applicant proposes no dedication for a greenway or natural area and none is required, the minimum area requirement for landscaping is 15%.

The site plans cover sheet notes provision of 13,896 sq ft of landscaping, approximately 25.7% of Lots 1700 and 1805 combined that is 1.24 acres, meeting the requirement.

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

Because the site redevelopment area does not abut an RL or MP Planning District, the requirement is not applicable.

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

The site redevelopment area is closest to one yard adjacent to a public street, the west/southwest front one along SW Tonka Street. The site plans propose a walkway connection to the public sidewalk through this yard and through an existing large landscaped island that separates the two driveways.

The island has shrubs and groundcover, but no trees. The southern part of the island that would be bordered to the north by a walkway contains no utility vaults, boxes, or poles, and the plans indicate no underground utility line. Though there is nearby overhead wire as the private connection to the public electric power lines, there exist deciduous tree species that are compatible with power lines as evidenced by the example of the City street tree list in [74.765, Schedule A](#). For these reasons, the planting of a single deciduous shade tree is an appropriate means to modify the front yard to better meet the requirement, and staff is applying a condition.

Condition

To meet the requirement of 73.240(9), yards adjacent to public streets, except as described in 73.240(7) [Hedges Creek Wetland Protection District], shall be planted to lawn or live groundcover and trees and shrubs and shall be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.

- The applicant shall revise the planting plan to illustrate in the landscaped island between the driveways where a deciduous shade tree will be planted meeting the requirement of 73.260(1)(a) in the southern part of the island and south of the proposed walkway.

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

Because the site redevelopment area includes no changed or additional landscaping in the yards other than that along SW Tonka Street, the requirement is not applicable.

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

The landscape plan proposes landscaping such that no more than 10% of the site redevelopment area is covered with unvegetated areas of bark chips, rock or stone, meeting the requirement.

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

The planting plan proposes deciduous trees at one and one-half inch (1½”) caliper, meeting the requirement.

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

Because the proposal includes no coniferous trees, the requirement is not applicable.

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

The landscape plan proposes shrubbery at two (2) to five (5) gallon sizes, meeting the requirement.

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

The landscape plan proposes groundcovers that meet the requirement.

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

Note 6 on the planting plan notes an automatic irrigation system, meeting the requirement.

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

Because the site redevelopment area includes no natural vegetation pre-dating site development and in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, the requirement is not applicable.

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

The proposal includes two additions on the north side of the building, and because the planting plan illustrates landscaped areas at the west addition but not the east one, the requirement is not met, and staff is applying a condition.

Condition

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

- The applicant shall revise the planting plan to illustrate landscaping along the north side of the east addition.

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

The applicant has chosen not to exercise this option.

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

The landscape plan illustrates as landscaped all areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas, meeting the requirement.

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

The site plan illustrates maintenance of vision clearance area at ends of on-site drive aisles and at driveway entrances, meeting the requirement.

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

(a) The landscape area shall contain:

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

The site redevelopment area excludes the site perimeters, excepting a proposed a walkway connection to the SW Tonka Street public sidewalk through the front west/southwest yard and through an existing landscaped island that separates the two driveways. For this reason, the requirement is not applicable.

73.360

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

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

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

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

<i>Attribute</i>		<i>Site Redevelopment Area</i>
<i>Parking Spaces Proposed</i>		24
<i>Landscape Island Area (sq ft)</i>	<i>Required</i>	24 x 25 = 600
	<i>Proposed</i>	1,326
<i>Trees</i>	<i>Required</i>	24 / 4 = 6
	<i>Proposed</i>	6

The proposal exceeds the minimum requirement of (1).

The planting plan illustrates landscaped island areas with trees at least 5 feet in width (from inside of curb to curb) and curbed, meeting the requirement of (2).

The landscape plan illustrates also aisle ends capped by landscaped islands, excepting the northeast corner of parking area at which the aisle is not capped. Because the requirement of (4) is not met, staff is applying a condition.

Condition

To meet the requirement of 73.360(4), landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.

- The applicant shall revise the site plans to illustrate the east end of the north side of the east-west drive aisle capped with a landscaped island meeting the requirement of 73.360(2).

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

Because the site redevelopment area excludes changes to the existing driveways and dimensions of landscaping along them, the requirement is not applicable.

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

- (a) Reach a mature height of 30 feet or more**
- (b) Cast moderate to dense shade in summer**
- (c) Long lived, i.e., over 60 years**
- (d) Do well in an urban environment**

- (i) **Pollution tolerant**
- (ii) **Tolerant of direct and reflected heat**
- (e) **Require little maintenance**
 - (i) **Mechanically strong**
 - (ii) **Insect and disease resistant**
 - (iii) **Require little pruning**
- (f) **Be resistant to drought conditions**
- (g) **Be barren of fruit production.**

The proposed deciduous trees meet the requirements.

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

Because the scope of work excludes right-of-way and the proposal includes no changed or additional street trees, the requirement is not applicable.

K. Tree Preservation:

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

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

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

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

Because the site plans propose no tree removal, the requirement is not applicable.

73.250

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

(2) During the construction process:

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

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

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

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials. Because the site redevelopment area includes no trees to be preserved, the requirement is not applicable.

L. Grading:

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

Notes 1-3 on the planting plan indicate care of topsoil, meeting the requirement.

73.270(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

The proposal routes stormwater away from such improvements and towards inlets, meeting the requirement.

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

Bicycle Parking:

73.370(2)(a):

Use	Bicycle Parking Requirement	Percentage of Bicycle Parking to Be Covered
Commercial (v) Medical & dental offices	2, or 0.33 spaces per 1,000 gross sq. ft., whichever is greater	First 10 spaces or 40%, whichever is greater

Bike Parking Supply

Use	Sq Ft	Applied Rate	Bicycle Parking	
			Required	Proposed
Commercial medical & dental offices	7,878	2 or $([7,878 / 1,000] * 0.1) = 0.8$	0.8 → 2	4

The proposed supplies exceed the minimums required.

Bike Parking Coverage

As the site plan illustrates, the coverage is:

Supply		
Total	Covered	Percentage
4	4	100.0%

The proposal meets the bike parking coverage requirement.

73.370(1)

- (n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist’s lock securing the frame and both wheels.**
- (o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.**
- (p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**
- (q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**
- (r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.**
- (s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.**
- (u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the *Manual on Uniform Traffic Control Devices (MUTCD)* (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.**

The site plans propose secure stationary racks with paved access and clearance.

Because the site plans do not include information about bicycle parking signage, the requirement of (u) is not met, and staff is applying a condition. The applicant needs to propose at least one sign at the main entrance directing cyclists in the direction of the bicycle parking and one each at each rack.

To meet the requirement of 73.370(1)(u), bicycle parking areas and facilities shall be identified with appropriate signing as specified in the *Manual on Uniform Traffic Control Devices* (MUTCD) (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities

- The applicant shall revise the site plans to illustrate and note bicycle parking signage, proposing at least one sign at the main entrance directing cyclists in the direction of the bicycle parking and one at each rack.

Off-Street Vehicle Parking:

73.370

(1)(a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.

(1)(b) At the time of enlargement of an existing multi-family residential, commercial, institutional or industrial structure or use, TDC 73.370 shall apply to the existing and enlarged structure or use.

(c) Except where otherwise specified, the floor area measured shall be the gross floor area of the building primary to the function of the particular use of the property other than space devoted to off-street parking or loading.

(2)(a):

Use	Minimum Motor Vehicle Parking Requirement	Maximum
Commercial (v) Medical & dental offices	3.90 spaces per 1,000 sq. ft. of gross floor area	Zone A: 4.9 spaces per 1,000 sq. ft. gross floor area Zone B: 5.9 spaces per 1,000 sq. ft. gross floor area

The site redevelopment area is within Zone A per [Figure 73-3](#) Parking Maximum Map.

Pursuant to the requirement of (1)(c), the minimum required off-street parking is calculated such that the floor area measured is the gross floor area of the building primary to the function of the particular use of the property, meaning the proposal with one building is factored as all the primary land use, which is “veterinarian's office or animal hospital”. There is no off-street parking rate specific to a veterinarian's office or animal hospital. As precedent and in the context of a different veterinarian's office, Tualatin Animal Clinic, in April 2013 staff determined through completeness review of conditional use permit CUP-13-02 that upon AR submittal by that clinic, the applicable best fit parking rate would be that of medical and dental offices.

For these reasons, staff is applying the same rate to this same use.

Use	Sq Ft	Applied Rate	Vehicle Parking	
			Required	Proposed
Commercial: Medical & dental offices	7,878	$([7,878 / 1,000] * 3.9) = 30.7$	30.7 → 31	28

The site redevelopment of Lot 1700 has 9 total parking spaces, and the proposal would result in an increase of 19 total spaces to 28 total. Because the proposed supply is 7 less than the minimum required of 31, staff is applying a condition.

To meet the requirement of 73.370(2)(a) Commercial (v) Medical & dental offices, the minimum required number of off-street parking spaces is 3.90 spaces per 1,000 sq ft of gross floor area.

- The applicant shall either revise the site plans to illustrate 31 total off-street parking spaces or as allowed by 73.370(1)(a) submit evidence that a lesser number of vehicle parking spaces will be sufficient.

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

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

Because 31 parking spaces are required, then $32 / 25 = 1.24 \rightarrow 1$ carpool/vanpool (C/V) space is required. The site plans illustrate and note two, exceeding the minimum requirement.

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

Keynote 21 on Sheet A0.1 notes C/V signage, meeting the requirement.

73.380

- (1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.**
- (2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by Section 73.370(2).**
- (3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation.**
- (4) Areas used for standing or maneuvering of vehicles shall have paved asphalt or concrete surfaces maintained adequately for all-weather use and so drained as to avoid the flow of water across sidewalks.**

- (6) Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.**
- (7) Groups of more than 4 parking spaces shall be so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.**
- (8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.**
- (9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.**
- (11) On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.**

Regarding (1), the site plan proposes standard size spaces, meeting the requirement.

Regarding (2), the applicant opts to provide no compact parking.

Regarding (3), the site plans show within the site redevelopment area no spaces exceeding eight in a row without a landscape separation, meeting the requirement.

Regarding (4), the site plans show the parking lot paved, meeting the requirement.

Regarding (6), the site redevelopment area includes existing exterior lights and proposes seven additional exterior wall light fixtures, six on the north side facing SW Tualatin-Sherwood Road and one on the south. The plan references the model:



Ligman LED Atlantic Sheppards Crook Wall Light UAA-32114

Because the fixture model light bulb globe protrudes beyond the shade, it is not full cut-off and could shine or create glare in the SW Tualatin-Sherwood Road ROW. For this reason, staff is applying a condition.

Regarding (7), the parking area reconfiguration allows safe motorists to avoid backing movements out of the parking spaces closest to SW Tonka Street onto the ROW or other maneuvering within the SW Tonka Street ROW, meeting the requirement.

Regarding (8), the parking area reconfiguration makes use of the existing driveways and does not worsen flow of traffic or safety of traffic access and egress or of pedestrians and vehicular traffic on-site, meeting the requirement.

Regarding (9), the parking area reconfiguration includes curbing, meeting the requirement.

Regarding (11), [Figure 73-1](#) notes through “Dimension Aisle width between stall lines” and “On Diagram D” that parking stalls at 90 degrees to a drive aisle require that aisle to be 24 ft wide. The site plans notate the new north-south drive aisle at 30 ft and 2½ inches and the new east-west aisle at 30 ft. The site plan proposes no shifting of the curb bounds of the existing drive aisles extending from the driveways, and scaled measurements of both indicate. The requirement is met.

Condition

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

- The applicant shall revise the lighting plan to reference a full cut-off model, to make any additional north wall fixtures be full cut-off, and to submit a technical cut sheet or sheets for such a full cut-off model. The *Guidelines for Good Exterior Lighting Plans* (Attachment 104) is available as an implementation aid.

73.390

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

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

Because the site plan proposes 6,073 sq ft, a loading berth is required. The site plans propose one at the northeast of the building, meeting the requirement.

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

- Commercial, public and semi-public uses of 5,000 to 25,000 square feet shall be 12' x 25' and uses greater than 25,000 shall be 12' x 35'**
- Industrial uses - 12' x 60'**
- Berths shall have an unobstructed height of 14'**
- Loading berths shall not use the public right-of-way as part of the required off-street loading area.**

The site plan and elevations illustrate an existing berth that meets each dimension, meeting the requirements.

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

The loading berth faces north, away from property to the south and SW Tonka Rd to the west. The back of the Martinazzi Square strip mall screens it from the east, and a fence with brick posts and shrubbery screen it from SW Tualatin-Sherwood Road to the north. The requirement is met.

N. Access:

73.400(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses. In the Central Design District, when driveway access is on local streets, not collectors or arterials and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, ingress and egress shall not be less than 24 feet. In all other cases, ingress and egress for commercial uses shall not be less than the following:

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

The site redevelopment area is not within the Central Design District, and the subject property has two driveways, both to SW Tonka Street. Because the proposal includes no change to either driveway, the requirement is not applicable.

Vision clearance requirements at the driveways and street intersection shall comply with the requirements of 73.400(16).

Because the proposal includes no change that would affect vision clearance at either driveway intersection with SW Tonka Street, the requirement is not applicable.

O. Signs:

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

P. Time Limit on Approval:

73.056 Architectural Review approvals shall expire after two years unless:

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:**
 - (a) The applicant submitted a written extension request prior to the original expiration date.**
 - (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
 - (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
 - (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
 - (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
 - (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party. then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on **September 25, 2015**, unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., September 25, 2015**. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant. The plans and appeal forms are available at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Colin Cortes, AICP, CNU-A
Assistant Planner

- Attachments:
- 101. Tax Map
 - 102. Site Plans and Other Application Materials
 - 103. TDC Map 9-3
 - 104. Agency Comments
 - 105. Guidelines for Good Exterior Lighting Plans

file: AR-15-0018

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



City of Tualatin

CITY ENGINEER'S PUBLIC FACILITIES FINDINGS & RECOMMENDED DECISION

**** APPROVAL WITH CONDITIONS ****

September 11, 2015

The following are the Public Facilities findings for AR15-0015, Emergency Veterinary Clinic. All references are to sections in the Tualatin Development Code (TDC) or Tualatin Municipal Code (TMC) unless otherwise noted.

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

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

TDC 74.330 Utility Easements

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

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

FINDINGS

These comments are a result of site investigation, developer comments, and review of the submitted plan sheets dated June 3, 2015.

1. Fire and Life Safety:

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

One public fire hydrant exists near this development to the west on SW Tonka Street. During the review of Building Permits the Building Official may determine that additional fire protection devices may be necessary upon recommendation of Tualatin Valley Fire & Rescue (TVF&R). The applicant will need to submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).

