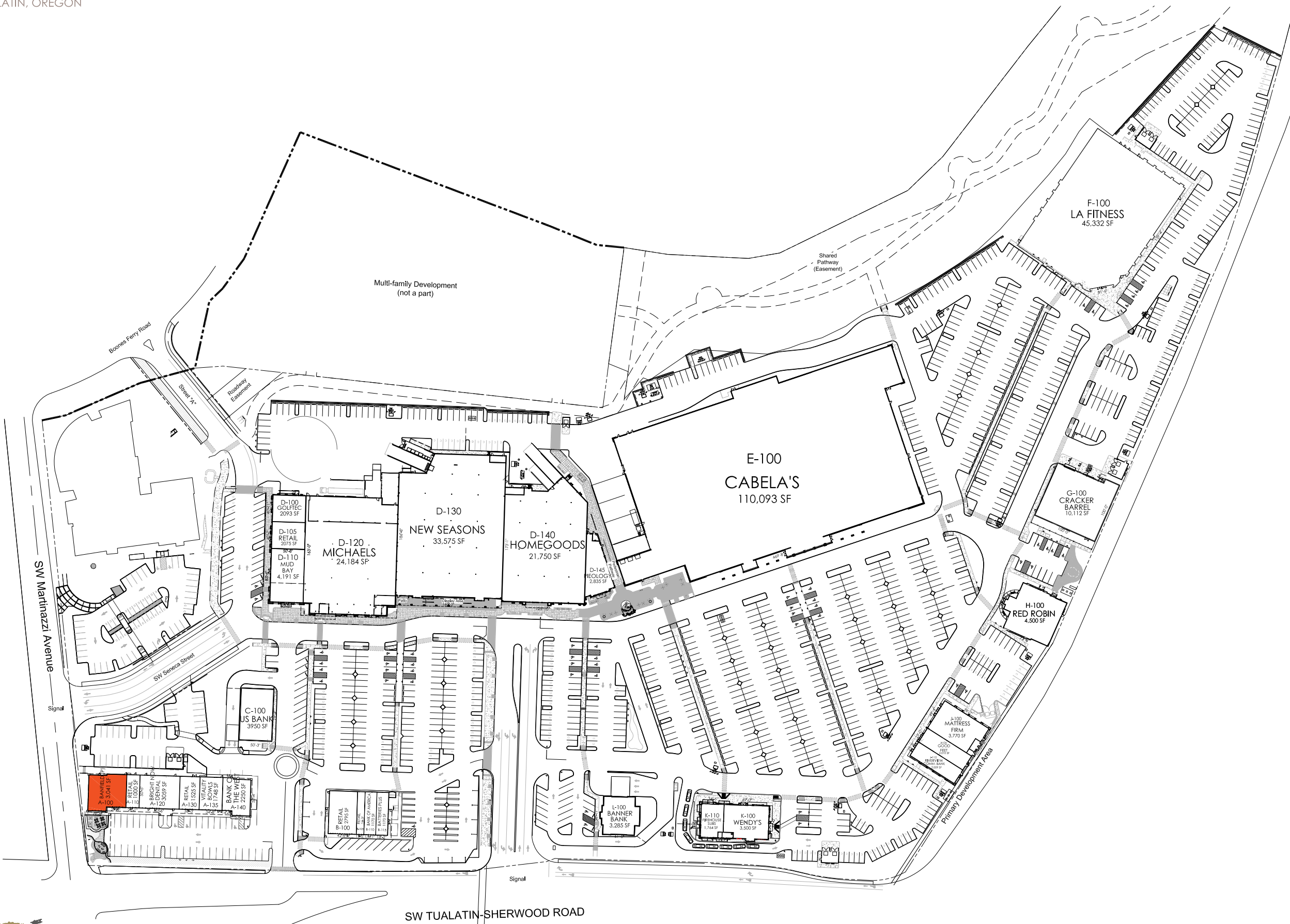


NYBERG RIVERS

TUALATIN, OREGON



PROJECT SUMMARY:

