LANCE MUELLER & ASSOCIATES
ARCHITECTS • AIA

| W5 | March 2023 |
|---|---|

96XX SW Boeckman Road, Wilsonville, OR 97070

## Architectural Review Narrative:

**Narrative Index:**


| | Page | Item |
|---|---|---|
| | 1-2 | Index |
| | 3 | Application Form |
| Section 1. | 4-7 | Proposal Summary |
| Section 2. | 8-12 | Background Information |
| Section 3. | 13 | Key Issues (neighborhood outreach) |
| Section 4. | 14-72 | Code Criteria List with Proponents Responses |
| Section 5. | D1-22 | Plan Sets |
| Section 6. | R1-351 | Reports |


## Section 5: Plan Sets (Cover Sheet)

Index of Drawings:


| Page No. | Description | |
|---|---|---|
| D 1 | Plan Set Index | |
| | Architectural: | |
| D 3 | A0 | Cover Sheet |
| 4 | A1.0 | Site Plan |
| 5 | A1.1 | Enlarged Site Plan at Entry & Details |
| 6 | A1.2 | Enlarged Site Plan at Service & Details |
| 7 | A2.0 | First Floor Plan |
| 8 | A2.2 | Roof Plan |
| 9 | A3.0 | Exterior Elevations |
| | Civil | |
| D 10 | C1.01 | Tree Protection Plan |
| 11 | C1.20 | Grading plan - South |
| 12 | C1.21 | Grading plan - North |
| 13 | C1.30 | Utility plan - South |
| 14 | C1.31 | Utility plan – North |
| 15 | EC2.0 | Clearing & Demolition Erosion & Sediment Control Plan |
| 16 | - | Cut/Fill Map |
| | Landscape | |
| D 17 | L1.0 | Landscape Plan |
| 18 | L1.1 | Enlarged Landscape Plan - North |
| 19 | L1.2 | Enlarged Landscape Plan – South |
| 20 | L2.0 | Landscape Details |

| | | |
|---|---|---|
| 21 | L2.1 | Landscape Specifications |

Site Lighting

| | | |
|---|---|---|
| D 22 | 1 of 4 | Site Lighting Plan & Calculations |
| 23 | 2 of 4 | Enlarged Site Lighting Plan - North |
| 24 | 3 of 4 | Enlarged Site Lighting Plan – South |
| 25 | 4 of 4 | Graphic Site Lighting Plans & Calculations |

Supplemental Drawings

| | | |
|---|---|---|
| D 26 | CS-2 | Site Parking Plan & Calculations |
| 27 | CS-3 | Site Circulation Plan & TVFR Service Provider Plan |
| 28 | TR-1 | Tree Removal Plan |
| 29 | TR-2 | Tree Removal Table |
| 30 | 1 of 4 | Martin Partition Plan (Recorded) |
| 31 | 2 of 4 | Martin Partition Plan |
| 32 | 3 of 4 | Martin Partition Plan |
| 33 | 4 of 4 | Martin Partition Plan |
| 34 | A1.1 | W4 Approved Site Plan (Pre – W5) |
| 35 | C3.0 | W4 Approved Utility Plan |
| 36 | C3.1 | W4 Approved Utility Plan |
| 37 | C3.2 | W4 Approved Utility Plan |

# BUILDING W5

## ABBREVIATIONS

| | |
|---|---|
| AC | ACOUSTICAL CEILING |
| ACC | ACCESSIBLE |
| ACT | ACOUSTICAL CEILING TILE |
| AD | AREA DRAIN |
| ADDM | ADDENDUM |
| ADJ | ADJUSTABLE |
| AFF | ABOVE FINISH FLOOR |
| AHU | AIR HANDLING UNIT |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| AMB | AIR/MOISTURE BARRIER |
| ANOD | ANODIZED |
| APPROX | APPROXIMATE/APPROXIMATELY |
| ARCH | ARCHITECT/ARCHITECTURAL |
| AV | AUDIO VISUAL |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BO | BOTTOM OF |
| BOM | BOTTOM OF MULLION |
| BOT | BOTTOM |
| BOR | BOTTOM OF REVEAL |
| BRG | BEARING |
| B/S | BUILDING STANDARD |
| BUR | BUILT UP ROOFING |
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CEM | CEMENT/CEMENTITIOUS |
| CFLG | COUNTER FLASHING |
| CI | CAST IRON |
| CIP | CAST IN PLACE |
| CJ | CONTROL JOINT |
| CL | CENTER LINE |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEAN OUT |
| COL | COLUMN |
| COM | CENTER OF MULLION |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| COR | CENTER OF REVEAL |
| CORR | CORRIDOR |
| CPT | CARPET |
| CS | CEILING SYSTEM |
| CT | CERAMIC TILE |
| CTR | CENTER |
| CU | CUBIC |
| DEMO | DEMOLISH/DEMOLITION |
| DET | DETAIL |
| DIA | DIAMETER |
| DIAG | DIAGONAL |
| DIM | DIMENSION |
| DIV | DIVIDE/DIVISION |
| DMPF | DAMPPROOF/DAMPPROOFING |
| DN | DOWN |
| DS | DOWN SPOUT |
| DWG | DRAWING |
| E | EAST |
| EFIS | EXTERIOR INSULATION & FINISH SYSTEM |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRIC/ELECTRICAL |
| ELEV | ELEVATOR |
| ENCL | ENCLOSE/ENCLOSURE |
| ENL | ENLARGE |
| EP | ELECTRIC PANEL |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EXH | EXHAUST |
| EXP | EXPANSION/EXPOSED |
| EXIST | EXSISTING |
| EXT | EXTERIOR |
| FA | FIRE ALARM |
| FCIO | FURNISHED BY CONTRACTOR/INSTALLED BY OWNER |
| FCIC | FURNISHED BY CONTRACTOR/INSTALLED BY CONTRACTOR |
| FD | FLOOR DRAIN |
| FDC | FIRE DEPARTMENT CONNECTION |
| FDTN | FOUNDATION |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FF | FINISH FLOOR |
| FH | FIRE HYDRENT |
| FHC | FIRE HOSE CABINET |
| FIG | FIGURE |
| FIN | FINISH/FINISHED |
| FIXT | FIXTURE |
| FLEX | FLEXIBLE |
| FLR | FLOOR |
| FLUOR | FLUORESCENT |
| FO | FACE OF/FINISHED OPENING |
| FOIC | FURNISHED BY OWNER/INSTALLED BY CONTRACTOR |
| FOIO | FURNISHED BY OWNER/INSTALLED BY OWNER |
| FP | FIRE PROTECTION |
| FR | FRAME/FIRE RATED |
| FRMG | FRAMING |
| FRPF | FIRE PROOF/FIREPROOFING |
| FRT | FIRE RETARDENT TREATED |
| FS | FLOOR SINK |
| FT | FOOT/FEET |
| FTG | FOOTING |
| FUT | FUTURE |
| FVC | FIRE HOSE VALVE CABINET |
| G | GRADE/GROUND |
| GA | GAUGE |
| GALV | GALVANIZED |
| GB | GRAB BAR |
| GC | GENERAL CONTRACTOR |
| GI | GALVANIZED IRON |
| GL | GLASS |
| GWB | GYPSUM WALL BOARD |
| GYP | GYPSUM |
| GYP BD | GYPSUM BOARD |
| H | HIGH |
| HB | HOSE BIB |
| HC | HOLLOW CORE |
| HDW | HARDWARE |
| HDWD | HARDWOOD |
| HM | HOLLOW METAL |
| HO | HOLD OPEN |
| HORIZ | HORIZONTAL |
| HR | HOUR |
| HT | HEIGHT |
| HVAC | HEATING, VENTILATING, & AIR CONDITIONING |
| IBC | INTERNATIONAL BUILDING CODE |
| ID | INSIDE DIAMETER |
| INCL | INCLUDE/INCLUDING |
| INFO | INFORMATION |
| INSUL | INSULATE/INSULATION |
| INT | INTERIOR |
| INT AL | INTERIOR ALUMINUM |
| JAN | JANITOR |
| JC | JANITOR CLOSET |
| JS | JANITOR SINK |
| JT | JOINT |
| LAM | LAMINATE/LAMINATED |
| LAV | LAVATORY |
| LT | LIGHT |
| LTG | LIGHTING |
| M | MIRROR |
| MAS | MASONRY |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MED | MEDIUM |
| MEMB | MEMBRANE |
| MEZZ | MEZZANINE |
| MGT | MANEGMENT |
| MFR | MANUFACTURE |
| MH | MANHOLE |
| MIN | MINIMUM/MINUTE |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| MS | MOP SINK |
| MTD | MOUNTED |
| MTL | METAL |
| N | NORTH |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OH | OVERHEAD |
| OPNG | OPENING |
| OPP | OPPOSITE/OPPOSITE HAND |
| ORD | OVERFLOW ROOF DRAIN |
| OTS | OPEN TO STRUCTURE ABOVE |
| PC | PRECAST |
| PCG | PLASTIC CORNER GUARD |
| PD | PLANTER DRAIN |
| PERP | PERPENDICULAR |
| PLAM | PLASTIC LAMINATE |
| PLAS | PLASTER |
| PLYWD | PLYWOOD |
| PNL | PANEL |
| PL | PROPERTY LINE |
| PR | PAIR |
| PRK | PARKING |
| PROP | PROPERTY |
| PT | PAINT/POINT/PRESSURE TREATED/POST TENSION |
| PTD | PAPER TOWEL DISPENSER WASTE RECEPTACLE |
| PTN | PARTITION |
| PTD/WR | PAPER TOWEL DISPENSER WITH |
| R | RADIUS/RISER |
| RCP | REFLECTED CEILING PLAN |
| RD | ROOF DRAIN/ROAD |
| REF | REFER TO/REFERENCE |
| REINF | REINFORCED/REINFORCING |
| REQD | REQUIRED |
| REV | REVISED/REVISION |
| RFG | ROOFING |
| RM | ROOM |
| RO | ROUGH OPENING |
| S | SOUTH/SPANDRAL |
| SC | SOLID CORE |
| SCD | SEAT COVER DISPENSER |
| SCHED | SCHEDULE |
| SD | STORM DRAIN |
| SECT | SECTION |
| SF | SQUARE FOOT |
| SGL | SINGLE |
| SHT | SHEET |
| SHTHG | SHEATHING |
| SIM | SIMILAR |
| SPEC | SPECIFICATION |
| SPKLR | SPRINKLER |
| SQ | SQUARE |
| SS | SERVICE SINK |
| SST | STAINLESS STEEL |
| STL | STEEL |
| STOR | STORAGE |
| STRUCT | STRUCTURAL/STRUCTURE |
| SUSP | SUSPENDED |
| T | TREAD/TEMPERED |
| TC | TOP OF CURB |
| T&G | TONGUE & GROVE |
| TEL | TELEPHONE |
| TEMP | TEMPERATURE/TEMPORARY |
| THK | THICK/THICKNESS |
| TO | TOP OF |
| TOM | TOP OF MULLION |
| TOR | TOP OF REVEAL |
| TOSD | TOP OF STEEL DECK |
| TPD | TOILET PAPER DISPENSER |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| U | URINAL |
| UNFIN | UNFINISHED |
| UON | UNLESS OTHERWISE NOTED |
| VB | VAPOR BARRIER |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VIF | VERIFY IN FIELD |
| VNR | VENEER |
| VR | VAPOR RETARDER |
| W | WEST/WIDE |
| W/ | WITH |
| W/O | WITH OUT |
| WC | WATER CLOSET/WALL COVERING |
| WD | WOOD |
| WLD | WELD/WELDED |
| WP | WEATHER PROOF/WATER PROOF<br>WATERPROOFING/WORK POINT |
| WR | WATER RESISTANT |
| WT | WEIGHT |
| WWF | WELDED WIRE FABRIC |

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3/16/2023

## LEGEND

- EARTH
- GRAVEL/ROCK
- CONCRETE
- ASPHALT PAVING
- WOOD FRAMING
- BLOCKING OR SHIM
- FINISH WOOD
- GLASS (ELEVATION)
- GLASS (SECTION)
- GYPSUM WALL BOARD
- CAULKING/SEALANT
- PLYWOOD
- BRICK
- ACOUSTIC TILE
- RIGID INSULATION
- BATT INSULATION
- METAL

## GENERAL NOTES

1. MECHANICAL & ELECTRICAL ARE BIDDER DESIGN SYSTEMS. PORTIONS OF THIS WORK ON ARCHITECTURAL, CIVIL & LANDSCAPE ARE FOR DESIGN INTENT.
2. DRAWINGS ARE NOT TO BE SCALED. CONTACT ARCHITECT FOR RESOLUTION OF ANY CONFLICTS OR DISCREPANCY.
3. CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND CONDITIONS – ANY DISCREPANCY BETWEEN PLAN AND ACTUAL CONDITION IS TO BE BROUGHT TO THE ATTENTION OF ARCHITECT FOR RESOLUTION.
4. ALL DIMENSION LINES ARE TO FACE OF CONC.. AND METAL STUD WALLS AND CENTERLINE OF COLUMNS AND BEAMS, UNLESS NOTED.
5. THE CONTRACTOR SHALL APPLY AND SECURE ALL OCCUPANCY, SEWER, STORM, WATER, MECHANICAL, ELECTRICAL AND OTHER PERMITS EXCEPT BUILDING PERMITS. CONTRACTOR SHALL PAY ALL NECESSARY FEES AND POST BONDS REQUIRED.
6. GENERAL CONTRACTOR RESPONSIBLE FOR ALL CUTTING AND PATCHING.
7. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN FULL.
8. PORTABLE FIRE EXTINGUISHERS PER NFPA 10 AND IN CONSTRUCTION SHACK. PERMANENT FIRE EXTINGUISHERS BY OWNER.
9. ELEVATOR INSTALLER SHALL SUBMIT PERMIT FOR FUTURE T.I. ELEVATOR PER ORS CHAPTER 460 CONTACT THE STATE BUILDING CODES DIVISION, ELEVATOR SAFETY PROGRAM (503) 373–1298
10. ELECTRICAL – PROVIDE TOGGLE ON–OFF SWITCH FOR FUTURE T.I. LIGHTING, PROVIDE IN EACH ROOM PER SECTION 1313.1.1
11. ELECTRICAL – PROVIDE OCCUPANT SENSORS IN FUTURE T.I. RESTROOMS. CONTROLS TO SHUT OFF LIGHTING PER SECTION 1313.3.1.2.2

## BUILDING CODE NOTES:

**CODES:**
- 2019 OREGON STRUCTURAL & SPECIALTY CODE
- 2019 OREGON FIRE CODE
- 2019 OREGON MECHANICAL SPECIALTY CODE (OMSC)
- 2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)
- 2021 OREGON PLUMBING SPECIALTY CODE (OPSC)
- 2011 OREGON ELEVATOR SPECIALTY CODE
- 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)

**CONSTRUCTION TYPE:** II–B SPRINKLERED
**OCCUPANCY GROUPS:** B, F–1, S–1, A–3 (ACCESSORY USE)
**ALLOWABLE AREA:** UNLIMITED PER SECTION 507 (60' MIN. YARD ALL SIDES)

OSSC BUILDING HEIGHT (TABLE 503):
TYPE II–B W/ F–1, B OR S–1 OCCUPANCY GROUP ALLOWS TABULAR 2 STORIES. SECTION 504.2 INCREASES THIS BY ONE STORY W/ THE FIRE SPRINKLER SYSTEM.

OSSC OCCUPANCY SEPARATIONS (SECTION 508.3.1):
NON–SEPARATED USES ARE ALLOWED AS THE MOST RESTRICTIVE OCCUPANCY (F–1) APPLIES TO ENTIRE BUILDING IN CALCULATING ALLOWABLE AREA.

OSSC FIRE RESISTANCE RATINGS FOR BUILDING ELEMENTS (TABLE 601 & 602):

| BUILDING ELEMENTS: | RATING: |
|---|---|
| STRUCTURAL FRAME: | 0 HOURS |
| BEARING WALLS – EXTERIOR: | 2 HOURS |
| BEARING WALLS – INTERIOR: | 0 HOURS |
| NON–BEARING WALLS/PARTITIONS – EXTERIOR: | 0 HOURS |
| NON–BEARING WALLS/PARTITIONS – INTERIOR: | 0 HOURS |
| FLOOR CONSTRUCTION: | 0 HOURS |
| ROOF CONSTRUCTION: | 0 HOURS |

OSSC EXTERIOR WALL OPENINGS:
AREA OF OPENINGS (TABLE 705.8): TABLE SHOWS "NO LIMIT" FOR UNPROTECTED OPENINGS GREATER THAN 30 SETBACK, TYPICAL THIS CASE ON ALL SIDES OF THE BUILDING.

OSSC PARAPETS (SECTION 705.11.1):
SHALL HAVE SAME FIRE RESISTANCE AS SUPPORTING WALL, WHICH IT DOES.

## SHELL DEFERRED SUBMITTAL LIST

1. FLOOR JOIST LAYOUT. LAYOUT NEEDS TO REFLECT ALL MAJOR POINT LOADING, SUCH AS PIPE SUPPORTS – BY JOIST MFGR.
2. ROOF JOIST LAYOUT. LAYOUT NEEDS TO REFLECT ALL MAJOR POINT LOADING, SUCH AS PIPE SUPPORTS – BY JOIST MFGR.
3. WINDOW WALL PACKAGE – LICENSED OR INSTALLER
4. GLASS & ALUM. PORTIONS OF AWNING SYSTEMS – BY LICENSED STATE ENGINEER
5. STAIR SUPPLIER TO PROVIDE ALL ENGINEERING OF STAIRS (VERIFY WITH STRUCTURAL ENGINEER REGARDING SPECIAL LOADING TO STRUCTURE)

## PROJECT TEAM:

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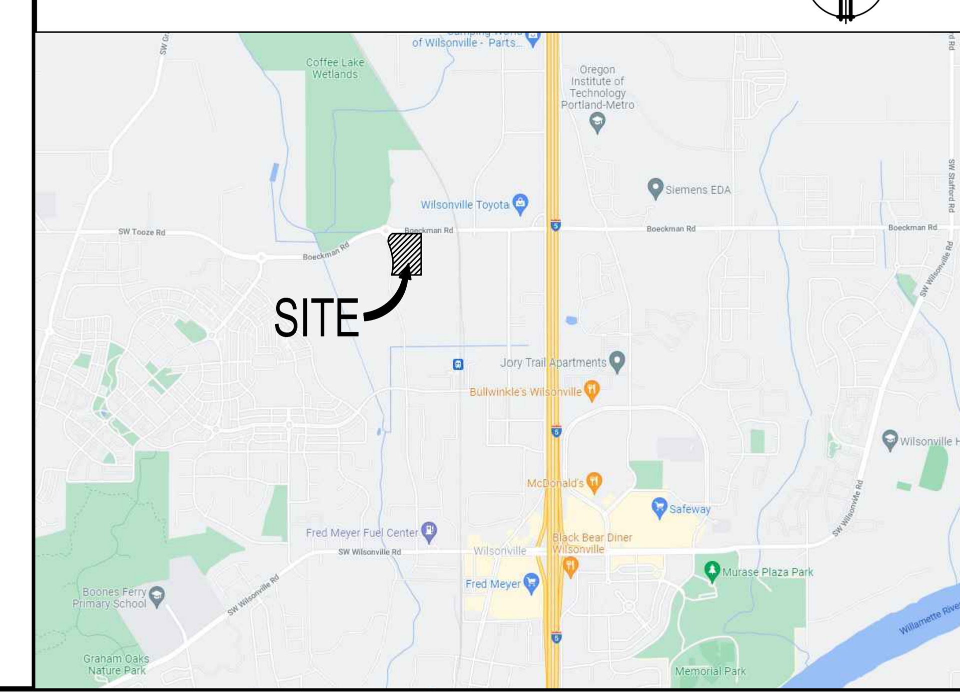
JPETERSON@PERLO.BIZ

## VICINITY MAP

north




## SCOPE:

CONSTRUCT AN 80,446 SF INDUSTRIAL BUILDING EAST OF THE EXISTING DWFRITZ AUTOMATION BUILDING ON AN UNBUILT TREELESS PORTION OF THE 24.49–ACRE LOT. THE PROJECT LEAVES SIGNIFICANT PORTIONS AS TREED NATURAL AREAS, INCLUDING SUBSTANTIAL SROZ AND WETLAND BUFFER DESIGNATED AREAS. W5 IS INTENDED AS EXPANSION SPACE FOR THE DWFRITZ AUTOMATION OPERATION, WHICH IN THE FUTURE COULD BE SEPARATE INDUSTRIAL TENANTS. W5 WILL SHARE WITH DWFRITZ THEIR TWO EXISTING BOECKMAN ROAD DRIVE ENTRIES AND VEHICLE CIRCULATION. THE LOBBIES WILL HAVE A DEFINED PEDESTRIAN CONNECTION, AND SERVICE AREAS ARE SCREENED FROM SW BOECKMAN ROAD AND SW KINSMAN ROAD.

## LEGAL DESCRIPTION:

PARCEL 2 OF PARTITION PLAT NO. 2022–054, RECORDED IN CLACKAMAS COUNTY ON JUNE 29, 2022

## TAX PARCEL NUMBERS:

00810331; 05021199; 05008927

## ZONING:

PDI (PLANNED DEVELOPMENT INDUSTRIAL)

## STATISTICS:

**BUILDING AREA:**
1ST FLOOR: 64,988 SF
MEZZANINE: 15,458 SF
TOTAL 80,446 SF

**SITE AREA:**
PARCEL 1 – 629,112 (14.442 ACRES)
PARCEL 2 – 437.610 (10.046 ACRES)

**OCCUPANCY:**
B OCCUPANCY – 20,000 S.F. ESTIMATE
F OCCUPANCY – 60,446 S.F. ESTIMATE

**PARKING:** (REFER TO SHEET CS–2 FOR SITE PARKING PLAN)
REQUIRED: COMMERCIAL USES – 2/1000 MIN. 4/1000 MAX
LIGHT MANUFACTURING R & D – 2/1000 MIN. 4/1000 MAX
MINIMUM PARKING
20,000 S.F. COMMERCIAL USES X 2/1,000 => 40 STALLS
60,446 S.F. LIGHT MANUFACTURING R & D X 2/1000 => 121 STALLS
MINIMUM TOTAL PARKING REQUIRED = 40 + 121 = 161 STALLS
MAXIMUM PARKING
20,000 S.F. COMMERCIAL USES X 4/1,000 => 80 STALLS
60,446 S.F. LIGHT MANUFACTURING R & D X 4/1000 => 241 STALLS
MAXIMUM PARKING TOTAL = 80 + 241 = 321 STALLS
PARKING PROVIDED: 297 STALLS (94 COMPACTS 31.6%,)
ACCESSIBLE PROPOSED: 8 W/ 2 WHEEL CHAIR ONLY SPACES
CAR/VAN POOL REQUIRED: 297 X .05 => 15 REQUIRED (SECTION 4.155.06 B)
CAR/VAN POOL PROPOSED: 15 PROPOSED
ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE
297 x .2 = 60 FUTURE SERVICE CAPACITY. REFER TO PLAN FOR LOCATION OF STALLS. PROVIDE CONDUIT FROM THE ELECTRICAL ROOM TO THE PROPOSED EV STALLS FOR LEVEL 2 ELECTRIC CHARGERS.

**BIKE REQUIREMENTS:**
REQUIRED: PDI FLEX SPACE: 1 PER 10,000 SF MIN
80,446 SF / 10,000 SF => 9 REQ'D MIN.
(SECTION 4.155 F INDUSTRIAL 1. MANUFACTURING ESTABLISHMENT)
PROPOSED: 11 (2 UNCOVERED OUTSIDE AT LOBBY; 9 INSIDE AS TI)

**LOADING REQUIREMENTS:**
REQUIRED BERTHS: INDUSTRIAL 30,000 SF –100,000 SF => 2 MIN. (12' X 35' MIN.) (SECTION 4.155.05 A1)
PROPOSED: 3 (2 DOCK–HIGH; 1 ON–GRADE DRIVE–IN)

**TRASH ENCLOSURE REQUIREMENTS:**
REQUIRED: 10 SF MINIMUM PLUS
80,000 SF MANUF (6 SF/1,000 SF) = 483 SF MIN.
10 SF + 483 SF = 493 SF MINIMUM TOTAL (4' TALL)
(SECTION 4.178.06 B)
PROPOSED: 415 SF (12' X 20' EXTERIOR ENCLOSURE W/ 6.9' TALL CONTAINERS)
85 SF (INTERIOR CONTAINERS NEAR DOCKS AS TI FOR CARDBOARD)
500 SF TOTAL

**SITE COVERAGE:**

| W4 | | W5 | |
|---|---|---|---|
| PARCEL 1 SITE AREA – | 629,112 S.F. | PARCEL 2 SITE AREA – | 437,610 S.F. |
| BUILDING W4 FOOTPRINT – | 161,237 S.F. (25.6%) | BUILDING W5 – | 64,988 S.F. (14.9%) |
| PAVING – | 257,589 S.F. (41.0%) | PAVING – | 51,019 S.F. (11.7%) |
| LANDSCAPE – | 196,211 S.F. (31.2%) | * LANDSCAPE – | 315,925 S.F. (72.1%) |
| SIDEWALKS – | 14,075 S.F. (02.2%) | SIDEWALKS – | 5,678 S.F. (01.3%) |

| COMBINED W4 & W5 | |
|---|---|
| SITE AREA – | 1,066,722 S.F. |
| BUILDINGS – | 226,225 S.F. (21.2%) |
| PAVING – | 310,765 S.F. (29.1%) |
| LANDSCAPE – | 509,726 S.F. (47.8%) |
| SIDEWALKS – | 21,006 S.F. (01.9%) |

* – REFER TO SHEET L1.1 FOR PARKING LOT LANDSCAPE CALCULATIONS

## SHEET INDEX


**ARCHITECTURAL**
- A0 COVER SHEET
- A1.0 SITE PLAN
- A1.1 ENLARGED PLANS AND DETAILS
- A1.2 ENLARGED PLANS AND DETAILS
- A2.0 FLOOR PLAN
- A2.2 ROOF PLAN AND DETAILS
- A3.0 EXTERIOR ELEVATIONS

**CIVIL**
- C1.01 TREE PROTECTION PLAN
- C1.20 GRADING PLAN NORTH
- C1.21 GRADING PLAN SOUTH
- C1.30 UTILITY PLAN NORTH
- C1.31 UTILITY PLAN SOUTH
- EC2.0 CLEARING AND DEMOLISION AND SEDIMENT CONTROL PLAN
- – CUT/FILL MAP

**LANDSCAPE**
- L1.0 LANDSCAPE PLAN
- L1.1 ENLARGED LANDSCAPE PLAN – NORTH
- L1.2 ENLARGED LANDSCAPE PLAN – SOUTH
- L2.0 LANDSCAPE SPECIFICATIONS & DETAILS

**SITE LIGHTING**
- 1 OF 4 SITE LIGHTING PLAN & CALCULATIONS
- 2 OF 4 ENLARGED SITE LIGHTING PLAN – NORTH
- 3 OF 4 ENLARGED SITE LIGHTING PLAN – SOUTH
- 4 OF 4 GRAPHIC SITE LIGHTING PLANS AND CALCULATIONS

**SUPPLEMENTAL PLAN INDEX**
- CS–2 SITE PARKING PLAN & CALCULATIONS
- CS–3 SITE CIRCULATION AND FIRE PLAN
- TR–1 TREE REMOVAL PLAN
- TR–2 TREE REMOVAL TABLE
- 1 OF 3 MARTIN PARTITION PLAN
- 2 OF 3 MARTIN PARTITION PLAN
- 3 OF 3 MARTIN PARTITION PLAN
- A1.1 W4 APPROVED SITE PLAN (PRE W5)


| no. | revision | date |
|---|---|---|
| | LAND USE SUBMITTAL #3 | 11-11-22 |
| | SITE DESIGN REVIEW RESUBMITTAL | 7-8-22 |
| | SITE DESIGN REVIEW | 1-21-22 |

18003 job no.
EM drawn
BW checked
11–11–22 date

REGISTERED ARCHITECT • STATE OF OREGON • LANCE MUELLER SEATTLE, WA. 1491

BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

COVER SHEET

sheet A0

S.W. BOECKMAN ROAD
(COUNTY ROAD NO. 80)

PROPOSED
**BUILDING W5**
64,988 S.F. +/- FOOTPRING
15,458 S.F. +/- MEZZANINE
297 STALLS
PARCEL 2

**EXISTING**
**BUILDING W4**
DWFRITZ PRECISION AUTOMATION
137,763 S..F. FOOTPRING
23,468 S.F. MEZZANINE
404 TOTAL STALLS
402 EXISTING
11 RELOCATED
2 NEW WITH BLDG. W5
PARCEL 1

9600 BOECKMAN RD
EXISTING BUILDING

TAX MAP 3 1W 14B
TAX LOT 202

FUTURE W5 PARKING EASEMENT SHOWN THUS:

DEMOLISHED PARKING STALLS

11 RELOCATED/2 NEW W4 PARKING STALLS

RETAINING WALL PER CIVIL

SROZ ENCROACHMENT

FOREST AREA (NOT SURVEYED)

WETLAND

PROPOSED 10.00' WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF PARCEL 2

VARIABLE WIDTH SLOPE EASEMENT PER FEE NO. 2016-005509

VARIABLE WIDTH SLOPE EASEMENT PER FEE NO. 2006-050622

50' SETBACK

EDGE OF TREES

RAIN GARDEN PER CIVIL

PEDESTRIAN PATH PER LANDSCAPE

SE LOT 1

SE LOT 2

LOT LINE

KINSMAN ROAD (UNIMPROVED)

RAILROAD

ELECTRIC

OREGON

45' TRANSMISSION LINE EASEMENT PER BOOK 285 PAGE 301

14.0' SLOPE EASEMENT PER FEE NO. 2

25' WIDE TRANSMISSION LINE EASEMENT PER BOOK 284 PAGE 434

6' TALL CHAINLINK FENCE

CONCRETE RETAINING WALL

CONCRETE PAD

ASPHALT DRIVEWAY

ASPHALT PARKING LOT

TRIM SWING BY JEROMED

BIKE RACK FOR 2 BIKES

ELECTRICAL ROOM

SPRINKLER RISER ROOM

INDOOR BIKE STORAGE FOR 9 BIKES REQUIRED AS T.I.

85 S.F. x 4'-0" TALL INTERIOR CONTAINERS FOR CARDBOARD AS T.I. FOR TRASH ENCLOSURE AREA

DUMPSTER

DOCK HIGH DOORS

DRIVE-IN DOOR

CONSTRUCTED PARKING LOTS AND UTILITIES AS SHOWN ARE PER ENGINEERS DESIGN AND HAS NOT BEEN SURVEYED

5/8" I.R. NO CAP -DOWN 0.
S 50°41'07" E, 1.8

5/8" STAMP "DLT DOWN

S 88°38'30" E 959.86'

N 88°32'52" E 90.43'

N 32°16'22" E 51.31'

N 20°43'43" E 36.47'

S 01°30'55" W 164.06'

S 14°17'31" E 10.01'

N 76°07'33" E 11.19'

S 76°07'00" W 11.35'

N 85°42'56" E 14.00'

S 85°42'11" W 13.99'

S 04°09'13" E 10.00'

N 77°06'45" W 12.44'

N 77°22'57" W 12.46'

S 12°47'45" W 9.95'

88°00'09" E 17.98'

N 01°44'30" E 9.97'

S 88°10'19" E 17.99'

S 88°36'17" E 1126.89'

R=856.50' L=242.79'

R=803.49' L=87.80'

N 01°34'36" E 537.63'

R=2839.93' L=423.47'

LEGEND
- SROZ
- WETLAND
- WETLAND BUFFER

## SITE PLAN
1" = 50'-0"

| date | revision | no. |
|---|---|---|
| 11-11-22 | LAND USE SUBMITTAL #3 | 11-11-22 |
| 7-8-22 | SITE DESIGN REVIEW RESUBMITTAL | 7-8-22 |
| 1-21-22 | SITE DESIGN REVIEW | 1-21-22 |

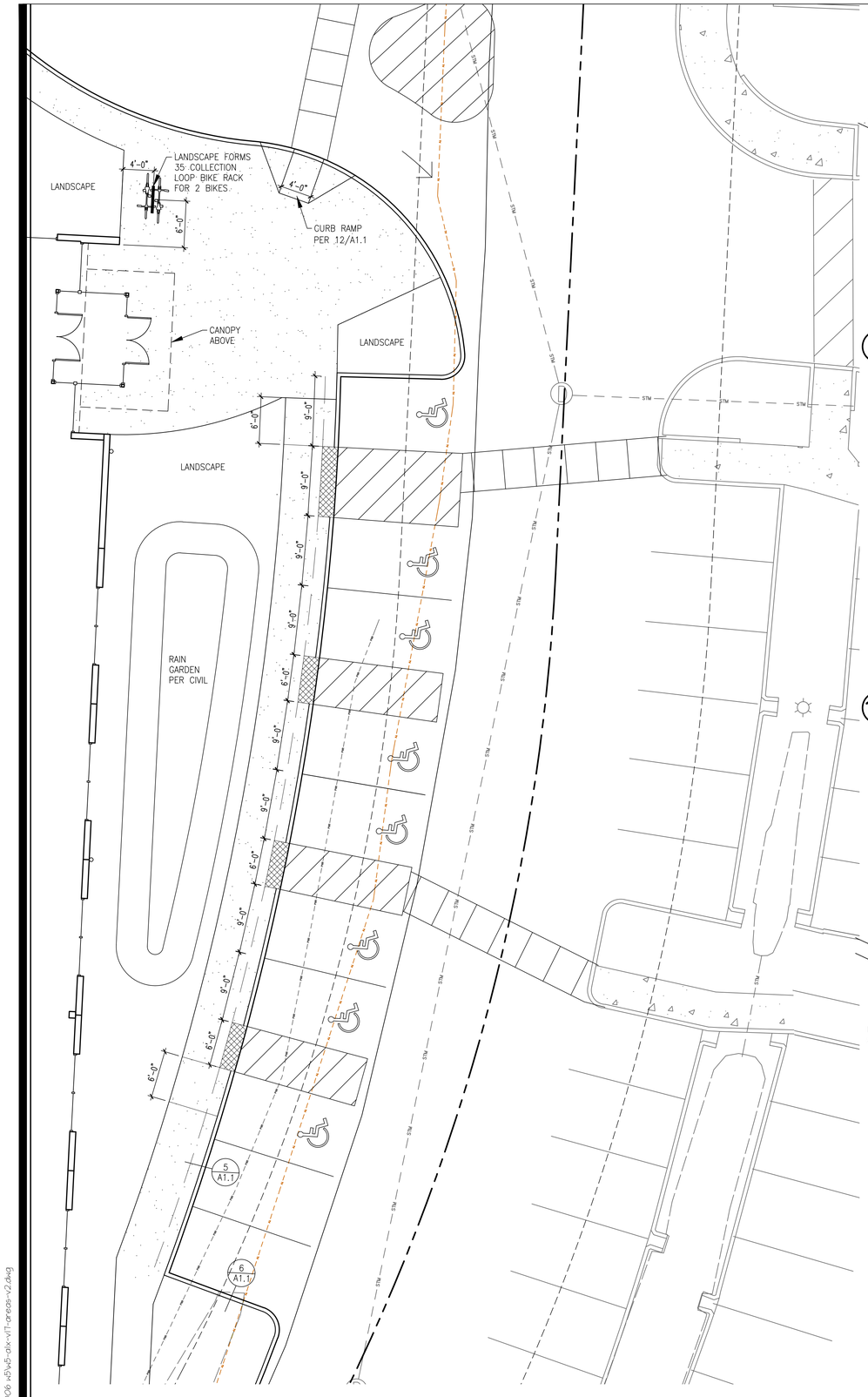
18003 job no.
EM drawn
BW checked
11-11-22 date

REGISTERED ARCHITECT · JANICE MUELLER · 1491 · STATE OF OREGON

# BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

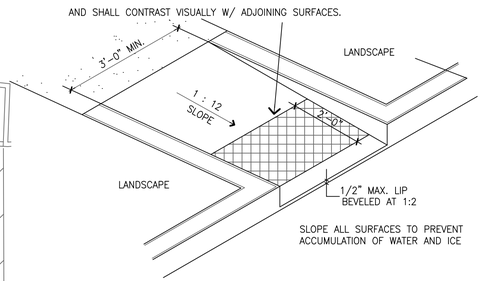
LANGE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

SITE PLAN
sheet
A1.0



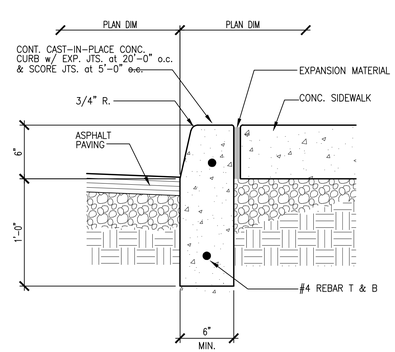

## A ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"



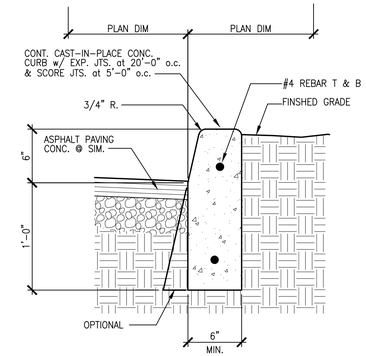

## 4 ACCESSIBLE CURB RAMP

SCALE: N.T.S.