Note: any new fire hydrants will be onsite and private.

Prior to issuance of a Building Permit:

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

2. Transportation:

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

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

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

TDC 74.660 Underground.

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

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

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

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

SW Tonka Street consists of 62 feet of right-of-way and is constructed with approximately 40 feet of pavement and 6.5-foot wide curb-tight sidewalks. No changes are proposed. The public sidewalk and driveways from the south property line to the north access doesn't meet ADA standards. Development sites need to bring adjacent public sidewalks into ADA compliance. The applicant will need to submit plans that show the public sidewalk and driveways from the south property line to the north access meeting ADA standards, for review and approval.

Prior to the issuance of a Public Works Permit:

- *The applicant shall submit plans that show the public sidewalk and driveways from the south property line to the north access meeting ADA standards, for review and approval.*

3. Access:

73.400 Access

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

(10) Minimum access requirements for residential uses: (b) Ingress and egress for multi-family residential uses shall not be less than the following:...for 50-499 parking spaces a minimum of one 32-foot wide access or two 24-foot wide accesses are required.

(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses. If 1-99 parking spaces are required, only one access is required. If 100-249 parking spaces are required, two accesses are required. Ingress and egress shall not be less than 32 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.

(12) Minimum Access Requirements for Industrial Uses. If 1-250 parking spaces are required, only one access is required. Ingress and egress shall not be less than 36 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.

(14) (a) Unless otherwise herein provided, maximum driveway widths shall not exceed 40 feet.

(15) Distance between Driveways and Intersections. Distances listed shall be measured from the stop bar at the intersection. (a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.

The plans show two existing access to SW Tonka Street that are approximately 24 and 40 feet wide. When the public sidewalk and driveways are reconstructed they need to include one driveway that is at least 32 feet wide and both driveways less than 40 feet wide. The applicant will need to submit plans that show one driveway that is at least 32 feet wide and both driveways less than 40 feet wide, for review and approval.

Prior to the issuance of a Public Works Permit:

- *The applicant shall submit plans that show one driveway that is at least 32 feet wide and both driveways less than 40 feet wide, for review and approval.*

4. Water:

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

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

TMC 3-3.120 (2) The owner of property to which City water is furnished for human consumption shall install in accordance with City standards an appropriate backflow prevention device on the premises where any of the following circumstances exist: (b) Where there is a fire protection service, and irrigation service or a nonresidential service connection which is two inches or larger in size;

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

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

No changes are proposed to the public water system and none are required. This requirement is met.

5. Sanitary Sewer:

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

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

No changes are proposed to the public sanitary sewer and none are required. This requirement is met.

6. Storm Drainage & Water Quality:

TDC 74.630 Storm Drainage System

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

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control

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

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

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

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

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

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

The plans show an existing private stormwater facility serving the site. Calculations show that the size is adequate for the proposed impervious area. This requirement is met.

The applicant has proposed a planting plan to remove the reed canary grass and dead plants. Tualatin's Private Water Quality Facility Program works with owners of existing facilities which require non-extensive modification to improve their facilities. The applicant will need to work with Tualatin's Private Water Quality Facility to remove the reed canary grass and dead plants, for review and approval.

The timing of this project to obtain building permits may be such that it is out of planting season. A deposit and agreement may be submitted to obtain building permits prior to planting. The applicant will need to construct water quality facility improvements or pay a deposit equal to the value of replacement planting and sign a deferral agreement, for review and approval.

Prior to issuance of a Building Permit:

- *The applicant shall construct water quality facility improvements or pay a deposit equal to the value of replacement planting and sign a deferral agreement, for review and approval.*

Prior to the issuance of a Certificate of Occupancy:

- *The applicant will need to construct water quality facility improvements or pay a deposit equal to the value of replacement planting and sign a deferral agreement, for review and approval.*

7. Grading:

TDC 74.640 (1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development. (2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess materials from the development site.

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

8. Erosion Control:

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

If the development's disturbed area during construction is between 1 and 5 acres in size, a 1200-CN NPDES Erosion Control Permit is required. If it is over 5 acres, a 1200-C NPDES Erosion Control Permit is required. The proposed disturbed area of the development site is a total of approximately 0.6 acres. A NPDES Erosion Control Permit is not required.

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

Prior to the issuance of a Building Permit:

- *The applicant shall obtain a City of Tualatin erosion control permit.*

9. Stormwater Connection Permit:

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

The applicant has submitted a CWS Service Provider Letter (SPL) indicating that Sensitive Areas do not exist on-site. In the SPL the applicant has received an initial response indicating that their proposed development meets CWS requirements. CWS has submitted a Memorandum dated August 13, 2015, with review comments. CWS will indicate final approval of activities relating to wetlands & buffers after final permit plans are submitted prior to issuance of associated permits. Any vegetated corridor mitigation required in the SPL will need to be included in the Water Quality Permit. The applicant will need to submit final plans that comply with the Service Provider Letter and CWS Memorandum comments, for review and approval.

Prior to the issuance of a Water Quality Permit:

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

10. Floodplain District:

TDC 70.110 Development Permit Required.

A development permit shall be obtained before construction or development begins within any area of special flood hazard established by TDC 70.050. The permit shall be for all structures, including manufactured homes, as set forth in the "Definitions," and for all other development, including fill and other activities, also as set forth in the "Definitions."

This site includes zones "AH" floodplain based on FEMA FIRM 410227 0002 D, dated February 19, 1987, therefore a Flood Hazard Area Development Permit (FHADP) is required. A revision to the FIRM is in process that is expected to be adopted by FEMA. While not officially approved by FEMA for insurance purposes, as responsible managers of the local floodplain, the best known information will be used. This revision shows the Base Flood Elevation for this building to be 127.9 feet based on the NAVD 1988.

Balanced cut and fill is required to the Base Flood Elevation of 127.9 feet. The submitted narrative states there will be no increase of the floodplain due to cut and fill. This is acceptable. The applicant will need to submit final plans that show no increase in the floodplain, for review and approval.

The FHADP requires a 1st survey (that shows existing conditions) prior to a building permit, a 2nd survey (that shows the finished floor elevation at least one foot above the base flood elevation) prior to a framing inspection, and a 3rd survey (that shows the as-built finished floor elevation at least one foot above the base flood elevation) prior to occupancy. Without structures in the floodplain the 2nd survey is not needed.

The applicant has not obtained a FHADP. The applicant has not submitted any surveys. The applicant will need to submit a completed FHADP application and a 1st survey prior to issuance of a building permit. The applicant will need to submit a 3rd survey prior to a certificate of occupancy.

Prior to issuance of a Building Permit:

- *The applicant shall submit a completed FHADP application with a plan showing the balanced cut and fill and a 1st survey.*

Prior to issuance of a Certificate of Occupancy:

- *The applicant shall submit a 3rd survey.*

PUBLIC FACILITIES REQUIREMENTS

The following are the Public Facilities requirements for AR15-0015, Emergency Veterinary Clinic:

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

- PFR-1 The applicant shall submit plans that show the public sidewalk and driveways from the south property line to the north access meeting ADA standards, for review and approval.
- PFR-2 The applicant shall submit plans that show one driveway that is at least 32 feet wide and both driveways less than 40 feet wide, for review and approval.
- PFR-3 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-4 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
 - PFR-5 The applicant shall obtain a Public Works Permit.
 - PFR-6 The applicant shall construct water quality facility improvements or pay a deposit equal to the value of replacement planting and sign a deferral agreement, for review and approval.
 - PFR-7 The applicant will need to construct water quality facility improvements or pay a deposit equal to the value of replacement planting and sign a deferral agreement, for review and approval.
 - PFR-8 The applicant shall obtain a City of Tualatin erosion control permit.
 - PFR-9 The applicant shall submit a completed FHADP application with a plan showing the balanced cut and fill and a 1st survey.
-

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

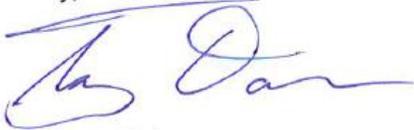
PFR-10 The applicant shall complete all the public improvements and have them accepted by the City.

PFR-11 The applicant shall submit a 3rd survey.

APPEAL

The Public Facilities Review portion of this decision is final after the expiration of 14 calendar days from the date of this decision, unless a written appeal is received on or before 5:00 p.m., on September 25, 2015 by the Engineering Division at 18880 SW Martinazzi Avenue, Tualatin, Oregon 97062. The appeal must be signed by the appellant, contain the information required by TDC 31.078 on the City appeal form, and contain the \$145 appeal filing fee. The plans and appeal forms are available at the Tualatin Library and at the City offices. Public Facilities appeals are reviewed by City Council.

Typed on behalf of the City Engineer,



Tony Doran, EIT
Engineering Associate

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)

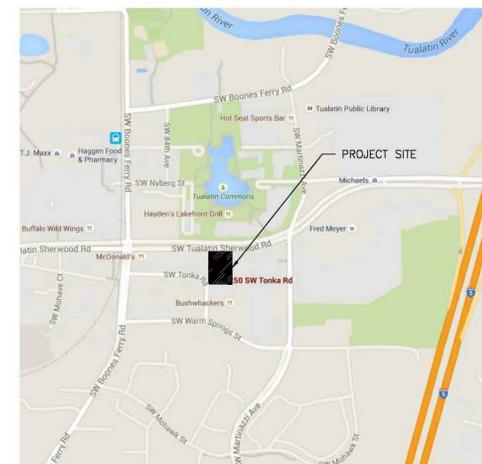
PARKING LOT LANDSCAPE REQUIRED:
- 700 SF
- 1 TREE PER 4 PARKING STALL

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

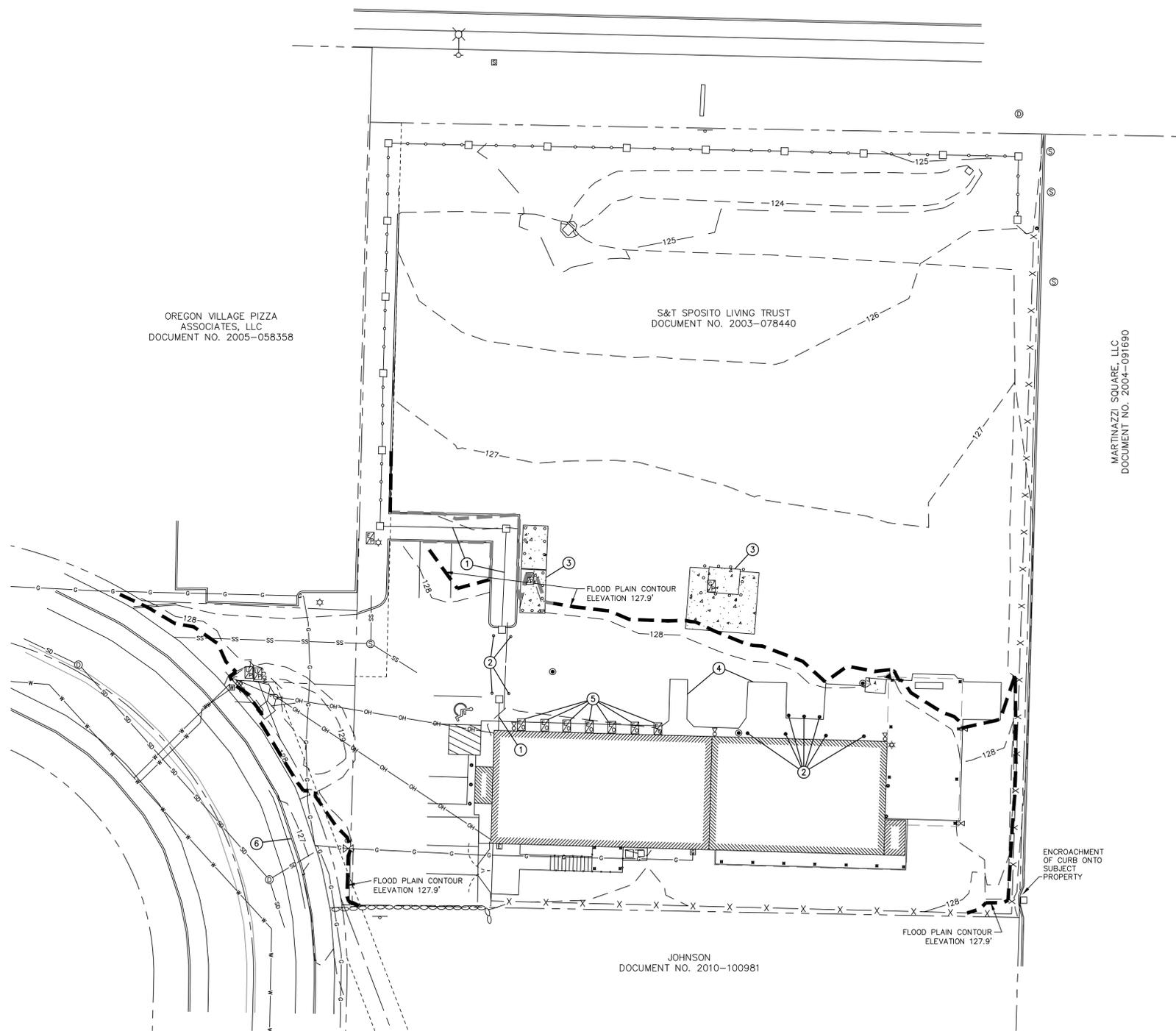
TENANT IMPROVEMENT AND ADDITION FOR
EMERGENCY VETERINARY CLINIC OF TUALATIN
8250 SW TONKA ROAD
TUALATIN, OREGON 97062

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"

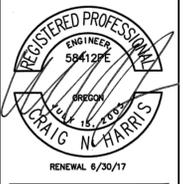
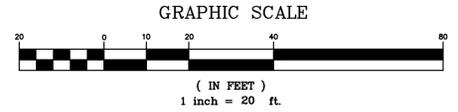
PARCEL I:
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH ALONG THE WEST LINE OF 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'



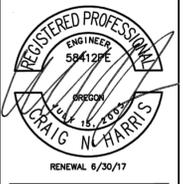
ISSUED DATE
1 06.04.2015 AR REVIEW
2 07.21.2015 AR REVIEW REVISIONS



15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1288
FAX: 503.226.1870
WWW.CIDAINC.COM

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)	