SITE AREA	
SITE GROSS AREA:	32.12 ACRES
CONSERVATION AREA:	6.00 ACRES
SITE NET AREA:	26.12 ACRES
REQUIRED LANDSCAPE AREA:	15% / 3.92 ACRES
PROPOSED LANDSCAPE AREA:	4.15 ACRES
FLOOR AREA RATIO:	0.20

TENANTS:

BLDG A	12,500 SF
BLDG B	5,850 SF
BLDG C	3,950 SF
BLDG D	90,703 SF
BLDG E	110,093 SF
BLDG F	45,332 SF
BLDG G	8,892 SF
BLDG H	4,500 SF
BLDG J	8,000 SF
BLDG K	5,500 SF
BLDG L	3,285 SF

OVERALL TENANTS SF: 298,605 SF

OVERALL PROVIDED STALLS: 1,302 stalls
OVERALL PARKING RATIO: 4.4/1000

Notes:
 (1) Project area includes parcels and adjacent Oregon Department of Transportation Right-of-Way area along Nyberg Road. Total project area assumes acquisition of excess, adjacent right-of-way.
 (2) Project area does NOT include the resulting land areas from the new Seneca Street extension and relocation of the City building.

LEASE PLAN
 JOB CODE: 221-NRX-PH1 5 February 2020
 SCALE:

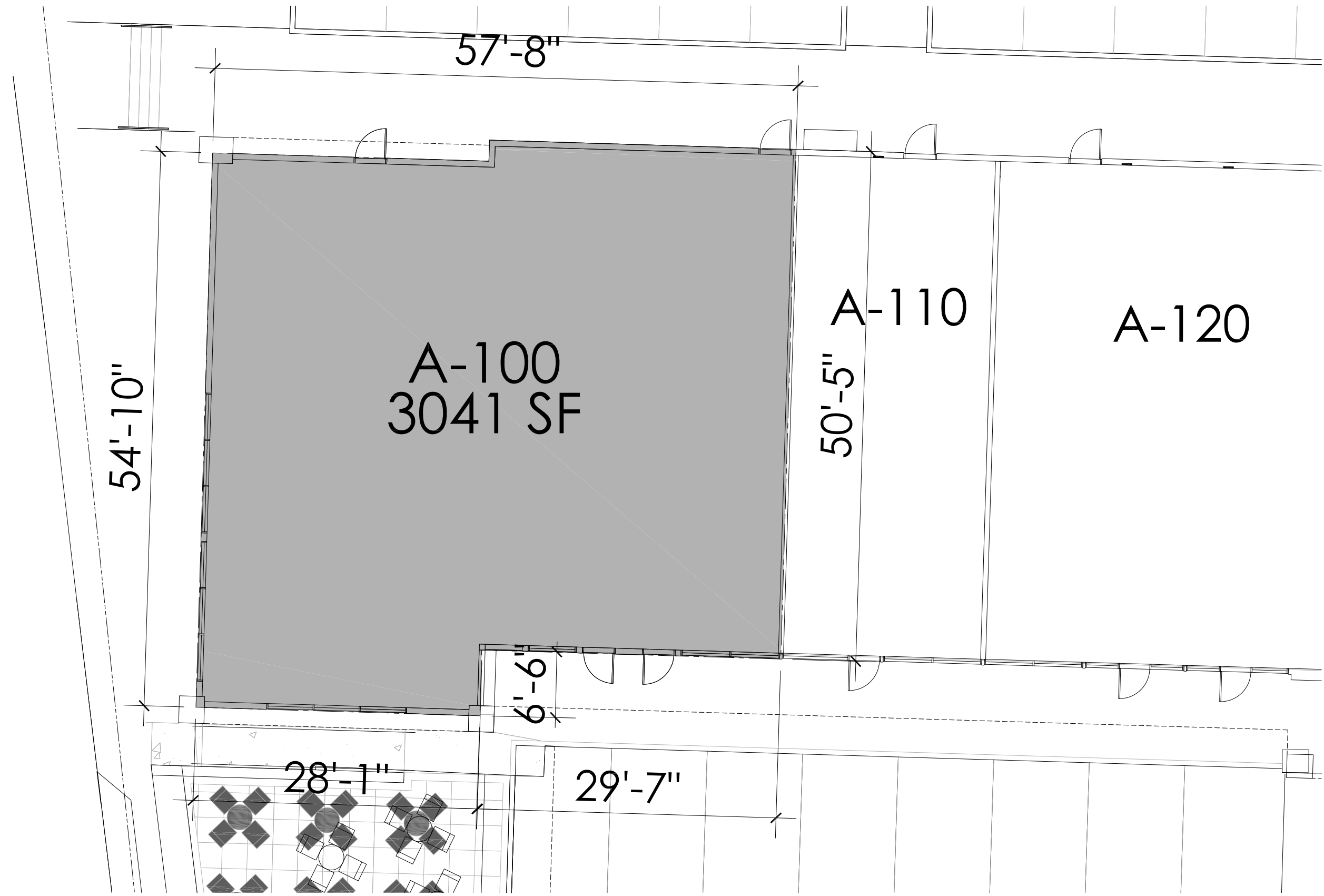
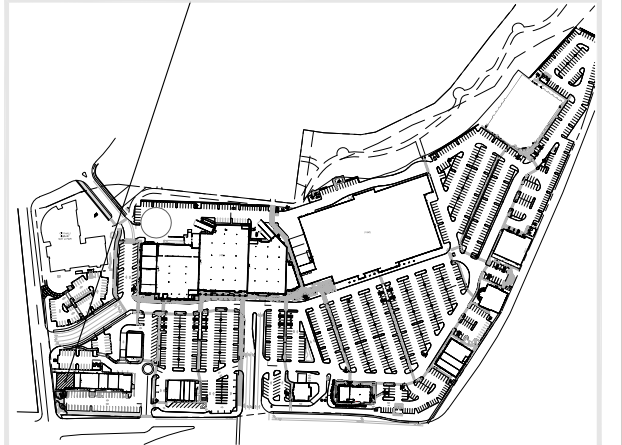