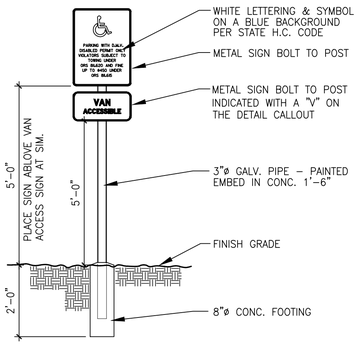

## 5 CURB DETAIL

SCALE: 1 1/2" = 1'-0"



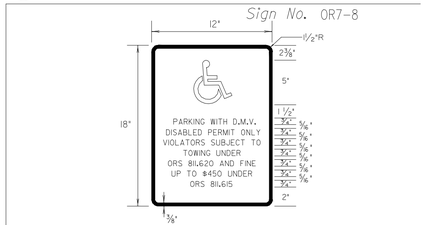

## 6 CURB DETAIL

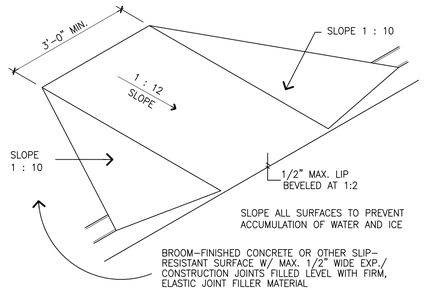
SCALE: 1 1/2" = 1'-0"




## 10 ACCESSIBLE PARKING SIGN

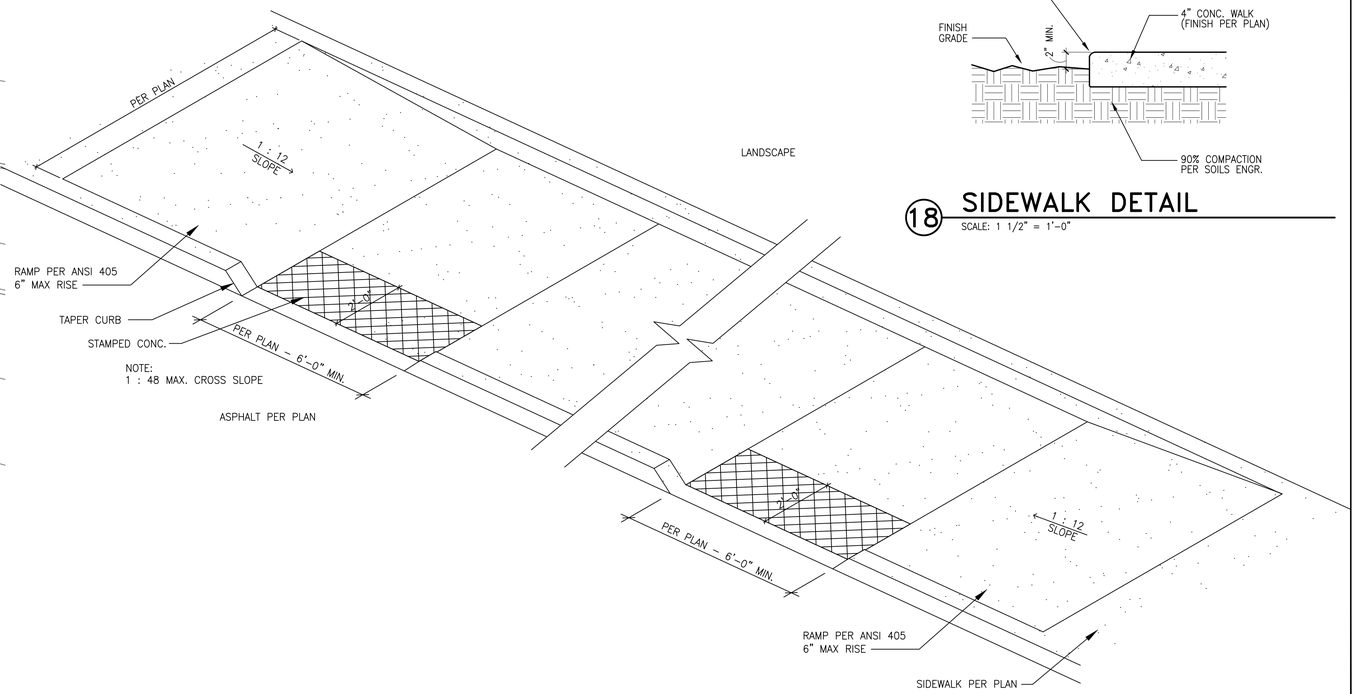
SCALE: 1/2" = 1'-0"



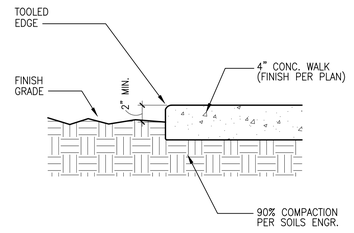

## 12 ACCESSIBLE CURB RAMP

SCALE: N.T.S.




## 22 ACCESSIBLE CURB RAMP

N.T.S.




## 18 SIDEWALK DETAIL

SCALE: 1 1/2" = 1'-0"

| no. | revision | date |
|---|---|---|
| | LAND USE SUBMITTAL #3 | 11-1-22 |
| | SITE DESIGN REVIEW RESUBMITTAL | 7-8-22 |
| | SITE DESIGN REVIEW | 1-21-22 |

18003 job no.
EM drawn
BW checked
11-11-22 date

REGISTERED ARCHITECT · LANCE MUELLER · 1451 · STATE OF OREGON

BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

ENLARGED PLAN AND DETAILS

LANGE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

sheet
A1.1

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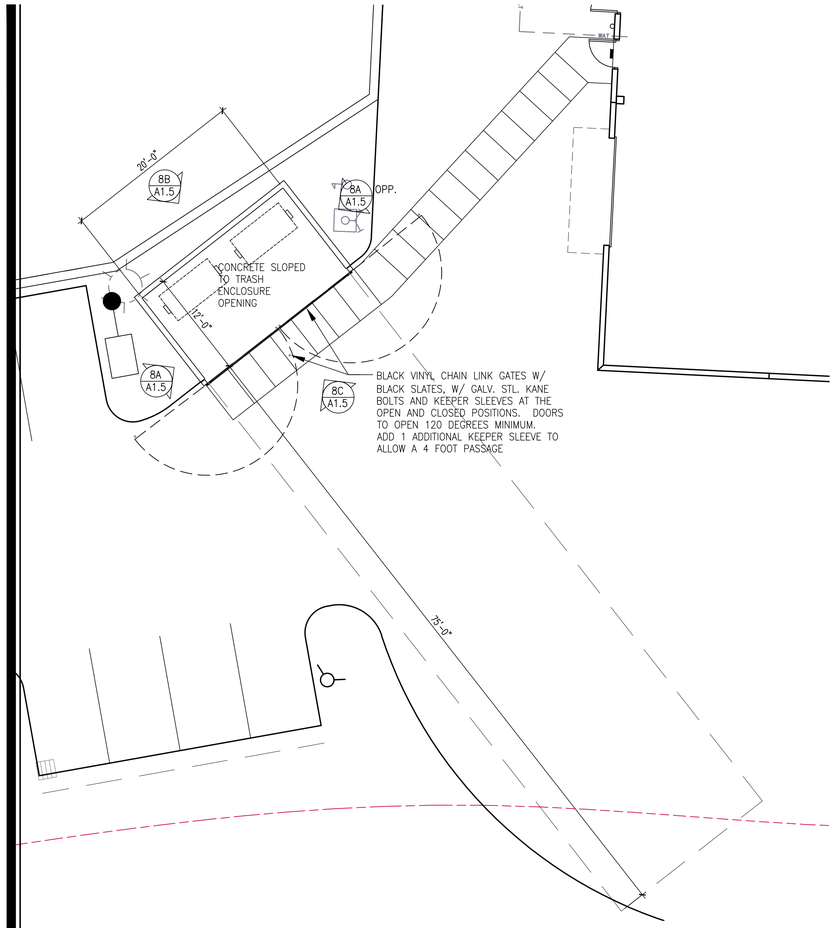
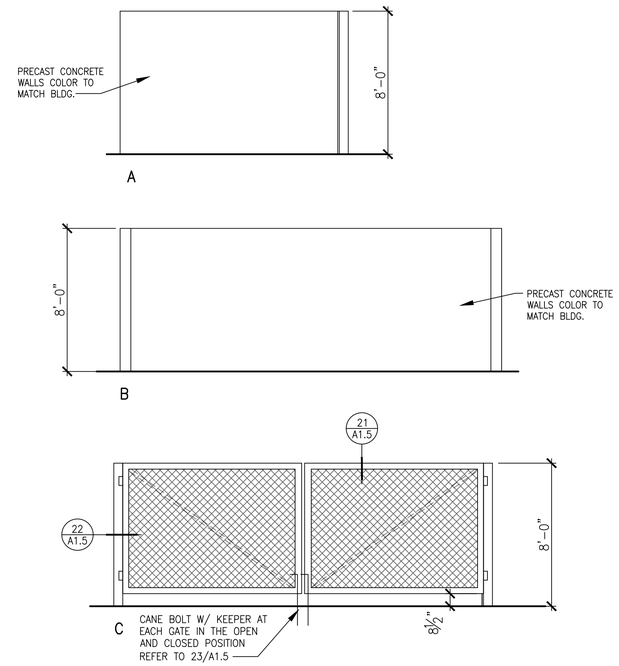
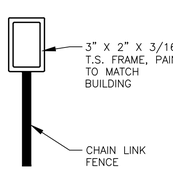
11/2022



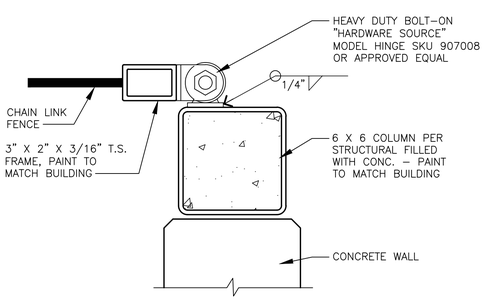

A ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



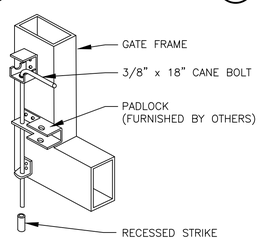

8 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"




21 DETAIL
SCALE: 1" = 8"




22 DETAIL
SCALE: 1" = 8"




23 DETAIL
SCALE: 1" = 8"

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12/7/2022

| no. | revision | date |
|---|---|---|
| | LAND USE SUBMITTAL #3 | 11-11-22 |
| | SITE DESIGN RESUBMITTAL | 7-8-22 |
| | SITE DESIGN REVIEW | 1-21-22 |

18003 job no.
EM drawn
BW checked
11-11-22 date

REGISTERED ARCHITECT · LANCE MUELLER · SEATTLE, WA. 1491 · STATE OF OREGON

BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

ENLARGED PLANS AND DETAILS


LANCE MUELLER & ASSOCIATES
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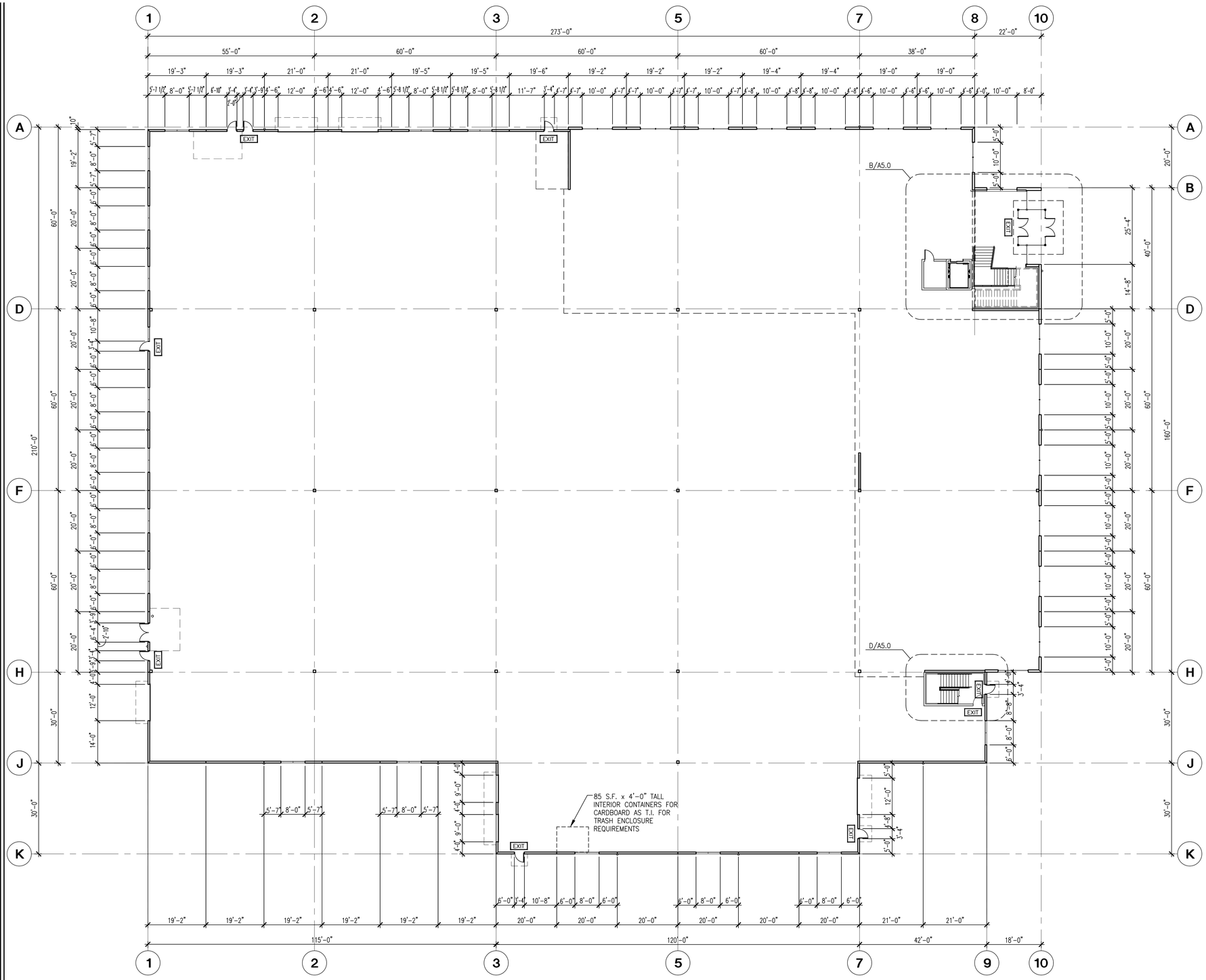
sheet
A1.2




## FLOOR PLAN

1/16" = 1'-0"

| no. | revision | date |
|---|---|---|
| | LAND USE SUBMITTAL #3 | 11-11-22 |
| | SITE DESIGN REVIEW | 1-21-22 |

18003 job no.
EM drawn
BW checked
11-11-22 date

REGISTERED ARCHITECT · LANCE MUELLER · SEATTLE, WA. 1491 · STATE OF OREGON

# BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

LANCE MUELLER & ASSOCIATES
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1ST FLOOR PLAN

sheet
A2.0

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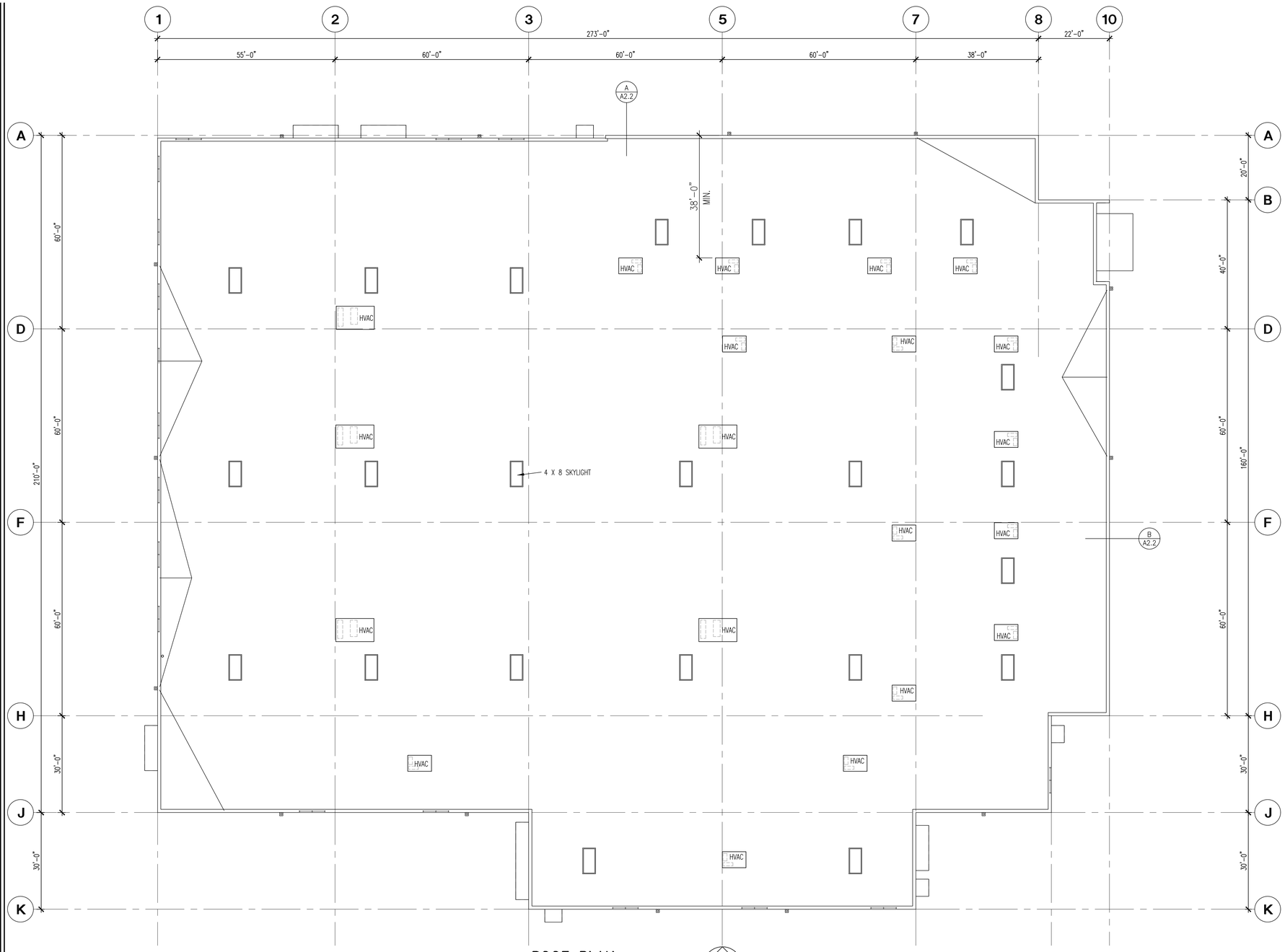
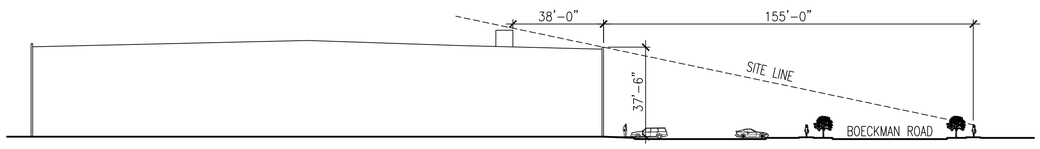
12/5/2022




ROOF PLAN
1/16" = 1'-0"




A SITE SECTION
1" = 60'-0"

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12/5/2022

| no. | revision | date |
|---|---|---|
| | LAND USE SUBMITTAL #3 | 11-11-22 |
| | SITE DESIGN REVIEW | 1-21-22 |

21006 job no.
EM drawn
BW checked
11-11-22 date

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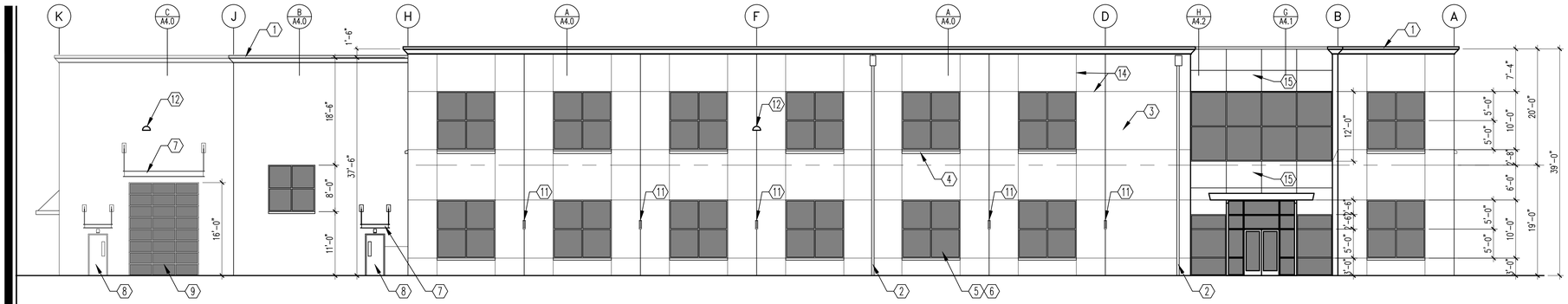
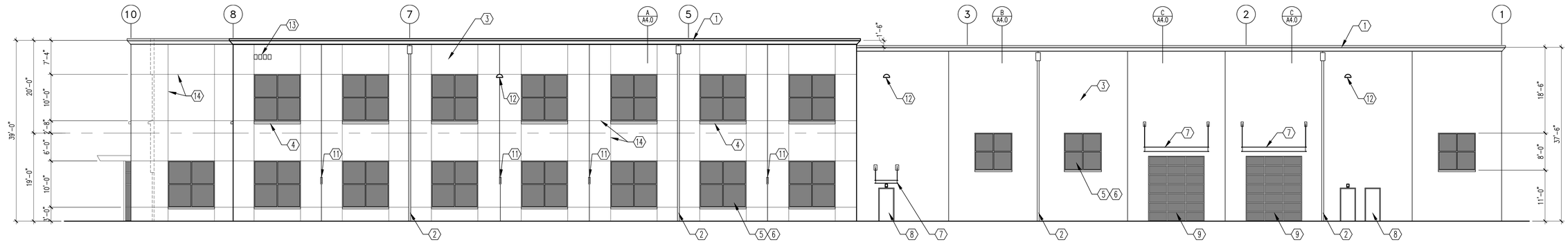
ROOF PLAN

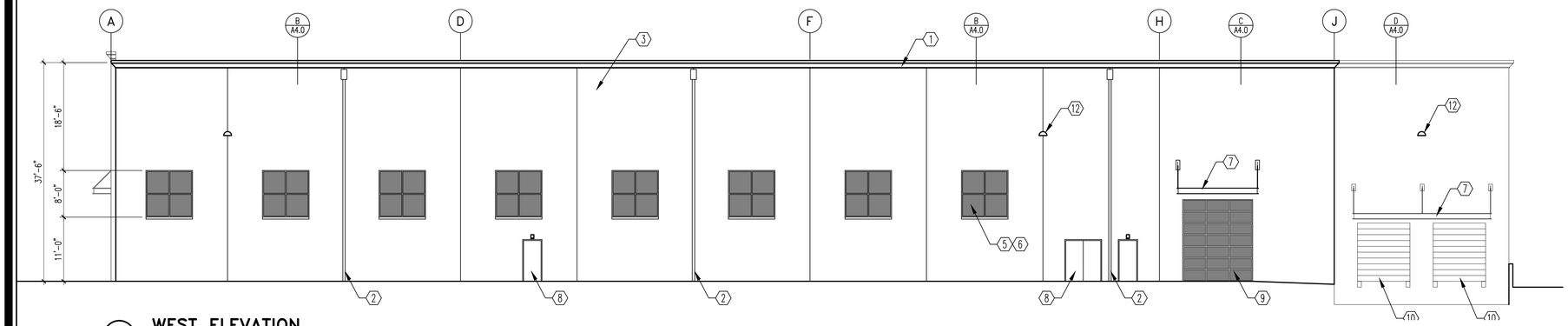
sheet
A2.2



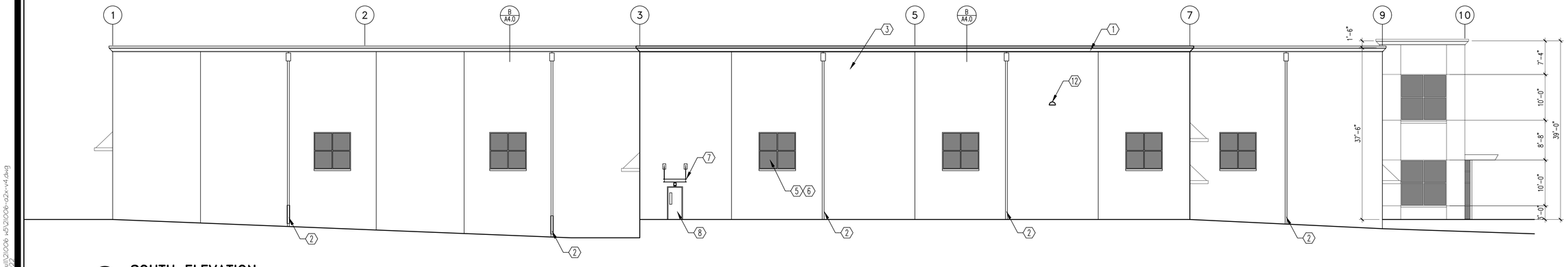
## A EAST ELEVATION
3/32" = 1'-0"



## B NORTH ELEVATION
3/32" = 1'-0"



## C WEST ELEVATION
3/32" = 1'-0"



## C SOUTH ELEVATION
3/32" = 1'-0"

## FLAG NOTES

| MARK | ITEM | DESCRIPTION | REMARKS |
|---|---|---|---|
| 1 | COPING & SCUPPER | PRE-FINISHED GALVANIZED IRON | COLOR: SILVER |
| 2 | RAIN LEADERS | | COLOR: NEUTRAL BRONZE TBD |
| 3 | CONCRETE WALL | SITE CAST CONCRETE | STAIN & SEALER TYPICAL. (SEMI-TRANSPARENT STAIN) COLOR: NEUTRAL RANGE TBD |
| 4 | PRECAST WINDOW SILL | CAST CONCRETE | COLOR: NEUTRAL RANGE TBD |
| 5 | GLASS | LOW-E (SOLARBAN 60) INSULATED GLASS - 1" THICK | COLOR: CLEAR |
| 6 | STOREFRONT | FRAMING DESIGN IS BASED UPON ARECADIA AG451 SERIES | THERMAL BREAK STOREFRONT COLOR: CLEAR ANODIZED |
| 7 | CANOPIES | STEEL FRAME, PAINTED WITH PRE-FINISHED METAL PANEL, INFILL | COLOR: NEUTRAL BRONZE TBD |
| 8 | HOLLOW METAL DOORS | INSULATED SOLID CORE H.M., WITH GALVANIZED METAL FRAMES | COLOR: NEUTRAL BRONZE TBD |
| 9 | ON-GRADE SERVICE DOORS | ALUMINUM RAIL STILE & INSULATED GLASS SECTIONAL UPWARD ACTING | COLOR: CLEAR ANODIZED & GLASS TBD |
| 10 | TRUCK DOCK DOORS | HOLLOW METAL SECTIONAL UPWARD ACTING - PAINT | COLOR: NEUTRAL BRONZE TBD |
| 11 | SCONCE | TECH LIGHTING, TURBO WALL | |
| 12 | WALL PACK LIGHT | | |
| 13 | ADDRESS LETTERS | 12" HIGH STAINLESS STEEL | |
| 14 | CONCRETE REVEAL | | |
| 15 | ACM METAL PANELS | | SILVER TO MATCH CLEAR ANODIZED STOREFRONT |

## GENERAL NOTES

1. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO CONFINE LIGHTING TO THE PROJECT SITE
2. PROVIDE RECESSED KNOX EMERGENCY ACCESS KEY BOX. LOCATION TO BE DETERMINED BY THE CITY FIRE DEPARTMENT. BUILDING ACCESS KEYS SHALL BE MARKED AND PLACED IN BOX PRIOR TO FINAL INSPECTION. THE BUILDING OWNER SHALL PROVIDE REPLACEMENT KEYS WHENEVER LOCKS ARE CHANGED.

| date | revision | no. |
|---|---|---|
| 11-11-22 | LAND USE SUBMITTAL #3 | |
| 1-21-22 | SITE DESIGN REVIEW | |

18003 job no.
EM drawn
BW checked
11-11-22 date

REGISTERED ARCHITECT · VANCE WHELLER · 1491 · SEATTLE, WA. · STATE OF OREGON

BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

EXTERIOR ELEVATIONS

LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
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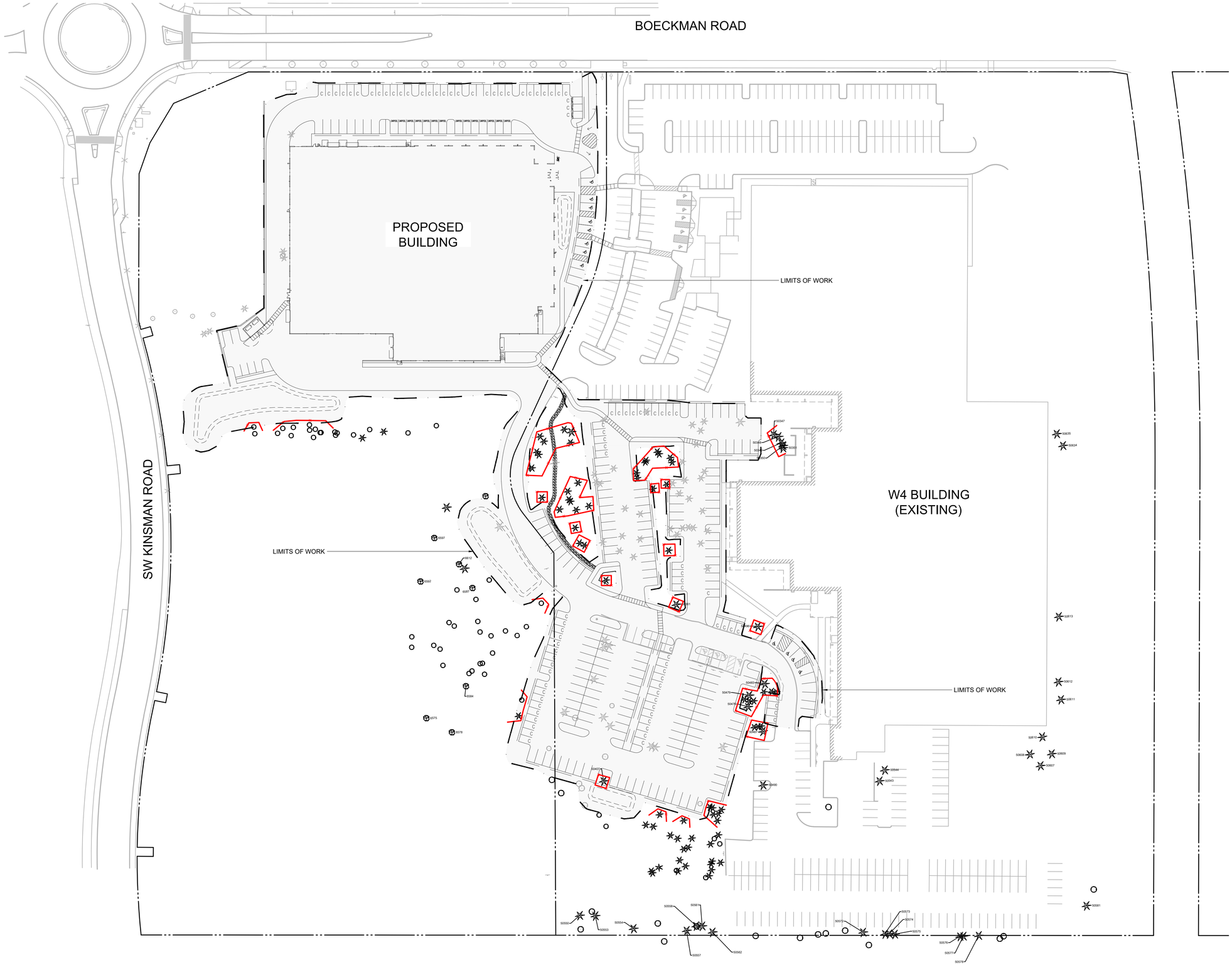
sheet
A3.0

n:\projects\13\2006-s2\2006-s2x-v4.dwg
12/5/2022




1 C1.01 TREE PROTECTION PLAN

50 0 25 50 100 200

( IN FEET )
1 inch = **50** ft.

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: ANDY PARIS & ASSOCIATES, INC. DATE: 08/23/2022

TREE PROTECTION FENCING

- TREE FENCING FABRIC SHALL BE ATTACHED TO POSTS 8'-10' ON CENTER PER PROJECT ARBORIST DIRECTION
- WHERE TREES ARE ENCLOSED, LEAVE 3' ACCESS OPEN FOR INSPECTIONS AND MAINTENANCE
- ANY WORK WITHIN DRIPLINE OF TREES OR TREE PROTECTION AREAS SHOULD BE UNDER DIRECTION OF PROJECT ARBORIST
- SEE ARBORIST REPORT FOR FURTHER DIRECTION


Architecture ▪ Interiors
Planning ▪ Engineering

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**Seattle, WA**
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Client
**MARTIN DEVELOPMENT**

**P.O. BOX 15523**
**SEATTLE, WA 98115**


Project
**W-5**

**9600 BOECKMAN ROAD**
**WILSONVILLE, OR 97070**

REGISTERED PROFESSIONAL ENGINEER
91697
OREGON
JAN. 10, 2017
GREGORY I. MINO
EXPIRES: 12/31/22


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REVISION SCHEDULE

| Delta | Issued As | Issue Date |
|---|---|---|
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| | | |
| | | |

SHEET TITLE:
**TREE PROTECTION PLAN**

DRAWN BY: VSN

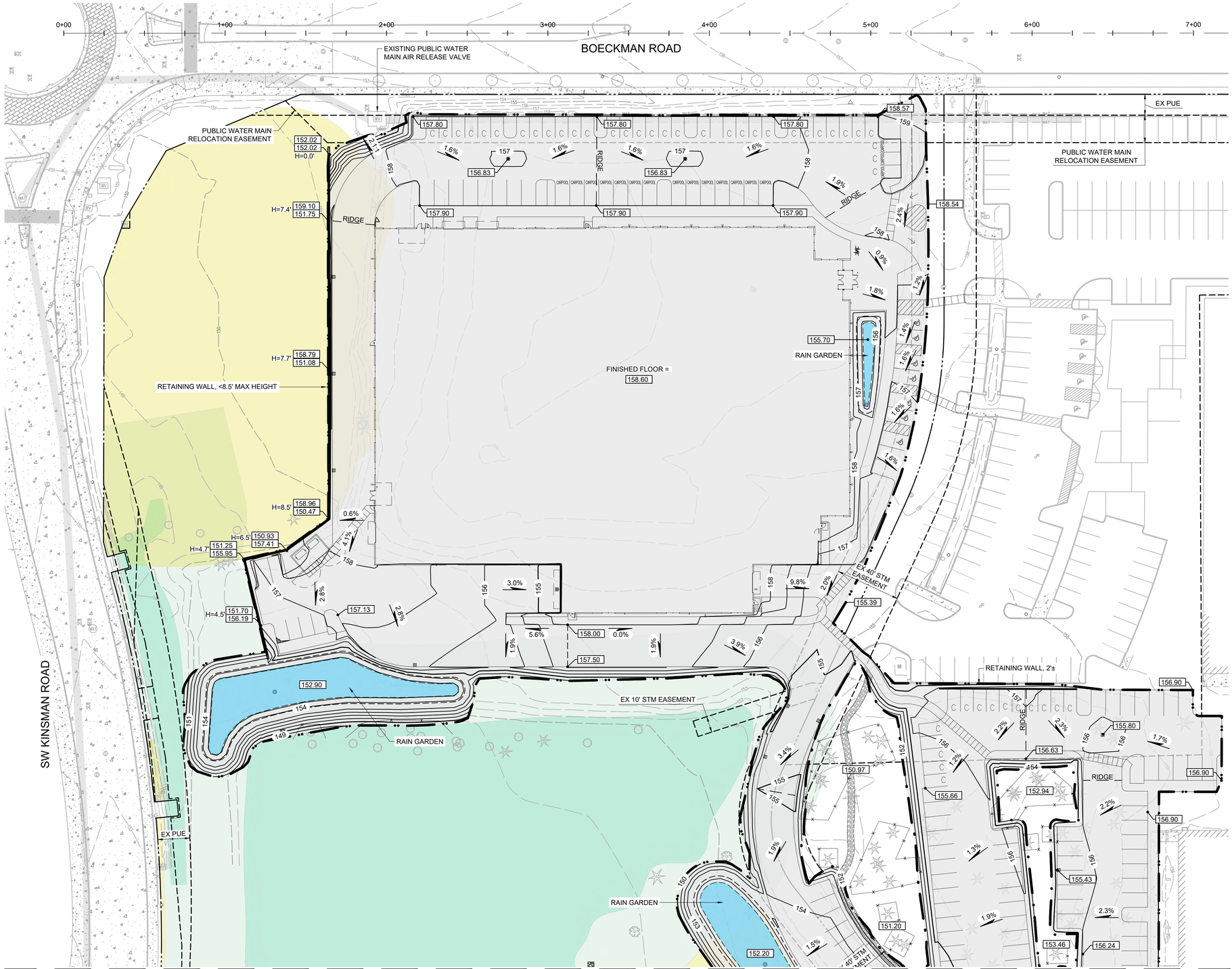
CHECKED BY:GIM

SHEET:
**C1.01**

JOB NO. **2210115.00**

**LAND USE SUBMITTAL #3 - 11/11/2022**

221011500\DRAWINGS\CIVIL\115-C1.01.DWG VSN 11/10/22 18:20 1:50




## SROZ ENCROACHMENT SUMMARY

| | |
|---|---|
| TOTAL SROZ AREA (INCL. WETLAND & BUFFERS): | 308,000 SF |
| TOTAL SROZ ENCROACHMENT: | 35,500 SF (11.5%) |
| EXEMPT FIRE LANE ENCROACHMENT (INCL. GRADING): | 18,000 SF |
| EXEMPT STORMWATER ENCROACHMENT (INCL. GRADING): | 13,000 SF |
| NET SROZ ENCROACHMENT: | 4,500 SF (1.5%) |

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CATCH BASIN | ▤ | ■ |
| STORM MANHOLE | Ⓘ | |
| WETLAND | | |
| 50' WETLAND BUFFER | | |
| SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) | | |
| PR STORMWATER AREA | | |
| PROPOSED LIMITS OF DEVELOPMENT | | |

1 C1.20 GRADING PLAN - NORTH

30 0 15 30 60 120

( IN FEET )
1 inch = **30** ft.