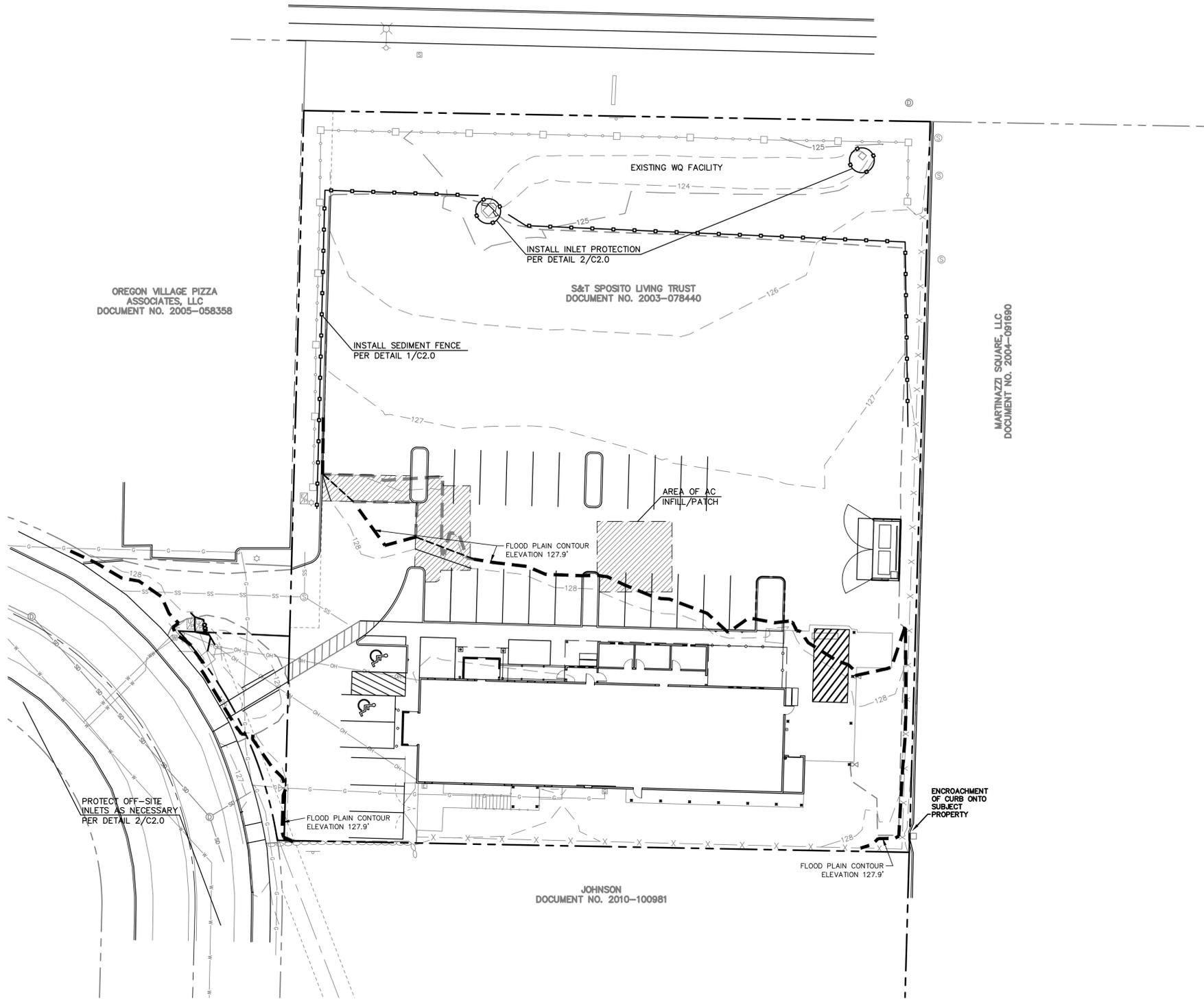
GENERAL NOTES

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.

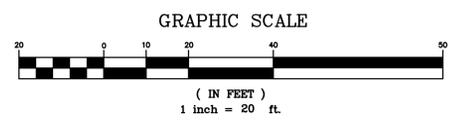
ALL UTILITIES TO THE EXISTING BUILDING TO BE PROTECTED IN PLACE & UTILIZED FOR REVISED BUILDING

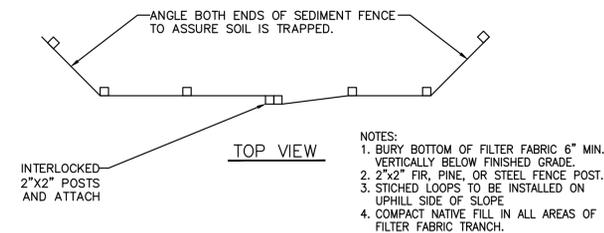
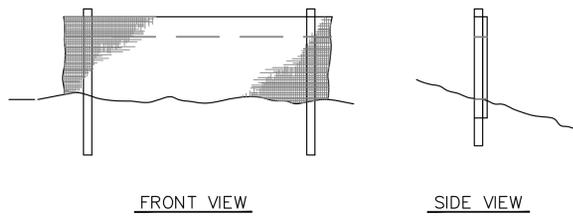
FLOOD PLAIN MITIGATION TABLE

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

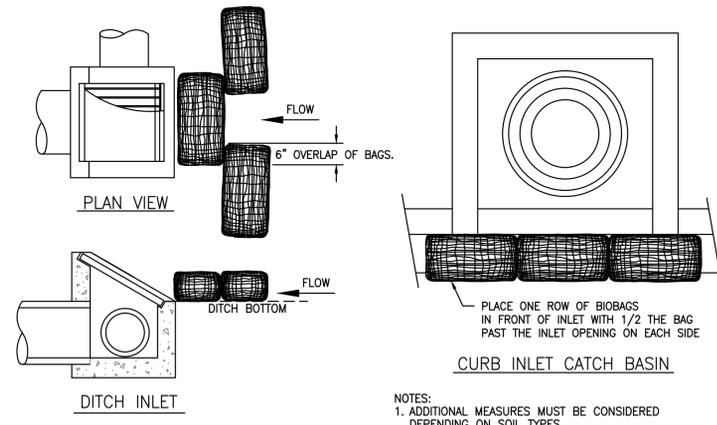
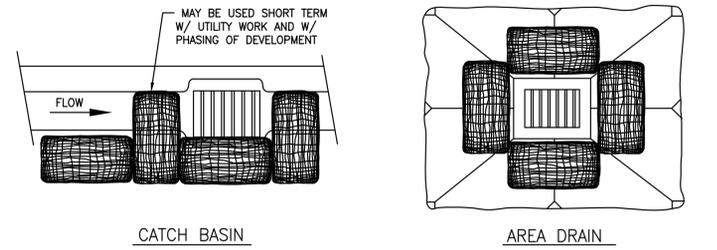


GRADING, EROSION CONTROL, UTILITY & FLOOD PLAN MITIGATION PLAN
 SCALE 1" = 20'

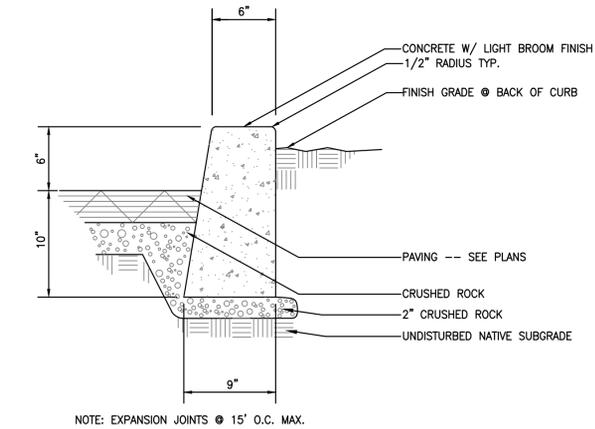




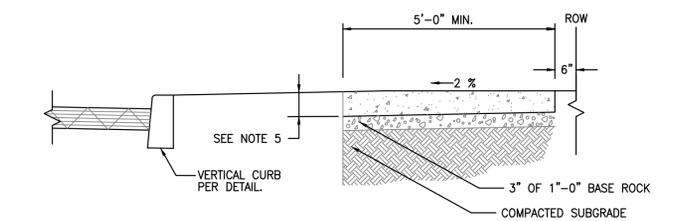
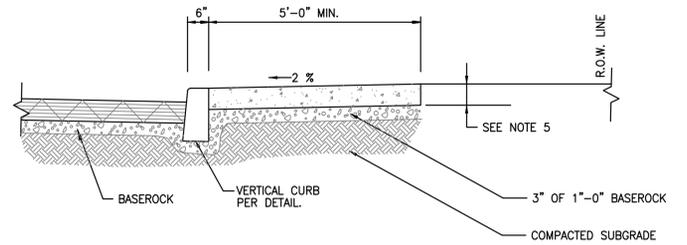
1 SEDIMENT FENCE
C2.0 NOT TO SCALE



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

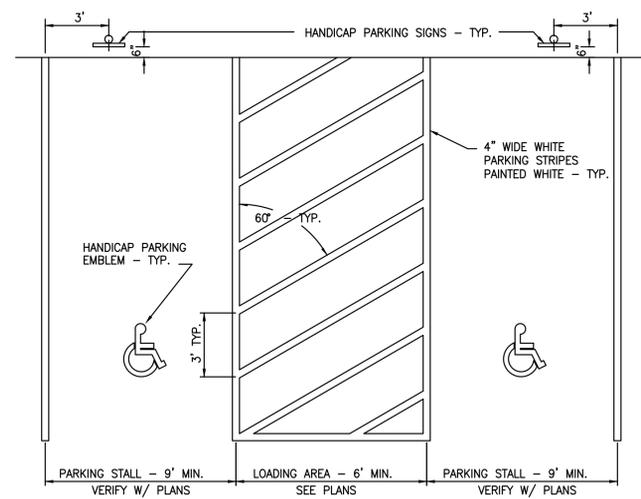


3 VERTICAL CONCRETE CURB
C2.0 NOT TO SCALE



- 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



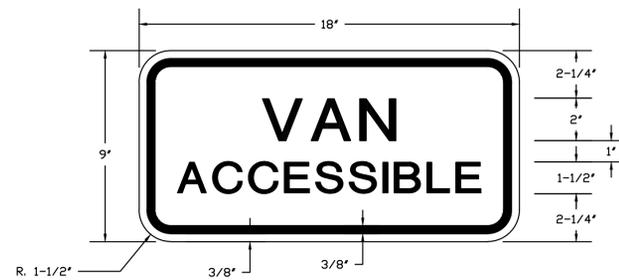
5 DOUBLE LOADED HANDICAP PARKING STALL
C2.0 NOT TO SCALE



- 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

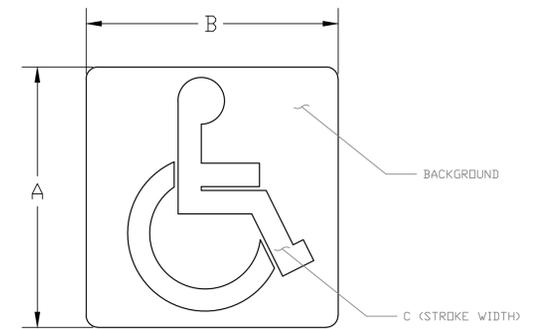


- SIGN BACKGROUND: WHITE, RETRO-FLECTIVE SHEETING
 SIGN LEGEND: GREEN, RETRO-FLECTIVE

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

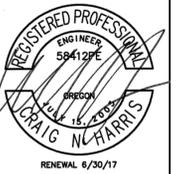


- PAVEMENT MARKING BACKGROUND: OPTIONAL: BLUE, RETRO-FLECTIVE
 PAVEMENT MARKING STENCIL: RETRO-FLECTIVE SHEETING

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

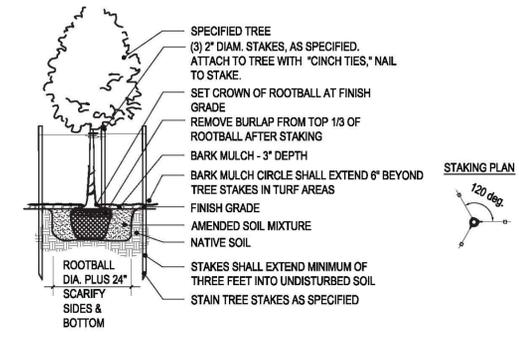
TREES	QTS.	SCIENTIFIC NAME / COMMON NAME	1
□	6	CERCIDIPHYLLUM JAPONICUM / KATSURA TREE 1.5" CAL. B&B, WELL BRANCHED, LIMBED TO 6'	L1.0

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.	

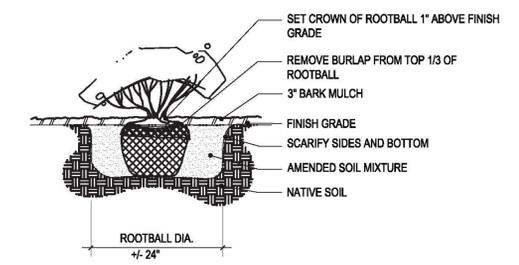
GROUNDCOVER	QTS.	SCIENTIFIC NAME / COMMON NAME	3
▨	64	ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK 1 GAL. CONT., FULL PLANTS, 24" O.C.	L1.0
▩	91	FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE 4 INCH POT, FULL PLANTS, 12" O.C.	
▧	20	MAHONIA REPENS / CREEPING OREGON GRAPE 1 GAL. CONT., FULL PLANTS, 24" O.C.	

NOTES

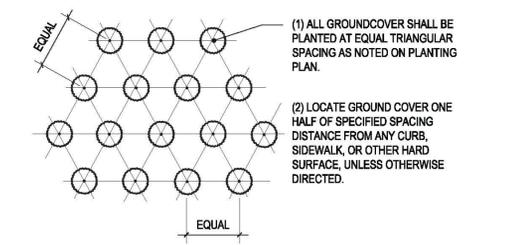
- CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- CONTRACTOR SHALL SUBMIT CERTIFIED TOPSOIL ANALYSIS REPORT FOR OWNER'S APPROVAL PRIOR TO PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY AMENDMENTS TO SOIL PH FERTILITY AND/OR DRAINAGE CONDITIONS NECESSARY TO ENSURE PROPER 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.