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NYBERG RIVERS

TUALATIN, OREGON

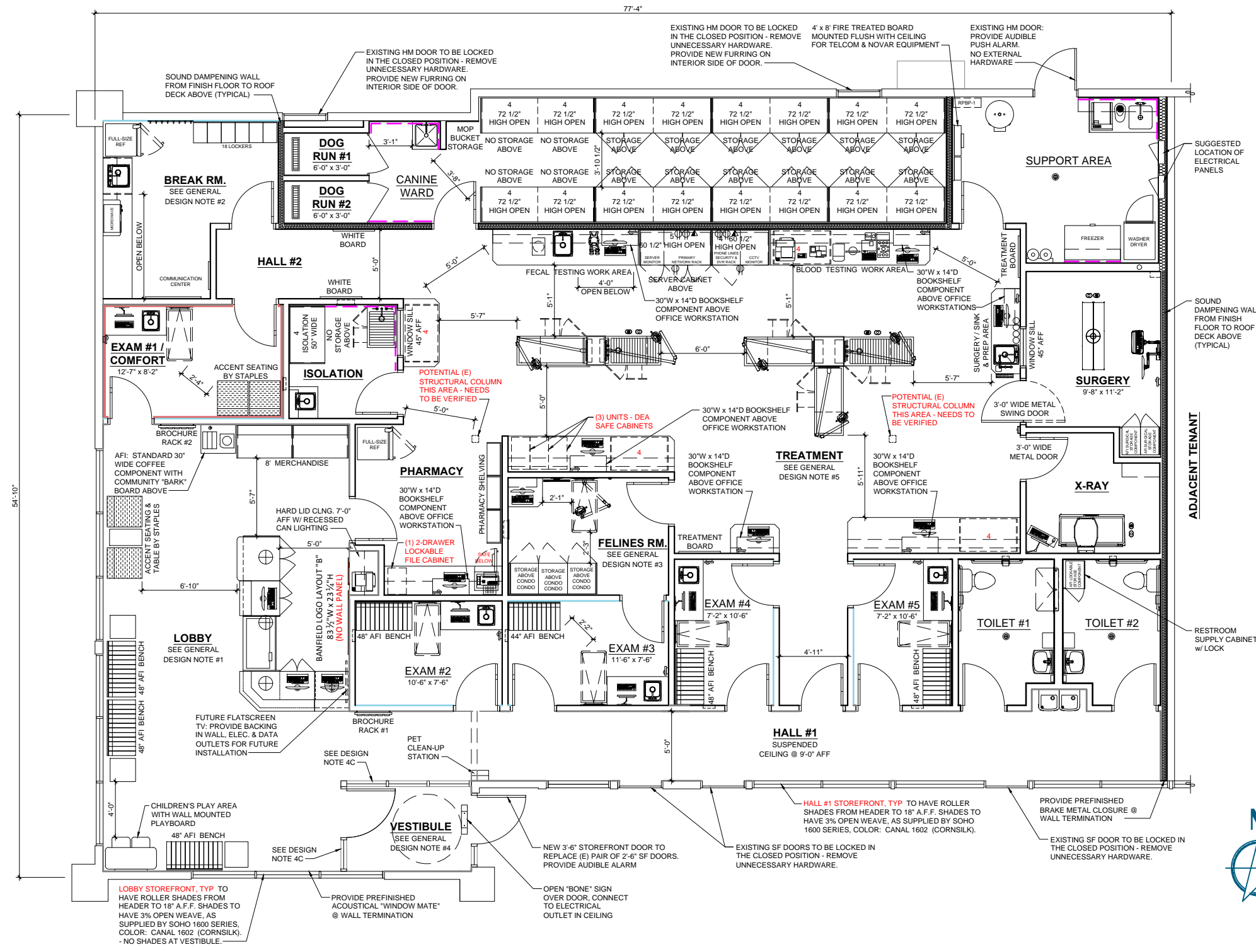
KEY PLAN
SPACE A-100



BANFIELD
SPACE A-100
LEASE OUTLINE DRAWING
5 February 2020



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GENERAL DESIGN NOTES:

1. **LOBBY:**
 - A. 649 SQUARE FEET (INCLUDES VESTIBULE), WITH SUSPENDED CEILING A MINIMUM OF 10'-0" AFF.
 - B. BANFIELD LOGO LAYOUT "B" - 83 1/2"W x 23 1/4" H MOUNTED DIRECTLY TO WALL (NO WALL PANEL).
 - C. ALL SEATING & TABLES INDICATED ON PLAN SUPPLIED BY AFI. BENCHES ARE 48" LONG, UNLESS NOTED OTHERWISE.
2. **BREAK ROOM:**
 - A. (18) METAL LOCKERS TOTAL INDICATED - (6) ACROSS, (3) VERTICAL.
 - B. COUNTERTOP TO BE 34" ABOVE FINISH FLOOR & TO BE OPEN BELOW - NO BASE CABINETS.
 - C. PROVIDE ELECTRICAL & DATA OUTLETS AT END OF COUNTER, OPPOSITE END FROM REFRIGERATOR FOR FUTURE COMPUTER WORKSTATION.
3. **FELINES ROOM:**
 - A. SUSPENDED CEILING AT 9'-0" ABOVE FINISH FLOOR WITH CEILING BOARDS CLIPPED DOWN SECURELY TO CEILING GRID FRAME SYSTEM, WITH RECESSED 2' x 4' LED LIGHT FIXTURES.
 - B. WALL MOUNTED 24" FLAT SCREEN TV, BOTTOM MOUNTED 43" ABOVE FINISH FLOOR.
 - C. STANDARD (3) AFI FELINE CONDO COMPONENT SHOWN.
4. **LOBBY VESTIBULE**
 - A. "OPEN" BONE SIGN LOCATED OVER DOOR. CONNECT TO ELECTRICAL OUTLET IN CEILING.
 - B. VESTIBULE TO HAVE HARD LID CEILING WITH RECESSED 2' x 4' LED LIGHT FIXTURE.
 - C. INSTALL OPAQUE FILM FROM FLOOR UP TO 3'-0" AFF ON ALL GLASS - EXCEPT ON EXTERIOR WINDOWS, WITHIN VESTIBULE.
5. **TREATMENT**
 - A. EXISTING DEMISING WALLS IN SHELL BUILDING ARE SUSPECTED TO POSSIBLY CONTAIN/CONCEAL STRUCTURAL COLUMNS AND THIS SHOULD BE VERIFIED. THE TREATMENT & NEARBY ADJACENT AREAS MAY NEED TO BE ADJUSTED ACCORDINGLY. IF STRUCTURAL COLUMNS ARE LOCATED, THEY ARE TO BE WRAPPED W/ STAINLESS STEEL FROM FINISHED FLOOR TO 9'-6" AFF.

NOTE TO ARCHITECT:
ACCENT WALL COLORS & SPECIAL FINISHES ARE INDICATED ON FIXTURE PLAN WALLS. COLORS TO BE GLIDDEN PREMIUM, UNLESS NOTED OTHERWISE. PURCHASE ONLY FROM HOME DEPOT.

ACCENT WALL COLORS

- - - - - "COOL GREY 9C" GLN6212N
PUBLIC HALLWAY & LOBBY
ACCENT PAINT COLOR
- - - - - "COOL GREY 1C" GLN6211N
PUBLIC HALLWAY & LOBBY
MAIN PAINT COLOR
- - - - - "LIGHT BLUE" GLN6211N
EXAM ROOM ACCENT WALLS
- - - - - MODULAR WOOD PANEL
WAINSCOT IN COMFORT RM
- - - - - FRP WALL COVERING FROM
TOP OF FINISHED FLOOR TO
48" AFF.

- FAST FACTS:**
- 16 CANINE WARD LARGE KENNELS
 - 6 TREATMENT LARGE KENNELS
 - 2 DOG RUNS
 - 5 EXAM ROOMS
 - 6 TREATMENT WORKSTATIONS
 - 5 TREATMENT EXAM TABLES
 - 1 PHARMACY WORKSTATION
 - 3 RECEPTION WORKSTATIONS

PROPOSED SPACE PLAN 6/29/2020

SPACE PLAN SCALE: 1/4" = 1'-0"

4,040 S.F. (4,041 SF LUCERNEX)



DATE	INITIALS	FIXTURE PLAN HISTORY

#5298 NYBERG RIVERS, OR (rp)
 NYBERG ST. & MARTINAZZI AVE.
 TUALATIN, OR 97062
 RELO-PROTECT #1696

DRAWN BY:
SIE A (HW)

DATE DRAWN:
6/29/2020

REVIEWS & APPROVALS:

NATALIE VAN WAGONER CONSTRUCTION MANAGER DATE:	BRANDON PHILLIPS SENIOR MANAGER HOSPITAL OPENINGS DATE:
ANDREW CHAMBERS SPECIALIST PHYSICAL SECURITY DATE: TBD	LORIN GATES SENIOR DIRECTOR REAL ESTATE SITE SELECTION DATE:

SHEET NO.:
1 of 1

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THAI Cuisine **RESTAURANT**

cricket wireless



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