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: ANDY PARIS & ASSOCIATES, INC. DATE: 08/23/2022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**W-5**

**9600 BOECKMAN ROAD**
**WILSONVILLE, OR 97070**

REGISTERED PROFESSIONAL ENGINEER
91897
OREGON
JAN. 10, 2017
GREGORY I. MINO
EXPIRES: 12/31/22


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SHEET TITLE:
**GRADING PLAN - NORTH**

DRAWN BY: BTC

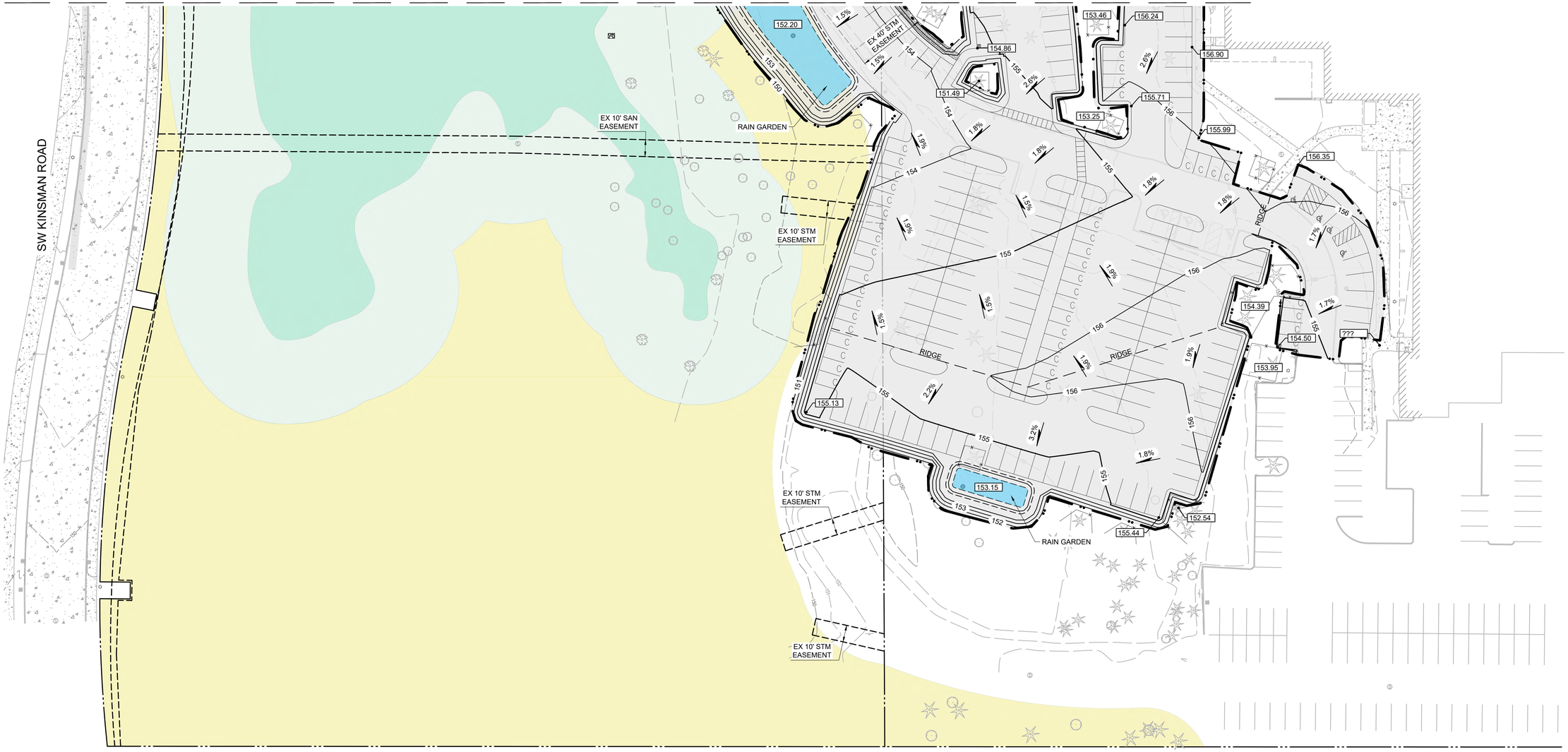
CHECKED BY:GIM

SHEET:
**C1.20**

JOB NO. **2210115.00**

**LAND USE SUBMITTAL #3 - 11/11/2022**

SEE SHEET C1.20




## 1 / C1.21 GRADING PLAN - SOUTH

30 0 15 30 60 120

( IN FEET )
1 inch = **30** ft.

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CATCH BASIN | ▤ | ▪ |
| STORM MANHOLE | Ⓘ | |
| WETLAND | | |
| 50' WETLAND BUFFER | | |
| SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) | | |
| PR STORMWATER AREA | | |
| PROPOSED LIMITS OF DEVELOPMENT | | |

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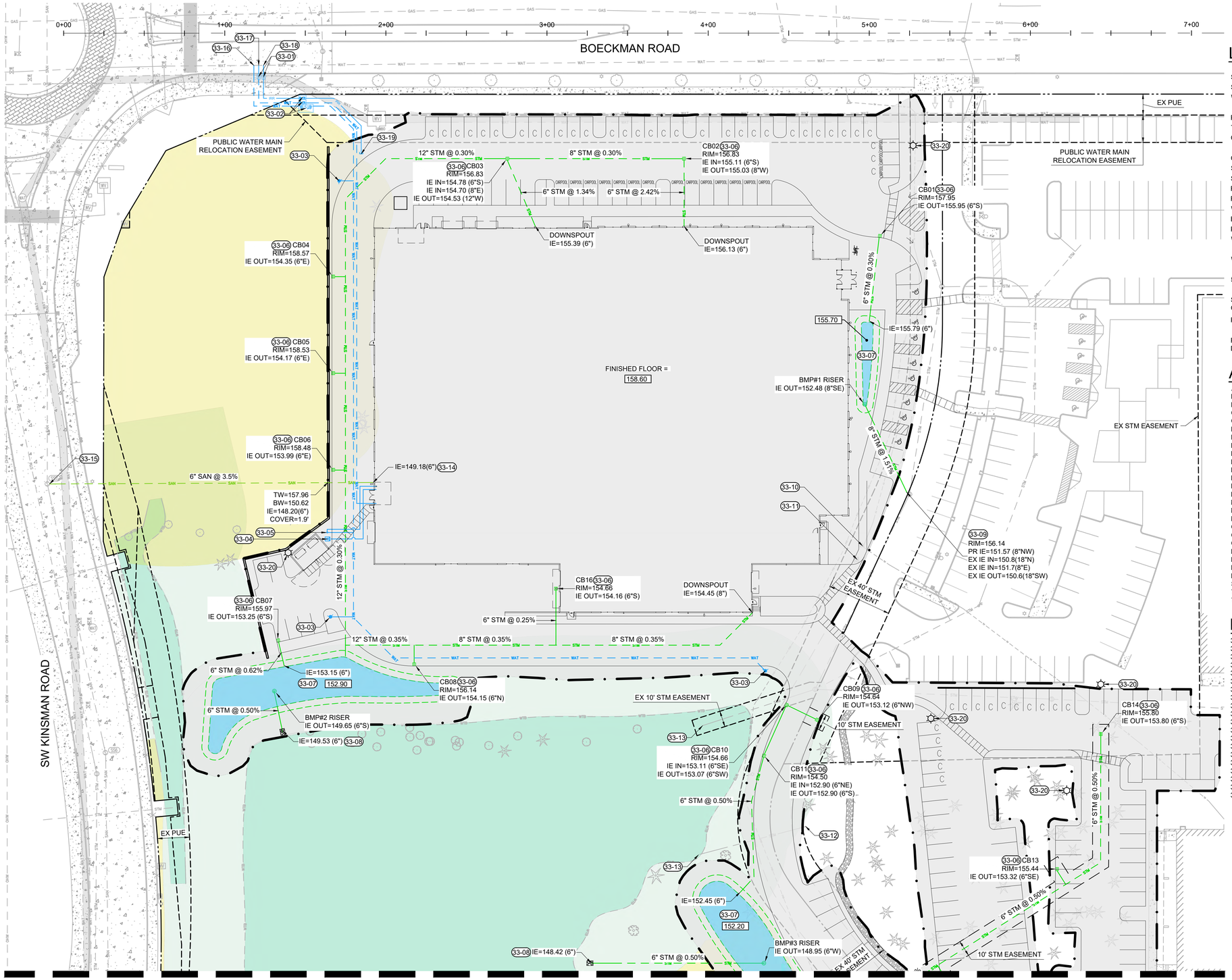
SHEET TITLE:
**GRADING PLAN - SOUTH**

DRAWN BY: BTC

CHECKED BY:GIM

SHEET:
**C1.21**

JOB NO. **2210115.00**




SEE SHEET C1.31

1 C1.30 UTILITY PLAN - NORTH

30 0 15 30 60 120

( IN FEET )
1 inch = **30** ft.

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## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| STORM LINE | STM | STM |
| SANITARY LINE | SAN | SAN |
| WATER LINE | WAT | WAT |
| | | WAT |
| POWER LINE | PWR | |
| TELECOMMUNICATION LINE | TEL | |
| CATV LINE | TV | |
| CATCH BASIN | | |
| STORM MANHOLE | | |
| SANITARY MANHOLE | | |
| FIRE HYDRANT | | |
| FIRE DEPARTMENT CONNECTION | FDC | |
| WATER METER | | |
| BACKFLOW PREVENTER | | RPZ |
| POST INDICATOR VALVE | | |
| WATER VALVE | WAT | |
| WETLAND | | |
| 50' WETLAND BUFFER | | |
| SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) | | |
| PR STORMWATER AREA | | |
| PROPOSED LIMITS OF DEVELOPMENT | | |

## ABBREVIATIONS

| | |
|---|---|
| AC | ASPHALT CONCRETE |
| BMP | BEST MANAGEMENT PRACTICE |
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CO | CLEANOUT |
| DI | DUCTILE IRON |
| DW | DOMESTIC WATER |
| EX | EXISTING |
| FDC | FIRE DEPARTMENT CONNECTION |
| FF | FINISH FLOOR |
| FG | FINISHED GRADE ELEVATION |
| FH | FIRE HYDRANT |
| FW | FIRE WATER |
| IE | INVERT ELEVATION |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| ODOT | OREGON DEPARTMENT OF TRANSPORTATION |
| OSHA | OREGON STATE HEALTH AUTHORITY |
| PR | PROPOSED |
| RD | ROOF DRAIN |
| RIM | RIM ELEVATION |
| ROW | RIGHT OF WAY |
| SAN | SANITARY SEWER |
| TW | TOP OF WALL |
| TYP | TYPICAL |

## KEYNOTES

| | |
|---|---|
| 33-01 | WATER METER |
| 33-02 | BACKFLOW PREVENTER |
| 33-03 | FIRE HYDRANT |
| 33-04 | FIRE DEPARTMENT CONNECTION |
| 33-05 | POST INDICATOR VALVE |
| 33-06 | CATCH BASIN |
| 33-07 | STORMWATER MANAGEMENT FACILITY, SEE 2/C1.31 |
| 33-08 | STORM OUTFALL WITH RIP RAP PROTECTION |
| 33-09 | CONNECT TO EXISTING STORM MANHOLE |
| 33-10 | ADJUST EXISTING UTILITY BOXES TO GRADE AS REQUIRED |
| 33-11 | RELOCATE EXISTING SITE LIGHT |
| 33-12 | EXISTING STORM CULVERT |
| 33-13 | EXISTING STORM OUTFALL |
| 33-14 | SANITARY BUILDING CONNECTION |
| 33-15 | CONNECT TO EXISTING SANITARY MANHOLE |
| 33-16 | FIRE WATER CONNECTION |
| 33-17 | DOMESTIC WATER CONNECTION |
| 33-18 | IRRIGATION WATER CONNECTION |
| 33-19 | IRRIGATION STUB |
| 33-20 | SITE LIGHT |

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SHEET TITLE:
**UTILITY PLAN - NORTH**

DRAWN BY: BTC

CHECKED BY:GIM

SHEET:
**C1.30**

JOB NO. **2210115.00**

**LAND USE SUBMITTAL #3 - 11/11/2022**

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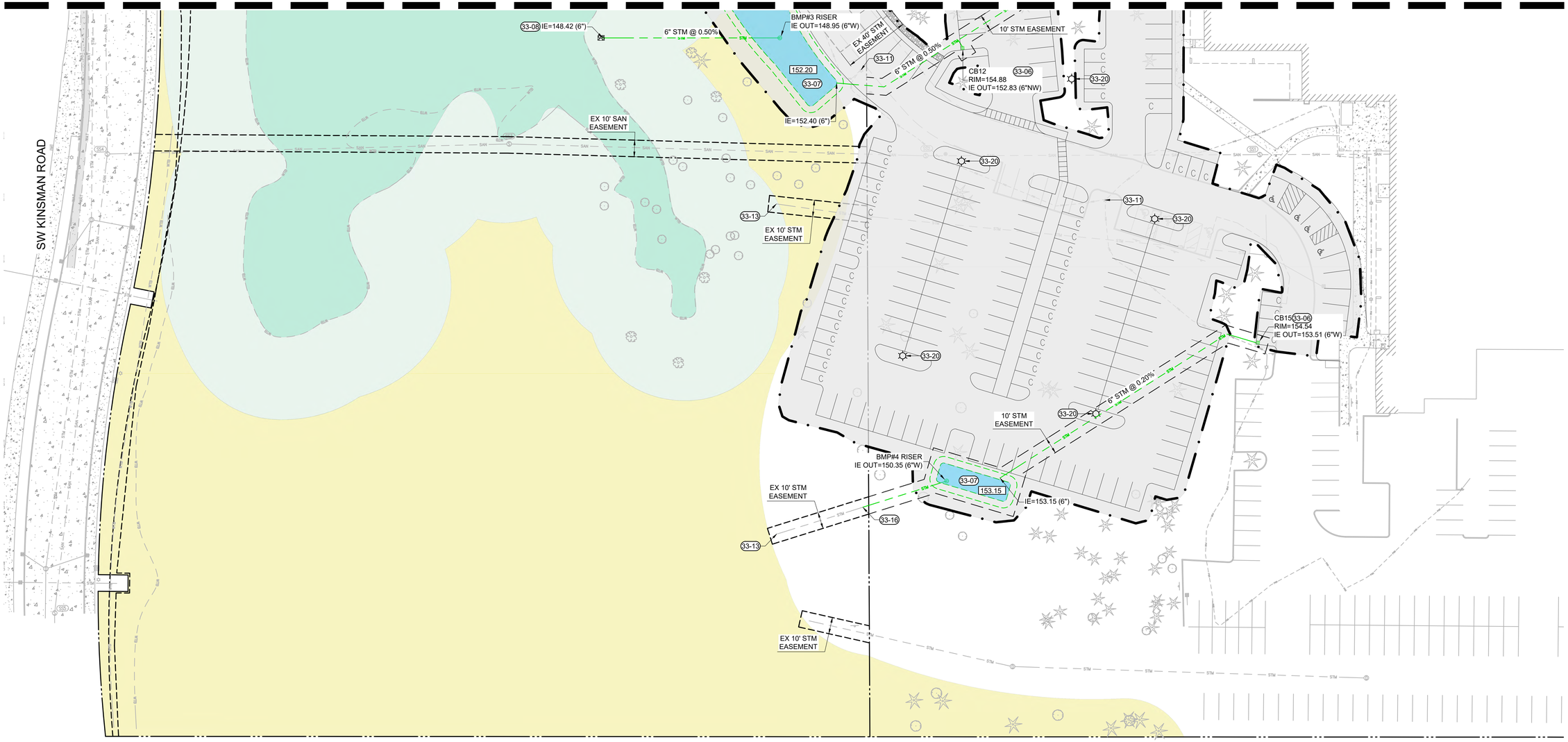
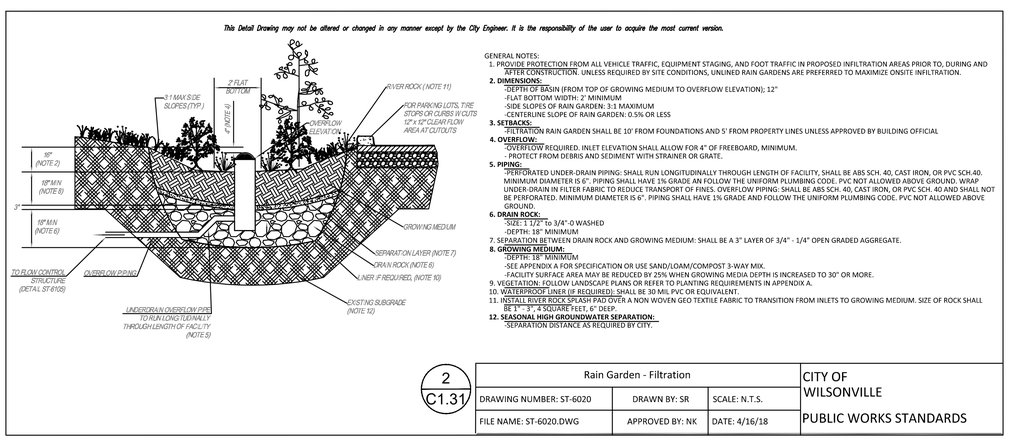
SEE SHEET C1.30




GENERAL NOTES:
1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING AND AFTER CONSTRUCTION. UNLESS REQUIRED BY SITE CONDITIONS, UNLINED RAIN GARDENS ARE PREFERRED TO MAXIMIZE ONSITE INFILTRATION.
2. **DIMENSIONS:**
   -DEPTH OF BASIN (FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION): 12"
   -FLAT BOTTOM WIDTH: 2' MINIMUM
   -SIDE SLOPES OF RAIN GARDEN: 3:1 MAXIMUM
   -CENTERLINE SLOPE OF RAIN GARDEN: 0.5% OR LESS
3. **SETBACKS:**
   -FILTRATION RAIN GARDEN SHALL BE 10' FROM FOUNDATIONS AND 5' FROM PROPERTY LINES UNLESS APPROVED BY BUILDING OFFICIAL
4. **OVERFLOW:**
   -OVERFLOW REQUIRED. INLET ELEVATION SHALL ALLOW FOR 4" OF FREEBOARD, MINIMUM.
   - PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE.
5. **PIPING:**
   -PERFORATED UNDER-DRAIN PIPING: SHALL RUN LONGITUDINALLY THROUGH LENGTH OF FACILITY, SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH.40. MINIMUM DIAMETER IS 6". PIPING SHALL HAVE 1% GRADE AN FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND. WRAP UNDER-DRAIN IN FILTER FABRIC TO REDUCE TRANSPORT OF FINES. OVERFLOW PIPING: SHALL BE ABS SCH. 40, CAST IRON, OR PVC SCH. 40 AND SHALL NOT BE PERFORATED. MINIMUM DIAMETER IS 6". PIPING SHALL HAVE 1% GRADE AND FOLLOW THE UNIFORM PLUMBING CODE. PVC NOT ALLOWED ABOVE GROUND.
6. **DRAIN ROCK:**
   -SIZE: 1 1/2" to 3/4" -0 WASHED
   -DEPTH: 18" MINIMUM
7. SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM: SHALL BE A 3" LAYER OF 3/4" - 1/4" OPEN GRADED AGGREGATE.
8. **GROWING MEDIUM:**
   -DEPTH: 18" MINIMUM.
   -SEE APPENDIX A FOR SPECIFICATION OR USE SAND/LOAM/COMPOST 3-WAY MIX.
   -FACILITY SURFACE AREA MAY BE REDUCED BY 25% WHEN GROWING MEDIA DEPTH IS INCREASED TO 30" OR MORE.
9. VEGETATION: FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN APPENDIX A.
10. WATERPROOF LINER (IF REQUIRED): SHALL BE 30 MIL PVC OR EQUIVALENT.
11. INSTALL RIVER ROCK SPLASH PAD OVER A NON WOVEN GEO TEXTILE FABRIC TO TRANSITION FROM INLETS TO GROWING MEDIUM. SIZE OF ROCK SHALL BE 1" – 3", 4 SQUARE FEET, 6" DEEP.
12. **SEASONAL HIGH GROUNDWATER SEPARATION:**
    -SEPARATION DISTANCE AS REQUIRED BY CITY.

2 / C1.31

| Rain Garden - Filtration | | | CITY OF WILSONVILLE |
|---|---|---|---|
| DRAWING NUMBER: ST-6020 | DRAWN BY: SR | SCALE: N.T.S. | PUBLIC WORKS STANDARDS |
| FILE NAME: ST-6020.DWG | APPROVED BY: NK | DATE: 4/16/18 | |

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1 / C1.31

## UTILITY PLAN - SOUTH

30 0 15 30 60 120

( IN FEET )
1 inch = **30** ft.

## KEYNOTES

| | |
|---|---|
| 33-01 | WATER METER |
| 33-02 | BACKFLOW PREVENTER |
| 33-03 | FIRE HYDRANT |
| 33-04 | FIRE DEPARTMENT CONNECTION |
| 33-05 | POST INDICATOR VALVE |
| 33-06 | CATCH BASIN |
| 33-07 | STORMWATER MANAGEMENT FACILITY, SEE 2/C1.31 |
| 33-08 | STORM OUTFALL WITH RIP RAP PROTECTION |
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| 33-17 | DOMESTIC WATER CONNECTION |
| 33-18 | IRRIGATION WATER CONNECTION |
| 33-19 | IRRIGATION STUB |
| 33-20 | SITE LIGHT |

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| STORM LINE | STM | STM |
| SANITARY LINE | SAN | SAN |
| WATER LINE | WAT | WAT |
| POWER LINE | PWR | |
| TELECOMMUNICATION LINE | TEL | |
| CATV LINE | TV | |
| CATCH BASIN | | |
| STORM MANHOLE | | |
| SANITARY MANHOLE | | |
| FIRE HYDRANT | | |
| FIRE DEPARTMENT CONNECTION | FDC | FDC |
| WATER METER | | |
| BACKFLOW PREVENTER | | |
| POST INDICATOR VALVE | | |
| WATER VALVE | WAT | |
| WETLAND | WTL | |
| 50' WETLAND BUFFER | | |
| SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) | | |
| PR STORMWATER AREA | | |
| PROPOSED LIMITS OF DEVELOPMENT | | |

## ABBREVIATIONS

| | |
|---|---|
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| BMP | BEST MANAGEMENT PRACTICE |
| BW | BOTTOM OF WALL |
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| IE | INVERT ELEVATION |
| MH | MANHOLE |
| MJ | MECHANICAL JOINT |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| ODOT | OREGON DEPARTMENT OF TRANSPORTATION |
| OSHA | OREGON STATE HEALTH AUTHORITY |
| PR | PROPOSED |
| RD | ROOF DRAIN |
| RIM | RIM ELEVATION |
| ROW | RIGHT OF WAY |
| SAN | SANITARY SEWER |
| TW | TOP OF WALL |
| TYP | TYPICAL |

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OREGON
JAN. 10, 2014
GREGORY I. MINO
EXPIRES: 12/31/22

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SHEET TITLE:
**UTILITY PLAN - SOUTH**

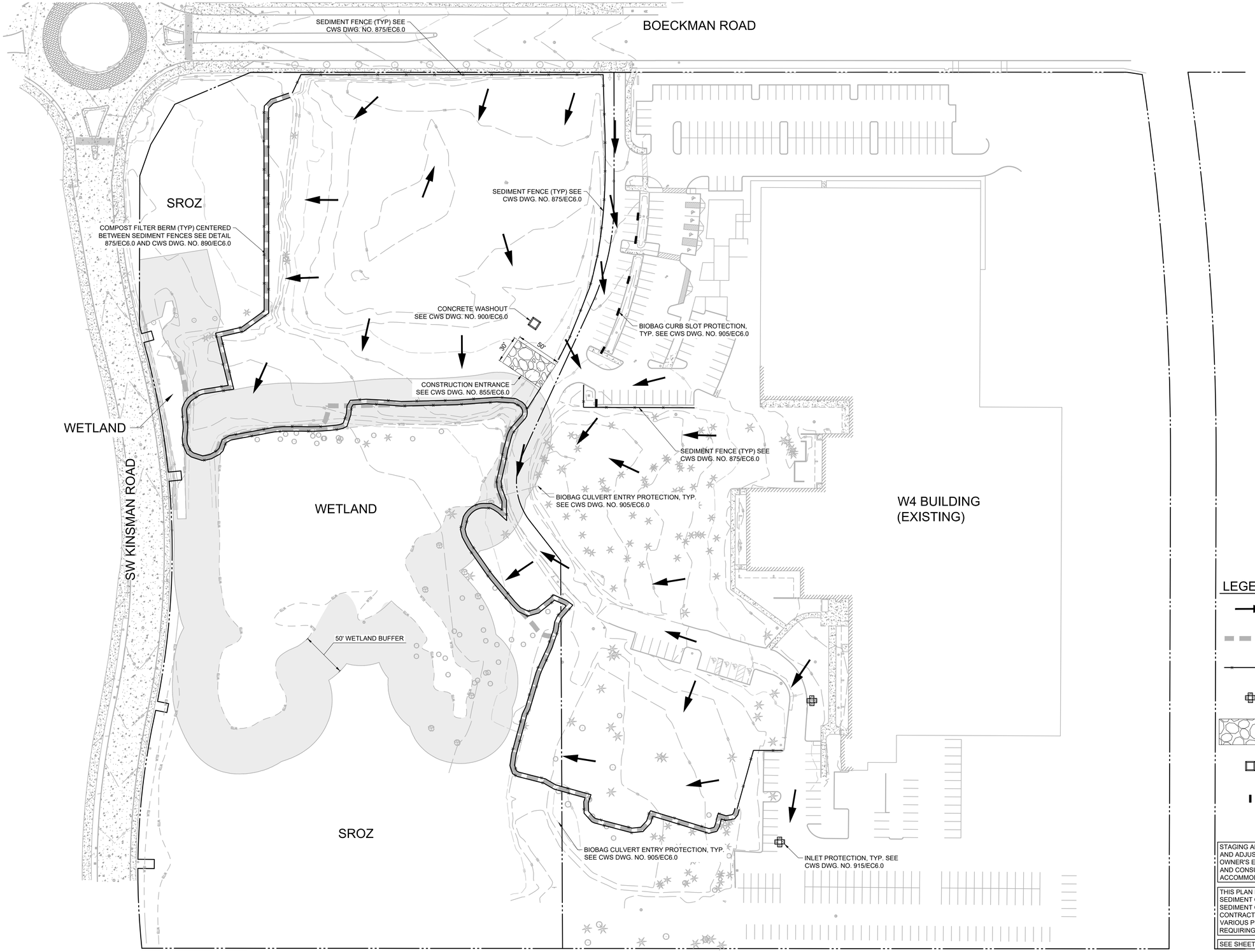
DRAWN BY: BTC

CHECKED BY:GIM

SHEET:
**C1.31**

JOB NO. **2210115.00**

**LAND USE SUBMITTAL #3 - 11/11/2022**




## LEGEND

- EXISTING DRAINAGE FLOW DIRECTION
- COMPOST FILTER BERM
- SEDIMENT FENCE/STRAW WATTLE
- INLET PROTECTION
- GRAVEL CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- BIOBAG CURB SLOT PROTECTION

STAGING AND STOCKPILE AREAS ARE TO BE DETERMINED BY THE CONTRACTOR AND ADJUSTED TO ACCOMMODATE THE PROGRESS OF CONSTRUCTION. THE OWNER'S EROSION CONTROL INSPECTOR SHALL BE MADE AWARE OF ALL CHANGES AND CONSULTED FOR BMP IMPLEMENTATIONS THAT MAY BE NECESSARY TO ACCOMMODATE THE SELECTED LOCATIONS.

THIS PLAN IS INTENDED TO BE ONLY A BASELINE APPROACH TO EROSION AND SEDIMENT CONTROL FOR THE PROJECT SITE. THE OWNER'S EROSION AND SEDIMENT CONTROL INSPECTOR SHALL BE RESPONSIBLE FOR INSTRUCTING THE CONTRACTOR TO ADJUST BMP'S AS NECESSARY TO PROPERLY MANAGE THE VARIOUS PHASES OF CONSTRUCTION AND ANY UNFORESEEN CONDITIONS REQUIRING DIFFERENT OR ADDITIONAL BMP'S TO MANAGE.

SEE SHEETS EC6.0 FOR EROSION AND SEDIMENT CONTROL DETAILS

1 EC2.0 CLEARING AND DEMOLITION EROSION AND SEDIMENT CONTROL PLAN

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: ANDY PARIS & ASSOCIATES, INC. DATE: 08/23/2022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SHEET TITLE:
**CLEARING AND DEMOLITION EROSION AND SEDIMENT CONTROL PLAN**

DRAWN BY: VSN

CHECKED BY:GIM

SHEET:
**EC2.0**

JOB NO. **2210115.00**

**LAND USE SUBMITTAL #3 - 11/11/2022**

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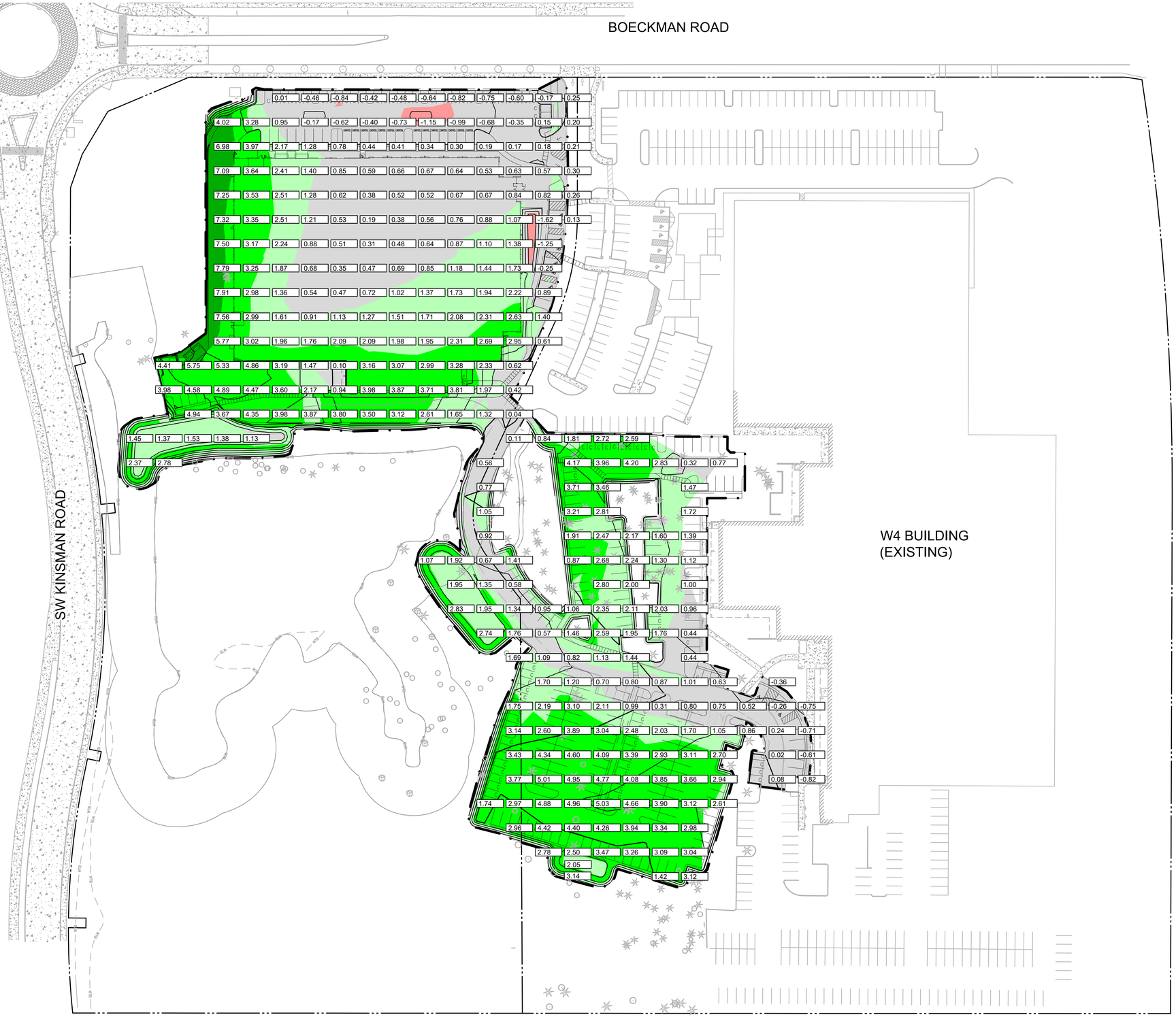


1 CUT/FILL MAP

50 0 25 50 100 200

( IN FEET )
1 inch = **50** ft.

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: ANDY PARIS & ASSOCIATES, INC. DATE: 08/23/2022

## Elevations Table

| Number | Minimum Elevation | Maximum Elevation | Area | Color |
|---|---|---|---|---|
| 1 | -3.53 | -2.00 | 0.00 | |
| 2 | -2.00 | -1.00 | 1925.50 | |
| 3 | -1.00 | 1.00 | 85015.20 | |
| 4 | 1.00 | 2.50 | 68653.55 | |
| 5 | 2.50 | 5.50 | 80403.63 | |
| 6 | 5.50 | 8.60 | 5442.91 | |

NET IMPORT = APPROXIMATELY 17,000 CY
(ALL VALUES LISTED HEREON ARE APPROXIMATE, RAW AND UNADJUSTED)


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SHEET TITLE:
**CUT/FILL MAP**

DRAWN BY: VSN

CHECKED BY: GIM

SHEET:
-

JOB NO. **2210115.00**

**LAND USE SUBMITTAL #3 - 11/11/2022**

OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE

3933 South Kelly Avenue, Suite B
Portland, OR, 97239
(503) 972-0311
www.ottenla.com

S.W. BOECKMAN ROAD
(COUNTY ROAD NO. 80)

L1.1

L1.2

SEE NOTE 8

SEE NOTE 8

SEE NOTE 8

SEE NOTE 8

## LANDSCAPE PLAN

SCALE 1" = 50'-0"

**GENERAL NOTES:**

1. Contractor is to verify all plant quantities.
2. Adjust plantings in the field as necessary.
3. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. System is to be design/ build by Landscape Contractor. Guarantee system for a minimum one year. Show drip systems as alternate bid only.
4. All plants are to be fully foliaged, well branched and true to form.
5. Contractor is to notify Landscape Architect or Owner's Representative of any site changes or unforeseen conditions that may be detrimental to plant health, or cause future problems to any structural elements of the project.

| no. | revision | date |
|---|---|---|
| 1 | REVISED PARKING LOT | 7-7-2022 |
| 2 | LAND USE SUBMITTAL #3 | 11-11-2022 |

18003 job no.
MPL drawn
EH checked
07-07-22 date

REGISTERED LANDSCAPE ARCHITECT
LA793
ERIN HOLSONBACK
OREGON
5/10/2019
EXP. 5/31/23

# BUILDING W5
9900 SW Boeckman Rd.
Wilsonville, OR 97070

LANDSCAPE PLAN

LANGE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

sheet
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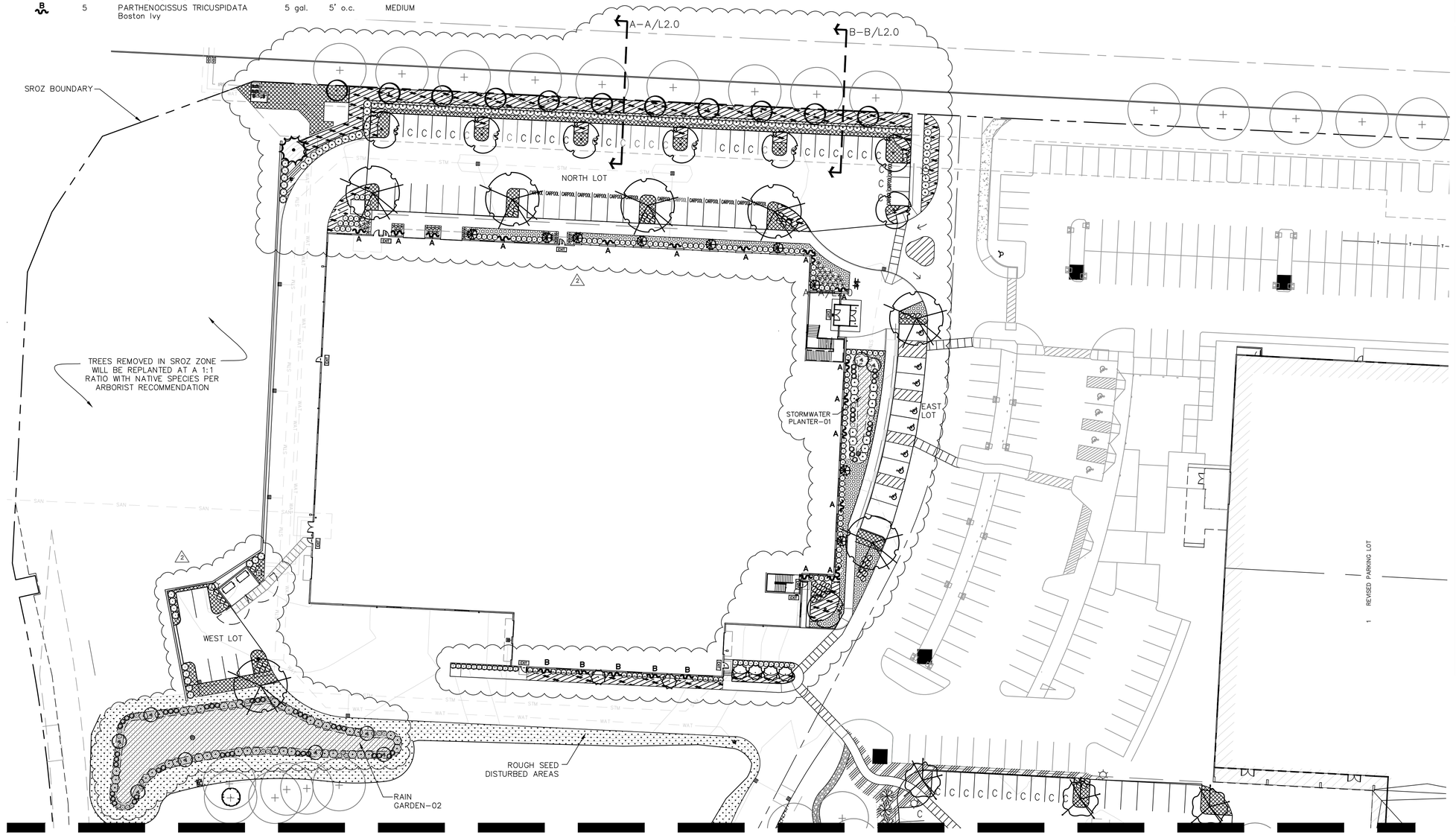
## PLANT LEGEND: GENERAL LANDSCAPING

| SYMBOL | QTY. | SUGGESTED PLANT SPECIES | SIZE | SPACING | WATER USAGE |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| | 8 | ACER PALMATUM 'BLOODGOOD' Japanese Maple | 2" cal. | As Shown | MEDIUM |
| | 11 | ACER RUBRUM 'RED SUNSET' Red Sunset Red Maple | 2" cal. | As Shown | MEDIUM |
| | 6 | MAGNOLIA GRANDIFLORA 'TEDDY BEAR' Teddy Bear Southern Magnolia | 6' ht. | As Shown | LOW |
| | 20 | PARROTIA PERSICA Persian Ironwood | 2" cal. | As Shown | LOW |
| 2 | 11 | CORNUS KOUSA 'SATOMI' Satomi Kousa Dogwood | 2" cal. | As Shown | LOW |
| | 9 | CHAMAECYPARIS OBT. 'GRACILIS' Slender Hinoki Cypress | 7–8' ht. | As Shown | MEDIUM |
| | | EXISTING TREE TO REMAIN | | | |
| **VINES** | | | | | |
| A | 17 | HYDRANGEA PETIOLARIS Climbing Hydrangea | 5 gal. | 5' o.c. | MEDIUM |
| B | 5 | PARTHENOCISSUS TRICUSPIDATA Boston Ivy | 5 gal. | 5' o.c. | MEDIUM |

| SYMBOL | QTY. | SUGGESTED PLANT SPECIES | SIZE | SPACING | WATER USAGE |
|---|---|---|---|---|---|
| **SHRUBS** | | | | | |
| 2 | 728 | CORNUS SERICEA 'KELSEYI' Kelsey Dogwood | 2 gal. | 3' o.c. | MEDIUM |
| | 100 | ESCALLONIA EXONIENSIS 'FRADESII' Pink Princess Escallonia | 5 gal. | 4' o.c. | LOW |
| | 116 | EUONYMUS 'SILVER QUEEN' Silver Queen Euonymus | 5 gal. | 3' o.c. | LOW |
| | 19 | LIGUSTRUM JAPONICUM 'TEXANUM' Wax Leaf Privet | 5 gal. | 4' o.c. | LOW |
| | 148 | VIBURNUM DAVIDII David Virbunum | 5 gal. | 3' o.c. | LOW |
| | 5 | VIBURNUM PLI. 'SUMMER SNOWFLAKE' Summer Snowflake Viburnum | 5 gal. | 8' o.c. | MEDIUM |
| **GROUNDCOVER** | | | | | |
| | 865 | ARCTOSTAPHYLOS UVA–URSI "MASS." Massachusetts Kinnikinnick | 1 gal. | 3' o.c. | LOW |
| 2 | 570 | LIRIOPE SPICATA Creeping Lilyturf | 1 gal. | 18" o.c. | LOW |
| | 743 | MAHONIA REPENS Creeping Mahonia | 1 gal. | 3' o.c. | LOW |
| | 60 | POLYSTICHUM SETIFERUM Soft Shield Fern | 1 gal. | 2' o.c. | LOW |
| **SEEDED AREAS** | | | | | |
| | 13,538 SF | ROUGH SEED See Specifications | 1 gal. | 3' o.c. | MEDIUM |