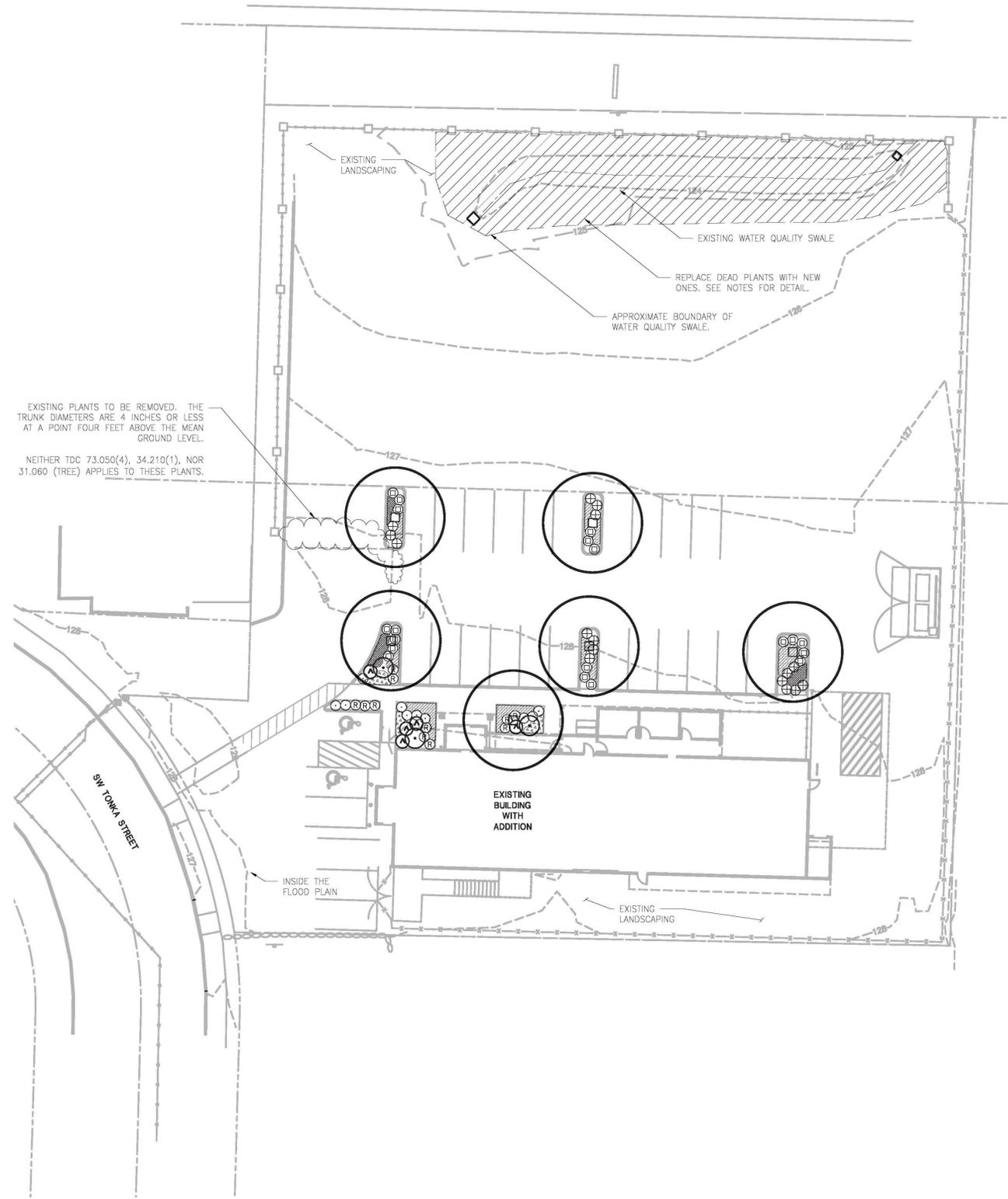
1 DECIDUOUS TREE PLANTING
L1.0 SCALE: NTS SECTION



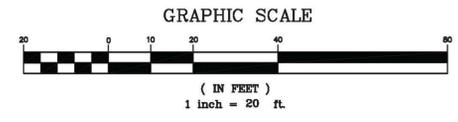
2 SHRUB PLANTING
L1.0 SCALE: NTS SECTION



3 GROUNDCOVER PLANTING
L1.0 SCALE: NTS PLAN



PLANTING PLAN
SCALE 1" = 20'

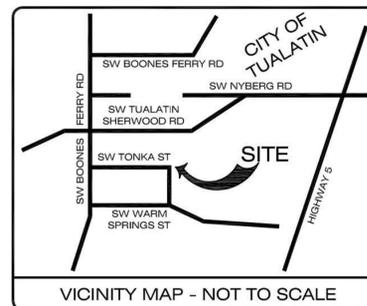
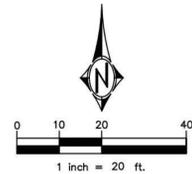


SURVEY LEGEND - EXISTING FEATURES

- 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

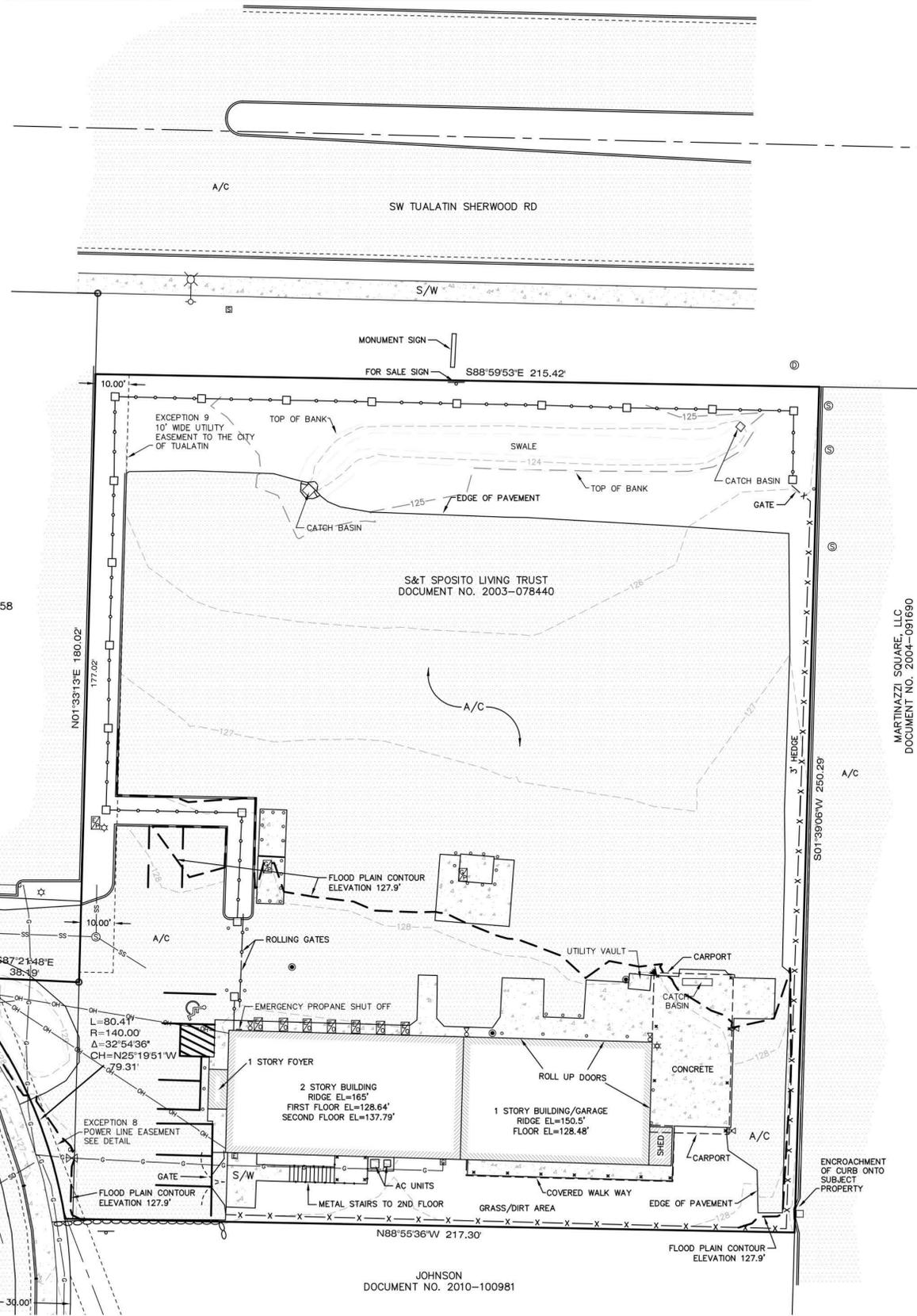
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13,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

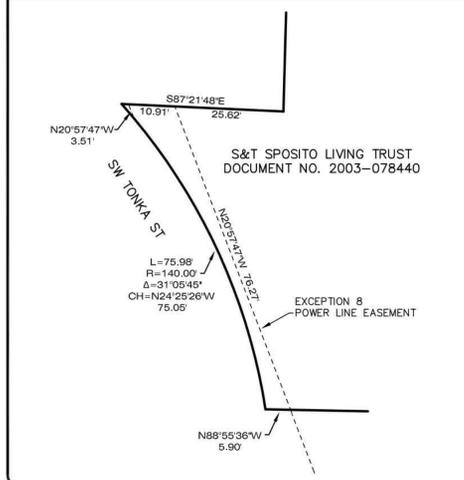
Per Ticor Title Company of Oregon Preliminary Report
Order Number: 3626072948CDW-TTPOR50
Effective date: January 14, 2015

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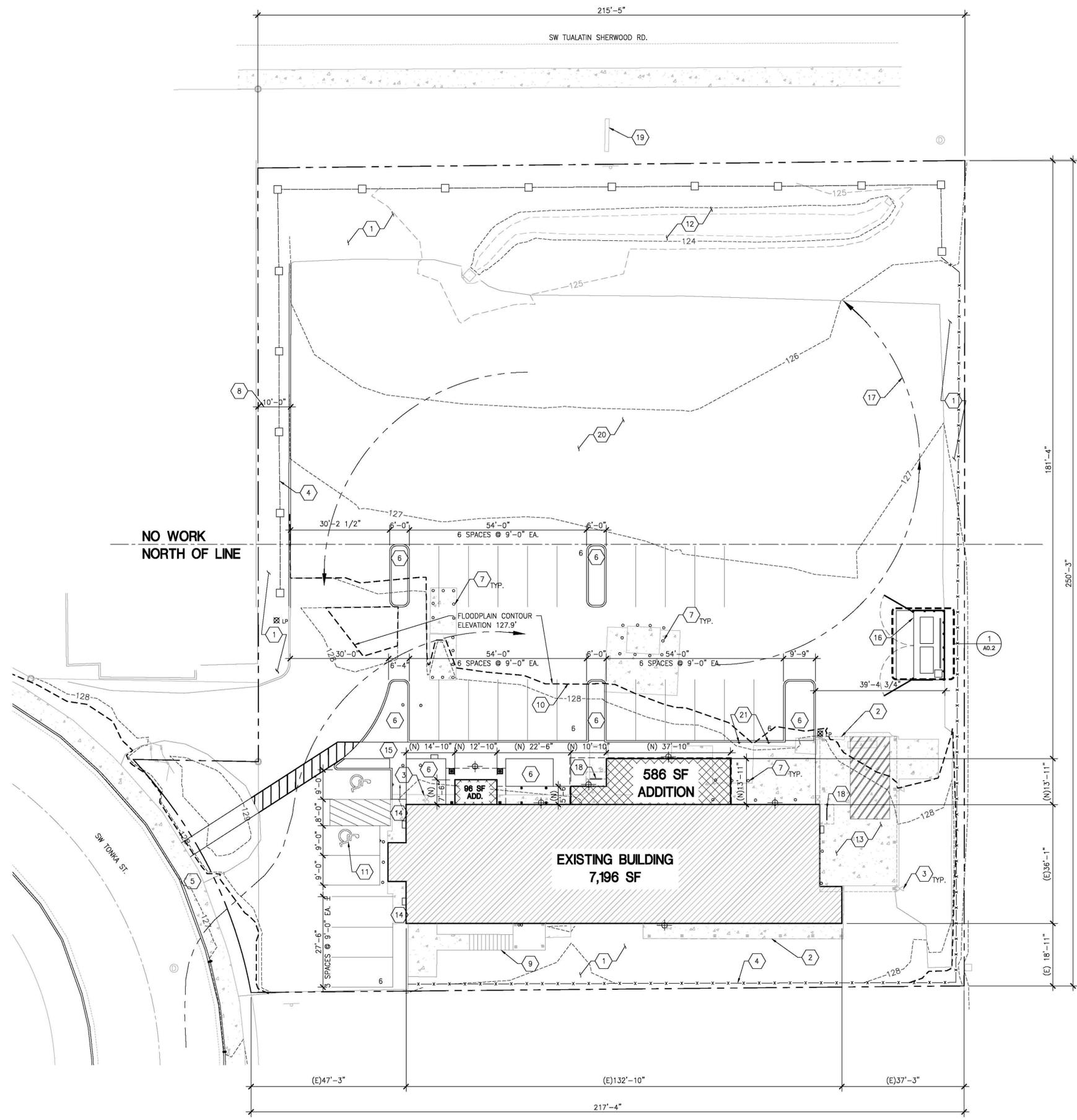
SURVEY NO.:	247-003
DRAWN BY:	JRW/CLM
SURVEY DATE:	2/16/15
PREPARED FOR:	CIDA
MODIFIED:	
MODIFIED:	
MODIFIED:	
TOPOGRAPHIC SURVEY	
TOTAL ST ALTA EL CERT	
ALTA / ACSM LAND TITLE SURVEY	
TAX LOT 1700A AND 1805	
TAX MAP 2S 1W 24 CB	
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON	



SHEET
1
OF 1



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



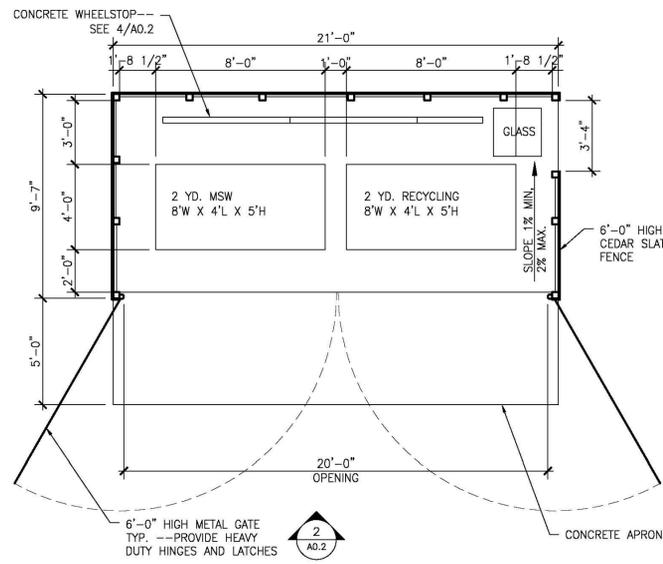
LEGEND

○ DS	DOWNSPOUT
△ C	HANDICAP PARKING STALL
● C	COMPACT PARKING STALL
○ MH	MANHOLE/DRYWELL
● FH	FIRE HYDRANT
● FC	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
— s — s — s — s —	SANITARY SEWER LINE
— d — d — d — d —	STORM DRAIN LINE
— g — g — g — g —	GAS LINE
— w — w — w — w —	WATER LINE

