



City of Tualatin

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March 2, 2016

Corey Omey
Ernest R Munch Architecture, LLC
111 SW Oak St., Suite 300
Portland, OR 97204

RE: FINAL DECISION FOR AR-15-0024 BREW DR KOMBUCHA SITE
IMPROVEMENTS, 12241 SW MYSLONY (TAX LOT 2S122CC0100)

Dear Mr. Omey,

The 14-day period for requesting a review of the Architectural Review Decision for Brew Dr. Kombucha expired at 5:00 pm, February 25, 2016. As no requests for review were filed, the Architectural Review Decision dated February 10, 2016 becomes a final decision.

AR-15-0024 is approved with the following Architectural Review conditions:

- AR-1 Provide striped 5-foot wide walkways as illustrated on Sheet A0.4 where walkways cross parking areas, drive aisles, and loading areas. TDC 73.160(1)(b)
- AR-2 Revise relevant plan sheets to show curb ramps will be provided wherever a walkway or accessway crosses a curb. TDC 73.160(1)(c)
- AR-3 Install roll up door with windows at loading dock #8 on the east elevation as proposed on Sheet A3.2. TDC 73.160(3)(a)
- AR-4 Revise plans to show building address location on building elevation. TDC 73.160(3)(d)
- AR-5 Revise plans to provide opaque screening matching or exceeding the height of any rooftop mechanical or electrical equipment. TDC 73.160(4)(a)
- AR-6 Revise plans to specify the garbage and recycling area will be constructed of cedar as noted on Sheet A0.4. TDC 73.227(6)(b)(iii)
- AR-7 Include landscaping plan that demonstrates landscaping will be replaced/install to match the landscape plan that was approved through AR98-11. The Planning Department will inspect landscape installation prior to issuance of final Certificate of Occupancy. TDC 73.240

AR-8 Include plans showing all landscape areas will be irrigated and install an automatic, underground drip irrigation system prior to issuance of final Certificate of Occupancy.

AR-9 Revise plans to extend the stall striping to the standard depth of 18.5 ft or to easement extents. TDC 73.380(1)

AR-10 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) from the Engineering Division.

The following are the Public Facilities requirements for AR 15-0024, Brew Dr. Kombucha:

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

PFR - 1 Submit final sidewalk replacement plans.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PFR - 2 Obtain a Public Works Permit.

PFR - 3 Complete all the public improvements, shown on submitted plans and corrected by conditions of approval, and have them accepted by the City or provide financial assurance.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

PFR - 4 Construct all public improvements shown on submitted plans and corrected by conditions of approval.

Sincerely,



Erin Engman
Temporary Assistant Planner

Issued by:



Aquilla Hurd-Ravich

Planning Manager

Is

Cc: Jeff Fuchs, PE, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR-15-0024