## PLANT LIST: STORM WATER PLANTERS

| SYMBOL | QTY. | LATIN NAME/ COMMON NAME | SIZE | SPACING | WATER USAGE |
|---|---|---|---|---|---|
| 2 | | **LARGE SHRUBS** | | | |
| | 25 | ACER CIRCINATUM Vine Maple | 30" ht. | As Shown | *LOW |
| | 82 | SPIRAEA DOUGLASII Douglas Spirea | 30" ht. | As Shown | *LOW |
| | | **SMALL SHRUBS** | | | |
| | 95 | MAHONIA AQUIFOLIUM Tall Mahonia | 1 gal. | As Shown | *LOW |
| 2 | 46 | POLYSTICHUM MUNITUM Sword Fern | 1 gal. | As Shown | *LOW |
| | | HERBACEOUS PLANTS (Alternate double rows) | | | |
| | 2,490 | CAREX OBNUPTA Slough Sedge | Plugs | 1' o.c. | *LOW |
| | 2,490 | JUNCUS PATENS Spreading Rush | Plugs | 1' o.c. | *LOW |
| | 2,490 | SCIRPUS MICROCARPUS Small Fruit Bulrush | Plugs | 1' o.c. | *LOW |
| | | **GROUNDCOVER** | | | |
| | 4,066 | FRAGARIA CHILOENSIS Beach Strawberry | 1 gal. | 1' o.c. | *LOW |




STORM WATER FACILITY REQUIREMENTS
Per City Of Wilsonville Design & Construction Standards

RAIN GARDEN 01
FACILITY AREA= 774 SF
ZONE 'S' AREA= 276 SF
HERBACEOUS PLANTS REQUIRED= 317
ZONE 'A' AREA= 498 SF
LARGE SHRUBS REQUIRED= 15
SMALL SHRUBS REQUIRED= 20
GROUNDCOVER REQUIRED=572

RAIN GARDEN 02
FACILITY AREA= 4,705 SF
ZONE 'S' AREA= 3,164 SF
HERBACEOUS PLANTS REQUIRED= 3,638
ZONE 'A' AREA= 1,541 SF
LARGE SHRUBS REQUIRED= 46
SMALL SHRUBS REQUIRED= 61
GROUNDCOVER REQUIRED=1,772

RAIN GARDEN 03
FACILITY AREA= 3,542 SF
ZONE 'S' AREA= 2,530 SF
HERBACEOUS PLANTS REQUIRED= 2,910
ZONE 'A' AREA= 1,012 SF
LARGE SHRUBS REQUIRED= 31
SMALL SHRUBS REQUIRED= 41
GROUNDCOVER REQUIRED= 1,164

RAIN GARDEN 04
FACILITY AREA= 1,011 SF
ZONE 'S' AREA= 526 SF
HERBACEOUS PLANTS REQUIRED= 605
ZONE 'A' AREA= 485 SF
LARGE SHRUBS REQUIRED= 15
SMALL SHRUBS REQUIRED= 20
GROUNDCOVER REQUIRED= 558

TREE NOTES
See Tree Plan & Arborist Report for Reference

MITIGATION:

MITIGATION/REPLACEMENT OF ANY TREES 6"OR LARGER REMOVED ON THE ENTIRE SITE ON A 1:1 BASIS.

EXISTING TREE CREDITS:

18 TO 24 INCHES IN DIAMETER: 3 TREE CREDITS
25 TO 31 INCHES IN DIAMETER: 4 TREE CREDITS
32 INCHES OR GREATER: 5 TREE CREDITS

INTERIOR PARKING LANDSCAPE &TREE REQUIREMENTS:

NORTH LOT–
TOTAL PARKING SPACES=56
PAVED AREA=15,150 SF
LANDSCAPE AREA REQUIRED (10%)=1,515 SF
PROPOSED LANDSCAPE AREA=3,013 SF
TREES REQUIRED (1 PER 6 SPACES)=9
EXISTING TREE CREDITS=0
NEW TREES PROPOSED=11

WEST LOT–
TOTAL PARKING SPACES=6
PAVED AREA=1,654 SF
LANDSCAPE AREA REQUIRED (10%)=165 SF
PROPOSED LANDSCAPE AREA=470 SF
TREES REQUIRED (1 PER 6 SPACES)= 1
EXISTING TREE CREDITS=0
NEW TREES PROPOSED=1

EAST LOT–
TOTAL PARKING SPACES= 10
PAVED AREA=1,925 SF
LANDSCAPE AREA REQUIRED (10%)=192 SF
PROPOSED LANDSCAPE AREA=284 SF
TREES REQUIRED (1 PER 6 SPACES)= 2
EXISTING TREE CREDITS= 0
NEW TREES PROPOSED= 2

SOUTH EAST LOT(1)–
TOTAL PARKING SPACES=94
PAVED AREA=24,451 SF
LANDSCAPE AREA REQUIRED (10%)=2,445 SF
PROPOSED LANDSCAPE AREA=8,489 SF
TREES REQUIRED (1 PER 6 SPACES)=16
EXISTING TREE CREDITS=30
–(1)35"DIA.=5 CREDITS
–(3)36"DIA.=15 CREDITS
–(2)41"DIA.=10 CREDITS
NEW TREES PROPOSED=7
TOTAL TREE CREDITS=37

SOUTH EAST LOT(2)–
TOTAL PARKING SPACES=146
PAVED AREA=37,913 SF
LANDSCAPE AREA REQUIRED (10%)=3,791 SF
PROPOSED LANDSCAPE AREA=3,821 SF
TREES REQUIRED (1 PER 6 SPACES)=24
EXISTING TREE CREDITS=15
–(2)24"DIA.=6 CREDITS
–(1)25" DIA.=4 CREDITS
–(1)35" DIA.=5 CREDITS
NEW TREES PROPOSED=16
TOTAL TREE CREDITS=31

## ENLARGED LANDSCAPE PLAN

SCALE 1" = 30'–0"


OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE
3933 South Kelly Avenue, Suite B
Portland, OR, 97239
(503) 972-0311
www.ottenla.com


| no. | revision | date |
|---|---|---|
| 1 | REVISED PARKING LOT | 11–11–2022 |
| 2 | LAND USE SUBMITTAL #3 | 12–7–2022 |

18003 job no.
MPL drawn
EH checked
07–07–22 date

REGISTERED LA793 ERIN HOLSONBACK OREGON 5/10/2013 EXP. 5/31/23 LANDSCAPE ARCHITECT

BUILDING W5
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Wilsonville, OR 97070

ENLARGED LANDSCAPE PLAN


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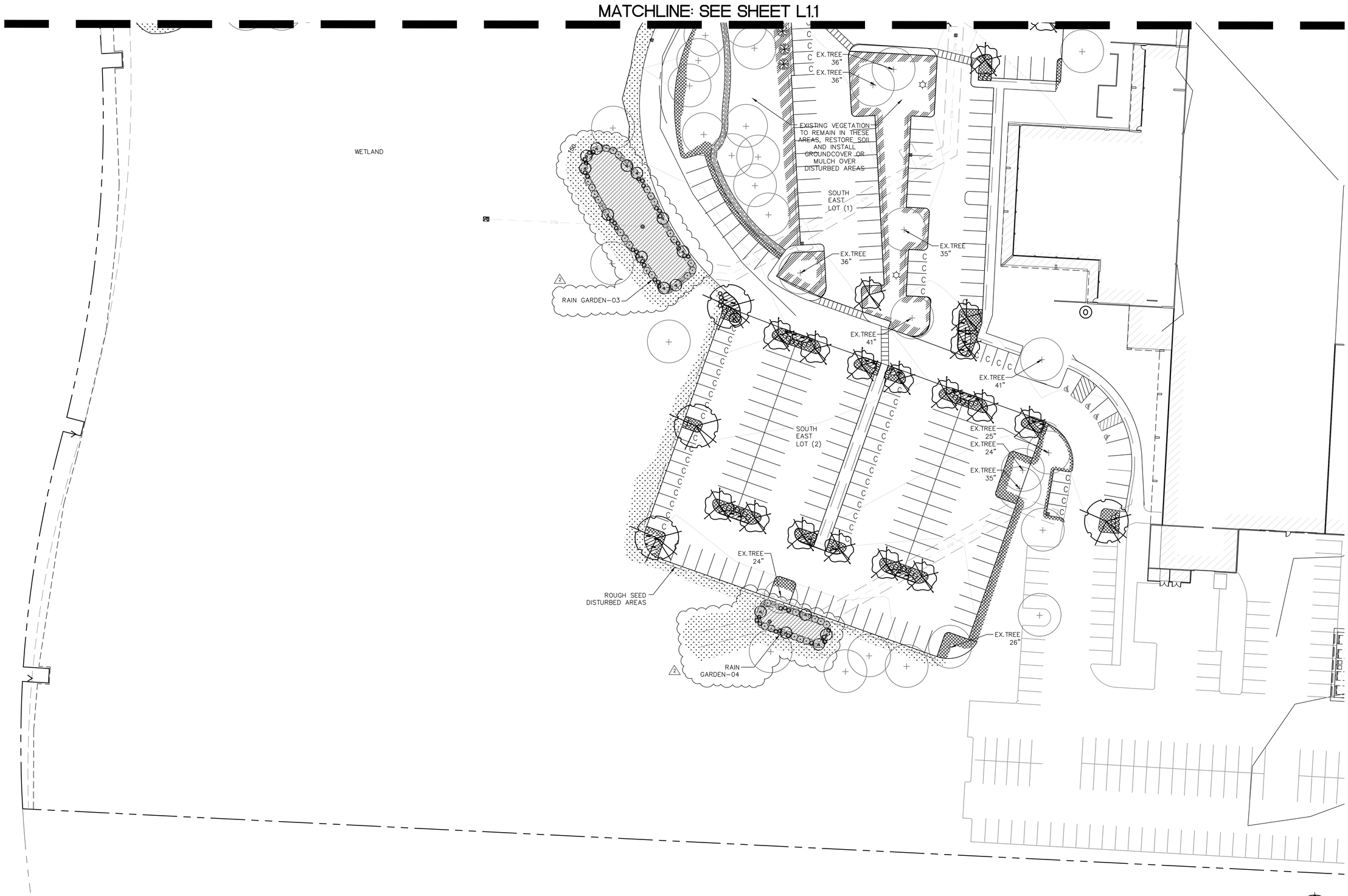


## ENLARGED LANDSCAPE PLAN

SCALE 1" = 30'-0"

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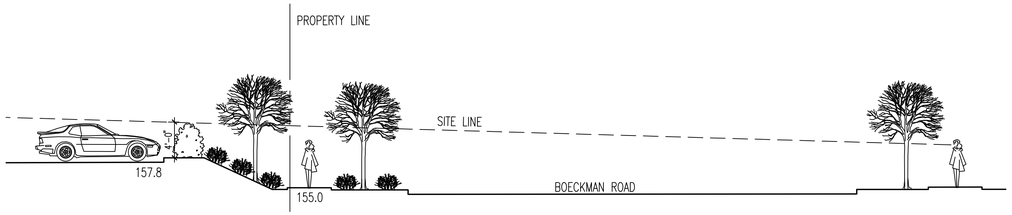
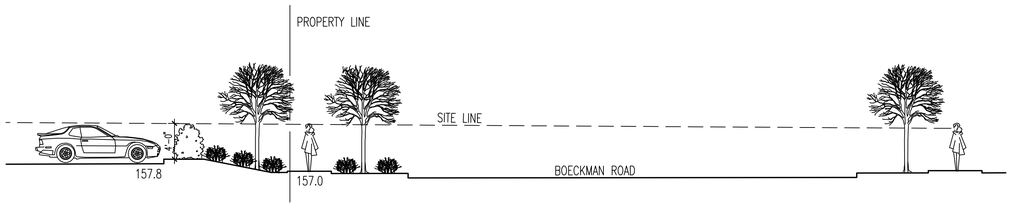


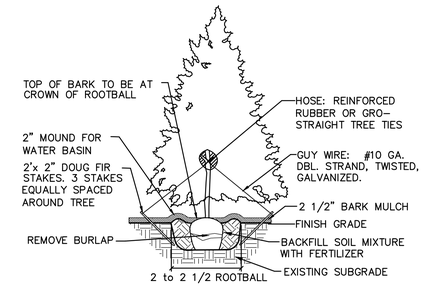

SECTION A–A




SECTION B–B

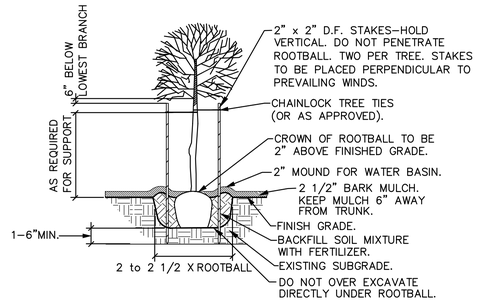
NORTH PARKING LOT – VEGETATIVE SCREENING

SCALE: 1/8"=1'-0"




EVERGREEN TREE STAKING DETAIL

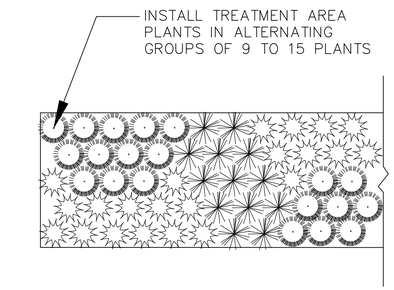
NOT TO SCALE




NOTE: ANY PROPOSED CHANGES TO OUR SPECIFICATION OR DETAIL SHOULD BE APPROVED BY THE LANDSCAPE ARCHITECT. LIKEWISE, IN ACCORDANCE WITH BEST PRACTICES OF LOCAL LANDSCAPE INSTALLATION, SHOULD THE LANDSCAPE CONTRACTOR FIND A PREFERRED ALTERNATE METHOD, THE LANDSCAPE ARCHITECT MAY BE SO ADVISED.

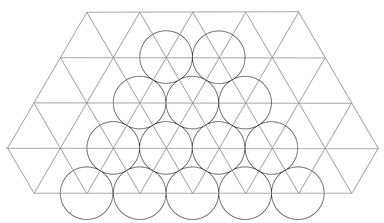
GENERAL DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



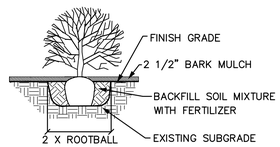

STORMWATER FACILITY PLANTING DETAIL

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE




SHRUB PLANTING DETAIL

NOT TO SCALE

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## OUTLINE SPECIFICATIONS PLANTING AND SEEDING:

**GENERAL:** All plants shall conform to all applicable standards of the latest edition of the "American Association of Nurserymen Standards", A.N.S.I. Z60.1 – 1973. Meet or exceed the regulations and laws of Federal, State, and County regulations, regarding the inspection of plant materials, certified as free from hazardous insects, disease, and noxious weeds, and certified fit for sale in Oregon.

The apparent silence of the Specifications and Plans as to any detail, or the apparent omission from them of a detailed description concerning any point, shall be regarded as meaning that only the best general practice is to prevail and that only material and workmanship of first quality are to be used. All interpretations of these Specifications shall be made upon the basis above stated.

Landscape contractor shall perform a site visit prior to bidding to view existing conditions.

**PERFORMANCE QUALITY ASSURANCE:** Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary horticultural practices and who are completely familiar with the specified requirements and methods needed for the proper performance of the work of this section.

**NOTIFICATION:** Give Landscape Architect minimum of 2 days advance notice of times for inspections. Inspections at growing site does not preclude Landscape Architect's right of rejection of deficient materials at project site. Each plant failing to meet the above mentioned "Standards" or otherwise failing to meet the specified requirements as set forth shall be rejected and removed immediately from the premises by the Contractor and at his expense, and replaced with satisfactory plants or trees conforming to the specified requirements.

**SUBSTITUTIONS:** Only as approved by the Landscape Architect or the Owner's Representative.

**GUARANTEE AND REPLACEMENT:** All plant material shall be guaranteed from final acceptance for one full growing season or one year, whichever is longer. During this period the Contractor shall replace any plant material that is not in good condition and producing new growth (except that material damaged by severe weather conditions, due to Owner's negligence, normally unforeseen peculiarities of the planting site, or lost due to vandalism). Guarantee to replace, at no cost to Owner, unacceptable plant materials with plants of same variety, age, size and quality as plant originally specified. Conditions of guarantee on replacement plant shall be same as for original plant.

Landscape Contractor shall keep on site for Owner's Representative's inspection, all receipts for soil amendment and topsoil deliveries.

**PROTECTION**: Protect existing roads, sidewalks, and curbs, landscaping, and other features remaining as final work. Verify location of underground utilities prior to doing work. Repair and make good any damage to service lines, existing features, etc. caused by landscaping installation.

**PLANT QUALITY ASSURANCE:** Deliver direct from nursery. Maintain and protect roots of plant material from drying or other possible injury. Store plants in shade and protect them from weather immediately upon delivery, if not to be planted within four hours.

Nursery stock shall be healthy, well branched and rooted, formed true to variety and species, full foliaged, free of disease, injury, defects, insects, weeds, and weed roots. Trees shall have straight trunks, symmetrical tips, and have an intact single leader. Any trees with double leaders will be rejected upon inspection. All Plants: True to name, with one of each bundle or lot tagged with the common and botanical name and size of the plants in accordance with standards of practice of the American Association of Nurserymen, and shall conform to the Standardized Plant Names, 1942 Edition.

Container grown stock: Small container–grown plants, furnished in removable containers, shall be well rooted to ensure healthy growth. **Grow container plants in containers a minimum of one year** prior to delivery, with roots filling container but not root bound. Bare root stock: Roots well–branched and fibrous. Balled and burlapped (B&B): Ball shall be of natural size to ensure healthy growth. Ball shall be firm and the burlap sound. No loose or made ball will be acceptable.

**TOPSOIL AND FINAL GRADES:** Landscape Contractor is to verify with the General Contractor if the on site topsoil is or is not conducive to proper plant growth. Supply alternate bid for imported topsoil.

Landscape Contractor is to supply and place 12" of topsoil in planting beds and 3" in rough seed areas. If topsoil stockpiled on site is not conducive to proper plant growth, the Landscape Contractor shall import the required amount. Landscape Contractor is to submit samples of the imported soil and/or soil amendments to the Landscape Architect. The topsoil shall be a sandy loam, free of all weeds and debris inimical to lawn or plant growth.

Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated. Planting bed grades shall be approximately 3" below adjacent walks, paving, finished grade lines, etc., to allow for bark application. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

## PLANTING SPECIFICATIONS:

**HERBICIDES:** Prior to soil preparation, all areas showing any undesirable weed or grass growth shall be treated with Round–up in strict accordance with the manufacturer's instructions.

**SOIL PREPARATION:** Work all areas by rototilling to a minimum depth of 8". Remove all stones (over 1½" size), sticks, mortar, large clumps of vegetation, roots, debris, or extraneous matter turned up in working. Soil shall be of a homogeneous fine texture. Level, smooth and lightly compact area to plus or minus .10 of required grades.

In groundcover areas add 2" of compost (or as approved) and till in to the top 6" of soil.

**PLANTING HOLE:** Lay out all plant locations and excavate all soils from planting holes to 2 1/2 times the root ball or root system width. Loosen soil inside bottom of plant hole. Dispose of any "subsoil" or debris from excavation. Check drainage of planting hole with water, and adjust any area showing drainage problems.

**SOIL MIX:** Prepare soil mix in each planting hole by mixing:
2 part native topsoil (no subsoil)
1 part compost (as approved)

Thoroughly mix in planting hole and add fertilizers at the following rates:
Small shrubs – 1/8 lb./ plant
Shrubs – 1/3 to 1/2 lb./ plant
Trees – 1/3 to 1 lb./ plant

**FERTILIZER:** For trees and shrubs use Commercial Fertilizer "A" Inorganic (5–4–3) with micro–nutrients and 50% slow releasing nitrogen. For initial application in fine seed lawn areas use Commercial Fertilizer "B" (8–16–8) with micro–nutrients and 50% slow–releasing nitrogen. For lawn maintenance use Commercial Fertilizer "C" (22–16–8) with micro–nutrients and 50% slow–releasing nitrogen. DO NOT apply fertilizer to Water Quality Swale.

**PLANTING TREES AND SHRUBS:** Plant upright and face to give best appearance or relationship to adjacent plants and structures. Place 6" minimum, lightly compacted layer of prepared planting soil under root system. Loosen and remove twine binding and burlap from top 1/2 of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with soil mix while working each layer to eliminate voids.

When approximately 2/3 full, water thoroughly, then allow water to soak away. Place remaining backfill and dish surface around plant to hold water. Final grade should keep root ball slightly above surrounding grade, not to exceed 1". Water again until no more water is absorbed. Initial watering by irrigation system is not allowed.

**STAKING OF TREES:** Stake or guy all trees. Stakes shall be 2" X 2" (nom.) quality tree stakes with point. They shall be of Douglas Fir, clear and sturdy. Stake to be minimum 2/3 the height of the tree, not to exceed 8'–0". Drive stake firmly 1'–6" below the planting hole. Tree ties for deciduous trees shall be "Chainlock" (or better). For Evergreen trees use "Gro–Strait" Tree Ties (or a reinforced rubber hose and guy wires) with guy wires of a minimum 2 strand twisted 12 ga. wire. Staking and guying shall be loose enough to allow movement of tree while holding tree upright.

**MULCHING OF PLANTINGS:** Mulch planting areas with dark, aged, medium grind fir or hemlock bark (aged at least 6 months) to a depth of 2" in ground cover areas and 2½" in shrub beds. Apply evenly, not higher than grade of plant as it came from the nursery, and rake to a smooth finish. Water

**ROUGH SEED AREA:** In rough seeded area, establish an evenly graded seedbed. Sow seed with a mechanical spreader at the uniform rates as noted below. Rake seed lightly to provide cover.

**SEED:** Bluetag grass seed conforming to applicable State laws. No noxious weed seeds. Submit Guaranteed analysis.
**Rough Seed Mix:** To Contain: 60% Perennial Ryegrass, 15% Eureka Hard Fescue, and 20% Herbaceous Plants and Clover (Hobbs and Hopkins Pro–Time 705 PDX, or approved equal). Sow at 2 lbs. Per 1,000 sq.ft.

**MAINTENANCE OF SEEDED AREAS:**
**Rough Seed Areas:** Rough seed areas shall be maintained by watering, mowing, reseeding, and weeding for a minimum of 60 days after seeding.

**GENERAL MAINTENANCE:** Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance. Replace plants not in normal healthy condition at the end of this period. Water, weed, cultivate, mulch, reset plants to proper grade or upright position, remove dead wood and do necessary standard maintenance operations. Irrigate when necessary to avoid drying out of plant materials, and to promote healthy growth.

**CLEAN–UP:** At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.

## CITY OF WILSONVILLE WATER QUALITY FACILITY SPECIFICATIONS:

**SOIL PREPARATION:** Remove all nonnative plant materials, including plants, roots, and seeds prior to adding topsoils. Till the sub–grade in these areas to a depth of at least four inches. Water Quality Swale area shall be over–excavated and filled to final grade with 4 iches of topsoil in areas where topsoil has been removed or not adequate. Topsoil shall be tested for the following characteristics provide a good growing medium:
A) Texture
B) Fertility
C) Microbial

Incorporate 2" garden compost, free of conventional fertilizer, to a depth of 4" on all areas of the water quality facility. DO NOT apply fertilizer to the Water Quality Facility.

**TIMING:** Plantings should be installed between February 1 and May 1 or between October 1 and November 15. Bare root stock shall be installed only from December 15 through April 15. When plantings must be installed outside these times, additional measures may be needed to assure survival.

**EROSION CONTROL:** Grading, soil preparation, and seeding shall be performed during optimal weather conditions and at low flow levels to minimize sediment impacts. Site disturbance shall be minimized and desirable vegetation retained, where possible. Slopes shall be graded to support the establishment of vegetation. Where seeding is used for erosion control, an appropriate native grass, Regreen (or its equivalent), or sterile wheat shall be used to stabilize slopes until permanent vegetation is established. Biodegradable fabrics (coir, coconut or approved jute matting (minimum 1/4" square holes) may be used to stabilize slopes and channels. Fabrics such as burlap may be used to secure plant plugs in place and to discourage floating upon inundation.

A biodegradable Erosion Control Matting shall be placed over the topsoil throughout the swale cross section, fabric shall be held in place in accordance with the manufacturer's installation requirements. Use high density jute matting in the treatment area (Geojute Plus or approved equal). In all other areas use low density jute matting (Econojute or approved equal). Landscaping shall include finished grades and even distribution of topsoil to meet planting requirements. Grades and slopes shall be as indicated on civil plans. Finish grading shall remove all depressions or low areas to provide positive drainage throughout the area.

**HERBICIDES:** Removal of invasive non–native species is required by hand for the entire wetland buffer area. If necessary, excessive weed growth may be treated with Rodeo or Garlon 3–A (or approved equals) in strict accordance with the manufacturer's instructions.

**FERTILIZER:** Do not apply fertilizer to any plantings within the Wetland Buffer or Water Quality Facilities.

**PLANTING TREES AND SHRUBS:** Plant upright and face to give best appearance or relationship to adjacent plants and structures. Loosen and remove twine binding and burlap from top one–half of root balls. Cut off cleanly all broken or frayed roots, and spread roots out. Stagger Plants in rows. Backfill planting hole with native soil mix while working each layer to eliminate voids.

**MULCHING:** Trees, shrubs, and groundcovers planted in upland areas shall be mulched a minimum of 3" in depth and 18" in diameter, to retain moisture and discourage weed growth around newly installed plant material. Appropriate mulches are made from composted bark or leaves that have not been chemically treated. The use of mulch in frequently inundated areas shall be limited, to avoid any possible water quality impacts including the leaching of tannins and nutrients, and the migration of mulch into waterways.

**WILDLIFE PROTECTION:** Appropriate measures shall be taken to discourage wildlife browsing. Biodegradable plastic mesh tubing, or other substitute approved by the City, shall be placed around individual trees and shrubs to prevent browsing by wildlife, including beaver, nutria, deer, mice and voles.

**IRRIGATION:** Is to be provided as per a separate plan design/build by Landscape Contractor. Project is to be irrigated by an automatic, underground system, which will provide full coverage for all plant material. Guarantee system for a minimum one year.

**MAINTENANCE:** The permitee is responsible for the maintenance of this facility for a minimum of two years following the acceptance of the facility by the City of Wilsonville. The City's authorized representative shall inspect the condition of all landscaping located within the water quality facility, at the end of the of the firest year of the post–construction period. The authorized representative shall provide a report describing any deficiencies to the applicant.

If, at any time during the warranty period, the landscaping falls below 90% survival of trees and shrubs or 90% aerial coverage, the Owner shall remove the undesirable vegetation and reinstall all deficient planting at the next appropriate time. Prior to replanting, the cause of the plant loss shall be determined and corrected. The two–year maintenance period shall begin again from the date of replanting.

Water Quality Facility is to be kept free of debris and maintained to insure water flow and proper functioning. Protect and maintain work described in these specifications against all defects of materials and workmanship, through final acceptance.

**CLEAN–UP:** At completion of each division of work all extra material, supplies, equipment, etc., shall be removed from the site. All walks, paving, or other surfaces shall be swept clean, mulch areas shall have debris removed and any soil cleared from surface. All areas of the project shall be kept clean, orderly and complete.

OTTEN + ASSOCIATES
LANDSCAPE ARCHITECTURE
3933 South Kelly Avenue, Suite B
Portland, OR, 97239
(503) 972-0311
www.ottenla.com

| no. | revision | date |
|---|---|---|
| 2 | LAND USE SUBMITTAL #3 | 11–11–2022 |
| 1 | REVISED PARKING LOT | 7–7–2022 |

18003 job no.
MPL drawn
EH checked
07–07–22 date

REGISTERED LANDSCAPE ARCHITECT
LA793
ERIN HOLSONBACK
OREGON
5/10/2013
EXP. 5/31/23

BUILDING W5
9900 SW Boeckman Rd.
Wilsonville, OR 97070

LANCE MUELLER & ASSOCIATES
A R C H I T E C T S A I A
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

LANDSCAPE SPECIFICATIONS

sheet 2
L2.1

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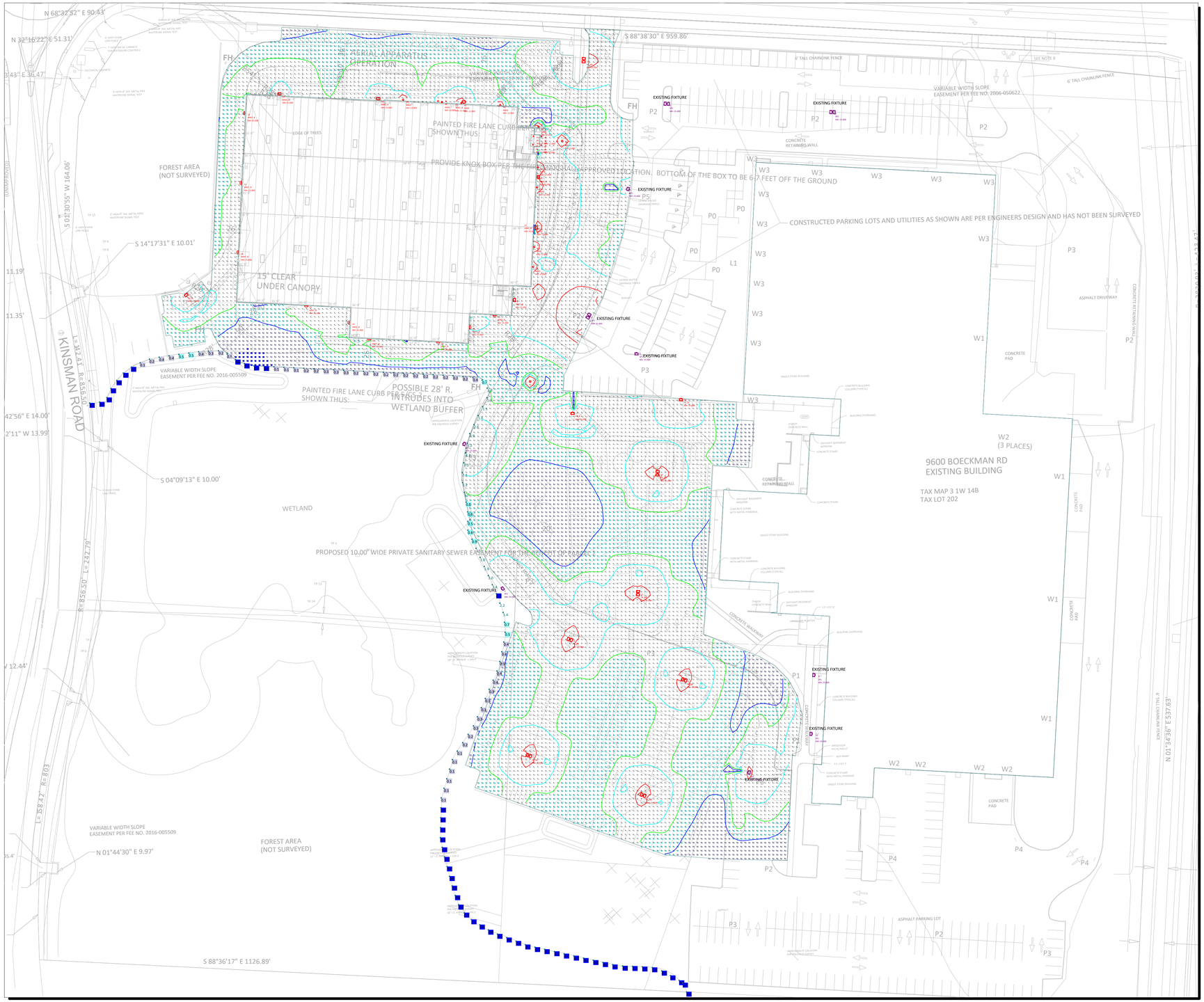
12/19/2022




Scale: 1 inch= 50 Ft.

**Standard Luminaire Schedule**

| Symbol | Qty | Label | [MANUFAC] | Part # Description | Lum. Watts | Lum. Lumens | LLF | Arrangement | Arr. Lum. Lumens | Arr. Watts | Filename |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | P3_BB | Visionaire Lighting LLC | VMX-II_T3_80LC_3_4K | 87 | 12006 | 0.900 | Back-Back | 24012 | 174 | VMX-II_T3_80LC_3_4K.ies |
| | 3 | P6_B | Visionaire Lighting LLC | VMX-II_T4_80LC_3_4K | 87 | 11593 | 0.900 | Single | 11593 | 87 | VMX-II_T4_80LC_3_4K.ies |
| | 6 | P6_BB | Visionaire Lighting LLC | VMX-II_T4_80LC_3_4K_BACK TO BACK | 87 | 11593 | 0.900 | Back-Back | 23186 | 174 | VMX-II_T4_80LC_3_4K.ies |
| | 2 | PC2 | Visual Comfort Group | 7000CTUR8401220HUNV2S | 26.8 | 2187 | 0.900 | Single | 2187 | 26.8 | 103643585CHI-087 VCG 7000CTUR8401220HUNV2S.ies |
| | 4 | S4 | COOPER LIGHTING SOLUTIONS - HALO (FORMERLY EATON) | SMD4R6940WH | 9.8 | 760 | 0.900 | Single | 760 | 9.8 | SMD4R6940WH.ies |
| | 2 | SP1 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T2_32LC_5_4K | 78 | 9757 | 0.540 | Single | 9757 | 78 | VMX-II_T2_48LC_5_4K.ies |
| | 3 | SP2 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T3_96LC_7_4K | 212 | 25801 | 0.900 | Back-Back | 51602 | 424 | VMX-II_T3_96LC_7_4K.ies |
| | 4 | SP3 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T3_64LC_7_4K | 142 | 17612 | 0.900 | Single | 17612 | 142 | VMX-II_T3_64LC_7_4K.ies |
| | 1 | SP5 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_TSW_64LC_7_4K-UNV-AM-SL | 142 | 17831 | 0.900 | Single | 17831 | 142 | VMX-II_TSW_64LC_7_4K.ies |
| | 6 | WM1_B | Visionaire Lighting LLC | VMX-II_T4_80LC_3_4K -UNV-WM-SL+BAWP | 87 | 11593 | 0.900 | Single | 11593 | 87 | VMX-II_T4_80LC_3_4K.ies |
| | 2 | WM2_B | Industrial Lighting Products Inc | WPCM-28WLED-UNIV-4D-T4 WALL MOUNT | 26.6001 | 3235 | 0.900 | Single | 3235 | 26.6 | WPCM-28WLED-UNIV-4D-T4-IES.ies |
| | 10 | WM3 | GENERATION BRANDS | 7000WTUR 840 18 C Z UNV S | 15.3 | 571 | 0.900 | Single | 571 | 15.3 | 102171228CHI-029 GB 700WTUR18SCC8401201.ies |
| | 7 | WM7_B | Industrial Lighting Products Inc | WPCM-28WLED-UNIV-4D-T2 WALL MOUNT | 26.6209 | 3396 | 0.900 | Single | 3396 | 26.621 | WPCM-28WLED-UNIV-4D-T2-IES.ies |

**Calculation Summary**

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| W5 site_Planar | Illuminance | Fc | 1.52 | 88.9 | 0.0 | N.A. | N.A. |
| wetland | Illuminance | Fc | 0.48 | 5.2 | 0.0 | N.A. | N.A. |

**Isoline Legend**

| Illuminance (Fc) | |
|---|---|
| Color | Value |
| | 0.5 |
| | 1 |
| | 2 |
| | 5 |

NOTES:
1. LIGHT LOSS FACTOR APPLIED, INITIAL VALUES WILL BE HIGHER
3. FIXTURE HEIGHT: NOTED
3. POLE HEIGHT: 25'
4. STANDARD REFLECTANCE USED: 26% GROUND EQUAL TO ASPHALT
5. CALCULATION POINTS LOCATED ON GROUND

SEATAC LIGHTING & CONTROLS, LLC
15455 53rd Avenue S
Tukwila, WA 98188
FOR ALL DRAWING INQUIRIES PLEASE CONTACT
SEATAC LIGHTING 206.575.6865

TITLE
LIGHTING CALCULATION

PROJECT NAME
BUILDING W5

LOCATION
WILSONVILLE, OREGON

DATE
12/1/2022

DRAWN BY
JWILLIAMS

SCALE
NOTED

SHEET NO.
Page 1 of 4

Scale: 1 inch= 30 Ft.