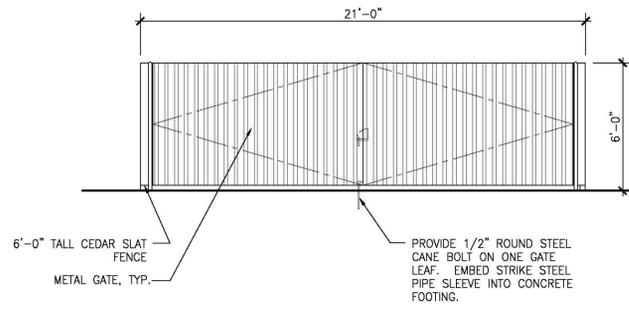
KEYNOTES

- | | |
|-------------------------------------------------------------------------------------|------------------------------------|
| 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 | |

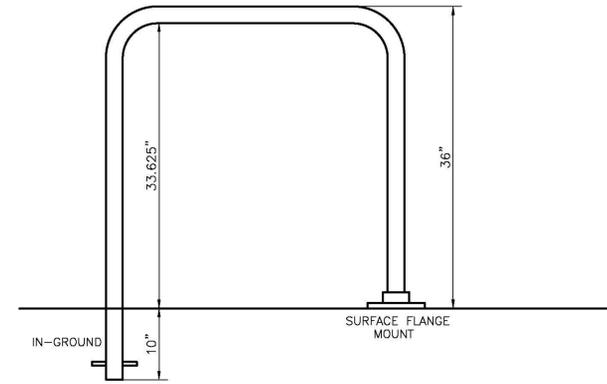
1 SITE PLAN
1/16" = 1'-0"
NORTH



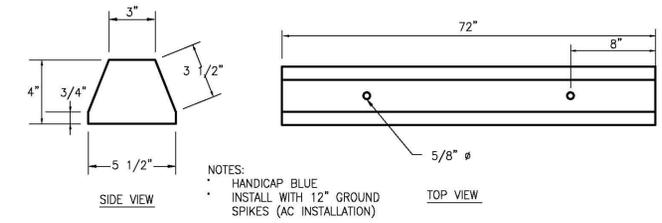
1 TRASH ENCLOSURE PLAN
A0.2 NOT TO SCALE



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

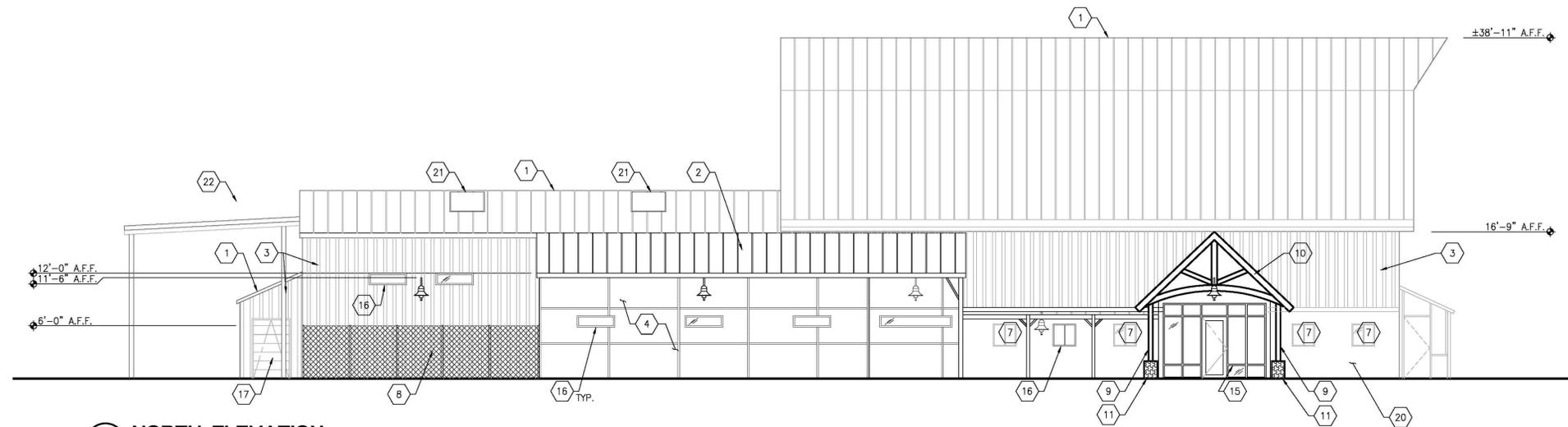
TENANT IMPROVEMENT AND ADDITION FOR
EMERGENCY VETERINARY CLINIC OF TUALATIN
8250 SW TONKA ROAD
TUALATIN, OREGON 97062

SITE DETAILS

A0.2

JOB NO. 140221.02

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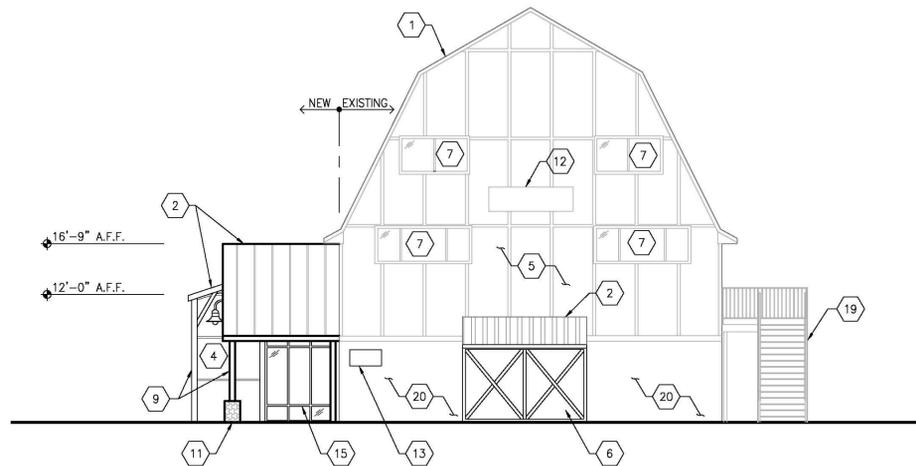


1 NORTH ELEVATION
A2.1 1/8" = 1'-0"

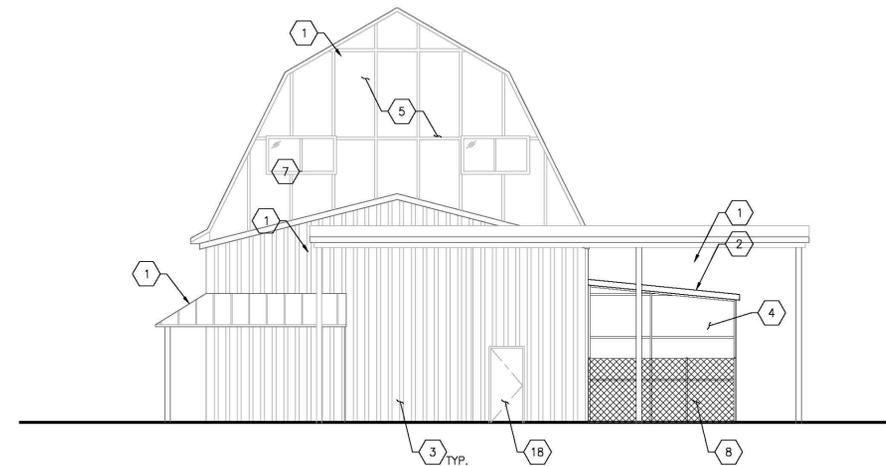
KEYNOTES

- 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

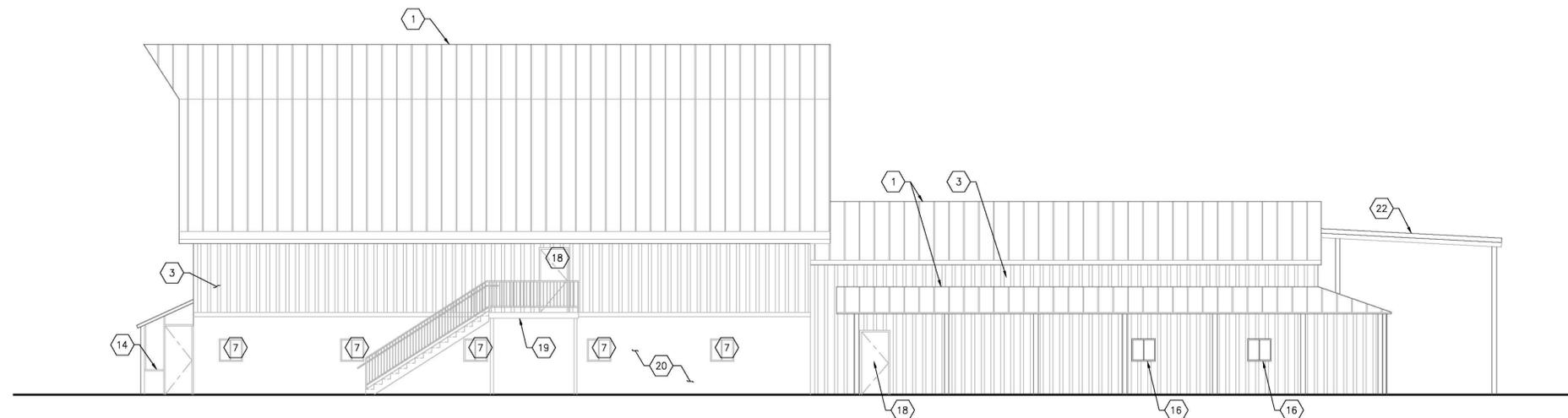
MATERIAL	COLOR
(E) METAL SIDING	"AURORA BROWN"
(E) CONCRETE WALL	"AURORA BROWN"
(E) & (N) BOARD SIDING	"AURORA BROWN"
(E) STOREFRONT	DARK BRONZE
(N) STOREFRONT	DARK BRONZE - TO MATCH EXISTING
(E) & (N) TRIM	"GARDENIA"
WOOD GLULAM TRUSS & COLUMNS	NATURAL WOOD CLEAR SEALER
(N) STANDING-SEAM METAL ROOF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



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



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



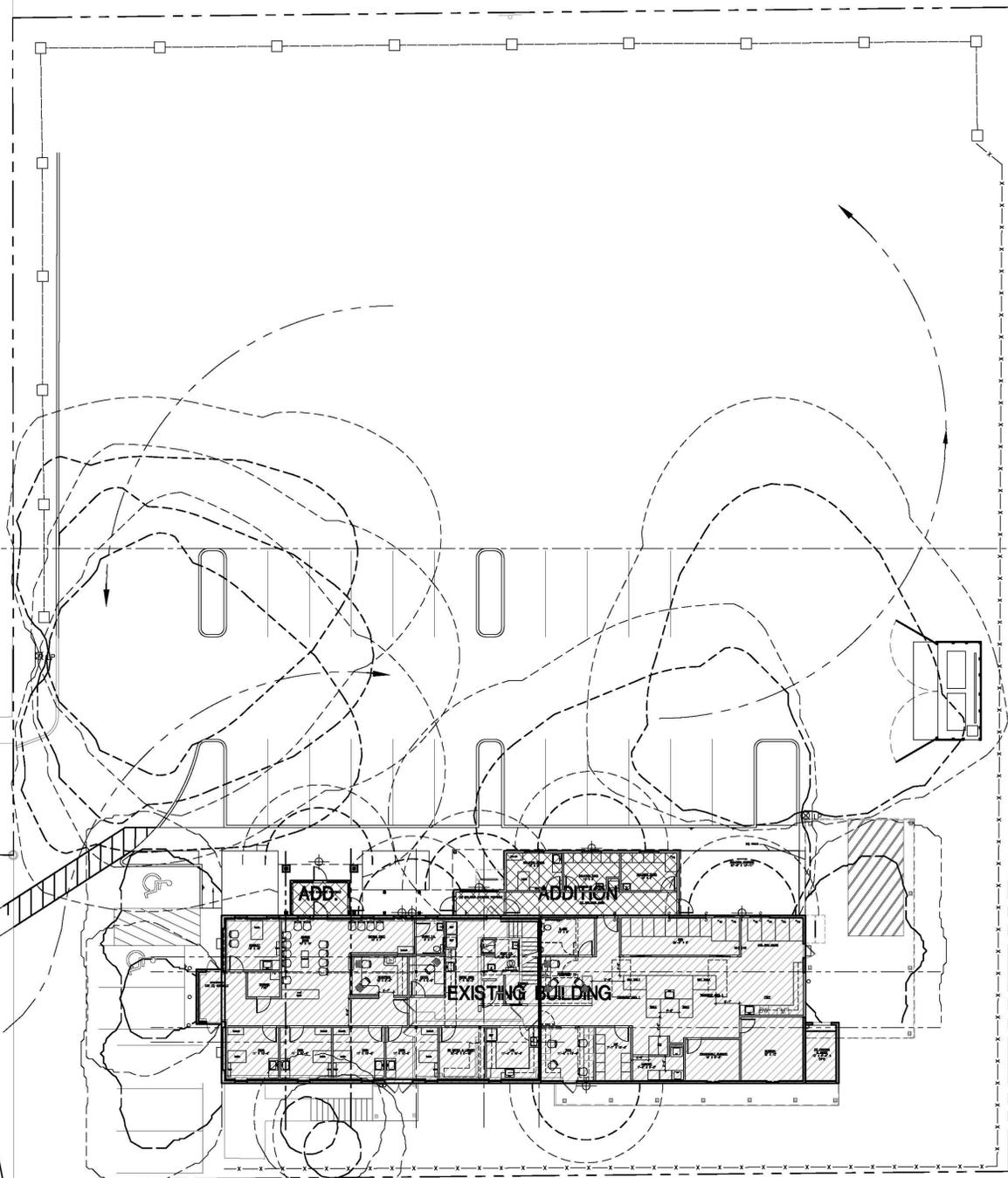
4 SOUTH ELEVATION
A2.1 1/8" = 1'-0"

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.