**Standard Luminaire Schedule**

| Symbol | Qty | Label | [MANUFAC] | Part # Description | Lum. Watts | Lum. Lumens | LLF | Arrangement | Arr. Lum. Lumens | Arr. Watts | Filename |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | P3_BB | Visionaire Lighting LLC | VMX-II_T3_80LC_3_4K | 87 | 12006 | 0.900 | Back-Back | 24012 | 174 | VMX-II_T3_80LC_3_4K.ies |
| | 3 | P6_B | Visionaire Lighting LLC | VMX-II_T4_80LC_3_4K | 87 | 11593 | 0.900 | Single | 11593 | 87 | VMX-II_T4_80LC_3_4K.ies |
| | 6 | P6_BB | Visionaire Lighting LLC | VMX-II_T4_80LC_3_4K_BACK TO BACK | 87 | 11593 | 0.900 | Back-Back | 23186 | 174 | VMX-II_T4_80LC_3_4K.ies |
| | 2 | PC2 | Visual Comfort Group | 700OCTUR840122OHUNV2S | 26.8 | 2187 | 0.900 | Single | 2187 | 26.8 | 103643585CHI-087 VCG 700OCTUR840122OHUNV2S.ies |
| | 4 | S4 | COOPER LIGHTING SOLUTIONS - HALO (FORMERLY EATON) | SMD4R6940WH | 9.8 | 760 | 0.900 | Single | 760 | 9.8 | SMD4R6940WH.ies |
| | 2 | SP1 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T2_32LC_5_4K | 78 | 9757 | 0.540 | Single | 9757 | 78 | VMX-II_T2_48LC_5_4K.ies |
| | 3 | SP2 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T3_96LC_7_4K | 212 | 25801 | 0.900 | Back-Back | 51602 | 424 | VMX-II_T3_96LC_7_4K.ies |
| | 4 | SP3 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T3_64LC_7_4K | 142 | 17612 | 0.900 | Single | 17612 | 142 | VMX-II_T3_64LC_7_4K.ies |
| | 1 | SP5 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T5W_64LC_7_4K-UNV-AM-SL | 142 | 17831 | 0.900 | Single | 17831 | 142 | VMX-II_T5W_64LC_7_4K.ies |
| | 6 | WM1_B | Visionaire Lighting LLC | VMX-II_T4_80LC_3_4K -UNV-WM-SL+BAWP | 87 | 11593 | 0.900 | Single | 11593 | 87 | VMX-II_T4_80LC_3_4K.ies |
| | 2 | WM2_B | Industrial Lighting Products Inc | WPCM-28WLED-UNIV-40-T4 WALL MOUNT | 26.6001 | 3235 | 0.900 | Single | 3235 | 26.6 | WPCM-28WLED-UNIV-40-T4-IES.ies |
| | 10 | WM3 | GENERATION BRANDS | 700OWTUR 840 18 C Z UNV S | 15.3 | 571 | 0.900 | Single | 571 | 15.3 | 102171228CHI-029 GB 700WTUR185CC8401201.ies |
| | 7 | WM7_B | Industrial Lighting Products Inc | WPCM-28WLED-UNIV-40-T2 WALL MOUNT | 26.6209 | 3396 | 0.900 | Single | 3396 | 26.621 | WPCM-28WLED-UNIV-40-T2-IES.ies |

**Calculation Summary**

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| WS site_Planar | Illuminance | Fc | 1.52 | 88.9 | 0.0 | N.A. | N.A. |
| wetland | Illuminance | Fc | 0.48 | 5.2 | 0.0 | N.A. | N.A. |

**Isoline Legend**

| Illuminance (Fc) |
|---|
| Color | Value |
| | 0.5 |
| | 1 |
| | 2 |
| | 5 |

NOTES:
1. LIGHT LOSS FACTOR APPLIED, INITIAL VALUES WILL BE HIGHER
3. FIXTURE HEIGHT: NOTED
3. POLE HEIGHT: 25'
4. STANDARD REFLECTANCE USED: 26% GROUND EQUAL TO ASPHALT
5. CALCULATION POINTS LOCATED ON GROUND

SEATAC LIGHTING & CONTROLS, LLC
15455 53rd Avenue S
Tukwila, WA 98188
FOR ALL DRAWING INQUIRIES PLEASE CONTACT
SEATAC LIGHTING 206.575.6865

TITLE
LIGHTING CALCULATION

PROJECT NAME
BUILDING W5

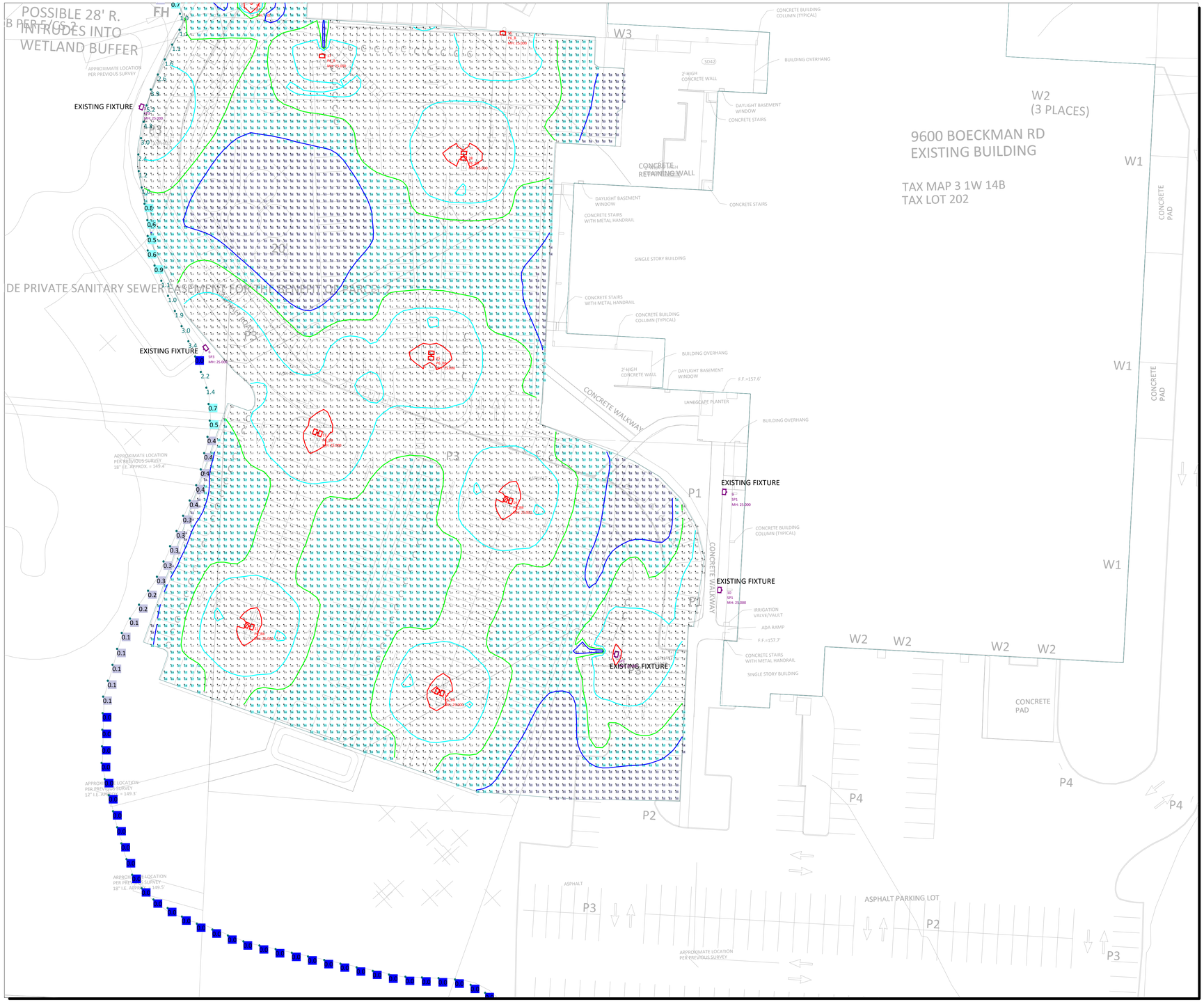
LOCATION
WILSONVILLE, OREGON

DATE
12/1/2022

DRAWN BY
JWILLIAMS

SCALE
NOTED

SHEET NO.
Page 2 of 4




Scale: 1 inch= 30 Ft.

| Standard Luminaire Schedule | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | [MANUFAC] | Part # Description | Lum. Watts | Lum. Lumens | LLF | Arrangement | Arr. Lum. Lumens | Arr. Watts | Filename |
| | 1 | P3_BB | Visionaire Lighting LLC | VMX-II_T3_80LC_3_4K | 87 | 12006 | 0.900 | Back-Back | 24012 | 174 | VMX-II_T3_80LC_3_4K.ies |
| | 3 | P6_B | Visionaire Lighting LLC | VMX-II_T4_80LC_3_4K | 87 | 11593 | 0.900 | Single | 11593 | 87 | VMX-II_T4_80LC_3_4K.ies |
| | 6 | P6_BB | Visionaire Lighting LLC | VMX-II_T4_80LC_3_4K_BACK TO BACK | 87 | 11593 | 0.900 | Back-Back | 23186 | 174 | VMX-II_T4_80LC_3_4K.ies |
| | 2 | PC2 | Visual Comfort Group | 7000CTUR8401220HUNV2S | 26.8 | 2187 | 0.900 | Single | 2187 | 26.8 | 103643585CHI-087 VCG 7000CTUR8401220HUNV2S.ies |
| | 4 | S4 | COOPER LIGHTING SOLUTIONS - HALO (FORMERLY EATON) | SMD4R6940WH | 9.8 | 760 | 0.900 | Single | 760 | 9.8 | SMD4R6940WH.ies |
| | 2 | SP1 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T2_32LC_5_4K | 78 | 9757 | 0.540 | Single | 9757 | 78 | VMX-II_T2_48LC_5_4K.ies |
| | 3 | SP2 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T3_96LC_7_4K | 212 | 25801 | 0.900 | Back-Back | 51602 | 424 | VMX-II_T3_96LC_7_4K.ies |
| | 4 | SP3 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_T3_64LC_7_4K | 142 | 17612 | 0.900 | Single | 17612 | 142 | VMX-II_T3_64LC_7_4K.ies |
| | 1 | SP5 | Visionaire Lighting LLC | (EXISTING TO REMAIN W4 SITE) VMX-II_TSW_64LC_7_4K-UNV-AM-SL | 142 | 17831 | 0.900 | Single | 17831 | 142 | VMX-II_TSW_64LC_7_4K.ies |
| | 6 | WM1_B | Visionaire Lighting LLC | VMX-II_T4_80LC_3_4K -UNV-WM-SL+BAWP | 87 | 11593 | 0.900 | Single | 11593 | 87 | VMX-II_T4_80LC_3_4K.ies |
| | 2 | WM2_B | Industrial Lighting Products Inc | WPCM-28WLED-UNIV-40-T4 WALL MOUNT | 26.6001 | 3235 | 0.900 | Single | 3235 | 26.6 | WPCM-28WLED-UNIV-40-T4-IES.ies |
| | 10 | WM3 | GENERATION BRANDS | 7000WTUR 840 18 C Z UNV-S | 15.3 | 571 | 0.900 | Single | 571 | 15.3 | 10217122BCHI-029 GB 700WTUR18SCC8401201.ies |
| | 7 | WM7_B | Industrial Lighting Products Inc | WPCM-28WLED-UNIV-40-T2 WALL MOUNT | 26.6209 | 3396 | 0.900 | Single | 3396 | 26.621 | WPCM-28WLED-UNIV-40-T2-IES.ies |

| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| W5 site_Planar | Illuminance | Fc | 1.52 | 88.9 | 0.0 | N.A. | N.A. |
| wetland | Illuminance | Fc | 0.48 | 5.2 | 0.0 | N.A. | N.A. |

| Isoline Legend | |
|---|---|
| Illuminance (Fc) | |
| Color | Value |
| | 0.5 |
| | 1 |
| | 2 |
| | 5 |

NOTES:
1. LIGHT LOSS FACTOR APPLIED, INITIAL VALUES WILL BE HIGHER
3. FIXTURE HEIGHT: NOTED
3. POLE HEIGHT: 25'
4. STANDARD REFLECTANCE USED: 26% GROUND EQUAL TO ASPHALT
5. CALCULATION POINTS LOCATED ON GROUND

SEATAC LIGHTING & CONTROLS, LLC
15455 53rd Avenue S
Tukwila, WA 98188
FOR ALL DRAWING INQUIRIES PLEASE CONTACT SEATAC LIGHTING 206.575.6865

TITLE
LIGHTING CALCULATION

PROJECT NAME
BUILDING W5

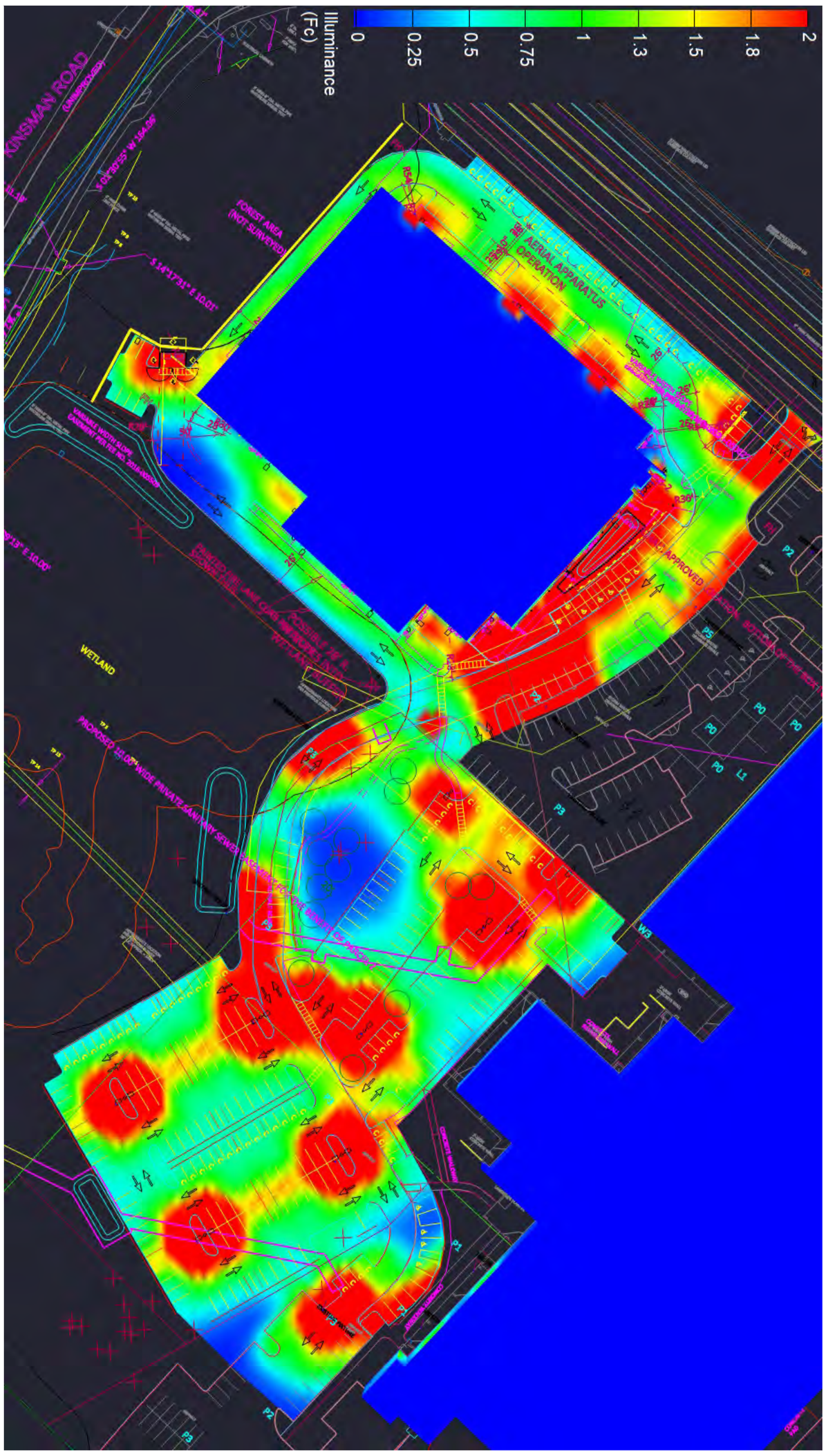
LOCATION
WILSONVILLE, OREGON

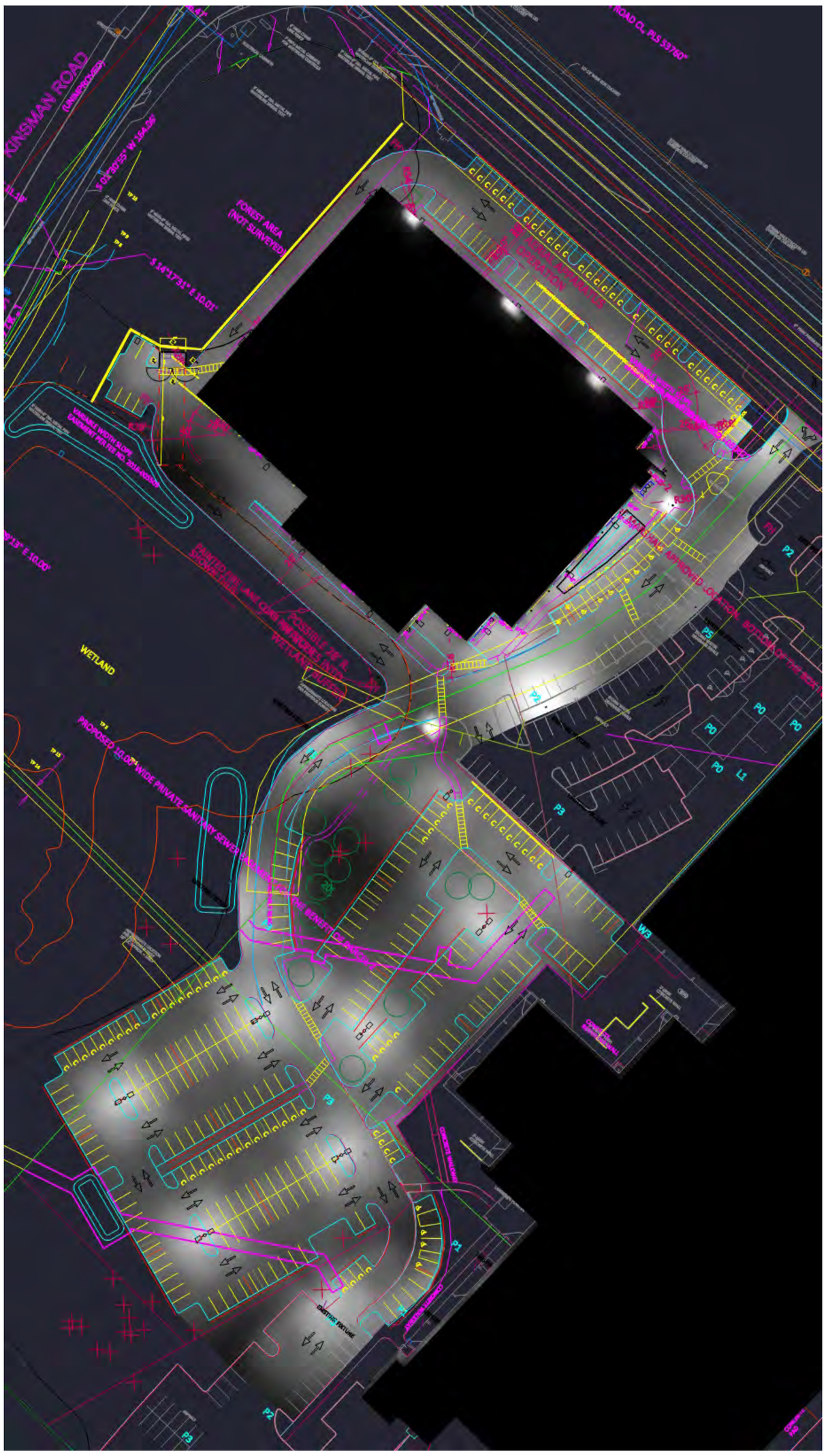
DATE
12/1/2022

DRAWN BY
JWILLIAMS

SCALE
NOTED

SHEET NO.
Page 3 of 4




| | |
|---|---|
| PROJECT NAME | BUILDING W5 |
| LOCATION | WILSONVILLE, OREGON |
| TITLE | LIGHTING CALCULATION |
| DATE | 12/1/2022 |
| DRAWN BY | JWILLIAMS |
| SCALE | NOTED |
| SHEET NO. | Page 4 of 4 |

SEATAC LIGHTING & CONTROLS, LLC
15455 53rd Avenue S
Tukwila, WA 98188
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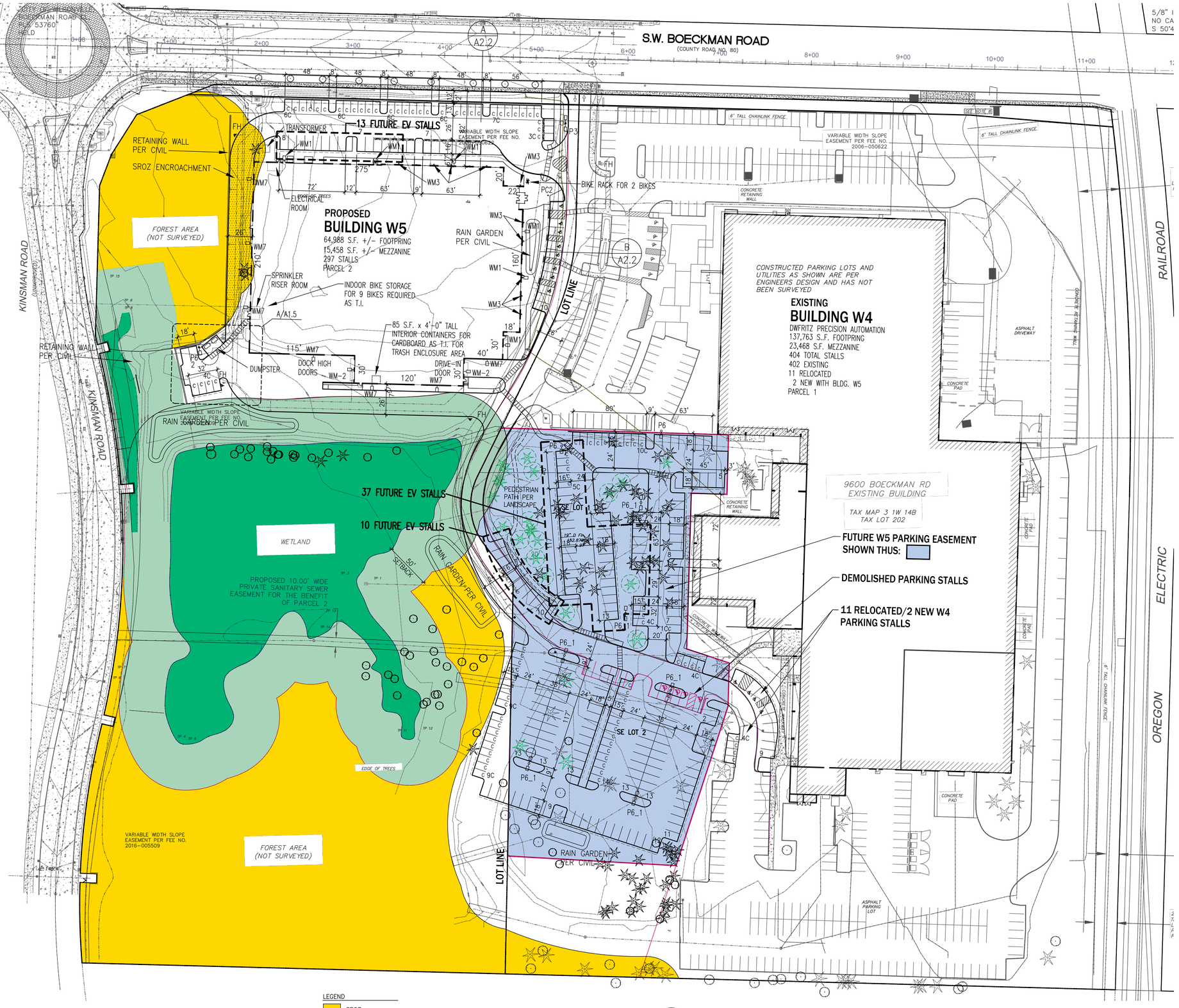



## SITE PARKING PLAN
1" = 50'-0"

### W4 OCCUPANCIES
B OCCUPANCY – 54,894
F OCCUPANCY – 113,237

### W4 EXISTING PARKING
REQUIRED
COMMERCIAL OFFICE – 2.7/1000 MIN. 4.1/1000 MAX
INDUSTRIAL MANUFACTURING – 1.6/1000 MIN. NO LIMIT MAX.
MINIMUM PARKING
54,894 S.F. OFFICE X 2.7 / 1,000 => 149 STALLS
113,237 S.F. MANUFACTURING X 1.6 / 1000 => 182 STALLS
MINIMUM TOTAL PARKING REQUIRED = 149 + 182 = 331 STALLS
MAXIMUM PARKING
54,894 S.F. OFFICE X 4.1 / 1000 = 225 STALLS
113,237 S.F. MANUFACTURING NO LIMIT
MAXIMUM PARKING TOTAL = NO LIMIT

EXISTING PARKING PROVIDED – 402 STALLS

### W5 OCCUPANCIES
B OCCUPANCY – 20,000 S.F. ESTIMATE
F OCCUPANCY – 60,446 S.F. ESTIMATE

### W5 PARKING
REQUIRED
COMMERCIAL USES – 2/1000 MIN. 4/1000 MAX
LIGHT MANUFACTURING R & D – 2/1000 MIN. 4/1000 MAX
MINIMUM PARKING
20,000 S.F. COMMERCIAL USES X 2/1,000 => 40 STALLS
60,446 S.F. LIGHT MANUFACTURING R & D X 2/1000 => 121 STALLS
MINIMUM TOTAL PARKING REQUIRED = 40 + 121 = 161 STALLS
MAXIMUM PARKING
20,000 S.F. COMMERCIAL USES X 4/1,000 => 80 STALLS
60,446 S.F. LIGHT MANUFACTURING R & D X 4/1000 => 241 STALLS
MAXIMUM PARKING TOTAL = 80 + 241 = 321 STALLS
PARKING PROVIDED – 297 STALLS (15 CARPOOL, 94 C, 8 ACCESSIBLE)
ACCESSIBLE PROPOSED: 8 W/ 2 WHEEL CHAIR ONLY SPACES
CAR/VAN POOL REQUIRED: 297 X .05 => 15 REQUIRED
(SECTION 4.155.06 B)
CAR/VAN POOL PROPOSED: 15 PROPOSED
ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE
297 x .2 = 60 FUTURE SERVICE CAPACITY. REFER TO PLAN FOR LOCATION OF STALLS. PROVIDE CONDUIT FROM THE ELECTRICAL ROOM TO THE PROPOSED EV STALLS FOR LEVEL 2 ELECTRIC CHARGERS.

### CURRENT SITE WITH CURRENT CODE W4 & W5
B OCCUPANCY – 74,894 S.F. (54,894 W4 + 20,000 W5)
F OCCUPANCY – 173,683 S.F. (113,237 W4 + 60,446 W5)

### PARKING
REQUIRED
COMMERCIAL USES – 2/1000 MIN. 4/1000 MAX
LIGHT MANUFACTURING R & D– 2/1000 MIN. 4/1000 MAX
MINIMUM PARKING
74,894 S.F. COMMERCIAL USES X 2/1,000 => 150 STALLS
173,683 S.F. LIGHT MANUFACTURING R & D X 2/1000 => 348 STALLS
MINIMUM TOTAL PARKING REQUIRED = 150 + 348 = 498 STALLS
MAXIMUM PARKING
74,894 S.F. COMMERCIAL USES X 4/1,000 = 299 STALLS
173,683 S.F. LIGHT MANUFACTURING R & D X 4/1000 = 694 STALLS
MAXIMUM PARKING TOTAL = 299 + 694 = 993 STALLS
PARKING PROVIDED
402 EXISTING W4 STALLS
–11 DEMOLISHED W4 STALLS
13 NEW W4 STALLS
297 NEW W5 STALLS
701 TOTAL STALLS (525 S., 37 CARPOOL, 122 C, 17 ACCESSIBLE)

| no. | revision | date |
|---|---|---|
| | LAND USE SUBMITTAL #3 | 11-11-22 |
| | DESIGN REVIEW RESUBMITTAL | 7-6-22 |

18003 job no.
EM drawn
BW checked
11-11-22 date

REGISTERED ARCHITECT · LANCE MUELLER · SEATTLE, WA. 1451 · STATE OF OREGON

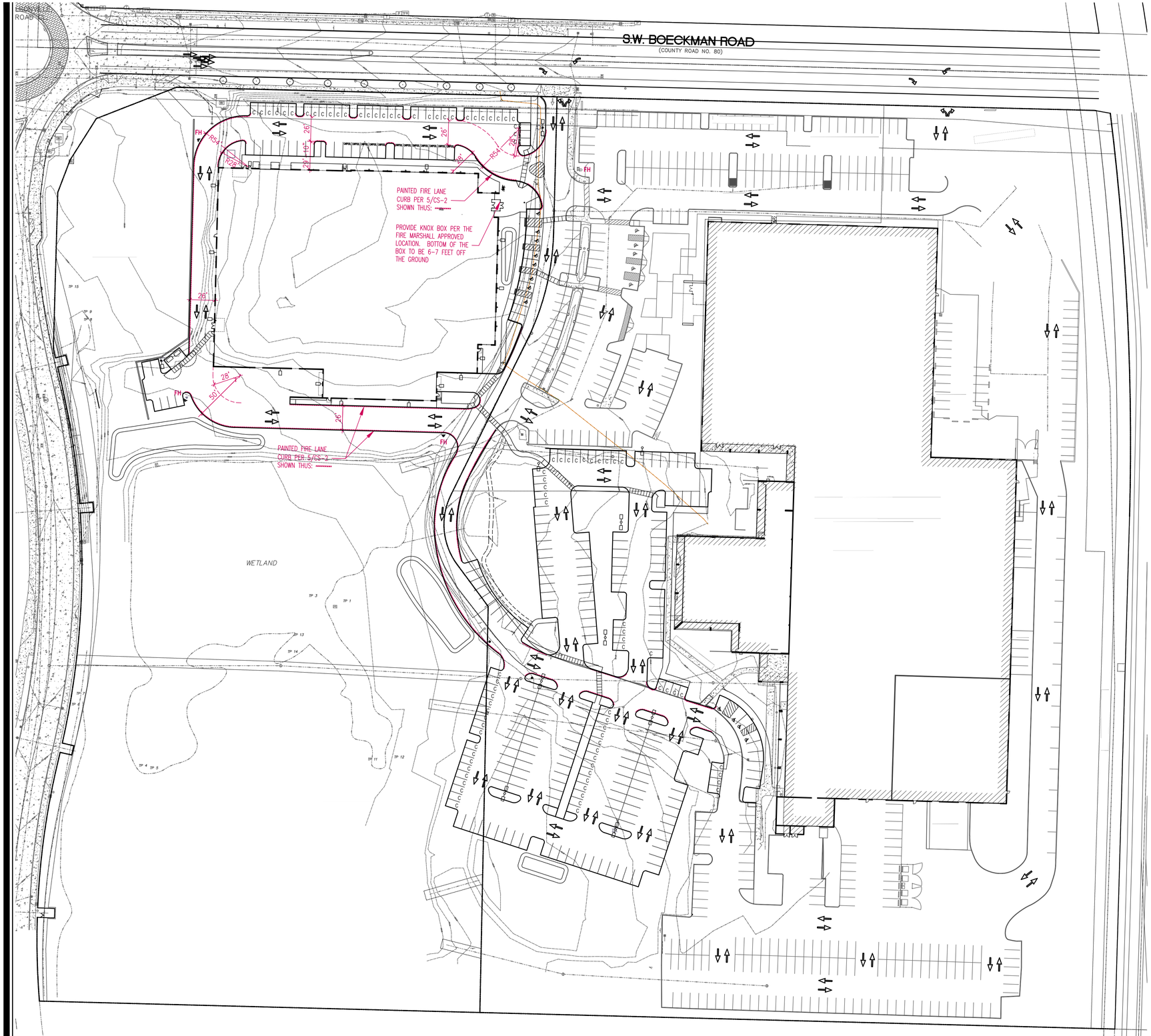
BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

SITE PARKING PLAN AND CALCULATIONS

LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

sheet
CS-2

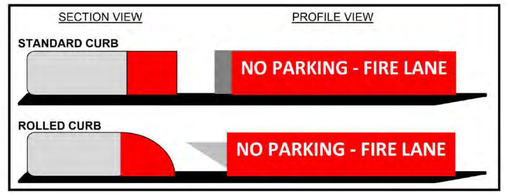
S:\projects\21006 w5\w5.dgn\vmitchell 11/11/2022




## SITE CIRCULATION AND FIRE PLAN

1" = 50'-0"

- Curb paint shall be red for the entire length of the fire lane.
- "NO PARKING FIRE LANE" shall be stenciled with a 3 ½ inch minimum height block in white lettering with a minimum of ½ inch stroke width.
- The markings shall be spaced at 25 foot intervals.




## 5 PAINTED FIRE LANE CURB

N.T.S.

FIRE SITE NOTES:

1. FIRE APPARATUS ACCESS ROADS TO BE DESIGNED TO SUPPORT NOT LESS THAN 12,500 POUND POINT LOAD (WHEEL LOAD) AND 75,000 POUND LIVE LOAD (GROSS VEHICLE WEIGHT)
2. FIRE FLOW DEMAND = 1,500 GPM ((FROM 2004 OREGON FIRE CODE, APPENDIX B, TABLE B105.1 – TYPE IIB WITH 75% REDUCTION)
3. FIRE HYDRANT FLOW TEST OR MODELING OF WATER AVAILABILITY AS A DEFERRED SUBMITTAL.
4. EMERGENCY RESPONDER RADIO COVERAGE TO BE MERRC (MOBILE EMERGENCY RESPONDER RADIO COVERAGE) – PROVIDE DOCUMENTATION OF TVF&R PROVIDER PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

| no. | revision | date |
|---|---|---|
| | LAND USE SUBMITTAL #3 | 11-11-22 |
| | DESIGN REVIEW RESUBMITTAL | 7-8-22 |

18003 job no.
EM drawn
BW checked
11-11-22 date

REGISTERED ARCHITECT · LANCE MUELLER · SEATTLE, WA. 1491 · STATE OF OREGON

BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

SITE CIRCULATION AND FIRE PLAN


LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553


sheet
CS-3

S.W. BOECKMAN ROAD
(COUNTY ROAD NO. 80)

SITE BENCHMARK
BOECKMAN ROAD DC
ELEV. 53760'
FIELD

N 68°32'52" E 90.43'
N 32°16'22" E 51.31'
N 20°43'43" E 36.47'
S 01°30'55" W 164.06'
S 14°17'31" E 10.01'
N 76°07'33" E 11.19'
S 76°07'00" W 11.35'
N 85°42'56" E 14.00'
S 85°42'11" W 13.99'
S 04°09'13" E 10.00'
N 77°06'45" W 12.44'
N 77°22'57" W 12.46'
S 12°47'45" W 9.95'
88°00'09" E 17.96'
N 01°44'30" E 9.97'
S 88°10'19" E 17.99'
S 88°36'17" E 1126.89'
S 88°38'30" E 959.86'
N 01°34'36" E 537.63'

KINSMAN ROAD (UNIMPROVED)
KINSMAN ROAD
RAILROAD
ELECTRIC
OREGON

R=858.50' L=242.79'
R=803.49' L=87.80'
R=2839.93' L=423.47'

VARIABLE WIDTH SLOPE EASEMENT PER FEE NO. 2006-050622
VARIABLE WIDTH SLOPE EASEMENT PER FEE NO. 2016-005509
PROPOSED 10.00' WIDE PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF PARCEL 2

6' TALL CHAINLINK FENCE
SEE NOTE 8
EDGE OF TREES
FOREST AREA (NOT SURVEYED)
WETLAND
CONCRETE RETAINING WALL
CONSTRUCTED PARKING LOTS AND UTILITIES AS SHOWN ARE PER ENGINEERS DESIGN AND HAS NOT BEEN SURVEYED
9600 BOECKMAN RD
EXISTING BUILDING
TAX MAP 3 1W 14B
TAX LOT 202
ASPHALT DRIVEWAY
CONCRETE PAD
ASPHALT PARKING LOT
CONCRETE BULKHEAD
7TRM SHAFT W/ 3 BRANCH
ZONE: MARYHILL TRL 3

LEGEND
SROZ
WETLAND
WETLAND BUFFER
806 TREE TAG SEE SHEET TR-2
TREE TO BE REMOVED SEE SHEET TR-2

## SITE PLAN
1" = 50'-0"

| no. | revision | date |
|---|---|---|
| 1 | SAVE TREES 5000 AND 50403 | 11-1-22 |
| | SITE DESIGN REVIEW RESUBMITTAL | 7-6-22 |

18003 job no.
EM drawn
BW checked
11-10-22 date

REGISTERED ARCHITECT · JANICE MUELLER · SEATTLE, WA. 1451 · STATE OF OREGON

# BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

TREE REMOVAL PLAN

sheet
TR-1

S:\projects\18003 BW5\5v5-dkr-VT-areas-v2.dwg
11/2/2022

## 9600 Boeckman Rd Tree Assessment

| | Tag No. | Dia. Inches | Species | Est Ht x Crown Width(ft) | Health | Condition | Comments | Retain A or B |
|---|---|---|---|---|---|---|---|---|
| | 800 | 48 | Ponderosa Pine | 100+ x 37 | Fair | Moderate & non-correctable defects | Partial lower crown due to crowding with a full upper crown. Co-dominant stems at 70'. Average annual twig growth. | A |
| | 801 | 17 | Ponderosa Pine | 60 x 30 | Poor | Moderate & non-correctable defects | Partial 1/3 very thin crown due to crowding. Below average annual twig growth. May improve with care. | B |
| | 802 | 20 | Ponderosa Pine | 70 x 25 | Fair | Moderate & non-correctable defects | Partial 3/4 crown due to crowding. Co-dominant stems at 50'. Average annual twig growth and moderate amount of large to medium deadwood in crown to remove. | A |
| | 803 | 22 | Ponderosa Pine | 15 x 0 | DEAD | DEAD | Dead 15' tall stump/snag has bark sloughing off and several holes from woodpeckers. DEAD STUMP, REMOVE. | |
| | 804 | 12 | Ponderosa Pine | 50 x 12 | Good | Few & minor or correctable defects | Nearly full asymetric crown with average to above average annual twig growth. | A |
| | 805 | 15 | Ponderosa Pine | 50 x 15 | Fair | Moderate & non-correctable defects | Partial 1/2 crown due to crowding and below average annual twig growth. | B |
| | 806 | 36 | Ponderosa Pine | 100+ x 42 | Good | Moderate & non-correctable defects | Partial 1/3 crown due to crowding and average annual twig growth. | A |
| | 807 | 32 | Ponderosa Pine | 100+ x 30 | Fair | Moderate & non-correctable defects | Partial 3/4 crown due to crowding and average annual twig growth. | A |
| X | 808 | 30 | Douglas Fir | 100+ x 46 | Good | Few & minor or correctable defects | Full crown with good annual twig growth. | |
| X | 809 | 27 | Douglas Fir | 100+ x 35 | Poor | Moderate & non-correctable defects | Partial 2/3 crown due to crowding. Codominant stems at 30'. Large deadwood in lower crown should be removed if tree is retained. Below average annual twig growth. | |
| X | 810 | 19 | Douglas Fir | 100+ x 25 | Fair | Moderate & non-correctable defects | Partial 1/4 crown due to crowding with below average annual twig growth. | |
| X | 811 | 34 | Douglas Fir | 100+ x 40 | Fair | Moderate & non-correctable defects | Partial 1/2 crown due to crowding and below average annual twig growth. | |
| X | 812 | 29 | Douglas Fir | 90 x 25 | Poor | Major defects or problems | Very thin partial crown, top broken out at 90' with very poor annual twig growth. | |
| | 813 | 22 | Douglas Fir | 80 x 22 | Poor | Major defects or problems | Partial 1/2 crown due to crowding and below average annual twig growth. Top broken out at 80'. | B |
| | 814 | 11 | Douglas Fir | 35 x15 | Poor | Major defects or problems | Partial very thin 1/8 crown due to crowding. Top 12' to 15' dead with very poor annual twig growth. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | A |
| | 815 | 24 | Ponderosa Pine | 100+ x 18 | Fair | Moderate & non-correctable defects | Full narrow asymetric crown with broken out top. Below average annual twig growth. | A |
| | 816 | 17 | Ponderosa Pine | 90 x 10 | Poor | Major defects or problems | Very small, 5% to 8% live crown ratio, with below average annual twig growth. | A |
| | 817 | 34 | Ponderosa Pine | 100+ x 25 | Good | Moderate & non-correctable defects | Partial 1/4 crown due to crowding with good annual twig growth. | A |
| | 818 | 25 | Ponderosa Pine | 100+ x 18 | Good | Moderate & non-correctable defects | Partial 7/8 asymetrical crown due to crowding with good annual twig growth. | A |
| | 818 B | 20 | Douglas Fir | 100+ x 30 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with average annual twig growth. Light amount of medium deadwood to remove if retaining. | B |
| | 819 | 36 | Ponderosa Pine | 100+ x 30 | Good | Moderate & non-correctable defects | Partial 2/3 crown due to crowding. Good annual twig growth. | A |
| | 820 | 24 | Douglas Fir | 80 x 20 | Fair | Moderate & non-correctable defects | Subdominant tree with partial 1/3 crown due to crowding. Below average annual twig growth. | A |
| | 821 | 36 | Ponderosa Pine | 100+ x 25 | Good | Moderate & non-correctable defects | Partial lower crown and full upper crown due to crowding. Good annual twig growth. | A |
| | 822 | 36 | Ponderosa Pine | 100+ x 35 | Good | Few & minor or correctable defects | Full asymetric crown with good annual twig growth. Nice specimen. | B |
| X | 823 | 25 | Douglas Fir | 90 x 30 | Very Poor | Major defects or problems | Very thin partial 1/2 crown due to crowding with very poor annual twig growth indicates declining health. May improve with care. | |
| | 826 | 30 | Douglas Fir | 100+ x 40 | Fair | Moderate & non-correctable defects | Partial 2/3 asymetric crown due to crowding with below average annual twig growth. Large amount of medium to large deadwood in lower crown to be removed if retaining. | |
| | 827 | 15 | Douglas Fir | 75 x 28 | Fair | Moderate & non-correctable defects | Subdominant tree with thin partial 1/3 crown due to crowding. Below average annual twig growth. Some medium to fine deadwood in lower crown. | |
| | 828 | 36 | Ponderosa Pine | 100+ x 33 | Good | Few & minor or correctable defects | Nearly full asymetric crown with average to above average annual twig growth. Large amount of medium to large deadwood in lower crown to remove if retaining. | |
| | 829 | 17 | Douglas Fir | 90 x 30 | Fair | Moderate & non-correctable defects | Subdominant tree with partial 2/3 crown due to crowding and below average annual twig growth. Some medium deadwood in lower crown to remove if retaining. | |
| | 830 | 17 | Douglas Fir | 90 x 22 | Fair | Moderate & non-correctable defects | Top broken out at 90' with partial 2/3 crown due to crowding. Below average annual twig growth. | |
| | 831 | 36 | Ponderosa Pine | 100+ x 38 | Fair | Moderate & non-correctable defects | Below average annual twig growth. Some fine deadwood at branch tips indicates declining health which may improve with care. | |
| X | 832 | 30 | Douglas Fir | 90 x 50 | Excellent | Moderate & non-correctable defects | Top broken out at 90' with full symetrical crown and good annual twig growth. Some medium to large deadwood in lower crown to remove if retaining. | |
| X | 833 | 30 | Douglas Fir | 80 x 30 | Poor | Major defects or problems | Fungal fruiting bodies (conks) on trunk indicate presence of internal decay. Top splits into crooked top at 45'. Tree leans southwest at 15° to 20° with partial 2/3 crown due to crowding. Below average annual twig growth. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | |
| X | 834 | 30 | Douglas Fir | 75 x 38 | Fair | Moderate & non-correctable defects | Subdominant tree with top broken out. Partial 3/4 crown due to crowding with below average annual twig growth. | |
| X | 835 | 41 | Ponderosa Pine | 100+ x 50 | Good | Moderate & non-correctable defects | Partial 2/3 lower crown due to crowding with full asymetric upper crown. Average annual twig growth with some medium to fine deadwood in crown to remove if retaining. | |
| X | 837 | 33 | Douglas Fir | 100+ x 37 | Good | Moderate & non-correctable defects | Partial lower crown with full asymetric upper crown due to crowding. Average annual twig growth. Some large, medium and fine deadwood to remove if retaining. | |
| X | 838 | 14 | Douglas Fir | 55 x 25 | Very Poor | Major defects or problems | Fungal fruiting bodies (conks) on trunk indicate presence of internal decay. Partial 1/3 crown due to crowding. Below average annual twig growth and trunk has long swoop. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | |
| | 839 | 18 | Douglas Fir | 90 x 18 | Poor | Moderate & non-correctable defects | Subdominant tree with top broken out. Thin partial 1/3 crown due to crowding with very poor annual twig growth. POOR SPECIMEN, MARGINAL FOR RETENTION. | |
| | 840 | 23 | Douglas Fir | 100+ x 25 | Fair | Moderate & non-correctable defects | Thin partial lower and full upper crown with below average annual twig growth. | |
| X | 841 | 18 | Douglas Fir | 90 x 40 | Fair | Moderate & non-correctable defects | Thin partial 1/3 crown due to crowding. Below average annual twig growth. | |
| X | 842 | 24 | Douglas Fir | 100+ x 40 | Fair | Moderate & non-correctable defects | Partial 1/2 crown due to crowding and average annual twig growth. Large amount of medium to large deadwood in lower crown to remove if retaining. | |
| X | 843 | 30 | Douglas Fir | 100+ x 45 | Fair | Moderate & non-correctable defects | Nearly full asymetric crown with below average annual twig growth. Large amount of large deadwood on west side of lower crown to remove if retaining. | |
| X | 844 | 16 | Douglas Fir | 60 x 28 | Poor | Major defects or problems | Subdominant tree with top broken out at 60', thin crown and below average annual twig growth. | |
| X | 845 | 12 | Douglas Fir | 80 x 25 | Poor | Major defects or problems | Top broken out at 80', partial 3/4 crown due to crowding. Below average annual twig growth. | B |
| X | 846 | 21 | Douglas Fir | 100+ x 30 | Fair | Moderate & non-correctable defects | Partial 1/8 & 1/4 crown due to crowding. Below average annual twigh growth with some medium to large deadwood to remove if retaining. | |
| X | 847 | 20 | Douglas Fir | 90 x 30 | Fair | Moderate & non-correctable defects | Partial 1/2 crown due to crowding with below average annual twig growth. Some medium to fine deadwood in crown. | |
| X | 848 | 24 | Douglas Fir | 100+ x 40 | Fair | Moderate & non-correctable defects | Partial 3/8 crown due to crowding with average annual twig growth. Some medium deadwood on west side of lower crown to remove if retaining. | |
| X | 849 | 30 | Douglas Fir | 100+ x 42 | Good | Moderate & non-correctable defects | Partial 1/2 lower and full asymetric upper crown with average annual twig growth. Large amount of large deadwood on northwest side of lower crown to remove if retaining. | |
| X | 850 | 30 | Douglas Fir | 100+ x 40 | Good | Moderate & non-correctable defects | Partial 1/2 lower and full asymetric upper crown with average annual twig growth. Large amount of large deadwood on north side of lower crown to remove if retaining. | |
| X | 851 | 45 | Douglas Fir | 100+ x 42 | Good | Few & minor or correctable defects | Full crown with average annual twig growth. Two stems at 55'. Prune to improve structure if retaining. | |
| X | 853 | 8 | Douglas Fir | 65 x 12 | Poor | Major defects or problems | Subdominant tree with thin partial 1/4 crown due to crowding. Below average annual twig growth. POOR SPECIMEN MARGINAL FOR PRESERVATION. | |
| X | 854 | 16 | Douglas Fir | 100+ x 16 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with below average annual twig growth. | |
| X | 855 | 22 | Douglas Fir | 100+ x 35 | Fair | Moderate & non-correctable defects | Partial 1/8 & 1/8 lower crown with a nearly full upper crown. Below average annual twig growth. | |
| X | 856 | 22 | Douglas Fir | 90 x 18 | Poor | Moderate & non-correctable defects | Very thin partial 1/4 crown due to crowding with below average annual twig growth. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | |
| X | 857 | 29 | Douglas Fir | 100+ x 30 | Fair | Moderate & non-correctable defects | Partial 1/3 lower and full upper crown with well below average annual twig growth. | |
| | 858 | 35 | Ponderosa Pine | 100+ x 25 | Good | Moderate & non-correctable defects | Partial 1/2 lower with full upper crown. Average annual twig growth with some deadwood in lower crown to be removed if retaining. | A |
| X | 859 | 40 | Douglas Fir | 100+ x 50 | Good | Moderate & non-correctable defects | 2 stems at 3' with a partial 3/4 crown due to crowding. Below average annual twig growth. Some deadwood in lower crown to remove if retaining. | |
| X | 860 | 26 | Douglas Fir | 100+ x 18 | Fair | Moderate & non-correctable defects | Partial 1/4 crown due to crowding with below average annual twig growth. Some medium to fine deadwood to remove if retaining. | |
| X | 861 | 24 | Douglas Fir | 100+ x 32 | Fair | Moderate & non-correctable defects | Thin partial 1/4 crown due to crowding with below average annual twig growth. | |
| X | 862 | 27 | Douglas Fir | 100+ x 35 | Fair | Few & minor or correctable defects | Full asymetric crown due to crowding with below average annual twig growth. | |
| | 863 | 17 | Douglas Fir | 100+ x 30 | Fair | Moderate & non-correctable defects | Partial 1/3 lower and full upper crown. Below average annual twig growth. | B |
| X | 864 | 14 | Douglas Fir | 95 x 14 | Fair | Moderate & non-correctable defects | Partial 1/4 lower with full upper crown due to crowding. Below average annual twig growth. | |
| | 865 | 22 | Douglas Fir | 100+ x 25 | Good | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood to remove if retaining. | B |
| | 866 | 11 | Douglas Fir | 100+ x 20 | Poor | Moderate & non-correctable defects | Partial 1/8 very narrow crown due to crowding with poor annual twig growth and a light amount of deadwood. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | A |
| | 867 | 11 | Douglas Fir | 55 x 16 | Fair | Moderate & non-correctable defects | Partial 1/4 crown due to crowding with average annual twig growth. Some medium deadwood to remove if retaining. | B |

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12/27/2022

## 9600 Boeckman Rd Tree Assessment

| | Tag No. | Dia. Inches | Species | Est Ht x Crown Width(ft) | Health | Condition | Comments | Retain A or B |
|---|---|---|---|---|---|---|---|---|
| | 868 | 26 | Douglas Fir | 100+ x 45 | Fair | Moderate & non-correctable defects | Partial 1/3 lower and nearly full upper crown with average annual twig growth. Moderate amount of medium to large deadwood to remove if retaining. | B |
| X | 869 | 13 | Pacific Madrone | 35 x 30 | Good | Moderate & non-correctable defects | Wound on south side at 3'. Asymetrical crown with good leaf size and annual twig growth. Some structural issues could be improved with pruning. | |
| | 870 | 24 | Douglas Fir | 100+ x 30 | Fair | Moderate & non-correctable defects | Partial 1/4 crown due to crowding with below average annual twig growth. Some medium deadwood to remove if retaining. | A |
| | 871 | 28 | Douglas Fir | 100+ x 50 | Good | Moderate & non-correctable defects | Partial 1/4 lower and full upper crown due to crowding. Average annual twig growth wth a large amount of medium to large deadwood to remove if retaining. | A |
| | 872 | 12 | Douglas Fir | 70 x 25 | Fair | Moderate & non-correctable defects | Subdominant tree with partial 1/4 crown due to crowding. Average annual twig growth. Light amount of medium to fine deadwood in crown. | A |
| | 873 | 24 | Oregon White Oak | 85 x 30 | Good | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with good annual twig growth and average leaf size. Some fine deadwood in upper crown suggests some insect or health issue that should be further investigated if it is retained. | A |
| | 874 | 17 | Oregon White Oak | 85 x 30 | Good | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with average annual twig growth and average leaf size. Some large deadwood to remove if retaining. | A |
| | 875 | 14 | Douglas Fir | 70 x 25 | Fair | Moderate & non-correctable defects | Partial 2/3 crown due to crowding with average annual twig growth. Light amount of medium deadwood to remove if retaining. | A |
| | 876 | 30 | Douglas Fir | 100+ x 50 | Good | Moderate & non-correctable defects | Partial 1/2 lower and full upper crown due to crowding with average annual twig growth. Some light deadwood in crown. | A |
| | 877 | 22 | Douglas Fir | 100+ x 37 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with poor annual twig growth. Some medium deadwood to remove if retaining. | A |
| | 878 | 10 | Douglas Fir | 70 x 16 | Fair | Moderate & non-correctable defects | Subdominant tree with partial 1/3 crown due to crowding. Below average annual twig growth with some light deadwood in lower crown. | A |
| | 879 | 13 | Douglas Fir | 85 x 16 | Poor | Major defects or problems | Partial 1/2 very thin crown due to crowding with poor annual twig growth. Some light deadwood. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | A |
| | 880 | 24 | Douglas Fir | 100+ x 28 | Fair | Moderate & non-correctable defects | Partial 1/8 lower and 1/2 partial upper crown due to crowding. Average annual twig growth with some medium deadwood to remove if retaining. | A |
| | 881 | 24 | Oregon White Oak | 85 x 43 | Good | Moderate & non-correctable defects | Partial 2/3 crown due to crowding with good annual twig growth and leaf size. 2 stems at 6.5.' Crown is off center and heavy to south. Prune to balance and improve structure. | A |
| | 882 | 13 | Douglas Fir | 50 x 25 | Poor | Moderate & non-correctable defects | Partial 3/4 crown due to crowding with very poor annual twig growth and with a moderate amountd of medium to fine deadwood. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | A |
| | 883 | 23 | Douglas Fir | 100 x 16 | DYING | DYING | Nearly dead. Top 40' is dead. Dying tree is a POTENTIAL HAZARD, DO NOT PRESERVE. | A |
| | 884 | 23 | Oregon White Oak | 70 x 38 | Fair | Moderate & non-correctable defects | Partial 1/2 crown due to crowding with average leaf size and annual twig growth. 2 stems at 6' and some medium deadwood to remove if retaining. Prune to improve structure. | A |
| | 885 | 17 | Douglas Fir | 80 x 20 | Poor | Major defects or problems | Weak connection at base and partial 1/4 crown due to crowding. Poor annual twig growth and some medium deadwood in crown. POOR SPECIMEN, DO NOT PRESERVE. | A |
| | 886 | 24 | Douglas Fir | 95 x 25 | Poor | Major defects or problems | Thin partial 2/3 crown due to crowding with poor annual twig growth. Clearly declining health with med to large deadwood in mid crown. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | A |
| | 887 | 17 | Douglas Fir | 85 x 25 | Poor | HAZARD REMOVE | Partial 1/2 crown due to crowding with major wound and exposed internal decay on south side from 0' to 6'. HAZARD REMOVE. | A |
| | 888 | 17 | Douglas Fir | 75 x 25 | Poor | Major defects or problems | Thin partial 1/3 crown due to crowding with very poor annual twig growth. Some medium to large deadwood in lower crown. Serious decline in health and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION. | A |
| | 889 | 17 | Douglas Fir | 80 x 25 | Poor | Major defects or problems | Thin partial 1/4 crown due to crowding with very poor annual twig growth. Moderate amount of medium to fine deadwood throughout crown. Serious decline in health and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION. | A |
| | 890 | 21 | Douglas Fir | 100+ x 35 | Poor | Major defects or problems | Small thin full crown due to crowding with poor annual twig growth. Large amount of large deadwood. Serious decline in health and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION. | A |
| | 891 | 21 | Douglas Fir | 100+ x 18 | Poor | Major defects or problems | Small thin crown due to crowding with poor annual twig growth. Serious decline in health and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION. | A |
| | 892 | 21 | Douglas Fir | 85 x 25 | Poor | Major defects or problems | Thin partial 1/3 crown due to crowding. Poor annual twig growth. Serious decline in health and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION. | A |
| | 893 | 22 | Douglas Fir | 100+ x 25 | Poor | Major defects or problems | Narrow thin nearly full crown with poor annual twig growth. Serious decline in health and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION. | |
| | 894 | 24 | Douglas Fir | 100+ x 35 | Poor | Major defects or problems | Thin full crown with poor annual twig growth. Top is dying back and has fine deadwood throughout crown, Serious decline in health and condition. POOR SPECIMEN MARGINAL FOR PRESERVATION. | B |
| | 895 | 22 | Douglas Fir | 100+ x 32 | Fair | Moderate & non-correctable defects | Partial 2/3 crown due to crowding with below average annual twig growth. Moderate amount of medium to large deadwood to remove if retaining. | B |
| | 896 | 22 | Douglas Fir | 85 x 32 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with average annual twig growth. Top is split with a dead side stem attached. Prune to remove deadwood and improve structure if retaining. | A |
| | 897 | 27 | Douglas Fir | 100+ x 35 | Poor | Major defects or problems | Thin full crown with dead top. Dying and serious decline in condition. POOR SPECIMEN MARGINAL FOR PRESERVATION. | A |
| X | 900 | 13 | Douglas Fir | 65 x 20 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding. Below average annual twig growth. | |
| X | 901 | 6 | Scouler Willow | 23 x 12 | Very Poor | DYING HAZARD | Open wound exposes internal decay at 1' to 3'. Dead top and bark is sloughing off from 5' to top. DYING, HAZARD REMOVE. | |
| X | 902 | 8 | Douglas Fir | 35 x 10 | Fair | Major defects or problems | Subdominant tree with partial 1/8 crown due to crowding. Below average annual twig growth. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | |
| | 903 | 13 | Douglas Fir | 55 x 20- | Fair | Moderate & non-correctable defects | Partial 2/3 crown due to crowding with below average annual twig growth. | |
| | 904 | 14 | Oregon Ash | 45 x 21 | Fair | Moderate & non-correctable defects | Nearly full narrow crown due to crowding. Top leans 15° to 25° to north. Average annual leaf size and twig growth. May require inspection and pruning to improve structure if retained. | |
| | 905 | 14 | Oregon Ash | 60 x 24 | Good | Few & minor or correctable defects | Full upper and partial lower crown due to crowding. Good annual leaf size and twig growth. | A |
| | 906 | 12 | Oregon Ash | 80 x 20 | Good | Moderate & non-correctable defects | 2 co-dominant stems at 30' with nearly full asymetric crown. Average annual leaf size and twig growth. Some medium size deadwood to be removed if area beneath it is developed. | A |
| | 907 | 10 | Oregon Ash | 75 x 18 | Fair | Moderate & non-correctable defects | 2 co-dominant stems at 40' with partial, 2/3 crown due to crowding. Average annual leaf size and twig growth. | A |
| | 908 | 15 | Oregon Ash | 70 x 30 | Good | Moderate & non-correctable defects | Partial 2/3 crown due to crowding is off balance and heavy to north. Good annual leaf size and twig growth. | A |
| | 909 | 11 | Oregon Ash | 75 x 20 | Good | Few & minor or correctable defects | Nearly full narrow crown due to crowding. Good annual leaf size and twig growth. | A |
| | 910 | 8 | Oregon Ash | 80 x 18 | Good | Few & minor or correctable defects | Nearly full narrow crown due to crowding. Good annual leaf size and twig growth. | A |
| | 911 | 8 | Oregon Ash | 80 x 15 | Good | Few & minor or correctable defects | Nearly full narrow crown due to crowding. Good annual leaf size and twig growth. | A |
| | 912 | 8 | Oregon Ash | 75 x 20 | Fair | Moderate & non-correctable defects | Partial crown due to crowding with below average annual twig growth. Top broken out at 60' and may need pruning to improve structure. | A |
| | 913 | 11 | Oregon Ash | 20 x 5 | Poor | Major defects or problems | Top broken out at 20' with a small amount of sucker growth from trunk. TREE DESTROYED, DO NOT PRESERVE. | A |
| | 914 | 7 | Oregon Ash | 28 x 2 | Poor | Major defects or problems | Top broken out at 28' with a small amount of sucker growth from trunk. TREE DESTROYED, DO NOT PRESERVE. | A |
| | 915 | 15 | Oregon Ash | 80 x 25 | Fair | Few & minor or correctable defects | Nearly full asymetric crown with average annual leaf size and twig growth. Some stubs from ice storm broken branches. | A |
| | 916 | 11 | Oregon Ash | 80 x 25 | Good | Moderate & non-correctable defects | Partial crown due to crowding with good annual leaf size and twig growth. Off balance and heavy to north. Some stubs from ice storm broken branches. | A |
| | 917 | 14 | Oregon Ash | 80 x 25 | Good | Moderate & non-correctable defects | Partial crown due to crowding with good annual leaf size and twig growth. Off balance and heavy to north. Some stubs from ice storm broken branches. | A |
| | 918 | 5, 4 | Common Hawthorne | 30 x 20 | Poor | Major defects or problems | Partial crown due to crowding. Off balance to west. INVASIVE SPECIES & POOR SPECIMEN, DO NOT PRESERVE. | A |
| | 5000 | 15 | Oregon White Oak | 60 x 45 | Good | Few & minor or correctable defects | Full crown with good annual leaf size and twig growth. Some medium to fine deadwood to remove. | |
| | 5002 | 17 | Douglas Fir | 0 x 0 | DEAD | DEAD | Broken off lower trunk. TAKEN DOWN & REMOVED. | B |
| | 5003 | 48 | Ponderosa Pine | 100+ x 40 | Good | Few & minor or correctable defects | Full crown with good annual twig growth. Some medium deadwood to remove. | A |
| | 5011 | 9 | Bird Cherry | 50 x 15 | Very Poor | Moderate & non-correctable defects | Partial very small crown due to crowding. Sapsucker damage has nearly girdled trunk. Large amount of deadwood. VERY POOR SPECIMEN, DO NOT PRESERVE. | A |
| | 5012 | 13 | Oregon White Oak | 50 x 20 | Fair | Moderate & non-correctable defects | Partial asymetric crown with below average annual twig growth and leaf size. | A |
| X | 5042 | 27, 18 | Oregon White Oak | 85 x 75 | Good | Moderate & non-correctable defects | 2 stems at 30". Crown off balance to east with some medium and large deadwood to remove. Prune to balance and improve structure. Cable two stems together if retaining. | |
| | 5043 | 48 | Ponderosa Pine | 100+ x 47 | Good | Moderate & non-correctable defects | Full asymetric crown due to crowding with average annual twig growth. Some recently dead branches and some large deadwood throughout crown to remove if retaining. | |
| | 5044 | 14 | Oregon Ash | 90 x 37 | Good | Moderate & non-correctable defects | Partial 3/4 crown due to crowding with good leaf size and annual twig growth. Some medium to fine deadwood throughout crown. | |
| | 5129 | 12 | Oregon Ash | 80 x 23 | Fair | Moderate & non-correctable defects | Full asymetric crown with chlorotic leaves, below average leaf size and annual twig growth indicates current health problems. May improve with care. | |
| | 5130 | 14 | Oregon Ash | 80 x 40 | Fair | Moderate & non-correctable defects | Full asymetric crown with below average leaf size and annual twig growth. Tree has some structural problems that can be improved with pruning. | |
| X | 5132 | 24 | Oregon White Oak | 0 X 0 | DEAD | DEAD | 15' stump lying on ground due to being toppled by winter ice storm. | |
| | 5133 | 23 | Oregon White Oak | 8 x 0 | DEAD | DEAD | Trunk broken off at 8', only stump remains. REMOVE STUMP. | |
| | 6604 | 34 | Douglas Fir | 100+ x 45 | Very Poor | Major defects or problems | Nearly full asymetric very thin crown with very poor annual twig growth. Tree in serious decline, likely due to saturated soil in wetland. Medium to fine deadwood throughout crown. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | |
| | 6612 | | NO TREE | | | NO TREE | No tree at this location | |
| | 6616 | 12 | Oregon Ash | 75 x 30 | DYING | DYING HAZARD | Wounds extensive internal decay exposed from 0' to 7' across over 50% of circumference. DYING, HAZARD, REMOVE. | |

## 9600 Boeckman Rd Tree Assessment

| | Tag No. | Dia. Inches | Species | Est Ht x Crown Width(ft) | Health | Condition | Comments | Retain A or B |
|---|---|---|---|---|---|---|---|---|
| | 6587 | 17 | Oregon Ash | 80 x 25 | Fair | Moderate & non-correctable defects | Partial 2/3 crown due to crowding with average annual leaf size and twig growth. Some large to medium deadwood to remove if area beneath it is improved. | A |
| | 6597 | 11 | Oregon White Oak | 90 x 20 | Fair | Moderate & non-correctable defects | Partial 1/8 & 1/8 crown due to crowding with average annual leaf size and twig growth. | A |
| X | 50346 | 32 | Douglas Fir | 85 x 35 | Very Poor | Dying Hazard | Thin partial 3/4 crown due to crowding with very poor annual twig growth. Top was broken out and remaining top is dying with large amount of deadwood throughout crown. Dying tree is a POTENTIAL HAZARD REMOVE. | |
| | 50347 | 26 | Douglas Fir | 95 x 35 | Good | Moderate & non-correctable defects | Partial lower and full upper crown due to crowding. Below average annual twig growth. Leans to northwest at 8° to 10°. | A |
| | 50348 | 9 | Douglas Fir | 25 x 18 | Fair | Moderate & non-correctable defects | Partial crown due to crowding with below average annual twig growth. POOR SPECIMEN MARGINAL FOR PRESERVATION. | A |
| | 50349 | 34 | Ponderosa Pine | 100+ x 40 | Good | Moderate & non-correctable defects | Partial lower and full upper crown with average annual twig growth. Top broken out and recently dead branches on north side indicates some potential health problem. May improve with care. | A |
| | 50350 | 24 | Douglas Fir | 100+ x 40 | Good | Moderate & non-correctable defects | Partial crown due to crowding with below average annual twig growth. Some medium to fine deadwood to remove if retaining. | A |
| | 50351 | 35 | Douglas Fir | 100+ x 35 | Fair | Moderate & non-correctable defects | Partial crown due to crowding with below average annual twig growth. Light amount of fine deadwood throughout crown. | A |
| | 50361 | 41 | Ponderosa Pine | 100+ x 50 | Good | Few & minor or correctable defects | Full crown with average annual twig growth. Moderate amount of medium to large deadwood to remove is retaining. | B |
| | 50363 | No Tree | NO TREE | | NO TREE | | No tree at this location. | |
| | 50364 | No Tree | NO TREE | | NO TREE | | No tree at this location. | |
| X | 50395 | 36 | Ponderosa Pine | 100+ x 35 | Good | Few & minor or correctable defects | Full crown with good annual twig growth. Some medium to large deadwood to remove if retaining. | |
| X | 50396 | 19 | Ponderosa Pine | 75 x 20 | Fair | Moderate & non-correctable defects | Partial 1/2 crown due to crowding with average annual twig growth. Some recently dead branches in crown. | |
| X | 50397 | 19 | Douglas Fir | 75 x 30 | Fair | Moderate & non-correctable defects | Subdominant tree with partial 2/3 crown due to crowding and good annual twig growth. | |
| X | 50398 | 19 | Douglas Fir | 90 x 27 | Fair | Few & minor or correctable defects | Full crown with below average annual twig growth. | |
| X | 50399 | 21 | Oregon White Oak | 75 x 30 | Good | Moderate & non-correctable defects | Full asymetric crown is off balance and heavy to south. Some large, medium to fine deadwood in crown. Prune to improve structure if retaining. | |
| X | 50400 | 42 | Ponderosa Pine | 100+ x 45 | Good | Few & minor or correctable defects | Full crown with average annual twig growth. Some medium to large deadwood to remove if retaining. | |
| | 50402 | 15, 13 | Oregon Ash | 85 x 42 | Good | Moderate & non-correctable defects | 2 stems at 3', full asymetric crown is off balance to south. Some medium deadwood. Good leaf size and annual twig growth. Prune to improve structure and remove deadwood. | |
| | 50403 | 17 | Oregon White Oak | 80 x 35 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with average leaf size and annual twig growth. Prune to improve structure and balance. | |
| X | 50404 | 17 | Oregon White Oak | 85 x 40 | Good | Moderate & non-correctable defects | Full asymetric crown with average leaf size and annual twig growth. Some medium to large deadwood to remove if retaining. | |
| X | 50405 | 12 | Oregon Ash | 70 x 27 | Poor | HAZARD REMOVE | Large open wound that exposes internal decay from 0' to 3'. Partial crown due to crowding. Some large deadwood. Poor specimen and not sound due to decay. HAZARD REMOVE. | |
| X | 50406 | 12, 9 | Bird Cherry | 65 x 30 | Fair | Moderate & non-correctable defects | Full crown with 2 stems at ground. Thin crown, average size wilted leaves due drought and average annual twig growth. May improve with care. | |
| | 50407 | 24 | Douglas Fir | 100+ x 40 | Fair | Moderate & non-correctable defects | Partial 1/2 lower crown and full upper crown. Average annual twig growth with large, medium and fine deadwood to remove if retaining. | |
| X | 50408 | 15 | Bigleaf Maple | 60 x 40 | Fair | Moderate & non-correctable defects | Full crown with dead top. Below average annual twig growth and average leaf size may be due to drought. Prune to remove deadwood. | |
| X | 50409 | 32 | Ponderosa Pine | 100+ x 40 | Good | Moderate & non-correctable defects | Partial 3/4 asymetric crown due to crowding with good annual twig growth. Some large, medium and fine deadwood to remove if retaining. | |
| X | 50410 | 23 | Douglas Fir | 100+ x 42 | Good | Moderate & non-correctable defects | Partial 7/8 asymetrical crown due to crowding with average annual twig growth. Some medium to fine deadwood. | |
| X | 50412 | 15 | Douglas Fir | 100+ x 23 | Fair | Moderate & non-correctable defects | Partial 2/3 crown due to crowding with below average annual twig growth. Medium to fine deadwood to remove if retaining. | |
| X | 50413 | 20 | Douglas Fir | 100+ x 30 | Fair | Moderate & non-correctable defects | Partial 2/3 lower and full upper crown due to crowding with average annual twig growth. Some medium to fine deadwood to remove if retaining. | |
| X | 50474 | 28 | Douglas Fir | 100+ x 35 | Good | Few & minor or correctable defects | Full crown with below average annual twig growth. Moderate amount of medium to fine deadwood to remove if retaining. | |
| | 50476 | 35 | Douglas Fir | 100+ x 45 | Good | Few & minor or correctable defects | Partial 2/3 lower and nearly full upper crown with good annual twig growth. Moderate amount of large, medium and fine deadwood to remove if retaining. | B |
| X | 50476 B | 16 | Douglas Fir | 90 x 32 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with below average annual twig growth. Some medium to large deadwood to remove if retaining. | A |
| | 50476 C | 17 | Douglas Fir | 100 x 32 | Fair | Moderate & non-correctable defects | Partial 1/4 crown due to crowding with below average annual twig growth. Some medium to large deadwood to remove if retaining. | A |
| | 50479 | 24 | Douglas Fir | 100+ x 35 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood to remove if retaining. | B |
| | 50479 B | 11 | Douglas Fir | 60 x 16 | Poor | Moderate & non-correctable defects | Subdomiant tree with partial 1/4 crown due to crowding with below average annual twig growth. Serious declining health with significant deadwood. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | B |
| | 50479 C | 7 | Douglas Fir | 50 x 12 | Poor | Major defects or problems | Subdominant tree with 1/8 crown due to crowding with very poor annual twig growth. Seriously declining health with significant deadwood. POOR SPECIMEN, MARGINAL FOR PRESERVATION. | A |
| | 50479 D | 6 | Douglas Fir | 35 x 0 | DEAD | DEAD | DEAD TREE, REMOVE. | |
| | 50483 | 25 | Douglas Fir | 100+ x 28 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with average annual twig growth. Moderate amount of medium to fine deadwood to remove if retaining. | B |
| | 50483 B | 25 | Douglas Fir | 100+ x 45 | Good | Moderate & non-correctable defects | Partial 2/3 crown due to crowding with below average annual twig growth. Moderate amount of medium to find deadwood to remove if retaining. | B |
| | 50483 C | 19 | Douglas Fir | 100+ x 28 | Fair | Moderate & non-correctable defects | Partial 1/4 crown due to crowding with below average annual twig growth. Some fine deadwood. | B |
| | 50487 | 16 | Douglas Fir | 100+ x 25 | Fair | Moderate & non-correctable defects | Partial 1/4 crown due to crowding with below average annual twig growth. Some fine deadwood. | A |
| | 50487 B | 18 | Douglas Fir | 100+ x 28 | Fair | Moderate & non-correctable defects | Partial 1/3 crown due to crowding with below average annual twig growth. Some medium to large deadwood to remove if retaining. | A |
| | 50487 C | 7 | Douglas Fir | 25 x 10 | Poor | Major defects or problems | Subdominant tree with 1/2 crown due to crowding and below average annual twig growth. Moderate amount of medium deadwood. POOR SPECIMEN MARGINAL FOR PRESERVATION. | A |
| | 50487 D | 22 | Douglas Fir | 100+ x 32 | Fair | Moderate & non-correctable defects | Partial 2/3 crown due to crowding with below average annual twig growth. Moderate amount of medium to find deadwood to remove if retaining. | A |
| | 50490 | 30 | Douglas Fir | 100+ x 40 | Fair | Moderate & non-correctable defects | Full crown with below average annual twig growth. Moderate amount of medium to fine deadwood to remove if retaining. | A |
| | 50496 | 41 | Douglas Fir | 100+ x 50 | Good | Few & minor or correctable defects | Full crown with average annual twig growth. Some medium to large deadwood to remove if retaining. | A |
| | 70824 | 19 | Douglas Fir | 100+ x 35 | Fair | Moderate & non-correctable defects | Partial 1/4 lower and full upper crown due to crowding. Below average annual twig growth with a moderate amount of medium to large deadwood to remove if retaining. | |
| | 70824 B | 20 | Douglas Fir | 100+ x 35 | Fair | Moderate & non-correctable defects | Partial 1/4 lower and full upper crown due to crowding. Below average annual twig growth with a moderate amount of medium to large deadwood to remove if retaining. | |

Notes: Retain A = Retain without aeration, Retain B = Retain with aeration



| no. | revision | date |
|---|---|---|
| 1 | SAVE TREES 5000 AND 50403 | 11-11-22 |
| | SITE DESIGN REVIEW RESUBMITTAL | 7-8-22 |

18003 job no.
EM drawn
BW checked
11-11-22 date

REGISTERED ARCHITECT
LANCE MUELLER
SEATTLE, WA.
1491
STATE OF OREGON

BUILDING W5
99XX SW Boeckman Rd.
Wilsonville, OR 97070

TREE REPORT

LANCE MUELLER & ASSOCIATES
ARCHITECTS AIA
130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553

sheet
TR-2

# IN THE NW 1/4 SECTION 14, T.3S., R.1W., W.M.
# CITY OF WILSONVILLE,
# CLACKAMAS COUNTY, OREGON

CITY OF WILSONVILLE PLANNING DIVISION CASE FILE: AR20-0044
JUNE 9, 2021
SURVEY FOR: W-4 LLC

**PARTITION PLAT NO.** 2022-054

**HELD 'B'** 2-1/2" BRONZE DISK IN MONUMENT BOX MARKED "CITY OF WILSONVILLE, BOECKMAN ROAD CL, PLS 53760" [S8] (MONUMENT TIED IN 2016). FORMERLY 3/4" IRON PIPE, PER S11. 5/8" IR W/YPC MKD. "OBEC" [S13], SET IN 2018 (NOT HELD FOR N. 1/6TH CORNER)

**HELD** NW COR. OF THE NE1/4 OF THE NW1/4, SECTION 14, POSITION HELD 1330.01' AS MEASURED ALONG SW BOECKMAN ROAD CENTERLINE FROM MONUMENT 'A' PER S7. MEASURES S88°38'29"E, 0.59' (0.57')S13 FROM MONUMENT 'B'.