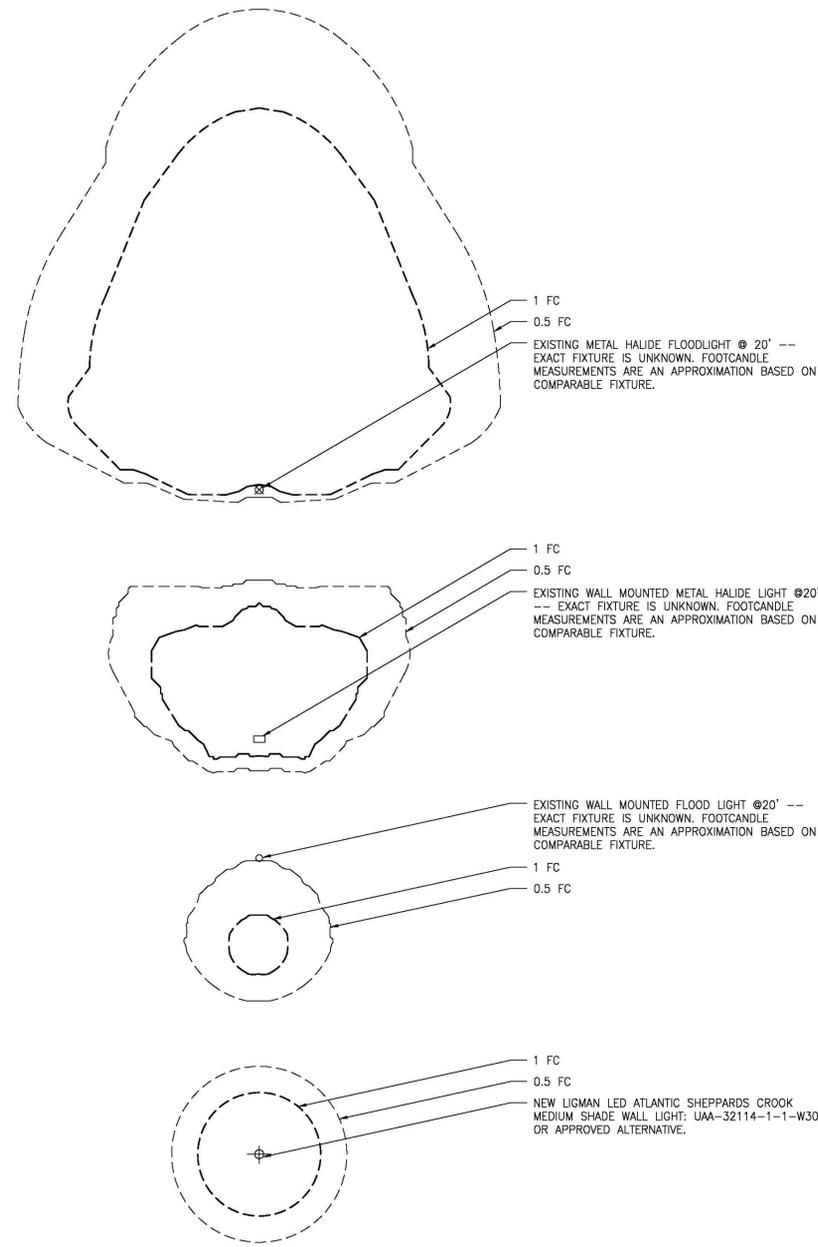
NEW FIXTURES AND POLES SHALL BE DARK BRONZE ANODIZED

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
PLANNING
INTERIORS

15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.228.1285
FAX: 503.228.1870
WWW.CIDAINC.COM

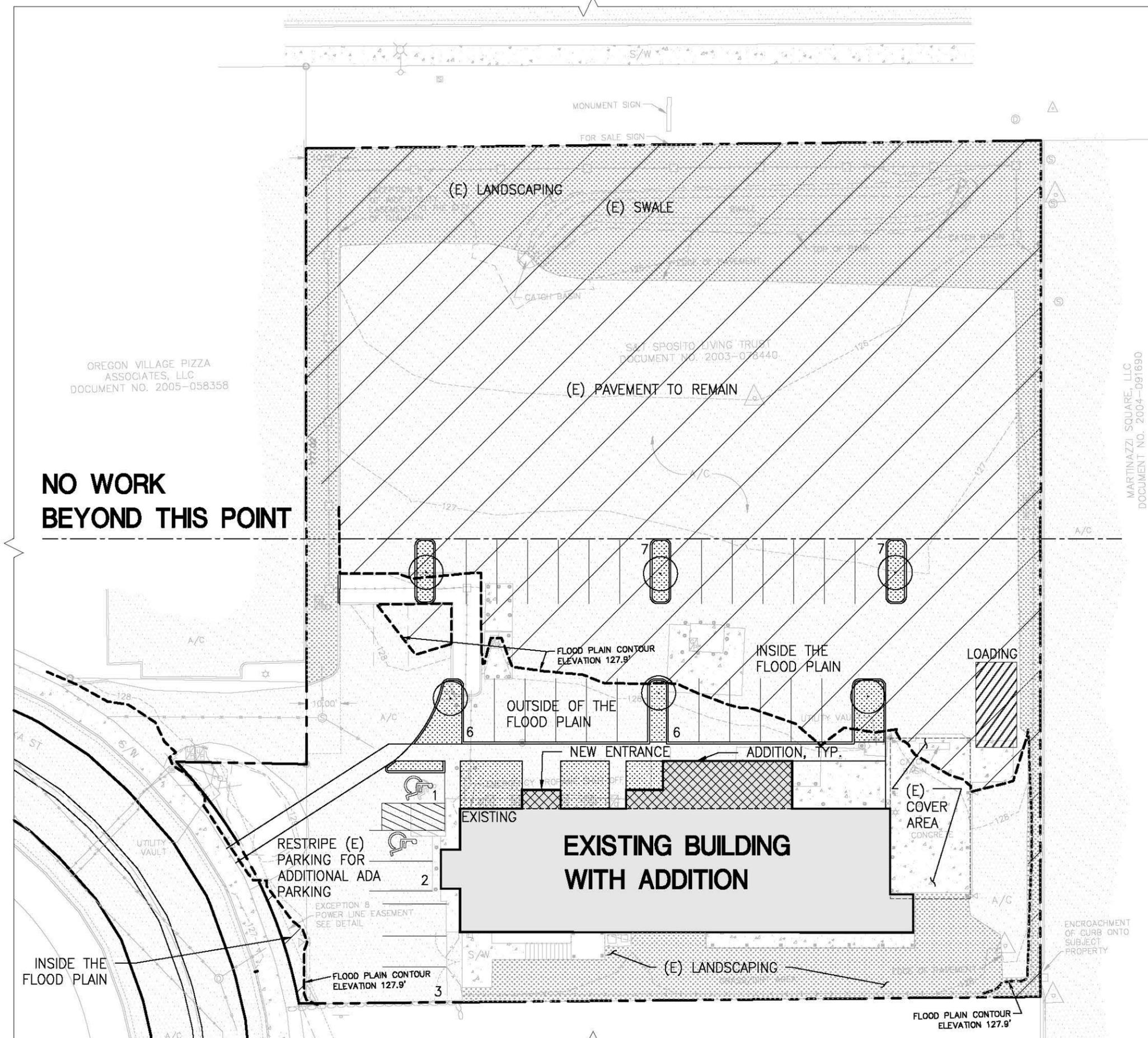
TENANT IMPROVEMENT AND ADDITION FOR
**EMERGENCY VETERINARY CLINIC OF
TUALATIN**
8250 SW TONKA ROAD
TUALATIN, OREGON 97062

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
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1670



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



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>	
<small>(Note: Letter of authorization is required if not signed by owner)</small>			
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@aaieug.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 PARTY 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		

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

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>

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>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Bicycles

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

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>1,000 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>	



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 _____

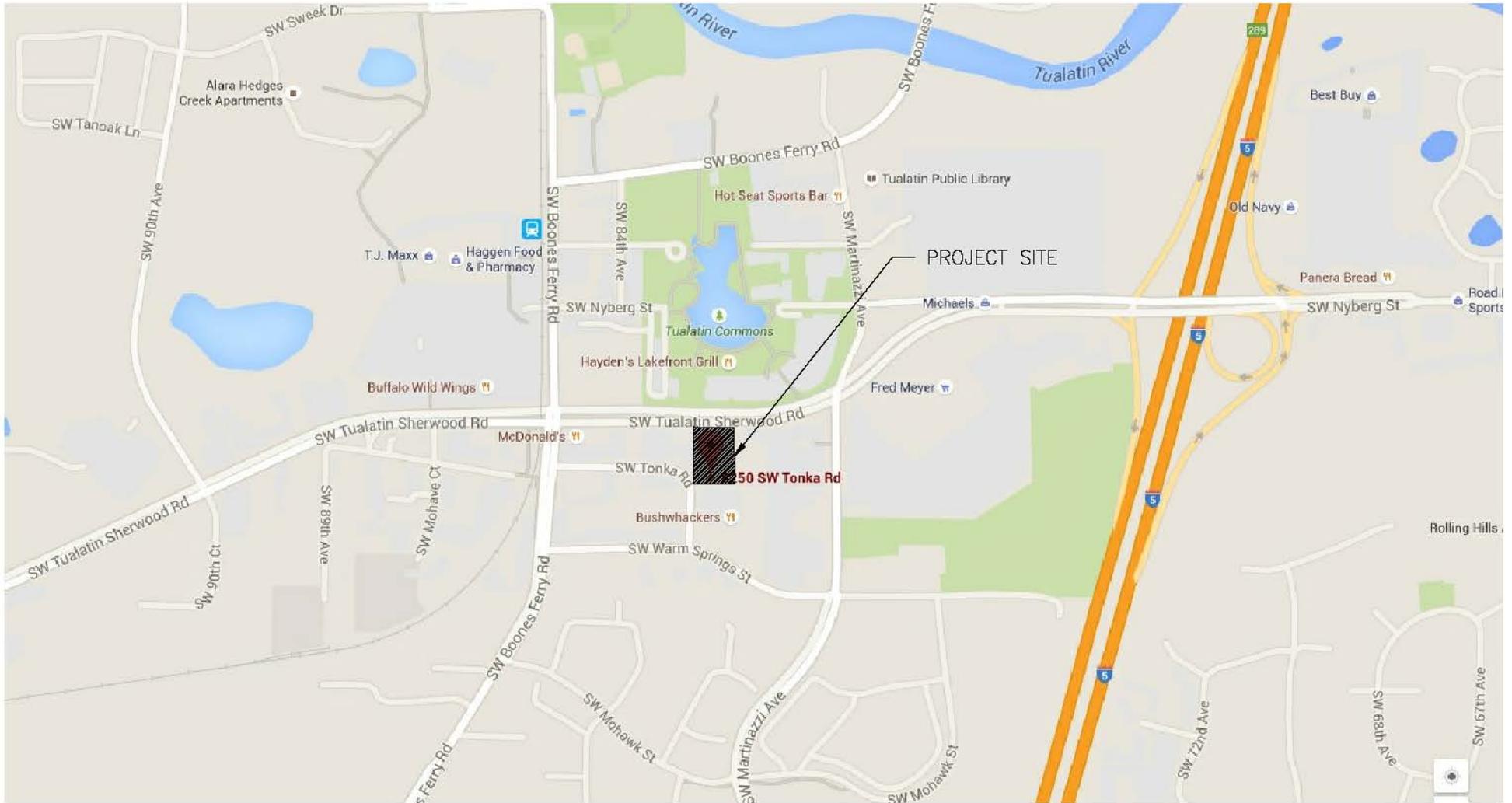
ONLINE SUBMITTAL

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.

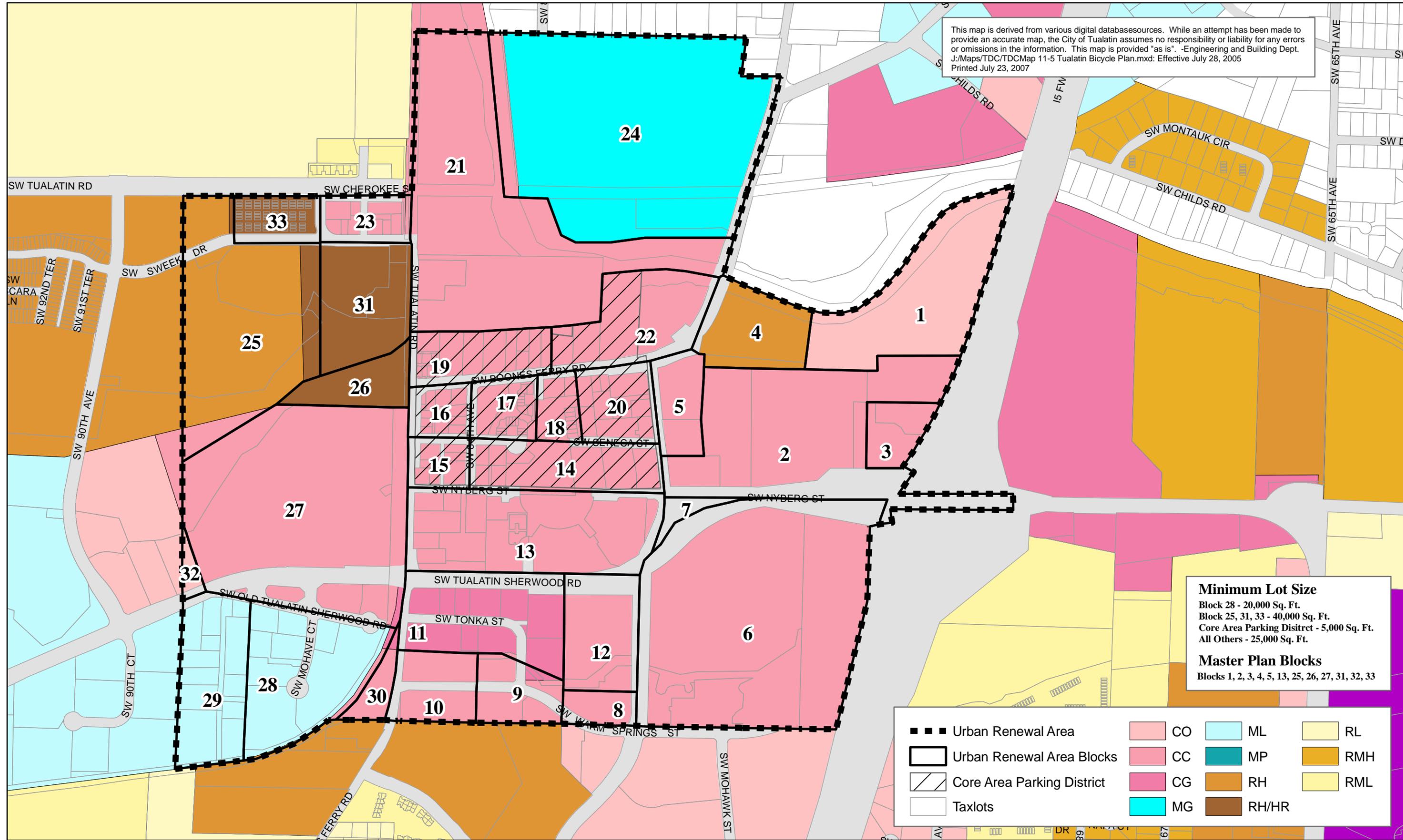
Reviewed by Laurie Harris Date 05/15/15



EMERGENCY VETERINARY CLINIC OF TUALATIN TUALATIN OREGON

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

This map is derived from various digital databasesources. While an attempt has been made to provide an accurate map, the City of Tualatin assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept. J:/Maps/TDC/TDCMap 11-5 Tualatin Bicycle Plan.mxd: Effective July 28, 2005 Printed July 23, 2007



Minimum Lot Size
 Block 28 - 20,000 Sq. Ft.
 Block 25, 31, 33 - 40,000 Sq. Ft.
 Core Area Parking Disitret - 5,000 Sq. Ft.
 All Others - 25,000 Sq. Ft.