**HELD 'E'** 5/8" IR W/YPC MKD. "LS 1332", DOWN 0.8' [P3]

CLACKAMAS COUNTY SURVEYOR T 3 S R 1 W 1/4 S 11 S 14 2008 UNLAWFUL TO DISTURB

**HELD 'A'** NORTH 1/4 CORNER, SECTION 14, 3-1/4" BRASS DISK IN MONUMENT BOX PER U.S.B.T. 2008-120

**DETAIL 1**
SCALE: 1" = 5'

**DETAIL 'F'** ON PAGE 3

**INITIAL POINT**

SEE PLAT DETAILS ON PAGES 2 & 3

| CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | LONG CHORD |
| C1 | 3.79' | 25.00' | 8°41'34" | S 84°17'42" E 3.79' |
| C2 | 9.61' | 803.50' | 0°41'07" | N 12°42'16" W 9.61' |
| C3 | 2.58' | 803.50' | 0°11'01" | N 13°51'09" W 2.58' |
| C4 | 142.38' | 856.50' | 9°31'28" | N 9°10'56" W 142.21' |
| C5 | 242.79' | 856.50' | 16°14'29" | N 4°22'10" E 241.98' |
| C6 | 6.53' | 856.50' | 0°26'13" | N 13°22'42" E 6.53' |
| C7 | 158.42' | 803.50' | 11°17'48" | N 7°56'55" E 158.16' |
| C8 | 87.80' | 803.50' | 6°15'39" | N 1°32'41" W 87.76' |
| C9 | 116.62' | 270.00' | 24°44'51" | N 13°43'57" E 115.72' |
| C10 | 76.59' | 70.00' | 62°41'17" | S 5°14'19" E 72.82' |

| RECORD CURVE DATA PER D2 | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | LONG CHORD |
| C1 | 3.79' | 25.00' | 8°41'34" | N 84°17'17" W 3.79' |

| RECORD CURVE DATA PER D3 | | | | |
|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | LONG CHORD |
| C2 | 9.63' | 803.50' | – | S 12°41'58" E 9.63' |
| C3 | 2.56' | 803.50' | – | S 13°50'50" E 2.56' |
| C4 | 142.39' | 856.50' | – | S 9°10'34" E 142.22' |
| C5 | 242.82' | 856.50' | – | S 4°22'38" W 242.01' |
| C6 | 6.53' | 856.50' | – | S 13°23'11" W 6.53' |
| C7 | 158.44' | 803.50' | – | S 7°57'20" W 158.18' |
| C8 | 87.90' | 803.50' | – | S 1°32'26" E 87.86' |

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
SEPTEMBER 10, 2019
BRIAN LEGGS
77667PLS
RENEWS: DEC. 31, 2022

GRAPHIC SCALE
100 0 50 100
1 INCH = 100 FEET

SHEET 1 OF 4

*LEGEND:*

- FOUND MONUMENT AS NOTED
- FOUND 5/8" IR W/YPC MKD. "OBEC", SET IN S13
- SET 5/8"x30" IR W/YPC MKD. "ANDY PARIS & ASSOC, INC." ON 10/20/21
- SET 1-5/32" COPPER DISK MKD. "PARIS & ASSOC." ON 10/20/21
- SET 5/8"x30" IR W/ ALUMINUM CAP MKD. "ANDY PARIS & ASSOC. INC" ON 10/20/21

D1 FEE NO. 2006-032934
D2 FEE NO. 2006-050621
D3 FEE NO. 2016-005508
D4 FEE NO. 2016-005509
D5 FEE NO. 2016-065035
D6 FEE NO. 2016-022826
D7 FEE NO. 2013-045155
P1 "BOBERG" (PLAT NO. 174)
P2 PARTITION PLAT NO 1990-083
P3 "WILSONVILLE BUISINESS CENTER PHASE 3" (PLAT NO. 3002)
S1 SN 7751
S2 SN 7635
S3 SN 12979
S4 SN 19309
S5 SN 27256
S6 SN 29679
S7 SN 29387
S8 SN 2008-329
S9 SN 2010-187
S10 SN 19392
S11 SN 11402
S12 SN 23243
S13 SN 2018-034
S14 U.S.B.T. 2008-120

IR IRON ROD
IP IRON PIPE
(C) CALCULATED VALUE
HFL HELD FOR LINE
MKD. MARKED
PUE PUBLIC UTILITY EASEMENT
SDE STORM DRAIN EASEMENT FOR, BENEFITS PARCEL 1
SSE SANITARY SEWER EASEMENT, BENEFITS PARCEL 1
TVWD TUALATIN VALLEY WATER DISTRICT
U.S.B.T. UNITED STATES BEARING TREE
SN SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
W/YPC WITH YELLOW PLASTIC CAP
( ) ENCLOSES RECORD DATA
[ ] PROBABLE ORIGIN OF MONUMENT

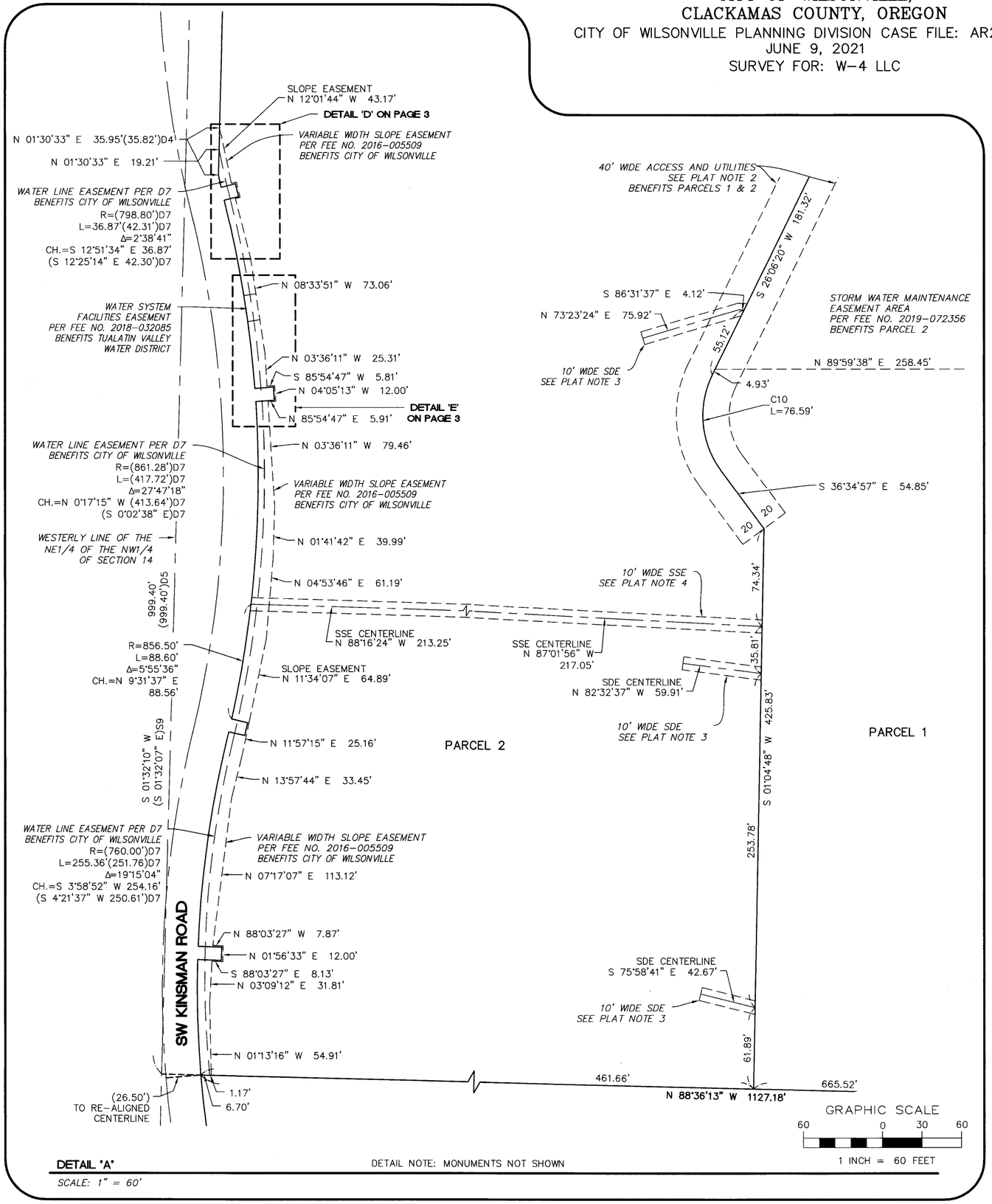

SINCE 1952
ANDY PARIS AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
16057 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503-636-3341
www.andyparis.com


PROJECT: 16168
DRAWING: 16168PP3.DWG
DRAFTED: BL 6/10/21

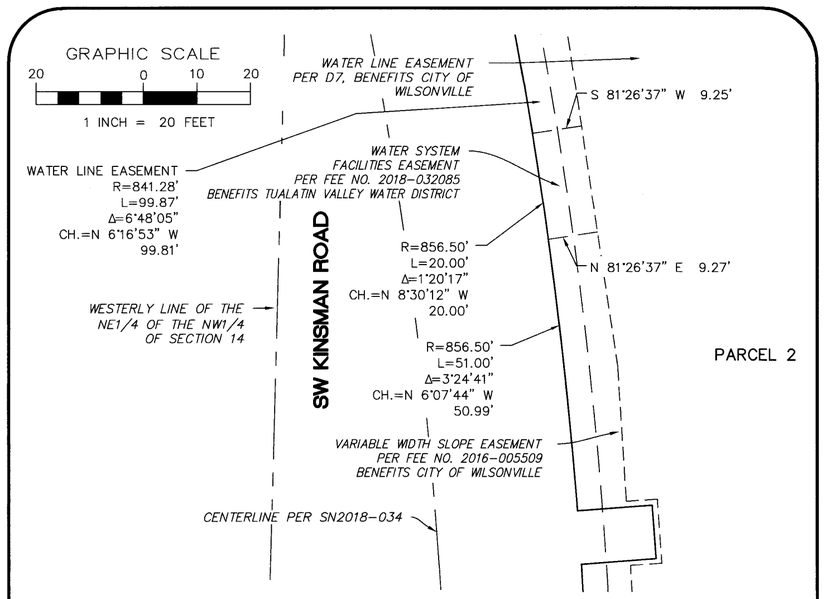
# PARTITION PLAT NO. 2022-054

IN THE NW 1/4 SECTION 14, T.3S., R.1W., W.M.
CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON
CITY OF WILSONVILLE PLANNING DIVISION CASE FILE: AR20-0044
JUNE 9, 2021
SURVEY FOR: W-4 LLC

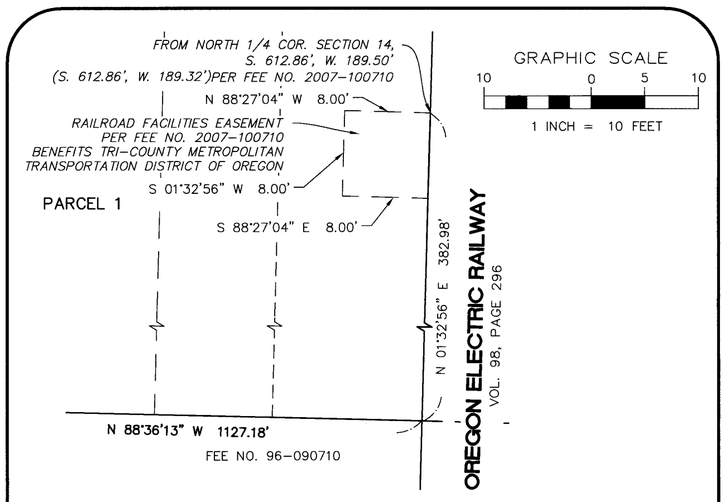
NORTH




**DETAIL 'A'** DETAIL NOTE: MONUMENTS NOT SHOWN
*SCALE: 1" = 60'*




**DETAIL 'B'** DETAIL NOTE: MONUMENTS NOT SHOWN
*SCALE: 1" = 20'*




**DETAIL 'C'** DETAIL NOTE: MONUMENTS NOT SHOWN
*SCALE: 1" = 10'*

SHEET 2 OF 4

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
SEPTEMBER 10, 2019
BRIAN LEGGS
77667PLS
RENEWS: DEC. 31, 2022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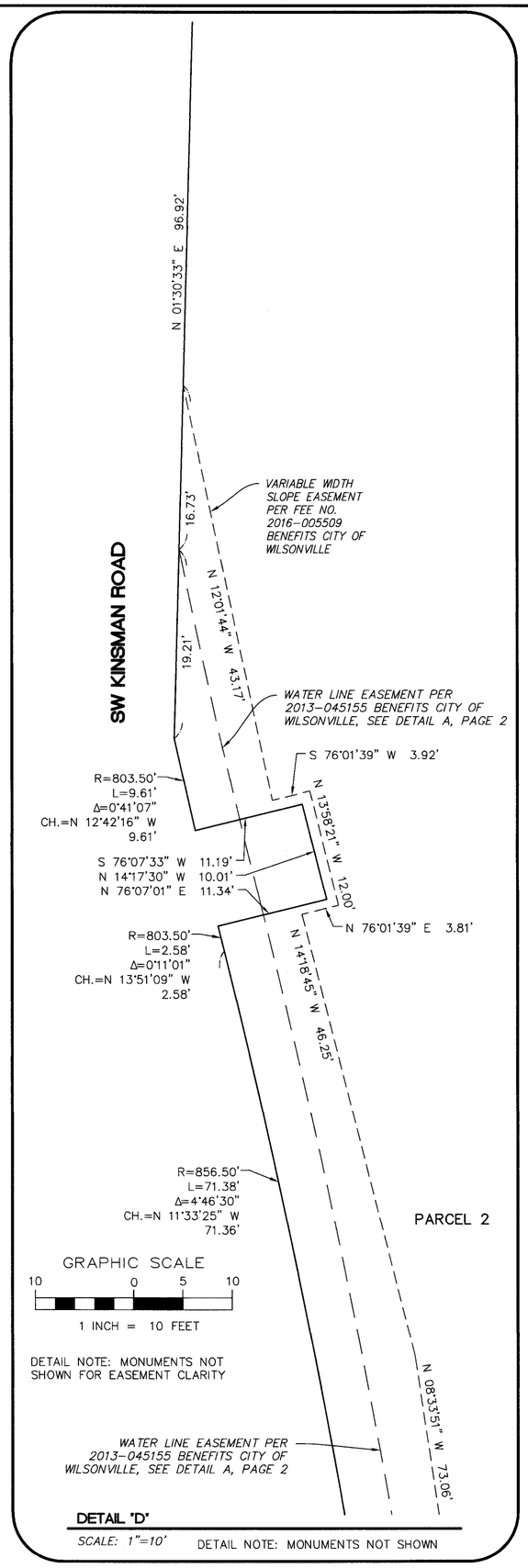
DRAFTED: BL 6/10/21

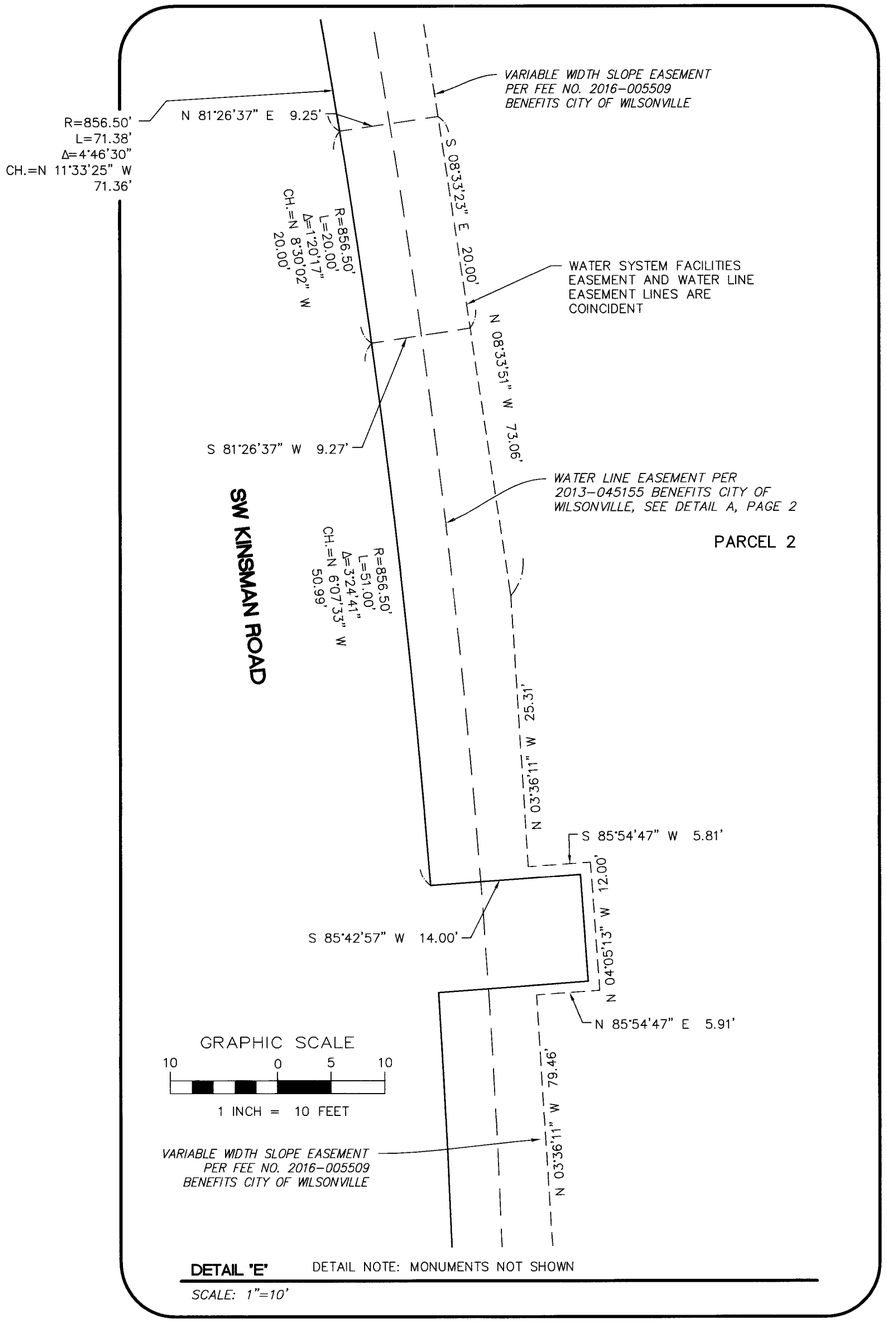
IN THE NW 1/4 SECTION 14, T.3S., R.1W., W.M.
CITY OF WILSONVILLE,
CLACKAMAS COUNTY, OREGON
CITY OF WILSONVILLE PLANNING DIVISION CASE FILE: AR20-0044
JUNE 9, 2021
SURVEY FOR: W-4 LLC

**PARTITION PLAT NO.** 2022-054

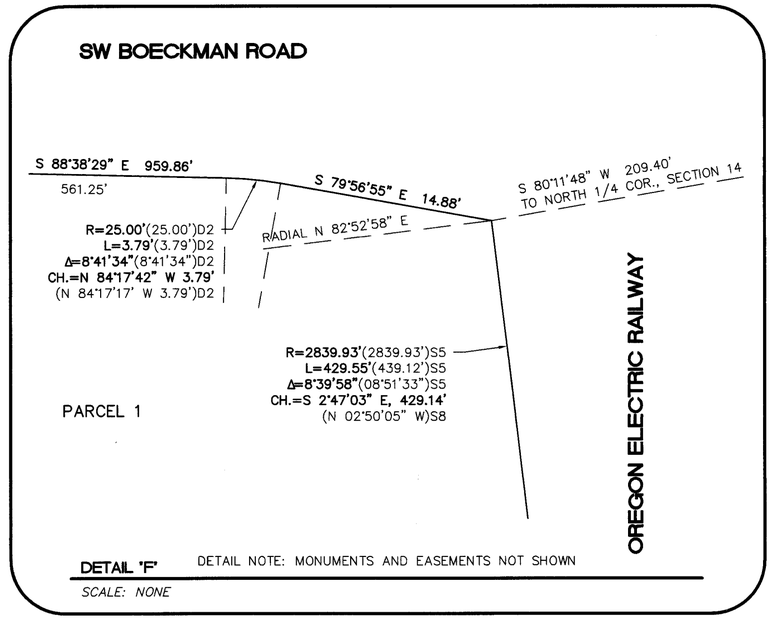
NORTH




**DETAIL 'D'**
SCALE: 1"=10'
DETAIL NOTE: MONUMENTS NOT SHOWN




**DETAIL 'E'** DETAIL NOTE: MONUMENTS NOT SHOWN
SCALE: 1"=10'




**DETAIL 'F'** DETAIL NOTE: MONUMENTS AND EASEMENTS NOT SHOWN
SCALE: NONE

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
SEPTEMBER 10, 2019
BRIAN LEGGS
77667PLS
RENEWS: DEC. 31, 2022



SINCE 1952
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PH: 503-636-3341
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PROJECT: 16168
DRAWING: 16168PP3.DWG
DRAFTED: BL 6/10/21

# PARTITION PLAT NO. 2022-054

## IN THE NW 1/4 SECTION 14, T.3S., R.1W., W.M.
## CITY OF WILSONVILLE,
## CLACKAMAS COUNTY, OREGON

CITY OF WILSONVILLE PLANNING DIVISION CASE FILE: AR20-0044
JUNE 9, 2021
SURVEY FOR: W-4 LLC

### DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT W-4 LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS, SUBJECT TO EASEMENTS AND RESTRICTIONS AS SHOWN OR NOTED HEREON AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON. THIS PLAT CONFORMS TO THE PROVISIONS OF CHAPTER 92 OF THE OREGON REVISED STATUTES.

MAC MARTIN - MEMBER, W-4, LLC

### ACKNOWLEDGEMENT

STATE OF OREGON )
COUNTY OF CLACKAMAS ) S.S.

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 15 DAY OF December, 2021, PERSONALLY APPEARED MAC MARTIN, MEMBER OF W-4 LLC, AND OREGON LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN DID SAY THAT HE IS THE IDENTICAL PERSON NAMED IN THE FOREGOING INSTRUMENT AND THAT HE EXECUTED SAID INSTRUMENT FREELY AND VOLUNTARILY ON BEHALF OF W-4 LLC.

NOTARY SIGNATURE

Keith Adam-Peirce Cata
NOTARY PUBLIC - OREGON

COMMISSION NO. 1010041

MY COMMISSION EXPIRES March 15, 2025

### APPROVALS

APPROVED THIS 15th DAY OF December, 2021

BY: _____
CITY OF WILSONVILLE PLANNING DIRECTOR

APPROVED THIS 16TH DAY OF DECEMBER, 2021

BY: _____
CITY OF WILSONVILLE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS 28TH DAY OF June, 2022

_____
CLACKAMAS COUNTY SURVEYOR; AND CLACKAMAS COUNTY BOARD OF COMMISSIONERS DELEGATE PER COUNTY CODE CHAPTER 11.02

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THRU JUNE 30, 2022.

APPROVED THIS 28 DAY OF June, 2022 ~~2021~~

CLACKAMAS COUNTY ASSESSOR & TAX COLLECTOR

BY: _____
DEPUTY

STATE OF OREGON )
COUNTY OF CLACKAMAS ) S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 28 DAY OF June, 2022

AT 11 O'CLOCK A M.

AS PARTITION PLAT NO. 2022-054

DOCUMENT NO. 2022-037527

SHERRY HALL, CLACKAMAS COUNTY CLERK

BY: _____
DEPUTY

### PURPOSE

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND AS DESCRIBED IN FEE NO. 2016-065035, CLACKAMAS COUNTY DEED RECORDS, PER CITY OF WILSONVILLE CASE FILE NO. AR20-0044.

### BASIS OF BEARINGS

HELD NORTH 88°38'29" WEST ALONG THE CENTERLINE OF SW BOECKMAN ROAD, PER SN 2010-187, FROM MONUMENT **'A'** SET IN S8, TO MONUMENT **'B'** SET IN S14.

### NARRATIVE

THE SOUTHERLY LINE OF THE SUBJECT TRACT WAS HELD PER S1 FROM MONUMENT **'C'** SET IN S1, TO A POINT ON THE WEST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 14, PER D1, BEING 999.40 FEET SOUTHERLY FROM THE CALLED NORTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 14, PER S1. SAID WEST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 14 WAS HELD PER S7 FROM MONUMENT **'H'** SET IN S7, TO A POINT ON THE NORTH LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 14, BEING S88°38'29"E, 0.59 FEET FROM MONUMENT **'B'**.

THE SOUTHEAST CORNER OF THE SUBJECT TRACT WAS HELD PER EXCEPTION DEED D3 PER S1 ON SAID SOUTHERLY LINE AS DESCRIBED ABOVE, AT CALCULATED POINT **'CP1'**, BEING RECORD 171.97 FEET WESTERLY OF SAID MONUMENT **'C'**.

THE SOUTHWEST CORNER WAS RE-ESTABLISHED ON SAID SOUTHERLY LINE BY INTERSECTING AN ARC WITH A RECORD RADIUS OF 803.50 FEET, CONCAVE EASTERLY, HELD PER S13 FROM MONUMENT **'F'** THROUGH MONUMENT **'G'**, BOTH SET IN S13, AND EXTENDING SAID ARC TO THE SOUTHERLY LINE.

THE WESTERLY BOUNDARIES OF SUBJECT TRACT WERE HELD PER S13 BETWEEN ALL MONUMENTS RECOVERED AS SET IN S13, WITH ALL CURVES BEING HELD WITH RECORD RADII BETWEEN MONUMENTS PER S13.

THE WESTERLY LINE OF THE OREGON ELECTRIC RAILWAY CO. RIGHT-OF-WAY WAS HELD FROM SAID CALCULATED POINT **'CP1'** TO A POINT BEING 50.00 FEET WESTERLY OF MONUMENT **'D'**, PER S5. THE RADIUS POINT FOR THE CURVE IN SAID WESTERLY LINE WAS FIXED AT THE INTERSECTION OF A LINE HELD PARALLEL WITH AND 2839.93 FEET WESTERLY OF THE PREVIOUSLY DESCRIBED LINE, WITH A 2889.93-FOOT RADIUS ARC HELD FROM MONUMENT **'E'**. THIS WAS A LOGICAL AND SIMPLE SOLUTION TO RE-ESTABLISHING THE RAILWAY RIGHT-OF-WAY SOUTH OF SW BOECKMAN ROAD. THE RECORDS FOR THE CURVE RADIUS ARE PER S3, S4, S5, S10, & P3. THERE IS NO ACTUAL RECORD OR EXPLANATION FOR THE SURVEYED POSITION OF THE POINT OF CURVATURE ("PC") FOUND IN MY RESEARCH; BERT MASON JR. APPEARS TO ESTABLISH A POINT OF CURVATURE IN S3, WHICH SUBSEQUENT SURVEYS S4, S5, & S10 RETRACE AND HOLD, HOWEVER NONE EXPLAIN HOW OR WHY THE POSITION WAS ESTABLISHED AS THE POINT OF CURVATURE. HOLDING THE "PC" PER S3 RESULTED IN THE CURVE DRIFTING EASTERLY BY AS MUCH AS 2.0 FEET AT MONUMENT **'E'**. VOLUME 98, PAGE 256, CLACKAMAS COUNTY DEED RECORDS STATES THAT THE OREGON ELECTRIC RAILROAD RIGHT-OF-WAY IS 25-FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF THE MAIN LINE TRACK.

THE NORTHERLY LINE OF SUBJECT TRACT WAS HELD PARALLEL WITH AND 38.00 FEET SOUTHERLY OF SW BOECKMAN ROAD CENTERLINE; SAID CENTERLINE WAS HELD PER S8 & EXCEPTION DEED D2 FROM MONUMENT **'A'** TO MONUMENT **'B'** SET IN S13. PER D2, I HELD CURVE NO. 'C1' TANGENT TO SAID NORTH LINE, FIXED WITH RECORD RADIUS OF 25.00-FEET, LENGTH OF 3.79-FEET, AND DELTA OF 8°41'34". PER S8, I HELD THE WESTERLY "PC" OF SAID CURVE ON SAID NORTH LINE, AT A POINT BEING N88°38'29"W, 223.90 FEET, AND S01°21'31"W, 38.00 FEET, FROM MONUMENT **'A'** (WHICH POINT ALSO FIT RECORD D2 BY AS CLOSE AS 0.03 FEET, NOT SHOWN IN THIS SURVEY). PER D2, I HELD A LINE TANGENT TO SAID FIXED CURVE AND RAN EASTERLY TO THE WESTERLY LINE OF THE OREGON ELECTRIC RAILWAY TO RE-ESTABLISH THE NORTHEAST CORNER OF SUBJECT TRACT.

### PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF WILSONVILLE PLANNING DIVISION CASE FILE NO. AR20-0044.
2. A SHARED UTILITY AND ACCESS AGREEMENT FOR THE ACCESS & UTILITY EASEMENT BENEFITING PARCELS 1 AND 2 AS SHOWN HEREON HAS BEEN RECORDED IN DOCUMENT NO. 2022-037528, CLACKAMAS COUNTY DEED RECORDS.
3. A SHARED UTILITY AND ACCESS AGREEMENT FOR THE STORM DRAIN EASEMENTS BENEFITING PARCEL 1 AS SHOWN HEREON HAS BEEN RECORDED IN DOCUMENT NO. 2022-037528, CLACKAMAS COUNTY DEED RECORDS.
4. A SHARED UTILITY AND ACCESS AGREEMENT FOR THE SANITARY SEWER EASEMENT BENEFITING PARCEL 1 AS SHOWN HEREON HAS BEEN RECORDED IN DOCUMENT NO. 2022-037528, CLACKAMAS COUNTY DEED RECORDS.
5. THIS PLAT MAY BE SUBJECT TO TERMS OF INTENT TO PRESERVE INTEREST AS RECORDED IN FEE NO. 2000-077005, CLACKAMAS COUNTY DEED RECORDS. AFFECTS THE NORTHERLY HALF OF PLAT. LOCATION NOT DETERMINED.

### SURVEYOR'S CERTIFICIATE

I, BRIAN LEGGS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON; THAT AT THE INITIAL POINT I SET A COPPER DISK MARKED "PARIS & ASSOC", WHERE THE SOUTH LINE OF SW BOECKMAN ROAD (VARIABLE WIDTH) INTERSECTS THE CURVE IN THE WESTERLY LINE OF THE OREGON ELECTRIC RAILWAY RAILROAD AS DESCRIBED IN VOLUME 96, PAGE 296, CLACKAMAS COUNTY DEED RECORDS, WHICH POINT BEARS S 80°11'48" W, 209.40 FEET FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14, TO WHICH POINT ALSO A RADIAL BEARS N 82°52'58" E TO A POINT ON SAID CURVE OF RAILWAY RIGHT-OF-WAY (BEING NON-TANGENT TO SW BOECKMAN ROAD), SAID CURVE BEING CONCAVE WEST, HAVING A RADIUS OF 2839.93 FEET, AND A LONG CHORD BEARING S 02°47'03" E, 429.14 FEET; THENCE ALONG SAID CURVE, 429.55 FEET SOUTHERLY THROUGH A CENTRAL ANGLE OF 8°39'58" TO A SET 5/8-INCH IRON ROD WITH A YELLOW PLASTIC CAP MARKED "ANDY PARIS & ASSOC. INC"; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S 01°32'56" W, 531.61 FEET TO THE NORTHEAST CORNER OF ADJOINING TRACT PER FEE NO. 96-090710; THENCE ALONG THE NORTH LINE OF SAID TRACT, AND LEAVING SAID RIGHT-OF-WAY LINE, N 88°36'13" W, A DISTANCE OF 1127.18 FEET TO A SET 5/8-IRON ROD WITH A YELLOW PLASTIC CAP MARKED "ANDY PARIS & ASSOC. INC"; ON THE EASTERLY LINE OF RE-ALIGNED SW KINSMAN ROAD AS DESCRIBED IN EXCEPTION DEED FEE NO. 2016-005508, BEING A POINT ON A CURVE, NON-TANGENT TO SAID NORTH LINE OF FEE NO. 96-090710, TO WHICH POINT A RADIAL BEARS S 85°19'29" W, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 803.50 FEET, AND A LONG CHORD BEARING N 01°32'41" W, 87.76 FEET; THENCE NORTHERLY ALONG SAID CURVE, 87.80 FEET THROUGH A CENTRAL ANGLE OF 6°15'39" TO A 5/8-INCH IRON ROD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S 88°10'18" E, 18.01 FEET TO A 5/8-INCH IRON ROD; THENCE N 01°44'30" E, 9.97 FEET TO A 5/8-INCH IRON ROD;
THENCE N 88°00'09" W, 17.98 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 803.50 FEET, AND A LONG CHORD BEARING N 07°56'55" E, 158.16 FEET; THENCE NORTHERLY ALONG SAID CURVE, 158.42 FEET THROUGH A CENTRAL ANGLE OF 11°17'48" TO A 5/8-INCH IRON ROD AT A POINT OF REVERSING CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 856.50 FEET, AND A LONG CHORD BEARING N 13°22'42" E, 6.53 FEET; THENCE NORTHERLY ALONG SAID CURVE, 6.53 FEET THROUGH A CENTRAL ANGLE OF 0°26'13" TO A 5/8-INCH IRON ROD;
THENCE S 77°22'56" E, 12.46 FEET TO A 5/8-INCH IRON ROD;
THENCE N 12°47'46" E, 9.95 FEET TO A 5/8-INCH IRON ROD;
THENCE N 77°06'45" W, 12.45 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 856.50 FEET, AND A LONG CHORD BEARING N 04°22'10" E, 241.98 FEET; THENCE NORTHERLY ALONG SAID CURVE, 242.79 FEET THROUGH A CENTRAL ANGLE OF 16°14'29" TO A 5/8-INCH IRON ROD;
THENCE N 85°42'11" E, 14.01 FEET TO A 5/8-INCH IRON ROD;
THENCE N 04°09'12" W, 10.00 FEET TO A 5/8-INCH IRON ROD;
THENCE S 85°42'57" W, 14.00 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 856.50 FEET, AND A LONG CHORD BEARING N 09°10'56" W, 142.21 FEET; THENCE NORTHERLY ALONG SAID CURVE, 142.38 FEET THROUGH A CENTRAL ANGLE OF 9°31'28" TO A 5/8-INCH IRON ROD AT A POINT OF REVERSING CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 803.50 FEET, AND A LONG CHORD BEARING N 13°51'09" W, 2.58 FEET; THENCE NORTHERLY ALONG SAID CURVE, 2.58 FEET THROUGH A CENTRAL ANGLE OF 0°11'11" TO A 5/8-INCH IRON ROD AND POINT OF NON-TANGENCY;
THENCE N 76°07'01" E, 11.34 FEET TO A 5/8-INCH IRON ROD;
THENCE N 14°17'30" W, 10.01 FEET TO A 5/8-INCH IRON ROD;
THENCE S 76°07'33" W, 11.19 FEET TO A 5/8-INCH IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 803.50 FEET, AND A LONG CHORD BEARING N 12°42'16" W, 9.61 FEET; THENCE NORTHERLY ALONG SAID CURVE, 9.61 FEET THROUGH A CENTRAL ANGLE OF 0°41'07" TO A 5/8-INCH IRON ROD;
THENCE N 1°30'33" E, 164.06 FEET TO A 5/8-INCH IRON ROD;
THENCE N 20°43'44" E, 36.47 FEET TO A 5/8-INCH IRON ROD;
THENCE N 32°16'22" E, 51.31 FEET TO A 5/8-INCH IRON ROD;
THENCE N 68°32'53" E, 90.43 FEET TO A 1-INCH BRASS DISK ON THE SOUTHERLY LINE OF SW BOECKMAN ROAD AS DESCRIBED IN EXCEPTION DEED FEE NO. 2006-050621; THENCE ALONG SAID RIGHT-OF-WAY LINE, S 88°38'29" E, 959.86 FEET TO A SET COPPER DISK MARKED "PARIS & ASSOC" AT THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AND A LONG CHORD BEARING S 84°17'42" W, 3.79 FEET; THENCE EASTERLY ALONG SAID CURVE, 3.79 FEET THROUGH A CENTRAL ANGLE OF 8°41'34" TO A SET COPPER DISK MARKED "PARIS & ASSOC"; THENCE S 79°56'55" E, 14.88 FEET TO THE INITIAL POINT.

CONTAINING 24.489 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
SEPTEMBER 10, 2019
BRIAN LEGGS
77667PLS

RENEWS: DEC. 31, 2022

SHEET 4 OF 4

SINCE 1952
ANDY PARIS AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
16057 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503-636-3341
www.andyparis.com

PROJECT: 16168
DRAWING: 16168PP3.DWG
DRAFTED: BL 6/10/21

# PROJECT CONTACTS

| | |
|---|---|
| **Owner / Developer** | W4 LLC<br>1404 Broadmoor Drive E.<br>Seattle, WA 98112<br>Contact: Jack Martin<br>206-660-8483 mobile<br>JackMartinis@Outlook.com<br><br>Alternate Contact: Mac Martin<br>206-399-6676 mobile<br>MacMartinis@gmail.com |
| **Shell Architect & Design Professional in Responsible Charge:** | Lance Mueller & Associates / Architects<br>130 Lakeside Avenue S., Suite 250<br>Seattle, WA 98122<br>Contact: Bob Wells<br>206-325-2553, Ext 120; (Fax) 206-328-0554<br>BWells@LMueller.com |
| **Structural Engineer** | TM Rippey Consulting Engineers<br>7650 SW Beveland Street, Suite 100<br>Tigard, OR 97224<br>Contact: Tim Rippey<br>503-443-3900; (Fax) 503-443-3700<br>trippey@tmrippey.com |
| **Civil Engineer** | Alpha Associates, Inc.<br>4875 SW Griffith Drive, Suite 300<br>Beaverton, OR 97005<br>Contact: Chris Harris<br>503-620.3030; (Fax) 503-620-5539<br>craigh@aaieng.com |
| **Geotechnical Engineer** | Geo Design, Inc.<br>15575 SW Sequoia Parkway, Suite 100<br>Portland, OR 97224<br>Contact: George Saunders<br>503-968-8787<br>gsaunders@geodesigninc.com |
| **Landscape Architect** | Otten Landscape Architects<br>3933 SW Kelly Avenue, Suite B<br>Portland, OR 97239<br>503-972-0311; (Fax) 503-972-0314<br>Janet@OttenLA.com |
| **Envelope Consultant** | Franklin Engineering<br>625 Fourth Avenue, Suite 202<br>Kirkland, WA 98033<br>Contact: Natalie Thrower<br>425-827-3324; 425-827-6252 |
| **General Contractor** | Perlo Construction<br>16101 SW 72nd Avenue, Suite 200<br>Portland, OR 97224<br>Contact: Chris McLaughlin<br>503-624-2090; (Fax) 503-639-4134<br>cmclaughlin@perlo.biz |

# PROJECT NOTES

Scope:
Renovate an existing warehouse facility to become DWFRITZ offices and manufacturing. Later permits to include site upgrades for drainage, additional required parking, and a connected addition (new freestanding lobby/conference center). Building permit submittals will be phased to allow a fast-track schedule to serve DWFRITZ's move-in requirements. TI permit work for the DWFRITZ office area is required prior to occupancy under a separate permit by others.

The existing Grace Chapel portion of the building will continue as a separation operation to DM Fritz, and no renovation of this space is planned at this time, other than reroofing and insulation of the high roof portion.

Building Permit Submittal Phase 1: This submittal is limited to architectural, structural, and energy envelope work within the existing high roof area only. The existing Grace Chapel space and site work are not included. Included in this submittal:

- Demolition to cut in new wall openings.
- New roofing and roof insulation system.
- New skylights.
- New and revised existing window openings.
- New energy envelope of roof, walls, and floor; with wall insulation as TI work.

Legal Description:
A tract of land situated in Section 14, Township 3 South, Range 1 West of the Williamette Meridian, in the City of Wilsonville, Clackamas County, Oregon, more particularly described as follows:
Beginning at an iron pipe at the Northwest corner of the Northeast one quarter of the Northwest one quarter of said Section 14, said point being the Northwest corner of that tract conveyed to Frederic W. Young, et ux, recorded January 13, 1947 in Book 383, Page 262, Deed Records; thence South 0° 13' East along the West line of said Young tract 499.70 feet to an iron pipe at the Southwest corner thereof; and the true point of beginning of the tract herein to be described; thence North 89° 43' East along the South line of said Young tract 25.00 feet to a point; thence North 0° 13' West parallel with the West line of said Young tract 474.70 feet to a point that is Southerly 25.00 feet measured at right angles from the North line of said Young tract; thence North 89° 42' East parallel with the North line of said Young tract 1080.00 feet, more or less, to the West line of the Oregon Electric Railway right of way; thence Southerly along the West line of said Oregon Electric Railway right of way 980.00 feet, more or less, to a point of intersection with the South boundary of the tract conveyed to Sunn Musical Equipment Company, a corporation, by deed filed May 5, 1969 as Recorder's Fee No. 69-7881, Film Records; thence South 89° 44' West along said South boundary, 1160.00 feet, more or less, to the Southwest corner thereof, said point being in the Westerly boundary of the Northeast one quarter of the Northwest one quarter of said Section 14; thence North 0° 13' West along said boundary 499.7 feet to the true point of beginning.
EXCEPTING THEREFROM: All that portion described in deed to the City of Wilsonville for road purposes, recorded June 2, 2006, Recorders Fee No. 2006-050621.
ALSO EXCEPTING THEREFROM: All that portion described in deed to the City of Wilsonville for road purposes, recorded January 29, 2016, Recorders Fee No. 2016-005508.

Tax Parcel Numbers: 00810331; 05021199; 05008927

Zoning: PDI (Planned Development Industrial)

Deferred Submittals:
1. Storefront System by manufacturer.
2. Re-Roof Material Information and cut sheets.

General Notes:
1. TI Permit work is required prior to occupancy.

Statistics:

| Building Area: | | |
|---|---|---|
| 1st Floor | Upper Levels | |
| 137,398 | 0 | Existing OrePac Distribution Facility |
| 23,468 | 6,900 | Existing Grace Chapel (Mezzanine) |
| ±3,500 | 0 | New Lobby & Conf. Cntr. (by separate permit) |
| ±164,366 | | Total 1st Floor Area |

Site Area: 24.50 Acres

Parking:
Required: PDI Flex Space: 2.7/1,000sf Min. or 4.1/1,000sf Max
Proposed: By separate permit
Accessible Required: By separate permit
Accessible Proposed: By separate permit

Bike Requirements:
Required: PDI Flex Space: 1 per 5,000sf min
Proposed: By separate permit

Trash Enclosure Requirements:
Required: By separate permit
Proposed: By separate permit

Building Code:
2014 Oregon Structural Specialty Code (OSSC)
2014 Oregon Mechanical Specialty Code
2014 Oregon Fire Code
2014 Oregon Plumbing Code
2014 Oregon Residential Specialty Code
2010 Oregon Manufactured Dwelling and Parks Specialty Code
2010 Oregon Solar Specialty Code
2014 Oregon Energy Specialty Code

Const Type: Type III-B, Sprinklered
Occupancy Groups:
B Office
F-1 Factory Indust - Mod Hazard
S-1 Moderate Hazard Storage

Allowable Floor Area: Unlimited per Section 507.3 (for sprinklered 1-story buildings of Group B, F, M, or S occupancy, other than Type V construction.)

Fire Resistive Rating for Building Elements - Table 601:

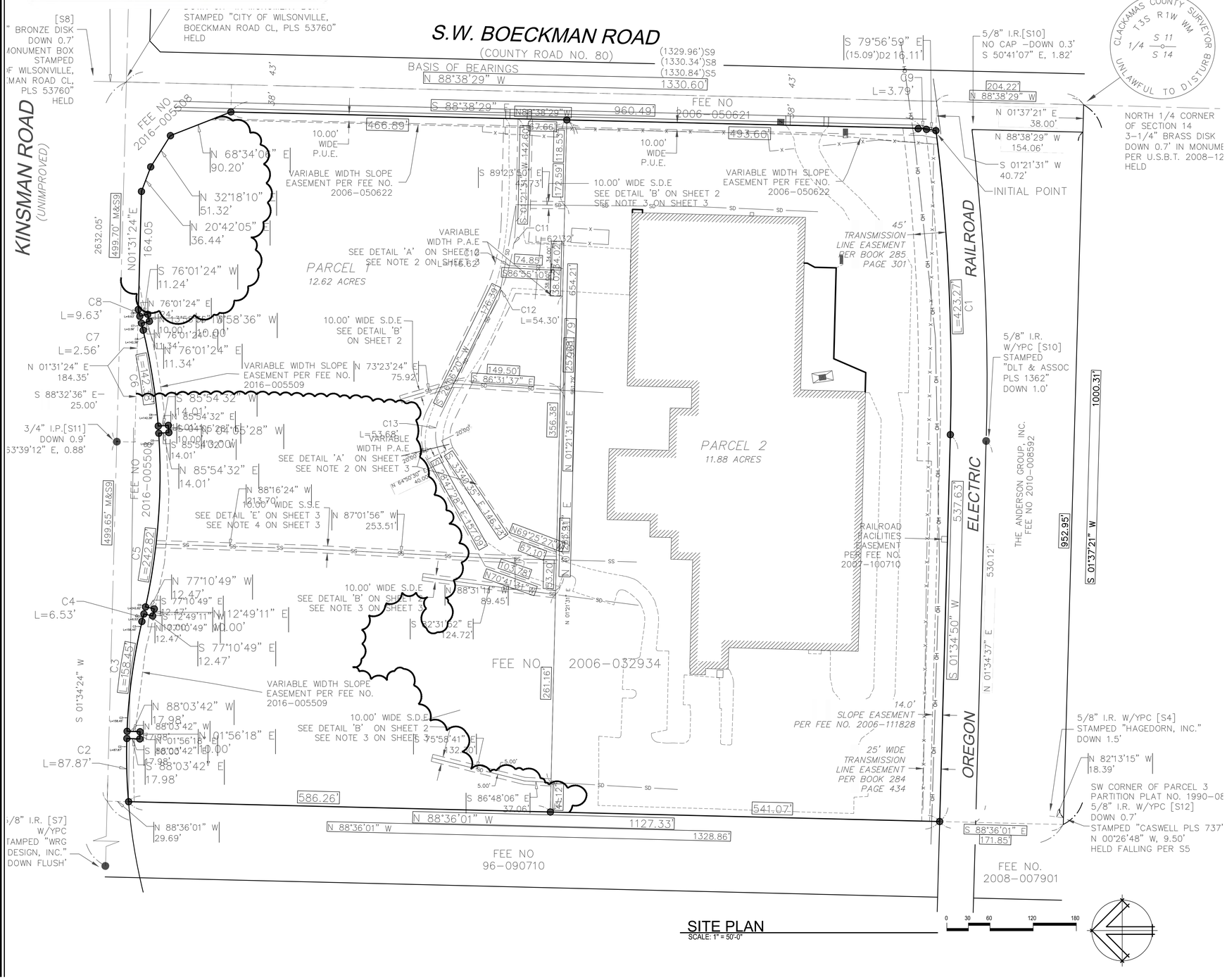
| Building Element: | Rating for III-B(Hours): |
|---|---|
| Primary Structural Frame | 0 |
| Bearing Walls - Exterior | 2 |
| Bearing Walls - Interior | 0 |
| Non-bearing Walls & Partitions-Ext. | See Table 602 * |
| Non-bearing Walls & Partitions-Int. | |
| Floor Construction | 0 |
| Roof Construction | 0 |

* Table 602 is non-rated for our fire separation distance of >30'.

Opening Protection: - Unprotected per Table 705.8

# DRAWING INDEX


Index of Drawings:
A1.1 - General Notes and Site Plan
A2.0 - Demo Floor Plan
A2.1 - Floor Plan
A2.2 - Roof Plan
A3.1 - Exterior Elevations - New and Existing
A4.1 - Wall Sections and Details
S1.0 - General Notes and Special Inspections
S2.1 - Foundation Plan - North
S2.2 - Foundation Plan - South
S2.3 - Roof Plan - North
S2.4 - Roof Plan - South
S3.1 - Elevations
S3.2 - Elevations
S3.3 - Elevations
S4.1 - Details
S4.2 - Details - Dock and Canopy
S4.3 - Details - Entry Canopy


## SITE PLAN

| | |
|---|---|
| 16-066 | job no. |
| EM | drawn |
| | checked |
| 10-3-16 | date |

| | | |
|---|---|---|
| | | date |
| | PHASE: BUILDING PERMIT SUBMITTAL | 10-3-16 |
| | revision | |
| | no. | |

REGISTERED ARCHITECT
LANCE MUELLER
SEATTLE, WA
1491
STATE OF OREGON

DWFRITZ Renovation
9900 SW Boeckman Rd.
Wilsonville, OR 97070

LANCE MUELLER & ASSOCIATES
ARCHITECTS · AIA
130 LAKESIDE · SEATTLE, WA 98122 · 206 325 2553

SITE PLAN

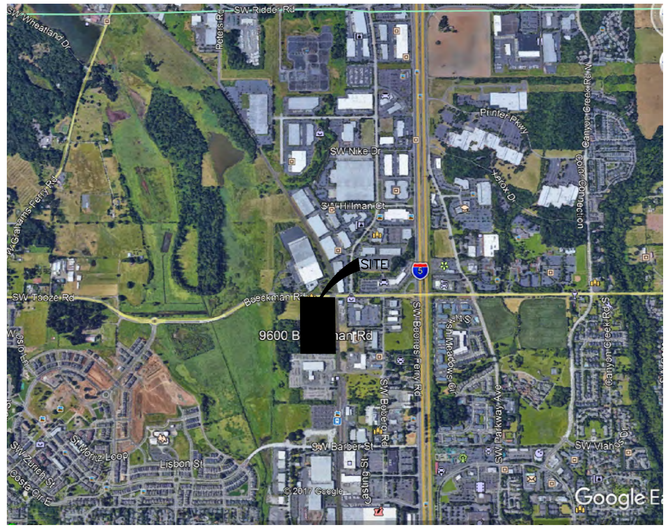
sheet
A1.1

# DWFRITZ RENOVATION

## 9600 SW BOECKMAN ROAD
## WILSONVILLE, OREGON 97070

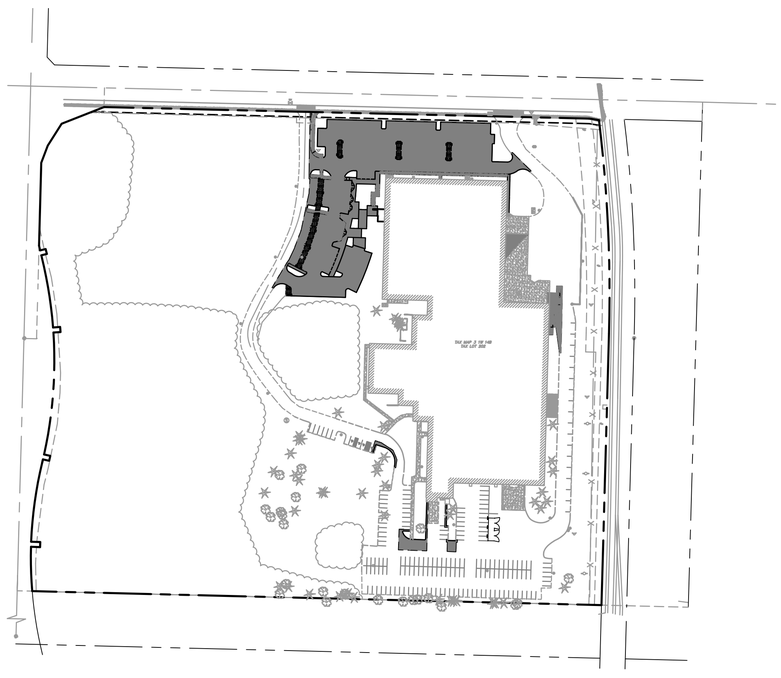
**LEGAL DESCRIPTION:**

TAX LOT 7000 LOCATED IN THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 1 SOUTH, RANGE 2 EAST, W.M.,
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON




NORTH

**VICINITY MAP**
SCALE: NTS



NORTH

**SITE PLAN**
SCALE: NTS

**W-4 LLC** — **OWNER/APPLICANT**

CONTACT: MAC MARTIN
PO BOX 15523
SEATTLE, WA 98115
PH: 206-399-6676
EMAIL: MACMARTINIS@GMAIL.COM

**AAI ENGINEERING, INC** — **CIVIL ENGINEER**

CONTACT: DUSTIN ELMORE
4875 SW GRIFFITH DRIVE, SUITE 300
BEAVERTON, OREGON 97005
PH: 503-620-3030
FAX: 503-620-5539
EMAIL: DUSTINE@AAIENG.COM

**LANCE MUELLER & ASSOCIATES** — **ARCHITECT**

CONTACT: BOB WELLS
130 LAKESIDE, #250
SEATTLE, WASHINGTON 98122
PH: 206-325-2553

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

**Dig Safely.**

Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

| | |
|---|---|
| NW NATURAL GAS | |
| M-F 7am-6pm | 503-226-4211 Ext.4313 |
| AFTER HOURS | 503-226-4211 |
| PGE | 503-464-7777 |
| QWEST | 1-800-573-1311 |
| CITY BUREAU OF MAINTENANCE | 503-823-1700 |
| CITY WATER | 503-823-4874 |
| VERIZON | 1-800-483-1000 |

**ABBREVIATIONS**

| | |
|---|---|
| BOW | BACK OF WALK |
| ℄ | CENTERLINE |
| EG | EXISTING GRADE |
| EX | EXISTING |
| ELEV | ELEVATION |
| FG | FUTURE GRADE |
| G | GUTTER |
| GB | GRADE BREAK |
| IE | INVERT ELEVATION |
| LT | LEFT |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| NO. | NUMBER |
| NTS | NOT TO SCALE |
| PC | POINT OF CURVATURE |
| PT | POINT OF TANGENCY |
| ROW, R/W | RIGHT-OF-WAY |
| RT | RIGHT |
| STA | STATION |
| STD. | STANDARD |
| TC | TOP OF CURB |
| TP | TOP OF PAVEMENT |

**Sheet List Table**

| Sheet Number | Sheet Title |
|---|---|
| C0.1 | COVER SHEET |
| C0.2 | GENERAL NOTES |
| C0.3 | EXISTING CONDITIONS |
| C0.4 | DEMOLITION PLAN |
| C1.0 | SITE PLAN |
| C2.0 | GRADING PLAN |
| C2.1 | GRADING PLAN ENLARGEMENT |
| C3.0 | STORM PLAN |
| C3.1 | STORM ENLARGEMENT |
| C3.2 | STORMWATER PLAN AND PROFILE |
| C4.0 | DETAILS |
| C4.1 | DETAILS |
| L1.0 | LANDSCAPE PLAN |

AS-BUILT
BASED ON INFORMATION PROVIDED BY CONTRACTOR, SURVEYOR AND LIMITED ENGINEER SITE VISITS

ASBUILT SET - 5/9/18

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 13, 2005
CRAIG N. HARRIS
EXPIRES: 6/30/2019


AAI afplan associates, inc.
ENGINEERING
4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005
503.620.3030 tel | 503.620.5539 fax | www.aaieng.com


DWFRITZ RENOVATION
PUBLIC WORK PLANS
9600 SW BOECKMAN ROAD
WILSONVILLE, OREGON 97070

COVER SHEET

**DATE:** 5/9/18
**DRAWN:** DSE
**CHECKED:** CNH
**REVISIONS:**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**SHEET**
C0.1

**JOB NUMBER:**
A16143.11

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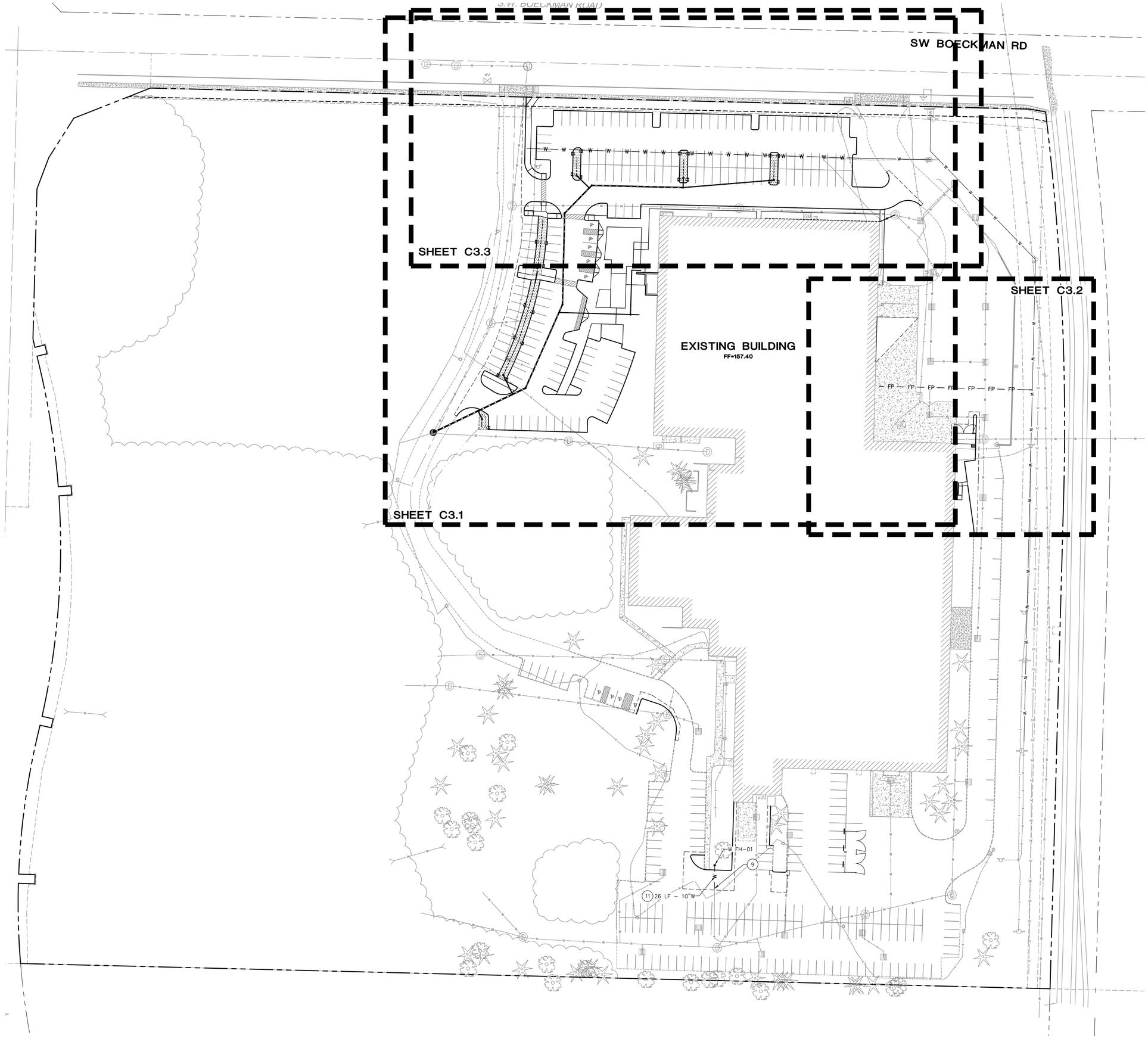


## SHEET NOTES

1. SEE SHEET C0.1 FOR ADDITIONAL SHEET NOTES.
2. PIPE BEDDING AND BACKFILL UTILITIES SHALL BE DONE PER DETAIL 5/C4.0.
3. INSTALL THRUST BLOCKS AS NEEDED FOR WATER LINES PER DETAIL 6/C4.0. ALL FIRE LINES WILL BE FULLY RESTRAINED C-900 PVC PIPE WITH BELL END RESTRAINTS ON ALL JOINTS AND MEGALUG RESTRAINTS AT ALL DUCTILE IRON FITTINGS.
4. THIS PLAN IS GENERALLY DIAGRAMMATIC. IT DOES NOT SHOW EVERY JOINT, BEND, FITTING, OR ACCESSORY REQUIRED FOR CONSTRUCTION.
5. DOMESTIC WATER AND FIRE LINES AND ACCESSORIES BETWEEN THE WATER METER AND THE BUILDING SHALL BE INSTALLED BY A LICENSED PLUMBER EMPLOYED BY A LICENSED PLUMBING CONTRACTOR.
6. UTILITIES WITHIN FIVE FEET OF A BUILDING SHALL BE CONSTRUCTED OF MATERIALS APPROVED FOR INTERIOR USE AS DESCRIBED IN THE CURRENT EDITION OF THE UPC.
7. THE PROPOSED STORM LAYOUT SHOWN IS FOR INFORMATION ONLY, TO BE COMPLETED UNDER A SEPARATE PERMIT.

## (X) UTILITIY NOTES

1 APPROXIMATE LOCATION OF EXISTING 10" CI WATER MAIN. CONTRACTOR TO POTHOLE AND VERIFY LOCATION PRIOR TO ORDERING MATERIALS.

2 CONNECT TO EXISTING WATER MAIN WITH 10"x8" TAPPING SLEEVE.

3 CONNECT TO EXISTING BUILDING SERVICE. SEE PLUMBING PLANS FOR CONTINUATION.

4 INSTALL MJxMJ 8" 45° BEND.

5 CONSTRUCT STORMWATER PLANTER, UNDER A SEPARATE PERMIT.

6 CONSTRUCT STORMWATER SWALE, UNDER A SEPARATE PERMIT.

7 CONSTRUCT STORMWATER RAIN GARDEN, UNDER A SEPARATE PERMIT.

8 NOT USED

9 CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY PIPE INVERTS PRIOR TO CONSTRUCTION.

10 CONTRACTOR TO VERIFY THAT A HIGH POINT IS NOT CREATED IN THE MAIN AT THE POINT OF CONNECTION. IF A HIGH POINT IS FOUND THE CONTRACTOR SHALL REMOVE AND REINSTALL THE FIRE MAIN TO THE ADJACENT FIRE HYDRANT CONNECTION POINT TO BE USED AS THE BLOW-OFF STRUCTURE.

11 REINSTALL FIRE HYDRANT AND VERIFY EXISTING SHUTOFF GATE VALVE IS OPERATING CORRECTLY OR CONTRACTOR SHALL INSTALL A NEW VALVE, PER DETAIL 9/C4.0.

## LABEL LEGEND

### PIPE LABELS

UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE

XXLF - XX" XX

S=X.XX%

SLOPE (WHERE APPLICABLE)

### STRUCTURE LABELS

UTILITY TYPE (SD=STORM DRAINAGE, FP=FIRE PROTECTION)
STRUCTURE TYPE CALLOUT (SEE BELOW)
ID NUMBER (WHERE APPLICABLE)

XX XX-XX

### STRUCTURE TYPES

| CALLOUT | DESCRIPTION |
|---|---|
| FH | INSTALL THE RELOCATED FIRE HYDRANT, PER SHEET C0.3 AND DETAIL 9/C4.0 |
| GV | GATE VALVE, PER DETAIL 7/C4.0 |
| PIV | POST INDICATOR VALVE, PER DETAIL 8/C4.0 |
| RD | ROOF DRAIN CONNECTION |

## LEGEND

STORM LINE

FIRE LINE — FP — FP — FP — FP —

AS-BUILT
BASED ON INFORMATION PROVIDED BY CONTRACTOR, SURVEYOR AND LIMITED ENGINEER SITE VISITS

NORTH

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 feet

ASBUILT SET - 5/9/18
GRADING PERMIT: #BB170609

| no. | revision | date |
|---|---|---|

16-066 job no.
DSE drawn
CNH checked
5-9-18 date

REGISTERED PROFESSIONAL ENGINEER 58412PE OREGON JULY 15, 2015 CRAIG N. HARRIS
EXPIRES: 6/30/2019

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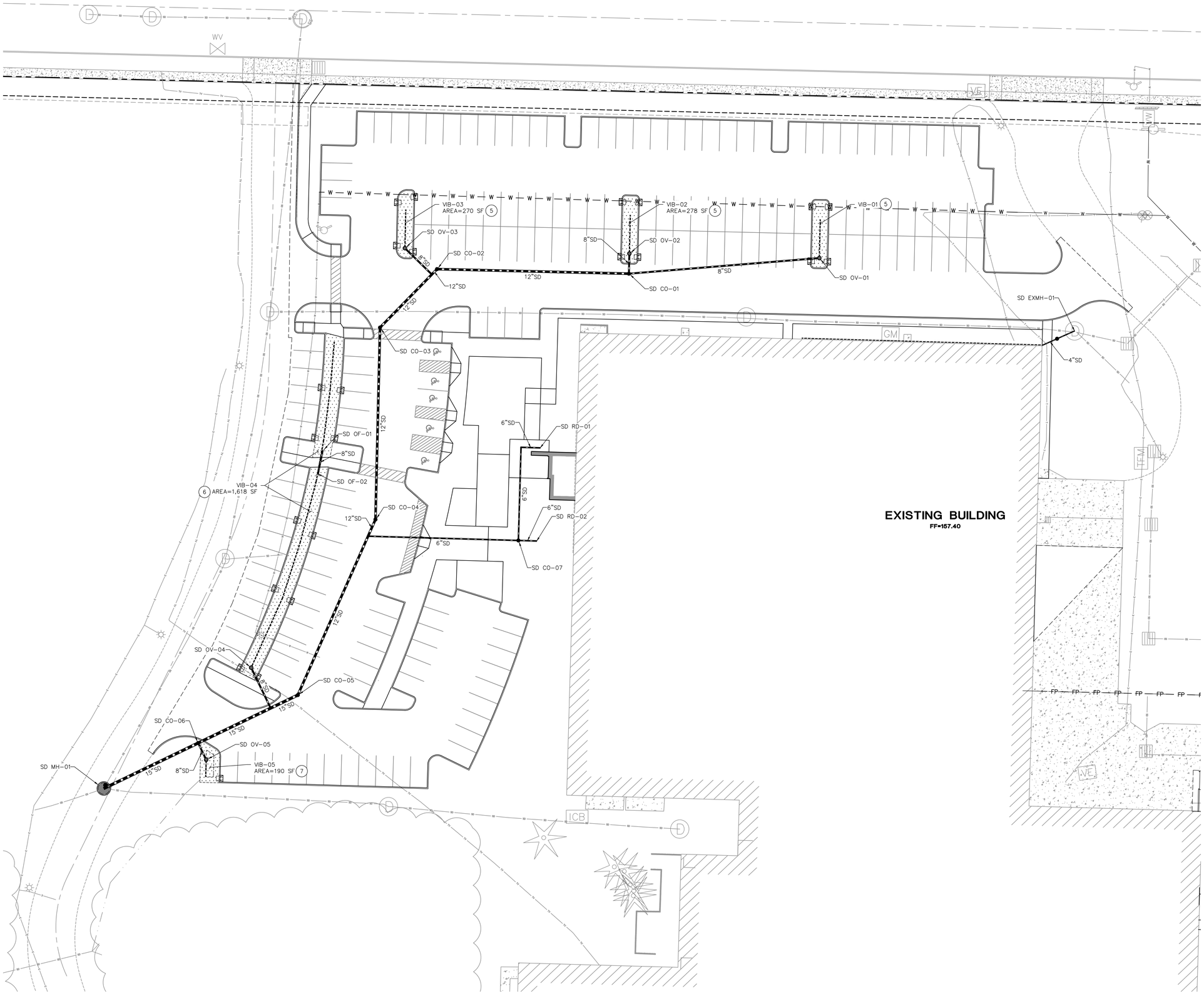
Project No. 16143.11

# DWFRITZ Renovation
9600 SW Boeckman Rd.
Wilsonville, OR 97070

LANCE MUELLER & ASSOCIATES
ARCHITECTS · AIA
130 LAKESIDE · SEATTLE, WA 98122 · 206 325 2553

UTILTY PLAN

sheet
C3.0




## SHEET NOTES

1. SEE SHEETS C0.1 AND C3.0 FOR SHEET NOTES AND LEGEND.
2. ALL HORIZONTAL AND PIPE INVERT ELEVATIONS ARE BASED ON THE CENTER OF THE STRUCTURE.

## (X) UTILITIY NOTES

1 APPROXIMATE LOCATION OF EXISTING 10" CI WATER MAIN. CONTRACTOR TO POTHOLE AND VERIFY LOCATION PRIOR TO ORDERING MATERIALS.

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10 CONTRACTOR TO VERIFY THAT A HIGH POINT IS NOT CREATED IN THE MAIN AT THE POINT OF CONNECTION. IF A HIGH POINT IS FOUND THE CONTRACTOR SHALL REMOVE AND REINSTALL THE FIRE MAIN TO THE ADJACENT FIRE HYDRANT CONNECTION POINT TO BE USED AS THE BLOW-OFF STRUCTURE.

11 REINSTALL FIRE HYDRANT AND VERIFY EXISTING SHUTOFF GATE VALVE IS OPERATING CORRECTLY OR CONTRACTOR SHALL INSTALL A NEW VALVE, PER DETAIL 9/C4.0.

## LABEL LEGEND

### PIPE LABELS

UTILITY LENGTH
UTILITY SIZE
UTILITY TYPE
XXLF – XX" XX
S=X.XX%
SLOPE (WHERE APPLICABLE)

### STRUCTURE LABELS

UTILITY TYPE (SD=STORM DRAINAGE, FP=FIRE PROTECTION)
STRUCTURE TYPE CALLOUT (SEE BELOW)
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AS-BUILT
BASED ON INFORMATION PROVIDED BY CONTRACTOR, SURVEYOR AND LIMITED ENGINEER SITE VISITS

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 feet

ASBUILT SET – 5/9/18
GRADING PERMIT: #BB170609

| no. | revision | date |
|---|---|---|

16-066 job no.
DSE drawn
CNH checked
5-9-18 date

REGISTERED PROFESSIONAL ENGINEER 58412PE OREGON JULY 15, 1972 CRAIG N. HARRIS
EXPIRES: 6/30/2019

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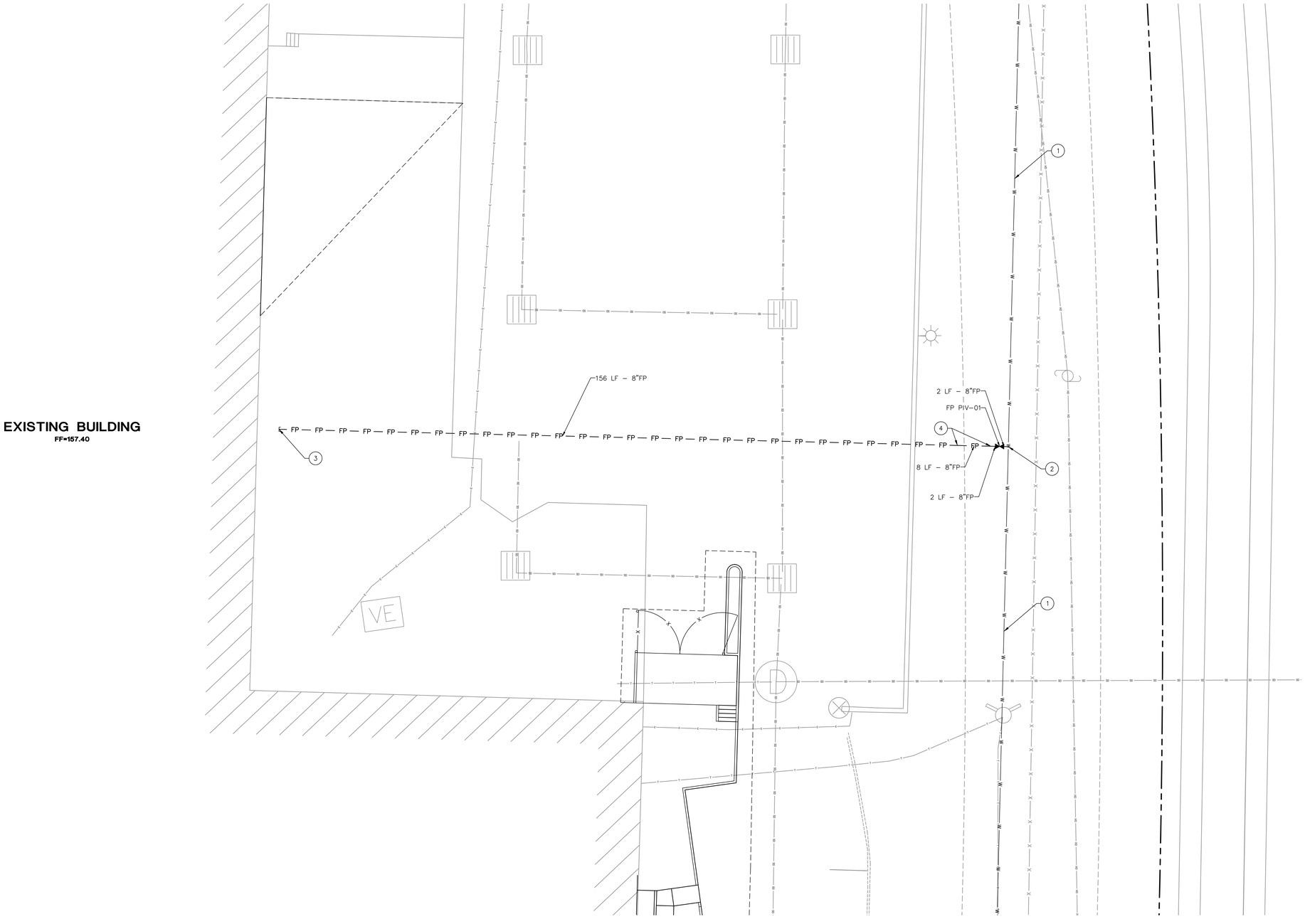
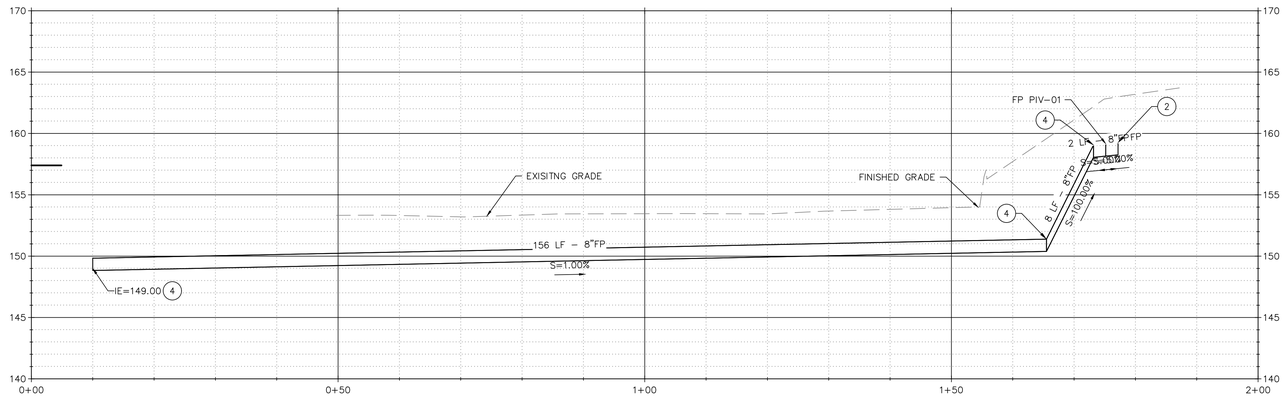
ARCHITECTS · AIA
130 LAKESIDE · SEATTLE, WA 98122 · 206 325 2553

UTILITY ENLARGEMENT

sheet
C3.1

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## LABEL LEGEND

### PIPE LABELS

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UTILITY SIZE
UTILITY TYPE
XXLF – XX" XX
S=X.XX%
SLOPE (WHERE APPLICABLE)

### STRUCTURE LABELS

UTILITY TYPE (SD=STORM DRAINAGE, FP=FIRE PROTECTION)
STRUCTURE TYPE CALLOUT (SEE BELOW)
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AS-BUILT
BASED ON INFORMATION PROVIDED BY CONTRACTOR, SURVEYOR AND LIMITED ENGINEER SITE VISITS

NORTH

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 feet

ASBUILT SET – 5/9/18
GRADING PERMIT: #BB170609

| no. | revision | date |
|---|---|---|

16-066 job no.
DSE drawn
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REGISTERED PROFESSIONAL ENGINEER 584127E OREGON CRAIG N. HARRIS
EXPIRES: 6/30/2019

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UTILITY ENLARGEMENT

sheet
C3.2