Master Plan Blocks
 Blocks 1, 2, 3, 4, 5, 13, 25, 26, 27, 31, 32, 33

 Urban Renewal Area	 CO	 ML	 RL
 Urban Renewal Area Blocks	 CC	 MP	 RMH
 Core Area Parking District	 CG	 RH	 RML
 Taxlots	 MG	 RH/HR	

MEMORANDUM

Date: August 13, 2015
To: Colin Cortes, Assistant Planner, City of Tualatin
From: Jackie Sue Humphreys, Clean Water Services (the District)
Subject: Emergency Veterinary Clinic, AR-15-0018, 2S124CB01700

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

PRIOR TO ANY WORK ON THE SITE

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

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.2.b-1.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans.
- c. Detailed plans showing the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.
- e. If use of an existing, offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.

- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

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

Colin Cortes

From: Lynette Sanford
Sent: Thursday, July 30, 2015 8:33 AM
To: Colin Cortes
Subject: FW: Notice of Application Submittal - AR-15-0018 - Emergency Vet Clinic, 8250 SW Tonka St-Comments due: 8/12/15

From: Cousineau, John [mailto:John.Cousineau@ftr.com]
Sent: Thursday, July 30, 2015 7:42 AM
To: Steve Close
Cc: 'Rebecca Kerr'; jwisn2466@gmail.com; Lynette Sanford
Subject: RE: Notice of Application Submittal - AR-15-0018 - Emergency Vet Clinic, 8250 SW Tonka St-Comments due: 8/12/15

To All,

My only concern is where the telephone equipment and/or the terminal is located. Recently we have had several remodels and expansions that the phone service was torn out. I am just reaching out before the demo company gets into the building. If the equipment needs to be relocated or just moved for convenience to work, please contact me early. There is a process that needs to be followed. Others have not contacted us and it delayed services for the new business. Please contact me if there is any more questions

John Cousineau
Network Engineer, Network Engineering & Planning
Frontier Communications
4155 SW Cedar Hills Blvd.
Beaverton, OR. 97055
503-643-0371(o)
971-708-2412(c)
503-643-0977(f)
john.cousineau@ftr.com



"I Can Help You"

From: Steve Close [mailto:stevec@pacificcrestweb.com]
Sent: Thursday, July 30, 2015 6:48 AM
To: Cousineau, John
Cc: 'Rebecca Kerr'; jwisn2466@gmail.com; LSanford@ci.tualatin.or.us
Subject: RE: Notice of Application Submittal - AR-15-0018 - Emergency Vet Clinic, 8250 SW Tonka St-Comments due: 8/12/15

Hi John,
I will contact Frontier before we start any demolition.
If you want to meet on site at an earlier time I would be happy to do so.
Thanks,



Steve Close
Vice President

Pacific Crest Structures, Inc.

O503.968.8949 Ext. 12

C503.530.6787

stevec@pacificcrestweb.com

www.pacificcrestweb.com

From: Rebecca Kerr [<mailto:rebeccak@cidainc.com>]

Sent: Wednesday, July 29, 2015 2:28 PM

To: jwisn2466@gmail.com; stevec@pacificcrestweb.com

Subject: FW: Notice of Application Submittal - AR-15-0018 - Emergency Vet Clinic, 8250 SW Tonka St-Comments due: 8/12/15

JoAnne or Steve,

Please read the string of e-mail below. One of you needs to contact Frontier. We are not sure what this is about but before we remove any phone lines it seems we should contact them.

Thanks

Rebecca

REBECCA KERR, LEED AP BD+C

PROJECT MANAGER

CIDA- ARCHITECTS AND ENGINEERS

503.226.1285



THANK YOU FOR CONSIDERING THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Colin Cortes [<mailto:CCortes@ci.tualatin.or.us>]

Sent: Wednesday, July 29, 2015 12:29 PM

To: Rebecca Kerr

Subject: FW: Notice of Application Submittal - AR-15-0018 - Emergency Vet Clinic, 8250 SW Tonka St-Comments due: 8/12/15

Rebecca,

Please see the agency comment below from Frontier about the Emergency Vet Clinic.

Colin Cortes, AICP, CNU-A

Assistant Planner

City of Tualatin | [Planning](#)

503.691.3024 | Fax: 503.692.0147

From: Lynette Sanford

Sent: Wednesday, July 29, 2015 12:12 PM

To: Colin Cortes

Subject: FW: Notice of Application Submittal - AR-15-0018 - Emergency Vet Clinic, 8250 SW Tonka St-Comments due: 8/12/15

Not sure what he means...

Lynette

From: Cousineau, John [<mailto:John.Cousineau@ftr.com>]
Sent: Wednesday, July 29, 2015 9:11 AM
To: Lynette Sanford
Subject: RE: Notice of Application Submittal - AR-15-0018 - Emergency Vet Clinic, 8250 SW Tonka St-Comments due: 8/12/15

Please have the developer contact Frontier before tearing out and phone equipment please.

John Cousineau
Network Engineer, Network Engineering & Planning
Frontier Communications
4155 SW Cedar Hills Blvd.
Beaverton, OR. 97055
503-643-0371(o)
971-708-2412(c)
503-643-0977(f)
john.cousineau@ftr.com



"I Can Help You"

From: Lynette Sanford [<mailto:LSanford@ci.tualatin.or.us>]
Sent: Wednesday, July 29, 2015 8:37 AM
To: Clean Water Services; Cousineau, John; NW Natural Gas; ODOT; PGE; PGE; PGE; PGE-Ken Spencer; Republic Services; Tigard Tualatin School District; Tri Met; TVFR; US Postal Service; Washington County - Naomi Vogel; WCCCA; Alice Cannon; Aquilla Hurd-Ravich; Ben Bryant; Don Hudson; Jerald Postema; Jim Sayers; Kelsey Lewis; Kent Barker; Linda Moholt; Linda Odermott; Martin Loring; Matt Peckinpah; Mick Wilson; Paul Hennon; Rich Mueller; Sean Brady; Sherilyn Lombos; Tom Scott; Tom Steiger; Tony Doran
Subject: Notice of Application Submittal - AR-15-0018 - Emergency Vet Clinic, 8250 SW Tonka St-Comments due: 8/12/15

We've received an application for an Architectural Review (AR-15-0018) for the Emergency Veterinary Clinic located at 8250 SW Tonka St. This application is to partially redevelop the site for use by the Emergency Veterinary Clinic through remodel of a vacant building of 7,196 sq ft, construction of an addition of 586 sq ft, and improvement of landscaping and parking.

You may view the application materials on our web page: <http://www.tualatinoregon.gov/planning/ar-15-0018-emergency-veterinary-clinic>

Lynette Sanford
Office Coordinator
City of Tualatin | Planning Division
503.691.3026 | www.tualatinoregon.gov

This communication is confidential. Frontier only sends and receives email on the basis of the terms set out at http://www.frontier.com/email_disclaimer.



August 5, 2015

Colin Cortes
Assistant Planner
City of Tualatin
1888 SW Martinazzi Ave.
Tualatin, OR 97062

Re: AR-15-18

Dear Colin,

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

FIRE APPARATUS ACCESS:

1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDINGS AND FACILITIES:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1))
2. **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (OFC 503.1.1)
3. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL HEIGHT:** Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access. (D104.1)
4. **ADDITIONAL ACCESS ROADS – COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE:** Buildings or facilities having a gross building area of more than 62,000 square feet shall have at least two approved separate means of fire apparatus access. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems. (OFC D104.2)
5. **AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2)
6. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the fire code

official. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4)

7. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Code Official), measured in a straight line between accesses. (OFC D104.3) Exception: Buildings equipped throughout with an approved automatic fire sprinkler system (the approval of this alternate method of construction shall be accomplished in accordance with the provisions of ORS 455.610(5)).
8. **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. The fire district will approve access roads of 12 feet for up to three dwelling units and accessory buildings. (OFC 503.2.1 & D103.1)
9. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)
10. **NO PARKING:** Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
 1. 20-26 feet road width – no parking on either side of roadway
 2. 26-32 feet road width – parking is allowed on one side
 3. Greater than 32 feet road width – parking is not restricted
11. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)
12. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
13. **TURNING RADIUS:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3)
14. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)

FIREFIGHTING WATER SUPPLIES:

15. **MUNICIPAL FIREFIGHTING WATER SUPPLY EXCEPTIONS:** The requirements for firefighting water supplies may be modified as approved by the fire code official where any of the following apply: (OFC 507.5.1 Exceptions)
 1. Buildings are equipped throughout with an approved automatic fire sprinkler system (the approval of this alternate method of construction shall be accomplished in accordance with the provisions of ORS 455.610(5)).
 2. There are not more than three Group R-3 or Group U occupancies.
16. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (OFC Table B105.2). The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi.
Note: OFC B106, Limiting Fire-Flow is also enforced, except for the following:

- In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
- In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
- Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1

17. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)

FIRE HYDRANTS:

18. **FIRE HYDRANTS – COMMERCIAL BUILDINGS:** Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1)

- This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
- The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.

19. **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C 105.1. (OFC Appendix C)

20. **FIRE HYDRANT(S) PLACEMENT:** (OFC C104)

- Existing hydrants in the area may be used to meet the required number of hydrants as approved. Hydrants that are up to 600 feet away from the nearest point of a subject building that is protected with fire sprinklers may contribute to the required number of hydrants. (OFC 507.5.1)
- Hydrants that are separated from the subject building by railroad tracks shall not contribute to the required number of hydrants unless approved by the fire code official.
- Hydrants that are separated from the subject building by divided highways or freeways shall not contribute to the required number of hydrants. Heavily traveled collector streets may be considered when approved by the fire code official.
- Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the fire code official.

21. **PRIVATE FIRE HYDRANT IDENTIFICATION:** Private fire hydrants shall be painted red in color. Exception: Private fire hydrants within the City of Tualatin shall be yellow in color. (OFC 507)

22. **FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the fire code official. (OFC C102.1)

23. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)

24. **PHYSICAL PROTECTION:** Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided. (OFC 507.5.6 & OFC 312)

25. **CLEAR SPACE AROUND FIRE HYDRANTS:** A 3 foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
26. **FIRE DEPARTMENT CONNECTION (FDC) LOCATIONS:** FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13)
- Fire department connections (FDCs) shall normally be located remotely and outside of the fall-line of the building when required. FDCs may be mounted on the building they serve, when approved.
 - FDCs shall be plumbed on the system side of the check valve when sprinklers are served by underground lines also serving private fire hydrants.

BUILDING ACCESS AND FIRE SERVICE FEATURES

27. **EMERGENCY RESPONDER RADIO COVERAGE:** In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OFC 510.1)
28. **KNOX BOX:** A Knox Box for building access may be required for structures and gates. See Appendix C for further information and detail on required installations. Order via www.tvfr.com or contact TVF&R for assistance and instructions regarding installation and placement. (OFC 506.1)
29. **UTILITY IDENTIFICATION:** Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1)

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

Sincerely,



Ty Darby
Deputy Fire Marshal II

Cc: file

GUIDELINES FOR GOOD EXTERIOR LIGHTING PLANS

Prepared by: The Dark Sky Society (<http://www.darksksociety.org/>) 2009

These guidelines have been developed in consultation with lighting professionals (with experience in developing good lighting plans) to aid communities wishing to control light pollution and preserve the night sky.

Outdoor lighting should be carefully designed with regard to placement, intensity, timing, duration, and color. Good lighting will:

- **Promote Safety**

“More light” is not necessarily” better”. If not designed and installed correctly, unsafe glare can result, reducing the effect of lighting which can contribute to accidents and hinder visibility. Lighting that is too bright interferes with the eye's ability to adapt to darker areas.

- **Save Money**

Adhering to professionally recommended light levels provides adequate illumination. Shielded fixtures with efficient light bulbs are more cost-effective because they use less energy by directing the light toward the ground. See this website for cost comparisons: <http://www.netacc.net/~poulsen/lightcost.html>

- **Conserve Natural Resources**

Inappropriate or excessive lighting wastes our limited natural resources and pollutes the air and water by unnecessarily burning our limited supply of fossil fuels.

- **Be Better Neighbors**

Excessive or misdirected lighting can intrude on the privacy of others when light or glare trespasses over property lines.

- **Retain Community's Character and Reduce Skyglow**

Our clear view of the dark starry night sky is a resource to be preserved and protected. Stray and excessive lighting contributes to "light pollution", clutter, and unnatural "sky glow".

- **Protect Ecology of Flora and Fauna**

Research studies indicate that artificial night lighting disrupts the migrating, feeding, and breeding habits of many wildlife species, as well as growth patterns of trees. See references in [The Ecological Consequences of Artificial Night Lighting](#).

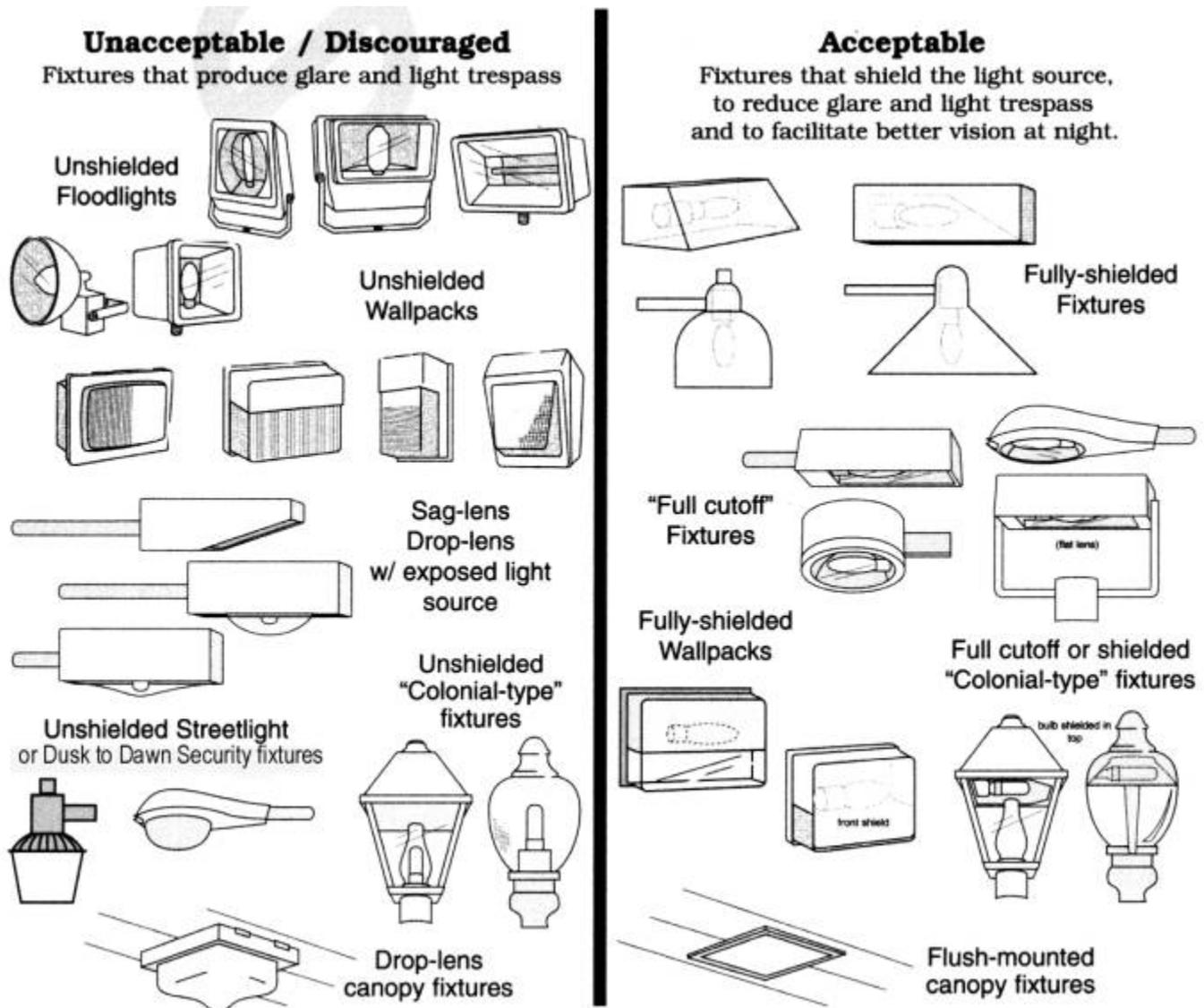
- **Reduce Health Risks**

Light at night not only disrupts your sleep but also interferes with your circadian rhythms. Recent research indicates that intrusive lighting may reduce the production of melatonin, a beneficial hormone, and a resulting raise in the rates of breast and other cancers.

- Included:**
1. **Diagrams of Acceptable/Unacceptable Lighting Fixtures**
 2. **How to Develop an Acceptable Lighting Plan**
 3. **Definitions of Full Cut Off, Shielded, and RLM sign lighting Fixtures**
 4. **Lighting Plan Submissions**
 5. **Recommended Illumination Levels for various tasks**

UNSHIELDED FIXTURES

Full Cutoff and Fully Shielded Fixtures



Diagrams courtesy of Bob Crelin

***** Ask your local electrical suppliers for "full-cut off" or "fully shielded" light fixtures. Once you have selected fixtures which are compatible with your architecture and community, contact the manufacturer's representative to see a sample of the fixture(s) and to ask for a free lighting plan. If you have a CAD file, the plan can be easily provided in a short period of time. *****

Most lighting manufacturers have Application Departments which will execute free lighting plans to meet local lighting codes.

See this website for links to manufacturers:

<http://www.darksky.org/mc/page.do?sitePageId=56422&orgId=idsa>

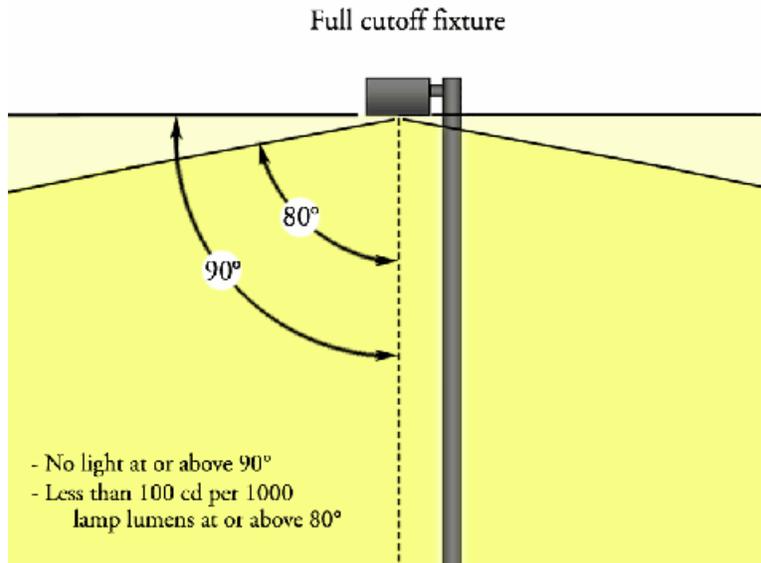
Sample of Web retailers:

www.starrynightlights.com and www.greenearthlighting.com

How to Develop an Acceptable Lighting Plan

1. Identify where as well as when lighting is needed. Confine and minimize lighting to the extent necessary to meet safety purposes. Plans should define the areas for which illumination is planned. Itemizing each area (e.g. parking lot, doorways, walkways, signage, foliage) with the anticipated hours of use. Commercial outdoor lighting should be used for safe pedestrian passage and property identification, and lit during active business hours and shut off afterward.
2. Direct light downward by choosing the correct type of light fixtures. (See Appendix 3). Specify IES (Illuminating Engineering Society) "Full Cut Off" designated or "fully shielded" fixtures, so that no light is emitted above the lowest light emitting part of the fixture. Top mounted sign lighting is recommended with "RLM" (dish) type shields, and aimed so that the light falls entirely on the sign and is positioned so that the light source (bulb) is not visible from any point off the property or into the roadway to reduce glare. For each one square foot of sign, usually no more than 200 lumens is necessary for good visibility.
3. Select the correct light source (bulb type). Compact fluorescent (2300K) or High Pressure Sodium is recommended unless the light is motion sensor activated, in which case incandescent or the instant start compact fluorescent bulbs can be used. Metal Halide (due to its higher costs, energy use, impact on the environment, and greater contribution to "sky glow") is discouraged, as well as light sources rated over 3000 Kelvin; and outdated Mercury Vapor bulbs are prohibited.
4. Utilize "shut off" controls such as sensors, timers, motion detectors, etc. Automatic controls turn off lights when not needed. All lights should be extinguished no later than one half hour after the close of business. Additional motion sensor activated lighting can be used for emergency access. Avoid "dusk-to-dawn" sensors without a middle of the night shut off control. Lights alone will not serve to "protect" property and are a poor "security" device. Examine other means of protecting property and to discourage criminal activity. Let your local police know that you have a "lights out" policy so that they can investigate if they see lights or activity after hours.
5. Limit the height of fixtures. Locate fixtures no closer to the property line than four times the mounting height of the fixture, and not to exceed the height of adjacent structures. (Exceptions may be made for larger parking areas, commercial zones adjacent to highways, or for fixtures with greater cut off shielding behind the pole mount in commercial zones.)
6. Limit light crossing property lines, i.e. "light trespass". Limit light to spill across the property lines. Light levels at the property line should not exceed 0.1 footcandles (fc) adjacent to business properties, and 0.05 fc at residential property boundaries. Utility leased floodlight fixtures mounted on public utility poles in the public right-of-way should not be used.
7. Use the correct amount of light. Light levels and uniformity ratios should not exceed recommended values, per IESNA RP-33 or 20. (See Appendix 5, Recommended Illumination Levels for various tasks.) "Lumen cap" recommendations for areas to be illuminated are as follows: commercial properties in non-urban commercial zones = 25,000 lumens per acre; for projects in residential and LBO zones = 10,000 lumens per acre. For residential properties: for suburban: 50,000 lumens per acre cap, and in urban areas: 100,000.
8. Ask for Assistance Your Planning Department and local lighting sales representatives can assist you in obtaining the necessary information for good lighting. For large projects over 15,000 lumens: greater energy conservation and control of light pollution, light trespass and glare, may be achieved with the help of a professional lighting designer with "dark sky" lighting plan experience.
9. A post installation inspection should be conducted to check for compliance. Substitutions by electricians and contractors are common and should not be accepted. Final Approved Site Plans will not allow additional exterior fixtures or substitutes without reviews.
10. Design interior lighting so that it does not illuminate the outdoors. Provide interior lighting photometrics for the building's perimeter areas, demonstrating that the interior lighting falls substantially within the building and not through the windows. After closing, interior lighting that extends outdoors needs to be extinguished by the use of shut off timers.

Definition of Acceptable Fixtures: "Full Cut Off", "Fully Shielded", and RLM shield.



- "Full Cut Off" fixtures are independently certified by the manufacturers, and do not allow light to be emitted above the fixture and the fixture reduces glare by limiting the light output to less than 10% at and below 10 degrees below the horizontal.
- If the manufacturer is unable to provide the "cut off" characteristics for a fixture (also called a "luminaire"), the following definition needs to be met, which can usually be determined by a visual inspection:

"Fully Shielded": a fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. This can be determined by a "field test" or a visual assessment of an operating sample.

- Manufacturers and their representatives can provide photographs of light fixtures as "cut sheets" as well as literature confirming the independently tested "cut off" characteristics of their products. These IES files may be assessed for compliance in a computer program: <http://www.3dop.com/index1.html>
- Photometric layouts for different heights, light sources, and wattages, are also available as "IES" files, upon request or through manufacturers' websites.
- Fixtures must be installed properly, so that the bottom of the fixture is level with the ground. Exceptions are often given for sign lighting which requires vertical lighting:



"RLM" sign lighting shield:

Lighting Plan Submissions

The following information needs to be provided to your municipality's review board which will enable them to evaluate the Site Plan for proper exterior lighting:

The Lighting Plan should be depicted on a site plan, indicating the location of each current and proposed outdoor lighting fixture with projected hours of use. This plan will need to be stamped and certified by a licensed professional, such as an architect or engineer. Many lighting manufacturers can provide free photometric layouts on prepared site plans, to conform to your local requirements.

- (1) The lighting plan should include a KEY to the proposed lighting that provides the following information:
 - Type and number of luminaire equipment (fixtures), including the "cut off characteristics", indicating manufacturer and model number(s).
 - Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
 - Mounting height with distance noted to the nearest property line for each luminaire.
 - Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
 - Total Lumens for each fixture, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, need not exceed 25,000 lumens. For projects in residential or LBO zones: 10,000 lumens.
 - For all plans of more than three fixtures: A Calculation Summary indicating footcandle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels*.
- (2) Lighting manufacturer-supplied specifications ("cut sheets") that include photographs of the fixtures, indicating the certified "cut off characteristics" of the fixture.
- (3) Footcandle Distribution, plotting the light levels in footcandles on the ground, at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in footcandle measurements on a grid of the site showing footcandle readings in every five or ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show footcandle renderings five feet beyond the property lines.*
- (4) If requested by the reviewing agency, a statement from a lighting professional that a plan, other than that set forth, is needed to meet the intent of these standards.
- (5) An environmental impact statement may be required as to the impact of the exterior lighting proposed on flora, fauna, and the night sky. Location of species sensitive to light at night or the proximity to nature preserves or astronomical observatories or "Dark Sky Parks", needs to be indicated.
- (6) On the Approved Plan it should be noted that no substitutions, additions, or changes may be made without prior approval by the governing authority.

* This information can be obtained from the manufacturer, your lighting supplier, or the manufacturer's representative.

Recommended Illumination Levels for various tasks*

I. Table of Limits of Illumination, measured in footcandles (fc) at ground level unless noted:

<u>Task Area</u>	<u>Avg.</u>	<u>Not to exceed:</u>
1. Active Building Entrance Approach	2.0 fc 0.2 fc	5 fc
2. Gas Station Approach		2 fc
3. Gas Station Pump Area		avg: 5 fc
4. Gas Station Service Area		avg: 3 fc
5. Sidewalks	0.2 fc	5 fc
6. Surface of signs		2 fc

II. Average/Minimum/Uniformity Ratio Limits for Parking Lots:

I. Public Parking Lots -- not to exceed:

<u>Average</u>	<u>Minimum</u>	<u>Uniformity Ratio (Max to Min/Avg to Min)</u>
0.8	0.2	20:1 / 4:1

II. Private Parking Lots -- not to exceed:

<u>Average</u>	<u>Minimum</u>	<u>Uniformity Ratio (Max to Min / Avg to Min)</u>
0.5	0.13	20:1 / 4:1

OR:

III. If illuminance grid lighting plans cannot be reviewed or if fixtures do not provide photometrics and bulbs are under 2000 lumens, use these guidelines:

1. Pole shall be no greater in height than four times the distance to the property line.
2. Maximum Lumen Levels for different fixture heights:

<u>Mounting Height (Feet)</u>	<u>Recommended Lumen Maximums</u>
6	500 - 1000 lumens
8	600 - 1,600 lumens
10	1,000 - 2,000 lumens
12	1,600 - 2,400 lumens

FOOTCANDLE: ("FC") – Is the basic unit of illuminance (the amount of light falling on a surface). Footcandle measurement is taken with a hand held light meter. One footcandle is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot. Horizontal footcandles measure the illumination striking a horizontal plane. Footcandle values can be measured directly with certain handheld incident light meters.

LUMEN – A unit used to measure the actual amount of light that is produced by a bulb. The lumen quantifies the amount of light energy produced by a lamp at the lamp, not by the energy input, which is indicated by the "wattage". For example, a 75-watt incandescent lamp can produce 1000 lumens while a 70-watt high-pressure sodium lamp produces 6000 lumens. Lumen output is listed by the manufacturer on the packaging.

* IES, Recommended Practices, (RP-33-99): Lighting for Exterior Environments; and (RP-20): Parking Lots. The Illuminating Engineering Society of North America (IES or IESNA), is an organization that establishes updated standards and illumination guidelines for the lighting industry.
<http://www.iesna.org/shop/item-detail.cfm?ID=RP-33-99&storeid=1>
<http://www.iesna.org/shop/item-detail.cfm?ID=RP-20-98&storeid=1>